



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, June 28, 2018

7:00 PM

Board Room

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, June 28, 2018, at 7:00 p.m. in the City Hall Board Room. Additional information can be found at www.franklin.tn.gov/planning.

The purpose of the meeting will be to consider matters brought to the attention of the Planning Commission and will include the following.

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.

CALL TO ORDER

MINUTES

1. [18-0652](#) Approval of the May 24, 2018 FMPC Minutes.

Attachments: [DRAFT May 2018 FMPC Minutes](#)

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

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

ANNOUNCEMENTS

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

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

CONSENT AGENDA

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

- Initial Consent Agenda
- Secondary Consent Agenda- to include any items in which Commissioners recuse themselves

SITE PLAN SURETIES

2. [18-0616](#) Autozone Subdivision, site plan; release the maintenance agreement for water and landscaping improvements; accept the green infrastructure improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
3. [18-0617](#) Berry Farms Town Center PUD Subdivision, site plan, section 2, revision 1; release the maintenance agreement for landscaping Lewisburg Pike street trees improvements. (CONSENT AGENDA)
4. [18-0618](#) Berry Farms Town Center PUD Subdivision, site plan, section 4, revision 1 (Infrastructure Plan); extend the performance agreement for landscaping Phase 1, landscaping Phase 2 and landscaping Phase 3 improvements for one year. (CONSENT AGENDA)
5. [18-0619](#) Blossom Park PUD Subdivision, site plan; release the maintenance agreement for landscaping open space improvements; accept the landscaping street trees, landscaping east buffer and landscaping west buffer improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
6. [18-0620](#) Cool Springs East Subdivision, site plan, section 36, revision 3, lot 707 (Home 2 Suites Hotel); reduce and extend the performance agreement for landscaping improvements for six months. (CONSENT AGENDA)

7. [18-0621](#) Franklin Christian Academy PUD Subdivision, site plan, section 2 (Morning Pointe of Franklin); extend the performance agreement for landscaping Memory Care improvements for six months. (CONSENT AGENDA)
8. [18-0622](#) Franklin Park PUD Subdivision, site plan, (Apartments); extend the performance agreement for landscaping improvements. (CONSENT AGENDA)
9. [18-0623](#) Lockwood Glen PUD Subdivision, site plan, sections 4-7; release the maintenance agreement for landscaping section 4 improvements; accept the landscaping section 5, landscaping section 6 and landscaping section 7 buffer and lot 237 improvements, release the performance agreement and establish a maintenance agreement for one year; extend the performance agreement for landscaping section 7 street trees and landscaping section 7 lot 162 improvements. (CONSENT AGENDA)
10. [18-0624](#) Pinnacle Commons Subdivision, site plan; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
11. [18-0625](#) Preserve at Echo Estates PUD Subdivision, site plan; release the maintenance agreement for landscaping section 1 street trees and landscaping section 2 street trees improvements; extend the performance agreement for landscaping section 1 buffers, landscaping section 1 open space, landscaping section 2 buffers and landscaping section 2 open space improvements for one year. (CONSENT AGENDA)
12. [18-0626](#) Quail Hollow Business Park Subdivision, site plan, section 2, revision 4 (Rolling Hills Hospital Addition); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
13. [18-0627](#) Spring Creek Subdivision, site plan, section 1, revision 4 (Spring Creek Center); extend the performance agreement for landscaping (Retail) improvements for one year. (CONSENT AGENDA)
14. [18-0628](#) Tywater Crossing PUD Subdivision, site plan, section 4; extend the performance agreement for drainage improvements. (CONSENT AGENDA)
15. [18-0629](#) Westhaven PUD Subdivision, site plan, section 27; extend the performance agreement for landscaping improvements for six months. (CONSENT AGENDA)
16. [18-0630](#) Westhaven PUD Subdivision, site plan, section 35; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

17. [18-0631](#) Westhaven PUD Subdivision, site plan, section 38; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

18. [18-0638](#) Berry Farms Reams-Fleming Tract PUD Subdivision, Final Plat, Creating Four Commercial Lots On 176.01 Acres, Located South Of Peytonsville Road And East Of I-65. (CONSENT AGENDA)

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: [MAP_6722.pdf](#)
[BFRMT_Conditions of Approval_01.pdf](#)
[Berry Farms Reams-Fleming Tract PUD Sub, final plat - submittal 002.pdf](#)

19. [18-0615](#) Berry Farms Reams-Fleming Tract PUD Subdivision, Final Plat, Revision 1, Section 2, Lots 4 & 5, Creating Two Lots on 34.07 acres, Located at 4425 Peytonsville Rd within the Reams Fleming Tract of Berry Farms. (CONSENT AGENDA)

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: [MAP_BFRF_6724 MAP.pdf](#)
[BFRFT_6724_Conditions of Approval_01.pdf](#)
[FULLPLAT_Berry Farms Reams-Fleming Tract PUD Sub, final plat - submittal 0](#)

20. [18-0639](#) City Of Franklin Fire Station Number 7, Site Plan, Located Adjacent To Williamson County Agricultural Center With Access To Peytonsville Rd And Long Lane. (CONSENT AGENDA)

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: [MAP_6718COFFireNum7.pdf](#)
[Station7_Conditions of Approval_01.pdf](#)
[LAYOUT_FireStation7.pdf](#)
[Elevations_Station7.pdf](#)
[Station 7 Site Plan.pdf](#)

21. [18-0651](#) Highlands At Ladd Park PUD Subdivision, Final Plat, Section 31, Creating 27 Single-Family Lots On 6.51 Acres, Located East Of Carothers Parkway And North Of Long Lane. (CONSENT AGENDA)

Attachments: [Map - 6713 - Highlands at Ladd Park PUD Subdivision Final Plat Section 31](#)
[6713-COA-Highlands at Ladd Park PUD Subdivision, Final Plat, Section 31](#)
[Plat-2018066-LADD SEC 31 PLAT-COF 6713 RESUBMITTED 6-7-18](#)

22. [18-0655](#) Highlands At Ladd Park PUD Subdivision, Final Plat, Section 36, Creating 18 Single-Family Lots And One Open Space Lot On 32.81 Acres, Located East Of Carothers Parkway And North Of Long Lane. (CONSENT AGENDA)

Attachments: [Map - 6714 - Highlands at Ladd Park PUD Subdivision Final Plat Section 36](#)
[6714-COA-Highlands at Ladd Park PUD Subdivision, Final Plat, Section 36](#)
[Plat-Highlands at Ladd Park PUD Subdivision, final plat, section 36 - submittal C](#)

23. [18-0656](#) Highlands At Ladd Park PUD Subdivision, Final Plat, Section 41, Creating 14 Single-Family Lots On 2.49 Acres, Located East Of Carothers Parkway And North Of Long Lane. (CONSENT AGENDA)

Attachments: [Map-6715 - Highlands at Ladd Park PUD Subdivision Final Plat Section 41](#)
[6715-COA-Highlands at Ladd Park PUD Subdivision, Final Plat, Section 41](#)
[Plat-2018066-LADD SEC 41 PLAT-RESUBMITTED 6-7-18 COF 6715](#)

24. [18-0605](#) Longview Subdivision, Final Plat, Section 1, Revision 4, Modifying Easements and Buffers, On 1.5 Acres And Located At 102 Werthan Circle. (CONSENT AGENDA)

Attachments: [MAP 6710 Longview FP Rev 4](#)
[6710 Longview FP Conditions of Approval 01](#)
[6710 RevisionLongview-Lot13 Plat](#)

25. [18-0612](#) Peak 10 Subdivision, Final Plat, Creating One Commercial Lot On 8.84 Acres, Located At 4600 Carothers Parkway. (CONSENT AGENDA)

Attachments: [MAP 6619 Peak 10 FP](#)
[6710 Peak 10 FP Conditions of Approval 01](#)
[Peak-10-Final-Plat-Submitted-6-7-2018](#)

26. [18-0640](#) Rizer Point PUD Subdivision, Final Plat, Section 5, Creating Eight Residential Lots And Two Open Space Lots On 12.68 Acres, Located North Of Del Rio Pike. (CONSENT AGENDA)

Sponsors: Franklin Municipal Planning Commission and Josh King

Attachments: [MAP_6678_RPSec5.pdf](#)
[6678 RP_Sec6_Conditions of Approval 01](#)
[Rizer-Section-5-Final-Plat-6-7-2018.pdf](#)

27. [18-0657](#) The Standard At Cool Springs Subdivision, Final Plat, Revision 2, (Re-subdivision of Lots 2 And 3) Creating 28 Attached Town House Lots On 22.54 Acres, Located At 1222 Liberty Pike. (CONSENT AGENDA)
- Attachments: [6717 - Standard at Cool Springs, Final Plat, Revision 2, Re-subdivision of Lots 2](#)
 [6717-COA-The Standard at Cool Springs](#)
 [Plat-3546124_2018_06_07_STANDARD_REV2_PLAT](#)
28. [18-0641](#) Westhaven PUD Subdivision, Final Plat Section 7, Revision 1, Lot 506 And Section 27, Lot 1200, Revision 1, Consolidating 2 Residential Lots On 0.40 Acres, Located At 303 Morning Mist Lane. (CONSENT AGENDA)
- Sponsors: Franklin Municipal Planning Commission and Josh King
- Attachments: [MAP_6720_Westahevn_KelmLot.pdf](#)
 [Westhaven_Sec49Conditions of Approval_02.pdf](#)
 [PLAT_Kelm180311sealed.pdf](#)

ENVISION FRANKLIN PLAN AMENDMENTS

29. [18-0589](#) Consideration Of Resolution 2018-46, To Be Entitled: "A Resolution To Adopt An Envision Franklin Plan Amendment For Properties Located At And Near 3610 And 3698 North Chapel Road And 4417 And 4468 Murfreesboro Road And 151 Trinity Road To Change The Design Concept From Development Reserve To Conservation Subdivision And From Neighborhood Commercial To Neighborhood Mixed-Use." (Public Hearing)
- Attachments: [2018-46 RES Envision Franklin Smith Amendment with Map.Law Approved](#)
 [Pattern Book](#)
 [Conceptual Masterplan](#)
 [Scenario Planning Suitability Analysis](#)
 [Open House Comments Nov. 2017](#)
 [Survey Data All Results](#)
 [Neighborhood Meeting Notes 5/23/18](#)
 [E-mail from resident](#)
 [FMPC Combined Comments 06.28.2018](#)

30. [18-0595](#) Consideration Of Resolution 2018-47, To Be Entitled: "A Resolution To Adopt An Envision Franklin Plan Amendment For Properties Located In The Mayes Creek Drainage Basin, Located Generally Along Murfreesboro Road (96E) In The Eastern Part Of The Franklin Urban Growth Boundary To Change The Design Concept From Development Reserve To Large-Lot Residential, Mixed Residential, And Conservation Subdivision And From Neighborhood Commercial To Neighborhood Mixed-Use And From Single-Family Residential To Mixed Residential (Public Hearing)."

Attachments:

[2018-47 RES Envision Frankli_Staff Sponsored amendment_with map.Law App](#)
[Scenario Planning Suitability Analysis](#)
[Open House Comments Nov. 2017](#)
[Survey Results](#)
[5.23.2018 MTG notes](#)
[FMPC Combined Comments 06.28.2018](#)

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN



City of Franklin

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

Meeting Minutes - Draft

Franklin Municipal Planning Commission

Thursday, May 24, 2018

7:00 PM

Board Room

CALL TO ORDER

Present 9 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

MINUTES

1. Approval of the April 26, 2018 FMPC Minutes.

Attachments: [DRAFT FMPC Minutes 4-26-18](#)

Alderman Petersen moved, seconded by Commissioner Allen, to approve the minutes from April 26, 2018, as presented. The motion carried by the following vote:

Aye: 9 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

Chair Hathaway asked for citizen comments. There were none.

ANNOUNCEMENTS

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

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

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

CONSENT AGENDA

Approval of the Consent Agenda

Commissioner Harrison moved, seconded by Commissioner Orr, to approve Items 2-8, 12-17,19, and 20, as presented on the Consent Agenda. The motion carried by the following vote:

Aye: 9 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

SITE PLAN SURETIES

2. Harpeth Community Church Subdivision, site plan, lot 1, revision 1 (Phase 2); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

This Planning Item was approved.
3. Lincoln Square Subdivision, site plan, revision 1, lots 6-8 (Aspen Grove Plaza Office Park Phase III Building 4); extend the performance agreement for multipurpose trail improvements. (CONSENT AGENDA)

This Planning Item was approved.
4. Rizer Point PUD Subdivision, site plan, section 1; release the maintenance agreement for sewer improvements; accept the sidewalks improvements, release the performance agreement and establish a maintenance agreement for one year; extend the performance agreement for landscaping Phase 2 improvements. (CONSENT AGENDA)

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

This Planning Item was approved.
6. Village of Eddy Lane Subdivision, site plan; accept the landscaping tree replacement improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

This Planning Item was approved.
7. Westhaven PUD Subdivision, site plan, section 18; extend the performance agreement for landscaping improvements. (CONSENT AGENDA)

This Planning Item was approved.

8. Westhaven PUD Subdivision, site plan, section 25, lots 4202-4204 (Harris Teeter); extend the performance agreement for landscaping (future buffer) improvements. (CONSENT AGENDA)

This Planning Item was approved.

REZONINGS AND DEVELOPMENT PLANS

9. Consideration Of Resolution 2018-40, To Be Entitled: "A Resolution Approving A Revised Development Plan For Riverbluff PUD Subdivision, For The Property Located East Of Lewisburg Pike And North Of Holly Hill Drive." Establishing a Public Hearing for July 10, 2018. (05/24/18 FMPC 9-0)

Attachments: [RES 2018-40 RiverBluff PUD Subdivision Development Plan Revision 3 with map.Law Approved](#)
[MAP 6686 RiverBluff PUD Subdivision, Development Plan, Rev 3](#)
[Riverbluff Dev Plan Rev Conditions of Approval_01](#)
[2012 RiverBluff PUD Dev Plan REVISION 3 05 03 18 City of Franklin No 6686 - Whole Set](#)
[2012 RiverBluff PUD Dev Plan REVISION 3 05 03 18 City of Franklin No 6686 - Single Page](#)

Mr. Christopher Andrews, Principal Planner, stated that this revision to the Riverbluff PUD Subdivision Development Plan is to remove a portion of an easement within TVA property that was part of the previously approved PUD Development Plan. The temporary fire access road that was within this area is no longer needed. The revision is to take that easement away. There is no change in the number of lots.

Staff recommended a favorable recommendation to the Board of Mayor and Aldermen.

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

The Applicant was represented by Jason Goddard, Design Studio, LLC. The Applicant stated he was there to answer any questions.

Chair Hathaway asked for a motion.

Commissioner Allen moved, seconded by Commissioner Harrison that Resolution 2018-40 be recommended favorably to the Board of Mayor and Aldermen.

Chair Hathaway asked for a vote on the motion.

The motion carried unanimously by the following vote (9-0).

Commissioner Allen moved, seconded by Commissioner Harrison that Resolution 2018-40 be recommended favorably to the Board of Mayor and Aldermen. The motion carried by the following vote:

Aye: 9 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

10. Lockwood Glen PUD Subdivision, Development Plan, Revision 2, Reorganizing Of Section Lines And Relocating Of 10 Single Family Residential Units On 218.58 Acres, Located North Of The Intersection Of Carothers Parkway And Longpoint Way And South Of The Intersection Of South Carothers Road And Carothers Parkway.

Attachments: [MAP_LockwoodDevPlanRev2](#)
[LockwoodGlenConditions of Approval_01.pdf](#)
[LotReOrg_LockwoodGlen.pdf](#)
[LAYOUT Lockwood Glen Development Plan Revision 2-2.pdf](#)
[ARCH_LockwoodGlenRev2.pdf](#)
[Lockwood Glen Development Plan Revision 2.pdf](#)

Mr. Josh King, Principal Planner, stated that this is reorganizing some single family residential units within the Lockwood Glen Development Plan. This is a revision to the previous Development Plan that was approved in May, 2006.

Staff recommended approval of Item 10, with conditions.

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

The Applicant was represented by Greg Gamble, Gamble Design. The Applicant stated he was there to answer any questions.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Allen, that Item 10 be approved, with conditions.

Chair Hathaway asked for a vote on the motion.

The motion carried unanimously by the following vote (9-0).

Commissioner Harrison moved, seconded by Commissioner Allen, that Item 10 be approved, with conditions. The motion carried by the following vote:

Aye: 9 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

- 11.** McEwen Place Town Center PUD Subdivision, Development Plan, Revision 4, Section 3, (Block A), Constructing A 150 Room Hotel And 96,900 Square Feet Of Commercial Space On 4.88 Acres, Located At The Intersection Of Rush Street And W. McEwen Drive.

Attachments: [MAP_McEwen Town Center.pdf](#)
[McEwenTownCenter BlockA Conditions of Approval 01.pdf](#)
[20170022 2018-05-03_McEwen Town Center - Block A Dev. Plan Resubmittal.pdf](#)
[Layout_McEwen.pdf](#)
[Massing_McEwenBlockA.pdf](#)

Chair Hathaway and Commissioner Gregory recused themselves from Item 11. Chair Hathaway turned the Chair over to Vice-Chair Lindsey.

Mr. Josh King, Principal Planner, stated, as the description indicated, this is for a hotel and commercial space. This is located at the corner of Rush Street and McEwen Street, directly across from The Dwell and Whole Foods.

Staff recommended approval for Item 11, with conditions.

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

Vice-Chair Lindsey asked if there was someone there to represent the Applicant. There was none.

Vice-Chair Lindsey asked for a motion.

Commissioner Franks moved, seconded by Commissioner McLemore, to approve Item 11, with conditions.

Alderman Petersen commented that someone had asked her how many rooms a hotel had to have. She stated that the person stated that, in the past, the City of Franklin had decided not to allow any hotels with less than 250 rooms. She stated that she had been on the Planning Commission for decades and had never heard of that.

Ms. Emily Hunter, Director of Planning and Sustainability, stated that there are requirements on room count. However, she could not speak to the requirements at this time. She stated, at one point, there was a requirement for extended stay to have a minimum of 120 rooms. However, there have been some subsequent changes since that time. She stated that there had been some minimums placed on room count in the Zoning Ordinance previously.

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

The motion carried by the following vote (7-0-2).

Commissioner Franks moved, seconded by Commissioner McLemore, to approve Item 11, with conditions. The motion carried by the following vote:

Aye: 7 - Commissioner McLemore, Commissioner Petersen, Commissioner Lindsey, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

Recused: 2 - Commissioner Gregory, and Chairperson Hathaway

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

- 12.** 101 East Main Street Subdivision, Final Plat, Revision 1 (Resubdivision of Lot 2), Consolidating Two Commercial Lots, On 2.2 Acres, Located At 95 & 99 East Main Street. (CONSENT AGENDA)

Attachments: [MAP 6681 101 East Main Sub, FP, Rev 1](#)
[Conditions of Approval 02](#)
[6681 Final Plat](#)

This Planning Item was approved.

- 13.** City Of Franklin Water Reclamation Facility, Site Plan, Constructing A Water Reclamation Facility On 110 Acres, Located At 135 Claude Yates Drive. (CONSENT AGENDA)

Attachments: [WRFMAP](#)
[WRF Conditions of Approval 01.pdf](#)
[LAYOUTFranklin Water Reclamation Facility Expansion.pdf](#)
[Franklin Water Reclamation Facility Expansion COF 2015-0163 - Full Plan Set.pdf](#)

This Planning Item was approved.

- 14.** Clouston Park Addition Subdivision, Final Plat, Revision 4, Consolidating Land Into An Existing Lot, On 0.21 Acres, Located At 809 Evans Street. (CONSENT AGENDA)

Attachments: [MAP 6684 Clouston Park FP Rev 4](#)
[6684 Conditions of Approval 01](#)
[6684 54316 rev Plat](#)

This Planning Item was approved.

15. Riverbluff PUD Subdivision, Final Plat, Section 1, Revision 2, Creating 12 Single-Family Lots And Two Open Space Lots On 6.11 Acres, Located East Of Lewisburg Pike And North Of Holly Hill Drive. (CONSENT AGENDA)

Attachments: [MAP 6687 RiverBluff PUD Subdivision, Final Plat, Section 1, Revision 2](#)

[Riverbluff FP sec 1 Conditions of Approval_01](#)

[Riverbluff Sec 1 Rev 2 - Final plat - 6687](#)

This Planning Item was approved.

16. Riverbluff PUD Subdivision, Final Plat, Section 2, Revision 1, Creating 26 Single-Family Lots And Three Open Space Lots On 9.45 Acres, Located East Of Lewisburg Pike And North Of Holly Hill Drive. (CONSENT AGENDA)

Attachments: [MAP 6688 RiverBluff PUD Subdivision, Final Plat, Section 2, Revision 1](#)

[Riverbluff FP Sec 2 Conditions of Approval_01](#)

[Riverbluff Sec 2 Rev 1 - Final Plat - 6688](#)

This Planning Item was approved.

17. Rucker Park PUD Subdivision, Final Plat, Revision 2, Creating 6 Attached Residential Lots On 0.48 Acres, Located At 117 Rucker Avenue. (CONSENT AGENDA)

Attachments: [MAP 6660 Rucker Park FP Rev 2](#)

[6660 Conditions of Approval_01](#)

[6660 Revision to Rucker Park 18.05.01 final plat](#)

This Planning Item was approved.

18. The Standard At Cool Springs Subdivision, Preliminary Plat, (Lots 2-32), Creating 28 Attached Townhouse Lots And Two Open Space Lots On 22.54 Acres, Located At 1222 Liberty Pike.

Attachments: [MAP 6689 Standard at Cool Springs Lots 2-32, Preliminary Plat](#)
[Standard Cool Springs Prelim Plat Conditions of Approval_01](#)
[2018-05-02 Standard at Cool Springs Lots 2-32 - Preliminary Plat](#)
[Resubmittal - 6689](#)

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

Alderman Petersen stated that she thought Item 13 had been removed. Chair Hathaway stated that Item 13 had already been approved on the Consent Agenda. Alderman Petersen stated she was aware of this, but thought she had been sent a notice that Item 13 had been removed. Chair Hathaway stated he believed the email stated that Item 13 had been modified, but stayed on the Consent Agenda. Mr. James Svoboda and Ms. Emily Hunter stated that the email referred to Item 12.

Chair Hathaway moved forward to Item 18.

Mr. Chris Andrews, Principal Planner, stated that the applicant is seeking to subdivide existing lots 2 and 3 of the Standard at Cool Springs Subdivision, previously approved in 2017. This subdivision will create 28 attached residential lots and two open space lots.

Staff recommended approval of Item 18, with conditions.

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

The Applicant was represented by Greg Gamble, Gamble Design. Mr. Gamble stated that these townhomes had been approved as a part of the Standard Master Plan. He stated that the townhomes are a part of the approved site plan. He stated they are approved for rent townhomes. With this Preliminary Plat, they will then be able to sell these townhomes fee simple. Their objective is to create a plat where they can sell the townhomes as opposed to putting them into the rental apartments.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner McLemore, to approve Item 18, with conditions.

Chair Hathaway asked for a vote on the motion.

The motion carried unanimously by the following vote (9-0).

Commissioner Harrison moved, seconded by Commissioner McLemore, to approve Item 18, with conditions. The motion carried by the following vote:

Aye: 9 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

- 19.** Water's Edge PUD Subdivision, Final Plat, Section 4, Creating 56 Single Family Lots And Two Open Space Lots On 20.97 Acres, Located West Of Carothers Parkway At Mainstream Drive. (CONSENT AGENDA)

Attachments: [MAP 6691 Waters Edge PUD Subdivision, Final Plat, Section 4](#)
[Waters Edge Sec 4 Conditions of Approval 01](#)
[Waters Edge PUD Subdivision, Final Plat, Section 4 - submittal 002 - 6691](#)

This Planning Item was approved.

- 20.** Water's Edge PUD Subdivision, Final Plat, Section 5, Creating 57 Single Family Lots And Four Open Space Lots On 41.82 Acres, Located West Of Carothers Parkway At Mainstream Drive. (CONSENT AGENDA)

Attachments: [MAP 6692 Waters Edge PUD Subdivision, Final Plat, Section 5](#)
[Waters Edge Sec 5 Conditions of Approval 01](#)
[Water's Edge Sec 5 Rev Sub 5.3.18 - 6692](#)

This Planning Item was approved.

NON-AGENDA ITEMS

Chair Hathaway asked if there were any other items to discuss. There were none.

ANY OTHER BUSINESS

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

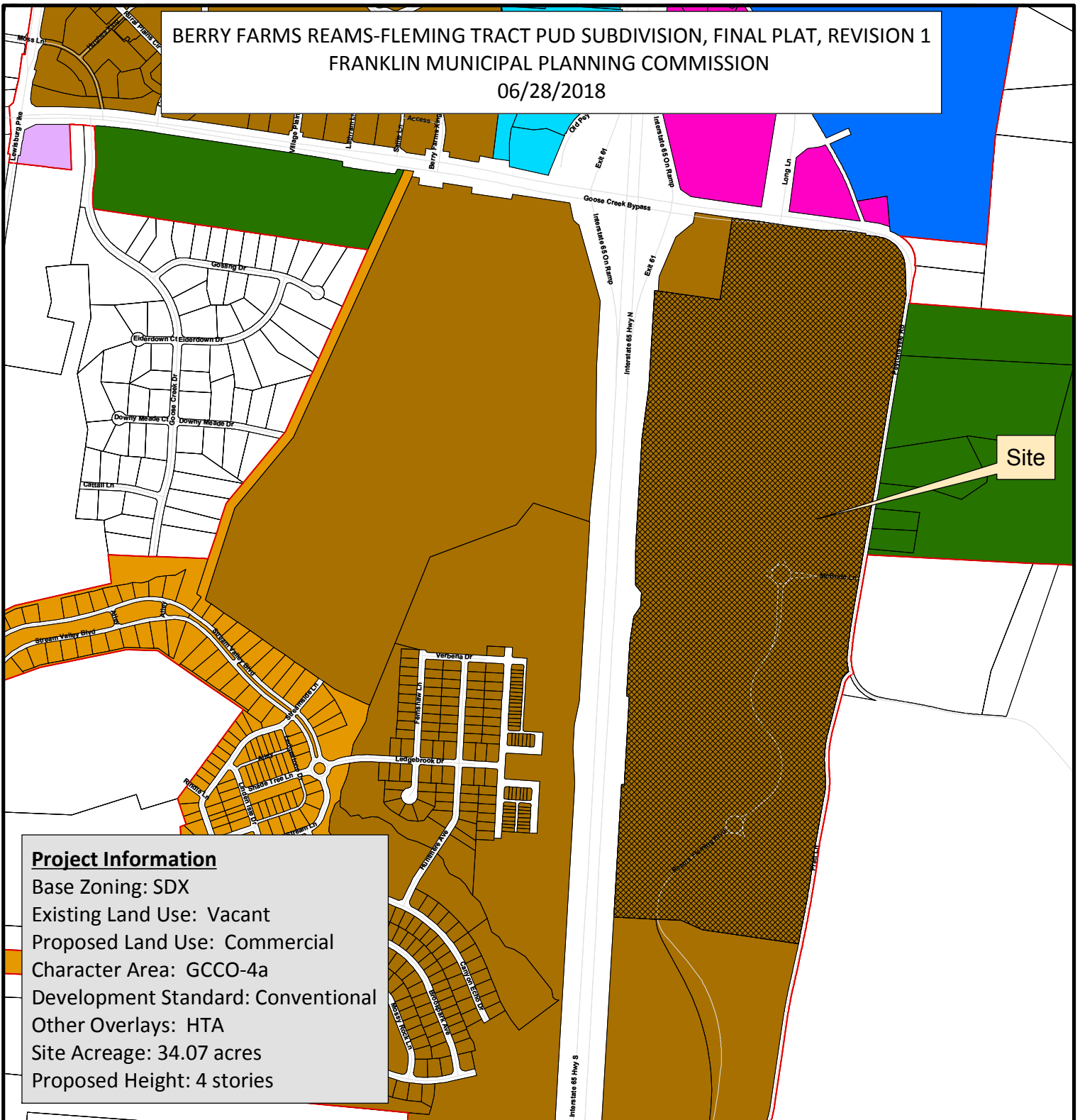
ADJOURN

Commissioner Harrison moved, seconded by Commissioner Allen to adjourn. The motion carried by the following vote: (9-0).

There being no further business, the meeting adjourned at 7:11 p.m.

Chair, Mike Hathaway

BERRY FARMS REAMS-FLEMING TRACT PUD SUBDIVISION, FINAL PLAT, REVISION 1
FRANKLIN MUNICIPAL PLANNING COMMISSION
06/28/2018



Project Information

Base Zoning: SDX
Existing Land Use: Vacant
Proposed Land Use: Commercial
Character Area: GCCO-4a
Development Standard: Conventional
Other Overlays: HTA
Site Acreage: 34.07 acres
Proposed Height: 4 stories

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



0 500 1,000 2,000
Feet

This map was created by the Franklin Planning Department. It was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained hereon. All data and materials (c) copyright 2018. All rights reserved.

CONDITIONS OF APPROVAL:

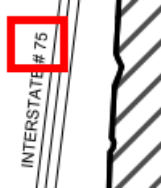
Open Issues: 28 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

3. B. Vicinity Map

joe.marlo@franklin.tn.gov Applicant to show correct interstate number on revised vicinity map.



4. C. Final Plat

joe.marlo@franklin.tn.gov Comment not adequately addressed. Color lines are still shown on the final plat. Grayscale lines and hatching are also still shown on the final plat.

Applicant shall provide all "black" line work on the plat to facilitate reproduction from the recorded mylar. Color or grayscale line work becomes muddy and does not duplicate well when reproduced from mylar, which results in a lack of clarity and loss of information when the plat is reprinted.

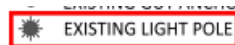
8. Plat Symbols

joe.marlo@franklin.tn.gov Comment not adequately addressed, as Applicant removed many symbols instead of changing them to match the legend as requested. Others such as light poles still have not been revised to match.

Applicant to show all existing and proposed utility features, including those which were removed from the previous submittal such as:

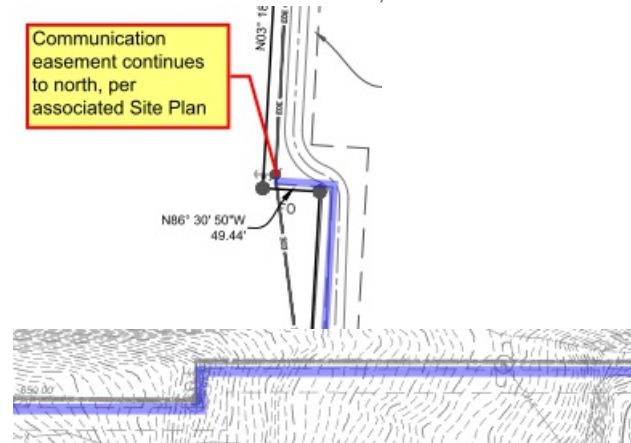
- Existing utility poles along Pratt Lane
- Proposed light poles in Reams Fleming Boulevard / McBride Lane.

Show uniform symbols that are in accordance with the legend provided.



9. Existing Easements

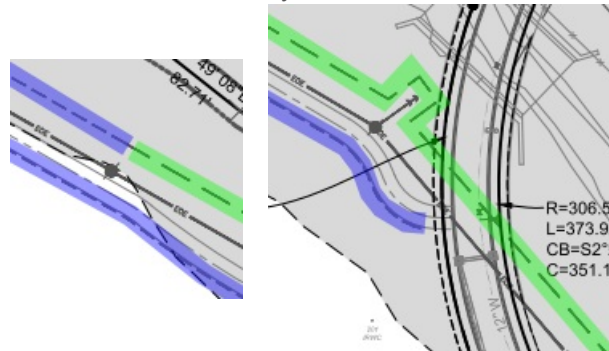
Applicant to clarify the extents of the Communication Easement along I-65. The easement appears to stop on Sheet 4 of 5, whereas the easement continues to the north on the associated Site Plan, as shown below.



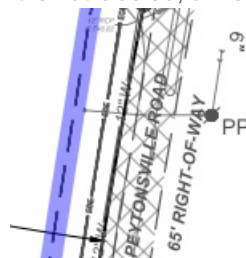
10. Proposed Easements

Applicant to label proposed easements, including dimension and type, including the following:

1. Sheets 4-5: Sheets show an assumed utility easement along Five Mile Creek, but it is not labeled or dimensioned, uses multiple line types, and is not a closed shape as some locations show only one side of the easement.



2. Sheets 2-5: Sheets show an assumed utility easement along Peytonsville/Pratt, but it is not labeled, dimensioned, and appears to show only one side of the easement.

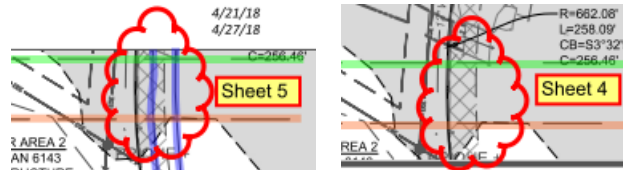


11. Lines

joe.marlo@franklin.tn.gov Comment not adequately addressed. There are still many lines which are not labeled or associated with the legend.

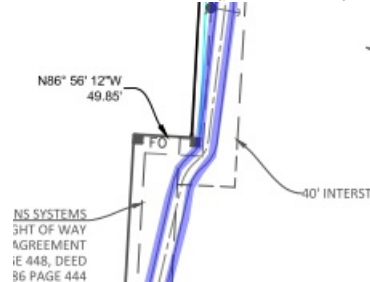
Applicant to revise plat to provide lines that either have an associated linetype in the legend or are provided with a specific label on the plat, including the following:

1. Show and label the edge of pavement for Pratt Lane and Peytonsville Road. Note that Sheet 5 appears to show both edges of Pratt Lane (highlighted blue), but just past the match line on Sheet 4, no edge of pavement is evident.



2. Label the centerline of Pratt Lane and Peytonsville Road, to which ROW dedication graphically appears to be extending to.

3. Label the lines (path/road?) highlighted below running along I-65 on Sheets 4 and 5.



4. Label the line for the centerline of Five Mile Creek. It appears that this line is also the property line for Lots 3 and 4. If this is the case, please clearly indicate so on the Final Plat.

14. Flood Overlays

joe.marlo@franklin.tn.gov Comment not adequately addressed. This reviewer could not find a label stating "FFO".

Applicant to show and label the extents (line) of City of Franklin Flood Overlays (FFO/FWO).

15. Stream Buffers

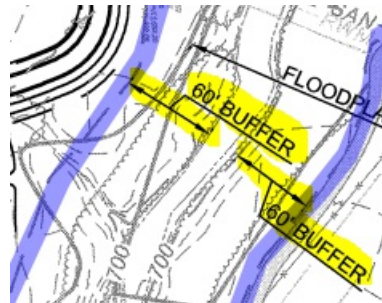
Applicant to show and label the top of bank lines, and show, label, and dimension stream and wetland buffers. Reference approved COF Site Plan 6143 Reams Fleming Infrastructure Improvements where applicable.

Specifically show the following:

1. Label top of bank for Five Mile Creek, similar that for the conveyance shown on Sheet 3.
2. Revise the linetype for each top of bank of Five Mile Creek to be a single line with a consistent linetype matching that for the conveyance shown on Sheet 3. Currently, the top of bank linetype changes from single to double lines, each with a different linetype from that on Sheet 3, as shown in the following.



3. Show and dimension the stream buffer for Five Mile Creek, similar to that shown on the associated Site Plan COF 6143.



4. Verify the intended regulatory body (i.e. TDEC or USACE) for the stream buffer note on Sheet 3, as TDEC does not use "perennial or intermittent" stream terminology.

A 25 FOOT UNDISTURBED STREAM SIDE BUFFER ZONE WILL BE LEFT FROM TOP OF BANK ON BOTH SIDES FOR THE ENTIRE LENGTHS OF STREAM THAT TDEC DETERMINES TO BE PERENNIAL OR INTERMITTENT STREAM

16. Stormwater Features

joe.marlo@franklin.tn.gov Comment partially addressed with Stormwater Areas 1 and 2 labeled.

Applicant to label Regional Stormwater Area 3 to the south of the site per the approved COF Site Plan 6143 Reams Fleming Infrastructure Improvements, similar to that labeled for Areas 1 and 2.



26. ROW Dedication

joe.marlo@franklin.tn.gov Comment partially addressed.

Applicant to clearly define ROW dedication on the Final Plat, including providing the following information on the final plat.

1. Label the centerline of Peytonsville/Pratt to which ROW dedication extends to.
2. Dimension and label the distance (i.e. 25 or 32.5 feet) of ROW dedication.
3. Provide the total area of ROW dedication.
4. Revise the graphical representation of ROW dedication to be something different than what is designated as an "Easement" in the legend.



5. Revise the label "To be dedicated to City of Franklin" to read "ROW to be dedicated to the City of Franklin", typical all instances.



30. Deed Reference

joe.marlo@franklntn.gov Comment not adequately addressed.

Applicant to ensure that all deed references on the plat are accurate.

Examples of what appear to be incorrect deed references are shown below. There may be others.

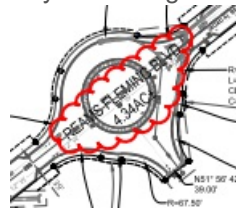
REAMS-FLEMING PARTNERSHIP PARCEL ID: 117 03000 00010117 DEED BOOK 2814 PAGE 829 & DEED BOOK 2854, PAGE 833	COMMUNICATIONS SYSTEMS RIGHT OF WAY AND EASEMENT AGREEMENT DEED BOOK 586 PAGE 448, DEED BOOK 586 PAGE 444 AND DEED BOOK 1035 PAGE 86 10' INSIDE PROPERTY LINE
---	---

33. 0. General Information

joe.marlo@franklntn.gov Comment not adequately addressed. This reviewer could not find where length of public streets has been provided. The area of Reams Fleming Boulevard is written over other linework on Sheet 5. No information is provided for McBride Lane.

Applicant shall include a description of public streets, giving length (in linear feet, miles, and/or lane miles) and area (SF or acres) to be maintained by the City of Franklin.

Clarify (or remove) notes such as the following, as Reams Fleming Boulevard is not the only road being constructed.



38. Stormwater Features

joe.marlo@franklntn.gov Comment partially addressed as Regional Stormwater Areas 2 and 3 are now shown in drainage easements.

All stormwater features receiving flow from multiple lots (such as regional ponds) are to be located in Open Space Lots or are to be within public drainage easements, including Regional Stormwater Area 1 on Sheet 4. Revise linetype of drainage easement for Stormwater Area 1 to match that used for Areas 2 and 3.



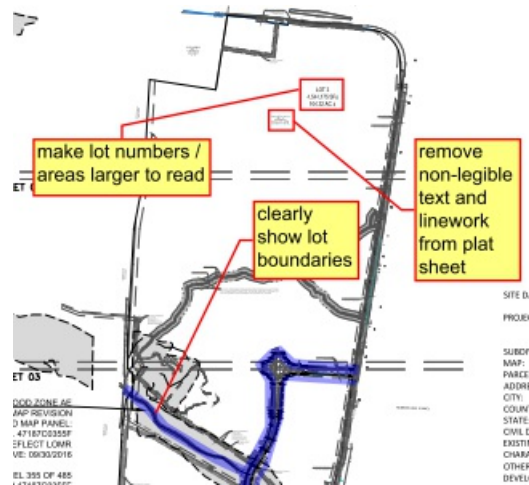
45. 0. General Information

joe.marlo@franklntn.gov With the One Stop submittal of the plat, applicant shall provide a CAD file which is projected in Tennessee state plane coordinates, NAD 83, zone 4100/5301 for incorporation into the Franklin GIS database. The plat resubmittal may not be approved without the required CAD file.

49. Sheet 1

joe.marlo@franklintn.gov The following is a newcomment based on newinformation shown.

The graphic on Sheet 1 shall be revised to be an overall plan clearly showing the lot numbers, match lines, and other pertinent information. Applicant to remove text and detailed information that is too small to read, and enlarge lot information and matchline sheet numbers to read. Revise/darken lot boundaries to be clearly evident on this sheet.



50. Lot Labels

joe.marlo@franklintn.gov The following is a newcomment due to newinformation shown.

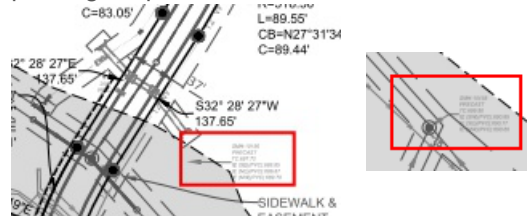
Applicant to show lot numbers for each portion of lots that appear on the various plat sheets. For instance, there is currently no indication of a lot number on Sheet 3.

51. Extraneous Information

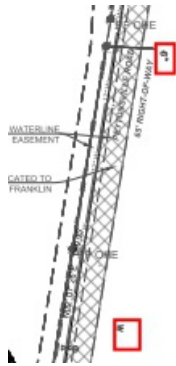
joe.marlo@franklintn.gov The following is a newcomment due to newinformation shown.

Applicant to clean-up the final plat, and remove/correct extraneous information, including the following:

1. Sheet 4: Manhole information too small to be legible. One label appears to be pointing to space. Other manhole labels outside of ROW appear to be missing.



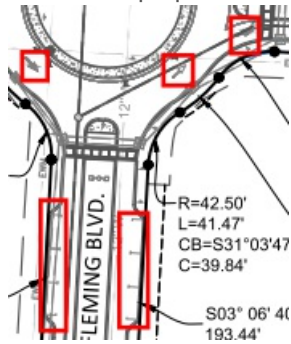
2. Sheets 2-4: Correct waterline information in Pratt/Peytonsville that does not appear to be associated with a line.



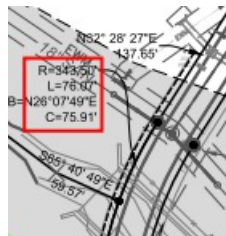
3. Sheets 3-5: Remove fittings associated with wet utilities, as at the scale they are drawn at they can be mistaken for valves.



4. Sheets 3 and 4: Remove lane markings / striping of proposed roads, consistent with that on proposed roads shown on other sheets.



5. Sheet 4: Move text below to read.



6. Sheet 4: Some lengths of what appears to be an existing fence have been removed from the previous submittal, while others remain shown. Applicant to clarify and label.

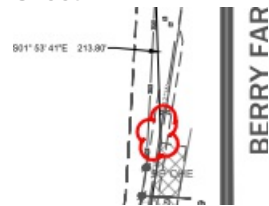


52. C. Final Plat

joe.marlo@franklin.tn.gov The following is a newcomment based on newinformation shown.

Applicant shall indicate iron pins to be located at property corners, including those clouded below.

Sheet 1:



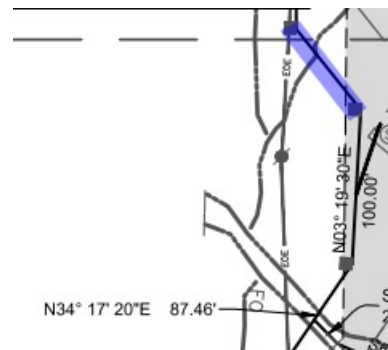
Sheet 5:



55. C. Final Plat

joe.marlo@franklin.tn.gov The following is a newcomment based on newinformation shown.

Applicant shall show the lengths of the boundaries of the subdivision, measured to the nearest foot and decimals, with calls, including the line highlighted below from Sheet 4.



56. C. Final Plat

joe.marlo@franklin.tn.gov **Prior to submitting for One Stop**, the Applicant is to schedule a meeting with Engineering, Stormwater, and Water Management staff to demonstrate that the comments made herein have been corrected and incorporated into the project documents.

After the corrections have been made, Applicant to contact Joe Marlo at the City of Franklin to arrange a meeting at City Hall.

Performance Agreement and Surety

General Issues

2. Engineering Sureties

kevin.long@franklin.tn.gov Any unposted sureties associated with this development from site plan [COF# 6143 \(Berry Farms-Reams Fleming Tract, site plan, Spine Road Infrastructure\)](#) shall be transferred to this final plat as a condition of approval.

Planning

Berry Farms Reams-Fleming Tract PUD Sub, final plat - submittal 002.pdf

46. Project name

josh.king@franklintn.gov Add PUD to the subdivision name to the title block on each page

Stormwater

General Issues

43. Plats

jeff.willoughby@franklintn.gov Riparian buffers shall be shown on Five Mile Creek

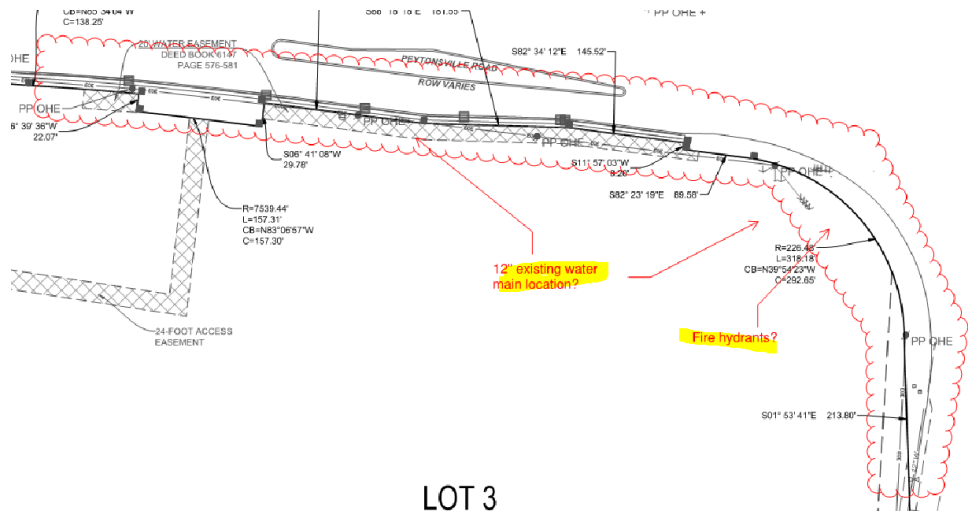
Water/Sewer

General Issues

20. Domestic water

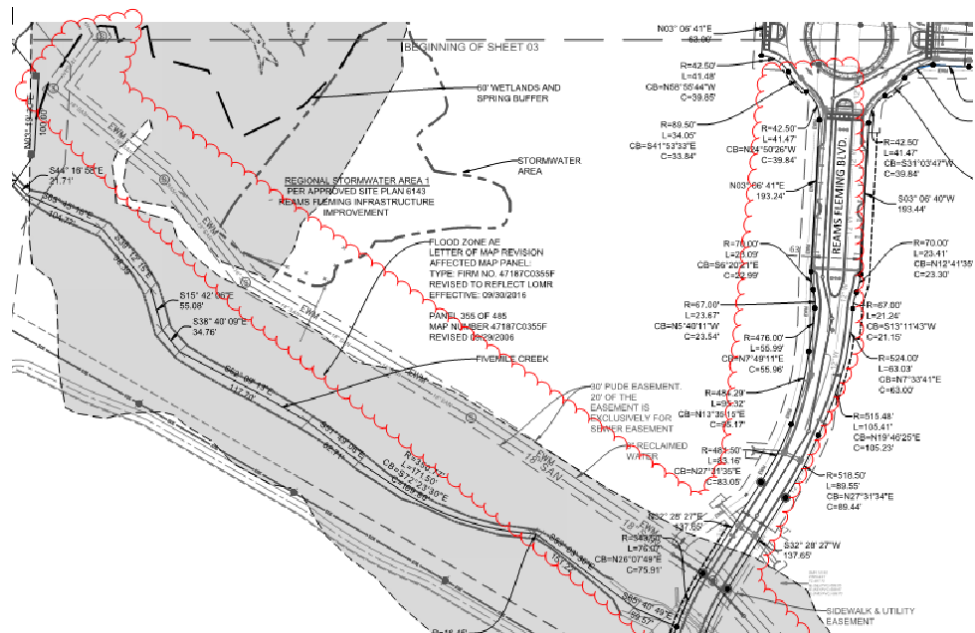
ben.mcneil@franklintn.gov Applicant failed to show the existing water main, applicant shall show the existing 12" water line along Peytonsville Rd and Pratt Lane, the water shall be shown in its entirety. The minimum 20' water easement shall be shown and labeled as exclusive.

It is difficult to determine the exact location of the water main in this location, the applicant shall show street limits as well as identifying landmarks.



22. Reclaim Water

Applicant failed to address the issue, applicant shall show the reclaim water line labeled as RW. the reclaimed water line shall have the minimum 20' easement shown and be labeled as exclusive. The easement shall run the entire length of reclaim water line.



25. Utility easement

ben.mcneil@franklintn.gov Applicant did not fully address the issue, all Franklin utility easements are to be labeled as exclusive. Applicant shall revise the utility easement to be exclusive.

EASEMENTS

A. Water, Wastewater and/or Reclaimed Water Mains: When required, permanent exclusive easements must be provided with a minimum width of 20 feet. Easement width requirements are as follow:

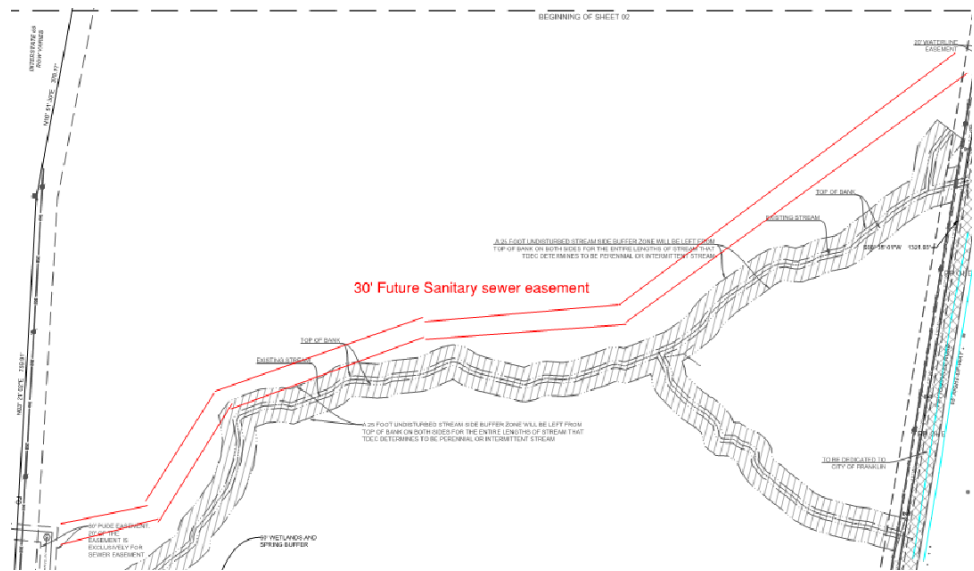
1. 0'-12' depth requires 20' easement.
2. 13'-20' depth requires 30' easement.
3. Depths greater than 20' requires prior approval.

A minimum 10-foot wide temporary construction easement on each side of the permanent easement must also be provided. No trees shall be planted within the permanent easements.

47. Sanitary sewer

ben.mcneil@franklinton.gov

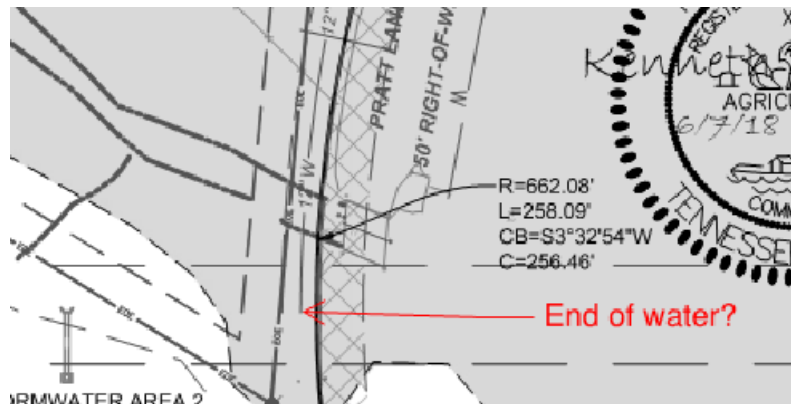
There is a future 12" sanitary sewer main planned to cross this property with the development to serve the additional drainage basin, the applicant shall add a future 30' sanitary sewer easement along the outside of the Stream buffer that is shown.

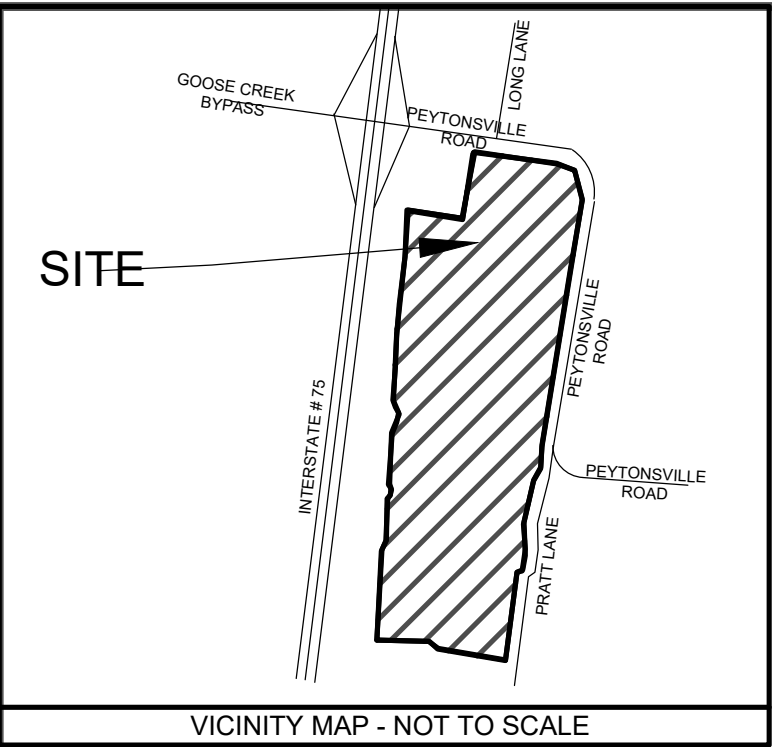


48. Domestic water

ben.mcneil@franklinton.gov

Applicant shall label the end of the existing 12" water main along Pratt Ln. The easement shall continue along side of the proposed ROW line.





LEGEND

PROPERTY LINE

EXISTING RIGHT-OF-WAY

ADJACENT PROPERTY LINE

EXISTING WIRE FENCE

ESS

FO

EWM

EOE

EGM

EUE

EXISTING SANITARY SEWER MAIN

EXISTING SANITARY SEWER FORCE MAIN

EXISTING WATER MAIN

EXISTING OVERHEAD ELECTRICAL

EXISTING GAS MAIN

EXISTING UNDERGROUND ELECTRICAL

TREELINE

EXISTING SANITARY SEWER MANHOLE (SAMH)

EXISTING STORM GRATE INLET

EXISTING STORM JUNCTION BOX

EXISTING WATER VALVE

EXISTING FIRE HYDRANT

EXISTING WATER METER

EXISTING POWER POLE

EXISTING GUY ANCHOR

EXISTING LIGHT POLE

PROPERTY CORNER

IRON PIPE / PIN FOUND

CAPPED REBAR FOUND

TDOT ROW MARKER

CAPPED REBAR SET

GREEN INFRASTRUCTURE EASEMENT

EASEMENT

FLOOD ZONE AE

Certificate of Approval of Streets, Drainage, and Sidewalks

I hereby certify that:

(1) The streets, drainage, and sidewalks designated in _____ Subdivision have been installed in accordance with City specifications, or

(2) A performance agreement and surety in the amount of \$ _____ for streets, \$ _____ for drainage, and \$ _____ for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director _____ Date _____

Streets Department
City of Franklin, Tennessee

Certificate of Approval of Subdivision Name, Street Names, and Addressing

Subdivision name and street names approved by the Williamson County Emergency Management Agency.

Williamson County _____ Date _____

Emergency Management Agency

City of Franklin _____ Date _____

Certificate of Approval of Water System

I hereby certify that:

(1) The water system designated in _____ Subdivision has been installed in accordance with City specifications, or

(2) A performance agreement and surety in the amount of \$ _____ for the water system and _____ has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director City of Franklin _____ Date _____

Certificate of Approval of Sewer Systems

I hereby certify that:

(1) The sewer system designated in _____ Subdivision has been installed in accordance with City specifications, or

(2) A performance agreement and surety in the amount of \$ _____ for the sewer system and _____ has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director _____ Date _____

Water Management Department
City of Franklin, Tennessee

Certificate of Approval of Electric Power

I hereby certify that the requirements set forth in rules, regulations, by-laws, policy and operational bulletins, plat approval checklist and tree planting guidelines have been met for MTEMC. Any approval is at all times contingent upon continuing compliance with the MTEMC.

Electric Provider _____ Date _____

Certificate of Approval for Recording

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____, 20____, and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary _____ Date _____

Franklin Municipal Planning Commission

Certificate of Survey

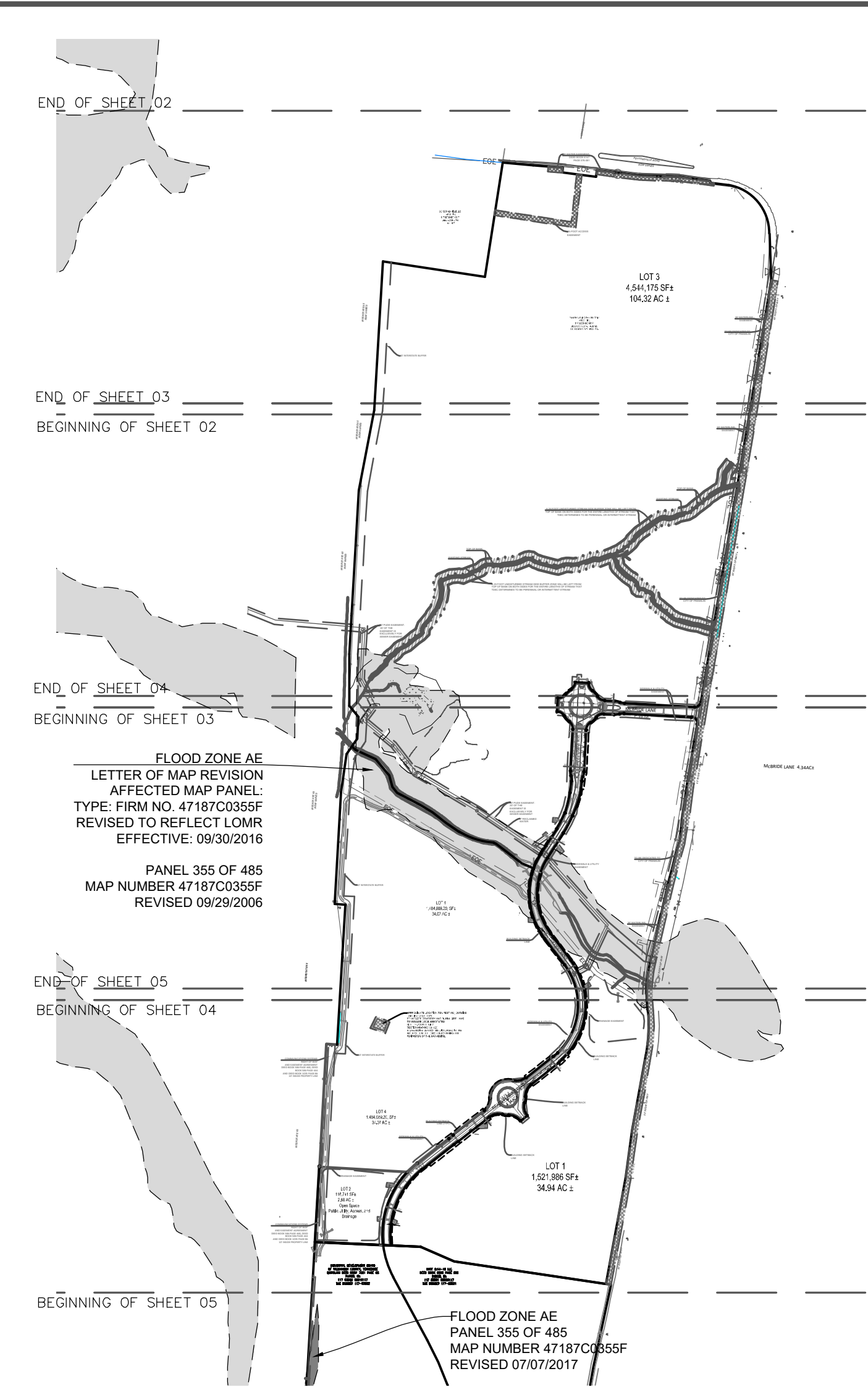
I (We) hereby certify that the subdivision plat as shown hereon is accurate and that all of the monuments shown hereon will be placed upon completion of construction. This subdivision plat accurately represents survey made under my supervision on the _____ day of _____, 20____.

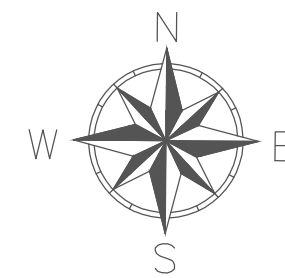
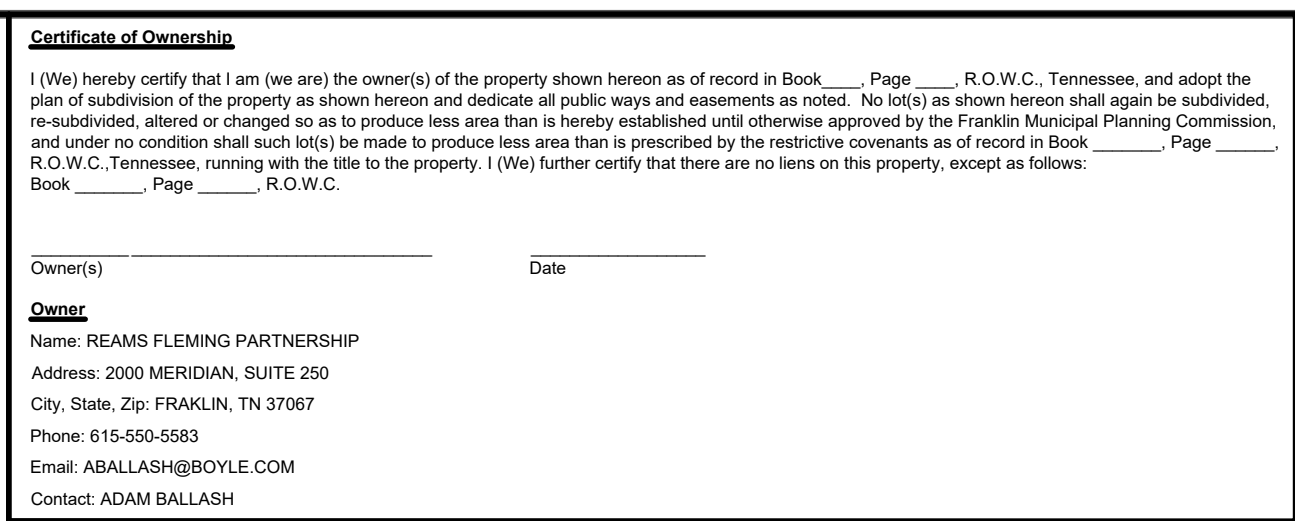
Kenneth D. Church, TN RLS 1004 _____ Date _____

Senior Program Director, CESO Inc.

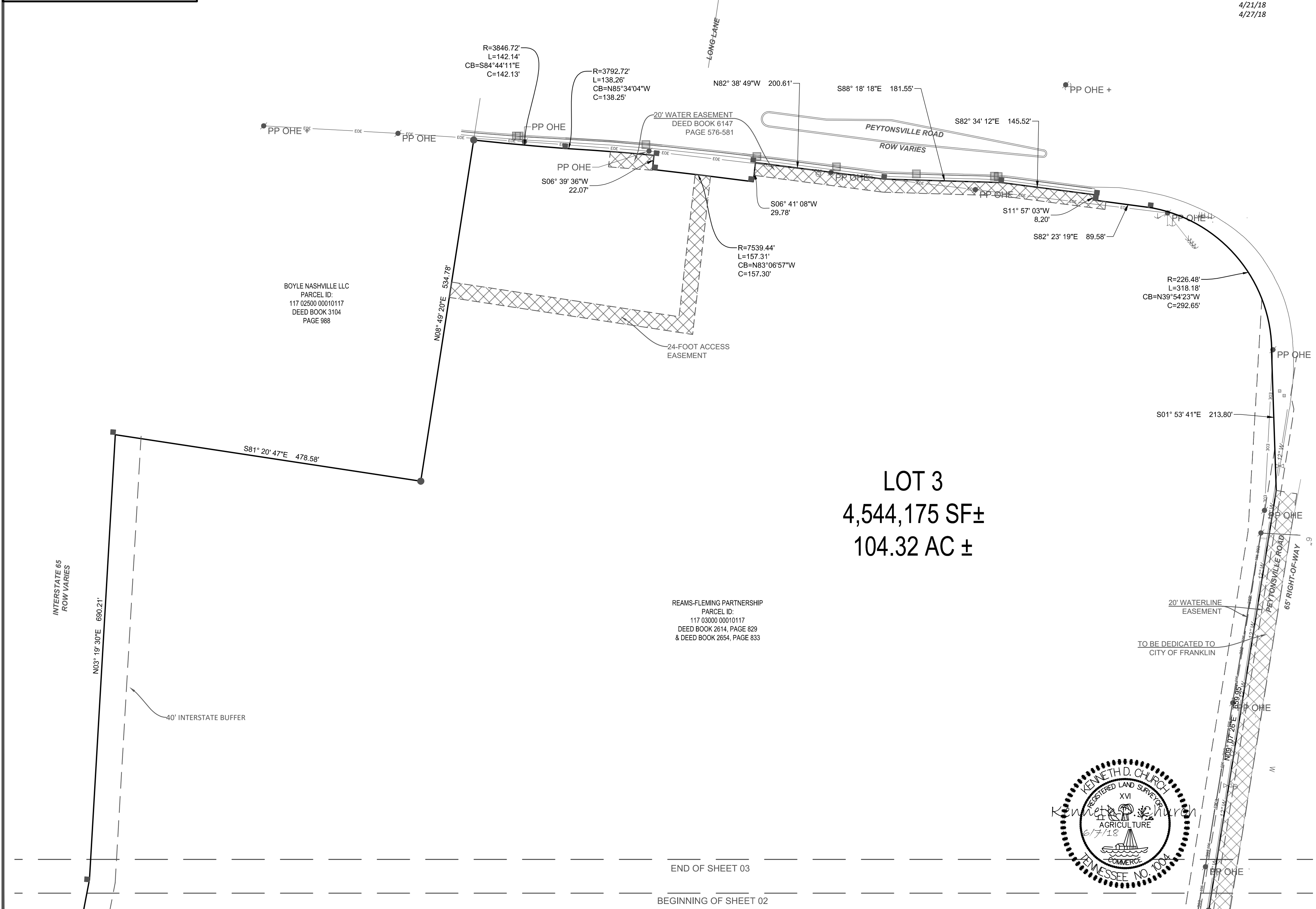
TTL

5010 Linbar Drive Suite #153 | Nashville, TN 37211
615.331.7770 | www.ttlusa.com





SOURCE OF NORTH
TN. STATE PLANE COORDINATE SYSTEM
ZONE 5301, FLIP ZONE 4100
NAD 83 DATUM. OPUS POINTS
4/21/18
4/27/18



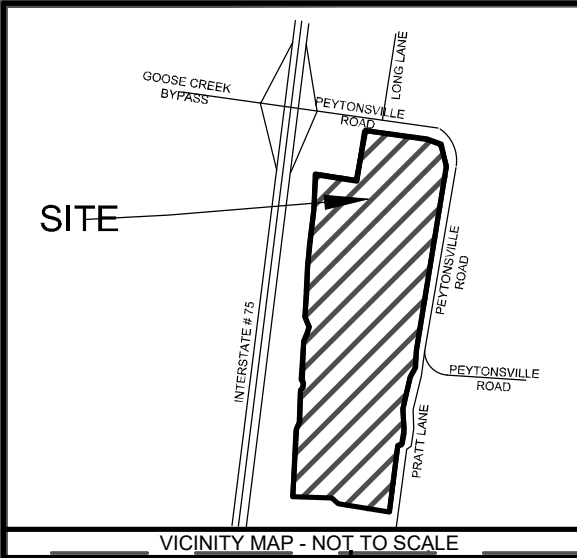
**BERRY FARMS - REAMS FLEMING
SUBDIVISION
COF # 6722**

REAMS FLEMING PARTNERSHIP

**REAMS FLEMING BOULEVARD, CIVIL DISTRICT 10
FRANKLIN, WILLIAMSON COUNTY, TN**

5010 Linbar Drive Suite #153 | Nashville, TN 37211
615.331.7770 | www.ttlusa.com

Sheet Title		FINAL PLAT	
No.	Date	Revision Description	
Drawn By: MN		Checked By: KDC/MN	
Date Drawn: 06/07/2018		Date Surveyed: 4/21/18-6/6/18	
Scale: 1" = 100'		Proj. No.: 000180801065.00	
File Name: 18-0607 FINAL PLAT BERRY FARM.dwg			



Certificate of Ownership

I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book _____, Page _____, R.O.W.C., Tennessee, and adopt the plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, re-subdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.W.C., Tennessee, running with the title to the property. I (We) further certify that there are no liens on this property, except as follows: Book _____, Page _____, R.O.W.C.

Owner(s) _____ Date _____

Owner

Name: REAMS FLEMING PARTNERSHIP
Address: 2000 MERIDIAN, SUITE 250
City, State, Zip: FRAKLIN, TN 37067
Phone: 615-550-5583
Email: ABALLASH@BOYLE.COM
Contact: ADAM BALLASH

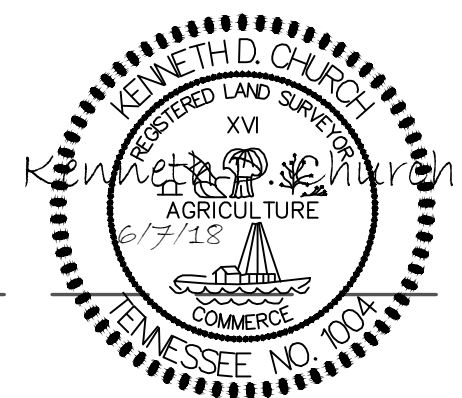
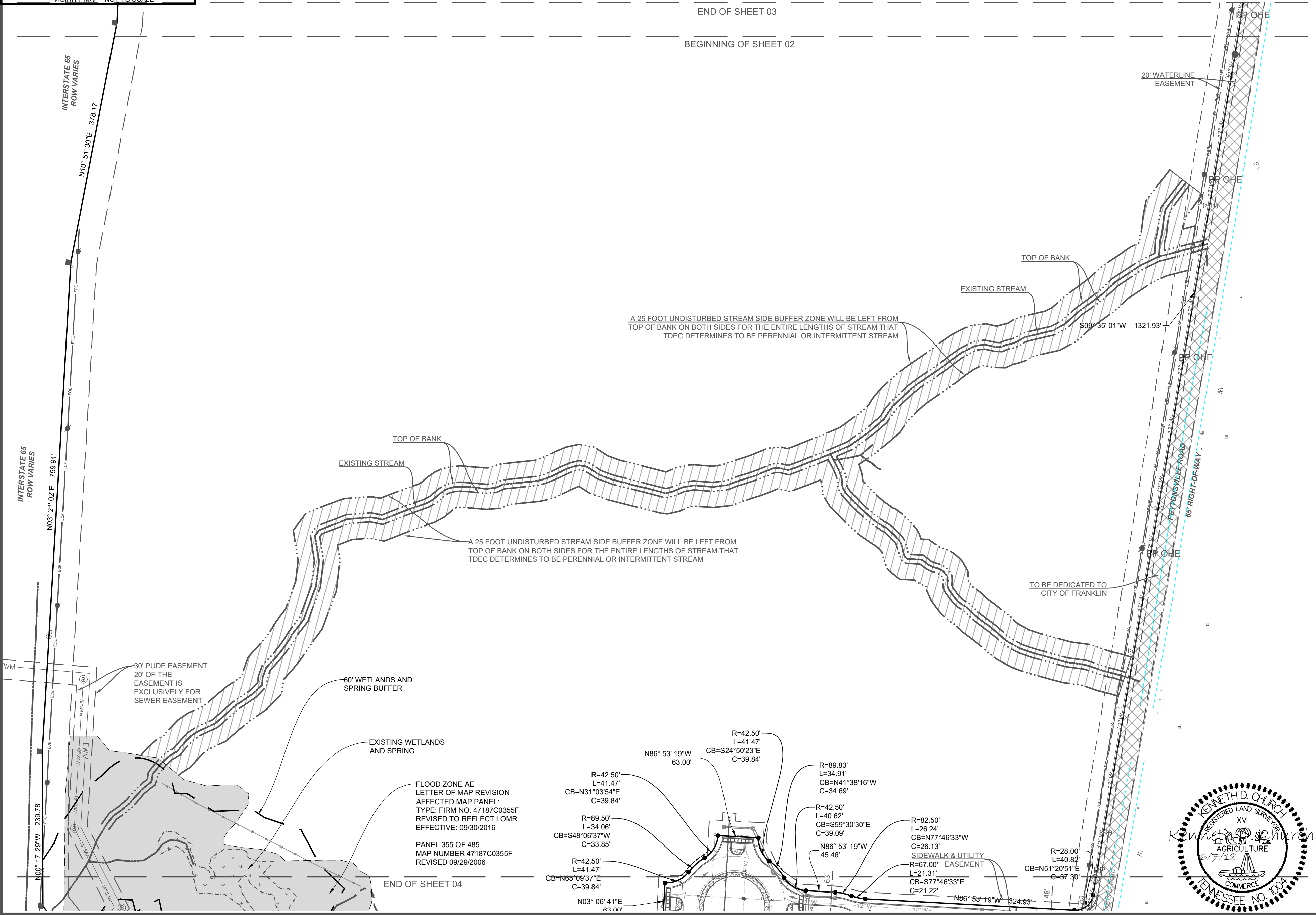
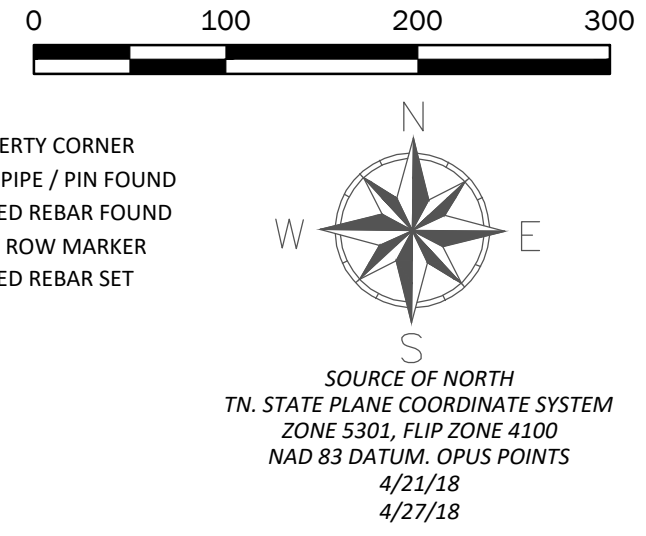
LEGEND

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- ADJACENT PROPERTY LINE
- EXISTING WIRE FENCE
- EXISTING SANITARY SEWER MAIN
- EXISTING SANITARY SEWER FORCE MAIN
- EXISTING WATER MAIN
- EXISTING OVERHEAD ELECTRICAL
- EXISTING GAS MAIN
- EXISTING UNDERGROUND ELECTRICAL
- TREELINE

- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM GRATE INLET
- EXISTING STORM JUNCTION BOX
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING POWER POLE
- EXISTING GUY ANCHOR
- EXISTING LIGHT POLE

- PROPERTY CORNER
- IRON PIPE / PIN FOUND
- CAPPED REBAR FOUND
- TDOT ROW MARKER
- CAPPED REBAR SET

- EASEMENT
- FLOOD ZONE AE



BERRY FARMS - REAMS FLEMING SUBDIVISION

COF # 6722

REAMS FLEMING PARTNERSHIP

REAMS FLEMING BOULEVARD, CIVIL DISTRICT 10
FRANKLIN, WILLIAMSON COUNTY, TN

Sheet Title

FINAL PLAT

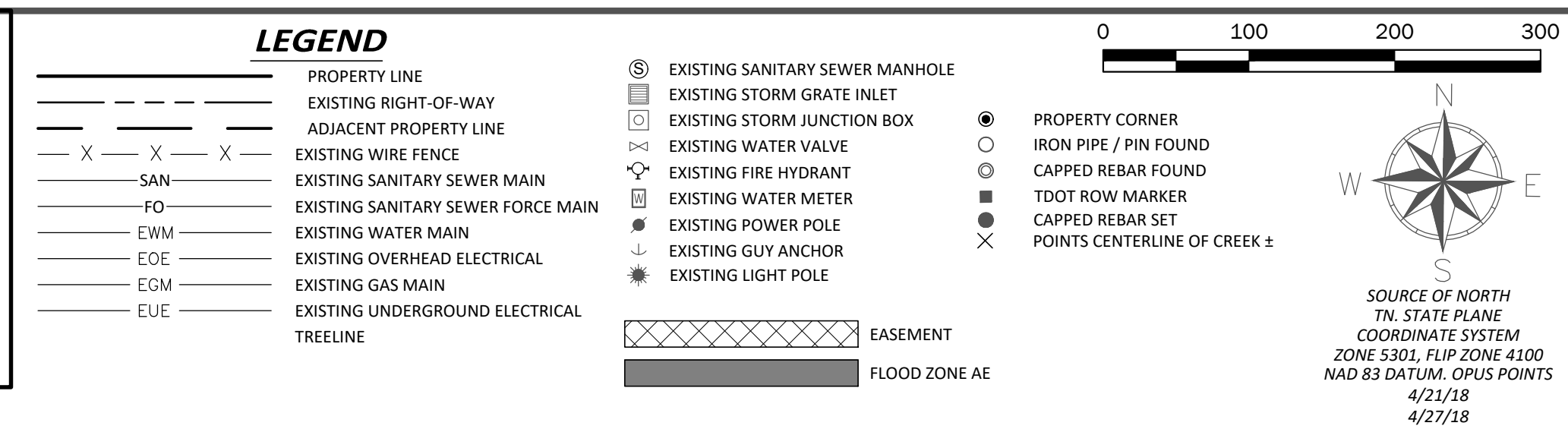
No.	Date	Revision Description

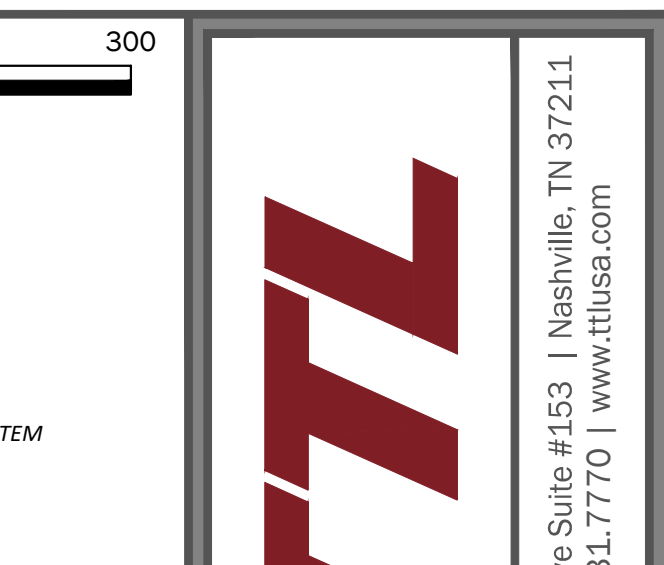
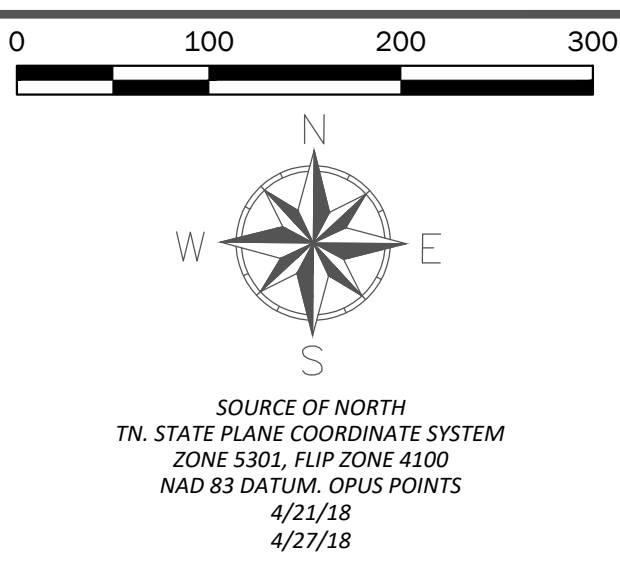
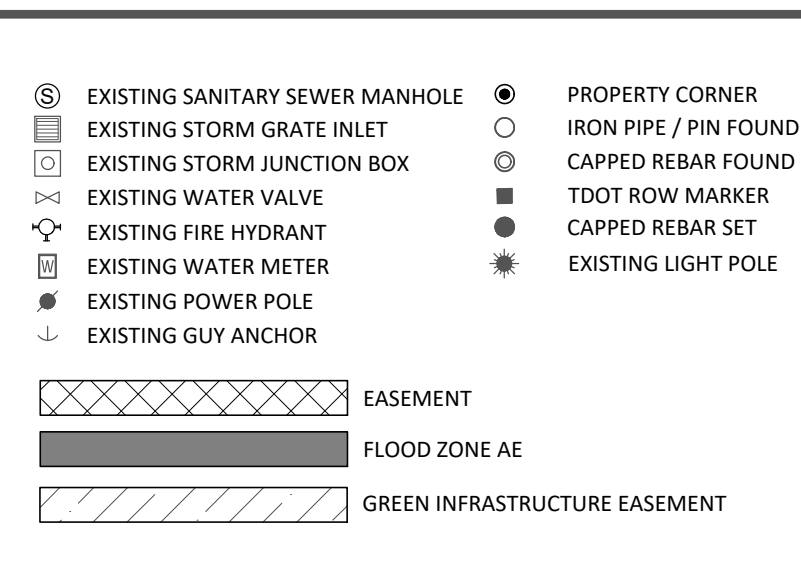
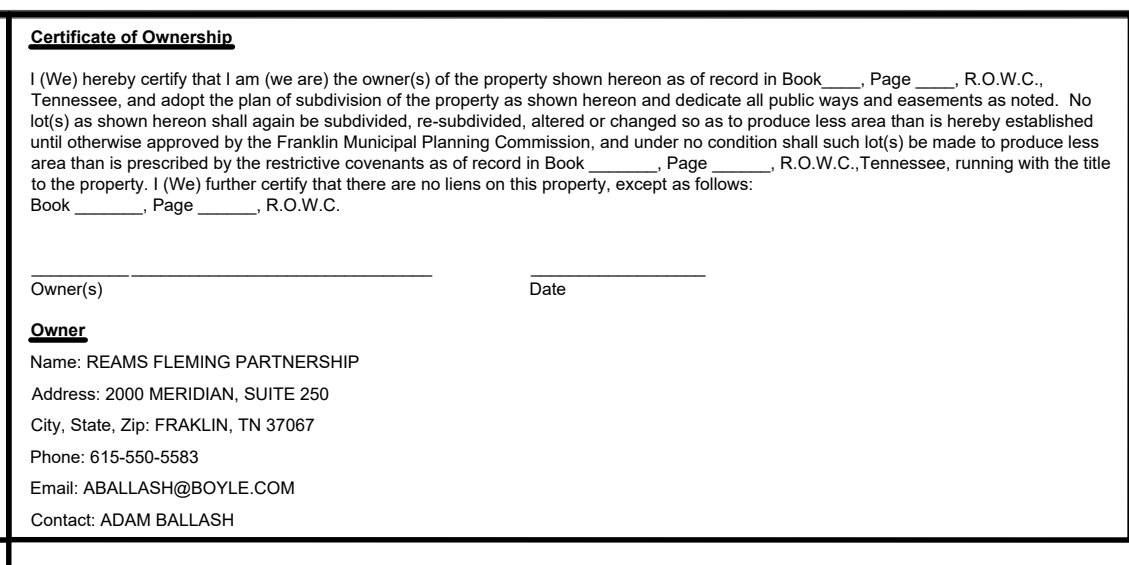
Drawn By: MN
Date Drawn: 06/07/2018
Scale: 1" = 100'
File Name: 18-0607 FINAL PLAT BERRY FARM.dwg

Checked By: KDC/MN
Date Surveyed: 4/21/18-6/6/18
Proj. No.: 000180801065.00

Sheet No.

SHEET 3 OF 5





**BERRY FARMS - REAMS FLEMING
SUBDIVISION
COF # 6722**

REAMS FLEMING PARTNERSHIP

**REAMS FLEMING BOULEVARD, CIVIL DISTRICT 10
FRANKLIN, WILLIAMSON COUNTY, TN**

Sheet Title

FINAL PLAT

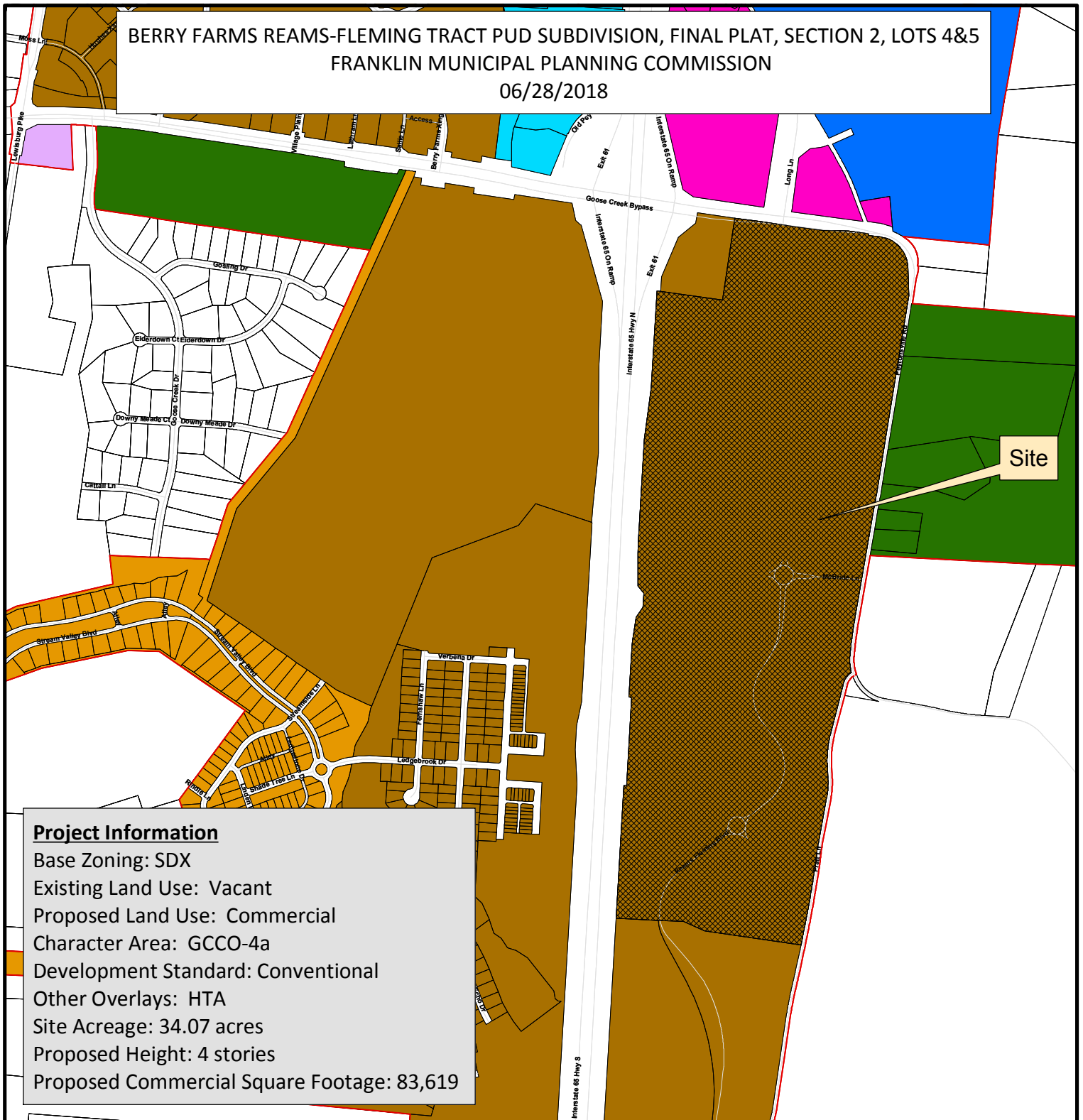
[illegible]

Sheet No.

SHEET 5 OF 5

BERRY FARMS REAMS-FLEMING TRACT PUD SUBDIVISION, FINAL PLAT, SECTION 2, LOTS 4&5
FRANKLIN MUNICIPAL PLANNING COMMISSION

06/28/2018



- | | |
|--|---------------------------------------|
| Lots 4 & 5 | SD-R Specific Development-Residential |
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 Residential District | CC Central Commercial District |
| R-3 Residential District | NC Neighborhood Commercial District |
| R-6 Residential District | GC General Commercial District |
| RM-10 Attached 10 Residential District | LI Light Industrial District |
| RM-15 Attached 15 Residential District | HI Heavy Industrial District |
| RM-20 Attached 20 Residential District | CI Civic and Institutional District |



0 500 1,000 2,000
Feet

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 It was compiled from the most authentic information available.
 The City is not responsible for any errors or omissions contained hereon.
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CONDITIONS OF APPROVAL:

Open Issues: 13 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

3. C. Final Plat

kevin.long@franklintn.gov The previous comment

"Any changes to the concurrent Final Plat COF# 6722 (Berry Farms Reams-Fleming Tract PUD Sub, final plat) should be reflected on this final plat."

shall remain open as further corrections are made to the concurrent plat.

8. C. Final Plat

joe.marlo@franklintn.gov Comment to remain open until complete.

Prior to One Stop approval, Applicant shall provide reference to the previous recorded plat being voided, vacated and superseded with this plat (provide correct plat book and page number reference). Be specific that only portions on the previous plat as related to these lots are being voided/vacated/superseded.

10. Advisory Comment

joe.marlo@franklintn.gov Applicant shall ensure that any modifications to the site plan (COF 6723), which is being reviewed concurrently with this final plat, are reflected on the final plat. The final plat shall match the site plan.

13. C. Final Plat

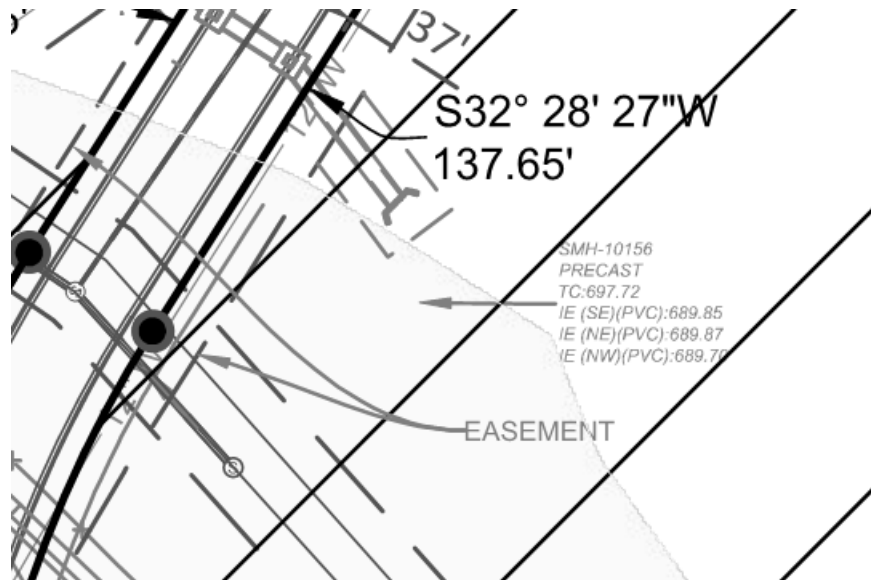
lance.fittro@franklintn.gov The previous comment, "Applicant to show and label the top of bank lines, and show, label, and dimension stream and wetland buffers. Reference approved COF Site Plan 6143 Reams Fleming Infrastructure Improvements where applicable." does not appear to have been completely addressed.

The centerline of Five Mile Creek is clearly shown and labeled (thank you), but what appears to be top-of-bank of the creek is not labeled, what appears to be the outline of a wetland or its buffer is not labeled, and there do not appear to be any stream buffers for Five Mile Creek shown or labeled. Applicant shall show and label all of the features requested on the plat.

15. C. Final Plat

lance.fittro@franklintn.gov The previous comment, "applicant shall provide all "black" line work on the plat to facilitate reproduction from the recorded mylar" has been partially addressed by converting the color line work shown previously. However, a substantial amount of grayscale linework and hatching remains which shall be shown as black line work. Grayscale line work becomes muddy and does not duplicate well when reproduced from mylar, which results in a lack of clarity and loss of information when the plat is reprinted.

One example is the Flood Zone AE / Floodway Fringe Overlay line which is shown with a light gray line and very light gray fill. At a minimum, the line itself should be black so that it may be easily discerned on reproduction of the plat from the recorded mylar.



16. C. Final Plat

lance.fittro@franklintn.gov Applicant to provide a shared parking agreement for the off-site parking spaces required to serve the developed Lot 6. The shared parking agreement shall be recorded prior to One Stop submittal of the Final Plat, and the recorded book and page number referenced on both the Site Plan (COF #6723) and associated Final Plat (COF #6724).

23. C. Final Plat

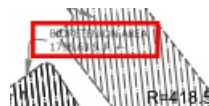
joe.marlo@franklintn.gov The following is a newcomment based on newinformation shown.

Applicant to revise final plat to show FFO lines.

24. Legibility

joe.marlo@franklintn.gov The following is a newcomment based on newinformation shown.

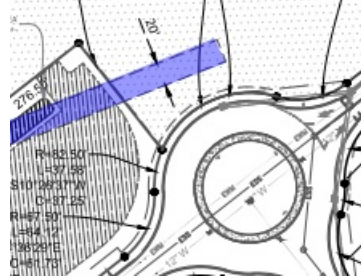
Applicant to shift text out of hatched regions for legibility. One example of many is shown below.



25. Easement

joe.marlo@franklntn.gov The following is a newcomment based on newinformation shown.

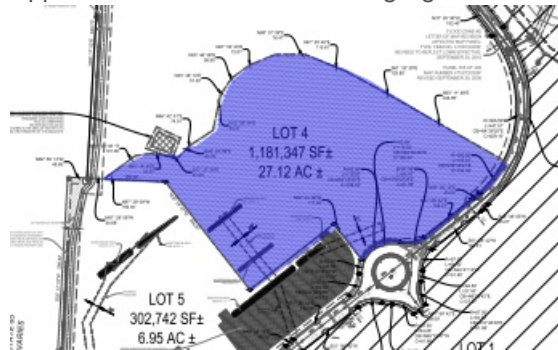
Applicant to label the drainage easement highlighted below.



26. Easement

joe.marlo@franklntn.gov The following is a newcomment based on newinformation shown.

Applicant to label the easement highlighted below.



27. C. Final Plat

joe.marlo@franklntn.gov **Prior to submitting for One Stop**, the Applicant is to schedule a meeting with Engineering, Stormwater, and Water Management staff to demonstrate that the comments made herein have been corrected and incorporated into the project documents.

After the corrections have been made, Applicant to contact Joe Marlo at the City of Franklin to arrange a meeting at City Hall.

Performance Agreement and Surety

General Issues

2. Engineering Sureties

kevin.long@franklintn.gov

Applicant shall post sureties in the following amounts (associated with this development from site plan [COF #6723 \(Berry Farms Reams Fleming PUD Subdivision, Site Plan, Section 2, Lot 5\)](#)):

I. City Water	\$ -
II. City Sewer	\$ -
III. Public Sidewalk	\$ 10,000
IV: City Streets	\$ 32,000
V. Private Streets (includes shared access drives)	\$ -
VI. Street Access	\$ 20,000
VII. Temporary Turnarounds	\$ -
VIII. Traffic Signals	\$ -
IX: ITS Elements	\$ -
X: Stormwater Drainage	\$ 107,000
XI: Green Infrastructure	\$ 1,018,000

*NOTE: Performance Calculations - Sureties are calculated from the Site Plan and approved during the Site Plan approval process. Sureties shall be posted prior to obtaining a building permit. Where a building permit is not expected, sureties shall be posted prior to obtaining a grading permit. If a Final Plat is approved at any time during the development process, all sureties will be transferred to said plat as a Condition of Approval. Sureties posted should include Public Infrastructure, Erosion Control, Street Access, and all necessary repairs for work completed within the public right-of-way. **Any driveway or related encroachment on City of Franklin right-of-way, including the modification, revision, or change in use of any existing driveway facilities, shall require a Street Access Surety.** A 10% contingency is applied to each surety category. EPSC is based on a flat \$7,500 per acre of disturbed area and is distributed proportionally across all surety categories.*

[Edited By Kevin Long]

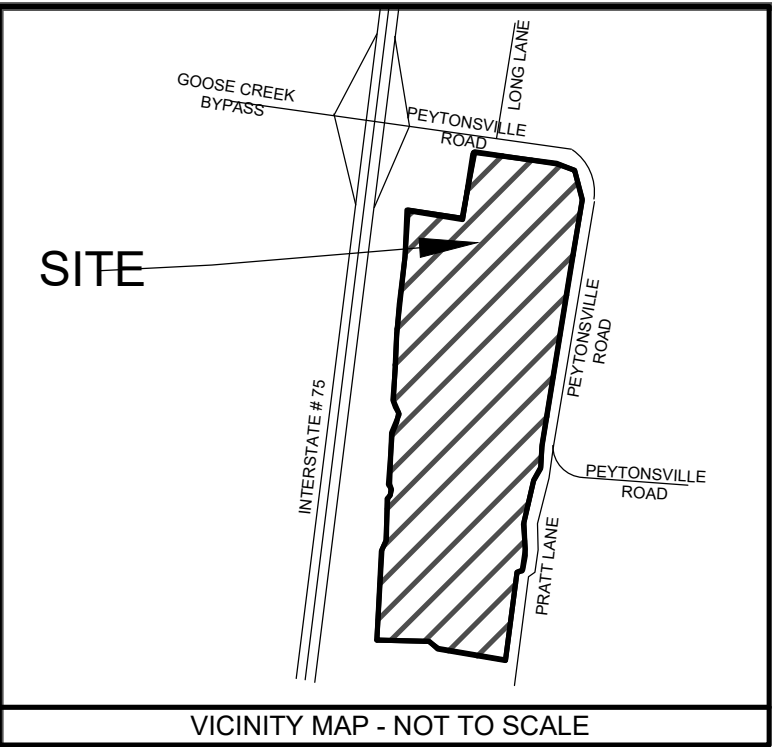
Stormwater

General Issues

22. Plats

jeff.willoughby@franklintn.gov Not addressed

Show and label riparian zones and widths



LEGEND

PROPERTY LINE

EXISTING RIGHT-OF-WAY

ADJACENT PROPERTY LINE

EXISTING WIRE FENCE

ESS

FO

EWM

EOE

EGM

EUE

EXISTING SANITARY SEWER MAIN

EXISTING SANITARY SEWER FORCE MAIN

EXISTING WATER MAIN

EXISTING OVERHEAD ELECTRICAL

EXISTING GAS MAIN

EXISTING UNDERGROUND ELECTRICAL

TREELINE

EXISTING SANITARY SEWER MANHOLE (SAMH)

EXISTING STORM GRATE INLET

EXISTING STORM JUNCTION BOX

EXISTING WATER VALVE

EXISTING FIRE HYDRANT

EXISTING WATER METER

EXISTING POWER POLE

EXISTING GUY ANCHOR

EXISTING LIGHT POLE

PROPERTY CORNER

IRON PIPE / PIN FOUND

CAPPED REBAR FOUND

TDOT ROW MARKER

CAPPED REBAR SET

GREEN INFRASTRUCTURE EASEMENT

EASEMENT

FLOOD ZONE AE

Certificate of Approval of Streets, Drainage, and Sidewalks

I hereby certify that:

(1) The streets, drainage, and sidewalks designated in _____ Subdivision have been installed in accordance with City specifications, or

(2) A performance agreement and surety in the amount of \$ _____ for streets, \$ _____ for drainage, and \$ _____ for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director _____ Date _____

Streets Department
City of Franklin, Tennessee

Certificate of Approval of Subdivision Name, Street Names, and Addressing

Subdivision name and street names approved by the Williamson County Emergency Management Agency.

Williamson County _____ Date _____

Emergency Management Agency

City of Franklin _____ Date _____

Certificate of Approval of Water System

I hereby certify that:

(1) The water system designated in _____ Subdivision has been installed in accordance with City specifications, or

(2) A performance agreement and surety in the amount of \$ _____ for the water system and _____ has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director City of Franklin _____ Date _____

Certificate of Approval of Sewer Systems

I hereby certify that:

(1) The sewer system designated in _____ Subdivision has been installed in accordance with City specifications, or

(2) A performance agreement and surety in the amount of \$ _____ for the sewer system and _____ has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director _____ Date _____

Water Management Department
City of Franklin, Tennessee

Certificate of Approval of Electric Power

I hereby certify that the requirements set forth in rules, regulations, by-laws, policy and operational bulletins, plat approval checklist and tree planting guidelines have been met for MTEMC. Any approval is at all times contingent upon continuing compliance with the MTEMC.

Electric Provider _____ Date _____

Certificate of Approval for Recording

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____, 20____, and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary _____ Date _____

Franklin Municipal Planning Commission

Certificate of Survey

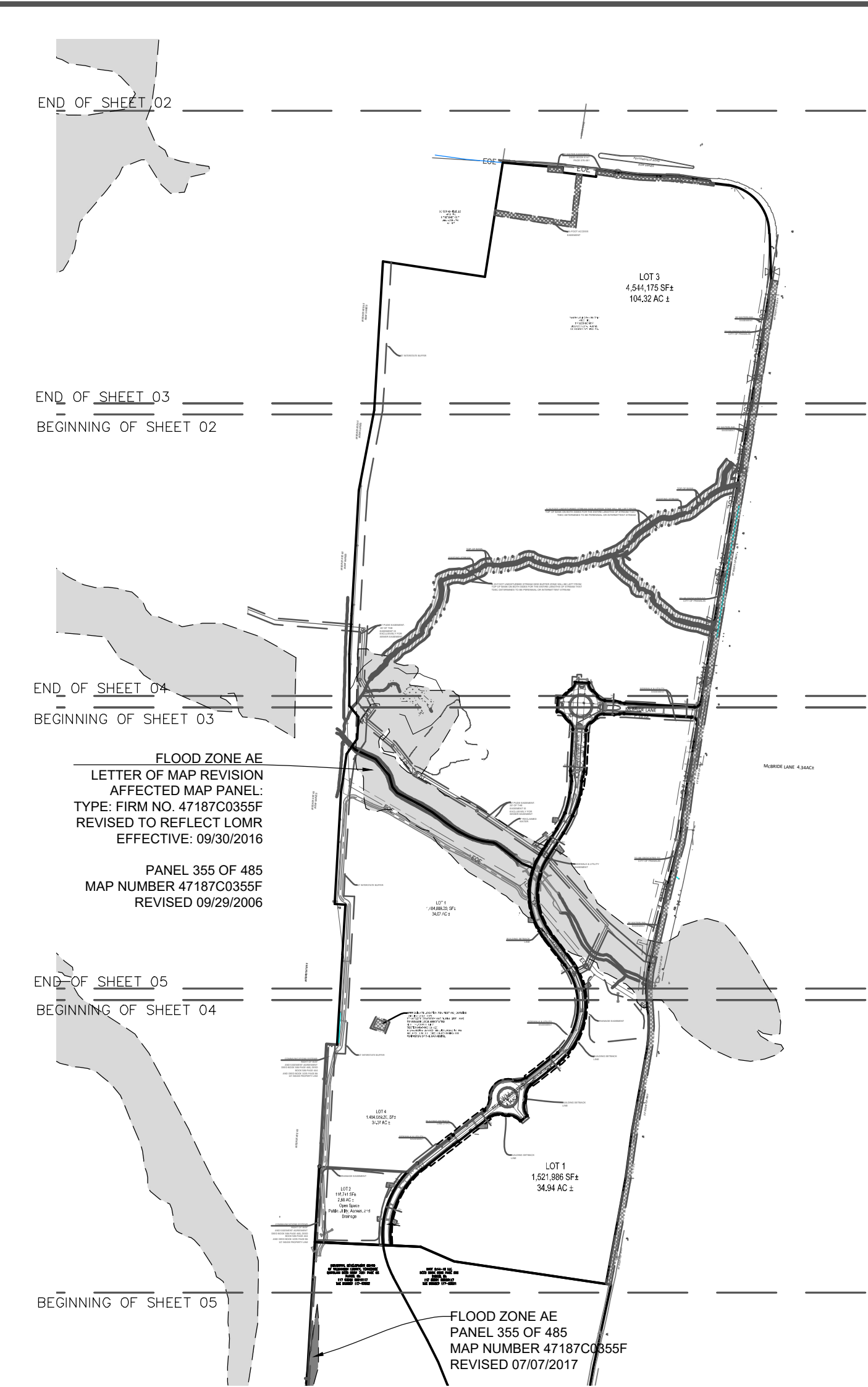
I (We) hereby certify that the subdivision plat as shown hereon is accurate and that all of the monuments shown hereon will be placed upon completion of construction. This subdivision plat accurately represents survey made under my supervision on the _____ day of _____, 20____.

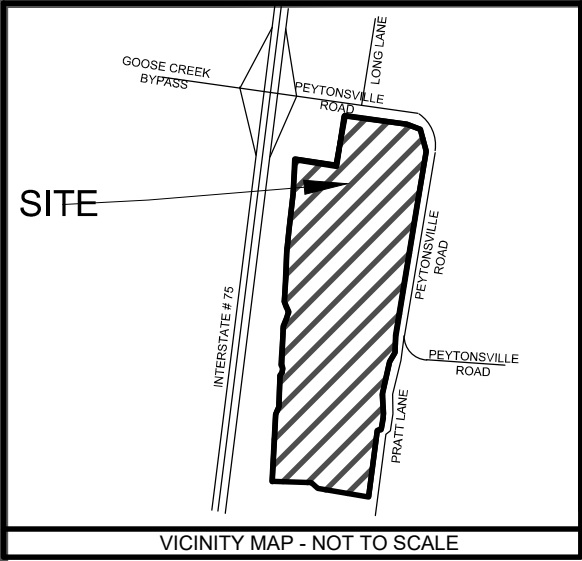
Kenneth D. Church, TN RLS 1004 _____ Date _____

Senior Program Director, CESO Inc.

TTL

5010 Linbar Drive Suite #153 | Nashville, TN 37211
615.331.7770 | www.ttlusa.com





Certificate of Ownership

I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book _____, Page _____, R.O.W.C., Tennessee, and adopt the plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, re-subdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.W.C., Tennessee, running with the title to the property. I (We) further certify that there are no liens on this property, except as follows: Book _____, Page _____, R.O.W.C.

Owner(s) _____ Date _____

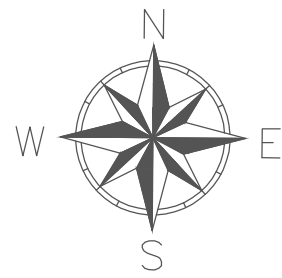
Owner

Name: REAMS FLEMING PARTNERSHIP
Address: 2000 MERIDIAN, SUITE 250
City, State, Zip: FRAKLIN, TN 37067
Phone: 615-550-5583
Email: ABALLASH@BOYLE.COM
Contact: ADAM BALLASH

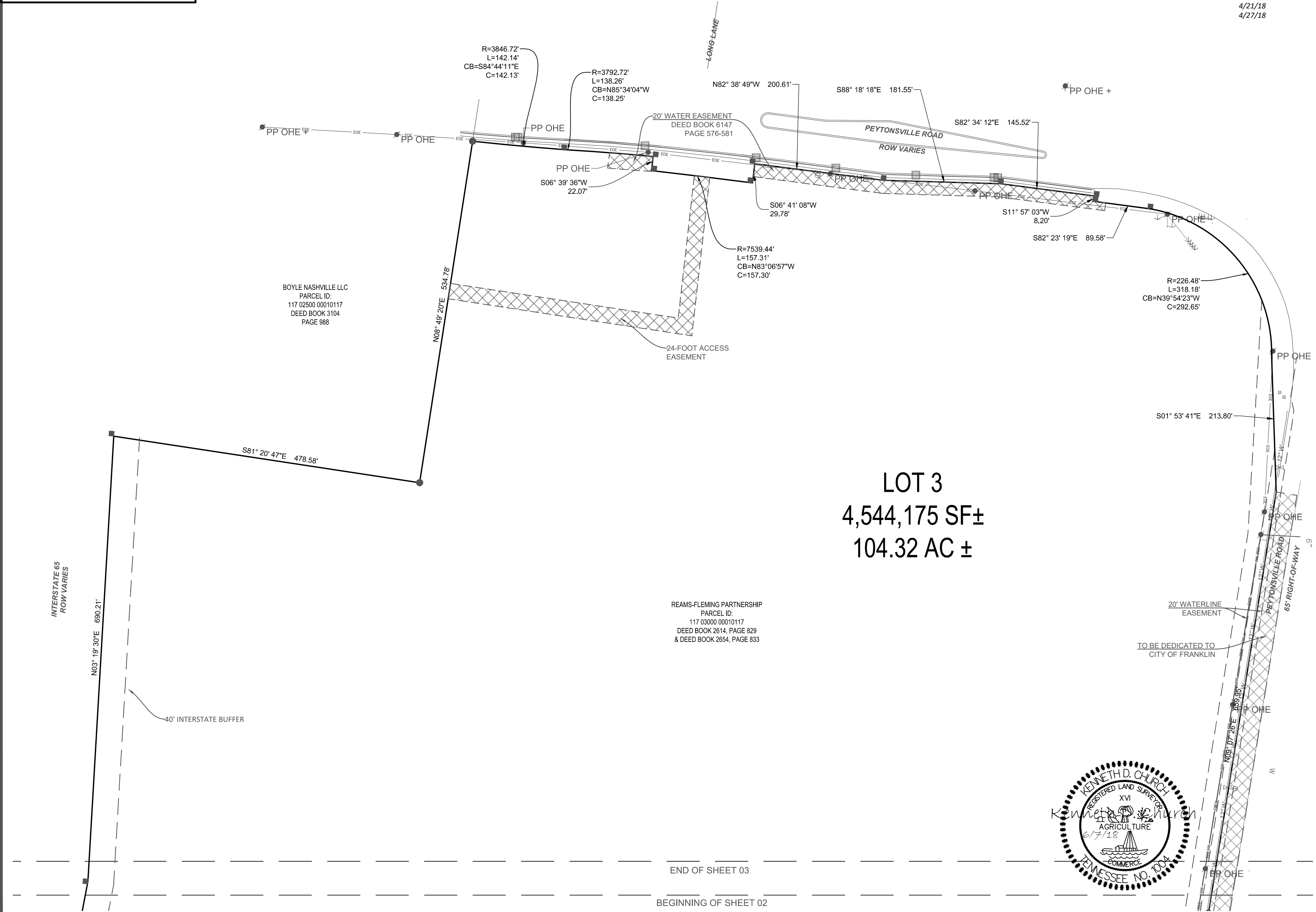
- LEGEND**
- PROPERTY LINE
 - EXISTING RIGHT-OF-WAY
 - ADJACENT PROPERTY LINE
 - EXISTING WIRE FENCE
 - EXISTING SANITARY SEWER MAIN
 - EXISTING SANITARY SEWER FORCE MAIN
 - EXISTING WATER MAIN
 - EXISTING OVERHEAD ELECTRICAL
 - EXISTING GAS MAIN
 - EXISTING UNDERGROUND ELECTRICAL
 - TREELINE

- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM GRATE INLET
- EXISTING STORM JUNCTION BOX
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING POWER POLE
- EXISTING GUY ANCHOR
- EXISTING LIGHT POLE
- EASEMENT

- PROPERTY CORNER
- IRON PIPE / PIN FOUND
- CAPPED REBAR FOUND
- TDOT ROW MARKER
- CAPPED REBAR SET

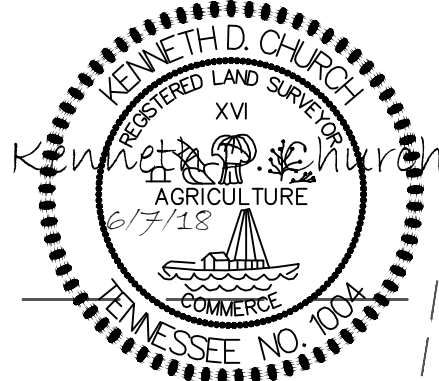


SOURCE OF NORTH
TN. STATE PLANE COORDINATE SYSTEM
ZONE 5301, FLIP ZONE 4100
NAD 83 DATUM, OPUS POINTS
4/21/18
4/27/18



LOT 3
4,544,175 SF±
104.32 AC ±

REAMS-FLEMING PARTNERSHIP
PARCEL ID:
117 03000 00010117
DEED BOOK 2614, PAGE 829
& DEED BOOK 2654, PAGE 833



**BERRY FARMS - REAMS FLEMING
SUBDIVISION
COF # 6722**

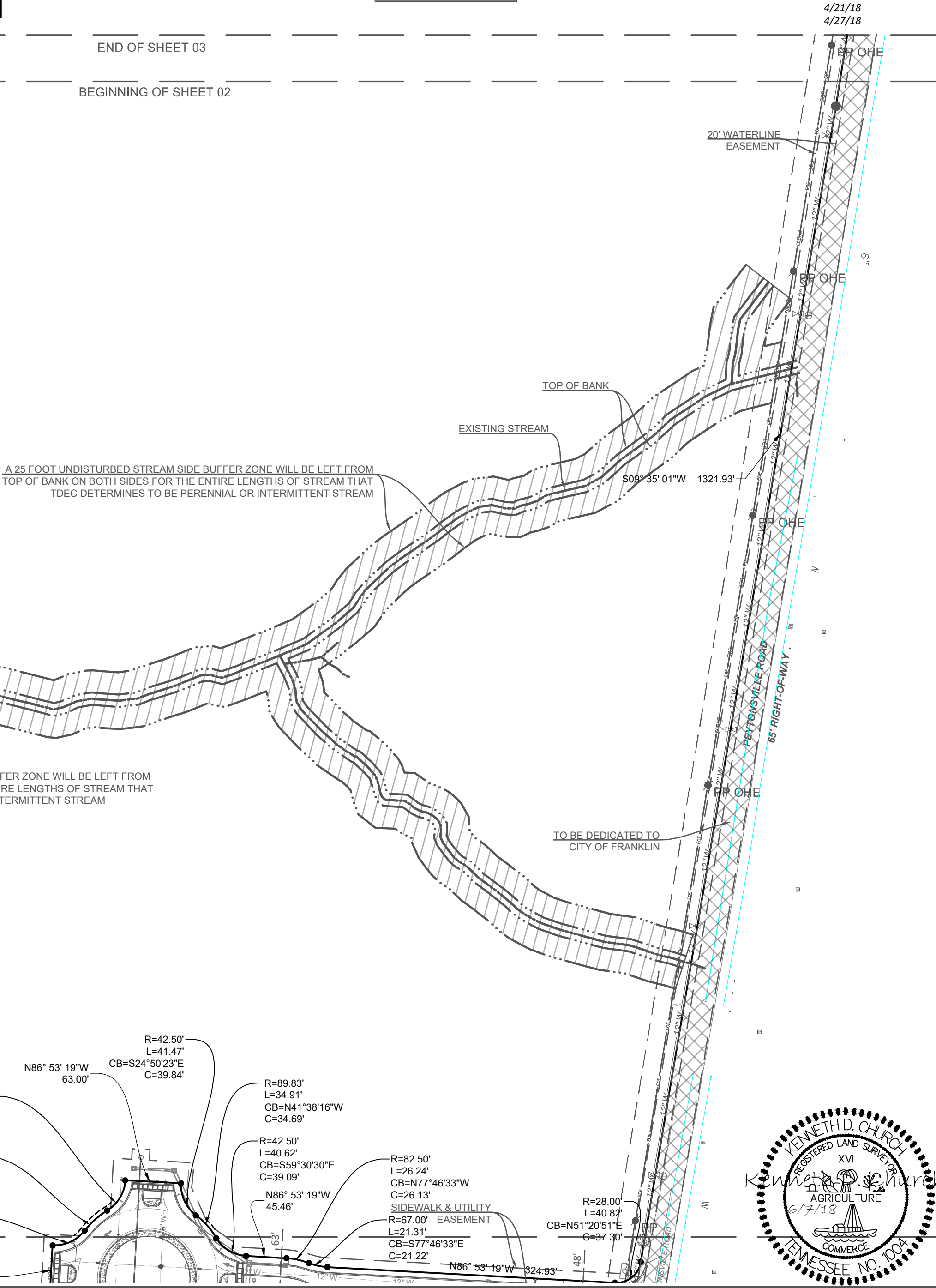
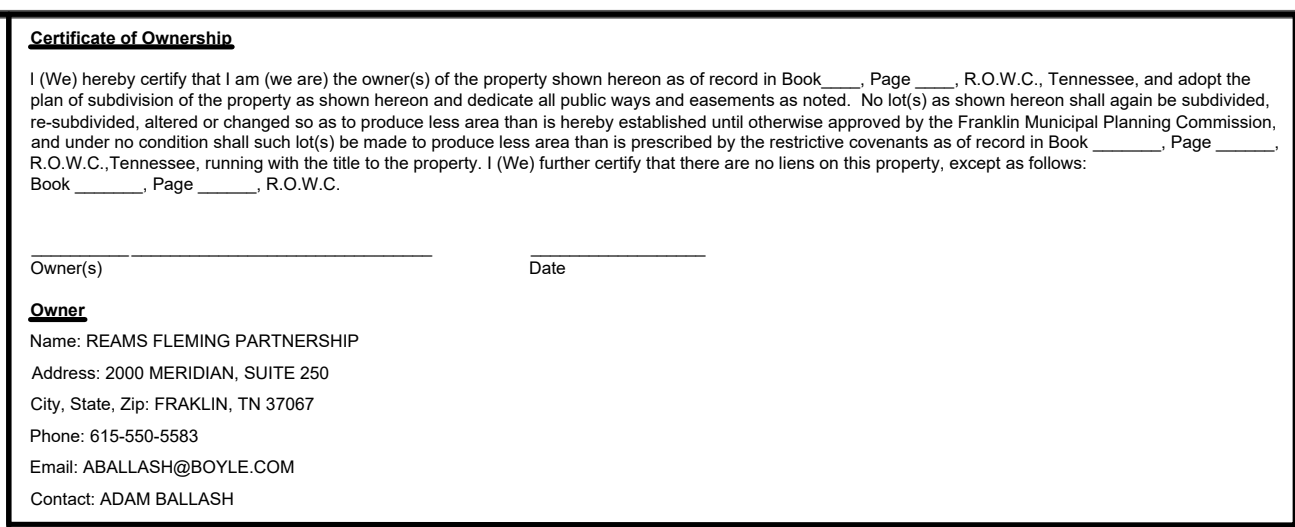
REAMS FLEMING PARTNERSHIP

**REAMS FLEMING BOULEVARD, CIVIL DISTRICT 10
FRANKLIN, WILLIAMSON COUNTY, TN**

Sheet Title
FINAL PLAT

No.	Date	Revision Description
Drawn By: MN		
Date Drawn: 06/07/2018		
Checked By: KDC/MN		
Date Surveyed: 4/21/18-6/6/18		
Proj. No.: 000180801065.00		
Scale: 1" = 100'		
File Name: 18-0607 FINAL PLAT BERRY FARM.dwg		

Sheet No.
SHEET 2 OF 5

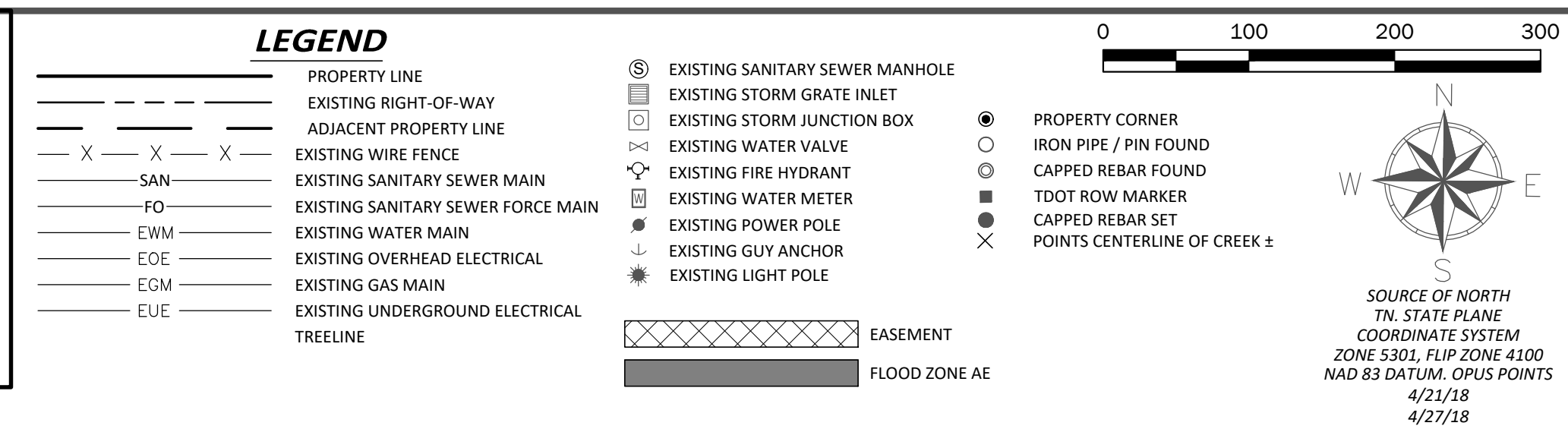


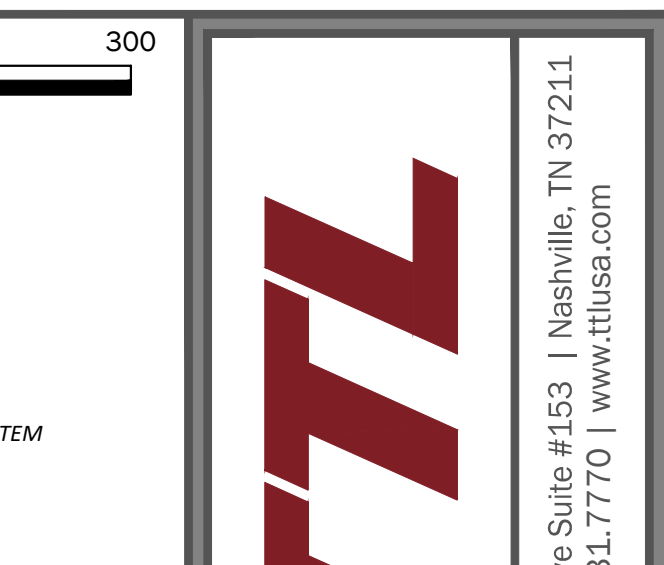
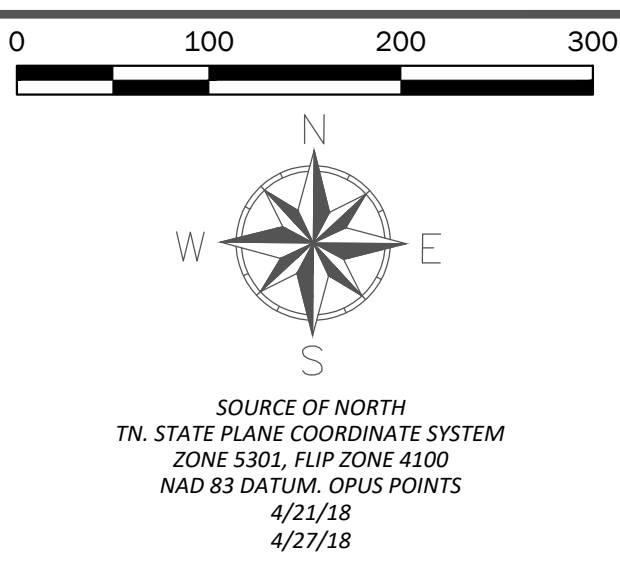
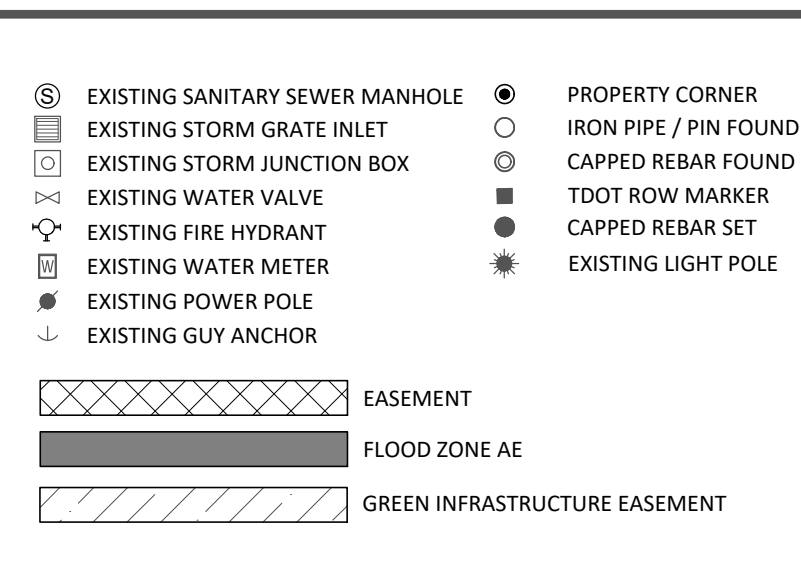
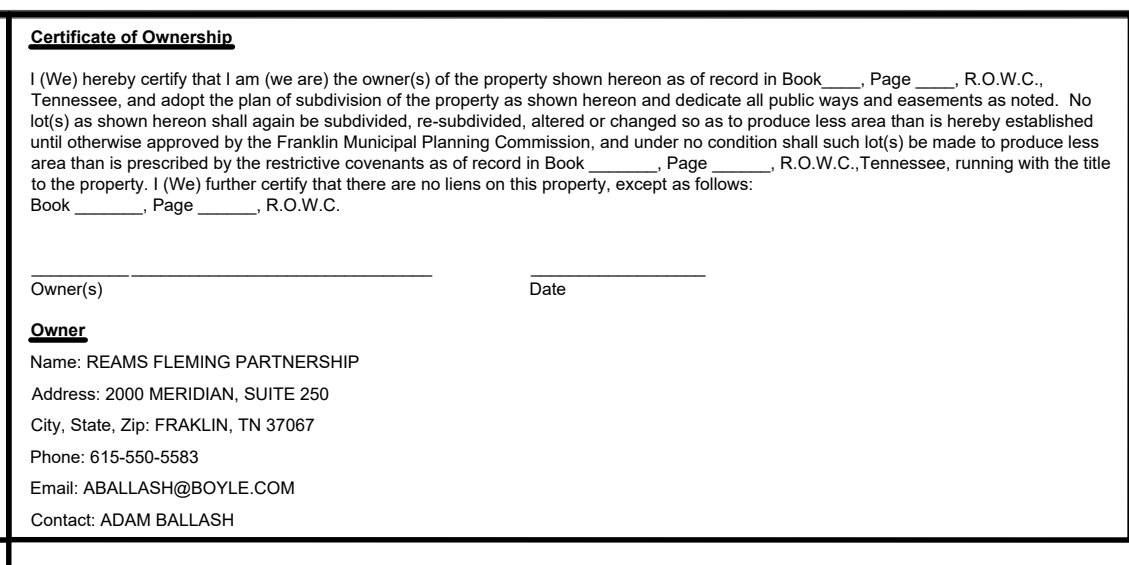
**BERRY FARMS - REAMS FLEMING
SUBDIVISION
COF # 6722
REAMS FLEMING PARTNERSHIP
REAMS FLEMING BOULEVARD, CIVIL DISTRICT 10
FRANKLIN, WILLIAMSON COUNTY, TN**

FINAL PLAT

No.	Date	Revision Description
Drawn By: MN		Checked By: KDC/MN
Date Surveyed: 4/21/18-6/6/18		
Scale: 1" = 100'		Proj. No.: 000180801065.00
File Name: 18-0607 FINAL PLAT BERRY FARM.dwg		

Sheet No.
SHEET 3 OF 5





**BERRY FARMS - REAMS FLEMING
SUBDIVISION
COF # 6722**

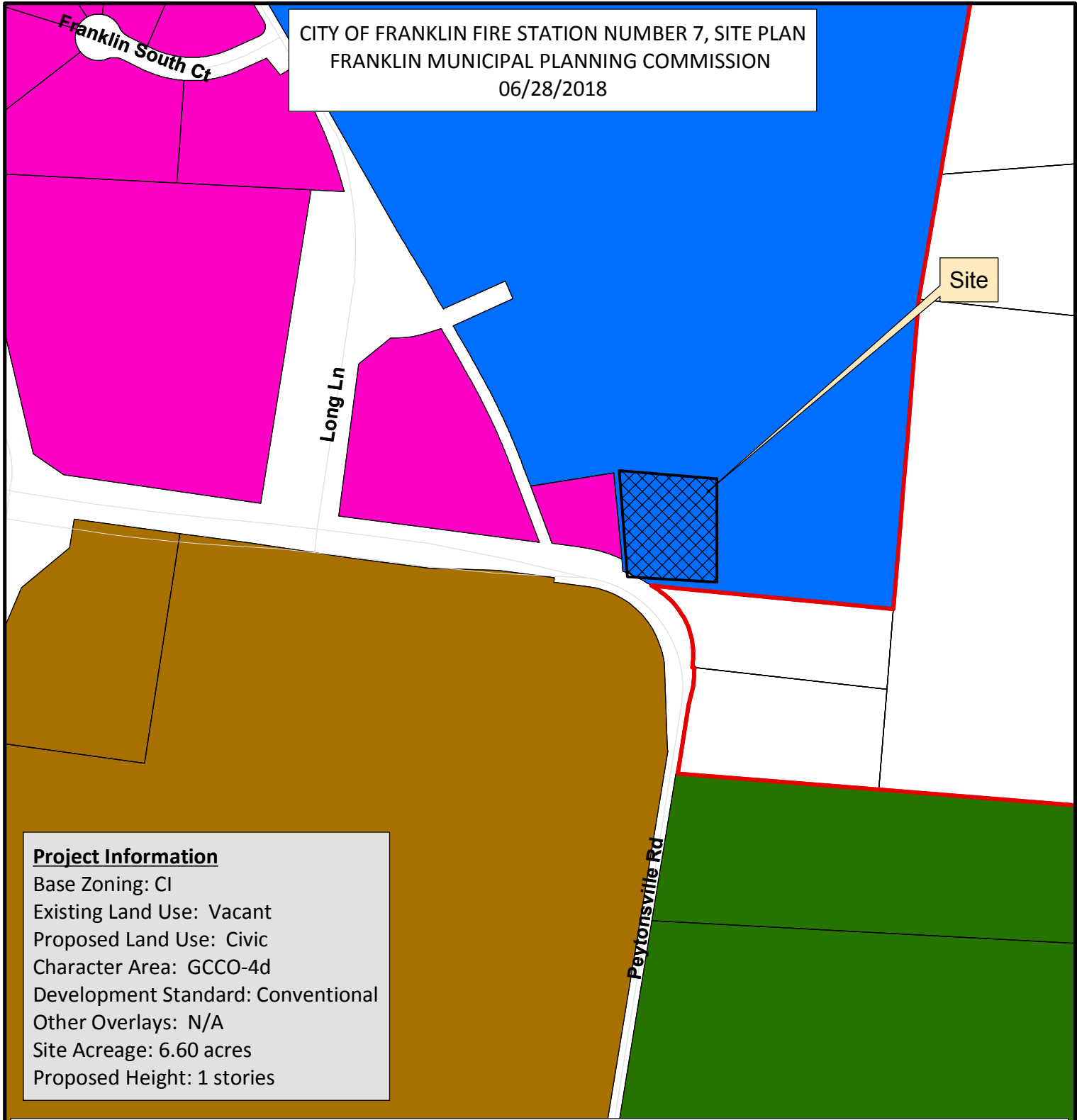
REAMS FLEMING PARTNERSHIP

**REAMS FLEMING BOULEVARD, CIVIL DISTRICT 10
FRANKLIN, WILLIAMSON COUNTY, TN**

Sheet Title		FINAL PLAT	
No.	Date	Revision Description	
Drawn By: MN		Checked By: KDC/MN	
Date Drawn: 06/07/2018		Date Surveyed: 4/21/18-6/6/18	
Scale: 1" = 100'		Proj. No.: 000180801065.00	
File Name: 18-0607 FINAL PLAT BERRY FARM.dwg			

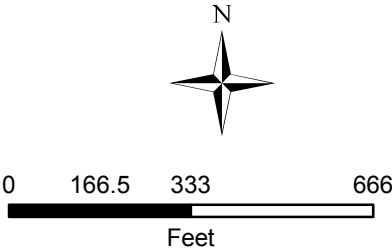
Sheet No.
SHEET 5 OF 5

CITY OF FRANKLIN FIRE STATION NUMBER 7, SITE PLAN
FRANKLIN MUNICIPAL PLANNING COMMISSION
06/28/2018



Project Information
Base Zoning: CI
Existing Land Use: Vacant
Proposed Land Use: Civic
Character Area: GCCO-4d
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 6.60 acres
Proposed Height: 1 stories

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



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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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CONDITIONS OF APPROVAL:

Open Issues: 16 These issues are currently being filtered

Addressing

General Issues

57. Street Name

lori.jarosz@franklintn.gov The address is 911 Brunacini Way. Make sure the address is on all submittals.

Engineering - Site Plan Checklist

General Issues

54. J. Stormwater Managment Plan

lance.fittro@franklintn.gov Due to the apparent reliance on infiltration to meet detention requirements shown in the drainage calculations, infiltration testing shall be provided to verify that the existing soils can support the necessary infiltration rates. Applicant shall either provide the required infiltration testing, or revise the drainage calcs so that detention requirements are met without the reliance on infiltration.

Fire-Planning

Station 7 Pre App.pdf

23. Fire Protection

geoffw@franklintn.gov

The required flow test information has not yet been provided.

The applicant shall provide the required information:

The flow test must be performed within six (6) months of submittal date to be considered valid. Seasonal fluctuations should be discussed with the appropriate water utility based on the project's address/location. A 25% drop in pressure from static to residual should be achieved. This may require more than one hydrant to be opened and flowed. The fire inspector witnessing the test may elect to have different hydrants tested based on public vs private hydrant locations or select hydrants more optimal to the project site.

Fire flow requirements in the International Fire Code shall be met as a minimum in addition to required fire sprinkler systems.

The information required shall be CLEARLY indicated on the Utility plan and SHALL include all of the following.:

1. Date and time of test.
2. Names and agency of those who performed the test and witnessed the test.
3. Hydrant locations (flow hydrant and test hydrant) depicted on a map.
4. Static pressure of both hydrants prior to test.
5. Residual pressure of test hydrant during test.
5. Pitot pressure of flow hydrant during test.
6. Gallons per minute at test pressure.
7. Gallons per minute at 20 psi.

A fire inspector must be contacted to witness the test (subject to their availability). Please call 615-791-3270 to speak with an inspector. The primary inspector for this project location is Fire Inspector Wayne Mobley.

27. Fire Sprinkler System

geoffw@franklintn.gov

This issue has not been addressed.

The applicant shall:

Clearly label the size of underground fire protection water lines and label the proposed fire meter and backflow.

MIT

Station 7 Site Plan.pdf

35. Fiber Optic

carlb@franklintn.gov

Applicant shall on sheet C5.0 upgrade the conduit run from Long Lane to future Carothers Parkway from 2" to 3" with 3 - one inch innerducts, to separate fire station fiber from traffic signal interconnect fiber.

Performance Agreement and Surety

General Issues

59. Landscape

jason.arnold@franklintn.gov

A Landscape Surety is not required for a City of Franklin project.

Stormwater

General Issues

52. Bioretention

ellen.moore@franklin.tn.gov Typically, a forebay will have a section of permeable berm to allow for water to fully exit from the forebay to the bioretention. A section of permeable berm (rock) shall be shown at the filter strip.

58. Long Term Maintenance Plan

jeff.willoughby@franklin.tn.gov Include landscape sheets for bioretention areas and COF number on first page

Streets

Station 7 Site Plan.pdf

60. Stormwater infrastructure.

casey.chrisman@franklin.tn.gov This issue is based off of changes made to the stormwater infrastructure from the last submittal.

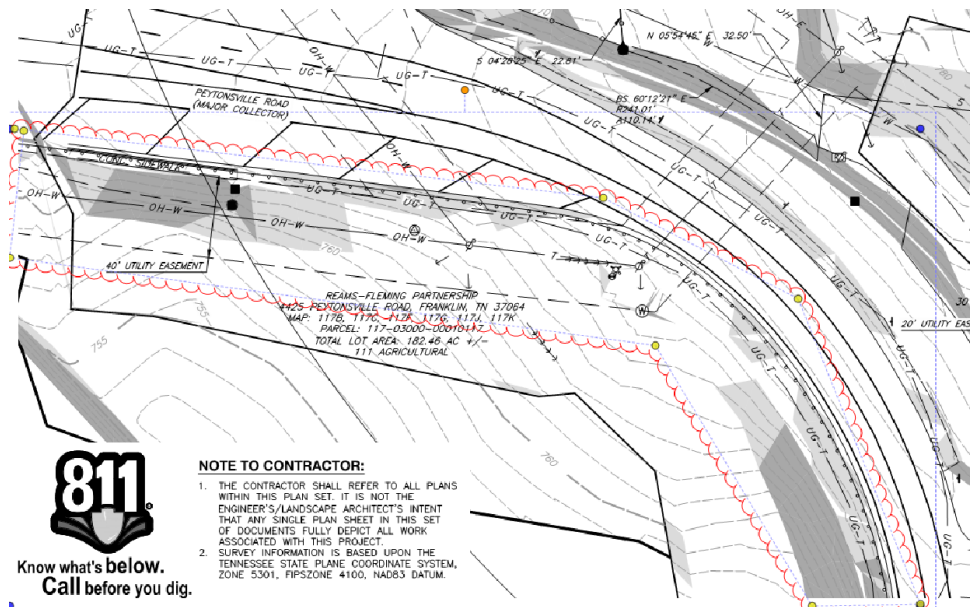
Place the wall outside the storm line easement at the storm line location P4 including stormwater structures 2 and 4.

Water/Sewer

General Issues

3. Existing Conditions

ben.mcneil@franklin.tn.gov Applicant failed to address the issue, the existing utility sheet is more clear, but the existing Franklin Water main is not shown. The applicant shall have the water main surveyed and provided for review. The water main shall serve the propose fire station and currently has not been provided to finalize the water design.

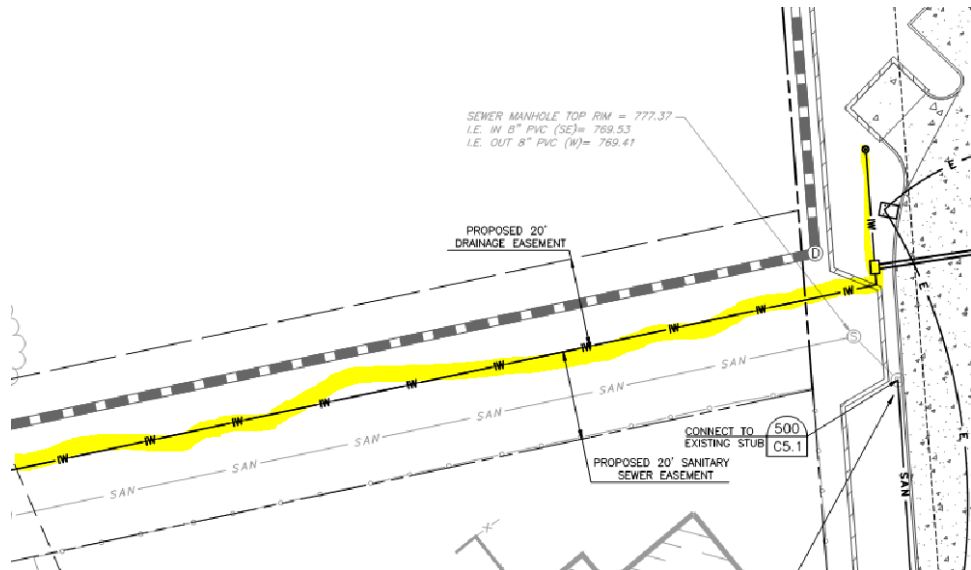


6. Enlarged utility plan

The applicant did not fully address the issue, the reclaim water line that is shown serving the site has not been vetted through Water Management Admin. This must be discussed and approved prior to allowance.

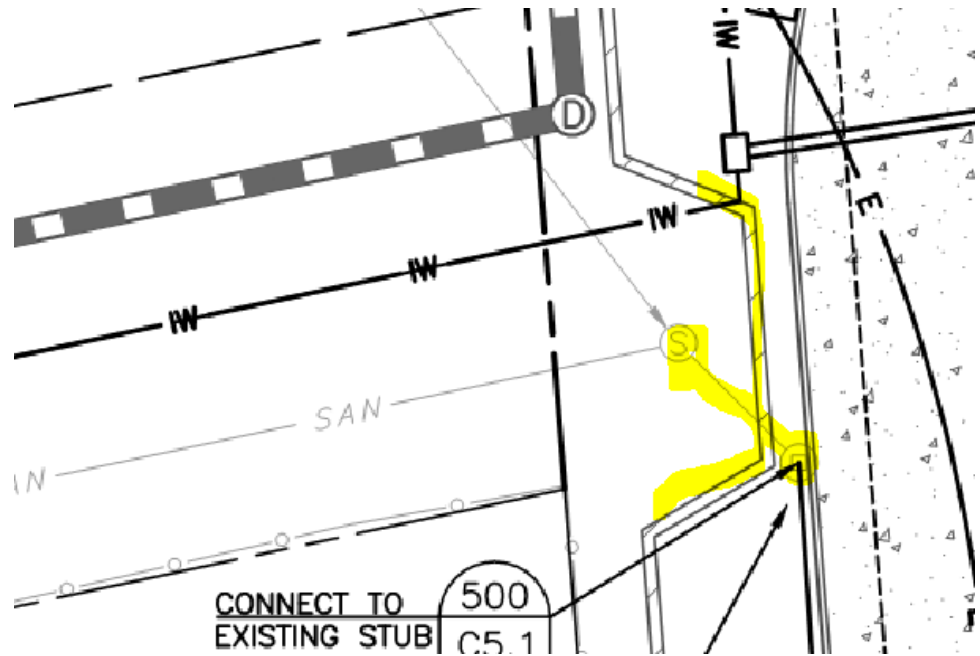
The reclaim water line that is currently shown does not have any information provided for review. The applicant shall include the tap size, length and size of proposed service line, meter size as well as clear area for reclaim meter. Walls are not permitted on the reclaim water service.

It appears that the storm water inlet and meter are the same symbol at this location. The applicant shall revise the water service to meet current standards.



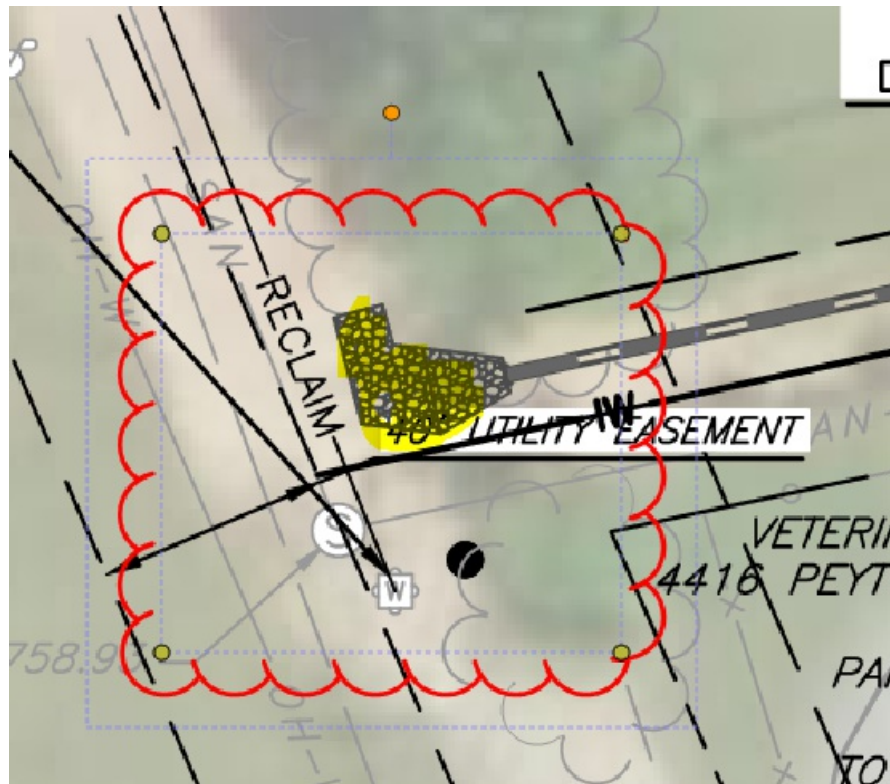
46. Sanitar sewer

ben.mcneil@franklinton.gov Applicant failed to address the issue, applicant shall not show the proposed wall over the sanitary sewer. The existing sanitary sewer and the proposed service line shall have a minimum of 10' separation. If the wall is to be proposed adjacent to the sanitary sewer easement, the wall shall have a continuous concrete footer.



47. Sanitary sewer

ben.mcneil@franklinton.gov Applicant failed to address the issue, the area where the rip rap is shown to be installed is over the reclaim water and sanitary sewer easement. The applicant shall not install the storm water feature over the easement, this will hinder maintenance.



56. MUD Water Service

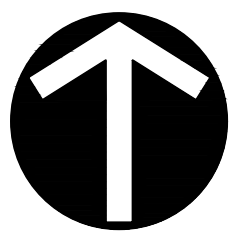
matt@m2groupllc.com Applicant shall make application for water service to MUD.

City of Franklin and Milcrofton should meet as soon as possible to determine who is providing water service to this project to prevent delay. Map of MUD service territory provided to City for review showing this parcel is in MUD service territory.
[Edited By Matt Bryant]

61. Advisory comment - water services

scott.andrews@franklinn.gov *This is an advisory comment and does not hinder site plan approval.*

Applicant should be aware that maintenance and repair of the domestic water and fire water services will be more difficult, and therefore more costly to the owner, due to their close proximity to the proposed wall.



NORTH

WILLIAMSON COUNTY
4215 LONG LANE, FRANKLIN, TN 37064
MAP: 1060, 106N, 117B, 117C
PARCEL: 117-02700-00010117
DB 1668, PG 774
TOTAL LOT AREA: 94.94 AC +/-
101 COUNTY

PROPOSED 20' DRAINAGE EASEMENT

PROPOSED 20' SANITARY SEWER EASEMENT

VETERINARY SPECIALTY PROPERTIES, LLC
4416 PEYTONSVILLE ROAD, FRANKLIN, TN 37064
MAP: 117C
PARCEL: 117-02701-00010117
DB 4560, PG 306
TOTAL LOT AREA: 0.81 AC +/-
108 COMMERCIAL

REAMS-FLEMING PARTNERSHIP
4425 PEYTONSVILLE ROAD, FRANKLIN, TN 37064
MAP: 117B, 117C, 117E, 117G, 117H, 117I, 117K
PARCEL: 117-03000-00010117
TOTAL LOT AREA: 182.46 AC +/-
111 AGRICULTURAL

PROPOSED FRANKLIN
FIRE STATION 7
15,000 +/- SF
FFE= 785.50'

R=116.50'
L=18.48'
N 15°32'55" E
8.40'
R=596.50'
L=28.62'

DODD, BRANT NELSON
4416 PEYTONSVILLE ROAD, FRANKLIN, TN 37064
MAP: 117C
PARCEL: 117-02800-00010117
TOTAL LOT AREA: 3.03 AC +/-
100 RESIDENTIAL

NOTES:

1. ALL RADII ARE 3' UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.

OVERALL SITE DATA:

1. EXISTING/PROPOSED ZONING: CMC AND INSTITUTIONAL DISTRICT (CI).
2. PROPOSED USE: FIRE STATION (ALLOWABLE BY RIGHT).
3. CHARACTER AREA OVERLAY: GCCO-4d (GOOSE CREEK CHARACTER AREA).
4. OTHER APPLIANCE OVERLAY: 500 FOOT BUFFER OF HILLSIDE/HILLCREST OVERLAY DISTRICT:
 - BUILDING HEIGHT IN STORIES (MAX.): 1
 - LANDSCAPE SURFACE RATIO (LSR) (MIN.): 0.30
 - FRONT YARD AND SIDE STREET SETBACK (FEET): 20
 - SIDE YARD SETBACK (FEET): 10
 - REAR YARD SETBACK (FEET): 25
5. APPLICABLE DEVELOPMENT STANDARD: EITHER STANDARD APPLIES
6. SITE ACREAGE: 1.85 AC.

BUILDING SQUARE FOOTAGE:

- RESIDENTIAL: N/A
- COMMERCIAL: N/A
- PUBLIC: 15,000 +/-

PARKING:

- DETERMINED BY CITY ENGINEER TO BE 25 SPACES
- ACCESSIBLE PARKING: 1 VAN SPACE + 1 STANDARD ADA SPACE.

REFERENCE:

BOUNDARY, TOPOGRAPHIC, AND EASEMENT INFORMATION SHOWN IS BASED UPON INFORMATION SENT TO CEC BY THE CITY OF FRANKLIN IN FEBRUARY 2018. THIS INFORMATION COMES FROM A VARIETY OF SOURCES.

DEVELOPER:

CITY OF FRANKLIN
CONTACT: BRAD WILSON
190 3RD AVENUE SOUTH
FRANKLIN, TN 37064
615-550-6628

APPLICANT:

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
CONTACT: BERT MORTON, P.E.
325 SEABOARD LANE, SUITE 170
FRANKLIN, TN 37067
615-333-7797

DESIGN CONCEPTS/STANDARDS:

THE DESIGN CONCEPT IS TO DEVELOP NEW FIRE STATION FOR THE FRANKLIN FIRE DEPARTMENT.

LEGEND

	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY MONUMENT
	EXISTING EASEMENT
	EXISTING EDGE OF PAVEMENT
	EXISTING SIDEWALK
	EXISTING PAVEMENT MARKINGS
	EXISTING STRUCTURE
	EXISTING WALL
	EXISTING FENCE
	EXISTING GATE
	EXISTING GUARD RAIL
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING GUY WIRE
	EXISTING OVERHEAD UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING TRANSFORMER
	EXISTING UTILITY BOX
	EXISTING UTILITY MANHOLE
	EXISTING WATER METER
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING WATER MANHOLE
	EXISTING CATCH BASIN
	EXISTING SANITARY MANHOLE
	EXISTING SIGN
	EXISTING BOLLARD
	EXISTING FIBER OPTIC PULL BOX
	EXISTING TREE
	EXISTING TREE LINE
	EXISTING SURVEY CONTROL POINT
	PROPOSED PROPERTY LINE
	PROPOSED SETBACK LINE
	PROPOSED EDGE OF ROAD
	PROPOSED EXTRUDED CURB
	PROPOSED CONCRETE WALK
	PROPOSED CONCRETE PAVEMENT
	PROPOSED TRUNCATED DOMES
	PROPOSED CONCRETE RETAINING WALL
	PROPOSED PAVEMENT MARKING
	PROPOSED STRUCTURE
	PROPOSED ACCESSIBLE PATH
	PROPOSED SIGN
	PROPOSED PARKING COUNT
	PROPOSED UTILITY EASEMENT
	PROPOSED DETENTION POND OUTLET STRUCTURE
	PROPOSED YARD DRAIN
	PROPOSED CURB INLET
	PROPOSED STORM MANHOLE
	PROPOSED LIMITS OF BIORETENTION
	PROPOSED LIMITS OF DETENTION POND
	PROPOSED LIMITS OF DRAINAGE CHANNEL
	PROPOSED LIGHT POLES
	PROPOSED TRANSFORMER
	PROPOSED SANITARY SEWER CLEANOUT
	PROPOSED WATER METER BOX
	PROPOSED WATER VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED POST INDICATOR VALVE
	PROPOSED FIRE DEPARTMENT CONNECTION
	DETAIL NUMBER
	SHEET NUMBER

COF #: 6718

RENAISSANCE GROUP, INC.
FRANKLIN FIRE DEPARTMENT STATION 7
PEYTONSVILLE ROAD
FRANKLIN, TN

Civil & Environmental Consultants, Inc.
325 Seaboard Lane - Suite 170 - Franklin, TN 37067
615-333-7797 - 800-763-2326
www.cecinc.com

OVERALL SITE PLAN

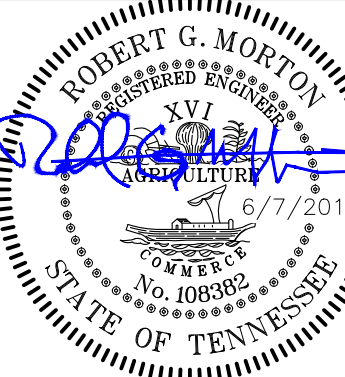
DATE:	JUNE 2018	DRAWN BY:	PEC
DWG SCALE:	AS SHOWN	CHECKED BY:	EJG
PROJECT NO:	180-832	APPROVED BY:	AS SHOWN

DRAWING NO.:

C2.0

PRELIMINARY
NOT FOR CONSTRUCTION

*HAND SIGNATURE ON FILE

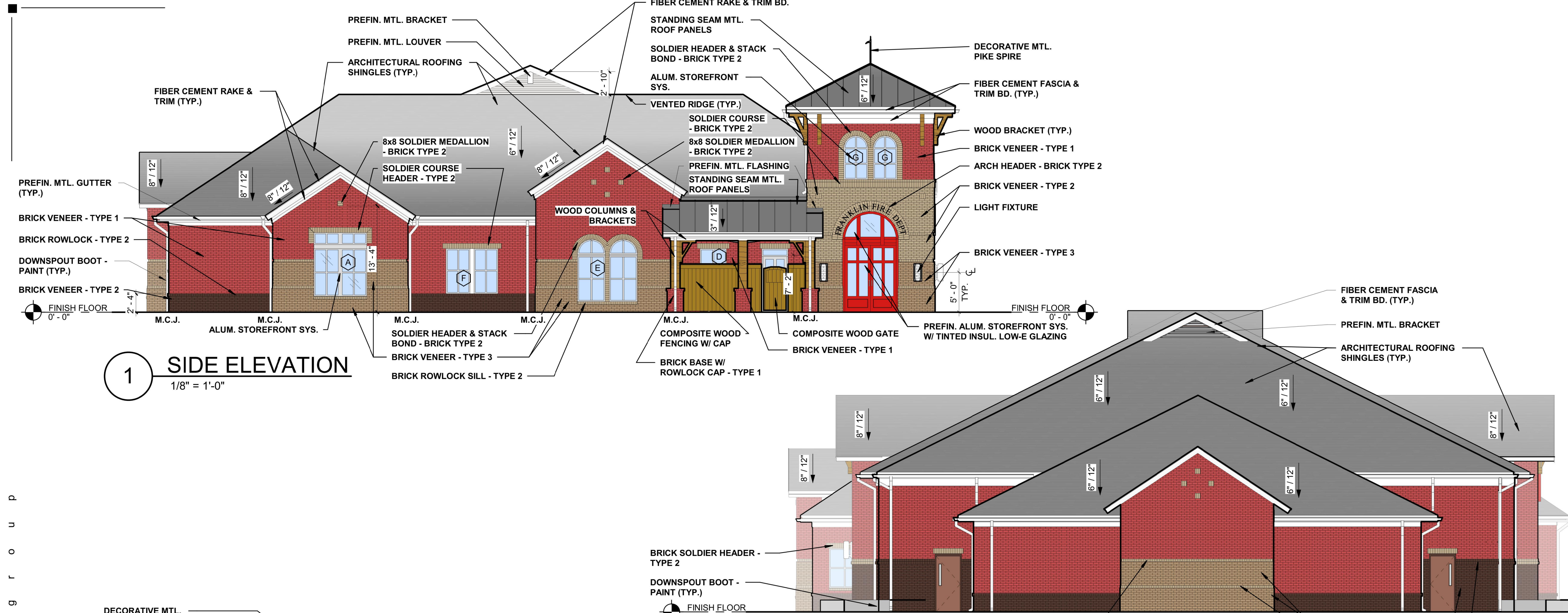


SCALE IN FEET
0 40 80



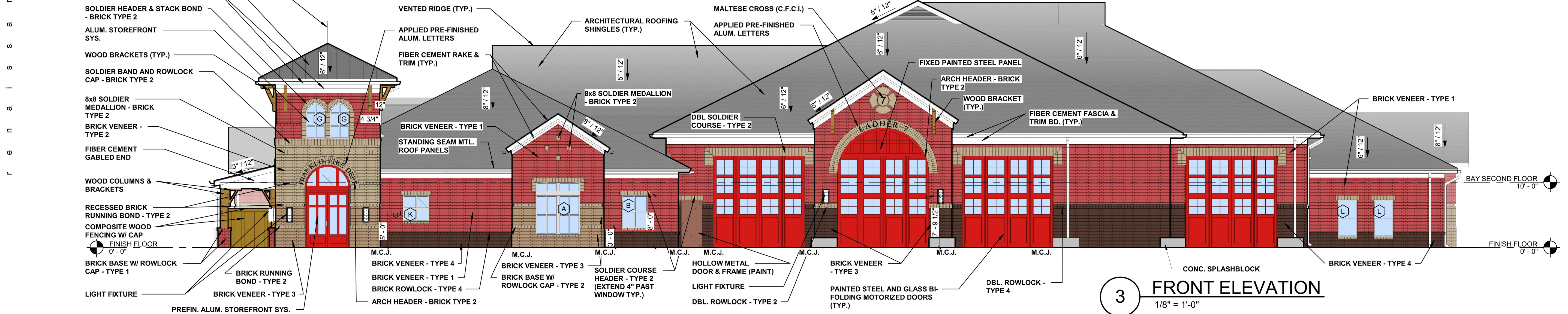
NOTE TO CONTRACTOR:

1. THE CONTRACTOR SHALL REFER TO ALL PLANS WITHIN THIS PLAN SET. IT IS NOT THE ENGINEER'S/LANDSCAPE ARCHITECT'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THIS PROJECT.
2. SURVEY INFORMATION IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100, NAD83 DATUM.

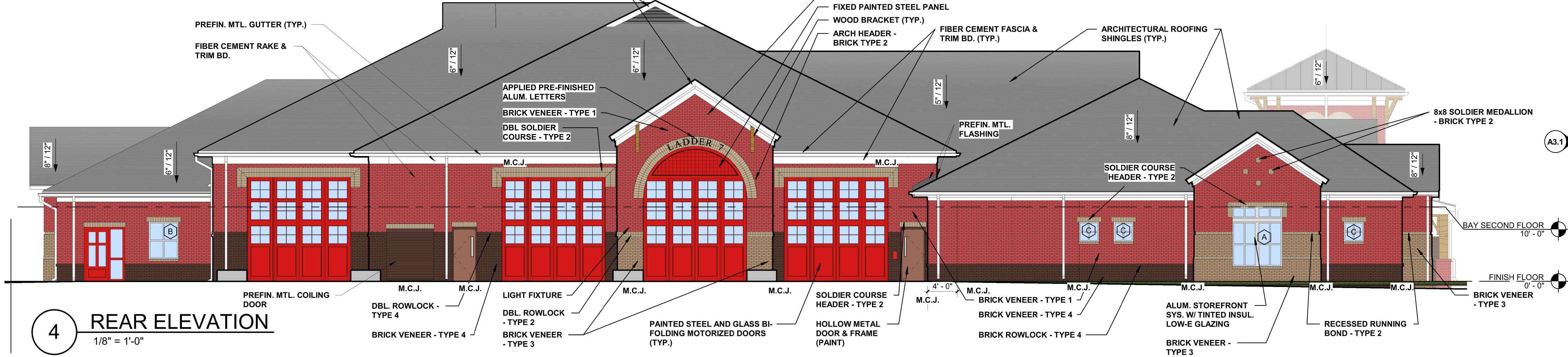


1 SIDE ELEVATION
1/8" = 1'-0"

2 SIDE ELEVATION (AMBULANCE BAY)
1/8" = 1'-0"



3 FRONT ELEVATION
1/8" = 1'-0"



4 REAR ELEVATION
1/8" = 1'-0"

EXTERIOR ELEVATIONS LEGEND

BRICK VENEER TYPES (TAYLOR CLAY PRODUCTS, INC.):

BRICK TYPE 1 - #317D RED WIRECUT

BRICK TYPE 2 - OYSTER GRAY WIRECUT

BRICK TYPE 3 - OYSTER GRAY CHISEL FACE

BRICK TYPE 4 - #373 AUTUMN BLEND WIRECUT

PAIN T COLORS:

TRIMS AND FASCIAS - WORLDLY GRAY SW 7043

APPARATUS BAY AND TOWER ENTRY DOORS - GYPSY RED SW 6865

HOLLOW METAL DOORS - TEA CHEST SW 6103 (TO MATCH BRICK TYPE 4)

ROOFING:

METAL ROOF - MEDIUM BRONZE

ARCHITECTURAL ROOF SHINGLES - TIMBERLINE WEATHERWOOD

WINDOWS:

CLEAR ANODIZED ALUMINUM

WOOD COLUMNS & BRACKETS:

STAINED SEALED CEDAR

WALL MOUNTED LIGHT FIXTURES:

MEDIUM BRONZE

PREFINISHED MTL. GUTTERS AND DOWNSPOUTS:

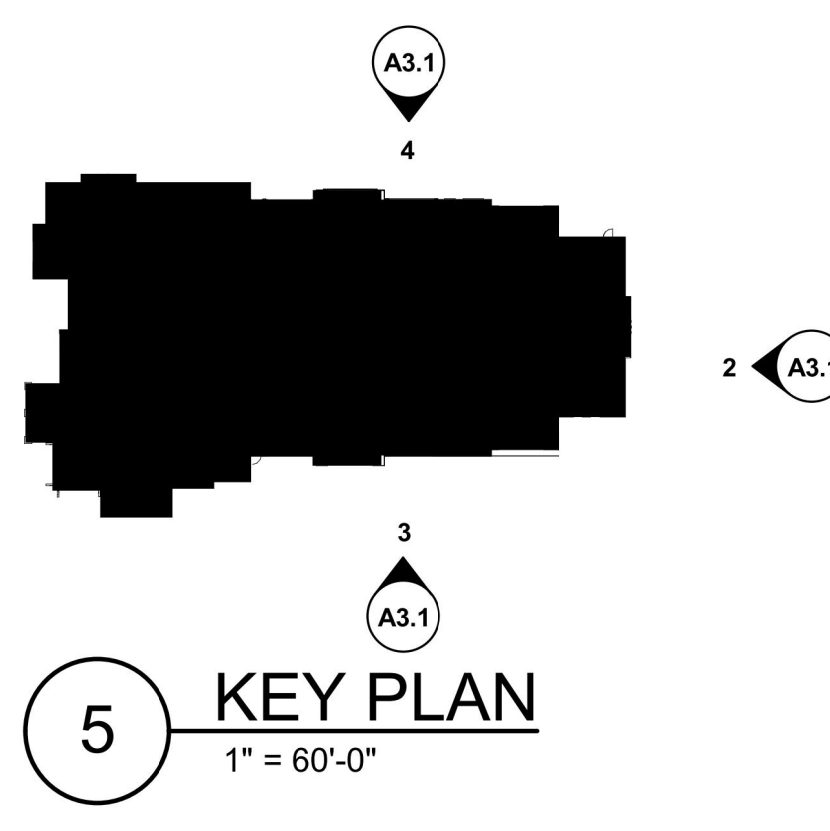
PAC-CLAD SANDSTONE

FENCING:

PREMIUM COMPOSITE FENCING - TERRAFENCE: COLOR - SEQUOIA

ELEVATIONS GENERAL NOTES

1. THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION/CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE CODES DIRECTOR OR THE PLANNING COMMISSION.



5 KEY PLAN
1" = 60'-0"



Renaissance
Group

9700 Village Circle, ste.100
Lakeland, TN 38002
901.332.5533
fax: 901.332.5534
www.rgroup.biz

NOT FOR
CONSTRUCTION

CONSTRUCTION DOCUMENTS FOR

PROPOSED FACILITY FOR
CITY OF FRANKLIN
FIRE STATION NO. 7



CITY OF FRANKLIN PROJECT NO. 2950

Sheet Title
EXTERIOR ELEVATIONS

Project No.
17030

Drawn by
REC

Date
04/04/18

A3.1

4412 PEYTONSVILLE ROAD
FRANKLIN, TN 37064

4/6/2018 8:06:00 AM
C:\Users\lgdev\Documents\17030 - Franklin Fire 7_Central - Current_lgdev0711.rvt

FRANKLIN FIRE DEPARTMENT STATION 7 SITE PLAN SUBMITTAL

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

SITE PLAN

JUNE 2018

PEYTONSVILLE ROAD

FRANKLIN, TN 37064

TAX MAP 117C, PARCEL 117---02700

COF # 6718



VICINITY MAP
SCALE IN FEET
0 1000 2000

CONTACT LIST

WATER MANAGEMENT

CITY OF FRANKLIN

124 LUMBER DRIVE
FRANKLIN, TN 37064
PHONE: 615-794-4554
CONTACT: BEN McNEIL
E-MAIL: ben.mcneil@franklin.tn.gov

FIRE SERVICE

FRANKLIN FIRE DEPARTMENT

109 THIRD AVENUE SOUTH, SUITE 133
FRANKLIN, TN 37064
PHONE: 615-791-3270
CONTACT: GEOFF WOOLARD
E-MAIL: geoffw@franklin.tn.gov

ELECTRIC SERVICE

MTEMC

2156 EDWARD CURD LANE
FRANKLIN, TN 37067
PHONE: 615-4595-4685
CONTACT: ROGER JENKINS
E-MAIL: rjenkins@mtmc.com

GAS SERVICE

ATMOS ENERGY

200 NOAH DRIVE
FRANKLIN, TN 37064
PHONE: 615-794-2596
CONTACT: FRED NEU
E-MAIL: fred.neu@atmosenergy.com

CABLE TV SERVICE

COMCAST CABLE

660 MAINSTREAM DRIVE
NASHVILLE, TN 37228
PHONE: 615-244-7462, EXT. 1115647
CONTACT: MARLON FRIZZELL
E-MAIL: marlon_frizzell@cable.comcast.com

BASIS OR BEARINGS

BEARINGS ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83).

FLOOD NOTE

THE PROPERTY SHOWN HEREON IS LOCATED IN A FLOOD HAZARD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER THE FEMA FLOOD INSURANCE RATE MAPS, COMMUNITY MAP NO. 470204, PANEL NUMBER 0355, SUFFIX F, EFFECTIVE DATE SEPTEMBER 29, 2006.

UTILITY NOTE

AVAILABLE PLANS AND OBSERVED EVIDENCE WAS USED TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. UTILITIES MAY EXIST THAT ARE NOT SHOWN.

SPECIFICATION NOTE

PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH CITY OF FRANKLIN STANDARD SPECIFICATIONS.

NOTE TO CONTRACTOR:

- THE CONTRACTOR SHALL REFER TO ALL PLANS WITHIN THIS PLAN SET. IT IS NOT THE ENGINEER'S/LANDSCAPE ARCHITECT'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THIS PROJECT.
- SURVEY INFORMATION IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100, NAD83 DATUM.

TELEPHONE SERVICE

AT&T

500 LIBERTY PIKE
FRANKLIN, TN 37064
PHONE: 615-595-7816
CONTACT: DAVID TUTTEROW
E-MAIL: dt8243@att.com

PLANNING & ZONING

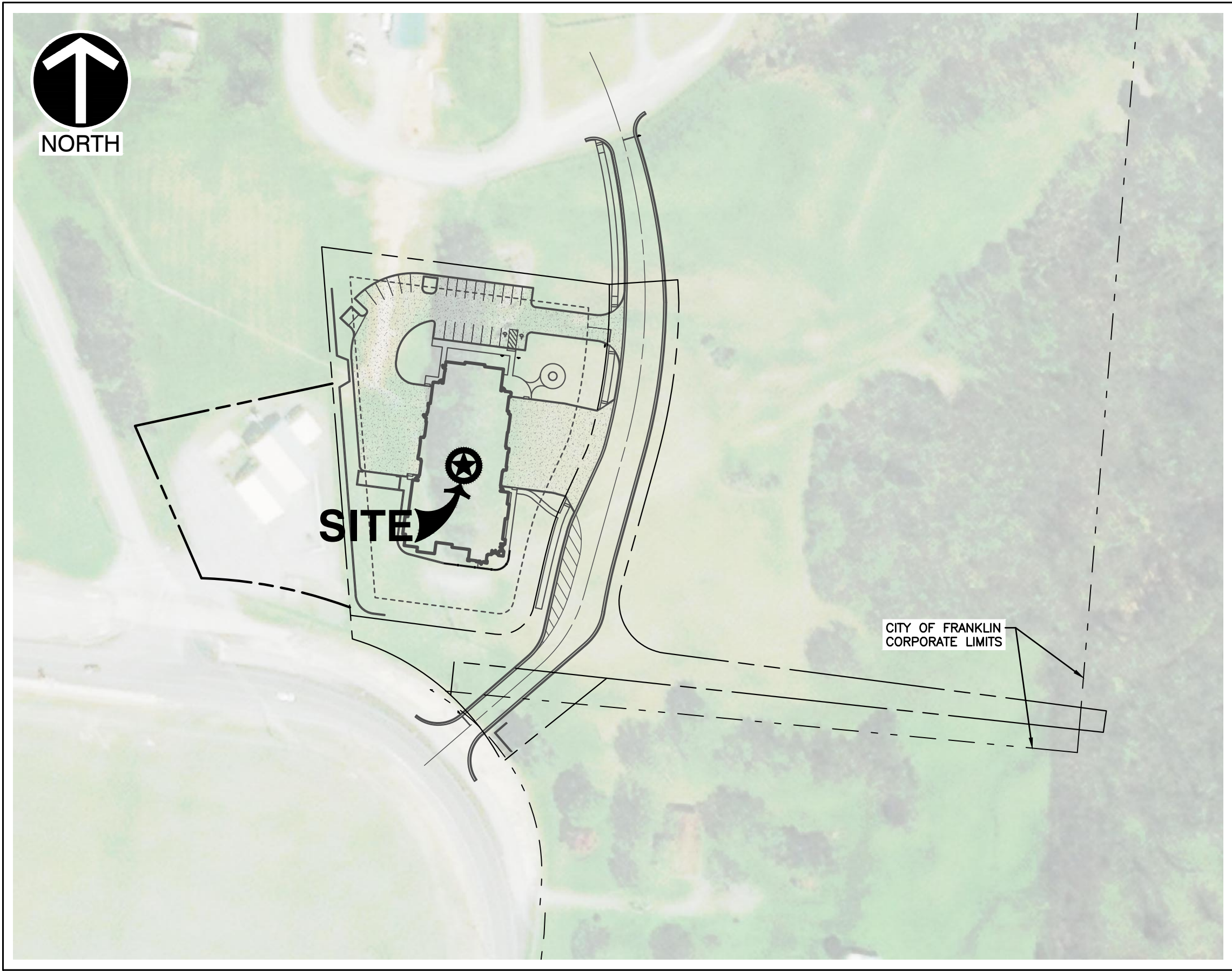
FRANKLIN PLANNING & SUSTAINABILITY DEPARTMENT

109 THIRD AVENUE SOUTH
FRANKLIN, TN 37064
PHONE: 615-550-6977
CONTACT: JOSH KING
E-MAIL: josh.king@franklin.tn.gov

STORM WATER FACILITIES

FRANKLIN ENGINEERING DEPARTMENT

109 THIRD AVENUE SOUTH
FRANKLIN, TN 37064
PHONE: 615-550-6651
CONTACT: JEFF WILLOUGHBY
E-MAIL: jeff.willoughby@franklin.tn.gov



SITE LOCATION MAP
SCALE IN FEET
0 100 200

DEVELOPER

CITY OF FRANKLIN

109 THIRD AVENUE SOUTH
FRANKLIN, TN 37064
CONTACT: BRAD WILSON
PHONE: 615-550-6628
EMAIL: brad.wilson@franklin.tn.gov

ENGINEERING / LANDSCAPE ARCHITECT

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

325 SEABOARD LANE, SUITE 170
FRANKLIN, TN 37067
CONTACT: BERT MORTON, P.E.
PHONE: 615-333-7797
EMAIL: bmorton@cecinc.com
CONTACT: JAY CAMELI, R.L.A.
EMAIL: jcameli@cecinc.com

ARCHITECT

RENAISSANCE GROUP, INC.

9700 VILLAGE CIRCLE, SUITE 100
LAKE LAND, TN 38002
CONTACT: MICHAEL TERRY, A.I.A.
PHONE: 901-332-5533
EMAIL: mterry@rgroup.com

SURVEYOR

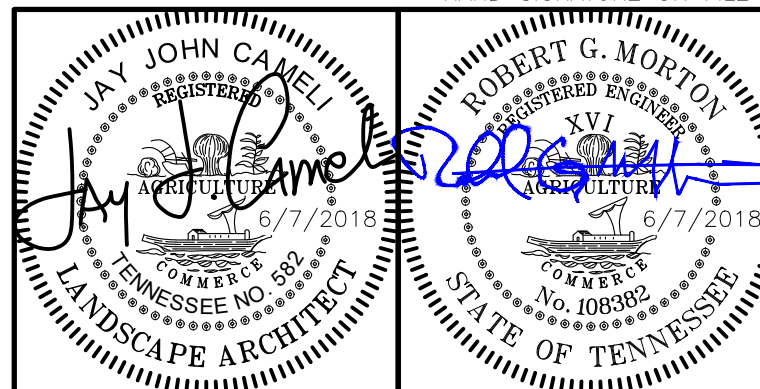
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

325 SEABOARD LANE, SUITE 170
FRANKLIN, TN 37067
CONTACT: STEPHEN VANDERHORST, R.L.S.
PHONE: 615-333-7797
EMAIL: svanderhorst@cecinc.com

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
C0.0	COVER SHEET
C1.0	OVERALL EXISTING CONDITIONS PLAN
C1.1	ENLARGED EXISTING CONDITIONS PLAN
C1.2	DEMOLITION PLAN
C2.0	OVERALL SITE PLAN
C2.1	ENLARGED SITE PLAN
C2.2	SITE DETAILS
C2.3	SITE DETAILS
C3.0	OVERALL GRADING & DRAINAGE PLAN
C3.1	ENLARGED GRADING PLAN
C3.2	ENLARGED DRAINAGE PLAN
C3.3	INITIAL EPSC & PRE-CONSTRUCTION PLAN
C3.4	INTERIM EPSC & CONSTRUCTION PLAN
C3.5	FINAL EPSC & WATER QUALITY PLAN
C3.6	GRADING AND DRAINAGE DETAILS
C3.7	GRADING AND DRAINAGE DETAILS
C3.8	EPSC DETAILS
C3.9	EPSC DETAILS
C4.0	RIGHT OF WAY & ACCESS PLAN
C4.1	AUTOTURN PLAN - FIRE TRUCK
C4.2	AUTOTURN PLAN - FIRE TRUCK [FUTURE]
C4.3	AUTOTURN PLAN - TRASH TRUCK
C4.4	AUTOTURN PLAN - TRASH TRUCK [FUTURE]
C4.5	FIRE STATION ROAD PLAN, PROFILE, & SECTIONS
C4.6	R.O.W. AND ACCESS DETAILS
C5.0	OVERALL UTILITY PLAN
C5.1	ENLARGED UTILITY PLAN
C5.2	SEWER AND RECLAIMED WATER DETAILS
C5.3	WATER DETAILS
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE NOTES AND DETAILS
E0.2	SITE PLAN - PHONOMETRICS
E0.3	SITE LIGHTING FIXTURE DETAILS
E0.4	SITE LIGHTING FIXTURE DETAILS
E0.5	SITE LIGHTING FIXTURE DETAILS
A3.1	EXTERIOR ELEVATIONS

PRELIMINARY
NOT FOR CONSTRUCTION



COVER SHEET

DATE: JUNE 2018
DRAWN BY: JAY CAMELI
CHECKED BY: JAY CAMELI
PROJECT NO: 180-492
APPROVED BY: JAY CAMELI

RENAISSANCE GROUP, INC.
FRANKLIN FIRE DEPARTMENT STATION 7
PEYTONSVILLE ROAD
FRANKLIN, TN

Civil & Environmental Consultants, Inc.
325 Seaboard Lane - Suite 170 - Franklin, TN 37067
615-333-7797 - 800-763-2326
www.cecinc.com

REVISION RECORD

DESCRIPTION

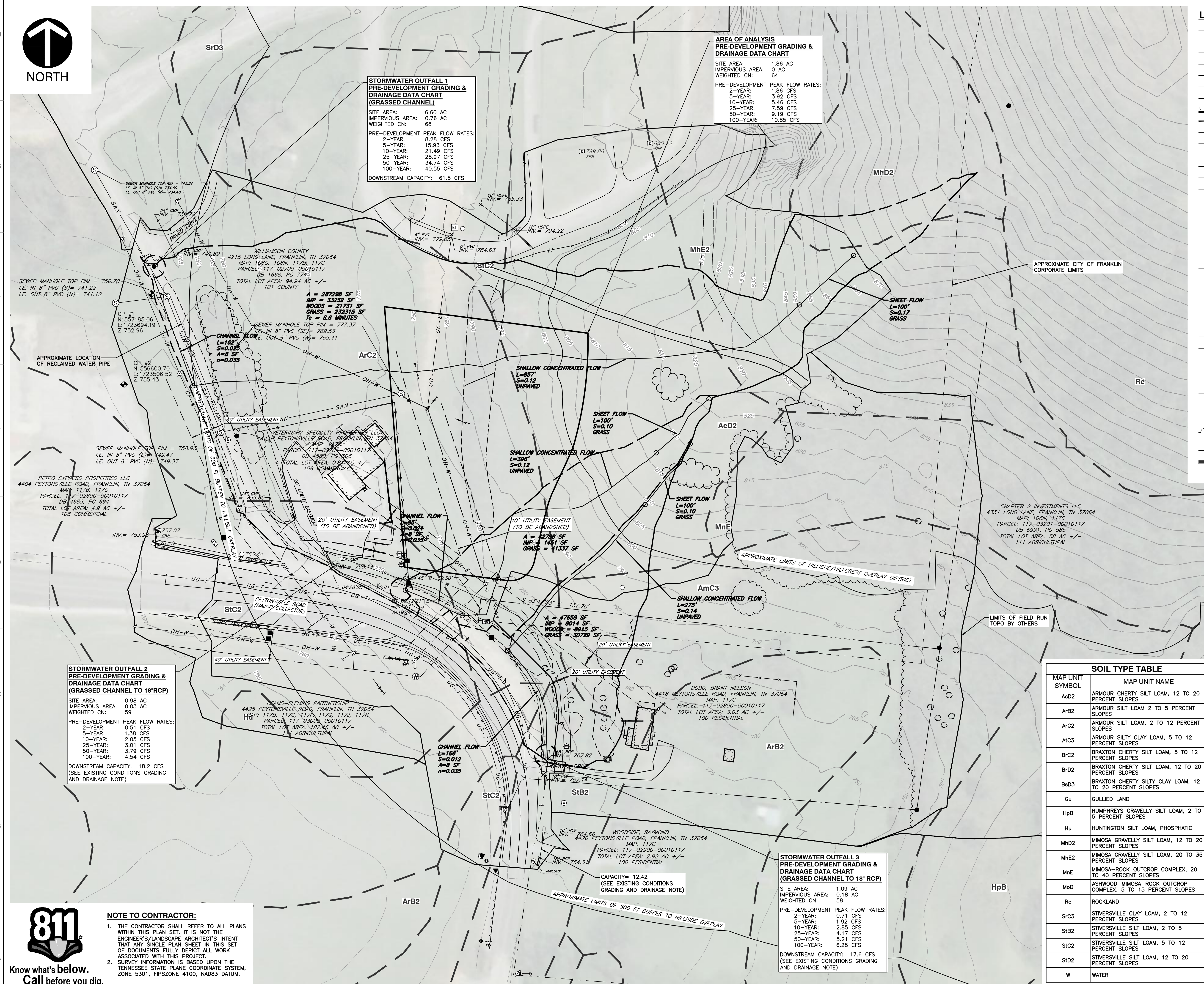
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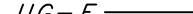
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NORTH



LEGEND

	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY MONUMENT
	EXISTING EASEMENT
	EXISTING INDEX CONTOUR
	EXISTING EDGE OF PAVEMENT
	EXISTING SIDEWALK
	EXISTING PAVEMENT MARKINGS
	EXISTING STRUCTURE
	EXISTING WALL
	EXISTING FENCE
	EXISTING GATE
	EXISTING GUARD RAIL
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND TELECOMMUNICATIONS LINE
	EXISTING GUY WIRE
	EXISTING OVERHEAD UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING TRANSFORMER
	EXISTING UTILITY BOX
	EXISTING UTILITY MANHOLE
	EXISTING UNDERGROUND WATER LINE
	EXISTING WATER METER
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING WATER MANHOLE
	EXISTING CATCH BASIN
	EXISTING STORM SEWER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING SANITARY MANHOLE
	EXISTING SIGN
	EXISTING BOLLARD
	EXISTING FIBER OPTIC LINE
	EXISTING FIBER OPTIC PULL BOX
	EXISTING TREE
	EXISTING TREE LINE
	EXISTING SURVEY CONTROL POINT
	RECLAIM WATER LINE
	EXISTING SOIL TYPE BOUNDARY
	EXISTING SOIL TYPE LABEL

EXISTING CONDITIONS GRADING AND DRAINAGE NOTE:

CONTRIBUTING DRAINAGE AREA WILL BE AFFECTED BY CONSTRUCTION OF GOOSE CREEK EXTENSION. DESIGN OF GOOSE CREEK WILL INCLUDE LOCAL DRAINAGE ANALYSIS.

REFERENCE NOTE:

1. SURVEY WAS PERFORMED BY JERRY TABERS ON 1/5/2016. BASIS OF CONTROL WAS DERIVED FROM OPUS-RS SOLUTION USING NAD 83(2011) AND NAVD88 (GEOID 12B) WITH COORDINATED VALUES TO STATE PLANE COORDINATE SYSTEM ZONE 5301, FIPSZONE 4100.
2. SURVEY BY CEC WAS PERFORMED ON 4/9/2018 - 4/12/2018.

ZONING OVERVIEW:

1. ZONING DISTRICT: CI – CIVIC AND INSTITUTIONAL DISTRICT
ADJACENT ZONING:
NORTH – CI – CIVIC AND INSTITUTIONAL DISTRICT
SOUTH – SD-V – SPECIFIC DEVELOPMENT-VARIETY
EAST – CI – CIVIC AND INSTITUTIONAL DISTRICT
WEST – GC – GENERAL COMMERCIAL DISTRICT
2. ZONING OVERLAY DISTRICTS – 500' BUFFER OF
HILLSIDE/HILLCREST OVERLAY DISTRICT
3. CHARACTER AREA – GOOSE CREEK
4. STANDARDS – EITHER STANDARD APPLIES – GCCO-4D

MINERAL RIGHTS STATEMENT:

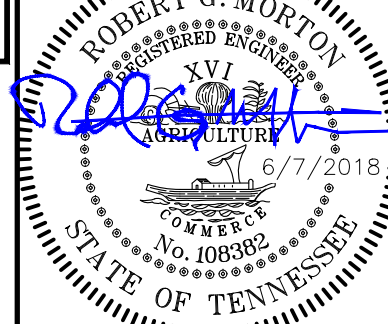
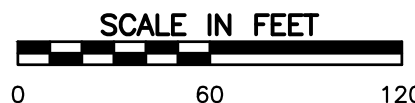
PROPERTY TITLE DOES NOT REFERENCE ANY MINERAL RIGHTS
ON THE SUBJECT PROPERTY.

STORMWATER NARRATIVE:

STORMWATER DRAINS OVERLAND ON THIS GRASSED/PARTIALLY WOODED PROPERTY. STORMWATER ON THE FIRE STATION SITE WILL BE TREATED ON SITE PRIOR TO DISCHARGE OFFSITE. DRAINAGE FROM THE ACCESS ROAD CONSTRUCTION WILL BYPASS THE SITE, BUT IS NOT CALCULATED TO EXCEED DOWNSTREAM CHANNEL CAPACITY.

*HAND SIGNATURE ON FILM

PRELIMINARY
NOT FOR CONSTRUCTION



REVISION RECORD

[illegible]

Civil & Environmental Consultants, Inc.
325 Seaboard Lane • Suite 170 • Franklin, TN 37067
615-333-7797 • 800-763-2326

COF #: 6718

RENAISSANCE GROUP, INC.
FRANKLIN FIRE DEPARTMENT STATION 7
PETYONSVILLE ROAD
FRANKLIN, TN

OVERALL EXISTING CONDITIONS PLAN

PEC	DRAWN BY:	JUNE 2018
EJG	CHECKED BY:	AS SHOWN
180-832		
AS SHOWN		

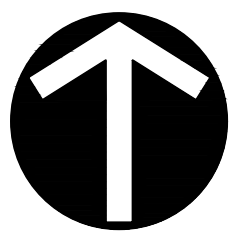
DRAWING NO.

C1.0



Know what's **below**.
Call before you dig.

c:\2018\180-832\CADD\Dwg\cvt site plan submittal\180832-CV00-C1.0.dwg LS:(6/7/2018 - bmorton) - LP: 6/7/2018 4:02 PM



NORTH

LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY MONUMENT
- EXISTING EASEMENT
- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- EXISTING EDGE OF PAVEMENT
- EXISTING SIDEWALK
- EXISTING PAVEMENT MARKINGS
- EXISTING STRUCTURE
- EXISTING WALL
- EXISTING FENCE
- EXISTING GATE
- EXISTING GUARD RAIL
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND TELECOMMUNICATIONS LINE
- EXISTING GUY WIRE
- EXISTING OVERHEAD UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING TRANSFORMER
- EXISTING UTILITY BOX
- EXISTING UTILITY MANHOLE
- EXISTING UNDERGROUND WATER LINE
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER MANHOLE
- EXISTING CATCH BASIN
- EXISTING STORM SEWER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING SANITARY MANHOLE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING FIBER OPTIC LINE
- EXISTING FIBER OPTIC PULL BOX
- EXISTING TREE
- EXISTING TREE LINE
- EXISTING SURVEY CONTROL POINT
- RECLAIM WATER LINE
- EXISTING 14%-19% SLOPE
- EXISTING SLOPE 20% OR GREATER

REFERENCE NOTE:

- SURVEY WAS PERFORMED BY JERRY TABERS ON 1/5/2016. BASIS OF CONTROL WAS DERIVED FROM OPUS-RS SOLUTION USING NAD 83(2011) AND NAVD88 (GEOID 12B) WITH COORDINATED VALUES TO STATE PLANE COORDINATE SYSTEM ZONE 5301, FIPSZONE 4100.
- SURVEY BY CEC WAS PERFORMED ON 4/9/2018 - 4/12/20

ZONING OVERVIEW:

- ZONING DISTRICT: CI - CIVIC AND INSTITUTIONAL DISTRICT
ADJACENT ZONING:
NORTH - CI - CIVIC AND INSTITUTIONAL DISTRICT
SOUTH - SD-V - SPECIFIC DEVELOPMENT-VARIETY
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- ZONING OVERLAY DISTRICTS - 500' BUFFER OF HILLSIDE/HILLCREST OVERLAY DISTRICT
- CHARACTER AREA - GOOSE CREEK
- STANDARDS - EITHER STANDARD APPLIES - GCCO-4D

MINERAL RIGHTS STATEMENT:

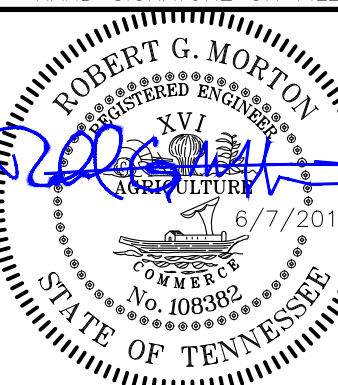
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STORMWATER DRAINS OVERLAND ON THIS GRASSED/PARTIALLY WOODED PROPERTY. STORMWATER ON THE FIRE STATION SITE WILL BE TREATED ON SITE PRIOR TO DISCHARGE OFFSITE. DRAINAGE FROM THE ACCESS ROAD CONSTRUCTION WILL BYPASS THE SITE, BUT IS NOT CALCULATED TO EXCEED DOWNSTREAM CHANNEL CAPACITY.

PRELIMINARY
NOT FOR CONSTRUCTION

*HAND SIGNATURE ON FILE



SCALE IN FEET
0 40 80

COF #: 6718

RENAISSANCE GROUP, INC.
FRANKLIN FIRE DEPARTMENT STATION 7
PETYONSVILLE ROAD
FRANKLIN, TN

ENLARGED EXISTING CONDITIONS PLAN

DATE:	JUNE 2018	DRAWN BY:	PEC
DWG SCALE:	AS SHOWN	CHECKED BY:	EJG
PROJECT NO:	180-492	APPROVED BY:	AS SHOWN

DRAWING NO: C1.1

REVISION RECORD

NO	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
325 Seaboard Lane - Suite 170 - Franklin, TN 37067
615-333-7797 - 800-763-2326
www.cecinc.com

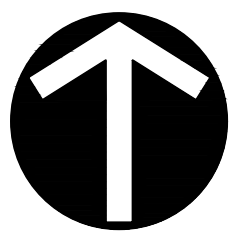


NOTE TO CONTRACTOR:

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- SURVEY INFORMATION IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100, NAD83 DATUM.



Know what's below.
Call before you dig.



NORTH

LEGEND

	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY MONUMENT
	EXISTING EASEMENT
	EXISTING INDEX CONTOUR
	EXISTING INTERMEDIATE CONTOUR
	EXISTING EDGE OF PAVEMENT
	EXISTING SIDEWALK
	EXISTING PAVEMENT MARKINGS
	EXISTING STRUCTURE
	EXISTING WALL
	EXISTING FENCE
	EXISTING GATE
	EXISTING GUARD RAIL
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND TELECOMMUNICATIONS LINE
	EXISTING GUY WIRE
	EXISTING OVERHEAD UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING TRANSFORMER
	EXISTING UTILITY BOX
	EXISTING UTILITY MANHOLE
	EXISTING UNDERGROUND WATER LINE
	EXISTING WATER METER
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING WATER MANHOLE
	EXISTING CATCH BASIN
	EXISTING STORM SEWER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING SANITARY MANHOLE
	EXISTING SIGN
	EXISTING BOLLARD
	EXISTING FIBER OPTIC LINE
	EXISTING FIBER OPTIC PULL BOX
	EXISTING TREE
	EXISTING TREE LINE
	EXISTING SURVEY CONTROL POINT
	TO BE REMOVED
	TO BE REMOVED

REVISION RECORD

NO	DATE	DESCRIPTION

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RENAISSANCE GROUP, INC.
FRANKLIN FIRE DEPARTMENT STATION 7
PETYSVILLE ROAD
FRANKLIN, TN

COF #: 6718

DEMOLITION PLAN

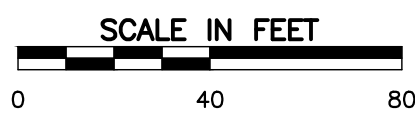
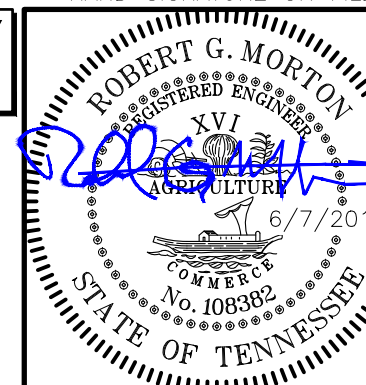
DATE:	JUNE 2018	DRAWN BY:	PEC
DWG SCALE:	AS SHOWN	CHECKED BY:	EUG
PROJECT NO:	180-493	APPROVED BY:	AS SHOWN

DRAWING NO.:

C1.2

PRELIMINARY
NOT FOR CONSTRUCTION

*HAND SIGNATURE ON FILE

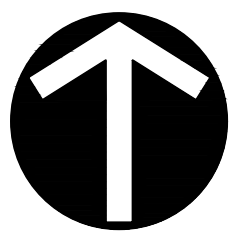


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Call before you dig.



NORTH

WILLIAMSON COUNTY
4215 LONG LANE, FRANKLIN, TN 37064
MAP: 1060, 106N, 117B, 117C
PARCEL: 117-02700-00010117
DB 1668, PG 774
TOTAL LOT AREA: 94.94 AC +/-
101 COUNTY

PROPOSED 20' DRAINAGE EASEMENT

PROPOSED 20' SANITARY SEWER EASEMENT

VETERINARY SPECIALTY PROPERTIES, LLC
4416 PEYTONSVILLE ROAD, FRANKLIN, TN 37064
MAP: 117C
PARCEL: 117-02701-00010117
DB 4560, PG 306
TOTAL LOT AREA: 0.81 AC +/-
108 COMMERCIAL

REAMS-FLEMING PARTNERSHIP
4425 PEYTONSVILLE ROAD, FRANKLIN, TN 37064
MAP: 117B, 117C, 117E, 117G, 117H, 117I, 117K
PARCEL: 117-03000-00010117
TOTAL LOT AREA: 182.46 AC +/-
111 AGRICULTURAL

PROPOSED FRANKLIN
FIRE STATION 7
15,000 +/- SF
FFE= 785.50'

R=116.50'
L=18.48'
N 15°32'55" E
8.40'
R=596.50'
L=28.62'

DODD, BRANT NELSON
4416 PEYTONSVILLE ROAD, FRANKLIN, TN 37064
MAP: 117C
PARCEL: 117-02800-00010117
TOTAL LOT AREA: 3.03 AC +/-
100 RESIDENTIAL

CONCRETE SIDEWALK
(TYP.)

205
C2.2

GRAVEL DRIVE

0.17AC ACQUISITION FOR
FIRE STATION SITE ACCESS

CITY OF FRANKLIN
CORPORATE LIMITS

FUTURE GOOSE CREEK EXTENSION
(TYP.)

TEMPORARY DRIVEWAY UNTIL
COMPLETION OF FUTURE
GOOSE CREEK EXTENSION

NOTES:

1. ALL RADII ARE 3' UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO FACE OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.

OVERALL SITE DATA:

1. EXISTING/PROPOSED ZONING: CMC AND INSTITUTIONAL DISTRICT (CI).
2. PROPOSED USE: FIRE STATION (ALLOWABLE BY RIGHT).
3. CHARACTER AREA OVERLAY: GCCO-4d (GOOSE CREEK CHARACTER AREA).
4. OTHER APPLIANCE OVERLAY: 500 FOOT BUFFER OF HILLSIDE/HILLCREST OVERLAY DISTRICT:
 - BUILDING HEIGHT IN STORIES (MAX.): 1
 - LANDSCAPE SURFACE RATIO (LSR) (MIN.): 0.30
 - FRONT YARD AND SIDE STREET SETBACK (FEET): 20
 - SIDE YARD SETBACK (FEET): 10
 - REAR YARD SETBACK (FEET): 25
5. APPLICABLE DEVELOPMENT STANDARD: EITHER STANDARD APPLIES
6. SITE ACREAGE: 1.85 AC.

BUILDING SQUARE FOOTAGE:

- RESIDENTIAL: N/A
- COMMERCIAL: N/A
- PUBLIC: 15,000 +/-

PARKING:

- DETERMINED BY CITY ENGINEER TO BE 25 SPACES
- ACCESSIBLE PARKING: 1 VAN SPACE + 1 STANDARD ADA SPACE.

REFERENCE:

BOUNDARY, TOPOGRAPHIC, AND EASEMENT INFORMATION SHOWN IS BASED UPON INFORMATION SENT TO CEC BY THE CITY OF FRANKLIN IN FEBRUARY 2018. THIS INFORMATION COMES FROM A VARIETY OF SOURCES.

DEVELOPER:

CITY OF FRANKLIN
CONTACT: BRAD WILSON
190 3RD AVENUE SOUTH
FRANKLIN, TN 37064
615-550-6628

APPLICANT:

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
CONTACT: BERT MORTON, P.E.
325 SEABOARD LANE, SUITE 170
FRANKLIN, TN 37067
615-333-7797

DESIGN CONCEPTS/STANDARDS:

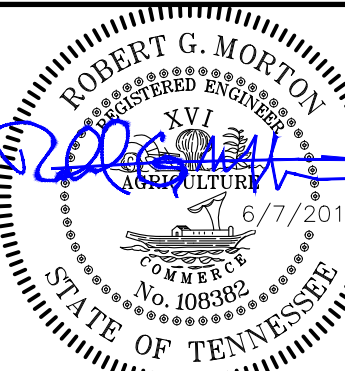
THE DESIGN CONCEPT IS TO DEVELOP NEW FIRE STATION FOR THE FRANKLIN FIRE DEPARTMENT.

LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY MONUMENT
- EXISTING EASEMENT
- EXISTING EDGE OF PAVEMENT
- EXISTING SIDEWALK
- EXISTING PAVEMENT MARKINGS
- EXISTING STRUCTURE
- EXISTING WALL
- EXISTING FENCE
- EXISTING GATE
- EXISTING GUARD RAIL
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING GUY WIRE
- EXISTING OVERHEAD UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING TRANSFORMER
- EXISTING UTILITY BOX
- EXISTING UTILITY MANHOLE
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER MANHOLE
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- EXISTING SANITARY MANHOLE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING FIBER OPTIC PULL BOX
- EXISTING TREE
- EXISTING TREE LINE
- EXISTING SURVEY CONTROL POINT
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK LINE
- PROPOSED EDGE OF ROAD
- PROPOSED EXTRUDED CURB
- PROPOSED CONCRETE WALK
- PROPOSED CONCRETE PAVEMENT
- PROPOSED TRUNCATED DOMES
- PROPOSED CONCRETE RETAINING WALL
- PROPOSED PAVEMENT MARKING
- PROPOSED STRUCTURE
- PROPOSED ACCESSIBLE PATH
- PROPOSED SIGN
- PROPOSED PARKING COUNT
- PROPOSED UTILITY EASEMENT
- PROPOSED DETENTION POND OUTLET STRUCTURE
- PROPOSED YARD DRAIN
- PROPOSED CURB INLET
- PROPOSED STORM MANHOLE
- PROPOSED LIMITS OF BIORETENTION
- PROPOSED LIMITS OF DETENTION POND
- PROPOSED LIMITS OF DRAINAGE CHANNEL
- PROPOSED LIGHT POLES
- PROPOSED TRANSFORMER
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED WATER METER BOX
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED POST INDICATOR VALVE
- PROPOSED FIRE DEPARTMENT CONNECTION
- DETAIL NUMBER
- SHEET NUMBER

PRELIMINARY
NOT FOR CONSTRUCTION

*HAND SIGNATURE ON FILE



SCALE IN FEET
0 40 80

COF #: 6718

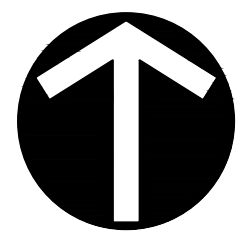
RENAISSANCE GROUP, INC.
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PEYTONSVILLE ROAD
FRANKLIN, TN

Civil & Environmental Consultants, Inc.
325 Seaboard Lane - Suite 170 - Franklin, TN 37067
615-333-7797 - 800-763-2326
www.cecinc.com

OVERALL SITE PLAN

DATE: JUNE 2018
DRAWN BY: AS SHOWN
CHECKED BY: AS SHOWN
PROJECT NO: 180-832
APPROVED BY: AS SHOWN

DRAWING NO: C2.0



NORTH

PROPOSED DUMPSTER PAD WITH ENCLOSURE
THAT MATCHES BUILDING
(SEE ARCH. PLANS FOR ENCLOSURE DETAILS)

PROPOSED LIGHT POLE
SEE SITE ELECTRICAL PLAN
(TYP.)

PROPOSED 20" DRAINAGE EASEMENT

PROPOSED 20" SANITARY SEWER EASEMENT

HEAVY DUTY CONCRETE

VETERINARY SPECIALTY PROPERTIES, LLC
4416 PEYTONSVILLE ROAD, FRANKLIN, TN 37064
MAP: 117C
PARCEL: 117-02701-00010117
DB 4560, PD 306
TOTAL LOT AREA: 0.81 AC +/-
108 COMMERCIAL

CONCRETE RETAINING WALL

PROPOSED FRANKLIN
FIRE STATION 7
15,000 +/- SF
FFE= 785.50'

PROVIDE PEDESTRIAN
GUARD RAIL

FUTURE PARKING
(TYP.)

LIGHT POLE
BASE (TYP.)

ACCESSIBLE PARKING
SPACE

VAN ACCESSIBLE
PARKING SPACE

TRANSITION TO
EXTRUDED CURB

BICYCLE PARKING AREA
LOCATED INSIDE
(SEE ARCH. PLANS)

SEE SHEET C4-5 FOR
ACCESS ROAD PLAN,
PROFILE, AND SECTIONS

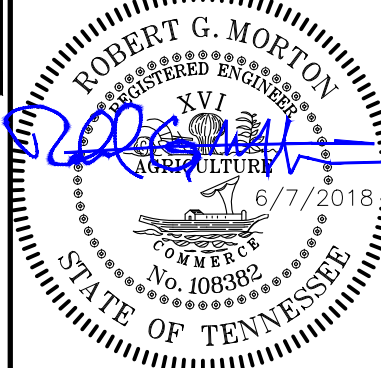
SIDEWALK TO CONNECT TO FUTURE
GOOSE CREEK EXTENSION SIDEWALK

LEGEND

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- PROPOSED FIRE HYDRANT
- PROPOSED POST INDICATOR VALVE
- PROPOSED FIRE DEPARTMENT CONNECTION
- DETAIL NUMBER
- SHEET NUMBER

PRELIMINARY
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*HAND SIGNATURE ON FILE



SCALE IN FEET
0 20 40

REVISION RECORD

NO	DATE	DESCRIPTION

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FRANKLIN FIRE DEPARTMENT STATION 7
PETYONSVILLE ROAD
FRANKLIN, TN

ENLARGED SITE PLAN

DATE:	JUNE 2018	DRAWN BY:	PEC
DWG SCALE:	AS SHOWN	CHECKED BY:	EJG
PROJECT NO:	180-492	APPROVED BY:	AS SHOWN

DRAWING NO:
C2.1



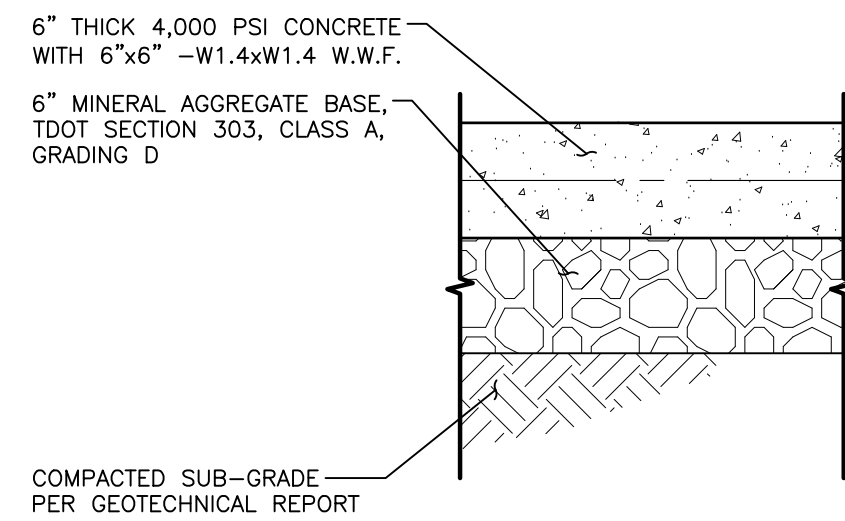
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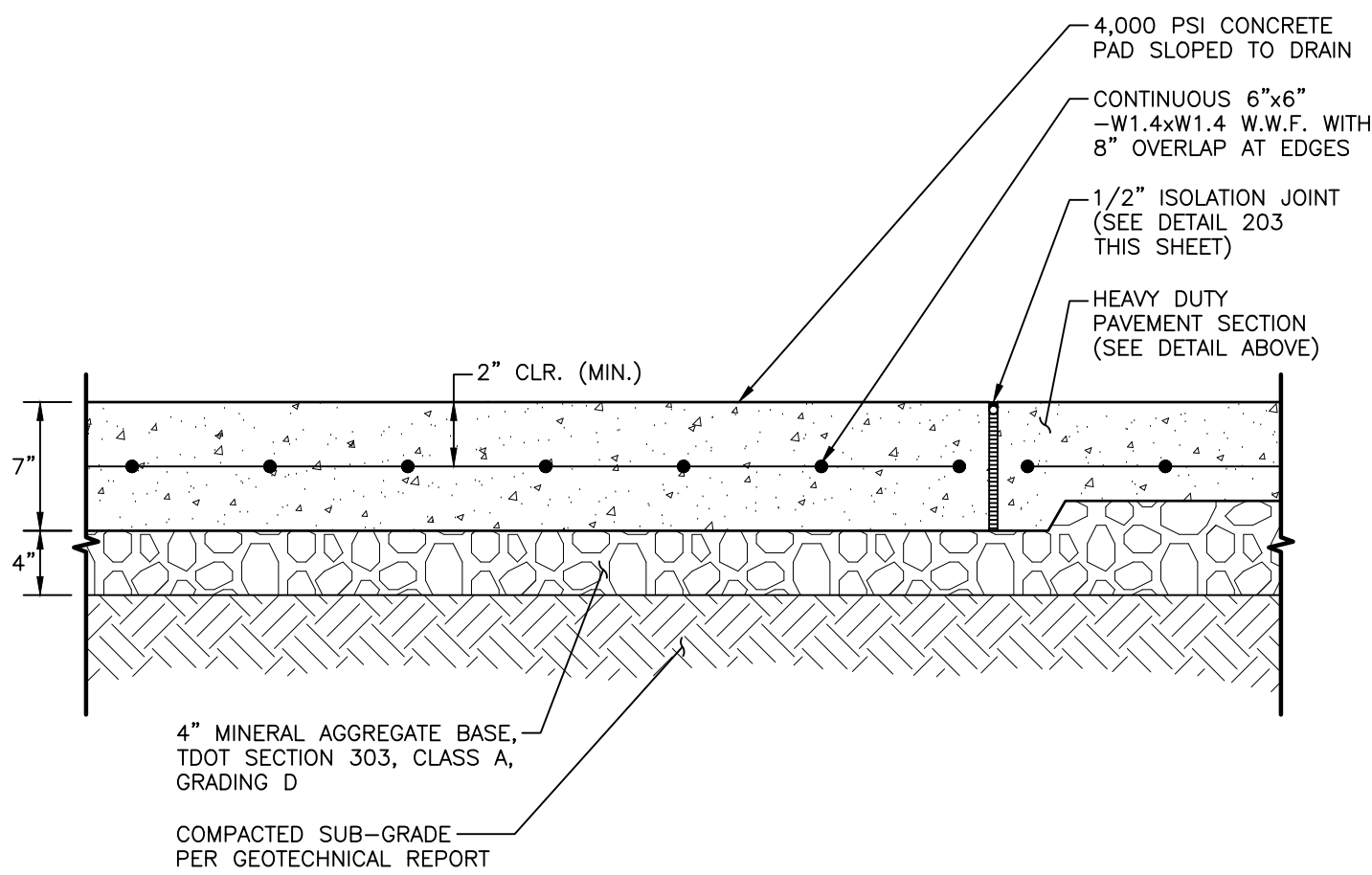
P:\2018\180-492-CADD\Drawings\180-492-CADD-C2.1.dwg(2.1) LS(6/7/2018 - 10:00:00) - LP 6/7/2018 4:03 PM

NOTE:
PROVIDE CONTROL JOINTS SPACED EVERY 5 FT.
AND ISOLATION JOINTS EVERY 25 FT.

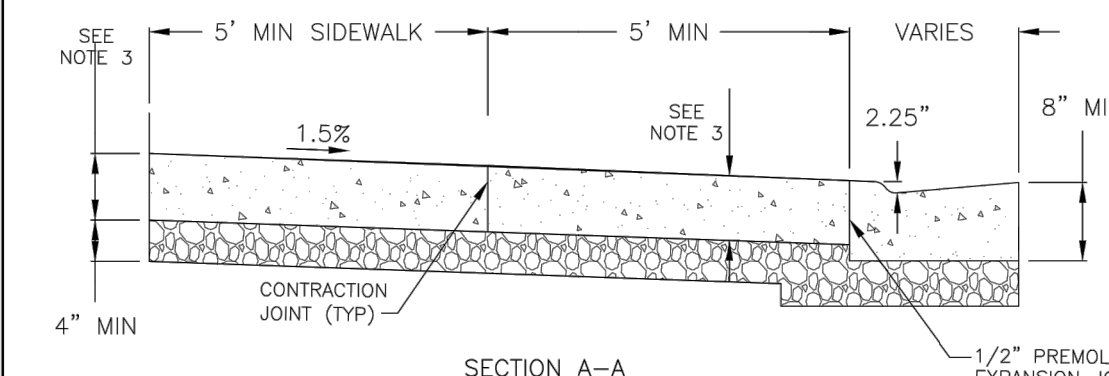
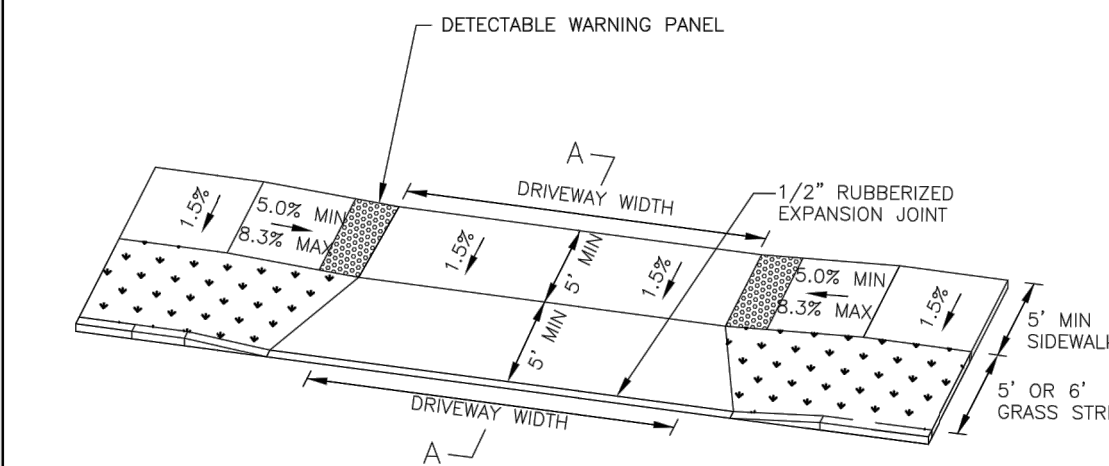
DETAIL 200
INTEGRAL CURB AND SIDEWALK
N.T.S.



HEAVY DUTY PAVEMENT



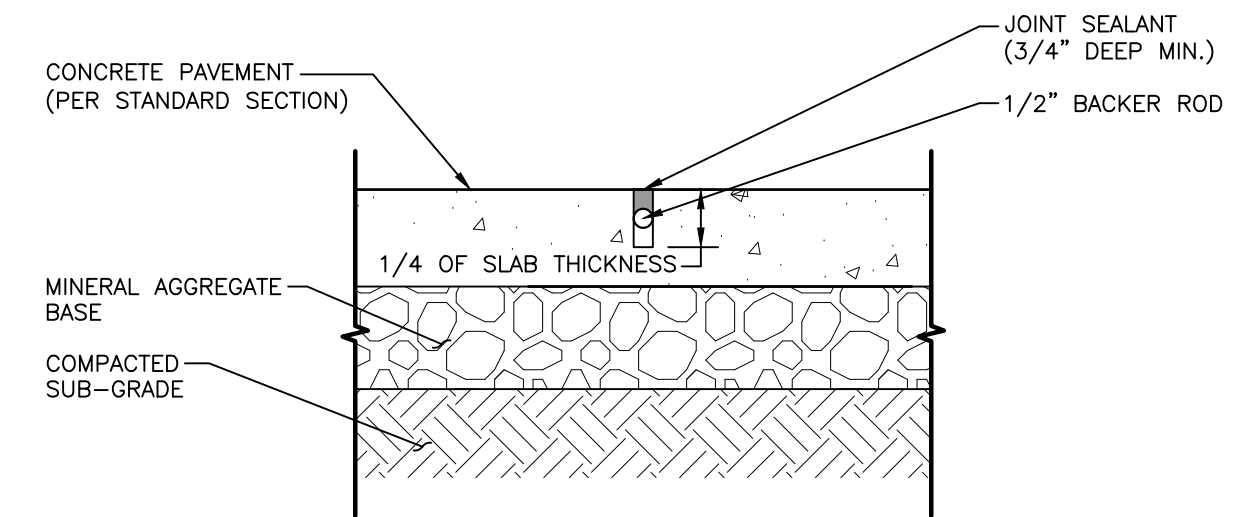
DETAIL 201
PAVEMENT SECTIONS
N.T.S.



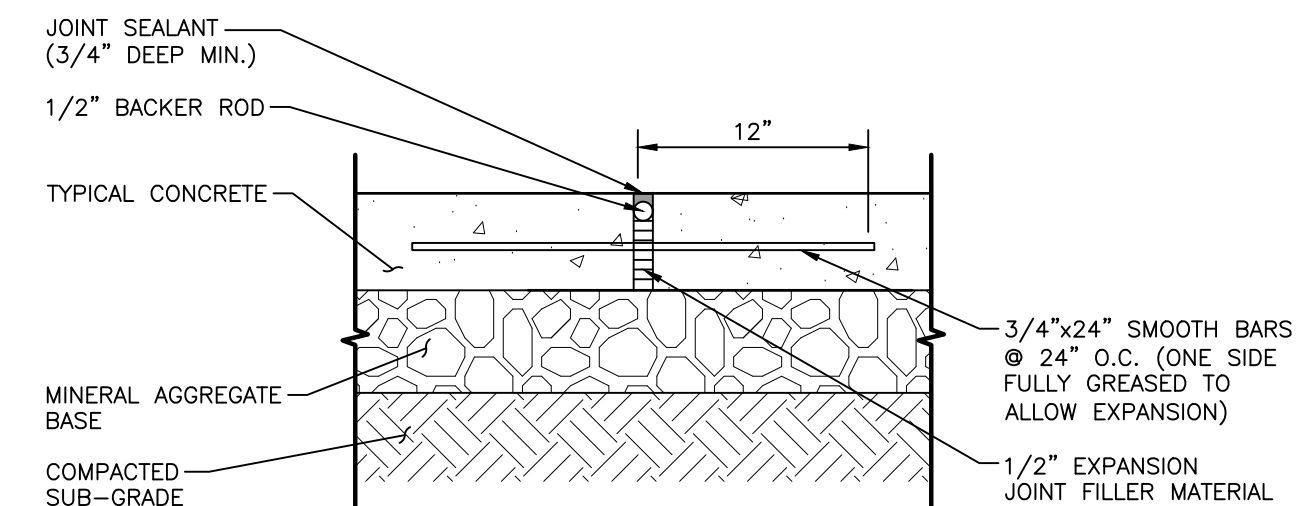
- GENERAL NOTES
1. 5" MINIMUM SIDEWALK WITH A 1.5% DESIRABLE AND ABSOLUTE MAXIMUM OF 2% THROUGH DRIVEWAYS.
 2. 4" DESIRABLE STONE (303-01) MINERAL AGGREGATE, TYPE "A" BASE, GRADING") REQUIRED UNDER ALL DRIVEWAYS.
 3. RESIDENTIAL SURFACES SHALL BE A MIN 6" OF CLASS "A" CONCRETE WITH SYNTHETIC FIBER REINFORCEMENT.
 4. COMMERCIAL SURFACES SHALL BE A MIN 8" OF CLASS "A" CONCRETE WITH SYNTHETIC FIBER REINFORCEMENT.
 5. DRIVEWAY RAMP GRADE VARIES, 8.33% MAX APRON GRADE FOR RESIDENTIAL DRIVEWAYS. 6.0% MAX APRON GRADE FOR COMMERCIAL DRIVEWAYS.
 6. DETECTABLE WARNING SURFACES SHOULD NOT BE PROVIDED AT CROSSINGS OF RESIDENTIAL DRIVEWAYS.
 7. DETECTABLE WARNING SURFACES SHOULD BE PROVIDED ON COMMERCIAL DRIVEWAYS WHERE YIELD OR STOP CONTROL AT THE JUNCTION BETWEEN THE PEDESTRIAN ROUTE AND THE VEHICULAR ROUTE.
 8. DETECTABLE WARNING SURFACES SHALL BE YELLOW (ADA SOLUTIONS, INC. OR APPROVED EQUALS) CAST IN PLACE SHALL EXCEED 2" MINIMUM THICKNESS WITH A MINIMUM RAMP (EXCLUSIVE OF FLARED SIDES) AND SHOULD EXTEND ONLY 2 FEET IN THE DIRECTION OF TRAVEL.

CITY OF FRANKLIN			7/1/20
LOWERED CONCRETE DRIVEWAY (WITH GRASS STRIP)		CITY ENGINEER	DATE
DWG. NO. RP-6	EFFECTIVE DATE: 7/1/2017		7/1/20
		ASST. DIRECTOR OF ENG.	DATE

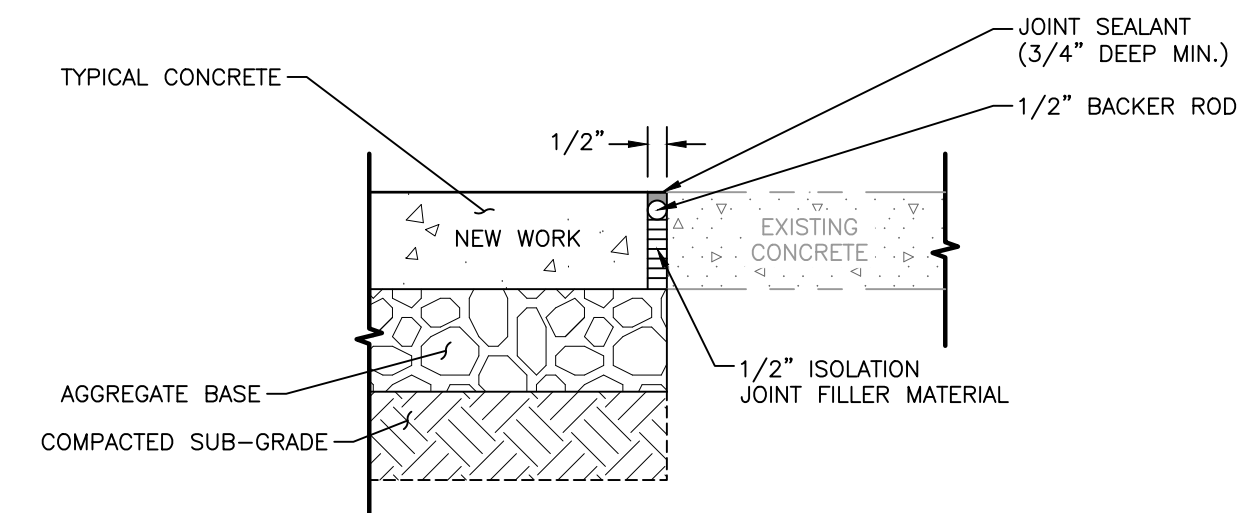
DETAIL 202
LOWERED CONCRETE DRIVEWAY
N.T.S.



CONTROL JOINT DETAIL



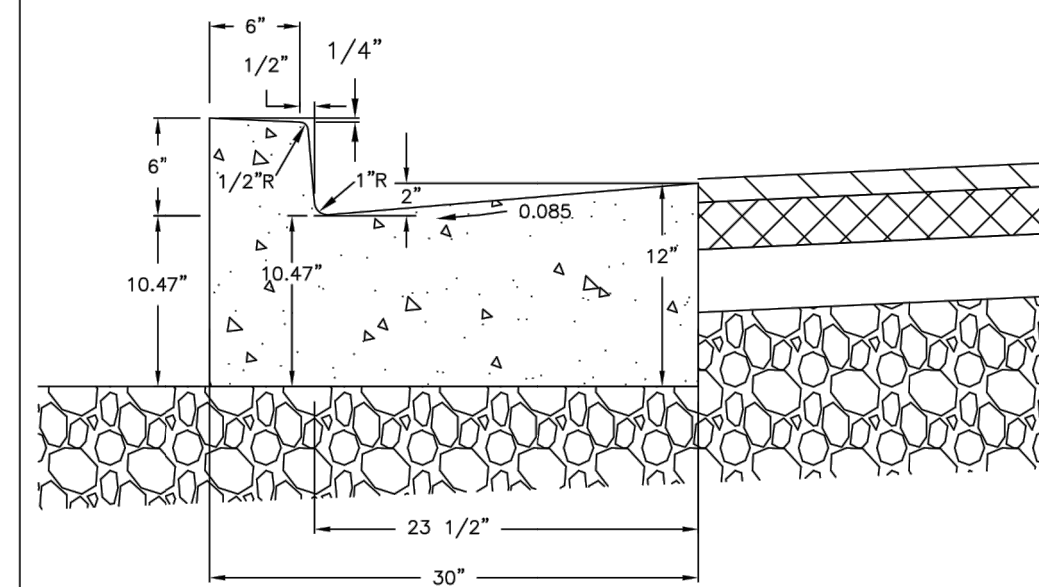
CONSTRUCTION JOINT DETAIL



ISOLATION JOINT DETAIL

- NOTES:**
1. INSTALL SAWCUT JOINTS WITHIN 24 HOURS OF FINISHING CONCRETE.
 2. INSTALL CONSTRUCTION JOINTS WHEN CONTINUOUS POUR OPERATIONS ARE SUSPENDED FOR MORE THAN 30 MINUTES.
 3. INSTALL ISOLATION JOINTS @ 20' O.C. IN EACH DIRECTION AND AGAINST ASPHALT PAVEMENT AND STRUCTURES.
 4. CONTROL JOINTS SHOULD BE INCLUDED FOR EACH 225 SQUARE FEET OF AREA OR LESS (15'x15').
 5. SAW CUTS SHOULD NOT CUT THROUGH THE WELDED WIRE FABRIC.

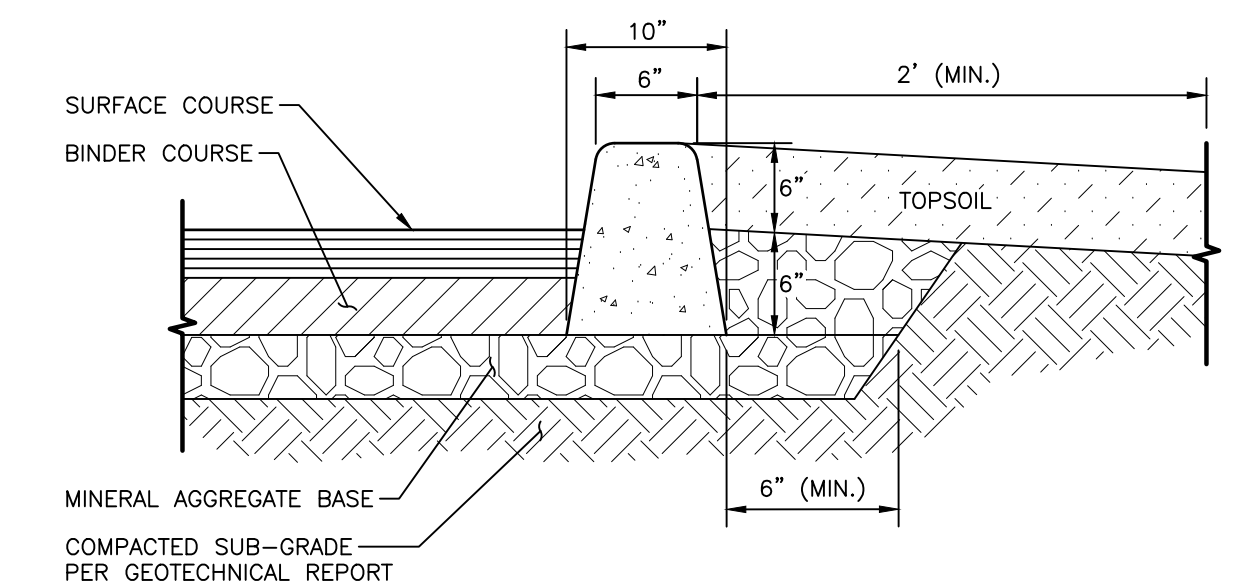
DETAIL 203
CONCRETE PAVEMENT JOINTS
N.T.S.



- GENERAL NOTES:
1. FOR SPECIFICATIONS SEE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION, SECTION 702 - CEMENT CONCRETE CURB, GUTTER AND COMBINED CURB AND GUTTER.
 2. CONCRETE EXPANSION JOINT MATERIAL IS TO BE 1/2" RUBBERIZED EXPANSION JOINT FILLER IN ACCORDANCE WITH SECTION 905 - JOINT MATERIALS OF THE STANDARD SPECIFICATIONS.
 3. CONTRACTION JOINTS ARE TO BE SPACED AT 10 FEET. THE SPACING OF 10 FEET MAY BE REDUCED FOR CLOSURES, BUT NOT LESS THAN 6 FEET
 4. EXPANSION JOINTS ARE TO BE PLACED AS FOLLOWS: AT TANGENT JOINTS OF CIRCULAR CURBS, BETWEEN CURBS AND ABUTTING RIGID OBJECTS, AT OTHER PLACES WHERE STRESSES MAY DEVELOP, SO AS TO LINE UP WITH PAVEMENT JOINTS WHERE THE ADJACENT PAVEMENT IS CONCRETE MAXIMUM SPACING IS TO BE 100 FEET

N.T.S	
CITY OF FRANKLIN ARTERIAL AND COLLECTOR CURB AND GUTTER	
DWG. NO. RP-1	EFFECTIVE DATE: 7/1/2017

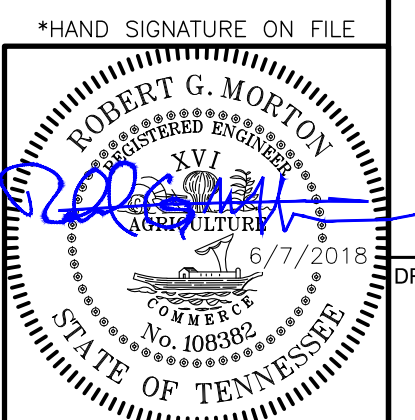
DETAIL 206
CONCRETE CURB AND GUTTER
N.T.S.



- NOTES:
1. CONCRETE CURB PLACED ON BASE COURSE OR ON BINDER COURSE ONLY. ASPHALT TOPPING TO BE PLACED IN FRONT OF CURB.
 2. TAMP 6" (MIN.) OF TOPSOIL BACKFILL BEHIND CURB TO ACHIEVE FINISHED GRADE.

DETAIL 207
CONCRETE EXTRUDED CURB
N.T.S.

PRELIMINARY
NOT FOR CONSTRUCTION



DRAWING NO.:

C2.2

REVISION RECORD	
NO	DESCRIPTION



Civil & Environmental Consultants, Inc.
325 Seaboard Lane • Suite 170 • Franklin, TN 37067
615-333-7797 • 800-763-2326

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RENAISSANCE GROUP, INC.
FRANKLIN FIRE DEPARTMENT STATION 7
PETYONSVILLE ROAD
FRANKLIN, TN

COF #: 6718

SITE DETAILS

DATE:	JUNE 2018	DRAWN BY:	PEC
DWG SCALE:	AS SHOWN	CHECKED BY:	EJG
PROJECT NO:	180-832		
APPROVED BY:			AS SHOWN

NG NO.:

C2.2



Know what's **below**.
Call before you dig.

A:\2018\180-832\180-832.dwg (1/1) site plan submitted 1/18/2018 10:02:02 AM - LP 6/7/2018 4:01 PM

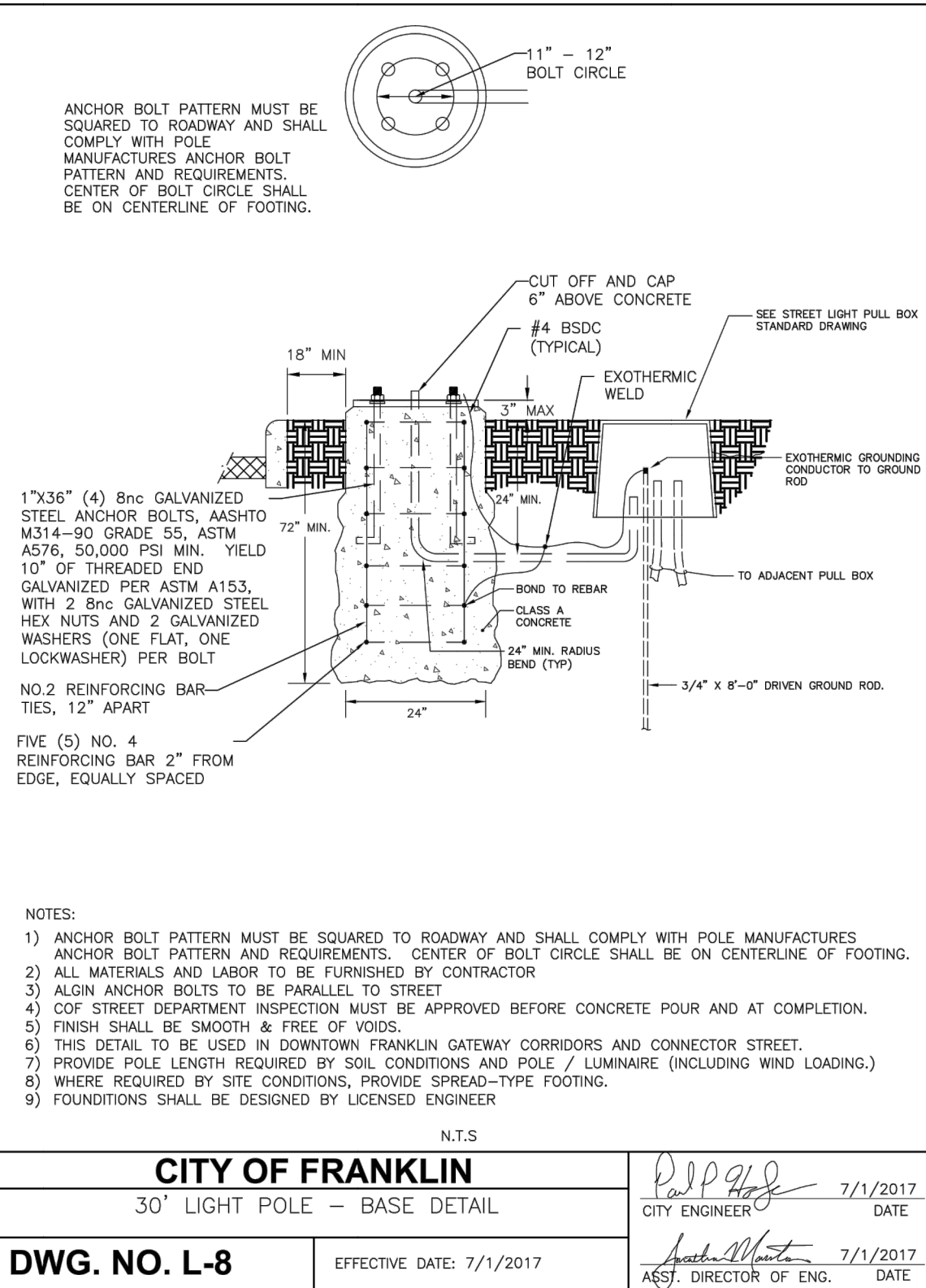
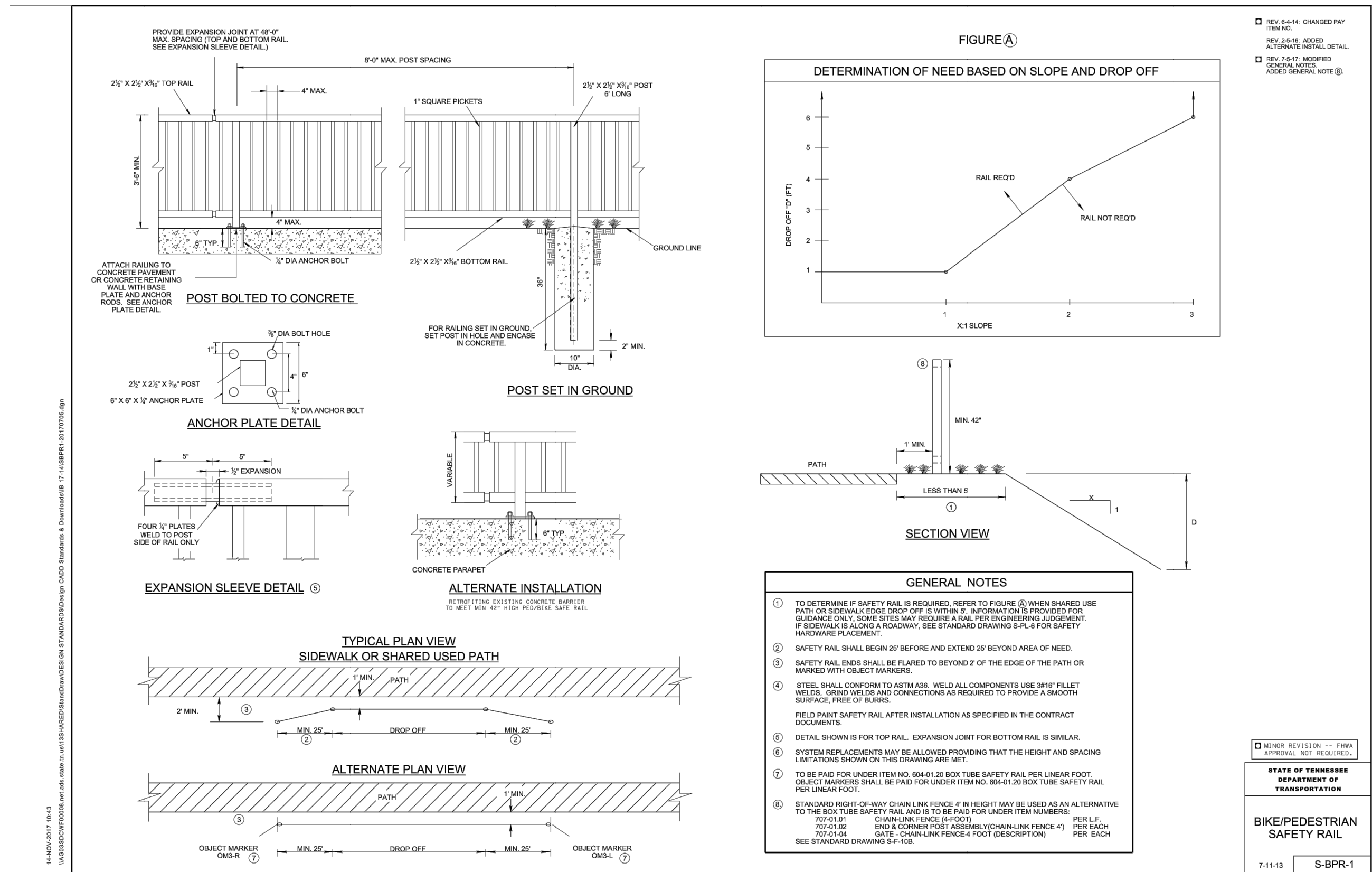


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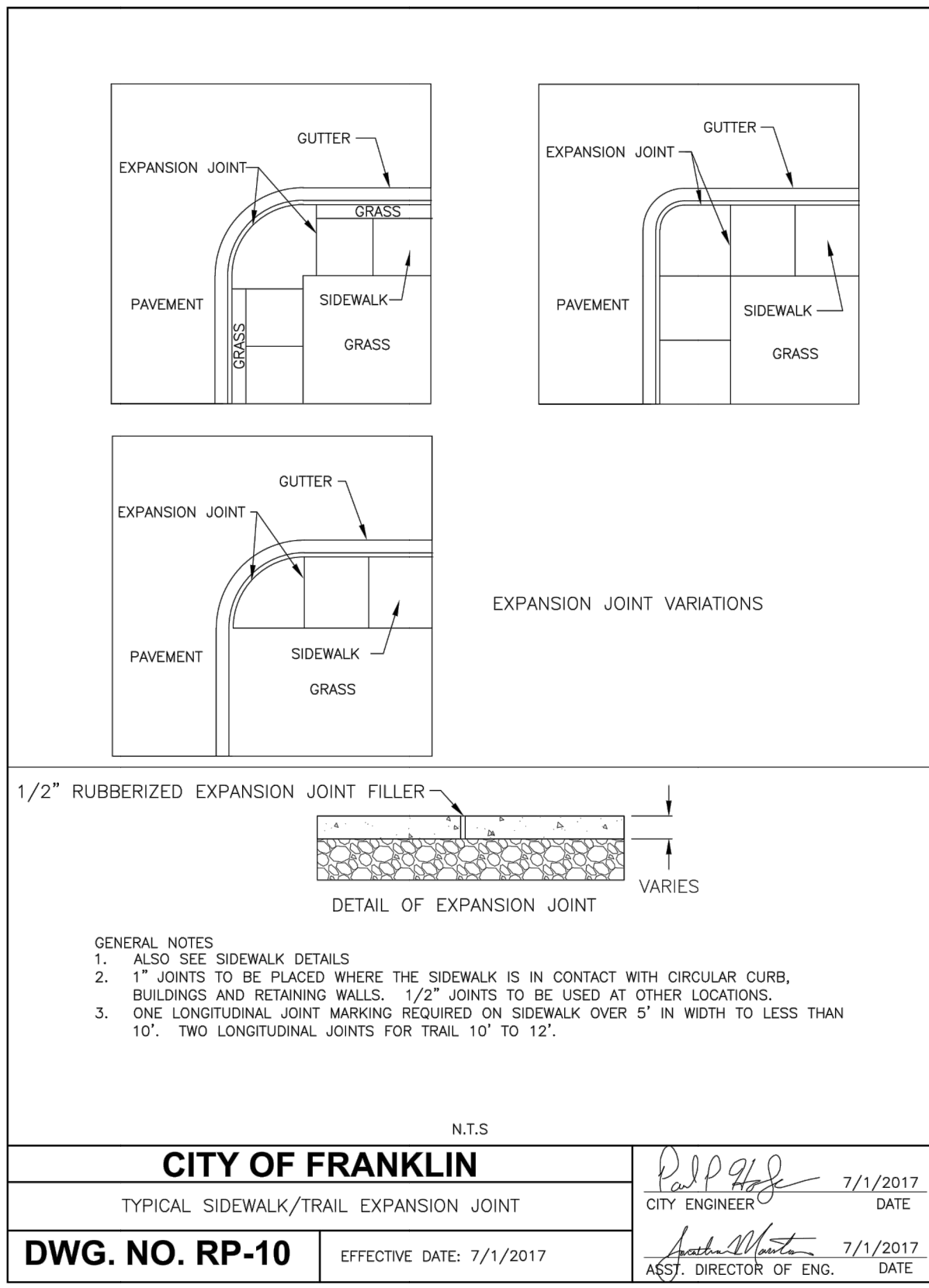
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DETAIL 213 PEDESTRIAN GUARDRAIL N.T.S.

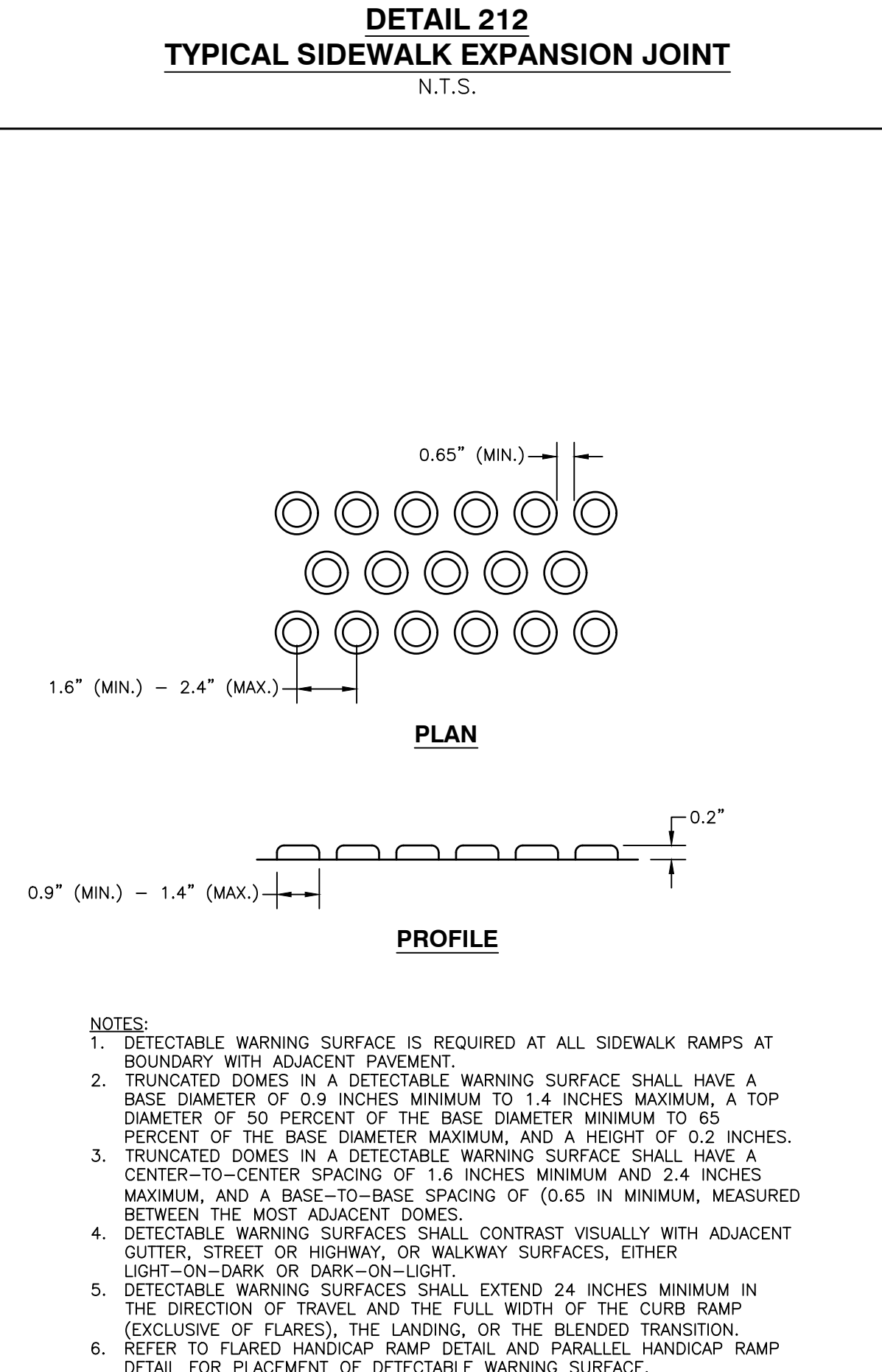


DETAIL 214 LIGHT POLE BASE N.T.S.

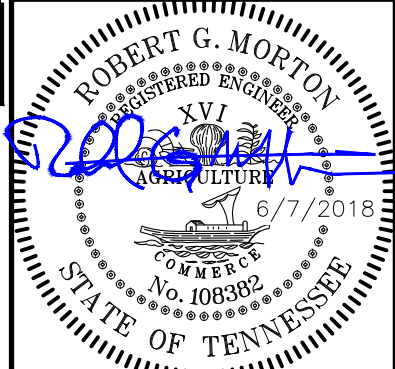
DETAIL 212 TYPICAL SIDEWALK EXPANSION JOINT N.T.S.



DETAIL 215 DETECTABLE TRUNCATED DOMES N.T.S.



PRELIMINARY
NOT FOR CONSTRUCTION



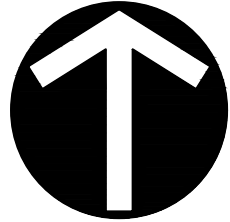
SITE DETAILS		REVISION RECORD	
DATE	DESCRIPTION	NO.	DATE
JUNE 2018	AS SHOWN	1	
JUNE 2018	AS SHOWN	2	
JUNE 2018	AS SHOWN	3	
JUNE 2018	AS SHOWN	4	
JUNE 2018	AS SHOWN	5	
JUNE 2018	AS SHOWN	6	
JUNE 2018	AS SHOWN	7	
JUNE 2018	AS SHOWN	8	
JUNE 2018	AS SHOWN	9	
JUNE 2018	AS SHOWN	10	

RENAISSANCE GROUP, INC.
FRANKLIN FIRE DEPARTMENT STATION 7
PETYONSVILLE ROAD
FRANKLIN, TN

Civil & Environmental Consultants, Inc.
325 Seaboard Lane - Suite 170 - Franklin, TN 37067
615-333-7797 - 800-763-2326
www.cedinc.com

REVISION RECORD	
NO.	DATE
1	
2	
3	
4	
5	
6	
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8	
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10	

C2.3



NORTH

**STORMWATER OUTFALL 1
POST-DEVELOPMENT GRADING &
DRAINAGE DATA CHART
(GRASSED CHANNEL)**

SITE AREA: 3.88 AC
IMPERVIOUS AREA: 1.14 AC

POST-DEVELOPMENT PEAK FLOW EVENTS:

2-YEAR:	9.11 CFS
5-YEAR:	14.82 CFS
10-YEAR:	18.76 CFS
25-YEAR:	23.87 CFS
50-YEAR:	27.71 CFS
100-YEAR:	31.52 CFS

DOWNSTREAM CAPACITY: 61.5 CFS

GRADING NOTES:

1. ALL PROPOSED GRADES SHOWN ARE FINAL GRADES, TOP OF GROUND LEVEL, OR TOP OF PAVEMENT, OR GRATE ELEVATION AT THE DRAWDOWN POINT, UNLESS INDICATED OTHERWISE.
2. EARTHWORK SHALL INCLUDE CLEARING AND GRUBBING, STRIPPING AND STOCKPILING TOPSOIL, MASS GRADING, EXCAVATION, FILLING, UNDER CUT AND REPLACEMENT (IF REQUIRED), AND COMPACTION.
3. PLACE TOPSOIL OVER THE SUBGRADE OF UNPAVED, DISTURBED AREAS TO A DEPTH INDICATED ON THE PLANS (6" MINIMUM).
4. USE EROSION CONTROL BLANKETS FOR ALL 3:1-4:1 SLOPES. USE EROSION CONTROL MATING ALONG CHANNEL INVERTS AND SLOPES 3:1 AND GREATER.
5. ALL EXCESS SOIL MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED. THESE MATERIALS SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFFSITE AT NO ADDITIONAL COST TO THE OWNER, IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
6. THE CONTRACTOR IS RESPONSIBLE FOR THE SITE EARTHWORK BY IMPORTING OR EXPORTING AS NECESSARY TO ACHIEVE DESIGN GRADES AND SPECIFICATIONS.
7. THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO ADJACENT PROPERTIES DURING CONSTRUCTION. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO ADJACENT PROPERTIES OCCURRING DURING CONSTRUCTION OF THIS PROJECT. NO WORK SHALL BE PERFORMED OUTSIDE THE PROJECT BOUNDARY WITHOUT PROPER AGREEMENTS WITH THE AFFECTED PROPERTY OWNERS.
8. THE LOCATION AND/OR ELEVATION OF THE EXISTING UTILITIES SHOWN HEREON ARE BASED ON UTILITY COMPANY RECORDS, AND WHERE POSSIBLE, FIELD MEASUREMENTS. THE CONTRACTOR SHALL NOT RELY UPON THIS INFORMATION AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 3 DAYS BUT NOT MORE THAN 10 DAYS PRIOR TO ANY EXCAVATION AND REQUEST FIELD VERIFICATION OF UTILITY LOCATIONS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES TO REMAIN. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY DAMAGED UTILITIES ACCORDING TO LOCAL CODES AT THE CONTRACTORS EXPENSE.
9. THE CONTRACTOR SHALL CHECK ALL EXISTING AND FINISHED GRADES, DIMENSIONS, ETC. PRIOR TO BEGINNING WORK. NOTIFY THE OWNERS REPRESENTATIVE OF ANY DISCREPANCIES AND/OR ERRORS IN THE PLANS PRIOR TO COMMENCING WORK.
10. THE GENERAL CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR JOB SITE CONDITIONS, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY DURING CONSTRUCTION. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND IS NOT LIMITED TO NORMAL WORKING HOURS.
11. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT O.S.H.A. PROVISIONS AND THE MANUAL OF ACCIDENT PREVENTION AND CONSTRUCTION, ISSUED BY THE AOC OF AMERICA, INCORPORATED, AND THE SAFETY AND HEALTH REGULATIONS OF CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR.
12. THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE THROUGH THE SITE DURING ALL PHASES OF CONSTRUCTION.

NOTE TO CONTRACTOR:

1. THE CONTRACTOR SHALL REFER TO ALL PLANS WITHIN THIS PLAN SET. IT IS NOT THE ENGINEER'S/LANDSCAPE ARCHITECT'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THIS PROJECT.
2. SURVEY INFORMATION IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100, NAD83 DATUM.



Know what's below.
Call before you dig.

**STORMWATER OUTFALL 2
POST-DEVELOPMENT GRADING &
DRAINAGE DATA CHART (18" RCP)**

SITE AREA: 1.87 AC
IMPERVIOUS AREA: 0.97 AC

POST-DEVELOPMENT PEAK FLOW EVENTS:

2-YEAR:	4.32 CFS
5-YEAR:	6.58 CFS
10-YEAR:	8.65 CFS
25-YEAR:	11.63 CFS
50-YEAR:	13.40 CFS
100-YEAR:	15.46 CFS

DOWNSTREAM CAPACITY: 18.2 CFS
(SEE EXISTING CONDITIONS GRADING AND DRAINAGE NOTE)

**STORMWATER OUTFALL 3
PRE-DEVELOPMENT GRADING &
DRAINAGE DATA CHART
(GRASSED CHANNEL TO 18" RCP)**

SITE AREA: 2.38 AC
IMPERVIOUS AREA: 0.08 AC

POST-DEVELOPMENT PEAK FLOW EVENTS:

2-YEAR:	1.16 CFS
5-YEAR:	3.41 CFS
10-YEAR:	5.25 CFS
25-YEAR:	7.85 CFS
50-YEAR:	9.94 CFS
100-YEAR:	12.09 CFS

DOWNSTREAM CAPACITY: 17.6 CFS
(SEE EXISTING CONDITIONS GRADING AND DRAINAGE NOTE)

**AREA OF ANALYSIS
POST-DEVELOPMENT GRADING &
DRAINAGE DATA CHART**

SITE AREA: 1.86 AC
IMPERVIOUS AREA: 1.01 AC

POST-DEVELOPMENT PEAK FLOW EVENTS:

2-YEAR:	1.26 CFS
5-YEAR:	2.39 CFS
10-YEAR:	3.86 CFS
25-YEAR:	6.01 CFS
50-YEAR:	7.00 CFS
100-YEAR:	9.04 CFS

DOWNSTREAM CAPACITY: 18.2 CFS
(SEE EXISTING CONDITIONS GRADING AND DRAINAGE NOTE)

LEGEND

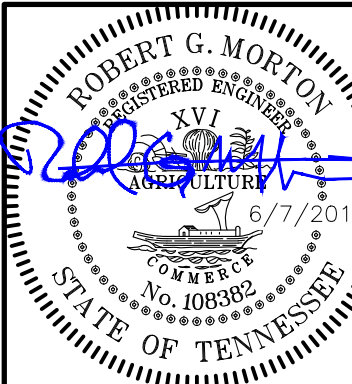
- | | |
|-----|--|
| --- | EXISTING PROPERTY LINE |
| ○ | EXISTING RIGHT-OF-WAY MONUMENT |
| --- | EXISTING EASEMENT |
| --- | EXISTING INDEX CONTOUR |
| --- | EXISTING EDGE OF PAVEMENT |
| --- | EXISTING SIDEWALK |
| --- | EXISTING PAVEMENT MARKINGS |
| --- | EXISTING STRUCTURE |
| --- | EXISTING WALL |
| --- | EXISTING FENCE |
| --- | EXISTING GATE |
| --- | EXISTING GUARD RAIL |
| --- | EXISTING OVERHEAD ELECTRIC LINE |
| --- | EXISTING UNDERGROUND ELECTRIC |
| --- | EXISTING UNDERGROUND TELECOMMUNICATIONS LINE |
| --- | EXISTING GUY WIRE |
| --- | EXISTING OVERHEAD UTILITY POLE |
| --- | EXISTING LIGHT POLE |
| --- | EXISTING TRANSFORMER |
| --- | EXISTING UTILITY BOX |
| --- | EXISTING UTILITY MANHOLE |
| --- | EXISTING UNDERGROUND WATER LINE |
| --- | EXISTING WATER METER |
| --- | EXISTING FIRE HYDRANT |
| --- | EXISTING WATER VALVE |
| --- | EXISTING WATER MANHOLE |
| --- | EXISTING CATCH BASIN |
| --- | EXISTING STORM SEWER LINE |
| --- | EXISTING SANITARY SEWER LINE |
| --- | EXISTING SANITARY MANHOLE |
| --- | EXISTING SIGN |
| --- | EXISTING BOLLARD |
| --- | EXISTING FIBER OPTIC LINE |
| --- | EXISTING FIBER OPTIC PULL BOX |
| --- | EXISTING TREE |
| --- | EXISTING TREE LINE |
| --- | PROPOSED INDEX CONTOUR |
| --- | PROPOSED LIMITS OF DISTURBANCE |
| --- | PROPOSED STORM PIPE |
| --- | PROPOSED DETENTION POND OUTLET STRUCTURE |
| --- | PROPOSED YARD DRAIN |
| --- | PROPOSED CURB INLET |
| --- | PROPOSED STORM MANHOLE |
| --- | PROPOSED LIMITS OF BIORETENTION |
| --- | PROPOSED LIMITS OF DETENTION POND |
| --- | PROPOSED LIMITS OF DRAINAGE CHANNEL |

**CITY OF FRANKLIN GRADING & DRAINAGE
GENERAL NOTES:**

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
4. DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, CULVERTS, DETENTION BASINS AND DITCHES, AS WELL AS THE ROADWAY SUB-GRADE, BASE STONE AND BINDER & SURFACE COARSE SHALL BE INSPECTED, TESTED AND GIVEN APPROVAL AT EACH STAGE OF INSTALLATION PRIOR TO PROCEEDING TO THE NEXT STAGE OF CONSTRUCTION. FINAL CONSTRUCTION INSPECTION FOR APPROVAL AND ACCEPTANCE OF STREETS AND DRAINAGE SYSTEMS WILL NOT BE GRANTED UNTIL ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.

**PRELIMINARY
NOT FOR CONSTRUCTION**

*HAND SIGNATURE ON FILE



SCALE IN FEET
0 60 120

COF #: 6718

RENAISSANCE GROUP, INC.
FRANKLIN FIRE DEPARTMENT STATION 7
PETYSVILLE ROAD
FRANKLIN, TN

OVERALL GRADING & DRAINAGE PLAN

DATE:	JUNE 2018	DRAWN BY:	PEC
DWG SCALE:	AS SHOWN	CHECKED BY:	EJG
PROJECT NO:	180-492	APPROVED BY:	AS SHOWN

DRAWING NO.:
C3.0

Civil & Environmental Consultants, Inc.
325 Seaboard Lane - Suite 170 - Franklin, TN 37067
615-333-7757 - 800-763-2326
www.cesinc.com

REVISION RECORD

DESCRIPTION

NO DATE



WILLIAMSON COUNTY
4215 LONG LANE, FRANKLIN, TN 37064
MAP: 1060, 106N, 117B, 117C
PARCEL: 117-02700-00010117
DB 1668, PG 774
TOTAL LOT AREA: 94.94 AC +/-
101 COUNTY

PROPOSED 20' DRAINAGE EASEMENT

PROPOSED 20' SANITARY SEWER EASEMENT

VETERINARY SPECIALTY PROPERTIES LLC
4416 PEYTONSVILLE ROAD, FRANKLIN, TN 37064
MAP: 117C
PARCEL: 117-02701-00010117
DB 4580, PG 306
TOTAL LOT AREA: 0.81 AC +/-
108 COMMERCIAL

REAMS-FLEMING PARTNERSHIP
4425 PEYTONSVILLE ROAD, FRANKLIN, TN 37064
MAP: 117B, 117C, 117D, 117E, 117F, 117G, 117H, 117K
PARCEL: 117-03000-00010117
TOTAL LOT AREA: 182.48 AC +/-
111 AGRICULTURAL

DODD, BRANT NELSON
4416 PEYTONSVILLE ROAD, FRANKLIN, TN 37064
MAP: 117C
PARCEL: 117-02800-00010117
TOTAL LOT AREA: 3.03 AC +/-
100 RESIDENTIAL

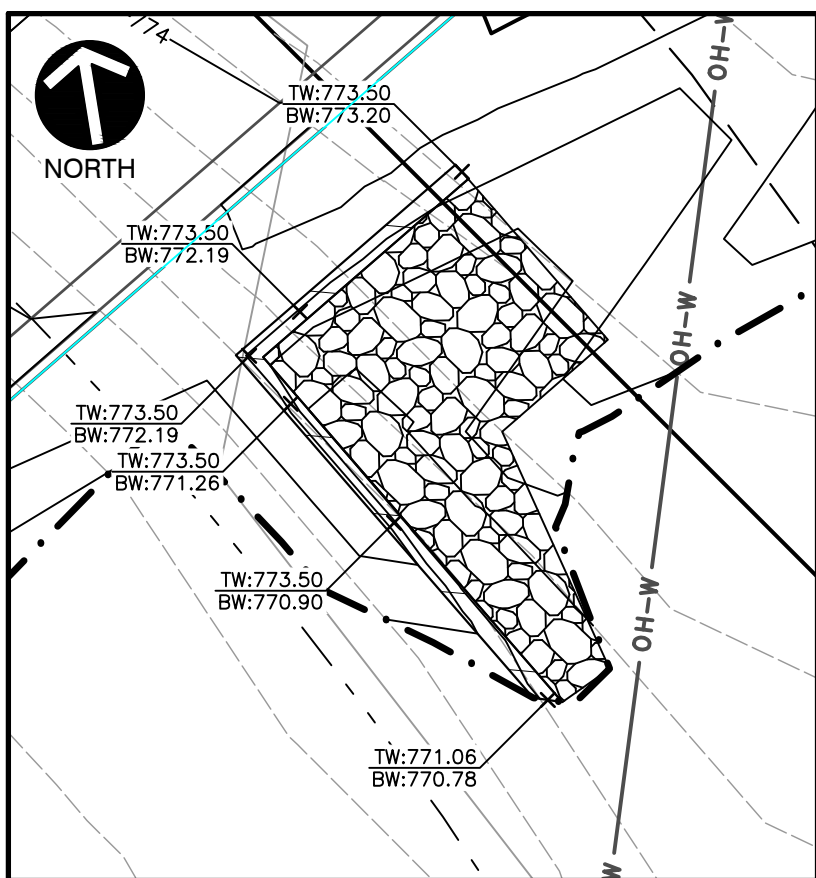


NOTE TO CONTRACTOR:

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- SURVEY INFORMATION IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100, NAD83 DATUM.

LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY MONUMENT
- EXISTING INTERMEDIATE CONTOUR
- EXISTING EDGE OF PAVEMENT
- EXISTING SIDEWALK
- EXISTING PAVEMENT MARKINGS
- EXISTING STRUCTURE
- EXISTING WALL
- EXISTING FENCE
- EXISTING GATE
- EXISTING GUARD RAIL
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND TELECOMMUNICATIONS LINE
- EXISTING GUY WIRE
- EXISTING OVERHEAD UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING TRANSFORMER
- EXISTING UTILITY BOX
- EXISTING UTILITY MANHOLE
- EXISTING UNDERGROUND WATER LINE
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK LINE
- PROPOSED EDGE OF ROAD
- PROPOSED EXTRUDED CURB
- PROPOSED CONCRETE WALK
- PROPOSED CONCRETE PAVEMENT
- PROPOSED TRUNCATED DOMES
- PROPOSED CONCRETE RETAINING WALL
- PROPOSED PAVEMENT MARKING
- PROPOSED INDEX CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED STORM PIPE
- PROPOSED DETENTION POND OUTLET STRUCTURE
- PROPOSED YARD DRAIN
- PROPOSED CURB INLET
- PROPOSED STORM MANHOLE
- PROPOSED LIMITS OF BIOTRETENTION
- PROPOSED LIMITS OF DETENTION POND
- PROPOSED LIMITS OF DRAINAGE CHANNEL
- PROPOSED ROOF DRAIN
- PROPOSED UNDERDRAIN

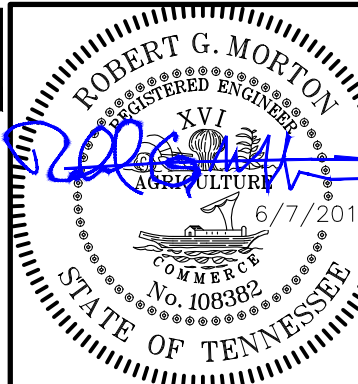


ENERGY DISSIPATING RETAINING WALL ENLARGEMENT

SCALE IN FEET
0 10 20

PRELIMINARY
NOT FOR CONSTRUCTION

*HAND SIGNATURE ON FILE



ENLARGED GRADING PLAN

RENAISSANCE GROUP, INC.
FRANKLIN FIRE DEPARTMENT STATION 7
PEYTONSVILLE ROAD
FRANKLIN, TN

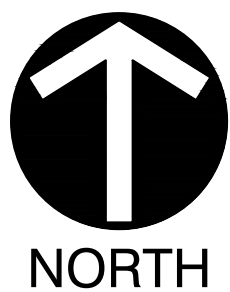
Civil & Environmental Consultants, Inc.
325 Seaboard Lane - Suite 170 - Franklin, TN 37067
615-333-7797 - 800-763-2326
www.cesinc.com

REVISION RECORD

NO	DATE	DESCRIPTION

DATE: JUNE 2018	DRAWN BY: PEC
DWG SCALE: AS SHOWN	CHECKED BY: EUG
PROJECT NO: 180-832	APPROVED BY: AS SHOWN

DRAWING NO: **C3.1**

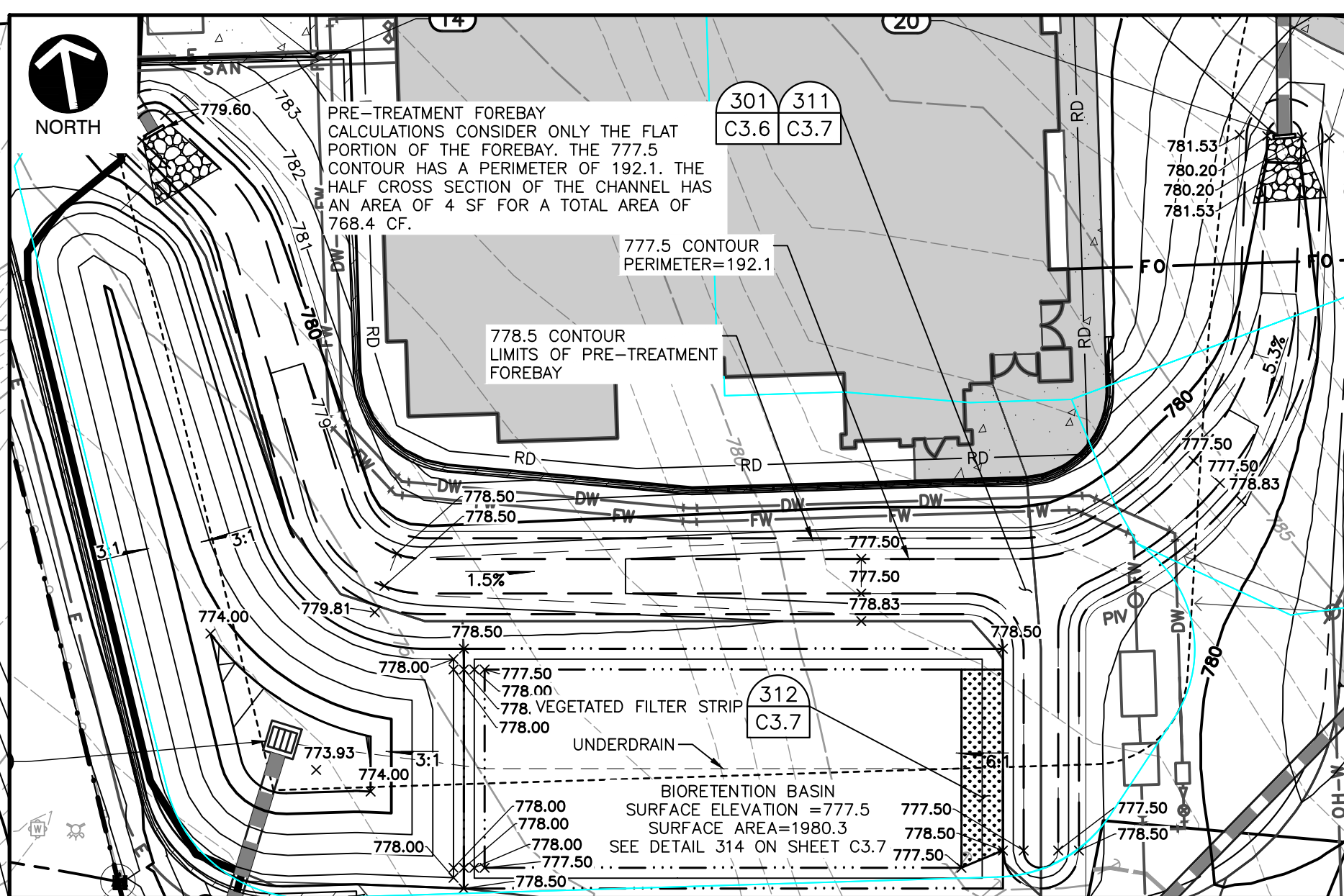


P:\2018\180-432-CADD\Drawings\180-432-CADD-C3.6.dwg(C3.6) LS(6/7/2018 - 4:05 PM) - LP 6/7/2018 4:05 PM



NOTE TO CONTRACTOR:

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- SURVEY INFORMATION IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100, NAD83 DATUM.



DETAILED GREEN INFRASTRUCTURE ENLARGEMENT

SCALE IN FEET
0 20 40

LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY MONUMENT
- EXISTING EASEMENT
- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- EXISTING EDGE OF PAVEMENT
- EXISTING SIDEWALK
- EXISTING PAVEMENT MARKINGS
- EXISTING STRUCTURE
- EXISTING WALL
- EXISTING FENCE
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- EXISTING OVERHEAD ELECTRIC LINE
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- EXISTING GUY WIRE
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- EXISTING SIGN
- EXISTING BOLLARD
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- EXISTING FIBER OPTIC PULL BOX
- EXISTING TREE
- EXISTING TREE LINE
- PROPOSED INDEX CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- PROPOSED STORM PIPE
- PROPOSED DETENTION POND OUTLET STRUCTURE
- PROPOSED YARD DRAIN
- PROPOSED CURB INLET
- PROPOSED STORM MANHOLE
- PROPOSED LIMITS OF BIORETENTION
- PROPOSED LIMITS OF DETENTION POND
- PROPOSED LIMITS OF DRAINAGE CHANNEL
- PROPOSED ROOF DRAIN
- PROPOSED UNDERDRAIN
- PROPOSED PIPE LABEL
- PROPOSED STRUCTURE LABEL

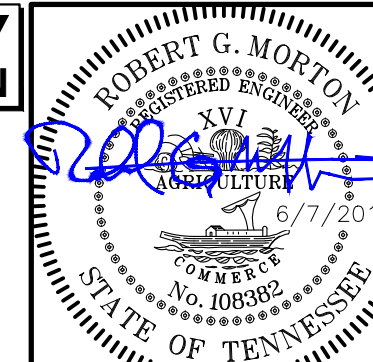
NOTES:

- FOR HEADWALL DETAIL, SEE DETAIL 300 ON SHEET C3.6.
- FOR MANHOLE DETAIL, SEE DETAIL 304 ON SHEET C3.6.
- FOR AREA DRAIN DETAIL, SEE DETAIL 304 ON SHEET C3.6.
- FOR CATCH BASIN DETAIL, SEE DETAIL 304 ON SHEET C3.6.
- FOR OUTLET STRUCTURE DETAIL, SEE DETAIL 305 ON SHEET C3.6.
- FOR PIPE BEDDING DETAIL SEE DETAIL, 303 ON SHEET C3.6.

PRELIMINARY
NOT FOR CONSTRUCTION

SCALE IN FEET
0 40 80

*HAND SIGNATURE ON FILE



COF #: 6718

ENLARGED DRAINAGE PLAN

RENAISSANCE GROUP, INC.
FRANKLIN FIRE DEPARTMENT STATION 7
PETYONSVILLE ROAD
FRANKLIN, TN

REVISION RECORD

NO	DATE	DESCRIPTION

C&E
Civil & Environmental Consultants, Inc.
325 Seaboard Lane - Suite 170 - Franklin, TN 37067
615-333-7797 - 800-763-2326
www.cecinc.com

DATE:	JUNE 2018	DRAWN BY:	PEC
DWG SCALE:	AS SHOWN	CHECKED BY:	EJG
PROJECT NO:	180-432	APPROVED BY:	AS SHOWN

DRAWING NO.:

C3.2



WILLIAMSON COUNTY
4215 LONG LANE, FRANKLIN, TN 37064
MAP: 1060, 106N, 117B, 117C
PARCEL: 117-02700-00010117
DB 1668, PG 774
TOTAL LOT AREA: 94.94 AC +/-
101 COUNTY

SILT FENCE 901
(TYP.)
C3.8

VETERINARY SPECIALTY PROPERTIES LLC
4416 PEYTONSVILLE ROAD, FRANKLIN, TN 37064
MAP: 117C
PARCEL: 117-02701-00010117
DB 4560, PG 306
TOTAL LOT AREA: 0.81 AC +/-
10B COMMERCIAL

REAMS-FLEMING PARTNERSHIP
4425 PEYTONSVILLE ROAD, FRANKLIN, TN 37064
MAP: 117B, 117C, 117E, 117G, 117H, 117K
PARCEL: 117-03000-00010117
TOTAL LOT AREA: 182.46 AC +/-
111 AGRICULTURAL

DODD, BRANT NELSON
4416 PEYTONSVILLE ROAD, FRANKLIN, TN 37064
MAP: 117C
PARCEL: 117-02800-00010117
TOTAL LOT AREA: 3.03 AC +/-
100 RESIDENTIAL

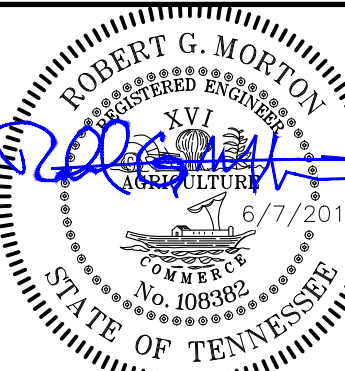
EPSC DATA CHART					
OUTFALL	DRAINAGE AREA (AC)	OUTFALL ELEVATION	RECEIVING WATER	303(d) OR EXCEPTIONAL	EPSC DESIGN EVENT
1	3.88	748	FIVEMILE CREEK	YES	5-YEAR
2	1.87	769	FIVEMILE CREEK	YES	5-YEAR
3	2.38	768	FIVEMILE CREEK	YES	5-YEAR

LEGEND	
	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY MONUMENT
	EXISTING EASEMENT
	EXISTING INDEX CONTOUR
	EXISTING INTERMEDIATE CONTOUR
	EXISTING EDGE OF PAVEMENT
	EXISTING SIDEWALK
	EXISTING PAVEMENT MARKINGS
	EXISTING STRUCTURE
	EXISTING WALL
	EXISTING FENCE
	EXISTING GATE
	EXISTING GUARD RAIL
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING UNDERGROUND ELECTRIC
	EXISTING UNDERGROUND TELECOMMUNICATIONS LINE
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	EXISTING LIGHT POLE
	EXISTING TRANSFORMER
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	EXISTING UTILITY MANHOLE
	EXISTING UNDERGROUND WATER LINE
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	EXISTING SANITARY MANHOLE
	EXISTING SIGN
	EXISTING BOLLARD
	EXISTING FIBER OPTIC LINE
	EXISTING FIBER OPTIC PULL BOX
	EXISTING TREE
	EXISTING TREE LINE
	EXISTING SURVEY CONTROL POINT
	PROPOSED LIMITS OF DISTURBANCE
	PROPOSED FILTER SOCK
	PROPOSED SILT FENCE
	PROPOSED CONSTRUCTION ENTRANCE

- INITIAL EPSC / PRE-CONSTRUCTION ACTIVITIES:**
1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
 2. IDENTIFY LIMITS OF DISTURBANCE, CLEARLY MARK AREAS TO REMAIN UNDISTURBED, INSTALL CAUTION FENCE, IF NECESSARY.
 3. INSTALL PERIMETER EPSC MEASURES SHOWN ON THIS PLAN. CLEAR ONLY WHERE REQUIRED FOR INSTALLATION OF EPSC MEASURES.

PRELIMINARY
NOT FOR CONSTRUCTION

*HAND SIGNATURE ON FILE



SCALE IN FEET
0 40 80

COF #: 6718

RENAISSANCE GROUP, INC.
FRANKLIN FIRE DEPARTMENT STATION 7
PEYTONSVILLE ROAD
FRANKLIN, TN

Civil & Environmental Consultants, Inc.
325 Seaboard Lane - Suite 170 - Franklin, TN 37067
615-333-7797 - 800-763-2326
www.cesinc.com

INITIAL EPSC & PRE-CONSTRUCTION PLAN

DATE:	JUNE 2018	DRAWN BY:	PEC
DWG SCALE:	AS SHOWN	CHECKED BY:	EJG
PROJECT NO:	180-492	APPROVED BY:	AS SHOWN

DRAWING NO.:
C3.3



WILLIAMSON COUNTY
4215 LONG LANE, FRANKLIN, TN 37064
MAP: 1060, 106N, 117B, 117C
PARCEL: 117-02700-00010117
DB 1668, PG 771
TOTAL LOT AREA: 94.94 AC +/-
101 COUNTY

VETERINARY SPECIALTY PROPERTIES LLC
4416 PEYTONSVILLE ROAD, FRANKLIN, TN 37064
MAP: 117C
PARCEL: 117-02701-00010117
DB 4560, PG 306
TOTAL LOT AREA: 0.81 AC +/-
10B COMMERCIAL

REAMS-FLEMING PARTNERSHIP
4425 PEYTONSVILLE ROAD, FRANKLIN, TN 37064
MAP: 117B, 117C, 117E, 117G, 117H, 117I, 117K
PARCEL: 117-03000-00010117
TOTAL LOT AREA: 182.46 AC +/-
111 AGRICULTURAL

DODD, BRANT NELSON
4416 PEYTONSVILLE ROAD, FRANKLIN, TN 37064
MAP: 117C
PARCEL: 117-02800-00010117
TOTAL LOT AREA: 3.03 AC +/-
100 RESIDENTIAL

EPSC DATA CHART					
OUTFALL	DRAINAGE AREA (AC)	OUTFALL ELEVATION	RECEIVING WATER	303(d) OR EXCEPTIONAL	EPSC DESIGN EVENT
1	3.88	748	FIVEMILE CREEK	YES	5-YEAR
2	1.87	769	FIVEMILE CREEK	YES	5-YEAR
3	2.38	768	FIVEMILE CREEK	YES	5-YEAR

LEGEND	
	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY MONUMENT
	EXISTING EASEMENT
	EXISTING INDEX CONTOUR
	EXISTING INTERMEDIATE CONTOUR
	PROPOSED PROPERTY LINE
	PROPOSED INDEX CONTOUR
	PROPOSED INTERMEDIATE CONTOUR
	PROPOSED UTILITY EASEMENT
	PROPOSED STORM PIPE
	PROPOSED DETENTION POND OUTLET STRUCTURE
	PROPOSED YARD DRAIN
	PROPOSED CURB INLET
	PROPOSED STORM MANHOLE
	PROPOSED LIMITS OF BIORETENTION
	PROPOSED LIMITS OF DETENTION POND
	PROPOSED LIMITS OF DRAINAGE CHANNEL
	PROPOSED LIMITS OF DISTURBANCE
	PROPOSED FILTER SOCK
	PROPOSED SILT FENCE
	PROPOSED CONSTRUCTION ENTRANCE
	PROPOSED CHECK DAM

REVISION RECORD

NO	DATE	DESCRIPTION

LEE
Civil & Environmental Consultants, Inc.
325 Seaboard Lane - Suite 170 - Franklin, TN 37067
615-333-7797 - 800-763-2326
www.cecinc.com

RENAISSANCE GROUP, INC.
FRANKLIN FIRE DEPARTMENT STATION 7
PEYTONSVILLE ROAD
FRANKLIN, TN

COF #: 6718

INTERIM EPSC & CONSTRUCTION PLAN

DATE:	JUNE 2018	DRAWN BY:	PEC
DWG SCALE:	AS SHOWN	CHECKED BY:	EJG
PROJECT NO:	180-492	APPROVED BY:	AS SHOWN

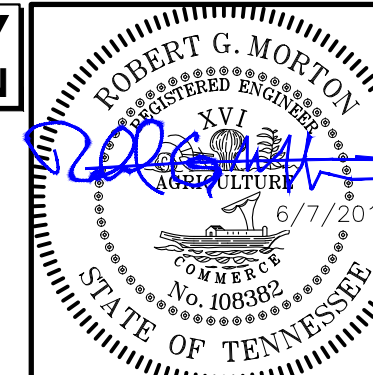
DRAWING NO.:

C3.4

- INTERIM EPSC / CONSTRUCTION ACTIVITIES:**
1. STABILIZE DISTURBED NON-STEEP SLOPE AREAS WITHIN 14 DAYS OF COMPLETING ANY PHASE OF ACTIVITY.
 2. STABILIZE STEEP SLOPES (35% OR GREATER) WITHIN 7 DAYS AFTER CONSTRUCTION ACTIVITY ON THE SLOPE HAS TEMPORARILY OR PERMANENTLY CEASED.
 3. COMPLETE FINAL GRADING.
 4. COMPLETE FINAL STABILIZATION (TOPSOIL, SEEDING, MULCH, MATTING, BLANKET, ETC.).

PRELIMINARY
NOT FOR CONSTRUCTION

*HAND SIGNATURE ON FILE



NOTE TO CONTRACTOR:

1. THE CONTRACTOR SHALL REFER TO ALL PLANS WITHIN THIS PLAN SET. IT IS NOT THE ENGINEER'S/LANDSCAPE ARCHITECT'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THIS PROJECT.
2. SURVEY INFORMATION IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100, NAD83 DATUM.





EPSC DATA CHART					
OUTFALL	DRAINAGE AREA (AC)	OUTFALL ELEVATION	RECEIVING WATER	303(d) OR EXCEPTIONAL	EPSC DESIGN EVENT
1	3.88	748	FIVEMILE CREEK	YES	5-YEAR
2	1.87	769	FIVEMILE CREEK	YES	5-YEAR
3	2.38	768	FIVEMILE CREEK	YES	5-YEAR

LEGEND	
	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY MONUMENT
	EXISTING EASEMENT
	EXISTING INDEX CONTOUR
	EXISTING INTERMEDIATE CONTOUR
	PROPOSED INDEX CONTOUR
	PROPOSED INTERMEDIATE CONTOUR
	PROPOSED PROPERTY LINE
	PROPOSED SETBACK LINE
	PROPOSED EDGE OF ROAD
	PROPOSED EXTRUDED CURB
	PROPOSED CONCRETE WALK
	PROPOSED CONCRETE PAVEMENT
	PROPOSED TRUNCATED DOMES
	PROPOSED CONCRETE RETAINING WALL
	PROPOSED PAVEMENT MARKING
	PROPOSED STRUCTURE
	PROPOSED ACCESSIBLE PATH
	PROPOSED UTILITY EASEMENT
	PROPOSED LIGHT POLES
	PROPOSED TRANSFORMER
	PROPOSED SANITARY SEWER CLEANOUT
	PROPOSED WATER METER BOX
	PROPOSED WATER VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED WATER FITTING
	PROPOSED POST INDICATOR VALVE
	PROPOSED FIRE DEPARTMENT CONNECTION
	PROPOSED STORM PIPE
	PROPOSED DETENTION POND OUTLET STRUCTURE
	PROPOSED YARD DRAIN
	PROPOSED CURB INLET
	PROPOSED STORM MANHOLE
	PROPOSED LIMITS OF BIORETENTION
	PROPOSED LIMITS OF DETENTION POND
	PROPOSED LIMITS OF DRAINAGE CHANNEL
	PROPOSED LIMITS OF DISTURBANCE
	PROPOSED EROSION CONTROL BLANKET
	PROPOSED EROSION CONTROL MATTING

REVISION RECORD

NO	DATE	DESCRIPTION

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325 Seaboard Lane - Suite 170 - Franklin, TN 37067
615-333-7797 - 800-763-2326
www.cecinc.com

RENAISSANCE GROUP, INC.
FRANKLIN FIRE DEPARTMENT STATION 7
PETYONSVILLE ROAD
FRANKLIN, TN

COF #: 6718

FINAL EPSC & WATER QUALITY PLAN

DATE:	JUNE 2018	DRAWN BY:	PEC
DWG SCALE:	AS SHOWN	CHECKED BY:	EJG
PROJECT NO:	180-493	APPROVED BY:	AS SHOWN

DRAWING NO: **C3.5**

WATER QUALITY NARRATIVE:

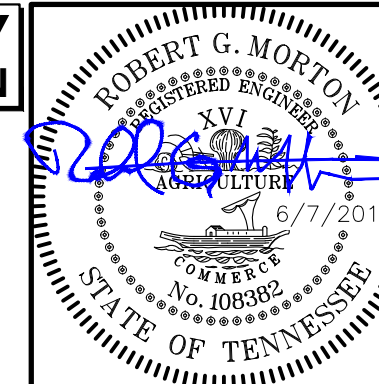
OWNER SHALL MAINTAIN BIORETENTION IN ACCORDANCE WITH THE SCHEDULE AND CHECKLISTS INCLUDED IN THE LONG TERM MAINTENANCE PLAN.

FINAL EPSC / WATER QUALITY ACTIVITIES:

1. REMOVE TEMPORARY EROSION CONTROLS AND ACCUMULATED SEDIMENT FROM AREAS THAT HAVE ESTABLISHED AT LEAST 70 PERCENT PERMANENT VEGETATIVE COVER.
2. RESEED AREAS DISTURBED BY REMOVAL ACTIVITIES.

PRELIMINARY
NOT FOR CONSTRUCTION

*HAND SIGNATURE ON FILE



SCALE IN FEET
0 40 80

NOTE TO CONTRACTOR:

1. THE CONTRACTOR SHALL REFER TO ALL PLANS WITHIN THIS PLAN SET. IT IS NOT THE ENGINEER'S/LANDSCAPE ARCHITECT'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THIS PROJECT.
2. SURVEY INFORMATION IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100, NAD83 DATUM.



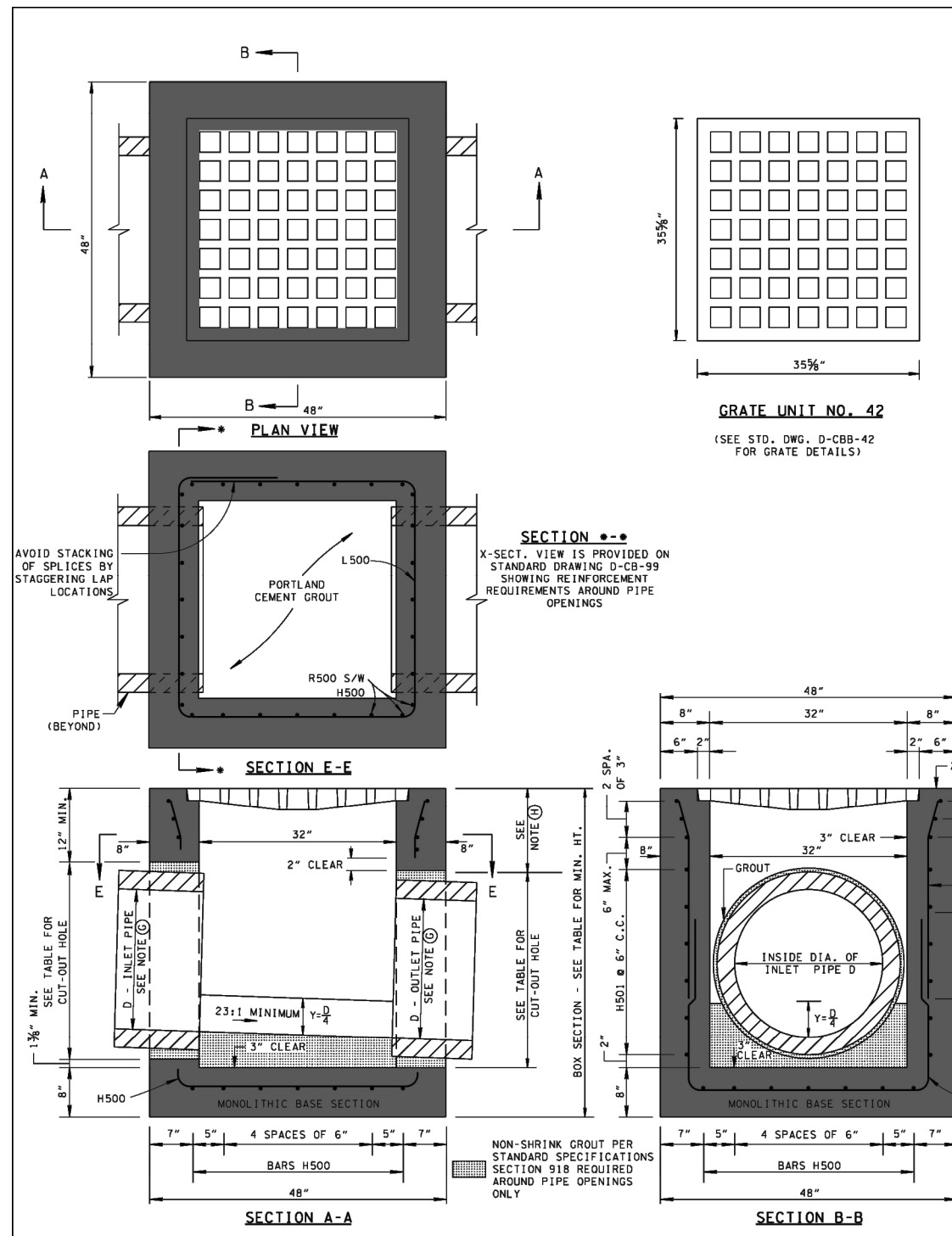
P:\2018\180-4321-CADD\Drawings\180-4321-CADD-CL-6.dwg (16/7/2018 - 10:00:00) - 180-4321-CADD-CL-6.dwg (16/7/2018 - 10:00:00) - 180-4321-CADD-CL-6.dwg (16/7/2018 - 10:00:00)



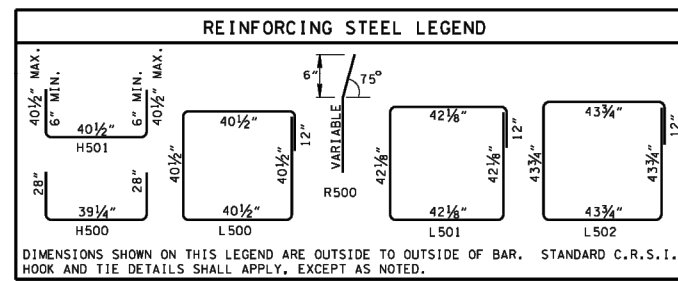
Know what's below.
Call before you dig.

NOTE TO CONTRACTOR:

- THE CONTRACTOR SHALL REFER TO ALL PLANS WITHIN THIS PLAN SET. IT IS NOT THE ENGINEER'S/LANDSCAPE ARCHITECT'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THIS PROJECT.
- SURVEY INFORMATION IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100, NAD83 DATUM.



**DETAIL 300
HEADWALL**
N.T.S.



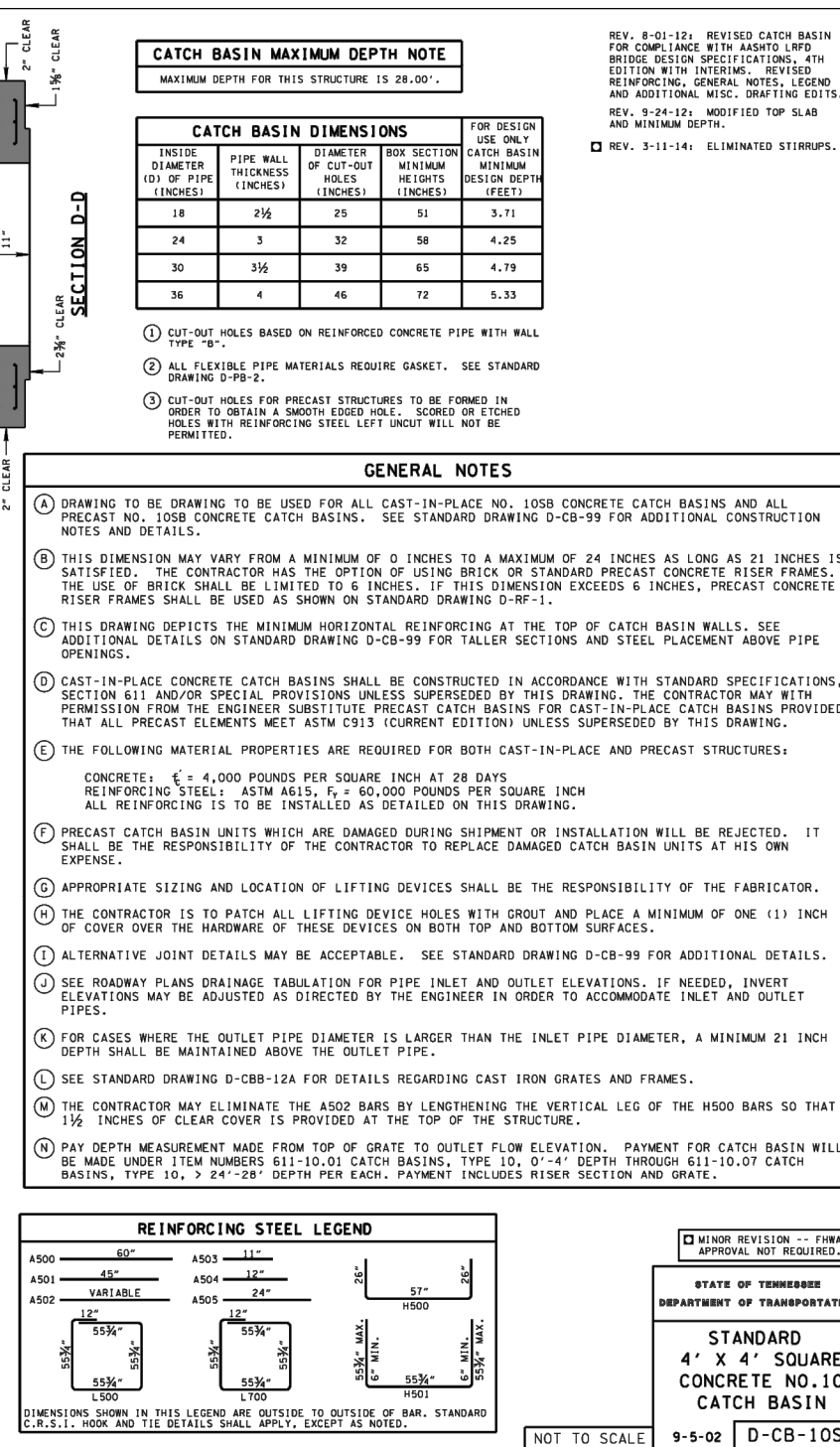
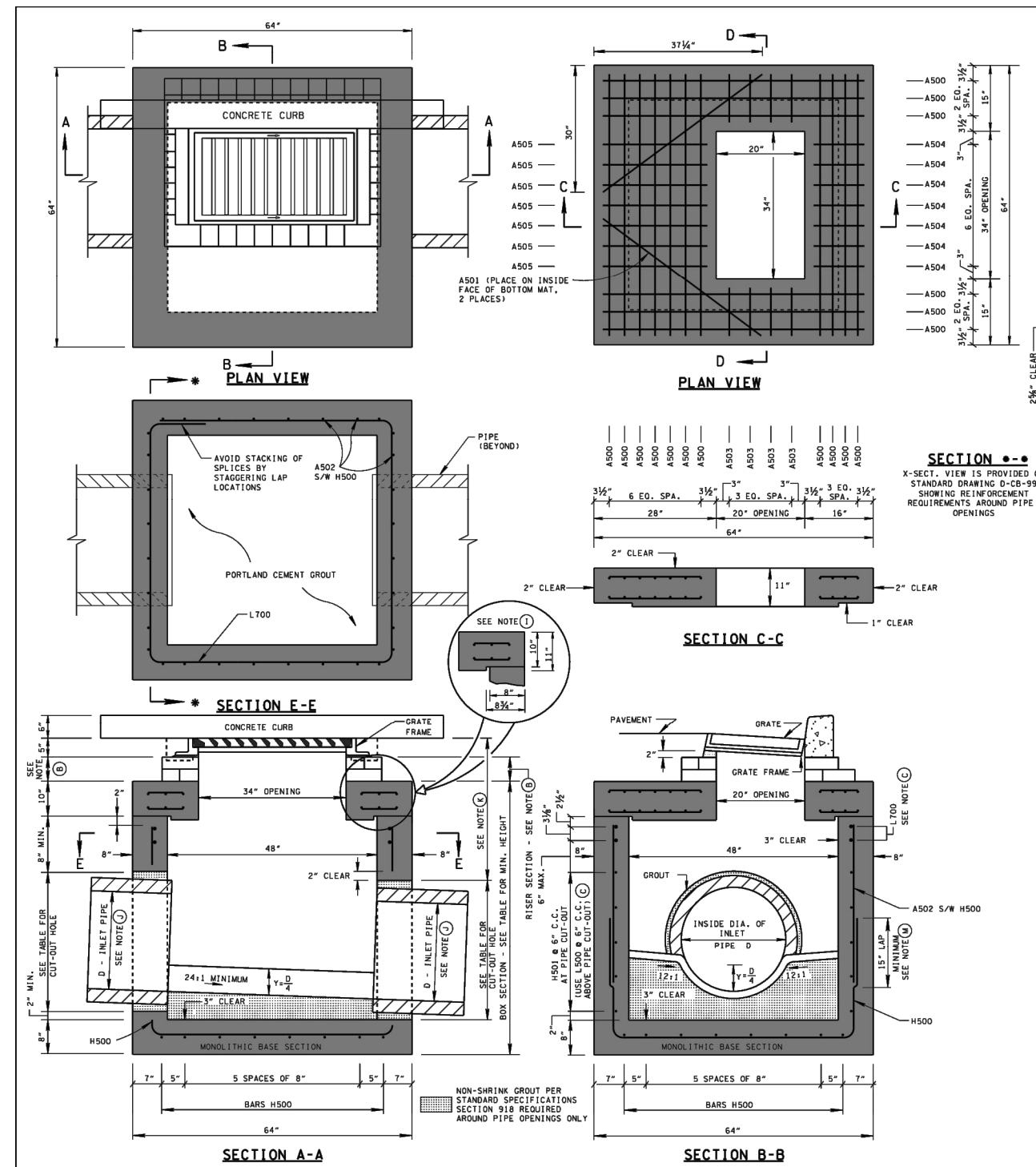
- GENERAL NOTES**
- DRAWING TO BE USED FOR ALL CAST-IN-PLACE NO. 425 CONCRETE CATCH BASINS. SEE STANDARD DRAWING D-CB-99 FOR ADDITIONAL CONSTRUCTION NOTES & DETAILS.
 - CAST-IN-PLACE CONCRETE CATCH BASIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD SPECIFICATIONS, SECTION 617 AND/OR SPECIAL PROVISIONS UNLESS SUPERSEDED BY THIS DRAWING. THE CONTRACTOR MAY, WITH PERMISSION FROM THE ENGINEER, SUBSTITUTE PRECAST CATCH BASINS FOR CAST-IN-PLACE CATCH BASINS PROVIDED THAT ALL PRECAST ELEMENTS MEET ASTM C1513 (CURRENT EDITION) UNLESS SUPERSEDED BY THIS DRAWING.
 - THE FOLLOWING MATERIAL PROPERTIES ARE REQUIRED FOR BOTH CAST-IN-PLACE AND PRECAST STRUCTURES:
 - CONCRETE: 4,000 POUNDS PER SQUARE INCH AT 28 DAYS
 - REINFORCING STEEL: ASTM A615, 60,000 POUNDS PER SQUARE INCH
 - ALL REINFORCING IS TO BE INSTALLED AS DETAILLED ON THIS DRAWING.
 - PRECAST CATCH BASIN UNITS WHICH ARE DAMAGED DURING SHIPMENT OR INSTALLATION WILL BE REJECTED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPLACE DAMAGED CATCH BASIN UNITS AT HIS OWN EXPENSE.
 - APPROPRIATE SIZING AND LOCATION OF LIFTING DEVICES SHALL BE THE RESPONSIBILITY OF THE FABRICATOR.
 - THE CONTRACTOR IS TO PATCH ALL LIFTING DEVICE HOLES WITH GROUT AND PLACE A MINIMUM OF ONE (1) INCH OF COVER OVER THE HARDWARE OF THESE DEVICES ON BOTH TOP AND BOTTOM SURFACES.
 - SEE ROADWAY PLANS DRAINAGE TABULATION FOR PIPE INLET AND OUTLET ELEVATIONS. IF NEEDED, INVERT ELEVATIONS MAY BE ADJUSTED AS DIRECTED BY THE ENGINEER IN ORDER TO ACCOMMODATE INLET AND OUTLET PIPES.
 - FOR CASES WHERE THE OUTLET PIPE DIAMETER IS LARGER THAN THE INLET PIPE DIAMETER, A MINIMUM 12 INCH DEPTH SHALL BE MAINTAINED ABOVE THE OUTLET PIPE.
 - SEE STANDARD DRAWING D-CB-99 FOR DETAILS REGARDING CAST IRON GRATES.
 - THE CONTRACTOR MAY ELIMINATE THE 8000 BARS BY LENGTHENING THE VERTICAL LEG OF THE 4000 BARS AND BENDING THE TOP 6 INCHES AT 75° SO THAT 2 INCHES OF CLEAR COVER IS PROVIDED AT THE TOP OF THE STRUCTURE.
 - PIPE DEPTH MEASUREMENT MADE FROM TOP OF GROUT TO OUTLET FLOW ELEVATION. PAYMENT FOR CATCH BASIN WILL BE MADE UNDER ITEM NUMBERS 611-42.01 CATCH BASIN, TYPE 42, 0'-4" DEPTH AND 611-42.02, CATCH BASIN, TYPE 42, 4'-4" DEPTH PER EACH. PAYMENT INCLUDES PUMP SECTION AND GRATE.

CATCH BASIN DIMENSIONS				FOR DESIGN USE ONLY
INLET PIPE DIAMETER (INCHES)	PIPE WALL THICKNESS (INCHES)	DIAMETER (INCHES)	BOX SECTION MINIMUM DEPTH (INCHES)	CATCH BASIN MINIMUM DEPTH (FEET)
18	2 1/2	25	47	2.96
24	3	32	54	3.90

- CUT-OUT HOLES BASED ON REINFORCED CONCRETE PIPE WITH WALL TYPE "B".
- ALL FLEXIBLE PIPE MATERIALS REQUIRE GASKET. SEE STANDARD DRAWING D-9B-2.
- CUT-OUT HOLES FOR PRECAST STRUCTURES TO BE FORMED IN ORDER TO OBTAIN A SMOOTH EGGED HOLE. SCORED OR ETCHED HOLES WITH REINFORCING STEEL LEFT UNCOAT WILL NOT BE PERMITTED.
- THE HEIGHT OF THE BOX SECTION SHALL NOT EXCEED 6'-0".

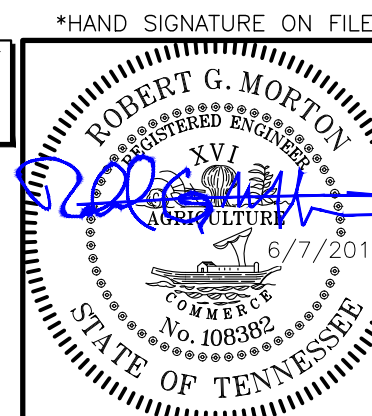
STATE OF TENNESSEE
DEPARTMENT OF TRANSPORTATION
STANDARD
32" x 32" SQUARE
CONCRETE NO. 42
CATCH BASIN
10-26-91 D-CB-425

**DETAIL 304
STORM MANHOLE**
N.T.S.



**DETAIL 305
OUTLET STRUCTURE**
N.T.S.

**PRELIMINARY
NOT FOR CONSTRUCTION**



DRAWING NO.:

C3.6

RENAISSANCE GROUP, INC.
FRANKLIN FIRE DEPARTMENT STATION 7
PETYSVILLE ROAD
FRANKLIN, TN

GRADING AND DRAINAGE DETAILS

DATE: JUNE 2018
DWG SCALE: AS SHOWN
PROJECT NO: 180-4321
APPROVED BY: AS SHOWN

Civil & Environmental Consultants, Inc.
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615-333-7797 - 800-763-2326
www.cesinc.com

COF #: 6718

REVISION RECORD

NO. DATE DESCRIPTION

NO.	DATE	DESCRIPTION

APPENDIX 1-B

ADDITIONAL DETAILS AND SCHEMATICS
FOR REGULAR BIORETENTION PRACTICES

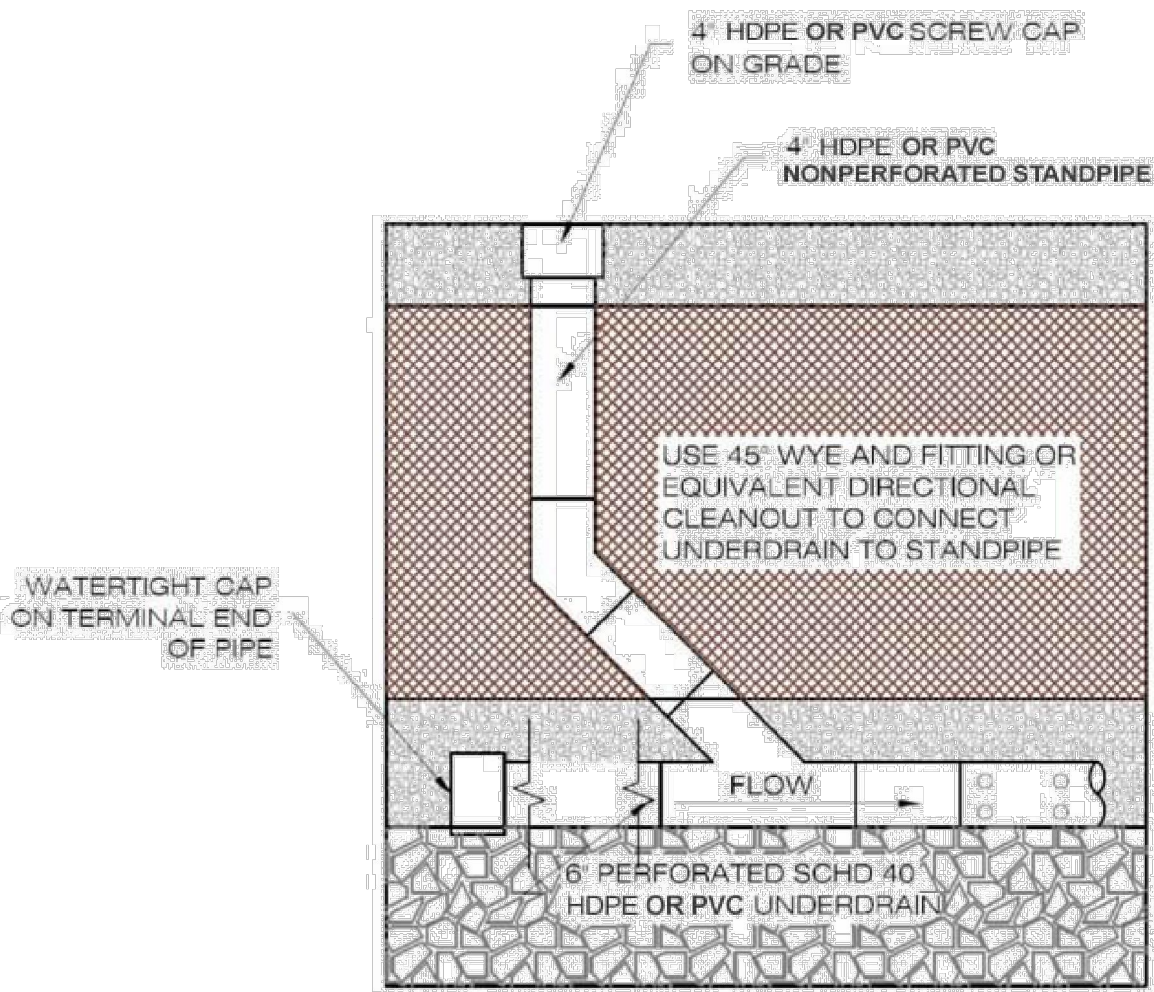
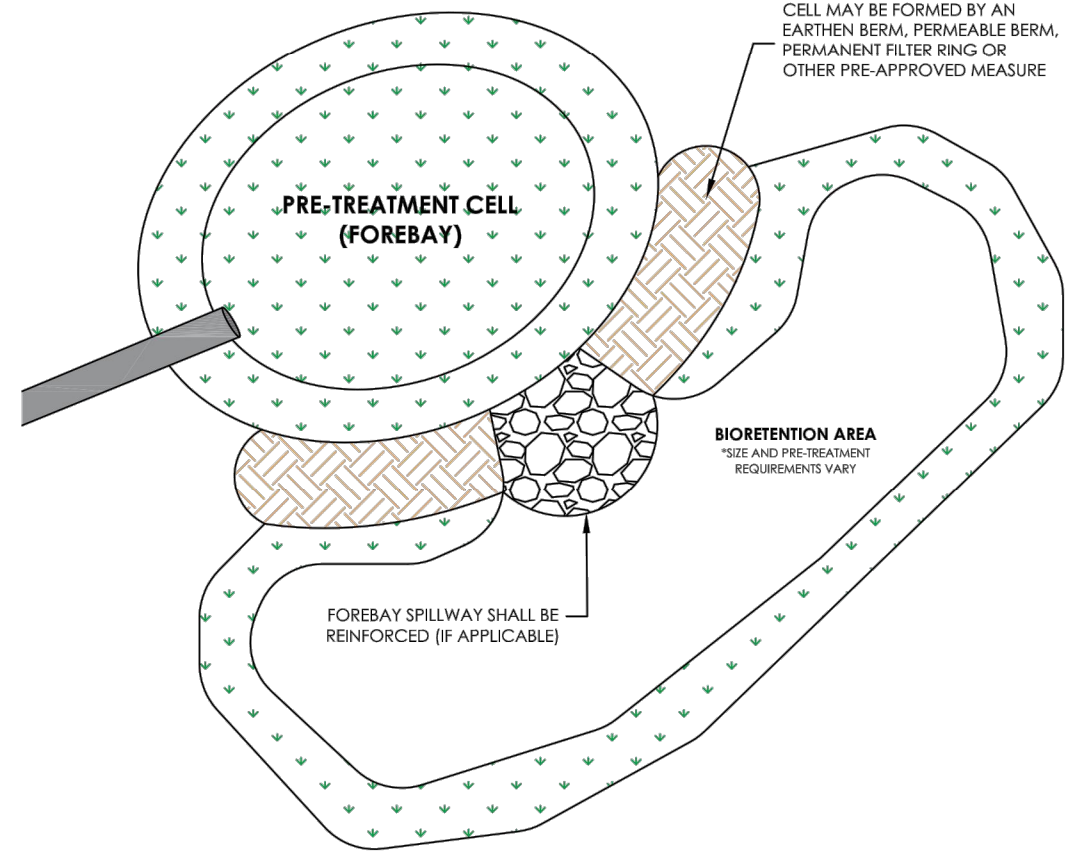


Figure 1-B. 1.4\"/>

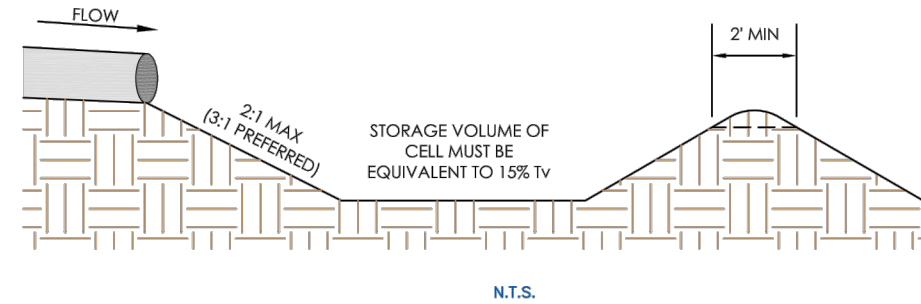
Volume 5 – Green Infrastructure Practices

February 2016

DETAIL 310
BIORETENTION CLEANOUT
N.T.S.

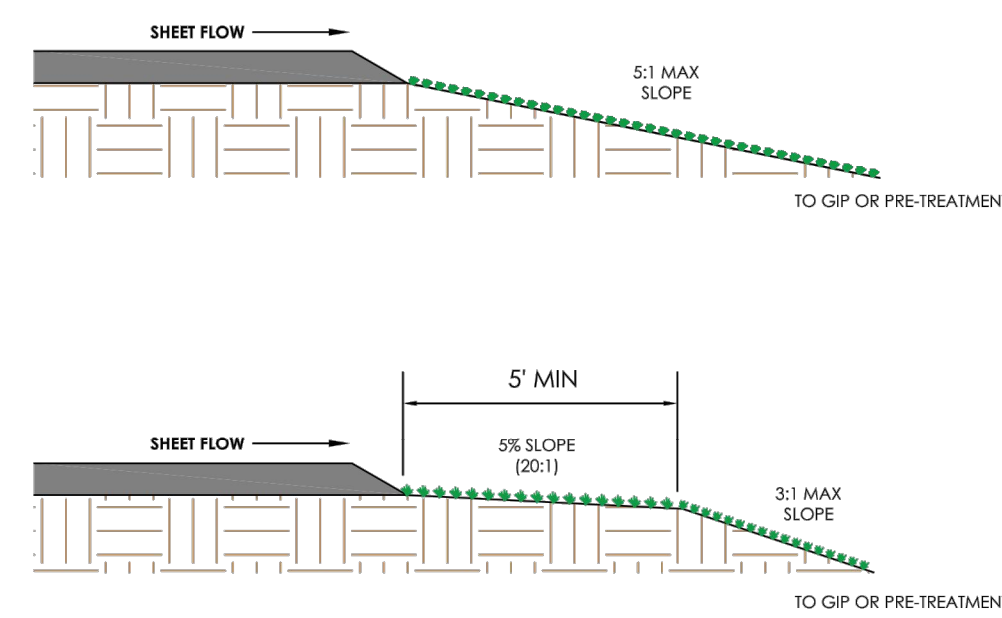


- PRE-TREATMENT CELL NOTES:**
1. LEVEL II REQUIRES PRE-TREATMENT CELL PLUS ADDITIONAL TREATMENT
 2. STORAGE VOLUME = 15% OF TREATMENT VOLUME (TV)
 3. 2:1 LENGTH/WIDTH DESIGN
 4. DISINTEGRATION REQUIRED FOR EXPECTED RATES OF DISCHARGE
 5. PRE-TREATMENT CELL MUST NOT INTERFERE WITH REQUIRED PONDING IN BIORETENTION AREAS
 6. PRE-TREATMENT CELLS DO NOT REQUIRE UNDERLYING FILTER MEDIA



Pre-Treatment (concentrated flow) PRE-TREATMENT CELL/FOREBAY		 CITY OF FRANKLIN ENGINEERING 109 THIRD AVE SOUTH FRANKLIN, TN 37064	
TITLE			
DWG. NO.		DIRECTOR OF ENGINEERING	12/7/2017
02/20/2017			DATE
EFFECTIVE DATE		STORMWATER COORDINATOR	12/7/2017
			DATE

DETAIL 311
PRE-TREATMENT CELL/FOREBAY
N.T.S.



VEGETATED FILTER STRIPS ARE BEST SUITED TO TREAT RUNOFF FROM SMALL SEGMENTS OF IMPERVIOUS COVER (USUALLY LESS THAN 5,000 SQ.FT.) ADJACENT TO ROAD SHOULDERS, SMALL PARKING LOTS, AND ROOFTOPS.

VEGETATED FILTER STRIPS MAY ALSO BE USED AS A PRE-TREATMENT FOR ANOTHER STORMWATER PRACTICE SUCH AS A DRY SWALE, BIORETENTION, OR INFILTRATION AREAS.

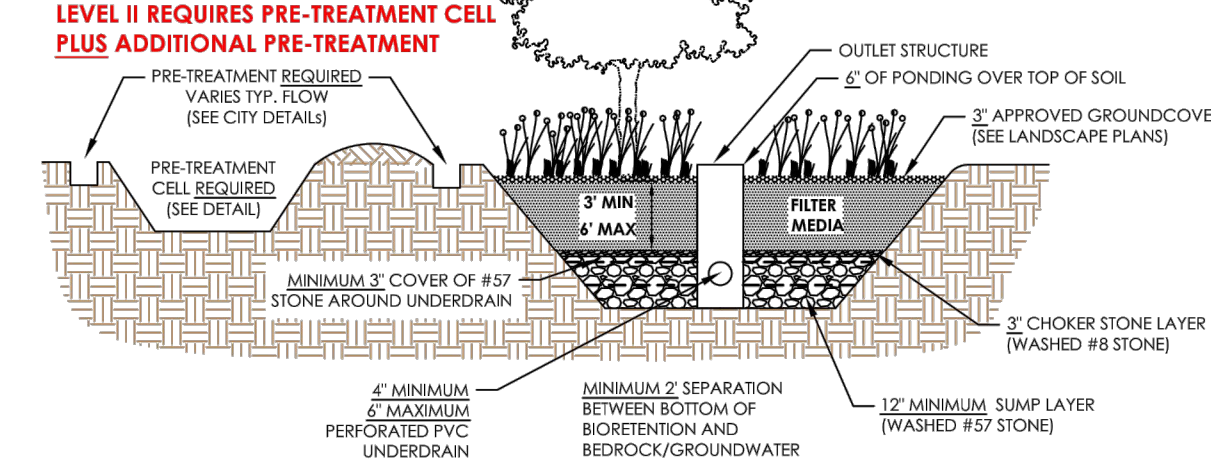
VEGETATED FILTER STRIP NOTES:

1. FILTER STRIPS SHOULD BE PLANTED AT A DENSITY TO ACHIEVE 90% COVER AFTER SECOND GROWING SEASON
2. FILTER STRIPS SHOULD BE SEEDED, NOT SODDED, WHENEVER POSSIBLE
3. VEGETATION SHALL BE ABLE TO WITHSTAND BOTH WET AND DRY PERIODS
4. FILTER STRIPS SHOULD NOT RECEIVE HOTSPOT RUNOFF

Pre-Treatment (sheet flow) VEGETATED FILTER STRIP		 CITY OF FRANKLIN ENGINEERING 109 THIRD AVE SOUTH FRANKLIN, TN 37064	
TITLE			
DWG. NO.		DIRECTOR OF ENGINEERING	12/7/2017
02/20/2017			DATE
EFFECTIVE DATE		STORMWATER COORDINATOR	12/7/2017
			DATE

DETAIL 312
PRE-TREATMENT VEGETATED FILTER STRIP
N.T.S.

- PRE-TREATMENT NOTES:**
- TREATMENT DEPENDENT ON TYP. FLOW
- SHEET FLOW**
- VEGETATED FILTER STRIP
 - GRAVELSTONE DAP/DAPM
 - VEGETATED LEVEL SPREADER
- CONCENTRATED FLOW**
- PRE-TREATMENT (FOREBAY) CELL
 - GRAVELSTONE FLOW SPREADER
- FILTER MEDIA SPECIFICATIONS:**
- DEPTH:
AS SHOWN ON APPROVED PLANS
- CONTENTS:
40% SILT
30% SAND
20% CLAY
10% ORGANICS
- ADDITIONAL NOTES:**
- NO FILTER FABRIC SHALL BE INSTALLED WITHIN BIORETENTION AREAS.
- SEE LANDSCAPE PLAN FOR PLANTING DETAILS
- SEE GRADING AND DRAINAGE PLAN FOR UNDERDRAIN LAYOUT.
- MAX 3:1 SLOPES INTO BIORETENTION AREA. 4:1 SLOPES PREFERRED.



1. EXCAVATORS SHALL WORK FROM THE OUTSIDE THE GREEN INFRASTRUCTURE PRACTICE (GIP) FOOTPRINT. EXCAVATED AREAS SHALL NOT BE COMPACTED OR LOADED IN ANY WAY AS TO CAUSE SOIL COMPACTION.
2. DURING EXCAVATION, MOST CONDITIONS MAY CAUSE FINES TO CLOG THE NATIVE SOIL SURFACE OF THE FACILITY. IF THE NATIVE SOIL HAS BEEN EXPOSED TO RAINFALL OR IF SMEARING OCCURS, HAND RAKE OR SCARIFY THE SURFACE TO A DEPTH OF 12\"/>
3. DURING CONSTRUCTION PHASE, CONTRACTOR SHALL DIVERT RUNOFF FLOW AROUND THE GIP AREAS TO ENSURE SEDIMENT DOES NOT ENTER.
4. RECYCLED MATERIAL IS NOT APPROVED FOR USE IN GIP FACILITIES.
5. UTILITIES AND IRRIGATION ARE PROHIBITED WITHIN THE GIP FOOTPRINT.
6. WATER QUALITY SIGNS SHALL BE INSTALLED IN ALL WATER QUALITY AREAS.

- CONSTRUCTION SEQUENCING:**
1. CONSTRUCT STORMWATER RUNOFF DIVERSIONS.
 2. EXCAVATE GIP AREAS.
 3. SCARIFY SUBGRADE BY RIPPING THE BOTTOM SOILS TO A DEPTH OF 12\"/>
 4. SCHEDULE GIP INSPECTION WITH CITY STORMWATER INSPECTOR AT (615) 791-3218.
 5. INSTALL STONE SUBBASE AND UNDERDRAINS, CONNECT UNDERDRAIN TO OUTLET STRUCTURE.
 6. SCHEDULE GIP INSPECTION WITH CITY STORMWATER INSPECTOR AT (615) 791-3218.
 7. INSTALL ADDITIONAL STONE ON AND FLAG THE UNDERDRAIN (IF EACH SIDE).
 8. A SMALL SKID STEER LOADER MAY BE USED FOR PLACEMENT OF ADDITIONAL SECTIONS AVOIDING THE UNDERDRAIN PIPE INSTALLATIONS.
 9. DELIVER AND STORE SOIL MEDIA ON PLASTIC SHEETING WITH APPROPRIATE EROSION CONTROL MEASURES.
 10. SCHEDULE GIP INSPECTION WITH CITY STORMWATER INSPECTOR AT (615) 791-3218.
 11. ALLOW 48 HOURS SETTLEMENT. DO NOT COMPACT WITH EQUIPMENT.
 12. ADD ADDITIONAL MEDIA AS NEEDED TO ACHIEVE THE DESIGN ELEVATIONS.
 13. INSTALL VEGETATION, AND WATER ACCORDINGLY. PERMANENT IRRIGATION IS PROHIBITED IN GIP.
 14. INSTALL SPECIFIED GROUND COVER.
 15. FLAG LIMITS OF GIP FOR SURVEY LOCATE AND SHOW ON AS-BUILT PLANS.

BIORETENTION LEVEL 2		 CITY OF FRANKLIN ENGINEERING 109 THIRD AVE SOUTH FRANKLIN, TN 37064	
TITLE			
DWG. NO.		DIRECTOR OF ENGINEERING	12/7/2017
02/20/2017			DATE
EFFECTIVE DATE		STORMWATER COORDINATOR	12/7/2017
			DATE

DETAIL 313
BIORETENTION MATERIAL SPECIFICATIONS
N.T.S.

Activity: Bioretention

6.9 Bioretention Material Specifications

Table 1.9 outlines the standard material specifications used to construct bioretention areas.

Material	Specification	Notes
Filter Media Composition	Filter Media to contain: • 70% - 85% sand; • 10%-20% silt + clay, with clay ≤ 10%; and • 5% to 10% organic matter	The volume of filter media based on 110% of the plan volume, to account for settling or compaction.
Filter Media Testing	CEC greater than 10 meq/100g	
Mulch Layer	Use mulch meeting requirements specified in Section 6.6.	Lay a 3 inch layer on the surface of the filter bed.
Alternative Surface Cover	Use river stone or pea gravel, coir and jute matting.	Use to suppress weed growth & prevent erosion.
Geotextile/Liner	Use a non-woven geotextile fabric with a flow rate of > 110 gal/min/ft ² (e.g., Geotex 351 or equivalent)	Apply only to the sides and above the underdrain. For hotspots and certain karst sites only, use an appropriate liner on bottom.
Choking Layer	Lay a 2 to 4 inch layer of sand over a 2 inch layer of choker stone (typically #8 or #89 washed gravel), which is laid over the underdrain stone.	
Stone Jacket for Underdrain and/or Storage Layer	12 inch layer of 1 inch stone should be double-washed and clean and free of all fines (e.g., #57 stone).	9 inches of 1 inch stone should cover the underdrain with 3 inches if stone above the top of the pipe; 12 to 18 inches for the stone storage layer (if 57 stone), if needed.
Underdrains, Cleanouts, and Observation Wells	Use 6 inch corrugated HDPE or PVC pipe with 3/8-inch perforations at 6 inches on center; position each underdrain on a 1% or 2% slope located no more than 20 feet from the next pipe.	Lay the perforated pipe under the length of the bioretention cell, and install nonperforated pipe as needed to connect with the storm drain system. Install Ts and Ys as needed, depending on the underdrain configuration. Extend cleanout pipes to the surface with vented caps at the Ts and Ys.
Plant Materials	Shrubs: Minimum 3 gal or 18-24\"/>	Establish plant materials as specified in the landscaping plan and the recommended plant list. Alternate plant specification: When using the Forest-type planting template, Restoration planting densities noted in GIP-10 may be used to meet these plant material specifications.

Volume 5 – Green Infrastructure Practices

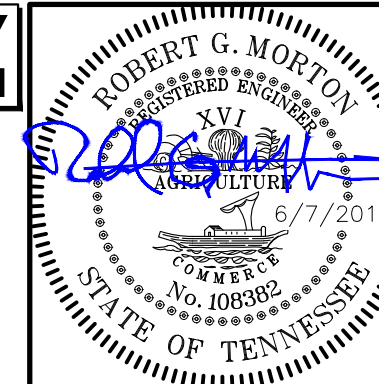
February 2016

28

DETAIL 315
BIORETENTION MATERIAL SPECIFICATIONS
N.T.S.

PRELIMINARY
NOT FOR CONSTRUCTION

*HAND SIGNATURE ON FILE



DRAWING NO.:

C3.7

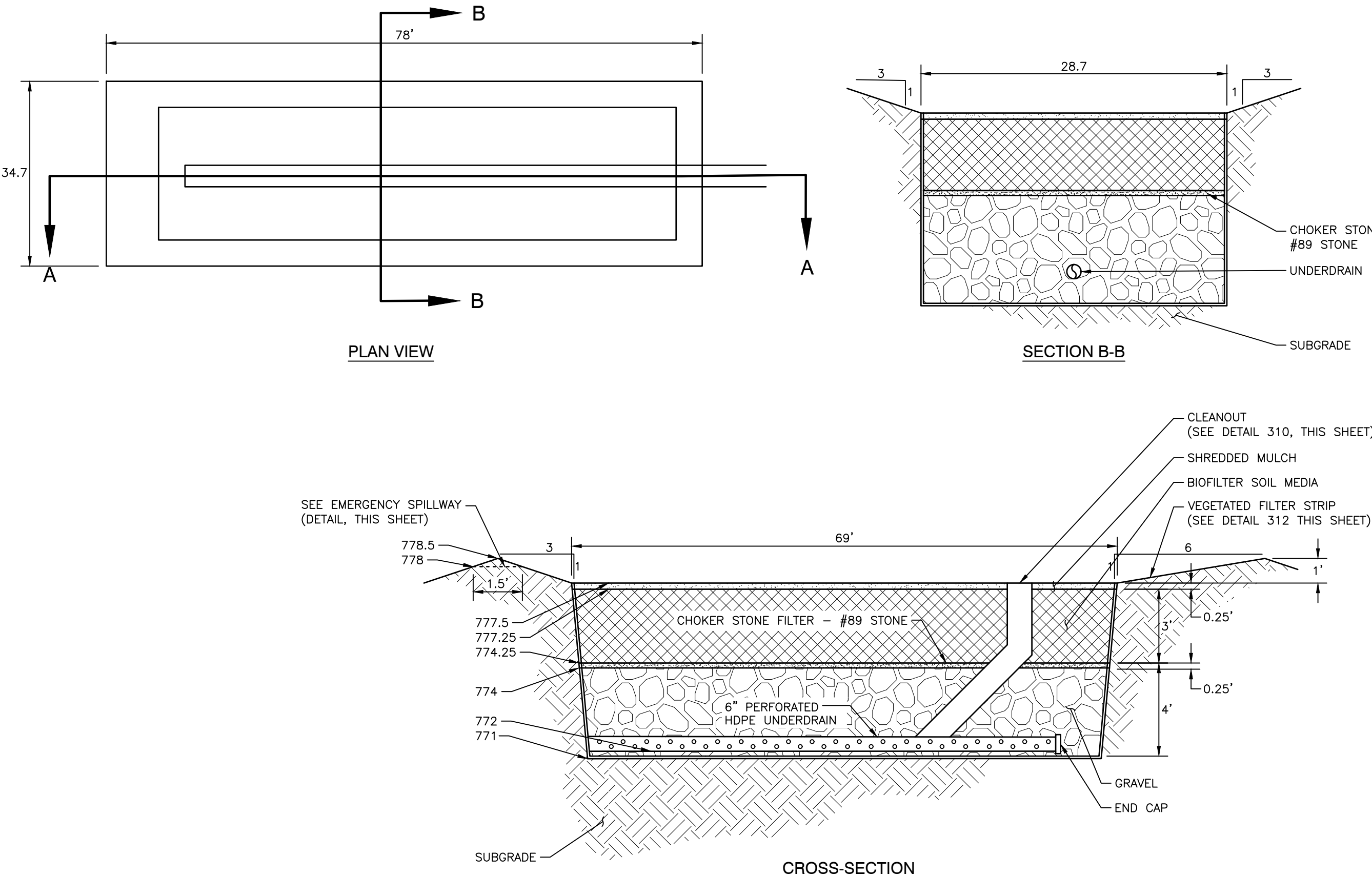
BIORETENTION INSTALLATION:

THE FOLLOWING IS A TYPICAL CONSTRUCTION SEQUENCE TO PROPERLY INSTALL A BIORETENTION BASIN. THESE STEPS MAY BE MODIFIED TO REFLECT DIFFERENT BIORETENTION APPLICATIONS OR EXPECTED SITE CONDITIONS:

- STEP 1. CONSTRUCTION OF THE BIORETENTION AREA SHOULD BEGIN AFTER THE ENTIRE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED WITH VEGETATION. THIS IS THE MOST IMPORTANT FACTOR DETERMINING THE SUCCESS OR FAILURE OF THE BIORETENTION AREA. BIORETENTION AREAS WILL FAIL IF SEDIMENT IS ALLOWED TO FLOW INTO THEM. IT MAY BE NECESSARY TO BLOCK CERTAIN CURBS OR OTHER INLETS WHILE THE BIORETENTION AREA IS BEING CONSTRUCTED. THE PROPOSED SITE SHOULD BE CHECKED FOR EXISTING UTILITIES PRIOR TO ANY EXCAVATION.
- STEP 2. THE DESIGNER AND THE INSTALLER SHOULD HAVE A PRE-CONSTRUCTION MEETING, CHECKING THE BOUNDARIES OF THE CONTRIBUTING DRAINAGE AREA AND THE ACTUAL INLET ELEVATIONS TO ENSURE THEY CONFORM TO ORIGINAL DESIGN. SINCE OTHER CONTRACTORS MAY BE RESPONSIBLE FOR CONSTRUCTING PORTIONS OF THE SITE, IT IS QUITE COMMON TO FIND SUBTLE DIFFERENCES IN SITE GRADING, DRAINAGE AND PAVING ELEVATIONS THAT CAN PRODUCE HYDRAULICALLY IMPORTANT DIFFERENCES FOR THE PROPOSED BIORETENTION AREA. THE DESIGNER SHOULD CLEARLY COMMUNICATE, IN WRITING, ANY PROJECT CHANGES DETERMINED DURING THE PRE-CONSTRUCTION MEETING TO THE INSTALLER AND THE PLAN REVIEW/INSPECTION AUTHORITY.
- STEP 3. TEMPORARY EPSC CONTROLS ARE NEEDED DURING CONSTRUCTION OF THE BIORETENTION AREA TO DIVERT STORMWATER AWAY FROM THE BIORETENTION AREA UNTIL IT IS COMPLETED. SPECIAL PROTECTION MEASURES SUCH AS EROSION CONTROL FABRICS MAY BE NEEDED TO PROTECT VULNERABLE SIDE SLOPES FROM EROSION DURING THE CONSTRUCTION PROCESS.
- STEP 4. ANY PRE-TREATMENT CELLS SHOULD BE EXCAVATED FIRST AND THEN SEALED TO TRAP SEDIMENTS.
- STEP 5. EXCAVATORS OR BACKHOES SHOULD WORK FROM THE SIDES TO EXCAVATE THE BIORETENTION AREA TO ITS APPROPRIATE DESIGN DEPTH AND DIMENSIONS. EXCAVATING EQUIPMENT SHOULD HAVE SCOOPS WITH ADEQUATE REACH SO THEY DO NOT HAVE TO SIT INSIDE THE FOOTPRINT OF THE BIORETENTION AREA. CONTRACTORS SHOULD USE A CELL CONSTRUCTION APPROACH IN LARGER BIORETENTION BASINS, WHEREBY THE BASIN IS SPLIT INTO 500 TO 1,000 SQ. FT. TEMPORARY CELLS WITH A 10-15 FOOT EARTH BRIDGE IN BETWEEN, SO THAT CELLS CAN BE EXCAVATED FROM THE SIDE.
- STEP 6. IT MAY BE NECESSARY TO RIP THE BOTTOM SOILS TO A DEPTH OF 6 TO 12 INCHES TO PROMOTE GREATER INFILTRATION.
- STEP 7. PLACE GEOTEXTILE FABRIC ON THE SIDES OF THE BIORETENTION AREA WITH A 6-INCH OVERLAP ON THE SIDES. IF A STONE STORAGE LAYER WILL BE USED, PLACE THE APPROPRIATE DEPTH OF #57 STONE ON THE BOTTOM, INSTALL THE PERFORATED UNDERDRAIN PIPE, PACK CLEAN-WASHED #57 STONE TO 3 INCHES ABOVE THE UNDERDRAIN PIPE, AND ADD APPROXIMATELY 3 INCHES OF CLEAN-WASHED #89 CHOKER STONE AS A FILTER BETWEEN THE UNDERDRAIN AND THE SOIL MEDIA LAYER. IF A STONE STORAGE LAYER IS USED, THE PIPE MAY BE PLACED DIRECTLY ABOVE THIS LAYER.
- STEP 8. DELIVER OR PREPARE THE SOIL MEDIA, AND STORE IT ON AN ADJACENT IMPERVIOUS AREA OR PLASTIC SHEETING. APPLY THE MEDIA IN 12-INCH LIFTS UNTIL THE DESIRED TOP ELEVATION OF THE BIORETENTION AREA IS ACHIEVED. WAIT A FEW DAYS TO CHECK FOR SETTLEMENT, AND ADD ADDITIONAL MEDIA, AS NEEDED, TO ACHIEVE THE DESIGN ELEVATION.
- STEP 9. PREPARE PLANTING HOLES FOR ANY TREES AND SHRUBS, INSTALL THE VEGETATION, AND WATER ACCORDINGLY. INSTALL ANY TEMPORARY IRRIGATION.
- STEP 10. PLACE THE SURFACE COVER IN BOTH CELLS (MULCH, RIVER STONE OR TURF), DEPENDING ON THE DESIGN. IF COIR OR JUTE MATTING WILL BE USED IN LIEU OF MULCH, THE MATTING WILL NEED TO BE INSTALLED PRIOR TO PLANTING (STEP 9), AND HOLES OR SLITS WILL HAVE TO BE CUT IN THE MATTING TO INSTALL THE PLANTS.
- STEP 11. INSTALL THE PLANT MATERIALS AS SHOWN IN THE LANDSCAPING PLAN, AND WATER THEM DURING WEEKS OF NO RAIN FOR THE FIRST TWO MONTHS.
- STEP 12. CONDUCT THE FINAL CONSTRUCTION INSPECTION, THEN LOG THE GPS COORDINATES FOR EACH BIORETENTION FACILITY AND SUBMIT THEM TO THE CITY OF FRANKLIN.

CONTRACTOR, ENGINEER, OR OWNER'S REPRESENTATIVE SHALL NOTIFY THE CITY OF FRANKLIN AT LEAST 24 HOURS PRIOR TO THE INSTALLATION OF THE PLANTING SOIL FILTER BED. AT THE COMPLETION OF INSTALLATION, THE ABOVE REFERENCED PERSON WILL COLLECT ONE SAMPLE PER BIORETENTION BED FOR ANALYSIS AND CONFIRMATION OF THE SOIL CHARACTERISTICS.

DETAIL 315
BIORETENTION BASIN INSTALLATION NOTES
N.T.S.



DETAIL 314
BIORETENTION BASIN
N.T.S.

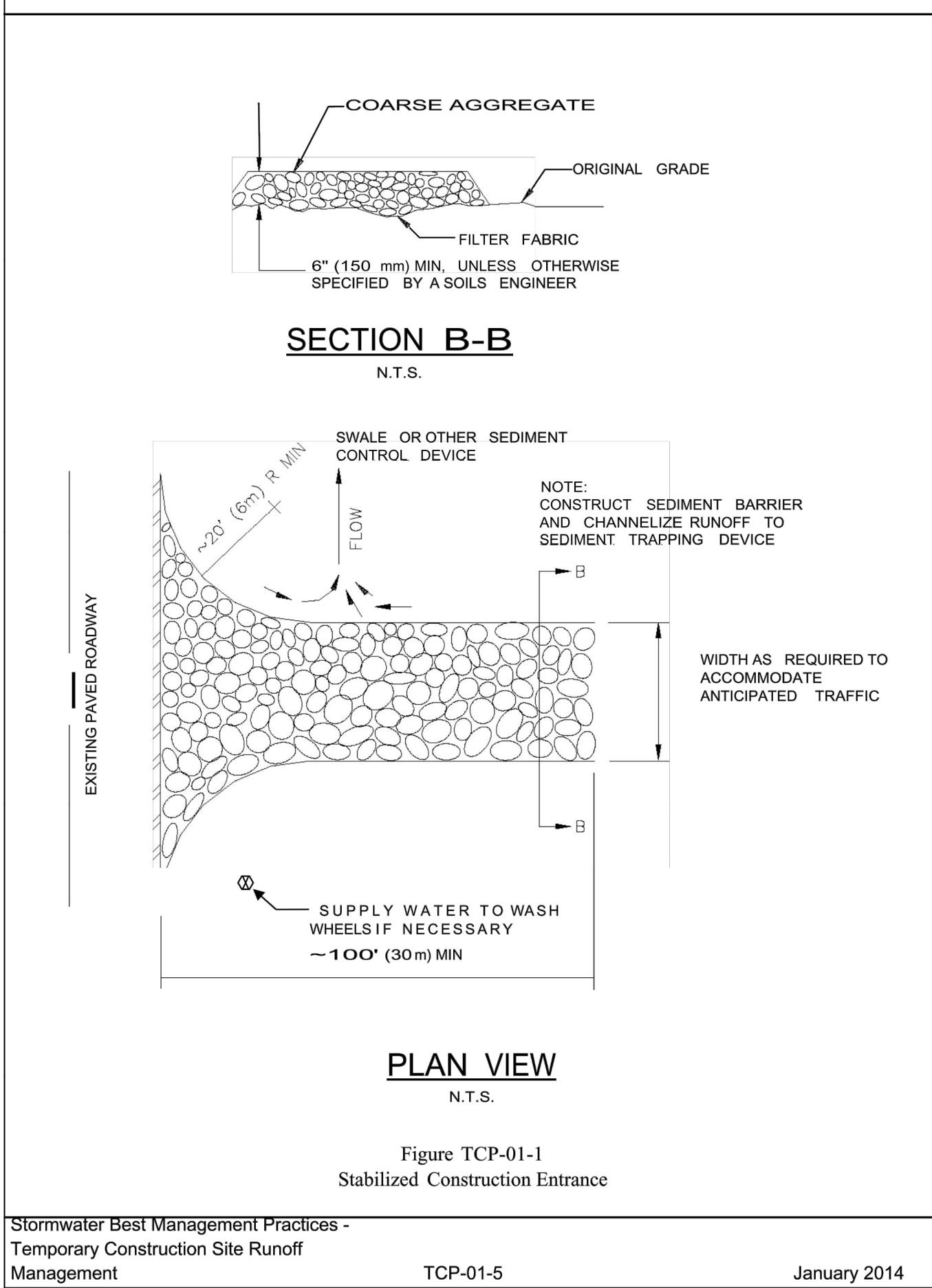
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2. SURVEY INFORMATION IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100, NAD83 DATUM.

NOTE:
GEOTECHNICAL REPORT BY COLLIER EN CO., INC. DATED 3/29/2018 INDICATES ABSENCE OF GROUNDWATER AND BEDROCK WITHIN 2 FEET OF BOTTOM ELEVATION OF WATER QUALITY BMPs.

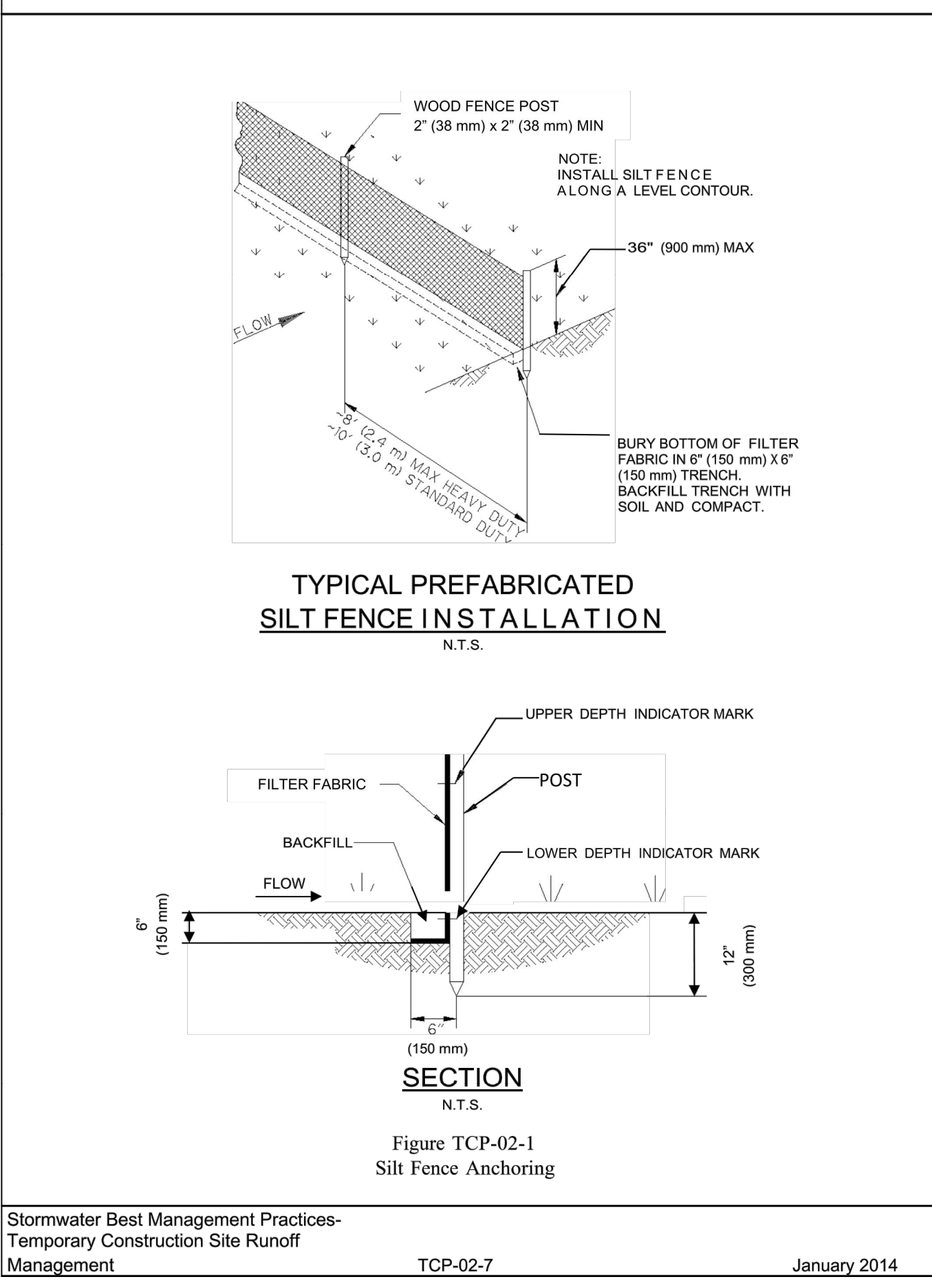


ACTIVITY: Stabilized Construction Entrance TCP- 01



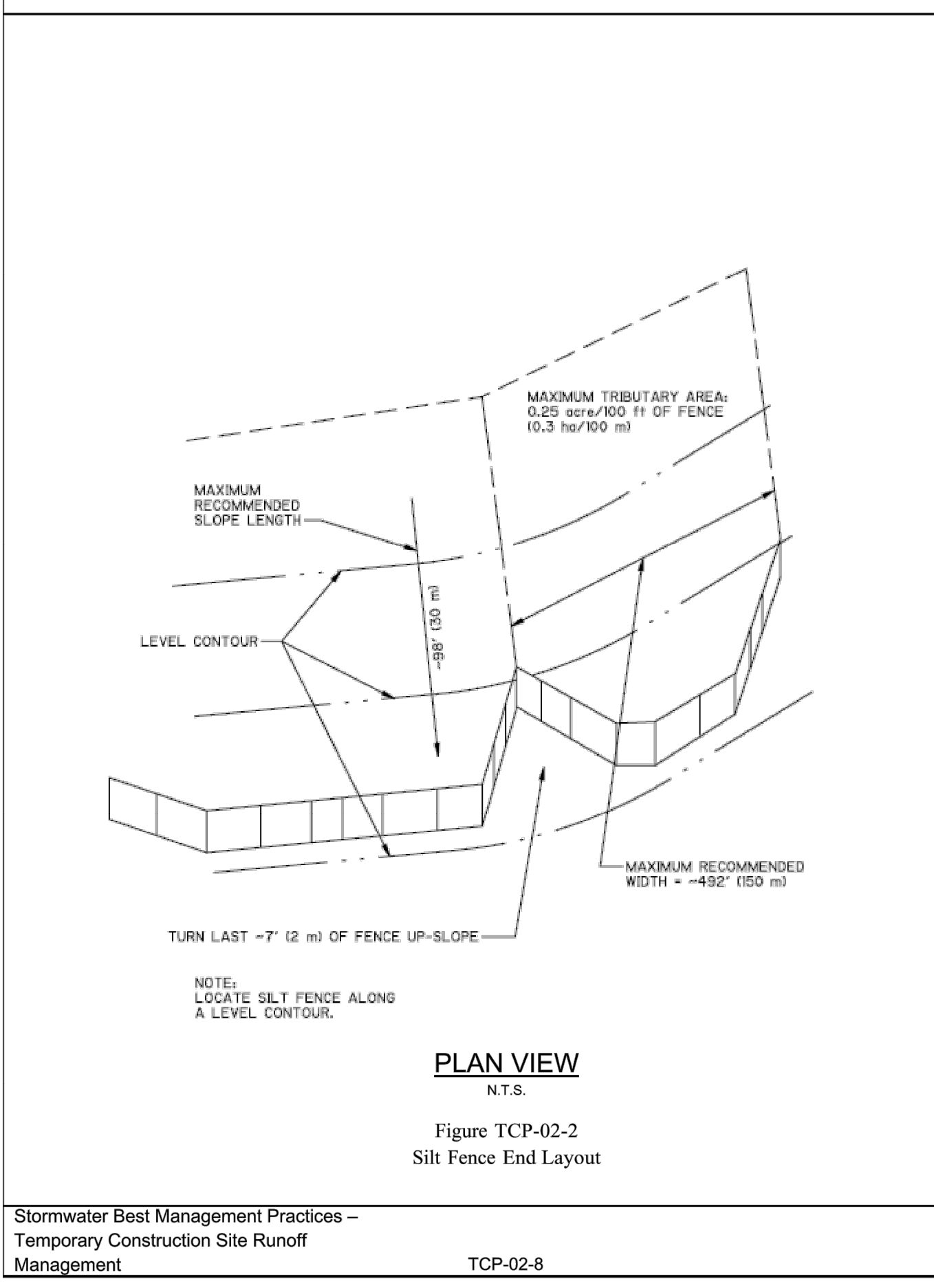
DETAIL 900
CONSTRUCTION ENTRANCE
N.T.S.

ACTIVITY: Silt Fence TCP - 02

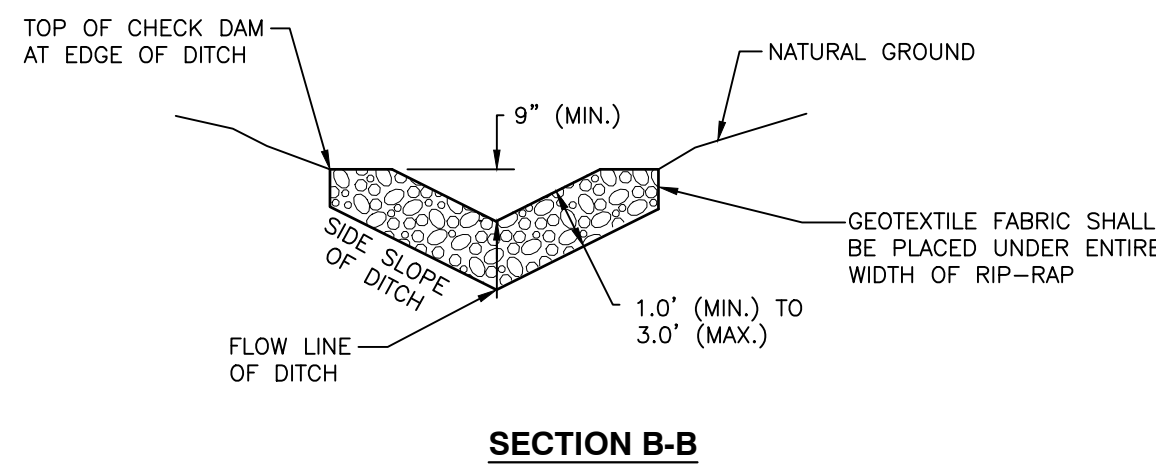
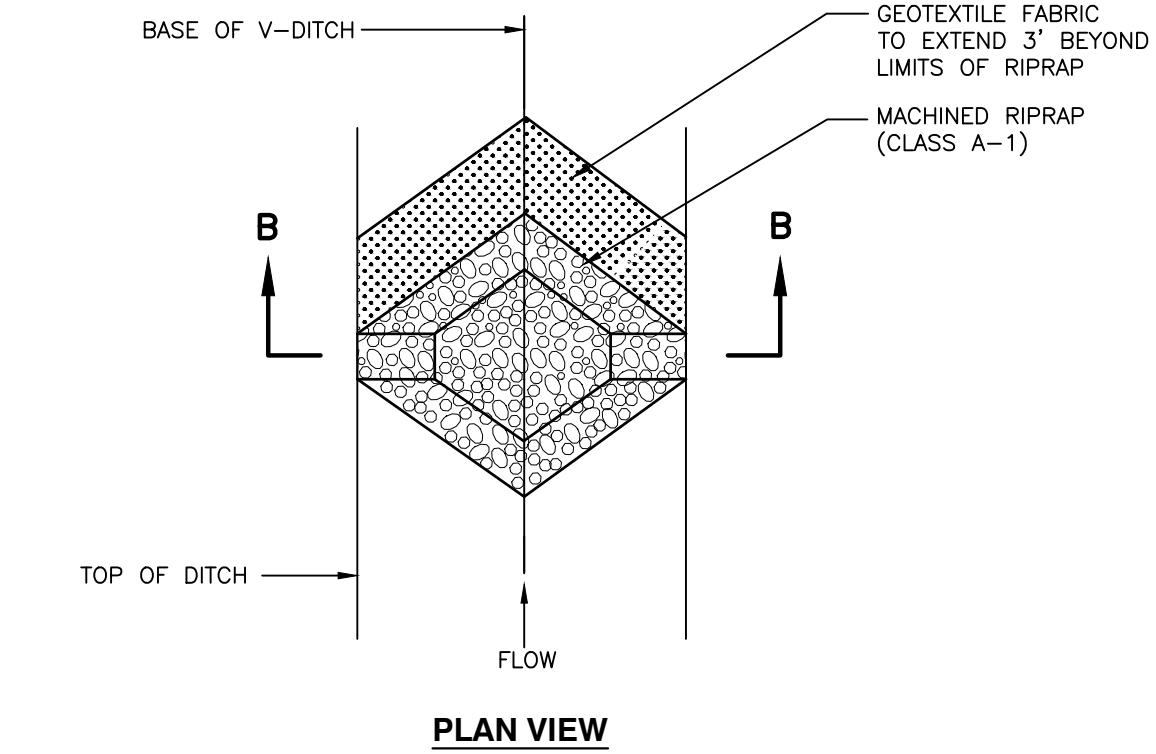


DETAIL 901
SILT FENCE
N.T.S.

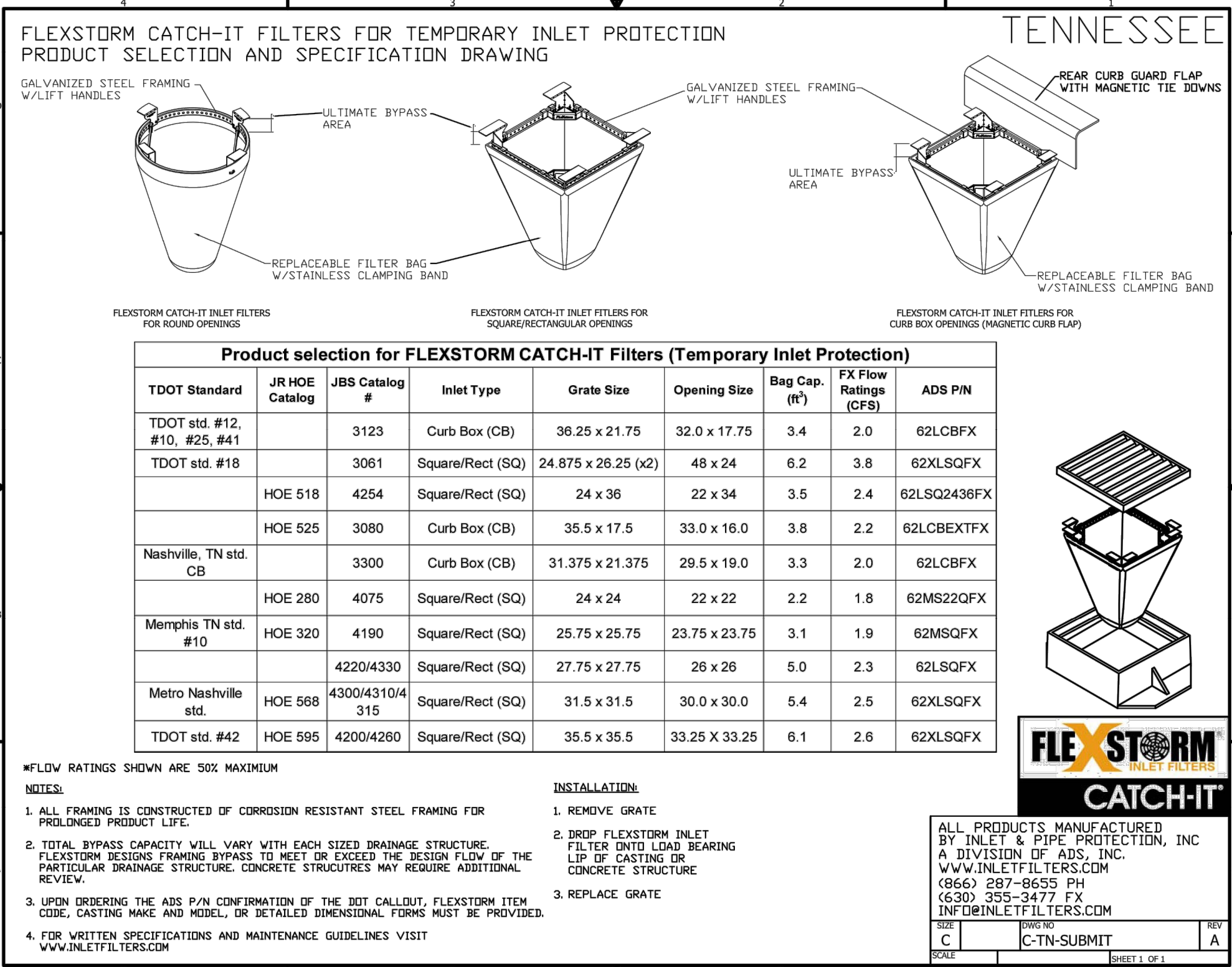
ACTIVITY: Silt Fence TCP - 02



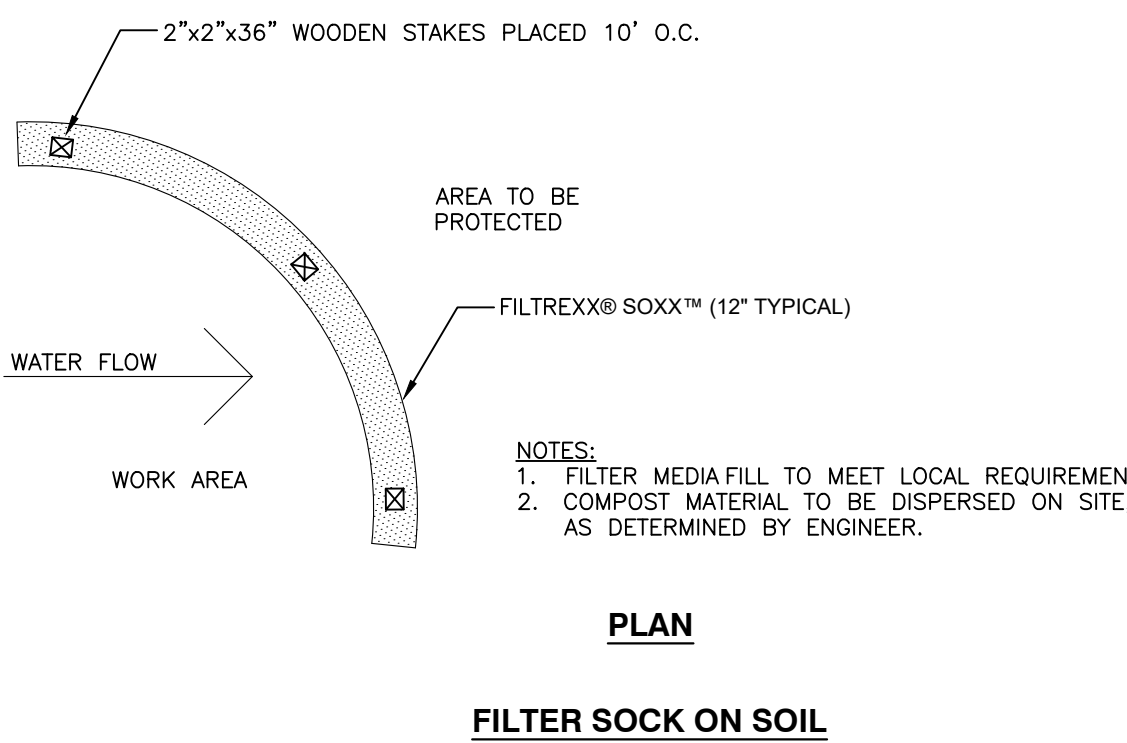
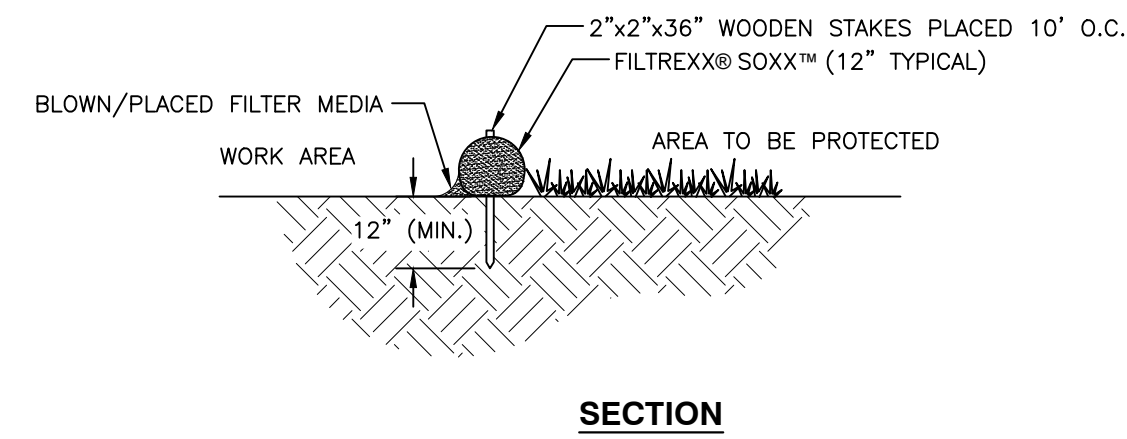
DETAIL 901
SILT FENCE
N.T.S.



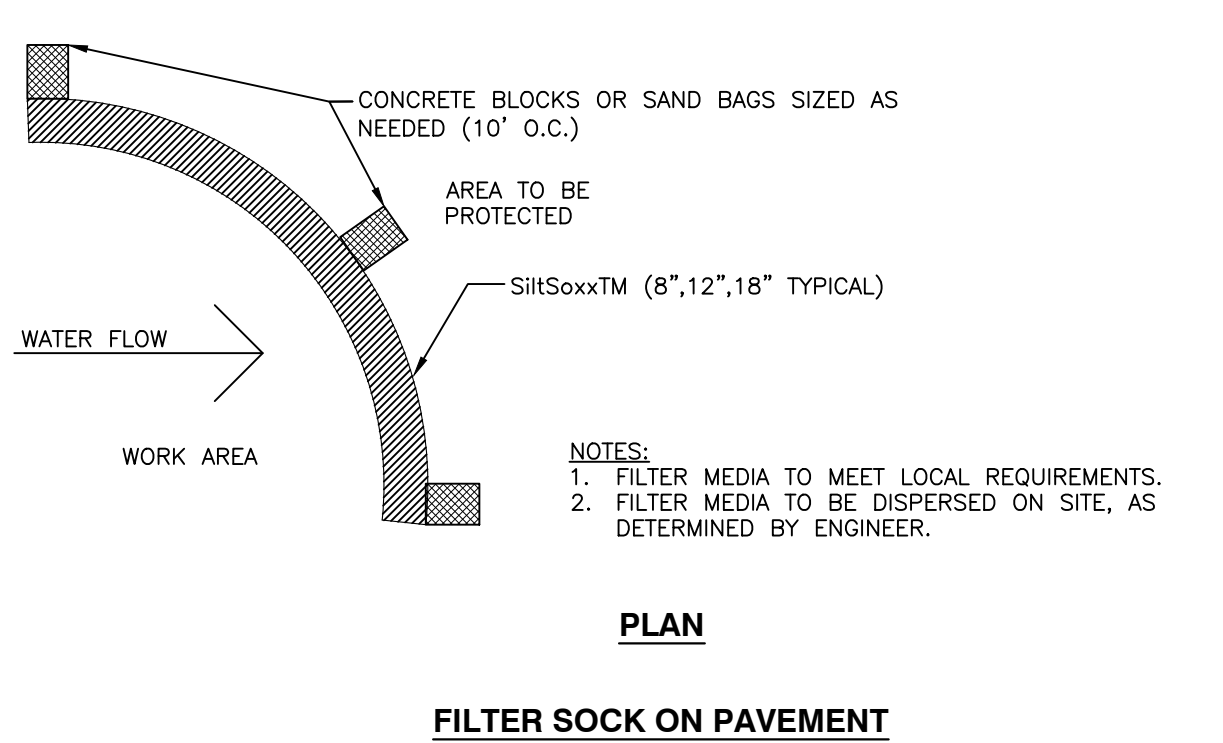
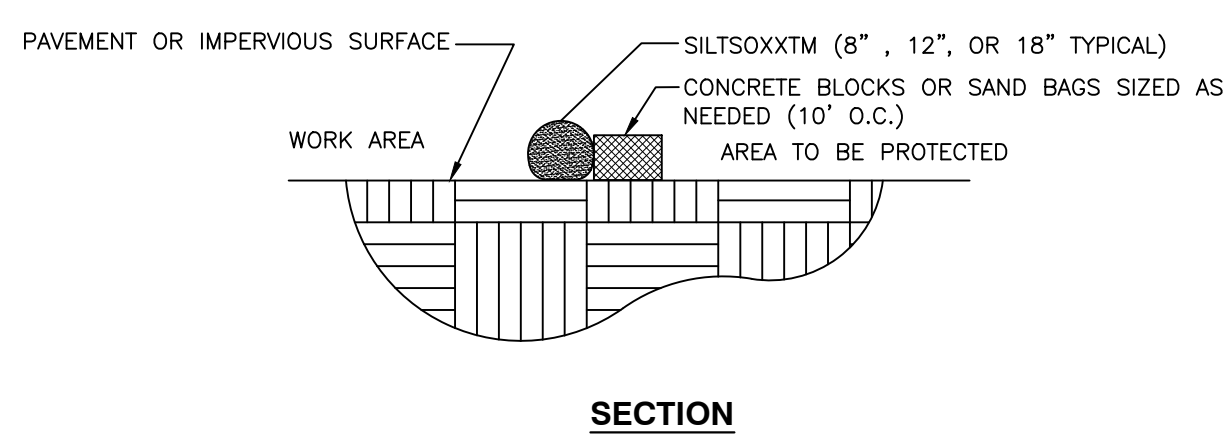
DETAIL 902
CHECK DAM
N.T.S.



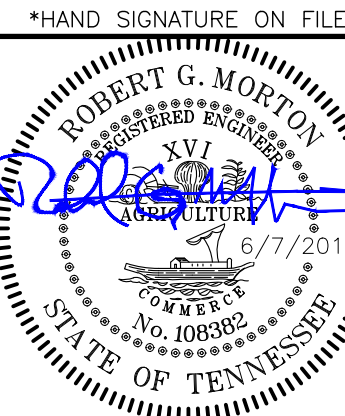
DETAIL 903
INLET PROTECTION
N.T.S.



DETAIL 904
FILTER SOCK
N.T.S.



PRELIMINARY
NOT FOR CONSTRUCTION



EPSC DETAILS

RENAISSANCE GROUP, INC.
FRANKLIN FIRE DEPARTMENT STATION 7
PETYONSVILLE ROAD
FRANKLIN, TN

DATE:	JUNE 2018	DRAWN BY:	PEC
DWG SCALE:	AS SHOWN	CHECKED BY:	EJG
PROJECT NO:	180-492	APPROVED BY:	AS SHOWN

DRAWING NO.:

C3.8

REVISION RECORD

DESCRIPTION

NO

DATE



Civil & Environmental Consultants, Inc.
325 Seaboard Lane - Suite 170 - Franklin, TN 37067
615-333-7797 - 800-763-2326
www.cengin.com

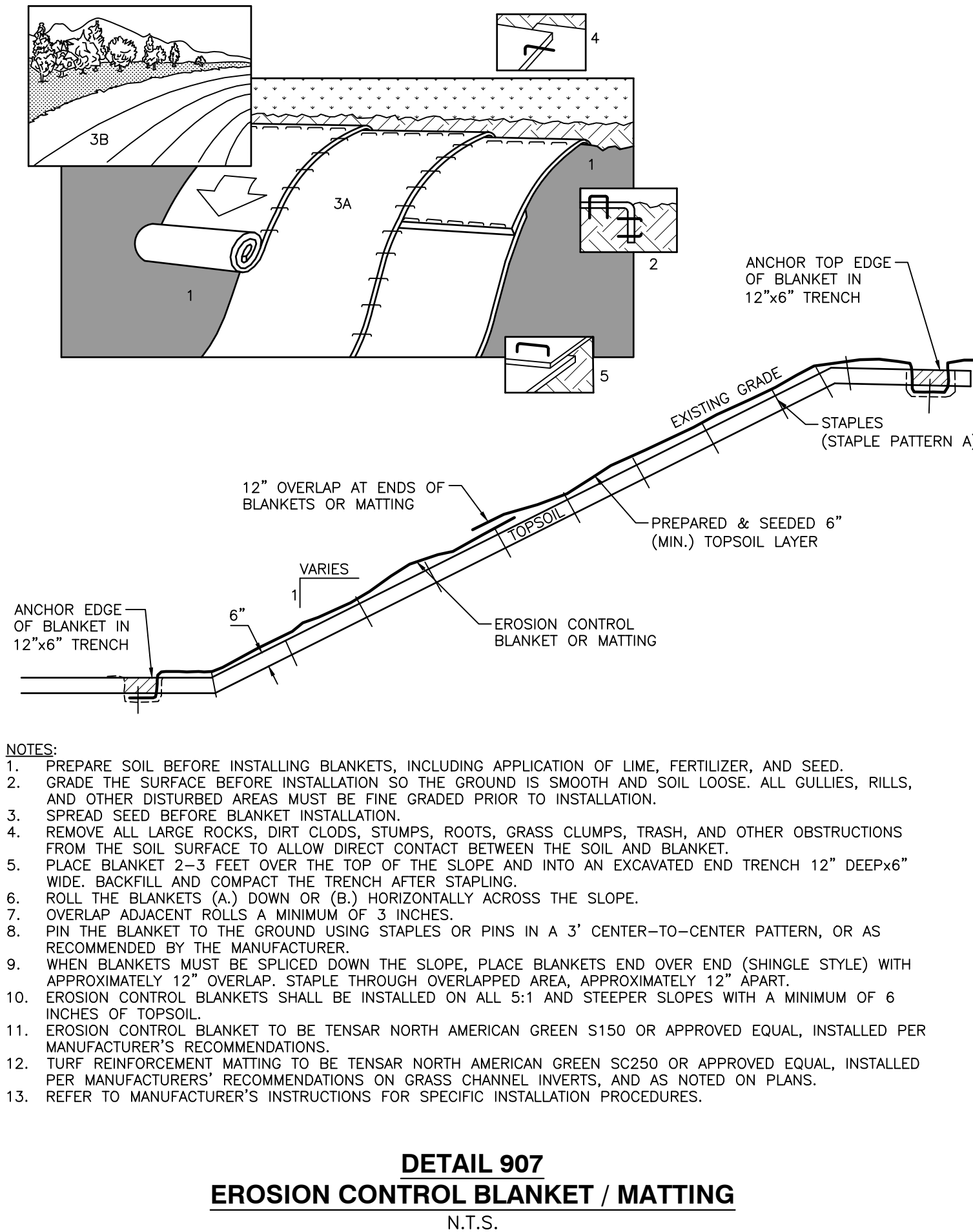
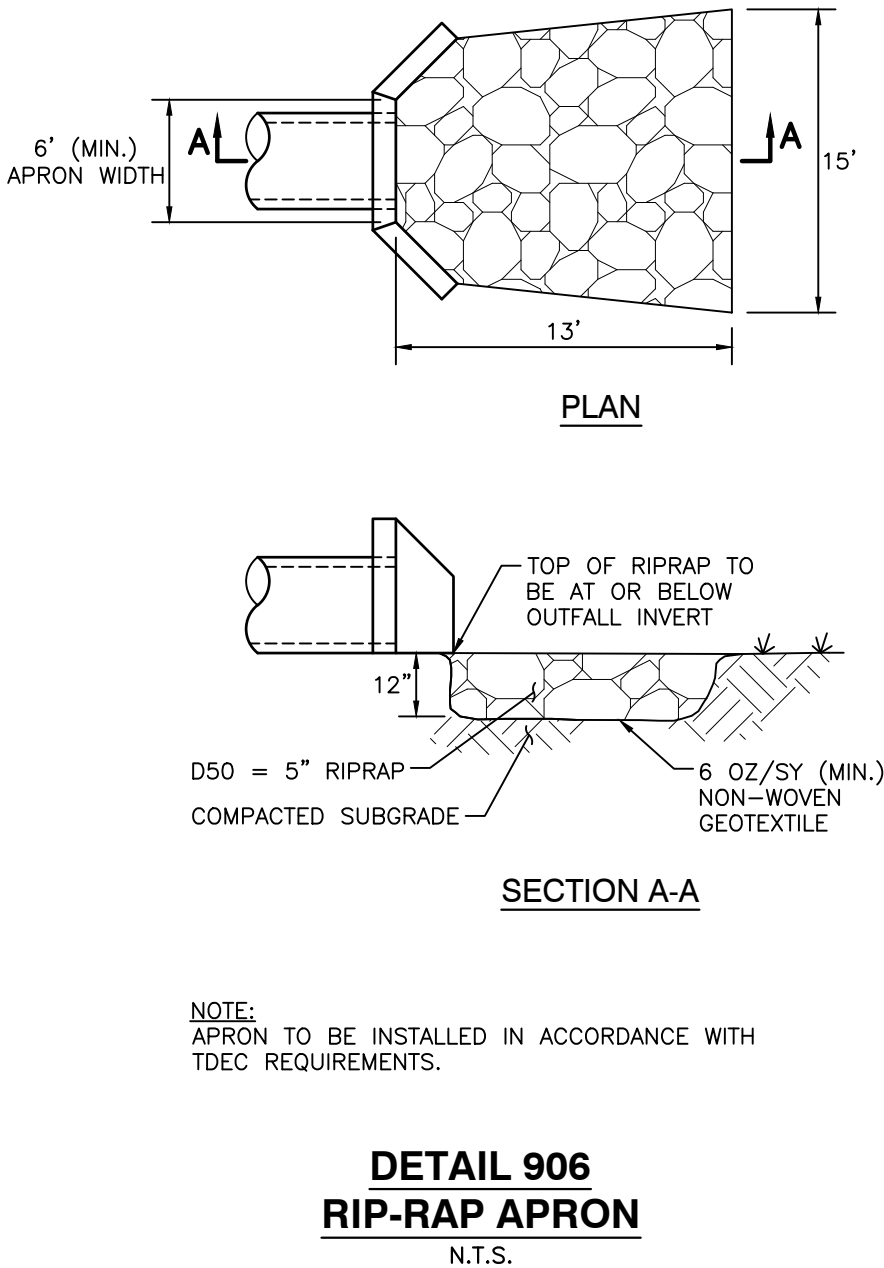
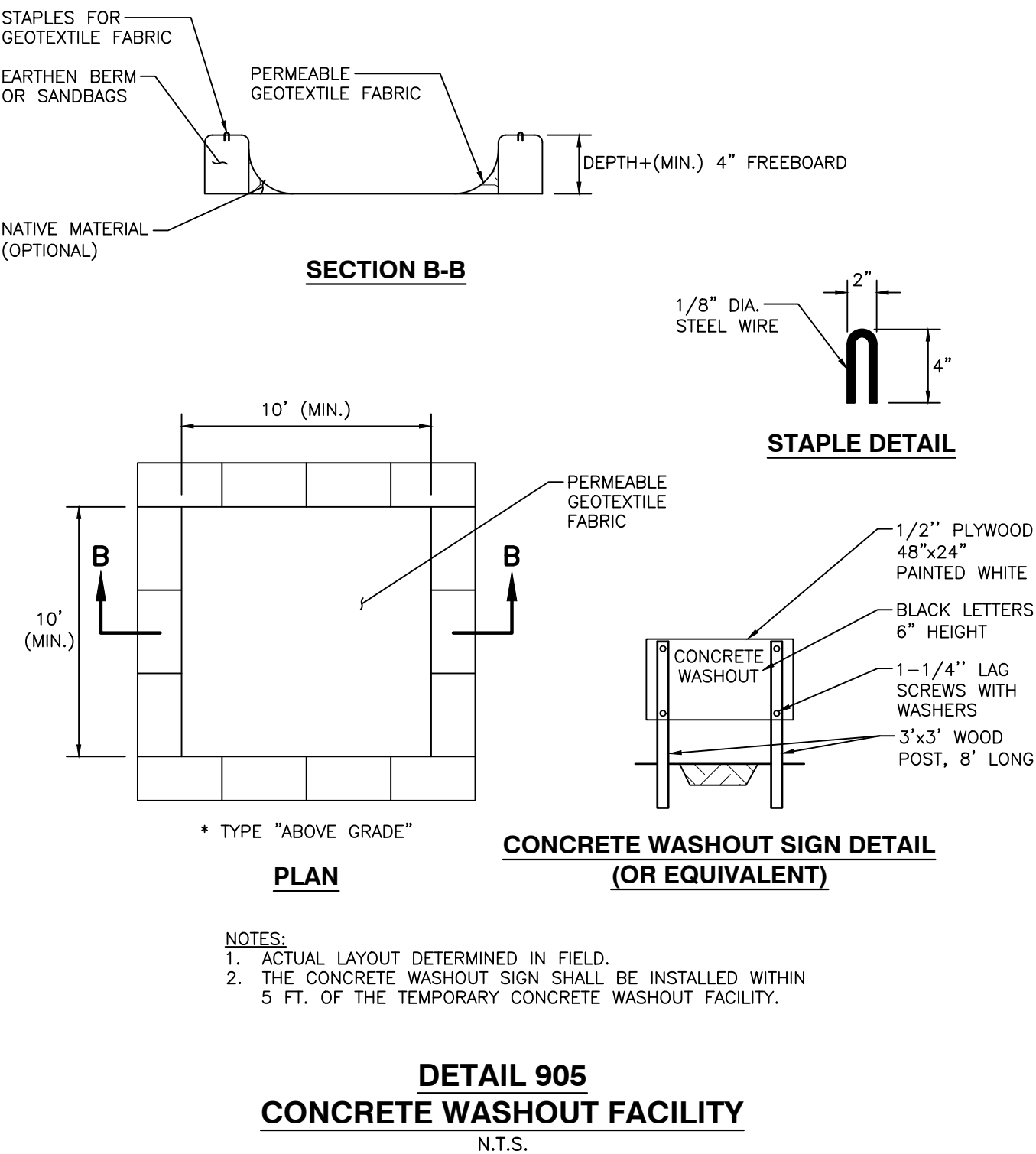
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Know what's below.
Call before you dig.

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2. SURVEY INFORMATION IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100, NAD83 DATUM.



EPSC DETAILS			
DATE:	JUNE 2018	DRAWN BY:	PEC
DWG SCALE:	AS SHOWN	CHECKED BY:	EJG
PROJECT NO:	180-832	APPROVED BY:	AS SHOWN

RENAISSANCE GROUP, INC.
FRANKLIN FIRE DEPARTMENT STATION 7
PETYSVILLE ROAD
FRANKLIN, TN

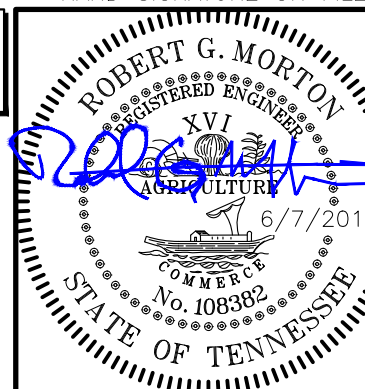
C&E
Civil & Environmental Consultants, Inc.
325 Seaboard Lane · Suite 170 · Franklin, TN 37067
615-333-7797 · 800-763-2326
www.cesinc.com

REVISION RECORD

NO	DATE	DESCRIPTION

PRELIMINARY
NOT FOR CONSTRUCTION

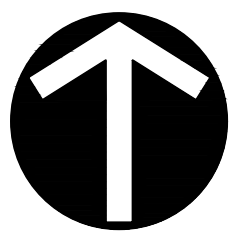
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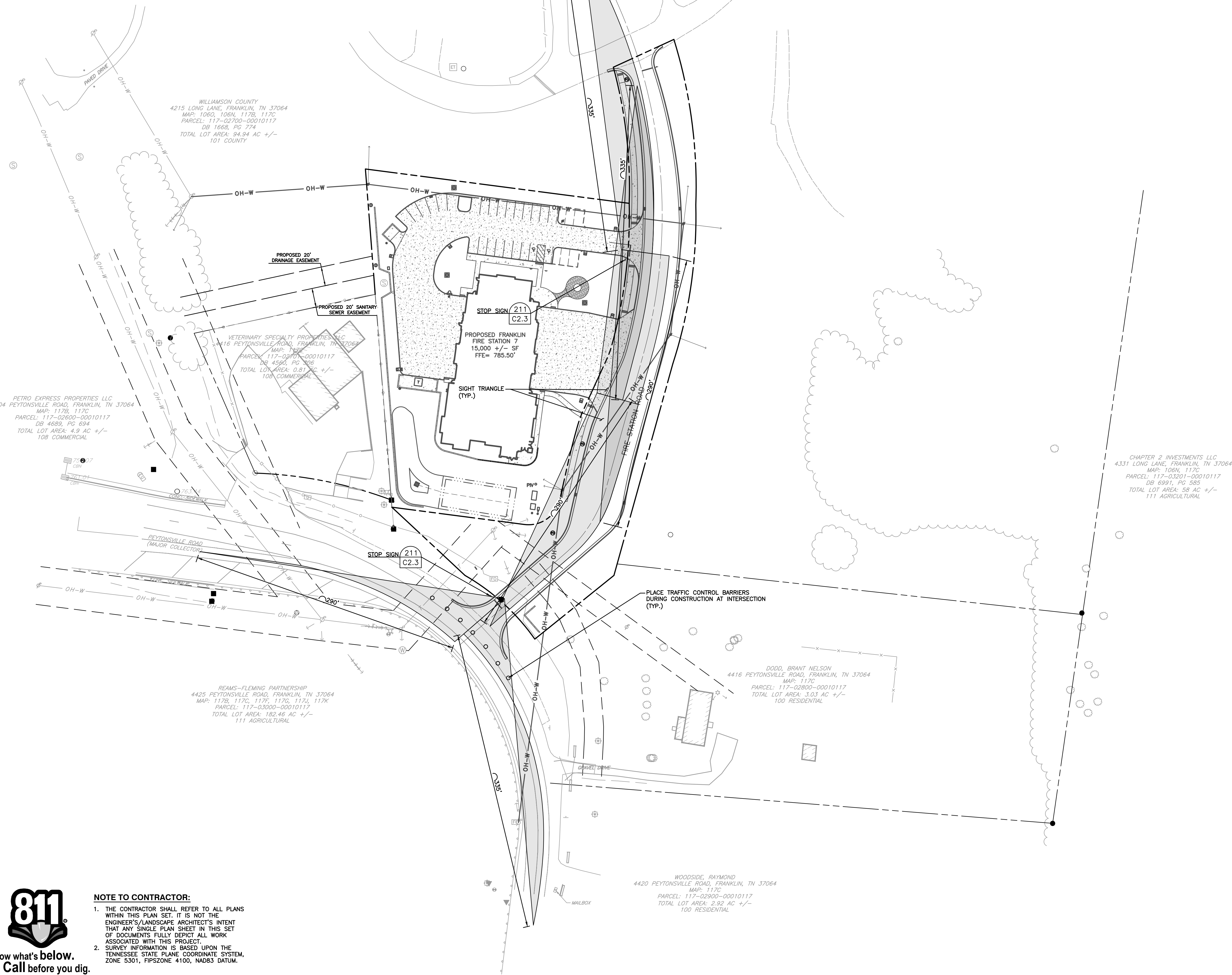
DRAWING NO.:

C3.9

COF #: 6718



NORTH



LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY MONUMENT
- EXISTING EASEMENT
- EXISTING EDGE OF PAVEMENT
- EXISTING SIDEWALK
- EXISTING PAVEMENT MARKINGS
- EXISTING STRUCTURE
- EXISTING WALL
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- EXISTING BOLLARD
- EXISTING FIBER OPTIC PULL BOX
- EXISTING TREE
- EXISTING TREE LINE
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- PROPOSED EXTRUDED CURB
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- PROPOSED CONCRETE RETAINING WALL
- PROPOSED PAVEMENT MARKING
- PROPOSED STRUCTURE
- PROPOSED SIGN
- PROPOSED UTILITY EASEMENT
- DETAIL NUMBER
- SHEET NUMBER

CITY OF FRANKLIN R.O.W. & ACCESS GENERAL NOTES:

- PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
- ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ON-SITE DURING CONSTRUCTION.
- LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.

R.O.W. & ACCESS DATA CHART:

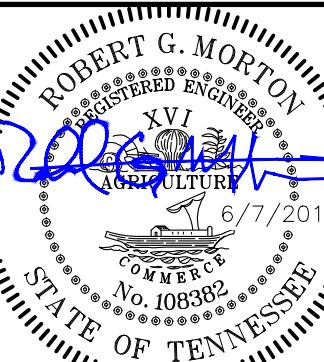
DAILY TRIP GENERATION: --- VEH. PER DAY
PEAK HOUR TRIP GENERATION: --- VEH. PER HOUR
TRAFFIC IMPACT STUDY REQUIRED: NO
CIRCULATION PLAN REQUIRED: NO

NOTE:

THE DESIGN CONCEPT IS TO DEVELOP NEW FIRE STATION FOR THE FRANKLIN FIRE DEPARTMENT.

**PRELIMINARY
NOT FOR CONSTRUCTION**

*HAND SIGNATURE ON FILE



SCALE IN FEET
0 50 100

COF #: 6718

RENAISSANCE GROUP, INC.
FRANKLIN FIRE DEPARTMENT STATION 7
PEYTONSVILLE ROAD
FRANKLIN, TN

RIGHT OF WAY & ACCESS PLAN

DATE:	JUNE 2018	DRAWN BY:	PEC
DWG SCALE:	AS SHOWN	CHECKED BY:	EJG
PROJECT NO:	180-492	APPROVED BY:	AS SHOWN

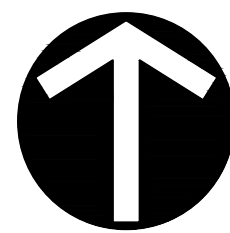
DRAWING NO.:

C4.0

REVISION RECORD

NO	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
325 Seaboard Lane - Suite 170 - Franklin, TN 37067
615-333-7797 - 800-763-2326
www.cedinc.com



NORTH

WILLIAMSON COUNTY
4215 LONG LANE, FRANKLIN, TN 37064
MAP: 1060, 106N, 117B, 117C
PARCEL: 117-02700-00010117
DB 1668, PG 774
TOTAL LOT AREA: 94.94 AC +/-
101 COUNTY

PROPOSED 20' DRAINAGE EASEMENT

PROPOSED 20' SANITARY SEWER EASEMENT

PROPOSED FRANKLIN
FIRE STATION 7
15,000 +/- SF
FFE= 785.50'

VETERINARY SPECIALTY PROPERTIES LLC
4416 PEYTONSVILLE ROAD, FRANKLIN, TN 37064
MAP: 117C
PARCEL: 117-02701-00010117
DB 4560, PG 306
TOTAL LOT AREA: 0.81 AC +/-
108 COMMERCIAL

REAMS-FLEMING PARTNERSHIP
4425 PEYTONSVILLE ROAD, FRANKLIN, TN 37064
MAP: 117B, 117C, 117E, 117G, 117H, 117K
PARCEL: 117-03000-00010117
TOTAL LOT AREA: 182.46 AC +/-
111 AGRICULTURAL

DODD, BRANT NELSON
4416 PEYTONSVILLE ROAD, FRANKLIN, TN 37064
MAP: 117C
PARCEL: 117-02800-00010117
TOTAL LOT AREA: 3.03 AC +/-
100 RESIDENTIAL



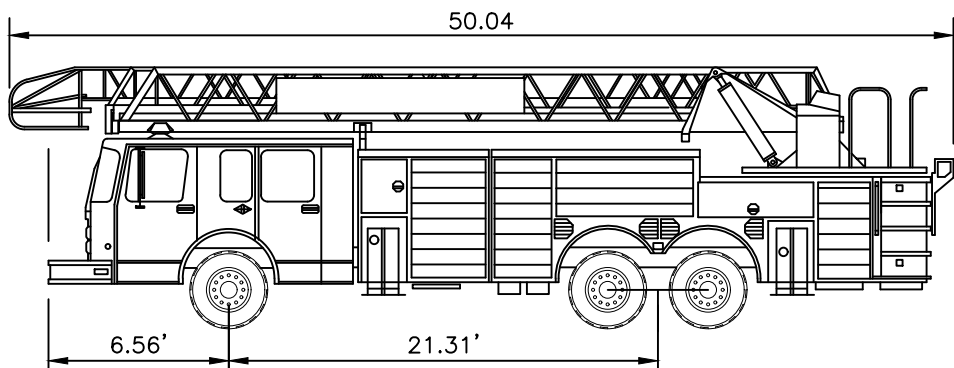
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LEGEND

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- EXISTING RIGHT-OF-WAY MONUMENT
- EXISTING EASEMENT
- EXISTING EDGE OF PAVEMENT
- EXISTING SIDEWALK
- EXISTING PAVEMENT MARKINGS
- EXISTING STRUCTURE
- EXISTING WALL
- EXISTING FENCE
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- EXISTING WATER VALVE
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- EXISTING CATCH BASIN
- EXISTING SANITARY MANHOLE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING FIBER OPTIC PULL BOX
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- PROPOSED CONCRETE RETAINING WALL
- PROPOSED PAVEMENT MARKING
- PROPOSED STRUCTURE
- PROPOSED SIGN
- PROPOSED UTILITY EASEMENT
- DETAIL NUMBER
- SHEET NUMBER



CITY OF FRANKLIN
FIRETRUCK 2

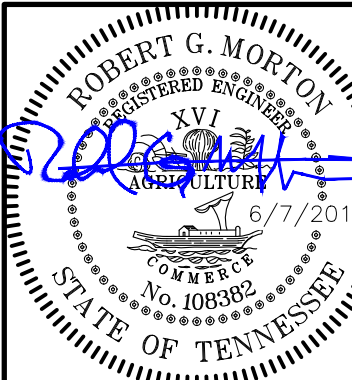
WIDTH: 8'-4"
TRACK: 8'-0"
LOCK TO LOCK TIME: 6.0 s
STEERING LOCK ANGLE: 38°

NOTE:

THE DESIGN CONCEPT IS TO DEVELOP NEW FIRE STATION FOR THE FRANKLIN FIRE DEPARTMENT.

PRELIMINARY
NOT FOR CONSTRUCTION

*HAND SIGNATURE ON FILE



SCALE IN FEET
0 40 80

REVISION RECORD

NO	DATE	DESCRIPTION

Civil & Environmental Consultants, Inc.
325 Seaboard Lane - Suite 170 - Franklin, TN 37067
615-333-7797 - 800-763-2326
www.cecinc.com

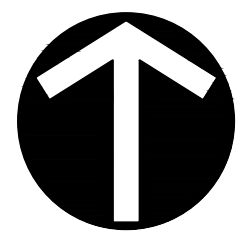
RENAISSANCE GROUP, INC.
FRANKLIN FIRE DEPARTMENT STATION 7
PEYTONSVILLE ROAD
FRANKLIN, TN

AUTOTURN PLAN - FIRE TRUCK

DATE:	JUNE 2018	DRAWN BY:	PEC
DWG SCALE:	AS SHOWN	CHECKED BY:	EJG
PROJECT NO:	180-492	APPROVED BY:	AS SHOWN

DRAWING NO:

C4.1



NORTH

WILLIAMSON COUNTY
4215 LONG LANE, FRANKLIN, TN 37064
MAP: 1060, 106N, 117B, 117C
PARCEL: 117-02700-00010117
DB 1668, PG 774
TOTAL LOT AREA: 94.94 AC +/-
101 COUNTY

PROPOSED 20' DRAINAGE EASEMENT

PROPOSED 20' SANITARY SEWER EASEMENT

PROPOSED FRANKLIN
FIRE STATION 7
15,000 +/- SF
PFE= 785.50'

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4416 PEYTONSVILLE ROAD, FRANKLIN, TN 37064
MAP: 117C
PARCEL: 117-02701-00010117
DB 4560, PG 306
TOTAL LOT AREA: 0.81 AC +/-
108 COMMERCIAL

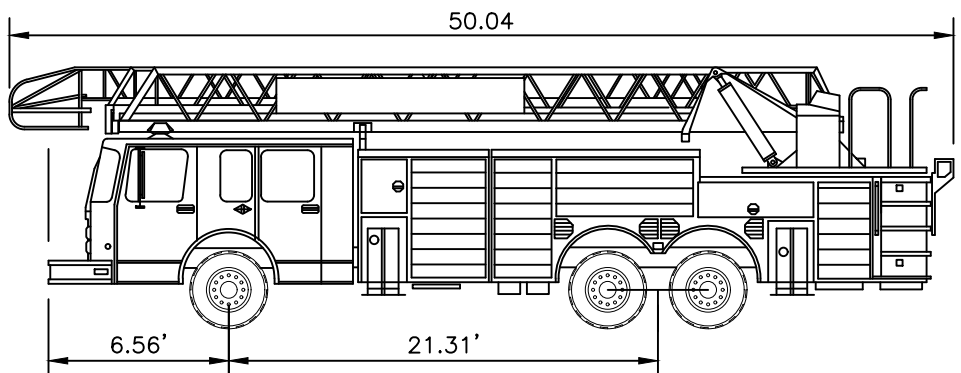
PEYTONSVILLE ROAD
(MAJOR COLLECTOR)

REAMS-FLEMING PARTNERSHIP
4425 PEYTONSVILLE ROAD, FRANKLIN, TN 37064
MAP: 117B, 117C, 117E, 117G, 117H, 117K
PARCEL: 117-03000-00010117
TOTAL LOT AREA: 182.46 AC +/-
111 AGRICULTURAL

DODD, BRANT NELSON
4416 PEYTONSVILLE ROAD, FRANKLIN, TN 37064
MAP: 117C
PARCEL: 117-02800-00010117
TOTAL LOT AREA: 3.03 AC +/-
100 RESIDENTIAL

LEGEND

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	EXISTING RIGHT-OF-WAY MONUMENT
	EXISTING EASEMENT
	EXISTING EDGE OF PAVEMENT
	EXISTING SIDEWALK
	EXISTING PAVEMENT MARKINGS
	EXISTING STRUCTURE
	EXISTING WALL
	EXISTING FENCE
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	PROPOSED PAVEMENT MARKING
	PROPOSED STRUCTURE
	PROPOSED SIGN
	PROPOSED UTILITY EASEMENT
	DETAIL NUMBER
	SHEET NUMBER



CITY OF FRANKLIN
FIRETRUCK 2

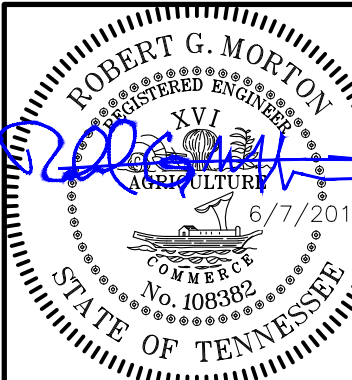
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TRACK: 8'-0"
LOCK TO LOCK TIME: 6.0 s
STEERING LOCK ANGLE: 38°

NOTE:

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PRELIMINARY
NOT FOR CONSTRUCTION

*HAND SIGNATURE ON FILE



SCALE IN FEET
0 40 80

COF #: 6718

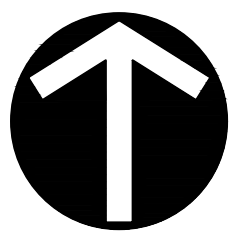
RENAISSANCE GROUP, INC.
FRANKLIN FIRE DEPARTMENT STATION 7
PEYTONSVILLE ROAD
FRANKLIN, TN

AUTOTURN PLAN - FIRE TRUCK [FUTURE]

DATE:	JUNE 2018	DRAWN BY:	PEC
DWG SCALE:	AS SHOWN	CHECKED BY:	EJG
PROJECT NO:	180-492	APPROVED BY:	AS SHOWN

DRAWING NO.:

C4.2



NORTH

WILLIAMSON COUNTY
4215 LONG LANE, FRANKLIN, TN 37064
MAP: 1060, 106N, 117B, 117C
PARCEL: 117-02700-00010117
DB 1668, PG 774
TOTAL LOT AREA: 94.94 AC +/-
101 COUNTY

PROPOSED 20' DRAINAGE EASEMENT

PROPOSED 20' SANITARY SEWER EASEMENT

PROPOSED FRANKLIN
FIRE STATION 7
15,000 +/- SF
FFE= 785.50'

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MAP: 117C
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TOTAL LOT AREA: 3.03 AC +/-
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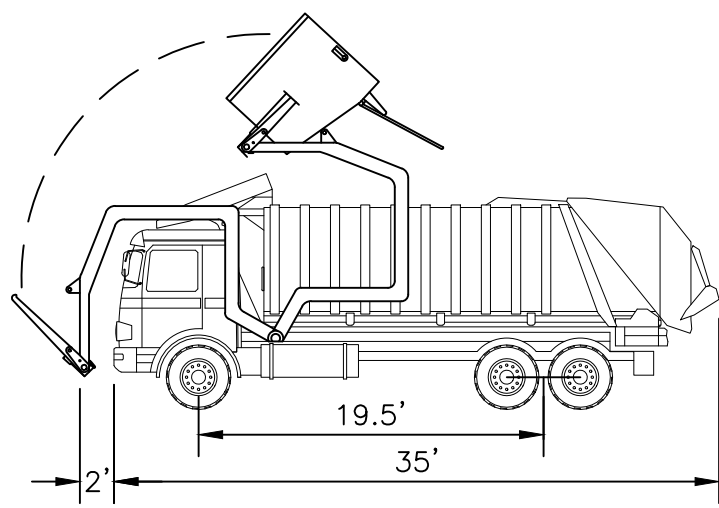


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- EXISTING RIGHT-OF-WAY MONUMENT
- EXISTING EASEMENT
- EXISTING EDGE OF PAVEMENT
- EXISTING SIDEWALK
- EXISTING PAVEMENT MARKINGS
- EXISTING STRUCTURE
- EXISTING WALL
- EXISTING FENCE
- EXISTING GATE
- EXISTING GUARD RAIL
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER MANHOLE
- EXISTING CATCH BASIN
- EXISTING SANITARY MANHOLE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING FIBER OPTIC PULL BOX
- EXISTING TREE
- EXISTING TREE LINE
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK LINE
- PROPOSED EDGE OF ROAD
- PROPOSED EXTRUDED CURB
- PROPOSED CONCRETE WALK
- PROPOSED CONCRETE PAVEMENT
- PROPOSED TRUNCATED DOMES
- PROPOSED CONCRETE RETAINING WALL
- PROPOSED PAVEMENT MARKING
- PROPOSED STRUCTURE
- PROPOSED SIGN
- PROPOSED UTILITY EASEMENT
- DETAIL NUMBER
- SHEET NUMBER

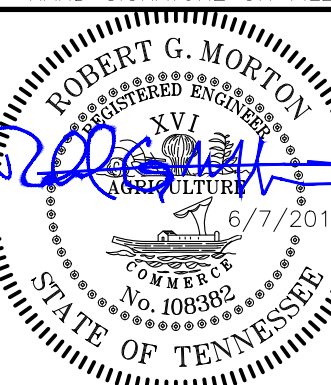


NOTE:

THE DESIGN CONCEPT IS TO DEVELOP NEW FIRE STATION FOR THE FRANKLIN FIRE DEPARTMENT.

PRELIMINARY
NOT FOR CONSTRUCTION

*HAND SIGNATURE ON FILE



SCALE IN FEET
0 40 80

REVISION RECORD

NO	DATE	DESCRIPTION

C&E
Civil & Environmental Consultants, Inc.
325 Seaboard Lane - Suite 170 - Franklin, TN 37067
615-333-7797 - 800-763-2326
www.cecinc.com

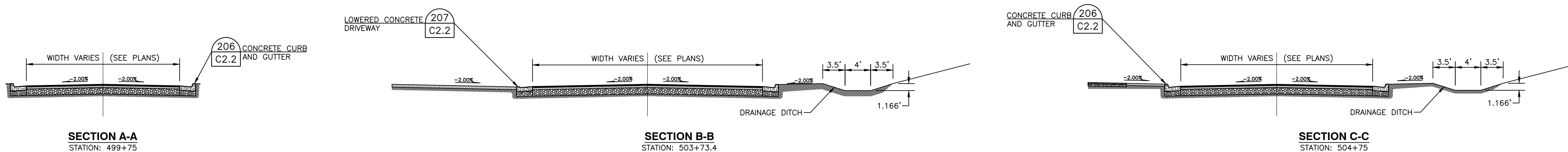
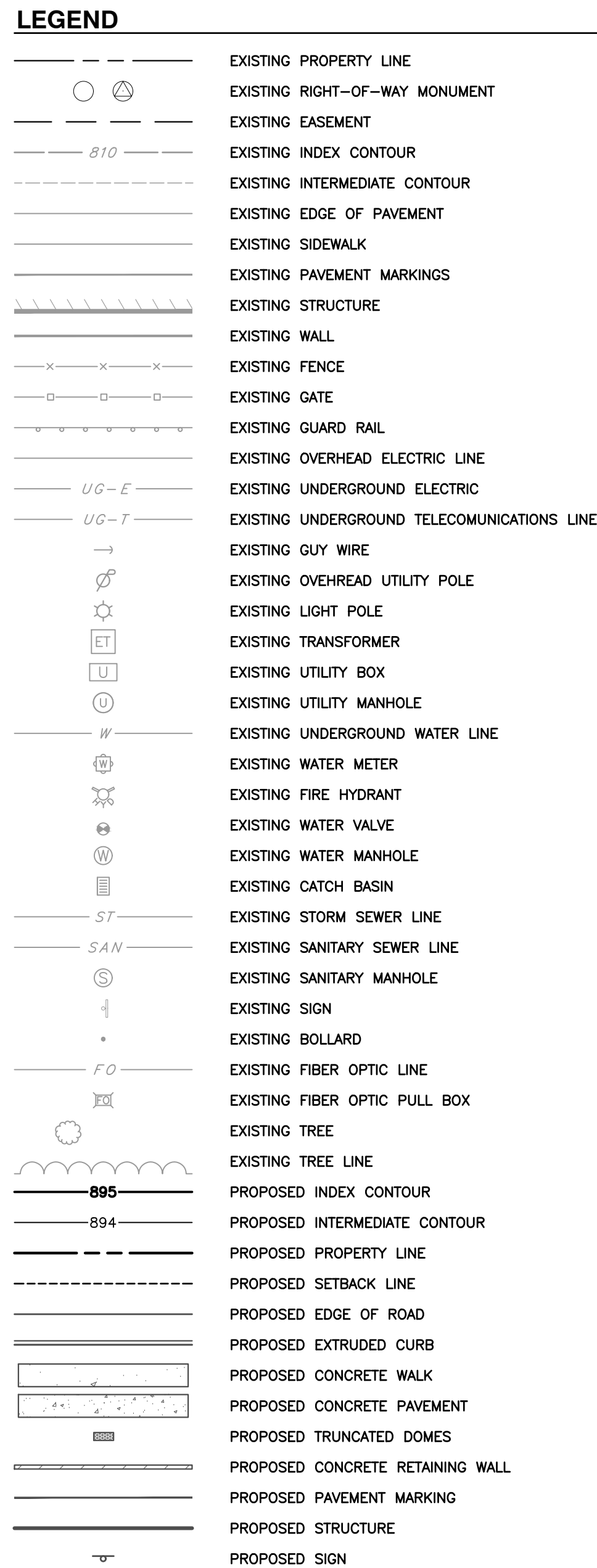
RENAISSANCE GROUP, INC.
FRANKLIN FIRE DEPARTMENT STATION 7
PEYTONSVILLE ROAD
FRANKLIN, TN

AUTOTURN PLAN - TRASH TRUCK

DATE:	JUNE 2018	DRAWN BY:	PEC
DWG SCALE:	AS SHOWN	CHECKED BY:	EJG
PROJECT NO:	180-492	APPROVED BY:	AS SHOWN

DRAWING NO:

C4.3

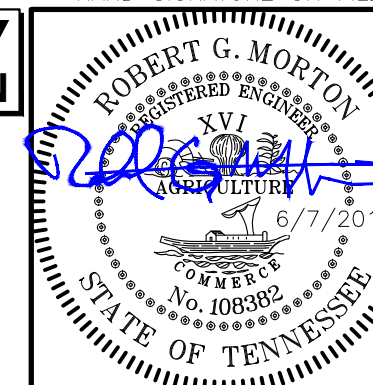


NOTE TO CONTRACTOR:

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2. SURVEY INFORMATION IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100, NAD83 DATUM.



*HAND SIGNATURE ON FILE



RENAISSANCE GROUP, INC.
FRANKLIN FIRE DEPARTMENT STATION 7
PETYONSVILLE ROAD
FRANKLIN, TN

**FIRE STATION ROAD PLAN,
PROFILE, & SECTIONS**

DATE:	JUNE 2018	DRAWN BY:	PEC
DWG SCALE:	AS SHOWN	CHECKED BY:	EJG
PROJECT NO:	180-832		
APPROVED BY:	AS SHOWN		

CEE

Civil & Environmental Consultants, Inc.
325 Seaboard Lane · Suite 170 · Franklin, TN 37067
615-333-7797 · 800-763-2326

REVISION RECORD

NO	DATE
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DRAWING NO.

C4.5

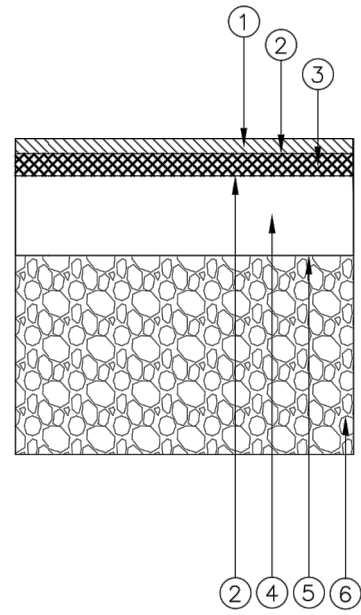
A:\2018\180-832\180-832.dwg (10/1/2018) 4:09 PM



Know what's below.
Call before you dig.

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PAVEMENT SCHEDULE

1. 1.5" - BITUMINOUS SURFACE COURSE
411-02.10 ACS MIX(PG70-22) GRADING D
2. TACK COAT
403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) @0.02 GAL/SY
3. 3" - BITUMINOUS AGGREGATE BASE
307-02.08 ASPHALT CONCRETE MIX (PG70-22)(BPMB-HM) GRADING B-MZ
4. 4" - BITUMINOUS AGGREGATE BASE
307-02.01 ASPHALT CEMENT MIX BASE (PG70-22) BPMB-HM GRADING "A" (APPROX 460 LBS/SY)
5. PRIME COAT
402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) @0.30-0.35 GAL/SY
402-02 AGGREGATE FOR COVER MATERIAL (PC) @8-12LBS/SY
6. 10" MINERAL AGGREGATE BASE 303-01 MINERAL
303-01 MINERAL AGGREGATE, TYPE "A" BASE, GRADING"D"

- GENERAL NOTES
1. MAXIMUM SIDESLOPE WHETHER IN CUT OR FILL IS TO BE 3:1
 2. ASPHALT THICKNESSES ARE MINIMUMS. THICKNESSES TO BE DETERMINED BY GEOTECHNICAL DESIGN.
 3. REFERENCE TDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION

N.T.S.

CITY OF FRANKLIN

MAJOR AND MINOR COLLECTOR

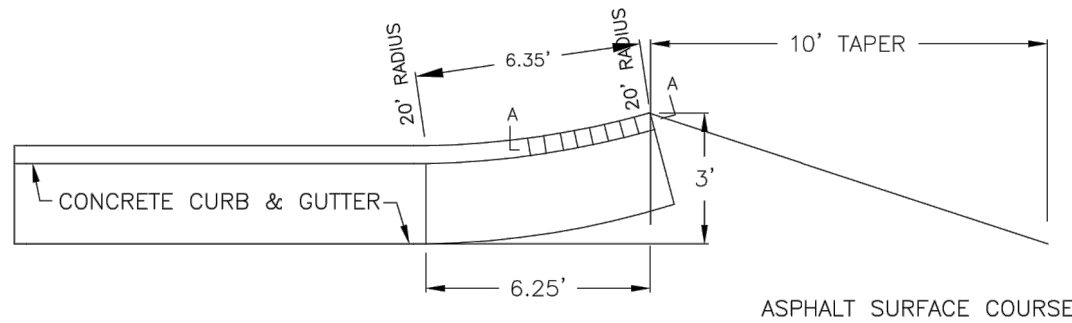
DWG. NO. RD-2

EFFECTIVE DATE: 7/1/2017

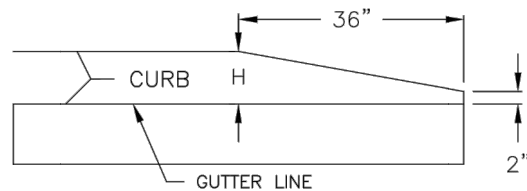
D. P. P. G. O. 7/1/2017
CITY ENGINEER DATE
James M. Monte 7/1/2017
ASSJ. DIRECTOR OF ENG. DATE

**DETAIL 400
ASPHALT PAVEMENT**

N.T.S.



PLAN VIEW



SECTION A-A

- GENERAL NOTES
1. "H" = HEIGHT OF CURB IN INCHES

N.T.S.

CITY OF FRANKLIN

CURB & GUTTER END FLARE & TRANSITION

DWG. NO. RP-4

EFFECTIVE DATE: 7/1/2017

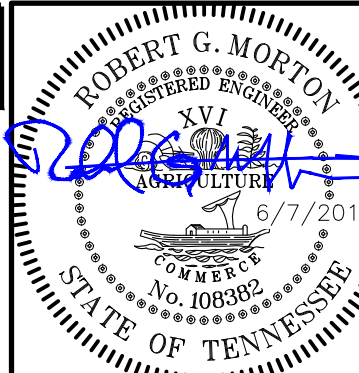
D. P. P. G. O. 7/1/2017
CITY ENGINEER DATE
James M. Monte 7/1/2017
ASSJ. DIRECTOR OF ENG. DATE

**DETAIL 401
CURB AND GUTTER END FLARE**

N.T.S.

**PRELIMINARY
NOT FOR CONSTRUCTION**

*HAND SIGNATURE ON FILE



R.O.W. AND ACCESS DETAILS

DATE: JUNE 2019 DRAWN BY: EJC
DWG SCALE: AS SHOWN CHECKED BY: EJC
PROJECT NO: 180-832
APPROVED BY: AS SHOWN

**RENAISSANCE GROUP, INC.
FRANKLIN FIRE DEPARTMENT STATION 7
PETYONVILLE ROAD
FRANKLIN, TN**

Civil & Environmental Consultants, Inc.
325 Seaboard Lane - Suite 170 - Franklin, TN 37067
615-333-7797 - 800-763-2326
www.cedinc.com

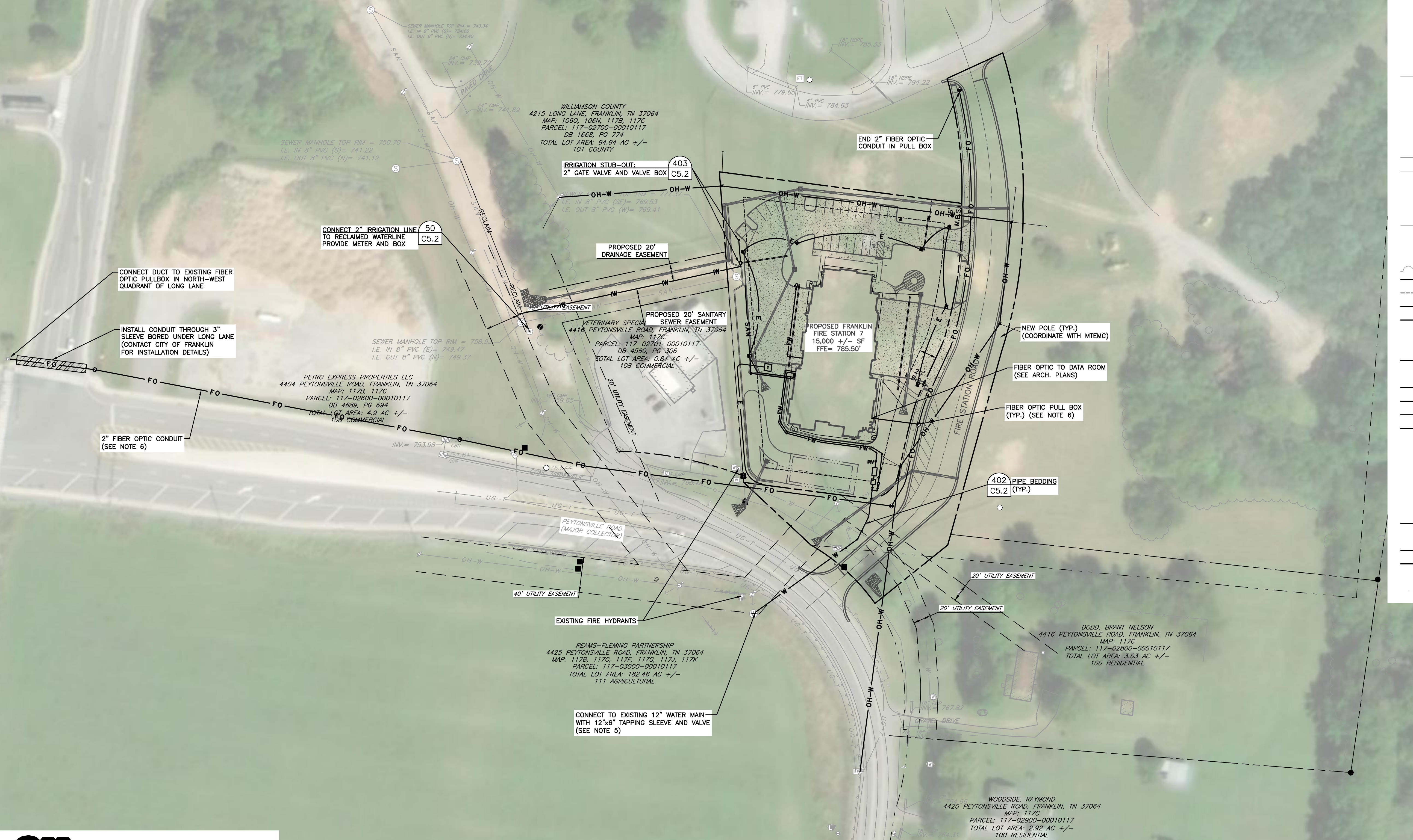
REVISION RECORD

DESCRIPTION

NO DATE



NORTH

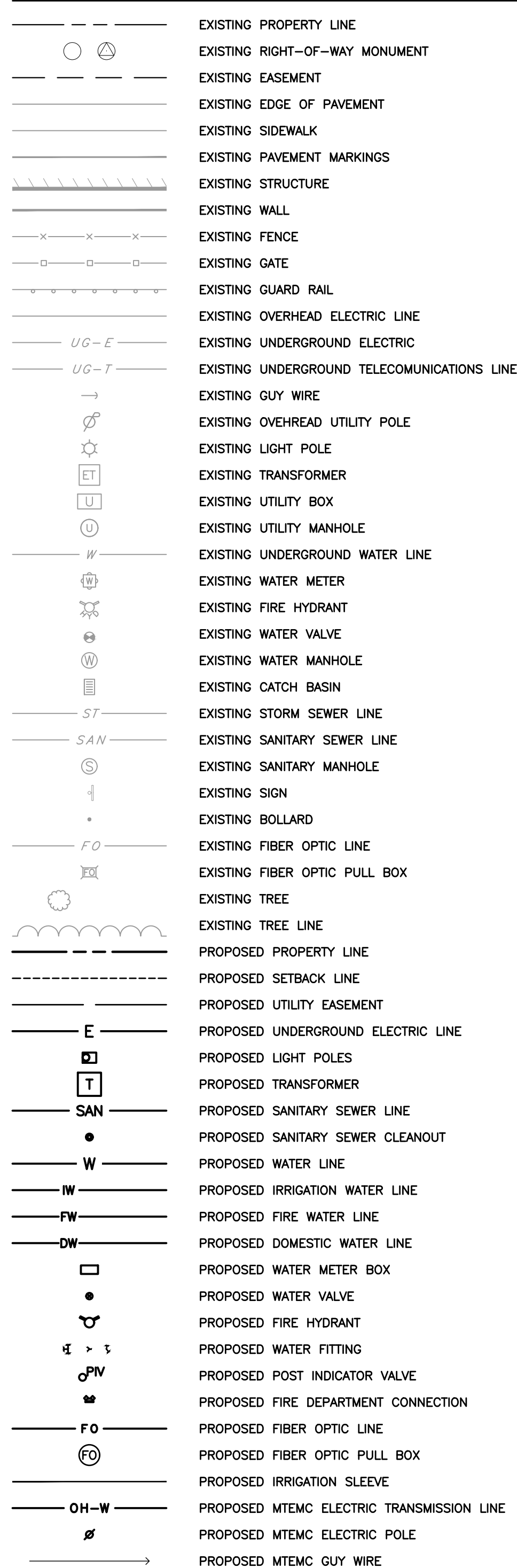


Know what's **below**.
Call before you dig.

NOTE TO CONTRACTOR:

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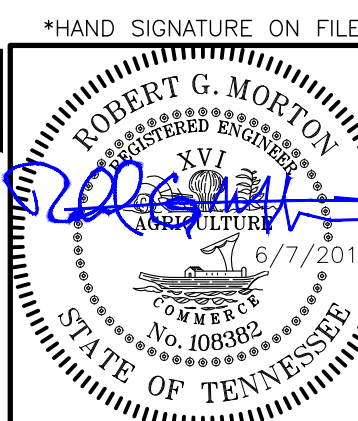
LEGEND



UTILITY NOTES:

1. BEGINNING AT THE FIRE METER, ALL UNDERGROUND PIPING FOR THE FIRE PROTECTION SYSTEM MUST BE DESIGNED AND INSTALLED BY A LICENSED FIRE PROTECTION CONTRACTOR. FIRE PROTECTION PLANS SHALL BE SUBMITTED UNDER SEPARATE SUBMITTAL FOR REVIEW AND APPROVAL BY THE CITY ENGINEER. THE CITY ENGINEER SPECIFICALLY APPROVED FOR FIRE PROTECTION INSTALLATION.
2. AS REQUIRED BY STATE REGULATIONS, ALL FIRE PROTECTION WATER LINES PAST FIRE FLOW METER AND/OR BACKFLOW, SHALL BE INSTALLED BY A LICENSED FIRE PROTECTION CONTRACTOR.
3. PRIOR TO INSTALLATION OF FIRE PROTECTION WATER LINES (AKA "UNDERGROUND"), THE LICENSED FIRE PROTECTION CONTRACTOR WHO WILL BE INSTALLING THE FIRE LINE OR SUPERVISING THE INSTALLATION SHALL SUBMIT UNDERGROUND FIRE PROTECTION PLANS TO THE FIRE DEPARTMENT VIA AN ONLINE REVIEW SYSTEM.
4. ONCE THE PLANS ARE APPROVED, THE CONTRACTOR SHALL USE THE "INSTALLATION SHOP DRAWINGS" NOR SHALL APPROVAL OF THE SITE PLAN'S UTILITY SHEETS BE CONSIDERED AS AN APPROVAL OF THE FIRE PROTECTION WORK TO BE PERFORMED.
5. WATER SERVICE CONNECTION TO BE MADE IN ACCORDANCE WITH SERVICE PROVIDED BY THE CITY ENGINEER.
6. FIBER OPTIC CONDUIT TO BE SCH. 40 PVC WITH PULL BOXES LOCATED EVERY 500 FT.

PRELIMINARY
NOT FOR CONSTRUCTION



*HAND SIGNATURE ON FILE

SCALE IN FEET



0 60 120

REVISION RECORD	DESCRIPTION
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RENAISSANCE GROUP, INC.
FRANKLIN FIRE DEPARTMENT STATION 7
PETYONSVILLE ROAD
FRANKLIN, TN

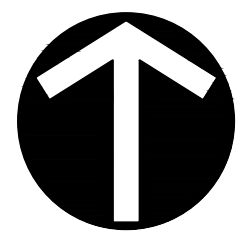
OVERALL UTILITY PLAN

DATE:	JUNE 2018	DRAWN BY:	PEC
PWG SCALE:	AS SHOWN	CHECKED BY:	EJG
PROJECT NO:	180-832		
APPROVED BY:	AS SHOWN		

DRAWING NO.:

C5.0

\\2018\180-832\ -CAD0\ Dwg\ cw01 site plan submittal\ 180832-CV00-C5.0.dwg(C5.0) LS:(6/7/2018 - bmorton) - LP: 6/7/2018 4:10 PM



WILLIAMSON COUNTY
4215 LONG LANE, FRANKLIN, TN 37064
MAP: 1069, 1084, 1178, 1172
PARCEL: 117-02700-00010117
DB 1668, PG 774
TOTAL LOT AREA: 94.94 AC +/-
101 COUNTY

SEWER MANHOLE TOP RIM = 777.37
I.E. IN 8" PVC (SE) = 769.53
I.E. OUT 8" PVC (W) = 769.41

PROPOSED 20' DRAINAGE EASEMENT

CONNECT TO EXISTING STUB
PROPOSED 20' SANITARY SEWER EASEMENT

SANITARY CLEANOUT 401
C5.2

VETERINARY SPECIALTY PROPERTIES LLC
4416 PEYTONSVILLE ROAD, FRANKLIN, TN 37064
MAP: 117C
PARCEL: 117-02701-00010117
DB 4560, PG 306
TOTAL LOT AREA: 0.81 AC +/-
108 COMMERCIAL

500 PROPOSED PRIVATE
FIRE HYDRANT
C5.3
(SEE NOTE 6)

PROPOSED FRANKLIN
FIRE STATION 7
15,000 +/- SF
FFE = 785.50'

FIRE DEPARTMENT CONNECTION

FIRE SPRINKLER RISER ROOM
(SEE PLUMBING PLANS)

FIBER OPTIC TO DATA ROOM
(SEE ARCH. PLANS)

POST INDICATOR VALVE 504
C5.3

PROVIDE 2' SEPARATION
BETWEEN PIPES

PROPOSED WATER
QUALITY/QUANTITY POND

6" GATE VALVE

SEE ELECTRICAL AND PHOTOMETRIC
DRAWINGS FOR DETAILED INFORMATION
REGARDING SITE LIGHTING

LEGEND

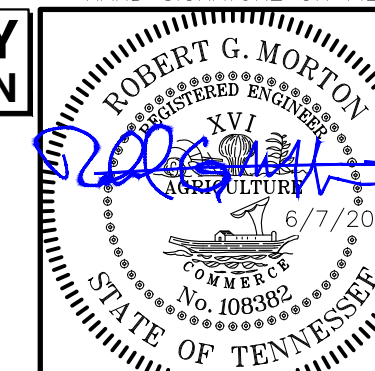
- EXISTING RIGHT-OF-WAY MONUMENT
- EXISTING EASEMENT
- EXISTING EDGE OF PAVEMENT
- EXISTING SIDEWALK
- EXISTING PAVEMENT MARKINGS
- EXISTING STRUCTURE
- EXISTING WALL
- EXISTING FENCE
- EXISTING GATE
- EXISTING GUARD RAIL
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND TELECOMMUNICATIONS LINE
- EXISTING GUY WIRE
- EXISTING OVERHEAD UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING TRANSFORMER
- EXISTING UTILITY BOX
- EXISTING UTILITY MANHOLE
- EXISTING UNDERGROUND WATER LINE
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER MANHOLE
- EXISTING CATCH BASIN
- EXISTING STORM SEWER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING SANITARY MANHOLE
- EXISTING SIGN
- EXISTING BOLLARD
- EXISTING FIBER OPTIC LINE
- EXISTING FIBER OPTIC PULL BOX
- EXISTING TREE
- EXISTING TREE LINE
- PROPOSED PROPERTY LINE
- PROPOSED SETBACK LINE
- PROPOSED UTILITY EASEMENT
- PROPOSED UNDERGROUND ELECTRIC LINE
- PROPOSED LIGHT POLES
- PROPOSED TRANSFORMER
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED WATER LINE
- PROPOSED IRRIGATION WATER LINE
- PROPOSED FIRE WATER LINE
- PROPOSED DOMESTIC WATER LINE
- PROPOSED WATER METER BOX
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER FITTING
- PROPOSED POST INDICATOR VALVE
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED FIBER OPTIC LINE
- PROPOSED FIBER OPTIC PULL BOX
- PROPOSED IRRIGATION SLEEVE
- PROPOSED MTEMC ELECTRIC TRANSMISSION LINE
- PROPOSED MTEMC ELECTRIC POLE
- PROPOSED MTEMC GUY WIRE
- DETAIL NUMBER
- SHEET NUMBER

UTILITY NOTES:

- BEGINNING AT THE FIRE METER, ALL UNDERGROUND PIPING FOR THE FIRE PROTECTION SYSTEM MUST BE DESIGNED AND INSTALLED BY A LICENSED FIRE PROTECTION CONTRACTOR. FIRE PROTECTION PLANS SHALL BE SUBMITTED UNDER SEPARATE SUBMITTAL FOR REVIEW AND APPROVAL. SITE UTILITY IS NOT SPECIFICALLY APPROVED FOR FIRE PROTECTION INSTALLATION.
- AS REQUIRED BY STATE REGULATIONS, ALL FIRE PROTECTION WATER LINES PAST FIRE FLOW METER AND/OR BACKFLOW, SHALL BE INSTALLED BY A LICENSED FIRE PROTECTION CONTRACTOR.
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- USE OF THE CIVIL SITE PLAN IS NOT PERMITTED FOR USE AS THE "INSTALLATION SHOP DRAWING" NOR SHALL APPROVAL OF THE SITE PLAN'S UTILITY SHEETS BE CONSIDERED AS AN APPROVAL OF THE FIRE PROTECTION WORK TO BE PERFORMED.
- BACKFLOW DEVICE FOR DOMESTIC TO BE LOCATED IN BUILDING. SEE PLUMBING PLANS FOR ADDITIONAL INFORMATION.
- FIRE HYDRANT TO BE PAINTED SILVER.
- CONTRACTOR TO PROVIDE 2 - 4" DIA. SCHEDULE 40 CONDUITS 24" BELOW PROPOSED GRADE FOR IRRIGATION INSTALLATION.

PRELIMINARY
NOT FOR CONSTRUCTION

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SCALE IN FEET
0 20 40

REVISION RECORD

NO	DATE	DESCRIPTION

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615-333-7797 - 800-763-2326
www.cesinc.com

RENAISSANCE GROUP, INC.
FRANKLIN FIRE DEPARTMENT STATION 7
PETYONSVILLE ROAD
FRANKLIN, TN

COF #: 6718

ENLARGED UTILITY PLAN

DATE:	JUNE 2018	DRAWN BY:	PEC
DWG SCALE:	AS SHOWN	CHECKED BY:	EJG
PROJECT NO:	180-492	APPROVED BY:	AS SHOWN

DRAWING NO:
C5.1



NOTE TO CONTRACTOR:

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p:\2018\180-832-CADD\dwg\cvt\shw plan submittal\180832-CADD-C5.2.dwg[5.2] LS(6/6/2018 - 6/7/2018 4:10 PM - 6/7/2018 4:10 PM) - lpr 6/7/2018 4:10 PM



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STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
SANITARY SEWER LATERALS

WW - 3

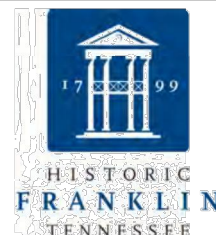
DETAIL 400
SANITARY SEWER SERVICE CONNECTION
N.T.S.

NOTES:

1. ALL FITTINGS AND LINES TO BE SDR 35 PVC (SOLVENT WELD).
2. WHEN SERVICE LINE FROM MAINLINE IS 4", ALL FITTINGS AND LINES TO BE 4".
3. CONTRACTOR SHALL CONFIRM DETAILS OF FORCE MAIN CLEANOUT WITH THE TOWN PRIOR TO CONSTRUCTION.

SECTION (SERVICE LINE CLEANOUT ON PRIVATE PROPERTY)

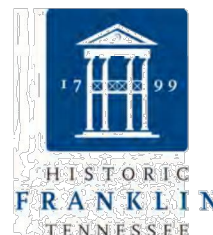
DETAIL 401
SANITARY SEWER CLEANOUT
N.T.S.



STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
BEDDING AND BACKFILLING
FOR PRESSURE LINES

G - 9

DETAIL 402
TYPICAL PIPE BEDDING REQUIREMENTS
N.T.S.



STANDARD DETAIL
WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
RECLAIMED WATER
VALVE BOX SETTING

RW - 3

DETAIL 403
RECLAIMED WATER VALVE BOX
N.T.S.

COF #: 6718

RENAISSANCE GROUP, INC.
FRANKLIN FIRE DEPARTMENT STATION 7
PETYONSVILLE ROAD
FRANKLIN, TN

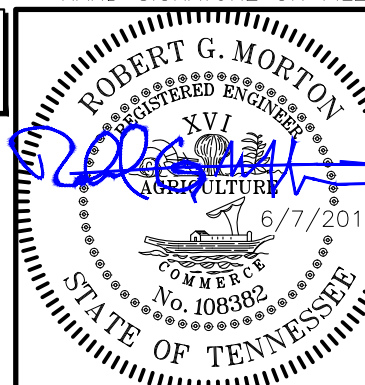
SEWER AND RECLAIMED WATER DETAILS

DATE:	JUNE 2018	DRAWN BY:	PEC
DWG SCALE:	AS SHOWN	CHECKED BY:	EJG
PROJECT NO:	180-832	APPROVED BY:	AS SHOWN

DRAWING NO.:

C5.2

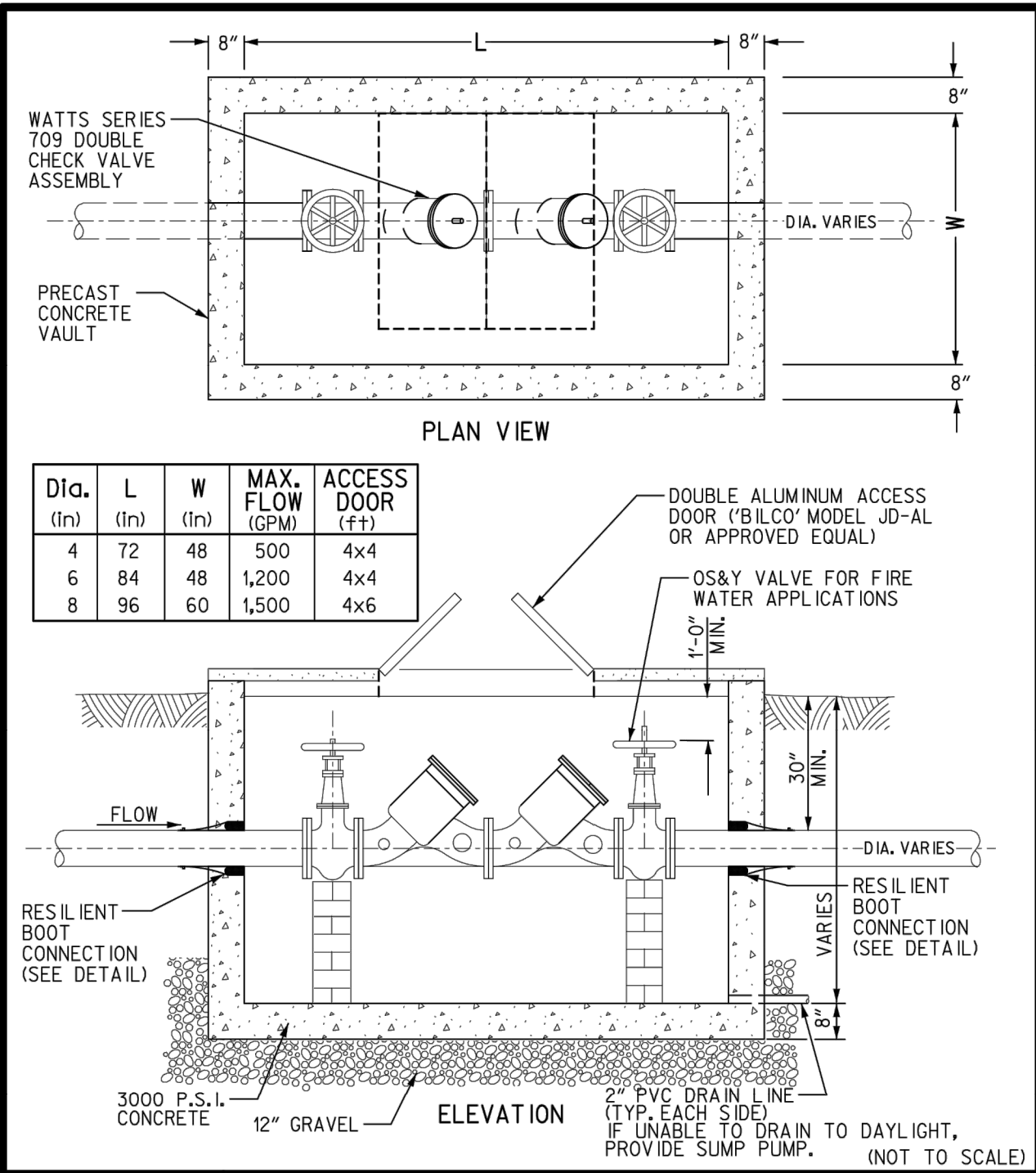
*HAND SIGNATURE ON FILE



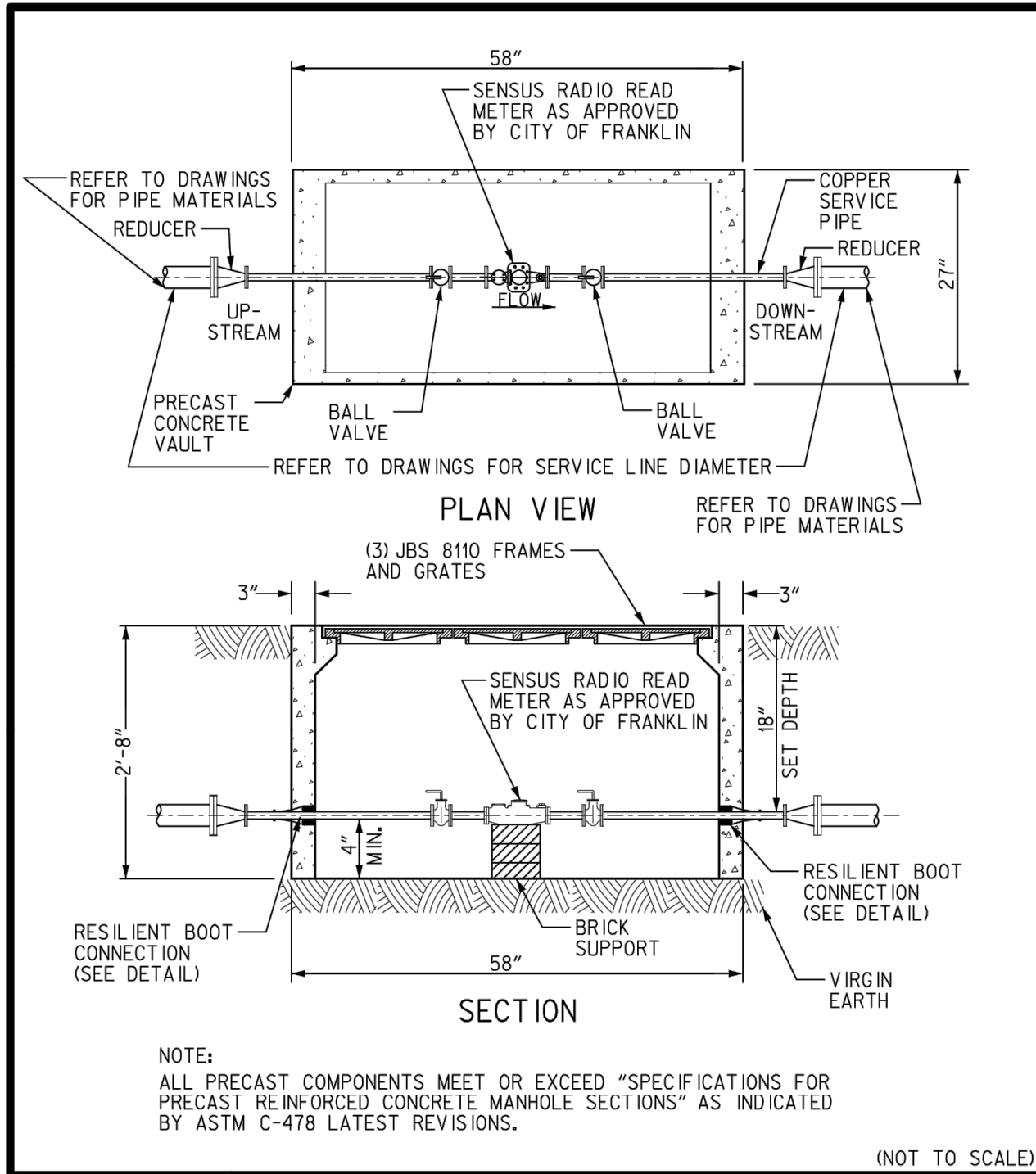
REVISION RECORD

NO	DATE	DESCRIPTION

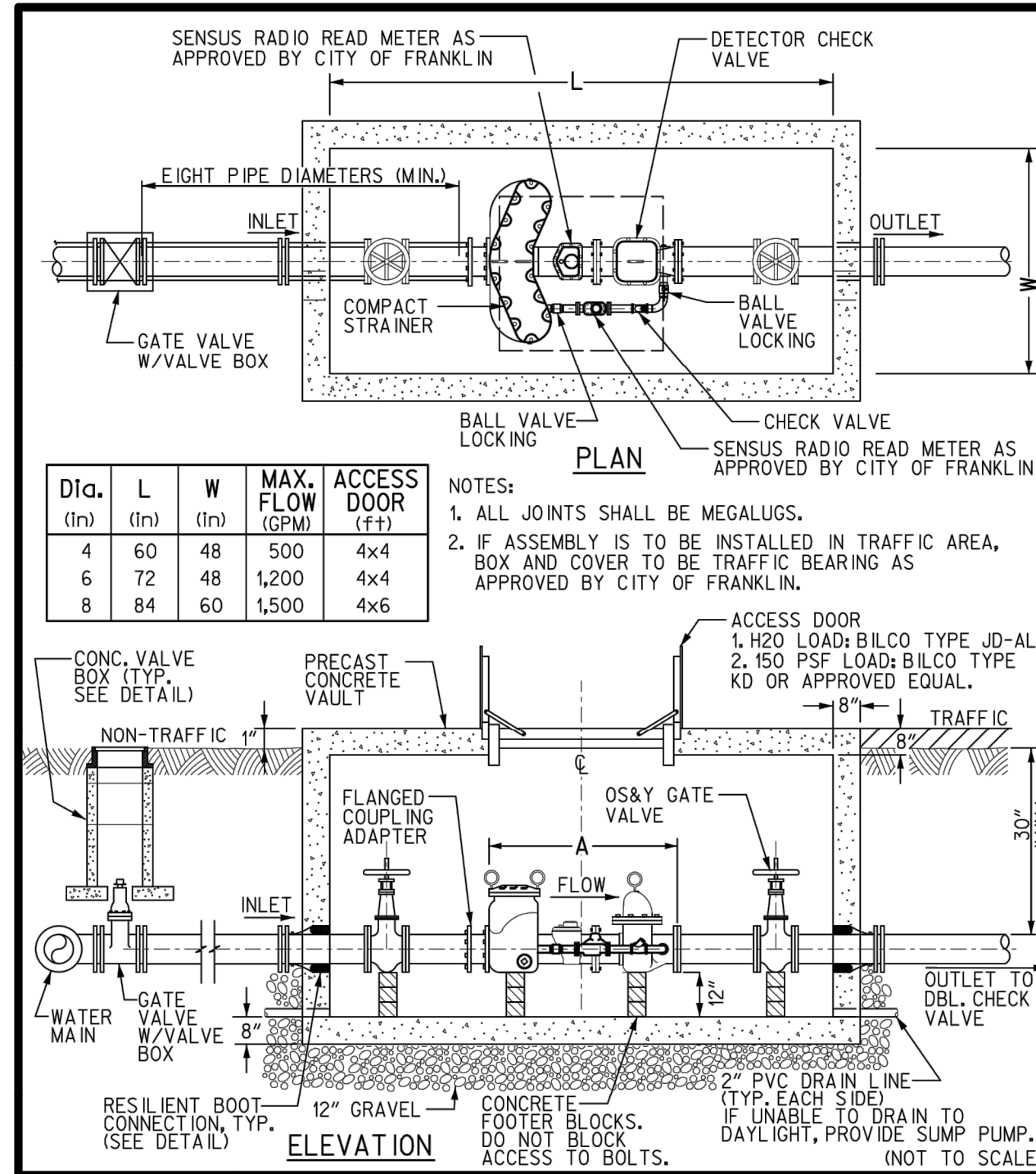
Civil & Environmental Consultants, Inc.
325 Seaboard Lane - Suite 170 - Franklin, TN 37067
615-333-7797 - 800-763-2326
www.cengincc.com



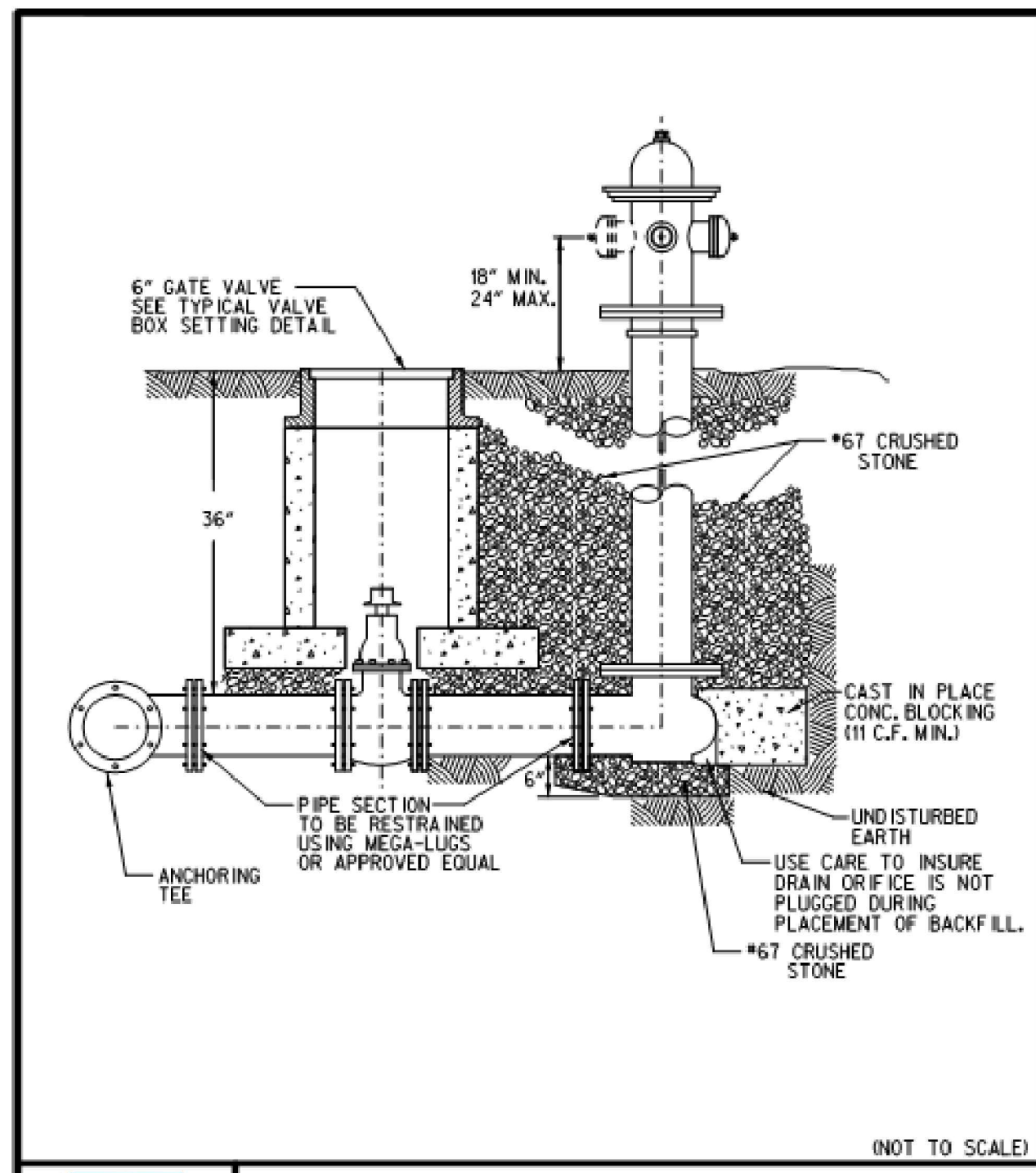
DETAIL 500
DOUBLE CHECK VALVE ASSEMBLY
N.T.S.



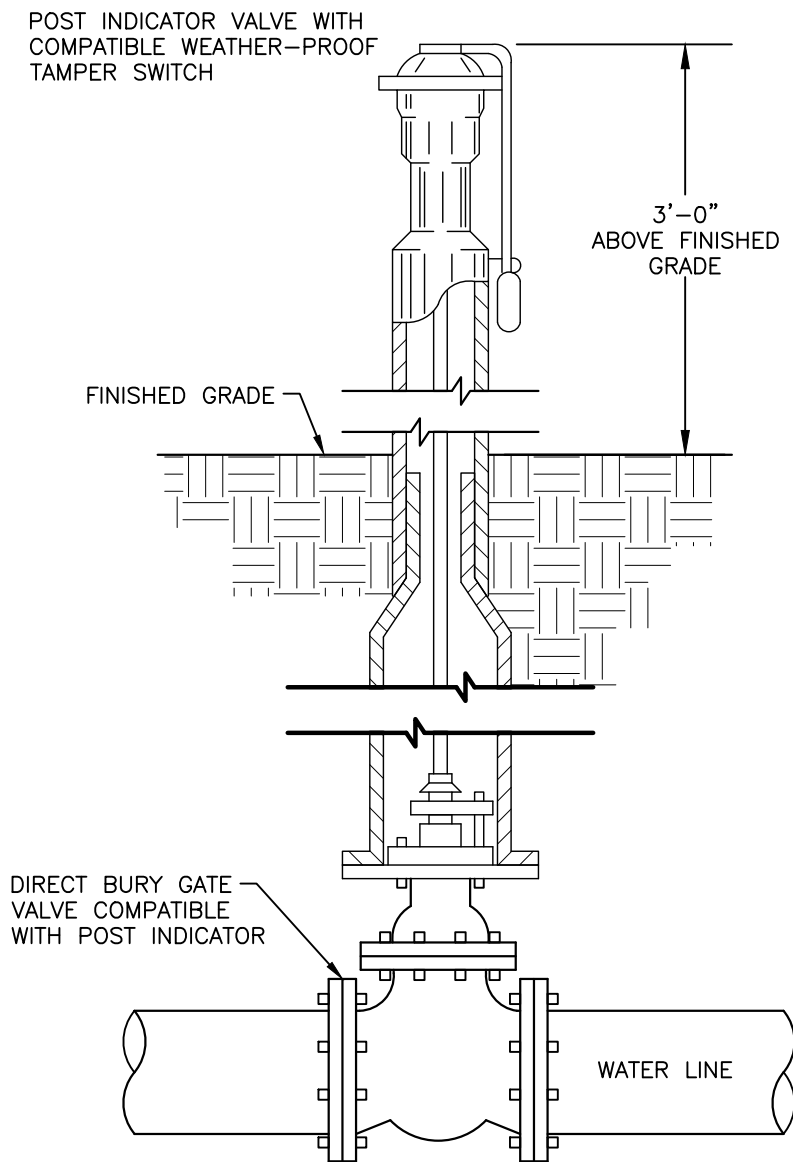
DETAIL 501
2" METER
N.T.S.



DETAIL 502
4" TO 8" FIRE METER ASSEMBLY
N.T.S.



DETAIL 503
FIRE HYDRANT INSTALLATION
N.T.S.



NOTE:
PROVIDE TAMPER SWITCH MONITORING AT POSTINDICATOR VALVE
AND CONNECT TO FIRE ALARM SYSTEM INSIDE BUILDING PER
NFPA 72. REFERENCE ELECTRICAL PLANS FOR MORE DETAILS.

DETAIL 504
POST INDICATOR VALVE
N.T.S.

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NO. DATE DESCRIPTION

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www.cesinc.com

RENAISSANCE GROUP, INC.
FRANKLIN FIRE DEPARTMENT STATION 7
PETYSVILLE ROAD
FRANKLIN, TN

COF #: 6718

WATER DETAILS

DATE: JUNE 2018
DWG SCALE: AS SHOWN
PROJECT NO: 180-432
APPROVED BY: AS SHOWN

DRAWING NO.:

C5.3



WILLIAMSON COUNTY
4215 LONG LANE, FRANKLIN, TN 37064
MAP: 1060, 106N, 117S, 117K
PARCEL: 117-02700-00010117
DB 1668, PG 774
TOTAL LOT AREA: 94.94 AC +/-
101 COUNTY

PROPOSED 20' DRAINAGE EASEMENT

PROPOSED 20' SANITARY SEWER EASEMENT

VETERINARY SPECIALTY PROPERTIES LLC
4416 PEYTONSVILLE ROAD, FRANKLIN, TN 37064
MAP: 117C
PARCEL: 117-02701-00010117
DB 4560, PG 306
TOTAL LOT AREA: 0.81 AC +/-
108 COMMERCIAL

REAMS-FLEMING PARTNERSHIP
4425 PEYTONSVILLE ROAD, FRANKLIN, TN 37064
MAP: 117B, 117C, 117F, 117G, 117H, 117K
PARCEL: 117-03000-00010117
TOTAL LOT AREA: 182.46 AC +/-
111 AGRICULTURAL

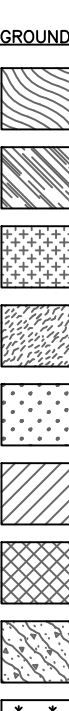
DODD, BRANT NELS
4416 PEYTONSVILLE ROAD, FRANKLIN, TN 37064
MAP: 117C
PARCEL: 117-02800-00
TOTAL LOT AREA: 3.03 AC
100 RESIDENTIAL

NOTE TO CONTRACTOR:

- THE CONTRACTOR SHALL REFER TO ALL PLANS WITHIN THIS PLAN SET. IT IS NOT THE ENGINEER'S/LANDSCAPE ARCHITECT'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THIS PROJECT.
- SURVEY INFORMATION IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100, NAD83 DATUM.



PLANT SCHEDULE

	TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	DETAIL	REMARKS	
		CC	CERCIS CANADENSIS	EASTERN REDBUD	2" CAL.	10-12" HT.	3		WELL BRANCHED	
		PY	PRUNUS X YEDOENSIS	YOSHINO CHERRY	2" CAL.	10-12" HT.	3		WELL BRANCHED	
		QP	QUERCUS PALUSTRIS	PIN OAK	3" CAL.	12-14" HT.	4		B&B, SINGLE LEADER, FULL SHAPE	
		WO	QUERCUS PHELLOS	WILLOW OAK	3" CAL.	12-14" HT.	2		B&B, SINGLE LEADER, FULL SHAPE	
	SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	DETAIL	REMARKS	
		IV	ILEX VERTICILLATA	WINTERBERRY	B&B	30" HT.	42		3' SPACING O.C. FULL SHAPE	
		JP	JUNIPERUS X PFITZERIANA 'SEA GREEN'	SEA GREEN JUNIPER	B&B	30" HT.	37		5' SPACING O.C. FULL SHAPE	
		VR	VIBURNUM RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	B&B	30" HT.	28		3' SPACING O.C. FULL SHAPE	
	GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	QTY	DETAIL	REMARKS
		CM	COREOPSIS MAJOR	WHORLED COREOPSIS	1 GAL.		18" o.c.	51		
		HP	HYPERICUM PROLIFICUM	BROOMBRUSH	1 GAL.		36" o.c.	10		
		IC	IRIS CRISTATA 'ECO BLUEBIRD'	DWARF CRESTED IRIS	1 GAL.		18" o.c.	49		
		MC	MUHLENBERGIA CAPILLARIS	PINK MUHLY	1 GAL.		24" o.c.	31		
		PV	PANICUM VIRGATUM	SWITCH GRASS	2 GAL.		48" o.c.	6		
		RH	RUDBECKIA HIRTA	BLACK-EYED SUSAN	1 GAL.		24" o.c.	91		
		SS	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM GRASS	1 GAL.		24" o.c.	47		
		VD	VIBURNUM DENTATUM 'ARROWWOOD'	ARROWWOOD VIBURNUM	3 GAL.		72" o.c.	3		

AREA TO BE SODDED OUTSIDE FIRE STATION 7 PROPERTY WITHIN PROPOSED R.O.W.

AREA TO BE SODDED OUTSIDE FIRE STATION 7 PROPERTY WITHIN PROPOSED R.O.W.

*SEVERAL SPECIES SHOWN IN THE PLANT LIST ABOVE AT NATIVE TO TENNESSEE

KEY NOTES

- SEE BIO-RETENTION PLANTING PLAN AND PLANT LIST ON THIS SHEET.
- CONTRACTOR TO INSTALL 1"-25" ALUMINUM FLAG POLE WITH HARDWARE PER MANUFACTURERS SPECIFICATIONS. PROVIDE 1'-4"X8" ALL WEATHER AMERICAN FLAG.
- CONTRACTOR TO INSTALL CONCRETE WALK AS SHOWN SEE SHEET C2.2 FOR CONCRETE WALK DETAIL 205 ON SHEET C2.2.
- CONTRACTOR TO PROVIDE FLAG POLE LIGHTING SUFFICIENT TO ILLUMINATE AMERICAN FLAG AT NIGHT. SEE SITE LIGHTING PLAN ON ARCHITECTURAL PLANS.
- CONTRACTOR SHALL OFFSET SHRUBS 2' FROM THE BACK OF CURB TO AVOID CONFLICTS WITH PARKED VEHICLES.
- AREA TO BE SEEDED AS NOTED ON EPSC PLAN SHEET C3.5.
- CONTRACTOR SHALL PLACE SOD ALONG BACK OF CURB TO THE EASTERN SIDE OF THE DRAINAGE SWALE.
- CONTRACTOR SHALL INSTALL SOD IN AREA FROM BACK OF CURB TO FACE OF SIDEWALK AND AS DEFINED ON THIS SHEET. SEE SOD NOTES ON SHEET L1.1.
- ALL STREET TREES SHALL HAVE ROOT BARRIER INSTALLED BETWEEN SIDEWALK/PAVEMENT/CURB AND TREE LOCATION. CONTRACTOR SHALL INSTALL NDS SM-1220 ROOT BARRIER SHEET MATERIAL SIZE 18"X20". SUBMIT SAMPLE FOR APPROVAL.
- CONTRACTOR TO INSTALL BELGARD 'UNIVERSAL' PAVERS IN THE PATTERN SHOWN. PROVIDE SUBMITTALS FOR COLOR APPROVAL BY LANDSCAPE ARCHITECT. INSTALLATION SHALL BE PER MANUFACTURERS RECOMMENDATIONS AND SHALL INCLUDE PROPER EDGE RESTRAINTS.
- OPEN LANDSCAPE BED FOR ANNUAL FLOWERS CONTRACTOR SHALL PROVIDE 3 OPTIONS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
- CONTRACTOR SHALL PLACE 1 STRIP OF SOD ALONG THE BACK OF CURBS, WALKS, AND DRIVEWAYS. (TYP.)
- CONTRACTOR SHALL PLUG BERMUDA IN ALL DISTURBED AREAS ON THE FIRE STATION SITE. DEPENDING ON CONSTRUCTION SCHEDULE/TIME OF YEAR A COVER CROP MAY BE NECESSARY OF ANNUAL RYE/KY-31 FESCUE MAY BE NEEDED. CONTRACTOR SHALL COORDINATE WITH LANDSCAPE ARCHITECT.
- SIGHT TRIANGLE TYPICAL

LANDSCAPE REQUIREMENTS: (ACI)

LSR= (PROPOSED) .53

LSA= (PROPOSED) .27

Existing Trees (See Tree Inventory)	QUANTITY PROVIDED			INCHES PROVIDED
	EXISTING	PROPOSED	TOTAL	
Existing Trees =	0	0	0	0
5" + caliper canopy inches		0	0	0
3" caliper canopy inches		15	15	45
2" caliper canopy inches		0	0	0
Aggregate Canopy Caliper Inches Provided:				45
Aggregate Canopy Caliper Inches Required:				44
2" Caliper Understory trees:		6	6	12
1.5 caliper understory trees:		0	0	0
Aggregate Understory Caliper Inches Provided:				12
Aggregate Understory Caliper Inches Required:				11
Min. 18" Height Shrubs:				
Min. 30" Height Shrubs:				105
Total Shrubs Provided:				105
Total Shrubs Required:				52

LANDSCAPE / OPEN SPACE:

- TOTAL OPEN SPACE SET REQUIREMENT: 3% OF DEVELOPMENT SIZE (100% FORMAL) = 0.3 x 1.86 AC = 0.56 AC
- LANDSCAPE SURFACE RATIO PROVIDED: 0.53
- MIN. LANDSCAPE SURFACE RATIO: 0.3
- EXISTING TREE CANOPY: ± 0.28 AC (15% OF OVERALL SITE)

ATTENTION OWNER/INSTALLER:

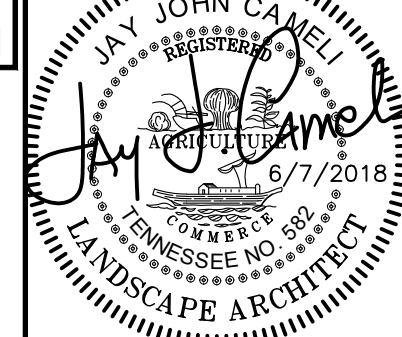
THIS LANDSCAPE PLAN HAS BEEN DESIGNED TO MEET THE MINIMUM REQUIREMENTS OF THE CITY OF FRANKLIN ZONING ORDINANCE, THE APPROVAL OF THE PLANNING COMMISSION, AND PLANNING DEPARTMENT POLICY. RELOCATING, SUBSTITUTING, RESIZING, REDUCING, OR DELETING MATERIAL MAY CAUSE THE SITE TO NO LONGER CONFORM TO THE REQUIREMENTS; THUS PROBLEMS MAY ARISE WITH RELAXING THE PERFORMANCE/MAINTENANCE SURETY FOR THE LANDSCAPE MATERIAL. DEVIATION FOR THE APPROVED LANDSCAPE PLAN SHALL NOT BE MADE WITHOUT FIRST CONSULTING THE LANDSCAPE ARCHITECT WHO DESIGNED THE PROJECT. THE DESIGNING LANDSCAPE ARCHITECT SHALL REVIEW PROPOSED SUBSTITUTIONS TO ENSURE THAT ALL CITY STANDARDS AND REQUIREMENTS ARE MET. THE CITY SHALL BE NOTIFIED IN WRITING UPON FINAL APPROVAL OF ANY PLANT SUBSTITUTIONS.

OWNER: CITY OF FRANKLIN 615-550-6628

LANDSCAPE ARCHITECT: JAY CAMELI 615-333-7797

PRELIMINARY
NOT FOR CONSTRUCTION

*HAND SIGNATURE ON FILE



SCALE IN FEET
0 30 60

COF #: 6718

RENAISSANCE GROUP, INC.
FRANKLIN FIRE DEPARTMENT STATION 7
PEYTONSVILLE ROAD
FRANKLIN, TN

Civil & Environmental Consultants, Inc.
325 Seaboard Lane - Suite 170 - Franklin, TN 37067
615-333-7797 - 800-763-2326
www.cedinc.com



REVISION RECORD

NO	DATE	DESCRIPTION

LANDSCAPE PLAN

DATE:	DATE:	DATE:	DATE:
JUNE 2018	JUNE 2018	JUNE 2018	JUNE 2018
DWG SCALE:	DWG SCALE:	DWG SCALE:	DWG SCALE:
AS SHOWN	AS SHOWN	AS SHOWN	AS SHOWN
PROJECT NO:	PROJECT NO:	PROJECT NO:	PROJECT NO:
180-832	180-832	180-832	180-832
APPROVED BY:	APPROVED BY:	APPROVED BY:	APPROVED BY:

DRAWING NO.:

L1.0

15/10/2018 18:00:00 831 CAD (DWG) site plan submitted 15/06/2018 15:06:11 15/06/2018 4:12 PM - 6/7/2018 4:12 PM

GENERAL LANDSCAPE NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING NEWLY CONSTRUCTED AND EXISTING UTILITIES. HE SHALL NOTIFY THE OWNERS OF PUBLIC UTILITIES PRIOR TO BEGINNING CONSTRUCTION. ALL UTILITIES SHALL BE PROTECTED FROM DAMAGE DURING PLANTING OPERATIONS.
2. GENERAL CONTRACTOR SHALL ERECT TREE PROTECTION FENCING. FENCING SHALL BE INSPECTED BY THE LANDSCAPE ARCHITECT. PRIOR TO BEGINNING CONSTRUCTION SHALL MAINTAIN FENCING THROUGHOUT THE DURATION OF PROJECT.
3. PLANT MATERIAL SHALL MEET OR EXCEED SPECIFICATIONS AND SHALL CONFORM TO THE AMERICAN STANDARDS FOR NURSERY STOCK BOOK. THE CONTRACTOR SHALL GUARANTEE THAT THE MATERIAL INSTALLED ON SITE IS IN FACT THE MATERIAL THAT WAS SPECIFIED BY THE LANDSCAPE ARCHITECT. ANY CHANGES IN SPECIES SPECIFIED SHALL BE SUBMITTED IN WRITING TO, AND APPROVED/REJECTED BY THE LANDSCAPE ARCHITECT.
4. IN THE EVENT ANY ERROR(S) ARE FOUND ON THESE DRAWINGS OR OUT IN THE FIELD THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK. SHOULD THE CONTRACTOR FAIL TO CONTACT THE LANDSCAPE ARCHITECT, HE/SHE WILL BE RESPONSIBLE FOR THE COST OF ANY CORRECTION TO BE MADE.
5. ALL WORK SHALL BE PERFORMED BY FULLY QUALIFIED PLANTSMEN. USE GOOD HORTICULTURAL PRACTICES TO KEEP ALL PLANTS AND PLANT MATERIAL INSTALLED IN A LIVING, HEALTHY CONDITION UP TO THE DATE FOR TERMINATION OF THE CONTRACTOR'S RESPONSIBILITY FOR CARE.
6. THE PLANTS DELIVERED TO THE PROJECT SITE SHALL BE PLANTED AS SOON AS SITE CONDITIONS PERMIT. TAKE CARE IN SCHEDULING PLANT DELIVERIES AND THE SIZE OF DELIVERIES SO THAT LONG PERIODS OF STORAGE ARE AVOIDED. ADEQUATELY PROTECT PLANTS PLACED IN TEMPORARY STORAGE FROM THE SUN AND WIND; WATER PLANTS SO AS TO MAINTAIN THEIR APPEARANCE AND HEALTH. PLANTS THAT HAVE NOT BEEN PROPERLY MAINTAINED DURING TEMPORARY STORAGE MAY BE REJECTED BY THE LANDSCAPE ARCHITECT.
7. THE OPTIMUM TIME FOR PLANTING IS FROM OCTOBER 1 TO APRIL 1. SCHEDULING FOR PLANTING AT OTHER TIMES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
8. THE CONTRACTOR SHALL SUBMIT CUT SHEETS TO THE LANDSCAPE ARCHITECT REGARDING ALL PLANTING MATERIALS, SEEDING, SOD, STEEL EDGING, WEED CONTROL MATTING, FERTILIZERS, LIMES, CHEMICALS TO BE APPLIED ON SITE AND ANY OTHER ITEM(S) RELATED TO THE LANDSCAPE OF THE SITE FOR APPROVAL PRIOR TO INSTALLATION ON SITE.
9. ALL CONTRACTORS APPLYING CHEMICALS ON SITES SHALL SUBMIT COPIES OF CERTIFICATION(S) AND LICENSES TO THE LANDSCAPE ARCHITECT.
10. PLANTING BEDS AND PLANT LOCATIONS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. GIVE LANDSCAPE ARCHITECT 24 HOURS NOTICE PRIOR TO INSPECTION.
11. PLANTING BED SHALL BE CARED OF ROCK, GRASS AND WEEDS PRIOR TO INSTALLATION OF PLANTS.
12. FERTILIZE ALL PLANT MATERIAL AT INSTALLATION WITH PETER'S SLOW RELEASE 20-20-20 OR EQUIVALENT APPROVED BY LANDSCAPE ARCHITECT. APPLY PER MANUFACTURERS RECOMMENDATIONS FOLLOW PACKAGE DIRECTIONS OR APPLY 15 POUNDS PER 1,000 SQUARE FEET. APPLY FERTILIZER BEFORE MULCHING.
13. ALL DISTURBED AREAS NOT OTHERWISE SEEDDED OR PLANTED SHALL BE SODDED AS DIRECTED BY THE LANDSCAPE ARCHITECT. SEE NOTES THIS SHEET.
14. PLANTING BEDS SHALL HAVE A 4-INCH SHREDDED HARDWOOD BARK MULCH IN ENTIRE BED, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
15. ALL PLANTED AREAS SHALL BE TREATED WITH A WATER SOLUBLE HERBICIDE FOR THE NON-SELECTIVE CONTROL OF ANNUAL AND PERENNIAL WEEDS PRIOR TO PLANTING.
16. APPLY TWO POUNDS ACTUAL NITROGEN (IN SLOW RELEASE FORM) PER 1,000 SQUARE FEET TO ALL SHRUB AND TREE PLANTINGS BEFORE LAY MULCH.
17. THE CONTRACTOR SHALL MAINTAIN ALL PLANT MATERIAL AND LAWNS UNTIL THE PROJECT IS ACCEPTED BY THE LANDSCAPE ARCHITECT, OR UNLESS OTHERWISE SPECIFIED.
18. THE CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE CALENDAR YEAR, FROM THE DATE THE PROJECT IS ACCEPTED.
19. ALL TREES SHALL BE FIRST QUALITY REPRESENTATIVES OF THEIR SPECIES AND SHALL MEET ALL REQUIREMENTS OTHERWISE STIPULATED. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT PLANTED MATERIAL IN THE FIELD, AT THE GROWING SITE OR ON THE JOB SITE.
20. THE CONTRACTOR SHALL TEST ALL PITS FOR DRAINAGE. ANY TREE PIT THAT HOLDS WATER FOR MORE THAN 24 HOURS SHALL BE INSTALLED WITH A TREE PIT DRAINAGE DETAIL SHOWN ON THE DETAILS SHEET. DRAINAGE OF ALL PLANTING PITS AND BEDS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
21. ALL TREES AND SHRUBS SHALL BE INSTALLED ACCORDING TO THE DETAILS LOCATED ON THIS SHEET.
22. DISPOSE OF ALL SURPLUS MATERIAL AS DIRECTED BY THE OWNER.

BERMUDA SODDING NOTES

- PART 1. GENERAL
1. THIS WORK SHALL INCLUDE ALL SOIL PREPARATION AND THE STORAGE, TRANSPORTATION, PLACING, AND MAINTENANCE OF SOD AT ALL LOCATIONS SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT.
 2. TEMPORARY STORAGE OF SOD IS PERMITTED; HOWEVER, TAKE CARE TO MAINTAIN THE SOD IN A LIVE, GROWING CONDITION. SOD SHALL BE REJECTED IF IT IS PERMITTED TO DECAY OR DRY OUT TO THE EXTENT THAT, IN THE JUDGMENT OF THE LANDSCAPE ARCHITECT, ITS SURVIVAL IS DOUBTFUL. DISPOSE OF REJECTED SOD AS DIRECTED BY THE LANDSCAPE ARCHITECT AT NO EXPENSE TO THE OWNER.
 3. SET SOD BETWEEN MARCH 1 AND OCTOBER 15 AND WHEN THE SOIL IS IN A WORKABLE CONDITION.
 4. DO NOT SET SOD OUT OF SEASON UNLESS SOIL CONDITIONS ARE FAVORABLE AND WRITTEN PERMISSION IS OBTAINED FROM THE LANDSCAPE ARCHITECT.
 5. CONTRACTOR SHALL COORDINATE INSTALLATION OF SOD WITH COMPLETION OF IRRIGATION SYSTEM. THIS WILL INSURE WATERING OF NEW MATERIAL.
 6. THE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR THE SCHEDULING, ORDERING, RECEIVING, STORING, AND INSTALLING OF ALL SODDING MATERIALS.
 7. THE CONTRACTOR SHALL ENSURE NEWLY SODDED AREAS ARE NOT SUBJECT TO CONSTRUCTION TRAFFIC. AREAS THAT ARE SUBJECTED TO CONSTRUCTION TRAFFIC SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.

PART 2. PRODUCTS

1. SOD: TIFWAY 419 BERMUDA; NEW SOD CONSISTING OF LIVE, DENSE, WELL ROOTED GROWTH; WELL SUITED FOR THE INTENDED PURPOSE AND SOIL CONDITIONS; COMPLETELY FREE OF NOXIOUS WEEDS AND GRASSES (QUACK GRASS, JOHNSON GRASS, CANADA THISTLE); AND CONTAINING LESS THAN 5 PLANTS OF OBJECTIONABLE WEEDS PER 100 SQUARE FEET IF NURSERY GROWN OR 10 SUCH PLANTS IF FIELD GROWN.
2. FERTILIZER: COMMERCIALLY MANUFACTURED, GRADE 10-10-10; FURNISHED IN STANDARD CONTAINERS THAT ARE CLEARLY MARKED WITH THE NAME, WEIGHT, AND GUARANTEED ANALYSIS OF THE CONTENTS AND THAT ENSURE PROPER PROTECTION IN TRANSPORTATION AND HANDLING; AND IN COMPLIANCE WITH ALL LOCAL, STATE, AND FEDERAL FERTILIZER LAWS.
3. AGRICULTURAL LIMESTONE: CONTAINING A MINIMUM OF 85 PERCENT CALCIUM CARBONATE AND MAGNESIUM CARBONATE COMBINED, 85 PERCENT OF WHICH PASSES A NO. 10 MESH SIEVE.

PART 3. EXECUTION

1. BEFORE BEGINNING SODDING OPERATIONS IN ANY AREA, COMPLETE THE PLACING OF TOPSOIL, FINAL GRADING, AND REMOVAL OF ANY DEBRIS. HAVE THE WORK APPROVED BY THE LANDSCAPE ARCHITECT.
2. A MINIMUM OF 4 INCHES OF GOOD, CLEAN TOPSOIL SHALL BE SPREAD OVER THE CONSTRUCTION AREA.
3. SKARIFY EACH AREA TO BE SODDED A MINIMUM OF 2 INCHES.
4. APPLY FERTILIZER AND AGRICULTURAL LIMESTONE UNIFORMLY OVER THE SOD BED AT THE RATES SHOWN BELOW. IMMEDIATELY PRIOR TO PLACING SOD, WATER THE SOD BED UNTIL IT IS SATURATED TO A DEPTH OF 1 INCH, AND KEEP IT MOIST UNTIL THE SOD IS PLACED.
5. FERTILIZER: 15 POUNDS PER 1,000 SQUARE FEET OF 10-10-10
6. AGRICULTURAL LIMESTONE: 40 POUNDS PER 1,000 SQUARE FEET
7. PLACE SOD AS SOON AS PRACTICAL AFTER ITS REMOVAL FROM POINT OF ORIGIN. KEEP IT MOIST WHILE DISPLACED.
8. PLACE SOD BY HAND SO THAT THE EDGES ARE IN CLOSE CONTACT AND IN A POSITION TO BREAK JOINTS WITH THE LONG DIMENSION PERPENDICULAR TO THE SLOPE. FIT AND POUND THE SOD INTO PLACE WITH A 10 INCHES X 10 INCHES WOOD TAMP OR OTHER SIMILAR IMPLEMENTS.
9. IMMEDIATELY AFTER PLACING THE SOD, THOROUGHLY WET AND ROLL IT.
10. TWO WEEKS AFTER THE SOD IS INSTALLED, TOP DRESS AND THOROUGHLY WATER IT. TOP DRESSING SHALL CONSIST OF THE FOLLOWING:
 - A. 1/2 TO 1 POUND: 38 PERCENT UREA FORMALDEHYDE PER 1,000 SQUARE FEET
 - B. 20 POUNDS: 6-12-12 PER 1,000 SQUARE FEET
11. NO EQUIPMENT, MATERIAL STORAGE, CONSTRUCTION TRAFFIC, ETC., WILL BE PERMITTED ON NEWLY SODDED AREAS.
12. DISPOSE OF ALL SURPLUS MATERIAL AS DIRECTED BY THE OWNER
13. THE OWNER AND LANDSCAPE ARCHITECT WILL REVIEW THE SOD FOR ACCEPTANCE 30 DAYS AFTER INSTALLATION, AT WHICH TIME THE MAINTENANCE PERIOD WILL BEGIN.
14. INSPECTIONS
 - A. THE LANDSCAPE ARCHITECT SHALL INSPECT THE SOD WITHIN 30 DAYS AFTER INSTALLATION AND DETERMINE IF IT IS ACCEPTABLE.
 - B. AREAS OF SOD THAT ARE FOUND DEFICIENT SHALL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER.
15. GUARANTEES
 - A. ESTABLISH AN ACCEPTABLE GROWTH OF THE SPECIFIED SOD ON ALL AREAS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. AN AREA IS CONSIDERED ACCEPTABLE IF THE MAJORITY OF EACH PIECE OF SOD IS ALIVE AND HEALTHY AND GENERALLY FREE FROM WEEDS, INSECT, AND DISEASE.
16. SOD PLACED ON SLOPES 3:1 AND GREATER SHALL BE STAKED OR STAPLED IN PLACE AS SHOWN ON SHEET C3.9 DETAIL 907.

NOTE TO CONTRACTOR:

1. THE CONTRACTOR SHALL REFER TO ALL PLANS WITHIN THIS PLAN SET. IT IS NOT THE ENGINEER'S/LANDSCAPE ARCHITECT'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THIS PROJECT.
2. SURVEY INFORMATION IS BASED UPON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100, NAD83 DATUM.

CITY OF FRANKLIN LANDSCAPE NOTES

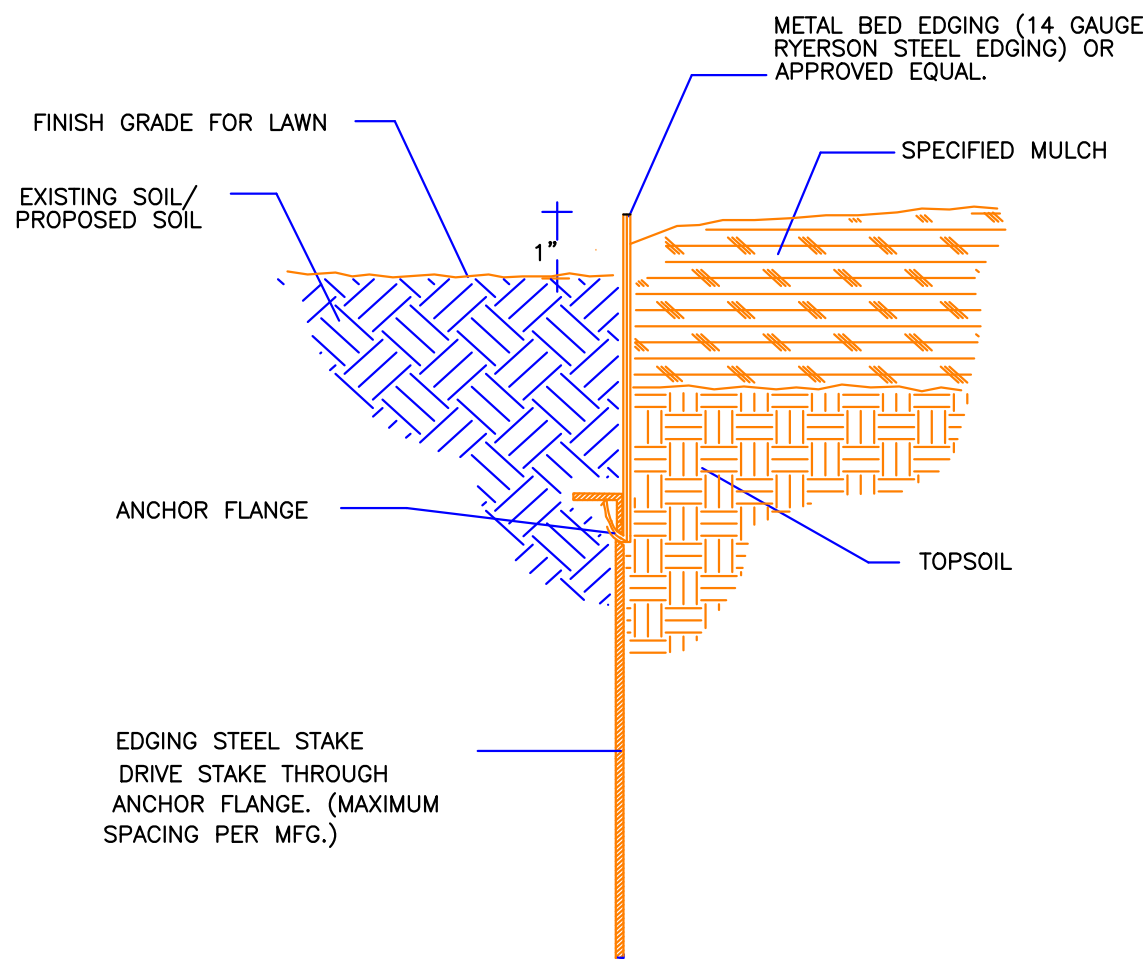
1. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOOLIATES SHALL BE REPLACED WITHIN ONE YEAR OR BY THE NEXT GROWING SEASON, WHICHEVER COMES FIRST. OTHER DEFECTIVE PLANTS SHALL BE REPLACED WITHIN THREE MONTHS.
2. ALL TREES SHALL MEET FRANKLIN'S MINIMUM SIZE AND QUALITY STANDARDS. ALL PLANTS SHALL BE HEALTHY, VIGOROUS MATERIAL, FREE OF PEST AND DISEASE. ALL ROOTBALLS, CONTAINERS AND HEIGHT TO WIDTH RATIOS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN THE AMERICAN STANDARDS FOR NURSERY STOCK, CURRENT EDITION.
3. ALL REQUIRED TREES AND SHRUBS SHALL MEET THE MINIMUM SIZE AND QUANTITY AS LISTED IN THE PLANT SCHEDULE.
4. PLANT MATERIAL SHALL NOT OBSCURE TRAFFIC OR PARKING SIGNS/SIGNALS OR VEHICULAR SIGHT LINES.
5. TREE TOPPING IS NOT PERMITTED.
6. ADDITIONAL SCREENING MAY BE REQUIRED IF THE INSPECTION FOR THE RELEASE OF THE PERFORMANCE SURETY REVEALS THAT THE REQUIRED SCREENING IS NOT EFFECTIVE.
7. ALL REQUIRED TREE PROTECTION FENCING SHALL BE INSTALLED AND INSPECTED BY THE DEPARTMENT OF BUILDING AND NEIGHBORHOOD SERVICES PRIOR TO LAND DISTURBING ACTIVITIES.
8. ANY SITE OR LANDSCAPE CHANGES (INCLUDING BUT NOT LIMITED TO A CHANGE IN DESIGN, A REDUCTION IN SIZE OR NUMBER OF PLANT MATERIAL, OR THE RELOCATION OF OVERHEAD OR UNDERGROUND UTILITIES) SHALL REQUIRE A REVISED LANDSCAPE PLAN TO BE SUBMITTED AND APPROVED PRIOR TO THE LANDSCAPE INSTALLATION.
9. EXISTING TREES ACCEPTED IN PARTIAL COMPLIANCE OF THE LANDSCAPE REQUIREMENTS FOR THIS SITE SHALL BE ACCESSIBLE AND FLAGGED PRIOR TO ALL LANDSCAPE INSPECTIONS.
10. ANY EXISTING TREE, SHOWN AS BEING PRESERVED ON APPROVED PLANS THAT IS REMOVED, DIES OR IS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AS REQUIRED IN THE ZONING ORDINANCE.
11. SCREENING PROPOSED AROUND ANY UTILITY BOX OR TRANSFORMER IS REQUIRED TO BE EVERGREEN AND ADEQUATELY SCREEN THE OBJECT. THE PROPOSED EVERGREEN PLANT MATERIAL SHALL BE REPLACED IF IT IS NOT OF A HEIGHT SUFFICIENT TO SCREEN THE OBJECT.
12. ALL PLANT MATERIAL SHALL BE FROM THE FRANKLIN PLANT LIST UNLESS PRIOR APPROVAL IS RECEIVED FROM THE CITY.
13. ALL TREE-PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.
14. TOP SOIL USED IN ALL PLANTING AREAS SHALL BE SCREENED PRIOR TO DEPOSITION IN PLANTING AREAS AND ISLANDS.
15. ANY PLANT MATERIAL LOCATED ADJACENT TO A PARKING AREA SHALL BE PLANTED SO AS TO ALLOW FOR A TWO AND A HALF FOOT VEHICULAR BUMPER OVERHANG FROM THE FACE OF CURB TO THE EDGE OF THE MATURE ADJACENT PLANT MATERIAL.
16. THE OWNER ACKNOWLEDGES THAT PLANTING LANDSCAPE MATERIAL IN A DEDICATED EASEMENT DOES NOT WAIVE OR MODIFY THE CITY OF FRANKLIN'S RIGHTS AS THE EASEMENT HOLDER. THE OWNER UNDERSTANDS THAT THE CITY OF FRANKLIN, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY MAY AT ANY TIME AND FOR ANY REASON PERFORM WORK WITHIN THE EASEMENT. THE OWNER SHALL BE SOLELY RESPONSIBLE FOR ANY COST INCURRED IN REPAIRED AND/OR REPLACING THE REQUIRED LANDSCAPE MATERIAL.

CITY OF FRANKLIN IRRIGATION NOTES

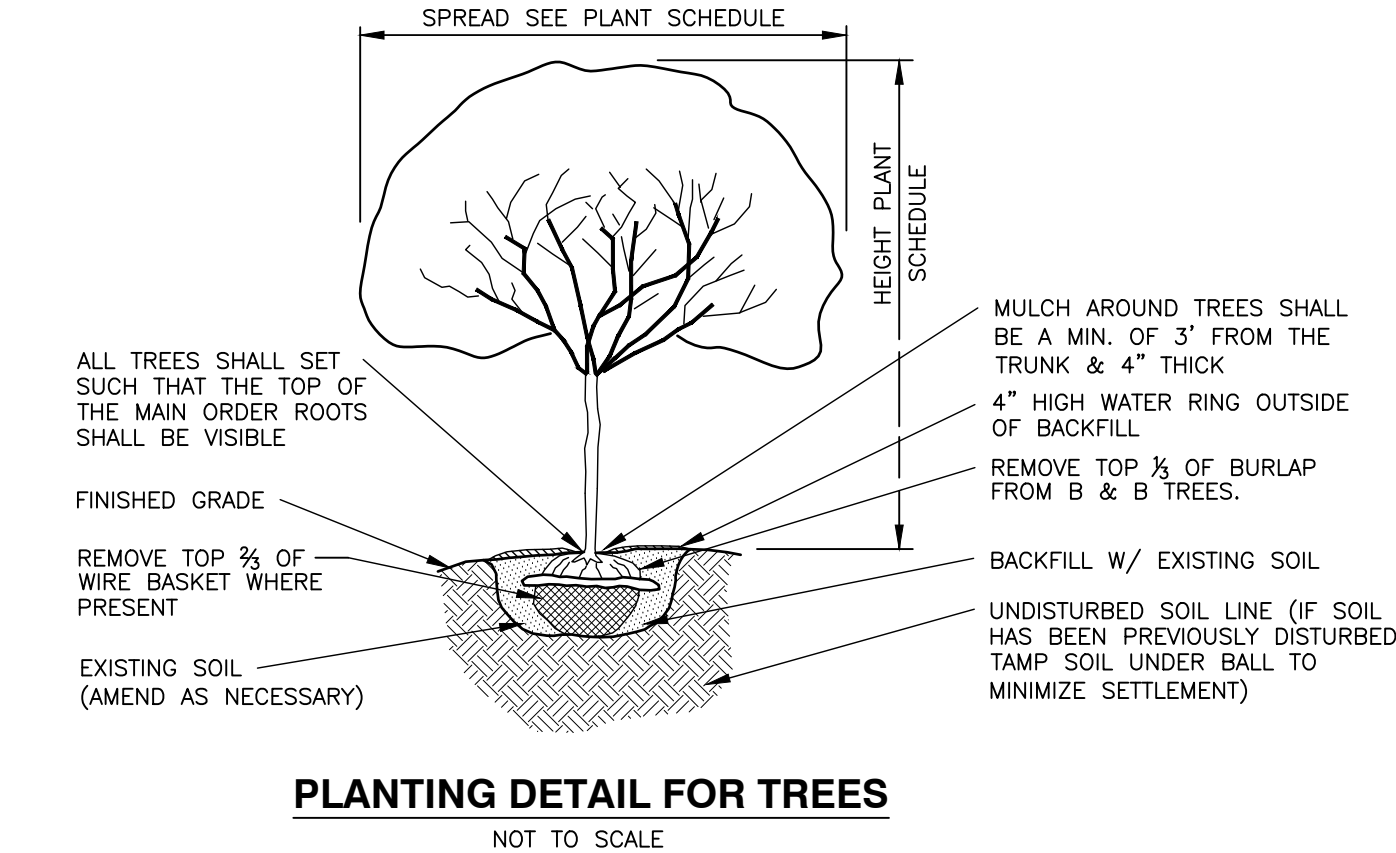
1. FOR BIDDING PURPOSES THE PROPOSED AREA OF IRRIGATION IS TO BE THE TURF AND PLANTING BEDS AROUND THE ENTIRE FIRE STATION BUILDING.
2. ALL PRODUCTS SHALL HAVE CUT SHEETS SUBMITTED TO THE LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONTRACTOR TO SUBMIT DETAILED IRRIGATION LAYOUT PLANS TO LANDSCAPE ARCHITECT INDICATING:
 - A. LOCATION, TYPE AND COVERAGE OF HEADS (SPRAY ARC)
 - B. ZONE MAP WITH FLOW RATES
 - C. DETAILED IRRIGATION PROGRAMMING SCHEDULE TO ENSURE MAXIMUM D. PERFORMANCE OF SYSTEM
 - E. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING GPM RATE AND F. PSI FOR SYSTEM CALCULATIONS.
3. PROPOSED IRRIGATION SYSTEM AND LAYOUT SHALL:
 - A. PROVIDE 1-1/2" SERVICE ASSEMBLY (MIN.)
 - B. PROVIDE REDUCED PRESSURE BACKFLOW PREVENTER WITH LOK-BOX PROTECTIVE ENCLOSURE.
 - C. PROVIDE COMPUTER CONTROLLER TYPE: RAINBIRD ESP-MC OR EQUAL WITH PEDESTAL KIT; RAINBIRD PED-DD SERIES OR EQUAL. FINAL COORDINATION SHALL BE WITH OWNER AND LANDSCAPE ARCHITECT AS CONTROLLER MAY BE LOCATED IN THE MECHANICAL ROOM.
 - D. SPRAY HEADS SHALL BE RAINBIRD 1800 SAM-P.R.S. SERIES OR EQUAL. LOCATE MANUAL DRAIN VALVES AT LOW POINT ON MAIN.
 - E. LOCATE QUICK COUPLER IN THE AREA ADJACENT TO PAVED AREAS IN FRONT OF THE BAY DOORS ON THE FRONT AND REAR OF THE BUILDING. CONTRACTOR TO COORDINATE FINAL LOCATION WITH LANDSCAPE ARCHITECT OR AS NOTED ON PLANS.
4. THE IRRIGATION CONTRACTOR SHOULD COORDINATE HIS LAYOUT AND INSTALLATION WITH THE GENERAL CONTRACTORS ON THE SITE. STRUCTURES OR PAVEMENT NOTED ON THE PLAN, BUT NOT IN PLACE, SHOULD BE STAKED. THE IRRIGATION SYSTEMS SHOULD NOT INTERFERE WITH FUTURE PLACEMENT OF THESE PAVED SURFACES OR STRUCTURES.
5. CONTROLLER TO BE MOUNTED AND LOCATED ON LOOKING PEDESTAL STAND. SUBMIT CUT SHEET FOR APPROVAL TO LANDSCAPE ARCHITECT.
6. CONTRACTOR SHALL INSTALL 4" SCHEDULE 40 PVC PIPE SLEEVES A MINIMUM DEPTH OF 18" BELOW FINISH GRADE. CAP ENDS AND EXTEND SLEEVES 2'-0" BEYOND EDGE OF PAVEMENT. LAY SLEEVES IN 3" GRAVEL BED, BACKFILL WITH GRAVEL AND COMPACT. SLEEVES SHALL BE INSTALLED BY IRRIGATION CONTRACTOR UNLESS ARRANGED OTHERWISE.
7. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL NECESSARY CONSTRUCTION PERMITS AND FEES. THIS INCLUDES SUPPLY AND INSTALLATION OF WATER METER AND BACKFLOW PREVENTER OF APPROPRIATE SIZE.
8. GENERAL CONTRACTOR SHALL PROVIDE 120-VOLT POWER SOURCE FOR CONTROLLER.
9. INSTALL ADDITIONAL AUTOMATIC DRAIN VALVES AS REQUIRED TO DRAIN ALL LINES FOR PROTECTION AGAINST WINTER FREEZE DAMAGE.
10. 24V WIRING TO BE MINIMUM AWC 12/1, SUITABLE FOR DIRECT BURIAL PER CODE, COLOR CODED. BURY WITH SLACK, BENEATH OR ADJACENT TO PIPE FOR PROTECTION. SPLICE WITH SPEARS MODEL DS-100 DRI-SPLICE, OR APPROVED EQUAL.
11. INSTALL AUTOMATIC CONTROL VALVES IN AMETEK VALVE BOXES OF APPROPRIATE SIZE, VB-10 OR VB-12, OR APPROVED EQUAL.
12. COMPLETE ALL WORK IN COMPLIANCE WITH LOCAL AND STATE CODES. PROVIDE ALL NECESSARY PERMITS AT THE COST OF THE IRRIGATION CONTRACTOR.
13. UPON COMPLETION OF IRRIGATION SYSTEM, CONTRACTOR SHALL TEST AND ADJUST SYSTEM WITH LANDSCAPE ARCHITECT PRESENT.
14. CONTRACTOR TO MAKE 1 MONTH AND 9 MONTH MAINTENANCE VISITS WITH OWNER TO VERIFY ADEQUATE PERFORMANCE AND OPERATION OF SYSTEM. IF DEFICIENT, NECESSARY ADJUSTMENTS TO BE MADE AT NO COST.
15. DISCREPANCIES BETWEEN THE FIELD LAYOUT AND CONTRACT DOCUMENTS SHOULD BE REPORTED AS SOON AS POSSIBLE TO THE OWNER AND LANDSCAPE ARCHITECT IN CASE REVISIONS ARE NECESSARY. INADEQUATE IRRIGATION COVER SHOULD BE NOTED AND CORRECTED BEFORE THE IRRIGATION CONTRACTOR LEAVES THE SITE.

CITY OF FRANKLIN MINIMUM PLANT QUALITY AND SIZE STANDARDS

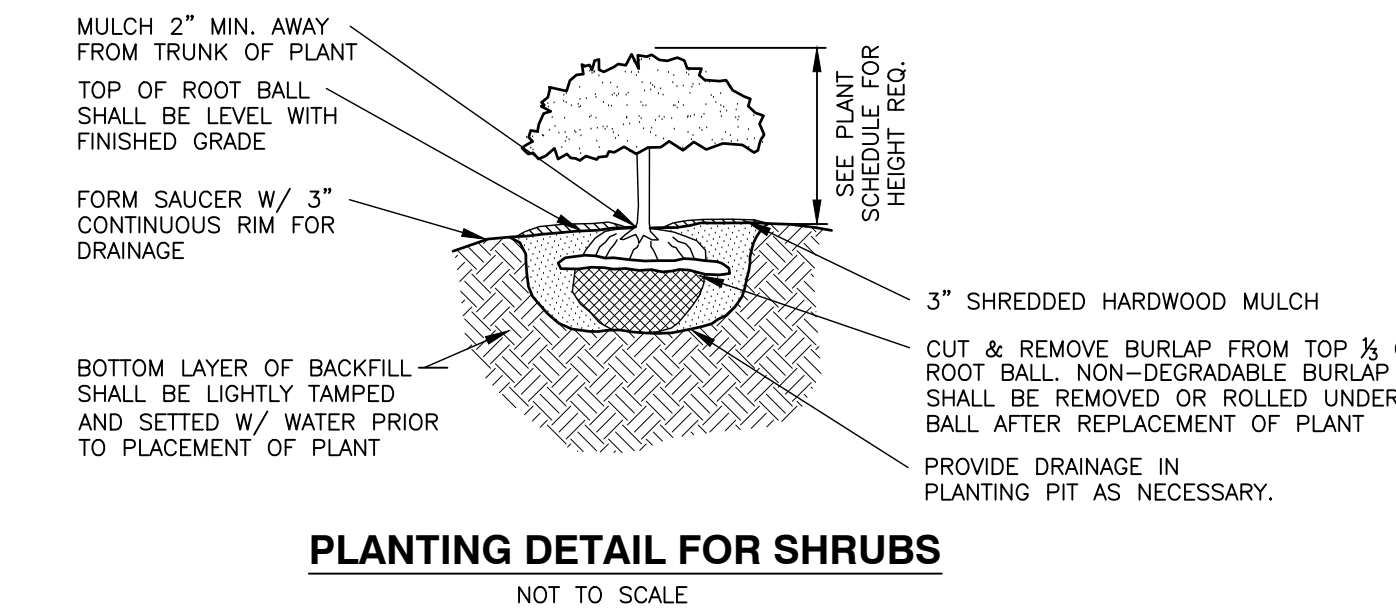
1. ALL NEWLY PLANTED LANDSCAPE PLANT MATERIALS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD OF NURSERY STOCK (ANSI Z60.1).
2. ALL TYPE 1, 2, AND 3 TREES (AS DEFINED IN ANSI Z60.1) USED TO MEET THE REQUIREMENTS OF THIS SUBSECTION SHALL HAVE THE FOLLOWING CHARACTERISTICS:
 - A. DECIDUOUS TREES SHALL HAVE ONE DOMINANT TRUNK WITH THE TIP OF THE LEADER ON THE MAIN TRUNK LEFT INTACT AND THE TERMINAL BUD ON THE CENTRAL LEADER AT THE HIGHEST POINT ON THE TREE.
 - B. TREES WITH FORKED TRUNKS ARE ACCEPTABLE IF ALL THE FOLLOWING CONDITIONS ARE MET:
 - a. THE FORK OCCURS IN THE UPPER ONE-THIRD OF THE TREE;
 - b. ONE FORK IS LESS THAN TWO-THIRDS THE DIAMETER OF THE DOMINANT FORK; AND
 - c. THE TOP OF THE SMALLER FORK IS REMOVED AT THE TIME OF PLANTING.
 - C. NO BRANCH IS GREATER THAN TWO-THIRDS THE DIAMETER OF THE TRUNK DIRECTLY ABOVE THE BRANCH;
 - D. SEVERAL BRANCHES ARE LARGER IN DIAMETER AND OBVIOUSLY MORE DOMINANT;
 - E. BRANCHING HABIT IS MORE HORIZONTAL THAN VERTICAL, AND NO BRANCHES ARE ORIENTED NEARLY VERTICAL TO THE TRUNK; AND
 - F. BRANCHES ARE EVENLY DISTRIBUTED AROUND THE TRUNK WITH NO MORE THAN ONE MAJOR BRANCH LOCATED DIRECTLY ABOVE ANOTHER AND THE CROWN IS FULL OF FOLIAGE THAT IS EVENLY DISTRIBUTED AROUND THE TREE.



DETAIL 1
PLANTING METAL BED EDGE DETAIL
N.T.S.

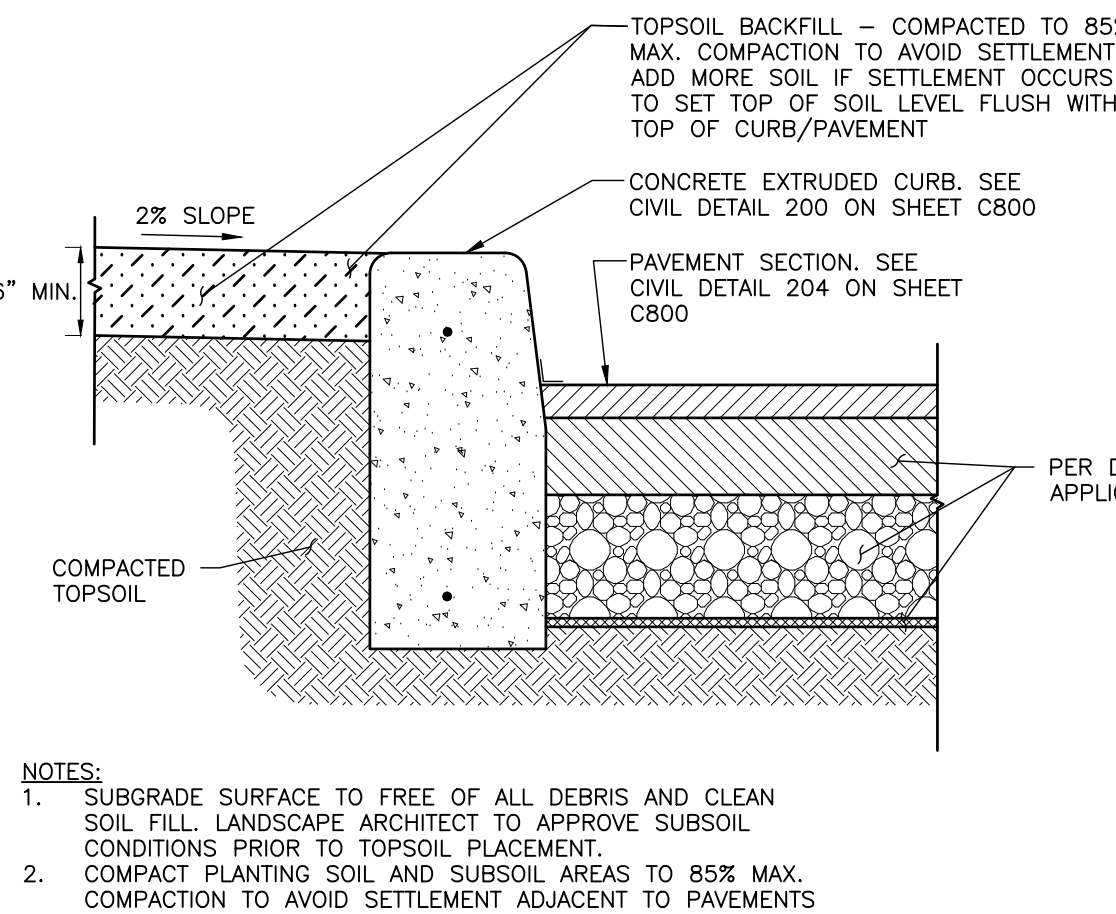


PLANTING DETAIL FOR TREES
NOT TO SCALE



PLANTING DETAIL FOR SHRUBS
NOT TO SCALE

DETAIL 2
PLANTING DETAILS
N.T.S.



- NOTES:
1. SUBGRADE SURFACE TO FREE OF ALL DEBRIS AND CLEAN SOIL FILL. LANDSCAPE ARCHITECT TO APPROVE SUBSOIL CONDITIONS PRIOR TO TOPSOIL PLACEMENT.
 2. COMPACT PLANTING SOIL AND SUBSOIL AREAS TO 85% MAX. COMPACTION TO AVOID SETTLEMENT ADJACENT TO PAVEMENTS

DETAIL 4
TOPSOIL BACKFILL DETAIL
N.T.S.

COF #: 6718

RENAISSANCE GROUP, INC.
FRANKLIN FIRE DEPARTMENT STATION 7
PETYONVILLE ROAD
FRANKLIN, TN

LANDSCAPE NOTES AND DETAILS

DATE:	JUNE 2018	DRAWN BY:	PEC
DWG SCALE:		AS SHOWN	EJG
PROJECT NO:	180-832		
APPROVED BY:	AS SHOWN		

DRAWING NO.:

L1.1

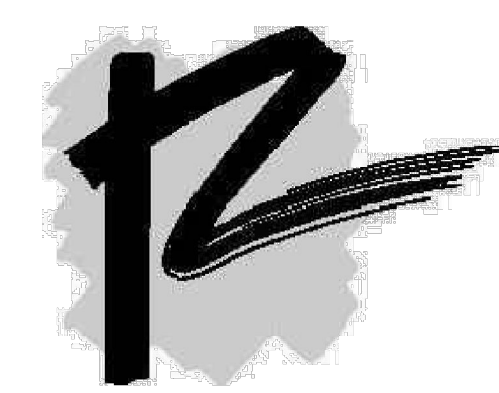
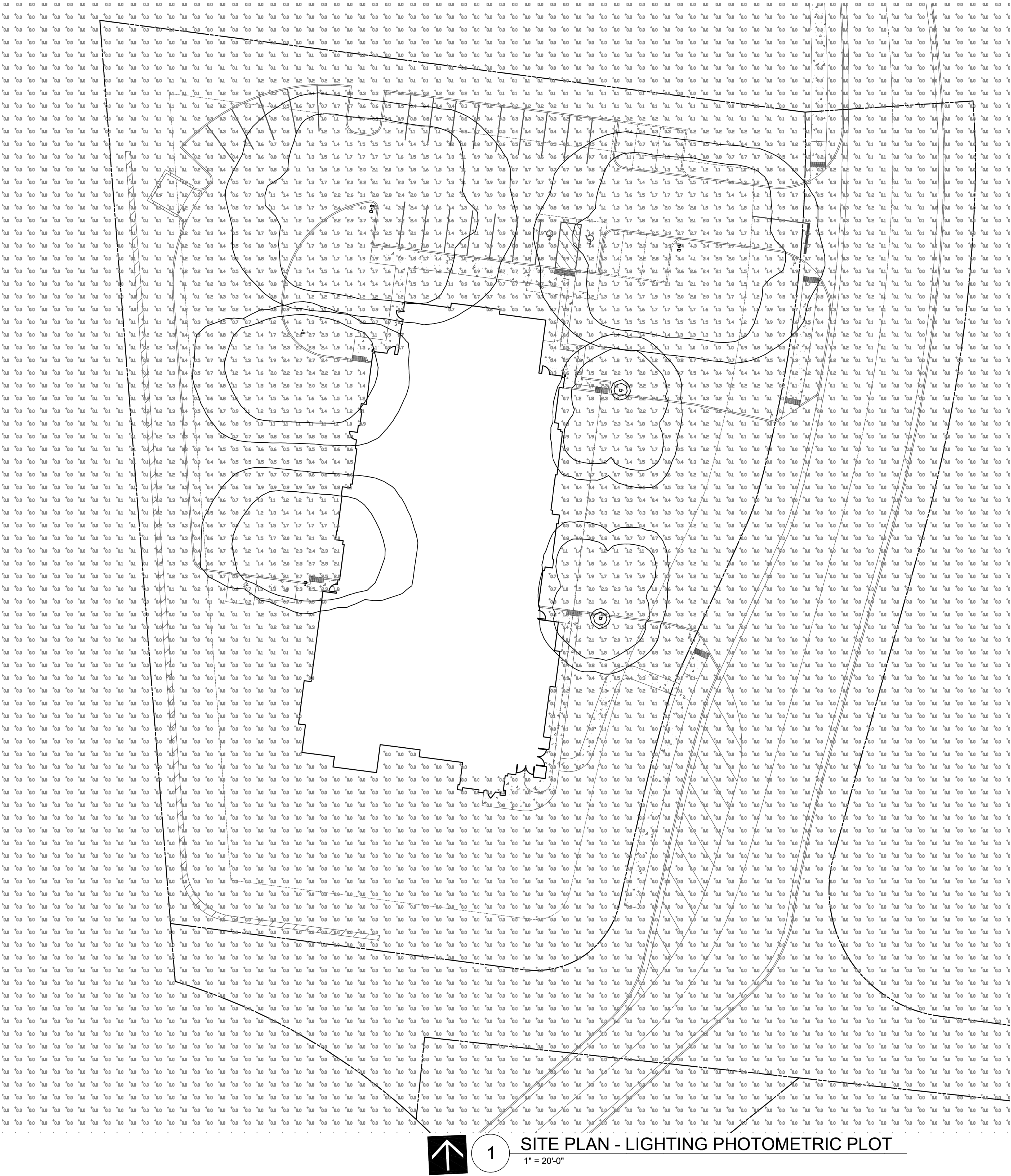
Civil & Environmental Consultants, Inc.
325 Seaboard Lane - Suite 170 - Franklin, TN 37067
615-633-7797 - 800-763-2326
www.cedinc.com



REVISION RECORD

DESCRIPTION

NO DATE



Renaissance
Group

9700 Village Circle,
St. Louis, MO 63114
314.332.5533
fax:
314.332.5534

REV	DESCRIPTION	DATE

PROPOSED FACILITY FOR
CITY OF FRANKLIN

FIRE STATION NO. 7

4201 LONG LAKE,
FRANKLIN, TN



CITY OF FRANKLIN PROJECT NO. 29

Sheet
TH SITE PLAN - PHOTOMETRICS

Project
17030

Drawn by
EJW

Date
06/15/17

E0.2



FEATURES & SPECIFICATIONS

INTENDED USE — Square straight aluminum general purpose pole for up to 35 foot mounting heights.
CONSTRUCTION — Shaft: Made from extruded 6063-T6 or 6061-T6 aluminum alloy; square tube is uniform in cross-section down length of shaft with no taper.
Hand-hole: Reinforced rectangular hand-hole is located 18" above base, 4" poles have 2" x 4" hand-holes 5" and 6" poles have 2.5" x 4" hand-hole(s). Hand-hole cover plate made from aluminum alloy.
Hardware: Stainless steel.
Top cap: Removable top cap provided with drill-mount poles.
Bolt covers: Nut cover discs provided. Optional cast aluminum base cover available.
FINISH — Must specify finish.
GROUNDING — Provision located inside hand-hole rim. Grounding hardware is not included (provided by others).
ANCHOR BOLTS — Fabricated from carbon steel bar with minimum yield strength of 55,000 psi. Upper portion of anchor bolt is galvanized per ASTM A-153. Each anchor bolt is furnished with two hex nuts and two flat washers.
WARRANTY — 1-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/customer-resources/terms_and_conditions.aspx.
NOTE: Actual performance may differ as a result of end-user environment and application. Specifications subject to change without notice.

Catalog Number	SSA 20 6G DM28AS DBL
Notes	
Type	FIXTURE TYPE BB POLE

Anchor Base Poles

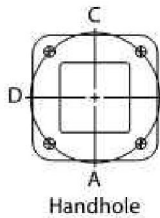
SSA

SQUARE STRAIGHT ALUMINUM
FLORIDA RATINGS

ORDERING INFORMATION				Load times may vary depending on options selected. Consult with your sales representative.		Example: SSA 20 4C DM19 BA			
Series	Nominal fixture mounting height	Nominal shaft base size/wall thickness	Mounting ¹	Options		Finish ¹⁰			
SSA	See technical information table for complete ordering information. 6-50 dia 1/2 in increments, add 4 to the height, (ie 20-6 equals 20ft 6 in)	(See technical information table for complete ordering information.)	Tension mounting			Standard colors	SSA 20 4C bronze		
			PT	Open top	L/AB	Less anchor bolts (include when anchor bolts are not needed)	DM19	White	
			T20	2-3/8" O.D. (2" NPS)	VD	Vibration damper	DL6	Stainless	
			T25	2-7/8" O.D. (2-1/2" NPS)	TP	Tamper proof	DM8	Medium bronze	
			T30	3-1/2" O.D. (3" NPS)	H1-50xx	Horizontal arm bracket (1 fixture) ¹¹	DM4	Natural aluminum	
			T35	4" O.D. (3-1/2" NPS)	FBLxx	Freeston outlet less electrical ¹²	BA	Brushed aluminum	
			Drill mounting ²			CPL32xx	1/2" coupling ¹³	Classic colors	
			DM19	1 at 90°	CPL34xx	3/4" coupling ¹³	DSC	Cardinal	
			DM29	2 at 180°	CPL3xx	1" coupling ¹³	DOX	Sage gray	
			DM29FL	2 at 180° with one side plugged	NFL32xx	1/2" threaded nipple ¹⁴	D1G	Tennis green	
			DM29	2 at 90°	NFL34xx	3/4" threaded nipple ¹⁴	D8R	Brigade red	
			DM29	2 at 90°	NFL3xx	1" threaded nipple ¹⁴	D5B	Steel blue	
			DM29	2 at 90°	EHtlxx	Extra hand-hole ¹⁵	Class 1 architectural (anodized)		
			DM29AS	1 at 90°	MAEX	Match existing ¹⁶	ABR	Black	
			DM29AS	2 at 90°	USPOM	United States point of manufacture ¹⁷	A5B	Dark bronze	
			DM29AS	2 at 90°	Shipped separately (replacement kit available)			ANA	Natural
			DM29AS	2 at 90°	(blank) NCDCS	Nut cover discs	Architectural colors (powder finish) ¹⁸		
			DM29AS	2 at 90°	FBC	Full base cover (upon aluminum)			
			DM29AS	2 at 90°	(blank) TC	Top cap (with drill-mount poles)			
			DM29AS	2 at 90°	(blank) HHC	Hand-hole cover			
			DM29AS	2 at 90°	Shipped separately (replacement kit available)				
			DM29AS	2 at 90°	(blank) NCDCS	Nut cover discs			
			DM29AS	2 at 90°	FBC	Full base cover (upon aluminum)			
			DM29AS	2 at 90°	(blank) TC	Top cap (with drill-mount poles)			
			DM29AS	2 at 90°	(blank) HHC	Hand-hole cover			

- NOTES:
- When ordering tension mounting and drill mounting for the same pole, follow this example: DM29T20. The combination includes a required extra hand-hole.
 - 1/2" and 4" finishes available on 5" and 6" shafts only.
 - Refer to the fixture spec sheet for the correct drilling template pattern and orientation compatibility.
 - Insert 1/2" or 1" to designate fixture size, e.g. DM29T22.
 - Specify location and orientation when ordering options. For 1st "C", specify the height in feet above base of pole. Example: (H = 5 and 20) = 25'. For 2nd "C", specify orientation from hand-hole (N/E/C/D). Refer to the Hand-Hole Orientation diagram on this page.
 - Hand-hole area is 10" x 2-3/8" (SSA Series standard).
 - Combination of tension top and drill mount includes extra hand-hole.
 - Must add original order number.
 - Use when wall certifications are required.
 - Finish must be specified. Additional colors available, see www.lithonia.com/finishes or Architectural Colors brochure (Form No. 794-D).
 - Specify location and orientation when ordering options. For 1st "C", specify the height in feet above base of pole. Example: (H = 5 and 20) = 25'. For 2nd "C", specify orientation from hand-hole (N/E/C/D). Refer to the Hand-Hole Orientation diagram on this page.
 - Hand-hole area is 10" x 2-3/8" (SSA Series standard).
 - Combination of tension top and drill mount includes extra hand-hole.
 - Must add original order number.
 - Use when wall certifications are required.
 - Finish must be specified. Additional colors available, see www.lithonia.com/finishes or Architectural Colors brochure (Form No. 794-D).

HANDHOLE ORIENTATION



- IMPORTANT INSTALLATION NOTES:
- Do not erect poles without having fixtures installed.
 - Factory supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchor/bolts placement due to failure to use factory templates.
 - If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage.
 - Lithonia Lighting is not responsible for the foundation design.

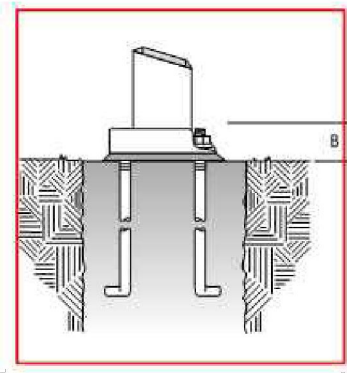
OUTDOOR

POLE-SSA-FLA

SSA Square Straight Aluminum Poles, Florida Ratings

TECHNICAL INFORMATION						
Catalog Number	Nominal shaft length (ft.) ¹	Pole Shaft Size (in. x ft.)	Wall Thickness (in.)	EPA (Effective Projected Area) expressed in Ft.2, Maximum 3 second gust per ASCE 7-09, FBC	Max EPA 130 mph (Side Mount)	Max EPA 150 mph (Side Mount)
SSA 8 4C	8	4 x 8	0.125	100	5.4	3.3
SSA 10 4C	10	4 x 10	0.125	100	3	1.2
SSA 12 4C	12	4 x 12	0.125	100	1	0
SSA 14 4C	14	4 x 14	0.125	0	0	0
SSA 15 4C	15	4 x 15	0.125	0	0	0
SSA 16 4C	16	4 x 16	0.125	0	0	0
SSA 16 4G	16	4 x 16	0.188	0	0	0
SSA 16 5G	16	5 x 16	0.188	100	2.2	0
SSA 18 4C	18	4 x 18	0.125	0	0	0
SSA 18 4G	18	4 x 18	0.188	0	0	0
SSA 18 5G	18	5 x 18	0.188	0	0	0
SSA 20 4C	20	4 x 20	0.125	0	0	0
SSA 20 4G	20	4 x 20	0.188	0	0	0
SSA 20 5G	20	5 x 20	0.188	0	0	0
SSA 20 6G	20	6 x 20	0.188	0	0	0
SSA 20 6I	20	6 x 20	0.250	100	1.9	0
SSA 25 5G	25	5 x 25	0.188	0	0	0
SSA 25 6G	25	6 x 25	0.188	0	0	0
SSA 25 6I	25	6 x 25	0.250	0	0	0
SSA 30 6G	30	6 x 30	0.188	0	0	0
SSA 30 6I	30	6 x 30	0.250	0	0	0
SSA 32 6I	32	6 x 32	0.250	0	0	0
SSA 35 6I	35	6 x 35	0.250	0	0	0
SSA 35 7I	35	6.75 x 35	0.250	0	0	0

EPA values are based upon the fixture being mounted 0 ft. above the pole top and 2 ft. 0 in. eccentric to the pole center line.
¹For 1/2 ft increments, add .6 to the pole height. Ex: 20 + .6 equals 20.6 ft.



POLE DATA					
Shaft base size	Bolt circle A	Bolt projection B	Base square C	Template description	Anchor bolt description
4" C	8.5" — 9.625"	3.125"	9.938"	ABTEMPLATE PIS0045	AB18-0
4" G	8.5" — 9.625"	3.125"	9.938"	ABTEMPLATE PIS0045	AB30-0
5"	10.5" — 11.5"	3.25"	11.563"	ABTEMPLATE PIS0046	AB30-0
6"	12" — 13"	4"	12.25"	ABTEMPLATE PIS0044	AB36-0
7"	14.625"	4.125"	15"	ABTEMPLATE PIS0130	AB36-0



OUTDOOR

One Lithonia Way • Conyers, GA 30012 Phone: 770-922-8000 www.lithonia.com

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POLE-SSA-FLA



EPA:	0.95 ft ² (0.09 m ²)
Length:	26" (660 mm)
Width:	13" (330 mm)
Height:	7" (178 mm)
Weight (max):	16 lbs (7.25 kg)

Catalog Number	DSX0 LED P3 4K T3M MVOLT SPA HS DBLXD
Notes	SINGLE LUMINAIRE PER POLE
Type	BB

Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency.
- This luminaire is A+ Certified when ordered with DTL controls marked by a **shaded background**. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability.
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a **shaded background**.

To learn more about A+, visit www.acuitybrands.com/aplus.

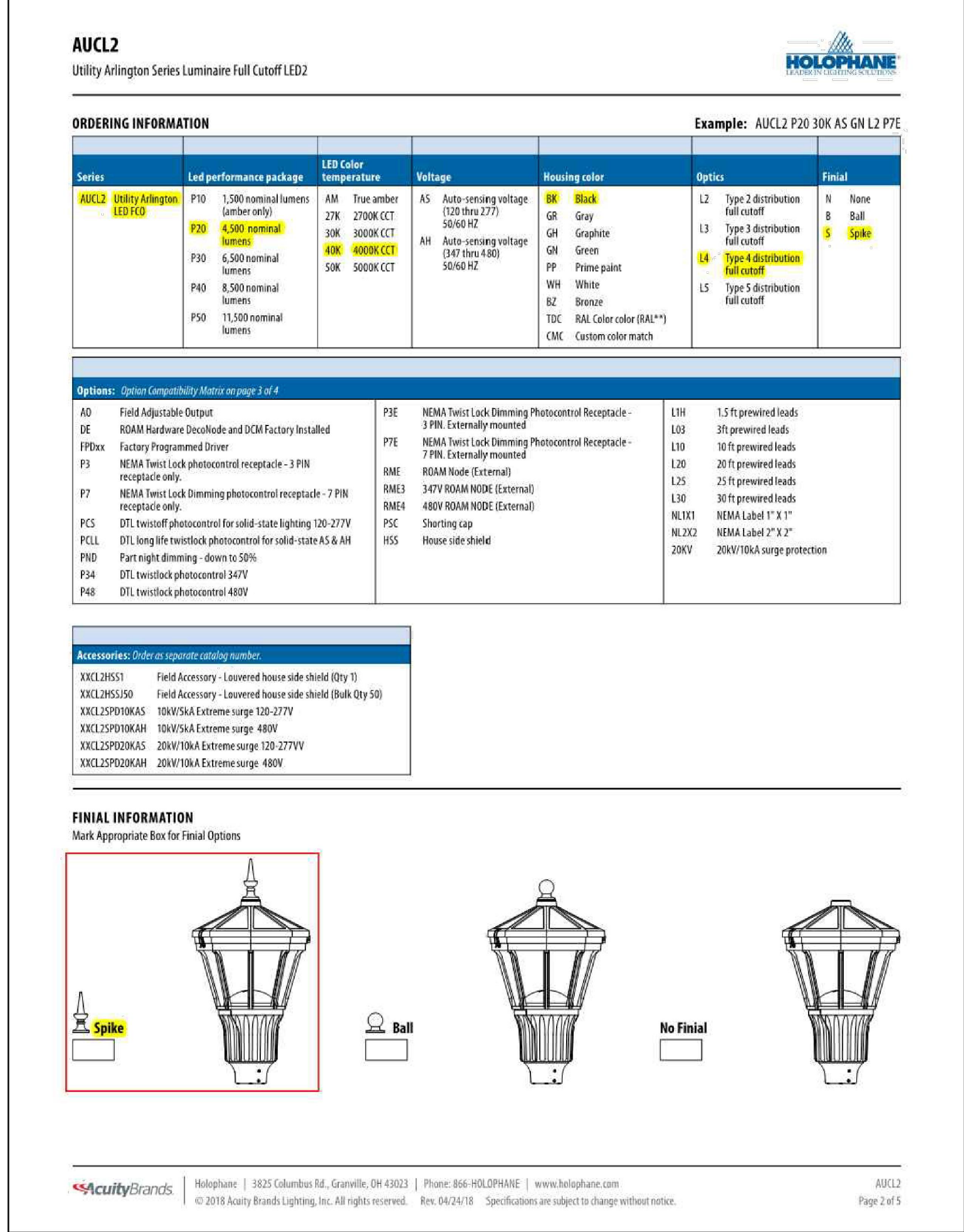
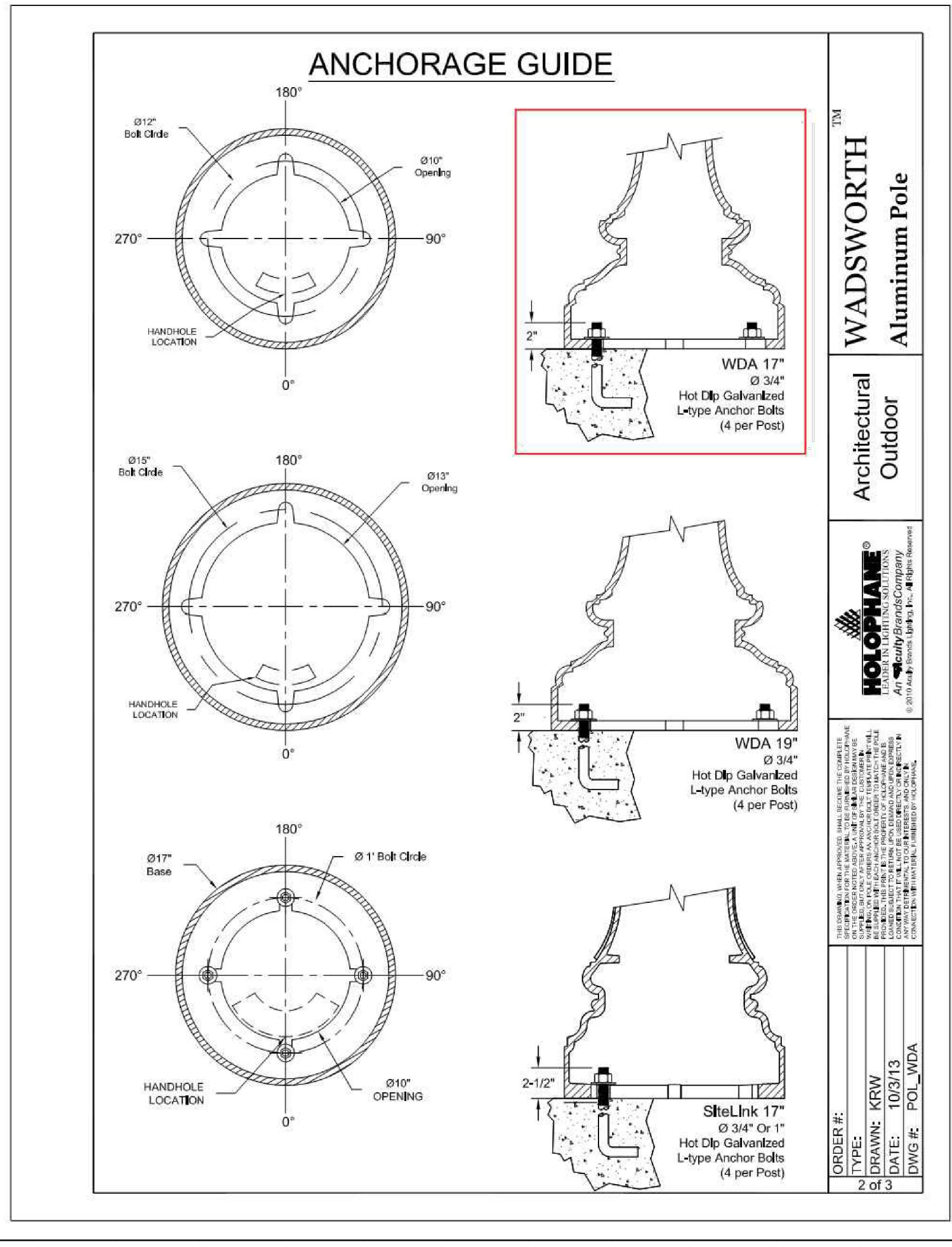
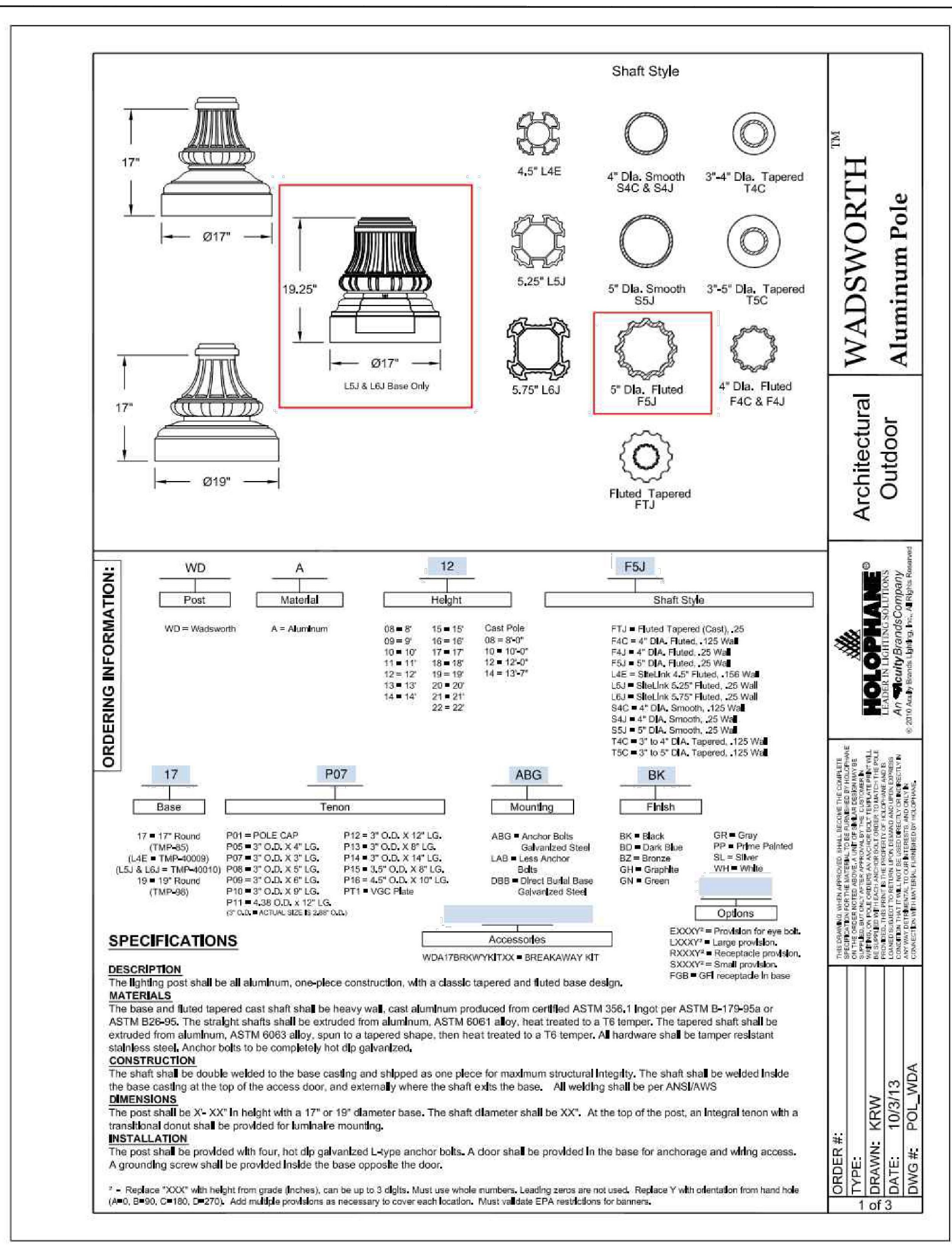
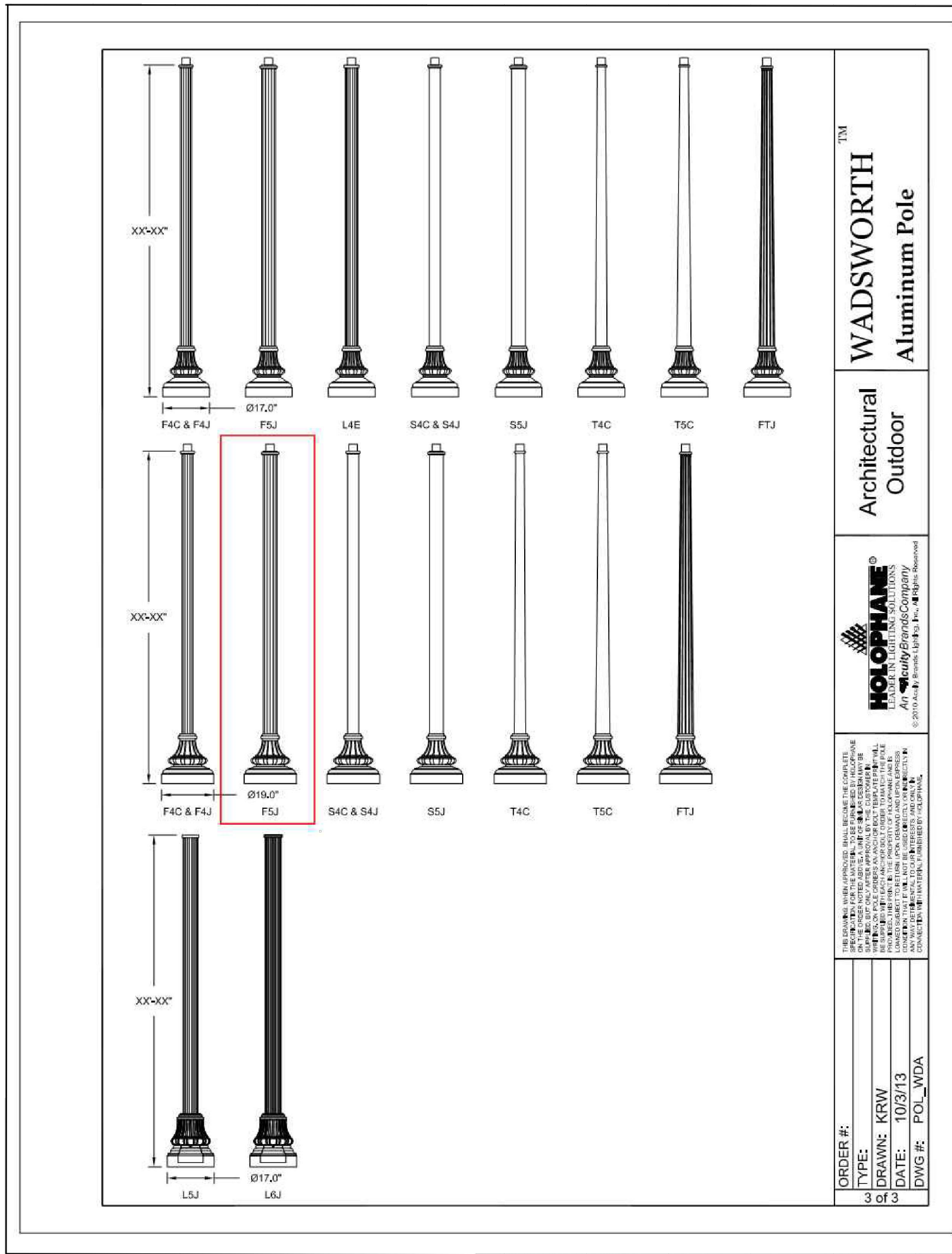
- See ordering tree for details.
- A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: [Link to Roam](#), [Link to DTL DLL](#).

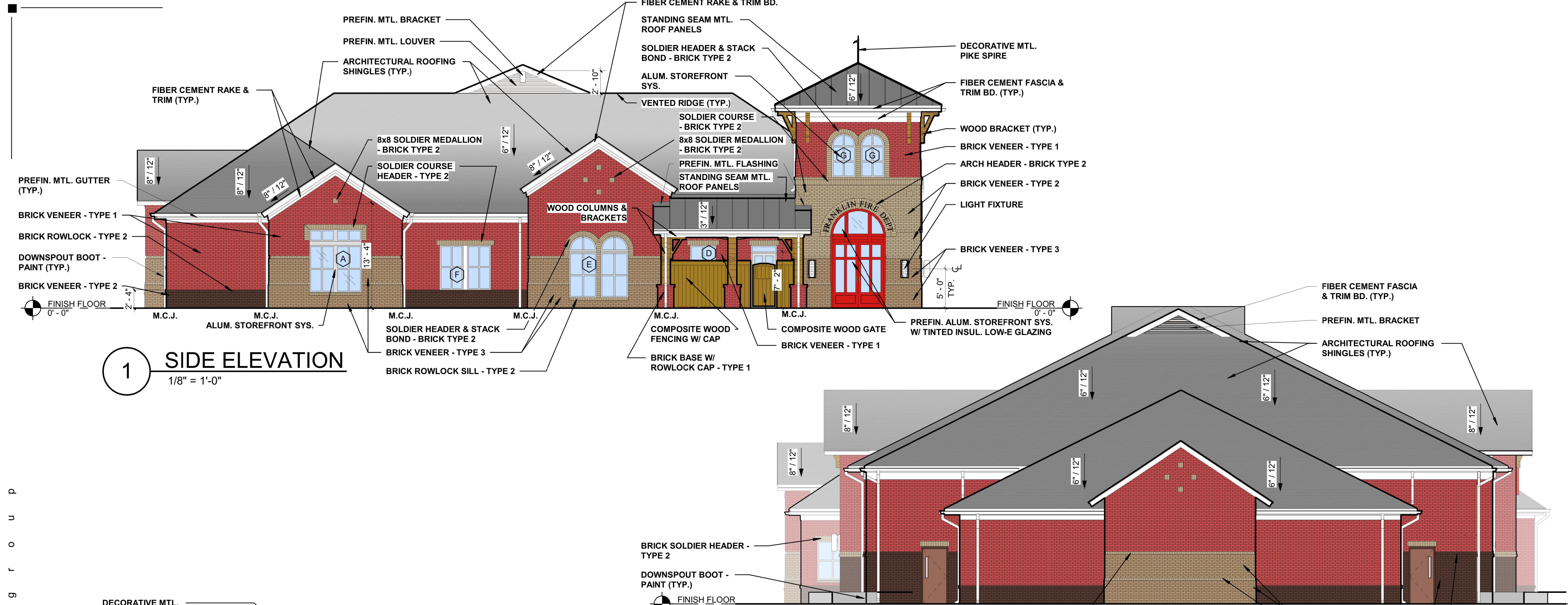
A+ Capable systems indicated by this color background

Ordering Information

DSX0 LED											
Series	LEDs	Color temperature	Distribution		Voltage	Mounting					
DSX0 LED	Forward optics		30K	3000 K	T15	Type I short	TSS	Type V short	MVOLT ¹	Shipped included	
	P1	P4	P7	40K	4000 K	T25	Type II short	TSM	Type V medium		120 ²
	P2	P5		50K	5000 K	T2M	Type II medium	TSW	Type V wide		120 ³
	P3	P6		AMBIP	Architectural covered ⁴	T35	Type III short	BLC	Backlight control ⁵		240 ⁶
	Retained optics		T3M	Type III medium	LCCO	Left corner cutoff ⁷			277 ⁸		
	P10	P12		T4M	Type IV medium	RCCO	Right corner cutoff ⁷		342 ⁹		
	P11	P13		TTM	Forward throw medium	AMA	Architectural colors ¹⁰		480 ¹¹		
				TSVS	Type V very short						

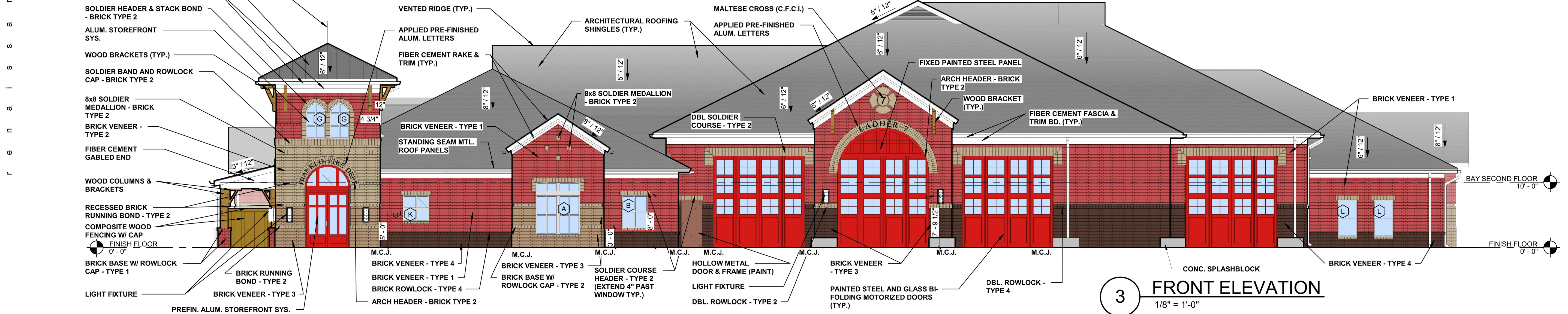
Control options	Other options	Finish
Shipped installed	Shipped installed	
NLTAR2 1-Layer AR generation 2 enabled ¹	HS 1-Layer AR (NLTAR2, 1, AR7) ¹	D6810 Dark bronze
PER NEMA 7-wire lock receptacle only (control ordered separately) ^{1,2}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	D6815 White
PER5 Four-wire receptacle only (control ordered separately) ^{1,2}	DF Double face (D68, 24, 480) ¹	D6816 Natural
PER7 Seven-wire receptacle only (control ordered separately) ^{1,2}	LDW Low level dimming control ¹	D6817 Teakwood
DMG 0-10V dimming control not back (if housing for external control (control ordered separately)	R90 100% dimming control ¹	D6818 Teakwood black
PRR Bi-level, motion/ambient sensor, 5-15 mounting height, ambient sensor enabled at 56" ^{1,3,4}	RD2 0-100% dimming control ¹	D6819 Teakwood natural
PRH Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	D6820 Teakwood white
PRH1 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH2 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH3 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH4 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH5 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH6 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH7 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH8 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH9 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH10 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH11 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH12 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH13 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH14 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH15 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH16 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH17 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH18 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH19 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH20 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH21 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH22 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH23 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH24 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH25 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH26 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH27 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH28 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH29 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH30 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH31 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH32 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH33 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH34 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH35 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH36 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH37 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH38 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH39 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH40 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH41 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH42 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH43 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH44 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH45 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH46 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH47 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH48 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH49 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH50 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH51 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH52 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH53 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH54 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH55 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH56 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH57 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH58 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH59 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH60 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH61 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH62 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH63 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH64 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH65 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH66 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH67 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH68 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH69 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH70 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH71 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH72 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH73 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH74 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH75 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH76 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH77 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH78 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH79 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH80 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH81 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH82 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH83 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH84 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH85 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH86 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH87 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH88 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH89 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH90 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH91 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH92 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH93 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH94 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH95 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH96 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH97 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH98 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH99 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH100 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH101 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH102 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH103 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH104 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH105 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH106 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH107 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH108 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH109 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH110 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
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PRH112 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH113 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH114 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH115 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH116 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH117 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH118 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH119 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH120 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH121 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH122 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH123 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH124 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH125 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH126 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH127 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH128 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH129 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH130 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH131 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH132 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH133 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH134 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH135 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH136 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH137 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH138 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH139 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH140 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH141 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH142 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH143 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH144 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH145 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH146 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH147 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH148 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH149 Bi-level, motion/ambient sensor, 15-30 mounting height, ambient sensor enabled at 56" ^{1,3,4}	SS 1-Layer AR (NLTAR2, 1, AR7) ¹	
PRH150 Bi-level, motion/ambient sensor		



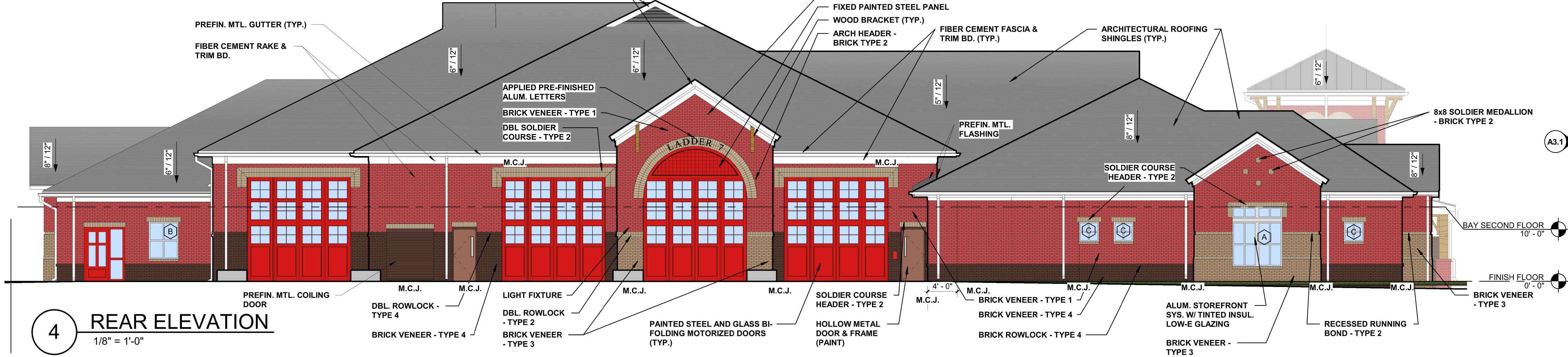


1 SIDE ELEVATION
1/8" = 1'-0"

2 SIDE ELEVATION (AMBULANCE BAY)
1/8" = 1'-0"



3 FRONT ELEVATION
1/8" = 1'-0"



4 REAR ELEVATION
1/8" = 1'-0"

EXTERIOR ELEVATIONS LEGEND

BRICK VENEER TYPES (TAYLOR CLAY PRODUCTS, INC.):

BRICK TYPE 1 - #317D RED WIRECUT

BRICK TYPE 2 - OYSTER GRAY WIRECUT

BRICK TYPE 3 - OYSTER GRAY CHISEL FACE

BRICK TYPE 4 - #373 AUTUMN BLEND WIRECUT

PAIN T COLORS:

TRIMS AND FASCIAS - WORLDLY GRAY SW 7043

APPARATUS BAY AND TOWER ENTRY DOORS - GYPSY RED SW 6865

HOLLOW METAL DOORS - TEA CHEST SW 6103 (TO MATCH BRICK TYPE 4)

ROOFING:

METAL ROOF - MEDIUM BRONZE

ARCHITECTURAL ROOF SHINGLES - TIMBERLINE WEATHERWOOD

WINDOWS:

CLEAR ANODIZED ALUMINUM

WOOD COLUMNS & BRACKETS:

STAINED SEALED CEDAR

WALL MOUNTED LIGHT FIXTURES:

MEDIUM BRONZE

PREFINISHED MTL. GUTTERS AND DOWNSPOUTS:

PAC-CLAD SANDSTONE

FENCING:

PREMIUM COMPOSITE FENCING - TERRAFENCE: COLOR - SEQUOIA

ELEVATIONS GENERAL NOTES

1. THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION/CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE CODES DIRECTOR OR THE PLANNING COMMISSION.

Renaissance Group

9700 Village Circle, ste.100
Lakeland, TN 38002
901.332.5533
fax: 901.332.5534
www.rgroup.biz

NOT FOR CONSTRUCTION

REV	DESCRIPTION	DATE

CONSTRUCTION DOCUMENTS FOR

PROPOSED FACILITY FOR
CITY OF FRANKLIN
FIRE STATION NO. 7

4412 PEYTONSVILLE ROAD
FRANKLIN, TN 37064

CITY OF FRANKLIN PROJECT NO. 2950

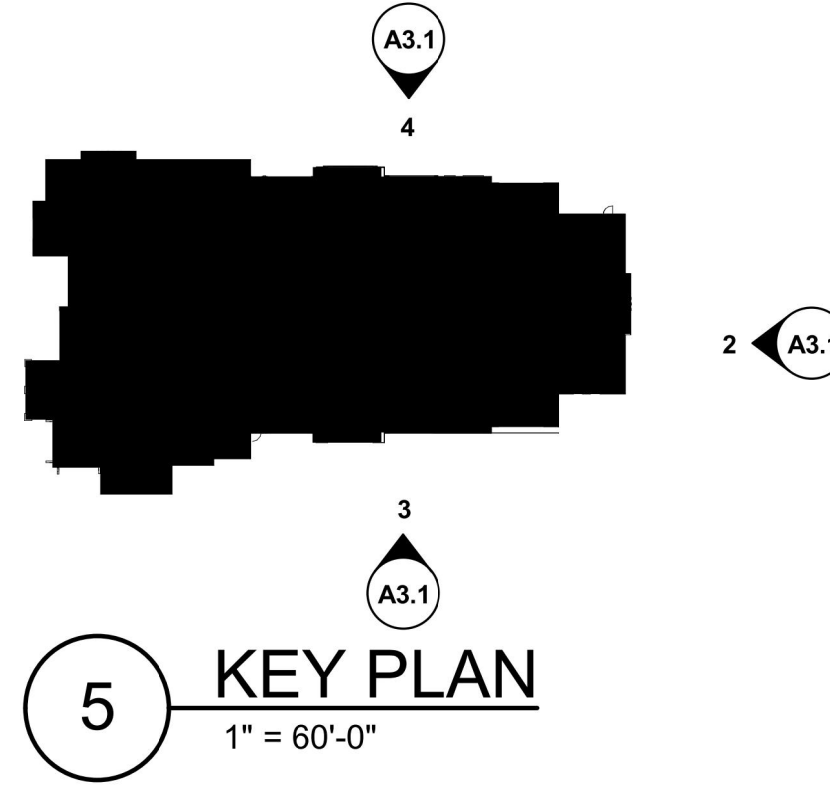
Sheet Title
EXTERIOR ELEVATIONS

Project No.
17030

Drawn by
REC

Date
04/04/18

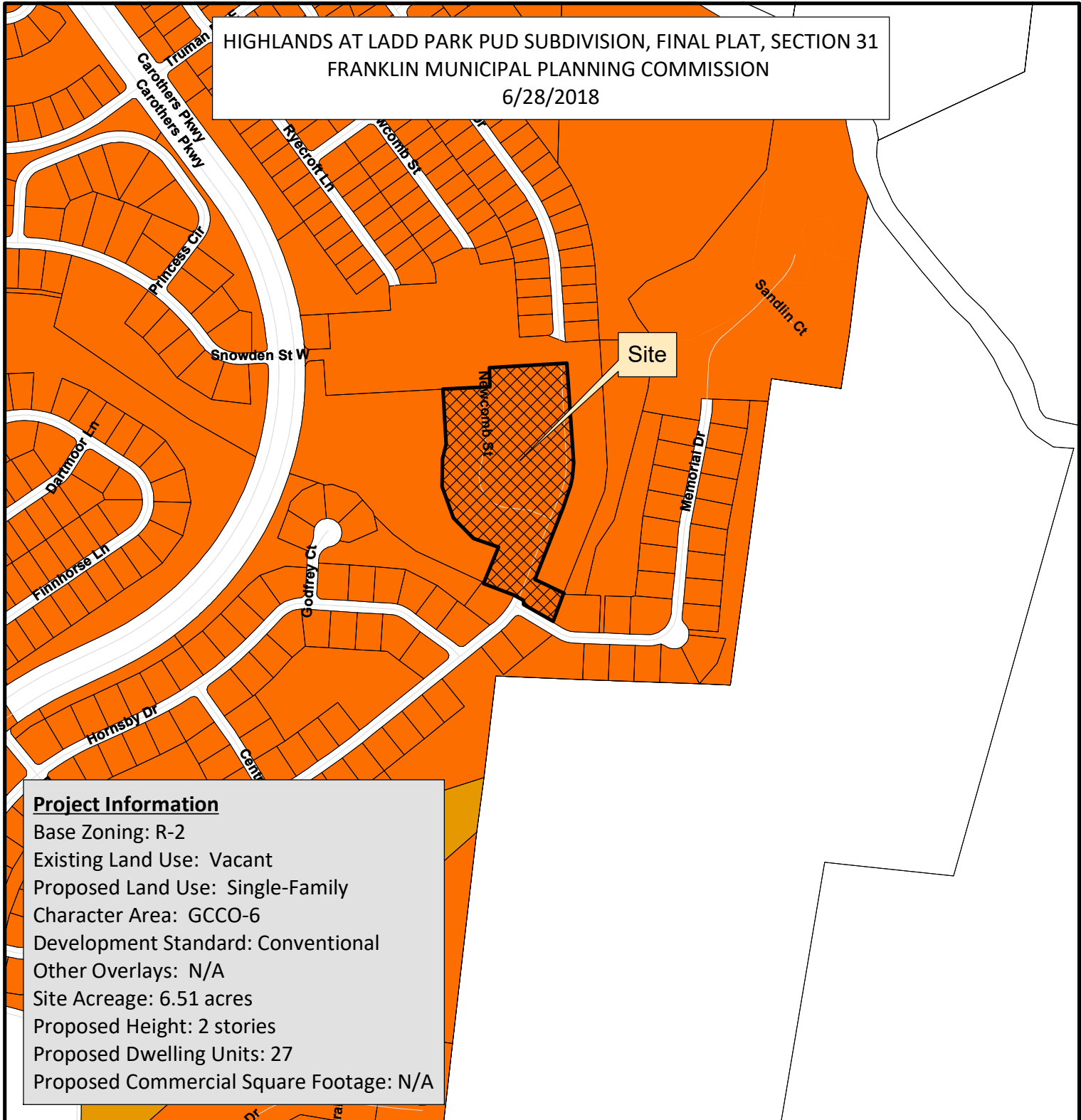
A3.1



5 KEY PLAN
1" = 60'-0"

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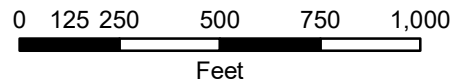
HIGHLANDS AT LADD PARK PUD SUBDIVISION, FINAL PLAT, SECTION 31
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 6/28/2018



Project Information

Base Zoning: R-2
 Existing Land Use: Vacant
 Proposed Land Use: Single-Family
 Character Area: GCCO-6
 Development Standard: Conventional
 Other Overlays: N/A
 Site Acreage: 6.51 acres
 Proposed Height: 2 stories
 Proposed Dwelling Units: 27
 Proposed Commercial Square Footage: N/A

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



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CONDITIONS OF APPROVAL:

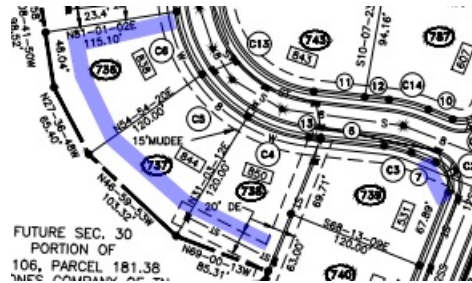
Open Issues: 3

Engineering - Final Plat Checklist

General Issues

7. Easements

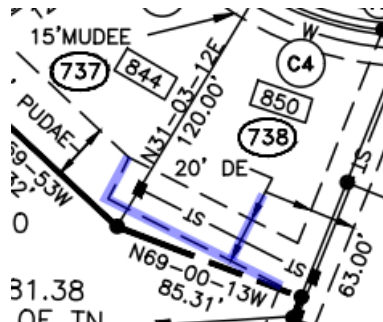
joe.marlo@franklintn.gov Applicant to show all proposed easements shown on the associated Site Plan, including those highlighted below.



dreagan@hfrdesign.com ADDED EASEMENT AND LABEL FROM SITE PLAN

joe.marlo@franklintn.gov Comment partially addressed.

Applicant to remove the redundant easement lines / leaders highlighted below to match the associated Site Plan.



Performance Agreement and Surety

General Issues

1. Engineering Sureties

kevin.long@franklintn.gov Any unposted sureties associated with this development from site plan [COF# 6561 \(Highlands at Ladd Park PUD Subdivision, Site Plan, Section 31\)](#) shall be transferred to this final plat as a condition of approval.

dreagan@hfrdesign.com Noted

kevin.long@franklintn.gov Any unposted sureties associated with this development from site plan [COF# 6561 \(Highlands at Ladd Park PUD Subdivision, Site Plan, Section 31\)](#) shall be transferred to this final plat as a condition of approval.

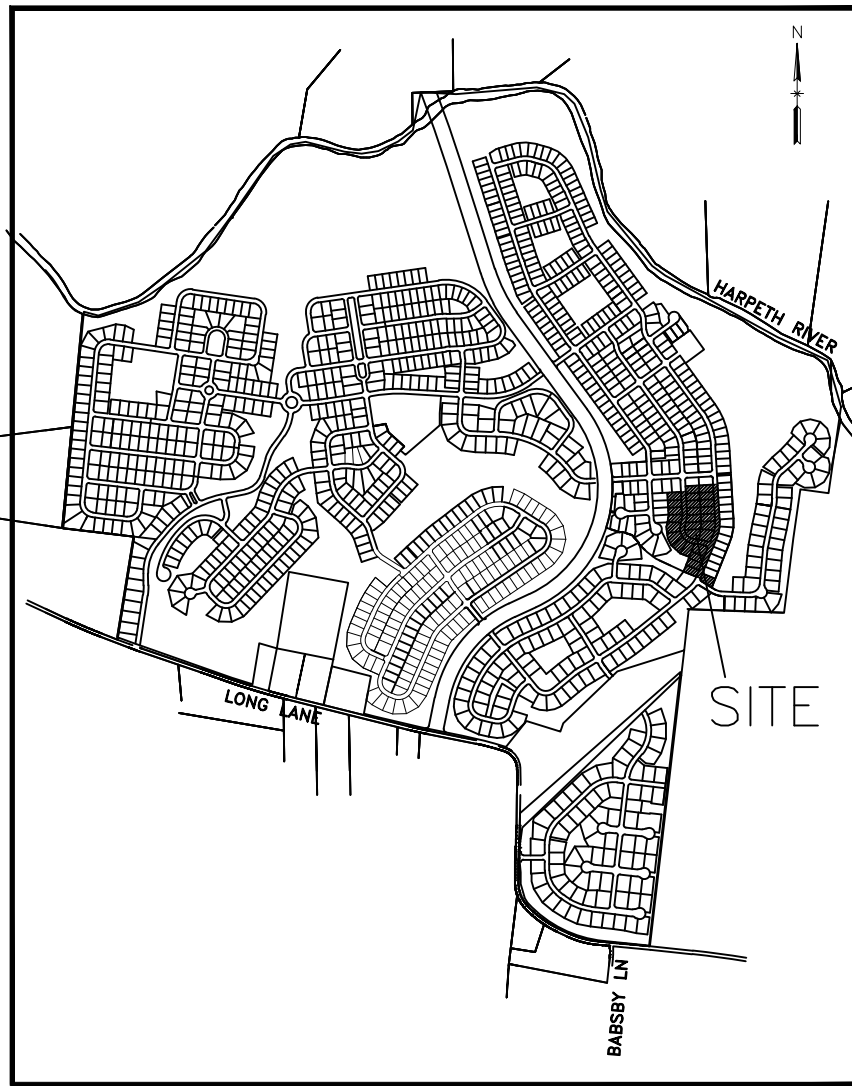
Water/Sewer

General Issues

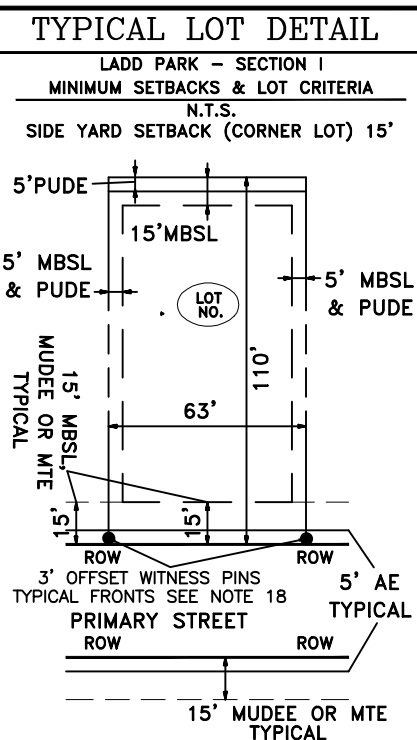
15. MUD waterline

matt@m2groupplc.com Waterline shown on final plat shall match approved drawings. waterline is not centered in 15' MUDEE but offset to the front side of the easement. please revise to match approved plans.

G:\2018067\Survey\plat\2018066-LADD SEC 31 PLAT.dwg, 6/7/2018 1:25:48 PM, dregan, ARCH full bleed C (24.00 x 18.00 Inches), 1:100



LEGEND	
PROPOSED FIRE HYDRANT	○
PROPOSED LIGHT POLE	○
CURB INLET	■
EXISTING MANHOLE	●
5/8" IRON PIN SET THIS PLAT	●
UTILITY STUB OUT	○ ST
SIGN POST	◇ (SEE NOTE 23)
STREET ADDRESS	[607]
PROPERTY/R.O.W. LINE	-----
PUBLIC UTILITY DRAINAGE & ACCESS EASEMENT	----- PUDAE
PROPOSED 8" WATER LINE	----- 8" W
EXISTING 8" SEWER LINE	----- S 8
EXISTING 12" SEWER LINE	----- 12" S
PROPOSED 18" STORM LINE	----- ST 18
SANITARY SEWER EASEMENT	----- 20" SSE
MILCROFTON EASEMENT	----- 15" MUDEE
SEE NOTES 12 & 17	
PUBLIC UTILITY DRAINAGE & ACCESS EASEMENT	----- PUDAE
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT	----- 15" MTE
SEE NOTES 12 & 17	
MANHOLE DEPTH TAKEN FROM PLANS	D=11.2'
UTILITY POLE	⊕
DRAINAGE EASEMENT TYPICAL	DE



CERTIFICATE OF OWNERSHIP

I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon of record in SEE BELOW and adopt the plan of subdivision of the property shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____ Page _____ R.O.W.C., Tennessee, running with the title to the property I (We) further certify that there are no liens on this property, except as follows:
Book _____ Page _____ R.O.W.C., Tennessee.

By: _____ Date: _____

JULIE ELLIS, CFO THE JONES COMPANY OF TENNESSEE, LLC
OWNER OF MAP 106, PORTION OF PARCEL 181.38 BOOK 6296, PG. 523

CERTIFICATE OF SURVEY

I (We) hereby certify that the subdivision plot as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plot correctly represents a survey made under my supervision on the _____ day of _____, 20____.

Michael R. Williams TN RLS # 1806
HFR Design, Inc.

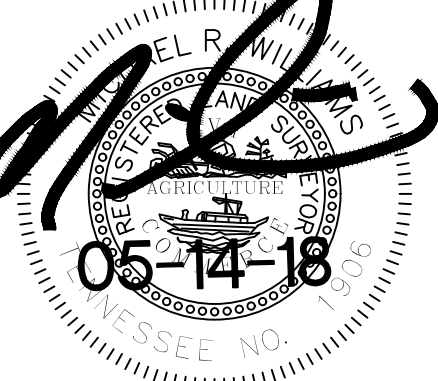
CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES AND ADDRESSING	
Subdivision name and street names approved by the Williamson County Emergency Management Agency.	
Williamson County Emergency Management Agency	Date
City of Franklin, Tennessee	Date

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS	
I hereby certify that: (1) the sewer systems designated in HIGHLANDS AT LADD PARK PUD SUBDIVISION, SECTION 31, Subdivision have been installed in accordance with City specifications, or (2) a performance agreement and surety in the amount of \$_____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.	
Director, Water Management Department City of Franklin, Tennessee (Where applicable)	Date

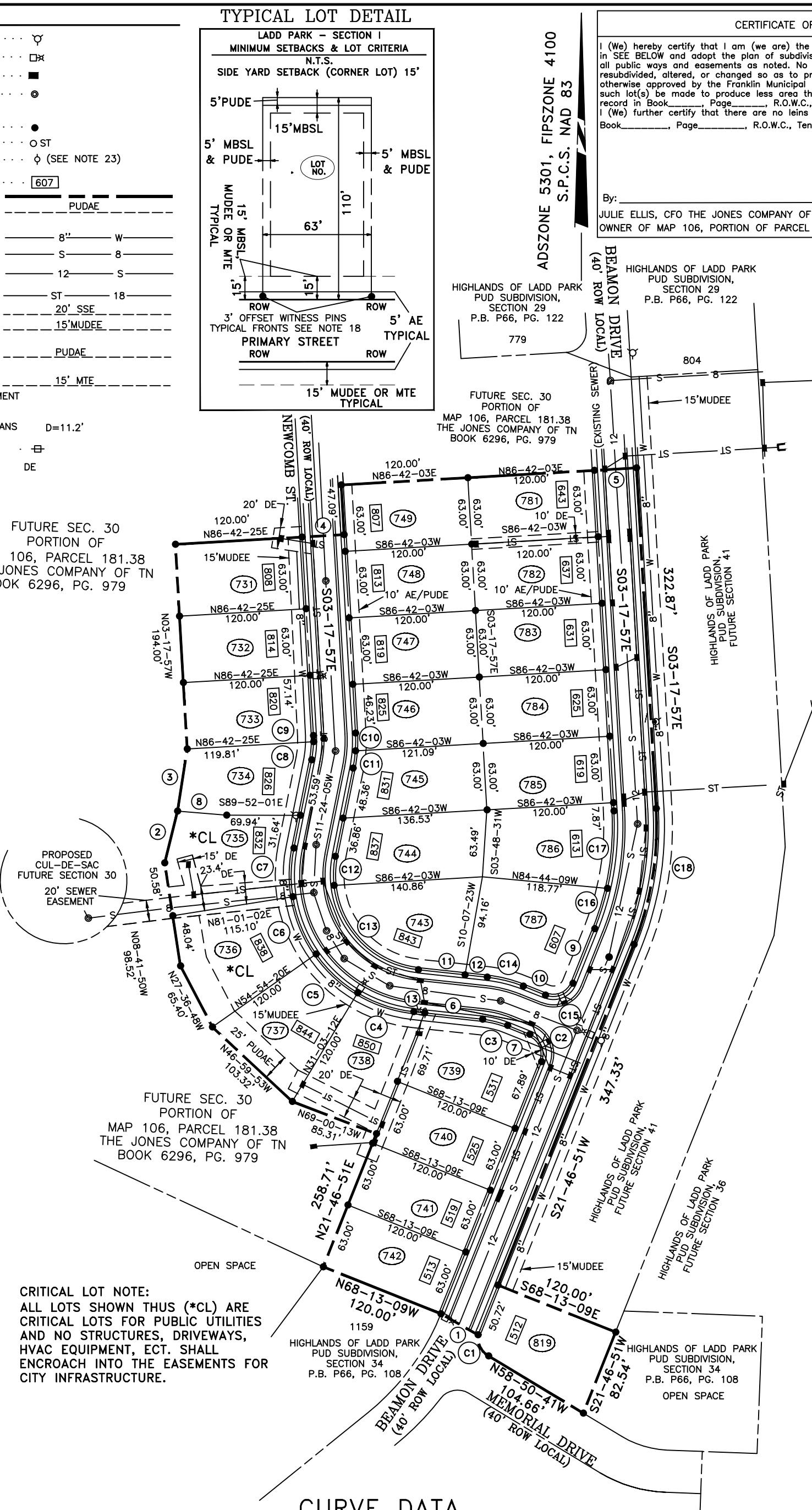
General Manager Milcrofton Utility District	
I hereby certify that: (3) a performance bond in the amount of \$_____ for the on site water system and/or \$_____ for off-site water system has been posted with the Milcrofton Utility District to assure completion of such systems.	
General Manager Milcrofton Utility District	Date

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS	
I hereby certify that: (1) the streets, drainage and sidewalks designated in THE HIGHLANDS AT LADD PARK PUD, SECTION 31 have been installed in accordance with City specifications, or amount of \$_____ for streets, \$_____ for drainage and \$_____ for sidewalks has been posted with the City of Franklin, Tennessee to assure completion of such improvements.	
Director Streets Department City of Franklin, Tennessee	Date

CERTIFICATE OF APPROVAL FOR RECORDING	
Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____, 20____, and this plat has been approved for recording in the Register's Office of Williamson County.	
Secretary: Franklin Municipal Planning Commission	Date



- NOTES:
- THE PURPOSE OF THIS PLAT IS TO CREATE 27 NEW RESIDENTIAL LOTS AND DEDICATE ROW AND EASEMENTS FOR HIGHLANDS AT LADD PARK SECTION 31.
 - ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
 - UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES FOUND AT THE TIME OF SURVEY AND AVAILABLE MAPS AND RECORDS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
 - BY SCALING, GRAPHIC INTERPOLATION AND PLOTTING THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO OUTSIDE THE SPECIAL FLOOD HAZARD AREA AND THE 100 YEAR FLOOD LINE IS AS SHOWN ON F.E.M.A. "FLOOD RATE INSURANCE MAP", MAP NOS. 4718700355F & 4718700360F, BOTH DATED: 9-29-06.
 - 5' DRAINAGE AND UTILITY EASEMENT ALONG ALL EXTERIOR BOUNDARY LINES AND ALONG ROAD RIGHT-OF-WAYS, AND 5' ALONG EACH SIDE OF INTERIOR LOT LINES. SEE TYPICAL LOT DETAIL.
 - 5/8" IRON RODS WITH CAPS (●) SET AT ALL CORNERS UNLESS OTHERWISE SHOWN. SEE TYPICAL LOT DETAIL.
 - WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS SEWER, TELEPHONE AND WATER LINES) SHALL BE PLACED UNDERGROUND.
 - THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER.
 - STREET LIGHTS LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT DIRECTION OF MTEMC.
 - THIS PROPERTY IS FOUND ON WILLIAMSON COUNTY TAX MAP 106 AND BEING PORTION OF PARCEL 181.38.
 - THIS PROPERTY IS ZONED R2 AND GC00-6/CONVENTIONAL; MINIMUM DEPTH=100', WIDTH AT SETBACK=63', SEE TYPICAL LOT DETAIL FOR SPECIFIC SETBACK AND EASEMENT INFORMATION FOR EACH LOT.
 - ALL MILCROFTON UTILITY DISTRICT (MUD) EASEMENTS ARE EXCLUSIVE EASEMENTS, NO EXCAVATION, BUILDING, STRUCTURE OR OBSTRUCTION OF ANY KIND MAY BE CONSTRUCTED OR PERMITTED WITHIN THE EASEMENTS, EXCEPT PAVEMENT FOR A DRIVEWAY THAT CROSSES AN EASEMENT. NO TREES OR SHRUBBERY MAY BE PLANTED WITHIN THE EASEMENTS. MUD WILL HAVE UNRESTRICTED ACCESS TO ALL OF ITS LINES, METERS, VALVES, VAULTS AND OTHER WATER SYSTEM FACILITIES WITHIN THE EASEMENTS WITHOUT SEEKING ANY FURTHER PERMISSION. MUD HAS THE RIGHT TO DISTURB OR REMOVE ANY IMPERMISSIBLE ITEMS WITHIN THE EASEMENTS. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY SUCH ITEMS AT THE PROPERTY OWNER'S EXPENSE.
 - THE 5' ACCESS EASEMENTS (AE) AS SHOWN HEREON SHALL CONTAIN CONCRETE SIDEWALK AND AND BE MAINTAINED BY THE HOA OR PROPERTY OWNERS.
 - ALL OPEN SPACE IS PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENT (PUDAE) AND SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNERS. MAINTENANCE OF ALL DRAINAGE EASEMENTS AND STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THE HOA. ALL SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE WITHIN PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOA. ALL PUBLIC FEATURES AND STRUCTURES PLACED WITHIN ANY OPEN SPACE SHALL HAVE PUBLIC ACCESS EASEMENT.
 - THERE IS A 3' MINIMUM GARAGE SETBACK FOR ALL STREET LOADED GARAGES MEASURED FROM THE FRONT FACADE OF THE HOUSE.
 - CURRENT OWNER HAS NO KNOWLEDGE OF ANY ENTITY HAVING MINERAL RIGHTS TO THE SUBJECT PROPERTY.
 - THERE SHALL BE A 15' MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT ALONG ALL ROW CREATED HEREON, EXCEPT WHERE THERE IS A PROPOSED MILCROFTON UTILITY DISTRICT WATERLINE (SEE NOTE 12).
 - ALL FRONT PROPERTY CORNERS THAT FALL WITHIN THE CONCRETE SIDEWALKS WILL NOT BE SET IN THE CONCRETE SIDEWALK, BUT SHALL HAVE AN OFFSET INSIDE THE LOT FOR A WITNESS PIN APPROXIMATELY 1' FROM BACK OF WALK.
 - NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS BETWEEN LOTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
 - NO OPAQUE FENCES ARE ALLOWED TO ABUT THE OPEN SPACE LOTS.
 - THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.
 - THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER OR HIS DESIGNEE.



CRITICAL LOT NOTE:
ALL LOTS SHOWN THIS (*CL) ARE CRITICAL LOTS FOR PUBLIC UTILITIES AND NO STRUCTURES, DRIVEWAYS, HVAC EQUIPMENT, ECT. SHALL ENCROACH INTO THE EASEMENTS FOR CITY INFRASTRUCTURE.

CURVE DATA

NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C1	67-51-37	20.00'	13.45'	23.69'	22.33'	N26-47-41W
C2	90-00-00	20.00'	20.00'	31.42'	28.28'	S23-13-09E
C3	15-37-18	90.00'	12.35'	24.54'	24.46'	S76-01-48E
C4	24-53-39	130.00'	28.69'	56.48'	56.04'	S71-23-38E
C5	23-51-09	130.00'	27.46'	54.12'	53.73'	S47-01-14E
C6	28-06-42	130.00'	30.15'	59.25'	58.73'	S22-02-19E
C7	20-23-03	130.00'	23.37'	46.25'	46.01'	S01-12-34W
C8	10-58-09	90.00'	8.64'	17.23'	17.20'	S05-55-01W
C9	03-43-54	90.00'	2.93'	5.86'	5.86'	S01-26-01E
C10	07-24-42	130.00'	8.42'	16.82'	16.80'	N00-24-23E
C11	07-17-21	130.00'	8.28'	16.54'	16.53'	N07-45-25E
C12	17-34-16	90.00'	13.91'	27.60'	27.49'	N02-36-57E
C13	77-40-16	90.00'	72.45'	122.01'	112.88'	N45-00-19W
C14	15-37-18	130.00'	17.83'	35.44'	35.33'	N76-01-48W
C15	90-00-00	20.00'	20.00'	31.42'	28.28'	S66-46-51W
C16	08-48-55	260.00'	20.04'	40.00'	39.96'	S17-22-24W
C17	16-15-54	260.00'	37.15'	73.81'	73.56'	S04-49-59W
C18	25-04-48	300.00'	66.73'	131.32'	130.27'	S09-14-27W

LINE TABLE

NO.	BEARING	DIST.
1	N60-24-10W	40.38'
2	N13-53-06E	50.56'
3	N08-52-15E	59.47'
4	N86-42-03E	40.00'
5	N86-42-03E	40.00'
6	S83-50-27E	55.15'
7	S68-13-09E	22.65'
8	S85-16-20E	46.63'
9	S21-46-51W	55.67'
10	N68-13-09W	22.65'
11	N83-50-27W	44.52'
12	N83-50-27W	21.03'
13	S83-50-27E	10.38'

SINGLE FAMILY LOT PLANTING REQUIREMENTS:	
The following canopy trees are required for each single-family lot: There shall be a total of 48 trees required in Section 25.	
Lot Size:	Canopy Trees Required (Min. 3" caliper)
Less than 10,000 square feet	2
10,001-12,500	3
12,501 - 20,000	4

LOT AREA TABLE			REQUIRED 3" CALIPER TREES PER LOT	LOT AREA TABLE			REQUIRED 3" CALIPER TREES PER LOT	LOT AREA TABLE			REQUIRED 3" CALIPER TREES PER LOT
LOT NO.	SQ. FT.	ACRES		LOT NO.	SQ. FT.	ACRES		LOT NO.	SQ. FT.	ACRES	
731	8,160.19	0.187	2	742	7,560.00	0.174	2	784	7,560.00	0.174	2
732	7,560.00	0.174	2	743	9,559.26	0.219	2	785	7,560.00	0.174	2
733	7,559.63	0.174	2	744	8,834.50	0.203	2	786	8,779.57	0.202	2
734	7,740.22	0.178	2	745	8,086.56	0.186	2	787	10,991.83	0.252	3
735	10,250.87	0.235	3	746	7,566.06	0.174	2	819	8,667.28	0.199	2
736	10,140.42	0.233	3	747	7,560.00	0.174	2	TOTAL ROW	58,706.28	1.348	
737	9,117.10	0.209	2	748	7,560.00	0.174	2	TOTAL	283,668.26	6.512	
738	8,925.40	0.205	2	749	7,560.00	0.174	2				
739	9,863.03	0.226	2	781	7,560.00	0.174	2				
740	7,560.00	0.174	2	782	7,560.00	0.174	2				
741	7,560.00	0.174	2	783	7,560.00	0.174	2				

MTEMC CERTIFICATE OF APPROVAL FOR RECORDING

Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of MTEMC, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTEMC website at www.mtemc.com (collectively the "Requirements"). No electric service will be provided until MTEMC's Requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's Requirements.

Middle Tennessee Electric Membership Corporation

Date

PREPARED BY:

HFR DESIGN

214 Centerville Drive Suite 300
Brentwood, TN 37027

615.370.8530
hfrdesign.com

Owner/Subdivider:
THE JONES COMPANY OF TENNESSEE, LLC
ATT. JULIE ELLIS, CFO 1221 LIBERTY PIKE
FRANKLIN, TN 37067
PH. 615-595-5439
jellis@livejones.com

COF PROJECT # (6713)

THE HIGHLANDS AT LADD PARK PUD SUBDIVISION, FINAL PLAT

SECTION 31

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

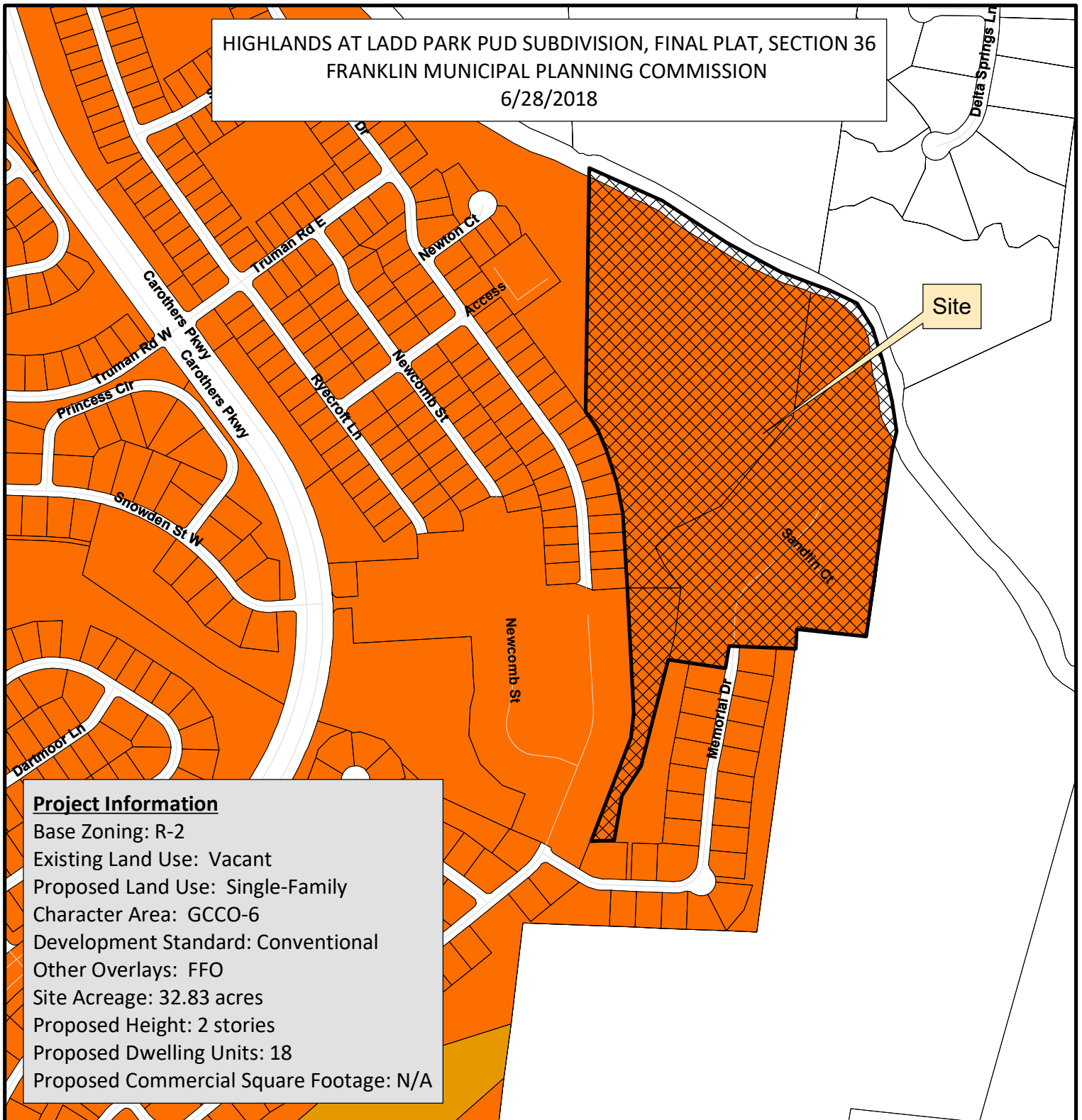
TOTAL ACRES: 6.512 TOTAL LOTS: 27

ACRES NEW STREETS: 1.348 FEET NEW STREETS: 1484±

CIVIL DISTRICT: 9TH CLOSURE ERROR: 1:10,000+

SCALE: 1"=100' DATE: 05-14-18

HIGHLANDS AT LADD PARK PUD SUBDIVISION, FINAL PLAT, SECTION 36
FRANKLIN MUNICIPAL PLANNING COMMISSION
6/28/2018



Project Information

Base Zoning: R-2
Existing Land Use: Vacant
Proposed Land Use: Single-Family
Character Area: GCCO-6
Development Standard: Conventional
Other Overlays: FFO
Site Acreage: 32.83 acres
Proposed Height: 2 stories
Proposed Dwelling Units: 18
Proposed Commercial Square Footage: N/A

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



0 125 250 500 750 1,000
Feet

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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2018. All rights reserved.

CONDITIONS OF APPROVAL:

Open Issues: 11

Engineering - Final Plat Checklist

General Issues

8. C. Final Plat

joe.marlo@franklintn.gov Applicant shall show the location and description of all man-made structures and site features, including the stream culvert at the sanitary sewer crossing.



dreagan@hfrdesign.com revised and added

joe.marlo@franklintn.gov Comment partially addressed with culvert shown on Sheet 1.

Applicant to show the stream culvert at the sanitary sewer crossing on Sheets 2 and 4.

12. Stream Buffers

joe.marlo@franklintn.gov Applicant to show all stream buffers (TDEC, COF, etc.), including on the Harpeth River and tributaries shown.

dreagan@hfrdesign.com buffers added and labeled
[Edited By David Reagan]

joe.marlo@franklintn.gov Comment partially addressed, with top of bank and stream buffers now shown on Sheet 1.

Applicant to show top of bank and stream buffers (TDEC, COF, etc.) on all sheets in the final plat set.

16. FFO

joe.marlo@franklintn.gov Per the associated Site Plan, the FFO extends corner to corner from Lot 831 to Lot 832, and does not extend into the gap between lots. Applicant to revise plat accordingly.

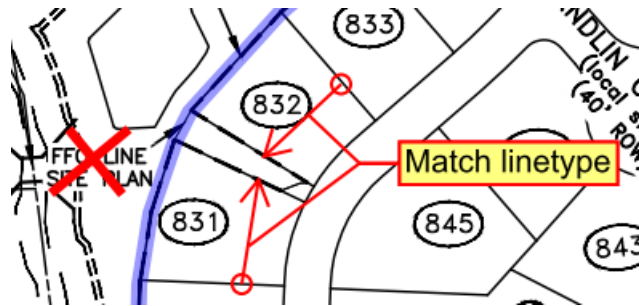


dreagan@hfrdesign.com revised

joe.marlo@franklin.tn.gov Comment not adequately addressed.

Final plat is to match the associated site plan. Applicant to revise final plat as follows:

1. Delete note "FFO Line Site Plan" that was added to latest submittal.
2. Extend dark, dashed FFO line across back of lots from 831 to 832 as indicated with blue line below.
3. Revise Lot 831 northern property line and Lot 832 southern property line to have the same linetype of other property lines (i.e. delete dark, dashed FFO line at these locations and use only continuous solid line).



18. C. Final Plat

lance.fittro@franklin.tn.gov Applicant shall complete the note regarding case numbers and approval dates for the FEMA LOMR process and the BZA approval for revision to the 100-year-flood plain and FFO lines prior to approval of the submitted plat.

NEW 100 YEAR FLOOD (FFO) LINE ALONG
REAR LOT LINES REVISED BY LOMAR CASE
No. 18-04-4096 APPROVED ON 5-XX-18
BZA CASE #XXXX APPROVED ON 5-XX-18

dreagan@hfrdesign.com revised as far as possible. this is on BZA agenda for tonight and will revise once approved.

lance.fittro@franklin.tn.gov The previous comment, "Applicant shall complete the note regarding case numbers and approval dates for the FEMA LOMR process and the BZA approval for revision to the 100-year-flood plain and FFO lines prior to approval of the submitted plat." to remain open pending addition of the approval information.

24. Flood Lines

joe.marlo@franklin.tn.gov The following is a new comment based on new information shown.

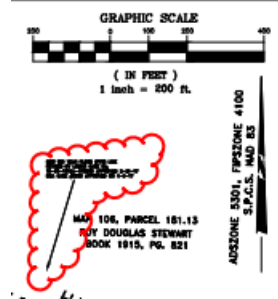
Applicant to show flood lines on all sheets within the final plat set. All FFO lines revised by FEMA/BZA should appear as dark dashed lines, the same as shown on Sheet 1.

26. Errant Text and Linework

joe.marlo@franklntn.gov The following is a newcomment based on newinformation.

Applicant to revise the final plat to correct the errors below:

1. Delete the errant text clouded below from Sheet 1.



2. Correct the Match Line Sheet Number shown below on Sheet 2.



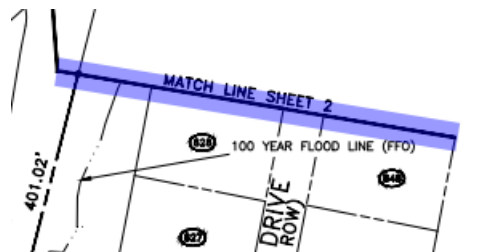
3. It appears the portion of the existing FFO line highlighted below will be removed with the approval of revised flood lines. Applicant to verify, and delete line from Sheets 1 and 2 as appropriate.



27. Match Lines

joe.marlo@franklntn.gov The following is a newcomment based on newinformation shown.

The match line highlighted below on Sheet 4 is not in the same location as other corresponding match lines in the final plat set. Applicant to revise match lines such that they are consistently shown in the same location.



Performance Agreement and Surety

General Issues

5. Engineering Sureties

kevin.long@franklin.tn.gov No sureties are associated with this Final Plat.

(No sureties were associated with site plan [COF# 6629 \(Highlands at Ladd Park PUD Subdivision, site plan, Section 36\)](#)).

*(This comment serves only as a reminder to staff. No action is necessary from the applicant, and **this comment does not hinder approval.**)*

dreagan@hfrdesign.com Noted

kevin.long@franklin.tn.gov No sureties are associated with this Final Plat.

(No sureties were associated with site plan [COF# 6629 \(Highlands at Ladd Park PUD Subdivision, site plan, Section 36\)](#)).

*(This comment serves only as a reminder to staff. No action is necessary from the applicant, and **this comment does not hinder approval.**)*

Planning

Highlands at Ladd Park PUD Subdivision, final plat, section 36 - submittal 002.pdf

28. FWO and FFO

christopher.andrews@franklin.tn.gov The Board of Zoning Appeals must first approve the relocation of the 100-year flood line prior to this plat being recorded. The applicant shall first submit a BZA application and be heard by the BZA before this plat can be submitted to one-stop.

30. Plat Note

christopher.andrews@franklin.tn.gov The number of lots listed in the bottom right summary box is listed as 20, however, 18 single family and 1 open space lots are being created for a total of 19.

Applicant shall correct the total number of lots prior to one-stop submittal.

COF PROJECT # (6714)	
THE HIGHLANDS AT LADD PARK PUD SUBDIVISION, FINAL PLAT SECTION 36	
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE	
TOTAL ACRES: 32.819	TOTAL LOTS: 20
ACRES NEW STREETS: 1.018	FEET NEW STREETS: 755±
CIVIL DISTRICT: 10TH	CLOSURE ERROR: 1:10,000+
SHEET 1 OF 4	DATE: 05-14-18

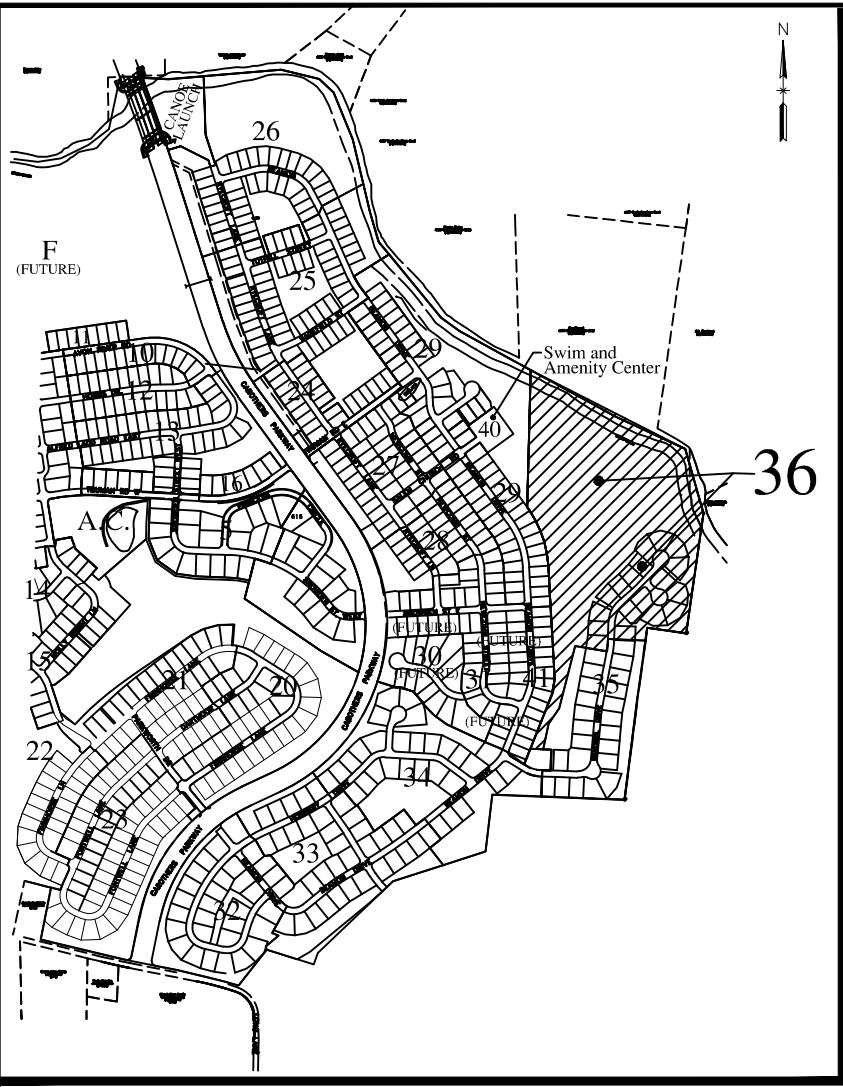
HFR PROJECT NO. 2018044

Water/Sewer

General Issues

29. MUD Water Layout

matt@m2groupplc.com Water layout on final plat does not match approved MUD plans. please correct.



VICINITY MAP
NOT TO SCALE

- NOTES:
- THE PURPOSE OF THIS PLAT IS TO CREATE 18 NEW RESIDENTIAL LOTS, 1 OPEN SPACE LOT AND DEDICATE ROW AND EASEMENTS FOR HIGHLANDS AT LADD PARK SECTION 36.
 - ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
 - UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES FOUND AT THE TIME OF SURVEY AND AVAILABLE MAPS AND RECORDS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
 - BY SCALING, GRAPHIC INTERPOLATION AND PLOTTING PORTIONS OF THE SUBJECT PROPERTY IS LOCATED IN ZONE "AE" AREAS DETERMINED TO BE IN THE SPECIAL FLOOD HAZARD AREA AND THE 100 YEAR FLOOD LINE IS AS SHOWN ON F.E.M.A. "FLOOD RATE INSURANCE MAP", MAP NOS. 47187C0355F & 47187C0360F, BOTH DATED: 9-29-06. PORTIONS OF THE OPEN SPACE MAY STILL BE WITHIN THE 100 YEAR FLOOD, BUT ALL OF THE LOT AREAS HAVE BEEN REMOVED PER LOMAR CASE #18-04-4096A APPROVED ON 05-11-2018 AS SHOWN HEREON.
 - 5' DRAINAGE AND UTILITY EASEMENT ALONG ALL EXTERIOR BOUNDARY LINES AND ALONG ROAD RIGHT-OF-WAYS, AND 5' ALONG EACH SIDE OF INTERIOR LOT LINES. SEE TYPICAL LOT DETAIL.
 - 5/8" IRON RODS WITH CAPS (●) SET AT ALL CORNERS UNLESS OTHERWISE SHOWN. SEE TYPICAL LOT DETAIL.
 - WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS SEWER, TELEPHONE AND WATER LINES) SHALL BE PLACED UNDERGROUND.
 - THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER.
 - STREET LIGHTS LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT DIRECTION OF MTEMC.
 - THIS PROPERTY IS FOUND ON WILLIAMSON COUNTY TAX MAP 106 AND BEING PARCELS 181.30, 181.36 & 181.47.
 - THIS PROPERTY IS ZONED R2 AND GCO-6/CONVENTIONAL. MINIMUM DEPTH=100', WIDTH AT SETBACK=63', SEE TYPICAL LOT DETAIL FOR SPECIFIC SETBACK AND EASEMENT INFORMATION FOR EACH LOT.
 - ALL MILCROFTON UTILITY DISTRICT (MUD) EASEMENTS ARE EXCLUSIVE EASEMENTS. NO EXCAVATION, BUILDING, STRUCTURE OR OBSTRUCTION OF ANY KIND MAY BE CONSTRUCTED OR PERMITTED WITHIN THE EASEMENTS, EXCEPT PAVEMENT FOR A DRIVEWAY THAT CROSSES AN EASEMENT. NO TREES OR SHRUBBERY MAY BE PLANTED WITHIN THE EASEMENTS. MUD WILL HAVE UNRESTRICTED ACCESS TO ALL OF ITS LINES, METERS, VALVES, VAULTS AND OTHER WATER SYSTEM FACILITIES WITHIN THE EASEMENTS WITHOUT SEEKING ANY FURTHER PERMISSION. MUD HAS THE RIGHT TO DISBURS OR REMOVE ANY IMPERMISSIBLE ITEMS WITHIN THE EASEMENTS. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY SUCH ITEMS AT THE PROPERTY OWNER'S EXPENSE.
 - THE 5' ACCESS EASEMENTS (AE) AS SHOWN HEREON SHALL CONTAIN CONCRETE SIDEWALK AND AND BE MAINTAINED BY THE HOA OR PROPERTY OWNERS.
 - ALL OPEN SPACE IS PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENT (PUDAE) AND SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNERS. MAINTENANCE OF ALL DRAINAGE EASEMENTS AND STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THE HOA. ALL SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE WITHIN PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOA. ALL PUBLIC FEATURES AND STRUCTURES PLACED WITHIN ANY OPEN SPACE SHALL HAVE PUBLIC ACCESS EASEMENT.
 - THERE IS A 3' MINIMUM GARAGE SETBACK FOR ALL STREET LOADED GARAGES MEASURED FROM THE FRONT FACADE OF THE HOUSE.
 - CURRENT OWNER HAS NO KNOWLEDGE OF ANY ENTITY HAVING MINERAL RIGHTS TO THE SUBJECT PROPERTY.
 - THERE SHALL BE A 15' MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT ALONG ALL ROW CREATED HEREON, EXCEPT WHERE THERE IS A PROPOSED MILCROFTON UTILITY DISTRICT WATERLINE (SEE NOTE 12).
 - ALL FRONT PROPERTY CORNERS THAT FALL WITHIN THE CONCRETE SIDEWALKS WILL NOT BE SET IN THE CONCRETE SIDEWALK, BUT SHALL HAVE AN OFFSET INSIDE THE LOT FOR A WITNESS PIN APPROXIMATELY 1' FROM BACK OF WALK.
 - NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS BETWEEN LOTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
 - NO OPAQUE FENCES ARE ALLOWED TO ABUT THE OPEN SPACE LOTS.
 - THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.
 - THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER OR HIS DESIGNEE.

PREPARED BY:

HFR DESIGN

214 Centerville Drive Suite 300
Brentwood, TN 37027
615.370.8530
hfrdesign.com

SURVEY DIVISION mwilliams@hfrdesign.com

Owner/Subdivider BLOCK:

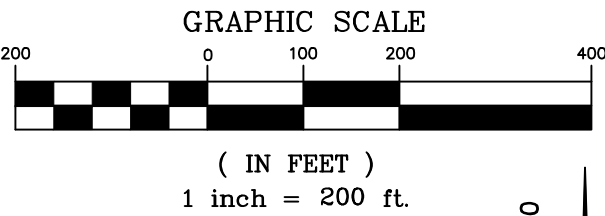
PROPT REALTY NASHVILLE, LLC
ATT. BENJAMIN W. HUGHEY MEMBER
305 CHURCH STREET, SUITE 715
HUNTSVILLE, AL 35801
PH. 256-319-7818
bhughey@propt.com

Owner/Subdivider:

TRILLIUM FARMS LP &
TEDEAN LP
ATT. PAUL ARNOLD
317 MAIN ST. SUITE 201
FRANKLIN, TN 37064
PH. 604-4197
parnold@trillium-ventures.com

LEGEND

PROPOSED FIRE-HYDRANT	○
PROPOSED LIGHT-POLE	□
CURB INLET	■
PROPOSED MANHOLE	○
5/8" IRON PIN SET THIS PLAT	●
UTILITY STUB OUT	○ ST
STREET ADDRESS	1008
PROPERTY/R.O.W. LINE	PUDE
PUBLIC UTILITY & DRAINAGE EASEMENT	
PROPOSED WATER LINE	
PROPOSED SEWER LINE	
PROPOSED 18" STORM LINE	
SANITARY SEWER EASEMENT	20' SSE
MILCROFTON EASEMENT	15' MUDEE
SEE NOTES 12 & 17	
ACCESS & PUBLIC UTILITY & DRAINAGE EASEMENT	5' AE & PUDE
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT	15' MTE
SEE NOTES 12 & 17	
MANHOLE DEPTH TAKEN FROM PLANS	D=11.2'
DRAINAGE EASEMENT TYPICAL	20' DE
PUBLIC UTILITY DRAINAGE & ACCESS EASEMENT	PUDAE



MAP 106, PARCEL 181.13
ROY DOUGLAS STEWART
BOOK 1915, PG. 821

MAP 106, PARCEL 181.08
CHARLES FOSTER
BOOK 3188, PG. 154

NEW 100 YEAR FLOOD (FFO) LINE
REVISED BY LOMAR CASE No.
16-04-1919A-470206 APPROVED 2-21-17
BZA CASE #6095 APPROVED ON 4-6-17

HIGHLANDS AT LADD PARK
SECTION 29
P.B. P66, PG. 122
OPEN SPACE

HIGHLANDS AT LADD PARK
SECTION 29
P.B. P66, PG. 122

SEE NOTE 14
OPEN SPACE
2063

MAP 106, PARCEL 181.30
TEDEAN, L.P.
BOOK 6296, PG. 979

NEW 100 YEAR FLOOD (FFO) LINE
REVISED BY LOMAR CASE No.
16-04-1919A-470206 APPROVED 2-21-17
BZA CASE #6095 APPROVED ON 4-6-17

TRILLIUM FARMS, L.P.,
MAP 106, PARCEL 181.36
D.B. 6337, PG. 680

FUTURE SEC. 31
MAP 106, PARCEL 181.38
THE JONES COMPANY OF TN
BOOK 6296, PG. 979 &

NEW 100 YEAR FLOOD (FFO) LINE
ALONG REAR LOT LINES REVISED BY
LOMAR CASE NO. 15-04-4314A
APPROVED ON 5-23-18 AND BZA
CASE #XXXX APPROVED ON
5-XX-18

HIGHLANDS AT LADD PARK
SECTION 34
P.B. P66, PG. 108

HARPETH RIVER

DELTA SPRINGS SUB.
P.B. P50, PG. 76

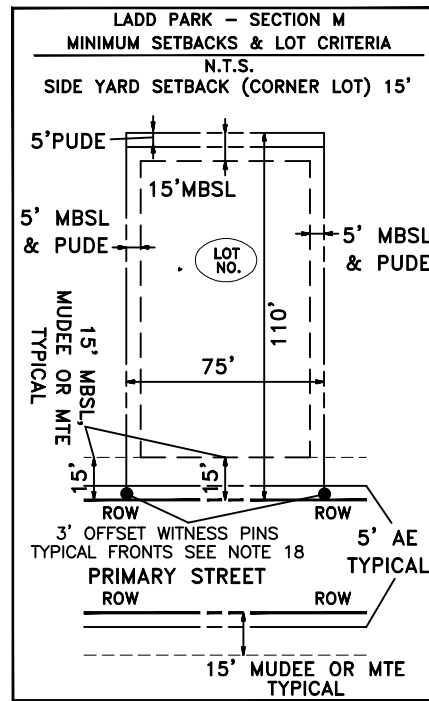
SINGLE FAMILY LOT PLANTING REQUIREMENTS:
The following canopy trees are required for each single-family lot:
There shall be a total of 48 trees required in Section 25.

Lot Size:	Canopy Trees Required (Min. 3" caliper)
Less than 10,000 square feet	2
10,001-12,500	3
12,501-20,000	4

NEW 100 YEAR FLOOD (FFO) LINE ALONG
REAR LOT LINES REVISED BY LOMAR CASE
No. 18-04-4096 APPROVED ON 5-16-18
BZA CASE #XXXX APPROVED ON 5-XX-18

100 YEAR FLOOD LINE (FFO)

TYPICAL LOT DETAIL



LOT AREA TABLE			REQUIRED 3" CALIPER TREES PER LOT	LOT AREA TABLE			REQUIRED 3" CALIPER TREES PER LOT
LOT NO.	SQ. FT.	ACRES		LOT NO.	SQ. FT.	ACRES	
829	11,571.33	0.266	3	840	13,723.24	0.315	4
830	11,250.00	0.258	3	841	13,597.46	0.312	4
831	12,303.26	0.282	3	842	14,218.96	0.326	4
832	11,785.77	0.271	3	843	14,633.68	0.336	4
833	11,249.99	0.258	3	844	13,756.53	0.316	4
834	11,837.04	0.272	3	845	16,052.25	0.369	4
835	11,512.47	0.264	3	846	11,700.00	0.269	4
836	13,909.15	0.319	4	TOTAL ROW	44,351.16	1.018	
837	13,571.12	0.312	4	OPEN SPACE 2063	1,151,507.11	26.435	
838	13,248.90	0.304	4	TOTAL	1,429,586.43	32.819	
839	13,807.00	0.317	4				

COF PROJECT # (6714)

THE HIGHLANDS AT LADD PARK PUD
SUBDIVISION, FINAL PLAT
SECTION 36

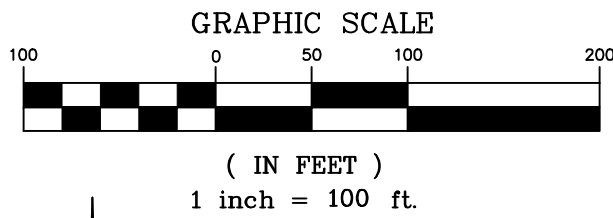
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 32.819 TOTAL LOTS: 20
ACRES NEW STREETS: 1.018 FEET NEW STREETS: 755±
CIVIL DISTRICT: 10TH CLOSURE ERROR: 1:10,000+
SHEET 1 OF 4 DATE: 05-14-18

HFR PROJECT NO. 2018044

LEGEND

PROPOSED FIRE HYDRANT	○
PROPOSED LIGHT POLE	□
CURB INLET / CATCH BASIN	■
PROPOSED MANHOLE	○
5/8" IRON PIN SET THIS PLAT	○
UTILITY STUB OUT	○
STREET ADDRESS	1008
PROPERTY/R.O.W. LINE	PUDE
PUBLIC UTILITY & DRAINAGE EASEMENT	
PROPOSED WATER LINE	S 8
PROPOSED SEWER LINE	S 8
PROPOSED 18" STORM LINE	
SANITARY SEWER EASEMENT	20' SSE
MILLCROFTON EASEMENT	15' MUDEE
SEE NOTES 12 & 17	
ACCESS & PUBLIC UTILITY & DRAINAGE EASEMENT	10' AE/PUDE
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT	15' MTE
MANHOLE DEPTH TAKEN FROM PLANS	D=11.2'
DRAINAGE EASEMENT TYPICAL	20' DE



ADSZONE 5301, FIPZONE 4100
S.P.C.S. NAD 83

CURVE DATA

NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C1	06-53-11	580.00'	34.90'	69.71'	69.67'	N05-48-14E
C2	24-10-37	170.00'	36.41'	71.73'	71.20'	N14-24-57E
C3	05-16-17	170.00'	7.83'	15.64'	15.64'	N29-08-24E
C4	17-17-27	170.00'	25.86'	51.30'	51.11'	N40-25-16E
C5	06-06-48	580.00'	30.97'	61.88'	61.85'	N45-44-38E
C6	00-15-58	580.00'	1.35'	2.69'	2.69'	N48-56-10E
C7	18-58-01	40.00'	5.67'	13.22'	13.16'	N53-13-15E
C8	46-08-01	40.00'	17.02'	32.18'	31.32'	N00-42-14E
C9	83-44-38	52.00'	46.61'	76.00'	69.42'	N19-31-33E
C10	58-26-12	52.00'	29.08'	53.04'	50.77'	S89-23-02E
C11	56-55-29	52.00'	28.13'	51.68'	49.58'	S81-42-12E
C12	58-29-50	52.00'	29.12'	53.09'	50.81'	S26-00-28W
C13	01-01-09	400.00'	5.56'	7.11'	7.11'	S54-44-48W
C14	02-54-37	400.00'	10.16'	20.32'	20.31'	S82-46-58W
C15	08-38-22	400.00'	30.21'	60.31'	60.26'	S47-00-27W
C16	84-49-03	20.00'	18.27'	29.61'	26.98'	S00-16-44W
C17	51-19-04	40.00'	19.22'	38.83'	34.64'	S87-47-19E
C18	53-17-14	56.00'	28.10'	52.08'	50.23'	S66-48-15E
C19	56-20-56	56.00'	29.99'	55.07'	52.88'	S11-59-10E
C20	56-52-59	56.00'	30.53'	58.60'	53.34'	S44-37-48W
C21	58-43-14	56.00'	31.50'	57.39'	54.91'	N77-34-06W
C22	57-23-46	56.00'	30.66'	56.10'	53.78'	N19-30-36W
C23	51-19-04	40.00'	19.22'	38.83'	34.64'	N16-28-15W
C24	93-46-59	20.00'	21.37'	32.74'	29.20'	N89-01-17W
C25	04-58-46	620.00'	26.96'	53.88'	53.87'	S46-34-37W
C26	46-44-22	130.00'	56.17'	106.05'	103.15'	S25-41-49W

LINE TABLE

NO.	BEARING	DIST.
1	S07-56-22W	79.84'
2	N87-40-21W	64.44'
3	N87-40-21W	40.00'
4	S02-19-39W	7.22'
5	N80-47-10W	72.43'
6	N87-46-26W	76.60'
7	N07-16-28E	84.64'
8	N03-17-57W	84.19'
9	N03-17-57W	63.00'
10	N03-17-04W	63.00'
11	N03-21-53W	64.23'
12	N07-07-17W	74.27'
13	N13-17-30W	74.27'
14	N19-27-43W	74.27'
15	N25-37-56W	74.27'
16	N31-53-37W	74.27'
17	N35-51-14W	14.24'
18	S07-56-22W	79.84'
19	S71-57-33E	55.11'
20	S16-26-46E	55.70'
21	N23-44-33E	52.23'
22	S41-47-31W	33.34'
23	S41-47-31W	29.88'

Owner/Subdivider BLOCK:
PROPST REALTY NASHVILLE, LLC ATT.
BENJAMIN W. HUGHEY MEMBER 305
CHURCH STREET, SUITE 715
HUNTSVILLE, AL 35801
PH. 256-319-7818
bhughey@propst.com

Owner/Subdivider:
TRILLIUM FARMS LP &
TEDEAN LP
ATT. PAUL ARNOLD
317 MAIN ST. SUITE 201
FRANKLIN, TN 37064
PH. 604-4197
parnold@trillium-ventures.com

PREPARED BY:

HFR DESIGN

214 Centerville Drive Suite 300
Brentwood, TN 37027
615.370.8530
hfrdesign.com

SURVEY DIVISION mwilliams@hfrdesign.com

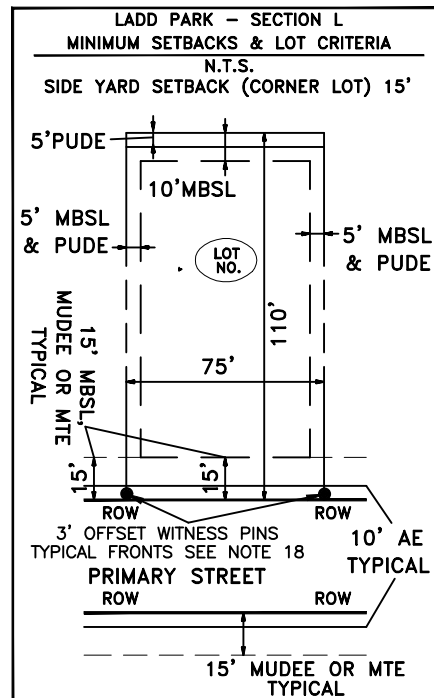
NEW 100 YEAR FLOOD (FFO)
LINE ALONG REAR LOT LINES
REVISED BY LOMAR CASE NO.
18-04-4096 APPROVED ON
5-16-18 BZA CASE #XXXX
APPROVED ON 5-XX-18

100 YEAR FLOOD LINE (FFO)

CERTIFICATE OF OWNERSHIP		CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES AND ADDRESSING	
I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon of record in SEE BELOW and adopt the plan of subdivision of the property shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered, or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.W.C., Tennessee, running with the title to the property I (We) further certify that there are no liens on this property, except as follows: Book _____, Page _____, R.O.W.C., Tennessee.		Subdivision name and street names approved by the Williamson County Emergency Management Agency. Williamson County Emergency Management Agency City of Franklin, Tennessee Date	
By: BENJAMIN W. HUGHEY, MEMBER PROPST REALTY NASHVILLE, LLC TAX MAP 106, PARCEL 181.47 BOOK 7093, PG. 339		Date: _____ Date: _____	
By: PAUL ARNOLD, OWNER TEDEAN, LP AND TRILLIUM FARMS, LP TAX MAP 106 PARCELS 181.30 BOOK 6296, PG. 979 & PARCEL 181.36 BOOK 6337, PG. 680		Date: _____ Date: _____	
CERTIFICATE OF SURVEY			
I (We) hereby certify that the subdivision plot as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plot correctly represents a survey made under my supervision on the _____ day of _____, 20____.			
Michael R. Williams TN RLS # 1906 HFR Design, Inc.			
CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS			
I hereby certify that: (1) the streets, drainage and sidewalks designated in THE HIGHLANDS AT LADD PARK PUD SUBDIVISION, SECTION 36 have been installed in accordance with City specifications, or (2) a performance agreement and surety in the amount of \$_____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems. amount of \$_____ for streets, \$_____ for drainage and \$_____ for sidewalks has been posted with the City of Franklin, Tennessee to assure completion of such improvements.			
Director Streets Department City of Franklin, Tennessee Date			
CERTIFICATE OF APPROVAL FOR RECORDING			
Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____, 20____, and this plat has been approved for recording in the Register's Office of Williamson County.			
Secretary: Franklin Municipal Planning Commission Date			
MTEMC CERTIFICATE OF APPROVAL FOR RECORDING			
Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of MTEMC, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTEMC website at www.mtemc.com (collectively the "Requirements"). No electric service will be provided until MTEMC's Requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's Requirements.			
Middle Tennessee Electric Membership Corporation Date			

LOT AREA TABLE			REQUIRED 3" CALIPER TREES PER LOT	LOT AREA TABLE			REQUIRED 3" CALIPER TREES PER LOT
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839	13,807.00	0.317	4				

TYPICAL LOT DETAIL



COF PROJECT # (6714)

THE HIGHLANDS AT LADD PARK PUD SUBDIVISION, FINAL PLAT SECTION 36

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

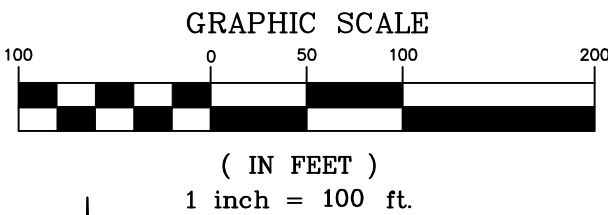
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CIVIL DISTRICT: 10TH CLOSURE ERROR: 1:10,000+

SHEET 2 OF 4 DATE: 05-14-18

LEGEND	
PROPOSED FIRE HYDRANT	○
PROPOSED LIGHT POLE	□
CURB INLET / CATCH BASIN	○
PROPOSED MANHOLE	○
5/8" IRON PIN SET THIS PLAT	●
UTILITY STUB OUT	○ ST
STREET ADDRESS	1008
PROPERTY/R.O.W. LINE	PUDE
PUBLIC UTILITY & DRAINAGE EASEMENT	
PROPOSED WATER LINE	
PROPOSED SEWER LINE	S 8
PROPOSED 18" STORM LINE	
SANITARY SEWER EASEMENT	20' SSF
MILLCROFTON EASEMENT	15' MUDEF
SEE NOTES 12 & 17	
ACCESS & PUBLIC UTILITY & DRAINAGE EASEMENT	10' AE/PUDE
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT	15' MTE
SEE NOTES 12 & 17	
MANHOLE DEPTH TAKEN FROM PLANS	D=11.2'
DRAINAGE EASEMENT TYPICAL	20' DE



LINE TABLE

NO.	BEARING	DIST.
1	S07-56-22W	79.84'
2	N87-40-21W	64.44'
3	N87-40-21W	40.00'
4	S02-19-39W	7.22'
5	N80-47-10W	72.43'
6	N87-46-26W	76.60'
7	N07-16-28E	84.64'
8	N03-17-57W	84.19'
9	N03-17-57W	63.00'
10	N03-17-04W	63.00'
11	N03-21-53W	64.23'
12	N07-07-17W	74.27'
13	N13-17-30W	74.27'
14	N19-27-43W	74.27'
15	N25-37-56W	74.27'
16	N31-53-37W	74.27'
17	N35-51-14W	14.24'
18	S07-56-22W	79.84'
19	S71-57-33E	55.11'
20	S16-26-46E	55.70'
21	N23-44-33E	52.23'
22	S41-47-31W	33.34'
23	S41-47-31W	29.88'

NEW 100 YEAR FLOOD (FFO) LINE
REVISED BY LOMAR CASE No.
16-04-1919A-470206 APPROVED 2-21-17
BZA CASE #6095 APPROVED ON 4-6-17

HIGHLANDS AT LADD PARK
SECTION 29
P.B. P66, PG. 122
OPEN SPACE

HIGHLANDS AT LADD PARK
SECTION 40
P.B. P65, PG. 134
"AMENITY CENTER"

HIGHLANDS AT LADD PARK
SECTION 29
P.B. P66, PG. 122

MAP 106, PARCEL 181.08
CHARLES FOSTER
BOOK 3186, PG. 154

MAP 106, PARCEL 181.13
ROY DOUGLAS STEWART
BOOK 1915, PG. 821

MAP 106, PARCEL 181.30
TEDEAN, L.P.
BOOK 6296, PG. 979

Owner/Subdivider BLOCK:
PROPST REALTY NASHVILLE, LLC ATT.
BENJAMIN W. HUGHEY MEMEBER 305
CHURCH STREET, SUITE 715
HUNTSVILLE, AL 35801
PH. 256-319-7818
bhughey@propst.com

Owner/Subdivider:
TRILLIUM FARMS LP &
TEDEAN LP
ATT. PAUL ARNOLD
317 MAIN ST. SUITE 201
FRANKLIN, TN 37064
PH. 604-4197
parnold@trillium-ventures.com

PREPARED BY:

HFR DESIGN

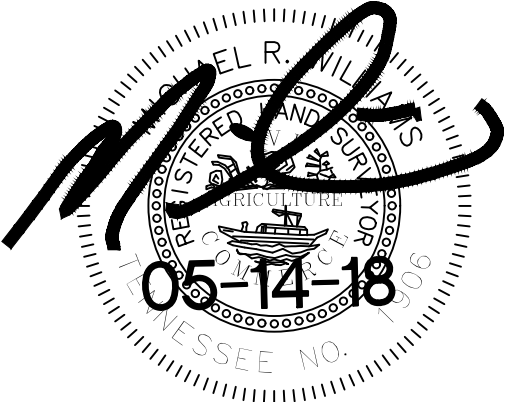
214 Centerview Drive Suite 300
Brentwood, TN 37027
615.370.8530
hfrdesign.com

SURVEY DIVISION mwiliams@hfrdesign.com



CERTIFICATE OF OWNERSHIP		CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES AND ADDRESSING	
I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon of record in SEE BELOW and adopt the plan of subdivision of the property shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered, or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.W.C., Tennessee, running with the title to the property I (We) further certify that there are no liens on this property, except as follows: Book _____, Page _____, R.O.W.C., Tennessee.		Subdivision name and street names approved by the Williamson County Emergency Management Agency.	
By: BENJAMIN W. HUGHEY, MEMBER PROPST REALTY NASHVILLE, LLC TAX MAP 106, PARCEL 181.47 BOOK 7093, PG. 339		Williamson County Emergency Management Agency Date	
By: PAUL ARNOLD, OWNER TEDEAN, LP AND TRILLIAM FARMS, LP TAX MAP 106 PARCELS 181.30 BOOK 6296, PG. 979 & PARCEL 181.36 BOOK 6337, PG. 680		City of Franklin, Tennessee Date	

CERTIFICATE OF SURVEY	
I (We) hereby certify that the subdivision plot as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plot correctly represents a survey made under my supervision on the _____ day of _____, 20____	
Michael R. Williams TN RLS # 1906 HFR Design, Inc.	



DELTA SPRINGS SUB.
P.B. P50, PG. 76

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS	
I hereby certify that: (1) the sewer systems designated in HIGHLANDS AT LADD PARK PUD SUBDIVISION, SECTION 36, Subdivision have been installed in accordance with City specifications, or (2) a performance agreement and surety in the amount of \$_____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.	

Director, Water Management Department City of Franklin, Tennessee (Where applicable)	Date
(3) a performance bond in the amount of \$_____ for the on site water system and/or \$_____ for off-site water system has been posted with the Milcrofton Utility District to assure completion of such systems.	

General Manger Milcrofton Utility District	Date
---	------

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS	
I hereby certify that: (1) the streets, drainage and sidewalks designated in THE HIGHLANDS AT LADD PARK PUD SUBDIVISION, SECTION 36 have been installed in accordance with City specifications, or amount of \$_____ for streets, \$_____ for drainage and \$_____ for sidewalks has been posted with the City of Franklin, Tennessee to assure completion of such improvements.	

Director Streets Department City of Franklin, Tennessee	Date
--	------

CERTIFICATE OF APPROVAL FOR RECORDING	
---------------------------------------	--

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____, 20____, and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary: Franklin Municipal Planning Commission	Date
---	------

MTEMC CERTIFICATE OF APPROVAL FOR RECORDING

Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of MTEMC, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTEMC website at www.mtemc.com (collectively the "Requirements"). No electric service will be provided until MTEMC's Requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's Requirements.

Middle Tennessee Electric Membership Corporation	Date
--	------

COF PROJECT # (6714)	
THE HIGHLANDS AT LADD PARK PUD SUBDIVISION, FINAL PLAT SECTION 36	
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE	
TOTAL ACRES: 32.819	TOTAL LOTS: 20
ACRES NEW STREETS: 1.018	FEET NEW STREETS: 755±
CIVIL DISTRICT: 10TH	CLOSURE ERROR: 1:10,000+
SHEET 3 OF 4	DATE: 05-14-18

LEGEND	
PROPOSED FIRE HYDRANT	○
PROPOSED LIGHT POLE	□
CURB INLET / CATCH BASIN	○
PROPOSED MANHOLE	○
5/8" IRON PIN SET THIS PLAT	●
UTILITY STUB OUT	○ ST
STREET ADDRESS	1008
PROPERTY/R.O.W. LINE	PUDE
PUBLIC UTILITY & DRAINAGE EASEMENT	
PROPOSED WATER LINE	
PROPOSED SEWER LINE	S 8
PROPOSED 18" STORM LINE	
SANITARY SEWER EASEMENT	20' SSE
MILLCROFTON EASEMENT	15' MUDEE
SEE NOTES 12 & 17	
ACCESS & PUBLIC UTILITY & DRAINAGE EASEMENT	10' AE/PUDE
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT	15' MTE
SEE NOTES 12 & 17	
MANHOLE DEPTH TAKEN FROM PLANS	D=11.2'
DRAINAGE EASEMENT TYPICAL	20' DE

LINE TABLE

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Owner/Subdivider BLOCK:
PROPST REALTY NASHVILLE, LLC ATT.
BENJAMIN W. HUGHEY MEMEBER 305
CHURCH STREET, SUITE 715
HUNTSVILLE, AL 35801
PH. 256-319-7818
bhughey@propst.com

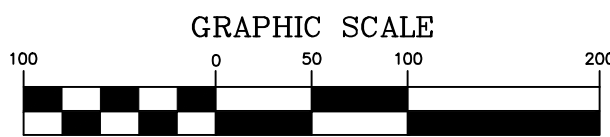
Owner/Subdivider:
TRILLIUM FARMS LP &
TEDEAN LP
ATT. PAUL ARNOLD
317 MAIN ST. SUITE 201
FRANKLIN, TN 37064
PH. 604-4197
parnold@trillium-ventures.com

PREPARED BY:

HFR DESIGN

214 Centerview Drive Suite 300
Brentwood, TN 37027
615.370.8530
hfrdesign.com

SURVEY DIVISION mwiliams@hfrdesign.com



(IN FEET)
1 inch = 100 ft.

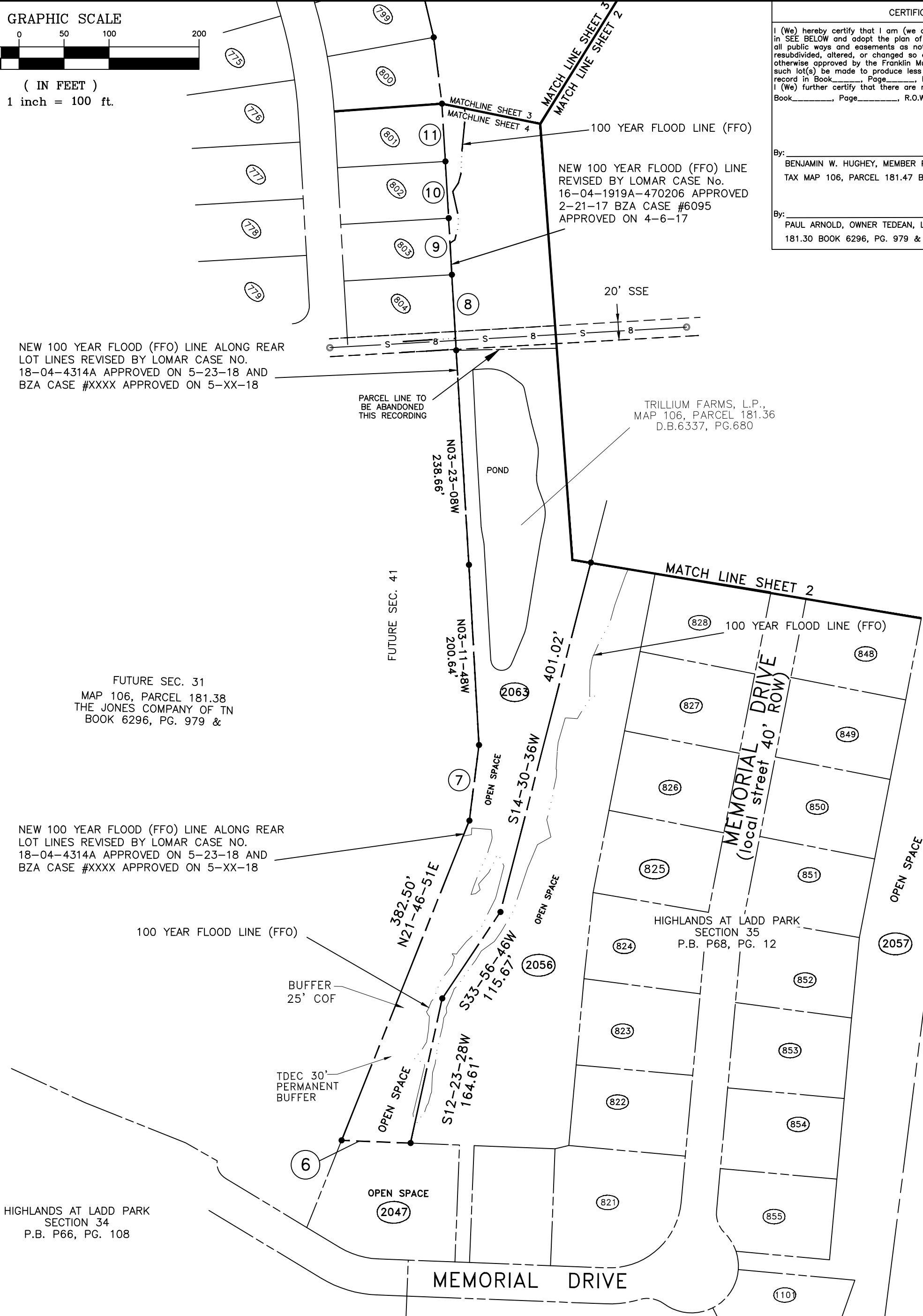
ADSZONE 5301, FIPZONE 4100
S.P.C.S. NAD 83

NEW 100 YEAR FLOOD (FFO) LINE ALONG REAR LOT LINES REVISED BY LOMAR CASE NO. 18-04-4314A APPROVED ON 5-23-18 AND BZA CASE #XXXX APPROVED ON 5-XX-18

FUTURE SEC. 31
MAP 106, PARCEL 181.38
THE JONES COMPANY OF TN
BOOK 6296, PG. 979 &

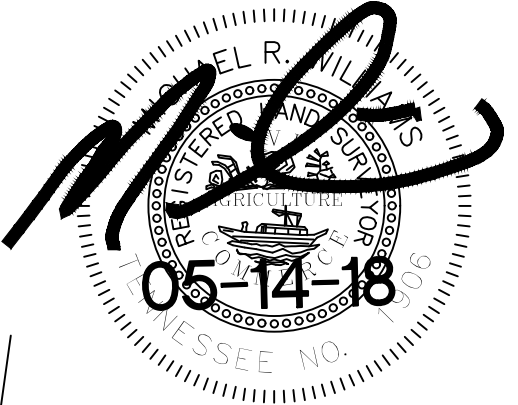
NEW 100 YEAR FLOOD (FFO) LINE ALONG REAR LOT LINES REVISED BY LOMAR CASE NO. 18-04-4314A APPROVED ON 5-23-18 AND BZA CASE #XXXX APPROVED ON 5-XX-18

HIGHLANDS AT LADD PARK
SECTION 34
P.B. P66, PG. 108



CERTIFICATE OF OWNERSHIP	CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES AND ADDRESSING
I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon of record in SEE BELOW and adopt the plan of subdivision of the property shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered, or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.W.C., Tennessee, running with the title to the property I (We) further certify that there are no liens on this property, except as follows: Book _____, Page _____, R.O.W.C., Tennessee.	Subdivision name and street names approved by the Williamson County Emergency Management Agency. Williamson County Emergency Management Agency City of Franklin, Tennessee
By: BENJAMIN W. HUGHEY, MEMBER PROPST REALTY NASHVILLE, LLC TAX MAP 106, PARCEL 181.47 BOOK 7093, PG. 339	Date Date
By: PAUL ARNOLD, OWNER TEDEAN, LP AND TRILLIUM FARMS, LP TAX MAP 106 PARCELS 181.30 BOOK 6296, PG. 979 & PARCEL 181.36 BOOK 6337, PG. 680	Date Date

CERTIFICATE OF SURVEY
I (We) hereby certify that the subdivision plot as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plot correctly represents a survey made under my supervision on the _____ day of _____, 20____.
Michael R. Williams TN RLS # 1906 HFR Design, Inc.



CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS
I hereby certify that: (1) the sewer systems designated in HIGHLANDS AT LADD PARK PUD SUBDIVISION, SECTION 36, Subdivision have been installed in accordance with City specifications, or (2) a performance agreement and surety in the amount of \$_____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.
Director, Water Management City of Franklin, Tennessee (Where applicable) (3) a performance bond in the amount of \$_____ for the on site water system and/or \$_____ for off-site water system has been posted with the Milcrofton Utility District to assure completion of such systems.
Date Date
General Manger Milcrofton Utility District
CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS
I hereby certify that: (1) the streets, drainage and sidewalks designated in THE HIGHLANDS AT LADD PARK PUD SUBDIVISION, SECTION 36 have been installed in accordance with City specifications, or amount of \$_____ for streets, \$_____ for drainage and \$_____ for sidewalks has been posted with the City of Franklin, Tennessee to assure completion of such improvements.
Director Streets Department City of Franklin, Tennessee
Date Date
CERTIFICATE OF APPROVAL FOR RECORDING
Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____, 20____, and this plat has been approved for recording in the Register's Office of Williamson County.
Secretary: Franklin Municipal Planning Commission
Date Date

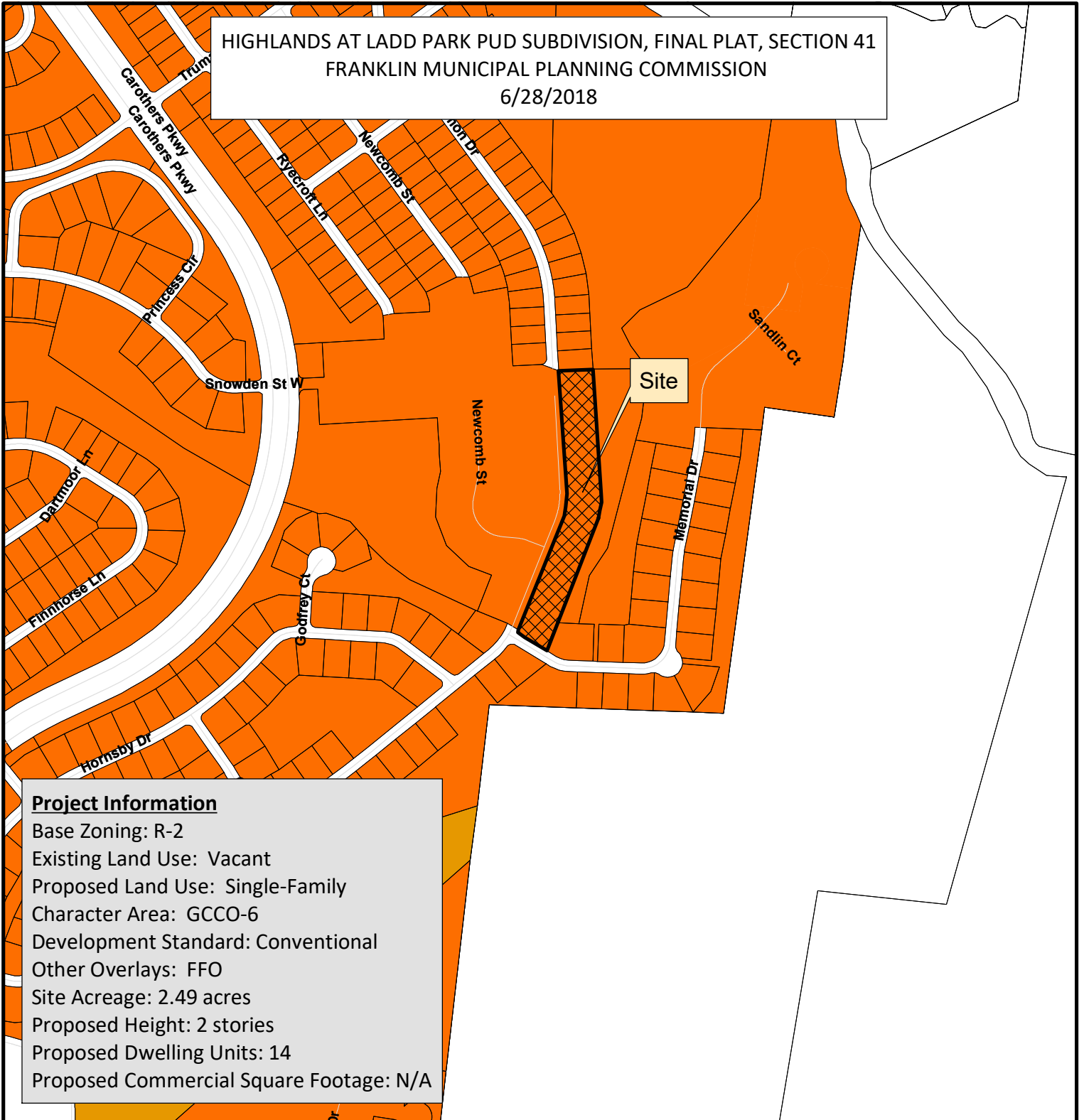
MTEMC CERTIFICATE OF APPROVAL FOR RECORDING

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Middle Tennessee Electric Membership Corporation
Date

COF PROJECT # (6714)	
THE HIGHLANDS AT LADD PARK PUD SUBDIVISION, FINAL PLAT SECTION 36	
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE	
TOTAL ACRES: 32.819	TOTAL LOTS: 20
ACRES NEW STREETS: 1.018	FEET NEW STREETS: 755±
CIVIL DISTRICT: 10TH	CLOSURE ERROR: 1:10,000+
SHEET 4 OF 4	DATE: 05-14-18

HIGHLANDS AT LADD PARK PUD SUBDIVISION, FINAL PLAT, SECTION 41
FRANKLIN MUNICIPAL PLANNING COMMISSION
6/28/2018



Project Information

Base Zoning: R-2
Existing Land Use: Vacant
Proposed Land Use: Single-Family
Character Area: GCCO-6
Development Standard: Conventional
Other Overlays: FFO
Site Acreage: 2.49 acres
Proposed Height: 2 stories
Proposed Dwelling Units: 14
Proposed Commercial Square Footage: N/A

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



0 125 250 500 750 1,000
Feet

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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CONDITIONS OF APPROVAL:

Open Issues: 3

Performance Agreement and Surety

General Issues

1. Engineering Sureties

kevin.long@franklintn.gov No sureties are associated with this Final Plat.

(No sureties were associated with site plan [COF# 6630 \(Highlands at Ladd Park PUD Subdivision, site plan, Section 41\)](#)).

*(This comment serves only as a reminder to staff. No action is necessary from the applicant, and **this comment does not hinder approval.**)*

dreagan@hfrdesign.com Noted

kevin.long@franklintn.gov No sureties are associated with this Final Plat.

(No sureties were associated with site plan [COF# 6630 \(Highlands at Ladd Park PUD Subdivision, site plan, Section 41\)](#)).

*(This comment serves only as a reminder to staff. No action is necessary from the applicant, and **this comment does not hinder approval.**)*

Planning

2018066-LADD SEC 41 PLAT-FIRST SUBMITTAL 5-14-18.pdf

11. FWO and FFO

joseph.bryan@franklintn.gov The Board of Zoning Appeals must first approve the relocation of the 100-year flood line prior to this plat being recorded. The applicant shall first submit a BZA application and be heard by the BZA before this plat can be submitted to one-stop.

dreagan@hfrdesign.com noted did not receive the approval from Fema to keep on tonights BZA it is on next months. Would like to get approval of plat and will not send to one-stop until BZA approved.

Zoning

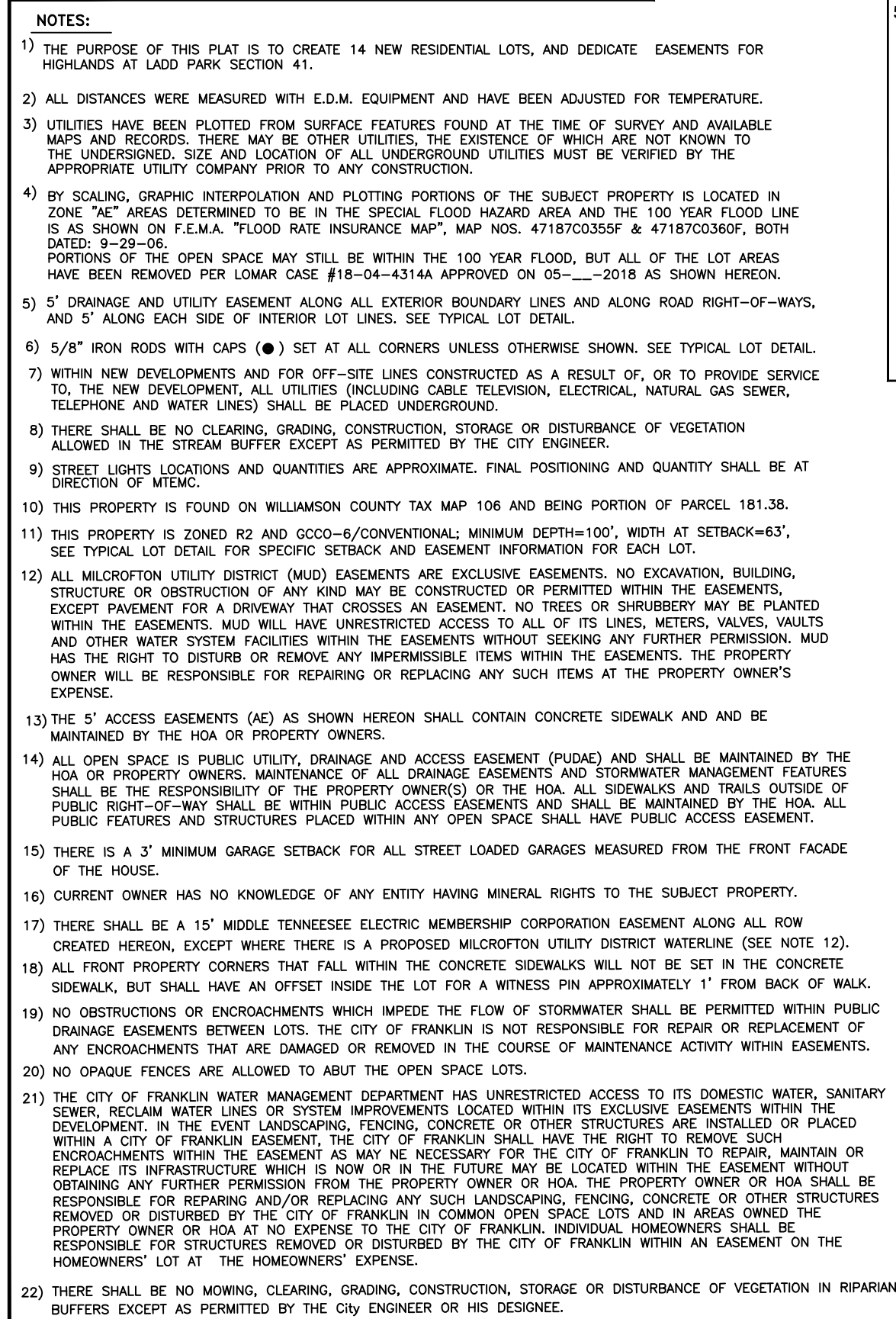
General Issues

13. FFO

shanna.mccoy@franklintn.gov The final plat shall not be recorded until the LOMR is approved and FFO boundary is relocated through BZA.

dreagan@hfrdesign.com Noted

shanna.mccoy@franklintn.gov Comment to remain open.
The final plat shall not be recorded until the LOMR is approved and FFO boundary is relocated through BZA.



TYPICAL LOT DETAIL

LADD PARK - SECTION M
 MINIMUM SETBACKS & LOT CRITERIA
 N.T.S.
 SIDE YARD SETBACK (CORNER LOT) 15'

Diagram illustrating the typical lot detail with setbacks and dimensions:

- Front Setback:** 5' PUDE (Public Use Development Encroachment)
- Side Setback:** 15' MBSL (Minimum Back Setback Line)
- Corner Setback:** 5' MBSL & PUDE (Minimum Back Setback Line & Public Use Development Encroachment)
- Lot Dimensions:**
 - Width: 75'
 - Depth: 110'
- Internal Features:**
 - LOT NO. (Lot Number)
 - ROW (Right of Way) lines
 - 3' OFFSET WITNESS PINS
 - TYPICAL FRONTS SEE NOTE 18
 - PRIMARY STREET
 - 5' AE (Average Elevation)
 - 15' MUDE OR MTE (Minimum Use Development Encroachment or Minimum Use Development Encroachment)

FUTURE SEC. 31
MAP 106, PARCEL 181.38
THE JONES COMPANY OF TN
BOOK 6296 PG 879



05-14-18

NEW 100 YEAR FLOOD (FFO) LINE ALONG REAR LOT
LINES REVISED BY LOMAR CASE NO. 18-04-4314A
APPROVED ON 5-23-18 AND BZA CASE #XXXX
APPROVED ON 5-XX-18

NEW 100 YEAR FLOOD (FFO) LINE ALONG REAR LOT
LINES REVISED BY LOMAR CASE NO. 18-04-4314A
APPROVED ON 5-23-18 AND BZA CASE #XXXX
APPROVED ON 5-XX-18

SINGLE FAMILY LOT PLANTING REQUIREMENTS: The following canopy trees are required for each single-family lot: There shall be a total of 48 trees required in Section 25.	
Lot Size:	Canopy Trees Required (Min. 3" caliper)
Less than 10,000 square feet	2
10,001-12,500	3
12,501 - 20,000	4

LOT AREA TABLE		REQUIRED 3" CALIPER TREES PER LOT		LOT AREA TABLE		REQUIRED 3" CALIPER TREES PER LOT	
LOT NO.	SQ. FT.	ACRES		LOT NO.	SQ. FT.	ACRES	
805	7,562.88	0.174	2	816	7,560.00	0.174	2
806	7,526.86	0.174	2	817	7,560.00	0.174	2
807	7,574.83	0.174	2	818	7,560.00	0.174	2
808	7,580.57	0.174	2	TOTAL	108,550.78	2.492	
809	7,577.72	0.174	2				
810	7,570.61	0.174	2				
811	8,403.59	0.193	2				
812	8,793.98	0.202	2				
813	8,117.74	0.186	2				
814	7,560.00	0.174	2				
815	7,560.00	0.174	2				

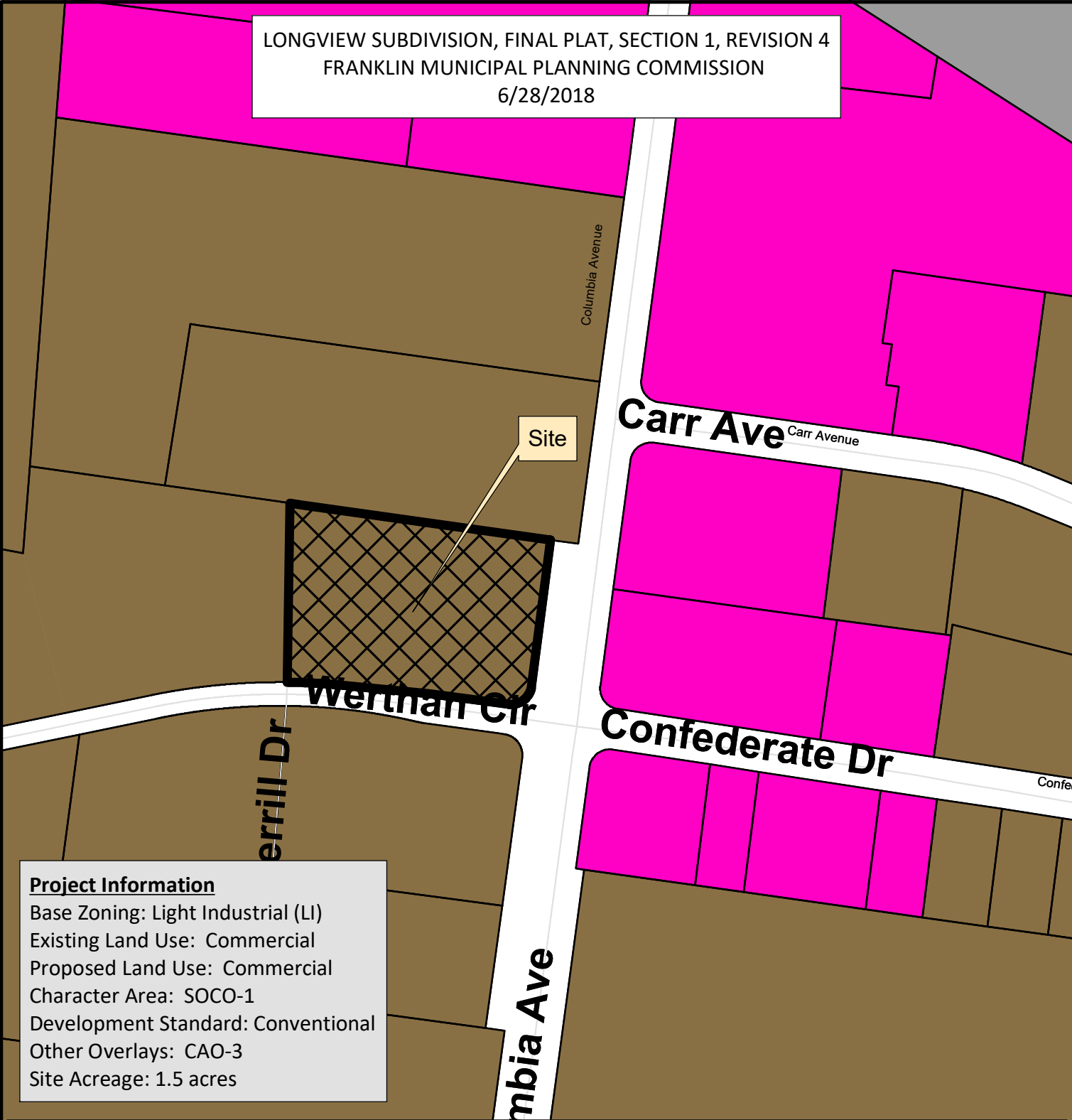
Middle Tennessee Electric Membership Corporation	Date
---	------

COF PROJECT # (6715)
THE HIGHLANDS AT LADD PARK PUD
SUBDIVISION, FINAL PLAT
SECTION 41
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 2.492 TOTAL LOTS: 14
ACRES NEW STREETS: 0 FEET NEW STREETS: 0
CIVIL DISTRICT: 9TH CLOSURE ERROR: 1:10,000
SCALE: 1"=100' DATE: 05-14-18

Owner/Subdivider:
THE JONES COMPANY OF TENNESSEE, LLC
ATT. JULIE ELLIS, CFO 1221 LIBERTY PIKE
FRANKLIN, TN 37067
PH. 615-595-5439
jellis@livejones.com

LONGVIEW SUBDIVISION, FINAL PLAT, SECTION 1, REVISION 4
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 6/28/2018



Project Information

Base Zoning: Light Industrial (LI)

Existing Land Use: Commercial

Proposed Land Use: Commercial

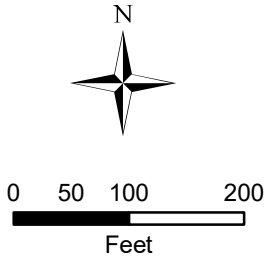
Character Area: SOCO-1

Development Standard: Conventional

Other Overlays: CAO-3

Site Acreage: 1.5 acres

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



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CONDITIONS OF APPROVAL:

Open Issues: 2 These issues are currently being filtered

Performance Agreement and Surety

General Issues

6. Engineering Sureties

kevin.long@franklintn.gov Any unposted sureties associated with this development from site plan [COF# 6653 \(Longview Subdivision, Site Plan, Section 1, Lot 13, \(Cornerstone Financial Credit Union\)\)](#) shall be transferred to this final plat as a condition of approval.

Stormwater

General Issues

19. Plats

jeff.willoughby@franklintn.gov Please state exactly

"Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA".

SURVEYOR'S NOTES:

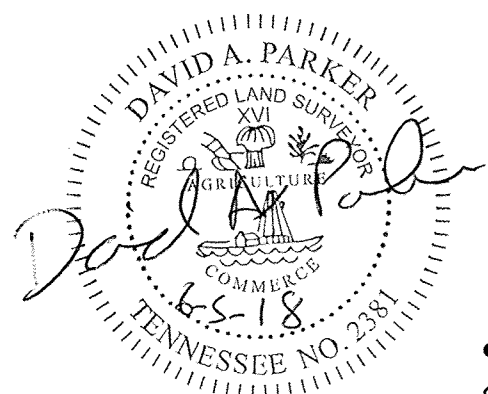
- THE PURPOSE OF THIS FINAL PLAT IS TO ADD AND MODIFY EASEMENTS, AND ABANDON THE 20' ARTERIAL BUFFER LOCATED ON LOT 13 AND OFF COLUMBIA AVENUE.
- PROPERTY SHOWN IS ZONED L-1 (LIGHT INDUSTRIAL - SUBURBAN).
- MINIMUM REQUIRED SETBACK LINES:
YARD FRONTING ANY STREET: 75 FT.
SIDE YARD: 25 FT.
REAR YARD: 25 FT.
- PROPERTY OWNER:
CORNERSTONE FINANCIAL CREDIT UNION, INC.
1701 21st AVENUE SOUTH
NASHVILLE, TN 37212
- SURVEYOR CONTACT: DAVID A. PARKER
SITE ENGINEERING CONSULTANTS, INC.
850 MIDDLE TENNESSEE BLVD.
MURFREESBORO, TN 37129
(615)890-7901 V
(615)895-2567 F
EMAIL: DPARKER@SEC-CIVIL.COM
- BEARING SYSTEM IS TENNESSEE STATE PLANE COORDINATES, ZONE 5301, FIPSZONE 4100: HORIZONTAL DATUM-NAD 83-96, VERTICAL DATUM-NAVD88
- SUBJECT PROPERTY IS IDENTIFIED ON WILLIAMSON COUNTY PROPERTY MAPS AS MAP 90, PARCEL 6.07.
- THIS PROPERTY LIES WITHIN ZONE X, NOT IN A SPECIAL FLOOD HAZARD AREA, AS DEFINED BY FEMA FIRM MAPS FOR WILLIAMSON COUNTY, TENNESSEE, MAP NUMBER 4787C0195 F, EFFECTIVE DATE SEPTEMBER 29, 2006.
- THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL OF THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. AVAILABILITY AND LOCATION OF UTILITIES SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.
- THE SITE SHOWN HEREON HAS ACCESS TO PUBLIC RIGHT-OF-WAY SHOWN AS WERTHAN CIRCLE.
- MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (M.T.E.M.C.) HAS A 40 FOOT EASEMENT, WHICH IS 20 FT. ON BOTH SIDES OF ANY EXISTING POWER POLE LINES, FOR ACCESS AND MAINTENANCE OF LINES.
- WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE, AND WATER LINES) SHALL BE PLACED UNDERGROUND.
- STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF M.T.E.M.C.
- LOT 13 SHALL HAVE NO ACCESS TO COLUMBIA AVENUE.
- BUILDINGS ON LOT 13 SHALL HAVE FRONT ELEVATIONS ON BOTH PUBLIC STREETS AND PRIVATE DRIVES WHEN FORMAL SITE PLANS ARE SUBMITTED.
- SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S).
- PROPERTY OWNER(S) SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES.
- NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
- THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.

REVISED: 6/5/18 PER CITY COMMENTS.

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES, AND ADDRESSING	
Subdivision Name and Street Names Approved by the Williamson County Emergency Management Agency.	
Williamson County Emergency Management Agency	Date
City of Franklin	Date

REGISTER'S OFFICE
(STATE OF TENNESSEE) WILLIAMSON COUNTY
Received for record the ____ day of _____,
____ at ____ o'clock ____ M. Noted in Note Book _____.
Page ____ and recorded in ____ Book _____.
Page ____ . Fee \$ ____.

WITNESS MY HAND, COUNTY REGISTRAR _____



CURVE TABLE:

CURVE	DELTA	RADIUS	ARC LENGTH	CRD BEARING	CRD LENGTH
C1	89°57'05"	25.00'	39.25'	S 52°31'36" W	35.34'
C2	4°24'27"	764.50'	58.81'	N 86°57'15" W	58.80'

LEGEND

- IPS SET IRON PIN (1/2" DIA. W/CAP)
- IPF FOUND IRON PIN (1/2" DIA. W/CAP)
- MON CONC. MONUMENT (4"x4" W/CAP)
- SINGLE CURB INLET
- DRAINAGE PIPE
- DOUBLE CURB INLET
- SANITARY SEWER W/ MANHOLE
- PROPOSED STORM LINES
- 8"W
- 8"S
- ST
- WATER LINE WITH FIRE HYDRANT
- GAS LINE
- EXIST. LAMP POST
- STREET ADDRESS

CERTIFICATE OF APPROVAL OF GAS SYSTEM	
I hereby certify that the following gas system outlined or indicated on the final subdivision plat entitled <u>SECTION 1, REVISION TO LOT 13 LONGVIEW SUBDIVISION</u> has been installed in accordance with current local and/or State Gov't requirements or a Security Bond in the amount of \$ _____ has been posted with Atmos Energy to assure completion of all required improvements in case of default.	
Atmos Energy	Date

CERTIFICATE OF OWNERSHIP	
I (We) hereby certify that I am (We are) the owner(s) of the property shown hereon as of record in Book 7113, Page 70, R.O.W.C., Tennessee, and adopt the plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered, or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book 4628, Page 525, R.O.W.C., Tennessee, running with the title to the property. I (We) further certify that there are no liens on this property, except as follows: Book _____, Page _____, R.O.W.C., Tennessee.	
Owner(s)	Date

CERTIFICATE OF SURVEY	
I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the ____ day of _____, 2018.	
Surveyor 2381	Date 6-5-18
Tenn. License No. _____	

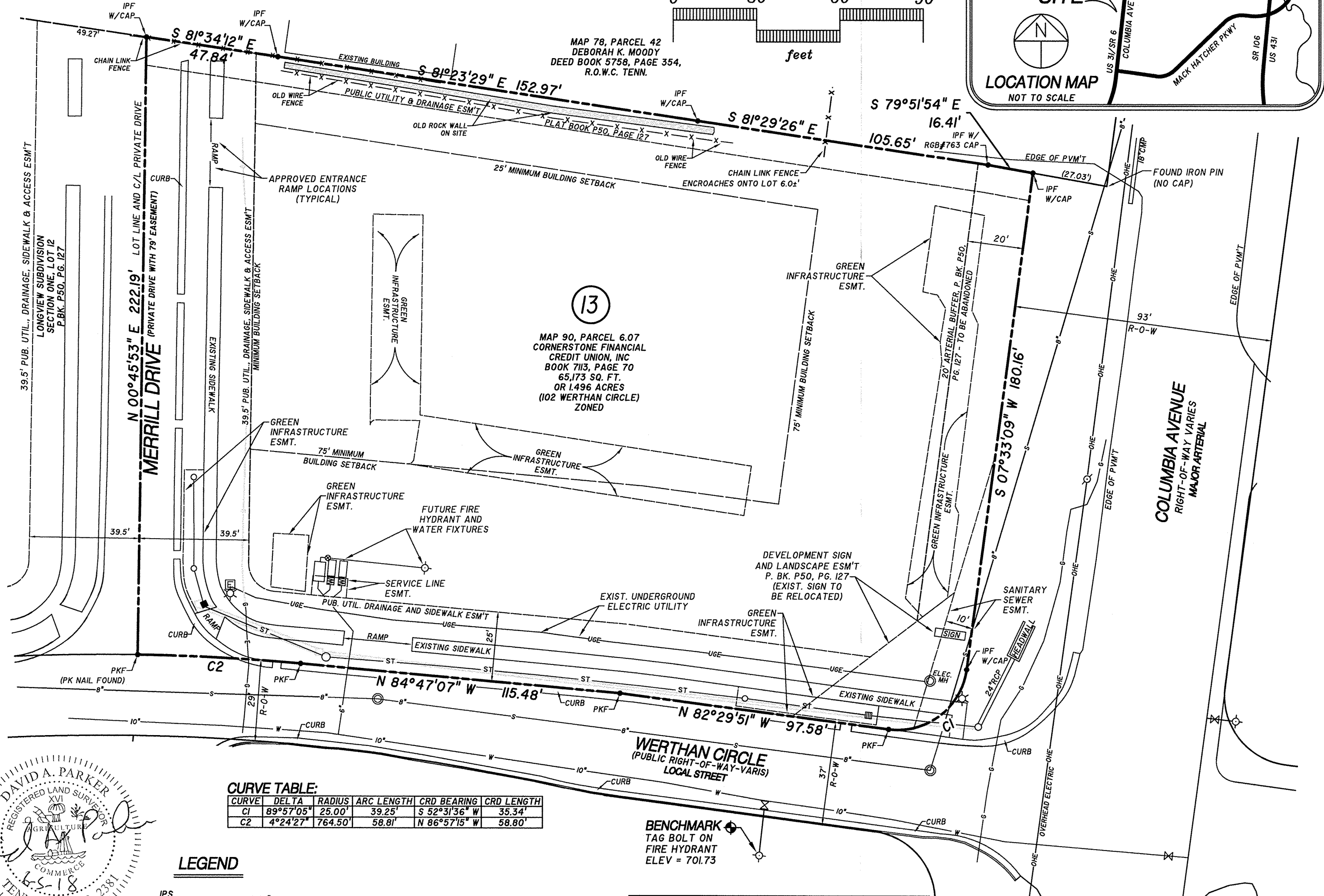
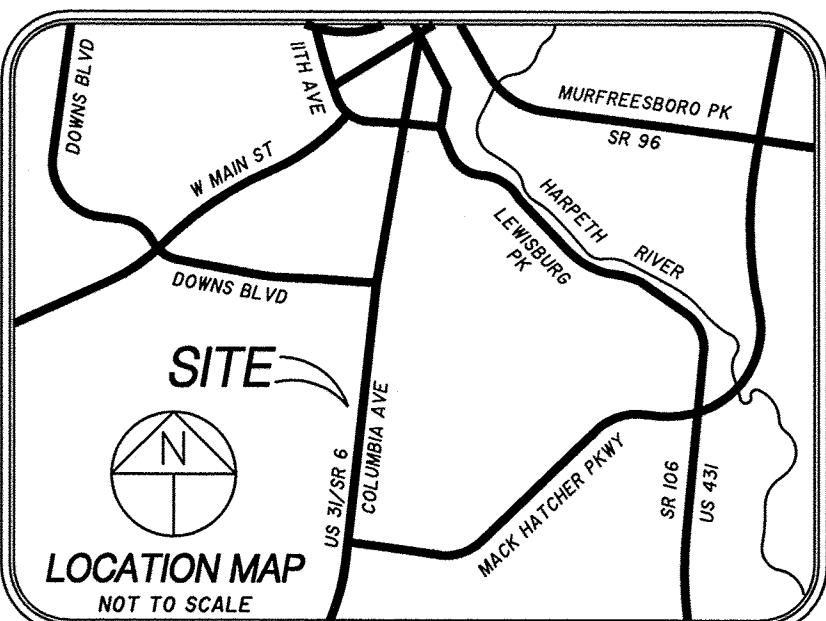
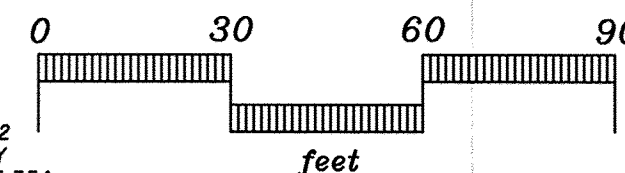
CERTIFICATE OF APPROVAL OF WATER & SEWER SYSTEMS	
I hereby certify that (1) the sewer system designated in <u>SECTION 1, REVISION TO LOT 13 LONGVIEW SUBDIVISION</u> has been installed in accordance with City specifications, or (2) a performance agreement and surety in the amount of \$ _____ for the water system, and \$ _____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.	
Director Water Management Dept.	Date
City of Franklin, Tenn.	

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE & SIDEWALKS	
I hereby certify that: (1) the streets, drainage & sidewalks designated in <u>SECTION 1, REVISION TO LOT 13 LONGVIEW SUBDIVISION</u> have been installed in accordance with City Specifications, or (2) a performance agreement and surety in the amount of \$ _____ for streets, \$ _____ for drainage, and \$ _____ for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.	
Director, Streets Department	Date
City of Franklin, Tenn.	

CERTIFICATE OF APPROVAL FOR RECORDING	
Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the ____ day of _____, and this plat has been approved for recording in the Register's Office of Williamson County.	
Secretary, Franklin Municipal Planning Commission	Date

FINAL SUBDIVISION PLAT	
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE	
AREA: 65,173 S. F. & 1.496 AC.	TOTAL LOTS: 1
ACRES NEW STREETS: N/A	FEET NEW STREETS: N/A
CIVIL DIST.: 9th	CLOSURE ERROR: 1:10000
SCALE: 1" = 30'	DATE: MAY 14, 2018

THE RECORDING OF THIS PLAT WILL VOID, VACATE AND SUPERCEDE THE PREVIOUS RECORDING OF LOT 13 ON A FINAL PLAT ENTITLED "LONGVIEW, SECTION ONE", AS RECORDED IN PLAT BOOK P50, PAGE 127, R.O.R.C., TN.



PEAK 10 SUBDIVISION, FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
6/28/2018

Carothers Pkwy

Site

Physicians Way

Project Information
Base Zoning: General Office (GO)
Existing Land Use: Commercial
Proposed Land Use: Commercial
Character Area: MECO-1
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 8.84
acres

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



0 50 100 200
Feet

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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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CONDITIONS OF APPROVAL:

Open Issues: 4 These issues are currently being filtered

Engineering - Final Plat Checklist

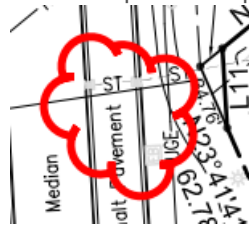
General Issues

10. C. Final Plat

joe.marlo@franklin.tn.gov The following is a newcomment based on newinformation shown.

Applicant shall provide all "black" line work on the plat to facilitate reproduction from the recorded mylar. Grayscale or screened line work becomes muddy and does not duplicate well when reproduced from mylar, which results in a lack of clarity and loss of information when the plat is reprinted.

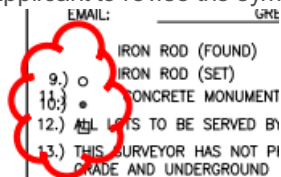
One example of multiple instances is shown below.



11. Linework

joe.marlo@franklin.tn.gov The following is a newcomment based on newinformation shown.

Applicant to revise the symbols clouded below to read correctly on the final plat.



Performance Agreement and Surety

General Issues

5. Engineering Sureties

kevin.long@franklin.tn.gov No sureties are associated with this Final Plat. Sureties posted with Site Plan in July 2015.

*(This comment serves only as a reminder to staff. No action is necessary from the applicant, and **this comment does not hinder approval.**)*

Water/Sewer

General Issues

12. MUD waterline

matt@m2groupplc.com Existing MUD waterline shown on final plat is not correct. please revised to accurately depict existing conditions. Show proposed easement to encompass new fire meter vault.

GENERAL NOTES:

- 1) THE PURPOSE OF THIS PLAT IS TO CREATE A LEGAL LOT OF RECORD AND SHOW THE DRAINAGE EASEMENTS, BIO-POND EASEMENTS AND 25' ACCESS EASEMENTS WHICH CROSS OVER AND THROUGH THE SUBJECT PROPERTY.
- 2) EXISTING ZONING: GO (GENERAL OFFICE DISTRICT) CHARACTER AREA: MECO-4 DEVELOPMENT STANDARD: CONVENTIONAL
- 3) ALL MINIMUM SETBACK REQUIREMENTS SHALL COMPLY WITH THE CITY OF FRANKLIN, TN ZONING ORDINANCE.
- 4) SUBJECT PROPERTY IS CURRENTLY IDENTIFIED AS PARCEL 41.04 ON WILLIAMSON COUNTY TAX MAP NO. 79.
- 5) STREET ADDRESS ARE SHOWN THUS [4600]

- 6) THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES WITHIN THE REQUIRED SETBACK LINES.
- 7) OWNER/SUBDIVIDER: C & Y PARTNERS, LLC ADDRESS: 103 FOREST CROSSING BLVD. FRANKLIN, TENNESSEE 37064 CONTACT: JIM CROSS TELEPHONE: (615) 656-4407 EMAIL: _____
- 8) SURETOR: JAMES TERRY & ASSOCIATES ADDRESS: 2526 MEADOWOOD DRIVE NASHVILLE, TENNESSEE 37214 CONTACT: GREG TERRY TELEPHONE: (615) 883-2918 EMAIL: GREG.JT@COMCAST.NET
- 9) IRON ROD (FOUND)
- 10) IRON ROD (SET)
- 11) CONCRETE MONUMENT (FOUND)
- 12) LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
- 13) THIS SURETOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES, ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPEARANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THIS SURETOR MAKES NO WARRANTY AS TO THE ACCURACY OF ANY INFORMATION PROVIDED HEREON. ANY UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, THE SURETOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED. TENNESSEE ONE CALL 1-800-351-1111.
- 14) THIS PROPERTY IS NOT WITHIN AN AREA OF FLOOD INUNDATION AS DESIGNATED BY CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, WHICH MAKE UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT AS SHOWN ON F.E.M.A. MAP NUMBER 47187C 0212 F, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2006.
- 15) WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES INCLUDING CABLE, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE, AND WATER LINES) SHALL BE PLACED UNDERGROUND.
- 16) LOTS SHALL CONFORM TO ALL REQUIREMENTS OF THE FRANKLIN ZONING ORDINANCE.
- 17) NO MINERAL RIGHTS FOUND BY THIS SURETOR. ANY MINERAL RIGHTS FOUND TO BE RETAINED BY OWNER.

OWNER: CENTURY INVESTMENT PARTNERS, INC.
ADDRESS: 103 FOREST CROSSING BLVD.
FRANKLIN, TENNESSEE 37064
CONTACT: JIM CROSS
TELEPHONE: (615) 656-4407
EMAIL: _____

- 18) BEARINGS SHOWN HEREON ARE REFERENCED TO TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.
- 19) MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
- 20) THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SEWER LINES LOCATED UNDERGROUND OR ABOVEGROUND, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE CITY OF FRANKLIN SHALL BE RESPONSIBLE FOR THE REPAIR, MAINTENANCE AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT A THE THE HOMEOWNERS' EXPENSE.

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY:

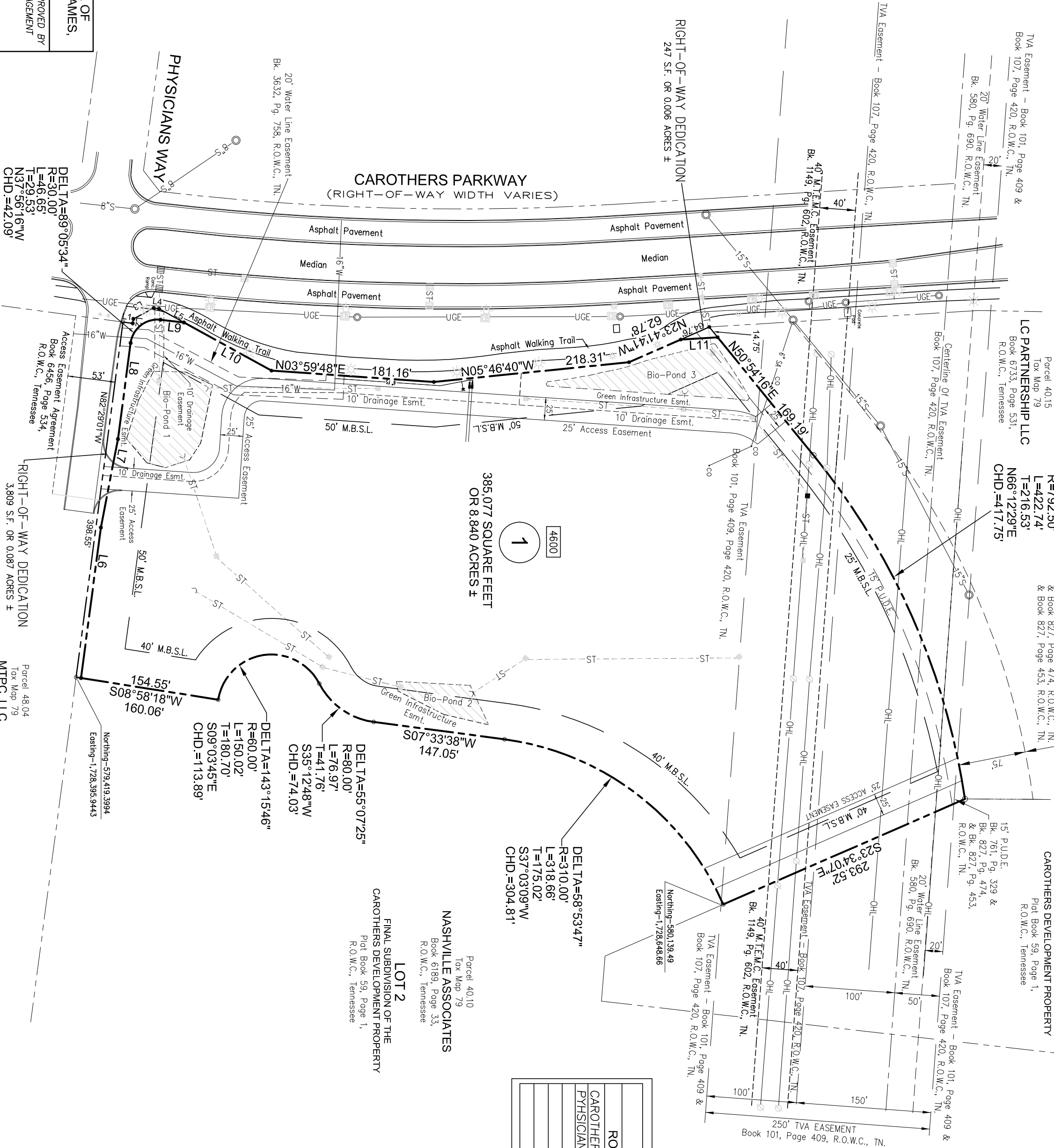
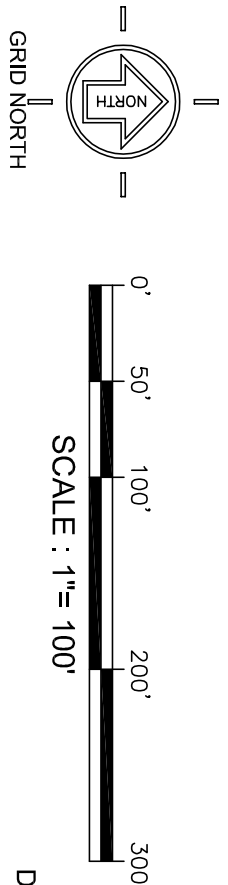
- (1) THE WATER SYSTEMS DESIGNATED IN "PEAK 10 SUBDIVISION" HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR
- (2) A PERFORMANCE BOND IN THE AMOUNT OF \$_____ FOR THE ON-SITE WATER SYSTEM AND \$_____ FOR THE OFF-SITE WATER SYSTEM HAS BEEN POSTED WITH THE WILLAMSON COUNTY DISTRICT TO ASSURE COMPLETION OF SUCH SYSTEMS.

WILLAMSON COUNTY EMERGENCY MANAGEMENT AGENCY
DATE: _____
CITY OF FRANKLIN
DATE: _____

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I (AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS EVIDENCED IN BOOK 6446, PAGE 422, R.O.W.C., TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED, NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BY MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS, AS OF RECORD IN BOOK _____, PAGE _____, R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LENS ON THE PROPERTY, EXCEPT AS FOLLOWS: BOOK _____, PAGE _____, R.O.W.C., TENNESSEE.

BY: C & Y PARTNERS, LLC
PARTNER
DATE: _____



- LEGEND
- Existing Iron Rod (R,C)
 - Iron Rod (Set) (R,N)
 - Manhole
 - Water Valve
 - Fire Hydrant
 - Metal Light Pole
 - Sign / Marker post
 - Sanitary Sewer
 - Water Line
 - Storm Sewer
 - Catch Basin
 - Electric Box

CERTIFICATE OF SURVEY

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT IS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THE SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 8TH DAY OF JANUARY, 2018.

Surveyor
2287
Tenn. License No. _____
Date: _____

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

- (1) THE SEWER SYSTEMS DESIGNATED IN "PEAK 10 SUBDIVISION" HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR
- (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.

DIRECTOR, SEWER DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
DATE: _____

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

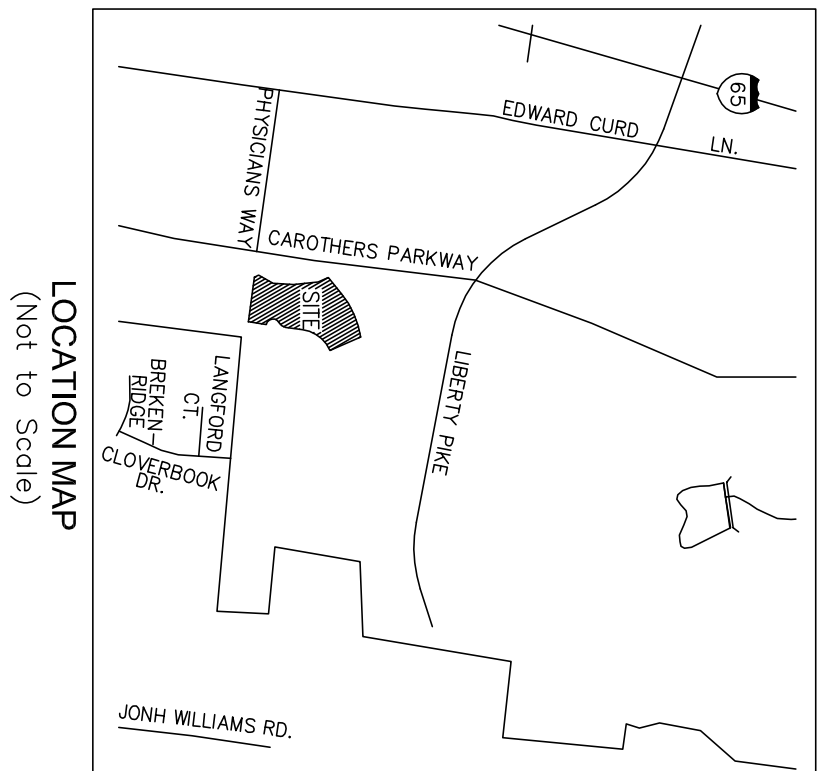
- (1) THE STREETS, DRAINAGE AND SIDEWALKS DESIGNATED IN "PEAK 10 SUBDIVISION" HAVE BEEN INSTALLED WITH CITY SPECIFICATIONS, OR
- (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____ FOR STREETS, \$_____ FOR DRAINAGE, AND \$_____ FOR SIDEWALKS HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

DIRECTOR, STREETS DEPARTMENT
CITY OF FRANKLIN, TENNESSEE
DATE: _____

CERTIFICATE OF APPROVAL FOR RECORDING

APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, FRANKLIN, WILLAMSON COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH CONDITIONS, IF ANY, AS ARE SET FORTH IN THE PLAT OF THE COMMISSION 2015, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTERS OFFICE OF WILLAMSON COUNTY, TENNESSEE.

SECRETARY
FRANKLIN MUNICIPAL PLANNING COMMISSION
DATE: _____



DEED REFERENCE
BEING THE SAME PROPERTY CONVEYED TO C & Y PARTNERS, LLC BY WARRANTY DEED AS OF RECORD IN BOOK 6446, PAGE 422
REGISTERS OFFICE FOR WILLAMSON COUNTY, TENNESSEE.

STREET CLASSIFICATION		
ROAD	CLASSIFICATION	WIDTH (FT)
CAROTHERS PKWY	MAJOR ARTERIAL	VARIES
PHYSICIANS WAY	LOCAL	53

LINE TABLE		
LINE	BEARING	LENGTH
L1	N07°38'59"E	11.00
L2	N82°21'01"W	5.00
L3	N28°05'01"W	25.58
L4	N06°36'31"E	6.01
L5	N28°49'48"E	31.73
L6	N82°29'03"W	168.91
L7	N79°03'02"W	100.18
L8	N82°29'03"W	107.80
L9	N06°36'31"E	26.36
L10	N28°49'48"E	111.09
L11	N03°30'00"W	41.21

FRANKLIN COF # 6619

FINAL PLAT

PEAK 10 SUBDIVISION

4600 Carothers Parkway
Parcel 41.04 On Tax Map 79
Franklin, Williamson County, TN,
9th Civil District

FINAL SUBDIVISION PLAT

FRANKLIN, WILLAMSON COUNTY, TENNESSEE

TOTAL ACRES: 8.840

TOTAL LOTS: 1

ACRES NEW STREETS: 0

FEET NEW STREETS: 0

CIVIL DISTRICT: 9th

CLOSURE ERROR: 1:10000

RESUBMIT: JANUARY 8, 2018

DATE: FEBRUARY 9, 2015

SCALE: 1"= 100'

RIZER POINT PUD SUBDIVISION, FINAL PLAT, SECTION 5
FRANKLIN MUNICIPAL PLANNING COMMISSION
06/28/2018

Site

Project Information

Base Zoning: SD-R
Existing Land Use: Vacant
Proposed Land Use: Detached Residential
Character Area: WHCO-2
Development Standard: Conventional
Other Overlays: FFO
Site Acreage: 12.68 acres
Proposed Height: 2 stories
Proposed Units: 8

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



0 125 250 500
Feet

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained herein.
All data and materials (c) copyright 2018. All rights reserved.

CONDITIONS OF APPROVAL:

Open Issues: 5 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

24. Greenway Trail Easement

lance.fittro@franklin.tn.gov As discussed, in order for the off-site trail easement across the land adjacent to the project site to be considered to satisfy park land dedication requirements, applicant shall dedicate the off-site 60' riparian buffer and trail easement by separate instrument. The primary function of the dedication should be shown to be for a riparian buffer, with an allowance for the greenway trail to be field-located within that 60-foot buffer. The separate instrument shall be recorded with Williamson County, and the applicant shall reference the recorded book and page number on this plat prior to One Stop submittal.

31. 0. General Information

joe.marlo@franklin.tn.gov With the resubmittal of the plat for One Stop, applicant shall provide a CAD file which is projected in Tennessee state plane coordinates, NAD 83, zone 4100/5301 for incorporation into the Franklin GIS database. The plat resubmittal may not be approved without the required CAD file.

Parks

General Issues

28. Parkland information

kevinl@franklin.tn.gov The exhibit will be recorded with this plat. Therefore the exhibit shall be shown before the plat can be recorded.

If the exhibit is not present at One Stop the project will be failed until we can view exhibit.
[Edited By Kevin Lindsey]

Performance Agreement and Surety

General Issues

1. Engineering Sureties

kevin.long@franklin.tn.gov (Comment restated for internal City of Franklin reference. No further action is necessary from the applicant, and **this comment does not hinder approval.**)

Any unposted sureties associated with this development from site plan(s) [COF# 6359 \(Rizer Point PUD Subdivision, site plan, section 5\)](#) shall be transferred to this final plat as a condition of approval.

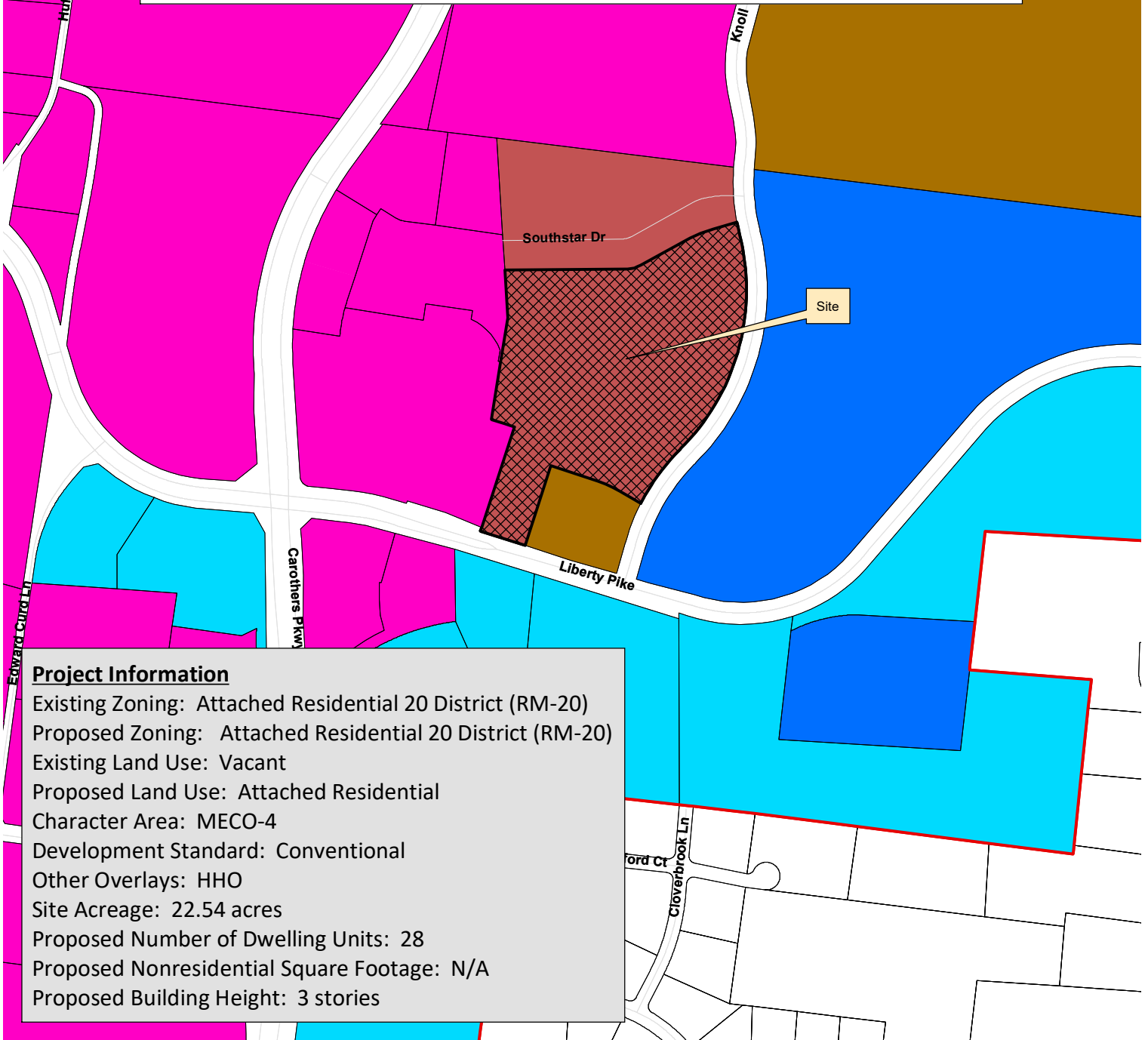
Planning

General Issues

29. HOA Documents

josh.king@franklin.tn.gov Applicant shall ensure HOA documents are on file with the Register of Deeds and City of Franklin to satisfy the Condition of Approval from the Development Plan revision before final approval of this final plat

THE STANDARD AT COOL SPRINGS SUBDIVISION, FINAL PLAT, REVISION 2, LOTS 2 AND 3
FRANKLIN MUNICIPAL PLANNING COMMISSION
6/28/2018



Project Information

Existing Zoning: Attached Residential 20 District (RM-20)
Proposed Zoning: Attached Residential 20 District (RM-20)
Existing Land Use: Vacant
Proposed Land Use: Attached Residential
Character Area: MECO-4
Development Standard: Conventional
Other Overlays: HHO
Site Acreage: 22.54 acres
Proposed Number of Dwelling Units: 28
Proposed Nonresidential Square Footage: N/A
Proposed Building Height: 3 stories

- | | |
|---|---------------------------------------|
| Standard At Cool Springs Subdivision, Lots 2-32, Preliminary Plat | SD-R Specific Development-Residential |
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 Residential District | CC Central Commercial District |
| R-3 Residential District | NC Neighborhood Commercial District |
| R-6 Residential District | GC General Commercial District |
| RM-10 Attached 10 Residential District | LI Light Industrial District |
| RM-15 Attached 15 Residential District | HI Heavy Industrial District |
| RM-20 Attached 20 Residential District | CI Civic and Institutional District |



0 250 500
Feet

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained herein.
All data and materials (c) copyright 2018. All rights reserved.

CONDITIONS OF APPROVAL:

Open Issues: 8

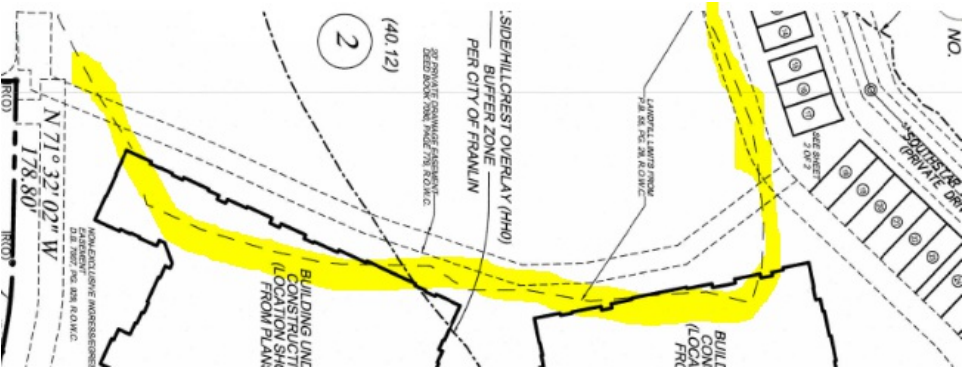
Engineering - Final Plat Checklist

General Issues

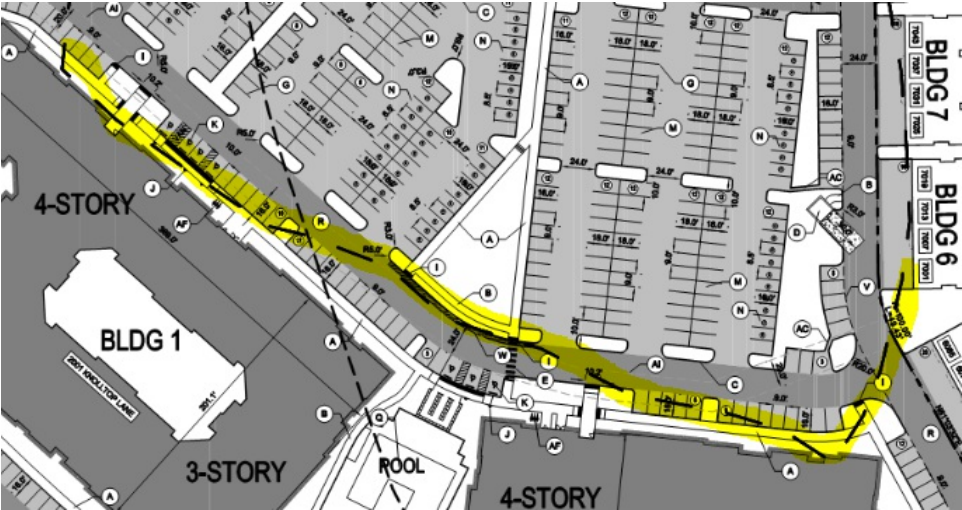
9. C. Final Plat

lance.fittro@franklintn.gov Applicant to verify location of landfill boundary vs. the proposed location of the buildings on Lot 2. As depicted, the landfill limits will extend into the footprint of the proposed buildings, but the Site Plan for Lot 2 (COF #6394) showed no overlap.

Current Plat:



Site Plan #6394:



brad.thomas@bwsc.net This item is under review, and research is being performed to verify the location of the landfill.

lance.fittro@franklintn.gov The previous comment, "Applicant to verify location of landfill boundary vs. the proposed location of the buildings on Lot 2. As depicted, the landfill limits will extend into the footprint of the proposed buildings, but the Site Plan for Lot 2 (COF #6394) showed no overlap." has not been addressed.

Applicant shall show the landfill limits such that there is no overlap between the landfill limits and the building footprints as indicated on the approved Site Plan.
[Edited By Lance Fittro]

14. C. Final Plat

lance.fittro@franklintn.gov	The land generally located north of Southstar Drive should be a separate lot as was previously indicated on the approved Preliminary Plat. This will also facilitate any planned dedication of the hillside to the City of Franklin for future maintenance and use of the proposed trail system.
brad.thomas@bwsc.net	Developer/Owner to coordinate the creation of easement to address this item.
lance.fittro@franklintn.gov	Applicant shall show the land generally located north of Southstar Drive as a separate lot as was previously indicated on the approved Preliminary Plat.

Performance Agreement and Surety

General Issues

2. Engineering Sureties

kevin.long@franklintn.gov	No sureties are associated with this Final Plat. Any associated sureties were posted with the original final plat.
brad.thomas@bwsc.net	No comment.
kevin.long@franklintn.gov	<i>(Comment restated for internal City of Franklin reference. No further action is necessary from the applicant, and this comment does not hinder approval.)</i> No sureties are associated with this Final Plat. Any associated sureties were posted with the original final plat.

Planning

2018_05_14_STANDARD_REV2_PLAT.pdf

17. Plat Note

christopher.andrews@franklintn.gov	"City of Franklin" is spelled incorrectly on face of the plat to designate the Hillside/Hillcrest Overlay District.
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3546124_2018_06_07_STANDARD_REV2_PLAT.pdf

18. Lots - Open Space Lots

christopher.andrews@franklintn.gov	Before submittal to One Stop, submitted plats shall reflect conversations with the property owner resulting in: • Creation of a lot for the parkland/hillside area north of Southstar Drive reflecting the lot lines that were on the preliminary plat (even though the hillside lot was labelled as part of Lot 2) • The addition of Southstar Drive into Lot 2, as well as the driveway from the interior of the multifamily parking lot to Southstar Drive • The revision back to individual lots for the open space areas between the townhouses, again, better reflecting what was shown on the preliminary plat
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Water/Sewer

General Issues

13. Utility easement

matt@m2groupplc.com	recently updated MUDEE easements along Liberty Pike need to be accurately shown.
brad.thomas@bwsc.net	No easement document found. I created a new easement per this plat.

2018_05_14_STANDARD_REV2_PLAT.pdf

1. General issues

bnutt@mvud.org

MVUD exclusive easement not shown for water line that runs along South Start Drive.

brad.thomas@bwsc.net

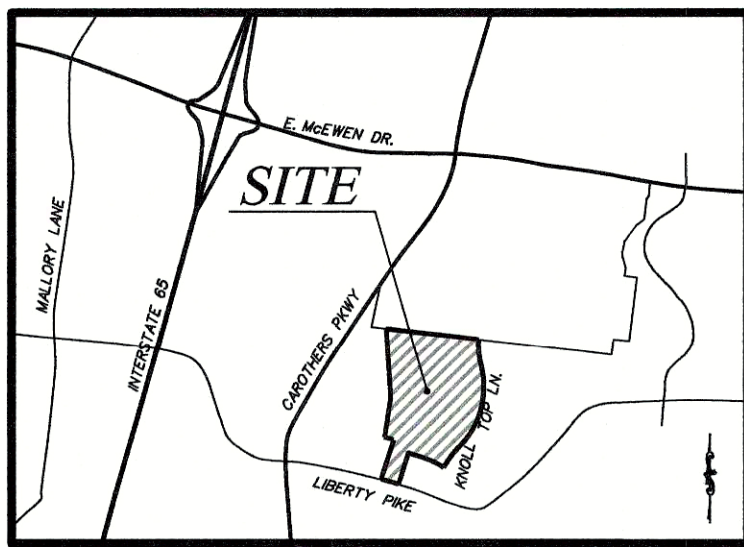
Added, but this easement will need to be abandoned and rerecorded.

3546124_2018_06_07_STANDARD_REV2_PLAT.pdf

16. MVUD water

bnutt@mvud.org

Developer must submit request and pay easement modification cost to MVUD for easement to be reviewed/abandoned.



VICINITY MAP
(N.T.S.)

CAROTHERS CROSSING EAST
PLAT BOOK 64, PAGE 148 R.O.W.C.

SS McEWEN, LLC
DEED BOOK 6602, PAGE 813,
R.O.W.C.

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I (AM WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS OF RECORD IN BOOK 7007, PAGE 928, R.O.W.C. AND BOOK 7002, PAGE 866, R.O.W.C. TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOTS AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOTS BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK _____, PAGE _____, R.O.W.C. TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS:
BOOK _____, PAGE _____, R.O.W.C.

OWNER(S) _____ DATE _____

OWNER(S) _____ DATE _____

CERTIFICATE OF SURVEY

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 18th DAY OF FEBRUARY, 2018.
DATE 2/18/2018
SURVEYOR
TN LICENSE NO. 2431

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT:
(1) THE SEWER SYSTEM DESIGNATED IN THE STANDARD SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$ _____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEM.

DIRECTOR WATER MANAGEMENT DEPARTMENT _____ DATE _____
CITY OF FRANKLIN, TENNESSEE

(1) THE WATER SYSTEM DESIGNATED IN THE STANDARD SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH MVD SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$ _____ FOR THE WATER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEM.

FUTURE DEVELOPMENT ON LOTS 1-2, OR ANY RESUBDIVISION THEREOF, SHALL REQUIRE PUBLIC WATER LINE IMPROVEMENTS. CONSTRUCTION DOCUMENTS AND DEDICATION OF EXCLUSIVE WATER LINE EASEMENTS TO BE REVIEWED AND APPROVED BY THE MVD IN ORDER TO MEET CURRENT WATER SYSTEM STANDARDS AND HYDRAULIC CONDITIONS OF THE DISTRICT WHICH MAY INCLUDE, BUT NOT LIMITED TO, EXTENSION OF PUBLIC WATER LINES INSIDE AND THROUGH LOTS 1-2.

WATER SYSTEM _____ DATE _____
MALLORY VALLEY UTILITY DISTRICT

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS

I HEREBY CERTIFY THAT:
(1) THE STREETS, DRAINAGE, AND SIDEWALKS DESIGNATED IN THE STANDARD SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$ _____ FOR STREETS, DRAINAGE, AND SIDEWALKS HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

DIRECTOR, STREETS DEPARTMENT _____ DATE _____
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL FOR RECORDING

APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH CONDITIONS, IF ANY, AS ARE NOTED IN THE PLANNING COMMISSION MINUTES FOR THE DAY OF _____, 2018, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY.

SECRETARY _____ DATE _____
FRANKLIN MUNICIPAL PLANNING COMMISSION

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES, AND ADDRESSING

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY.

WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY _____ DATE _____

CITY OF FRANKLIN _____ DATE _____

BARGE
DESIGN SOLUTIONS
615 Third Avenue South, Suite 700, Nashville, Tennessee 37210
PHONE (615)254-1500 FAX (615) 255-6572

SURVEYOR
BARGE DESIGN SOLUTIONS, INC.
615 3RD AVE. S., SUITE 700
NASHVILLE, TN 37210
PHONE: 615-252-4397 / FAX: 615-255-6572
EMAIL: BRAD.THOMAS@BARGEDSIGN.COM
CONTACT: BRAD THOMAS

OWNERS/DEVELOPERS
MOSBY COOL SPRINGS, LLC AND
GATEWAY MOSBY COOL SPRINGS, LLC
1921 GALLOW'S ROAD, SUITE 700
VIENNA, VA 22182

CONTACT: RAYMOND SMITH
(PARTNER - MIDDLEBURG)
3100 WEST END AVENUE,
SUITE 1060
NASHVILLE, TN 37203
rsmith@mdbgc.com
704-957-7036

SS McEWEN, LLC
DEED BOOK 6602, PAGE 813,
R.O.W.C.

CAROTHERS CROSSING EAST
SUBDIVISION FINAL PLAT REVISION 1
PLAT BOOK 65, PAGE 66, R.O.W.C.

(40)
MID COAST 7 LLC
DEED BOOK 7268, PAGE 136,
R.O.W.C.

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 $241.64'$



CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I (AM WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS OF RECORD IN BOOK 7807, PAGE 385, R.O.W.C. AND BOOK 7882, PAGE 866, R.O.W.C., TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK 7807, PAGE 385, R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS:
BOOK _____, PAGE _____, R.O.W.C.

OWNER(S) _____ DATE _____
OWNER(S) _____ DATE _____

CERTIFICATE OF SURVEY

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 18th DAY OF FEBRUARY, 2016.
SURVEYOR Brad T. Thomas DATE June 7, 2016
TN. LICENSE NO. 2431

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT:
(1) THE SEWER SYSTEM DESIGNATED IN THE STANDARD SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$ _____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEM.

DIRECTOR WATER MANAGEMENT DEPARTMENT _____ DATE _____
CITY OF FRANKLIN, TENNESSEE

(1) THE WATER SYSTEM DESIGNATED IN THE STANDARD SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH MVUD SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$ _____ FOR THE WATER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEM.

FUTURE DEVELOPMENT ON LOTS 1-2, OR ANY RESUBDIVISION THEREOF, SHALL REQUIRE PUBLIC WATER LINE IMPROVEMENTS. CONSTRUCTION DOCUMENTS AND DEDICATION OF EXCLUSIVE WATER LINE EASEMENTS TO BE REVIEWED AND APPROVED BY THE MVUD IN ORDER TO MEET CURRENT WATER SYSTEM STANDARDS AND HYDRAULIC CONDITIONS OF THE DISTRICT WHICH MAY INCLUDE, BUT NOT LIMITED TO, EXTENSION OF PUBLIC WATER LINES INSIDE AND THROUGH LOTS 1-2.

WATER SYSTEM: _____ DATE _____
MALLORY VALLEY UTILITY DISTRICT

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS

I HEREBY CERTIFY THAT:
(1) THE STREETS, DRAINAGE, AND SIDEWALKS DESIGNATED IN THE STANDARD SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$ _____ FOR STREETS & _____ FOR DRAINAGE AND 2. _____ FOR SIDEWALKS HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

DIRECTOR, STREETS DEPARTMENT _____ DATE _____
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL FOR RECORDING

APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH CONDITIONS, IF ANY, AS ARE NOTED IN THE PLANNING COMMISSION MINUTES FOR THE DAY OF _____, 2016, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY.

SECRETARY _____ DATE _____
FRANKLIN MUNICIPAL PLANNING COMMISSION

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES, AND ADDRESSING

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY.

WILLIAMSON COUNTY EMERGENCY _____ DATE _____
MANAGEMENT AGENCY

CITY OF FRANKLIN _____ DATE _____

BARGE
DESIGN SOLUTIONS
615 Third Avenue South, Suite 700, Nashville, Tennessee 37210
PHONE (615) 254-1500 FAX (615) 255-6572

LINE TABLE

LINE	BEARING	DISTANCE
L-1	S 51° 37' 17" E	9.05
L-3	S 0° 37' 9" E	54.53
L-4	S 89° 22' 51" W	21.75
L-7	S 0° 37' 9" E	58.72
L-8	S 89° 22' 51" W	23.62
L-9	N 0° 37' 9" W	58.63
L-37	N 89° 22' 51" E	23.62
L-38	S 0° 37' 9" E	50.55
L-40	N 0° 37' 9" W	50.55
L-41	N 89° 22' 51" E	24.42
L-44	N 0° 37' 9" W	46.77
L-45	N 89° 22' 51" E	24.42
L-46	S 0° 37' 9" E	42.69
L-49	N 89° 22' 51" E	23.62
L-50	S 0° 37' 9" E	44.50
L-52	N 0° 37' 9" W	44.50
L-53	N 89° 22' 51" E	23.63
L-55	S 89° 22' 51" W	23.62
L-56	N 0° 37' 9" W	54.67
L-57	N 89° 11' 1" E	24.42
L-59	S 89° 22' 51" W	24.42
L-62	S 0° 37' 9" E	56.15
L-63	S 89° 22' 51" W	24.42
L-66	S 0° 37' 9" E	49.56
L-70	S 0° 37' 9" E	49.64
L-76	S 0° 48' 59" E	49.01
L-80	S 0° 48' 59" E	49.01
L-104	S 61° 04' 17" W	24.33
L-128	S 70° 42' 24" W	0.95
L-129	S 68° 04' 42" W	23.80
L-130	S 62° 42' 27" W	23.63

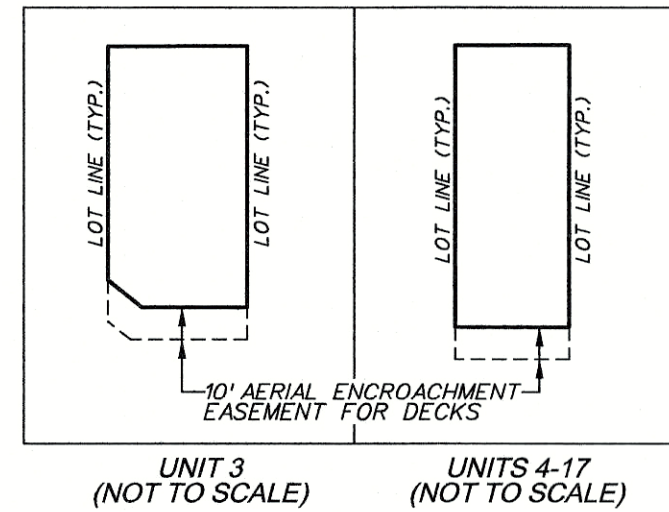
AREA TABLE

LOT NO.	SQ.FT.	ACRES
2	938,878	21.55
3	1,549	0.04
4	1,386	0.03
5	1,194	0.03
6	1,142	0.03
7	1,042	0.02
8	1,051	0.02
9	1,292	0.03
10	1,448	0.03
11	1,370	0.03
12	1,170	0.03
13	1,172	0.03
14	1,213	0.03
15	1,197	0.03
16	1,158	0.03
17	1,432	0.03
18	1,734	0.04
19	1,677	0.04
20	1,677	0.04
21	1,677	0.04
22	1,733	0.04
23	1,716	0.04
24	1,728	0.04
25	1,685	0.04
26	1,728	0.04
27	1,811	0.04
28	2,122	0.05
29	1,852	0.04
30	1,812	0.05
TOTAL	980,646	22.53

CURVE TABLE

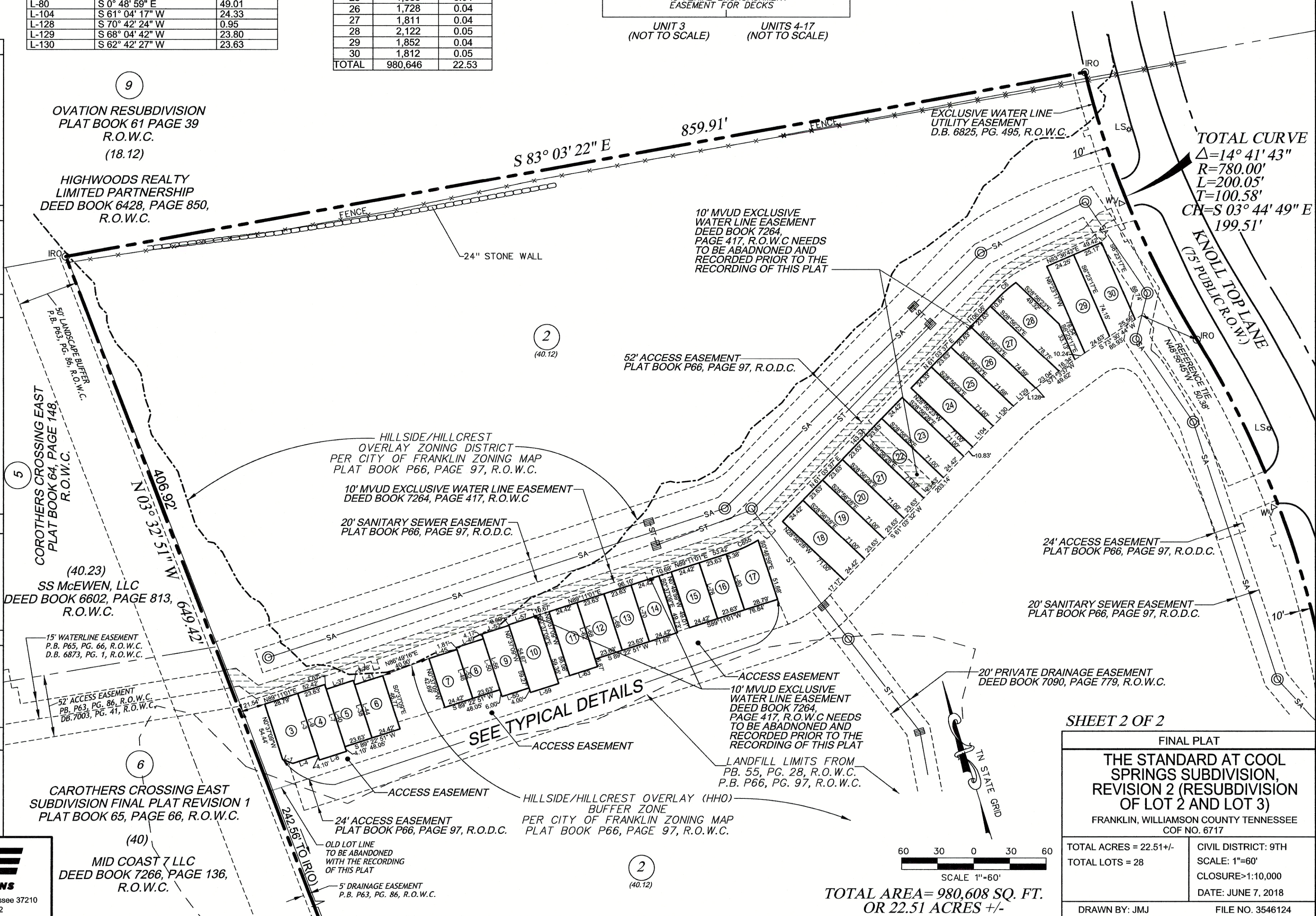
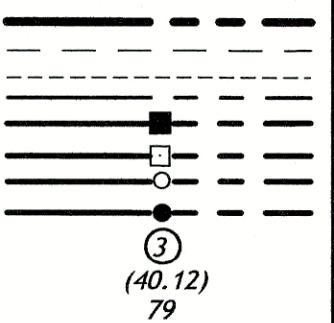
CURVE NO.	DELTA	RADIUS	TANGENT	ARC	CHORD BRG.	CHORD
C6	10° 39' 44"	97.00	9.05	18.05	N 66° 22' 29" E	18.02
C855	13° 0' 29"	104.00	11.86	23.61	N 82° 40' 46" E	23.56

TYPICAL DETAILS



LEGEND

Property ownership boundary
Building set-back line
Easement
Lot line
New Monument
Existing monuments
Iron Pin (O)
Iron Pin (N)
Lot number
Property map parcel number
Pertains to property map



SHEET 2 OF 2

FINAL PLAT

THE STANDARD AT COOL SPRINGS SUBDIVISION, REVISION 2 (RESUBDIVISION OF LOT 2 AND LOT 3)
FRANKLIN, WILLIAMSON COUNTY TENNESSEE
COF NO. 6717

TOTAL ACRES = 22.51 +/-
TOTAL LOTS = 28

CIVIL DISTRICT: 9TH
SCALE: 1"=60'
CLOSURE > 1:10,000
DATE: JUNE 7, 2018

DRAWN BY: JMJ

FILE NO. 3546124

WESTHAVEN PUD SUBDIVISION, FINAL PLAT, SECTION 7, REVISION 1, LOT 506
WESTHAVEN PUD SUBDIVISION, FINAL PLAT, SECTION 27, REVISION 1, LOT 1200
FRANKLIN MUNICIPAL PLANNING COMMISSION
06/28/2018

Site

Wild Elm St

Project Information

Base Zoning: SD-R
Existing Land Use: Detached Residential
Proposed Land Use: Detached Residential
Character Area: WHCO-1
Development Standard: Traditional
Other Overlays: N/A
Site Acreage: 0.40 acres
Proposed Height: 2 stories

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



0 37.5 75 150
Feet

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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained herein.
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CONDITIONS OF APPROVAL:

Open Issues: 5 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

16. FEMA Map Date

joe.marlo@franklintn.gov Comment not adequately addressed. The resubmitted plat still shows the incorrect effective date.

The FEMA FIRM Map date appears to be incorrect. A screenshot of the FEMA site is shown below. Applicant to revise plat to reflect the correct effective date (9/29/2006).



Performance Agreement and Surety

General Issues

5. Engineering Sureties

kevin.long@franklintn.gov No sureties are associated with this Final Plat.

*(This comment serves only as a reminder to staff. No action is necessary from the applicant, and **this comment does not hinder approval.**)*

Planning

General Issues

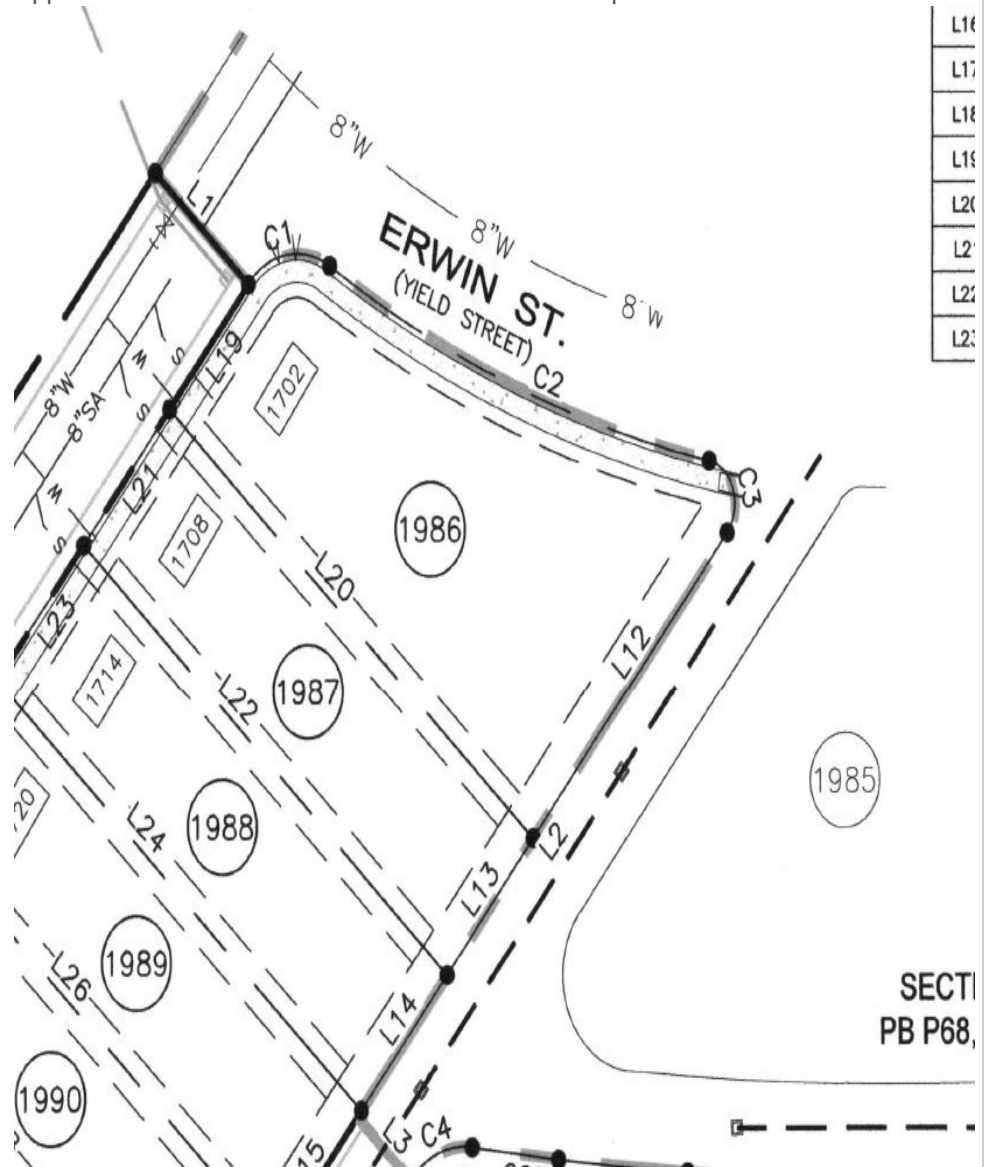
22. Void Vacate Note

josh.king@franklintn.gov Applicant shall put the void vacate language in a separate note not in the purpose statement.

[180311sealed.PDF](#)

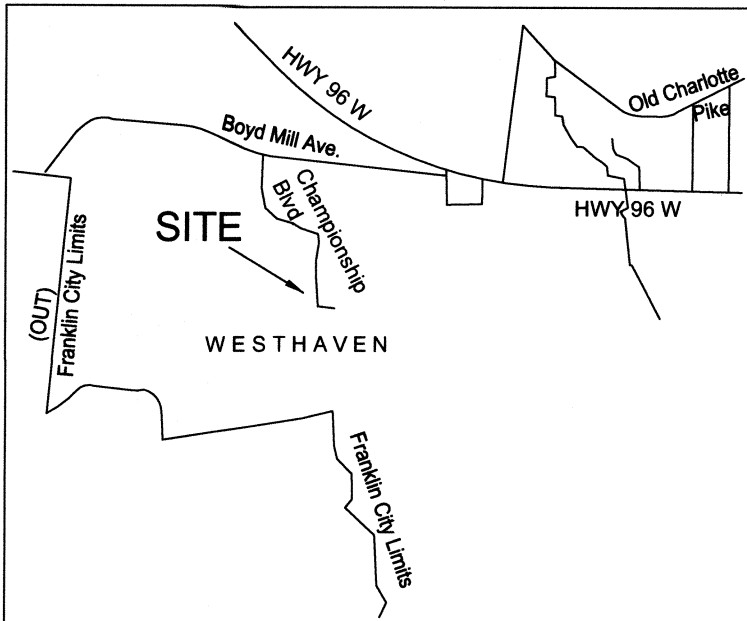
23. Labels

josh.king@franklinton.gov Applicant shall Label "LOT 506" in a circle. See example below.



24. Labels

josh.king@franklinton.gov Applicant shall label Lot 1200 in the same way as lot 506 and add the label Lot to be abandoned to the Lot 1200 label. Also use a lighter weight pen and put the number in a dashed circle.



VICINITY MAP NOT TO SCALE

Owners: Zachary Q. Keim and wife, Velvet R. Keim
303 Morning Mist Lane
Franklin, TN 37064

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES, AND ADDRESSING

Subdivision name and street names approved by the Williamson County
Emergency Management Agency.

Williamson County Emergency Management Agency _____ Date

City of Franklin _____ Date

CERTIFICATE OF OWNERSHIP

I (we) hereby certify that I am (we are) the owner(s) of the property
shown hereon as of record in Book 4256, Page 543, and Book 5105,
Page 802 R.O.W.C., Tennessee, and adopt the plan of subdivision of
the property as shown hereon and dedicate all public ways and
easements as noted. No lot(s) as shown hereon shall again be
subdivided, resubdivided, altered, or changed so as to produce less
area than is hereby established until otherwise approved by the Franklin
Municipal Planning Commission, and under no condition shall such lot(s)
be made to produce less area than is prescribed by the restrictive
covenants as of record in Book _____ Page _____
Tennessee, running with the title to the property. I (we) further certify
that there are no liens on this property, except as follows: Book _____
Page _____, R.O.W.C.

Owner _____ Date

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify that:

(1) the sewer system designated in Westhaven Subdivision, Section 7 has
been installed in accordance with City specifications, or

(2) a performance agreement and surety in the amount of \$ _____ for
the sewer system has been posted with the City of Franklin, Tennessee to
assure completion of such system.

Director Water Management Department _____ Date
City of Franklin, Tennessee

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION

Middle Tennessee Electric Membership Corporation (MTEMC) will provide
electric service to the subject property according to the normal operating
practices of MTEMC as defined in the rules and regulations, bylaws, policy
bulletins and operational bulletins of MTEMC, and in accordance with the plat
approval checklist, tree planting guidelines and other regulations contained on
the MTEMC website at www.mtemc.com (collectively the "Requirements"). No
electric service will be provided until MTEMC's Requirements have been met
and approved in writing by an authorized representative of MTEMC. Any
approval is, at all times, contingent upon continuing compliance with MTEMC's
Requirements.

Date _____ Middle Tennessee Electric Membership Corporation

CERTIFICATE OF APPROVAL OF RECORDING

Approved by the Franklin Municipal Planning Commission, Franklin,
Williamson County, Tennessee, with the exception of such conditions, if any,
as are noted in the Planning Commission minutes for the _____ day
of _____, 20____, and this plat has been approved for recording in the
Register's Office of Williamson County, Tennessee.

Secretary _____ Date
Franklin Municipal Planning Commission

NOTE: The purpose of this survey is to combine Lot
506 of Westhaven Subdivision, Section 7 to Lot 1200
of Westhaven Pud Subdivision, Section 27. Lot 506 of
Westhaven Subdivision, Section 7, Plat Book 43, Page
69 and Lot 1200 of Wesshaven Pud Subdivision,
Section 27, Plat Book 53, Page 18 are to be voided
with this new plat.

LEGEND

	PROPERTY LINE
	PROPERTY ADJOINER LINE
	FENCE LINE
	CENTERLINE OF ROAD
	WATER LINE
	SEWER LINE
	1/2" REBAR WITH L.I. SMITH CAP SET
	1/2" REBAR FOUND
	UNMARKED POINT
	WATER METER
	ELECTRIC TRANSFORMER
	SEWER MANHOLE

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that:

(1) the water system designated in Westhaven Subdivision, Section 7
has been installed in accordance with City Specifications, or

(2) a performance agreement and surety in the amount of \$ _____ for the
water system has been posted with HB&TS Utility District to assure completion
of such system.

HB&TS Utility District _____ Date

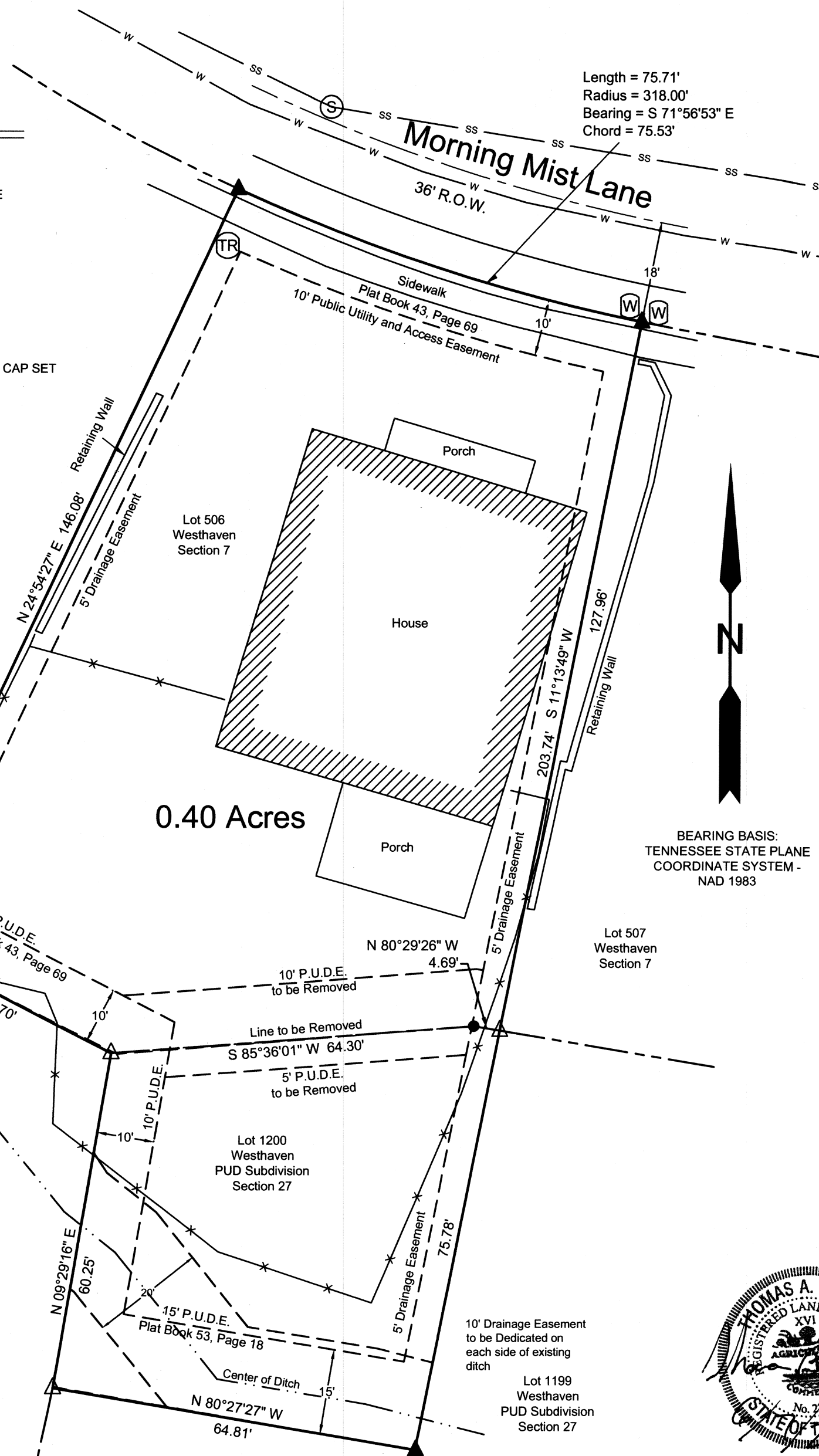
CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE AND SIDEWALKS

I hereby certify that :

(1) the streets, drainage, and sidewalks designated in Westhaven
Subdivision, Section 7 have been installed in accordance with City
specifications, or

(2) a performance agreement and surety in the amount of \$ _____
for streets, \$ _____ for drainage, and \$ _____ for sidewalks has
been posted with the City of Franklin, Tennessee, to assure
completion of such improvements.

Director, Streets Department _____ Date
City of Franklin, Tennessee



NOTE: The City of Franklin Water Management department has unrestricted access to
its domestic water, sanitary sewer, reclaim water lines or system improvements located
within its exclusive easements within the development. In the event of landscaping,
fencing, concrete or other structures are installed or placed within a City of Franklin shall
have the right to remove such encroachments within the easement as may be necessary
for the City of Franklin to repair, maintain or replace its infrastructure which is now or in
the future may be located within the easement without obtaining any future permission
from the property owner or HOA. The property owner of HOA shall be responsible for
repairing and/or replacing any such landscaping, fencing, concrete or other structures
removed or disturbed by the City of Franklin in common open space lots and in areas
owned by the property owner by the property owner or HOA at no expense to the City of
Franklin. Individual homeowners shall be responsible for structures removed or
disturbed by the City of Franklin within an easement on the homeowners' lot at the
homeowners' expense.

SITE DATA

A. SOURCE OF TITLE:

LOT 506 OF WESTHAVEN SUBDIVISION SECTION 7
PLAT BOOK 43, PAGE 69
RECORD BOOK 4256, PAGE 543

LOT 1200 OF WESTHAVEN PUD SUBDIVISION SECTION 27
PLAT BOOK 53, PAGE 18
RECORD BOOK 5108, PAGE 802

AREA = 0.40 ± ACRES

303 MORNING MIST LANE FRANKLIN, TENNESSEE
5TH CIVIL DISTRICT
WILLIAMSON COUNTY, TENNESSEE

FIELD SURVEY DATE: 05/11/2018

B. THIS SITE LIES WITHIN ZONE X, AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS
INDICATED ON FEMA NFIP FIRM MAP NUMBER 47187C0195F, BEARING AN EFFECTIVE DATE OF
SEPTEMBER 9, 2006.

C. THIS IS A CLASS I SURVEY

D. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE BASED UPON VISIBLE
EVIDENCE AND MARKINGS BY UTILITY COMPANIES AND SHOULD BE VERIFIED PRIOR TO
CONSTRUCTION.

E. THERE ARE NO CEMETERIES APPARENT ON THIS PROPERTY.

F. NO CERTIFICATION IS HEREIN MADE AS TO THE PRESENCE OF UNDERGROUND STORAGE TANKS.

G. HORIZONTAL POSITIONS ARE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5310,
FIPSZONE 4100; NAD 83 DATUM.

H. ZONING: PLANNED RESIDENTIAL (PR 1.2/SUBURBAN)

I. MINIMUM SETBACK REQUIREMENTS:

FRONT YARD (LOCAL STREETS) - 10' MINIMUM

SIDE YARD - 3' (MINIMUM 10' BETWEEN DWELLINGS)

REAR YARD (WITH ALLEYS) - 0' OR 19' MINIMUM 22' PARKING APRON REQUIRED FROM FRONT OF
APRON TO EDGE OF ALLEY PAVEMENT

REAR YARD (WITHOUT ALLEYS) PRIMARY BUILDINGS: 24'
ACCESSORY BUILDINGS: 5 FEET MINIMUM TO PROPERTY LINE
10' MINIMUM BETWEEN BUILDINGS

J. SIDEWALKS AND TRAILS OUTSIDE OF THE PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS
EASEMENTS AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

PROPERTY OWNER(S) OR HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL
STORMWATER MANAGEMENT FEATURES.

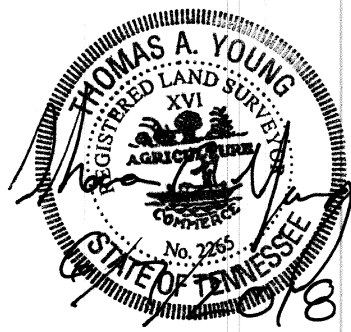
NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE
PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS BETWEEN LOTS. THE CITY OF FRANKLIN IS NOT
RESPONSIBLE FOR REPAIR OF REPLACEMENT OF AND ENCROACHMENTS THAT ARE DAMAGED OR
REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN THE EASEMENTS.

ANY UNUSED SANITARY SEWER SERVICE WILL TERMINATE AT THE MAIN.

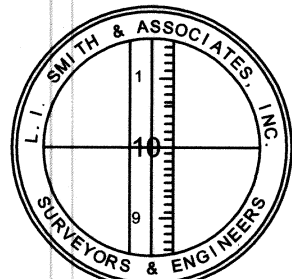
I HEREBY CERTIFY THAT THIS IS A CATEGORY II SURVEY AND THAT THE RATIO OF
PRECISION OF THE UNADJUSTED SURVEY IS IN EXCESS OF 1:10,000 USING TOTAL
STATION SURVEY EQUIPMENT BY THE METHOD OF RANDOM TRAVERSE. THIS SURVEY
WAS PERFORMED IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM
STANDARDS OF PRACTICE.

DATE: JUNE 7, 2018

THOMAS A. YOUNG, R.L.S.
TENNESSEE REGISTRATION NO. 2265



REPLAT OF LOT 506 WESTHAVEN SECTION 7



L. I. SMITH & ASSOCIATES, INC. SURVEYORS • ENGINEERS

302 North Caldwell Street
Paris, Tennessee 38242
731-644-1014 FAX 731-644-0109

1100 Lebanon Pike, Suite 105
Nashville, Tennessee 37210
615-256-0290

Website: www.lismith.com

© 2018	L.I. SMITH & ASSOCIATES, INC.	SHEET: 1 OF 1
DRAWN BY: MBP	CHECKED BY: TAY	SCALE: 1" = 20'
PROJECT # WI /180311		DATE: 6/7/2018

Project #: 6720

RESOLUTION 2018-46

A RESOLUTION TO ADOPT AN ENVISION FRANKLIN PLAN AMENDMENT FOR PROPERTIES LOCATED AT AND NEAR 3610 AND 3698 NORTH CHAPEL ROAD AND 4417 AND 4468 MURFREESBORO ROAD AND 151 TRINITY ROAD TO CHANGE THE DESIGN CONCEPT FROM DEVELOPMENT RESERVE TO CONSERVATION SUBDIVISION AND FROM NEIGHBORHOOD COMMERCIAL TO NEIGHBORHOOD MIXED-USE.

WHEREAS, pursuant to *Tennessee Code Annotated* (T.C.A.) § 13-4-201, it is the function and duty of the Franklin Municipal Planning Commission (FMPC) to adopt an official general plan for the physical development of the City of Franklin; and

WHEREAS, the City adopted *Envision Franklin* on January 26, 2017, and it provides a framework for the City to make land-use decisions, manage the quality of development, determine the timing and location of future growth, and direct investment and development activity; and

WHEREAS, the FMPC may from time to time amend, extend or add to the plan, or carry any part of subject matter into greater detail; and

WHEREAS, the amendment request, as depicted in the attached map, is to change the design concepts for properties located in the eastern part of the Franklin UGB along Murfreesboro Road from Development Reserve to Conservation Subdivision and from Neighborhood Commercial to Neighborhood Mixed-Use; and

WHEREAS, the amendment request includes adding a Special Consideration to the Conservation Subdivision Design Concept to support three-story buildings; and

WHEREAS, the FMPC finds that the Plan amendment request has demonstrated its need and justification in accordance with the Implementation Chapter of *Envision Franklin*; and

WHEREAS, the FMPC held a public hearing and the Plan amendment to *Envision Franklin* is found to be in the best interest of the citizens of the City of Franklin.

NOW, THEREFORE, BE IT RESOLVED, by the Franklin Municipal Planning Commission of the City of Franklin, Tennessee, as follows:

SECTION I. The attached Location Map shall serve the purpose of further delineating the geographical boundaries as described by this Resolution.

SECTION II. The Envision Franklin Design Concepts Map is hereby amended as shown by the attached Location Map used to delineate the boundaries.

SECTION III. The following Special Consideration is added to the Conservation Subdivision Design Concept:

A maximum of three stories are supported for buildings within 750 feet of the right-of-way of Murfreesboro Road, in the Mayes Creek Basin; new buildings on the periphery of developments should appear to be within one-half story of surrounding building heights to ensure compatibility.

SECTION IV. A copy of the adopted amendment to Envision Franklin shall be certified to the Board of Mayor and Aldermen, as required by T.C.A. § 13-4-202.

SECTION V. That this Resolution shall take effect upon approval by the FMPC on June 28, 2018, the health, safety, and welfare of the citizens requiring it.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____

Mike Hathaway
Chair

By: _____

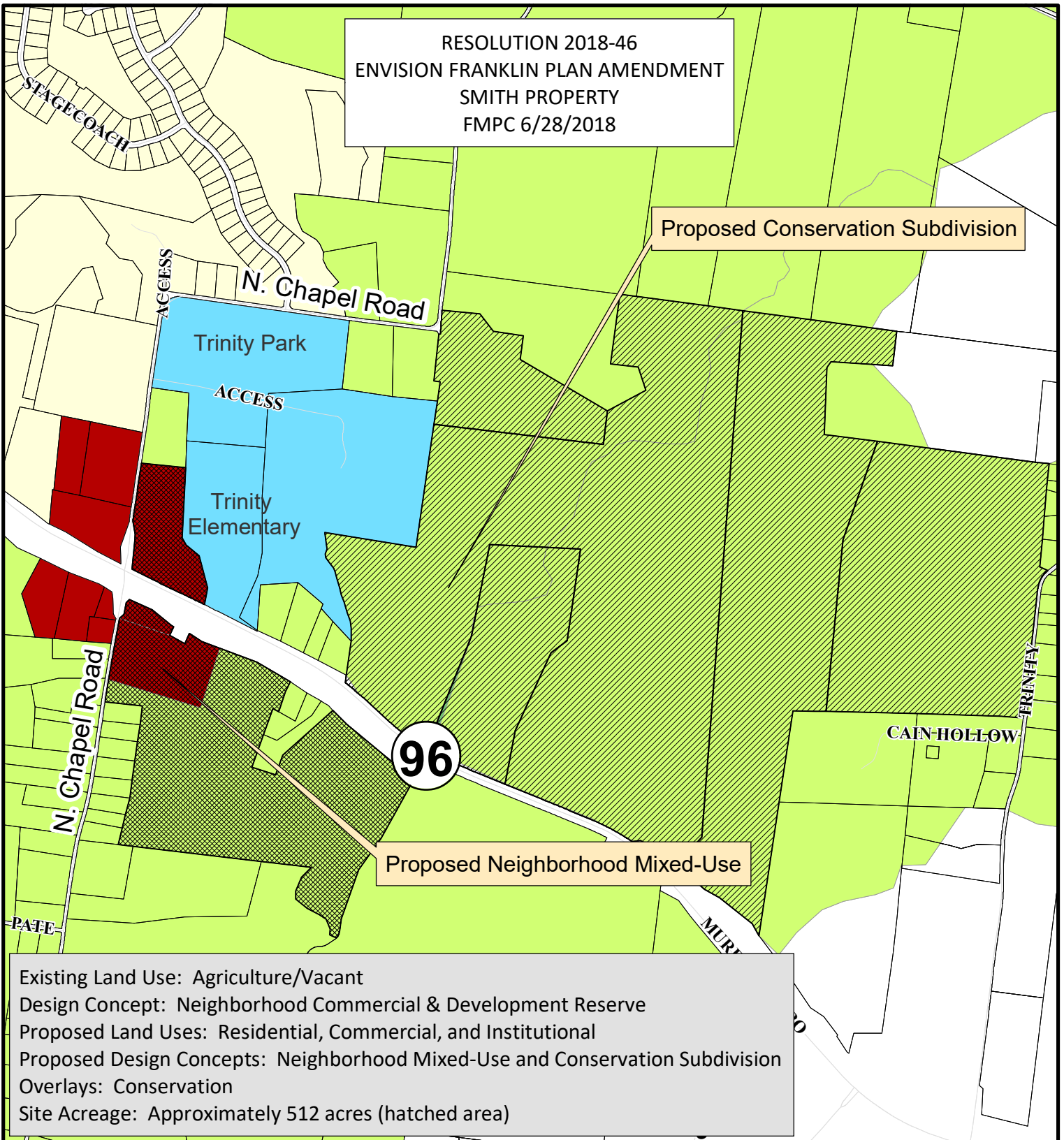
Emily Hunter
Secretary

Approved as to Form:

By: _____

Shauna R. Billingsley
City Attorney

RESOLUTION 2018-46
ENVISION FRANKLIN PLAN AMENDMENT
SMITH PROPERTY
FMPC 6/28/2018



Existing Land Use: Agriculture/Vacant
Design Concept: Neighborhood Commercial & Development Reserve
Proposed Land Uses: Residential, Commercial, and Institutional
Proposed Design Concepts: Neighborhood Mixed-Use and Conservation Subdivision
Overlays: Conservation
Site Acreage: Approximately 512 acres (hatched area)

Legend

- Streets
- Proposed Neighborhood Mixed Use
- Proposed Conservation Subdivision
- Parcels
- Development Reserve
- Recreation
- Large-Lot Residential
- Single-Family Residential
- Neighborhood Commercial

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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained herein.
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MAYES CREEK DEVELOPMENT

FRANKLIN, TENNESSEE

Visioning Guidebook for a Planned Community

Prepared for: The Smith Family

Prepared by:  Catalyst
DESIGN GROUP

Date: June 2018





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HISTORIC
FRANKLIN

PURPOSE & INTENT

The primary design goals of the Mayes Creek Development are to create a diverse and integrated community which serves as the eastern gateway into the City of Franklin along Highway 96.

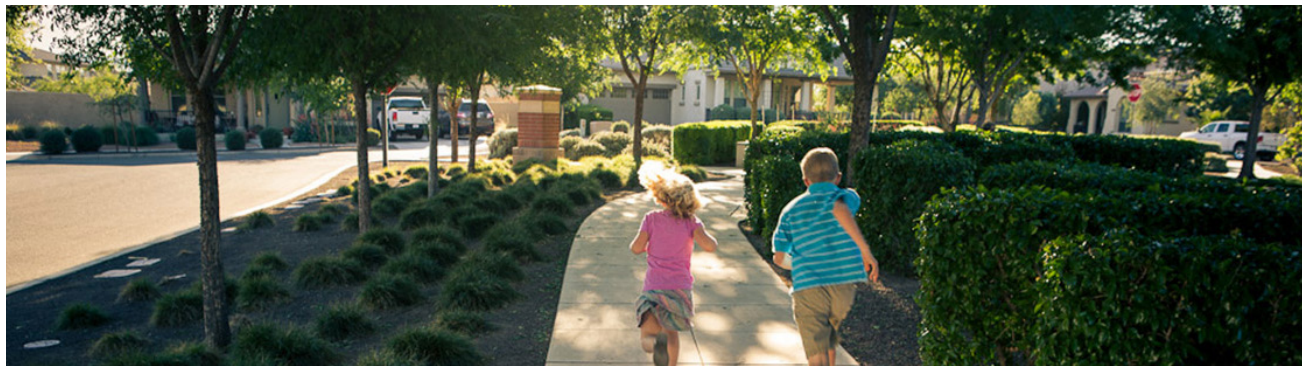
PEDESTRIAN FRIENDLY

Building placement and vehicular areas are designed with the consideration of pedestrian circulation throughout the community. A thoughtful pedestrian system linking the entire community not only encourages healthy habits, but also creates a pedestrian network accessing the amenity features. A pedestrian sidewalk system which links the neighborhood to the preserved green space will go a long way to promote a walkable development and pedestrian connections to the greater community.

Site furnishings should include benches, bike racks, appropriate lighting, and street tree plantings to promote a walkable and bikeable community environment with a pedestrian focused scale.

ENVIRONMENTAL SENSITIVITY

It is our responsibility as stewards of the land to respect and protect the natural environment to the fullest extent possible. Coexistence between the built environment and the natural environment minimizes negative impacts on established ecosystems and offers quality opportunities for interaction with nature. The vision for this development is centered around linking the residents with the natural preserved open space. The master plan reinforces these principles by providing an integrated sidewalk network, expanses of open space, and focal common areas that serve as an amenity for the community.



EXISTING CONDITIONS



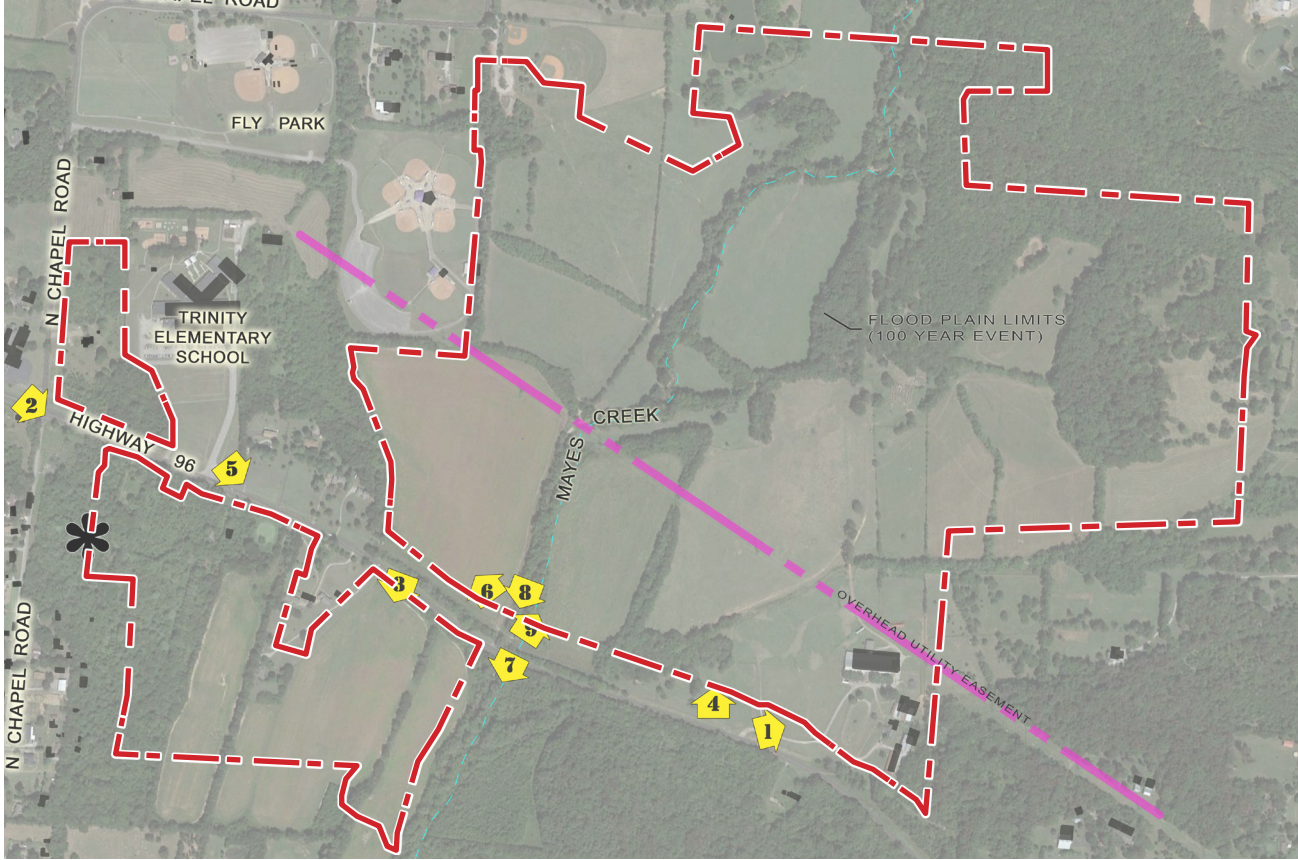
View of Ravenswood Farm from Highway 96



Ravenswood Farm



View of Mayes Creek from Bridge Crossing



North Chapel Road/ Highway 96 Intersection



Agricultural Field South of Highway 96



View of Southern Parcel from Trinity School



Northern Parcel



View of Mayes Creek Bridge



Mayes Creek

CHARACTER AREA (existing)

SEWARD HALL

Planning Background

The Seward Hall Character Area lies east of I-65 on the easternmost edge of the City of Franklin and the UGB. It is comprised of approximately 10,614 acres. The north and east boundaries of Seward Hall are the limits of the UGB. The southern boundary is the Harpeth River. The major regional commerce center in the McEwen Character Area lies immediately to the west.

The character of this area is a combination of Rural and Suburban. Roughly 46% of the land in this area is either vacant or being used agriculturally. The developed portions of the area are almost exclusively Detached Residential development, comprising 33% of the land area. The remaining 11% of the land is open space, institutional uses or utilities.

The topography in the Seward Hall Character Area is relatively moderate, with rolling hills and some steep slopes occurring north of Liberty Pike. The floodplain areas are generally limited to the southern portions of the area.

Planned extensions of Liberty Pike and McEwen Drive, as well as the extension of Market Street and improvements to Murfreesboro Road, will increase development pressure in this area. Pedestrian and cycling facilities in the form of sidewalks, bike lanes, and multi-use paths are necessary to meet the needs of the increasing population.

City sewer is currently available for the existing subdivisions north and south of McEwen Drive, areas near McKay's Mill Subdivision off Clovercroft Road and the Ivy Glen and Caldwell Estates Subdivisions. Recent development in the area has tapped into existing sewer lines. Limited sewer, especially in the areas south of Murfreesboro Road, will constrain development to mainly large-lot Detached Residential uses. It is anticipated that as sewer expands south of Murfreesboro Road, that areas to the west of this area would more easily be served.

Vision

The Seward Hall Character Area will be comprised of seven special areas, where residential uses should be predominant. Three of the special areas are identified for smaller scale commercial uses, and are still appropriate areas for residential uses. The entire area should retain a Suburban and Rural character. The preservation of natural features in the area is critical in order to retain its current character.

Character

This area is comprised of significantly large parcels that are currently vacant, agricultural, estate residential uses that may be considered for development in the future.

The protection of environmental features is important to this area's unique community character. Of particular importance in this area are hillsides and hilltops, floodway and floodplains, established tree stands, specimen trees and fence rows as well as rural viewsheds. These features should be protected.

Historic preservation helps to maintain a connection to community history, and it helps to maintain community identity in times of high growth. This special area is home to multiple historic resources, including:

Land Use

Existing uses are predominately detached residential on larger lots. New development should be Detached Residential on lots that are a minimum of one acre. If utilities and infrastructure are available, a conservation subdivision, with a minimum of 50% open space and lots of less than one acre, may be considered.

Limited Neighborhood and Local Retail currently exists near the intersection of Clovercroft Road and Wilson Pike. Because Special Areas within Seward Hall Character Area are identified as potential Activity Areas, additional commercial, office or retail uses are not supported.

There are currently limited Civic and Institutional uses sprinkled throughout this special area. Additional Civic and Institutional uses are appropriate so long as the site design and traffic implications are adequately addressed.

New growth should be encouraged only in areas where adequate public water, sewer, and streets are currently available or are planned.

Development Form

This area should follow standards for the Rural Design Concept.

There are also many areas that are environmentally sensitive which have been assigned the Conservation Design Concept.

Connectivity

Community gateways should be identified and improved. Gateways can be key entrances into the community, or they can be key connections between neighborhoods or business districts. The Major Thoroughfare Plan identifies roadway extension and widening to McEwen Drive in the northern portion of this special area, an extension of Liberty Pike and roadway construction, relocation, and widening to Wilson Pike running through the center of this special area, as well as improvements to North Chapel Road and roadway widening of Highway 96/ Murfreesboro Road in the southern portion of this special area.

Greenways should be encouraged as they provide an open space network between neighborhoods, mixed use centers, office and commercial developments, business districts, parks, schools, and historic sites. The Greenway and Open Space Plan calls for sidewalks and bike lanes along Liberty Pike, a multi-use path and bike lanes along routes along Clovercroft Road, McEwen and North Chapel. A secondary tributary route has been identified along Mayes Creek and Wilson Pike Creek.

New subdivisions should provide street connections in all directions and should be planned to connect with adjacent planned or existing roads. Establishing more local street connections helps disperse traffic thereby reducing the volume on major corridors and easing congestion. Additionally, more local street connections increases accessibility and can reduce vehicle miles traveled and average trip length.

Common design elements, such as fieldstone walls and wood plank fencing, shall be used to create and maintain the land-use character of the area.

Open Space

Areas identified for the Conservation Design Concept include key environmentally sensitive sites such as floodplain but also private open-space over five acres, utilities and cemeteries. Although they may not be graphically indicated, all parks, private open space and cemeteries, regardless of size, are considered to be conservation areas and should be protected.

Redevelopment of any existing private open space should be considered in conjunction with the overall subdivision layout and the City's open space requirements.

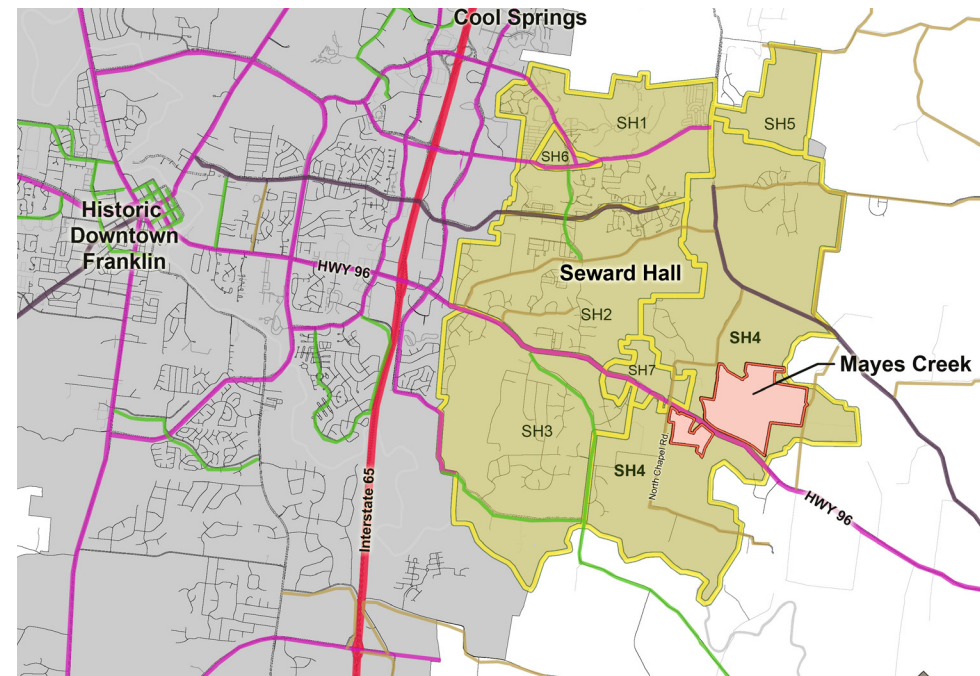
Cemeteries shall be governed by all federal, state, and local laws, as appropriate.

The Greenway and Open Space Plan identifies a potential park and trail heads in areas surrounding the intersections of Wilson Pike, the Railroad, and Future Wilson Pike, Clovercroft Road, North Chapel Road, as well as Wilson Pike Creek and Mayes Creek.

A well-integrated network of connected open space and parks shall be encouraged to add public amenities and to preserve the existing qualities of the area.

Common design elements, such as fieldstone walls and black wood plank fencing, shall be used to create and maintain the land-use character of the area.

*Information provided from the City of Franklin Land Use Plan.



Seward Hall Character area Circulation Map

LAND USE POLICY

Design Concept

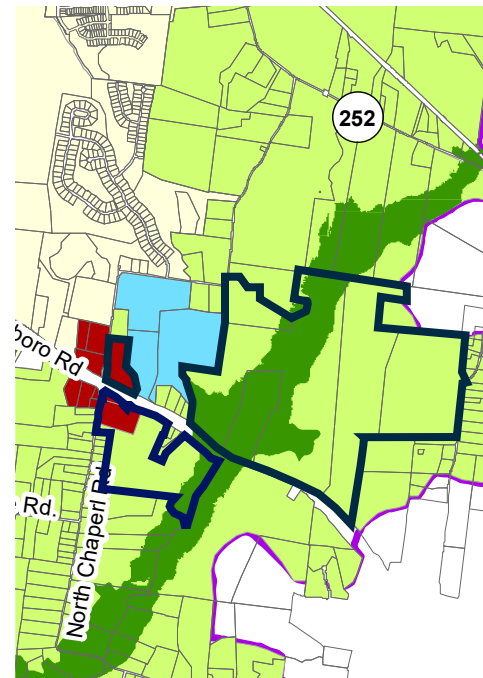
With the current application for modifying the Envision Franklin land use plan, the goal is to establish a transitional land use policy centered around the activity node at the intersection of St. Route 96 and North Chapel Road. This intersection has been identified within the current version of Envision Franklin to serve as a Neighborhood Commercial hub to provide convenient commercial services to the surrounding area of the Franklin community. What this proposal entails is enhancing the viability of that commercial node by introducing a transitional land use policy surrounding it. By doing so, the viability of the commercial investment is enhanced by increasing the residential density of users proximal to the commercial. Additionally, the concept of ringing the commercial node allows for other needed civic and institutional uses to be sited within this suburban village area (i.e. an existing elementary school, a future fire station to serve the eastern sector of the City of Franklin, active-adult transitional housing for seniors, smaller-scale office venues, etc.).

The vision for the Mayes Creek development entails a blending of land uses with varied building types allowed within the Neighborhood Mixed-Use policy. The varied architecture and potential for multi-story structures associated with the expanded policy aids the appropriate massing and scaling of the Suburban Village. Similar to Westhaven's impact at the western Gateway to Franklin, this will establish a stronger "gateway" presence entering the City at its eastern border.

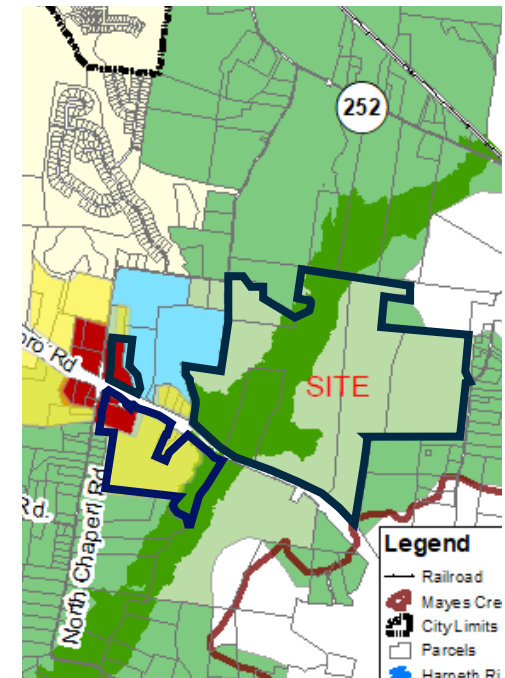
In relation to the Conservation Subdivision policy being requested for the remainder of the 500 acre parcel, this application allows for a wider range of residential uses along the Hwy. 96 arterial corridor. Development such as Big Houses and Institutional uses are allowed and can serve as better suited development along the arterial roadway corridor with larger building scale and massing, thereby establishing a transition to the primary Single Family Residential use within the Conservation Subdivision policy.

Existing Conditions and Emerging Trends

The areas along the fringes of the Franklin UGB are characterized primarily by agriculture and single-family residential uses on widely ranging acreages. Public sewer access is currently unavailable in these areas. The majority of rural road widths are not capable of handling high traffic volumes and new growth should only be encouraged in areas where adequate public water, sewer, and streets are available or are planned.



Existing Land Use Policy



Proposed Land Use Policy

This general characterization leads into the foremost change emerging within a specific portion of Franklin's eastern UGB - the widening of Hwy. 96 from a two-lane highway to a 5-lane arterial section all the way to the eastern limit of the City's UGB. The current traffic volume on the roadway exceeds 30,000 cars per day and is only expected to increase. Thus, this is a level of traffic greater than Hillsboro Rd., Franklin Rd. or any other of the major collector roadways connecting Franklin to other communities. The noise generated by this level of activity puts the area adjacent to Highway 96 at extreme odds with the current land use policy of large-lot single family residential use. Additionally, the lack of convenience commercial and support services within a 3-mile radius causes area residents to commute into Franklin proper for shopping opportunities - thereby adding to the vehicle trips on the arterial corridor.

A policy vision that allows for varied land uses of greater intensity along the roadway corridor and then transitioning down to single family residential as the distance increases from Hwy. 96 would serve to address many issues. Furthermore, transitional land uses could bring a level of convenience retail and localized business opportunities to the area to serve residents - both current and future. These factors validate the basis for requesting this Envision Franklin Amendment.

Compatibility of Development

There are several key Design Principles that have been set forth by the City's Planning and Sustainability Department to enhance the compatibility of new development with the existing rural agricultural nature of the Seward Hall area.

These principles are as follows:

- Transition intensity of uses from the Hwy. 96E corridor;
- Limit commercial uses to a neighborhood scale at key intersections;
- Preserve significant amounts of informal open space to protect floodplains and the agricultural character;
- Develop at an appropriate scale and intensity;
- Maintain a rural edge along the UGB.

Given these guiding parameters, new development within Mayes Creek can be introduced without abandoning or ostensibly changing the cultural history of the Seward Hall community. The traffic being generated from a more intense land use policy will be directly dispersed to Hwy. 96 and other collector roads and will not be dependent upon the rural road infrastructure existing in more remote areas.

Special Considerations

There are two special considerations being requested with the proposed change in the Envision Franklin policy. Both of these pertain to allowable building heights within the Neighborhood Commercial and Conservation Subdivision design concepts section. We request that the building height portion of the design concepts be modified, as follows:

Conservation Subdivision

Current Bldg. Height Standard - Maximum of two and one-half stories
Proposed Bldg. Height Standard – Maximum of three stories for the area within 750 feet of the right-of-way of Hwy. 96; New buildings on the periphery of developments should appear to be within one-half story of surrounding building heights in order to ensure compatibility;

Neighborhood Mixed-Use

Maximum of two stories inside Mack Hatcher Parkway; Max of three stories outside of Mack Hatcher Parkway. More specific, location-based height recommendations are within the special considerations. Larger scale, master planned developments may be considered for additional height with appropriate transitions. Buildings on the periphery should transition in height to nearby dwellings so as to ensure compatibility.

Proposed Bldg. Height Standard – Maximum of three stories; New buildings on the periphery of developments should appear to be within one-half story of surrounding building heights in order to ensure compatibility.

Consistency with Envision Franklin

Envision Franklin's current policy for the Mayes Creek area is Development Reserve with a node of Neighborhood Commercial policy at the intersection of Hwy. 96 and No. Chapel Rd and Conservation policy applied within the floodplain of Mayes Creek. The proposed policy amendment differs greatly from this minimalist policy vision due to the introduction of the Hwy. 96 improvements and planned access to sanitary sewer infrastructure. Given these new impactful circumstances, we view the proposed plan amendment more as a request for reconsideration of an appropriate development policy rather than a policy change without any unique triggers.





VEHICULAR CIRCULATION

Incorporate traffic calming measures such as on-street parking, pedestrian bulb-outs, and crosswalks to promote a safe pedestrian environment.

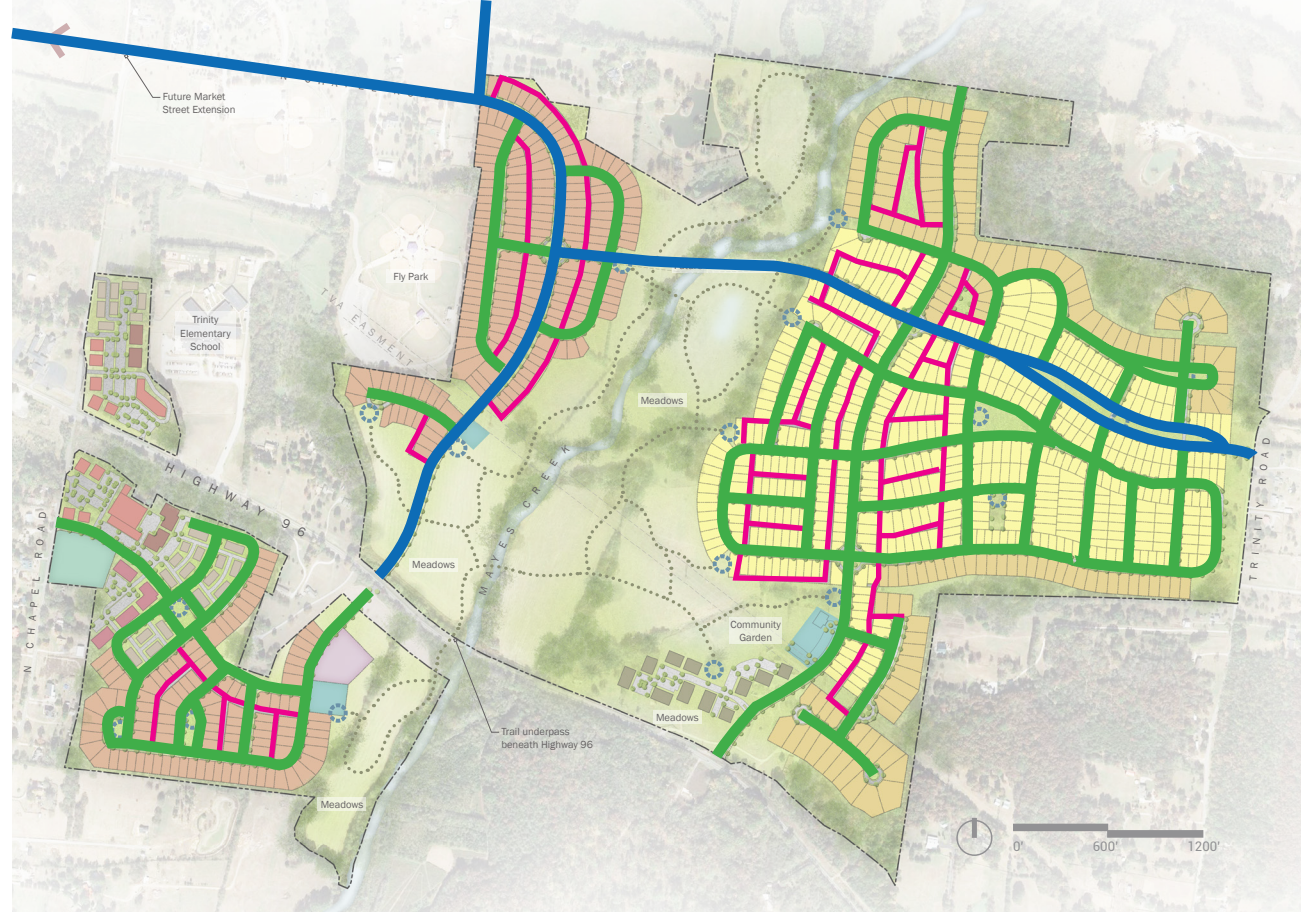
Encourage drivers to proceed cautiously at commensurate low speeds within the roadway network.

The main entry streets from Highway 96 are designed to efficiently allow traffic to enter the community and then disperse.

A hierarchy of vehicular lanes is established to provide connectivity throughout the community.

Service alleys serve as a prominent feature for resident access and service uses.

Plant street trees along both sides of primary streets in a manner that when they mature they will create a continuous canopy during the summer months.



OPEN SPACE NETWORK

Mayes Creek Parks and Trails will be designed, located, and programmed to serve and connect the community. The entire parks and greenspace network comprises over 138 Acres. Develop a peripheral open space and amenity trail system to promote exercise and serve as an attractive spine to the community.

Over 4 miles of trails and pedestrian sidewalks create a contiguous network of pedestrian circulation.

Create small courtyards and vest pocket parks that will serve as outdoor gathering and amenity areas for the residents and visitors.

Design a stormwater mitigation system that utilizes the open space areas for supplemental stormwater benefits, whenever possible.

Possible Park Elements Include:

- Butterfly Garden
- Healing Garden
- Resident Community Gardens
- Bird Sanctuary
- Water Features
- Sculptural Elements
- Boardwalks
- Bicycle Trails
- Playground
- Stream Enhancement Area
- Benches/ Furnishings
- Walking Paths
- Tunnel Linking Community



COMMUNITY TRAIL SYSTEM

Objectives

Creating a safe and walkable environment to encourage pedestrian interaction throughout the community.

Widened pedestrian walkways throughout the Main Street district.

Implement a walking trail system throughout the community to encourage exercise and promote healthy lifestyle choices and interconnectivity.

Establish pedestrian linkages throughout the community wherein walkways are supplemented with shade tree canopies, walkways are well lighted, amenity zones and rest nodes are interspersed along the linkages, and the neighborhood parks serve as community amenities.

Architectural elements are to be utilized to anchor parks, reinforce walkway vistas, and wayfinding. A positive experience shall be created for residents with a variety of outdoor amenity options.

Offer opportunities for “community gardens” and ‘agricultural plots”.

Criteria

Design the parks to be visible and accessible from the streets.

Design residences that border to face into the park, providing “eyes” on the park at all times.

Incorporate sidewalk connections to the parks.

The park shall be the same or a similar size as shown on the master plan.

Design parks, sidewalks, and pedestrian access to accommodate safe pedestrian movement.

Design parks that provide a comfortable refuge for pedestrians with street trees, benches, seat walls, trash receptacles, and other pedestrian amenities. Strategically located so as not to interfere with pedestrian movement.



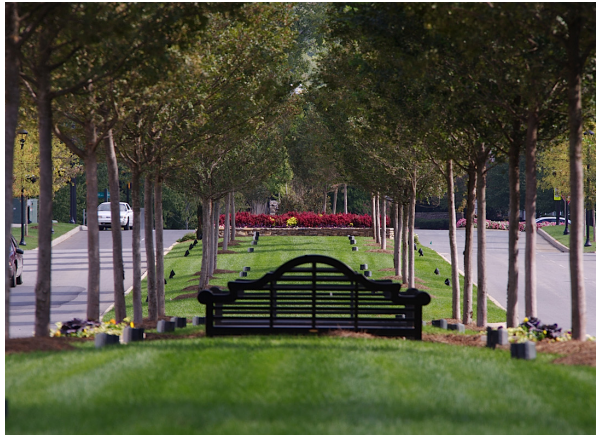
PARKS & TRAIL SYSTEM

Trails will be designed as an interconnective network.

Trails will be constructed of concrete, asphalt, mulch, crushed limestone, or other natural materials.

A pedestrian underpass will connect the community by traversing Highway 96 and provide access to neighborhood retail.

Pathways shall promote a healthy living lifestyle. Wayfinding elements shall denote various trail routes and distance options.



AMENITY & FURNISHINGS

Criteria

Select and install benches that are comfortable, easy to maintain, durable, and resistant to vandalism. Avoid locating benches where they might interfere with pedestrian movement.

Select and locate newspaper racks to serve the public without compromising pedestrian circulation or the overall consistency and appearance of the street.

Install conveniently located bicycle racks in order to encourage the use of bicycles as an alternative to motor vehicles in accessing employment, commercial, and other travel destinations.

Locate racks and trash receptacles in a manner that minimizes conflicts with pedestrian and vehicular traffic.

Standards

Seating elements may include benches, ledges, planter walls, steps, or stoops.

Planter walls not to exceed a height of 2½ feet, and should be constructed at a comfortable seat height in a manner that will allow for their use as seating.

Newspaper racks placed in close proximity to pedestrian activity nodes.

For all non-residential properties, off-street bicycle parking spaces provided equal to two percent of the required automobile parking spaces.

Trash receptacles anchored securely to the ground in order to reduce unauthorized movement.

Receptacles not located within wheelchair landing areas, and allow for at least 44" of separation from other street furniture.

Locate receptacles at least two (2) feet from the back of the curb.
Avoid locating receptacles in direct sunlight.



THE NEIGHBORHOODS

Architectural Principles

The architectural styles of Mayes Creek are planned to be traditional, inspired by the local rural vernacular. Exterior finishes of brick, stone, and board siding will serve as the prominent building materials. The rural character of the Seward Hall Character Area should be considered in the Architectural Design of all buildings throughout the Mayes Creek Neighborhood Development. General examples of the development intent are included on the Regulating Plan document for the various areas.

Design principles such as Form, Balance, Rhythm, Scale, Repetition, and Consistency should be employed in the design and construction of architecture in order to make a positive contribution to the overall community.

Balance & Symmetry

Building masses should be visually balanced to promote a sense of organization and symmetry. Architectural balance is perceived in both the horizontal and vertical planes. The interplay of forces at work on structures should be balanced to offset one another, through the use of massing and placement of elements such as wall offsets, windows, doorways, header courses, and watertables.

Rhythm

The use of elements such as windows, doors, columns, header courses, etc., should be used to create rhythm within building massing and facades. This is especially applicable for longer building facades of 100 feet or greater along the street edge.

Scale & Proportion

The scale of community buildings should respond to the local vernacular and speak the same architectural language. Building form and scale should embrace the culture, climate, and geographical location of the community within the Historical City of Franklin and the greater Metropolitan Nashville region.

Repetition

Repetition of building materials and massing create identity through consistency. Building masses and edges along the streets shall be articulated with windows and entry ways that provide interest. Architectural elements help to define and beautify buildings and thereby enliven the streetscape presenting an “active” environment. The following requirements shall apply to all building facades.

Building Facade Principles

All building facade design guidelines and principals shall be as defined by City of Franklin Zoning Ordinance.

Retail/ Mixed Use

Stone and/or brick base is required on all primary facades of buildings.

All primary entry elements shall incorporate a combination of stone and/or brick elements.

Primary entry and facade is to face/ engage the vehicular street.

Multi-Family-Apartment/ Condominiums

A stone, cultured stone, precast, and/or brick base is required on all primary front facades of buildings.

All primary entry elements shall incorporate a combination of stone and/ or brick elements with accents. Building entrances shall be addressed with a canopy or building overhang.

Primary entry elements are to have roof/ height change and/ or vertical design element within the architectural facade to help identify these areas as being significant.

Primary entry and facade is to face/ engage the vehicular street.

One-story structures shall either have a raised roof element or shall have the parapet wall extended to provide a visual perception of taller building height (one and one-half stories).

Assisted Living

A variety of facade materials may be presented.

The primary facade of the building facing roadways shall have architectural accents similar in type to the multi-family requirements.

One-story structures shall either have a raised roof element or shall have the parapet wall extended to provide a visual perception of taller building height (one and one-half stories).

A stone or masonry base is required on all primary facades.

Architectural Guidelines

Buildings shall be articulated to break down the scale and provide diversity in height and mass along the various streetscapes throughout the community. Subtle changes in material, color, or texture can create enough contrast to influence the scale, rhythm, and proportion of a building’s facade.

MIXED-USE / NEIGHBORHOOD RETAIL

Principles of Development

Portions of the Mayes Creek development are reserved for professional office, retail, restaurant, and support service clientele, with direct access achieved from FM 306 and 1101.

Facades of buildings shall properly engage the street with a maximum of one bay of parking between the building and peripheral street to create a street presence. Primary facades shall face the adjacent collector roads, unless the building is located on a corner lot, in which case, a corner element shall address roadway intersections (i.e. architectural element, outdoor courtyard, etc.).

The site allows for variable footprint sizes and offers leeway in addressing corporate retail or architectural requirements. However, standard corporate retail architectural design elements shall be amended to address preferred design elements of the campus.

Master Development Signage may be located along Highway 96 or North Chapel Road. Individual tenants have opportunity to provide identification signage as well as common monument signage.

Elements shall be incorpDesire blending of sloped and flat roofs with parapet walls.

- Longer building facades shall be broken up through the use of building offsets, varying of materials, and window patterns.
- Building entrances shall be clearly identifiable and shall be reinforced through consistent architectural elements such as a loggia, porch or canopy elements.

■ BUILDING MATERIALS PALETTE:

- Primary facades are encouraged to be a combination of masonry cast stone or natural stone/ brick/ precast/ and decorative metal accents. The rear and side facades may incorporate EIFS to a maximum of 20% of the building facade area (excluding glass area of facade).
- All primary entry elements are to be a combination of cast stone/ natural stone/ or brick/ with decorative metal accents.
- Building base for primary street facades is to be cast stone/ natural stone/ and/or brick veneer.
- Color palettes are to be based in cast stone and natural stone colors, and earth tones with accent metal features. Accent colors for speciality building elements such as shutters, doors, etc. shall be approved on a case by case application.
- Sloped roof materials should be a combination of colors, generally darker than the primary facing facade. Galvanized metal roof colors shall be acceptable. Roof edge metals should match either the sloped roof color or

the parapet wall color. Downspouts should be complimentary to the building facade.

- Window frame colors should be complimentary to the facade and should be consistent across each building. Glazing colors, where utilized, should be grey tones.

- **FRONT YARD SETBACK / BUILD TO LINE:** Determined by zoning ordinance, with the desire to have the building positioned at the setback with up to a maximum of one bay of support parking located between the building and perimeter property boundary. Any additional parking shall be situated to the side and/or rear of the building.
- **SERVICE ACCESS:** For uses incorporating service areas, the loading zone shall be located to the rear of the lot and be screened from street view. If the area is situated on the side of the building (in lieu of the rear building facade), then landscape screening shall be provided to screen the area from adjacent building and parking areas.
- **PARKING:** May be located within the front yard. Planting islands should be introduced to allow for landscape and canopy tree plantings to screen parking from roadway. Also, one planting island with a canopy tree shall be introduced for each 12 parking spaces.
- **BUILDING HEIGHT:** Maximum building height of thirty-five feet to the eave line or base of parapet line of the roof or three stories. Accent elements of the building architecture may extend above this height plane such as clear-story pop-ups to the building, parapet signage walls, etc.



TOWNHOMES

Buildings with three or more units, located side by side, with or without an ancillary building, either as detached outbuilding or an attached backbuilding to the rear. The outbuildings can be used as garages, ancillary rental units, or garages with apartments on the second story. Units may be for rent or for sale, either fee simple or condominium/cooperative ownership. The town home is a rear yard residential building type with common walls on the side lot lines. Town homes are the highest density type. The building façade steadily defines the edge of the public space while the rear elevation may be articulated for functional purposes. Usually served by alleys, with on street parking to the front facade of the dwelling.

Bulk Standards Shall Include:

- Buildings shall line the main street in a continuous edge. The front building setback (build to line) shall be established at 20'-25'. Porches shall be allowed to encroach into the front setback a maximum of 7' feet. All townhouses or cottage residences shall have 1 unit set at the build-to-line along the street edge.
- Finished floor levels shall be set between 18" and 36" above the elevation of the adjacent grade or a minimum of 18" above the level of the street grade.
- A door with a covered entryway must face the street frontage or central pedestrian walkway. A covered entry shall be defined as a stoop or porch.
- LOT DEPTH: 90' minimum; 145' maximum, plus 10' to centerline of service lane.
- BUILD TO LINE: 20'-25' Front Yard Setback and Build to Line. Build to Line shall be applicable to either public street frontage or the central pedestrian connector sidewalk.
- SIDE STREET SETBACK: (Corner Lots): 13' Side Street Setback.
- SIDE YARD SETBACK: 5' minimum or zero setback where lots abut dedicated open space.
- REAR YARD SETBACK: For properties with rear access lane - 15' from the center of the alley.
 - Property line down middle of service lane with access easement.
 - For properties abutting dedicated open space - five feet.
- GARAGES: Face of garage door must be either 5' to 7' from edge of the service lane/alley or a distance of 20' feet or greater. May also use Carports or Covered Parking.
- PARKING: Plan provides for 2 off-street spaces per dwelling.
- BUILDING HEIGHT: Maximum building height of three stories or 45 feet to the

ridge line of the roof.



GARDEN HOMES

Single family and attached two-family dwellings, intended to house the Active Senior Adult population, either served by an alley in the rear (with on street parking to the front façade of the dwelling) or having a front driveway with a garage facing toward a side property line or being recessed a minimum of 10' beyond the front building facade. Single family homes shall include key prominent elements (such as a porch, columns, etc.).

Bulk Standards Shall Include:

- Maximum building and hardscape coverage of 80% of the lot. The remaining 20% of the lot shall be vegetated cover.
- All single family and two-family residences shall have a minimum of 1,600 square feet of heated interior space and shall have an attached garage or carport per dwelling.
- LOT DEPTH: 95' minimum; where applicable, plus 10' to centerline of service lane.
- FRONT YARD SETBACK: Minimum 20' Front Yard to mass of the building. Front porch may extend into the setback
- SIDE STREET SETBACK: M(Corner Lots): 12' Side Street Setback.
- SIDE YARD SETBACK: 5' or zero setback where lots abut dedicated open space.
- REAR YARD SETBACK: For properties with rear access lane - 15' from the center of the alley.
 - Property line down middle of service lane with access easement.
 - For properties abutting dedicated open space - five feet.
- GARAGES: Face of garage door must be either 5' to 7' from edge of the service lane/alley or a distance of 20' feet or greater. Garages shall either be side facing or be recessed behind the front facade of the house a minimum distance of 10'.
- PARKING: Plan provides for minimum 2 off-street spaces per dwelling.
- BUILDING HEIGHT: Maximum building height of three stories or 45 feet to the ridge line of the roof.



COTTAGE HOMES

A single family dwelling, either served by an alley in the rear (with on street parking to the front façade of the dwelling) or having a front driveway with a garage facing toward a side property line or being recessed a minimum of 10' beyond the front building facade. Single family homes shall include key prominent elements (such as a porch, columns, etc.).

Bulk Standards Shall Include:

- Maximum building and hardscape coverage of 80% of the lot. The remaining 20% of the lot shall be vegetated cover.
- LOT DEPTH: 105' minimum; where applicable, plus 10' to centerline of service lane.
- FRONT YARD SETBACK: Minimum 20' Front Yard to mass of building (front porches may extend into setback).
- SIDE STREET SETBACK: (Corner Lots): 12' Side Street Setback.
- SIDE YARD SETBACK: 5' minimum or zero setback where lots abut dedicated open space.
- REAR YARD SETBACK: or properties with rear access lane - 15' from the center of the alley.
 - Property line down middle of service lane with access easement.
 - For properties abutting dedicated open space - five feet.
 - For properties abutting adjacent tracts of land - 20' minimum.
- GARAGES: Face of garage door must be either 5' to 7' or a distance of 20' or greater from edge of the service alley. Garages shall either be side facing or be recessed behind the front facade of the house a minimum distance of 10'.
- PARKING: Plan provides for 2 off-street spaces per dwelling.
- BUILDING HEIGHT: Per City of Franklin Zoning Ordinance, the maximum building height of three stories or 45 feet to the ridge line of the roof.
- Designed to fit alley-loaded lots of 60' or less.



MANOR HOMES

A single family dwelling, either served by an alley in the rear (with on street parking to the front façade of the dwelling) or having a front driveway with a garage facing toward a side property line or being recessed a minimum of 10' beyond the front building facade. Single family homes shall include key prominent elements (such as a porch, columns, etc.).

Bulk Standards Shall Include:

- Maximum building and hardscape coverage of 80% of the lot. The remaining 20% of the lot shall be vegetated cover.
- LOT DEPTH: 110' minimum; where applicable, plus 10' to centerline of service lane.
- FRONT YARD SETBACK: 25'-40' Front Yard to building mass (front porches shall be within setback).
- SIDE STREET SETBACK: (Corner Lots): 12' Side Street Setback.
- SIDE YARD SETBACK: 5' minimum or zero setback where lots abut dedicated open space.
- REAR YARD SETBACK: For properties with rear access lane - either 5' or less or greater than 20' from the edge of the alley boundary.
 - For properties with front loaded garages - 20' minimum.
 - For properties abutting dedicated open space - five feet.
 - For properties abutting adjacent tracts of land - 30' undeveloped minimum.
- GARAGES: Face of garage door shall either be set at 5' from edge of the service lane or a distance of 19' feet or greater. Garages shall either be side facing or be recessed behind the front facade of the house a minimum distance of 10'.
- PARKING: Plan provides for 2 off-street spaces per dwelling.
- BUILDING HEIGHT: Per City of Franklin Zoning Ordinance, the maximum building height of three stories or 45 feet to the ridge line of the roof.
- Designed to fit lots of 85' or greater.

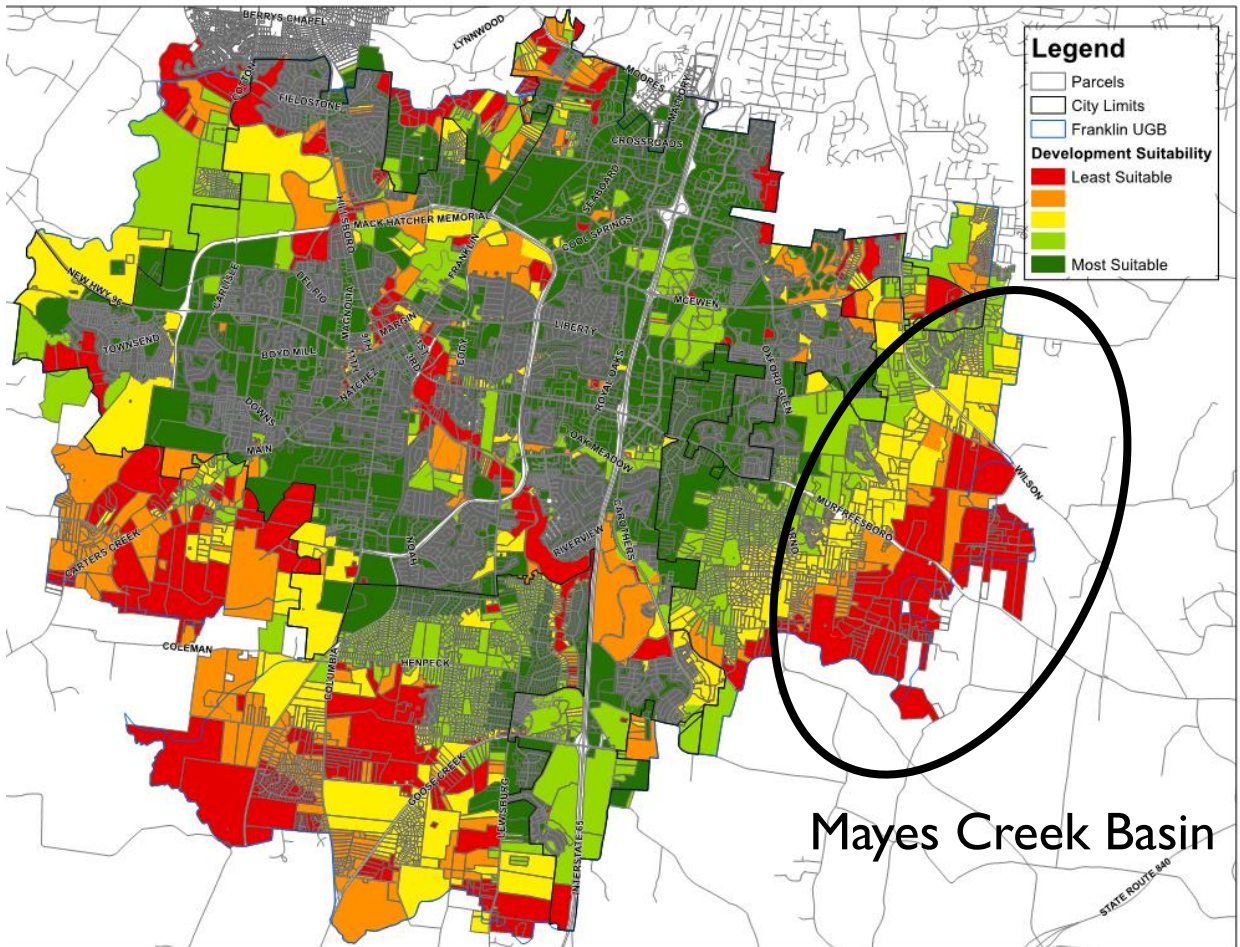




0' 600' 1200'

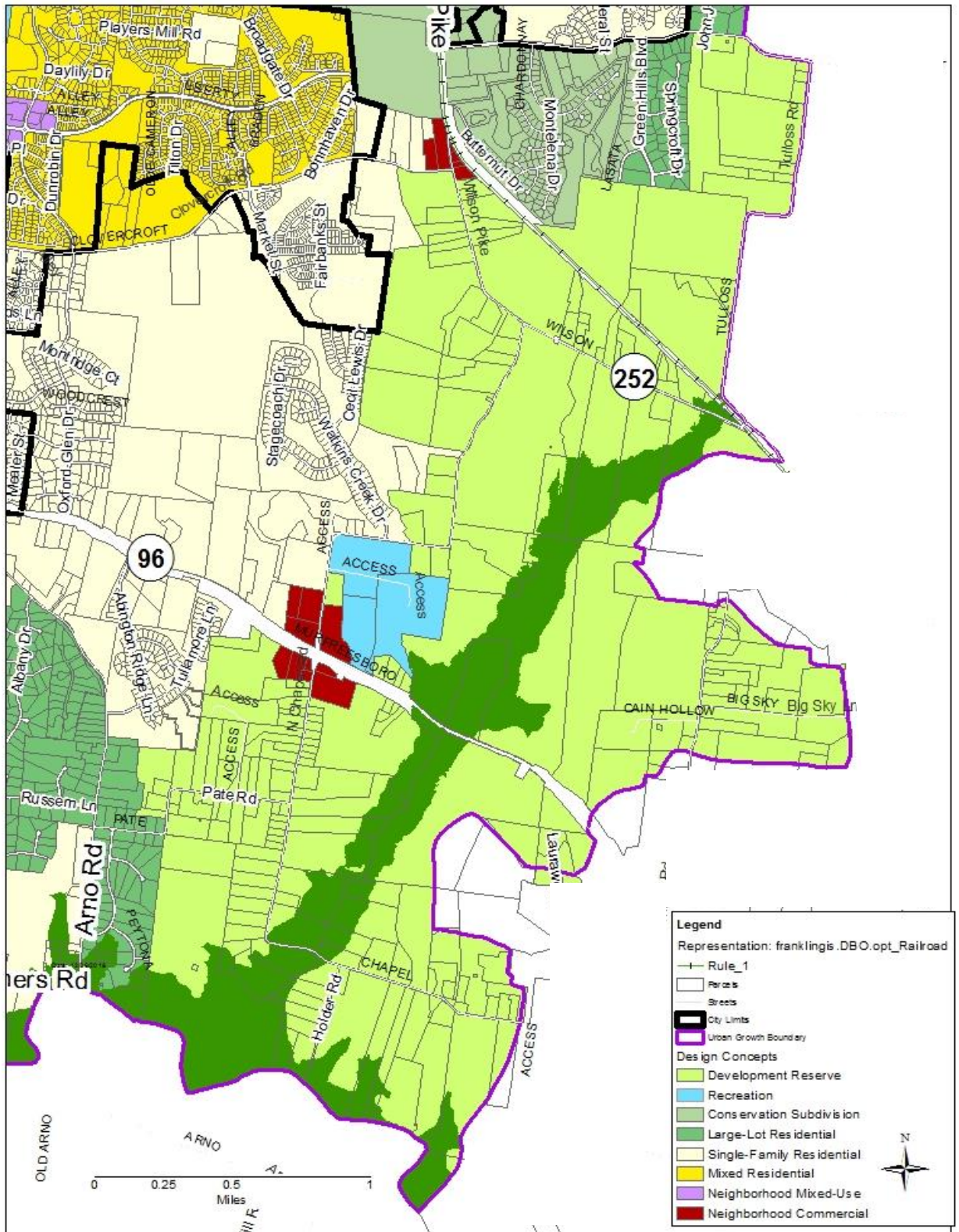


ENVISION FRANKLIN SUITABILITY ANALYSIS



Currently, the Mayes Creek Basin lacks sewer availability, fire coverage, it remains far from commercial and employment centers, and has floodplain constraints. Due to these factors, the area is designated as Development Reserve.

ENVISION FRANKLIN DESIGN CONCEPTS MAP

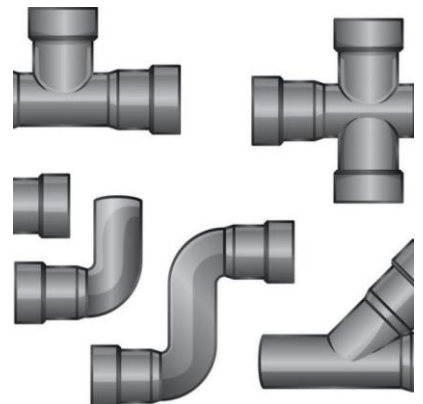


SCENARIO PLANNING

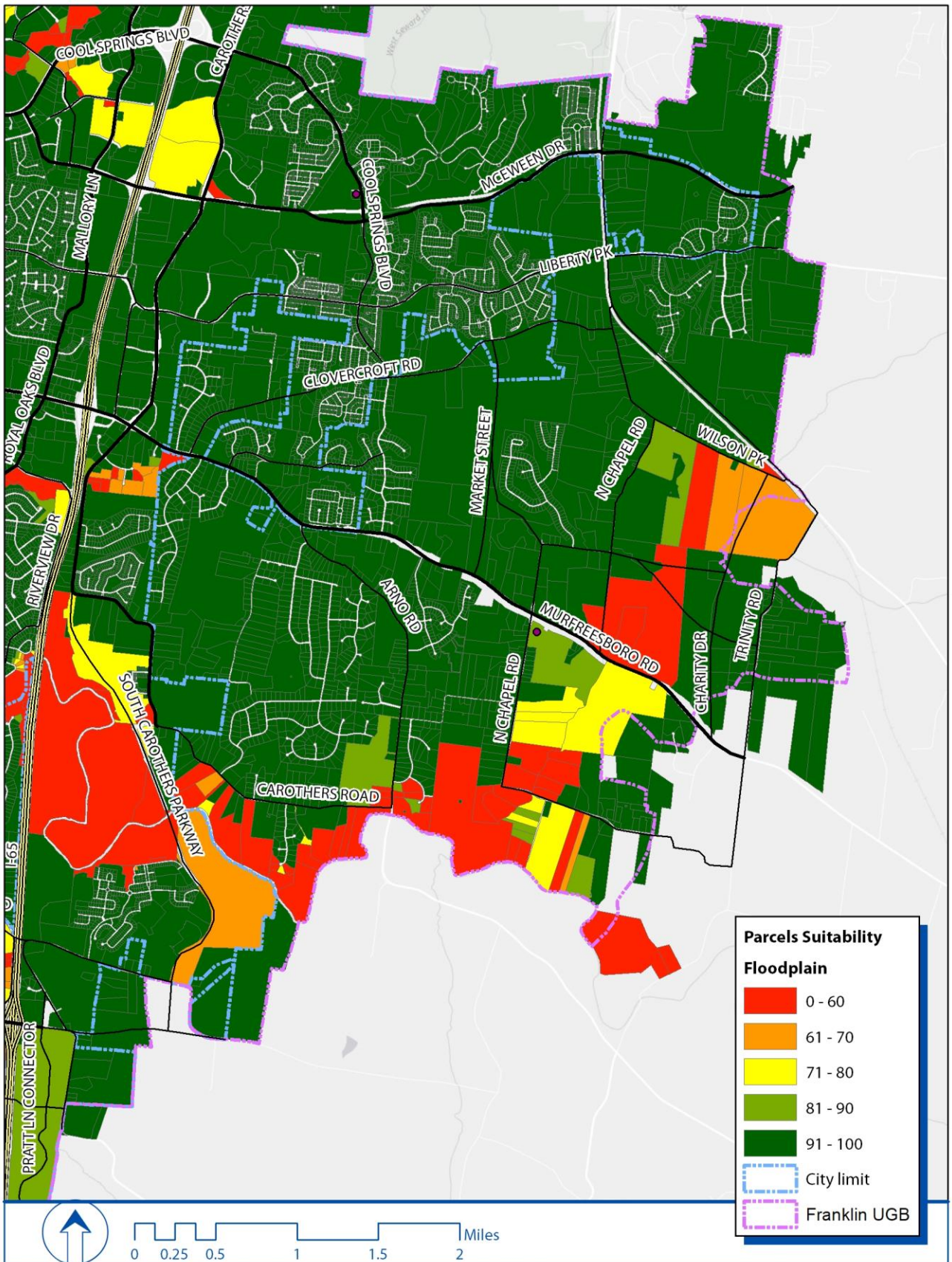
Envision Franklin Suitability Analysis

9 Weighted Factors

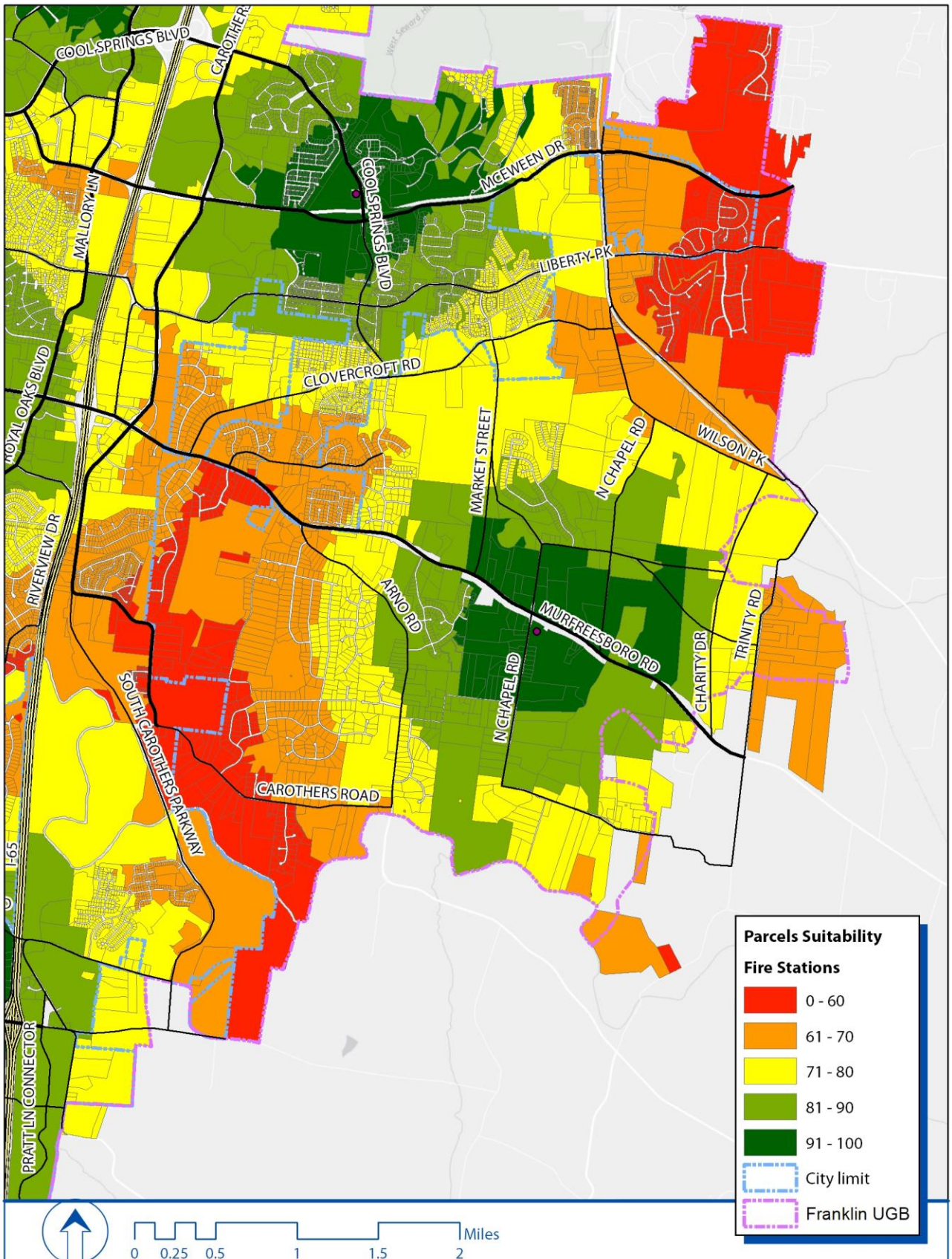
Performed analysis assuming full sewer availability throughout the Mayes Creek Basin, a new fire station is located at the intersection of North Chapel Road/96E, and Murfreesboro Road is widened



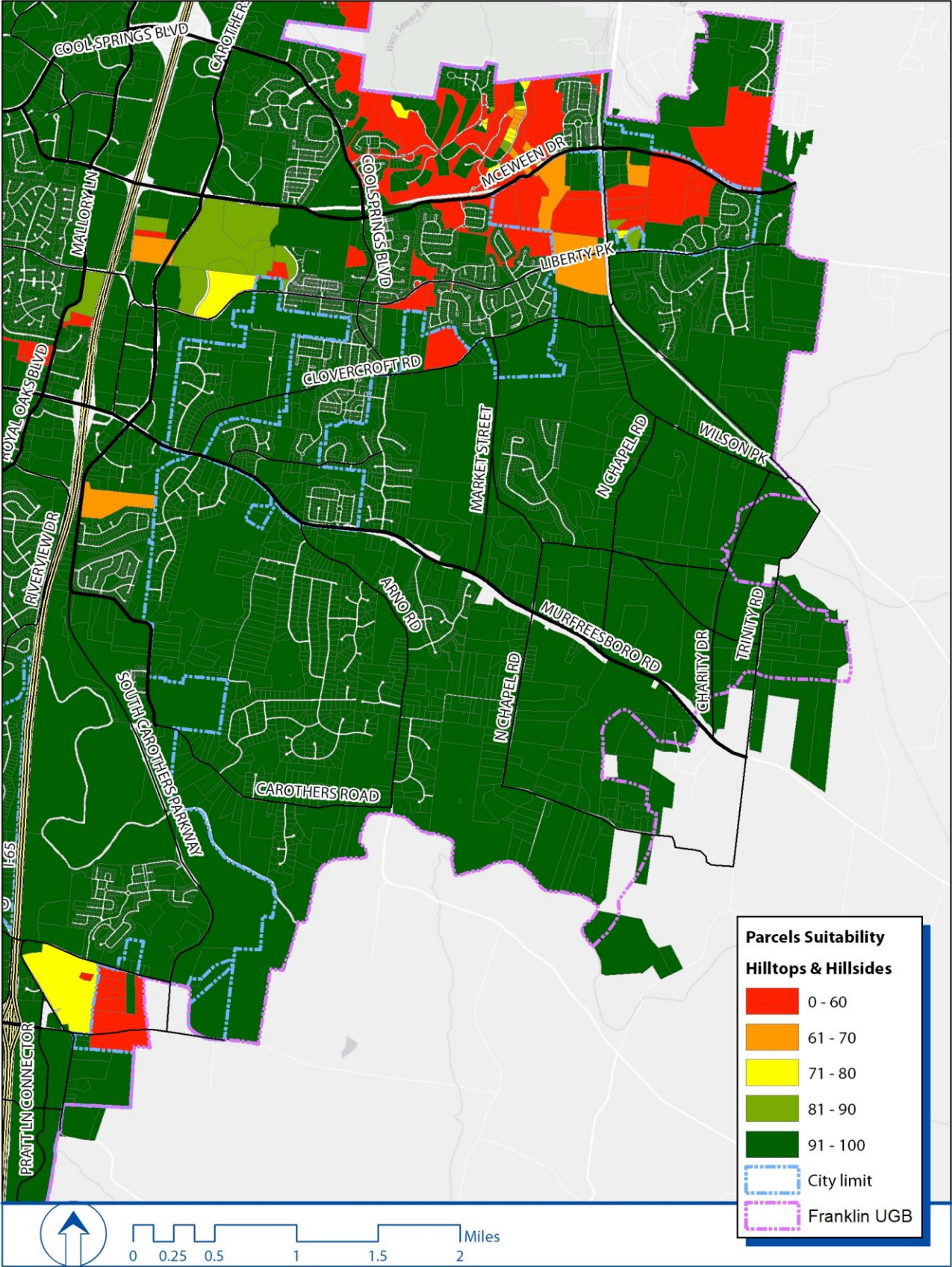
FLOODPLAIN



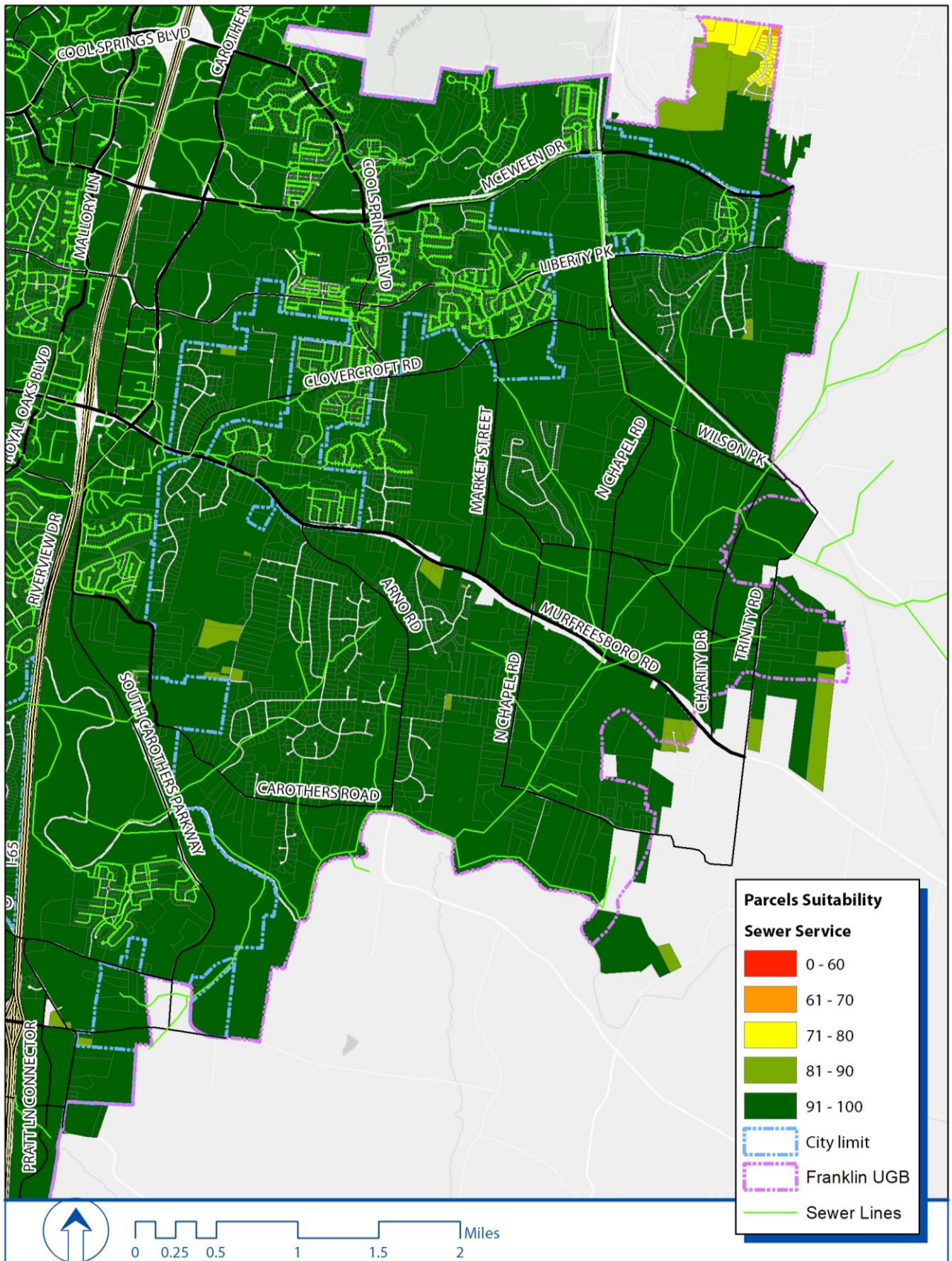
FIRE STATION IF LOCATED AT 96E/NORTH CHAPEL RD



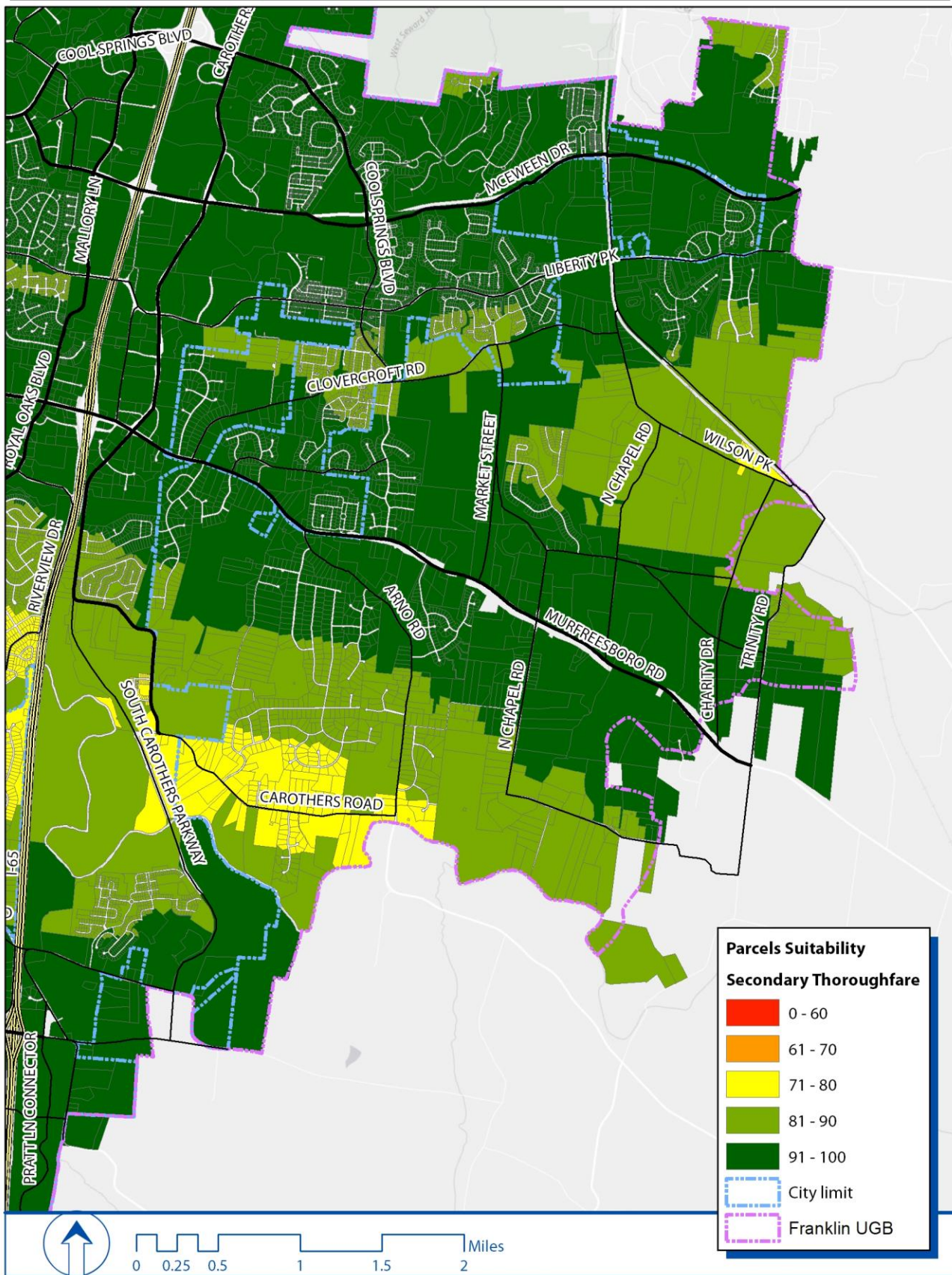
HILLTOPS/HILLSIDES



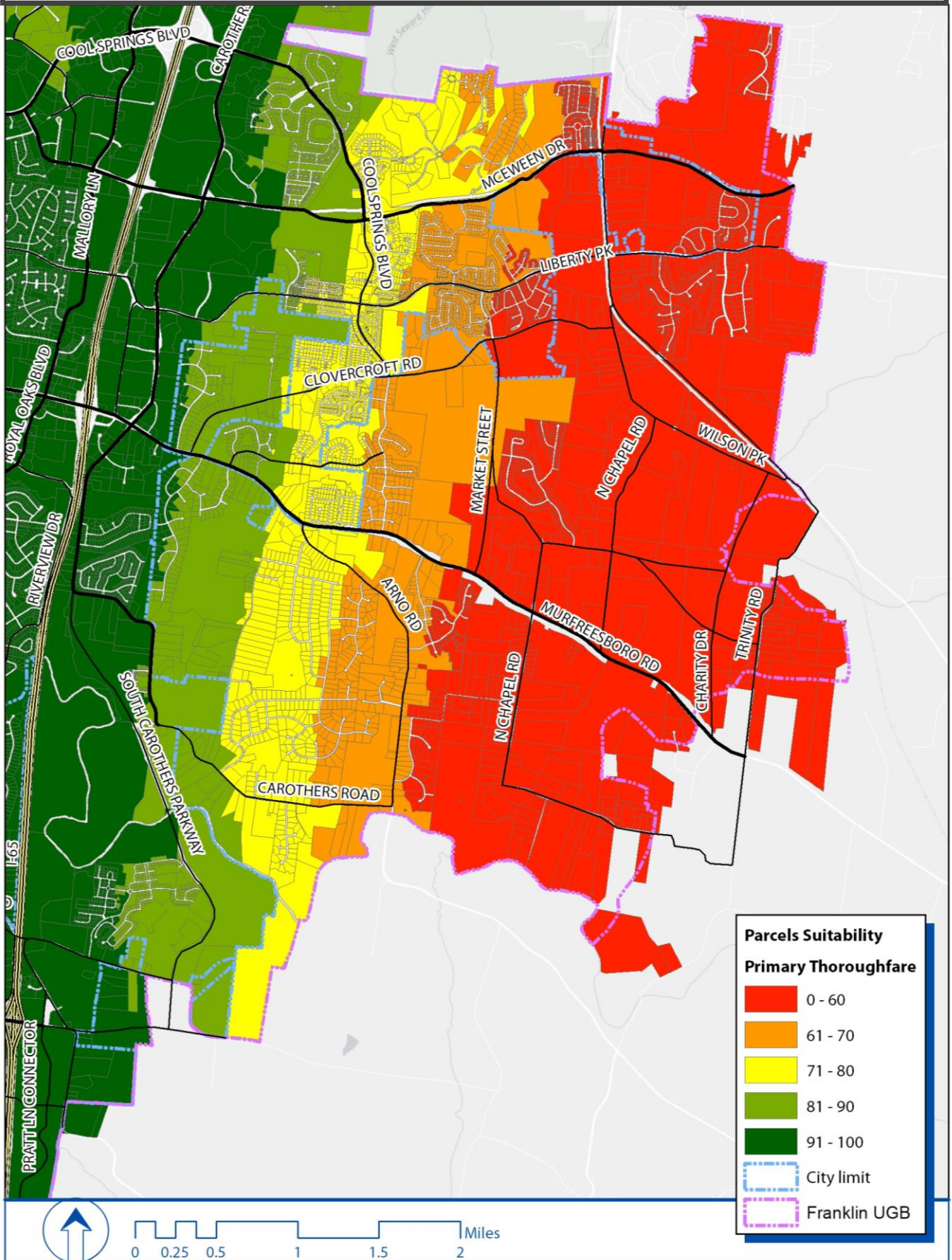
ASSUMING FULL MAYES CREEK SEWER BUILDOUT



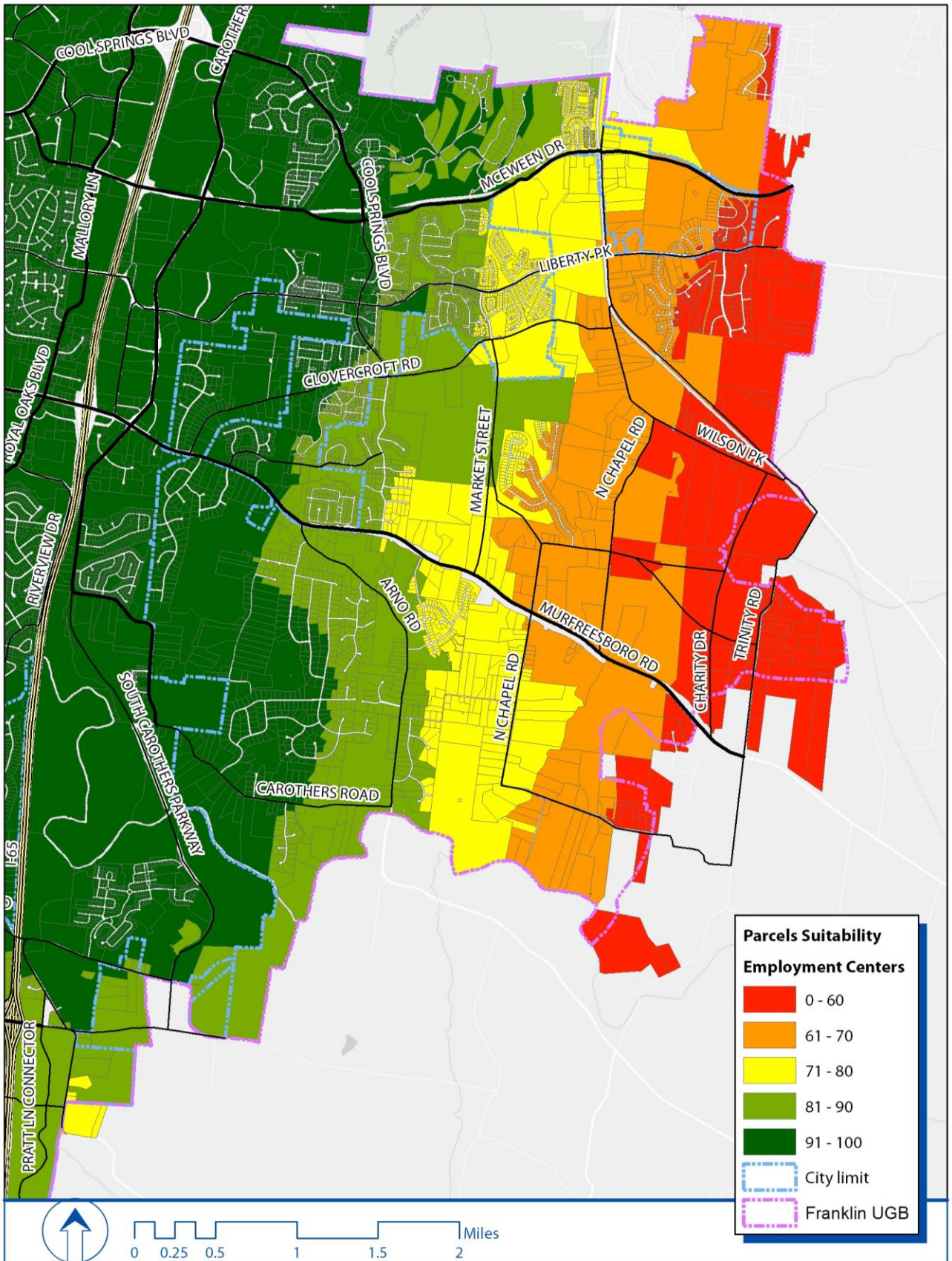
SECONDARY THOROUGHFARES



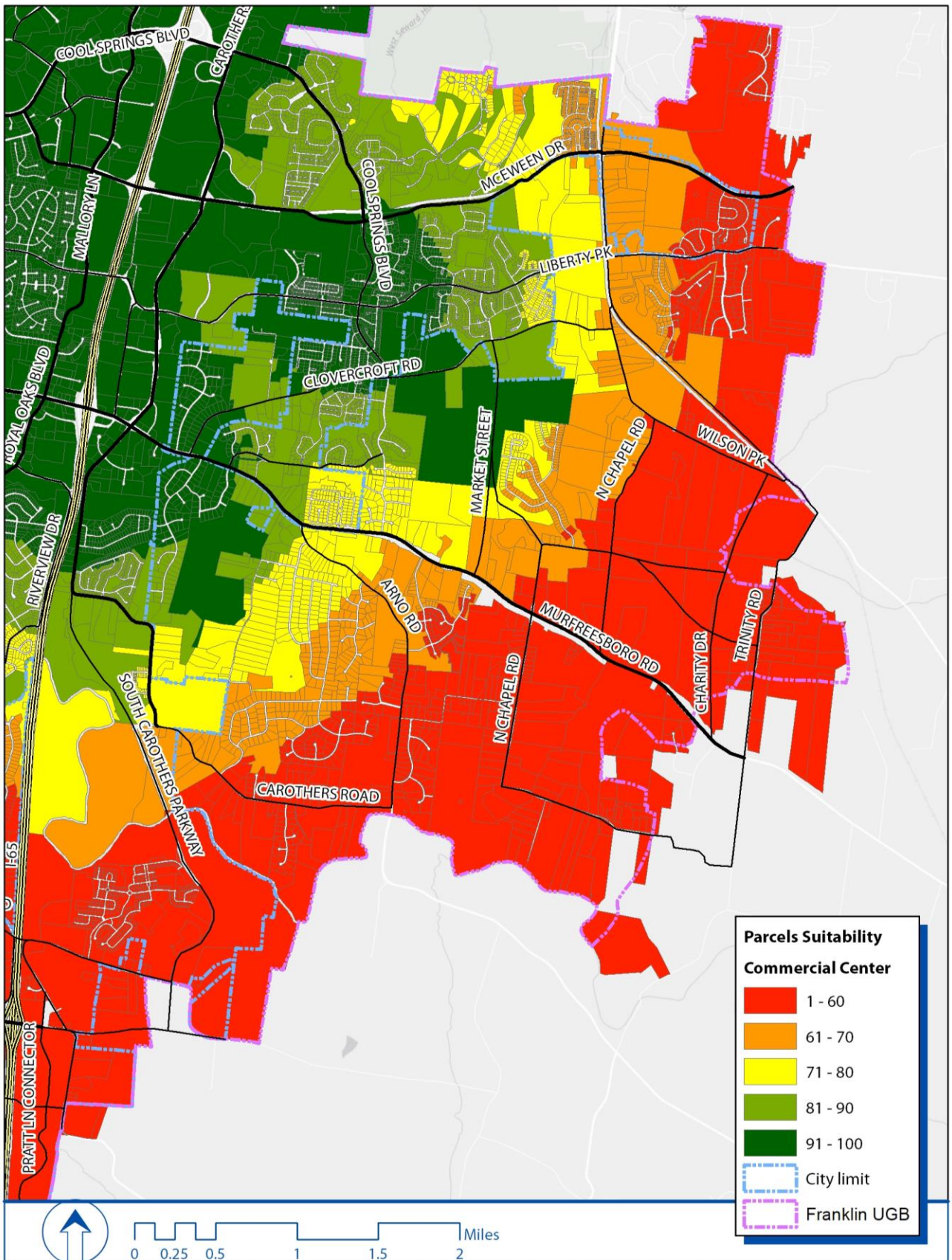
PRIMARY THOROUGHFARES



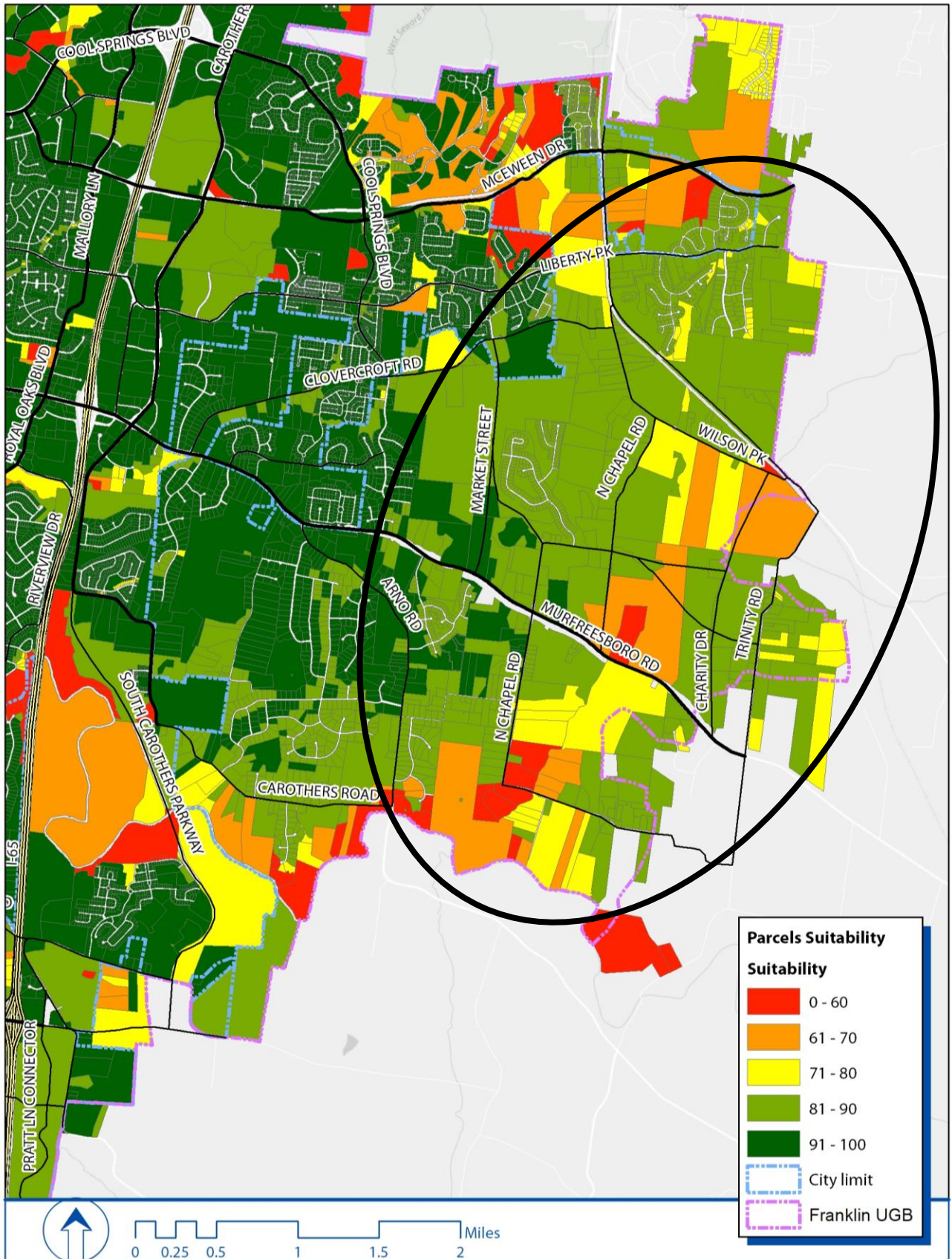
EMPLOYMENT CENTERS



COMMERCIAL CENTERS



COMBINED FACTORS: ASSUMING NEW FIRE STATION, FULL SEWER AVAILABILITY, AND 96E IMPROVEMENTS



Mayes Creek Open House Comment Cards

Cards in **red** generally represent no growth/limited development

Cards in **blue** generally represent neutral comments

Cards in **green** generally represent a favorable opinion of development

Card 1:

No Development

No more taxes

NO more traffic

Card 2:

No No No city limits

Card 3:

- No new high density development
- Maintain rural character
- Take care of existing areas with better infrastructure
- Two acres or more per lot

Card 4:

No Development!

Card 5:

City offers nothing we don't already have except increased taxes. Don't listen to developers. Residents don't want annexation.

Card 6:

I am not interested in annexation—4266 North Chapel Road

Card 7:

Cheryl Wilson Worthington Subdivision

My husband and I have lived at this address 26 years. The entrance to Worthington is our front yard and we own the lot across the street also. We prefer not to be annexed. We own 1.5 acres, beautiful wooded lot, only 10 minutes from anything in Cool Springs. The disadvantage is the road (Clovercroft East) is very crowded and we all must come off Green Hills and it is so hard to get East or West is so hard. Don't really want annexation, no advantage.

Card 8:

No to annex

Card 9:

Melvin A Gray--I do not want to be in the City

3691 North Chapel Road Franklin TN 37064

Card 10:

- Thank you for the open invitation
- Staff was helpful and knowledgeable.
- Would prefer a rural setting with lower density
- Very limited commercial facilities
- No condos, apartments, etc.

John Morss

Card 11:

Prefer to have less density in the Mayes Creek Basin Area. It is not known for development of infrastructure for roads and the traffic conditions are already frustrating at this point. We moved in the county to be out of the City of Franklin.

Card 12:

No more annexation

Card 13:

While we live at (4129 Arno) there is no advantage for us to be annexed into the city of franklin. Our taxes are high enough already and the traffic will be worse than it already is!!

Card 14:

"No" Development

The roads can't handle it!

Card 15:

4215 N. Chapel Road

I am not interested in annexation; I am however interested in being able to pull out on to 96 West without danger.

Card 16:

I live on the upper end of Arno Road. Our taxes are high enough so my wife and I DONT WANT ANY PART

Card 17:

Thanks for the info/update. We live in Abington Ridge—already have community septic and water thru RW D. Don't want to pay for someone else's development infrastructure. Don't want more taxes. Don't want to be annexed into the city. Roads must be upgraded first. Cheers

Card 18:

Keep it rural.

No new taxes

Need to improve HWY 96

Traffic light at 96 and North Chapel Road

Preserve creek and green space

Card 19:

I appreciate the Open House, but it seemed to be a lot of charts without much info. I would have appreciated having a meeting with someone presenting the info, options, impact, etc, and then taking questions. I didn't really learn a lot with this open house and left more frustrated than I arrived.

There is no question about whether development will come to our area. My desire is that it will be done in thoughtful, calculated and fair ways, preserving as much of the beauty/ peace of the county as possible. Kathy Richter

Card 20:

- Please send mailers in addition to posting signs regarding future meetings. Many people don't recognize "Mayes Creek" as a name for this area. Perhaps call it "East Franklin Future Planning Study."
- Those of us who live in the area LOVE the rural character and do not want to see it destroyed.
- We are against the extension of sewer to this area.
- We do not have the roads or schools (or the money to build them) to support widespread development in this area.

Card 21:

Please preserve the more rural look when developing Mayes Creek.

- large lots
- preserve stands of trees
- low density projects

This helps with traffic and growth in our schools

Do not approve developments with houses jammed together like Amelia Park.

Card 22:

Plans driven by greed are ruining the character of our community. The infrastructure does not support more development. I don't see what is wrong with having green space and trees. I do not agree with the Envision Franklin plans for expansion and commercialization.

Card 23:

- We need to make sure we have infrastructure in place before development.
- We need the developers to donate land for schools
- Proposed development will cost county tens of millions pushing up property taxes
- Agricultural development makes the most sense
- Franklin will likely have to raise taxes to pay for infrastructure. We need to be honest with people about the costs.

Greg Lawrence 4th District Commissioner

Card 24:

Thank you for listening to our voice!

What we would like to see:

- Planned growth that provides infrastructure in advance of building/developing (Clovercroft Road traffic is horrible).
- Requiring developers to site plan so they utilize existing trees (no masquerading).
- Keep green space and keep property requiring 2+ acres/home.

Card 25:

Our children can't afford it

Annexation and dense subdivisions are the bane of what makes Williamson Co desirable—Dense subdivisions bring dense traffic, over crowded schools, a crush on our firemen, police departments, the entire infrastructure will be burdened on what growth in a condensed way brings. We already need more schools at the rate we are currently growing—where will you put them? Land is so expensive—the county can't handle the burden.

1. Infrastructure needs to be in place before any more development.
2. Current roads need to be completed before any new development.
3. Land should be designated for schools before any land is developed and donated by developer.
4. Transportation plan needs to be updated.
5. Comprehensive land use plan needs updated with special zoning.
6. More fire and more police needed now.

Card 26:

Conservation subdivision or agricultural neighborhoods or family farms

Card 27:

Infrastructure! First!

City and County need to coordinate land use, roads, etc

We want to maintain the rural nature of the area.

Card 28:

Need roads first.

Need land for schools donated by developer.

Need East McEwen completed first.

Need state to address Wilson Pike to Arrington.

Don't need mass housing/density.

Keep county requirements for lot size (1-5 acres)

Need area for parks and trails with sidewalks. We have none after you go through the E. McEwen roundabout.

Consider fire and police protection also plus sanitation pick up. Fire department could be an issue if trucks have to go down E. McEwen and other narrow roads.

Card 29:

It is painfully obvious that all of this is driven by a couple of land developers. Why do their interests mean more than the majority of land owners/residents in the area. Once this is started, sewers, etc it will open the entire area for intense development, destroying the rural character of the basin. Builders, developers and realtors who all stand to profit should not be given a say in how our area is used, even if they are held in elected office.

Card 30:

No annexation on North Chapel Road.

Card 31:

No development

No annexation

No City taxes

Keep area rural

Card 32:

No city limits

No development

Card 33:

No development!

Card 34:

Preserve land

Preserve trees

No development

Protect wildlife

Card 35:

Development next to and near existing subdivisions seems reasonable.

However, the Smith Property needs to pay for itself plus financial benefits for the City. All other areas should be off the table.

Card 36:

I appreciated being made aware of these developments. We love our rural feel. The tiny house we're raising our family in on 3 acres on Trinity Road. We'd hate to lose the trees, the clear sky and stars and the peaceful quiet, let's keep it rural.

Card 37:

Not interested in any developments than do not provide services—sewer, fire, sanitation, police, etc

Card 38:

- Support cycling infrastructure
- Maintain natural features/wildlife
- Maintain agricultural features

People move to Franklin because they love the rural character. How does the Envision Franklin plan preserve that character? We can accommodate the people moving in without turning our city into urban blight and McMansion hell. There are cities (look to Italy, France, Great Britain) that have accomplished this. We do not have to follow the suburban sprawl template.

Card 39:

Concerns about expansion/widening of 96 particularly as it pertains to North Chapel intersection during rush hour it is very difficult to turn L across 96 heading from N. Chapel towards Murfreesboro. Traffic signals/roundabout would be beneficial. Would appreciate any feedback.

Card 40:

What are the plans for the one lane railroad underpass?

Card 41:

This event has been very informative. I appreciate the opportunity to have input. No more traffic please.

Card 42:

1. Preserve the character of the area
2. There needs to be a buffer between municipalities—rural

Card 43:

Need more info on increased taxes?

Rules for city limits?

Road expansion?

Schools?

Cost for water tap?

Fireworks?

Card 44:

1. When will the tunnels be bypassed!
2. When will a metro city county govt like metro be adopted?
3. When will McEwen be widened?

All the growth and traffic necessitate all the above

Card 45:

Thank you for the information. Do not be swayed by big developers \$ to change the character of this area of Williamson County. Any development i.e. proposed annexation needs to have \$\$ put toward park, fire station, road, landscaping, school; County/TDOT/City joint plan is imperative.

Card 46:

I would like further information on if this planning to go forward. We own property on the corner of North Chapel and 96. We are favorable towards being annexed to connect into city sewer.

Card 47:

Get the sewer to Wilson Pike!! We own 60 acres behind Smith Property. We want to develop. High density. Bring it on!! S&G Properties LLC

Card 48:

What would a project timeline be that would enable Trinity Elementary School and Trinity and Fly Parks to tie into such a system if it is built? Mark Samuels—Maintenance Director of WCS

Card 49:

Want annexed into City to get sewer

Card 50:

Annex into City

Card 51:

A wide variety of alternatives would serve us best including retail, fire and police stations, etc. I lean towards larger lots and larger homes, but whatever fits best with Franklin's growth plan will be fine. Thank you for working ahead on this growth area. Keep up the great work. We love living here.

Mayes Creek Open House Sticky Notes

What is your Vision for the Mayes Creek Basin? The responses are below.

1. No new traffic enough now
2. No gravity sewer option do not destroy Watkins Creek
3. Do not overdevelop. It will ruin what Williamson County is
4. Keep the developers from cutting down all the trees when building. No high density developments that increase traffic and schools.
5. NO further development
6. No development keep it rural
7. No annexation
8. No development
9. Quit zoning for large tract builders think of residents and people that helped develop this county
10. No development
11. No development
12. No
13. No development
14. No new development
15. No annexation
16. No new development close to N. Chapel Road
17. No more development
18. No development
19. No mass development
20. No developers realtors too much traffic no raising taxes putting us in Franklin city
21. NO more taxes, No more development, bring Franklin back to the great small town we all grew up in.
22. No development green space is an asset for our community!!!
23. No development no city taxes preserve rural
24. Our children can't afford it
25. Keep it how it is without houses no development
26. Maintain natural/agricultural character no suburbs and urban build up
27. No commercial development no residential development
28. Go back home and leave Franklin alone and leave roads alone
29. Roads need to be improved can't handle current population no new taxes
30. Development decisions by the residents not builders developers realtors even if they hold elected office
31. Please do not annex Taproot Farm if you allow dense building more roads more schools will be needed at everyone's expense the cost to purchase land for school (then build) is not worth it to benefit the builders who are mostly from out of area please require new development to site build and have septic do not destroy the very thing that made our area desirable.
32. Stop taking away the land! Once it's gone it is gone forever look at LA, Atlanta and learn from their mistakes no development

33. There's already enough traffic on 96 and Arno no annexation leave it alone no development
34. No new development go somewhere else
35. Let's leave some of Williamson County alone leave things as they are no more development needed
36. Green space and residential on 2+ acres slow the development the infrastructure is not ready
37. Bring on the sewer large property owner on Wilson Pike
38. Need grocery store/restaurants
39. Learn from other cities like Charleston they have done well with preserving green space but also growth.
40. Maintain character of the area provide infrastructure before development community should decide zoning plan land for schools
41. Preserve green space and local creeks
42. Provide infrastructure before development
43. Don't disrupt existing residential communities to bring city services to undeveloped land
44. Preserve wildlife
45. Plan land for schools
46. No more taxes
47. Do not cut down trees along Watkins Creek
48. No roads, no two one-lane tunnels would need more schools East McEwen is still being delayed
Wilson Pike is state highway zoned right now

Q1 What are the qualities you like about the Mayes Creek Basin?

Answered: 305 Skipped: 44

#	RESPONSES	DATE
1	Open land. Current land owners appear to maintain land in very reasonable fashion.	12/6/2017 8:20 AM
2	Low traffic (I am a cyclist and most of my riding is in this area); Rural feel, yet close to interstate, shopping, etc.; Large open areas behind my home	12/5/2017 1:43 PM
3	Rural character, seclusion, very quiet, low noise levels.	12/3/2017 9:52 AM
4	Open space, trees...	12/2/2017 10:55 AM
5	One ac. lots or larger, rural in nature. Leave the area as it is!	12/1/2017 6:32 PM
6	nothing stands out to me.	12/1/2017 10:47 AM
7	Rural character and green space	12/1/2017 9:01 AM
8	Open green pastures, country setting	11/30/2017 9:12 PM
9	It's not congested like Cool Springs	11/30/2017 8:11 PM
10	Rural setting near (but not in) "civilization"	11/30/2017 4:36 PM
11	I like that Mayes Creek Basin still has a rural feel while being close to the City of Franklin. I like the large green spaces and families having larger lots or small farms.	11/30/2017 3:39 PM
12	To remain as undisturbed as possible	11/30/2017 3:05 PM
13	The continued maintenance of rural character is very important, from an environmental point of view. Areas where all citizens can enjoy nature, and not just urban sprawl is a testament of caring for future generations.	11/30/2017 11:48 AM
14	Year round free flowing creek, surrounded by mature trees.	11/30/2017 10:46 AM
15	Rural qualities	11/30/2017 8:48 AM
16	Large land per house ratio, quiet roads, no traffic	11/30/2017 8:19 AM
17	Open spaces, natural beauty of Franklin, holding onto some of the little undeveloped areas. Must keep undeveloped.	11/30/2017 6:59 AM
18	Still some farmland left	11/30/2017 12:14 AM
19	Nature	11/29/2017 9:22 PM
20	Still a little bit of country road.	11/29/2017 8:24 PM
21	rural feel	11/29/2017 7:08 PM
22	Rural feel of the area. Green space and trees. Less hectic than other areas.	11/29/2017 6:54 PM
23	One of the last remaining areas in Williamson that you still feel like you're in the country but you can get to town in a reasonable amount of time	11/29/2017 6:16 PM
24	Conservation area	11/29/2017 5:41 PM
25	Rural	11/29/2017 5:26 PM
26	No Development	11/29/2017 4:55 PM
27	Rural environment (trees, farms, nature)	11/29/2017 4:44 PM
28	Openness and lack of development	11/29/2017 4:21 PM
29	Rural feel while still being close to I-65, McEwen and Cool Springs.	11/29/2017 4:07 PM
30	The rural feel.	11/29/2017 3:46 PM
31	That it is undeveloped.	11/29/2017 2:24 PM

Mayes Creek Study

32	Community; geography; proximity to shopping, parks, etc.	11/29/2017 2:18 PM
33	The serenity and the look "this is tennessee"	11/29/2017 1:55 PM
34	The look and feel of country	11/29/2017 1:48 PM
35	I like that it remains a rural area	11/29/2017 1:44 PM
36	Lots of trees, not as many lights, less development, wholesome quiet area where kids can still see farms so close to home	11/29/2017 1:36 PM
37	Rural landscape. Low housing density	11/29/2017 12:31 PM
38	That is is undeveloped. We have TOO MUCH development going on. Residents need some wild areas left undeveloped	11/29/2017 12:08 PM
39	Beautiful scenery/greenery.	11/29/2017 12:04 PM
40	It is not over developed.	11/29/2017 11:41 AM
41	Rural	11/29/2017 11:03 AM
42	Good plan for growth.	11/29/2017 10:28 AM
43	Not part of Franklin. I moved out of downtown to have more freedom on my land and have more private space.	11/29/2017 10:21 AM
44	Love the rural landscape and quietness of this area.	11/29/2017 10:08 AM
45	Its the quiet neighborhood side of Franklin and Williamson County.	11/29/2017 9:50 AM
46	Open space	11/29/2017 9:49 AM
47	Beautiful undeveloped farmland.	11/29/2017 9:33 AM
48	There are many qualities but growth is beginning to erode them.	11/29/2017 9:31 AM
49	Completely rural. The beauty of the countryside and lack of neighborhoods. Leave it alone and rural!	11/29/2017 9:15 AM
50	The country feel.	11/29/2017 9:13 AM
51	Rural and undeveloped.	11/29/2017 9:08 AM
52	lack of development -- agriculture.	11/29/2017 9:06 AM
53	Quiet rural quality	11/29/2017 9:01 AM
54	I like the natural wooded landed and absolutely do NOT support housing development in this area.	11/29/2017 8:58 AM
55	What about what I don't like	11/29/2017 8:53 AM
56	the farms and wooded areas. There are too many new neighborhoods going up, would like to see that slow significantly.	11/29/2017 8:51 AM
57	TREES!!	11/29/2017 8:51 AM
58	It is undeveloped.	11/29/2017 8:50 AM
59	Green areas	11/29/2017 8:45 AM
60	Conservation area	11/29/2017 8:45 AM
61	Preservation of "country side feel" of Williamson Co	11/29/2017 8:44 AM
62	Rural, lots of animal habitat, tall trees, and vast areas of undeveloped land.	11/27/2017 6:15 PM
63	I like that the area is wooded, quiet, lots of green space, and that it feels far out from the city but is within driving distance from shops.	11/27/2017 4:25 PM
64	Non city-like	11/23/2017 4:20 PM
65	The rural character - greenspace, trees, wildlife - that is close to city amenities(i.e.grocery stores, bike trails)	11/21/2017 12:48 PM
66	The close proximity to the coolsprings	11/21/2017 9:17 AM
67	The closeness to the Franklin City limits.	11/21/2017 9:10 AM

Mayes Creek Study

68	The rural feel and open space.	11/20/2017 10:33 PM
69	Everything. Leave it alone and fix our roads and do a better job environmentally of monitoring the effects of recent subdivision build outs. Clovercroft Creek is coming over it's banks and almost over Covercroft road during the last storm. WHY? Because the land was mismanaged in the subdivision build-out. Apparently there's no oversight whatsoever on these developers/builders. Downstream gets harmed by everything left by the builders, building up in the creeks and washing away the land because of much higher water flow that results when concrete is poured for roads and trees and dirt is removed for new homes. PLUS, all the construction garbage that also travels downstream due to the practices of the builders/contractors.	11/20/2017 11:06 AM
70	natural beauty, rural setting, green areas, etc	11/18/2017 5:09 PM
71	Growth, better roads	11/18/2017 3:31 AM
72	Keep it rural	11/14/2017 2:20 PM
73	Mosltly trees and land and no commercial property surrounding trinity school	11/13/2017 8:17 PM
74	That this area is rural and not over developed like the rest of Franklin has become.	11/13/2017 6:39 PM
75	Rural feel Open space	11/13/2017 12:07 PM
76	Natural beauty, open spaces, nature, not overly developed	11/12/2017 9:24 PM
77	Much of the area is undeveloped. Rural landscape	11/12/2017 1:38 PM
78	Rural qualities	11/12/2017 9:25 AM
79	Rural homes, small farms & free flow of traffic without stoplights. Easy access to the dog park & athletic fields	11/12/2017 6:59 AM
80	This is a safe haven for wildlife that is already getting pushed out due to too much development	11/11/2017 7:48 PM
81	Quiet and country.	11/11/2017 2:51 PM
82	None	11/11/2017 7:30 AM
83	The lack of dense housing outside of those already in process.	11/11/2017 7:28 AM
84	The lack of development.	11/11/2017 12:23 AM
85	Open space	11/10/2017 11:22 PM
86	The amount of undeveloped farm land, how serene the area is.	11/10/2017 8:45 PM
87	We love all of the older trees and the natural feel. We also like the small lot, front porch communities that seem to be popping up. Now, if we just had some type of mass transit system for traveling downtown...	11/10/2017 8:45 PM
88	Undisturbed,	11/10/2017 7:28 PM
89	It is quiet and has a mostly rural feel.	11/10/2017 7:20 PM
90	Pastoral	11/10/2017 6:57 PM
91	I like the rural feel of the area.	11/10/2017 6:46 PM
92	The schools, the neighborhoods, the community, the safety	11/10/2017 6:30 PM
93	Convenient location to interstate	11/10/2017 6:08 PM
94	The rural community. Horse farms, rolling hills.	11/10/2017 5:39 PM
95	Enough amenities. Accessibility to Nashville.	11/10/2017 5:23 PM
96	None- already congested on 96!	11/10/2017 5:23 PM
97	Nothing	11/10/2017 3:57 PM
98	Charming rural areas, farms, forests.	11/10/2017 3:43 PM
99	I like that it is green and that there are no current developments!!!	11/10/2017 3:20 PM
100	Conservation	11/10/2017 2:12 PM
101	Open space and large lots in the housing communities	11/10/2017 2:10 PM

Mayes Creek Study

102	Green space	11/10/2017 1:55 PM
103	That it is undeveloped	11/10/2017 1:42 PM
104	The country look and feel. It still feels like the city we chose so many years ago. Pretty and pristine country side.	11/10/2017 1:38 PM
105	Rural country feel	11/10/2017 1:24 PM
106	Nothing	11/10/2017 1:03 PM
107	It's beauty and lush greenery.	11/10/2017 12:56 PM
108	Its rural	11/10/2017 12:50 PM
109	The green space and rolling hills.	11/10/2017 12:43 PM
110	That it still seems somewhat rural.	11/10/2017 12:35 PM
111	Quiet, not crowded, nature remains untouched	11/10/2017 12:35 PM
112	I like the rural landscape and quiet. We recently moved to east Franklin from southwest Franklin specifically for these features and strongly want to preserve them.	11/10/2017 12:15 PM
113	Nothing. It looks like another huge community.	11/10/2017 11:52 AM
114	I love the rural quality and open space. It provides a nice balance from all the homes, business and retail the city already offers.	11/10/2017 11:29 AM
115	natural beauty, trees, minimal development and NO commercial development	11/10/2017 11:07 AM
116	That it is still mostly a rural community.	11/10/2017 10:29 AM
117	None	11/10/2017 10:22 AM
118	It's a quiet place to live and one of the few remaining areas like that in Franklin	11/10/2017 8:22 AM
119	Quiet. Low traffic. Streams and trees	11/9/2017 11:33 AM
120	Country living. Rural feel	11/8/2017 10:11 PM
121	I like living in a place that feels rural with trees, land and wildlife, but yet is close to the amenities of Franklin and Cool Springs and has the easy accessibility of 65 or 840.	11/8/2017 9:34 PM
122	I like the rural character and that it serves as a boundary to the overdevelopment of cool springs	11/8/2017 9:09 PM
123	Peaceful and beautiful. Not a lot of development near us.	11/8/2017 4:07 PM
124	The green space, all the trees, our wildlife.	11/8/2017 1:21 PM
125	Quiet, relatively low traffic levels, lots of nature and established wooded areas and farms. Wide open spaces.	11/8/2017 11:08 AM
126	Rural Character yet close to interstate and shopping amenities	11/8/2017 11:07 AM
127	The creek itself and so much green space.	11/8/2017 10:52 AM
128	Farm land...open rural area	11/8/2017 9:59 AM
129	Quiet, spacious, little development	11/8/2017 9:49 AM
130	I do not support any additional residential or commercial development in the Mayes Creek Basin.	11/8/2017 9:38 AM
131	Farmland	11/8/2017 9:24 AM
132	The quiet and simplicity.	11/8/2017 9:11 AM
133	Rural	11/8/2017 8:58 AM
134	It is a farm area and I want to keep it that way.	11/8/2017 8:31 AM
135	Natural - don't build. All the building is ruining the charm & beauty of Franklin	11/8/2017 8:03 AM
136	It's charm and farms and open spaces. Do not build any more subdivisions!!!	11/8/2017 7:57 AM
137	Ruralness, low traffic, farms	11/8/2017 7:44 AM
138	wildlife, limited population density	11/7/2017 10:00 PM

Mayes Creek Study

139	The wildlife and creeks currently preserved. They give current developments the small town, rural feel we want.	11/7/2017 7:35 PM
140	Dont want development.	11/7/2017 5:43 PM
141	Trees. Rural feel and nature in the area.	11/7/2017 4:51 PM
142	1) rural character 2) natural spaces 3) wildlife 4) country cycling 5) quiet 6) mostly calm roads	11/7/2017 4:44 PM
143	There is a lot of green space and currently preserves nature around us.	11/7/2017 4:14 PM
144	the beauty of the open land, the wildlife, the trees.	11/7/2017 3:33 PM
145	I like the wildlife, watching the deer. It's quiet and the houses are not stacked on top of one another.	11/7/2017 3:25 PM
146	Agriculture countryside,	11/7/2017 2:51 PM
147	It's rural and not a lot of people.	11/7/2017 2:18 PM
148	The "country" feel in close proximity to Cool Springs/retail. The rolling hills and landscape. The opportunities for growth.	11/7/2017 2:18 PM
149	That it is not developed	11/7/2017 2:12 PM
150	The development reserve to be kept at 1 dwelling unit per 2 acres.	11/7/2017 12:31 PM
151	Annexation into the City of Franklin and MUCH needed Sewer System. the potential to appeal to developers to build more luxury homes in this area and be a part of the city limits and services	11/7/2017 10:09 AM
152	It is rural, without multi-family dwellings.	11/7/2017 10:05 AM
153	Rural character of the area, while convenient to commercial areas and 65 and a (usually) reasonable commute to Nashville.	11/7/2017 10:04 AM
154	Lack of development. Privacy	11/7/2017 1:54 AM
155	Generally rural with lots of space - low development and moderate traffic. Most of the area is natural, wooded, and fields. This is why we live in this area, rather than closer to downtown Franklin.	11/6/2017 10:34 PM
156	Large lots, quiet green spaces, relatively uncrowded, convenient location.	11/6/2017 9:32 PM
157	Still reviewing but the city is allowing to much density outside of the cool springs area	11/6/2017 9:26 PM
158	Beautiful land, rural feel	11/6/2017 9:20 PM
159	Beautiful land	11/6/2017 8:45 PM
160	Rural and undeveloped	11/6/2017 8:38 PM
161	Rural feel that's why we moved to this area	11/6/2017 8:34 PM
162	Large area to strategically plan for Franklin growth including some commercial services within the east Hwy 96 corridor. Residents need some services to prevent further congestion west of I-65.	11/6/2017 2:46 PM
163	that its the last undeveloped area in franklin but is located close to cool springs	11/6/2017 1:53 PM
164	Natural beauty	11/6/2017 12:47 PM
165	The combination of rural and residential.	11/6/2017 11:46 AM
166	Quiet and un-crowded yet close to Franklin and Cool Springs	11/6/2017 11:07 AM
167	Rural open land	11/6/2017 10:54 AM
168	It has managed to maintain its rustic, rural beauty and not as congested as densely populated subdivisions found within Franklin's existing city limits.	11/6/2017 10:43 AM
169	It has managed to maintain its rustic, rural beauty and not as congested as densely populated subdivisions found within Franklin's existing city limits.	11/6/2017 10:42 AM
170	the beauty of the land	11/6/2017 10:13 AM
171	That it is not overdeveloped like the rest of Franklin. Franklin needs to worry about road infrastructure before annexing anything else to the area.	11/6/2017 10:12 AM
172	Rural	11/6/2017 9:17 AM

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173	Rural feeling, quiet	11/6/2017 8:46 AM
174	Rural	11/6/2017 8:34 AM
175	Green, undeveloped.	11/6/2017 8:07 AM
176	That it's natural and not developed. Feels like Wilco and not a city	11/6/2017 7:39 AM
177	A rural setting with beautiful vistas and a short travel time to Cool Springs.	11/6/2017 7:01 AM
178	Outside the city limits. Rural. Less developed. Schools. Each home-site and/or neighborhood able to maintain it's own method of water/sewer.	11/5/2017 9:52 PM
179	Rural, not a lot of development	11/5/2017 8:06 PM
180	The rural feel. Wooded land.	11/5/2017 7:55 PM
181	Rural with limited development	11/5/2017 7:00 PM
182	I like the feel of the "country" just outside the city limits. Keeping the Mayes Creek Basin rural is important to my family and me.	11/5/2017 2:33 PM
183	The rural landscape	11/5/2017 2:10 PM
184	That it is rural	11/5/2017 1:22 PM
185	It's rural	11/5/2017 1:20 PM
186	I like the rural feeling of the basin, with easy access to urban areas for shopping, dining and entertainment	11/5/2017 12:18 PM
187	Rural, very little development which results in habitat for all types of animals and birds.	11/5/2017 9:11 AM
188	Rural, not densely populated with homes, wildlife, farms, scenery. It's a country feel just minutes from Cool Springs	11/5/2017 7:38 AM
189	Not commercialized, has a residential feeling	11/5/2017 7:14 AM
190	We bought in the area because it has a rural feel but still close to shopping and restaurants	11/5/2017 6:10 AM
191	It drains water naturally	11/4/2017 11:12 PM
192	Green space	11/4/2017 9:23 PM
193	none: too many developments/condos/apartments already, catering to the wealthy, out of state buyers, making it unlivable/un-affordable and too congested for those who currently live here.	11/4/2017 8:44 PM
194	Mix of single-family homes along with larger areas of land such as farms Access to neighborhood and locally-owned businesses Feels like you are out of town without being too far from city amenities	11/4/2017 8:43 PM
195	It's a relatively peaceful place to live. We invested in our home many years ago and are concerned that this is an attempt to annex us into the city of Franklin. Our property taxes were raised 17% this year and this is over the inflationary rate. additional taxation is a burden on those of us who are on a fixed income.	11/4/2017 6:58 PM
196	I live here and enjoy the quiet country life	11/4/2017 5:06 PM
197	rural nature	11/4/2017 3:54 PM
198	Rural in character	11/4/2017 10:33 AM
199	Open spaces! Lack of density! More open like Brentwood. Not as congested as Franklin.	11/4/2017 10:31 AM
200	That it is mostly a natural area.	11/4/2017 7:38 AM
201	I was born and raised on the farm next door what is now Chardonay. I have never even heard the creek being called anything but a creek. It fed my fathers lake and it still does today	11/3/2017 8:11 PM
202	The rural nature of it and that it's not too congested while being close to Franklin	11/3/2017 7:10 PM
203	City utilities	11/3/2017 4:56 PM
204	Its rural, undeveloped nature.	11/3/2017 2:12 PM
205	Rural setting	11/3/2017 1:23 PM

Mayes Creek Study

206	My wife and I enjoy the "ruralness" of the area. Subdivisions are encroaching from almost every angle. Single lane underpasses would have great difficulty taking in additional traffic volume. Not to mention the safety factor.	11/3/2017 12:28 PM
207	large lots, open spaces	11/3/2017 12:23 PM
208	Rural Feel	11/3/2017 11:54 AM
209	preserved green space	11/3/2017 11:53 AM
210	Open spaces, rolling hills, old growth trees, wild turkeys, deer	11/3/2017 11:10 AM
211	That it's largely undeveloped with pastureland and large independently owned property.	11/3/2017 10:23 AM
212	It is all Nature . Beautiful Area	11/3/2017 9:53 AM
213	Wildlife is abundant, school zone is excellent, parks, open spaces and natural wooded areas. It is not over developed.	11/3/2017 9:40 AM
214	We are far enough out of the city to feel like we are in the country, but close enough to everything. Moving in more commercial businesses and big housing developments will lessen that feeling.	11/3/2017 8:33 AM
215	That it is undeveloped.	11/3/2017 7:12 AM
216	Rural distinction however Clovercroft and Split Log have become a throughfair for traffic from Nolensville residents and residents further East to I-65 and Cool Springs Area. A traffic study would verify this.	11/3/2017 5:59 AM
217	It is rural with rolling hills of beautiful pastures and wildlife. Home developments have required single family residential living on one to two acre lots.	11/3/2017 5:56 AM
218	It is undeveloped and scenic	11/3/2017 5:48 AM
219	Undeveloped land	11/3/2017 5:39 AM
220	I love the rural, country feel of rolling hills, trees, and no development. This is what makes me love Franklin. If developed we will be forced to flee our beloved small town of Franklin, TN.	11/3/2017 5:07 AM
221	Rural	11/3/2017 4:52 AM
222	Keeping green space	11/3/2017 4:31 AM
223	Large lots for homes mature trees	11/3/2017 2:28 AM
224	Rural	11/3/2017 12:59 AM
225	Quiet neighborhoods and more rural, large residential lots.	11/3/2017 12:05 AM
226	That it is undeveloped - pretty country roads and views.	11/2/2017 11:09 PM
227	No hill top homes. Minimum one home per one acre of buildable land. Rural feel, minimum development. Buffer between municipalities. NO DENSITY!	11/2/2017 10:48 PM
228	Please DO NOT develop this property. The density in this area is completely overwhelming our roads, schools, green space, etc.	11/2/2017 9:51 PM
229	Rural feel.	11/2/2017 9:18 PM
230	Great potential for urban development	11/2/2017 8:54 PM
231	It's undeveloped and beautiful. I like that we still have places where we can take a short drive in the country. Please stop so much development of beautiful areas.	11/2/2017 8:51 PM
232	Lack of over development	11/2/2017 8:16 PM
233	Low traffic / congestion, and not overcrowded	11/2/2017 7:57 PM
234	Not in city	11/2/2017 7:35 PM
235	Nice scenery, rural setting	11/2/2017 7:31 PM
236	Rural atmosphere. Trees open land	11/2/2017 7:26 PM
237	Quiet, lots of trees, housing isn't too close together in most parts, fantastic neighbors.	11/2/2017 4:04 PM
238	rural atmosphere	11/2/2017 9:41 AM

Mayes Creek Study

239	All the reasons I come to Franklin have changed over time. It is almost like a favorite flower garden which when matures need constant re-distribution of plants taking into account the maturity of plants and changing light, soil, and traffic thru the garden. Franklin has changed... We need more planning and direction on infrastructure and the accompanying money and less directives for neighborhoods. Let's not build sub par-housing by government dictated requirements neighborhoods that will not stand up with time.	11/2/2017 6:58 AM
240	Large amount undeveloped	11/1/2017 7:57 PM
241	Space, less congested, large lots, safe traffic patterns/routes	11/1/2017 5:39 PM
242	quiet country living close to I65	11/1/2017 4:58 PM
243	Rural country feeling. No crowded.	11/1/2017 4:52 PM
244	The convenience to the city while being outside the city limits. I will not be able to acquire a burn permit. I am concerned about the rapid expansion and growth without any infrastructure to support said growth. Bringing subdivisions and more commercial buildings to this area is not something I support.	11/1/2017 1:44 PM
245	It feels rural but close to city	11/1/2017 8:55 AM
246	Rural setting, but close to the interstate system.	11/1/2017 7:54 AM
247	Still rural	11/1/2017 7:42 AM
248	Rural but close to town. When I moved out to this area 30 years ago there was only 1 or 2 red lights between town and home. Now it is so many lights so much traffic. I was able to safely ride my horses down the roads to the river and visit with the neighbors. Now people have no respect for others must less trying to ride horses down the road. I have seen road rage, traffic is bad. Looking over 65 from 96 going and coming to work you can see too much traffic and wrecks almost daily. I had hoped to retire at my home but with additional homes, people, cars. It will be almost impossible to live in my home and enjoy life. I will be like the rest of "old" Williamson countians, sell and move out of county.	10/31/2017 11:50 PM
249	Close proximity to Cool Springs shopping and business district	10/31/2017 5:13 PM
250	No city taxes, that's why we bought our property outside the city limits in a rural setting. We already have water, sewer, electric, cable, fire protection, police/sheriff protection and agriculture.	10/31/2017 3:01 PM
251	Mayes Creek is losing it's a qualities due to lack of reasonable growth.	10/31/2017 8:43 AM
252	That it is NOT Franklin city.	10/30/2017 7:23 PM
253	Perfect Location	10/30/2017 4:19 PM
254	peaceful, tranquil. unhampered. rural, farm community. undeveloped for most of it.	10/30/2017 4:00 PM
255	That is outside city limits. It is rural without overdevelopment like areas within the cities.	10/30/2017 12:46 PM
256	Being out of Franklin City Limits--Being RURAL but close enough to city	10/30/2017 10:01 AM
257	That it is rural	10/30/2017 7:32 AM
258	Space between neighbors, quiet	10/29/2017 8:17 PM
259	It has the right amount of recreation areas and greenways.	10/29/2017 9:00 AM
260	Close to town but still a country feel.	10/29/2017 9:00 AM
261	the fact that we are not in the Franklin city limits	10/28/2017 8:12 PM
262	Combination of BOTH Conservation and Development.	10/28/2017 7:32 PM
263	Low density, rural feel, natural habitats, undeveloped areas.	10/28/2017 5:40 PM
264	We love that it feels rural and we can have our horses here but it is only a few minutes from Cool Springs.	10/28/2017 4:30 PM
265	Still maintains some semblance of a rural feel. Not in city limits.	10/28/2017 3:42 PM
266	Country Setting Style	10/28/2017 7:54 AM
267	Like it left alone as is with no future growth plans.	10/27/2017 6:10 PM

Mayes Creek Study

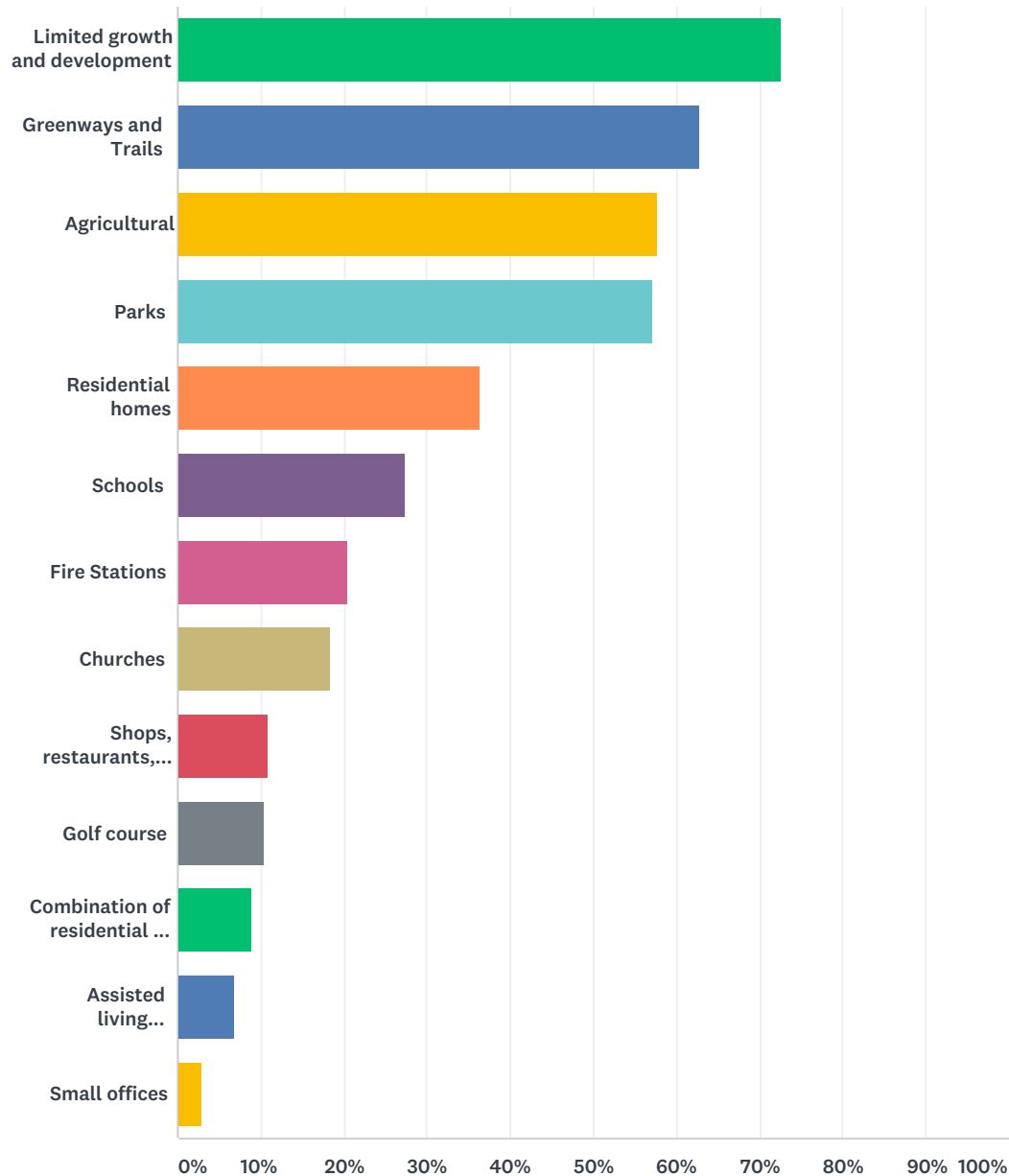
268	It is quiet, and removed from the general noise and commercialization that now surrounds Franklin as one approaches Franklin from the East. Great place to live and hope it stays that way.	10/27/2017 4:50 PM
269	Close to interstate 65 and Cool Springs	10/27/2017 4:27 PM
270	THE RURAL FEEL. EVEN THE FEW NEIGHBORHOODS HAVE A "COUNTRY" FEEL. IT FEELS OPEN, SAFE, AND WARM. PLACES LIKE LADD PARK AND MCKAYS MILL FEEL TOO "INTENSE".	10/27/2017 3:02 PM
271	The scenic beauty of the creek and pasture land.	10/27/2017 2:58 PM
272	Location	10/27/2017 11:34 AM
273	The community here likes our green space and rural character; it's not crowded and overdeveloped.	10/27/2017 11:19 AM
274	the areas seen from 96 are mostly rural	10/27/2017 8:56 AM
275	The rural/country feel (few subdivisions, lots of open land and trees).	10/27/2017 8:46 AM
276	still somewhat rural	10/26/2017 11:42 PM
277	Relatively low density housing in the area where we reside.	10/26/2017 8:06 PM
278	It's out enough feel like you're in the country, but yet close to the Interstate and Cool Springs	10/26/2017 6:36 PM
279	We are in the country but we are close to everything. Less traffic. Lack of population. Lower taxes.	10/26/2017 4:37 PM
280	area for growth	10/26/2017 1:56 PM
281	Rural environment, limited growth	10/26/2017 12:59 PM
282	Convenient to shopping and medical care. Plus a rural setting.	10/26/2017 10:26 AM
283	The green space and agriculture that allows Franklin residence to enjoy rural environments	10/26/2017 10:23 AM
284	Rural with areas of large spaces with no development, providing for natural habitat. Homes on large tracts and many working farms.	10/25/2017 8:26 PM
285	Rural but close to town	10/25/2017 12:36 PM
286	Green acreage, purposeful traffic plans/patterns that support the current volume, cul de sac based neighborhoods with no through streets for families/outdoor play.	10/25/2017 10:32 AM
287	Less congestion yet convenient	10/25/2017 10:17 AM
288	All the green space	10/25/2017 8:12 AM
289	There are plenty of wooded areas, space, and wildlife.	10/25/2017 7:15 AM
290	I love seeing so much green! I love the country feel and quite. I love my kiddos going to Trinty Elementary, and while the traffic on 96 can be crazy, during the day it's simply not an overly busy place. I love driving around and seeing Long fences and roaming livestock.	10/24/2017 10:03 PM
291	Open, rural area	10/24/2017 7:38 PM
292	Rural	10/24/2017 7:30 PM
293	Open space with little development. Love the proximity to nature	10/24/2017 7:07 PM
294	Quiet area, no commercial businesses. Purposely moved here to get out of the franklin city limits	10/24/2017 6:57 PM
295	Open farm land	10/24/2017 6:37 PM
296	At the minute we love that Tap Toot Farm is not developed	10/24/2017 5:50 PM
297	Quiet. Few homes. Upscale. Little traffic. Larger lots.	10/24/2017 5:33 PM
298	Rural feel. Open space. Developments w lots of green space	10/24/2017 5:18 PM
299	Rural natural landscape. Farms and rolling treed hills. Open land, not a sea of houses.	10/24/2017 4:33 PM
300	The open space and large stands of forested areas. It was disappointing this past week to see a large parcel along Murfreesboro road have ALL of the trees taken down.	10/24/2017 4:28 PM
301	Well it's around the corner from our house, we are in McKays mill just outside the boundary. We like that the area is close to cool springs but still has the franklin "country" feel.	10/24/2017 9:21 AM

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302	Open country, wildlife	10/24/2017 8:43 AM
303	Rural, low density, mix of residential and agricultural uses.	10/24/2017 8:20 AM
304	Country-like, rural, yet still close to the city	10/24/2017 8:05 AM
305	Rural, untouched beauty.	10/24/2017 7:41 AM

Q2 Which types of uses do you envision for the Mayes Creek Basin? Select all that apply.

Answered: 343 Skipped: 7



ANSWER CHOICES	RESPONSES	
Limited growth and development	72.59%	249
Greenways and Trails	62.68%	215
Agricultural	57.73%	198
Parks	57.14%	196
Residential homes	36.44%	125

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Schools	27.41%	94
Fire Stations	20.41%	70
Churches	18.37%	63
Shops, restaurants, and grocery stores	10.79%	37
Golf course	10.50%	36
Combination of residential and commercial uses	9.04%	31
Assisted living facilities	7.00%	24
Small offices	2.92%	10
Total Respondents: 343		

#	OTHER (PLEASE SPECIFY)	DATE
1	Planned developments that are walkable and offer local resources (commercial). Offer Westhaven-like subdivisions of different economic strata. Offer equine centric subdivisions. Create an agri-hood that encourages residents to own small quantities of docile farm animals and veggie gardens mixed with private residences and the commercial space needed to support residents. Always make them walkable/bikable and mix childcare with senior care in developments. No megamalls or megastores. No congestion and overdevelopment like Cool Springs area. Permit neighborhoods that foster social and environmental responsibility amongst residents. PS, I'm not against golf, just all the intense manipulation of the land used on golf courses.	12/12/2017 6:42 PM
2	Limited growth for residential home sites. Maintain current school.	12/6/2017 8:20 AM
3	The city and county have already corrupted the area by the way of allowing the so called "conservation subdivisions" which conserve nothing.	12/1/2017 6:32 PM
4	1)Disc golf course. 2) Bike trails to get the idiots off Wilson Pike, Wilson Pike is not designed for bicyclists and they have no reason to attempt to ride that road. 3) No additional houses should be added until the 1 lane underpasses have been replaced.	11/30/2017 9:12 PM
5	But nothing until McEwan and Wilson Pike are fixed and other connecting roads are planned to handle the increases traffic without dumping it thru current neighborhoods like oxford glen to cool springs blvd becoming a high traffic connector in the middle of multiple neighborhoods.	11/30/2017 12:14 AM
6	Please quit developing nature areas!	11/29/2017 4:55 PM
7	YMCA!!!!	11/29/2017 2:18 PM
8	Equestrian facilities	11/29/2017 1:55 PM
9	PLEASE leave it undeveloped. That's why we all moved here—for quality of life. Now they are developing ALL THE OPEN SPACES	11/29/2017 12:08 PM
10	Simple neighborhood type living. No business parks and such.	11/29/2017 9:50 AM
11	Leave to growth to the other parts of the county. Quit destroying the beautiful parts of WillCo because the people running the show are getting kickbacks from developers and others. It's disgusting what the elected leaders are doing.	11/29/2017 9:15 AM
12	NO commercial activity	11/29/2017 9:01 AM
13	I do not support any type of residential development in this area. Nature parks (NOT large stadiums) and agricultural use would be acceptable.	11/29/2017 8:58 AM
14	Enough houses we need more rural open lands	11/29/2017 8:53 AM
15	Prefer to maintain as much greenspace as possible while addressing key needs for growth. Planning for schools and fire stations are critical in this piece. It should not be done in silos like I have seen the city do in the past. Be proactive, not reactive.	11/21/2017 12:48 PM
16	No major subdivisions or malls...very limited growth	11/20/2017 10:33 PM

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17	There is absolutely no justification for further residential or commercial construction in our area, period. It's recognized by all that our roads are insufficient for currently approved developments' additional traffic, so why would anybody think it appropriate to build more homes/offices? The first thing that needs to happen is to get an approved budget that pays for existing needs of roadways much less what may or may not be needed in 20 years. Traffic isn't manageable today, much less in three years when subdivisions build out and all those additional cars are on the roads. Stop approving additional development and/or annexing property for development.	11/20/2017 11:06 AM
18	please plan and keep Franklin beautiful!!!!	11/18/2017 5:09 PM
19	KEEP (what is left) of FRANKLIN RURAL.	11/13/2017 6:39 PM
20	We don't commercial development in the middle of our homes in residential area. That would not be the spirit of owning a home in historic Franklin away from city sprawl.	11/12/2017 6:59 AM
21	Nothing. Leave it alone.	11/11/2017 7:48 PM
22	No more development in that area. These type areas are the reason Franklin is a nice place to live. Otherwise you can live in other areas for much less. Besides the school system can not handle the additional volume.	11/11/2017 9:57 AM
23	Limit dense housing and multiple housing.	11/11/2017 7:28 AM
24	Leave it as it is, no new development. The current residents enjoy their farms and the lack of development.	11/11/2017 12:23 AM
25	We can not add more homes or residents until we have a plan in place for our schools. Also we picked this area bc it was not as developed as Franklin. Leave the green spaces please.	11/10/2017 11:22 PM
26	I would like to see the growth franklin slow drastically. It is moving too quickly	11/10/2017 7:20 PM
27	We need another elementary school badly! Oak View nearly doubled in size over 1 summer and more development will feed into there or Trinity. PLEASE build with schools in mind!!!	11/10/2017 3:22 PM
28	I would really plead to keep this part green. We moved to this corner of Franklin tone close to the low development area. There are enough homes going up and we are having enough of a struggle getting funding for the schools now.	11/10/2017 3:20 PM
29	None	11/10/2017 1:03 PM
30	I marked the grocery stores option but I'd love that to be contained to a small area to service the families living around there and in arrington. But I'd prefer the development to be limited.	11/10/2017 12:56 PM
31	I wouldn't mind a nice neighborhood within walking distance to Trinity Elementary but overdevelopment is a fear of mine. I'm from here originally and it breaks my heart to watch so many farms disappear.	11/10/2017 12:43 PM
32	Leave it alone	11/10/2017 10:22 AM
33	If they were to build homes in this area, it would be better if they were larger lots (3-5 acres or more) . I don't want to see another McKay's Mill neighborhood pop up in this area.	11/10/2017 8:22 AM
34	We need to limit the city sprawl. If we build make sure we have minimum lot size at 1 -5 acre	11/8/2017 10:11 PM
35	Most people in the area do not want to see any mixed use developments or small lot home communities. It would ruin the feel of the area which is the main reason we moved here. Unfortunately, many neighborhoods are being built in this area and the schools and roads just can not keep up. Even if (not when) 96 is ever expanded, it is 10 years too late and it will not help all the surface roads at this point.	11/8/2017 9:34 PM
36	Please, do not allow more subdivisions!!	11/8/2017 9:09 PM
37	I would prefer that it not change one bit.	11/8/2017 4:07 PM
38	Would prefer minimal growth and development. If it has to happen, then residential on large lots only, with lots of green space barrier between neighborhoods and streets.	11/8/2017 1:21 PM

Mayes Creek Study

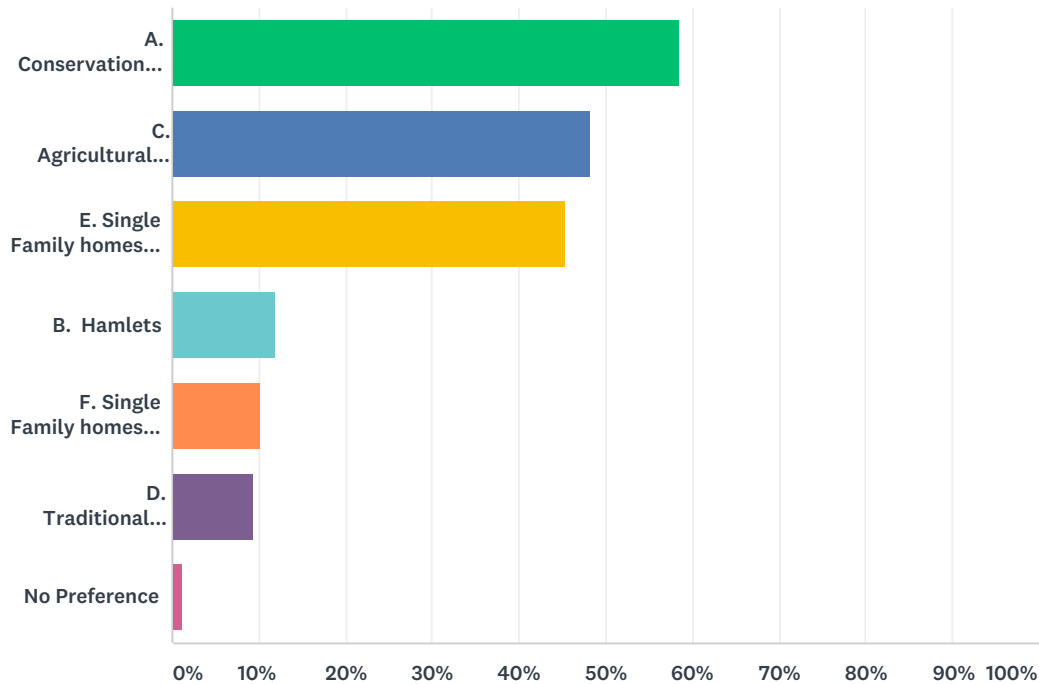
39	We live in The Radcliffe Subdivision. Only 11 homes with 1.5 AC to 5 ac lots. Generally do not want to be annexed to Franklin City. We have all we need to enjoy a simple and convenient lifestyle. IF annexation of surrounding properties is on the table then, Large lot (1 ac) density using cluster type development would be the preferred direction. I generally think the Mayes Creek basin has the commercial and services development already existing or close enough in McKays Mill and the I-65 / Hwy 96 interchange. The Trinity park and Fly park areas are nicely developed. It would be interesting to see a green way / trail / bike system along the Harpeth River from Arno Rd to the new Carothers communities and to the North along Wilson Pike to the Brentwood trail system. A Canoe access at Arno Rd and / or Trinity Rd at The Harpeth River. Widen Arno Rd to 3 lanes and solve the traffic congestion at the Page Schools.	11/8/2017 11:07 AM
40	No development	11/8/2017 10:30 AM
41	left alone	11/8/2017 9:59 AM
42	I do not support any additional development in the Mayes Creek Basin.	11/8/2017 9:38 AM
43	Farms	11/8/2017 9:24 AM
44	Keep it undeveloped	11/8/2017 8:31 AM
45	Leave it as it is	11/8/2017 7:57 AM
46	better roads and nothing more	11/7/2017 10:00 PM
47	want to limit the amount of development in order to preserve the greenspace that we have today	11/7/2017 7:35 PM
48	Would like to see some restaurants and a grocery store enter this space - but very limited. Would prioritize greenways, trails and parks.	11/7/2017 4:14 PM
49	The less that is done on the east side, the better.	11/7/2017 3:33 PM
50	Please leave it alone! Let's have an area of Frankin that is not overgrown. I hate subdivisions. I moved to this area specifically to be away from all that. I'm close enough to town. The traffic on Murfreesboro rd is already crazy. It takes forever to turn left out of N Chapel rd on to 96.	11/7/2017 3:25 PM
51	Please do not put more houses in this area	11/7/2017 2:12 PM
52	The current residents have already sunk costs to provide water and sewage.	11/7/2017 10:05 AM
53	Residential homes on large (multi-acre) lots. No subdivisions.	11/7/2017 10:04 AM
54	We moved to East Franklin to get away from the over development of Cool Springs. I would like to see Mayes Creek stay rural and not get over developed like the rest of Franklin.	11/7/2017 1:54 AM
55	Possible mixed-use developments offering a good mixture high quality housing with some affordable component.	11/6/2017 2:46 PM
56	No development	11/6/2017 10:12 AM
57	LIMITED development	11/6/2017 8:07 AM
58	No more large area home developments. No city of Franklin government just Williamson County.	11/5/2017 9:11 AM
59	I would greatly appreciate more public spaces for walking, hiking, biking, and enjoying the outdoors. Brentwood has ridiculously outdone Williamson County and Franklin in this area. I drive to Brentwood to enjoy their trail system and parks.	11/4/2017 8:43 PM
60	Perhaps you could tell us what you plan to do.	11/4/2017 6:58 PM
61	No high density residential developments; No high density commercial development	11/4/2017 10:33 AM
62	No dense developments please! Franklin has overbuilt these already!	11/4/2017 10:31 AM
63	We have lived here at this location in Worthington for 26 years what was a quiet residential neighbor And would like for it to stay that way. It has developed into numerous subdivisions and I does not lend itself tho anything else.	11/3/2017 8:11 PM
64	staying with the nature of the area - large lots.	11/3/2017 12:23 PM
65	NONE	11/3/2017 11:53 AM
66	This area can not hold all the traffic of Stores, more homes and restaurants	11/3/2017 9:53 AM
67	Feeder road improvements are necessary to support the through traffic.	11/3/2017 5:59 AM

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68	Stop trying to develop every piece of vacant property. You have done nothing to address traffic issues and congestion. The roads in the area I.e. Wilson path with a one lane underpass can't handle the additional traffic.	11/3/2017 5:39 AM
69	1 home per acre	11/3/2017 12:59 AM
70	Small shops / shopping centers only. No big box stores or large grocery. The area could use a few restaurants and perhaps a small market. A fuel center would be ok so long as it fits the rural aesthetic.	11/2/2017 9:18 PM
71	Appropriate widening of roads BEFORE the development begins	11/2/2017 8:54 PM
72	We are close enough to easily access commercial development that we do not need any additional commercial development in this area	11/2/2017 7:57 PM
73	No more growth	11/2/2017 7:35 PM
74	I don't like seeing all the houses in neighborhoods look almost identical. Changes in the brick/siding and front entry don't make diversity. The concepts plans should mandate at least 20% single level homes. ((This would be more in keeping with the population and needs of the citizens)Subdivisions need to have a diversity in the size and configuration of plats every other plat being 20% difference in size. Home designs and builder diversity within a subdivision should be mandatory. You are creating slums because of lack of diversity in size and style of homes and plats sizes.	11/2/2017 6:58 AM
75	If subdivisions are built, only houses on 1/3 acre or larger not including green space in the subdivision. Do not make it like all the development on S Carothers and Carothers Pkw	11/1/2017 7:57 PM
76	Law enforcement facilities	11/1/2017 7:42 AM
77	Do not want to see any development with the Mayes Creek Basin. That's why I live out here.	10/28/2017 8:12 PM
78	Franklin has become overpopulated and has lost the quaint small town appeal as unrestricted growth and development have become the norm in this area.	10/28/2017 5:40 PM
79	We are especially opposed to Limited Growth and Development. The area has changed so much since we moved here over a decade ago and there are now thousands of people traveling through the area every day but we believe growth can be allowed without infringing upon the rights of people who have owned property here for many years.	10/28/2017 4:30 PM
80	Would like to see the property on North Chapel from Fly Park/Trinity Park to Hwy 96 purchased/used for a larger park and/or green space. We don't need grocery stores etc--those are easily accessible at McKay's Mill, at Kroger or Publix on Royal Oaks. Don't want commercialization lining Hwy 96 as one approaches Franklin or Triune.	10/27/2017 4:50 PM
81	HIGH END HUNTING/FISHING CLUBS	10/27/2017 3:02 PM
82	What we envision is not what we want. If annexed, we envision the City of Franklin allowing overdevelopment (as defined by the residents), forever changing the character of a long established community.	10/27/2017 11:19 AM
83	Small areas of residential development with large lots (5 acres or more).	10/27/2017 8:46 AM
84	No large developments, stores, strip malls, etc.	10/25/2017 8:26 PM
85	We purchased a home out this way because we loved the space! We don't mind driving a bit to get to big stores. I love that we can leave our neighborhood and be amongst trees and green space pretty easily.	10/24/2017 10:03 PM
86	There is so much potential here to really create a beautiful area. Why do we have to build houses here. Just go a few miles down hwy 96 and develop residential homes there.	10/24/2017 5:50 PM
87	Would support hamlet/village development at major intersections, but they would need to be low scale density/intensity.	10/24/2017 8:20 AM
88	Any further developments out that way will only serve to completely clog I-65.	10/24/2017 7:41 AM

Q3 Which types of residential neighborhoods do you think are appropriate for the Mayes Creek Basin? Please refer to the images below and select all that apply.

Answered: 311 Skipped: 39



ANSWER CHOICES		RESPONSES	
A. Conservation Subdivisions		58.52%	182
C. Agricultural Neighborhoods or "agrihoods"		48.23%	150
E. Single Family homes on one unit/acre or greater		45.34%	141
B. Hamlets		11.90%	37
F. Single Family homes on lots smaller than one unit/acre		10.29%	32
D. Traditional Neighborhood Developments		9.32%	29
No Preference		1.29%	4
Total Respondents: 311			

#	OTHER (PLEASE SPECIFY)	DATE
1	I don't have strong preference, but if I recall you are talking about 10,000 acres. Have a mix of all and let the prospective home/land owner have options.	12/12/2017 6:42 PM
2	5 acre minimum. Maintain large green space areas.	12/6/2017 8:20 AM
3	This is large enough an area to include several different elements. I'm most concerned that the flavor of being rural and low traffic be preserved as much as possible.	12/5/2017 1:43 PM
4	None	12/4/2017 6:51 PM
5	I prefer the choice if these are the ONLY choices. Again leave Mayes creek basin alone.	12/1/2017 6:32 PM

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6	Prefer parks and trails.	11/30/2017 1:11 PM
7	or no new development	11/30/2017 8:48 AM
8	NO MORE DEVELOPMENT - YOU CAN'T AFFORD OUR SCHOOLS AS IT IS!	11/30/2017 8:19 AM
9	Quit developing these areas!	11/29/2017 4:55 PM
10	None of the above. Let's slow down and stop expanding and make do with what we have.	11/29/2017 4:21 PM
11	Limit new house size to 2,500 square feet.	11/29/2017 4:08 PM
12	None. We should not be tryinf to develop every piece of property in and around Franklin. We do not need more homes. We need to preserve rural Williamson County.	11/29/2017 2:24 PM
13	Large lots of over 5 acres	11/29/2017 1:55 PM
14	NO MORE HOMES!!!!	11/29/2017 12:08 PM
15	We don't need another McKays mill to overpopulate the area. Oh, I live in McKays Mill. I like the convenience but hate the size of the neighborhood.	11/29/2017 9:33 AM
16	Trick question. NONE OF THE ABOVE IS THE ANSWER. Stay out of the area completely. Quit tricking the stupid with questions that don't have all the options for answers! Leave it rural!	11/29/2017 9:15 AM
17	I do not support residential development of any sort in this natural area.	11/29/2017 8:58 AM
18	` None of the above	11/29/2017 8:53 AM
19	Or conservation land with no residential development	11/29/2017 8:45 AM
20	Many properties due to County septic rules can not build on North Chapel Road. We need sewer to build on our 1 acre property and have custom builds not trailer homes due to soil requirements that the county has in place in Williamson county.	11/21/2017 9:10 AM
21	No major development	11/20/2017 10:33 PM
22	NONE of the above. No additional residential construction is the best answer until there's a way found to pay for improving our existing roads. Once the issue of paying for roads is concerned, only environmentally positive use should be considered. That rules out everything but A, and why shouldn't we use minimum of 5 acres parcels for homes? Why didn't you offer up that choice?	11/20/2017 11:06 AM
23	prefer large lots only. Please limit growth	11/18/2017 5:09 PM
24	NO NEIGHBORHOODS. GREENSPACE ONLY.	11/13/2017 6:39 PM
25	I honestly think we don't need any more neighborhoods.	11/12/2017 1:38 PM
26	no more residential development	11/11/2017 8:32 PM
27	Nothing.	11/11/2017 7:48 PM
28	No more development in that area	11/11/2017 9:57 AM
29	Single family housing with minimum 10' setbacks on each side of property lines.	11/11/2017 7:28 AM
30	None of the above. No new development!	11/11/2017 12:23 AM
31	I prefer none, but if I have to pick then less houses the better	11/10/2017 11:22 PM
32	We live in Lockwood glen. One of the things that attracted us to the neighborhood was the diversity in housing stock. We have everything from the low \$400ks to the low \$800ks plus some nice rentals. This has made for a great neighborhood with a nice amount of diversity.	11/10/2017 8:45 PM
33	I picked C only because there was no "please no neighborhoods here" option	11/10/2017 5:33 PM
34	No pictures were viewable. Prefer lots of green space, limited fencing and more wildlife!	11/10/2017 5:23 PM
35	No new developments, you will oil the charm of this beautiful place	11/10/2017 3:44 PM
36	A or nothing!!	11/10/2017 3:20 PM
37	No subdivisions	11/10/2017 1:42 PM
38	Nothing	11/10/2017 1:03 PM
39	No large clusters of neighborhoods like McKays Mill or Villages of Clovercroft. I love in one of these and strongly dislike it. When my husband agrees to move I will do a cartwheel!	11/10/2017 12:43 PM

Mayes Creek Study

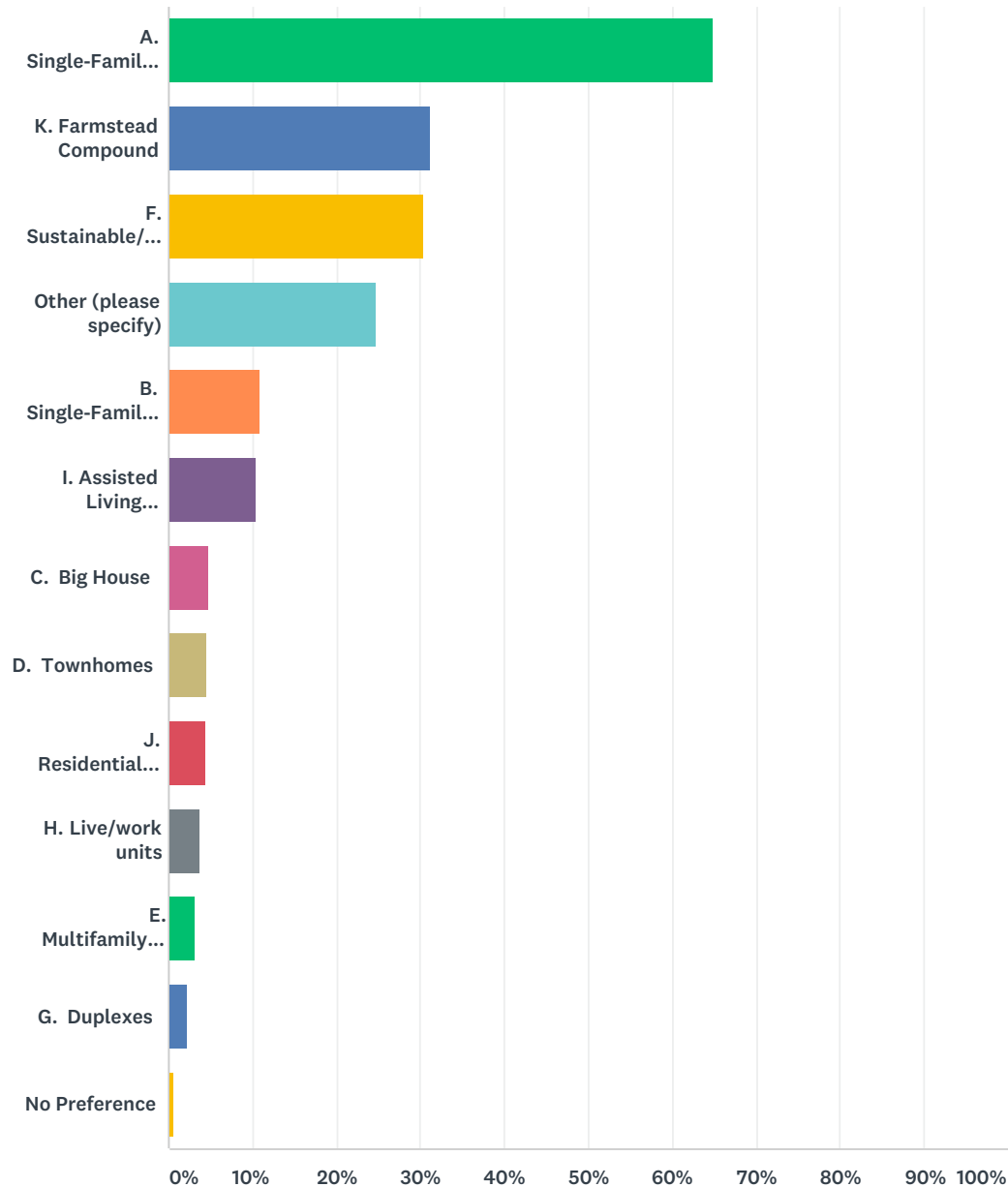
40	There also needs to be a plan to not demolish any green space for future development as the impending situation with the Tap Root Farms developer wanting to destroy trees along the creek behind Watkins Creek for a sewer line.	11/8/2017 9:34 PM
41	I would most prefer it left alone. If it must be developed, hamlets are actually a very cool idea... depending on what "significant" green space means. Percent land use would help clarify	11/8/2017 9:09 PM
42	Preferably no more subdivisions.	11/8/2017 11:08 AM
43	All using 1 acre as the basis for development.	11/8/2017 11:07 AM
44	No development	11/8/2017 10:30 AM
45	none of the above.....just leave everything as is	11/8/2017 9:59 AM
46	I do not support any additional development.	11/8/2017 9:38 AM
47	Farms and pastures, no development. This survey is skewed. Why is no development not an option? Bad judgement here.	11/8/2017 9:24 AM
48	None. Just leave the area the same. Leave the people alone with their farms	11/8/2017 9:00 AM
49	No neighborhoods. Only farms.	11/8/2017 8:31 AM
50	Stop building ??	11/8/2017 8:03 AM
51	if there has to be something built - which i am not convinced of	11/7/2017 4:44 PM
52	none	11/7/2017 3:33 PM
53	NONE!! Leave it alone!!	11/7/2017 3:25 PM
54	None!	11/7/2017 2:12 PM
55	Single-family homes on large lots, preferably as stand-alone residences and not in subdivisions.	11/7/2017 10:04 AM
56	I prefer that it not get developed. But if houses had to go up, I would prefer high end homes like my own. Valued greater than \$750,000	11/7/2017 1:54 AM
57	Commercial services and mixed use developments primarily along Hwy 96 with residential neighborhoods being a mixture of townhouse/single family/multifamily and some larger tract conservative greenspace developments slightly further from service corridors needed to support reasonable growth east of I-65. Residents know it's coming, just want to plan strategically.	11/6/2017 2:46 PM
58	None! No more development until you fix the roads and traffic flows!	11/6/2017 10:12 AM
59	None of the above.	11/5/2017 9:11 AM
60	A major benefit of living in this area is that it is not overdeveloped with houses and neighborhoods on top of each other. People here appreciate the open spaces and feeling like we are more "out in the country" without having to live an hour out of town.	11/4/2017 8:43 PM
61	do not want development	11/4/2017 5:06 PM
62	No apartments or condos!	11/4/2017 10:31 AM
63	Prefer that it not be developed	11/4/2017 7:38 AM
64	No more subdivisions	11/3/2017 11:53 AM
65	None	11/3/2017 10:23 AM
66	Growth needs to be controlled now or existing infrastructure such as roads bridges and schools will be out outdated.	11/3/2017 5:59 AM
67	No houses, retail, or office. Only agricultural or parks!	11/3/2017 5:39 AM
68	None of the above, please leave alone Franklin's last remaining green space.	11/3/2017 5:07 AM
69	open farmlands and woods without more development on it	11/2/2017 11:09 PM
70	The density in this area is too much. No further development.	11/2/2017 9:51 PM
71	None of the above.	11/2/2017 8:51 PM
72	All neighborhoods need to have sidewalks!!!!!! and All streets need significant shoulders!!!!	11/2/2017 6:58 AM
73	These 3 types are where the majority of the demand is currently	10/31/2017 5:13 PM

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74	None of them are appropriate.	10/28/2017 8:12 PM
75	Honestly, I would prefer no development in the area, but I don't see that as an option. Growth is not always a good thing....traffic is ridiculous and as of now, no plan to help with this issue; schools are overpopulated and can't keep up with the current growth rate and no plan to remedy this situation; housing prices make living in Franklin unobtainable for many; sewer capacity is an issue as new developments continue to pop up...we need to slow development until these issues can be resolved.	10/28/2017 5:40 PM
76	We don't want our home rezoned to disallow our horses.	10/28/2017 4:30 PM
77	Berry Farms is nice, but we don't need anything like that in this area. We need to preserve as much open space as possible. Similarly, McKay's Mill is also nice, as is Tap Root development but both have gotten out of hand and have basically erased wide open spaces.	10/27/2017 4:50 PM
78	To maintain the rural character this community has preserved for generations, the area must maintain a significant amount of permanently preserved green space, lots must be a minimum of one acre and the homes must be affordable to residents currently living here. To help maintain the rural character, subdivisions should not be visible from arterial roads (deep setbacks and landscape buffers).	10/27/2017 11:19 AM
79	The Franklin infrastructure cannot support additional neighborhood growth, so none of the above are appropriate. The land should remain in agriculture. You should try to drive from Arno Road to the Square if you doubt whether there is sufficient infrastructure to support more and more people competing for the limited roadway.	10/26/2017 8:06 PM
80	Rural on large tracts leaving large areas undeveloped to provide a natural buffer from the city.	10/25/2017 8:26 PM
81	Preference definitely for the conservation option	10/25/2017 8:12 AM
82	I like the individual homes and farms just as they are.	10/24/2017 10:03 PM
83	No more neighborhoods	10/24/2017 6:57 PM
84	No massive housing developments. Enough already. Franklin is being ruined by overdevelopment. Keep the rolling hills and open land.	10/24/2017 4:33 PM
85	It was disappointing to see a recent subdivision, Amelia Park, that had so many homes jammed next to each other with very little green space / lawn areas around the houses. I definitely don't want to see a continuation of that type of development in Franklin... it ruins the feel of the town.	10/24/2017 4:28 PM
86	limited development	10/24/2017 8:43 AM
87	agrihoods- LOL	10/24/2017 8:20 AM
88	None of the above until there is an alternate and equal route to Nashville such as I-65.	10/24/2017 7:41 AM

Q4 Which types of residences would you like to see in the Mayes Creek Basin? Please refer to the images below and select all that apply.

Answered: 347 Skipped: 3



ANSWER CHOICES	RESPONSES	
A. Single-Family Homes on Large Lots	64.84%	225
K. Farmstead Compound	31.12%	108
F. Sustainable/energy efficient homes	30.26%	105
Other (please specify)	24.78%	86
B. Single-Family Homes on Small Lots	10.95%	38

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I. Assisted Living Facilities	10.37%	36
C. Big House	4.90%	17
D. Townhomes	4.61%	16
J. Residential above commercial uses	4.32%	15
H. Live/work units	3.75%	13
E. Multifamily like condos or apartments	3.17%	11
G. Duplexes	2.31%	8
No Preference	0.58%	2
Total Respondents: 347		

#	OTHER (PLEASE SPECIFY)	DATE
1	multifamily dwellings if they offer senior living. No apartments or condos or other easily rented spaces; keep those near the megamalls.	12/12/2017 6:42 PM
2	None	12/4/2017 6:51 PM
3	Residential only, leave the commercial zones back in the current city proper.	11/30/2017 9:12 PM
4	Would prefer no change to the landscape and maintenance of farm settings; however, if the land will be developed, it should be residential with substantial acreage.	11/30/2017 4:36 PM
5	No high density development. No commercial uses.	11/30/2017 11:48 AM
6	Or no new development	11/30/2017 8:48 AM
7	NO MORE DEVELOPMENT - YOU CAN'T AFFORD OUR SCHOOLS AS IT IS!	11/30/2017 8:19 AM
8	No development! Greenspace is all that we want!	11/29/2017 4:55 PM
9	None.	11/29/2017 4:21 PM
10	Farms. 2,500 square foot limit on new homes. Solar & wind power.	11/29/2017 4:08 PM
11	Please just leave it like it is.	11/29/2017 2:24 PM
12	NO MORE HOMES	11/29/2017 12:08 PM
13	I like the way Brentwood requires 1 acre lots with their homes. We moved back to Franklin from out of state and wanted to return to Franklin, not Brentwood. Franklin is a lovely historic town.	11/29/2017 9:33 AM
14	Rural farm land that shows what WillCo is based on and came from. Leave it looking just like it is. How about asking door to door about how the people living here want. Nope, instead you put out surveys with sketchy options for answers to fool the stupid into answers that suit your needs. Pathetic.	11/29/2017 9:15 AM
15	I do not support residential development of any sort within this land.	11/29/2017 8:58 AM
16	None of the above	11/29/2017 8:53 AM
17	Prefer NOT to develop.	11/29/2017 8:51 AM
18	Or none	11/29/2017 8:45 AM
19	No major developments at all without infrastructure upgrades and planning	11/20/2017 10:33 PM
20	NO FURTHER CONSTRUCTION SHOULD BE APPROVED OR PROPERTY ANNEXED FOR FUTURE CONSTRUCTION until we agree on how to pay for making our roads satisfactory to current residents. AFTER that is done, the only logical and reasonable Mayes Creek approach should be (K) farmstead compound.	11/20/2017 11:06 AM
21	large lots only please	11/18/2017 5:09 PM
22	NONE OF THE ABOVE. STOP OVERDEVELOPING!!!	11/13/2017 6:39 PM
23	No more residential development. We are losing every bit of land in Williamson County.	11/12/2017 1:38 PM

Mayes Creek Study

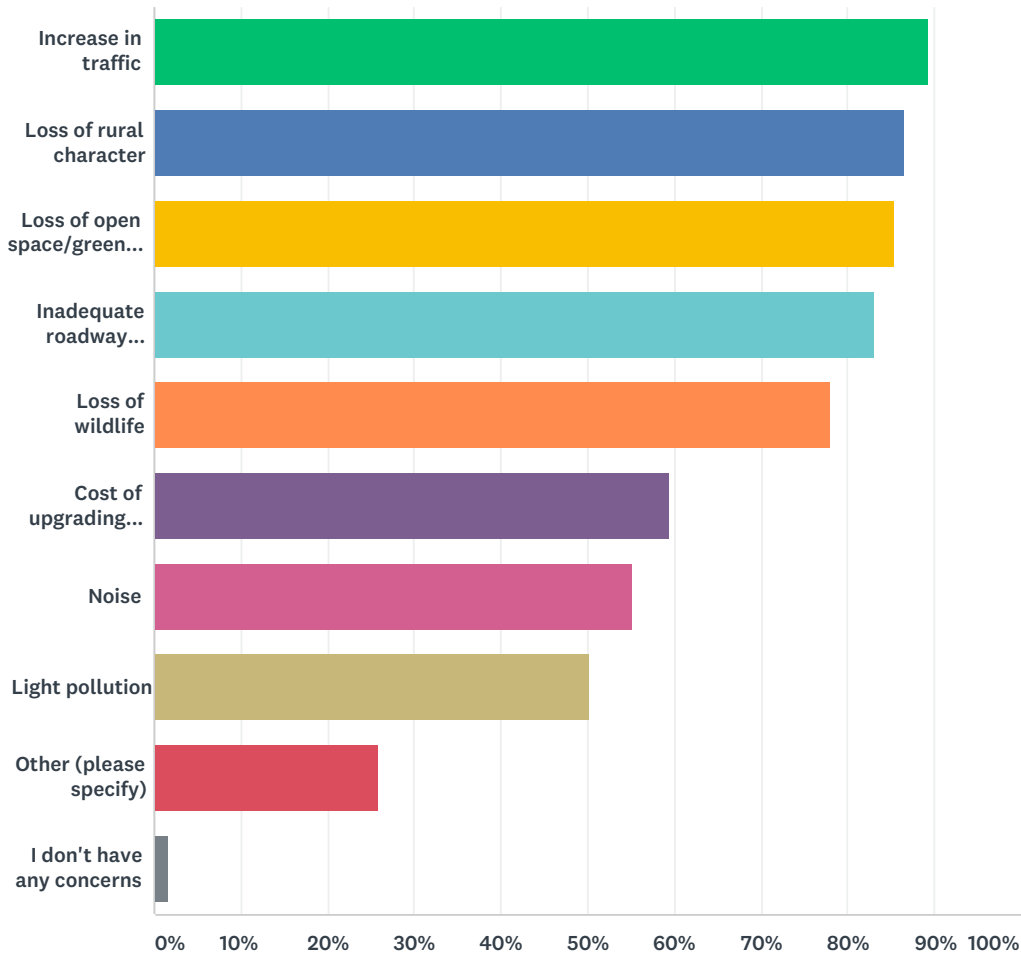
24	no more residential development	11/11/2017 8:32 PM
25	Leave it alone. Build somewhere else	11/11/2017 7:48 PM
26	No more development in that area	11/11/2017 9:57 AM
27	No new development!	11/11/2017 12:23 AM
28	Don't want any subdivisions but if I had to choice the single family large acre lots	11/10/2017 11:22 PM
29	I think the more diverse the housing stock, the better off the community will be. Having lots of large developments with just one national builder punching out houses isn't going to do anyone any good in a downturn. While there is some of that going on, it isn't out of control.	11/10/2017 8:45 PM
30	Again, F if the area must be developed. I'd prefer green space.	11/10/2017 5:33 PM
31	parks & greenspace.... less housing.	11/10/2017 5:23 PM
32	None - too crowded on 96	11/10/2017 5:23 PM
33	No new homes would be great, when will enough be enough. Keep Williamson beautiful and un cluttered. You don't want us to end up like atlanta do you....	11/10/2017 3:44 PM
34	Anything is better than the over development of the cluster homes with tiny yards	11/10/2017 3:22 PM
35	None	11/10/2017 3:20 PM
36	No homes	11/10/2017 1:42 PM
37	None	11/10/2017 1:03 PM
38	Greenways and parks instead. With maybe one small commercial unit with a grocery store.	11/10/2017 12:56 PM
39	Would prefer very few homes added as the schools in this area are already very crowded.	11/10/2017 12:15 PM
40	Leave it alone	11/10/2017 10:22 AM
41	None of the above	11/8/2017 10:11 PM
42	Again, prefer no houses at all, or an option for green multi family housing	11/8/2017 9:09 PM
43	Single-Family Estates 5 Acres +	11/8/2017 11:08 AM
44	No development	11/8/2017 10:30 AM
45	none of above	11/8/2017 9:59 AM
46	No new development	11/8/2017 9:38 AM
47	Again, stay as is, keep the farms. Very upset at city of Franklin for this study. No development should be an option or you're misleading people. But that's probably your intent, right?	11/8/2017 9:24 AM
48	No future building.	11/8/2017 9:11 AM
49	Farmland The way it is now	11/8/2017 9:00 AM
50	farm homes like they have (what is a farmstead compound!?) Oh! Or! take homes out and make it a nature preserve! I'll donate my land for that.	11/7/2017 4:44 PM
51	none	11/7/2017 3:33 PM
52	Prefer none, but if I have to choose then make them large, treed lots and don't take away the trees behind my house. I don't want to see any of them.	11/7/2017 3:25 PM
53	None	11/7/2017 2:12 PM
54	No multi-family dwellings.	11/7/2017 10:05 AM
55	I don't know enough about "farmstead compound" to have an opinion, but agree with uses that are consistent with agricultural and rural character of the area.	11/7/2017 10:04 AM
56	None!	11/6/2017 10:12 AM
57	Rural farms with horse and cattle pastures.	11/5/2017 9:11 AM
58	no development	11/4/2017 5:06 PM
59	Prefer that it not be developed	11/4/2017 7:38 AM

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60	None of the above. Single family on 1 acre lots of green space that conforms with that density	11/3/2017 8:11 PM
61	Or none.	11/3/2017 12:28 PM
62	no more development	11/3/2017 11:53 AM
63	none	11/3/2017 10:23 AM
64	Should be parks and green ways!!! we do not have schools to support unless you are will to give land for school	11/3/2017 9:53 AM
65	Franklin will lose its character if townhouses and single family homes on small lots continue to grow.	11/3/2017 5:59 AM
66	None of the above	11/3/2017 5:48 AM
67	No houses	11/3/2017 5:39 AM
68	None of the above, we have too many new homes being built and no green space left. We also lack infostructure and proper roads. Don't pave paradise to put up a parking lot.	11/3/2017 5:07 AM
69	O	11/3/2017 12:59 AM
70	Farm houses	11/2/2017 11:09 PM
71	Do not make this space commercial, mix use or multi family. Preserve the green space. No more urban sprawl.	11/2/2017 9:51 PM
72	But I would rather not see this in a planned development type of form. Just individual owners building their personal home.	11/2/2017 8:51 PM
73	Please let there be diversity.!!!! I vote for no zoning, at least that way we could get real diversity. They have no zoning in Houston Tx.	11/2/2017 6:58 AM
74	If houses must come let them be affordable for the people that work in / for the city and county not large houses that our kids can't afford.	10/31/2017 11:50 PM
75	no developement	10/30/2017 4:00 PM
76	The area needs to retain its open and more rural character. Annexation by the city will not support this requirement.	10/30/2017 12:46 PM
77	I want to see NO residences.	10/28/2017 8:12 PM
78	No to slow development,	10/28/2017 5:40 PM
79	We like most of the a options above but we especially mini-farms for people with day jobs but who want to keep a few animals and a large garden. We prefer as few rules and restrictions as possible even if that means our neighbors can make choices we do not like. We like the idea of including work and shopping near our home but not at the cost of a bunch of restrictive rules. We would love to have our small office nearer our home but it is not currently possible.	10/28/2017 4:30 PM
80	To get support and avoid strong resistance from existing residents, there must be no multi-family dwellings other than duplexes. Senior living centers in the rural setting would be nice. A large gated subdivision for those 55 and older would be great here. Smaller lots would be appropriate here.	10/27/2017 11:19 AM
81	None of the above.	10/26/2017 8:06 PM
82	None	10/24/2017 6:57 PM
83	If we have to have homes built then I would select A and incorporate these types into green space	10/24/2017 5:50 PM
84	As few houses as possible	10/24/2017 4:33 PM
85	Single family homes on larger lots will help to keep the growth issues (traffic, need for new schools) from getting out of control.	10/24/2017 4:28 PM
86	None of the above until there is an alternate and equal route to Nashville such as I-65.	10/24/2017 7:41 AM

Q5 What concerns do you have about properties being developed in the Mayes Creek Basin? Please select all that apply.

Answered: 350 Skipped: 0



ANSWER CHOICES	RESPONSES	
Increase in traffic	89.43%	313
Loss of rural character	86.57%	303
Loss of open space/green space	85.43%	299
Inadequate roadway infrastructure	83.14%	291
Loss of wildlife	78.00%	273
Cost of upgrading infrastructure to meet the needs of new development	59.43%	208
Noise	55.14%	193
Light pollution	50.29%	176
Other (please specify)	26.00%	91
I don't have any concerns	1.71%	6

Mayes Creek Study

Total Respondents: 350

#	OTHER (PLEASE SPECIFY)	DATE
1	Those I checked are relatively controllable factors when making the decision to permit development. All others listed are more of a consequence of permitting development and thus, I accept them when development occurs. PS, development of this area is absolutely inevitable, so you might as well grab the bull by the horns and direct development in a way that is agreeable to most.	12/12/2017 6:42 PM
2	Flood water issues. All utilities upgrades. Note:Current RR underpasses on Wilson Pike are GOOD traffic control points. Check accident reports. There are minimal reports of accidents at these points. NO need for traffic control devices at these points.	12/6/2017 8:20 AM
3	The city and county or the state do not have the funds to pay for the current approved construction projected out to 2030 or longer. Promises made and not kept like finishing Clovercroft school before the roads were improved. State money on Wilson pike, CSX money on the tunnels, and city and county on Clovercroft	12/1/2017 6:32 PM
4	Runoff/storm water impacts on flooding and water quality	12/1/2017 9:01 AM
5	Based on what we've learned, the development also requires the destruction of our neighborhood that is not annexed by Franklin. The proposed sewer lines will impact our property values and will also compromise the wildlife with which we coexist.	11/30/2017 4:36 PM
6	We have already lost significant green space in the Franklin area. Expanding this development into the Mayes Basin area will further reduce the green space and continue to overrun the Williamson County infrastructure.	11/30/2017 3:39 PM
7	That area is so chopped up with development with huge homes but no concern for what is being lost. The rural vitality needs to remain or be a part of the development	11/30/2017 8:48 AM
8	NO MORE DEVELOPMENT - YOU CAN'T AFFORD OUR SCHOOLS AS IT IS!	11/30/2017 8:19 AM
9	Where does the wildlife go? I have seen deer starving because their land and trees were taken from them. The same holds for other wildlife too. Then they raid peoples homes and lots because there is no food.	11/29/2017 9:22 PM
10	.	11/29/2017 4:44 PM
11	School overcrowding!	11/29/2017 4:21 PM
12	"...what do you mean, there are still one-lane railroad tunnels on highly-trafficked stretches of Wilson Pike..?!" Yeah. I would think that should be a first priority. We have to deal with that EVERY DAY. I DO NOT APPROVE. Thanks!	11/29/2017 2:18 PM
13	inadequate school facilities, especially for multi-family properties or small lots	11/29/2017 1:36 PM
14	Light pollution is extremely problematic. You see it all around you. Commercial signs and buildings light up the night's sky. People also want elaborate night lighting to show off their homes. It's not good for wildlife, but to my knowledge, there are no laws restricting it.	11/29/2017 11:41 AM
15	people in the next 20 years. I just don't want them all crammed in this area!	11/29/2017 9:33 AM
16	Greedy WillCo officials. Always looking to stuff a pocket or two by ravaging the beautiful land that people love and are here for. Cram store and neighborhoods all over to look like every other place in MidTN. WillCo is the way it is because of where it came from not because of greedy leadership holding hands with "house in a box" developers slapping up McKays mill looking houses and eating up the country and rural land that people crave. Not 100+ home neighborhoods. The neighborhood on Tulloss is prime example of greedy leadership and hand hold with developers. That neighborhood should have NEVER BEEN approved. Again, pathetic and greedy.	11/29/2017 9:15 AM
17	Increase of population to our schools that the county commissioners are already unwilling to fund. The county is on the verge of a financial crisis due to the influx of population and the inability to support the growth. A referendum to support a short term sales tax increase will not solve this problem. There is a systemic issue of poor planning and greedy developers ongoing in this area. It needs to STOP.	11/29/2017 8:58 AM
18	Increase in housing prices, homeowners insurance, property taxes. Overdevelopment is driving out the middle class because prices are skyrocketing. This also causes inadequate infrastructure to support the growth.	11/29/2017 8:45 AM

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19	Change in socio-economic makeup of community which would also impact quality of schools	11/23/2017 4:20 PM
20	Unplanned services such as schools, fire/police, etc.	11/21/2017 12:48 PM
21	North Chapel Rd. needs to be developed with sewer so that property owners who currently own mobile homes can sell their lots for custom builds but they can't sell because the soil is not exceptable to the county septic rules to put in custom builds.	11/21/2017 9:10 AM
22	All Are MaJOr issues	11/20/2017 10:33 PM
23	Let's get real. We have a major issue regarding traffic and roads and how to pay for what we need TODAY. Why would anybody think it's appropriate to annex property for future construction and/or approve any further residential construction in the County? Too many projects have already been approved without appropriate recognition of what it does to our quality of life and the impact on our environment. Time to hit "PAUSE". This Mayes annexation shouldn't even be on the table for discussion.	11/20/2017 11:06 AM
24	Over-crowded schools	11/13/2017 12:07 PM
25	strain on resources, increase in school population when schools are already over populated	11/11/2017 8:32 PM
26	Volume of new students on existing school system and cost to build additional schools. Increased taxes to support an expanded school system	11/11/2017 9:57 AM
27	Again, the current residents do not want new development in this area.	11/11/2017 12:23 AM
28	Schools can't handle it	11/10/2017 11:22 PM
29	Lack of any real mass transit system to help ease congestion.	11/10/2017 8:45 PM
30	more extremely pricey homes	11/10/2017 7:20 PM
31	Schools and zoning	11/10/2017 5:33 PM
32	All the things that make Franklin & surrounding countryside such a Lovely place are being compromised with the influx of "conveniences" - cement, pavement, buildings. The increase in amenities & people help destroy the community. Progress is okay at a more reasonable (slower) rate. We need to maintain a rural feel.... more green covered hillsides, cows grazing, deer crossing!	11/10/2017 5:23 PM
33	Whatever you do please pass the bill onto the developers. The residents don't deserve to be hit with tax burden	11/10/2017 3:44 PM
34	Everything that made Franklin special is deteriorating because of the choice to build a million homes on zero lot lines ... what happened to a house on an acre???	11/10/2017 3:22 PM
35	Increase of children at schools already at capacity with little extra funding.	11/10/2017 3:20 PM
36	Increase populations where existing infrastructure and schools can not handle the current growth	11/10/2017 2:10 PM
37	The growth in the area is staggering. We must get infrastructure in place first. Or roads and schools are not able to handle what we have	11/10/2017 1:55 PM
38	I	11/10/2017 1:24 PM
39	All of it. Fear of clusters of homes that all look the same. Ugly.	11/10/2017 12:43 PM
40	Overcrowding schools	11/10/2017 12:35 PM
41	School overpopulation - need funding and specific plans in place to accomadate before development is approved	11/10/2017 11:07 AM
42	Schools supporting growth.	11/8/2017 11:08 AM
43	I do not support any new development in the Mayes Creek Basin	11/8/2017 9:38 AM
44	Is this really worth destroying what is there just for money. Sick	11/8/2017 9:00 AM
45	Water pollution to an already impaired waterway	11/8/2017 8:58 AM
46	We are losing what we moved here for. The open space and country feel. Stop building.	11/8/2017 7:57 AM
47	Highly concerned on the impact to the creeks and wildlife. Want to limit our impact to the environment.	11/7/2017 7:35 PM
48	Please leave it alone	11/7/2017 3:25 PM

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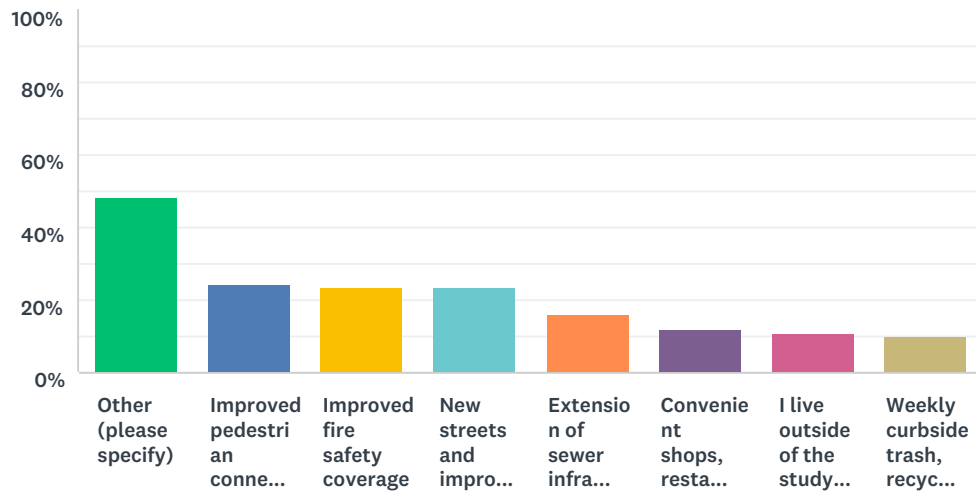
49	Area is becoming inhospitable to cyclists.	11/7/2017 10:04 AM
50	We are in a neighborhood in the upper right corner of this area but below us is significantly single homes on large lots or agricultural, and I'd hate for them to start losing that.	11/6/2017 9:20 PM
51	Just to plan strategically as noted earlier.	11/6/2017 2:46 PM
52	The road are inadequate now	11/6/2017 10:54 AM
53	Will children living in the Mays Creek Basin have to attend Franklin City Schools, or will they continue to attend Williamson County Schools for which they are presently zoned?	11/6/2017 10:43 AM
54	Will children living in the Mays Creek Basin have to attend Franklin City Schools, or will they continue to attend Williamson County Schools for which they are presently zoned?	11/6/2017 10:42 AM
55	Higher taxes and regulation, especially if annexed.	11/5/2017 9:52 PM
56	The pressure of additional students put on schools in the area.	11/5/2017 12:18 PM
57	I do not want my taxes increased only so that someone else can sell their property to a developer. I do not see any benefits to existing homeowners to have this annexation.	11/4/2017 8:43 PM
58	Cost of homes. Large lots equals high prices and more through traffic. Don't do this!!	11/4/2017 4:15 PM
59	Crowding of schools	11/4/2017 3:54 PM
60	Continuing development in areas that do not have adequate infrastructure to support more traffic, and the increasing burden on the school system. New development needs to pay for itself. Developers are getting rich and the community is expected to pay for the cost of new development.	11/3/2017 2:12 PM
61	Educating even more children with no open seats in current schools in this area!	11/3/2017 11:10 AM
62	Overcrowding schools.	11/3/2017 9:40 AM
63	If we are annexed into city limits, cannot shoot guns. I have 5 acres with chickens and ducks. I may on occasion have to protect them against predators. We would also lose our country feel if there are city lights all around.	11/3/2017 8:33 AM
64	Cost of upgrading certain aspects of existing infrastructure to meet needs of residents and those using our roads and bridges for thoroughfare.	11/3/2017 5:59 AM
65	So far the city has not done an adequate job in upgrading the infrastructure to meet growth. They should not be allowed to continue development until the address existing problems!	11/3/2017 5:39 AM
66	Xxx	11/3/2017 12:59 AM
67	I don't want to live in or near a major city - keep Franklin small town charm in place - slow/stop all the mad developments....we have enough	11/2/2017 11:09 PM
68	Loss of historic rural heritage and open green space. Lack of and cost of infrastructure to support new developments.	11/2/2017 10:14 PM
69	Franklin- this is MANY people's concern about A LOT of the developments you have approved.	11/2/2017 8:51 PM
70	It is absurd to dictate rural character in an area which is so close to a city. That is dicateing to property owners what they can and can't do with their property. Yes we will see changes. The city needs to provide streets with shoulders and infrastructure.. This should be priority number one in developlent. It is not just the developer who should shoulder the expense. The city is after the future tax revenue dollars. We pay taxes to provide for infrastructure... It seems ridiculous to shift all parks/ trail and infrastructure to development/developer. You are raising the cost of housing to prohibitive levels for future home owners in Williamson county. If we as a people want green space, then let the city step up and buy significant large areas of land to provide parks. Small playground space in a high density neighborhood doesn't give citizens space to breathe and take in nature.	11/2/2017 6:58 AM
71	Too many new students and no support from the city of Franklin	11/1/2017 7:57 PM
72	Franklin has not been able to add upgrades to handle the increased traffic that has been caused by the over development of their city, so their past actions suggest they will not be able to do this with any increased development.	11/1/2017 7:54 AM
73	The developers need to pay for all the needed infrastructure, then there needs to be an additional long time assessment to cover the personnel and maintenance costs, (similar to a mello roos) Growth does not pay its own way in this City. That is a fault of the elected officials and city staff.	11/1/2017 7:42 AM

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74	Schools cannot support growth in this area	11/1/2017 5:33 AM
75	This land is right in the growth path. The city needs to widen McEwen Rd and expand sewer capacity. It is ridiculous that in 2017 in the richest county in Tennessee we still have a one lane under pass on Wilson Pike. The politicians and road planners should be embarrassed.	10/31/2017 5:13 PM
76	Lets get this done!	10/30/2017 4:19 PM
77	Increased development will destroy the elements that people love in this corner of Williamson County. We aren't too far from developed areas while enjoying an open and quieter living environment.	10/30/2017 12:46 PM
78	Leave us as we are--If you want everything the city offers, move	10/30/2017 10:01 AM
79	I do not want any more properties to be developed in the Mayes Creek Basin.	10/28/2017 8:12 PM
80	All of these thing are will be lost or become a problem as developments continue to be approved in this area.	10/28/2017 5:40 PM
81	Everything that has been added near our home is very expensive. So there are the people who have lived here for many years and the newbies with big bucks. I don't want this area to become so affluent that it is uncomfortable to stay. I think if developments are restricted from building huge expensive homes, that will help to preserve the character of the area.	10/28/2017 4:30 PM
82	Costs to upgrade infrastructure could be passed on to tax payers if this area is annexed into city limits. Annexation would be a tragic loss for this area.	10/28/2017 3:42 PM
83	Get out you're pocket books Franklin (Tax payers) This land is nothing but solid"ROCK", and to get sewer to all this area is going to cost you millions. Tax Payers may won't to do a study to see if this (in the long haul) is wort it, plus lets look at people who rent, If this area is becomes part of Franklin there will be a city Tax that will be" passed on " to the renters.	10/28/2017 7:54 AM
84	We have lived on the east side since 2005. We used to see turkey, fox, an occasional bobcat and deer in our backyard. The deer are still here, but not as plentiful. Everything else has been driven away. We realize development is inevitable, but good grief, hope we can get a handle on it. It looks like a slow but increasingly fast march of developers east down Hwy 96.	10/27/2017 4:50 PM
85	THE AREA DOESN'T NEED TO FEEL TOO MUCH LIKE "FRANKLIN". IT NEEDS TO STAY A LOW INTENSITY AREA.	10/27/2017 3:02 PM
86	If annexed, our concerns include Franklin permitting development BEFORE required infrastructure is in place.	10/27/2017 11:19 AM
87	Heavy pollution. Basic utilities are probably not available to support all the growth eastern Williamson County is experiencing. Water is an issue you should seriously consider. Developers don't have to worry about it, but once the area is populated and the developers are gone, water scarcity will become a serious issue in days to come.	10/26/2017 8:06 PM
88	Developers and builders do not pay for the burden their development puts on the residents resulting in higher taxes for us while they pocket the profits.	10/25/2017 8:26 PM
89	Schools being overcrowded	10/24/2017 10:03 PM
90	It will only worsen the school crisis / need for new schools if developments with high density of homes are approved. What attracted us to Franklin in the past was the amount of green space and the "quaintness" of the area. Large developments with high density of homes is the opposite of what Franklin should be. Keep as much green space and forested areas as possible. Don't let the developers over-populate the land.	10/24/2017 4:28 PM
91	East McEwen and east 96 heading towards 65 do NOT have the capacity to handle current traffic needs, so increasing development East would just be awful for everyone until those roads were widened. McEwen is one of the worst roads in the whole city, and 96 isn't much better. Until there are 2-3 lanes each way on 96 to make it a highway that fits the needs of the city, and until McEwen is widened to at least 2 lanes each way, adding homes and businesses in the Basin area, as far as traffic is concerned, just ruins the quality of life that everyone is seeking in Franklin. Phoenix is a great city for roads... I'm sure there are many more that could be learned from. Narrow roads may look small town and really cute but let's face it, Franklin is bigger then that now. You want development, build bigger roads. Everyone we know would agree. And, by the way, Wilson pike and Franklin Road should probably become 4 lane highways as well, to meet traffic needs going north.	10/24/2017 9:21 AM

Q6 How do you think new growth and development in the Mayes Creek Basin could add value and improve your quality of life?

Answered: 344 Skipped: 5



ANSWER CHOICES	RESPONSES	
Other (please specify)	48.26%	166
Improved pedestrian connections and trails	24.71%	85
Improved fire safety coverage	23.26%	80
New streets and improvements to existing roads	23.26%	80
Extension of sewer infrastructure	15.99%	55
Convenient shops, restaurants, and grocery stores	11.92%	41
I live outside of the study area	10.76%	37
Weekly curbside trash, recycling, and yard waste service	10.17%	35
Total Respondents: 344		

#	OTHER (PLEASE SPECIFY)	DATE
1	No value added.	12/6/2017 8:20 AM
2	It will not	12/4/2017 6:51 PM
3	I see no value or increase in quality of life if new growth and development occurs.	12/3/2017 9:52 AM
4	You have already negatively impacted my life and the neighborhood.	12/1/2017 6:32 PM
5	I do not believe it will add value.	11/30/2017 4:36 PM
6	no improvements to my quality of life in fact would be detrimental to that quaity	11/30/2017 3:05 PM
7	Negative value.	11/30/2017 11:48 AM
8	I live in Watkins Creek - everything is just fine like it is today. A sewer through our neighborhood will destroy the beauty and the free flowing creek. We have our own sewer system and we don't want to be in the Franklin city limits. In the 1980's the city of Brentwood placed a sewer in a creek that crosses Wilson Pike near New Hope Church (I think it was the Little Harpeth) THE CREEK WAS COMPLETELY DESTROYED AND IS NOW A DRY WEATHER EYESORE.	11/30/2017 10:46 AM
9	If you DON'T DEVELOP any more land without first fixing the county's schools.	11/30/2017 8:19 AM

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10	New/expanded parks, protected greenspace, protected farmland	11/30/2017 12:14 AM
11	General infrastructure improvement prior to the influx of more people.	11/29/2017 9:22 PM
12	Mostly concerned about increased demands on infrastructure and loss of greenspace.	11/29/2017 6:54 PM
13	I do not think that growth and development can add value unless adequate roads are built to support it. Our current road do not support the development that already occurred.	11/29/2017 5:26 PM
14	Development does NOT improve quality of life.	11/29/2017 4:55 PM
15	.	11/29/2017 4:44 PM
16	It will hurt our schools	11/29/2017 4:21 PM
17	Smaller houses. More farm use. Traffic is already a rush hour mess. Freeze on new developments.	11/29/2017 4:08 PM
18	I don't.	11/29/2017 2:24 PM
19	See above: Warren Buffet and CSX!	11/29/2017 2:18 PM
20	I prefer it to stay greenspace	11/29/2017 1:55 PM
21	hopefully, additional schools would be initiated and traffic studies would be set in place BEFORE development occurs. Schools are roads are overcrowded and adding more development won't help that at all, making this area a less desired place to live. The schools are too far away from most developments, roads too narrow, and there are not enough pedestrian or public transport options to allow kids to walk or buses/traffic (of people trying to get to work) to flow easily. People then have to adjust their personal schedules, which creates less family time spent together, in order to go about their daily lives.	11/29/2017 1:36 PM
22	There will be NO IMPROVEMENT to my quality of life!! Development is RUINING FRANKLIN. Schools are overcrowded. STOP THE MADNESS!!!!	11/29/2017 12:08 PM
23	There are no benefits since the city will not pay for sewer connections to existing septic systems, we will only pay more taxes. There are already enough close shopping in cool springs, which is easily accessible due to lower traffic in our area because of the current housing development levels.	11/29/2017 10:21 AM
24	It will not add quality to my family as it will increase the population using Hwy 96, McEwen Road which is already a nightmare. You can't get out of McKays mill onto McEwen during rush hour. Adding more people in this area will increase the frustration.	11/29/2017 9:33 AM
25	It won't. Point blank. Again and again it's all greed disguised as "planning and development" "improvement". BS and you know it but of course won't admit it because your getting things done because of it. Calling it whatever you want to hide it as but the real answer is greed. You have to know where you come from to know where you're going. WillCo leadership has no idea on where it came from...well other than many running the poop show that have ZERO connection to WillCo and want it to look like some mess from other part of the country. Leaders: let WillCo be what is has been while dealing with areas already developed and learning to go up and not out. I know, mind blowing.	11/29/2017 9:15 AM
26	None	11/29/2017 9:14 AM
27	I'm	11/29/2017 9:13 AM
28	I only see downside for me as a current resident.	11/29/2017 9:08 AM
29	I would prefer no development to high or medium density housing or commercial/business	11/29/2017 9:01 AM
30	There is no way growth and development in this area will improve the quality of my family's life.	11/29/2017 8:58 AM
31	I like things the way they are	11/29/2017 8:53 AM
32	I prefer NOT to keep developing because traffic is bad enough!	11/29/2017 8:51 AM
33	Wildlife conserved area	11/29/2017 8:45 AM
34	I don't think it would add value and would decrease the quality of life.	11/27/2017 6:15 PM
35	I don't see where it would improve quality of life for current residents. Might even reduce quality of life.	11/23/2017 4:20 PM
36	Any significant development will take away from the current quality of life.	11/20/2017 10:33 PM

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37	Use it for recreation. Don't build any homes or businesses in the area. The only benefits would be financial ones for the landowners and the developers. There are no benefits for the 99.9% of county residents.	11/20/2017 11:06 AM
38	None of the above are needed. We are close to Franklin and Cool Springs for all shops, food, grocery, etc. There are plenty of parks nearby. Existing roads are fine if growth is properly regulated. Fire stations are close	11/18/2017 5:09 PM
39	No more growth wanted	11/14/2017 2:20 PM
40	Lights on 96 in front of trinity school	11/13/2017 8:17 PM
41	New growth would not add to my quality of life- it would, however, significantly REDUCE my quality of life as a Franklin resident.	11/13/2017 6:39 PM
42	I do not find any value in over development of the Mayes Creek Basin. Please preserve the natural beauty or this area.	11/12/2017 9:24 PM
43	Development in this area will negatively impact my family's quality of life.	11/12/2017 1:38 PM
44	Development in the Basin will only decline the quality of life in this area if Not done in ways specified above....large lot single family homes that are consistent with this rural residential area.	11/12/2017 6:59 AM
45	Will ruin my current property.	11/11/2017 7:48 PM
46	It would not	11/11/2017 9:57 AM
47	Do not think it will improve my quality of life. It will just help with growth.	11/11/2017 7:28 AM
48	I don't think it will improve my quality of life.	11/11/2017 12:23 AM
49	I don't see an advantage or improvement	11/10/2017 11:22 PM
50	I live I live just off Clovercroft and have hoped for a gas station nearby. If there were any developments in this area, hopefully a gas station along McEwen would be considered.	11/10/2017 8:45 PM
51	Some of the developments down here are really terrific. I like the mixed single family with town homes and condos with the shops restaurants and grocers all mixed in. Very livable place. It would be nice to see more neighborhood shops and restaurants in other areas besides the 96 corridor.	11/10/2017 8:45 PM
52	I am passionate about keeping the area green, eco friendly and building to a minimum. We have plenty of grocery stores, banks, gas stations, and housing options as it is. Slow down!	11/10/2017 5:23 PM
53	None - too crowded on 96	11/10/2017 5:23 PM
54	Grocery store, I do not feel we need closer restaurants or stores, as the trade off of a small drive for a rural home setting is worth it!	11/10/2017 3:57 PM
55	I don't want new development	11/10/2017 3:44 PM
56	I do live near this area. There is way too much development on Carothers Parkway Extended. I am particularly disturbed that the Moss Farm found itself sandwiched in between 2 traditional subdivisions.	11/10/2017 3:43 PM
57	If an elementary school was built, it would help greatly	11/10/2017 3:22 PM
58	Would not make my quality of life better.	11/10/2017 3:20 PM
59	I don't think it will improve only further impact what we already have	11/10/2017 1:55 PM
60	It wouldnt add any benefit.	11/10/2017 1:38 PM
61	No improvement	11/10/2017 1:03 PM
62	I'm nit sure that it really would improve anything. It would exacerbate our traffic issue, that's for sure!	11/10/2017 12:43 PM
63	None	11/10/2017 12:35 PM
64	I don't wish to have these services, that is why we purchased land out of the city.	11/10/2017 10:29 AM
65	No perks. People live here for a reason, leave it alone	11/10/2017 10:22 AM
66	I don't see any value in adding more homes or roads to an already dense part of town.	11/10/2017 8:22 AM
67	It's fine now...stop changing	11/8/2017 10:11 PM

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68	No benefit to us.	11/8/2017 9:34 PM
69	I do not think it would improve quality of life	11/8/2017 9:09 PM
70	I would not improve the quality of our life. Just the opposite.	11/8/2017 4:07 PM
71	I don't think it would improve quality of life. We intentionally chose our rural setting and would prefer to keep it that way.	11/8/2017 1:21 PM
72	This does not bring value and in fact decreasing my quality of life and value of my home.	11/8/2017 11:08 AM
73	The only real improvements that would benefit us would be Arno rd improvements and better access to trails.	11/8/2017 11:07 AM
74	I do not believe that taking away green space with improve or add value to my life in any way. I live in Franklin/Williamson County because I do not want to live in a concrete jungle. Protecting the environment should be our number one objective. There is only 1 Williamson County TN, if we destroy it, we will never get it back.	11/8/2017 10:52 AM
75	Development will not add value	11/8/2017 10:30 AM
76	none destroys whats there	11/8/2017 9:59 AM
77	I think any new development in the Mayes Creek Basin would have a negative impact on the value and quality of life in our area.	11/8/2017 9:38 AM
78	It's Frankin as it is. Leave it alone, please.	11/8/2017 9:24 AM
79	I don't want any development in Mayes Creek Basin	11/8/2017 9:11 AM
80	Nothing	11/8/2017 9:00 AM
81	It will not improve my quality of life.	11/8/2017 8:31 AM
82	Leave it alone	11/8/2017 8:03 AM
83	It won't. It will destroy our city. No more building!!!!	11/8/2017 7:57 AM
84	it can't and won't improve anything for us....we live "out" here as this is the lifestyle of our chosing. would like to be left alone	11/7/2017 10:00 PM
85	None, dont want growth	11/7/2017 5:43 PM
86	i have no interest in these things.	11/7/2017 4:44 PM
87	It would take away the value of my life and the life of the wildlife I love. Which is why I moved here so many years ago.	11/7/2017 3:33 PM
88	It wouldn't. It would take away the reason I moved here!	11/7/2017 3:25 PM
89	It would ruin the area	11/7/2017 2:12 PM
90	I see no advantage to the development of Mayes Creek Basin.	11/7/2017 10:05 AM
91	It would not.	11/7/2017 10:04 AM
92	Anything other than light development will not improve my quality of life.	11/7/2017 1:54 AM
93	N/a	11/6/2017 9:26 PM
94	None of the above	11/6/2017 8:34 PM
95	Safer Wilson Pike tunnel passage	11/6/2017 12:47 PM
96	There are no positives for increased growth in the area	11/6/2017 10:54 AM
97	I do not wish to pay much higher taxes for utilities such as trash pick up or fluoridated water. There are walking trails minutes away already. We are 12 minutes from the Cool Springs area. Arrington already provides excellent fire and EMT services. The only service of benefit may be sewer services, but how many years would it take to receive such? It is an expensive trade off to be annexed into the city, where the cost and loss of the rural way of life far outweighs the gains.	11/6/2017 10:43 AM
98	I do not wish to pay much higher taxes for utilities such as trash pick up or fluoridated water. There are walking trails minutes away already. We are 12 minutes from the Cool Springs area. Arrington already provides excellent fire and EMT services. The only service of benefit may be sewer services, but how many years would it take to receive such? It is an expensive trade off to be annexed into the city, where the cost and loss of the rural way of life far outweighs the gains.	11/6/2017 10:42 AM

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99	Increase home value, without higher taxes.	11/5/2017 9:52 PM
100	No benefits	11/5/2017 7:00 PM
101	I don't think that developing the Mayes Creek Basin will improve my quality of life.	11/5/2017 2:33 PM
102	I don't think it will add value	11/5/2017 1:20 PM
103	At this time based on your proposal I do NOT see a benefit to my quality of life.	11/5/2017 12:18 PM
104	It will only serve to destroy our lifestyle and bring money to the few: builders, developers and government officials while increasing our cost of living.	11/5/2017 9:11 AM
105	None. We pay for private services and negotiate a better price than City services.	11/4/2017 9:23 PM
106	We live right on the edge of the development on a decent sized farm with horse-boarding. This will make it hard for us to sell our land to those interested in a quiet farm life in order for us to get away from the upcoming congestion. And if we can't sell, then we are stuck with our back yard looking into the new development rather than our current scenic view of nature.	11/4/2017 8:44 PM
107	I already have weekly trash/recycling, good roads, access to shops/restaurants/grocery, and adequate sewer. I do not see anything listed in the Boundary Map that leads me to believe that public outdoor spaces will be included in this annexation. I expect the city to require the large land owners who requested the annexation to provide portions of their land for public use. IF we are to be annexed (and I haven't been convinced that is the best choice for everyone in the area), there should be improvements that benefit not only the land owners who requested the annexation but also the existing homeowners who will likely be negatively affected by annexation. The addition of public use areas could be one improvement that would benefit everyone.	11/4/2017 8:43 PM
108	Already have what I need.	11/4/2017 8:27 PM
109	There are more than enough shops, restaurants and grocery stores within a few miles of our home. I hope you are inclined to maintain the rural feeling of this area. With the unbelievable expansion of tax paying infrastructure on the east side of Hwy 65, I would hope the City would not want to destroy the Mayes Creek with further commercial development.	11/4/2017 6:58 PM
110	I only see an increase in expense for me and loss of my privacy	11/4/2017 5:06 PM
111	We must develop for millennials now so they will buy it tomorrow.	11/4/2017 4:15 PM
112	No value added; substantial negative impact on quality of life; unreasonable cost to provide necessary infrastructure	11/4/2017 10:33 AM
113	N/a	11/4/2017 7:38 AM
114	We already have adequate streets and sewerage disposal that works. The only thing we would gain is trash pick up and that is just \$35 a month. Pop	11/3/2017 8:11 PM
115	I don't think it will improve my quality of life. I think it will add traffic and drive up my cost of living here.	11/3/2017 2:12 PM
116	Improvement to existing roads	11/3/2017 1:23 PM
117	I don't think it would add any value.	11/3/2017 12:28 PM
118	Congestion, crowding, population too dense	11/3/2017 12:23 PM
119	I see little improvement but have LOTS of concerns with the current infrastructure to support additional growth	11/3/2017 11:54 AM
120	Our county can't support any additional growth without extremely impacting our already over crowded schools, road ways. We can't support the current population so how in the world could more population do any good to this area?	11/3/2017 11:53 AM
121	I think this would hurt my property value and increase MY tax burden, Wilco has NEVER been proactive so I wouldn't see ANY of these improvements in my lifetime	11/3/2017 11:10 AM
122	I can't see anything positive coming from developing an area where the roads can't handle the traffic we currently have coming from Rutherford Co on a daily basis despite the completion of I65 S leading to 840.	11/3/2017 10:23 AM
123	Prefer the rural character that drew those that live here now to this area.	11/3/2017 5:59 AM

Mayes Creek Study

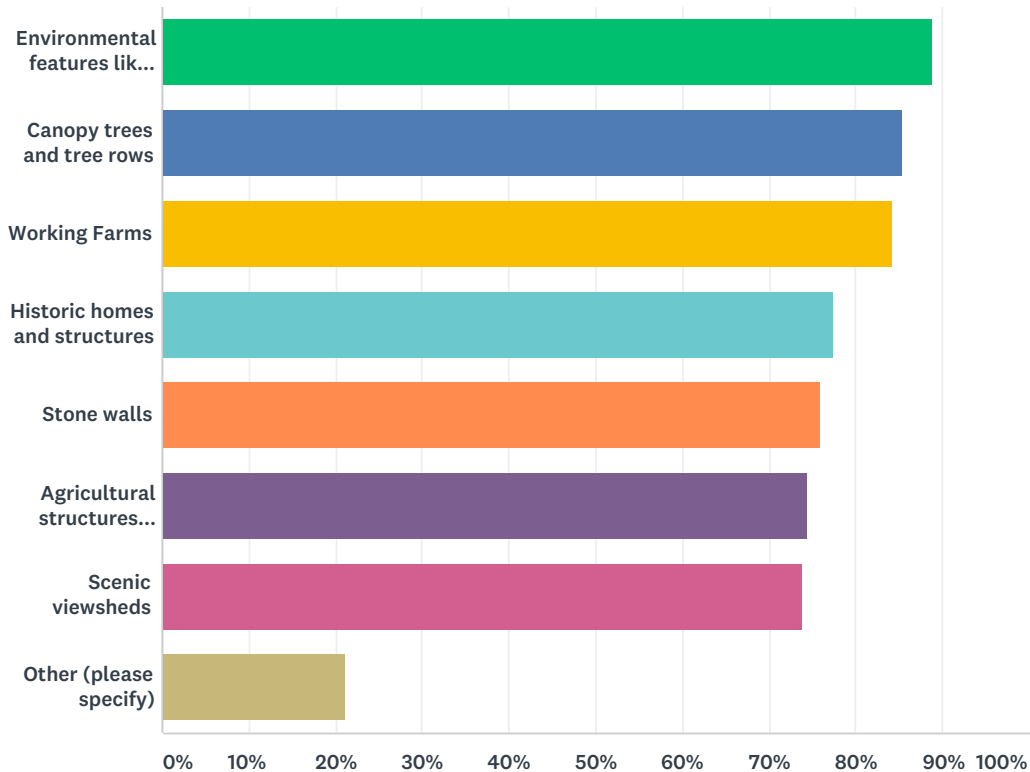
124	It wouldn't. Convenient shops, restaurants and grocery stores already exist. A clean dump with recycling is just minutes away from our home now. Numerous pedestrian trails are all around us - a large one on Wilson Pike and at Crockett Park. Extension of sewer infrastructure is not needed nor desired. Our septic tank is practically brand new.	11/3/2017 5:56 AM
125	None of the above	11/3/2017 5:48 AM
126	It would devalue my property due to the additional traffic and congestion.	11/3/2017 5:39 AM
127	Xxx	11/3/2017 12:59 AM
128	It could make me move to another area that is less congested, over crowded, and doesn't have more traffic that the roads can handle.	11/2/2017 11:09 PM
129	We live just outside study area. Will City and County work together on safety issues and shared roads. Including streams, wetlands, green space and entrances to new developments?	11/2/2017 10:14 PM
130	This development will actually decrease the property value and my quality of life.	11/2/2017 9:51 PM
131	I like my life here in Franklin now. I don't feel like any of this would bring more to Franklin that doesn't already exist here. It would only make more problems with traffic and overcrowding.	11/2/2017 8:51 PM
132	Would not improve	11/2/2017 7:35 PM
133	None	11/2/2017 7:26 PM
134	I do not see how this could add value to my property.	11/1/2017 4:58 PM
135	None really. I don't see any benefits. Higher taxes, more traffic and more restrictions.	11/1/2017 1:44 PM
136	My current quality of life is fine the way it is.	11/1/2017 7:54 AM
137	There is none	11/1/2017 7:42 AM
138	We are close enough to everything as it is. 5-7 minutes to cool springs hospitals church. How much closer does one need it???	10/31/2017 11:50 PM
139	This growth is going to happen so get ahead on planning for it	10/31/2017 5:13 PM
140	We already have all the services we need! Do not need higher taxes!	10/31/2017 3:01 PM
141	None of the above. All I would get is added taxes with no bennefits	10/31/2017 8:43 AM
142	It will ruin why we, and many others, moved outside of city limits.	10/30/2017 7:23 PM
143	would not add value. would depreciate value due to loss of green space	10/30/2017 4:00 PM
144	Shops and other things aren't an improvement to quality of life in this area. The lack of some of these amenities is exactly the reason I live where I do. My family and neighbors enjoy living away from the constant traffic and noise of more developed areas. Weekly curbside trash pick-up is readily available thru 3rd party providers. It certainly isn't a reason to sacrifice the benefits of a rural lifestyle.	10/30/2017 12:46 PM
145	Very costly to add this once a new subdivision is established. Nothing else can enhance my quality of life	10/30/2017 10:01 AM
146	I am against development and annexation	10/30/2017 7:32 AM
147	New growth and development will have a negative impact on my quality of life. Once again, that's why I moved out here to begin with - to get away from the City of Franklin.	10/28/2017 8:12 PM
148	Personally, I moved to this area to get away from many of the times mentioned above. The so called improvements do NOT seem like improvements to me.	10/28/2017 5:40 PM
149	Improved property values.	10/28/2017 4:30 PM
150	I can't imagine any added value or improvement to my current quality of life. If this area is annexed it will encourage me to move to another area after living in this area for well over 20 years.	10/28/2017 3:42 PM
151	I think everyone is happy with the way there lives are at the present ,and feel that they all ways have.	10/28/2017 7:54 AM

Mayes Creek Study

152	None of the above. Think it would devalue property. Leave the growth going South toward Peytonsville Road area. We need to preserve some areas of our county and quit annexing everything so power builders get rights to utilities. The same big development company's can buy big chunks of property and get the city to annex it for them. To much politics in our government. Needs to stop. Citizens are not as dumb as some officials think they are. A good example of that is the Hurstbourne subdivision. There was more opposition to moving the city limits than pros yet it was still done to allow development company to buy and build.	10/27/2017 6:10 PM
153	With the exception of trails, we see little advantage--it is not like one has to drive a great distance to shop or go to the doctor--"city services" are nice to have (yard waste service and trash pick up) but not that big of an advantage (we lived in Franklin for 20 years) and certainly are expensive.	10/27/2017 4:50 PM
154	WISH THERE WAS 1 MORE RESTAURANT AND A DOLLAR GENERAL IN ARRINGTON. THAT'S IT.	10/27/2017 3:02 PM
155	I like the quality of my life the way it is now.	10/27/2017 8:46 AM
156	Growth and development in Mayes Creek watershed will not add to anyone's quality of life except the developer, conversely, overcrowding will contribute to every stress related illness known to man to include physical, emotional, as well as spiritual disorders. This is not an opinion, it is scientifically supported.	10/26/2017 8:06 PM
157	"New growth" is nothing more than ruining the natural beauty for the greed of the developers, builders and the politicians, many of whom profit as realtors and builders, a direct conflict of interest.	10/25/2017 8:26 PM
158	Not a thing	10/25/2017 12:36 PM
159	I don't think it will. Any construction will be a negative.	10/25/2017 8:12 AM
160	Arrington Fire has responded very quickly when a neighbor was hit by lightening, so I already think we have a fast enough response. I don't mind the drive to stores. We already have weekly trash service. Our sewage system is contained within our neighborhood. Our roads are in ok shape. And I don't feel like adding more houses would give our particular homesite any better pedestrian access. All that to say, I don't think new developments would bring about anything beneficial.	10/24/2017 10:03 PM
161	None	10/24/2017 7:38 PM
162	None	10/24/2017 7:30 PM
163	Just more taxes	10/24/2017 6:57 PM
164	It wouldn't	10/24/2017 5:50 PM
165	No improvements are needed.	10/24/2017 5:33 PM
166	I love it just the way it is. That's why I moved here. Don't ruin it.	10/24/2017 4:33 PM

Q7 If growth and development occurs in the Mayes Creek Basin, what elements and characteristics should be preserved?

Answered: 349 Skipped: 1



ANSWER CHOICES	RESPONSES	
Environmental features like streams, floodplains, and steep slopes (7)	88.83%	310
Canopy trees and tree rows (4)	85.39%	298
Working Farms (2)	84.24%	294
Historic homes and structures (1)	77.36%	270
Stone walls (5)	75.93%	265
Agricultural structures including barns and silos (3)	74.50%	260
Scenic viewsheds (6)	73.93%	258
Other (please specify) (8)	21.20%	74
Total Respondents: 349		

BASIC STATISTICS				
Minimum	Maximum	Median	Mean	Standard Deviation
1.00	8.00	4.00	4.17	2.12

#	OTHER (PLEASE SPECIFY)	DATE
1	preserve as much as realistically practical of the current features listed. these features give beauty to the area we already love.	12/12/2017 6:42 PM

Mayes Creek Study

2	Existing family cemeteries . Wilson Pike RR tunnels. Current landowner feedback.	12/6/2017 8:20 AM
3	Leave it alone until you can take care of current problems you have created.	12/1/2017 6:32 PM
4	Wildlife	11/30/2017 4:36 PM
5	McMahon Family Cemetery	11/30/2017 3:05 PM
6	All of it - our schools are overcrowded and underfunded, dummies. Having more inventory, and less value due to declining school system will drastically lower property values across the county.	11/30/2017 8:19 AM
7	rural character and space overall	11/29/2017 1:36 PM
8	I don't want ANY DEVELOPMENT. Please leave the space open	11/29/2017 12:08 PM
9	Keep it rural.	11/29/2017 9:33 AM
10	Humm, in other words LEAVE IT THE HELL ALONE!	11/29/2017 9:15 AM
11	Animal Habitats	11/27/2017 4:25 PM
12	Maintaining environmental features is critical. As we watch other cities grow, there is little planning on how the final look and feel of the community will be. Look at cities like Atlanta or Charlotte - no one wants to live there anymore. They couldn't say no to growth. We should learn from cities like Charleston that has preserved a balance. Not only have they continued to grow, but the revenue stream from tourism is substantial and helps pay for additional needs the city has.	11/21/2017 12:48 PM
13	BUT, no development should even be getting discussed. We don't need development. We need our roads fixed and paid for first.	11/20/2017 11:06 AM
14	Please do not destroy our farm land and country side.	11/18/2017 5:09 PM
15	Do not move forward with growth and development in this area.	11/13/2017 6:39 PM
16	greenspace	11/11/2017 8:32 PM
17	Wildlife	11/11/2017 9:57 AM
18	No new development please.	11/11/2017 12:23 AM
19	This is a no brainer! Selling ones soul for the almighty dollar will not create a better place for our kids and their kids!	11/10/2017 5:23 PM
20	None - too crowded on 96	11/10/2017 5:23 PM
21	Rural area	11/10/2017 3:57 PM
22	Preserve this beautifull space, stop the greed	11/10/2017 3:44 PM
23	All of it	11/10/2017 3:20 PM
24	Please do not build this.	11/10/2017 1:03 PM
25	Please keep the beauty and the natural green space - like do not change the grade of the Land and then make it green space. Leave it alone.	11/10/2017 12:43 PM
26	Don't ruin this area in the same way the rest of Franklin has been ruined the last 10 years.	11/10/2017 8:22 AM
27	Large land tracts to preserve habitat space for wildlife	11/8/2017 9:09 PM
28	All elements and characteristics should be preserved!	11/8/2017 4:07 PM
29	Taking down any trees, wild grasses, etc will dramatically alter the environment that we deeply value.	11/8/2017 11:08 AM
30	The Creek is a source of water for all of the wildlife in basin. It should not be touched. The large trees provide habitats for animals. Without the Creek and trees these animals will perish.	11/8/2017 10:52 AM
31	Leave it as it is	11/8/2017 10:30 AM
32	everything should be left alone this is crazy	11/8/2017 9:59 AM
33	How about, no development? Another leading question. Terribly slanted survey.	11/8/2017 9:24 AM
34	should be left alone	11/7/2017 10:00 PM

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35	Really want to preserve the environmental features like creeks. I attended the hearing at city hall tonight and am highly concerned about the impact to Watkins Creek. An option shown had a sewer line on the creek and through the neighborhood. This would destroy the creek, trees and wildlife in this area. I don't want the development to the north of us to be annexed into the city. They should be part of the county and set up on septic. It will preserve our creek, and save the city \$10 million dollars that could be spent on schools and other more beneficial additions.	11/7/2017 7:35 PM
36	as much of the open spaces and green spaces as humanly possible	11/7/2017 4:44 PM
37	Everything. Please do not build East of I 65	11/7/2017 3:33 PM
38	Leave it all! Stop taking away the wildlife and their homes.	11/7/2017 3:25 PM
39	Nothing! Do not build	11/7/2017 2:12 PM
40	Any development should require substantial buffer areas of green space, trees and new plantings to preserve rural character as much as possible. Care must be taken to protect creeks and wildlife in the area.	11/7/2017 10:04 AM
41	Please do not come in and put tons of homes in a neighborhood and tear down all the trees only to plant tiny ones on the streets. So terrible.	11/6/2017 9:20 PM
42	We like it as is	11/6/2017 8:34 PM
43	Please consider only promoting growth which helps maintain a serene, rural lifestyle that is not riddled with HOA-kinds of authoritarian rules. Allow home and land owners who are creating beautiful furniture and wood products or grow gardens and raise farm animals to continue to do so freely. Otherwise, Williamson County may cease to have its rural charm and long-time residents will move further out, preferring truly rural counties.	11/6/2017 10:43 AM
44	Please consider only promoting growth which helps maintain a serene, rural lifestyle that is not riddled with HOA-kinds of authoritarian rules. Allow home and land owners who are creating beautiful furniture and wood products or grow gardens and raise farm animals to continue to do so freely. Otherwise, Williamson County may cease to have its rural charm and long-time residents will move further out, preferring truly rural counties.	11/6/2017 10:42 AM
45	wildlife underpasses, bike trails	11/6/2017 8:07 AM
46	Minimized traffic flow	11/6/2017 7:01 AM
47	Who are you kidding? Developers will destroy all the above.	11/5/2017 9:11 AM
48	One of the most important reasons for me moving to this area is the physical beauty and natural spaces. Any development of this area should preserve this important component of this area.	11/4/2017 8:43 PM
49	Running trails add so much value!!	11/4/2017 4:15 PM
50	Additional growth will only destroy the history and charm of the area.	11/3/2017 11:53 AM
51	All natural habitat for indigenous animals, deer, turkey, coyote, hawks. Streams must be preserved in clean state to support existing fish and other wildlife.	11/3/2017 9:40 AM
52	We should preserve all that we can so that we can enjoy the rural character that we moved here for rather than moving closer to the city.	11/3/2017 5:59 AM
53	Xxx	11/3/2017 12:59 AM
54	There is shared value for all county residents with all that is mentioned.	11/2/2017 10:14 PM
55	Space for wildlife	11/2/2017 8:12 PM
56	all of the above...	11/2/2017 6:58 AM
57	There are people who own large lots who are looking to profit from building subdivisions on their land. However, there are also single families large acreage who want to remain with only county taxes and restrictions because that is why we purchased and built on the land we live on. We are famers, agriculturalists and enjoy our way of life. Being subject to city constraints does not comply with our way of life. Conserving the area as it is should be a priority. Catering to those who wish to capitalize on selling subdivision houses on cheaply bought land is selling the rest of us out.	11/1/2017 1:44 PM
58	Cemeteries and potential archeological sites.	11/1/2017 7:42 AM
59	Established working farms should be exempt from City taxes and allowed to continue with their operations.	10/31/2017 3:01 PM

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60	I have not seen any of these things preserved in new Franklin developments. Why should I feel that they would start now. I have lived here since 1978.	10/31/2017 8:43 AM
61	In the established neighborhoods i.e. Watkins Creek leave the established green spaced areas.	10/29/2017 9:00 AM
62	All elements and characteristics will be preserved by keeping growth and development away from the Mayes Creek Basin and keeping the City of Franklin from annexing this area.	10/28/2017 8:12 PM
63	Please do not make this area like all the other incorporated areas of Franklin...preserve its uniqueness.	10/28/2017 5:40 PM
64	mini-farms	10/28/2017 4:30 PM
65	I believe whether this area is annexed or not zoning should be modified to require at least 2 acres per single-family residence for any residential development and there should be no multi-family developments permitted.	10/28/2017 3:42 PM
66	All of the above.	10/27/2017 6:10 PM
67	LOW IMPACT FEEL IS KEY	10/27/2017 3:02 PM
68	All elements of the rural character should be preserved.	10/27/2017 11:19 AM
69	tree lined roads. slower speeds.	10/27/2017 8:46 AM
70	Hardwood stands of timber, wildlife habitat, and relative absence of urban noise.	10/26/2017 8:06 PM
71	We bought a home on this side of town, in this area, in part for the beauty of it. We love not being crowded and seeing so much green.	10/24/2017 10:03 PM
72	Stop ruining Franklin	10/24/2017 4:33 PM
73	Please follow the guidelines in the Franklin Master Plan when approving any new developments. Specifically... 1. Require developers to keep current stands of trees in place. 2. Require developers to have transition lots on the exterior of any development that are larger to blend in with adjacent current developments with larger lots. 3. PLEASE do not approve high density developments with small yards / little green space. Go drive in Amelia Park and see how awful it looks.	10/24/2017 4:28 PM
74	Doesn't matter as long as there a sufficient roads.	10/24/2017 9:21 AM

Q8 Please share any other opinions you have about the future of the Mayes Creek Basin.

Answered: 246 Skipped: 104

#	RESPONSES	DATE
1	Future growth may come to severe slowdown when this current real estate "bubble" bursts. Planning is good.....rushing to get his done is not needed.	12/6/2017 8:20 AM
2	Little to no development should occur that disturbs, offsets, relocates, or destroys the existing tree lines, creeks, and wildlife in the entire area. Large homes on 1+ acre lots supported by septic type systems.	12/3/2017 9:52 AM
3	Please don't destroy the characteristics of the existing neighborhoods and don't ignore the opinions of the existing residents, just to make room for more growth and dollars.	12/2/2017 10:55 AM
4	LEAVE THE BASIN ALONE.	12/1/2017 6:32 PM
5	Prefer controlled development with character and state of the art parks and greenways. Updated roads and possible public transit or park n ride access.	12/1/2017 10:47 AM
6	Please balance development with impress in infrastructure and the environment. We don't need another Westhaven or McKay's Mill.	12/1/2017 9:01 AM
7	Infrastructure needs to be studied and correct first, before we start handing out building permits. These roads are already severely congested with Rutherford county plates of drivers trying to avoid I-24	11/30/2017 9:12 PM
8	Please keep Watkins Creek out of your plans.	11/30/2017 4:36 PM
9	I do not want to see the Mayes Creek Basin lose its rural feel. Many of the current residents chose to live here in order to have the rural feel and ability to raise our children with an agricultural presence. I do not want this to be disrupted.	11/30/2017 3:39 PM
10	Do not feel it should be developed. It is so congested now . Also dead people do not need your services. Loraine McMahon	11/30/2017 3:05 PM
11	Would be wonderful for the legacy of Mayes Creek Basin to be a Nature Preserve. With the pace of Urban Sprawl in Middle Tennessee, let's have history look back at the vision of today's planners as positive. Help preserve nature for future generations, and not promote more urban sprawl to satisfy the greed of developers.	11/30/2017 11:48 AM
12	See comments in #6.	11/30/2017 10:46 AM
13	Please consider historic preservation of the area. Once it is gone and developed we've lost part of our history and character.	11/30/2017 8:48 AM
14	Fund our schools first, shore up our existing property values before you embark on further devaluing our schools, property, and community.	11/30/2017 8:19 AM
15	It will be settled and the question is will that settlement be controlled or be a disaster???	11/29/2017 9:22 PM
16	North Chapel Road traffic is currently a death trap. We previously lived at 4443 N Chapel and would sit on the porch and watch the wrecks.	11/29/2017 8:24 PM
17	Increased development will cause problems with school overcrowding and loss of character of the area.	11/29/2017 6:54 PM
18	N/a	11/29/2017 5:41 PM
19	Please quit developing nature areas. It's an environmental disaster when you do.	11/29/2017 4:55 PM
20	I don't like the idea of continued expansion. Our schools are overcrowded and we can't get the developers to foot the bill for making it that way so we have to tax the citizens.	11/29/2017 4:21 PM
21	Unless traffic can avoid the 2 tunnels on Wilson Pike, don't allow any new building permits.	11/29/2017 4:08 PM
22	Please incorporate the need for schools before approving development	11/29/2017 4:07 PM

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23	We have lived on the edge of this area - both east and west of the basin for 25 years. I understand the push pull of living in the country/wanting easier access to commercial development. I believe the beauty of the basin is the chance to live in a rural area and although the grocery store is not right around the corner, it is still easy to get to - especially with highway 96 widening.	11/29/2017 3:46 PM
24	I want to live and die here.	11/29/2017 2:18 PM
25	I think mass developing will decrease the appeal of Franklin	11/29/2017 1:55 PM
26	See answer in #6-Other	11/29/2017 1:36 PM
27	Keep it country	11/29/2017 12:31 PM
28	PLEASE LEAVE IT NATURAL. GREED is killing Franklin. Residents don't want any more development but nobody is listening to us.	11/29/2017 12:08 PM
29	Franklin and the surrounding area is very beautiful. Care has to be taken to preserve that beauty, both for the people who live her and for the wildlife. Once commercialism takes hold, it can't be undone. So, the city must be very careful it what it allows to happen. Tennessee is attracting a lot of people and it is not because it's over populated.	11/29/2017 11:41 AM
30	Plan ahead!	11/29/2017 10:28 AM
31	This is a terrible idea for the county/city and will force existing residents to move out of the area as we all purchased the area for the explicit reason of avoiding the congestion that occurs in other areas of Franklin, and moving outside the restrictive regulations that living within city limits will bring.	11/29/2017 10:21 AM
32	Traffic is already negative but a brilliant idea is needed to figure out how to "bus in" workers for grocery stores, retail, eateries, etc., etc. Most folks in this area are affluent therefore the labor pool is lacking for lower wage workers to provide success to the above businesses.	11/29/2017 9:31 AM
33	I'm so sick of the exploding grow that has been allowed to occur in Franklin/Williamson Co that i can only hope that no development will occur in this area.	11/29/2017 9:21 AM
34	Stay out of this area all together. Just stay out and leave this beautiful area as is. Dotting hills and country land with homes and stores that are NOT needed speaks to everything I have said. Greed. How many of the "leadership" live around their mess they're creating? Pathetic ideas for this area. Period.	11/29/2017 9:15 AM
35	.no	11/29/2017 9:13 AM
36	our school system is already stretched to the limits. W/o significant tax increases on property and developers, how will the high infrastructure costs associated with schools (as well as utilities/roads, etc) be afforded? Current residents shouldn't be able to sell their land to developers for huge profits and "cash out" and leave the problems of development behind for the rest of us to handle.	11/29/2017 9:06 AM
37	There is far too much growth already in this area, as well as other areas of the county. Schools and infrastructure should be updated and grown before any further development.	11/29/2017 9:01 AM
38	The time of greedy city officials and developers needs to end. We cannot support the growth we currently have. Keep the land natural and beautiful and STOP the development.	11/29/2017 8:58 AM
39	Leave it alone no new developments to much traffic now or can't you people see the mess you have already created	11/29/2017 8:53 AM
40	cramming more and more homes into this area is reducing the overall quality and attractiveness of Franklin. Our infrastructure can't handle what we have now much less adding more neighborhoods.	11/29/2017 8:51 AM
41	Franklin is turning into a big "small town" without good infrastructure.	11/29/2017 8:51 AM
42	Some growth is ok, but we don't need yet another strip mall when there is already two on the same block. Overdevelopment needs to be curtailed.	11/29/2017 8:45 AM
43	It should be preserved in it's present state.	11/27/2017 6:15 PM
44	I feel that any further development will destroy the natural beauty of the area, as well as having major repercussions on the habitats of local wildlife. Further development in this area should not be continued.	11/27/2017 4:25 PM

Mayes Creek Study

45	Okay with development that does not change complexion of area but adamantly opposed to apartments, high density development, etc. Prefer more traditional single family homes.	11/23/2017 4:20 PM
46	We need sewer	11/21/2017 9:17 AM
47	The Counties building rules and septic rules are out of reach financially to the property and they can't sell their land to developers because their 1 acre lots won't perk for a custom build due to county septic rules. We must Annex in to the Franklin City limits to build.	11/21/2017 9:10 AM
48	There should be NO growth or development in this area before infrastructure issues are addressed!!!!!!!!	11/20/2017 10:33 PM
49	Just say "NO" to any development without figuring out how to pay for roads first. IMPROVE the quality of life in the county instead of continually degrading it with poorly thought out approvals on new construction projects.	11/20/2017 11:06 AM
50	Please limit growth and make wise choices - we can't go back. Please save our farms and rural country side.	11/18/2017 5:09 PM
51	Sewer system expansion would be nice and needed for the planned growth	11/18/2017 3:31 AM
52	So sick of all the new development. The appeal of franklin is almost gone!!! If I wanted to be in the city we would live in downtown Nashville	11/14/2017 2:20 PM
53	Could be mix of residential and commercial but no commercial next to trinity elementary	11/13/2017 8:17 PM
54	Franklin has lost all the character and all town charm that has attracted so many, yet our community leaders continue to tear into the rural landscape. When is enough, finally enough? STOP DESTROYING OUR COMMUNITY.	11/13/2017 6:39 PM
55	Please plan responsible growth that enhances the life in williamson county, not just adding more people	11/13/2017 12:07 PM
56	Please stop over-development	11/12/2017 9:24 PM
57	Williamson County Commissioners and Franklin City Alderman need to come together and discuss the County's future. It is time to be proactive rather than reactive. I am truly amazed at how segmented these two governing bodies are. We cannot even fund our schools and build schools fast enough. And yet you continue to talk development...	11/12/2017 1:38 PM
58	Development in this area if not consistent with existing rural residential home & lot size will cause this area to decline in home & tax value.	11/12/2017 6:59 AM
59	Don't do it. We will move if this development happens.	11/11/2017 7:48 PM
60	Keep some rural parts of WilCo please!!	11/11/2017 2:51 PM
61	This area should not be developed. It would have an overall negative pact to Franklin	11/11/2017 9:57 AM
62	It would be great to have more commercial development on this side of town as long as the infrastructure can absorb the impacts.	11/11/2017 7:44 AM
63	None	11/11/2017 7:30 AM
64	Franklin has grown incredibly fast, and we need to make sure we aren't substantially harming the environment or removing the charm of this area.	11/11/2017 6:51 AM
65	No new development should be done in this area. The residents don't want it and the infrastructure is not equipped for it.	11/11/2017 12:23 AM
66	What they have planned is way to many homes!	11/10/2017 11:44 PM
67	Please don't do it	11/10/2017 11:22 PM
68	It would be wonderful if there was a bike/walking path along the Harpeth that went under hwy 65. Right now, if you want to bike into town, you must take your life into your hands crossing over 65 on 96. Not fun at all.	11/10/2017 8:45 PM
69	Be mindful of congestion. We live in the new Carothers development and it is 50% done with massive traffic already	11/10/2017 7:28 PM
70	our wildlife and environment are struggling enough. please keep is safe	11/10/2017 7:20 PM
71	Williamson Co Schools are struggling to keep up with growth as it is. Please don't forget to factor public schools into this formula.	11/10/2017 5:33 PM

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72	I appreciate the opportunity to voice my concerns. I hope you understand. I grew up in southern California and saw "paradise lost" very quickly. It's too crowded, too much pollution, terrible traffic and the lovely places to live are unaffordable. A mere 50-60 years ago, it was amazing. In the name of progress & convenience, the land was morphed into a rat race. Please be mindful of doing the same thing to this area. It happens easily & quickly. "If you build it, they will come", so don't build it!	11/10/2017 5:23 PM
73	None - too crowded on 96	11/10/2017 5:23 PM
74	I believe the current residence of this area live here because of the rural setting within feasible proximity to work Place. Without a rural setting and horrible infrastructure we will face the same horrendous traffic and overpopulation as Springhill and soon to be nolensville.	11/10/2017 3:57 PM
75	Preserve what we have, the growth is enough, we have such a beautifull community, lord knows we don't need another Mckays Mill	11/10/2017 3:44 PM
76	Please don't allow Williamson County to lose its character. The farms, streams, wildlife etc. is what gives this area its appeal. We don't need another sprawling, congested, polluted city.	11/10/2017 3:43 PM
77	Please only green space or walking trails	11/10/2017 3:32 PM
78	Please do not develop in this area. We are losin every bit of open land in Franklin, which is what originally drew us to this area.	11/10/2017 3:20 PM
79	Why	11/10/2017 2:12 PM
80	Do not build the homes until the infrastructure to support all of the new home owners are in place. Too rapid of a growth rate will do more harm then good	11/10/2017 2:10 PM
81	Preserve and don't populate further	11/10/2017 1:55 PM
82	The last thing we need is more neighborhoods. It's time to take a step back, evaluate and make informed decisions going forward. There is a lot of money exchanging hands, but very little to show for other than homes. Green space, trails, parks are all lacking in this area and would be a great use of space.	11/10/2017 1:42 PM
83	Please limit development of this beautiful country side till you can address traffic and infrastructure while adding more green space of residents to enjoy.	11/10/2017 1:38 PM
84	Please keep our area small farming town	11/10/2017 1:24 PM
85	It's going to destroy habitat, school overcrowding, additional traffic on a already too busy 2 lane road. Infrastrucure cannot support!!	11/10/2017 1:03 PM
86	Please please do not overdevelop this area and make it anything like all of these new neighborhoods going in downs Carothers. Too many rooftops and the beauty of the land is gone. It's a cluster of crowded homes. I really wish none of that was developed in that manner. Leave our wide open spaces. -I'm a native Franklin/Brentwood girl. Let's slow down the development and keep all of these people that vote in our land and it's overdevelopment at bay. They are moving from overdeveloped areas and creating the same problem here. Franklin's quaint beauty is fading fast.	11/10/2017 12:43 PM
87	I'm 66 and remember Franklin as rural. I'd like to see that it keeps the same feel.	11/10/2017 12:35 PM
88	Please keep this area from becoming too crowded. The quality of life in Williamson County and the city of Franklin is being threatened by overdevelopment.	11/10/2017 12:35 PM
89	I have children at Trinity and we absolutely love it but it is crowded. I feel very strongly that the land surrounding it should be in large part preserved. I frequently drive to Brentwood for the walking trail and would love to see something like that put in this area as it would benefit residents, preserve the green areas, and help the health of the community, there has been so much recent development in Franklin with large homes and town homes on very small lots and that is taking away from the small community feel. I sincerely hope as these decisions are made that this area will not be over-developed like much of Franklin.	11/10/2017 12:15 PM
90	If this happens, we'll need another elementary school to support the growth.	11/10/2017 11:52 AM
91	Traffic in/around I-65 is already a nightmare for commuters. My fear is adding more large communities will only make this matter worse and actually de-value our homes by folks not wanting to live in such a high traffic/congested area. We plan to stay which means we would be directly affected by the increased traffic, increased population and suffering roads.	11/10/2017 11:29 AM

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92	This development shouldn't be approved unless infrastructure including roads and schools is funded with approved plans in place.	11/10/2017 11:07 AM
93	I know that growth cannot be stopped, but I would prefer that this land would not get annexed by the city.	11/10/2017 10:29 AM
94	This is an awful idea. You are going to ruin all that is good about this area. Schools are going to crumble under this pressure, let alone the environment. Leave it alone	11/10/2017 10:22 AM
95	There is no need to develop this area and further. It is one of the last few bastions of old Franklin that still exists. Small neighborhoods, quiet streets, etc.	11/10/2017 8:22 AM
96	We don't need more traffic, noise and higher franklin taxes. We moved here because country feel... not everyone wants to live in town.	11/8/2017 10:11 PM
97	The planners seem intent on destroying the characteristics of this area and are trying to turn it into an Alpharetta, Georgia. They need to go there to fully understand what has happened to that area to appreciate the mess that those planners made there.	11/8/2017 9:34 PM
98	Most of us love franklin for its rural character. Please do NOT allow another west haven!	11/8/2017 9:09 PM
99	Please leave as is. Only thing I would want is Wilson Pike to be a safer road and maybe another middle school built.	11/8/2017 4:07 PM
100	I do not think we need commercial property in this area. There is enough everywhere else!	11/8/2017 1:21 PM
101	Future development will come at a big cost. Most people that live in this area, do so because of the way it is now. Schools are overcrowded as it is.	11/8/2017 11:08 AM
102	As a former homebuilder / developer, I understand the need for growth and generally speaking, I think the County and City of Franklin have exercised good planning and set reasonable standards for development.	11/8/2017 11:07 AM
103	I am not against SOME development in the basin area. We just need to develop our city and county in an environmentally responsible way. More urban development means less green space, inadequate infrastructure, more overcrowding in a school district that is already overcrowded, loss of wildlife, and higher tax burden on current homeowners to pay for the destruction and development of the Mayes Creek Basin. I implore the city and county to work together to protect our community.	11/8/2017 10:52 AM
104	Please leave it as it is	11/8/2017 10:30 AM
105	I think all you are concerned about is making money.....	11/8/2017 9:59 AM
106	We should not sacrifice to become like all other cities in middle TN and be a victim of urban sprawl.	11/8/2017 9:49 AM
107	I do not support any additional residential or commercial development in the Mayes Creek Basin.	11/8/2017 9:38 AM
108	Please leave it alone! We like the farms our friends have, the open fields and pastures, the character of Franklin.	11/8/2017 9:24 AM
109	There should be no development. Too much has already been built in franklin that has changed the look and feel of the town.	11/8/2017 9:11 AM
110	It's repulsive that you just want to destroy what's there. Stop with all the building	11/8/2017 9:00 AM
111	I love the rural countryside that keeps the Franklin area charming.	11/8/2017 8:58 AM
112	LEAVE IT ALONE!!!!	11/8/2017 8:31 AM
113	Don't ruin what is already here	11/8/2017 8:03 AM
114	Stop being greedy. Our town is already crowded with people and small new homes. We are losing our charm and small town feel. Stop!!!	11/8/2017 7:57 AM
115	i believe the Smith's should be given the bad news....life has been too simple for too long for them.....Going forward the mayes creek area is for all not the select few greedy silver spooners. Leave we east side country folks alone.	11/7/2017 10:00 PM
116	- Be mindful of existing developments and preserve our wildlife as much as possible. - If you must develop, make sure the infrastructure is in place first. - Don't expand residential development without an approved plan for more schools. The current schools can not absorb the increase in population.	11/7/2017 7:35 PM

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117	Some areas remain rural without growth.	11/7/2017 5:43 PM
118	Please do not develop here!!!	11/7/2017 4:51 PM
119	we all need a place to live. i do not begrudge the growth in franklin but i do not think it is necessary to pave over the entire area to accommodate the growth. the most successful cities provide access to green spaces. build up the town. keep the nearby natural beauty. that is why people move to franklin.	11/7/2017 4:44 PM
120	PLEASE PLEASE LEAVE IT ALONE EAST OF NORTH CHAPEL	11/7/2017 3:25 PM
121	Leave it as it is today. For example; Wilson Pike is a dangerous road with two one way tunnels and can barely support current traffic loads.	11/7/2017 2:51 PM
122	Leave it rural.	11/7/2017 2:18 PM
123	Franklin is greedy! Stop building	11/7/2017 2:12 PM
124	It is important to maintain the character of this area, the wildlife, safety, and not let it fall into the urban sprawl trap like other areas in middle TN.	11/7/2017 12:31 PM
125	ALL FOR IT happening ! Been wanting this for 40 plus years since the property was bought	11/7/2017 10:09 AM
126	I see no particular advantage for my property to be incorporated into the City of Franklin.	11/7/2017 10:05 AM
127	Again, we moved to East Franklin to get away from the over development of Cool Springs. We do not want to see this area developed with anything that would take away from the rural atmosphere of this area.	11/7/2017 1:54 AM
128	Development should be limited to single family homes on minimum 1 acre lots.	11/6/2017 10:34 PM
129	Full time fire station is needed.	11/6/2017 9:32 PM
130	Slow down growth	11/6/2017 9:26 PM
131	Again, we are in the top corner and already very close to Cool Springs which is very convenient. This would not affect us greatly but it would drastically change the landscape for the people south of us.	11/6/2017 9:20 PM
132	Does not need development. The city is growing to fast and not addressing traffic and schools.	11/6/2017 8:38 PM
133	We are not interested	11/6/2017 8:34 PM
134	na	11/6/2017 1:53 PM
135	Clovercroft road widening will be needed soon	11/6/2017 12:47 PM
136	It is my hope that further development only take place after the necessary infrastructure is in place	11/6/2017 10:54 AM
137	Thank you for seeking our input. Please strike the balance between growth/development and limiting growth in order to keep Williamson County as a unique place to live where people feel welcome and free to pursue home industries/agricultural pursuits on their own land as they desire without excessive interference or taxes.	11/6/2017 10:43 AM
138	Thank you for seeking our input. Please strike the balance between growth/development and limiting growth in order to keep Williamson County as a unique place to live where people feel welcome and free to pursue home industries/agricultural pursuits on their own land as they desire without excessive interference or taxes.	11/6/2017 10:42 AM
139	Stop the madness! Don't do to the East side of Wilco that you did with the west side! Make the roads first! and make the builders and developers pay for them!	11/6/2017 10:12 AM
140	Stop allowing huge traditional residential neighborhoods that takeover farmland, squeeze homes on tiny lots, and have inadequate green space preservation. Our schools and roads can't keep up, and the greater issue is that we are losing the original rural beauty.	11/6/2017 8:46 AM
141	PLEASE be intentional about development, traffic is already a nightmare.	11/6/2017 8:07 AM
142	Concerned it will lose its character. We moved from Nashville to this area for the rural feel but still convenient to cool springs. Have already seen at least 3 farms sold off for development and at least 5 subdivisions added. It's out of control and very sad to see the beautiful Wilco hills torn up. Also concerned about impacts to taxes and school quality. We are considering private school bc the schools are too big to handle current loads.	11/6/2017 7:39 AM

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143	Any cost of modifications and future incremental burden need to be placed definitively and irrevocably on developers and new property owners. Economic forces with appropriate revenue generation mechanisms and conditioned/ restrictive local codes are the only proven method to moderate overly-exuberant growth. It appears this survey is driving toward the development of codes but we cannot miss the revenue generation that allow enforcement and support of those codes.	11/6/2017 7:01 AM
144	There is a very diverse collection of residential areas...don't take action that negatively affects or restricts existing residents for the sake of further development. Do not annex into the city.	11/5/2017 9:52 PM
145	We love the feel of of the Mayes Creek Basin. Visitors to our property comment on how quiet and peaceful it is and that they can see the stars. We hope that will not change.	11/5/2017 7:55 PM
146	Keep it as is, the roads are not adequate for expansion.	11/5/2017 7:00 PM
147	Mu family and I would like to see the Mayes Creek Basin preserves and left undeveloped.	11/5/2017 2:33 PM
148	With all of the expansion already underway in Franklin, I'm concerned further annexation and the associated costs could add too much stress to resources and finances for the city to sustain.	11/5/2017 2:10 PM
149	Don't annex it	11/5/2017 1:20 PM
150	I am worried that the school capacity will not be addressed and we will see overcrowding continue in our school system. Also, there is no upside benefit to existing homeowners in the area. We will see an increase in taxes and population with no benefit. Very serious consideration needs to be given to this decision, I would hate to see the desire of a few land owners dictate the decision and impact the area.	11/5/2017 12:18 PM
151	Unfortunately the greedy developers with their realtor friends who hold political office will ignore the wishes of the inhabitants of the area and ruin our area.	11/5/2017 9:11 AM
152	This is only being considered because builders want to make money & leave our area. Meanwhile they leave behind more traffic, overcrowding in our schools, and stretching our EMS services beyond their limits. Leave the basin as is! No annexation!!	11/5/2017 7:38 AM
153	Leave it as is! Prevent overgrowth of our area. We chose to live here because it is quiet and more rural than Cool Springs but has easy access to that area.	11/5/2017 7:14 AM
154	None	11/5/2017 6:10 AM
155	Please don't take away the farmsteads	11/4/2017 11:12 PM
156	We're still trying to recover from the increase in traffic from the elementary school. Brentwood planning is light years ahead of what Franklin proposes. Preserve green space.	11/4/2017 9:23 PM
157	Forced rural charm is not true rural charm. We bought our land many years ago to view just that...our land. Not condos, not assisted living, not grocery stores, etc, which are already an easy 10 minute drive away at most. Those who live here already have no need for new developments. Stop bringing more people here! We don't want to become California or Atlanta or New York. It's too late once it's gone.	11/4/2017 8:44 PM
158	I see nothing in the plans for annexation (which really only represent a map and a short webpage) that details the potential benefits for existing homeowners. I understand that large land owners will benefit from being able to more easily sell their land to developers, but the decision to annex cannot be made solely for these land owners. Any decision to annex must include actual benefit for everyone in the area.	11/4/2017 8:43 PM
159	I have already commented	11/4/2017 6:58 PM
160	do not want to be annexed into the city limits	11/4/2017 5:06 PM
161	If you don't build it, they will drive through the area which will make traffic worse.	11/4/2017 4:15 PM
162	do not want to see more huge thousand-home "subdivisions" like McKays Mill and along Carothers	11/4/2017 3:54 PM
163	Unsuitable for intensive development	11/4/2017 10:33 AM
164	I don't have much faith in Franklin planning for infrastructure ahead of building. Look at the E McEwen mess and Clovercroft is next. There is nothing the city has provided after you go through the round a bout at McEwen yet we continue to provide more and more amenities downtown. Too much traffic goes through this area to access the Cool Springs offices with no consideration for roads. We have the worst roads and two one lane tunnels!	11/4/2017 10:31 AM

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165	.	11/4/2017 7:38 AM
166	It all needs. To stay residential as the county has declared it except cross road commercial whit is a very limited area.	11/3/2017 8:11 PM
167	The amount of high density housing should be limited and carefully planned. Land for future schools should be procured prior to housing developments being constructed	11/3/2017 7:10 PM
168	Preserving a place for the wildlife to thrive. Avoid cheap cookie cutter houses and apartments.	11/3/2017 4:56 PM
169	Unrestricted growth is destroying Williamson County. Please stop it.	11/3/2017 2:12 PM
170	The current roads are increasingly overcrowded and not sufficiently maintained.	11/3/2017 1:23 PM
171	Let's leave well enough alone for a while. Too much too quickly has already spoiled several large tracks of land. Infrastructure cannot keep up with growth already in place.	11/3/2017 12:28 PM
172	Infrastruture needs to preceed building	11/3/2017 12:23 PM
173	PLEASE consider a wildlife refuge or protected park/green space with historic preservation and educational opportunities.	11/3/2017 11:53 AM
174	Stop expanding! This is the county and should stay the county! Franklin needs to seek therapy for addiction to growth!	11/3/2017 11:10 AM
175	Please STOP. The development in our general area is OUT OF CONTROL. The people who are voting in favor of this development aren't the ones impacted by the dramatic increase in the traffic.	11/3/2017 10:23 AM
176	All most of you care about is Money. This county needs people that care about character and school systems to fit our growing population. People come here for the life style and beauty.	11/3/2017 9:53 AM
177	Mayes Creek is a beautiful area and should not be overdeveloped. Williamson County is in danger of losing the charm and rural character that make it so great today. Please slow the growth or people like me and many others will be moving to Maury County in the future and the County will be a place people use up instead of respect and preserve. Developers have little interest but to make millions of dollars and move on.	11/3/2017 9:40 AM
178	If we are annexed into city limits, we are actually farther from the Franklin fire department than we are from Arrington...so annexing is actually worse than being left alone.	11/3/2017 8:33 AM
179	Franklin has grown too quick. There are thousands moving in, but no changes to roads. And no consideration for wildlife. Preferably, growth would slow down. Franklin has always seemed small, with big city conveniences. It's losing that appeal.	11/3/2017 7:12 AM
180	It would be shameful to allow urban sprawl come into such a beautiful place to live and grow our families.	11/3/2017 5:59 AM
181	We hope and pray that the Mayes Creek Basin will continue to be preserved in its present state for our future generations to enjoy.	11/3/2017 5:56 AM
182	No need to develop in the area	11/3/2017 5:48 AM
183	STOP developing until you address current traffic problems!	11/3/2017 5:39 AM
184	Franklin has let developers run wild through our beautiful town. The daily blasting, cutting, and burning makes me feel like I live in a war zone. Franklin traffic is already bad enough and there seems to be no end in site to the construction all around us. The last thing the city needs is to develop our last remaining rural areas. If I'd wanted to live in a suburb outside Atlanta, I would have moved there. Instead, our family choose Franklin, 15 years ago, because we love the rural beauty and small town charm that has made it one of the top best small cities to live in. The proposed development would ruin what little green space and rural charm that Franklin possesses. Please STOP the development of Mayes Creek Basin!	11/3/2017 5:07 AM
185	be careful not to over develop.	11/3/2017 2:28 AM
186	Xxx	11/3/2017 12:59 AM
187	Roads should be improved to create safer conditions with adequate turning lanes and wide shoulders.	11/3/2017 12:05 AM
188	Let it stay undeveloped.....	11/2/2017 11:09 PM
189	Keep the character of the area free from density.	11/2/2017 10:48 PM
190	Work carefully together with County neighbors.	11/2/2017 10:14 PM

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191	No more urban sprawl!!!	11/2/2017 9:51 PM
192	We live on Split log and have to drive 15 minutes to buy milk & groceries or to go shopping. A development will make it a whole lot easier.	11/2/2017 8:54 PM
193	Please. Preserve. Please, stop the massive build outs in Franklin.	11/2/2017 8:51 PM
194	A natural / park area should be included. Brentwood has done a great job with parks and walking trails... so has some areas of Franklin. This area could use the same thing. Please add some walking trails/ bike trails!	11/2/2017 8:12 PM
195	I love this area and want to see it's current state preserved as much as possible through any necessitated growth	11/2/2017 7:57 PM
196	City should not annex	11/2/2017 7:35 PM
197	Please keep growth to a minimum in this rural area, we moved to this area wanting a quiet and peaceful setting. We are worried that the infrastructure will just not support any more growth.	11/2/2017 7:31 PM
198	The area does not have the roads or infrastructure to support another development. Franklin is losing its small town appeal.	11/2/2017 7:26 PM
199	I would like the quality of homes built here to remain high, and the lot sizes shouldn't be anything less than a half acre, in my opinion. It would be nice to see homes built on 1 acre plus, only, if possible. Also, I do not want to see us lose any more trees or green spaces. The woods are so beautiful, and we enjoy seeing the wildlife.	11/2/2017 4:04 PM
200	i don't want to be added to franklin	11/2/2017 9:41 AM
201	Please stop cramming our development into the current fadish molds. We have got to use common sense not what the current urban planning gods have come up with.	11/2/2017 6:58 AM
202	I believe we must maintain the appeal of what brought current residents to this area.	11/1/2017 5:39 PM
203	I hope that the city leaves this area as it is.	11/1/2017 1:44 PM
204	How about we stop paving over paradise and putting up a parking lot. Take a trip to Southern California and see what you are creating.	11/1/2017 7:42 AM
205	Shared in previous statements	10/31/2017 11:50 PM
206	We would prefer that this area not be annexed into the city.	10/31/2017 3:01 PM
207	Please do not ruin our county property by developing this as the city.	10/30/2017 7:23 PM
208	We want it!	10/30/2017 4:19 PM
209	leave as is	10/30/2017 4:00 PM
210	I want this area to stay outside of the city limits as it is now.	10/30/2017 12:46 PM
211	The taxpayers (current & New) do not need any more TAXES--Our Co & City government needs to learn to work within the means you are given. Growth will only cost the ones paying taxes.	10/30/2017 10:01 AM
212	I am against annexation for the Mayes Creek Basin	10/30/2017 7:32 AM
213	I appreciate the City of Franklin's masterplanning efforts and look forward to assisting in feedback.	10/29/2017 9:00 AM
214	We need to recognize the explosion of home businesses. No longer do people have to leave their homes and drive to work. The codes need to be updated to embrace the reality of people working from home.	10/29/2017 9:00 AM
215	Do not want to be annexed into the City of Franklin.	10/28/2017 8:12 PM
216	Make sure biking paths and trails are included. Franklin has missed this in a number of areas and it's tough when you come from other cities, to have franklin being somewhat behind on great features for younger people, like bike and hiking paths.	10/28/2017 7:32 PM
217	Totally opposed to more development in this area. Some things are better left alone.	10/28/2017 5:40 PM
218	I don't want it filled up with people who earn 3 times what we earn and want to make it Brentwood South.	10/28/2017 4:30 PM
219	Please leave us as we are. Many of us are happy where we live and don't want to see the area over-developed.	10/28/2017 3:42 PM

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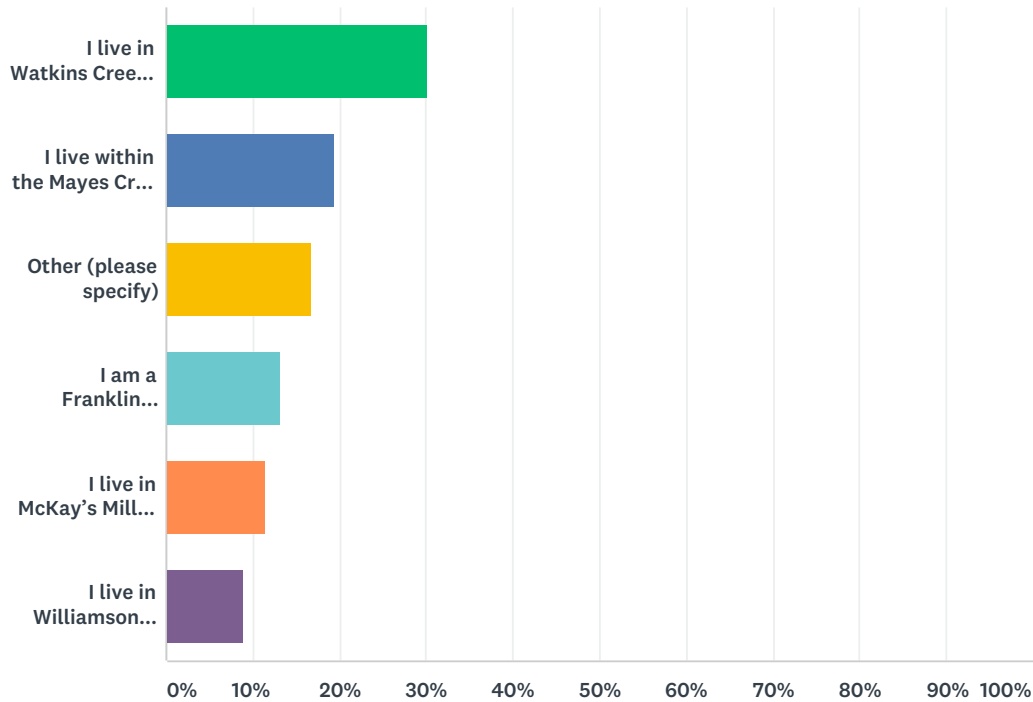
220	Get you're wallets out to pay for sewer for this project, it's going to cost you (Franklin Tax Payers)	10/28/2017 7:54 AM
221	Leave it as is. Widen the road and quit trying to move the city limits every direction on the map. Please try to preserve at least one direction on the map of the city. East.	10/27/2017 6:10 PM
222	Developers only want annexation so they can secure sewer at city expense and have a quicker build out. We need to preserve as much of the rural nature of traditional entrances into Franklin as possible--wide green spaces and minimal commercial properties east of Arno. Don't let them build it or they will come--we need to do something to maintain the character of this region instead of becoming one sprawling extension of Cool Springs.	10/27/2017 4:50 PM
223	THIS IS A GREAT PART OF THE COUNTY THAT I'M AFRAID WOULD LOSE IT'S CHARACTER IF ANNEXED INTO THE CITY TOO QUICKLY. CITY SEWER IS NICE FOR SOME, BUT NOT A CONCERN IN WATKINS CREEK. IT WILL BE VERY, VERY IMPORTANT THAT ANY DEVELOPMENT BE LOW IMPACT AND THAT ACTIVE AGRICULTURE IS NOT ONLY TOLERATED, BUT ENCOURAGED AND INCENTIVISED.	10/27/2017 3:02 PM
224	Do not create any doughnut holes in our community. Do not break ground on any development until after infrastructure projects are completed. Require large scale developers to set aside land for schools and a fire station.	10/27/2017 11:19 AM
225	There is a unique stretch of road from Trinity Elementary to the creek in the conservation area just east of the school in which 7 homes are located. This stretch of the road is in the divided highway section in the new plan for Hwy 96, but with the members of 7 homes being forced to make U-turns every time they either leave or return to their house, it will create a very unsafe stretch of road. This is especially a concern since Trinity Elementary is on the west side of this small space and produces added traffic complications. Consider if only 2 drivers come and go daily from these houses, that equals 14 u-turns/day minimum in this small stretch. If safety is a primary concern for TDOT, Williamson County, and the City of Franklin, it seems to me that this small stretch should be a 5 lane road, not a 4 lane divided highway. Or, there needs to be frontage road access to the intersection at the school for these residents to ensure their safety and the safety of other drivers on the road.	10/27/2017 8:46 AM
226	need sewage system	10/26/2017 11:42 PM
227	Thank you for this opportunity to share an opinion. I would simply urge the planners to put the horse in front of the cart and establish an infrastructure into place before you further complicate the standard of living in this part of Williamson County by adding more housing, people, traffic, and all the frustrations that go along with supporting this kind of growth.	10/26/2017 8:06 PM
228	I do not want to see the area cluttered with zero lot lines, apartments, townhouses and commercial areas. We would like to see homes with larger lots and keep the feel that we are in the country. I do like the possibility of having sewer... I do not want to see congestion.	10/26/2017 6:36 PM
229	Stop taking all the land for building.	10/26/2017 4:37 PM
230	I have concerns about growth (noise, traffic), but can see the benefit of being incorporated into the city. We have lived here since 1984 and don't want to lose the rural feel of our community.	10/26/2017 12:59 PM
231	Coveted in survey	10/26/2017 10:23 AM
232	Limit development so the city has a country buffer. Development should be concentrated along the I-65 corridor where services and roads already exist.	10/25/2017 8:26 PM
233	From the map, it looks like a lot of the "development reserve" is in the flood plain. I have seen flooding multiple times in addition to the May 2010 flood.	10/25/2017 12:36 PM
234	Homeowners who selected the Mayes Creek Basin chose this area for convinience with rural character. Additional development should be limited to homes on large lots with green areas preserved. Traffic continues to be a problem for Franklin - the development of McEwen and Carothers will continue to have severe traffic impacts to work commuters who want to work/live in the East 96 Franklin corridor. Addition additional residential traffic/through streets/cut through, via neighborhoods will only exacerbate the growing traffic concerns.	10/25/2017 10:32 AM
235	We already have heavy traffic in these areas. I don't want to see a four lane highway, and more traffic. Also, I don't want to loose trees, land, and all the beautiful wildlife in these areas. It's sad to look at Carothers and how developers destroyed soo many beautiful trees, and land.	10/25/2017 7:15 AM

Mayes Creek Study

236	Please don't develop this area!! We love all the character brought by individual homes on large lots. We love all the long beautiful fences with animals hanging out. We feel like we live in a nice quiet place and we would love to keep it that way. Our schools are already busting at the seams, so adding more would decrease the amount of Amazing education our Trinity and Page teachers are able to provide. We love that our girls can ride bikes from our house (in Watkins Creek) to softball practice at Cecil Lewis. If we had more traffic and congestion around, we couldn't do that, and there is something so pure and good and nostalgic about riding their bikes to play ball.	10/24/2017 10:03 PM
237	Keep the green space!!!! It's not about density. Mandate larger lots	10/24/2017 7:30 PM
238	I live in the basin and the reason we moved here was the open space and proximity to agricultural developments. We are already frustrated that the farm next to us is now going to be a neighborhood with a low quality builder (pulte) and hope there are no additional neighborhoods of that type. I understand the population growth concerns but id love if this Area was preserved and not overdeveloped	10/24/2017 7:07 PM
239	None	10/24/2017 6:37 PM
240	Leave it alone. It's why we live here. It's beautiful. Stop pouring more people into the area. Please don't ruin what is already great.	10/24/2017 4:33 PM
241	This is an opportunity to show "growth done right". Do not approve large high density developments that detract from the character of Franklin and ruin the look of the natural environment.	10/24/2017 4:28 PM
242	I think this is in the area --- but that one lane underpass under the train on Wilson Pike has got to go. Or at least, there has to be another way to get past it, if expansion is considered. That was small town Franklin. We are now heading into the 21st century and it just doesn't fit the needs of the community anymore. Create an alternative option and then people can choose what they want to drive through.	10/24/2017 9:21 AM
243	One small grocery/gas/food commercial is needed along hwy 96 east of Arno rd.	10/24/2017 8:43 AM
244	Development should be managed & controlled tightly in this character area.	10/24/2017 8:20 AM
245	Only have one chance to do it right.	10/24/2017 8:05 AM
246	Franklin needs to increase and improve infrastructure, roads and bridges to meet the needs of development which has already occurred before starting more development.	10/24/2017 7:41 AM

Q9 Which of the following describes where you live?

Answered: 348 Skipped: 2



ANSWER CHOICES	RESPONSES	
I live in Watkins Creek, Rosemont, Abington Ridge, Chardonnay, or Worthington	30.17%	105
I live within the Mayes Creek Basin, but not in a subdivision	19.54%	68
Other (please specify)	16.67%	58
I am a Franklin resident	13.22%	46
I live in McKay's Mill, Amelia Park, Avalon, Breezeway, or Taproot Farms	11.49%	40
I live in Williamson County outside of the Mayes Creek Basin	8.91%	31
TOTAL		348

#	OTHER (PLEASE SPECIFY)	DATE
1	I own a small business within the Mayes Creek Basin	12/12/2017 6:42 PM
2	You can't handle what you have now, leave the basin alone!	12/1/2017 6:32 PM
3	McMahon Family cemetery is in the basin	11/30/2017 3:05 PM
4	Villages of Clovercroft	11/30/2017 8:19 AM
5	Just south of carothers rd.	11/29/2017 6:16 PM
6	Garden Club	11/29/2017 4:44 PM
7	Garden Club Estates	11/29/2017 3:46 PM
8	I live in Caldwell Estates, but this affects the areas where my children go to school.	11/29/2017 1:36 PM
9	I live in Carronbridge off of Cool Springs in Franklin	11/29/2017 11:41 AM

Mayes Creek Study

10	Downtown Franklin	11/29/2017 10:31 AM
11	I live in Hurstbourne Park	11/29/2017 10:08 AM
12	We live in Ashton Park Subdivision-off of Cool Springs east.	11/29/2017 9:31 AM
13	Villages of Clovercroft	11/29/2017 8:58 AM
14	Own property adjacent to what is officially the Basin	11/23/2017 4:20 PM
15	I live right on the border of Mayes creek in Cedarmon Farms	11/20/2017 10:33 PM
16	Delta Springs	11/18/2017 3:31 AM
17	Cedarmon farms	11/13/2017 12:07 PM
18	Kings Chapel	11/12/2017 1:38 PM
19	Kings Chapel.	11/11/2017 7:48 PM
20	Villages of Clovercroft	11/11/2017 7:30 AM
21	I live in the dense community of Lockwood Glen	11/11/2017 7:28 AM
22	I live in Lockwood Glen	11/11/2017 7:06 AM
23	I am a friend of someone living in the Mayes Creek Basin, and they do not want any new development. They live where they do because they like it the way it is!	11/11/2017 12:23 AM
24	Kings Chapel Resident	11/10/2017 11:44 PM
25	From the map, I couldn't quite tell, but I think we're down in the lower right hand corner in Lockwood glen.	11/10/2017 8:45 PM
26	I live in Lockwood Glen	11/10/2017 6:30 PM
27	I live in Arrington, near this area, so traffic, noise, pollution, and school crowding would all affect my family.	11/10/2017 5:33 PM
28	Arrington,	11/10/2017 3:57 PM
29	Ladd Park Resident, Enderly Pointe Franklin	11/10/2017 3:43 PM
30	Stags leap	11/10/2017 2:12 PM
31	Meeks Road / Arno Road lifelong resident and heritage	11/10/2017 1:55 PM
32	Villages of Clovercroft, very near to this area	11/10/2017 1:42 PM
33	Villages of Cloverceoft (unless I can get my husband to sell!)	11/10/2017 12:43 PM
34	Villages of Clovercroft.	11/10/2017 12:35 PM
35	Radcliffe Subdivision	11/8/2017 11:07 AM
36	I live on a farm on Wilson Pike.	11/8/2017 8:31 AM
37	Abington Ridge	11/8/2017 8:03 AM
38	I live in Nashville.	11/7/2017 2:18 PM
39	I own 55 acres 4365 N Chapel Road... I do live in Wm County . No residence on this property at this time. Sold 4355 in 1994 which was the principal residence. Now VERY INTERESTED in THIS because of DEVELOPERS at the doorstep	11/7/2017 10:09 AM
40	Williamson County Resident - Not in above subdivisions	11/6/2017 2:46 PM
41	Chardonnay	11/6/2017 10:12 AM
42	Right up on the edge of the basin on Trinity Road.	11/4/2017 8:44 PM
43	Falcon creek	11/4/2017 8:27 PM
44	I live adjacent to the Mayes Creek Basin and will feel the effects of increased development.	11/3/2017 2:12 PM
45	Cedarmon	11/3/2017 12:23 PM
46	I previously lived in Villages of Clovercroft but moved out to Bethesda because that area is already overcrowded.	11/3/2017 11:53 AM

Mayes Creek Study

47	I live in the Mayes Creek Basin in Albany Point	11/3/2017 11:10 AM
48	I live in Albany Pointe - we deal with the Arno Road traffic daily.	11/3/2017 10:23 AM
49	Falcon Creek subdivision	11/3/2017 7:12 AM
50	I live in Falcon Creek Subdivision and my child attends Trinity Elementary.	11/3/2017 5:07 AM
51	Cedarmont Farms	11/3/2017 12:59 AM
52	We live across the street from the City's UGB on 12 acres.	11/2/2017 10:14 PM
53	On Split Log	11/2/2017 8:54 PM
54	Live outside the area but very close and drive around it daily	11/1/2017 7:57 PM
55	Villages of Clovercroft	11/1/2017 5:33 AM
56	I own 57 acres near Greenhills drive	10/31/2017 5:13 PM
57	I own rental property that is not in a subdivision and need sewage	10/26/2017 11:42 PM
58	Radcliffe	10/26/2017 10:26 AM

Mayes Creek Envision Franklin Amendments Neighborhood Meeting

May 23, 2018

6:00 PM

City Hall Training Room

Over 100 people attended the meeting.

Andrew Orr, Principal Planner with the City of Franklin, provided an overview of Envision Franklin, the Mayes Creek Study, the open house outreach results, a summary of the online survey results, which had approximately 350 responses, and explained the Envision Franklin amendment process. The Franklin Municipal Planning Commission (FMPC) has the authority to approve amendments to Envision Franklin. If the Smith's request is approved by the Planning Commission on June 28, 2018 at 7pm, it will open the door for the Plan of Service, annexation request, and development plan, all of which would require Board of Mayor and Aldermen approval. The amendment request before the City would be a change in growth policy, not an annexation request. If the Smith's amendment is approved, the staff will recommend changes that reflect the departure in growth policy. Large-Lot residential, which reflects the County zoning, would be extended north of the Smith's property and to the south, while the intersection of North Chapel Road and 96E would become a mixed-use node. Land for a fire station would be set aside and more than likely a signal would be needed, but a traffic study would come later in the process to make that determination.

Questions arose about the limits of the Murfreesboro Road widening, the start time, and the timing of the project in conjunction with the Smith's requests. Mr. Orr explained that TDOT is overseeing the project and finalizing the right-of-way acquisition and design. If all goes as planned, TDOT will advertise for bids on 9/26/2018.

Several citizens asked questions about why the City was doing this and entertaining the proposal. Mr. Orr explained that property owners within Franklin's Urban Growth Boundary can request amendments to Envision Franklin and the Planning Commission will have a public hearing for all citizens who want to speak on the record, and then vote on the amendment.

Questions arose about infrastructure and school capacity and the order of the request. Mr. Orr explained that the land use policy would need to be changed before the details about the sewer extension and costs could be decided. All of these considerations will be addressed during the next phase if the Smith's amendment is approved.

Commissioner Gregg Lawrence made several points about infrastructure and the schools not being able to accommodate this much development.

As specific questions arose about the Smith property amendment request, Mr. Orr indicated that the next presentation would cover the details of what the Smith's would like to do.

Jeff Heinze, Catalyst Design, gave a presentation about the Smith's amendment.

Mr. Heinze delivered a presentation about the Smith's farm and history and desire for a "legacy project." He stated the design principles are to establish an eastern gateway, protect the natural areas, create a vibrant neighborhood, and strategically create a node at the North Chapel intersection to

reduce car trips and provide services for local residents. Mr. Heinze will maintain a minimum 150' setback from 96E to protect the viewshed. They are proposing 210 acres of parks, open space, and amenities, and over four miles of trails and sidewalks.

Mr. Heinze showed future projects from the City of Franklin Transportation Plan including project #72 which would connect Trinity Road to North Chapel Road. Several citizens voiced concerns about additional traffic on Trinity Road as cars already “race” down this country road. Mr. Heinze mentioned these projects would necessitate over six acres be dedicated for right-of-way.

Mr. Heinze showed a conceptual masterplan with 957 single family homes, 249 condos, 120 townhomes, about 250,000 SF of commercial/retail space, and an assisted living facility.

The request is from Development Reserve to Conservation Subdivision and from Neighborhood Commercial to Neighborhood Mixed-Use with the most intense development around the North Chapel and 96E intersection. Mr. Heinze briefly explained the policies behind each design concept.

Several citizens raised concerns and asked questions about who this would benefit and how it would benefit the county residents. Haury Smith and Stephen Smith addressed the residents and spoke about their vision for the property, price points, fees that would need to be paid, and timing of the project. Home prices are projected to start in the mid to high \$300s up to \$1 million.

One citizen suggested they remain and develop in the County. Questions arose about what they could do under city standards vs. county standards.

One citizen suggested the Smith's donate their property to the County to become a park, which was met with an applause.

Alderman Burger, the nearby Ward Alderman, made several points about having a long-term vision for this area and working collaboratively with the County.

The overall sentiments expressed from the residents was concern and dissatisfaction with the proposed changes and the density requested.

From: amy@maytn.com
To: [Kelly Dannenfelser](#)
Subject: Mayes Creek support?
Date: Monday, June 18, 2018 3:40:25 PM

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

Kelly – I am sending this to you, as that is what Andrew Orr’s automatic reply said to do.
Thanks.

Hello –

My name is Amy May and I live at 2212 Grace Point Court. We have lived in the same house in Williamson County for 19.5 years. I have raised my 4 children here and I intend to retire here.

I am concerned about the Mayes Creek development. I have several reasons that I oppose approval of the development, including ruining the beautiful RURAL nature of our community, the effects on traffic and insufficient infrastructure, etc. But I would like to discuss in detail my concerns about the IMPACT ON OUR SCHOOLS and the MONEY OUT OF MY POCKET that will be required if the development comes in.

It is my understanding that EACH new student that comes into our county necessitates

1. a \$30,000 capital outlay for the building required to house them (i.e., NEW School, since we are at capacity nearly everywhere)
2. ANNUAL budget shortfall of ~\$1,200.

I see no way for the numbers to work except to raise taxes. I do not want that. We can barely educate the children we already have in our county, as we already have a budget shortfall. The school board has to beg the county commissioners every single year, just to cover the budget and pay our teachers. I have literally had to paint our schools and pull weeds and mulch beds. Why is that ok? Why do we want to make the problem exponentially worse, by continually adding to more and more straws onto the camels back until it finally breaks? Because our schools will be ruined eventually. The Williamson County school system is a huge draw for people to come to our county. We cannot keep up our current quality of education with the unchecked growth of additional students, and growing budget deficit. Which brings me back to the tax increase. Why do we want to create this problem for ourselves?

I consider it short-sighted and fiscally irresponsible to approve this development when it causes so many financial problems (not even considering the other problems). Please tell me why you would even consider changing the Land Use plan or Envision Franklin plan to accommodate the Mayes Creek Development (other than the property owners have asked the question and you must answer it).

If they want to develop this property, in all fairness, THEY should provide:

- a. USABLE property to locate the schools required
- b. Capital funding for BUILDING the schools
- c. ANNUAL Revenue to cover the budget shortfall per student (~\$1200 per year)
- d. Sewer line to reach their development
- e. Funding to increase the sewer processing capacity (I heard a new plant is \$90 million)
- f. Land for the Fire station and additional services required
- g. ANNUAL funding for the firemen/additional services, etc

As you can see, it is impossible to get this money out of the developers and property owners. So it must not be done, because this burden must not be transferred to the taxpayers of Williamson County.

I believe it is incredibly unfair for the Smith Family and the Westhaven Developers to get rich, while the Williamson county taxpayers are left "holding the bag".

Please respond and let me know how you will vote and your reasons.

I am also happy to discuss this over the phone.

Respectfully,

Amy May

615-790-3140

Andrew Orr

From: Donna S. <piglet10021@yahoo.com>
Sent: Tuesday, June 26, 2018 3:31 PM
To: Andrew Orr; Ken Moore; bev@aldermanburger.com; danamclendon@mac.com; Scott Speedy; Margaret Martin; annpetersen@comcast.net; Clyde Barnhill; Brandy Blanton; Pearl Bransford; Michael.hathaway@comcast.net; rdlindsey@comcast.net; Michael Orr; Scott Harrison; amclemore51@yahoo.com; jimmy@tennesseevalleyhomes.com; annpetersen@comcast.net; mdadst@aol.com; Lisa Gregory
Subject: Mayes Creek Basin Developments
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.

Honorable Mayor, Aldermen and Planning Commission,
The development that is suggested for the are surrounding Trinity Elementary School is not sustainable with the existing infrastructure. Putting that many homes, plus shopping, etc. will only make the area more congested and there is no current plan to widen Hwy 96...which in and of itself presents an enormous traffic problem.

Please consider the impact of this and all of the other growth in the surrounding areas including the Carothers Corridor and Clovercroft Road and vote NO on moving this project forward.

Thank you for your time.
Sincerely,

Donna Sava
A Very Concerned Citizen living in Cedarмонт Farms

Andrew Orr

From: kathryn jean <kathrynjean@mac.com>
Sent: Wednesday, June 27, 2018 5:51 PM
To: Andrew Orr
Subject: Neighbor on three sides to Mayes Creek development. Please read asap. Thank you

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

Hi my name is Kathy Manoukian. I live at 123 Trinity Rd. I border the Mayes Creek development on three sides. This high-density development will greatly impact my property. On their plans they are clearing all the way to my property line leaving very little buffer trees. I do not know if you are aware they are clearing off at least 85 acres of forest. This will impact the oxygen production and water absorption and will affect the ecology of the area . They have in their plans conservation area however it is in their floodplain and most of the trees are cleared from the creeks basin. At least 20 of my 34 acres is nature preserve. I do not know if they have on their property any endangered species or plants or if this has even been brought up since they're clearing 85 acres of forest. One of my concerns is drainage once they put in all these homes and streets. And what kind a run off from the pollution will run onto my nature preserve and also into the creek. I'm sure you are already aware of traffic, infrastructure, schools overcrowding etc. but I want to touch base about the environment. I feel they have a right to develop their property but not into a high density development especially when the entire neighborhood is against it. They held a meeting in November they had comment cards also online survey where everyone was looking for more larger residential lots. Even with the neighborhood opinions they still went completely against what the entire neighborhood was hoping and wishing for which was large residential lots, and planned for a high density development without consideration of the neighbors or the neighborhood. The land developers do not live in this area so I feel they do not care what the neighborhood would like to see be

developed. I understand that the Smith family is a politically savvy family and can get a lot of things done, however, it's important to remember that just because we've always done it this way doesn't make it right we should look at what the neighborhood needs the environment needs and future generation needs. I fell in love with Williamson County for its beauty and diversity and decided to raise my five-year-old daughter in this community. I feel the residents should have a right to have their opinions heard and taken into consideration. A couple hundred people showed up at both recent meetings with concern about this high density development. I spoke with several neighbors throughout the community a lot of them are older and feel that their voice will not be heard. They feel the developer has a lot of clout with all of the politicians because he has a lot of money. I am asking from you to please take in consideration what a huge impact this will have on our neighborhood it will completely change the look and the feel of the Franklin Farm life that we all love and live here for. With more developments like this going in Franklin is going to just look like Nashville. This isn't a case between two neighbors this is a case between one neighbor and the entire community. We should all endeavor to be good stewards of the land entrusted to us and leave a better place for future generations we should



avoid past mistakes
Sent from my iPhone

June 25, 2018

Subject: Mayers Creek and Smith Amendment

Dear Andrew Orr and Planning Commissioners:

It grieves me greatly to see the Franklin Planning Department entertaining the action to change your current land use plan to permit such dense developments in your urban growth boundary. Most of us have been exposed to the rapid urban growth and can attest to its negative impacts on our lives and our surroundings:

- Lost open space and environmental quality
- Over crowded schools
- Traffic congestion
- Noise
- Rising crime rates
- Higher cost of living and so on

In the City's Zoning Ordinance and regulatory document for development states it's purpose is to promote the public health, safety and general welfare of it's citizens. It states, just to name a few:

- Secure safety from fire, flooding along natural watercourses, and other dangers
- Prevent the overcrowding of land
- Avoid undue concentrations of population
- Facilitate the adequate provision of transportation, water, sewerage, SCHOOLS, parks and other public requirements
- Preserve the character and quality of residential neighborhoods

The Smith Amendment for consideration before you does not facilitate the purpose of your zoning regulations. The fact that 210 acres are in the flood plain alone and the disturbance of the land around it should cause major red flags as this creek feeds the Harpeth River, one of the city's main source of water supplies. With a build out of 8879 permits, your new expansion for water is not adequate enough to handle this rapid pace of growth.

1326 dwelling units and 250,000 SF of commercial/retail will definitely not preserve the character of the area for the property owners or established communities.

I recently served as a citizen on the Transportation Advisory Committee for our County. The consultants, McBride Dale Clarion reported that our existing funding gap is 378.8 million dollars. 155.6 million for operational and safety needs and 223.2 million to address capacity needs.

There is currently no ongoing, dedicated source of revenue within the county to fund the type of magnitude of roadway improvements that are needed or will be needed in the future, in order to address existing and anticipated deficiencies.

To meet this funding gap they suggested several new tax scenarios to raise the funds needed, but there was one recommendation that did not impact the citizens by taxing and that was for the review and/or

changes needed to the county land use plan and the regulatory tools used in regards to approving development which directly impact our roadways. While regulatory tools, such as the ones utilized by the county and the city, can do little to address the type of system-wide needs that the county is facing. Current regulatory approaches only mitigates for local traffic impact but not system-wide impact. This is why the expansion of SR 96 will not alleviate the traffic issues in the area of 96E and intersections like N. Chapel and Trinity roads or at interstate 65! It will only bring more especially if commercial/retail is approved as it brings more impact as daily uses are higher.

The consultants noted that our area east of I65 experienced higher traffic volumes and a faster rate of volume increase than areas west of 65. The number of vehicles actually will exceed the capacity.

In light of these findings from the consultants, and knowing that growth is not paying for itself, we feel is is fiscally irresponsible to permit this amendment change and to approve annexation; it is a mile away from the current city limits. We request you do not proceed until planned infrastructure is in place and some regulatory tools are in place where the county and city work together on a regional planning basis to find the funding solutions for the infrastructure needs, for our schools, fire, and roadways.

Regards,

Kathy Webber
1900 Springcroft Drive
Franklin, TN 37067

Andrew Orr

From: Kemlepj <kemlepj@kemle.net>
Sent: Wednesday, June 27, 2018 9:29 AM
To: Andrew Orr
Subject: Mayes Creek Basin Annexation

ATTENTION COF 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 Blossom Tree

Near the blossom tree
When the crisp, cool wind is dancing
Where the mockingbirds sing
And the raccoon burrows
Near a cool stream
Where the catfish and
Smallmouth bass are swimming
And where the big black bear
Is caring for its cubs
The sun is rising with a golden splash of color
And the sweet smell of the iris
Is spreading throughout the forest
And the fog is lifting over the hills
Adventuring back into the sky
It is another great day to roam the majestic forest
And live in the Great State of Tennessee

-Morgan Zukas

The poem describes the beauty that can be found in Williamson county and in the Franklin area. The bears may have faded away along with the majestic forest in the city of Franklin but not our pasture lands, woods, and cool streams where life abounds. I am asking you to help protect what natural areas are left in Franklin city limits and slow down urban sprawl. We all enjoy driving through scenic places and Mayes Creek area is one of those areas. Not only will the Mayes Creek basin development reduce the green space but also will cause stress and the financial cost on the tax payer, school system, and community services. Thus, reducing the quality of life. I appreciate your service to the community and would like for you to vote “no” on the annexation of the Mayes Creek Basin Development.

Thank you for your time,

Penny Kemle

Andrew Orr

From: Sean Coakley <spcoakley@att.net>
Sent: Tuesday, June 26, 2018 3:20 PM
To: Andrew Orr
Subject: Mayes Creek Meeting June 28

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.

I have been to a couple of the informational meetings in Franklin for this development. I can't make it to this Thursday's meeting and just wanted to register my reservations to allowing the Smith property development to proceed with out having the necessary infrastructure in place. I realize Wilson Pike is not contiguous with Rt 96 Murfreesboro Road but plenty of people find their way onto it when trying avoid the backups on Rt. 96.

I live between the 2 railroads tunnels on Wilson Pike and have seen a marked increase in commuting traffic in the seven years I have lived here. The developers really should be on the hook for much more than land donations. At least one additional school, lane additions to roads and a new fire station are among the capital costs associated with the Mayes Creek project. I had kids in both Page Middle and Page High and those schools are packed right now.

Thank you,

Sean Coakley
2031 Wilson Pike
Franklin TN 37067
615-794-4845

Andrew Orr

From: aliciarovey@gmail.com
Sent: Tuesday, June 26, 2018 5:24 AM
To: 'Vice Chair Roger Lindsey'; Michael Orr; Scott Harrison; 'Alma McLemore'; 'Jimmy Franks'; 'Ann Petersen'; 'Marcia Allen'; Lisa Gregory; Michael.hathaway@comcast.net; Andrew Orr
Subject: Mayes Creek - fit with Envision Franklin?

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

Re: Mayes Creek Development

Envision Franklin, as you know, is to direct development in a way that strengthens Franklin and creates exceptional places for people. It involved many, many hours of city leaders, staff, and citizen thoughtful input. It exists to guide Franklin in making land use decisions. Please use this as a guide as make your decision regarding the Mayes Creek development. The proposed development does not fit what was outlined for the future of this part of the county. Do not be swayed by a developer that is presenting something contrary to what is in the plan. Do not alter the Vision without careful, careful consideration. It discredits and discards the entire Envision Franklin collaborative planning process.

Given this I see the benefits and support a “gateway anchor” for this major entrance into the city but it must fit the character and future of the area not seek to change the vision.

The current plans are much too dense and commercial. We do not want another Berry Farms. Berry Farms is in a different area which fits the culture and plans of areas closer to the interstate. This development should fit the rural character by having larger setbacks on all sides of the parcel and larger parcels.

I also do not support “leapfrogging” thus creating a Franklin island which would cause consistency and infrastructure issues.

Thank you for your consideration, Alicia Rovey, Williamson County resident

Andrew Orr

From: amy@maytn.com
Sent: Monday, June 18, 2018 3:36 PM
To: Andrew Orr
Subject: as we discussed last week, - here is my email re: Mayes Creek

ATTENTION COF 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 Amy May and I live at 2212 Grace Point Court. We have lived in the same house in Williamson County for 19.5 years. I have raised my 4 children here and I intend to retire here.

I am concerned about the Mayes Creek development. I have several reasons that I oppose approval of the development, including ruining the beautiful RURAL nature of our community, the effects on traffic and insufficient infrastructure, etc. But I would like to discuss in detail my concerns about the IMPACT ON OUR SCHOOLS and the MONEY OUT OF MY POCKET that will be required if the development comes in.

It is my understanding that EACH new student that comes into our county necessitates

- 1) a \$30,000 capital outlay for the building required to house them (i.e., NEW School, since we are at capacity nearly everywhere)
- 2) ANNUAL budget shortfall of ~\$1,200.

I see no way for the numbers to work except to raise taxes. I do not want that. We can barely educate the children we already have in our county, as we already have a budget shortfall. The school board has to beg the county commissioners every single year, just to cover the budget and pay our teachers. I have literally had to paint our schools and pull weeds and mulch beds. Why is that ok? Why do we want to make the problem exponentially worse, by continually adding to more and more straws onto the camels back until it finally breaks? Because our schools will be ruined eventually. The Williamson County school system is a huge draw for people to come to our county. We cannot keep up our current quality of education with the unchecked growth of additional students, and growing budget deficit. Which brings me back to the tax increase. Why do we want to create this problem for ourselves?

I consider it short-sighted and fiscally irresponsible to approve this development when it causes so many financial problems (not even considering the other problems). Please tell me why you would even consider changing the Land Use plan or Envision Franklin plan to accommodate the Mayes Creek Development (other than the property owners have asked the question and you must answer it).

If they want to develop this property, in all fairness, THEY should provide:

- a) USABLE property to locate the schools required
- b) Capital funding for BUILDING the schools
- c) ANNUAL Revenue to cover the budget shortfall per student (~\$1200 per year)
- d) Sewer line to reach their development
- e) Funding to increase the sewer processing capacity (I heard a new plant is \$90 million)
- f) Land for the Fire station and additional services required
- g) ANNUAL funding for the firemen/additional services, etc

As you can see, it is impossible to get this money out of the developers and property owners. So it must not be done, because this burden must not be transferred to the taxpayers of Williamson County.

I believe it is incredibly unfair for the Smith Family and the Westhaven Developers to get rich, while the Williamson county taxpayers are left "holding the bag".

Please respond and let me know how you will vote and your reasons.

I am also happy to discuss this over the phone.

Respectfully,

Amy May

615-790-3140

Andrew Orr

From: Andy Grooms <adgrooms@yahoo.com>
Sent: Monday, June 25, 2018 4:43 PM
To: Andrew Orr
Subject: Comments on the Smith Property

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

Dear Andrew,

As a resident of Williamson county I would like to express some views about the proposed Smith property development.

I lived in east Nashville for quite a while and moved out to eastern Williamson county for the beauty and slower pace. I am a 200 mile per week cyclist also, and it was very appealing to live where I can ride where there are less cars to battle. Of course that has changed rapidly since I have moved here and the city gets closer.

It is of great concern that I see the traffic increase with every subdivision that goes in. I have now restricted my ride time window to between 10 and 3. I often see traffic jams now build up in front of my house for much of the evening rush hour on my road. It seems that at our current pace we are outgrowing our infrastructure and the city's explosive growth is changing the character of the city itself as well as the surrounding countryside.

I understand that Franklin will grow. There is no stopping it. However putting a high density development completely detached from the city doesn't seem like the best use for that land. Density belongs next to the interstate where the infrastructure can handle this many extra trips and amenities are easily accessible, not the edge of the UGB.

The Smiths have a right to develop, but a low density plan seems to be much more appropriate for the location. Ideally a park or green space to help preserve what makes this area attractive would be my first choice, and a lot of current residents choice. Please take my views into consideration.

Thank You,

Andy Grooms

4168 Clovercroft Rd.

Andrew Orr

From: Anita Weimar <adweimar@comcast.net>
Sent: Monday, June 25, 2018 3:48 PM
To: Andrew Orr
Subject: Mayes Creek

ATTENTION COF 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 think the Envision Franklin plan as it stands better represents the residents of the UGB as shown by the response at the public meeting. I don't think any of us want developers telling us how we should live! I was very disappointed that the public sentiments were not presented at the joint planning meeting. Franklin needs a variety of life styles not just cookie cutter developments with more traffic and ruined school system! I also don't think Franklin residents want to go in debt right now for another 100m\$ sewer system. The poor little Harpeth only has so much water! Please consider the desires of the existing residents before the greedy developers. They need to pay if they want to play in Franklin and Williamson county.

Thanks
Anita Weimar (city resident)

Sent from my iPad

Andrew Orr

From: cathycornwell <cathycornwell@bellsouth.net>
Sent: Monday, June 25, 2018 8:56 AM
To: Andrew Orr
Cc: Ken Moore; bev@aldermanburger.com; danamclendon@mac.com; Scott Speedy; Margaret Martin; annpetersen@comcast.net; Clyde Barnhill; Brandy Blanton; Pearl Bransford; Michael.hathaway@comcast.net; rdlindsey@comcast.net; Michael Orr; Scott Harrison; amclemore51@yahoo.com; jimmy@tennesseevalleyhomes.com; mdadst@aol.com; Lisa Gregory
Subject: Mayes Breek Basin Annexation Request

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

Greetings City of Franklin Officials:

I am and have been a resident of Nestledown Farms for 24 years. I am not opposed to development on the east side of the city of Franklin however I would urge the BOA to adhere to the Envision Franklin plan for this part of the county and deny the annexation of the Mayes Creek Basin property at this time. We have waited many years for the state to widen Hwy 96 to relieve our traffic congestion issues and we have been informed that this project is to begin in January of 2019. Once the road infrastructure has been provided, the annexation of the Mayes Creek Basin property could be reconsidered and a more appropriate density plan for the area could be developed. In the meantime, the Williamson County School Board can be addressing the overcrowding in the Trinity/Page school district in anticipation of the additional students zoned there.

Thanks you for your consideration,

Cathy Cornwell
4018 Nestledown Drive
Franklin, TN 37067

Andrew Orr

From: Denise Grayes <Denise.Grayes@businesswire.com>
Sent: Wednesday, June 20, 2018 1:31 PM
To: Andrew Orr
Subject: re: Mayes Creek Basin 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 day, Mr. Orr.

I wanted to write to you in regards to the proposed Mayes Creek development.

As a 6 year resident of Franklin (east of Interstate 65), I have watched the traffic and congestion along HWY 96 grow by leaps and bounds the past couple of years. Dropping off my children at preschool used to take 10 minutes – now it takes 20 – 30 minutes depending on traffic and the time of day. Adding a high density development east of the Interstate will only further complicate the situation.

As a mother of future kindergartener (2019-2020 school year) at Liberty Elementary, I am rightfully concerned about how the potential over-crowding and shortfall of funding such a quick expansion of population could impact my children's education. I moved from Davidson county to Williamson County so that my children could receive the exemplary education provided by the Williamson County school system.

In conclusion, there are many more concerns about this development and I simply do not want to take up any more of your time. I am thrilled that so many people are falling in love with our great community, but strongly believe that controlled growth and planning ahead for infrastructure is what is going to continue to make Franklin the Best Little Town in America. I ask that you please vote against the proposed Mayes Creek Basin Development.

Best regards,
DENISE GRAYES

Please Note:

The information in this Business Wire e-mail message, and any files transmitted with it, is confidential and may be legally privileged. It is intended only for the use of the individual(s) named above. If you are the intended recipient, be aware that your use of any confidential or personal information may be restricted by state and federal privacy laws.

If you, the reader of this message, are not the intended recipient, you are hereby notified that you should not further disseminate, distribute, or forward this e-mail message. If you have received this e-mail in error, please notify the sender and delete the material from any computer.

Andrew Orr

From: Elizabeth Brunson <eayl69a@aol.com>
Sent: Monday, June 25, 2018 10:24 PM
To: Michael.hathaway@comcast.net; rdindsey@comcast.net; Michael Orr; Scott Harrison; amclemore51@yahoo.com; jimmy@tennesseevalleyhomes.com; annpetersen@comcast.net; mdadst@aol.com; Lisa Gregory; Andrew Orr
Subject: Mayes Creek Basin re-zoning

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

Dear Planning Commission Members,

I am writing to express my concern with respect to the re-zoning application submitted by the Smith Family in the area known as Mayes Creek Basin.

Although there are a number of obvious concerns it is important for you to note I appreciate the need for expansion and urban development in order for a city to be a healthy and viable community.

However, I do not appreciate the disregard of the many hours and dollars invested in the UGB and the Envision Franklin Plans facing the community now. Franklin and Williamson County have thoughtful and complete plans to allow for reasonable and responsible growth; please adhere to them.

Franklin is a city of homeowner diversity. We have a very unique historic center, a sprawling western and southern expansion of new and high density living, AND if allowed to continue, an eastern boundary of rolling hills, horse pastures and appropriately designed homes for the topography. Please do not take that away by approving this application.

My biggest fear, after wondering how exorbitant the tax increases will be to support this venture, is how many neighboring properties will jump on the Smith bandwagon and apply for similar rezoning. The potential for 1300 homes/condos/big houses now becomes 1800 or 2000 or who knows what. Please do not lay the groundwork for that issue by approving this venture.

What makes me most angry about this application? The benefits of this venture accrue to only one party, the Smith Family. They don't live in the immediate area, they will not have to deal with the traffic, or the overcrowding of schools and they will have millions to help pay the increased property taxes, assuming they live in Williamson County. I do not believe this is about Urban Growth or the City of Franklin; it is about one family maximizing the return on an asset. Please do not approve this application.

The Smith Family's lack of transparency leaves too many questions unanswered. As City leaders we expect thoughtful decision making which includes having and sharing the facts... all the facts.

Please defer a decision on this venture until a great deal more information is made public, i.e., estimated cost of providing additional city services, such as police and fire, what land will need to be expropriated to provide sewer access and the cost and plan for educating the potential 1000+ schoolchildren this housing will attract.

Please act responsibly. Please do not approve this application.

Thank you for your consideration,

Elizabeth Brunson

4008 Nestledown Drive

Franklin

Sent from [Mail](#) for Windows 10



June 25, 2018

To: Franklin Planning Commission
Andrew Orr

Re: Items 29 & 30: Resolutions 2018-46 and 2018-47 relevant to Envision Franklin Plan Amendments to change Design Concepts for properties for Mayes Creek Development proposal and remaining properties inside the Urban Growth Boundary but not annexed into the city of Franklin in the Seward Hall Character Area

Recommendation: Delay amendments to the Seward Hall Character Area properties that are in the county though within the city UGB because of lack of sewer access and capacity in the city's sewage treatment system. Access to the city's sewer plant is not funded and will require a significant 6-mile sewer line distribution network expansion.

These comments are focused on the infrastructure issues related to city sewer and provided to the Franklin Planning Commission to guide its decision on proposed design concepts changes for the Seward Hall Character that encompass the eastern area of Franklin that is north and south of Murfreesboro Road. The new Envision Franklin Plan was adopted in January 2017. Much of the Seward Hall Character Area was set with the design concept of Development Reserve. The plan set this design concept for a large portion of the Eastern area that is still rural and in the county though inside the city's Urban Growth Boundary (UGB).

The plan recommended Development Reserve because "public sewer access is unavailable" among other infrastructure issues like existing rural roads which "are not capable of handling high traffic volume." The plan recommends "these areas be subject to further planning and timed with infrastructure improvements and public-service delivery before any development occurs." The sewer infrastructure needed for the proposed Mayes Creek development in Item 29 are not designed or funded or in motion so it appears to be premature to support amendments to the Envision Franklin Plan at this time.

The Envision Franklin plan included a Suitability Analysis (Appendix C) of many factors for providing city services. This area of the Eastern edge of Seward Hall was found to be LEAST SUITABLE to development (marked in red and orange on the maps). One of the major service issues was the lack of public, city sewer service. This has not changed. But, the updated Suitability Analysis provided to the Planning Commission now is based on the assumption of full Mayes Creek Sewer buildout. As a result, the Mayes Creek development proposal (Item 29) and most of the area once shown to be in red for Least Suitable for Development is now shown to be Suitable. City provided sewer service via construction of a 6-mile major sewer line to connect to the city's sewer plant is likely to be close to decade from now to occur, according to

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staff communications. It might not be appropriate to adjust the Suitability Analysis of development at this time when city sewer service has not been approved yet for this area, and if it is approved will be years away from being provided in the area.

City Sewer Service in the Eastern Area of Seward Hall/Mayes Creek Drainage Basin is not in place and is not in motion at this time. The proposal to amend the Envision Franklin Plan is likely pre-mature and ahead of sewer if the city is to provide it.

A. The Current Sewer Plant is Treating at Capacity Design, Significant Additional Sewer Flows from New Development Has Already Approved, and the Sewer Plant Expansion is a Few Years From Coming Online

- The City of Franklin sewer plant is designed to treat 12 Million Gallons A day (MGD). As of the end of 2017, the sewer plant was treating 12 MGD on a monthly basis over the entire year. See chart below.
- The City of Franklin has approved 8879 additional dwelling units that have not been constructed as of the end of 2017, according to the staff Development Report 2017. These new dwelling units along with the approved additional commercial and industrial space result in an estimated additional 2,260,000 gallons of day of sewage that the city is committed to treating.¹
- The expansion of the city's sewage treatment plant is in the bidding process so construction is not underway yet. The expansion will add 4 MGD so the final capacity will be 16 MGD. Staff presented to BOMA in April that the hope is to have final bids for BOMA to approve in July. At that meeting staff gave a general timing overview that the new expanded sewer plant will be online in 3 years or so.
- The proposed amendments to the plan for Conservation Subdivision and Neighborhood mixed use for the Mayes Creek proposed development adds significant sewer demand above the current county zoned density. The estimated sewer flow is around 450,000 gallons per day for 1329 residential units and commercial/retail.² The current county zoning is Rural Development-1 unit/acre for this county zone, Municipal Planning Area-1. With the property around 500 acres, a rough comparison would be 175,000 gallons per day for 500 residential units.
- A city sewer distribution system is not in place for the eastern Seward Hall Character Area. The Mayes Creek sewer drainage basin will require over 6 miles of new sewer line to serve the eastern area and the Mayes Creek development proposal, according to maps provided by city staff to planning commission in prior meetings. The cost is estimated between \$23,481,751 to \$26,807,340 on those maps. These cost figures will increase over time until

¹ Sewer capacity figures are based on using the flows by SSR for the city sewer drainage studies. Single family residence (350 gallons/day); condo/apartment (250 gpd); retail (0.15 gpd/sf), and office (0.10 gpd/sf).

² Based on the Mayes Creek presentation May 2018 to the Joint BOMA and Planning Commission meeting. (957 single family homes, 249 condos, 120 townhomes, 100 Assisted living, 250,000 sf of commercial/retail.)

the project is bid and under construction. Also, this is NOT the cost of FULL Build out of distribution lines shown for “assuming Full Mayes Creek Sewer Buildout’ map in the revised Suitability Analysis provided to Planning Commission. As staff reports explain, how and if this distribution system for sewer is funded (whether a combination of city and developer funds or other arrangement), is will not be determined until after the plan amendment.

TABLE 1: City of Franklin Sewer Plant flows of untreated sewage to the plant (influent) and treated sewer discharged to the Harpeth river (effluent) or reused for irrigation (reuse).

(Chart compiled from the city’s Monthly Operating Reports submitted to TDEC.)

The Franklin sewer plant design capacity is 12 MGD (million gallons per day). The annual monthly average flow of sewage to be treated (influent) is now at design flow (light orange column). Design maximum peak flow for the current sewer plant is 38.4 MGD which occurs during rain events (see light pink column).

Month in 2017	Average Influent (MGD)	Average Effluent (MGD)	Average Reuse Flow (MGD)	Max Influent (MGD)	Max Effluent (MGD)	Max Reuse Flow (MGD)	Total Rainfall (in)	Total Rain Days
Jan 2017	14.62	8.72	0.31	23.17	14.82	0.47	4.81	19
Feb 2017	10.73	6.32	0.6	12.12	7.27	1.9	1.59	11
Mar 2017	12.41	7.77	0.39	15.77	10.08	0.63	5.56	14
Apr 2017	14.14	9.44	1.26	33.1	24.55	2.62	8.42	12
May 2017	11.93	7.69	1.32	17.72	18.58	2.29	5.45	15
Jun 2017	11.67	7.14	1.43	14.49	9.26	2.6	5.13	13
Jul 2017	11.42	7.04	1.51	15.31	10.19	2.64	6.46	14
Aug 2017	9.89	6.07	1.74	18.89	11.79	2.74	3.15	12
Sep 2017	11.77	7.62	1.21	29.92	22.48	2.23	6.96	11
Oct 2017	9.42	5.67	1.37	14.06	8.75	2.7	3.39	8
Nov 2017	12.03	7.62	0.55	29.19	21.29	0.93	4.21	6
Dec 2017	13.7	8.66	0.51	33.01	24.9	0.97	5.2	11
Monthly Average	11.98	7.48	1.02	21.40	15.33	1.89	5.03	12.17
Total	143.73	89.76	12.2	256.75	183.96	22.72	60.33	146

Note: the highlighted areas were noted in the Monthly Operating Report because the SCADA “malfunctioned for influent and effluent on the 7th” so the total flows are not complete.

Feel free to contact me if I can help clarify anything or provide further details.

Sincerely,



Dorie Bolze
President & CEO
615-479-0181

Andrew Orr

From: Israel Holliday <israel@hollidayre.com>
Sent: Thursday, June 21, 2018 7:54 AM
To: Andrew Orr
Subject: Mayes Creek Proposals

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

Andrew,

Hope all is well.

My family and I moved to East Franklin (Trinity Rd) a few years ago. At that time the Envision Franklin plan was set and in place. It is my understanding that this plan is in place to govern the growth and development in the Mayes Creek Area (this plan was agreed and voted on in Jan 2017). **Why change this plan?** The citizens of this area have spoken - our desires of this area are CLEAR!

Here are a few reasons why the growth in east Franklin needs to be managed and development in a responsible and thoughtful way.

Maintain the rural environment - East Williamson County is a beautiful rural part of Williamson County and the middle TN area. Cool Springs and other development is only minutes away and with the I65 corridor and infrastructure this area is clearly more equipped to handle growth. Let us please consider keeping high density development in the "city". There is no need to create another city miles from the existing city.

Fiscal Responsibility - Invest in infrastructure already in place along the I65 Corridor. My understanding is that the city of Franklin has invested significant dollars in the area south of Franklin (Berry Farms, Goose Creek, etc areas) and that there are many annexation requests and much more responsible development that can take place in this area. **How will new developments in the Mayes Creek area be paid for?** Sewer must be extended for miles. Who will pay for this major investment? Additionally there are roads, fire protection, police protection, and many other services the city will need to provide. **How will these expenses be paid for? How will this function in a spot/skip zoning situation?**

Schools - our current schools are at or over capacity. A high density mass development like the one being proposed and the many more that will likely follow if all amendments are passed will require additional schools. There are areas of the county that need more schools now yet those have not yet been planned. **How have you planned for the additional schools that will be required?** Please remember that Williamson County is known for its quality education system. A larger and larger school system will only make the WSS worse!

Please be thoughtful and responsible in how you consider growth in our beautiful Williamson County. Things need to slow down. We don't need to continue to be one of the fastest growing cities! Mass, high density development is not needed or wanted in east Williamson County.

Please keep Williamson County the wonderful place it is. Thank you for your consideration of the above mention items. I look forward to hearing your responses.

--

Israel Holliday

Cell 615-414-6605

Andrew Orr

From: Jessica Lucyshyn <jklucyshyn@gmail.com>
Sent: Wednesday, June 20, 2018 4:24 PM
To: Andrew Orr
Subject: Upload issue

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

One of the uploads for next week's Planning Commission meeting for the Mayes Creek basin land-use amendment is labeled as the neighborhood meeting notes from May 23. However, when you click the link it is a document talking about Washington DC.

Jessica Lucyshyn
407-312-0763
Sent from my mobile device

Andrew Orr

From: Julie Puczek <jpuczek@gmail.com>
Sent: Tuesday, June 26, 2018 12:06 PM
To: Ken Moore; Andrew Orr
Cc: danamclendon@mac.com; bev@aldermanburger.com; Scott Speedy; Margaret Martin; annpetersen@comcast.net; Clyde Barnhill; Brandy Blanton; Pearl Bransford; Michael.hathaway@comcast.net; rdlindsey@comcast.net; Michael Orr; Scott Harrison; amclemore51@yahoo.com; jimmy@tennesseevalleyhomes.com; mdadst@aol.com; Lisa Gregory
Subject: Mayes Creek Basin

ATTENTION COF 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 Julie Puczek and I live in Albany Pointe, near the corner of Arno Road and Murfreesboro Road.

I am concerned about the Mayes Creek development and I have questions.

- 1) Why would you consider changing the Land Use plan or Envision Franklin plan to accommodate the Mayes Creek Development?
- 2) Where will the funds for new schools and infrastructure that will clearly be necessary for such a large development come from?
- 3) How do you plan to vote on this issue?

The proposed development plan would negatively affect the rural aesthetic of the area and create a need for more schools in a county that is already struggling to fund current and planned schools. These are only two problems this development would create that make it undesirable. The creation of more traffic, already a problem in Franklin, is a third. The Mayes Creek development does not serve the best interest of the community and county tax payer.

Please respond and let me know how you will vote and your reasons.

Respectfully,
Julie Puczek
615-347-4127

June 25, 2018

Subject: Mayers Creek and Smith Amendment

Dear Andrew Orr and Planning Commissioners:

It grieves me greatly to see the Franklin Planning Department entertaining the action to change your current land use plan to permit such dense developments in your urban growth boundary. Most of us have been exposed to the rapid urban growth and can attest to its negative impacts on our lives and our surroundings:

- Lost open space and environmental quality
- Over crowded schools
- Traffic congestion
- Noise
- Rising crime rates
- Higher cost of living and so on

In the City's Zoning Ordinance and regulatory document for development states it's purpose is to promote the public health, safety and general welfare of it's citizens. It states, just to name a few:

- Secure safety from fire, flooding along natural watercourses, and other dangers
- Prevent the overcrowding of land
- Avoid undue concentrations of population
- Facilitate the adequate provision of transportation, water, sewerage, SCHOOLS, parks and other public requirements
- Preserve the character and quality of residential neighborhoods

The Smith Amendment for consideration before you does not facilitate the purpose of your zoning regulations. The fact that 210 acres are in the flood plain alone and the disturbance of the land around it should cause major red flags as this creek feeds the Harpeth River, one of the city's main source of water supplies. With a build out of 8879 permits, your new expansion for water is not adequate enough to handle this rapid pace of growth.

1326 dwelling units and 250,000 SF of commercial/retail will definitely not preserve the character of the area for the property owners or established communities.

I recently served as a citizen on the Transportation Advisory Committee for our County. The consultants, McBride Dale Clarion reported that our existing funding gap is 378.8 million dollars. 155.6 million for operational and safety needs and 223.2 million to address capacity needs.

There is currently no ongoing, dedicated source of revenue within the county to fund the type of magnitude of roadway improvements that are needed or will be needed in the future, in order to address existing and anticipated deficiencies.

To meet this funding gap they suggested several new tax scenarios to raise the funds needed, but there was one recommendation that did not impact the citizens by taxing and that was for the review and/or

changes needed to the county land use plan and the regulatory tools used in regards to approving development which directly impact our roadways. While regulatory tools, such as the ones utilized by the county and the city, can do little to address the type of system-wide needs that the county is facing. Current regulatory approaches only mitigates for local traffic impact but not system-wide impact. This is why the expansion of SR 96 will not alleviate the traffic issues in the area of 96E and intersections like N. Chapel and Trinity roads or at interstate 65! It will only bring more especially if commercial/retail is approved as it brings more impact as daily uses are higher.

The consultants noted that our area east of I65 experienced higher traffic volumes and a faster rate of volume increase than areas west of 65. The number of vehicles actually will exceed the capacity.

In light of these findings from the consultants, and knowing that growth is not paying for itself, we feel is is fiscally irresponsible to permit this amendment change and to approve annexation; it is a mile away from the current city limits. We request you do not proceed until planned infrastructure is in place and some regulatory tools are in place where the county and city work together on a regional planning basis to find the funding solutions for the infrastructure needs, for our schools, fire, and roadways.

Regards,

Kathy Webber
1900 Springcroft Drive
Franklin, TN 37067

Andrew Orr

From: Ken Lowery <ken.lowery@dhcpastn.com>
Sent: Wednesday, June 20, 2018 8:41 AM
To: Andrew Orr
Subject: Mayes Creek Basin Development

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

Dear Andrew,

I have never written an email or letter or called a government official before but felt this development was important enough to make my voice heard. I appreciate your time in reading this email. I will make my points brief in order to conserve your time and hope that will increase the impact of the email.

I do not condemn any growth in our city or county but the type of development proposed at Mayes Creek Basin is of great concern to myself and many others. This area is just not suited for this type of high density development.

The Franklin Municipal Planning Commission (FMPC) adopted Envision Franklin and the Mayes Creek Basin area was not deemed appropriate for such a dense development. There are many reasons the FMPC deemed this area not suitable for dense growth. This area was designated as Development Reserve for low density growth. This type of low density growth is what surrounds this proposed development and is what this area needs to remain. Agreeing to this development would be telling the FMPC that the work they did for Envision Franklin was incorrect and will have a rippling effect on all development and uses in Williamson County.

Has anything changed in Williamson County to deem Envision Franklin no longer valid?

The need for additional schools, sewer, water, police, fire, other city services and inadequate roads are the infrastructure concerns, just to name a few. The cost and demands this would place on the city and county would be overwhelming. It is also concerning that this development would change the Envision Franklin's recommendations and would greatly change the character of the surrounding area.

High density developments are better suited for areas closer to the interstate. This area and Highway 96 (even after it is widened to four lanes) is not capable of safely handling this type of traffic.

Environmental impact of this type of development in that area is also of concern. Again, this area is not reflective and is not set up to handle a development of this nature.

I hope you will listen to the concerns of myself and the many others that oppose this type of development.

Thank you for your time and consideration.

Ken Lowery

Andrew Orr

From: kevin mulder <mulderk@bellsouth.net>
Sent: Friday, June 22, 2018 12:08 PM
To: Ken Moore; bev@aldermanburger.com; danamclendon@mac.com; Scott Speedy; Margaret Martin; annpetersen@comcast.net; Clyde Barnhill; Brandy Blanton; Pearl Bransford; Michael.hathaway@comcast.net; rdlindsey@comcast.net; Michael Orr; Scott Harrison; amclemore51@yahoo.com; jimmy@tennesseevalleyhomes.com; annpetersen@comcast.net; mdadst@aol.com; Lisa Gregory; Andrew Orr
Subject: Mayes Creek 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.

Greetings Franklin Planning Commission and Aldermen,

My name is Kevin Mulder, and I've been in Franklin for 25 years, currently at 4364 Arno Road. We LOVE Franklin, and don't plan on ever leaving. But I, and everyone I know, am concerned about the Mayes Creek development proposal.

First of all, I have no problem with growth, or developing this area. My house wasn't here 20 years ago, and I obviously approved that being built. But turning our highly-desired, semi-rural area into a dense, struggling area like Antioch is not why people move to Franklin. It's the small-town vibe and the schools.

But if the proposed 1300 unit development gets dropped in here, it will ruin both of those things. There is no doubt it will:

1. Directly violate the "Envision Franklin" and Land Use plans.
Why do we pay for these studies if we just blow them out of the water with 3x the density? Plus add commercial and retail away from Int 65??
2. Continue to over-burden our schools
3. Continue to over-burden our roads, which EVERYONE in Franklin is VERY frustrated with (just try to get to 65 from the East anytime 11:30 – 1:00)
4. Increase taxes to pay for required infrastructure (schools (if we ever build any more), roads, water treatment, fire support, etc)
5. Create odd and awkward "islands" of Franklin city zones that are unnecessary and difficult to manage.

If we just start rubber-stamping amendments like this it WILL finally "kill the golden goose" we have here. We're already ruined Spring Hill with density and no additional traffic handling in the 25 years I've been here. I really feel sorry when I talk to the folks down there, who are living with the overwhelming lack of foresight and management that is all too evident.

All we have to do is adhere to the rational, common sense plans that we paid to develop. Simple! The developer will still make a PLENTY of money, and we don't break what makes Franklin special. Everyone wins.

Please add me to any city updates and distributions, and feel free to contact me with any comments or questions.

Sincerely,
Kevin Mulder

Andrew Orr

From: Kimberly Davidson <f15skd@gmail.com>
Sent: Tuesday, June 19, 2018 5:27 PM
To: Ken Moore; bev@aldermanburger.com; danamclendon@mac.com; Scott Speedy; Margaret Martin; annpetersen@comcast.net; Clyde Barnhill; Brandy Blanton; Pearl Bransford; Michael.hathaway@comcast.net; rdlindsey@comcast.net; Michael Orr; Scott Harrison; amclemore51@yahoo.com; jimmy@tennesseevalleyhomes.com; mdadst@aol.com; Lisa Gregory; Andrew Orr
Subject: Mayes Creek Basin Mass Development

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

Dear Sirs/Madams,

This letter is being written to express my concerns over the Mayes Creek Basin development and the Smith family's request for annexation into the city of Franklin. It's my understanding that there is a plan in place, Envision Franklin, and the mass development of this property would require the plan be changed. My first question would be why would you develop a plan and then change it if it is a guideline that has been agreed upon for the responsible, well thought out development of our area?

Secondly, I'm concerned about how the city of Franklin can handle 5 miles of additional sewer when the current plant is almost at capacity. Would this mean that a new Sewer Treatment plant would need to be constructed? At whose expense would that be? The city of Franklin or Williamson County? The Smiths? Where would it be constructed? A new sewer treatment plant appears to be a multimillion dollar project in and of itself and if the land is purposed for houses, apartments, senior living facilities, condos and strip malls would this mean the city would cease land by Eminent Domain? How would the Harpeth river be affected and the water quality?

Thirdly, we are all aware that the influx of people to the area is partially driven by the excellent standings of the Williamson County school system. The Smith's property is zoned to Trinity Elementary, Page Middle and High School which are already close to maximum capacity. What would be the plan for adding thousands of students to these already overcrowded schools? If more schools would be built, at whose expense and on what land would they be constructed? How will this impact our roads that are already overcrowded? Would TDOT expand 96 prior to the building out of this land? Who would oversee the builder to ensure the infrastructure would be put into place prior to breaking ground? The new development on McDaniel Road is already going to put a massive amount of folks on 96 and surrounding roads and children in our schools.

Growth will come, but the question is, what type of growth and by what standards? I think when the city comes up with a plan, they need to carefully consider whether or not it is prudent to change it. Please, consider all these factors and deny the annexation of this property. We do not want to look like Atlanta or metro Nashville out here. This area is beautiful and there are a lot of wonderful homes and families who enjoy it. Certainly there is room for more, but let's say no to mass development. Our wildlife is quickly disappearing due to the expansion on Carothers, let's conserve our land, water and wildlife and keep this area beautiful.

Thank you in advance for considering the questions in my missive and I would be delighted to receive some answers to my questions.

Sincerely,

Kimberly Davidson

4115 Trinity Road

Franklin, TN 37067

808-291-8658

Andrew Orr

From: Lauren O'Meara <jantzl@gmail.com>
Sent: Monday, June 25, 2018 4:11 PM
To: Andrew Orr
Subject: Mayes Creek Basin amendments

ATTENTION COF 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 Andrew,

I am writing out of concern about the proposed amendments to Envision Franklin for the Mayes Creek Basin development.

As a resident and business owner, I appreciate the leadership of our city and their accomplishments in promoting business, growth, and opportunities in the area.

Respectfully, I am submitting my concerns about the proposed amendment(s):

1) A large part of the appeal of living in Franklin, for many, is the rural character and natural beauty of the area. I believe it is a fragile resource, which, once degraded is, at best, a long process to restore. From my perspective, this amendment seeks to maximize the profit of the space at the expense of our local character, and in bad faith with the land use regulations. By which I mean, building this many homes on 500 acres, but really ~250 buildable acres, does seem in conflict with the spirit of the regulations.

There was a survey of the residents which overwhelmingly stated we want to maintain the natural/rural character of the place we chose to live. I have not yet seen where the city is taking this input into consideration.

2) The area of the proposed development is non-contiguous with the boundaries of the city. This seems like a difficult and expensive proposition to maintain and support, especially for emergency services.

3) The infrastructure of the area, such as schools, sewage, and roads are borderline or not adequate for the current population.

Schools: Trinity Elementary, Page Middle & Page High are already close to or at capacity.

Sewage: There has been mention of a sewage line as a part of this plan, but I hear no mention of our water treatment capacity. There is a new wastewater treatment facility needed for the community but not yet built.

Roads: I don't even know where to begin on this one. Driving in this area is already a nightmare. This level of increase to the population without a change in the roadways is unconscionable. And goes back to point 2 about access for emergency services - through congested roads.

I feel very strongly that the city should expand the infrastructure before considering an amendment.

I ask that you stick to the Envision Franklin plan as it was adopted just over 1 year ago.

Thank you,

Lauren O'Meara

Andrew Orr

From: Libby Schroder <libbyschroder@bellsouth.net>
Sent: Monday, June 25, 2018 10:42 AM
To: Andrew Orr
Subject: Mayes Creek Basin proposed 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.

Andrew,

I would like to first thank you for your time and attention to my email. I am writing you out of extreme concern and opposition to the proposed Mayes Creek Basin Development. My husband and I have been residents of Franklin for over ten years and absolute love our community, but sadly our hearts are very heavy and saddened by the less than desirable transformations that have been taking place over the last several years. We STRONGLY oppose the proposed developments for several reason that we would like you to take into consideration when you vote. Our concerns are as follows....

1. Poor quality of life due to over building, uncontrolled growth, over-crowded schools, increased taxes, etc. My husband grew up in what used to be an amazing suburb of Atlanta. After college, he refused to move back home to be near his family because of the drastic transformation that negatively impacted the quality of life. The schools were so over-crowded that kids had to go to a double-session schedule which meant that half of the kids had to start school at 6am and finish at 11am. The next group began at 12:15pm and ended at 5pm. Could you imagine what havoc this caused for parents and their daily work schedules and the impact this had on the kids? Not only did taxes increase, but the family had to pay for childcare while they were away at work.
2. The second concern is the impact on schools, which I've already touched on above. Not only are we faced with SEVERE overcrowding, but county residents would be responsible for funding new schools to accommodate an increased number of students that the city chose to bring in by approving over development in an area that is already over-crowded. Current zoning would allow for 512 homes while this plan proposes over 1300 homes. The county plans for 2.2 students per house hold which equals 2,850 new students, 50% would be K-5 and 50% 6-12. Trinity is currently near capacity so this would require a new elementary school at roughly \$100million that the COUNTY would be responsible for. Williamson county is already at a shortfall of \$650million. In addition to capacity cost, the county would be obligated to provide long term staffing, maintaining and eventually renovating this new school and existing schools. Why should the county be responsible to "clean up the mess" and pay more taxes because the of city's decision that we strongly oppose?
3. Insufficient infrastructure is another concern. The proposed area cannot support sewer service, school capacity and adjacent road capacity. The developer has offered to dedicate four acres for a new fire station; but who is going to pay for the building, purchase and maintain vehicles, support staffing and maintenance for a "city community"? The county resident will be responsible for this. The congestion at the I-65 and SR 96 is already so congested that my work commute has doubled in the past three years due to this alone and I only drive to Brentwood. It is an absolute nightmare trying to get across I-65 at anytime of the day, therefore my husband and I have had to alter our normal routines due to traffic. We all know that widening SR 96 will only increase this volume. We cannot handle any more traffic.

4. In January 2017 the City of Franklin completed "Envision Franklin" their guide to growth. They concluded that their goal for Franklin was to "focus on growth and development, especially where infrastructure is adequate and available near the I-65 corridor", stated Emily Hunter, Franklin's Director of Planning and Sustainability. She continued by explaining that Envision Franklin features a designed concept called the "development reserve" meaning outlying areas of UGB without infrastructure and sewers. "At this time", she said, "we DON'T WANT THERE TO BE DEVELOPMENT IN THOSE AREAS. AT THIS TIME, WE WANT TO FOCUS WHERE OUR INFRASTRUTURE ALREADY LIES". During the last several years, The city of Franklin has made massive investments in infrastructure in the Berry Farms and Goose Creek bypass area. There are several annexation request in that area and those areas could be developed at a fraction of the cost that it would be to run just sewer to the Mayes Creek Basin area. This area is over a mile from the current city of Franklin city limits. Not only is a long run for sewer, but it's not practical for other city services. So, would the city of Franklin PD have to drive all that way to patrol and serve the proposed Mayes Creek development area? This is not a cost effective way to plan or grow.

I ask that you please take our concerns into consideration when you vote on the proposed development. We love our community and want to stay as it is and not grow into a undesirable, poor quality of life, over-crowded and poorly developed Franklin, TN. That being said, I ask....How do you plan to vote on this issue? Thank you again for your time and attention.

Heavily concerned,

Libby Schroder

Andrew Orr

From: mgunner42 <mgunner42@gmail.com>
Sent: Tuesday, June 26, 2018 1:31 PM
To: Andrew Orr
Subject: smiths land proposed changes.

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

I have been a life long resident of Williamson county and live on north chapel rd. The proposed development is not wanted in this area and will be a burden on Williamson county tax payers as a whole because of the strain it will put on the WCS budget. Wilson pike north of the planned development will have a hard time handling all the traffic. The only people this will benefit from this is the smiths and anyone else who plans to sell. For everyone who wants to live in the basin it will be more traffic and more taxes with little else to show for it. Thank you for your time and take care.

mark anderson

Sent from my Sprint Samsung Galaxy Note5.

Andrew Orr

From: rmabry1 <rmabry1@aol.com>
Sent: Monday, June 25, 2018 1:22 PM
To: Andrew Orr
Subject: CITY AND COUNTY 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.

Continuing the growth without the funding is not planning for the future. It is a plan for disaster in traffic, classroom size, waste management, water, and the loss of what people have moved to Franklin and Williamson county for in the past and want to have in the future. Growth can continue with better planning at a slower rate while preserving the qualities we have. Keep the density down, close to city center and larger lots toward the edge of the urban growth boundary as originally designed.

Ralph Mabry
Tulloss Road

Sent from my Verizon, Samsung Galaxy smartphone

Andrew Orr

From: sssunny43@aol.com
Sent: Monday, June 25, 2018 12:38 PM
To: Andrew Orr
Cc: Ken Moore; bev@aldermanburger.com; Michael.hathaway@comcast.net
Subject: Franklin Planning and Sustainability Responsibilities

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

Mr Orr---I would like to receive all emails/notices that pertain to the Planning Commission's activities. Thank you.

I would love to attend the Thursday meeting this week regarding the proposed Mayes Creek development that appears to have virtually no support from over 90% of the citizens in our area. Unfortunately I have my daughter from Ohio coming to visit beginning Wednesday and we're headed out Thursday morning for a lake in Alabama, so I can't attend the meeting.

I've read the mission of Planning and Sustainability:

" The Franklin Department of Planning and Sustainability has, as its mission, to improve the Franklin built environment, while promoting the conservation of both the environment and historic resources through the effective and efficient use of plans and regulations. This includes maintaining far-sighted policies and goals through planning documents, such as the *Sustainable Community Action Plan*, and the *Franklin Land Use Plan*, and implementing those policies and goals through land-use regulations, such as the *Zoning Ordinance*, the *Subdivision Regulations*, and the *Historic Zoning Commission Design Guidelines*. The efficient and effective implementation of the plans and regulations of Franklin provides a solid foundation for an excellent quality of life for its residents and stakeholders."

I've also read the input from the citizens from previous forums on this proposed Mayes Creek Basin project. There is no question in my mind that an approval for **any** development in the Mayes Creek Basin at this time would do nothing but **lower the quality of life for Franklin residents and stakeholders**. It's apparent in everything I have read that only a very small handful of landowners would benefit, and they would benefit handsomely from a financial perspective. Why anybody would think that our current state of roads and schools and services is capable of handling the additional large requirements at this juncture is beyond my ability to comprehend. **Where's the money going to come from to pay and staff all the needs for additional necessary services?**

I think the most responsible thing to do from a Planning and Sustainability standpoint is to vote for a Moratorium on any more new construction of any kind until a satisfactory financial plan is established for Next Year. In my opinion, there should be a whole lot less focus on "far-sighted policies" until there's a better recognition of the **Current State** of what citizens have to deal with TODAY when they're navigating to work, to school and to homes in our area. Does anybody involved in these construction project approvals live on the eastern side of Franklin and have to deal with the grid locked roads those of us on this side of town have to deal with? Too many projects have been approved on this side of town already and there likely isn't a single person in the city of Franklin

who actually knows what the traffic count is on any road at any given time of day of any week. Homes and commercial projects are seemingly rubber-stamped without anybody really knowing how many vehicles are already "approved" through these new projects. It would appear that they're being rubber stamped without any real plan to pay for the REAL financial impact of new construction. **Where is the benefit for the average individual citizen of Franklin in all this new construction?** It's not in quality of life. and that's part of the mission. (See Above). I see nothing in the mission statement about changing the existing laws in order to benefit some big money landowners, regardless of environmental or other sustainability concerns at their proposed projects. Whatever happened to "government for the people"?

Thank you for your time.

Steve Sundstrom
Franklin TN

Andrew Orr

From: Swan Burrus III <sburrus3@gmail.com>
Sent: Sunday, June 24, 2018 3:53 PM
To: Andrew Orr
Subject: Letter to City Planners

ATTENTION COF 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 sent this letter to all city planners Saturday.
Feel free to critique.

Dear Planning commissioners;

The current request from a land owner with 458 acres for annexation into Franklin does not appear to be in the best interests of our City.

Should the family's request be granted it will open the flood gates for other land owners in the area to request similar status and my question is: why do we want to create and commit more land to more density development?

I feel sure you are aware that we currently have traffic problems that have not been addressed or satisfied, so I won't waste your time with that argument.

I would appreciate you considering the following reasons against further annexation.

1. Davidson County has no more publicly owned land to offer new growth to corporations seeking a place in Nashville. Those seeking a presence in Nashville, will gravitate to all surrounding bedroom communities including Franklin and Williamson County.

2. The former draw for our area was its' lack of density, low taxes and easy access to Nashville. However; with the onslaught of growth from Nolensville, Brentwood and other adjacent communities, the pressure on our infrastructure is at a breaking point. Currently we have a plethora of 2 lane country roads already experiencing over use accessing to I 65, additionally crowding our schools, requiring more schools and requiring expensive expansion to our water and waste systems.

Without annexation these new properties (as I understand it) would force new outlying land use to require only one home per acre (unless someone pulls a fast one like McGavock Farms). While this would solve the problem of over densifying Franklin and portions of Williamson County, it puts pressure on our area to try and find solutions for affordable housing. Those solutions need to be shared with outlying communities, especially Nashville and all of Williamson County.

I don't think you, as our planners, want us to face debt problems that Nashville is experiencing due to its' tax incentive give aways, and what appears to be Short term thinking and planning.

Nashville can't even fund pay raises for Teachers, Firemen and police; yet their greed caused them to approve a \$275 million dollar debt to fund a Soccer Stadium.

Do we want those problems? Are we hurting ourselves to solve Davidson County's housing and commercial problems?

Why not simply put a moratorium on annexation until such time as you can come up with better long term solutions?

3. Another question I would ask you to consider is -What real benefits are existing residents going to get from this annexation?

a. Will more aggressive annexation keep property taxes from accelerating?

b. Will we get more money for paying for existing and future capital expenditures?

C. Will we get Real Fixes for our infrastructure problems?

D. Will our community be able to maintain a Quality lifestyle?

E.

F. Are we trying to be another Nashville?

H. Have you considered how increased taxes will affect existing residents and those on limited or fixed incomes?

G. Finally, Are you focused on Quality or Quantity?

I realize you have a very difficult and somewhat Thankless job (Damned if you do and Damned if you don't).

We all realize Growth is inevitable. All I am asking is that we slow down and really think before we act.

I thank you and appreciate both your commitments and your time.

Sincerely,

Swan Burrus III

Concerned Franklin resident.

Andrew Orr

From: wrcanfly <wrcanfly@bellsouth.net>
Sent: Monday, June 25, 2018 2:17 PM
To: Andrew Orr
Cc: Kathryn Webber; Jessica Lucyshyn
Subject: Mailed Notification for Mayes Creek Basin Residents

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

Mr. Andrew Orr,

It is my understanding that the City of Franklin is required to mail notices to all property owners withing 500 feet of a proposed land use amendment, however in the case of the proposed change for the Smith property in the eastern UGB the 500 feet would mean that very few if any of the Mayes Creek Basin residents that will be effected by this proposal would receive mailed notices. The open house and community meeting for the proposed project, both of which were well attended despite very limited notice, were conducted by your office for the entire Mayes Creek Basin population indicating that you realize that this proposed change will have an effect on the entire area so why would you not want to notify every resident in the area by mail of such a significant change to their community? There are still many, if not most of the people in Mayes Creek Basin who have no idea that their is such a drastic proposal being considered for their neighborhood and I do believe that failure to make every effort to notify the residents and hide behind the minimum requirements would speak volumes.

Sincerely,

William R. Canada, Jr
4348 North Chapel Road
Franklin, TN 37067
615-414-5551

Andrew Orr

From: Ben Baker <bbaker@carehere.com>
Sent: Wednesday, May 23, 2018 2:43 PM
To: Andrew Orr; Ken Moore
Subject: Mayes Creek Watershed

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

Dr. Moore and Mr. Orr:

My name is Ben Baker. My family and I have lived in Franklin for the past 16 years. Recently, we purchased farm land property just east of Franklin on South Carothers where we are building our new home. Two thirds of our 50 acre property is bordered by the Harpeth River.

One of the alternative proposals for the Mayes Creek Watershed sewer project includes a sewer main running along the Harpeth River from Arno Road to the water treatment plant. I and my neighbors have serious concerns about the damage that this installation will do to the river, and even greater damage that it could do if there were a spill or leak into the scenic Harpeth River.

I urge you to consider opposing this alternative proposal option, and instead opting for the less environmentally disruptive option of following Carothers Parkway.

I greatly appreciate your consideration.

Thank you very much.

Ben Baker, COO
CareHere, LLC
615-275-9676

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Andrew Orr

From: Brent Sanders <brent@mcarthursanders.com>
Sent: Friday, May 18, 2018 11:06 AM
To: Andrew Orr
Cc: Julia Stovall
Subject: Mayes Creek Basin Area

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Dear Mr. Orr,

Mamie and I are in support of the Mayes Creek Basin development and, in general, more annexation and development along Highway 96. Thank you, Brent Sanders

--

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Andrew Orr

From: Chris Moore <chris@wyattmoore.com>
Sent: Tuesday, May 8, 2018 3:50 PM
To: Andrew Orr
Subject: Re: FW: Mayes Creek Study Update

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Andrew, thank you for keeping me in the loop on this. I'm going to try to catch up on reading the materials and then give you a ring later this week or next. Based on the material, I think we will obviously be supportive of the change to Conservation Subdivision.

Chris

On Mon, May 7, 2018 at 6:56 AM, Andrew Orr <andrew.orr@franklintn.gov> wrote:

Good Morning Chris,

Please see the below correspondence and attachments. We're recommending your property be changed from Development Reserve to Conservation Subdivision (same as Smith's across the street). Please note your zoning is not changing, just the guidance on how your property could develop if you were ever to request annexation into the City. You can read more about conservation subdivision on page 34 in Envision Franklin: <http://www.franklintn.gov/home/showdocument?id=25168>

Let me know if you have any questions.

Thanks,

Andrew

From: Andrew Orr
Sent: Friday, May 4, 2018 3:03 PM
Subject: Mayes Creek Study Update

Good Afternoon,

I hope you are doing well. The City of Franklin is concluding the Mayes Creek Land Use Study and two amendments to Envision Franklin are being proposed.

A neighborhood meeting to review the proposed changes has been scheduled for Wednesday, May 23, 2018 at 6:00 p.m. in the Franklin City Hall Training Room located at 109 3rd Ave South. The applicant and City staff will both make a presentation.

The first amendment is being requested by the owner of the properties located at and near 3698 North Chapel Road and 4417 and 4468 Murfreesboro Road, located east of the North Chapel Road and Murfreesboro Road intersection (see the hatched area on the attached map). The applicant is requesting to change the Envision Franklin Design Concept from Development Reserve to Mixed Residential and Conservation Subdivision. If this amendment is approved by the FMPC, City staff will propose a second amendment that responds to the change in uses and also the vision that was expressed during the public outreach.

The next day, May 24, 2018, the proposed amendments will be discussed at the non-voting Joint Conceptual Workshop by the Planning Commissioners and Board of Mayor and Aldermen (BOMA).

The Franklin Municipal Planning Commission (FMPC) will be considering the two proposed amendments to Envision Franklin, the City's Land Use Plan, on June 28, 2018 at 7:00 pm. A public hearing will also be held prior to the vote.

For More Information:

You can view the applicant's request here: <https://franklin.idtplans.com/secure/> and click the blue "Public Projects" link, login as a guest, click on the search icon, and type in "Mayes Creek Development." Please visit the project webpage for more information: <http://www.franklintn.gov/mayescreek> and contact Andrew.Orr@franklintn.gov or (615) 550-6741 if you have any questions.

Andrew Orr, AICP, PEM | Principal Planner

109 3rd Avenue South | Franklin, Tennessee 37064

P: 615.550.6741 | E: andrew.orr@franklintn.gov

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Andrew Orr

From: Fred Nance <fnance@frhamsafety.com>
Sent: Friday, May 18, 2018 12:59 PM
To: Andrew Orr
Subject: Mayes Creek Drianage Basin;

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

Mr. Orr,

I would like to weigh in on the Mayes Creek long –range growth plan. I have been familiar with this area for over 38 years and I am in favor of this very well thought out growth plan. Thanks for you consideration and hearing my voice.

Sincerely,
Fred H. Nance Jr.

Office 615 254 0841
Cell 615 351 7025

Andrew Orr

From: Israel Holliday <israel@hollidayre.com>
Sent: Monday, May 14, 2018 4:20 PM
To: Andrew Orr
Subject: mayes creek 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.

Andrew,

Hope all is well.

We live at 2000 Cain Hollow Court - our farm is bordered on 2 sides by the Smith farm. We are very concerned about the growth that might be happening to the area. I understand the Smiths have requested changes to the Envision plan. Is there a way to get a copy of the changes and plans that they are proposing?

Also would it be possible for me to come talk with you about the process and all that is happening? We love Williamson Co but are concerned by the growth and changes that are being proposed to the rural areas.

Thank you for your time.

--

Israel Holliday

Real Estate Investor, General Contractor

Cell 615-414-6605

Andrew Orr

From: Julia Stovall <juliastovall@tnlaw.org>
Sent: Monday, May 21, 2018 10:39 AM
To: Andrew Orr
Subject: Mayes Creek Basin Development

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

Dear Mr. Orr,

The Stovall's and Mr. Poteete, who are property owners are in support of the Mayes creek Basin development and, in general, more annexation and development along Highway 96. Julia Stovall

Julia E. Stovall
Attorney at Law
136 4th Ave. South
Franklin, TN. 37064
(615) 330-7948
juliastovall@tnlaw.org
Juliastovalllaw.com

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May 16, 2018
Hello Mr. Orr,

I am a property owner at 4343 N. Chapel Road and received information regarding the development potential off of Murfreesboro Rd and N. Chapel Rd. I am against the change from Development Reserve to Mixed Residential and Conservation Subdivision for the following reasons:

1. Traffic is terrible at that intersection. Many accidents occur when people are pulling out of N. Chapel on to I-96
2. Trinity Elementary School Traffic backs up in the morning and evening. And thru traffic does not slow down for the school zone.
3. N. Chapel, going towards Fly Park (baseball & softball) also has heavy traffic especially since soccer fields are now open for use. This intersection is dangerous, especially for teens driving to practices. More development will bring more traffic problems and accidents.
4. With heavy rains, Mayes Creek floods and with more development, it will only cause further damage to current roads and bridges because there is no land to protect the creek from over flow.
5. With more development, there is more pollution in the creek harming the wildlife dependent on the creek.
6. With all the new housing development in this area, established homeowners cannot receive a fast internet connection. New development has the latest fiber optics installed but nothing has been done or will be done to upgrade internet service for established homes/neighborhoods.

I strongly feel we need to keep and protect our green space in this area. Unfortunately, I cannot be at the meeting on May 23 at 6:00 pm; therefore, I am expressing my opposition to the proposed amendment by the Catalyst Design Group. I am not sure the residents in this area really have any say in protecting the land around their homes, but the letter said to voice my comments to you, and I trust that you will represent my objection to more development as specifically proposed in the May 1st letter from the Franklin Planning & Sustainability Department.

Thank you kindly,

Karen Smith
4343 N. Chapel Rd
Franklin, TN 37067
Smithkaren222@gmail.com

Andrew Orr

From: kathryn jean <kathrynjean@mac.com>
Sent: Saturday, May 19, 2018 4:39 PM
To: Andrew Orr
Subject: Mayes creek 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.

My name is Kathy manoukian and I live at [123 trinity rd](#), Franklin. My property borders 3 sides of this development. It was originally rumored there was going to be 400 homes on 600 acres now it seems to be much more than that. My concern is pollution, traffic conservation of forestry. Most of this area is rural farmland and seems we will be losing when they put in this little city. One of my major concerns is the pollution all the homes and offices will create. The traffic will be a nightmare on the 96 and also on Wilson Pike. I know several of my neighbors are opposed to this huge development. I understand there has to be a middle ground but they are asking far more than what is fair to all the neighbors. They are not taking all the neighbors and surrounding neighborhoods into consideration when building such a mass project like this. The fact that they would ask for such a mass development only makes me believe that they are not looking out what's best for the neighborhood. Please take in consideration how we feel and how it will affect our property values, neighborhood, and especially our farming. if you have any questions you could call me at [602-684-3761](tel:602-684-3761)

Thank you

Kathy Manoukian

Sent from my iPhone

Andrew Orr

From: Kimberly Davidson <f15skd@gmail.com>
Sent: Wednesday, May 23, 2018 10:58 AM
To: Andrew Orr
Subject: Mayes Creek Mass Development

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

Hello Andrew,

We own property at 4115 Trinity Road and want to make some comments about Ravenswood Farms, et al, proposed development of the Mayes Creek Basin. I will be attending the meeting tonight at the Courthouse also.

We would like to voice our opinion about keeping this land county land versus annexing it to Franklin. Our area is serene and beautiful but the infrastructure is quite minimal as far as Route 96 is concerned. It is often congested and if these two owner's greed to mass develop this property with 957 single family, 249 condos, 120 townhomes and 250K+/- commercial square feet is approved, this area will lose all character and become a untenable to the current owners around this location.

I believe it is important to the state of Tennessee and the area around Franklin to preserve some wildlife areas and some small gentleman's farm areas. This is what draws affluent people to want to live in here and not in mass development areas.

Please consider our plea to disallow the annexation of Mayes Creek Basin to the city of Franklin. Leave our area county land. We understand that development will happen, but we would prefer it be to county, not city of Franklin standards.

Thank you for reading this and considering our opinion.

Sincerely,
Jack and Kimberly Davidson
4115 Trinity Road
Franklin, TN 37067

Andrew Orr

From: Lynn Smith <smithlynn1958@gmail.com>
Sent: Sunday, June 3, 2018 10:29 PM
To: Andrew Orr
Subject: Envision Franklin

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Mr. Orr,

Please pass along this concern to the planning commission. When Watkins Creek subdivision was completed much more storm water now flows to Mayes Creek. Most heavy rains now send the creek around the bridge on North Chapel Rd over the road. The bridge now acts as a dam when the water rises. This was a very rare event before Watkins Creek. So much water flow over that the county had to put large rocks in the ditch 300 feet from the bridge to stop the water from eroding the roadway. Now the plan is to add acres of rooftops and blacktop upstream. This will increase the amount of water running over the road damaging crops and closing access to residents and emergency vehicles during nearly every heavy rain.

Regards,

Lynn Smith
4343 North Chapel Rd.

Andrew Orr

From: Melissa Dixon <mdixon1209@gmail.com>
Sent: Thursday, May 24, 2018 6:32 PM
To: Andrew Orr
Cc: Ken Moore; Emily Hunter; bev@aldermanburger.com; hbdixonhome@gmail.com
Subject: Mayes Creek Smith Development

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Andrew:

Hal and I were at the meeting last night and in favor of the Smith development proposal for Mayes Creek. With that said and based on the plans we would like to proceed with the annexation of our property at 3605 N Chapel Road.

Please provide information regarding next steps for this process.

Melissa Dixon
Volunteer Coordinator
MiddleTennessee Boxer Rescue
615-479-2213

<https://na01.safelinks.protection.outlook.com/?url=www.mtbr.org&data=02%7C01%7CAndrew.Orr%40franklintn.gov%7Cd8ab794b2e554dafd8f908d5c1ce8637%7Cf6644f52f8344a2fa433e6bc40d7c17f%7C0%7C1%7C636628015161824800&sdata=xlpQgP3PQrBBY7Fd2%2FcX5ksxVZC2C7Sn%2FpQZyBhsrGc%3D&reserved=0>

Andrew Orr

From: Ron Richey <ronrichey4023@gmail.com>
Sent: Wednesday, May 23, 2018 12:20 PM
To: Andrew Orr
Subject: Re:

ATTENTION COF 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 again Andrew. One problem I have is how difficult it has been to get to the bottom of what is actually proposed. It may seem easy to you but you are an insider. Residents are not familiar with your jargon or systems. Therefore, intended or not, they comprise what comes across as a cloaking of what is intended. For example, imbedded deep into links, etc is the info from the Catalyst Design Group and the Smith Family proposal. I have only been able to sporadically pull it up and my printer just doesn't want to print it for some reason/I have no problems with anything else. I have a personal request. I wonder if your office could provide me with a color copy of both the Catalyst Design Group info and the Smith Family proposal, both about 15-20 pages. I would like to get that at the meeting tonight or however you propose. In the interest of transparency, I wish you had make this info available much earlier in the process, not so close to a deciding vote, and more easily visible to a person accessing the material. Thanks.

Ron Richey

On Wed, May 23, 2018 at 9:46 AM, Andrew Orr <andrew.orr@franklintn.gov> wrote:

Good Morning Ron,

Thank you for reaching out. I will include your email when I prepare the staff report packets for the June 28th Planning Commission meeting. Please keep in mind all property owners (in the UGB) have the right to request changes to Envision Franklin and the Planning Commission has the authority to approve or disapprove the requests. You can view the contact information for the members here: <http://www.franklintn.gov/government/boards-and-commissions/planning-commission> and you can also voice your displeasure during the public hearing at the June 28th meeting. If the amendment passes, the Smith's would then likely seek to be annexed.

Thanks,

Andrew

From: Ron Richey [mailto:ronrichey4023@gmail.com]

Sent: Wednesday, May 23, 2018 9:28 AM

To: Andrew Orr <andrew.orr@franklintn.gov>

Subject:

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

Good morninng Andrew. I have corresponded with you and spoken with you regarding what you call Mayes Creek. Frankly, just the name offends me among many other things I find distasteful about this process/this is more about the Smith property than about Mayes Creek. I read every page last night in preparation for tonight's meeting. Again, frankly, if the opinions of current residents mattered at all, I can see no reason for this meeting and certainly not a vote on an amendment. I will be shocked if you do not run over the will of the people and do what you want to do, because of benefits to the Smith's and to the City. Please just leave the zoning alone. In the face of as much opposition as this development faces, I think it is incumbent on you to demonstrate to the people why this is so needed. You have not done that and my guess is that you cannot. Tonight, please make it abundantly clear who the people are who will vote, where they are and how they can be approached. I am tired of being "patted on the head" and sent on my way while the process continues to move to a predictable conclusion. I would also like to be told what kind of opposition makes a difference/what has been done so far has certainly meant nothing. Thanks.

Ron Richey

Andrew Orr

From: Scott Schwieger <sschwieger@summitbhc.com>
Sent: Wednesday, May 23, 2018 10:13 AM
To: Ken Moore; Andrew Orr
Subject: Mayes Creek Watershed project

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Doctor Moore and Mr. Orr,

My name is Scott Schwieger and I live in the unincorporated area just outside of Franklin. I pay taxes and vote. My land backs up to the Harpeth River.

One of the alternative proposals for the Mayes Creek Watershed sewer project includes a sewer main running along the River from Arno Road to the water treatment plant. I have real concerns about the damage that this installation will do to the river, and even greater damage that it could do if there were a spill or leak.

I urge you to consider opposing this alternative proposal, and instead opting for the less environmentally disruptive option of following Carothers Parkway.

I appreciate your consideration.

Scott Schwieger
General Counsel & Chief Compliance Officer
Summit BHC
615-716-4924

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Andrew Orr

From: Tom Lochbihler <tom@lochcompany.com>
Sent: Wednesday, May 23, 2018 10:32 AM
To: Emily Hunter
Cc: Andrew Orr; Vernon Gerth; Kelly Dannenfelser; Amy Diaz-Barriga; James Svoboda
Subject: Re: Mayes Creek Urban Growth Boundary

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Its probably not feasible to request at this time. I was primarily requesting for the future. Unless I don't understand your response. Does the city of Franklin have sewer services close to this property currently?

Question. For those properties that are inside the Franklin city limits currently, for example along Hwy 96 and Arno Rd, they are not serviced by sewer, are the property owners charged for city taxes?

Tom Lochbihler
Loch Company
P.O. Box 92
Arrington, TN 37014
Ph: 615-790-5099
Fax: 615-953-9554
Commercial Real Estate since 1956
www.lochcompany.com
Tom@LochCompany.com

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On Mon, May 21, 2018 at 8:48 AM, Emily Hunter <emily.hunter@franklintn.gov> wrote:

Thank you for your comments, Tom. I have copied Andrew Orr, Principal Planner, to keep this for the study's records.

As far as the request to be incorporated into the City limits, you would need to complete and submit a formal annexation request. I would recommend first setting up a meeting with Andrew, Long-Range Principal Planner, and Amy Diaz-Barriga, Current Planning Supervisor, to get more information on the annexation process. We would include representatives from the Engineering Dept. and Water Dept. in this meeting so that they could discuss what the sewer options are, as well as what the expectations of the property owner requesting annexation would be to extend City services.

EMILY HUNTER, AICP

DIRECTOR OF PLANNING & SUSTAINABILITY

CITY OF FRANKLIN, TN

(615) 791-3212

From: Tom Lochbihler [mailto:tom@lochcompany.com]

Sent: Friday, May 18, 2018 7:35 AM

To: Emily Hunter <emily.hunter@franklinton.gov>

Subject: Mayes Creek Urban Growth Boundary

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City of Franklin TN

[109 3rd Ave. South](#)

[Franklin, TN 37064](#)

RE: Franklin Urban Growth Boundary, Mayes Creek.

Dear Emily Hunter,

I own a property at [3637 North Chapel Road, Franklin](#). I am in favor and full support of the proposed amendment to the UGB offered by the Smith Property Owners. It is my opinion that this proposed amendment will benefit the entire area, both economically and the quality of life for its neighbors. With the amount of people moving to this area and the high amount of traffic Hwy 96 E handles, it would be a reasonable decision for the city to incorporate this area. City of Franklin needs to provide city services, including sewer services as part of the annexation. Nearly all the population of Eastern Williamson County travels via Hwy 96 E to Franklin / Cool Springs for their necessities. This area being developed would shorten that trip, while also keep traffic out of the I-65 corridor.

I would also like be incorporated into Franklin city limits. In case of this inclusion, I would support my portion of the cost for the City of Franklin sewer services.

Please feel free to reach out to me with any questions.

Thank you.

Tom Lochbihler
Loch Company
P.O. Box 92
Arrington, TN 37014
Ph: 615-790-5099
Fax: 615-953-9554
Commercial Real Estate since 1956
www.lochcompany.com
Tom@LochCompany.com

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Andrew Orr

From: Trang Wadsworth <trangwadsworth@gmail.com>
Sent: Thursday, May 10, 2018 12:15 PM
To: Andrew Orr; Dave Wadsworth
Subject: Re: FW: Mayes Creek Study Update

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

Andrew,

I can not find the applicant request for Mayer Creek. Can you send it to me?

Also can you explain what it means "from Development Reserve to Mixed Residential and Conservation Subdivision". ?

My address is 14281 North Chapel Rd. Franklin, TN where does this address fall on Development reserve, Mixed residential or Conservation subdivision?

We want our lot to be not a HOA fee and we want sewer to be able to build.

Thank you

On Mon, May 7, 2018 at 8:49 AM, Andrew Orr <andrew.orr@franklinton.gov> wrote:

Good Morning,

Please see below, I sent this out last Friday. I will add you to the distribution list.

In terms of sewer in the area you're referring to, is it near North Chapel Road and Pate? If so, Large-Lot Residential is proposed, which would be one-unit per acre, the same as the county zoning.

Thanks,

Andrew

From: Andrew Orr
Sent: Friday, May 4, 2018 3:03 PM
Subject: Mayes Creek Study Update

Good Afternoon,

I hope you are doing well. The City of Franklin is concluding the Mayes Creek Land Use Study and two amendments to Envision Franklin are being proposed.

A neighborhood meeting to review the proposed changes has been scheduled for Wednesday, May 23, 2018 at 6:00 p.m. in the Franklin City Hall Training Room located at 109 3rd Ave South. The applicant and City staff will both make a presentation.

The first amendment is being requested by the owner of the properties located at and near 3698 North Chapel Road and 4417 and 4468 Murfreesboro Road, located east of the North Chapel Road and Murfreesboro Road intersection (see the hatched area on the attached map). The applicant is requesting to change the Envision Franklin Design Concept from Development Reserve to Mixed Residential and Conservation Subdivision. If this amendment is approved by the FMPC, City staff will propose a second amendment that responds to the change in uses and also the vision that was expressed during the public outreach.

The next day, May 24, 2018, the proposed amendments will be discussed at the non-voting Joint Conceptual Workshop by the Planning Commissioners and Board of Mayor and Aldermen (BOMA).

The Franklin Municipal Planning Commission (FMPC) will be considering the two proposed amendments to Envision Franklin, the City's Land Use Plan, on June 28, 2018 at 7:00 pm. A public hearing will also be held prior to the vote.

For More Information:

You can view the applicant's request here: <https://franklin.idtplans.com/secure/> and click the blue "Public Projects" link, login as a guest, click on the search icon, and type in "Mayes Creek Development." Please visit the project webpage for more information: <http://www.franklintn.gov/mayescreek> and contact Andrew.Orr@franklintn.gov or (615) 550-6741 if you have any questions.

Andrew Orr, AICP, PEM | Principal Planner

109 3rd Avenue South | Franklin, Tennessee 37064

P: 615.550.6741 | E: andrew.orr@franklintn.gov

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Andrew Orr

From: wrcanfly <wrcanfly@bellsouth.net>
Sent: Tuesday, May 22, 2018 11:44 AM
To: Andrew Orr
Cc: gregglawrence@williamson-tn.org; kathyd@williamson-tn.org
Subject: Mayes Creek Basin 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.

Sir,

There are several questions that must be answered before the "study" goes forward and greatly increases the population density of this region, much less the rest of our county. The proposal for changing zoning to allow for "mixed use" housing development in what is now a rural area comes with the announcement of a proposed start time for the widening of Hwy 96, however this announcement does not begin to settle the infrastructure improvements that are necessary to handle today's demands not to mention what is contained in this "study."

First, if what has been announced actually comes to fruition, which is very unlikely when you look at how long this project has been "considered", with the way road construction is done in our state, and this is a state road, this project will take at least three years to complete based on how long it took the state to expand less than three mile of Interstate 65. So your "study" is premature and should be shelved until we actually reach the completion of this project. To allow high density residential development before completion of the widening project makes absolutely no sense, will cause massive road congestion, severely disrupt and endanger the process of getting in and out of Trinity Elementary, not to mention access to Hwy 96 at North Chapel Road.

Secondly, your "study" says nothing about the effect the widening project and the proposed high density housing will have on the already congested and some days nearly impassible access to interstate 65 at Hwy 96. The congestion that currently exists between Clovercroft Road and all the way past Royal Parkway on Hwy 96, is a direct result of rampant over development of high density housing on South Carothers, new developments along Clovercroft plus the development just off of Ridgeway Drive, which I assume will require another traffic signal to allow access to Hwy 96. Where is the "study" for the plan to improve the I-65, Hwy 96 intersection? Certainly planners are aware of this current problem and are working on a solution, if not why not? Fortunately the fact that one can barely move through this area, not just during peak travel times but most of the day, means that accidents in this area are probably not more than fender benders with little or no personal injuries. It should be readily apparent to professional planners that this entire intersection is way overdue for a complete overhaul. Any development that is going to add to the current congestion must be delayed until this issue is not simply another "study" but is an actual project that is complete and has the ability to handle the thousands of addition cars that will be the results of the proposed high density development in this area.

Infrastructure before development, what a novel concept and one that every citizen supports. The elected officials and he public servants that fail to ensure that this is the way things are done should be voted out of office or fired.

Developers and builders wishes and projects should take a back seat to the safety and convenience of the current residents, the ones paying the taxes. We the current tax payers will foot the bill for the infrastructure, i.e. the widening of Hwy 96, that is necessary to accommodate the the results of runaway development in all of Williamson County, to include Franklin. Those of us who are not Franklin residents and do not wish to be Franklin residents apparently do not have a voice no matter how many "neighborhood meetings" you schedule. Before the City of Franklin considers developing further into the county why don't they address the numerous traffic, safety, security, infrastructure and education problems that exist within the current city boundaries. As someone recently said "we have 55,000 people living in an area that has the infrastructure that was built for 10,000 residents." How true.

William R. Canada, Jr.

4348 North Chapel Road
Franklin, TN 37067

Sean and Monica Coakley
2031 & 2035 Wilson Pike
Franklin, TN 37067
November 7, 2017

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

Re: Mayes Creek Basin

Dear Mr. Andrew Orr and Planning Commission Members:

We are writing in regards to the Mayes Creek Basin proposal. We own two parcels of property within the affected area: 2031 and 2035 Wilson Pike, and we strongly oppose development that would change the existing rural character of our community.

We have had numerous discussions with the City and the County planning departments in recent years, including in connection with the approval of Tap Root Hills. Based on those conversations and the designation contained in Franklin's land use plan, we felt comfortable making the long-term decision to stay in our residence and make additional improvements to our property. We have acted in reliance on the decisions that have been made to date, and we urge the City to resist pressures to change its carefully-considered designation of this area as "Development Reserve."

About Us. We moved to Tennessee six years ago from New Jersey – the most densely populated state in the United States.¹ We left New Jersey for a better quality of life for our three children, all of whom have special needs. Our home at 2031 Wilson Pike sits on ten acres, with rolling hills, a pond and creek, and pasture. We have horses and farm animals, who provide therapy and companionship to our children. We also own the home and five acres at 2035 Wilson Pike, which we purchased for our children for when they are grown, since they will

¹ U.S. Census Bureau

have limited independence. We have been exploring agricultural uses for our property, in order to provide work opportunities for our children.

Our 15 acres on Wilson Pike is the calm, peaceful homestead that we dreamed of for our family. We have invested a great deal in our small farm, and are deeply concerned that development in the Mayes Creek Basin will harm our quality of life, disrupt the plans we are making for our children's future, and impair the value of our investment.

Character Area. Our community is referred to in the original Franklin Land Use Plan as "Seward Hall," and is identified by its rural character. More specifically, we are in what is known as "Area 4" of Seward Hall, which was described in the Land Use Plan as being significantly lower density and governed by "Rural" design concepts. Nearby areas of Seward Hall that are being developed – including Tap Root Hills – are not part of Area 4. The updates to the Land Use Plan in Envision Franklin may use different terminology, but the concept for our community is unchanged. The Development Reserve area is described as agricultural uses and single-family residences on significant acreage, which is consistent with the current uses in our area, and is how we have been expecting it to remain.

Impact of Recent Development. In the six years that we have lived here, we have experienced the impact of nearby development. There has been an increase in both noise pollution and light pollution. Our sky does not get as dark at night and stars are not as visible. Peacefulness on the weekend is disrupted by the growing number of leaf-blowers and trimmers.

Most evident is the impact that we see to our road, Wilson Pike. Wilson Pike was not included in the traffic impact studies that were completed for Amelia Park and Tap Root Hills, which is an oversight that we pointed out to the Planning Commission at the time. Although these developments do not directly connect to Wilson Pike, as the overall volume of cars in this area has grown, people predictably have looked for alternate routes and traffic has increased as a result. Back-ups at Clovercroft Rd. and at the single-lane railroad underpass are common, especially during morning and evening commutes. Wilson Pike used to be a favorite route for

cyclists, but is less so now that increased traffic had made it unsafe. Damage to fencing is common as speeding cars run off the narrow road, causing property damage and posing a risk to farm animals.

What we did not foresee is that as development has increased in this area, so has crime. Our house has been robbed twice in the past 18 months, the second time as part of a spree that included other homes in one of the new developments. Our car has been broken into in our own driveway. We have experienced vandalism and there is a significant increase in road-side litter.

Conclusion. All of these things point to the importance of proceeding with caution. We respectfully urge the Planning Commission to not change the land use plan for Mayes Creek Basin. It is in the long-term interest of everyone that we take measures to preserve the beauty and diversity within Franklin, which includes protecting our rural communities from over-development. Land owners who wish to develop have adequate opportunity to do so in the form of low-density residential uses that are consistent with the existing community and respect the quality of life of its current residents.

Kindest regards,

Sean & Monica Coakley

Sean & Monica Coakley

Andrew Orr

From: Aaron McNulty <amcnulty@kytn.net>
Sent: Thursday, November 16, 2017 4:45 AM
To: Andrew Orr
Subject: Re: Mayes Creek Basin Study

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Hi Andrew,

Yes our property is at 3610 North Chapel

Aaron McNulty

Sent from my iPhone

On Nov 14, 2017, at 3:15 PM, Andrew Orr <andrew.orr@franklintn.gov> wrote:

Good Afternoon,

Thank you for attending the Mayes Creek Basin open house last week. I received your comment card about being favorable towards annexation. What is the address? 3610 N Chapel Road?

Thanks!

Andrew Orr, AICP, PEM | Principal Planner
109 3rd Avenue South | Franklin, Tennessee 37064
P: 615.550.6741 | E: andrew.orr@franklintn.gov

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Andrew Orr

From: Amanda Lewis <amanda.elewis@gmail.com>
Sent: Tuesday, November 21, 2017 12:39 PM
To: Ken Moore; bev@aldermanburger.com; danamclendon@mac.com; Michael Skinner; Margaret Martin; annpetersen@comcast.net; Clyde Barnhill; Brandy Blanton; Pearl Bransford; Vernon Gerth; gregglawrence@williamson-tn.org; wpatterson@buypatterson.com; Andrew Orr
Subject: Mayes Creek Basin Proposals

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To Whom It May Concern,

My name is Amanda Greene and I am a homeowner in the Watkins Creek Subdivision just outside of Franklin's city limits. I attended the "Mayes Creek Basin" meeting back on November 7th and have concerns about a particular option that was shown.

Option 2A shows that there are two areas of land (i.e. Ingram Farm) that have requested annexation into the city. If they are approved, then the city is required to provide them with key services such as sewer. Based on these requests, it shows the city proposing new sewer lines to connect both developments to the city's main line. Unfortunately, two of these lines are proposed to go through our community of Watkins Creek. The first line is planned to run up through the creek. As I was told, this path was chosen as it follows the creek which is a natural gravity line (no pumps needed for sewer). The second line would run through the back yards of our Watkins Creek neighbors.

If the city were to follow through with these plans, they would cause the following consequences to the environment and the community:

- 1) Major environmental impact:
 - a. Destruction of large trees which are natural habitats for the local and potentially endangered wildlife (i.e. birds, deer, turkey, frogs, etc.)
 - b. High risk of water contamination from the installation of the sewer system
- 2) Loss of rural character that all residents love and value in the neighborhood
- 3) Possible property and road damage from the sewer line installation
- 4) Possible pollution from construction and future deterioration of the sewer lines
- 5) Noise pollution for all residents during construction phase(i.e. digging and blasting).
- 6) Significant reduction in home values within the Watkins Creek Community

While I fully recognizes the economic benefit to the growth of Franklin, it must be balanced in such a way as to not destroy the rural character that brings people to middle Tennessee every month. We as a community have met and are unified in our opposition to the City's plan, -Option 2 A - and any option which includes a sewer running along any of our creeks. And I am aware that many of us have written to you voicing our concern. Please let me know who I should speak to in order to develop a new plan which would not require such destruction within the boundaries of our community.

I look forward to hearing from you.

Sincerely,

Amanda Greene

Andrew Orr

From: Brian & Peggy Atwood <bpatwood@me.com>
Sent: Friday, November 17, 2017 3:02 PM
To: Ken Moore; bev@aldermanburger.com; danamclendon@mac.com; Michael Skinner; Margaret Martin; annpetersen@comcast.net; Clyde Barnhill; Brandy Blanton; Pearl Bransford; Vernon Gerth; gregglawrence@williamson-tn.org; Glen.Casada@capitol.tn.gov; Jack.Johnson@capitol.tn.gov; wpatterson@buypatterson.com; Andrew Orr
Subject: Tap Root Sewer Concerns

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

Hello all,

My husband and I own a home at 3064 Cecil Lewis Drive in Watkins Creek.

I am writing to you today to express our extreme displeasure with several of your planned "improvements" to our area. Namely, the sewer line installation in Watkins Creek, the high density neighborhoods adjacent to our neighborhood, and the road connecting N. Chapel Road to Clovercleft all will be detrimental to the quality of life of the residents you represent.

Please note that we are well educated, informed voters, and we vote in all elections.

Our requests are simple:

1. Relocate the sewer line and preserve the beauty of Watkins Creek.
2. Do not zone Tap Root for high density housing.
3. Move the planned road to directly connect 96 - Murfreesboro Road to Clovercleft

Many thanks for your consideration.

Best regards,

Peggy Atwood

Sent from my iPhone

Andrew Orr

From: Vernon Gerth
Sent: Tuesday, November 14, 2017 3:57 PM
To: Eric Savoldi
Cc: Andrew Orr
Subject: RE: Strongly opposed to the current sewer proposal to go through Watkins Creek community

Good afternoon Eric and thank you for sharing your concerns. Several of your other neighbors have shared similar concerns/emails. The Open House facilitated last week was intended to invite feedback on future land uses in the Mayes Creek Basin. We were pleased with the level of participation. The Mayes Creek Basin is in the City Urban Growth Boundary (UGB) and an area the City had not studied or included in its land use plan, Envision Franklin. The illustrations shared during the Open House about future land uses, roads, and public sanitary sewer were conceptual. Extending a public sanitary sewer system into the Urban Growth Boundary would be a costly undertaking. This process begins with understanding the types of development and land uses. Envision Franklin does not and will not include sanitary sewer concepts. After the land use planning process concludes, staff will be able to model a variety of scenarios and generate cost-benefit analysis' to determine the viability of serving all, a portion, or none of the Mayes Creek Basin. Serving the Mayes Creek Basin (or rather those properties whose owners are interested receiving City services) would be inclusive of all City services presently available to City residents. Examples include police, fire, solid waste, streets, and sanitary sewer services.

Please know state law requires property owners to request annexation. In other words, City's do not have the authority to annex property without a property owners consent. A referendum is an option, but not a likely one. Equally important, during the Open House several of the citizens were not aware how the County's land use plan reads for this area. They were encouraged to contact the County's Community Development Office to understand more about the County's comprehensive plan and the zoning districts. Having citizens engaged and informed are critical to successful land planning.

Should you have any additional questions please contact our Long Range Principal Planner Andrew Orr andrew.orr@franklintn.gov. He is responsible for compiling citizen comments and is available to elaborate on specific questions. I hope this helps and invite you and your neighbors to stay involved.

Kind regards,

Vernon

Vernon J. Gerth, CEcD
Assistant City Administrator
Community & Economic Development
City of Franklin
109 Third Avenue South
Franklin, TN 37064
Office 615.550.6671
Mobile 615.332.2906
vernon.gerth@franklintn.gov

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From: Eric Savoldi [mailto:Eric.Savoldi@microsoft.com]

Sent: Monday, November 13, 2017 12:45 PM

To: Ken Moore <ken.moore@franklin.tn.gov>; bev@aldermanburger.com; danamclendon@mac.com; Michael Skinner <michael.skinner@franklin.tn.gov>; Margaret Martin <margaret.martin@franklin.tn.gov>; annpetersen@comcast.net; Clyde Barnhill <clyde.barnhill@franklin.tn.gov>; Brandy Blanton <brandy.blanton@franklin.tn.gov>; Pearl Bransford <pearl.bransford@franklin.tn.gov>; Vernon Gerth <vernon.gerth@franklin.tn.gov>; gregglawrence@williamson-tn.org; Glen.Casada@capitol.tn.gov; wpatterson@buypatterson.com

Subject: Strongly opposed to the current sewer proposal to go through Watkins Creek 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.

According to the city website, the City of Franklin Envision Plan is a long term vision that will help guide the city in making land decisions, managing quality of the development, and determine timing and location of future growth. In the most recent Envision planning meeting, multiple options were presented for future residential development in our area. There are two areas of land (i.e. Taproot Farm) that have requested annexation into the city. If they are approved, then the city is required to provide them with key services such as sewer.

In Envision Plan proposal "Option 2A," they city is proposing new sewer lines to connect both developments to the city's main line. Unfortunately, two of these lines are proposed to go through our community of Watkins Creek. The first line is planned to run up through the creek. This path was chosen as it follows the creek which is a natural gravity line (no pumps needed for sewer). The second line would run through the back yards of homes in the Watkins Creek neighborhood.

The building of this sewer line would cause the following consequences:

- 1) Major environmental impact:
 - a. Destruction of large trees which are natural habitats for the local and potentially endangered wildlife (i.e. birds, deer, turkey, frogs, etc.)
 - b. High risk of water contamination from the installation of the sewer system
- 2) Loss of rural character that all residents love and value in the neighborhood
- 3) Possible property and road damage from the sewer line installation
- 4) Possible pollution from construction and future deterioration of the sewer lines
- 5) Noise pollution for all residents within Watkins Creek during the clearing and digging. This will likely include a large amount of blasting. In addition, this digging/" blasting" will take place within 50 to 100 feet of many homes.
- 6) Significant reduction in home values within the Watkins Creek Community

Our goal is to stop the development of the sewer lines in our community and work with the city of Franklin to find alternative solutions to future expansion. We understand the reality of the growth needs within Williamson County and want to help provide any support we can related to options that may involve Watkins Creek. However, the sewer line going directly through our community is something we cannot support and now we need everyone's help to remove this option from the discussions.

The entire Watkins Creek community is unified against the current sewer proposal Option 2A and any other sewer option destroying our creeks and trees. We ask our elected leaders to please save Watkins Creek and remove

Sewer Plan Option 2A from the list of potential options. Our HOA Board is open and willing to host constructive conversations on alternative solutions.

Regards,

Eric S. Savoldi

Watkins Creek Resident

(m) 480.586.6004 | (o) 615.778.2471 | ericsav@microsoft.com

Andrew Orr

Subject: RE: Mayes Creek Basin/UGB Land Use Plan - Draft Response?

From: Jason Linden [<mailto:jlinden7@gmail.com>]
Sent: Monday, November 13, 2017 11:06 AM
To: Vernon Gerth <vernon.gerth@franklin.tn.gov>
Subject: Tap Root Farms Development

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

Good Morning, Mr. Gerth.

Fall has firmly established its presence in Franklin; the cool, crisp air is refreshing!

I'm writing today to voice my concern regarding the proposed sewer system extension to support the upcoming Patterson Homes development at Tap Root Farms on Clovercroft Rd.

As a resident of Watkins Creek, I am concerned to learn the City of Franklin is considering Option 2A to run the sewer system through my backyard destroying the forest, scattering the wildlife we enjoy every day, and indeed the rural feel of our neighborhood. We choose Watkins Creek because of the very deliberate design of the developer to provide lots of green space and a rural setting. The proposed sewer expansion will change that forever by destroying hundreds of trees many of which are greater than a 100' feet tall and posing a significant risk to our creek. There is no way to avoid this based on the plans as presented.

Here is a photo of my backyard, most of which will be destroyed by the sewer system. Daily deer, turkeys, rabbits, and a few raccoons are running to and fro from the woods.



I fully recognize the economic benefit to all of Williamson County and the City of Franklin. However, we need to expand our region in a manner which preserves our beloved county while maintaining why we live here; escape from the metropolitan areas in a rural setting. Destroying our forest, creek, and chasing wildlife further out of the county goes counter to this.

We as a community have met and are unified in our opposition to the City's plan, -Option 2 A - and any option which includes a sewer running along any of our creeks, due to the environmental, financial, and quality of life impact it would have on our community. We ask for your help to develop a new plan which would not require such destruction within the boundaries of our community which resides in Williamson County and not inside of the City of Franklin.

Are you able to share the details of Option 1 or 2B? Our community has a very strong voice and if we understood the alternative options on the table, we might be able to voice our support.

I look forward to hearing from you.

Respectfully,

Jason Linden
615-815-5243

Andrew Orr

From: Jennifer Hammer <jjinatl@hotmail.com>
Sent: Friday, November 17, 2017 2:47 PM
To: Andrew Orr
Subject: Watkins Creek/Sewer

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

Mr. Orr,

Thank you for your time in speaking with one of my HOA board members, JR Greene, about our neighborhood's concerns with commercial and residential development in and around Watkins Creek Subdivision.

I wanted to follow up with you as well.

As a homeowner in the Watkins Creek subdivision, I learned of the City of Franklin's plan to run multiple sewer lines through our community to support a new development of a to-be annexed 250-acre farm. The farm in question, Tap Root Farms, is currently working with Wes Patterson, Patterson Homes, to annex and develop their property in Franklin into single family homes.

While the community of Watkins Creek fully recognizes the economic benefit to the growth of Franklin, it must be balanced in such a way as to not destroy our own neighborhood's quality of life.

During a recent planning meeting with the City of Franklin, Vernon Gerth – the Assistant City Administrator, presented Option 2A for the Mayes Creek Basin area, which calls for at least one sewer project to run through our neighborhood.

In order to accomplish this project a sewer line would be installed parallel to our creek, requiring the destruction of hundreds of trees and local animal habitats surrounding the creek. Not only would this be detrimental to the look and feel of our community as these are some of the only remaining tall trees in the community, but it would be detrimental to the local wildlife as well.

We as a community have met and are unified in our opposition to the City's plan, -Option 2 A - and any option which includes a sewer running along any of our creeks, due to the environmental, financial, and quality of life impact it would have on our community. We ask for your help to develop a new plan which would not require such destruction within the boundaries of our community.

Thank You for your time & service to our community.

I look forward to hearing from you.

Jennifer Hammer

[Outlook](#) for iOS

Sent from my iPhone

Andrew Orr

From: Jennifer Johnson <jennifer.johnson1109@gmail.com>
Sent: Friday, November 17, 2017 3:55 PM
To: Andrew Orr
Subject: Watkins Creek - Mayes Creek Basin

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

Dear Mr. Orr,

I'm writing to you as a concerned homeowner in the Watkins Creek subdivision. Our community recently learned of the City of Franklin's proposed plan to run multiple sewer lines through our community to support a new development by Patterson Homes. Tap Root Farms is currently working with Wes Patterson of Patterson Homes to be annexed into the City of Franklin and develop their property into single family homes.

During a recent planning meeting with the City of Franklin, Vernon Gerth – the Assistant City Administrator, presented Option 2A for the Mayes Creek Basin area, which calls for at least one sewer project to run along the creek that backs up to our home in Watkins Creek Subdivision.

One of the main reasons we bought our home is that it backs up to a hearty tree line and creek, which is very rare these days in a lot of the newer subdivisions. I have pictures of my son (at 2 years old) and husband exploring the trees and creek behind our home. I remember that day vividly as it was his first time exploring in what we now call "the woods." It brought a smile to my face thinking of the fun and learning experiences he would get to experience in our backyard as he grows older. The Mayes Creek Basin Option 2A – and any option which includes a sewer running along any of the creeks is opposed by my family and community of Watkins Creek.

As natives of the Franklin/Nashville area, my husband and I (along with the community of Watkins Creek) recognize the economic benefits of Franklin growing, we just want to see it done in a way not to destroy our neighborhood. Please listen to us and consider our concerns – we are not asking to stop the growth in Franklin, we are asking for your help to develop a new plan which would not require such destruction within the Watkins Creek subdivision.

I look forward to hearing from you.

Respectfully,
Jennifer Johnson

Andrew Orr

From: Vernon Gerth
Sent: Saturday, November 18, 2017 4:06 PM
To: Jimmy Ogilvie
Cc: Andrew Orr
Subject: RE: Watkins Creek Sewer Proposal Option 2A

Good afternoon Jimmy and Penny and Angela and thank you for sharing your concerns. Several of your other neighbors have shared similar concerns/emails. The Open House facilitated last week was intended to invite feedback on future land uses in the Mayes Creek Basin. We were pleased with the level of participation. The Mayes Creek Basin is in the City Urban Growth Boundary (UGB) and an area the City had not studied or included in its land use plan, Envision Franklin. The illustrations shared during the Open House about future land uses, roads, and public sanitary sewer were conceptual. Extending a public sanitary sewer system into the Urban Growth Boundary would be a costly undertaking. This process begins with understanding the types of development and land uses. Envision Franklin does not and will not include sanitary sewer concepts. After the land use planning process concludes, staff will be able to model a variety of scenarios and generate cost-benefit analysis' to determine the viability of serving all, a portion, or none of the Mayes Creek Basin. Serving the Mayes Creek Basin (or rather those properties whose owners are interested receiving City services) would be inclusive of all City services presently available to City residents. Examples include police, fire, solid waste, streets, and sanitary sewer services.

Please know state law requires property owners to request annexation. In other words, City's do not have the authority to annex property without a property owners consent. A referendum is an option, but not a likely one. Equally important, during the Open House several of the citizens were not aware how the County's land use plan reads for this area. They were encouraged to contact the County's Community Development Office to understand more about the County's comprehensive plan and the zoning districts. Having citizens engaged and informed are critical to successful land planning.

Should you have any additional questions please contact our Long Range Principal Planner Andrew Orr andrew.orr@franklintn.gov. He is responsible for compiling citizen comments and is available to elaborate on specific questions. I hope this helps and invite you and your neighbors to stay involved.

Kind regards,

Vernon

Vernon J. Gerth, CEcD
Assistant City Administrator
Community & Economic Development
City of Franklin
109 Third Avenue South
Franklin, TN 37064
Office 615.550.6671
Mobile 615.332.2906
vernon.gerth@franklintn.gov

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From: Jimmy Ogilvie [mailto:JOgilvie@ourcoop.com]

Sent: Wednesday, November 15, 2017 9:05 AM

To: Ken Moore <ken.moore@franklintn.gov>; 'bev@aldermanburger.com' <bev@aldermanburger.com>; 'danamclendon@mac.com' <danamclendon@mac.com>; Margaret Martin <margaret.martin@franklintn.gov>; 'annpeterson@comcast.net' <annpeterson@comcast.net>; Clyde Barnhill <clyde.barnhill@franklintn.gov>; Brandy Blanton <brandy.blanton@franklintn.gov>; Pearl Bransford <pearl.bransford@franklintn.gov>; Scott Speedy <scott.speedy@franklintn.gov>; Vernon Gerth <vernon.gerth@franklintn.gov>
Cc: 'gregglawrence@williamson-tn.org' <gregglawrence@williamson-tn.org>; 'Rep.glen.cassida@capitol.tn.gov' <Rep.glen.cassida@capitol.tn.gov>; 'Sen.jack.johnson@capitol.tn.gov' <Sen.jack.johnson@capitol.tn.gov>; Penny Ogilvie <pennyogilvie@gmail.com>

Subject: Watkins Creek Sewer Proposal Option 2A

ATTENTION COF 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 Government Officials,

As a life time resident of Williamson Co and a 34 year resident of the City of Franklin, my wife and I elected to move back to the county in 2015. The Watkins Creek Community is now our home and we choose this area because of its close proximity to Franklin while at the same time, the ability to enjoy the beauty and nature of Williamson Co.

As presented in the City of Franklin Envision Plan proposal "Option 2A", the proposed sewer line will have negative results to our home and lot as our lot backs up to the mentioned creek site. Here are a few of my concerns:

- 1) Building the sewer line to run along the creek at the back of my property will have a substantial environmental impact. This area is a natural habitat for deer, wild turkey, and other wildlife species we enjoy seeing on almost a daily basis. Construction would also involve the loss of all the large trees which surround this creek area.
- 2) Possible property/structural damage (with blasting) and road damage within our community.
- 3) The area behind my house (and several of the neighboring homes) is a manmade water retention area that was built when the subdivision was built. The retention area would be impacted either temporarily or permanently by this project. Water runoff and/or flooding could lead to other problems.
- 4) Risk of water contamination during the proposed sewer line installation.
- 5) Blasting of rock to lay a sewer line will cause maximum damage too many homes in our subdivision. The blasting in Amelia Park is felt in our homes in Watkins Creek and has had negative settling effects.... even that far away. I can't imagine what the effects/damage would be to existing homes if that blasting occurred mere feet from our property lines. As a homeowner, what recourse would we have? How long would a process like this take?
- 6) Significant reduction of home values within our Watkins Creek community.

I would like to ask each of you to explore other options—"Please save Watkins Creek and remove Sewer Option 2A from the list of potential options".

Again, as a prior, long-term resident of the City of Franklin, "preservation" was and has been the key word relating to new projects that were brought before the Mayor and Alderman. We need the same stringent guidelines to "Preserve" our Williamson County beauty and home values.

Thank you for your time. If you would like to speak with me, please feel free to call. 615-714-3212

Sincerely,

Jimmy & Penny Ogilvie

1056 Watkins Creek Drive

Franklin, Tennessee 37067

jogilvie@ourcoop.com

Andrew Orr

From: Kim Milan <kcm716@yahoo.com>
Sent: Friday, November 17, 2017 1:54 PM
To: Ken Moore; bev@aldermanburger.com; danamclendon@mac.com; Michael Skinner; annpetersen@comcast.net; Clyde Barnhill; Brandy Blanton; Pearl Bransford; Vernon Gerth; gregglawrence@williamson-tn.org; glen.casada@capitol.tn.gov; jack.johnson@capitol.tn.gov; wpatterson@buypatterson.com
Cc: Andrew Orr; Andrew J. Milan
Subject: Watkins Creek - Taproot Development / Sewer Line
Attachments: 10312017 DEER 1.JPG; 10312017 DEER 2.JPG; 08042017 MORNING TRAFFIC_1.JPG; 08042017 MORNING TRAFFIC_2.JPG; 08132017 BABY.JPG

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

Hello all,

My husband and I are residents of Watkins Creek subdivision and reside at 3428 Stagecoach Drive.

I am writing to you today to express our extreme displeasure with several of your planned "improvements" to our area. Namely, the sewer line installation in Watkins Creek, the high density neighborhoods adjacent to our neighborhood, and the road connecting N. Chapel Road to Clovercleft all will be detrimental to the quality of life of the residents you represent.

Additionally, I have attached pictures of the frequent visitors we aim to protect.

Please note that we are well educated, informed voters, and we vote in all elections.

Our requests are simple:

1. Relocate the sewer line and preserve the beauty of Watkins Creek.
2. Do not zone Tap Root for high density housing.
3. Move the planned road to directly connect 96 - Murfreesboro Road to Clovercleft

Many thanks for your consideration.

Best regards,

Kimberly C. Milan

Andrew Orr

From: Kimberly Milan <kcm716@yahoo.com>
Sent: Monday, November 20, 2017 3:26 PM
To: Brandy Blanton; Vernon Gerth; annpetersen@comcast.net; gregglawrence@williamson-tn.org; Pearl Bransford; Michael Skinner; danamclendon@mac.com; wpatterson@buypatterson.com; Ken Moore; bev@aldermanburger.com; Clyde Barnhill
Cc: Andrew Orr; Andrew J. Milan
Subject: Re: Watkins Creek - Taproot Development / Sewer Line

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

Hello all,

Many of you have responded to our community's messages with a canned response meant to appease us.

We are not amused, nor are we fooled.

How many of you would allow or have allowed similar actions to take place in your own neighborhoods? If it were happening to yours, would you allow it to proceed?

It is the equivalent of realizing your village is on the brink of pillaging and your children are about to be stolen, and you are incapable of stopping it.

In this case the village is Watkins Creek, and the children are the precious wildlife that is safe here.

Best regards,

Kimberly C. Milan
312.502.1667

Sent from my iPhone - please excuse typos.

On Nov 17, 2017, at 1:54 PM, Kim Milan <kcm716@yahoo.com> wrote:

Hello all,

My husband and I are residents of Watkins Creek subdivision and reside at 3428 Stagecoach Drive.

I am writing to you today to express our extreme displeasure with several of your planned "improvements" to our area. Namely, the sewer line installation in Watkins Creek, the high density neighborhoods adjacent to our neighborhood, and the road connecting N. Chapel Road to Clovercleft all will be detrimental to the quality of life of the residents you represent.

Additionally, I have attached pictures of the frequent visitors we aim to protect.

Please note that we are well educated, informed voters, and we vote in all elections.

Our requests are simple:

1. Relocate the sewer line and preserve the beauty of Watkins Creek.
2. Do not zone Tap Root for high density housing.
3. Move the planned road to directly connect 96 - Murfreesboro Road to Clovercroft

Many thanks for your consideration.

Best regards,

Kimberly C. Milan

<10312017 DEER 1.JPG>

<10312017 DEER 2.JPG>

<08042017 MORNING TRAFFIC_1.JPG>

<08042017 MORNING TRAFFIC_2.JPG>

<08132017 BABY.JPG>

Andrew Orr

From: Vernon Gerth
Sent: Tuesday, November 14, 2017 3:38 PM
To: Laura Osbun
Cc: Andrew Orr; Eric Stuckey; Emily Hunter; Kelly Dannenfelser; James Svoboda
Subject: RE: Option 2A

Good afternoon Laura and thank you for sharing your concerns. Several of your other neighbors have shared similar concerns/emails. The Open House facilitated last week was intended to invite feedback on future land uses in the Mayes Creek Basin. We were pleased with the level of participation. The Mayes Creek Basin is in the City Urban Growth Boundary (UGB) and an area the City had not studied or included in its land use plan, Envision Franklin. The illustrations shared during the Open House about future land uses, roads, and public sanitary sewer were conceptual. Extending a public sanitary sewer system into the Urban Growth Boundary would be a costly undertaking. This process begins with understanding the types of development and land uses. Envision Franklin does not and will not include sanitary sewer concepts. After the land use planning process concludes, staff will be able to model a variety of scenarios and generate cost-benefit analysis' to determine the viability of serving all, a portion, or none of the Mayes Creek Basin. Serving the Mayes Creek Basin (or rather those properties whose owners are interested receiving City services) would be inclusive of all City services presently available to City residents. Examples include police, fire, solid waste, streets, and sanitary sewer services.

Please know state law requires property owners to request annexation. In other words, City's do not have the authority to annex property without a property owners consent. A referendum is an option, but not a likely one. Equally important, during the Open House several of the citizens were not aware how the County's land use plan reads for this area. They were encouraged to contact the County's Community Development Office to understand more about the County's comprehensive plan and the zoning districts. Having citizens engaged and informed are critical to successful land planning.

Should you have any additional questions please contact our Long Range Principal Planner Andrew Orr andrew.orr@franklintn.gov. He is responsible for compiling citizen comments and is available to elaborate on specific questions. I hope this helps and invite you and your neighbors to stay involved.

Kind regards,

Vernon

Vernon J. Gerth, CEcD
Assistant City Administrator
Community & Economic Development
City of Franklin
109 Third Avenue South
Franklin, TN 37064
Office 615.550.6671
Mobile 615.332.2906
vernon.gerth@franklintn.gov

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From: Laura Osbun [mailto:osbun@bellsouth.net]
Sent: Monday, November 13, 2017 4:07 PM
To: Vernon Gerth <vernon.gerth@franklintn.gov>
Subject: Option 2A

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

Dear Mr. Gerth,

We are homeowners in the Watkins Creek subdivision and have learned of the City of Franklin's plan to run multiple sewer lines through our community to support a new development of a to-be annexed 250-acre farm, Tap Root Farms. This proposed sewer line would run directly behind our house. This proposed plan will require the destruction of hundreds of trees and local animal habitats surrounding the creek. This would be detrimental to the look of our community, our home values and would also be a detriment to the trees and local wildlife. Everyday, we have does, bucks, wild turkeys and rabbits grazing in the green space and woods behind our house. We purchased our house three years ago in our neighborhood because of all the trees and green space that it offers. The explosive growth within our surrounding area is slowly ruining the beauty of the hills, trees and wildlife that many people originally moved here for, and the reason people fall in love with our area.

Our neighborhood currently has its own sewer system, and the secondary fields are directly to the east of the creek. Running a sewer line through our neighborhood has no direct benefit to us and in fact, could potentially damage the existing fields of our own system. Also, we have a concern that any digging and/or blasting done to lay the lines could potentially structurally damage our homes since they are roughly 100 feet from the creek.

While we, and our neighbors in Watkins Creek, fully realize that the area must continue to grow in order to meet the demands of the people moving to our area, it must be balanced in such a way as to not destroy our quality of life. We feel that we should not have to sacrifice our enjoyment of our home in order to meet the demands of a developer unrelated to our neighborhood. This plan would not only enrich his pocketbook but would take money from ours due to the decreased value of our homes. Our home that now backs up to trees but would then back up to an empty field if this plan is implemented.

We as a community have met and are unified in our opposition to the City's plan, Option 2 A and any option which includes a sewer running along any of our creeks, due to the environmental, financial, and quality of life impact it would have on our community. We ask for your help to develop a new plan which would not require such destruction within the boundaries of our community.

We look forward to hearing from you.

Best regards,

Max and Laura Osbun
1040 Watkins Creek Dr
Franklin TN 37067

Andrew Orr

From: Margaret Phillips <clovercroftmanager@gmail.com>
Sent: Tuesday, December 12, 2017 5:15 PM
To: Andrew Orr
Subject: Mayes Creek Drainage Basin

ATTENTION COF 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 Andrew. This is Margaret Phillips from Clovercroft Veterinary Hospital. My husband, Jim Phillips, and I are both veterinarians and we are the owners of Clovercroft Veterinary Hospital. We received the October 23rd notice from the Planning and Sustainability Department regarding the land use study involving the Mayes Creek Drainage Basin. For a variety of reasons, we missed the November 7th public meeting as well as the December 1st close of the online survey, however, we want you to know that we have a strong interest in this project. We would like to be included and notified of upcoming events regarding Envision Franklin and this project. We would also like to learn the pros & cons of annexation into the city of Franklin.

Thank you for noting our preferences, and again, I sincerely regret that we have not already done our civic duty and participated in the discussions.

Sincerely,

Margaret Phillips, DVM, DACVD
Clovercroft Veterinary Hospital
4180 Clovercroft Road
Franklin, Tennessee 37067
615.790.8585
www.clovercroftvets.com

Andrew Orr

From: NICK GOODWIN <nick.goodwin@comcast.net>
Sent: Friday, November 17, 2017 1:54 PM
To: Andrew Orr
Subject: Save Watkins Creek, Stop the Sewer System through our 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.

Mr. Orr

This email is to communicate my family's concern and disapproval of the proposed plan for a sewer system expansion to run along/through the area along the Creek that traverses our neighborhood community, Watkins Creek.

We purchased our home in the development because of how it embraced nature and maintained the natural beauty of the area. My family loves that we have daily encounters with animals ranging from deer and groundhog to birds, lizards and turtles. The plans we have been shown can only adversely affect all of these benefits and detract from the value of our homes and quality of life. It has become extremely apparent in a very short amount of time that our entire development is united against this proposed action and it has only further galvanized our neighborhood community. I am formally appealing for your support of our neighborhood, its families and the greater good of my fellow residents and for you and your fellow leaders to oppose the proposed sewer plan and remove it as a possible option from the list currently under consideration.

Thank you for your time and attention to this matter and I hope that we can count on your support on-going!

Nick Goodwin

Watkins Creek

3451 Stagecoach Drive

Franklin, TN 37067

Andrew Orr

From: Vernon Gerth
Sent: Saturday, November 18, 2017 11:15 AM
To: NICK GOODWIN
Cc: Andrew Orr
Subject: RE: Save Watkins Creek, Stop the Sewer System through our Community

Good morning Nick and thank you for sharing your concerns. Several of your other neighbors have shared similar concerns/emails. The Open House facilitated last week was intended to invite feedback on future land uses in the Mayes Creek Basin. We were pleased with the level of participation. The Mayes Creek Basin is in the City Urban Growth Boundary (UGB) and an area the City had not studied or included in its land use plan, Envision Franklin. The illustrations shared during the Open House about future land uses, roads, and public sanitary sewer were conceptual. Extending a public sanitary sewer system into the Urban Growth Boundary would be a costly undertaking. This process begins with understanding the types of development and land uses. Envision Franklin does not and will not include sanitary sewer concepts. After the land use planning process concludes, staff will be able to model a variety of scenarios and generate cost-benefit analysis' to determine the viability of serving all, a portion, or none of the Mayes Creek Basin. Serving the Mayes Creek Basin (or rather those properties whose owners are interested receiving City services) would be inclusive of all City services presently available to City residents. Examples include police, fire, solid waste, streets, and sanitary sewer services.

Please know state law requires property owners to request annexation. In other words, City's do not have the authority to annex property without a property owners consent. A referendum is an option, but not a likely one. Equally important, during the Open House several of the citizens were not aware how the County's land use plan reads for this area. They were encouraged to contact the County's Community Development Office to understand more about the County's comprehensive plan and the zoning districts. Having citizens engaged and informed are critical to successful land planning.

Should you have any additional questions please contact our Long Range Principal Planner Andrew Orr andrew.orr@franklintn.gov. He is responsible for compiling citizen comments and is available to elaborate on specific questions. I hope this helps and invite you and your neighbors to stay involved.

Kind regards,

Vernon

Vernon J. Gerth, CEcD
Assistant City Administrator
Community & Economic Development
City of Franklin
109 Third Avenue South
Franklin, TN 37064
Office 615.550.6671
Mobile 615.332.2906
vernon.gerth@franklintn.gov

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From: NICK GOODWIN [mailto:nick.goodwin@comcast.net]
Sent: Friday, November 17, 2017 1:43 PM
To: Vernon Gerth <vernon.gerth@franklintn.gov>
Subject: Save Watkins Creek, Stop the Sewer System through our 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.

Mr. Gerth

This email is to communicate my family's concern and disapproval of the proposed plan for a sewer system expansion to run along/through the area along the Creek that traverses our neighborhood community, Watkins Creek.

We purchased our home in the development because of how it embraced nature and maintained the natural beauty of the area. My family loves that we have daily encounters with animals ranging from deer and groundhog to birds, lizards and turtles. The plans we have been shown can only adversely affect all of these benefits and detract from the value of our homes and quality of life. It has become extremely apparent in a very short amount of time that our entire development is united against this proposed action and it has only further galvanized our neighborhood community. I am formally appealing for your support of our neighborhood, its families and the greater good of my fellow residents and for you and your fellow leaders to oppose the proposed sewer plan and remove it as a possible option from the list currently under consideration.

Thank you for your time and attention to this matter and I hope that we can count on your support on-going!

Nick Goodwin

Watkins Creek

3451 Stagecoach Drive

Franklin, TN 37067

Andrew Orr

From: Vernon Gerth
Sent: Sunday, November 12, 2017 7:54 PM
To: Eric Stuckey; Ken Moore; Emily Hunter; Kelly Dannenfelser; Andrew Orr; Paul Holzen
Subject: FW: Opposition to Mayes Creek Basin Sewer Project

Good evening. I noticed you were not included in Mr. Hammer's e-mail and wanted you have a copy.

Vernon

From: Robert Hammer [mailto:roberthammer@gmail.com]
Sent: Sunday, November 12, 2017 4:49 PM
To: bev@aldermanburger.com; danamclendon@mac.com; Michael Skinner <michael.skinner@franklintn.gov>; Margaret Martin <margaret.martin@franklintn.gov>; annpetersen@comcast.net; Clyde Barnhill <clyde.barnhill@franklintn.gov>; Brandy Blanton <brandy.blanton@franklintn.gov>; Pearl Bransford <pearl.bransford@franklintn.gov>
Cc: Vernon Gerth <vernon.gerth@franklintn.gov>; gregglawrence@williamson-tn.org; wpatterson@buypatterson.com; jrgreene13@gmail.com
Subject: Opposition to Mayes Creek Basin Sewer Project

ATTENTION COF 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 Aldermen,

I'm writing to you as a homeowner in the Watkins Creek subdivision after learning of the City of Franklin's plan to run multiple sewer lines through our community to support a new development of a to-be annexed 250-acre farm. The farm in question, Tap Root Farms, is currently working with Wes Patterson, Patterson Homes, to annex and develop their property in Franklin into single family homes.

While the community of Watkins Creek fully recognizes the economic benefit to the growth of Franklin, it must be balanced in such a way as to not destroy our own neighborhood's quality of life.

During a recent planning meeting with the City of Franklin, Vernon Gerth – the Assistant City Administrator, presented Option 2A for the Mayes Creek Basin area, which calls for at least one sewer project to run through our neighborhood. In order to accomplish this project a sewer line would be installed parallel to our creek, requiring the destruction of hundreds of trees and local animal habitats surrounding the creek. Not only would this be detrimental to the look and feel of our community as these are some of the only remaining tall trees in the community, but it would be detrimental to the local wildlife as well.

We as a community have met and are unified in our opposition to the City's plan, -Option 2 A - and any option which includes a sewer running along any of our creeks, due to the environmental, financial, and quality of life impact it would have on our community. We ask for your help to develop a new plan which would not require such destruction within the boundaries of our community.

I look forward to hearing from you.

Respectfully,
Robert Hammer

Andrew Orr

From: Sherry Dedmon <sherrydedmon@hotmail.com>
Sent: Saturday, November 18, 2017 9:33 AM
To: Ken Moore; bev@aldermanburger.com; danamclendon@mac.com; Michael Skinner; Margaret Martin; annpetersen@comcast.net; Clyde Barnhill; Brandy Blanton; Pearl Bransford; Vernon Gerth; gregglawrence@williamson-tn.org; wpatterson@buypatterson.com; Andrew Orr; rep.glen.casada@capitol.tn.gov; rep.jack.johnson@capitol.tn.gov
Subject: Watkins Creek

ATTENTION COF 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 voice my sincere concerns for my neighborhood. I respectfully ask that you consider an alternate route for the sewer access that does not destroy the beauty, the trees and home of an abundance of wildlife in the Watkins Creek Subdivision. I am not opposed to new neighborhoods but request that you protect the integrity of our existing homes. The appeal of our neighborhood is one that celebrates the rural heritage of Williamson County.

Thank you for your kind consideration of my request.

Sincerely,
Sherry Leipzig
3011 Cecil Lewis Drive

Andrew Orr

From: Vernon Gerth
Sent: Saturday, November 18, 2017 3:59 PM
To: Tari Maurer
Cc: Andrew Orr
Subject: RE: Mayes Creek Basin and Watkins Creek

Good afternoon Tari and thank you for sharing your concerns. Several of your other neighbors have shared similar concerns/emails. The Open House facilitated last week was intended to invite feedback on future land uses in the Mayes Creek Basin. We were pleased with the level of participation. The Mayes Creek Basin is in the City Urban Growth Boundary (UGB) and an area the City had not studied or included in its land use plan, Envision Franklin. The illustrations shared during the Open House about future land uses, roads, and public sanitary sewer were conceptual. Extending a public sanitary sewer system into the Urban Growth Boundary would be a costly undertaking. This process begins with understanding the types of development and land uses. Envision Franklin does not and will not include sanitary sewer concepts. After the land use planning process concludes, staff will be able to model a variety of scenarios and generate cost-benefit analysis' to determine the viability of serving all, a portion, or none of the Mayes Creek Basin. Serving the Mayes Creek Basin (or rather those properties whose owners are interested receiving City services) would be inclusive of all City services presently available to City residents. Examples include police, fire, solid waste, streets, and sanitary sewer services.

Please know state law requires property owners to request annexation. In other words, City's do not have the authority to annex property without a property owners consent. A referendum is an option, but not a likely one. Equally important, during the Open House several of the citizens were not aware how the County's land use plan reads for this area. They were encouraged to contact the County's Community Development Office to understand more about the County's comprehensive plan and the zoning districts. Having citizens engaged and informed are critical to successful land planning.

Should you have any additional questions please contact our Long Range Principal Planner Andrew Orr andrew.orr@franklinton.gov. He is responsible for compiling citizen comments and is available to elaborate on specific questions. I hope this helps and invite you and your neighbors to stay involved.

Kind regards,

Vernon

Vernon J. Gerth, CECD
Assistant City Administrator
Community & Economic Development
City of Franklin
109 Third Avenue South
Franklin, TN 37064
Office 615.550.6671
Mobile 615.332.2906
vernon.gerth@franklinton.gov

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From: Tari Maurer [mailto:tlmaurer@bellsouth.net]
Sent: Wednesday, November 15, 2017 9:44 AM
To: Vernon Gerth <vernon.gerth@franklintn.gov>
Subject: Mayes Creek Basin and Watkins Creek

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

Dear City Administrator Gerth,

My husband and I reside at 1081 Watkins Creek Drive in the Watkins Creek subdivision in the eastern portion of Williamson County.

Recently, I was made aware that one option of the Mayes Creek Basin plan being developed for this area of the county has proposed a sewer line to run along the creek that traverses through the middle of our subdivision. This sewer line would NOT service Watkins Creek as our sewer is a STEP system overseen by Tennessee Wastewater. This sewer line would service areas of currently undeveloped land that surround our neighborhood currently known as Tap Root Farms.

I am very opposed to this sewer proposal (and actually all the development that the sewer line would service) for a variety of reasons:

- The creek and the wildlife that inhabit this area would be at best disturbed and at worst displaced. It is not unusual to see deer and turkeys on our morning walk coming from the creek area in our neighborhood. This creek area also provides a wonderful outdoor learning environment for all the neighborhood children who frequent it to identify trees, look for frogs and other creek animals, and just enjoy the peacefulness of nature.
- This sewer line would require the removal of an abundance of trees and bushes that surround this creek. This natural habitat would be disturbed and destroyed by this sewer line installation and would never return to its natural state.
- What an inconvenience this would cause to all the residents of Watkins Creek for absolutely no benefit to our neighborhood. The equipment, the noise, the additional traffic would be very intrusive for the months it would take to install this sewer line. In the future, spillage from these lines could be a possibility which would have a negative impact on our neighborhood.
- I also believe this would not add any value to our homes and could actually adversely affect their value.

I am aware that you cannot stop progress in a town as wonderful as Franklin, but I moved to this area of the county to be surrounded more by nature than housing developments and people. Isn't the quaintness, wonderful schools, and rural areas what drew us to Franklin in the first place? Let's try to keep this wonderful city, wonderful!

Thus, I respectfully ask that you find another way to provide sewer service to this undeveloped area instead of going through the Watkins Creek subdivision.

Thank you,

Tari Maurer

1081 Watkins Creek Drive
Franklin, TN 37067

Andrew Orr

From: Trang Wadsworth <trangwadsworth@gmail.com>
Sent: Thursday, December 14, 2017 8:51 AM
To: Andrew Orr
Subject: Re: Survey

ATTENTION COF 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,

No not exactly. The neighborhood is filled with mobile home on 1 acre lots. Much of this properties do not perk for a custom build due to the Williamson County perking requirements. Many landowners are stuck with a piece a land they can not develop unless they only put a mobile home on their lots. Due to these strict requirements that Williamson County/city hold land owners too in this neighborhood; we are only allowed to put mobile homes/trailer home on these lots. Which in my opinion depreciates the area and the overall look of the neighborhood is diminished to mobile homes going down in value not up in value. This does not benefit the city/county or the land owners.

Sewer in this neighborhood will resolve this issue.

Please keep me posted

Thank you

On Wed, Dec 13, 2017 at 12:56 PM, Andrew Orr <andrew.orr@franklintn.gov> wrote:

Good Afternoon,

We are still early in the process. If I recall correctly, you are desiring sewer because of the high cost to install an updated septic system? We will present our public outreach results at the January 28th Joint Conceptual Workshop.

We did meet with County staff a few weeks back, but it was mainly to fill them in our study and also understand the school capacity in this area.

Thanks,

Andrew

From: Trang Wadsworth [mailto:trangwadsworth@gmail.com]
Sent: Tuesday, December 12, 2017 1:12 PM
To: Andrew Orr <andrew.orr@franklintn.gov>
Subject: Re: Survey

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

Can you provide me with an update to your meeting with the county/city for N. Chapel Rd. Franklin, TN?

Thanks

On Tue, Nov 21, 2017 at 8:51 AM, Andrew Orr <andrew.orr@franklintn.gov> wrote:

Please see the link below:

<https://www.surveymonkey.com/r/mayescreek>

Andrew Orr, AICP, PEM | Principal Planner

[109 3rd Avenue South | Franklin, Tennessee 37064](#)

P: [615.550.6741](tel:615.550.6741) | E: andrew.orr@franklintn.gov

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Andrew Orr

From: ahaile <haile17@comcast.net>
Sent: Friday, November 17, 2017 7:55 PM
To: Andrew Orr
Subject: Watkins Creek, Franklin

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

November 17, 2017

Vincent and Angela Haile
1130 Watkins Creek Drive
Franklin, TN 37067
Haile17@comcast.net
Hm: 615-905-8605
Cell: 512-658-3488

Andrew Orr,

We are writing to you as homeowners in the Watkins Creek subdivision in Franklin. We are in direct opposition to the City of Franklin's plan to run multiple sewer lines through our community to support a new development of Tap Root Farms. The farm is currently working with Wes Patterson, Patterson Homes, to annex and develop their property into single family homes.

***The potential sewer plan just so happens to run directly behind our home and the very thought of losing the trees and natural aesthetics that made our home an appealing purchase 3 years ago, is unacceptable. While the community of Watkins Creek recognizes the growth of Franklin, it must be balanced in such a way as to not destroy our own neighborhood's aesthetics, home values, and quality of life.**

During a recent planning meeting with the City of Franklin, Vernon Gerth – the Assistant City Administrator, presented Option 2A for the Mayes Creek Basin area, which calls for at least one sewer project to run through our neighborhood. In order to accomplish this project a sewer line would be installed parallel to our creek, requiring the destruction of hundreds of trees and local animal habitats surrounding the creek. Not only would this be detrimental to the look and feel of our community, as these are some of the only remaining tall trees in the community, but it would be detrimental to the local wildlife as well.

We as a community have met and are unified in our opposition to the City's plan, -Option 2 A - and any option which includes a sewer running along any of our creeks or through our neighborhood, due to the environmental, financial, and quality of life impact it would have on our community. We ask for your help to develop a new plan which would not require such destruction within the boundaries of our established community.

We look forward to hearing from you and we thank you, in advance, for your support.

Respectfully,

Vincent and Angela Haile

RESOLUTION 2018-47

A RESOLUTION TO ADOPT AN ENVISION FRANKLIN PLAN AMENDMENT FOR PROPERTIES LOCATED IN THE MAYES CREEK DRAINAGE BASIN, LOCATED GENERALLY ALONG MURFREESBORO ROAD (96E) IN THE EASTERN PART OF THE FRANKLIN URBAN GROWTH BOUNDARY TO CHANGE THE DESIGN CONCEPT FROM DEVELOPMENT RESERVE TO LARGE-LOT RESIDENTIAL, MIXED RESIDENTIAL, AND CONSERVATION SUBDIVISION AND FROM NEIGHBORHOOD COMMERCIAL TO NEIGHBORHOOD MIXED-USE AND FROM SINGLE-FAMILY RESIDENTIAL TO MIXED RESIDENTIAL.

WHEREAS, pursuant to *Tennessee Code Annotated* (T.C.A.) § 13-4-201, it is the function and duty of the Franklin Municipal Planning Commission (FMPC) to adopt an official general plan for the physical development of the City of Franklin; and

WHEREAS, the City adopted *Envision Franklin* on January 26, 2017, and it provides a framework for the City to make land-use decisions, manage the quality of development, determine the timing and location of future growth, and direct investment and development activity; and

WHEREAS, the FMPC may from time to time amend, extend or add to the plan, or carry any part of subject matter into greater detail; and

WHEREAS, if Resolution 2018-46 is approved, then the growth policy and design concepts along the Murfreesboro Road corridor near North Chapel Road will change, and this City-sponsored plan amendment adjusts the land use policy for the remainder of the properties in the Mayes Creek Basin; and

WHEREAS, the amendment request, as depicted in the attached map, is to change the design concepts for properties located in the Mayes Creek Basin, the eastern part of the Franklin UGB, from Development Reserve to Mixed Residential, Conservation Subdivision, and Large-Lot Residential and from Single-Family Residential to Mixed Residential and from Neighborhood Commercial to Neighborhood Mixed-Use; and

WHEREAS, the FMPC finds that the Plan amendment request has demonstrated its need and justification in accordance with the Implementation Chapter of *Envision Franklin*; and

WHEREAS, the FMPC held a public hearing and the Plan amendment to *Envision Franklin* is found to be in the best interest of the citizens of the City of Franklin.

NOW, THEREFORE, BE IT RESOLVED, by the Franklin Municipal Planning Commission of the City of Franklin, Tennessee, as follows:

SECTION I. The attached Location Map shall serve the purpose of further delineating the geographical boundaries of the amendment request as described by this Resolution.

SECTION II. The *Envision Franklin* Design Concepts Map is hereby amended as shown by the attached Location Map used to delineate the boundaries.

SECTION III. The Planning and Sustainability Staff recommend approval of Resolution 2018-47 only if Resolution 2018-46 is approved.

SECTION IV. A copy of the adopted amendment to Envision Franklin shall be certified to the Board of Mayor and Aldermen, as required by T.C.A. § 13-4-202.

SECTION V. That this Resolution shall take effect upon approval by the FMPC on June 28, 2018, the health, safety, and welfare of the citizens requiring it.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____

Mike Hathaway
Chair

By: _____

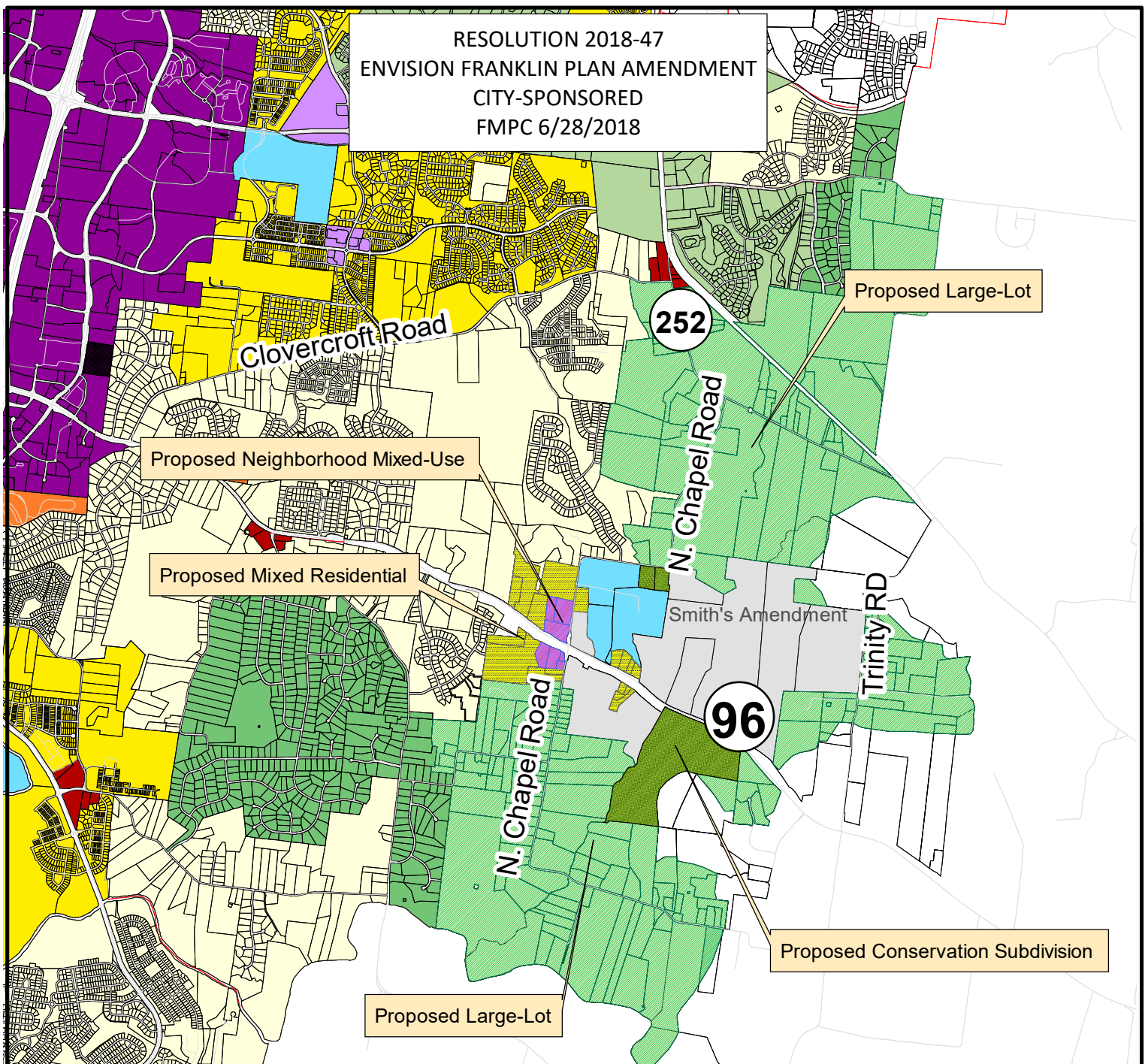
Emily Hunter
Secretary

Approved as to Form:

By: _____

Shauna R. Billingsley
City Attorney

RESOLUTION 2018-47
ENVISION FRANKLIN PLAN AMENDMENT
CITY-SPONSORED
FMPC 6/28/2018



Design Concepts: Mostly Development Reserve & Neighborhood Commercial
Proposed Design Concepts: Mixed Residential, Conservation Subdivision, Neighborhood Mixed-Use, and Large-Lot Residential
Overlays: Conservation

Legend

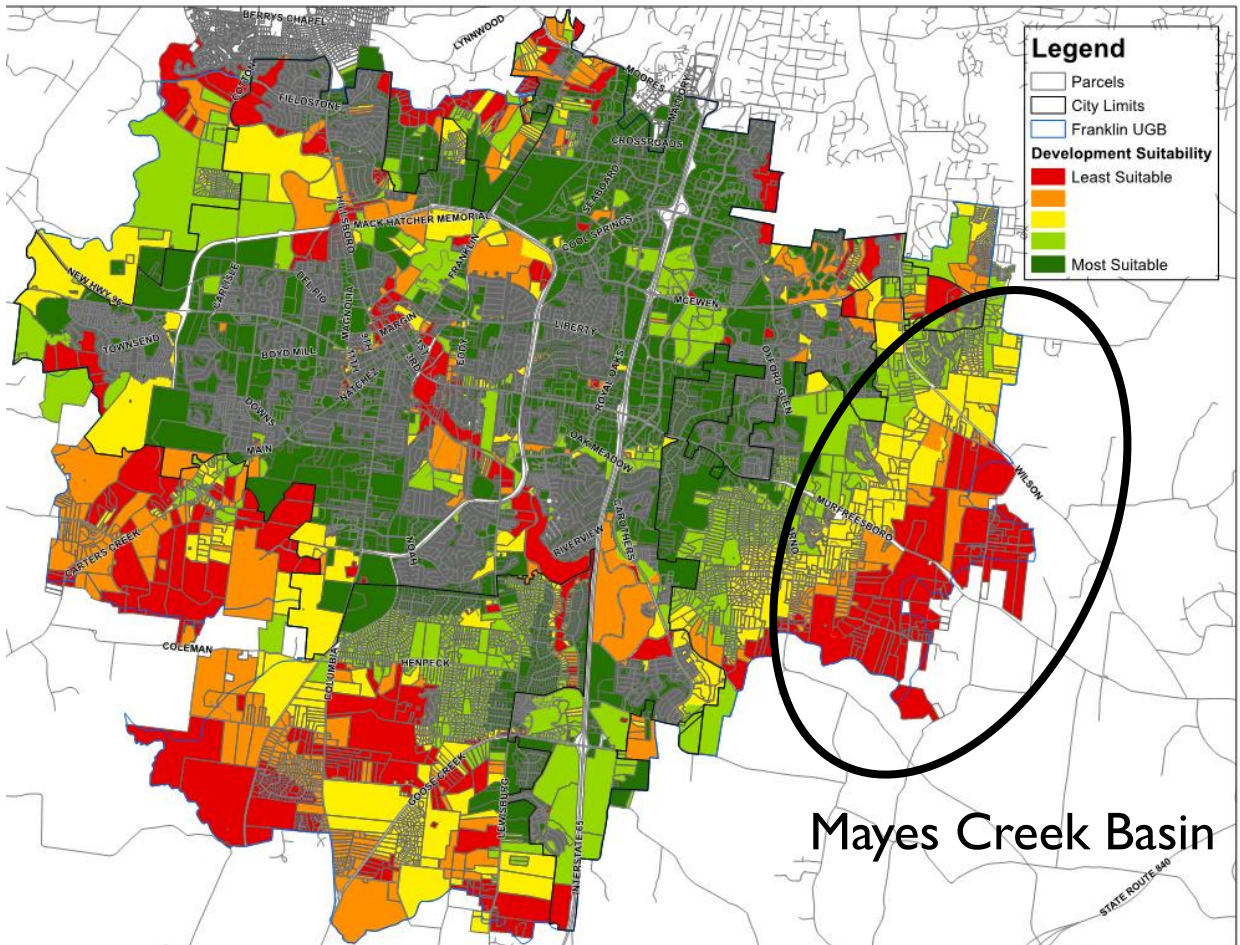
Streets	Proposed NMU	Development Reserve	Mixed Residential
Proposed Conservation Subd	Recreation	Multifamily Residential	Neighborhood Mixed-Use
Proposed Mixed Residential	Conservation Subdivision	Neighborhood Commercial	Regional Commerce
Proposed Large Lot Res	Large-Lot Residential		
Smith's Property	Single-Family Residential		
Parcels			

1 0.5 0 1 Miles



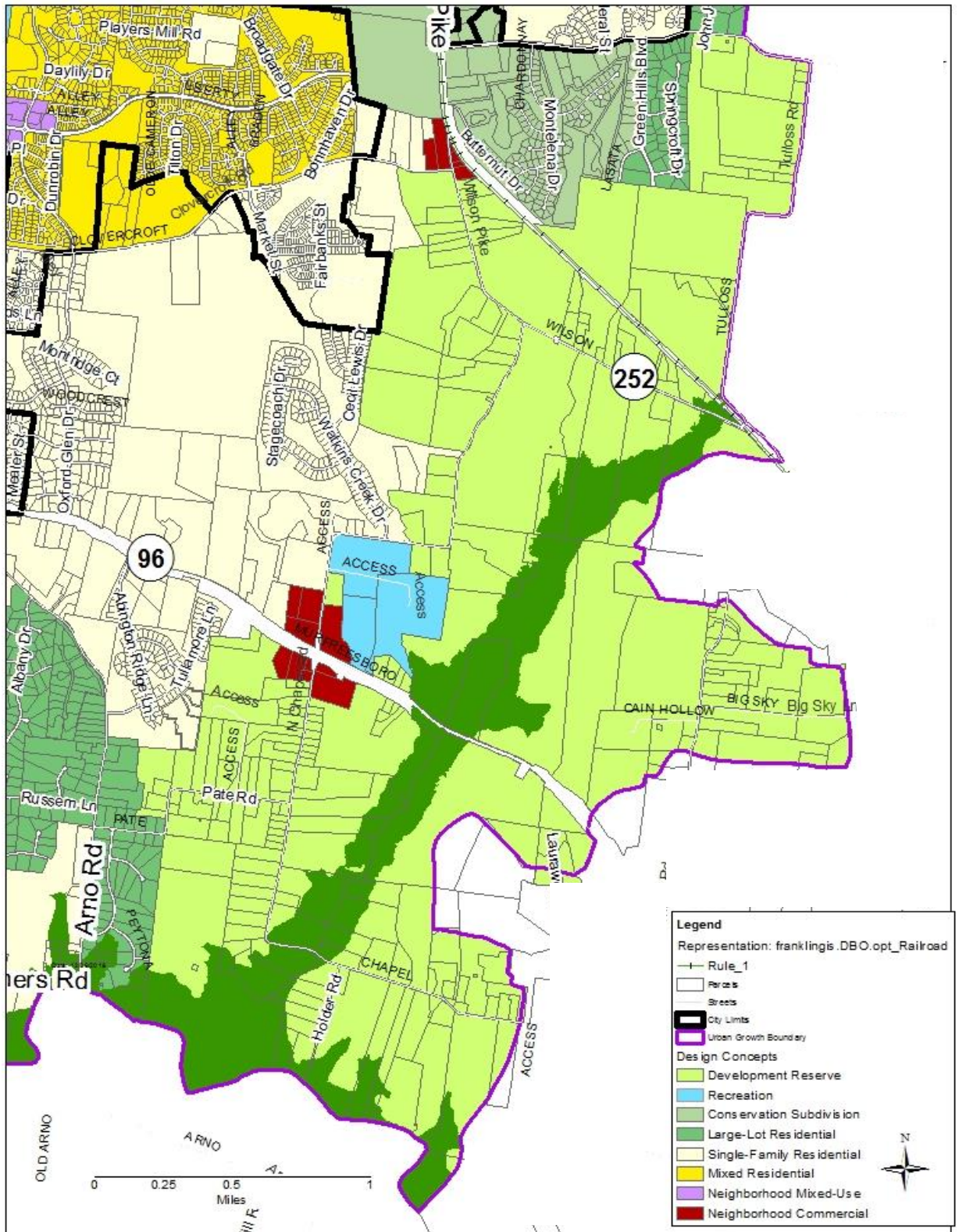
This map was created by the Franklin Planning Department. It was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained hereon. All data and materials (c) copyright 2016. All rights reserved.

ENVISION FRANKLIN SUITABILITY ANALYSIS



Currently, the Mayes Creek Basin lacks sewer availability, fire coverage, it remains far from commercial and employment centers, and has floodplain constraints. Due to these factors, the area is designated as Development Reserve.

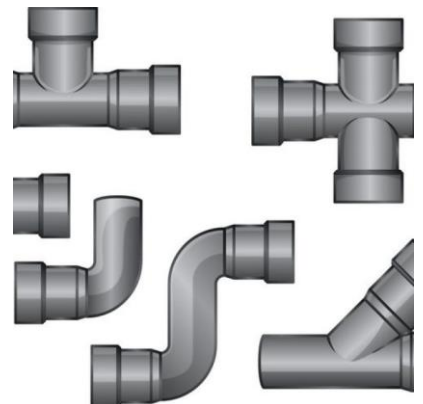
ENVISION FRANKLIN DESIGN CONCEPTS MAP



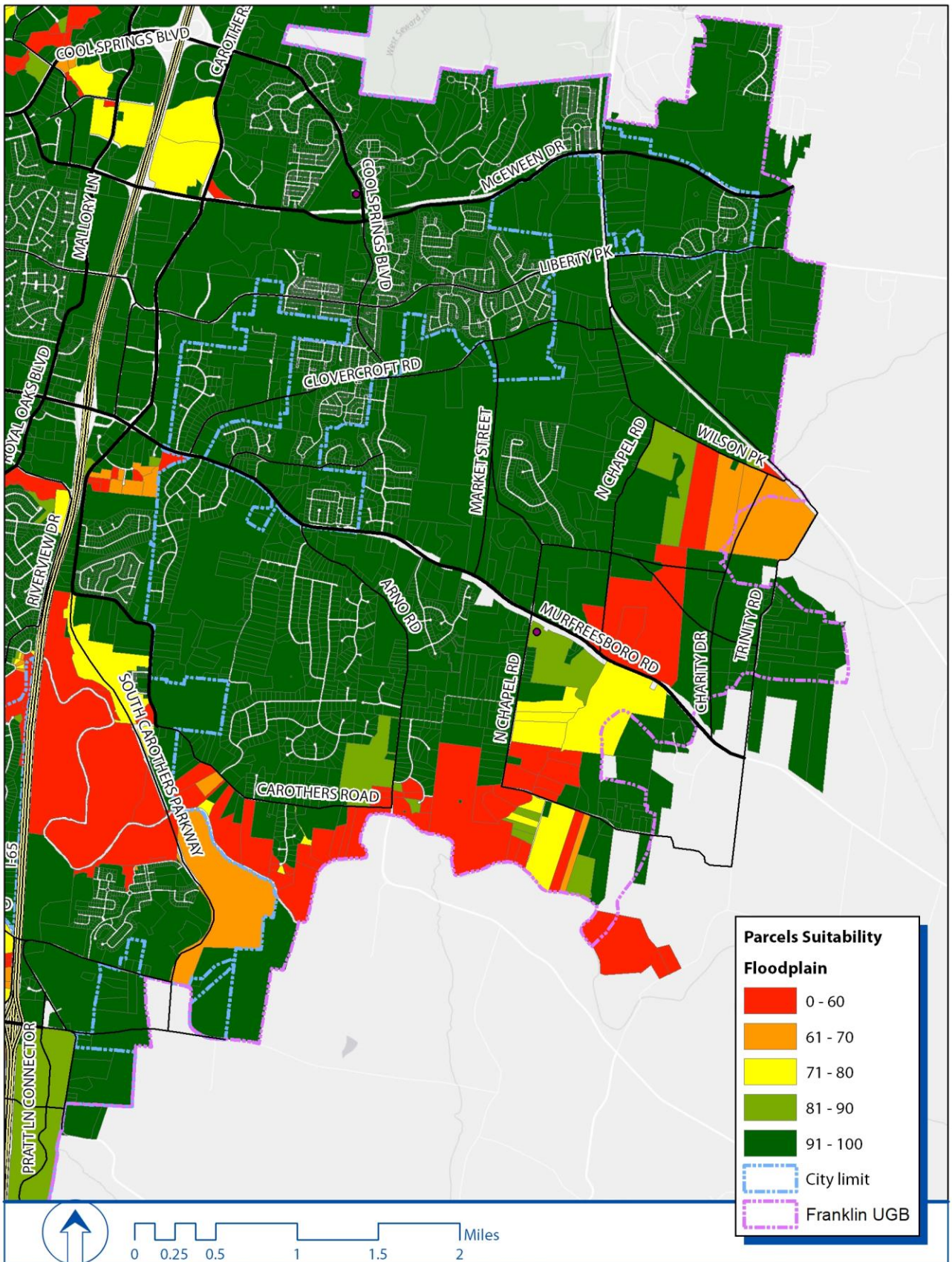
SCENARIO PLANNING

Envision Franklin Suitability Analysis 9 Weighted Factors

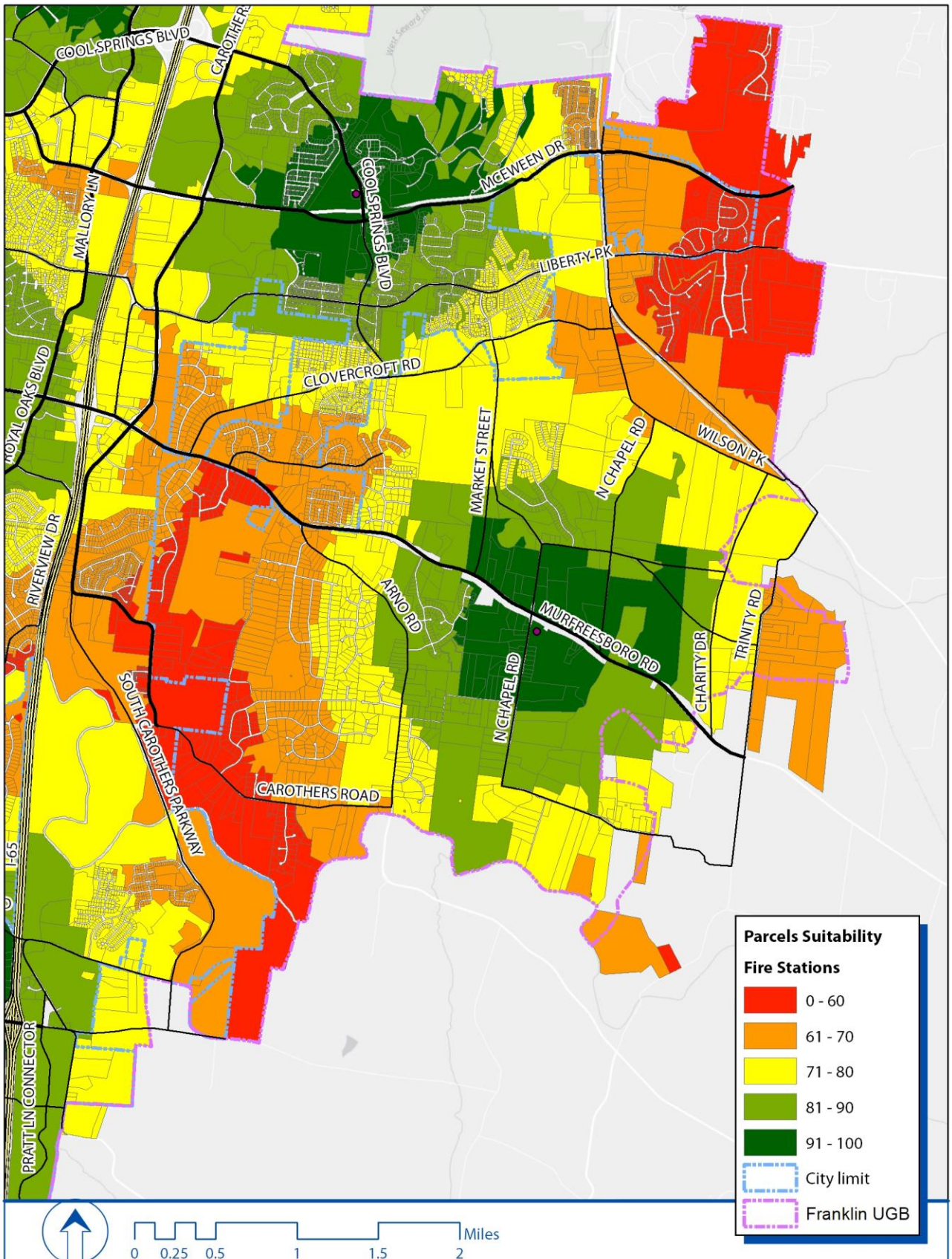
Performed analysis assuming full sewer availability throughout the Mayes Creek Basin, a new fire station is located at the intersection of North Chapel Road/96E, and Murfreesboro Road is widened



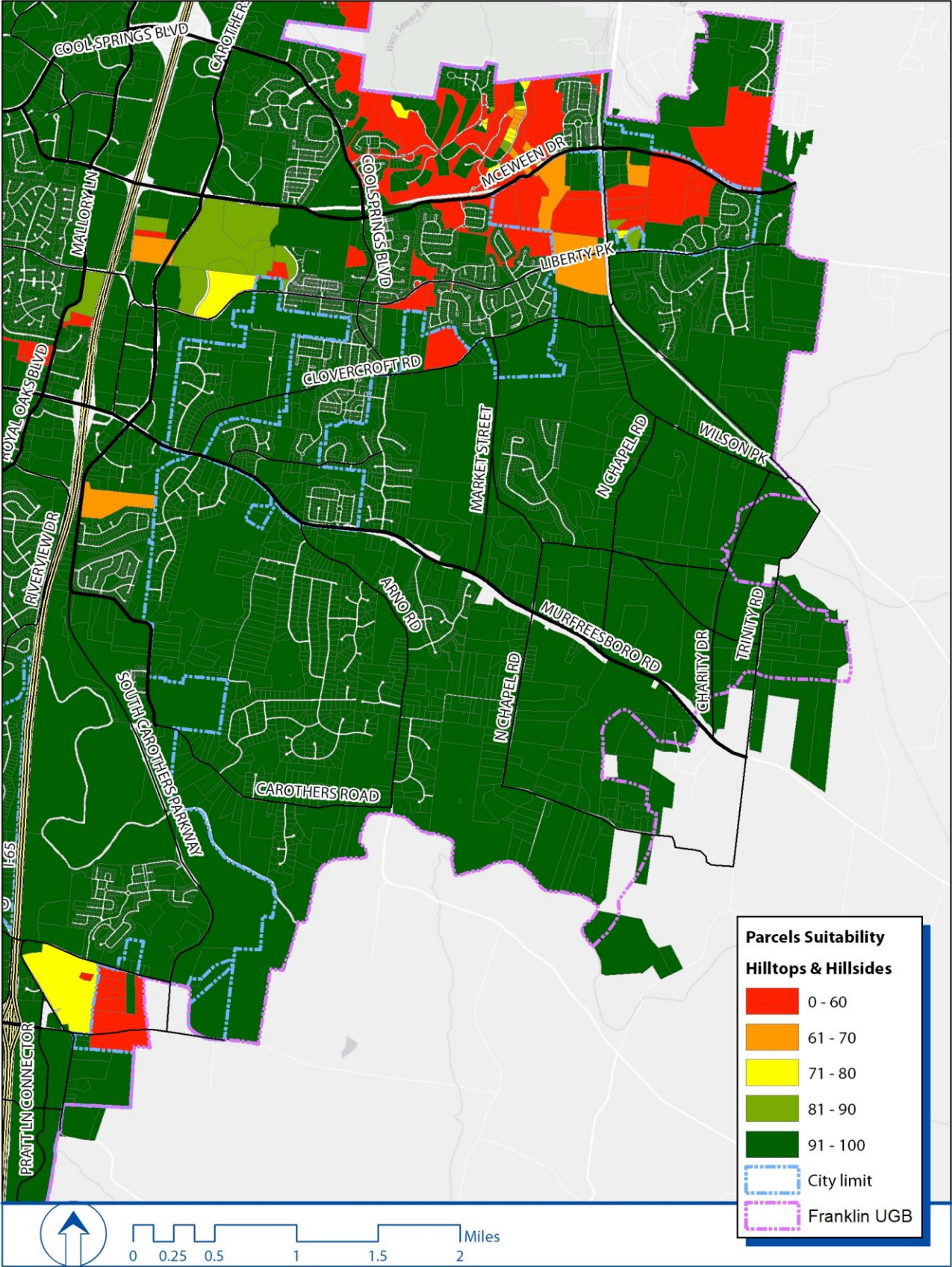
FLOODPLAIN



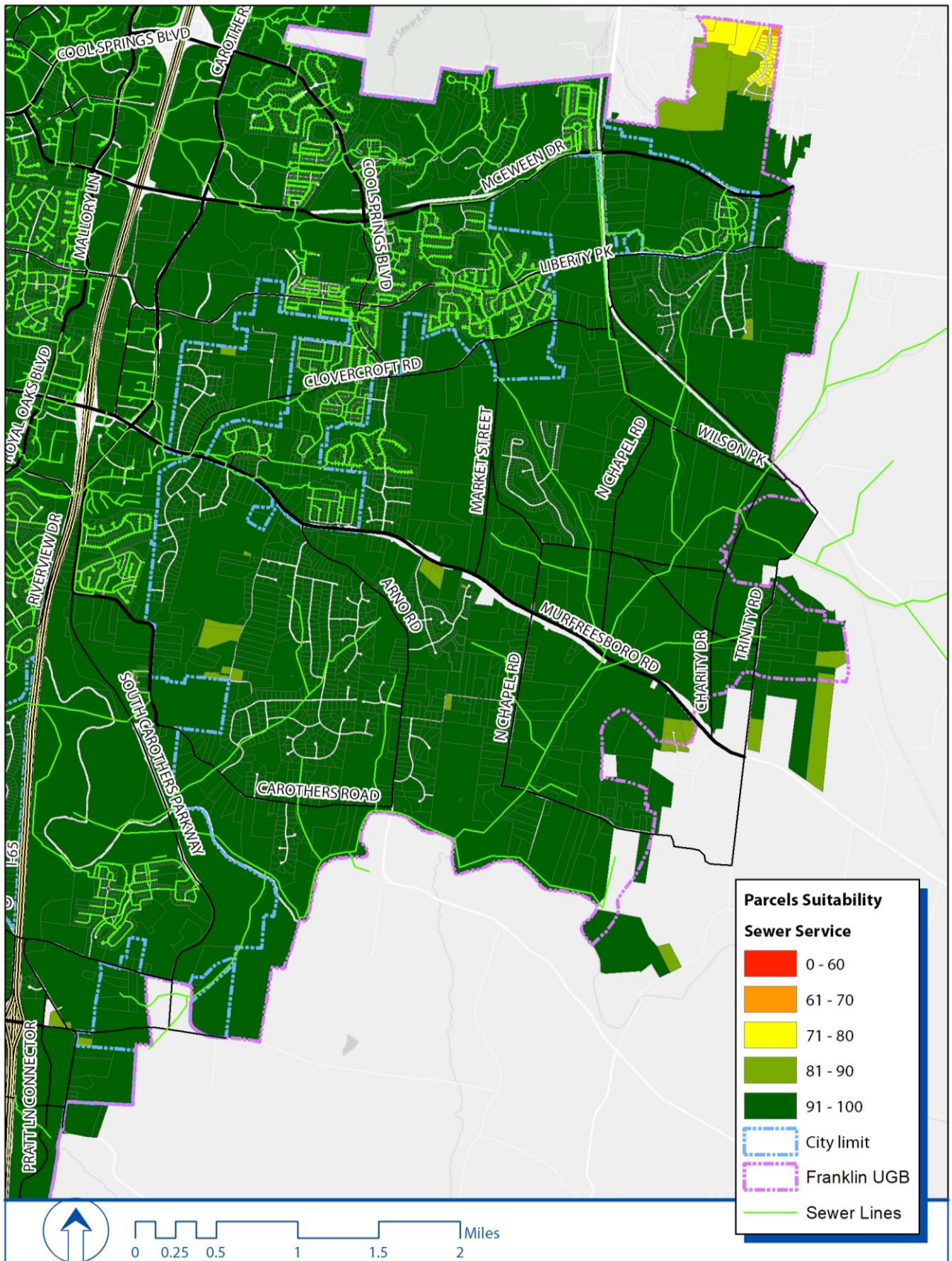
FIRE STATION IF LOCATED AT 96E/NORTH CHAPEL RD



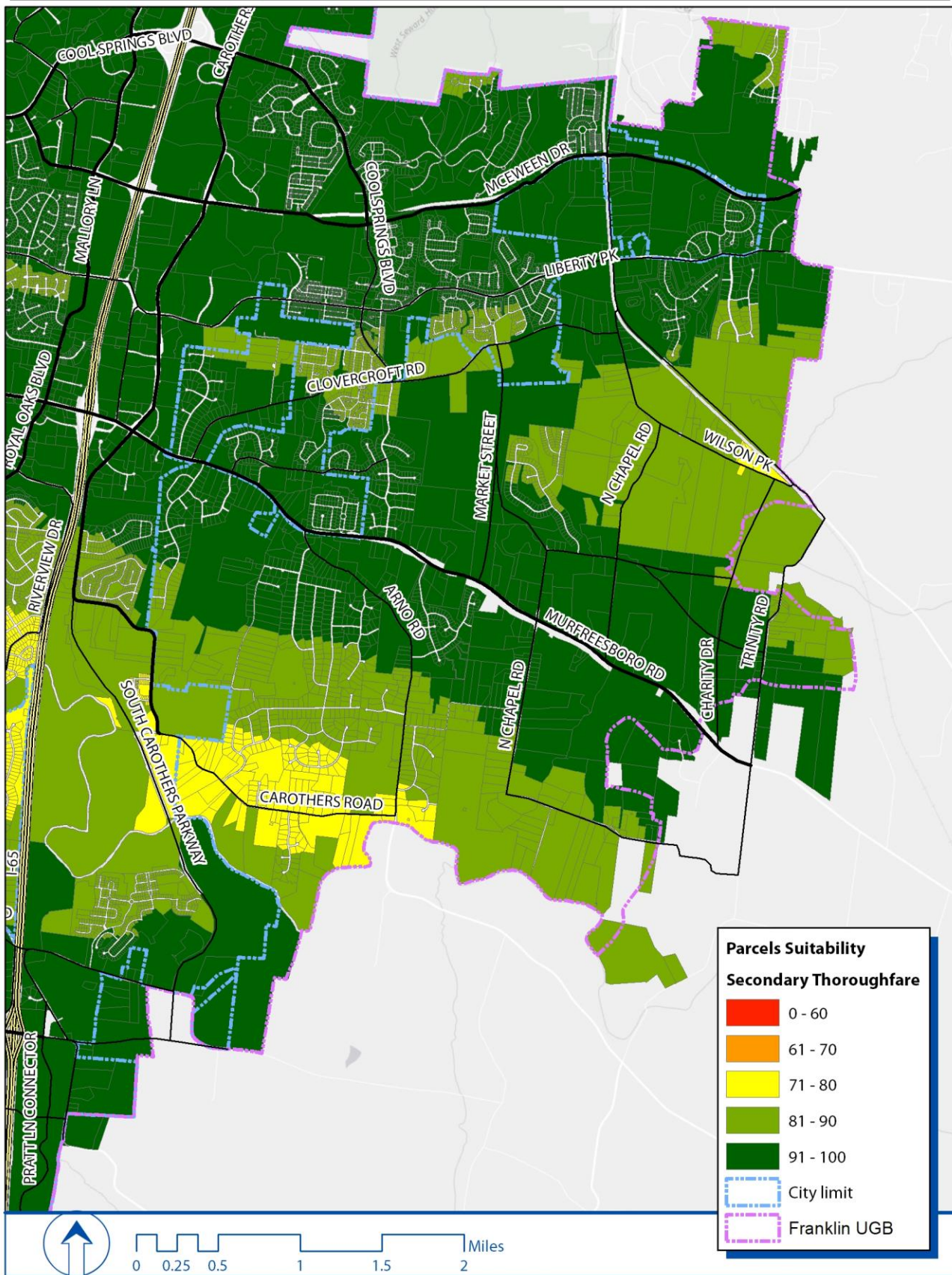
HILLTOPS/HILLSIDES



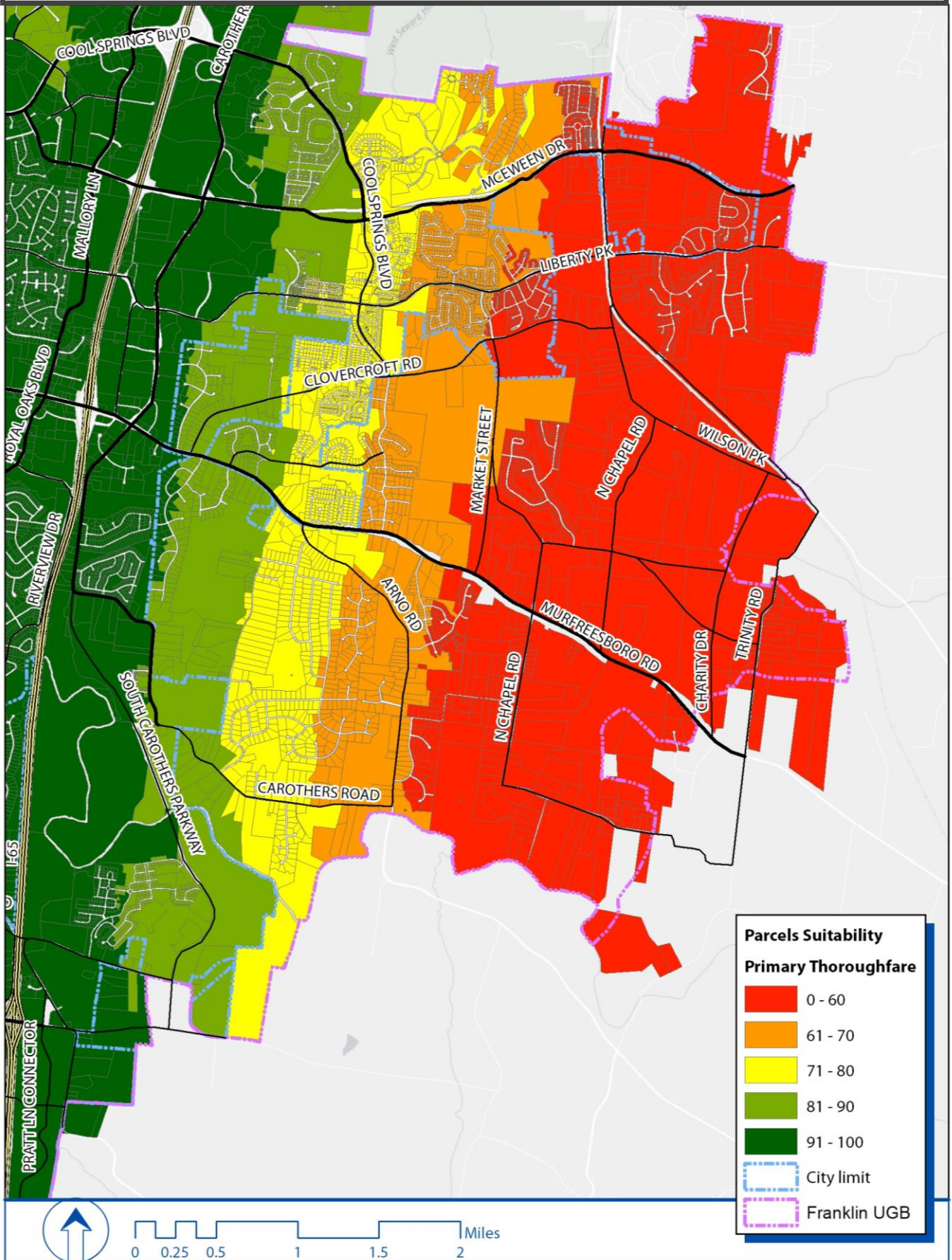
ASSUMING FULL MAYES CREEK SEWER BUILDOUT



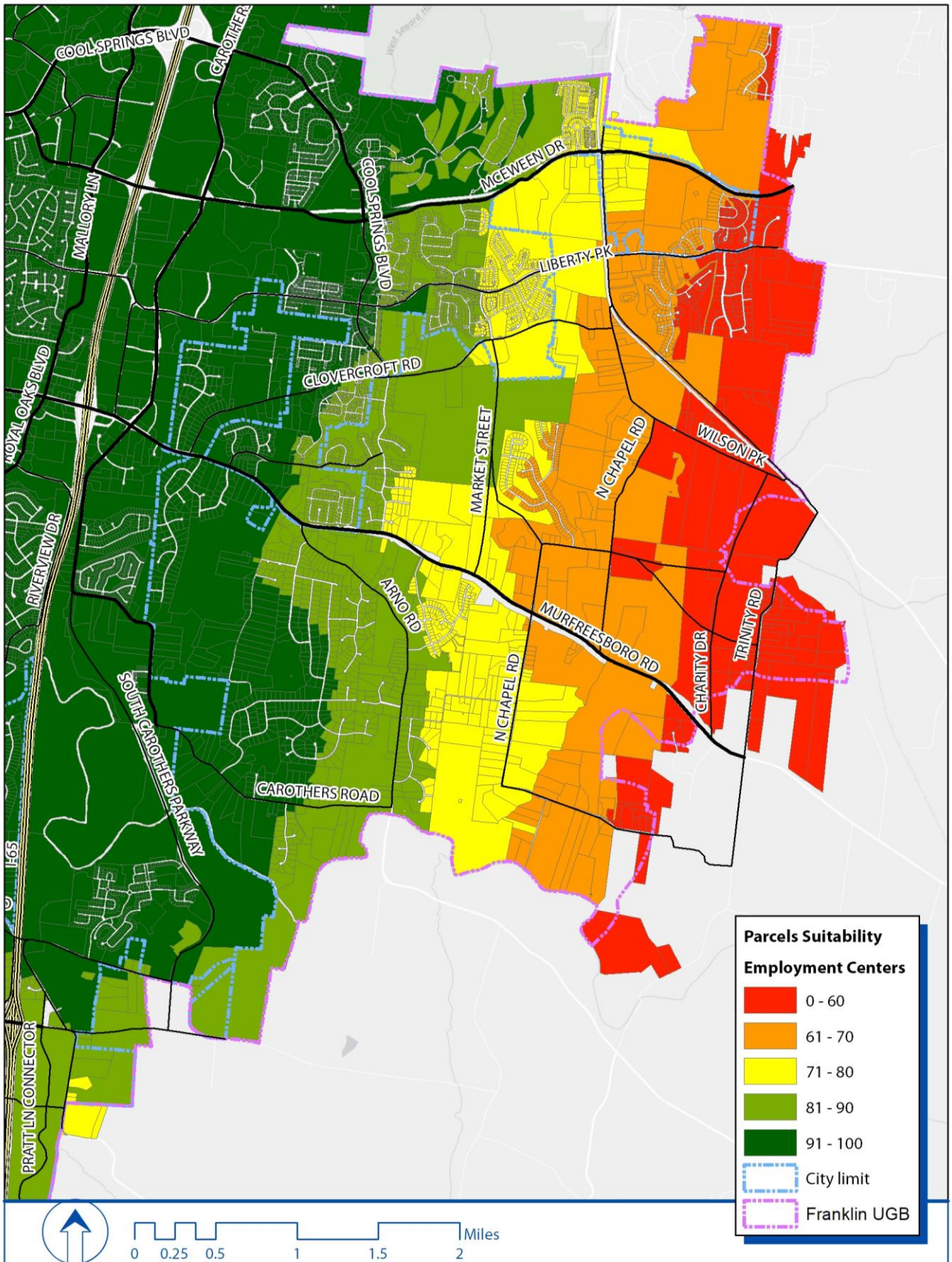
SECONDARY THOROUGHFARES



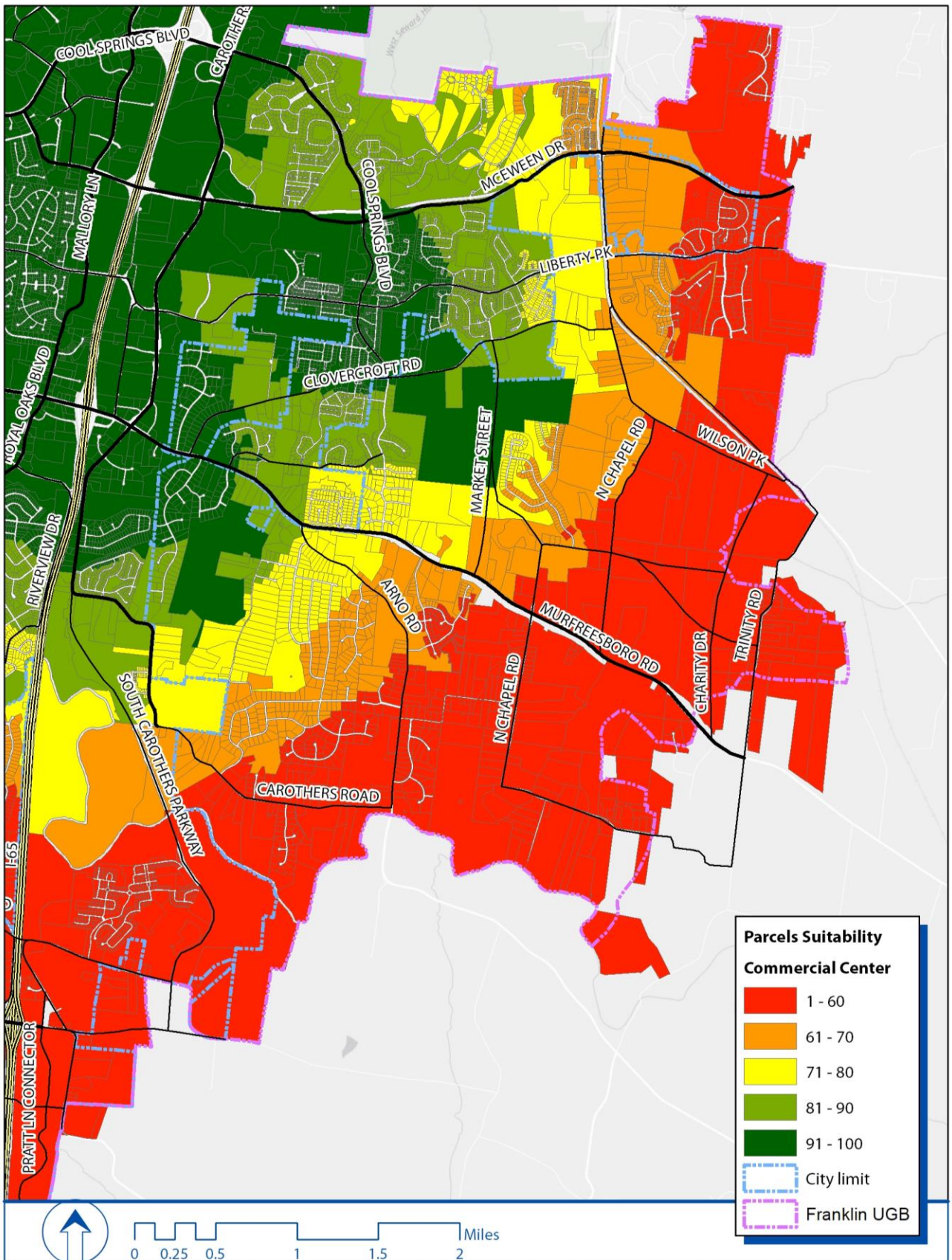
PRIMARY THOROUGHFARES



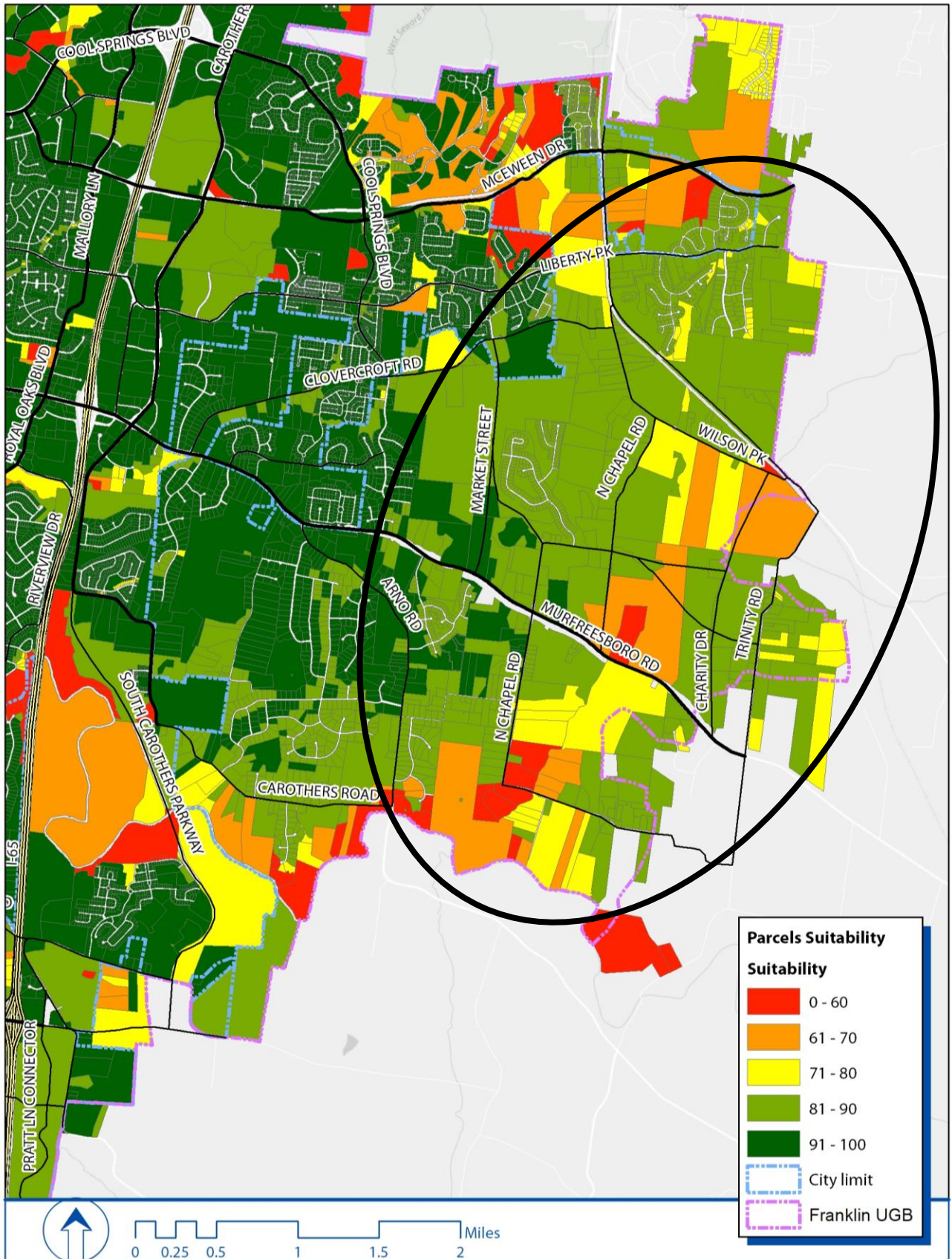
EMPLOYMENT CENTERS



COMMERCIAL CENTERS



COMBINED FACTORS: ASSUMING NEW FIRE STATION, FULL SEWER AVAILABILITY, AND 96E IMPROVEMENTS



Mayes Creek Open House Comment Cards

Cards in **red** generally represent no growth/limited development

Cards in **blue** generally represent neutral comments

Cards in **green** generally represent a favorable opinion of development

Card 1:

No Development

No more taxes

NO more traffic

Card 2:

No No No city limits

Card 3:

- No new high density development
- Maintain rural character
- Take care of existing areas with better infrastructure
- Two acres or more per lot

Card 4:

No Development!

Card 5:

City offers nothing we don't already have except increased taxes. Don't listen to developers. Residents don't want annexation.

Card 6:

I am not interested in annexation—4266 North Chapel Road

Card 7:

Cheryl Wilson Worthington Subdivision

My husband and I have lived at this address 26 years. The entrance to Worthington is our front yard and we own the lot across the street also. We prefer not to be annexed. We own 1.5 acres, beautiful wooded lot, only 10 minutes from anything in Cool Springs. The disadvantage is the road (Clovercroft East) is very crowded and we all must come off Green Hills and it is so hard to get East or West is so hard. Don't really want annexation, no advantage.

Card 8:

No to annex

Card 9:

Melvin A Gray--I do not want to be in the City

3691 North Chapel Road Franklin TN 37064

Card 10:

- Thank you for the open invitation
- Staff was helpful and knowledgeable.
- Would prefer a rural setting with lower density
- Very limited commercial facilities
- No condos, apartments, etc.

John Morss

Card 11:

Prefer to have less density in the Mayes Creek Basin Area. It is not known for development of infrastructure for roads and the traffic conditions are already frustrating at this point. We moved in the county to be out of the City of Franklin.

Card 12:

No more annexation

Card 13:

While we live at (4129 Arno) there is no advantage for us to be annexed into the city of franklin. Our taxes are high enough already and the traffic will be worse than it already is!!

Card 14:

"No" Development

The roads can't handle it!

Card 15:

4215 N. Chapel Road

I am not interested in annexation; I am however interested in being able to pull out on to 96 West without danger.

Card 16:

I live on the upper end of Arno Road. Our taxes are high enough so my wife and I DONT WANT ANY PART

Card 17:

Thanks for the info/update. We live in Abington Ridge—already have community septic and water thru RW D. Don't want to pay for someone else's development infrastructure. Don't want more taxes. Don't want to be annexed into the city. Roads must be upgraded first. Cheers

Card 18:

Keep it rural.

No new taxes

Need to improve HWY 96

Traffic light at 96 and North Chapel Road

Preserve creek and green space

Card 19:

I appreciate the Open House, but it seemed to be a lot of charts without much info. I would have appreciated having a meeting with someone presenting the info, options, impact, etc, and then taking questions. I didn't really learn a lot with this open house and left more frustrated than I arrived.

There is no question about whether development will come to our area. My desire is that it will be done in thoughtful, calculated and fair ways, preserving as much of the beauty/ peace of the county as possible. Kathy Richter

Card 20:

- Please send mailers in addition to posting signs regarding future meetings. Many people don't recognize "Mayes Creek" as a name for this area. Perhaps call it "East Franklin Future Planning Study."
- Those of us who live in the area LOVE the rural character and do not want to see it destroyed.
- We are against the extension of sewer to this area.
- We do not have the roads or schools (or the money to build them) to support widespread development in this area.

Card 21:

Please preserve the more rural look when developing Mayes Creek.

- large lots
- preserve stands of trees
- low density projects

This helps with traffic and growth in our schools

Do not approve developments with houses jammed together like Amelia Park.

Card 22:

Plans driven by greed are ruining the character of our community. The infrastructure does not support more development. I don't see what is wrong with having green space and trees. I do not agree with the Envision Franklin plans for expansion and commercialization.

Card 23:

- We need to make sure we have infrastructure in place before development.
- We need the developers to donate land for schools
- Proposed development will cost county tens of millions pushing up property taxes
- Agricultural development makes the most sense
- Franklin will likely have to raise taxes to pay for infrastructure. We need to be honest with people about the costs.

Greg Lawrence 4th District Commissioner

Card 24:

Thank you for listening to our voice!

What we would like to see:

- Planned growth that provides infrastructure in advance of building/developing (Clovercroft Road traffic is horrible).
- Requiring developers to site plan so they utilize existing trees (no masquerading).
- Keep green space and keep property requiring 2+ acres/home.

Card 25:

Our children can't afford it

Annexation and dense subdivisions are the bane of what makes Williamson Co desirable—Dense subdivisions bring dense traffic, over crowded schools, a crush on our firemen, police departments, the entire infrastructure will be burdened on what growth in a condensed way brings. We already need more schools at the rate we are currently growing—where will you put them? Land is so expensive—the county can't handle the burden.

1. Infrastructure needs to be in place before any more development.
2. Current roads need to be completed before any new development.
3. Land should be designated for schools before any land is developed and donated by developer.
4. Transportation plan needs to be updated.
5. Comprehensive land use plan needs updated with special zoning.
6. More fire and more police needed now.

Card 26:

Conservation subdivision or agricultural neighborhoods or family farms

Card 27:

Infrastructure! First!

City and County need to coordinate land use, roads, etc

We want to maintain the rural nature of the area.

Card 28:

Need roads first.

Need land for schools donated by developer.

Need East McEwen completed first.

Need state to address Wilson Pike to Arrington.

Don't need mass housing/density.

Keep county requirements for lot size (1-5 acres)

Need area for parks and trails with sidewalks. We have none after you go through the E. McEwen roundabout.

Consider fire and police protection also plus sanitation pick up. Fire department could be an issue if trucks have to go down E. McEwen and other narrow roads.

Card 29:

It is painfully obvious that all of this is driven by a couple of land developers. Why do their interests mean more than the majority of land owners/residents in the area. Once this is started, sewers, etc it will open the entire area for intense development, destroying the rural character of the basin. Builders, developers and realtors who all stand to profit should not be given a say in how our area is used, even if they are held in elected office.

Card 30:

No annexation on North Chapel Road.

Card 31:

No development

No annexation

No City taxes

Keep area rural

Card 32:

No city limits

No development

Card 33:

No development!

Card 34:

Preserve land

Preserve trees

No development

Protect wildlife

Card 35:

Development next to and near existing subdivisions seems reasonable.

However, the Smith Property needs to pay for itself plus financial benefits for the City. All other areas should be off the table.

Card 36:

I appreciated being made aware of these developments. We love our rural feel. The tiny house we're raising our family in on 3 acres on Trinity Road. We'd hate to lose the trees, the clear sky and stars and the peaceful quiet, let's keep it rural.

Card 37:

Not interested in any developments than do not provide services—sewer, fire, sanitation, police, etc

Card 38:

- Support cycling infrastructure
- Maintain natural features/wildlife
- Maintain agricultural features

People move to Franklin because they love the rural character. How does the Envision Franklin plan preserve that character? We can accommodate the people moving in without turning our city into urban blight and McMansion hell. There are cities (look to Italy, France, Great Britain) that have accomplished this. We do not have to follow the suburban sprawl template.

Card 39:

Concerns about expansion/widening of 96 particularly as it pertains to North Chapel intersection during rush hour it is very difficult to turn L across 96 heading from N. Chapel towards Murfreesboro. Traffic signals/roundabout would be beneficial. Would appreciate any feedback.

Card 40:

What are the plans for the one lane railroad underpass?

Card 41:

This event has been very informative. I appreciate the opportunity to have input. No more traffic please.

Card 42:

1. Preserve the character of the area
2. There needs to be a buffer between municipalities—rural

Card 43:

Need more info on increased taxes?

Rules for city limits?

Road expansion?

Schools?

Cost for water tap?

Fireworks?

Card 44:

1. When will the tunnels be bypassed!
2. When will a metro city county govt like metro be adopted?
3. When will McEwen be widened?

All the growth and traffic necessitate all the above

Card 45:

Thank you for the information. Do not be swayed by big developers \$ to change the character of this area of Williamson County. Any development i.e. proposed annexation needs to have \$\$ put toward park, fire station, road, landscaping, school; County/TDOT/City joint plan is imperative.

Card 46:

I would like further information on if this planning to go forward. We own property on the corner of North Chapel and 96. We are favorable towards being annexed to connect into city sewer.

Card 47:

Get the sewer to Wilson Pike!! We own 60 acres behind Smith Property. We want to develop. High density. Bring it on!! S&G Properties LLC

Card 48:

What would a project timeline be that would enable Trinity Elementary School and Trinity and Fly Parks to tie into such a system if it is built? Mark Samuels—Maintenance Director of WCS

Card 49:

Want annexed into City to get sewer

Card 50:

Annex into City

Card 51:

A wide variety of alternatives would serve us best including retail, fire and police stations, etc. I lean towards larger lots and larger homes, but whatever fits best with Franklin's growth plan will be fine. Thank you for working ahead on this growth area. Keep up the great work. We love living here.

Mayes Creek Open House Sticky Notes

What is your Vision for the Mayes Creek Basin? The responses are below.

1. No new traffic enough now
2. No gravity sewer option do not destroy Watkins Creek
3. Do not overdevelop. It will ruin what Williamson County is
4. Keep the developers from cutting down all the trees when building. No high density developments that increase traffic and schools.
5. NO further development
6. No development keep it rural
7. No annexation
8. No development
9. Quit zoning for large tract builders think of residents and people that helped develop this county
10. No development
11. No development
12. No
13. No development
14. No new development
15. No annexation
16. No new development close to N. Chapel Road
17. No more development
18. No development
19. No mass development
20. No developers realtors too much traffic no raising taxes putting us in Franklin city
21. NO more taxes, No more development, bring Franklin back to the great small town we all grew up in.
22. No development green space is an asset for our community!!!
23. No development no city taxes preserve rural
24. Our children can't afford it
25. Keep it how it is without houses no development
26. Maintain natural/agricultural character no suburbs and urban build up
27. No commercial development no residential development
28. Go back home and leave Franklin alone and leave roads alone
29. Roads need to be improved can't handle current population no new taxes
30. Development decisions by the residents not builders developers realtors even if they hold elected office
31. Please do not annex Taproot Farm if you allow dense building more roads more schools will be needed at everyone's expense the cost to purchase land for school (then build) is not worth it to benefit the builders who are mostly from out of area please require new development to site build and have septic do not destroy the very thing that made our area desirable.
32. Stop taking away the land! Once it's gone it is gone forever look at LA, Atlanta and learn from their mistakes no development

33. There's already enough traffic on 96 and Arno no annexation leave it alone no development
34. No new development go somewhere else
35. Let's leave some of Williamson County alone leave things as they are no more development needed
36. Green space and residential on 2+ acres slow the development the infrastructure is not ready
37. Bring on the sewer large property owner on Wilson Pike
38. Need grocery store/restaurants
39. Learn from other cities like Charleston they have done well with preserving green space but also growth.
40. Maintain character of the area provide infrastructure before development community should decide zoning plan land for schools
41. Preserve green space and local creeks
42. Provide infrastructure before development
43. Don't disrupt existing residential communities to bring city services to undeveloped land
44. Preserve wildlife
45. Plan land for schools
46. No more taxes
47. Do not cut down trees along Watkins Creek
48. No roads, no two one-lane tunnels would need more schools East McEwen is still being delayed
Wilson Pike is state highway zoned right now

Q1 What are the qualities you like about the Mayes Creek Basin?

Answered: 305 Skipped: 44

#	RESPONSES	DATE
1	Open land. Current land owners appear to maintain land in very reasonable fashion.	12/6/2017 8:20 AM
2	Low traffic (I am a cyclist and most of my riding is in this area); Rural feel, yet close to interstate, shopping, etc.; Large open areas behind my home	12/5/2017 1:43 PM
3	Rural character, seclusion, very quiet, low noise levels.	12/3/2017 9:52 AM
4	Open space, trees...	12/2/2017 10:55 AM
5	One ac. lots or larger, rural in nature. Leave the area as it is!	12/1/2017 6:32 PM
6	nothing stands out to me.	12/1/2017 10:47 AM
7	Rural character and green space	12/1/2017 9:01 AM
8	Open green pastures, country setting	11/30/2017 9:12 PM
9	It's not congested like Cool Springs	11/30/2017 8:11 PM
10	Rural setting near (but not in) "civilization"	11/30/2017 4:36 PM
11	I like that Mayes Creek Basin still has a rural feel while being close to the City of Franklin. I like the large green spaces and families having larger lots or small farms.	11/30/2017 3:39 PM
12	To remain as undisturbed as possible	11/30/2017 3:05 PM
13	The continued maintenance of rural character is very important, from an environmental point of view. Areas where all citizens can enjoy nature, and not just urban sprawl is a testament of caring for future generations.	11/30/2017 11:48 AM
14	Year round free flowing creek, surrounded by mature trees.	11/30/2017 10:46 AM
15	Rural qualities	11/30/2017 8:48 AM
16	Large land per house ratio, quiet roads, no traffic	11/30/2017 8:19 AM
17	Open spaces, natural beauty of Franklin, holding onto some of the little undeveloped areas. Must keep undeveloped.	11/30/2017 6:59 AM
18	Still some farmland left	11/30/2017 12:14 AM
19	Nature	11/29/2017 9:22 PM
20	Still a little bit of country road.	11/29/2017 8:24 PM
21	rural feel	11/29/2017 7:08 PM
22	Rural feel of the area. Green space and trees. Less hectic than other areas.	11/29/2017 6:54 PM
23	One of the last remaining areas in Williamson that you still feel like you're in the country but you can get to town in a reasonable amount of time	11/29/2017 6:16 PM
24	Conservation area	11/29/2017 5:41 PM
25	Rural	11/29/2017 5:26 PM
26	No Development	11/29/2017 4:55 PM
27	Rural environment (trees, farms, nature)	11/29/2017 4:44 PM
28	Openness and lack of development	11/29/2017 4:21 PM
29	Rural feel while still being close to I-65, McEwen and Cool Springs.	11/29/2017 4:07 PM
30	The rural feel.	11/29/2017 3:46 PM
31	That it is undeveloped.	11/29/2017 2:24 PM

Mayes Creek Study

32	Community; geography; proximity to shopping, parks, etc.	11/29/2017 2:18 PM
33	The serenity and the look "this is tennessee"	11/29/2017 1:55 PM
34	The look and feel of country	11/29/2017 1:48 PM
35	I like that it remains a rural area	11/29/2017 1:44 PM
36	Lots of trees, not as many lights, less development, wholesome quiet area where kids can still see farms so close to home	11/29/2017 1:36 PM
37	Rural landscape. Low housing density	11/29/2017 12:31 PM
38	That is is undeveloped. We have TOO MUCH development going on. Residents need some wild areas left undeveloped	11/29/2017 12:08 PM
39	Beautiful scenery/greenery.	11/29/2017 12:04 PM
40	It is not over developed.	11/29/2017 11:41 AM
41	Rural	11/29/2017 11:03 AM
42	Good plan for growth.	11/29/2017 10:28 AM
43	Not part of Franklin. I moved out of downtown to have more freedom on my land and have more private space.	11/29/2017 10:21 AM
44	Love the rural landscape and quietness of this area.	11/29/2017 10:08 AM
45	Its the quiet neighborhood side of Franklin and Williamson County.	11/29/2017 9:50 AM
46	Open space	11/29/2017 9:49 AM
47	Beautiful undeveloped farmland.	11/29/2017 9:33 AM
48	There are many qualities but growth is beginning to erode them.	11/29/2017 9:31 AM
49	Completely rural. The beauty of the countryside and lack of neighborhoods. Leave it alone and rural!	11/29/2017 9:15 AM
50	The country feel.	11/29/2017 9:13 AM
51	Rural and undeveloped.	11/29/2017 9:08 AM
52	lack of development -- agriculture.	11/29/2017 9:06 AM
53	Quiet rural quality	11/29/2017 9:01 AM
54	I like the natural wooded landed and absolutely do NOT support housing development in this area.	11/29/2017 8:58 AM
55	What about what I don't like	11/29/2017 8:53 AM
56	the farms and wooded areas. There are too many new neighborhoods going up, would like to see that slow significantly.	11/29/2017 8:51 AM
57	TREES!!	11/29/2017 8:51 AM
58	It is undeveloped.	11/29/2017 8:50 AM
59	Green areas	11/29/2017 8:45 AM
60	Conservation area	11/29/2017 8:45 AM
61	Preservation of "country side feel" of Williamson Co	11/29/2017 8:44 AM
62	Rural, lots of animal habitat, tall trees, and vast areas of undeveloped land.	11/27/2017 6:15 PM
63	I like that the area is wooded, quiet, lots of green space, and that it feels far out from the city but is within driving distance from shops.	11/27/2017 4:25 PM
64	Non city-like	11/23/2017 4:20 PM
65	The rural character - greenspace, trees, wildlife - that is close to city amenities(i.e.grocery stores, bike trails)	11/21/2017 12:48 PM
66	The close proximity to the coolsprings	11/21/2017 9:17 AM
67	The closeness to the Franklin City limits.	11/21/2017 9:10 AM

Mayes Creek Study

68	The rural feel and open space.	11/20/2017 10:33 PM
69	Everything. Leave it alone and fix our roads and do a better job environmentally of monitoring the effects of recent subdivision build outs. Clovercroft Creek is coming over it's banks and almost over Covercroft road during the last storm. WHY? Because the land was mismanaged in the subdivision build-out. Apparently there's no oversight whatsoever on these developers/builders. Downstream gets harmed by everything left by the builders, building up in the creeks and washing away the land because of much higher water flow that results when concrete is poured for roads and trees and dirt is removed for new homes. PLUS, all the construction garbage that also travels downstream due to the practices of the builders/contractors.	11/20/2017 11:06 AM
70	natural beauty, rural setting, green areas, etc	11/18/2017 5:09 PM
71	Growth, better roads	11/18/2017 3:31 AM
72	Keep it rural	11/14/2017 2:20 PM
73	Mosltly trees and land and no commercial property surrounding trinity school	11/13/2017 8:17 PM
74	That this area is rural and not over developed like the rest of Franklin has become.	11/13/2017 6:39 PM
75	Rural feel Open space	11/13/2017 12:07 PM
76	Natural beauty, open spaces, nature, not overly developed	11/12/2017 9:24 PM
77	Much of the area is undeveloped. Rural landscape	11/12/2017 1:38 PM
78	Rural qualities	11/12/2017 9:25 AM
79	Rural homes, small farms & free flow of traffic without stoplights. Easy access to the dog park & athletic fields	11/12/2017 6:59 AM
80	This is a safe haven for wildlife that is already getting pushed out due to too much development	11/11/2017 7:48 PM
81	Quiet and country.	11/11/2017 2:51 PM
82	None	11/11/2017 7:30 AM
83	The lack of dense housing outside of those already in process.	11/11/2017 7:28 AM
84	The lack of development.	11/11/2017 12:23 AM
85	Open space	11/10/2017 11:22 PM
86	The amount of undeveloped farm land, how serene the area is.	11/10/2017 8:45 PM
87	We love all of the older trees and the natural feel. We also like the small lot, front porch communities that seem to be popping up. Now, if we just had some type of mass transit system for traveling downtown...	11/10/2017 8:45 PM
88	Undisturbed,	11/10/2017 7:28 PM
89	It is quiet and has a mostly rural feel.	11/10/2017 7:20 PM
90	Pastoral	11/10/2017 6:57 PM
91	I like the rural feel of the area.	11/10/2017 6:46 PM
92	The schools, the neighborhoods, the community, the safety	11/10/2017 6:30 PM
93	Convenient location to interstate	11/10/2017 6:08 PM
94	The rural community. Horse farms, rolling hills.	11/10/2017 5:39 PM
95	Enough amenities. Accessibility to Nashville.	11/10/2017 5:23 PM
96	None- already congested on 96!	11/10/2017 5:23 PM
97	Nothing	11/10/2017 3:57 PM
98	Charming rural areas, farms, forests.	11/10/2017 3:43 PM
99	I like that it is green and that there are no current developments!!!	11/10/2017 3:20 PM
100	Conservation	11/10/2017 2:12 PM
101	Open space and large lots in the housing communities	11/10/2017 2:10 PM

Mayes Creek Study

102	Green space	11/10/2017 1:55 PM
103	That it is undeveloped	11/10/2017 1:42 PM
104	The country look and feel. It still feels like the city we chose so many years ago. Pretty and pristine country side.	11/10/2017 1:38 PM
105	Rural country feel	11/10/2017 1:24 PM
106	Nothing	11/10/2017 1:03 PM
107	It's beauty and lush greenery.	11/10/2017 12:56 PM
108	Its rural	11/10/2017 12:50 PM
109	The green space and rolling hills.	11/10/2017 12:43 PM
110	That it still seems somewhat rural.	11/10/2017 12:35 PM
111	Quiet, not crowded, nature remains untouched	11/10/2017 12:35 PM
112	I like the rural landscape and quiet. We recently moved to east Franklin from southwest Franklin specifically for these features and strongly want to preserve them.	11/10/2017 12:15 PM
113	Nothing. It looks like another huge community.	11/10/2017 11:52 AM
114	I love the rural quality and open space. It provides a nice balance from all the homes, business and retail the city already offers.	11/10/2017 11:29 AM
115	natural beauty, trees, minimal development and NO commercial development	11/10/2017 11:07 AM
116	That it is still mostly a rural commmunity.	11/10/2017 10:29 AM
117	None	11/10/2017 10:22 AM
118	It's a quiet place to live and one of the few remaining areas like that in Franklin	11/10/2017 8:22 AM
119	Quiet. Low traffic. Streams and trees	11/9/2017 11:33 AM
120	Country living. Rural feel	11/8/2017 10:11 PM
121	I like living in a place that feels rural with trees, land and wildlife, but yet is close to the amenities of Franklin and Cool Springs and has the easy accessibility of 65 or 840.	11/8/2017 9:34 PM
122	I like the rural character and that it serves as a boundary to the overdevelopment of cool springs	11/8/2017 9:09 PM
123	Peaceful and beautiful. Not a lot of development near us.	11/8/2017 4:07 PM
124	The green space, all the trees, our wildlife.	11/8/2017 1:21 PM
125	Quiet, relatively low traffic levels, lots of nature and established wooded areas and farms. Wide open spaces.	11/8/2017 11:08 AM
126	Rural Character yet close to interstate and shopping amenities	11/8/2017 11:07 AM
127	The creek itself and so much green space.	11/8/2017 10:52 AM
128	Farm land...open rural area	11/8/2017 9:59 AM
129	Quiet, spacious, little development	11/8/2017 9:49 AM
130	I do not support any additional residential or commercial development in the Mayes Creek Basin.	11/8/2017 9:38 AM
131	Farmland	11/8/2017 9:24 AM
132	The quiet and simplicity.	11/8/2017 9:11 AM
133	Rural	11/8/2017 8:58 AM
134	It is a farm area and I want to keep it that way.	11/8/2017 8:31 AM
135	Natural - don't build. All the building is ruining the charm & beauty of Franklin	11/8/2017 8:03 AM
136	It's charm and farms and open spaces. Do not build any more subdivisions!!!	11/8/2017 7:57 AM
137	Ruralness, low traffic, farms	11/8/2017 7:44 AM
138	wildlife, limited population density	11/7/2017 10:00 PM

Mayes Creek Study

139	The wildlife and creeks currently preserved. They give current developments the small town, rural feel we want.	11/7/2017 7:35 PM
140	Dont want development.	11/7/2017 5:43 PM
141	Trees. Rural feel and nature in the area.	11/7/2017 4:51 PM
142	1) rural character 2) natural spaces 3) wildlife 4) country cycling 5) quiet 6) mostly calm roads	11/7/2017 4:44 PM
143	There is a lot of green space and currently preserves nature around us.	11/7/2017 4:14 PM
144	the beauty of the open land, the wildlife, the trees.	11/7/2017 3:33 PM
145	I like the wildlife, watching the deer. It's quiet and the houses are not stacked on top of one another.	11/7/2017 3:25 PM
146	Agriculture countryside,	11/7/2017 2:51 PM
147	It's rural and not a lot of people.	11/7/2017 2:18 PM
148	The "country" feel in close proximity to Cool Springs/retail. The rolling hills and landscape. The opportunities for growth.	11/7/2017 2:18 PM
149	That it is not developed	11/7/2017 2:12 PM
150	The development reserve to be kept at 1 dwelling unit per 2 acres.	11/7/2017 12:31 PM
151	Annexation into the City of Franklin and MUCH needed Sewer System. the potential to appeal to developers to build more luxury homes in this area and be a part of the city limits and services	11/7/2017 10:09 AM
152	It is rural, without multi-family dwellings.	11/7/2017 10:05 AM
153	Rural character of the area, while convenient to commercial areas and 65 and a (usually) reasonable commute to Nashville.	11/7/2017 10:04 AM
154	Lack of development. Privacy	11/7/2017 1:54 AM
155	Generally rural with lots of space - low development and moderate traffic. Most of the area is natural, wooded, and fields. This is why we live in this area, rather than closer to downtown Franklin.	11/6/2017 10:34 PM
156	Large lots, quiet green spaces, relatively uncrowded, convenient location.	11/6/2017 9:32 PM
157	Still reviewing but the city is allowing to much density outside of the cool springs area	11/6/2017 9:26 PM
158	Beautiful land, rural feel	11/6/2017 9:20 PM
159	Beautiful land	11/6/2017 8:45 PM
160	Rural and undeveloped	11/6/2017 8:38 PM
161	Rural feel that's why we moved to this area	11/6/2017 8:34 PM
162	Large area to strategically plan for Franklin growth including some commercial services within the east Hwy 96 corridor. Residents need some services to prevent further congestion west of I-65.	11/6/2017 2:46 PM
163	that its the last undeveloped area in franklin but is located close to cool springs	11/6/2017 1:53 PM
164	Natural beauty	11/6/2017 12:47 PM
165	The combination of rural and residential.	11/6/2017 11:46 AM
166	Quiet and un-crowded yet close to Franklin and Cool Springs	11/6/2017 11:07 AM
167	Rural open land	11/6/2017 10:54 AM
168	It has managed to maintain its rustic, rural beauty and not as congested as densely populated subdivisions found within Franklin's existing city limits.	11/6/2017 10:43 AM
169	It has managed to maintain its rustic, rural beauty and not as congested as densely populated subdivisions found within Franklin's existing city limits.	11/6/2017 10:42 AM
170	the beauty of the land	11/6/2017 10:13 AM
171	That it is not overdeveloped like the rest of Franklin. Franklin needs to worry about road infrastructure before annexing anything else to the area.	11/6/2017 10:12 AM
172	Rural	11/6/2017 9:17 AM

Mayes Creek Study

173	Rural feeling, quiet	11/6/2017 8:46 AM
174	Rural	11/6/2017 8:34 AM
175	Green, undeveloped.	11/6/2017 8:07 AM
176	That it's natural and not developed. Feels like Wilco and not a city	11/6/2017 7:39 AM
177	A rural setting with beautiful vistas and a short travel time to Cool Springs.	11/6/2017 7:01 AM
178	Outside the city limits. Rural. Less developed. Schools. Each home-site and/or neighborhood able to maintain it's own method of water/sewer.	11/5/2017 9:52 PM
179	Rural, not a lot of development	11/5/2017 8:06 PM
180	The rural feel. Wooded land.	11/5/2017 7:55 PM
181	Rural with limited development	11/5/2017 7:00 PM
182	I like the feel of the "country" just outside the city limits. Keeping the Mayes Creek Basin rural is important to my family and me.	11/5/2017 2:33 PM
183	The rural landscape	11/5/2017 2:10 PM
184	That it is rural	11/5/2017 1:22 PM
185	It's rural	11/5/2017 1:20 PM
186	I like the rural feeling of the basin, with easy access to urban areas for shopping, dining and entertainment	11/5/2017 12:18 PM
187	Rural, very little development which results in habitat for all types of animals and birds.	11/5/2017 9:11 AM
188	Rural, not densely populated with homes, wildlife, farms, scenery. It's a country feel just minutes from Cool Springs	11/5/2017 7:38 AM
189	Not commercialized, has a residential feeling	11/5/2017 7:14 AM
190	We bought in the area because it has a rural feel but still close to shopping and restaurants	11/5/2017 6:10 AM
191	It drains water naturally	11/4/2017 11:12 PM
192	Green space	11/4/2017 9:23 PM
193	none: too many developments/condos/apartments already, catering to the wealthy, out of state buyers, making it unlivable/un-affordable and too congested for those who currently live here.	11/4/2017 8:44 PM
194	Mix of single-family homes along with larger areas of land such as farms Access to neighborhood and locally-owned businesses Feels like you are out of town without being too far from city amenities	11/4/2017 8:43 PM
195	It's a relatively peaceful place to live. We invested in our home many years ago and are concerned that this is an attempt to annex us into the city of Franklin. Our property taxes were raised 17% this year and this is over the inflationary rate. additional taxation is a burden on those of us who are on a fixed income.	11/4/2017 6:58 PM
196	I live here and enjoy the quiet country life	11/4/2017 5:06 PM
197	rural nature	11/4/2017 3:54 PM
198	Rural in character	11/4/2017 10:33 AM
199	Open spaces! Lack of density! More open like Brentwood. Not as congested as Franklin.	11/4/2017 10:31 AM
200	That it is mostly a natural area.	11/4/2017 7:38 AM
201	I was born and raised on the farm next door what is now Chardonay. I have never even heard the creek being called anything but a creek. It fed my fathers lake and it still does today	11/3/2017 8:11 PM
202	The rural nature of it and that it's not too congested while being close to Franklin	11/3/2017 7:10 PM
203	City utilities	11/3/2017 4:56 PM
204	Its rural, undeveloped nature.	11/3/2017 2:12 PM
205	Rural setting	11/3/2017 1:23 PM

Mayes Creek Study

206	My wife and I enjoy the "ruralness" of the area. Subdivisions are encroaching from almost every angle. Single lane underpasses would have great difficulty taking in additional traffic volume. Not to mention the safety factor.	11/3/2017 12:28 PM
207	large lots, open spaces	11/3/2017 12:23 PM
208	Rural Feel	11/3/2017 11:54 AM
209	preserved green space	11/3/2017 11:53 AM
210	Open spaces, rolling hills, old growth trees, wild turkeys, deer	11/3/2017 11:10 AM
211	That it's largely undeveloped with pastureland and large independently owned property.	11/3/2017 10:23 AM
212	It is all Nature . Beautiful Area	11/3/2017 9:53 AM
213	Wildlife is abundant, school zone is excellent, parks, open spaces and natural wooded areas. It is not over developed.	11/3/2017 9:40 AM
214	We are far enough out of the city to feel like we are in the country, but close enough to everything. Moving in more commercial businesses and big housing developments will lessen that feeling.	11/3/2017 8:33 AM
215	That it is undeveloped.	11/3/2017 7:12 AM
216	Rural distinction however Clovercroft and Split Log have become a throughfair for traffic from Nolensville residents and residents further East to I-65 and Cool Springs Area. A traffic study would verify this.	11/3/2017 5:59 AM
217	It is rural with rolling hills of beautiful pastures and wildlife. Home developments have required single family residential living on one to two acre lots.	11/3/2017 5:56 AM
218	It is undeveloped and scenic	11/3/2017 5:48 AM
219	Undeveloped land	11/3/2017 5:39 AM
220	I love the rural, country feel of rolling hills, trees, and no development. This is what makes me love Franklin. If developed we will be forced to flee our beloved small town of Franklin, TN.	11/3/2017 5:07 AM
221	Rural	11/3/2017 4:52 AM
222	Keeping green space	11/3/2017 4:31 AM
223	Large lots for homes mature trees	11/3/2017 2:28 AM
224	Rural	11/3/2017 12:59 AM
225	Quiet neighborhoods and more rural, large residential lots.	11/3/2017 12:05 AM
226	That it is undeveloped - pretty country roads and views.	11/2/2017 11:09 PM
227	No hill top homes. Minimum one home per one acre of buildable land. Rural feel, minimum development. Buffer between municipalities. NO DENSITY!	11/2/2017 10:48 PM
228	Please DO NOT develop this property. The density in this area is completely overwhelming our roads, schools, green space, etc.	11/2/2017 9:51 PM
229	Rural feel.	11/2/2017 9:18 PM
230	Great potential for urban development	11/2/2017 8:54 PM
231	It's undeveloped and beautiful. I like that we still have places where we can take a short drive in the country. Please stop so much development of beautiful areas.	11/2/2017 8:51 PM
232	Lack of over development	11/2/2017 8:16 PM
233	Low traffic / congestion, and not overcrowded	11/2/2017 7:57 PM
234	Not in city	11/2/2017 7:35 PM
235	Nice scenery, rural setting	11/2/2017 7:31 PM
236	Rural atmosphere. Trees open land	11/2/2017 7:26 PM
237	Quiet, lots of trees, housing isn't too close together in most parts, fantastic neighbors.	11/2/2017 4:04 PM
238	rural atmosphere	11/2/2017 9:41 AM

Mayes Creek Study

239	All the reasons I come to Franklin have changed over time. It is almost like a favorite flower garden which when matures need constant re-distribution of plants taking into account the maturity of plants and changing light, soil, and traffic thru the garden. Franklin has changed... We need more planning and direction on infrastructure and the accompanying money and less directives for neighborhoods. Let's not build sub par-housing by government dictated requirements neighborhoods that will not stand up with time.	11/2/2017 6:58 AM
240	Large amount undeveloped	11/1/2017 7:57 PM
241	Space, less congested, large lots, safe traffic patterns/routes	11/1/2017 5:39 PM
242	quiet country living close to I65	11/1/2017 4:58 PM
243	Rural country feeling. No crowded.	11/1/2017 4:52 PM
244	The convenience to the city while being outside the city limits. I will not be able to acquire a burn permit. I am concerned about the rapid expansion and growth without any infrastructure to support said growth. Bringing subdivisions and more commercial buildings to this area is not something I support.	11/1/2017 1:44 PM
245	It feels rural but close to city	11/1/2017 8:55 AM
246	Rural setting, but close to the interstate system.	11/1/2017 7:54 AM
247	Still rural	11/1/2017 7:42 AM
248	Rural but close to town. When I moved out to this area 30 years ago there was only 1 or 2 red lights between town and home. Now it is so many lights so much traffic. I was able to safely ride my horses down the roads to the river and visit with the neighbors. Now people have no respect for others must less trying to ride horses down the road. I have seen road rage, traffic is bad. Looking over 65 from 96 going and coming to work you can see too much traffic and wrecks almost daily. I had hoped to retire at my home but with additional homes, people, cars. It will be almost impossible to live in my home and enjoy life. I will be like the rest of "old" Williamson countians, sell and move out of county.	10/31/2017 11:50 PM
249	Close proximity to Cool Springs shopping and business district	10/31/2017 5:13 PM
250	No city taxes, that's why we bought our property outside the city limits in a rural setting. We already have water, sewer, electric, cable, fire protection, police/sheriff protection and agriculture.	10/31/2017 3:01 PM
251	Mayes Creek is losing it's a qualities due to lack of reasonable growth.	10/31/2017 8:43 AM
252	That it is NOT Franklin city.	10/30/2017 7:23 PM
253	Perfect Location	10/30/2017 4:19 PM
254	peaceful, tranquil. unhampered. rural, farm community. undeveloped for most of it.	10/30/2017 4:00 PM
255	That is outside city limits. It is rural without overdevelopment like areas within the cities.	10/30/2017 12:46 PM
256	Being out of Franklin City Limits--Being RURAL but close enough to city	10/30/2017 10:01 AM
257	That it is rural	10/30/2017 7:32 AM
258	Space between neighbors, quiet	10/29/2017 8:17 PM
259	It has the right amount of recreation areas and greenways.	10/29/2017 9:00 AM
260	Close to town but still a country feel.	10/29/2017 9:00 AM
261	the fact that we are not in the Franklin city limits	10/28/2017 8:12 PM
262	Combination of BOTH Conservation and Development.	10/28/2017 7:32 PM
263	Low density, rural feel, natural habitats, undeveloped areas.	10/28/2017 5:40 PM
264	We love that it feels rural and we can have our horses here but it is only a few minutes from Cool Springs.	10/28/2017 4:30 PM
265	Still maintains some semblance of a rural feel. Not in city limits.	10/28/2017 3:42 PM
266	Country Setting Style	10/28/2017 7:54 AM
267	Like it left alone as is with no future growth plans.	10/27/2017 6:10 PM

Mayes Creek Study

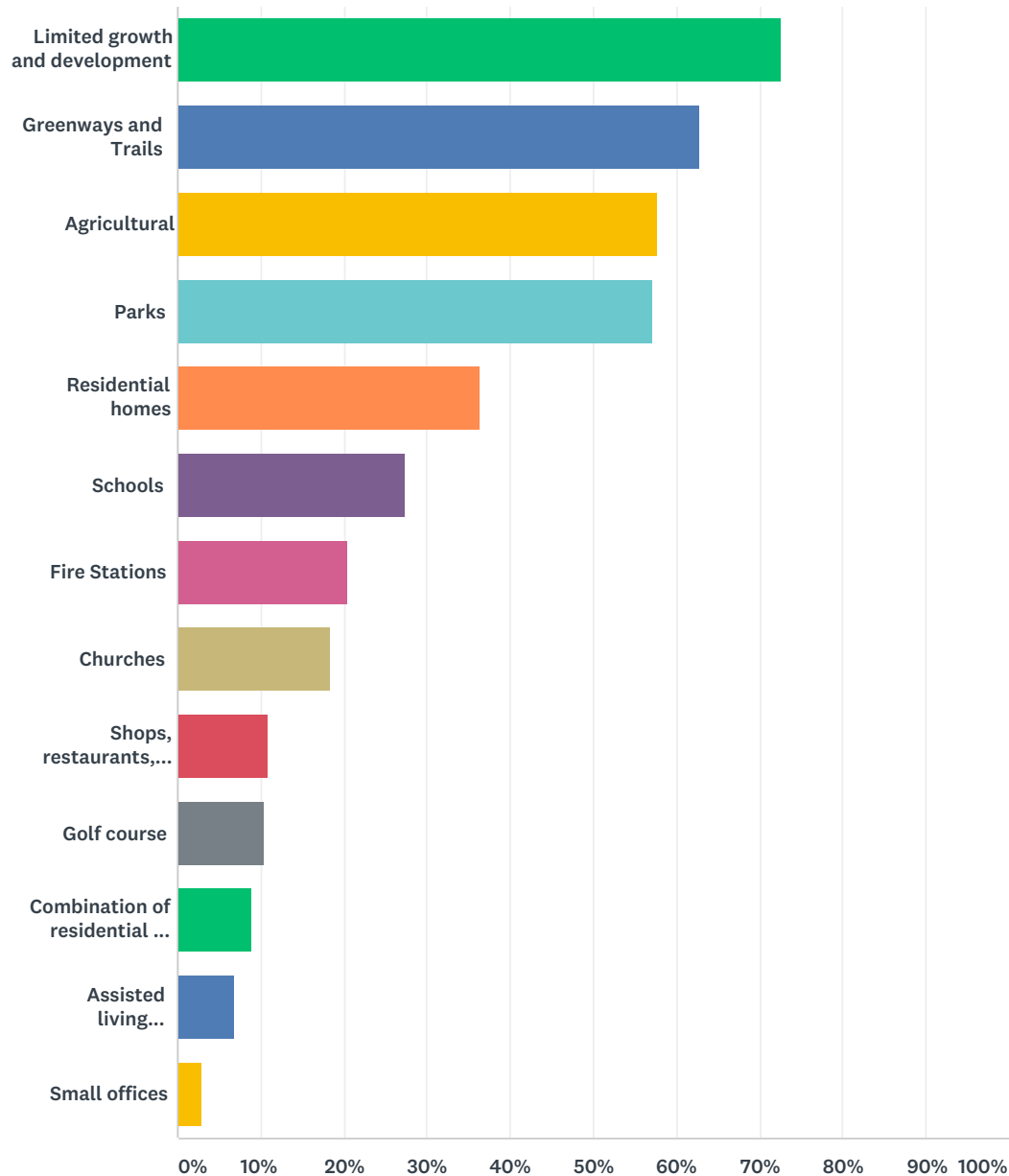
268	It is quiet, and removed from the general noise and commercialization that now surrounds Franklin as one approaches Franklin from the East. Great place to live and hope it stays that way.	10/27/2017 4:50 PM
269	Close to interstate 65 and Cool Springs	10/27/2017 4:27 PM
270	THE RURAL FEEL. EVEN THE FEW NEIGHBORHOODS HAVE A "COUNTRY" FEEL. IT FEELS OPEN, SAFE, AND WARM. PLACES LIKE LADD PARK AND MCKAYS MILL FEEL TOO "INTENSE".	10/27/2017 3:02 PM
271	The scenic beauty of the creek and pasture land.	10/27/2017 2:58 PM
272	Location	10/27/2017 11:34 AM
273	The community here likes our green space and rural character; it's not crowded and overdeveloped.	10/27/2017 11:19 AM
274	the areas seen from 96 are mostly rural	10/27/2017 8:56 AM
275	The rural/country feel (few subdivisions, lots of open land and trees).	10/27/2017 8:46 AM
276	still somewhat rural	10/26/2017 11:42 PM
277	Relatively low density housing in the area where we reside.	10/26/2017 8:06 PM
278	It's out enough feel like you're in the country, but yet close to the Interstate and Cool Springs	10/26/2017 6:36 PM
279	We are in the country but we are close to everything. Less traffic. Lack of population. Lower taxes.	10/26/2017 4:37 PM
280	area for growth	10/26/2017 1:56 PM
281	Rural environment, limited growth	10/26/2017 12:59 PM
282	Convenient to shopping and medical care. Plus a rural setting.	10/26/2017 10:26 AM
283	The green space and agriculture that allows Franklin residence to enjoy rural environments	10/26/2017 10:23 AM
284	Rural with areas of large spaces with no development, providing for natural habitat. Homes on large tracts and many working farms.	10/25/2017 8:26 PM
285	Rural but close to town	10/25/2017 12:36 PM
286	Green acreage, purposeful traffic plans/patterns that support the current volume, cul de sac based neighborhoods with no through streets for families/outdoor play.	10/25/2017 10:32 AM
287	Less congestion yet convenient	10/25/2017 10:17 AM
288	All the green space	10/25/2017 8:12 AM
289	There are plenty of wooded areas, space, and wildlife.	10/25/2017 7:15 AM
290	I love seeing so much green! I love the country feel and quite. I love my kiddos going to Trinty Elementary, and while the traffic on 96 can be crazy, during the day it's simply not an overly busy place. I love driving around and seeing Long fences and roaming livestock.	10/24/2017 10:03 PM
291	Open, rural area	10/24/2017 7:38 PM
292	Rural	10/24/2017 7:30 PM
293	Open space with little development. Love the proximity to nature	10/24/2017 7:07 PM
294	Quiet area, no commercial businesses. Purposely moved here to get out of the franklin city limits	10/24/2017 6:57 PM
295	Open farm land	10/24/2017 6:37 PM
296	At the minute we love that Tap Toot Farm is not developed	10/24/2017 5:50 PM
297	Quiet. Few homes. Upscale. Little traffic. Larger lots.	10/24/2017 5:33 PM
298	Rural feel. Open space. Developments w lots of green space	10/24/2017 5:18 PM
299	Rural natural landscape. Farms and rolling treed hills. Open land, not a sea of houses.	10/24/2017 4:33 PM
300	The open space and large stands of forested areas. It was disappointing this past week to see a large parcel along Murfreesboro road have ALL of the trees taken down.	10/24/2017 4:28 PM
301	Well it's around the corner from our house, we are in McKays mill just outside the boundary. We like that the area is close to cool springs but still has the franklin "country" feel.	10/24/2017 9:21 AM

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302	Open country, wildlife	10/24/2017 8:43 AM
303	Rural, low density, mix of residential and agricultural uses.	10/24/2017 8:20 AM
304	Country-like, rural, yet still close to the city	10/24/2017 8:05 AM
305	Rural, untouched beauty.	10/24/2017 7:41 AM

Q2 Which types of uses do you envision for the Mayes Creek Basin? Select all that apply.

Answered: 343 Skipped: 7



ANSWER CHOICES	RESPONSES	
Limited growth and development	72.59%	249
Greenways and Trails	62.68%	215
Agricultural	57.73%	198
Parks	57.14%	196
Residential homes	36.44%	125

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Schools	27.41%	94
Fire Stations	20.41%	70
Churches	18.37%	63
Shops, restaurants, and grocery stores	10.79%	37
Golf course	10.50%	36
Combination of residential and commercial uses	9.04%	31
Assisted living facilities	7.00%	24
Small offices	2.92%	10
Total Respondents: 343		

#	OTHER (PLEASE SPECIFY)	DATE
1	Planned developments that are walkable and offer local resources (commercial). Offer Westhaven-like subdivisions of different economic strata. Offer equine centric subdivisions. Create an agri-hood that encourages residents to own small quantities of docile farm animals and veggie gardens mixed with private residences and the commercial space needed to support residents. Always make them walkable/bikable and mix childcare with senior care in developments. No megamalls or megastores. No congestion and overdevelopment like Cool Springs area. Permit neighborhoods that foster social and environmental responsibility amongst residents. PS, I'm not against golf, just all the intense manipulation of the land used on golf courses.	12/12/2017 6:42 PM
2	Limited growth for residential home sites. Maintain current school.	12/6/2017 8:20 AM
3	The city and county have already corrupted the area by the way of allowing the so called "conservation subdivisions" which conserve nothing.	12/1/2017 6:32 PM
4	1)Disc golf course. 2) Bike trails to get the idiots off Wilson Pike, Wilson Pike is not designed for bicyclists and they have no reason to attempt to ride that road. 3) No additional houses should be added until the 1 lane underpasses have been replaced.	11/30/2017 9:12 PM
5	But nothing until McEwan and Wilson Pike are fixed and other connecting roads are planned to handle the increases traffic without dumping it thru current neighborhoods like oxford glen to cool springs blvd becoming a high traffic connector in the middle of multiple neighborhoods.	11/30/2017 12:14 AM
6	Please quit developing nature areas!	11/29/2017 4:55 PM
7	YMCA!!!!	11/29/2017 2:18 PM
8	Equestrian facilities	11/29/2017 1:55 PM
9	PLEASE leave it undeveloped. That's why we all moved here—for quality of life. Now they are developing ALL THE OPEN SPACES	11/29/2017 12:08 PM
10	Simple neighborhood type living. No business parks and such.	11/29/2017 9:50 AM
11	Leave to growth to the other parts of the county. Quit destroying the beautiful parts of WillCo because the people running the show are getting kickbacks from developers and others. It's disgusting what the elected leaders are doing.	11/29/2017 9:15 AM
12	NO commercial activity	11/29/2017 9:01 AM
13	I do not support any type of residential development in this area. Nature parks (NOT large stadiums) and agricultural use would be acceptable.	11/29/2017 8:58 AM
14	Enough houses we need more rural open lands	11/29/2017 8:53 AM
15	Prefer to maintain as much greenspace as possible while addressing key needs for growth. Planning for schools and fire stations are critical in this piece. It should not be done in silos like I have seen the city do in the past. Be proactive, not reactive.	11/21/2017 12:48 PM
16	No major subdivisions or malls...very limited growth	11/20/2017 10:33 PM

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17	There is absolutely no justification for further residential or commercial construction in our area, period. It's recognized by all that our roads are insufficient for currently approved developments' additional traffic, so why would anybody think it appropriate to build more homes/offices? The first thing that needs to happen is to get an approved budget that pays for existing needs of roadways much less what may or may not be needed in 20 years. Traffic isn't manageable today, much less in three years when subdivisions build out and all those additional cars are on the roads. Stop approving additional development and/or annexing property for development.	11/20/2017 11:06 AM
18	please plan and keep Franklin beautiful!!!!	11/18/2017 5:09 PM
19	KEEP (what is left) of FRANKLIN RURAL.	11/13/2017 6:39 PM
20	We don't commercial development in the middle of our homes in residential area. That would not be the spirit of owning a home in historic Franklin away from city sprawl.	11/12/2017 6:59 AM
21	Nothing. Leave it alone.	11/11/2017 7:48 PM
22	No more development in that area. These type areas are the reason Franklin is a nice place to live. Otherwise you can live in other areas for much less. Besides the school system can not handle the additional volume.	11/11/2017 9:57 AM
23	Limit dense housing and multiple housing.	11/11/2017 7:28 AM
24	Leave it as it is, no new development. The current residents enjoy their farms and the lack of development.	11/11/2017 12:23 AM
25	We can not add more homes or residents until we have a plan in place for our schools. Also we picked this area bc it was not as developed as Franklin. Leave the green spaces please.	11/10/2017 11:22 PM
26	I would like to see the growth franklin slow drastically. It is moving too quickly	11/10/2017 7:20 PM
27	We need another elementary school badly! Oak View nearly doubled in size over 1 summer and more development will feed into there or Trinity. PLEASE build with schools in mind!!!	11/10/2017 3:22 PM
28	I would really plead to keep this part green. We moved to this corner of Franklin tone close to the low development area. There are enough homes going up and we are having enough of a struggle getting funding for the schools now.	11/10/2017 3:20 PM
29	None	11/10/2017 1:03 PM
30	I marked the grocery stores option but I'd love that to be contained to a small area to service the families living around there and in arrington. But I'd prefer the development to be limited.	11/10/2017 12:56 PM
31	I wouldn't mind a nice neighborhood within walking distance to Trinity Elementary but overdevelopment is a fear of mine. I'm from here originally and it breaks my heart to watch so many farms disappear.	11/10/2017 12:43 PM
32	Leave it alone	11/10/2017 10:22 AM
33	If they were to build homes in this area, it would be better if they were larger lots (3-5 acres or more) . I don't want to see another McKay's Mill neighborhood pop up in this area.	11/10/2017 8:22 AM
34	We need to limit the city sprawl. If we build make sure we have minimum lot size at 1 -5 acre	11/8/2017 10:11 PM
35	Most people in the area do not want to see any mixed use developments or small lot home communities. It would ruin the feel of the area which is the main reason we moved here. Unfortunately, many neighborhoods are being built in this area and the schools and roads just can not keep up. Even if (not when) 96 is ever expanded, it is 10 years too late and it will not help all the surface roads at this point.	11/8/2017 9:34 PM
36	Please, do not allow more subdivisions!!	11/8/2017 9:09 PM
37	I would prefer that it not change one bit.	11/8/2017 4:07 PM
38	Would prefer minimal growth and development. If it has to happen, then residential on large lots only, with lots of green space barrier between neighborhoods and streets.	11/8/2017 1:21 PM

Mayes Creek Study

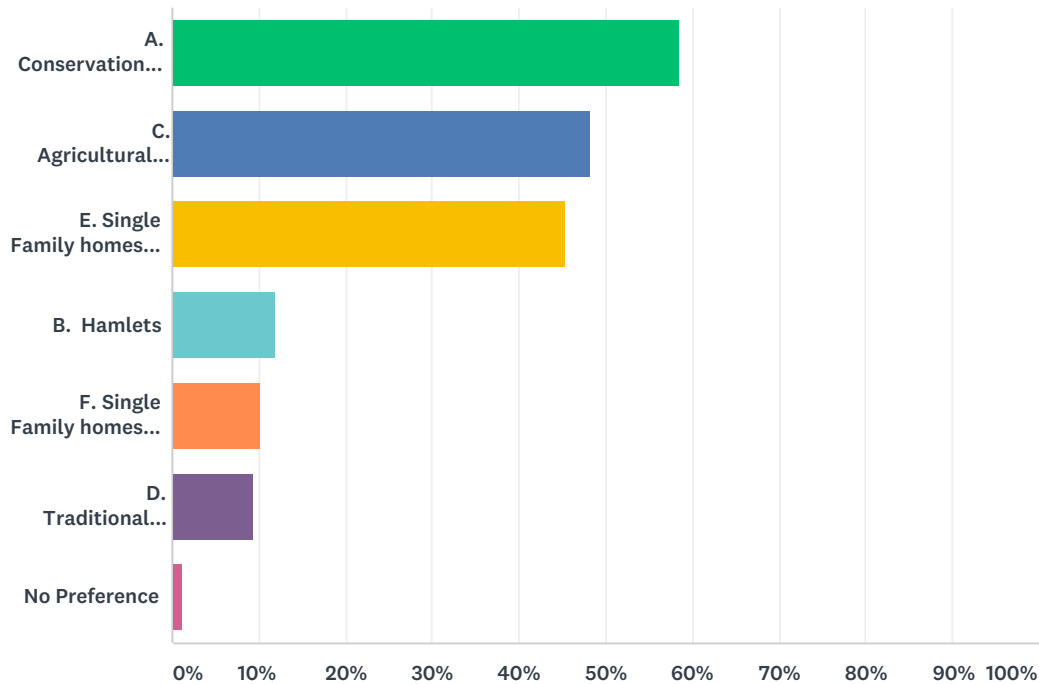
39	We live in The Radcliffe Subdivision. Only 11 homes with 1.5 AC to 5 ac lots. Generally do not want to be annexed to Franklin City. We have all we need to enjoy a simple and convenient lifestyle. IF annexation of surrounding properties is on the table then, Large lot (1 ac) density using cluster type development would be the preferred direction. I generally think the Mayes Creek basin has the commercial and services development already existing or close enough in McKays Mill and the I-65 / Hwy 96 interchange. The Trinity park and Fly park areas are nicely developed. It would be interesting to see a green way / trail / bike system along the Harpeth River from Arno Rd to the new Carothers communities and to the North along Wilson Pike to the Brentwood trail system. A Canoe access at Arno Rd and / or Trinity Rd at The Harpeth River. Widen Arno Rd to 3 lanes and solve the traffic congestion at the Page Schools.	11/8/2017 11:07 AM
40	No development	11/8/2017 10:30 AM
41	left alone	11/8/2017 9:59 AM
42	I do not support any additional development in the Mayes Creek Basin.	11/8/2017 9:38 AM
43	Farms	11/8/2017 9:24 AM
44	Keep it undeveloped	11/8/2017 8:31 AM
45	Leave it as it is	11/8/2017 7:57 AM
46	better roads and nothing more	11/7/2017 10:00 PM
47	want to limit the amount of development in order to preserve the greenspace that we have today	11/7/2017 7:35 PM
48	Would like to see some restaurants and a grocery store enter this space - but very limited. Would prioritize greenways, trails and parks.	11/7/2017 4:14 PM
49	The less that is done on the east side, the better.	11/7/2017 3:33 PM
50	Please leave it alone! Let's have an area of Frankin that is not overgrown. I hate subdivisions. I moved to this area specifically to be away from all that. I'm close enough to town. The traffic on Murfreesboro rd is already crazy. It takes forever to turn left out of N Chapel rd on to 96.	11/7/2017 3:25 PM
51	Please do not put more houses in this area	11/7/2017 2:12 PM
52	The current residents have already sunk costs to provide water and sewage.	11/7/2017 10:05 AM
53	Residential homes on large (multi-acre) lots. No subdivisions.	11/7/2017 10:04 AM
54	We moved to East Franklin to get away from the over development of Cool Springs. I would like to see Mayes Creek stay rural and not get over developed like the rest of Franklin.	11/7/2017 1:54 AM
55	Possible mixed-use developments offering a good mixture high quality housing with some affordable component.	11/6/2017 2:46 PM
56	No development	11/6/2017 10:12 AM
57	LIMITED development	11/6/2017 8:07 AM
58	No more large area home developments. No city of Franklin government just Williamson County.	11/5/2017 9:11 AM
59	I would greatly appreciate more public spaces for walking, hiking, biking, and enjoying the outdoors. Brentwood has ridiculously outdone Williamson County and Franklin in this area. I drive to Brentwood to enjoy their trail system and parks.	11/4/2017 8:43 PM
60	Perhaps you could tell us what you plan to do.	11/4/2017 6:58 PM
61	No high density residential developments; No high density commercial development	11/4/2017 10:33 AM
62	No dense developments please! Franklin has overbuilt these already!	11/4/2017 10:31 AM
63	We have lived here at this location in Worthington for 26 years what was a quiet residential neighbor And would like for it to stay that way. It has developed into numerous subdivisions and I does not lend itself tho anything else.	11/3/2017 8:11 PM
64	staying with the nature of the area - large lots.	11/3/2017 12:23 PM
65	NONE	11/3/2017 11:53 AM
66	This area can not hold all the traffic of Stores, more homes and restaurants	11/3/2017 9:53 AM
67	Feeder road improvements are necessary to support the through traffic.	11/3/2017 5:59 AM

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68	Stop trying to develop every piece of vacant property. You have done nothing to address traffic issues and congestion. The roads in the area I.e. Wilson path with a one lane underpass can't handle the additional traffic.	11/3/2017 5:39 AM
69	1 home per acre	11/3/2017 12:59 AM
70	Small shops / shopping centers only. No big box stores or large grocery. The area could use a few restaurants and perhaps a small market. A fuel center would be ok so long as it fits the rural aesthetic.	11/2/2017 9:18 PM
71	Appropriate widening of roads BEFORE the development begins	11/2/2017 8:54 PM
72	We are close enough to easily access commercial development that we do not need any additional commercial development in this area	11/2/2017 7:57 PM
73	No more growth	11/2/2017 7:35 PM
74	I don't like seeing all the houses in neighborhoods look almost identical. Changes in the brick/siding and front entry don't make diversity. The concepts plans should mandate at least 20% single level homes. ((This would be more in keeping with the population and needs of the citizens)Subdivisions need to have a diversity in the size and configuration of plats every other plat being 20% difference in size. Home designs and builder diversity within a subdivision should be mandatory. You are creating slums because of lack of diversity in size and style of homes and plats sizes.	11/2/2017 6:58 AM
75	If subdivisions are built, only houses on 1/3 acre or larger not including green space in the subdivision. Do not make it like all the development on S Carothers and Carothers Pkw	11/1/2017 7:57 PM
76	Law enforcement facilities	11/1/2017 7:42 AM
77	Do not want to see any development with the Mayes Creek Basin. That's why I live out here.	10/28/2017 8:12 PM
78	Franklin has become overpopulated and has lost the quaint small town appeal as unrestricted growth and development have become the norm in this area.	10/28/2017 5:40 PM
79	We are especially opposed to Limited Growth and Development. The area has changed so much since we moved here over a decade ago and there are now thousands of people traveling through the area every day but we believe growth can be allowed without infringing upon the rights of people who have owned property here for many years.	10/28/2017 4:30 PM
80	Would like to see the property on North Chapel from Fly Park/Trinity Park to Hwy 96 purchased/used for a larger park and/or green space. We don't need grocery stores etc--those are easily accessible at McKay's Mill, at Kroger or Publix on Royal Oaks. Don't want commercialization lining Hwy 96 as one approaches Franklin or Triune.	10/27/2017 4:50 PM
81	HIGH END HUNTING/FISHING CLUBS	10/27/2017 3:02 PM
82	What we envision is not what we want. If annexed, we envision the City of Franklin allowing overdevelopment (as defined by the residents), forever changing the character of a long established community.	10/27/2017 11:19 AM
83	Small areas of residential development with large lots (5 acres or more).	10/27/2017 8:46 AM
84	No large developments, stores, strip malls, etc.	10/25/2017 8:26 PM
85	We purchased a home out this way because we loved the space! We don't mind driving a bit to get to big stores. I love that we can leave our neighborhood and be amongst trees and green space pretty easily.	10/24/2017 10:03 PM
86	There is so much potential here to really create a beautiful area. Why do we have to build houses here. Just go a few miles down hwy 96 and develop residential homes there.	10/24/2017 5:50 PM
87	Would support hamlet/village development at major intersections, but they would need to be low scale density/intensity.	10/24/2017 8:20 AM
88	Any further developments out that way will only serve to completely clog I-65.	10/24/2017 7:41 AM

Q3 Which types of residential neighborhoods do you think are appropriate for the Mayes Creek Basin? Please refer to the images below and select all that apply.

Answered: 311 Skipped: 39



ANSWER CHOICES		RESPONSES	
A. Conservation Subdivisions		58.52%	182
C. Agricultural Neighborhoods or "agrihoods"		48.23%	150
E. Single Family homes on one unit/acre or greater		45.34%	141
B. Hamlets		11.90%	37
F. Single Family homes on lots smaller than one unit/acre		10.29%	32
D. Traditional Neighborhood Developments		9.32%	29
No Preference		1.29%	4
Total Respondents: 311			

#	OTHER (PLEASE SPECIFY)	DATE
1	I don't have strong preference, but if I recall you are talking about 10,000 acres. Have a mix of all and let the prospective home/land owner have options.	12/12/2017 6:42 PM
2	5 acre minimum. Maintain large green space areas.	12/6/2017 8:20 AM
3	This is large enough an area to include several different elements. I'm most concerned that the flavor of being rural and low traffic be preserved as much as possible.	12/5/2017 1:43 PM
4	None	12/4/2017 6:51 PM
5	I prefer the choice if these are the ONLY choices. Again leave Mayes creek basin alone.	12/1/2017 6:32 PM

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6	Prefer parks and trails.	11/30/2017 1:11 PM
7	or no new development	11/30/2017 8:48 AM
8	NO MORE DEVELOPMENT - YOU CAN'T AFFORD OUR SCHOOLS AS IT IS!	11/30/2017 8:19 AM
9	Quit developing these areas!	11/29/2017 4:55 PM
10	None of the above. Let's slow down and stop expanding and make do with what we have.	11/29/2017 4:21 PM
11	Limit new house size to 2,500 square feet.	11/29/2017 4:08 PM
12	None. We should not be tryinf to develop every piece of property in and around Franklin. We do not need more homes. We need to preserve rural Williamson County.	11/29/2017 2:24 PM
13	Large lots of over 5 acres	11/29/2017 1:55 PM
14	NO MORE HOMES!!!!	11/29/2017 12:08 PM
15	We don't need another McKays mill to overpopulate the area. Oh, I live in McKays Mill. I like the convenience but hate the size of the neighborhood.	11/29/2017 9:33 AM
16	Trick question. NONE OF THE ABOVE IS THE ANSWER. Stay out of the area completely. Quit tricking the stupid with questions that don't have all the options for answers! Leave it rural!	11/29/2017 9:15 AM
17	I do not support residential development of any sort in this natural area.	11/29/2017 8:58 AM
18	` None of the above	11/29/2017 8:53 AM
19	Or conservation land with no residential development	11/29/2017 8:45 AM
20	Many properties due to County septic rules can not build on North Chapel Road. We need sewer to build on our 1 acre property and have custom builds not trailer homes due to soil requirements that the county has in place in Williamson county.	11/21/2017 9:10 AM
21	No major development	11/20/2017 10:33 PM
22	NONE of the above. No additional residential construction is the best answer until there's a way found to pay for improving our existing roads. Once the issue of paying for roads is concerned, only environmentally positive use should be considered. That rules out everything but A, and why shouldn't we use minimum of 5 acres parcels for homes? Why didn't you offer up that choice?	11/20/2017 11:06 AM
23	prefer large lots only. Please limit growth	11/18/2017 5:09 PM
24	NO NEIGHBORHOODS. GREENSPACE ONLY.	11/13/2017 6:39 PM
25	I honestly think we don't need any more neighborhoods.	11/12/2017 1:38 PM
26	no more residential development	11/11/2017 8:32 PM
27	Nothing.	11/11/2017 7:48 PM
28	No more development in that area	11/11/2017 9:57 AM
29	Single family housing with minimum 10' setbacks on each side of property lines.	11/11/2017 7:28 AM
30	None of the above. No new development!	11/11/2017 12:23 AM
31	I prefer none, but if I have to pick then less houses the better	11/10/2017 11:22 PM
32	We live in Lockwood glen. One of the things that attracted us to the neighborhood was the diversity in housing stock. We have everything from the low \$400ks to the low \$800ks plus some nice rentals. This has made for a great neighborhood with a nice amount of diversity.	11/10/2017 8:45 PM
33	I picked C only because there was no "please no neighborhoods here" option	11/10/2017 5:33 PM
34	No pictures were viewable. Prefer lots of green space, limited fencing and more wildlife!	11/10/2017 5:23 PM
35	No new developments, you will oil the charm of this beautiful place	11/10/2017 3:44 PM
36	A or nothing!!	11/10/2017 3:20 PM
37	No subdivisions	11/10/2017 1:42 PM
38	Nothing	11/10/2017 1:03 PM
39	No large clusters of neighborhoods like McKays Mill or Villages of Clovercroft. I love in one of these and strongly dislike it. When my husband agrees to move I will do a cartwheel!	11/10/2017 12:43 PM

Mayes Creek Study

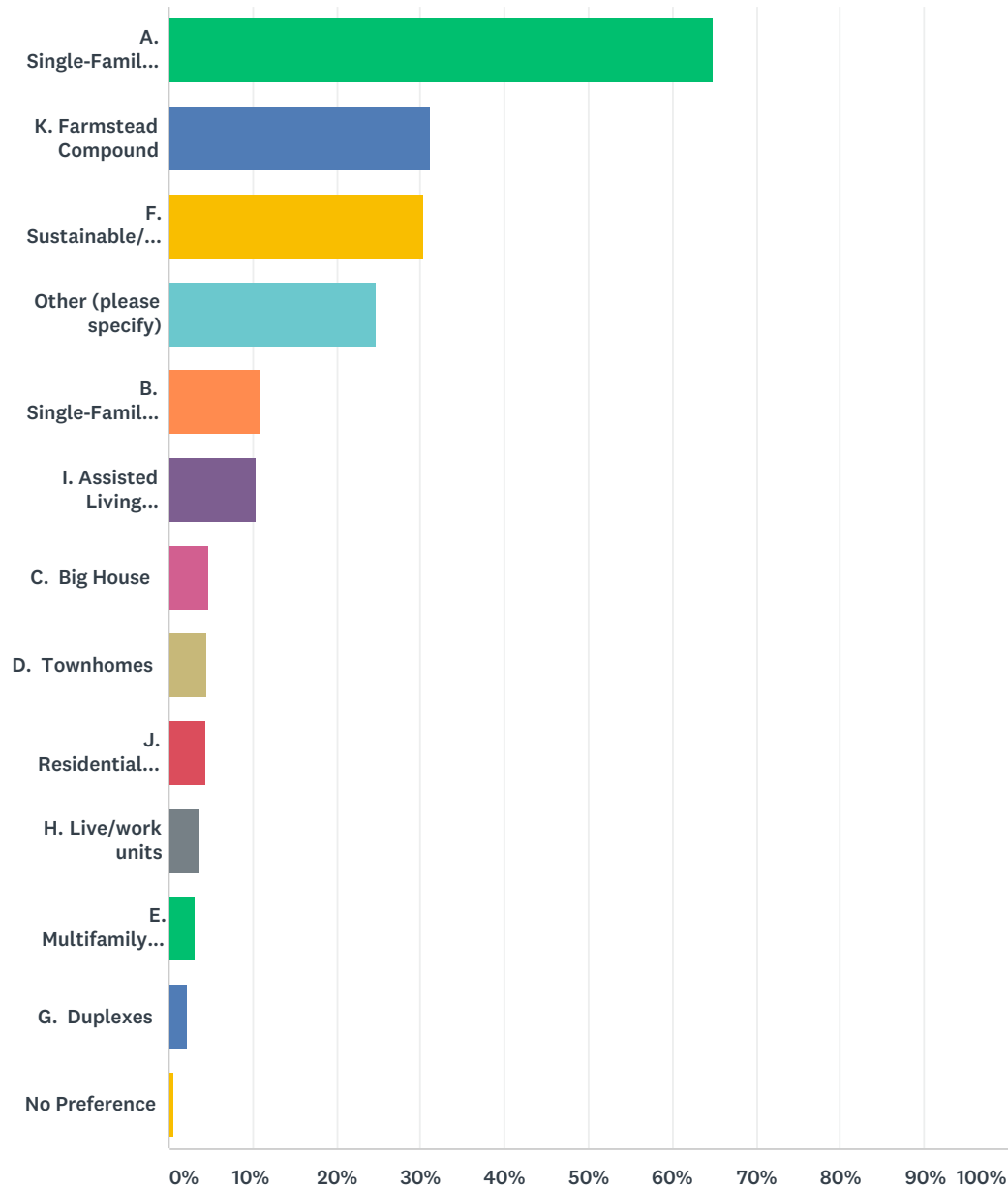
40	There also needs to be a plan to not demolish any green space for future development as the impending situation with the Tap Root Farms developer wanting to destroy trees along the creek behind Watkins Creek for a sewer line.	11/8/2017 9:34 PM
41	I would most prefer it left alone. If it must be developed, hamlets are actually a very cool idea... depending on what "significant" green space means. Percent land use would help clarify	11/8/2017 9:09 PM
42	Preferably no more subdivisions.	11/8/2017 11:08 AM
43	All using 1 acre as the basis for development.	11/8/2017 11:07 AM
44	No development	11/8/2017 10:30 AM
45	none of the above.....just leave everything as is	11/8/2017 9:59 AM
46	I do not support any additional development.	11/8/2017 9:38 AM
47	Farms and pastures, no development. This survey is skewed. Why is no development not an option? Bad judgement here.	11/8/2017 9:24 AM
48	None. Just leave the area the same. Leave the people alone with their farms	11/8/2017 9:00 AM
49	No neighborhoods. Only farms.	11/8/2017 8:31 AM
50	Stop building ??	11/8/2017 8:03 AM
51	if there has to be something built - which i am not convinced of	11/7/2017 4:44 PM
52	none	11/7/2017 3:33 PM
53	NONE!! Leave it alone!!	11/7/2017 3:25 PM
54	None!	11/7/2017 2:12 PM
55	Single-family homes on large lots, preferably as stand-alone residences and not in subdivisions.	11/7/2017 10:04 AM
56	I prefer that it not get developed. But if houses had to go up, I would prefer high end homes like my own. Valued greater than \$750,000	11/7/2017 1:54 AM
57	Commercial services and mixed use developments primarily along Hwy 96 with residential neighborhoods being a mixture of townhouse/single family/multifamily and some larger tract conservative greenspace developments slightly further from service corridors needed to support reasonable growth east of I-65. Residents know it's coming, just want to plan strategically.	11/6/2017 2:46 PM
58	None! No more development until you fix the roads and traffic flows!	11/6/2017 10:12 AM
59	None of the above.	11/5/2017 9:11 AM
60	A major benefit of living in this area is that it is not overdeveloped with houses and neighborhoods on top of each other. People here appreciate the open spaces and feeling like we are more "out in the country" without having to live an hour out of town.	11/4/2017 8:43 PM
61	do not want development	11/4/2017 5:06 PM
62	No apartments or condos!	11/4/2017 10:31 AM
63	Prefer that it not be developed	11/4/2017 7:38 AM
64	No more subdivisions	11/3/2017 11:53 AM
65	None	11/3/2017 10:23 AM
66	Growth needs to be controlled now or existing infrastructure such as roads bridges and schools will be out outdated.	11/3/2017 5:59 AM
67	No houses, retail, or office. Only agricultural or parks!	11/3/2017 5:39 AM
68	None of the above, please leave alone Franklin's last remaining green space.	11/3/2017 5:07 AM
69	open farmlands and woods without more development on it	11/2/2017 11:09 PM
70	The density in this area is too much. No further development.	11/2/2017 9:51 PM
71	None of the above.	11/2/2017 8:51 PM
72	All neighborhoods need to have sidewalks!!!!!! and All streets need significant shoulders!!!!	11/2/2017 6:58 AM
73	These 3 types are where the majority of the demand is currently	10/31/2017 5:13 PM

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74	None of them are appropriate.	10/28/2017 8:12 PM
75	Honestly, I would prefer no development in the area, but I don't see that as an option. Growth is not always a good thing....traffic is ridiculous and as of now, no plan to help with this issue; schools are overpopulated and can't keep up with the current growth rate and no plan to remedy this situation; housing prices make living in Franklin unobtainable for many; sewer capacity is an issue as new developments continue to pop up...we need to slow development until these issues can be resolved.	10/28/2017 5:40 PM
76	We don't want our home rezoned to disallow our horses.	10/28/2017 4:30 PM
77	Berry Farms is nice, but we don't need anything like that in this area. We need to preserve as much open space as possible. Similarly, McKay's Mill is also nice, as is Tap Root development but both have gotten out of hand and have basically erased wide open spaces.	10/27/2017 4:50 PM
78	To maintain the rural character this community has preserved for generations, the area must maintain a significant amount of permanently preserved green space, lots must be a minimum of one acre and the homes must be affordable to residents currently living here. To help maintain the rural character, subdivisions should not be visible from arterial roads (deep setbacks and landscape buffers).	10/27/2017 11:19 AM
79	The Franklin infrastructure cannot support additional neighborhood growth, so none of the above are appropriate. The land should remain in agriculture. You should try to drive from Arno Road to the Square if you doubt whether there is sufficient infrastructure to support more and more people competing for the limited roadway.	10/26/2017 8:06 PM
80	Rural on large tracts leaving large areas undeveloped to provide a natural buffer from the city.	10/25/2017 8:26 PM
81	Preference definitely for the conservation option	10/25/2017 8:12 AM
82	I like the individual homes and farms just as they are.	10/24/2017 10:03 PM
83	No more neighborhoods	10/24/2017 6:57 PM
84	No massive housing developments. Enough already. Franklin is being ruined by overdevelopment. Keep the rolling hills and open land.	10/24/2017 4:33 PM
85	It was disappointing to see a recent subdivision, Amelia Park, that had so many homes jammed next to each other with very little green space / lawn areas around the houses. I definitely don't want to see a continuation of that type of development in Franklin... it ruins the feel of the town.	10/24/2017 4:28 PM
86	limited development	10/24/2017 8:43 AM
87	agrihoods- LOL	10/24/2017 8:20 AM
88	None of the above until there is an alternate and equal route to Nashville such as I-65.	10/24/2017 7:41 AM

Q4 Which types of residences would you like to see in the Mayes Creek Basin? Please refer to the images below and select all that apply.

Answered: 347 Skipped: 3



ANSWER CHOICES	RESPONSES	
A. Single-Family Homes on Large Lots	64.84%	225
K. Farmstead Compound	31.12%	108
F. Sustainable/energy efficient homes	30.26%	105
Other (please specify)	24.78%	86
B. Single-Family Homes on Small Lots	10.95%	38

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I. Assisted Living Facilities	10.37%	36
C. Big House	4.90%	17
D. Townhomes	4.61%	16
J. Residential above commercial uses	4.32%	15
H. Live/work units	3.75%	13
E. Multifamily like condos or apartments	3.17%	11
G. Duplexes	2.31%	8
No Preference	0.58%	2
Total Respondents: 347		

#	OTHER (PLEASE SPECIFY)	DATE
1	multifamily dwellings if they offer senior living. No apartments or condos or other easily rented spaces; keep those near the megamalls.	12/12/2017 6:42 PM
2	None	12/4/2017 6:51 PM
3	Residential only, leave the commercial zones back in the current city proper.	11/30/2017 9:12 PM
4	Would prefer no change to the landscape and maintenance of farm settings; however, if the land will be developed, it should be residential with substantial acreage.	11/30/2017 4:36 PM
5	No high density development. No commercial uses.	11/30/2017 11:48 AM
6	Or no new development	11/30/2017 8:48 AM
7	NO MORE DEVELOPMENT - YOU CAN'T AFFORD OUR SCHOOLS AS IT IS!	11/30/2017 8:19 AM
8	No development! Greenspace is all that we want!	11/29/2017 4:55 PM
9	None.	11/29/2017 4:21 PM
10	Farms. 2,500 square foot limit on new homes. Solar & wind power.	11/29/2017 4:08 PM
11	Please just leave it like it is.	11/29/2017 2:24 PM
12	NO MORE HOMES	11/29/2017 12:08 PM
13	I like the way Brentwood requires 1 acre lots with their homes. We moved back to Franklin from out of state and wanted to return to Franklin, not Brentwood. Franklin is a lovely historic town.	11/29/2017 9:33 AM
14	Rural farm land that shows what WillCo is based on and came from. Leave it looking just like it is. How about asking door to door about how the people living here want. Nope, instead you put out surveys with sketchy options for answers to fool the stupid into answers that suit your needs. Pathetic.	11/29/2017 9:15 AM
15	I do not support residential development of any sort within this land.	11/29/2017 8:58 AM
16	None of the above	11/29/2017 8:53 AM
17	Prefer NOT to develop.	11/29/2017 8:51 AM
18	Or none	11/29/2017 8:45 AM
19	No major developments at all without infrastructure upgrades and planning	11/20/2017 10:33 PM
20	NO FURTHER CONSTRUCTION SHOULD BE APPROVED OR PROPERTY ANNEXED FOR FUTURE CONSTRUCTION until we agree on how to pay for making our roads satisfactory to current residents. AFTER that is done, the only logical and reasonable Mayes Creek approach should be (K) farmstead compound.	11/20/2017 11:06 AM
21	large lots only please	11/18/2017 5:09 PM
22	NONE OF THE ABOVE. STOP OVERDEVELOPING!!!	11/13/2017 6:39 PM
23	No more residential development. We are losing every bit of land in Williamson County.	11/12/2017 1:38 PM

Mayes Creek Study

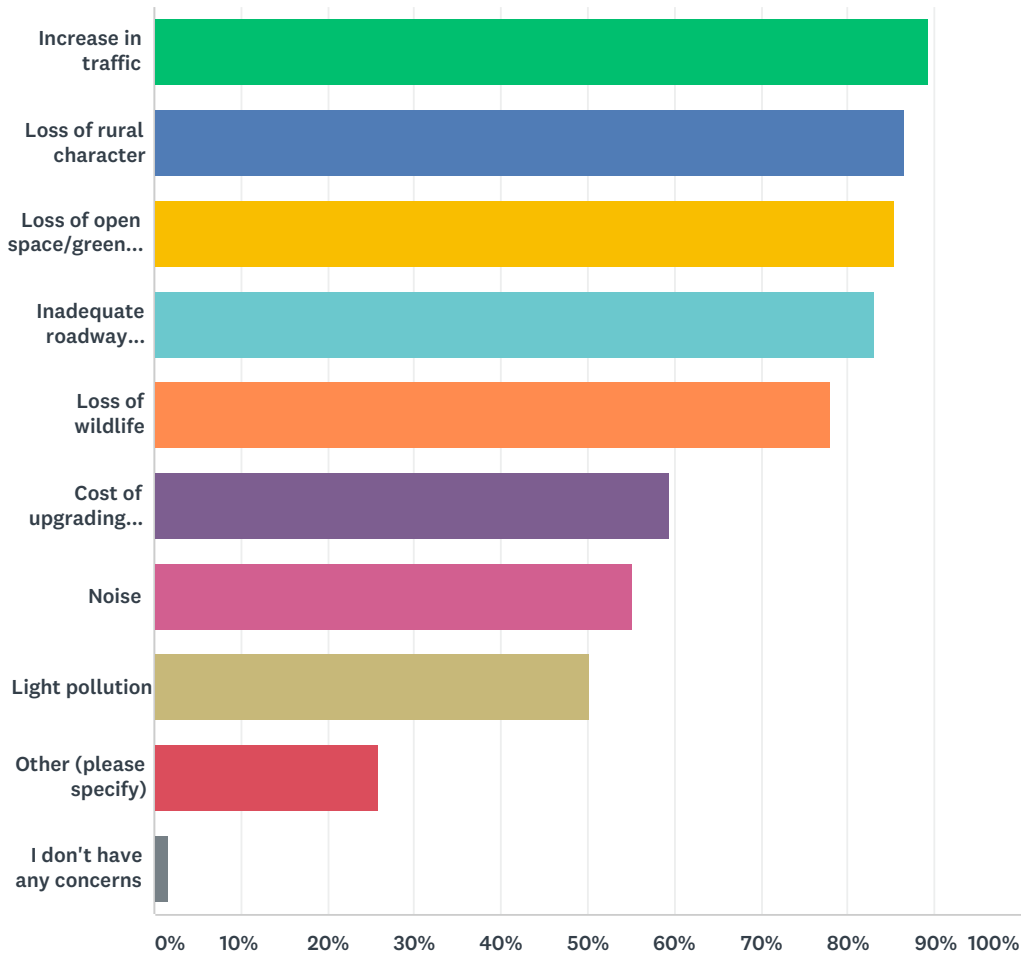
24	no more residential development	11/11/2017 8:32 PM
25	Leave it alone. Build somewhere else	11/11/2017 7:48 PM
26	No more development in that area	11/11/2017 9:57 AM
27	No new development!	11/11/2017 12:23 AM
28	Don't want any subdivisions but if I had to choice the single family large acre lots	11/10/2017 11:22 PM
29	I think the more diverse the housing stock, the better off the community will be. Having lots of large developments with just one national builder punching out houses isn't going to do anyone any good in a downturn. While there is some of that going on, it isn't out of control.	11/10/2017 8:45 PM
30	Again, F if the area must be developed. I'd prefer green space.	11/10/2017 5:33 PM
31	parks & greenspace.... less housing.	11/10/2017 5:23 PM
32	None - too crowded on 96	11/10/2017 5:23 PM
33	No new homes would be great, when will enough be enough. Keep Williamson beautiful and un cluttered. You don't want us to end up like atlanta do you....	11/10/2017 3:44 PM
34	Anything is better than the over development of the cluster homes with tiny yards	11/10/2017 3:22 PM
35	None	11/10/2017 3:20 PM
36	No homes	11/10/2017 1:42 PM
37	None	11/10/2017 1:03 PM
38	Greenways and parks instead. With maybe one small commercial unit with a grocery store.	11/10/2017 12:56 PM
39	Would prefer very few homes added as the schools in this area are already very crowded.	11/10/2017 12:15 PM
40	Leave it alone	11/10/2017 10:22 AM
41	None of the above	11/8/2017 10:11 PM
42	Again, prefer no houses at all, or an option for green multi family housing	11/8/2017 9:09 PM
43	Single-Family Estates 5 Acres +	11/8/2017 11:08 AM
44	No development	11/8/2017 10:30 AM
45	none of above	11/8/2017 9:59 AM
46	No new development	11/8/2017 9:38 AM
47	Again, stay as is, keep the farms. Very upset at city of Franklin for this study. No development should be an option or you're misleading people. But that's probably your intent, right?	11/8/2017 9:24 AM
48	No future building.	11/8/2017 9:11 AM
49	Farmland The way it is now	11/8/2017 9:00 AM
50	farm homes like they have (what is a farmstead compound!?) Oh! Or! take homes out and make it a nature preserve! I'll donate my land for that.	11/7/2017 4:44 PM
51	none	11/7/2017 3:33 PM
52	Prefer none, but if I have to choose then make them large, treed lots and don't take away the trees behind my house. I don't want to see any of them.	11/7/2017 3:25 PM
53	None	11/7/2017 2:12 PM
54	No multi-family dwellings.	11/7/2017 10:05 AM
55	I don't know enough about "farmstead compound" to have an opinion, but agree with uses that are consistent with agricultural and rural character of the area.	11/7/2017 10:04 AM
56	None!	11/6/2017 10:12 AM
57	Rural farms with horse and cattle pastures.	11/5/2017 9:11 AM
58	no development	11/4/2017 5:06 PM
59	Prefer that it not be developed	11/4/2017 7:38 AM

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60	None of the above. Single family on 1 acre lots of green space that conforms with that density	11/3/2017 8:11 PM
61	Or none.	11/3/2017 12:28 PM
62	no more development	11/3/2017 11:53 AM
63	none	11/3/2017 10:23 AM
64	Should be parks and green ways!!! we do not have schools to support unless you are will to give land for school	11/3/2017 9:53 AM
65	Franklin will lose its character if townhouses and single family homes on small lots continue to grow.	11/3/2017 5:59 AM
66	None of the above	11/3/2017 5:48 AM
67	No houses	11/3/2017 5:39 AM
68	None of the above, we have too many new homes being built and no green space left. We also lack infostructure and proper roads. Don't pave paradise to put up a parking lot.	11/3/2017 5:07 AM
69	O	11/3/2017 12:59 AM
70	Farm houses	11/2/2017 11:09 PM
71	Do not make this space commercial, mix use or multi family. Preserve the green space. No more urban sprawl.	11/2/2017 9:51 PM
72	But I would rather not see this in a planned development type of form. Just individual owners building their personal home.	11/2/2017 8:51 PM
73	Please let there be diversity!!!! I vote for no zoning, at least that way we could get real diversity. They have no zoning in Houston Tx.	11/2/2017 6:58 AM
74	If houses must come let them be affordable for the people that work in / for the city and county not large houses that our kids can't afford.	10/31/2017 11:50 PM
75	no developement	10/30/2017 4:00 PM
76	The area needs to retain its open and more rural character. Annexation by the city will not support this requirement.	10/30/2017 12:46 PM
77	I want to see NO residences.	10/28/2017 8:12 PM
78	No to slow development,	10/28/2017 5:40 PM
79	We like most of the a options above but we especially mini-farms for people with day jobs but who want to keep a few animals and a large garden. We prefer as few rules and restrictions as possible even if that means our neighbors can make choices we do not like. We like the idea of including work and shopping near our home but not at the cost of a bunch of restrictive rules. We would love to have our small office nearer our home but it is not currently possible.	10/28/2017 4:30 PM
80	To get support and avoid strong resistance from existing residents, there must be no multi-family dwellings other than duplexes. Senior living centers in the rural setting would be nice. A large gated subdivision for those 55 and older would be great here. Smaller lots would be appropriate here.	10/27/2017 11:19 AM
81	None of the above.	10/26/2017 8:06 PM
82	None	10/24/2017 6:57 PM
83	If we have to have homes built then I would select A and incorporate these types into green space	10/24/2017 5:50 PM
84	As few houses as possible	10/24/2017 4:33 PM
85	Single family homes on larger lots will help to keep the growth issues (traffic, need for new schools) from getting out of control.	10/24/2017 4:28 PM
86	None of the above until there is an alternate and equal route to Nashville such as I-65.	10/24/2017 7:41 AM

Q5 What concerns do you have about properties being developed in the Mayes Creek Basin? Please select all that apply.

Answered: 350 Skipped: 0



ANSWER CHOICES	RESPONSES	
Increase in traffic	89.43%	313
Loss of rural character	86.57%	303
Loss of open space/green space	85.43%	299
Inadequate roadway infrastructure	83.14%	291
Loss of wildlife	78.00%	273
Cost of upgrading infrastructure to meet the needs of new development	59.43%	208
Noise	55.14%	193
Light pollution	50.29%	176
Other (please specify)	26.00%	91
I don't have any concerns	1.71%	6

Mayes Creek Study

Total Respondents: 350

#	OTHER (PLEASE SPECIFY)	DATE
1	Those I checked are relatively controllable factors when making the decision to permit development. All others listed are more of a consequence of permitting development and thus, I accept them when development occurs. PS, development of this area is absolutely inevitable, so you might as well grab the bull by the horns and direct development in a way that is agreeable to most.	12/12/2017 6:42 PM
2	Flood water issues. All utilities upgrades. Note:Current RR underpasses on Wilson Pike are GOOD traffic control points. Check accident reports. There are minimal reports of accidents at these points. NO need for traffic control devices at these points.	12/6/2017 8:20 AM
3	The city and county or the state do not have the funds to pay for the current approved construction projected out to 2030 or longer. Promises made and not kept like finishing Clovercroft school before the roads were improved. State money on Wilson pike, CSX money on the tunnels, and city and county on Clovercroft	12/1/2017 6:32 PM
4	Runoff/storm water impacts on flooding and water quality	12/1/2017 9:01 AM
5	Based on what we've learned, the development also requires the destruction of our neighborhood that is not annexed by Franklin. The proposed sewer lines will impact our property values and will also compromise the wildlife with which we coexist.	11/30/2017 4:36 PM
6	We have already lost significant green space in the Franklin area. Expanding this development into the Mayes Basin area will further reduce the green space and continue to overrun the Williamson County infrastructure.	11/30/2017 3:39 PM
7	That area is so chopped up with development with huge homes but no concern for what is being lost. The rural vitality needs to remain or be a part of the development	11/30/2017 8:48 AM
8	NO MORE DEVELOPMENT - YOU CAN'T AFFORD OUR SCHOOLS AS IT IS!	11/30/2017 8:19 AM
9	Where does the wildlife go? I have seen deer starving because their land and trees were taken from them. The same holds for other wildlife too. Then they raid peoples homes and lots because there is no food.	11/29/2017 9:22 PM
10	.	11/29/2017 4:44 PM
11	School overcrowding!	11/29/2017 4:21 PM
12	"...what do you mean, there are still one-lane railroad tunnels on highly-trafficked stretches of Wilson Pike..?!" Yeah. I would think that should be a first priority. We have to deal with that EVERY DAY. I DO NOT APPROVE. Thanks!	11/29/2017 2:18 PM
13	inadequate school facilities, especially for multi-family properties or small lots	11/29/2017 1:36 PM
14	Light pollution is extremely problematic. You see it all around you. Commercial signs and buildings light up the night's sky. People also want elaborate night lighting to show off their homes. It's not good for wildlife, but to my knowledge, there are no laws restricting it.	11/29/2017 11:41 AM
15	people in the next 20 years. I just don't want them all crammed in this area!	11/29/2017 9:33 AM
16	Greedy WillCo officials. Always looking to stuff a pocket or two by ravaging the beautiful land that people love and are here for. Cram store and neighborhoods all over to look like every other place in MidTN. WillCo is the way it is because of where it came from not because of greedy leadership holding hands with "house in a box" developers slapping up McKays mill looking houses and eating up the country and rural land that people crave. Not 100+ home neighborhoods. The neighborhood on Tulloss is prime example of greedy leadership and hand hold with developers. That neighborhood should have NEVER BEEN approved. Again, pathetic and greedy.	11/29/2017 9:15 AM
17	Increase of population to our schools that the county commissioners are already unwilling to fund. The county is on the verge of a financial crisis due to the influx of population and the inability to support the growth. A referendum to support a short term sales tax increase will not solve this problem. There is a systemic issue of poor planning and greedy developers ongoing in this area. It needs to STOP.	11/29/2017 8:58 AM
18	Increase in housing prices, homeowners insurance, property taxes. Overdevelopment is driving out the middle class because prices are skyrocketing. This also causes inadequate infrastructure to support the growth.	11/29/2017 8:45 AM

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19	Change in socio-economic makeup of community which would also impact quality of schools	11/23/2017 4:20 PM
20	Unplanned services such as schools, fire/police, etc.	11/21/2017 12:48 PM
21	North Chapel Rd. needs to be developed with sewer so that property owners who currently own mobile homes can sell their lots for custom builds but they can't sell because the soil is not exceptable to the county septic rules to put in custom builds.	11/21/2017 9:10 AM
22	All Are MaJOr issues	11/20/2017 10:33 PM
23	Let's get real. We have a major issue regarding traffic and roads and how to pay for what we need TODAY. Why would anybody think it's appropriate to annex property for future construction and/or approve any further residential construction in the County? Too many projects have already been approved without appropriate recognition of what it does to our quality of life and the impact on our environment. Time to hit "PAUSE". This Mayes annexation shouldn't even be on the table for discussion.	11/20/2017 11:06 AM
24	Over-crowded schools	11/13/2017 12:07 PM
25	strain on resources, increase in school population when schools are already over populated	11/11/2017 8:32 PM
26	Volume of new students on existing school system and cost to build additional schools. Increased taxes to support an expanded school system	11/11/2017 9:57 AM
27	Again, the current residents do not want new development in this area.	11/11/2017 12:23 AM
28	Schools can't handle it	11/10/2017 11:22 PM
29	Lack of any real mass transit system to help ease congestion.	11/10/2017 8:45 PM
30	more extremely pricey homes	11/10/2017 7:20 PM
31	Schools and zoning	11/10/2017 5:33 PM
32	All the things that make Franklin & surrounding countryside such a Lovely place are being compromised with the influx of "conveniences" - cement, pavement, buildings. The increase in amenities & people help destroy the community. Progress is okay at a more reasonable (slower) rate. We need to maintain a rural feel.... more green covered hillsides, cows grazing, deer crossing!	11/10/2017 5:23 PM
33	Whatever you do please pass the bill onto the developers. The residents don't deserve to be hit with tax burden	11/10/2017 3:44 PM
34	Everything that made Franklin special is deteriorating because of the choice to build a million homes on zero lot lines ... what happened to a house on an acre???	11/10/2017 3:22 PM
35	Increase of children at schools already at capacity with little extra funding.	11/10/2017 3:20 PM
36	Increase populations where existing infrastructure and schools can not handle the current growth	11/10/2017 2:10 PM
37	The growth in the area is staggering. We must get infrastructure in place first. Or roads and schools are not able to handle what we have	11/10/2017 1:55 PM
38	I	11/10/2017 1:24 PM
39	All of it. Fear of clusters of homes that all look the same. Ugly.	11/10/2017 12:43 PM
40	Overcrowding schools	11/10/2017 12:35 PM
41	School overpopulation - need funding and specific plans in place to accomadate before development is approved	11/10/2017 11:07 AM
42	Schools supporting growth.	11/8/2017 11:08 AM
43	I do not support any new development in the Mayes Creek Basin	11/8/2017 9:38 AM
44	Is this really worth destroying what is there just for money. Sick	11/8/2017 9:00 AM
45	Water pollution to an already impaired waterway	11/8/2017 8:58 AM
46	We are losing what we moved here for. The open space and country feel. Stop building.	11/8/2017 7:57 AM
47	Highly concerned on the impact to the creeks and wildlife. Want to limit our impact to the environment.	11/7/2017 7:35 PM
48	Please leave it alone	11/7/2017 3:25 PM

Mayes Creek Study

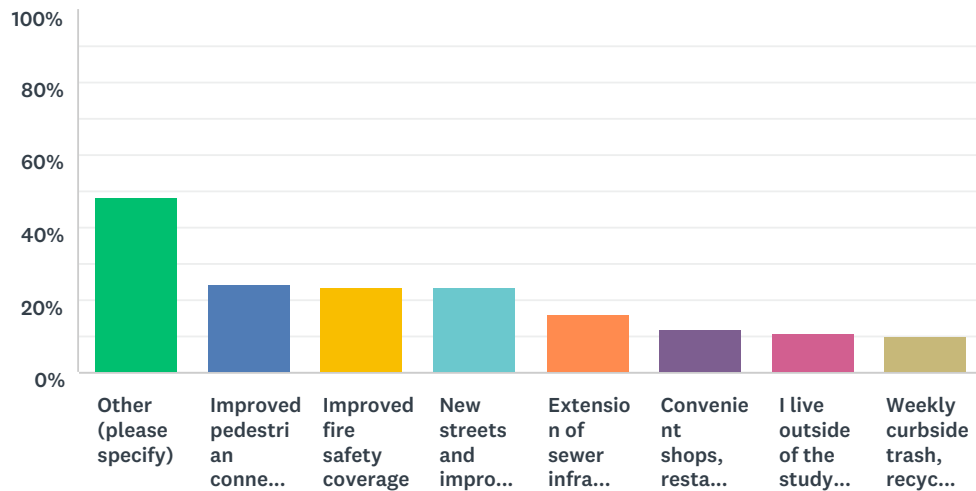
49	Area is becoming inhospitable to cyclists.	11/7/2017 10:04 AM
50	We are in a neighborhood in the upper right corner of this area but below us is significantly single homes on large lots or agricultural, and I'd hate for them to start losing that.	11/6/2017 9:20 PM
51	Just to plan strategically as noted earlier.	11/6/2017 2:46 PM
52	The road are inadequate now	11/6/2017 10:54 AM
53	Will children living in the Mays Creek Basin have to attend Franklin City Schools, or will they continue to attend Williamson County Schools for which they are presently zoned?	11/6/2017 10:43 AM
54	Will children living in the Mays Creek Basin have to attend Franklin City Schools, or will they continue to attend Williamson County Schools for which they are presently zoned?	11/6/2017 10:42 AM
55	Higher taxes and regulation, especially if annexed.	11/5/2017 9:52 PM
56	The pressure of additional students put on schools in the area.	11/5/2017 12:18 PM
57	I do not want my taxes increased only so that someone else can sell their property to a developer. I do not see any benefits to existing homeowners to have this annexation.	11/4/2017 8:43 PM
58	Cost of homes. Large lots equals high prices and more through traffic. Don't do this!!	11/4/2017 4:15 PM
59	Crowding of schools	11/4/2017 3:54 PM
60	Continuing development in areas that do not have adequate infrastructure to support more traffic, and the increasing burden on the school system. New development needs to pay for itself. Developers are getting rich and the community is expected to pay for the cost of new development.	11/3/2017 2:12 PM
61	Educating even more children with no open seats in current schools in this area!	11/3/2017 11:10 AM
62	Overcrowding schools.	11/3/2017 9:40 AM
63	If we are annexed into city limits, cannot shoot guns. I have 5 acres with chickens and ducks. I may on occasion have to protect them against predators. We would also lose our country feel if there are city lights all around.	11/3/2017 8:33 AM
64	Cost of upgrading certain aspects of existing infrastructure to meet needs of residents and those using our roads and bridges for thoroughfare.	11/3/2017 5:59 AM
65	So far the city has not done an adequate job in upgrading the infrastructure to meet growth. They should not be allowed to continue development until the address existing problems!	11/3/2017 5:39 AM
66	Xxx	11/3/2017 12:59 AM
67	I don't want to live in or near a major city - keep Franklin small town charm in place - slow/stop all the mad developments....we have enough	11/2/2017 11:09 PM
68	Loss of historic rural heritage and open green space. Lack of and cost of infrastructure to support new developments.	11/2/2017 10:14 PM
69	Franklin- this is MANY people's concern about A LOT of the developments you have approved.	11/2/2017 8:51 PM
70	It is absurd to dictate rural character in an area which is so close to a city. That is dicateing to property owners what they can and can't do with their property. Yes we will see changes. The city needs to provide streets with shoulders and infrastructure.. This should be priority number one in developlent. It is not just the developer who should shoulder the expense. The city is after the future tax revenue dollars. We pay taxes to provide for infrastructure... It seems ridiculous to shift all parks/ trail and infrastructure to development/developer. You are raising the cost of housing to prohibitive levels for future home owners in Williamson county. If we as a people want green space, then let the city step up and buy significant large areas of land to provide parks. Small playground space in a high density neighborhood doesn't give citizens space to breathe and take in nature.	11/2/2017 6:58 AM
71	Too many new students and no support from the city of Franklin	11/1/2017 7:57 PM
72	Franklin has not been able to add upgrades to handle the increased traffic that has been caused by the over development of their city, so their past actions suggest they will not be able to do this with any increased development.	11/1/2017 7:54 AM
73	The developers need to pay for all the needed infrastructure, then there needs to be an additional long time assessment to cover the personnel and maintenance costs, (similar to a mello roos) Growth does not pay its own way in this City. That is a fault of the elected officials and city staff.	11/1/2017 7:42 AM

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74	Schools cannot support growth in this area	11/1/2017 5:33 AM
75	This land is right in the growth path. The city needs to widen McEwen Rd and expand sewer capacity. It is ridiculous that in 2017 in the richest county in Tennessee we still have a one lane under pass on Wilson Pike. The politicians and road planners should be embarrassed.	10/31/2017 5:13 PM
76	Lets get this done!	10/30/2017 4:19 PM
77	Increased development will destroy the elements that people love in this corner of Williamson County. We aren't too far from developed areas while enjoying an open and quieter living environment.	10/30/2017 12:46 PM
78	Leave us as we are--If you want everything the city offers, move	10/30/2017 10:01 AM
79	I do not want any more properties to be developed in the Mayes Creek Basin.	10/28/2017 8:12 PM
80	All of these thing are will be lost or become a problem as developments continue to be approved in this area.	10/28/2017 5:40 PM
81	Everything that has been added near our home is very expensive. So there are the people who have lived here for many years and the newbies with big bucks. I don't want this area to become so affluent that it is uncomfortable to stay. I think if developments are restricted from building huge expensive homes, that will help to preserve the character of the area.	10/28/2017 4:30 PM
82	Costs to upgrade infrastructure could be passed on to tax payers if this area is annexed into city limits. Annexation would be a tragic loss for this area.	10/28/2017 3:42 PM
83	Get out you're pocket books Franklin (Tax payers) This land is nothing but solid"ROCK", and to get sewer to all this area is going to cost you millions. Tax Payers may won't to do a study to see if this (in the long haul) is wort it, plus lets look at people who rent, If this area is becomes part of Franklin there will be a city Tax that will be" passed on " to the renters.	10/28/2017 7:54 AM
84	We have lived on the east side since 2005. We used to see turkey, fox, an occasional bobcat and deer in our backyard. The deer are still here, but not as plentiful. Everything else has been driven away. We realize development is inevitable, but good grief, hope we can get a handle on it. It looks like a slow but increasingly fast march of developers east down Hwy 96.	10/27/2017 4:50 PM
85	THE AREA DOESN'T NEED TO FEEL TOO MUCH LIKE "FRANKLIN". IT NEEDS TO STAY A LOW INTENSITY AREA.	10/27/2017 3:02 PM
86	If annexed, our concerns include Franklin permitting development BEFORE required infrastructure is in place.	10/27/2017 11:19 AM
87	Heavy pollution. Basic utilities are probably not available to support all the growth eastern Williamson County is experiencing. Water is an issue you should seriously consider. Developers don't have to worry about it, but once the area is populated and the developers are gone, water scarcity will become a serious issue in days to come.	10/26/2017 8:06 PM
88	Developers and builders do not pay for the burden their development puts on the residents resulting in higher taxes for us while they pocket the profits.	10/25/2017 8:26 PM
89	Schools being overcrowded	10/24/2017 10:03 PM
90	It will only worsen the school crisis / need for new schools if developments with high density of homes are approved. What attracted us to Franklin in the past was the amount of green space and the "quaintness" of the area. Large developments with high density of homes is the opposite of what Franklin should be. Keep as much green space and forested areas as possible. Don't let the developers over-populate the land.	10/24/2017 4:28 PM
91	East McEwen and east 96 heading towards 65 do NOT have the capacity to handle current traffic needs, so increasing development East would just be awful for everyone until those roads were widened. McEwen is one of the worst roads in the whole city, and 96 isn't much better. Until there are 2-3 lanes each way on 96 to make it a highway that fits the needs of the city, and until McEwen is widened to at least 2 lanes each way, adding homes and businesses in the Basin area, as far as traffic is concerned, just ruins the quality of life that everyone is seeking in Franklin. Phoenix is a great city for roads... I'm sure there are many more that could be learned from. Narrow roads may look small town and really cute but let's face it, Franklin is bigger then that now. You want development, build bigger roads. Everyone we know would agree. And, by the way, Wilson pike and Franklin Road should probably become 4 lane highways as well, to meet traffic needs going north.	10/24/2017 9:21 AM

Q6 How do you think new growth and development in the Mayes Creek Basin could add value and improve your quality of life?

Answered: 344 Skipped: 5



ANSWER CHOICES	RESPONSES	
Other (please specify)	48.26%	166
Improved pedestrian connections and trails	24.71%	85
Improved fire safety coverage	23.26%	80
New streets and improvements to existing roads	23.26%	80
Extension of sewer infrastructure	15.99%	55
Convenient shops, restaurants, and grocery stores	11.92%	41
I live outside of the study area	10.76%	37
Weekly curbside trash, recycling, and yard waste service	10.17%	35
Total Respondents: 344		

#	OTHER (PLEASE SPECIFY)	DATE
1	No value added.	12/6/2017 8:20 AM
2	It will not	12/4/2017 6:51 PM
3	I see no value or increase in quality of life if new growth and development occurs.	12/3/2017 9:52 AM
4	You have already negatively impacted my life and the neighborhood.	12/1/2017 6:32 PM
5	I do not believe it will add value.	11/30/2017 4:36 PM
6	no improvements to my quality of life in fact would be detrimental to that quaity	11/30/2017 3:05 PM
7	Negative value.	11/30/2017 11:48 AM
8	I live in Watkins Creek - everything is just fine like it is today. A sewer through our neighborhood will destroy the beauty and the free flowing creek. We have our own sewer system and we don't want to be in the Franklin city limits. In the 1980's the city of Brentwood placed a sewer in a creek that crosses Wilson Pike near New Hope Church (I think it was the Little Harpeth) THE CREEK WAS COMPLETELY DESTROYED AND IS NOW A DRY WEATHER EYESORE.	11/30/2017 10:46 AM
9	If you DON'T DEVELOP any more land without first fixing the county's schools.	11/30/2017 8:19 AM

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10	New/expanded parks, protected greenspace, protected farmland	11/30/2017 12:14 AM
11	General infrastructure improvement prior to the influx of more people.	11/29/2017 9:22 PM
12	Mostly concerned about increased demands on infrastructure and loss of greenspace.	11/29/2017 6:54 PM
13	I do not think that growth and development can add value unless adequate roads are built to support it. Our current road do not support the development that already occurred.	11/29/2017 5:26 PM
14	Development does NOT improve quality of life.	11/29/2017 4:55 PM
15	.	11/29/2017 4:44 PM
16	It will hurt our schools	11/29/2017 4:21 PM
17	Smaller houses. More farm use. Traffic is already a rush hour mess. Freeze on new developments.	11/29/2017 4:08 PM
18	I don't.	11/29/2017 2:24 PM
19	See above: Warren Buffet and CSX!	11/29/2017 2:18 PM
20	I prefer it to stay greenspace	11/29/2017 1:55 PM
21	hopefully, additional schools would be initiated and traffic studies would be set in place BEFORE development occurs. Schools are roads are overcrowded and adding more development won't help that at all, making this area a less desired place to live. The schools are too far away from most developments, roads too narrow, and there are not enough pedestrian or public transport options to allow kids to walk or buses/traffic (of people trying to get to work) to flow easily. People then have to adjust their personal schedules, which creates less family time spent together, in order to go about their daily lives.	11/29/2017 1:36 PM
22	There will be NO IMPROVEMENT to my quality of life!! Development is RUINING FRANKLIN. Schools are overcrowded. STOP THE MADNESS!!!!	11/29/2017 12:08 PM
23	There are no benefits since the city will not pay for sewer connections to existing septic systems, we will only pay more taxes. There are already enough close shopping in cool springs, which is easily accessible due to lower traffic in our area because of the current housing development levels.	11/29/2017 10:21 AM
24	It will not add quality to my family as it will increase the population using Hwy 96, McEwen Road which is already a nightmare. You can't get out of McKays mill onto McEwen during rush hour. Adding more people in this area will increase the frustration.	11/29/2017 9:33 AM
25	It won't. Point blank. Again and again it's all greed disguised as "planning and development" "improvement". BS and you know it but of course won't admit it because your getting things done because of it. Calling it whatever you want to hide it as but the real answer is greed. You have to know where you come from to know where you're going. WillCo leadership has no idea on where it came from...well other than many running the poop show that have ZERO connection to WillCo and want it to look like some mess from other part of the country. Leaders: let WillCo be what is has been while dealing with areas already developed and learning to go up and not out. I know, mind blowing.	11/29/2017 9:15 AM
26	None	11/29/2017 9:14 AM
27	I'm	11/29/2017 9:13 AM
28	I only see downside for me as a current resident.	11/29/2017 9:08 AM
29	I would prefer no development to high or medium density housing or commercial/business	11/29/2017 9:01 AM
30	There is no way growth and development in this area will improve the quality of my family's life.	11/29/2017 8:58 AM
31	I like things the way they are	11/29/2017 8:53 AM
32	I prefer NOT to keep developing because traffic is bad enough!	11/29/2017 8:51 AM
33	Wildlife conserved area	11/29/2017 8:45 AM
34	I don't think it would add value and would decrease the quality of life.	11/27/2017 6:15 PM
35	I don't see where it would improve quality of life for current residents. Might even reduce quality of life.	11/23/2017 4:20 PM
36	Any significant development will take away from the current quality of life.	11/20/2017 10:33 PM

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37	Use it for recreation. Don't build any homes or businesses in the area. The only benefits would be financial ones for the landowners and the developers. There are no benefits for the 99.9% of county residents.	11/20/2017 11:06 AM
38	None of the above are needed. We are close to Franklin and Cool Springs for all shops, food, grocery, etc. There are plenty of parks nearby. Existing roads are fine if growth is properly regulated. Fire stations are close	11/18/2017 5:09 PM
39	No more growth wanted	11/14/2017 2:20 PM
40	Lights on 96 in front of trinity school	11/13/2017 8:17 PM
41	New growth would not add to my quality of life- it would, however, significantly REDUCE my quality of life as a Franklin resident.	11/13/2017 6:39 PM
42	I do not find any value in over development of the Mayes Creek Basin. Please preserve the natural beauty or this area.	11/12/2017 9:24 PM
43	Development in this area will negatively impact my family's quality of life.	11/12/2017 1:38 PM
44	Development in the Basin will only decline the quality of life in this area if Not done in ways specified above....large lot single family homes that are consistent with this rural residential area.	11/12/2017 6:59 AM
45	Will ruin my current property.	11/11/2017 7:48 PM
46	It would not	11/11/2017 9:57 AM
47	Do not think it will improve my quality of life. It will just help with growth.	11/11/2017 7:28 AM
48	I don't think it will improve my quality of life.	11/11/2017 12:23 AM
49	I don't see an advantage or improvement	11/10/2017 11:22 PM
50	I live I live just off Clovercroft and have hoped for a gas station nearby. If there were any developments in this area, hopefully a gas station along McEwen would be considered.	11/10/2017 8:45 PM
51	Some of the developments down here are really terrific. I like the mixed single family with town homes and condos with the shops restaurants and grocers all mixed in. Very livable place. It would be nice to see more neighborhood shops and restaurants in other areas besides the 96 corridor.	11/10/2017 8:45 PM
52	I am passionate about keeping the area green, eco friendly and building to a minimum. We have plenty of grocery stores, banks, gas stations, and housing options as it is. Slow down!	11/10/2017 5:23 PM
53	None - too crowded on 96	11/10/2017 5:23 PM
54	Grocery store, I do not feel we need closer restaurants or stores, as the trade off of a small drive for a rural home setting is worth it!	11/10/2017 3:57 PM
55	I don't want new development	11/10/2017 3:44 PM
56	I do live near this area. There is way too much development on Carothers Parkway Extended. I am particularly disturbed that the Moss Farm found itself sandwiched in between 2 traditional subdivisions.	11/10/2017 3:43 PM
57	If an elementary school was built, it would help greatly	11/10/2017 3:22 PM
58	Would not make my quality of life better.	11/10/2017 3:20 PM
59	I don't think it will improve only further impact what we already have	11/10/2017 1:55 PM
60	It wouldnt add any benefit.	11/10/2017 1:38 PM
61	No improvement	11/10/2017 1:03 PM
62	I'm nit sure that it really would improve anything. It would exacerbate our traffic issue, that's for sure!	11/10/2017 12:43 PM
63	None	11/10/2017 12:35 PM
64	I don't wish to have these services, that is why we purchased land out of the city.	11/10/2017 10:29 AM
65	No perks. People live here for a reason, leave it alone	11/10/2017 10:22 AM
66	I don't see any value in adding more homes or roads to an already dense part of town.	11/10/2017 8:22 AM
67	It's fine now...stop changing	11/8/2017 10:11 PM

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68	No benefit to us.	11/8/2017 9:34 PM
69	I do not think it would improve quality of life	11/8/2017 9:09 PM
70	I would not improve the quality of our life. Just the opposite.	11/8/2017 4:07 PM
71	I don't think it would improve quality of life. We intentionally chose our rural setting and would prefer to keep it that way.	11/8/2017 1:21 PM
72	This does not bring value and in fact decreasing my quality of life and value of my home.	11/8/2017 11:08 AM
73	The only real improvements that would benefit us would be Arno rd improvements and better access to trails.	11/8/2017 11:07 AM
74	I do not believe that taking away green space with improve or add value to my life in any way. I live in Franklin/Williamson County because I do not want to live in a concrete jungle. Protecting the environment should be our number one objective. There is only 1 Williamson County TN, if we destroy it, we will never get it back.	11/8/2017 10:52 AM
75	Development will not add value	11/8/2017 10:30 AM
76	none destroys whats there	11/8/2017 9:59 AM
77	I think any new development in the Mayes Creek Basin would have a negative impact on the value and quality of life in our area.	11/8/2017 9:38 AM
78	It's Frankin as it is. Leave it alone, please.	11/8/2017 9:24 AM
79	I don't want any development in Mayes Creek Basin	11/8/2017 9:11 AM
80	Nothing	11/8/2017 9:00 AM
81	It will not improve my quality of life.	11/8/2017 8:31 AM
82	Leave it alone	11/8/2017 8:03 AM
83	It won't. It will destroy our city. No more building!!!!	11/8/2017 7:57 AM
84	it can't and won't improve anything for us....we live "out" here as this is the lifestyle of our chosing. would like to be left alone	11/7/2017 10:00 PM
85	None, dont want growth	11/7/2017 5:43 PM
86	i have no interest in these things.	11/7/2017 4:44 PM
87	It would take away the value of my life and the life of the wildlife I love. Which is why I moved here so many years ago.	11/7/2017 3:33 PM
88	It wouldn't. It would take away the reason I moved here!	11/7/2017 3:25 PM
89	It would ruin the area	11/7/2017 2:12 PM
90	I see no advantage to the development of Mayes Creek Basin.	11/7/2017 10:05 AM
91	It would not.	11/7/2017 10:04 AM
92	Anything other than light development will not improve my quality of life.	11/7/2017 1:54 AM
93	N/a	11/6/2017 9:26 PM
94	None of the above	11/6/2017 8:34 PM
95	Safer Wilson Pike tunnel passage	11/6/2017 12:47 PM
96	There are no positives for increased growth in the area	11/6/2017 10:54 AM
97	I do not wish to pay much higher taxes for utilities such as trash pick up or fluoridated water. There are walking trails minutes away already. We are 12 minutes from the Cool Springs area. Arrington already provides excellent fire and EMT services. The only service of benefit may be sewer services, but how many years would it take to receive such? It is an expensive trade off to be annexed into the city, where the cost and loss of the rural way of life far outweighs the gains.	11/6/2017 10:43 AM
98	I do not wish to pay much higher taxes for utilities such as trash pick up or fluoridated water. There are walking trails minutes away already. We are 12 minutes from the Cool Springs area. Arrington already provides excellent fire and EMT services. The only service of benefit may be sewer services, but how many years would it take to receive such? It is an expensive trade off to be annexed into the city, where the cost and loss of the rural way of life far outweighs the gains.	11/6/2017 10:42 AM

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99	Increase home value, without higher taxes.	11/5/2017 9:52 PM
100	No benefits	11/5/2017 7:00 PM
101	I don't think that developing the Mayes Creek Basin will improve my quality of life.	11/5/2017 2:33 PM
102	I don't think it will add value	11/5/2017 1:20 PM
103	At this time based on your proposal I do NOT see a benefit to my quality of life.	11/5/2017 12:18 PM
104	It will only serve to destroy our lifestyle and bring money to the few: builders, developers and government officials while increasing our cost of living.	11/5/2017 9:11 AM
105	None. We pay for private services and negotiate a better price than City services.	11/4/2017 9:23 PM
106	We live right on the edge of the development on a decent sized farm with horse-boarding. This will make it hard for us to sell our land to those interested in a quiet farm life in order for us to get away from the upcoming congestion. And if we can't sell, then we are stuck with our back yard looking into the new development rather than our current scenic view of nature.	11/4/2017 8:44 PM
107	I already have weekly trash/recycling, good roads, access to shops/restaurants/grocery, and adequate sewer. I do not see anything listed in the Boundary Map that leads me to believe that public outdoor spaces will be included in this annexation. I expect the city to require the large land owners who requested the annexation to provide portions of their land for public use. IF we are to be annexed (and I haven't been convinced that is the best choice for everyone in the area), there should be improvements that benefit not only the land owners who requested the annexation but also the existing homeowners who will likely be negatively affected by annexation. The addition of public use areas could be one improvement that would benefit everyone.	11/4/2017 8:43 PM
108	Already have what I need.	11/4/2017 8:27 PM
109	There are more than enough shops, restaurants and grocery stores within a few miles of our home. I hope you are inclined to maintain the rural feeling of this area. With the unbelievable expansion of tax paying infrastructure on the east side of Hwy 65, I would hope the City would not want to destroy the Mayes Creek with further commercial development.	11/4/2017 6:58 PM
110	I only see an increase in expense for me and loss of my privacy	11/4/2017 5:06 PM
111	We must develop for millennials now so they will buy it tomorrow.	11/4/2017 4:15 PM
112	No value added; substantial negative impact on quality of life; unreasonable cost to provide necessary infrastructure	11/4/2017 10:33 AM
113	N/a	11/4/2017 7:38 AM
114	We already have adequate streets and sewerage disposal that works. The only thing we would gain is trash pick up and that is just \$35 a month. Pop	11/3/2017 8:11 PM
115	I don't think it will improve my quality of life. I think it will add traffic and drive up my cost of living here.	11/3/2017 2:12 PM
116	Improvement to existing roads	11/3/2017 1:23 PM
117	I don't think it would add any value.	11/3/2017 12:28 PM
118	Congestion, crowding, population too dense	11/3/2017 12:23 PM
119	I see little improvement but have LOTS of concerns with the current infrastructure to support additional growth	11/3/2017 11:54 AM
120	Our county can't support any additional growth without extremely impacting our already over crowded schools, road ways. We can't support the current population so how in the world could more population do any good to this area?	11/3/2017 11:53 AM
121	I think this would hurt my property value and increase MY tax burden, Wilco has NEVER been proactive so I wouldn't see ANY of these improvements in my lifetime	11/3/2017 11:10 AM
122	I can't see anything positive coming from developing an area where the roads can't handle the traffic we currently have coming from Rutherford Co on a daily basis despite the completion of I65 S leading to 840.	11/3/2017 10:23 AM
123	Prefer the rural character that drew those that live here now to this area.	11/3/2017 5:59 AM

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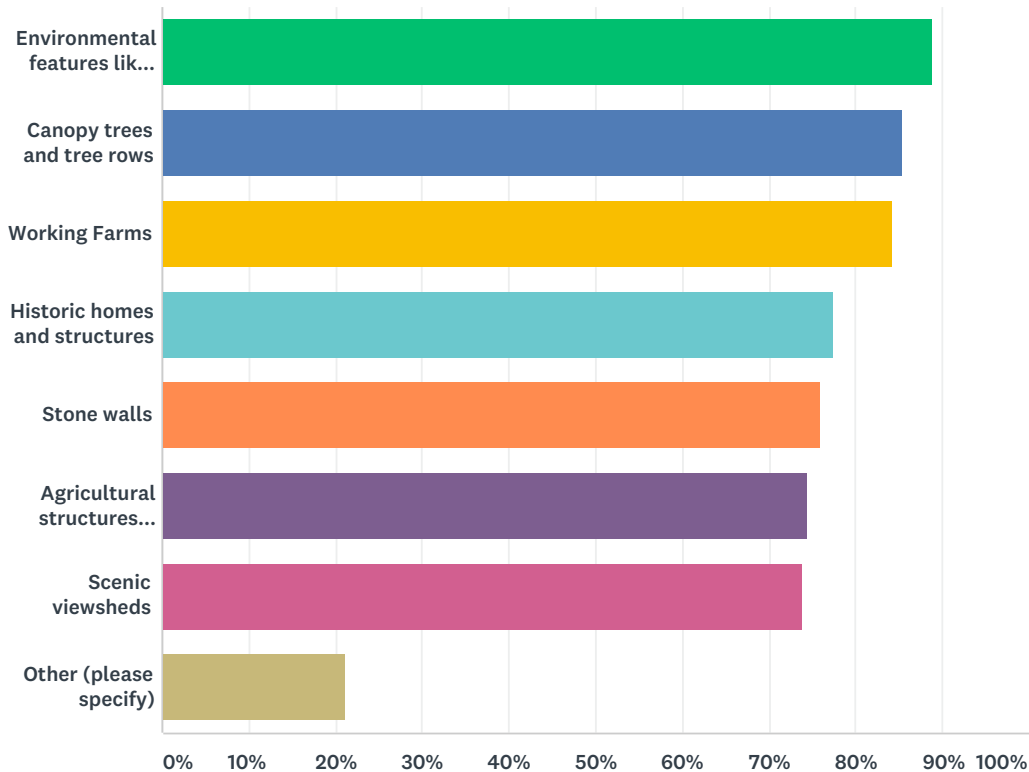
124	It wouldn't. Convenient shops, restaurants and grocery stores already exist. A clean dump with recycling is just minutes away from our home now. Numerous pedestrian trails are all around us - a large one on Wilson Pike and at Crockett Park. Extension of sewer infrastructure is not needed nor desired. Our septic tank is practically brand new.	11/3/2017 5:56 AM
125	None of the above	11/3/2017 5:48 AM
126	It would devalue my property due to the additional traffic and congestion.	11/3/2017 5:39 AM
127	Xxx	11/3/2017 12:59 AM
128	It could make me move to another area that is less congested, over crowded, and doesn't have more traffic that the roads can handle.	11/2/2017 11:09 PM
129	We live just outside study area. Will City and County work together on safety issues and shared roads. Including streams, wetlands, green space and entrances to new developments?	11/2/2017 10:14 PM
130	This development will actually decrease the property value and my quality of life.	11/2/2017 9:51 PM
131	I like my life here in Franklin now. I don't feel like any of this would bring more to Franklin that doesn't already exist here. It would only make more problems with traffic and overcrowding.	11/2/2017 8:51 PM
132	Would not improve	11/2/2017 7:35 PM
133	None	11/2/2017 7:26 PM
134	I do not see how this could add value to my property.	11/1/2017 4:58 PM
135	None really. I don't see any benefits. Higher taxes, more traffic and more restrictions.	11/1/2017 1:44 PM
136	My current quality of life is fine the way it is.	11/1/2017 7:54 AM
137	There is none	11/1/2017 7:42 AM
138	We are close enough to everything as it is. 5-7 minutes to cool springs hospitals church. How much closer does one need it???	10/31/2017 11:50 PM
139	This growth is going to happen so get ahead on planning for it	10/31/2017 5:13 PM
140	We already have all the services we need! Do not need higher taxes!	10/31/2017 3:01 PM
141	None of the above. All I would get is added taxes with no bennefits	10/31/2017 8:43 AM
142	It will ruin why we, and many others, moved outside of city limits.	10/30/2017 7:23 PM
143	would not add value. would depreciate value due to loss of green space	10/30/2017 4:00 PM
144	Shops and other things aren't an improvement to quality of life in this area. The lack of some of these amenities is exactly the reason I live where I do. My family and neighbors enjoy living away from the constant traffic and noise of more developed areas. Weekly curbside trash pick-up is readily available thru 3rd party providers. It certainly isn't a reason to sacrifice the benefits of a rural lifestyle.	10/30/2017 12:46 PM
145	Very costly to add this once a new subdivision is established. Nothing else can enhance my quality of life	10/30/2017 10:01 AM
146	I am against development and annexation	10/30/2017 7:32 AM
147	New growth and development will have a negative impact on my quality of life. Once again, that's why I moved out here to begin with - to get away from the City of Franklin.	10/28/2017 8:12 PM
148	Personally, I moved to this area to get away from many of the times mentioned above. The so called improvements do NOT seem like improvements to me.	10/28/2017 5:40 PM
149	Improved property values.	10/28/2017 4:30 PM
150	I can't imagine any added value or improvement to my current quality of life. If this area is annexed it will encourage me to move to another area after living in this area for well over 20 years.	10/28/2017 3:42 PM
151	I think everyone is happy with the way there lives are at the present ,and feel that they all ways have.	10/28/2017 7:54 AM

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152	None of the above. Think it would devalue property. Leave the growth going South toward Peytonsville Road area. We need to preserve some areas of our county and quit annexing everything so power builders get rights to utilities. The same big development company's can buy big chunks of property and get the city to annex it for them. To much politics in our government. Needs to stop. Citizens are not as dumb as some officials think they are. A good example of that is the Hurstbourne subdivision. There was more opposition to moving the city limits than pros yet it was still done to allow development company to buy and build.	10/27/2017 6:10 PM
153	With the exception of trails, we see little advantage--it is not like one has to drive a great distance to shop or go to the doctor--"city services" are nice to have (yard waste service and trash pick up) but not that big of an advantage (we lived in Franklin for 20 years) and certainly are expensive.	10/27/2017 4:50 PM
154	WISH THERE WAS 1 MORE RESTAURANT AND A DOLLAR GENERAL IN ARRINGTON. THAT'S IT.	10/27/2017 3:02 PM
155	I like the quality of my life the way it is now.	10/27/2017 8:46 AM
156	Growth and development in Mayes Creek watershed will not add to anyone's quality of life except the developer, conversely, overcrowding will contribute to every stress related illness known to man to include physical, emotional, as well as spiritual disorders. This is not an opinion, it is scientifically supported.	10/26/2017 8:06 PM
157	"New growth" is nothing more than ruining the natural beauty for the greed of the developers, builders and the politicians, many of whom profit as realtors and builders, a direct conflict of interest.	10/25/2017 8:26 PM
158	Not a thing	10/25/2017 12:36 PM
159	I don't think it will. Any construction will be a negative.	10/25/2017 8:12 AM
160	Arrington Fire has responded very quickly when a neighbor was hit by lightening, so I already think we have a fast enough response. I don't mind the drive to stores. We already have weekly trash service. Our sewage system is contained within our neighborhood. Our roads are in ok shape. And I don't feel like adding more houses would give our particular homesite any better pedestrian access. All that to say, I don't think new developments would bring about anything beneficial.	10/24/2017 10:03 PM
161	None	10/24/2017 7:38 PM
162	None	10/24/2017 7:30 PM
163	Just more taxes	10/24/2017 6:57 PM
164	It wouldn't	10/24/2017 5:50 PM
165	No improvements are needed.	10/24/2017 5:33 PM
166	I love it just the way it is. That's why I moved here. Don't ruin it.	10/24/2017 4:33 PM

Q7 If growth and development occurs in the Mayes Creek Basin, what elements and characteristics should be preserved?

Answered: 349 Skipped: 1



ANSWER CHOICES	RESPONSES	
Environmental features like streams, floodplains, and steep slopes (7)	88.83%	310
Canopy trees and tree rows (4)	85.39%	298
Working Farms (2)	84.24%	294
Historic homes and structures (1)	77.36%	270
Stone walls (5)	75.93%	265
Agricultural structures including barns and silos (3)	74.50%	260
Scenic viewsheds (6)	73.93%	258
Other (please specify) (8)	21.20%	74
Total Respondents: 349		

BASIC STATISTICS				
Minimum	Maximum	Median	Mean	Standard Deviation
1.00	8.00	4.00	4.17	2.12

#	OTHER (PLEASE SPECIFY)	DATE
1	preserve as much as realistically practical of the current features listed. these features give beauty to the area we already love.	12/12/2017 6:42 PM

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2	Existing family cemeteries . Wilson Pike RR tunnels. Current landowner feedback.	12/6/2017 8:20 AM
3	Leave it alone until you can take care of current problems you have created.	12/1/2017 6:32 PM
4	Wildlife	11/30/2017 4:36 PM
5	McMahon Family Cemetery	11/30/2017 3:05 PM
6	All of it - our schools are overcrowded and underfunded, dummies. Having more inventory, and less value due to declining school system will drastically lower property values across the county.	11/30/2017 8:19 AM
7	rural character and space overall	11/29/2017 1:36 PM
8	I don't want ANY DEVELOPMENT. Please leave the space open	11/29/2017 12:08 PM
9	Keep it rural.	11/29/2017 9:33 AM
10	Humm, in other words LEAVE IT THE HELL ALONE!	11/29/2017 9:15 AM
11	Animal Habitats	11/27/2017 4:25 PM
12	Maintaining environmental features is critical. As we watch other cities grow, there is little planning on how the final look and feel of the community will be. Look at cities like Atlanta or Charlotte - no one wants to live there anymore. They couldn't say no to growth. We should learn from cities like Charleston that has preserved a balance. Not only have they continued to grow, but the revenue stream from tourism is substantial and helps pay for additional needs the city has.	11/21/2017 12:48 PM
13	BUT, no development should even be getting discussed. We don't need development. We need our roads fixed and paid for first.	11/20/2017 11:06 AM
14	Please do not destroy our farm land and country side.	11/18/2017 5:09 PM
15	Do not move forward with growth and development in this area.	11/13/2017 6:39 PM
16	greenspace	11/11/2017 8:32 PM
17	Wildlife	11/11/2017 9:57 AM
18	No new development please.	11/11/2017 12:23 AM
19	This is a no brainer! Selling ones soul for the almighty dollar will not create a better place for our kids and their kids!	11/10/2017 5:23 PM
20	None - too crowded on 96	11/10/2017 5:23 PM
21	Rural area	11/10/2017 3:57 PM
22	Preserve this beautifull space, stop the greed	11/10/2017 3:44 PM
23	All of it	11/10/2017 3:20 PM
24	Please do not build this.	11/10/2017 1:03 PM
25	Please keep the beauty and the natural green space - like do not change the grade of the Land and then make it green space. Leave it alone.	11/10/2017 12:43 PM
26	Don't ruin this area in the same way the rest of Franklin has been ruined the last 10 years.	11/10/2017 8:22 AM
27	Large land tracts to preserve habitat space for wildlife	11/8/2017 9:09 PM
28	All elements and characteristics should be preserved!	11/8/2017 4:07 PM
29	Taking down any trees, wild grasses, etc will dramatically alter the environment that we deeply value.	11/8/2017 11:08 AM
30	The Creek is a source of water for all of the wildlife in basin. It should not be touched. The large trees provide habitats for animals. Without the Creek and trees these animals will perish.	11/8/2017 10:52 AM
31	Leave it as it is	11/8/2017 10:30 AM
32	everything should be left alone this is crazy	11/8/2017 9:59 AM
33	How about, no development? Another leading question. Terribly slanted survey.	11/8/2017 9:24 AM
34	should be left alone	11/7/2017 10:00 PM

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35	Really want to preserve the environmental features like creeks. I attended the hearing at city hall tonight and am highly concerned about the impact to Watkins Creek. An option shown had a sewer line on the creek and through the neighborhood. This would destroy the creek, trees and wildlife in this area. I don't want the development to the north of us to be annexed into the city. They should be part of the county and set up on septic. It will preserve our creek, and save the city \$10 million dollars that could be spent on schools and other more beneficial additions.	11/7/2017 7:35 PM
36	as much of the open spaces and green spaces as humanly possible	11/7/2017 4:44 PM
37	Everything. Please do not build East of I 65	11/7/2017 3:33 PM
38	Leave it all! Stop taking away the wildlife and their homes.	11/7/2017 3:25 PM
39	Nothing! Do not build	11/7/2017 2:12 PM
40	Any development should require substantial buffer areas of green space, trees and new plantings to preserve rural character as much as possible. Care must be taken to protect creeks and wildlife in the area.	11/7/2017 10:04 AM
41	Please do not come in and put tons of homes in a neighborhood and tear down all the trees only to plant tiny ones on the streets. So terrible.	11/6/2017 9:20 PM
42	We like it as is	11/6/2017 8:34 PM
43	Please consider only promoting growth which helps maintain a serene, rural lifestyle that is not riddled with HOA-kinds of authoritarian rules. Allow home and land owners who are creating beautiful furniture and wood products or grow gardens and raise farm animals to continue to do so freely. Otherwise, Williamson County may cease to have its rural charm and long-time residents will move further out, preferring truly rural counties.	11/6/2017 10:43 AM
44	Please consider only promoting growth which helps maintain a serene, rural lifestyle that is not riddled with HOA-kinds of authoritarian rules. Allow home and land owners who are creating beautiful furniture and wood products or grow gardens and raise farm animals to continue to do so freely. Otherwise, Williamson County may cease to have its rural charm and long-time residents will move further out, preferring truly rural counties.	11/6/2017 10:42 AM
45	wildlife underpasses, bike trails	11/6/2017 8:07 AM
46	Minimized traffic flow	11/6/2017 7:01 AM
47	Who are you kidding? Developers will destroy all the above.	11/5/2017 9:11 AM
48	One of the most important reasons for me moving to this area is the physical beauty and natural spaces. Any development of this area should preserve this important component of this area.	11/4/2017 8:43 PM
49	Running trails add so much value!!	11/4/2017 4:15 PM
50	Additional growth will only destroy the history and charm of the area.	11/3/2017 11:53 AM
51	All natural habitat for indigenous animals, deer, turkey, coyote, hawks. Streams must be preserved in clean state to support existing fish and other wildlife.	11/3/2017 9:40 AM
52	We should preserve all that we can so that we can enjoy the rural character that we moved here for rather than moving closer to the city.	11/3/2017 5:59 AM
53	Xxx	11/3/2017 12:59 AM
54	There is shared value for all county residents with all that is mentioned.	11/2/2017 10:14 PM
55	Space for wildlife	11/2/2017 8:12 PM
56	all of the above...	11/2/2017 6:58 AM
57	There are people who own large lots who are looking to profit from building subdivisions on their land. However, there are also single families large acreage who want to remain with only county taxes and restrictions because that is why we purchased and built on the land we live on. We are famers, agriculturalists and enjoy our way of life. Being subject to city constraints does not comply with our way of life. Conserving the area as it is should be a priority. Catering to those who wish to capitalize on selling subdivision houses on cheaply bought land is selling the rest of us out.	11/1/2017 1:44 PM
58	Cemeteries and potential archeological sites.	11/1/2017 7:42 AM
59	Established working farms should be exempt from City taxes and allowed to continue with their operations.	10/31/2017 3:01 PM

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60	I have not seen any of these things preserved in new Franklin developments. Why should I feel that they would start now. I have lived here since 1978.	10/31/2017 8:43 AM
61	In the established neighborhoods i.e. Watkins Creek leave the established green spaced areas.	10/29/2017 9:00 AM
62	All elements and characteristics will be preserved by keeping growth and development away from the Mayes Creek Basin and keeping the City of Franklin from annexing this area.	10/28/2017 8:12 PM
63	Please do not make this area like all the other incorporated areas of Franklin...preserve its uniqueness.	10/28/2017 5:40 PM
64	mini-farms	10/28/2017 4:30 PM
65	I believe whether this area is annexed or not zoning should be modified to require at least 2 acres per single-family residence for any residential development and there should be no multi-family developments permitted.	10/28/2017 3:42 PM
66	All of the above.	10/27/2017 6:10 PM
67	LOW IMPACT FEEL IS KEY	10/27/2017 3:02 PM
68	All elements of the rural character should be preserved.	10/27/2017 11:19 AM
69	tree lined roads. slower speeds.	10/27/2017 8:46 AM
70	Hardwood stands of timber, wildlife habitat, and relative absence of urban noise.	10/26/2017 8:06 PM
71	We bought a home on this side of town, in this area, in part for the beauty of it. We love not being crowded and seeing so much green.	10/24/2017 10:03 PM
72	Stop ruining Franklin	10/24/2017 4:33 PM
73	Please follow the guidelines in the Franklin Master Plan when approving any new developments. Specifically... 1. Require developers to keep current stands of trees in place. 2. Require developers to have transition lots on the exterior of any development that are larger to blend in with adjacent current developments with larger lots. 3. PLEASE do not approve high density developments with small yards / little green space. Go drive in Amelia Park and see how awful it looks.	10/24/2017 4:28 PM
74	Doesn't matter as long as there a sufficient roads.	10/24/2017 9:21 AM

Q8 Please share any other opinions you have about the future of the Mayes Creek Basin.

Answered: 246 Skipped: 104

#	RESPONSES	DATE
1	Future growth may come to severe slowdown when this current real estate "bubble" bursts. Planning is good.....rushing to get his done is not needed.	12/6/2017 8:20 AM
2	Little to no development should occur that disturbs, offsets, relocates, or destroys the existing tree lines, creeks, and wildlife in the entire area. Large homes on 1+ acre lots supported by septic type systems.	12/3/2017 9:52 AM
3	Please don't destroy the characteristics of the existing neighborhoods and don't ignore the opinions of the existing residents, just to make room for more growth and dollars.	12/2/2017 10:55 AM
4	LEAVE THE BASIN ALONE.	12/1/2017 6:32 PM
5	Prefer controlled development with character and state of the art parks and greenways. Updated roads and possible public transit or park n ride access.	12/1/2017 10:47 AM
6	Please balance development with impress in infrastructure and the environment. We don't need another Westhaven or McKay's Mill.	12/1/2017 9:01 AM
7	Infrastructure needs to be studied and correct first, before we start handing out building permits. These roads are already severely congested with Rutherford county plates of drivers trying to avoid I-24	11/30/2017 9:12 PM
8	Please keep Watkins Creek out of your plans.	11/30/2017 4:36 PM
9	I do not want to see the Mayes Creek Basin lose its rural feel. Many of the current residents chose to live here in order to have the rural feel and ability to raise our children with an agricultural presence. I do not want this to be disrupted.	11/30/2017 3:39 PM
10	Do not feel it should be developed. It is so congested now . Also dead people do not need your services. Loraine McMahon	11/30/2017 3:05 PM
11	Would be wonderful for the legacy of Mayes Creek Basin to be a Nature Preserve. With the pace of Urban Sprawl in Middle Tennessee, let's have history look back at the vision of today's planners as positive. Help preserve nature for future generations, and not promote more urban sprawl to satisfy the greed of developers.	11/30/2017 11:48 AM
12	See comments in #6.	11/30/2017 10:46 AM
13	Please consider historic preservation of the area. Once it is gone and developed we've lost part of our history and character.	11/30/2017 8:48 AM
14	Fund our schools first, shore up our existing property values before you embark on further devaluing our schools, property, and community.	11/30/2017 8:19 AM
15	It will be settled and the question is will that settlement be controlled or be a disaster???	11/29/2017 9:22 PM
16	North Chapel Road traffic is currently a death trap. We previously lived at 4443 N Chapel and would sit on the porch and watch the wrecks.	11/29/2017 8:24 PM
17	Increased development will cause problems with school overcrowding and loss of character of the area.	11/29/2017 6:54 PM
18	N/a	11/29/2017 5:41 PM
19	Please quit developing nature areas. It's an environmental disaster when you do.	11/29/2017 4:55 PM
20	I don't like the idea of continued expansion. Our schools are overcrowded and we can't get the developers to foot the bill for making it that way so we have to tax the citizens.	11/29/2017 4:21 PM
21	Unless traffic can avoid the 2 tunnels on Wilson Pike, don't allow any new building permits.	11/29/2017 4:08 PM
22	Please incorporate the need for schools before approving development	11/29/2017 4:07 PM

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23	We have lived on the edge of this area - both east and west of the basin for 25 years. I understand the push pull of living in the country/wanting easier access to commercial development. I believe the beauty of the basin is the chance to live in a rural area and although the grocery store is not right around the corner, it is still easy to get to - especially with highway 96 widening.	11/29/2017 3:46 PM
24	I want to live and die here.	11/29/2017 2:18 PM
25	I think mass developing will decrease the appeal of Franklin	11/29/2017 1:55 PM
26	See answer in #6-Other	11/29/2017 1:36 PM
27	Keep it country	11/29/2017 12:31 PM
28	PLEASE LEAVE IT NATURAL. GREED is killing Franklin. Residents don't want any more development but nobody is listening to us.	11/29/2017 12:08 PM
29	Franklin and the surrounding area is very beautiful. Care has to be taken to preserve that beauty, both for the people who live her and for the wildlife. Once commercialism takes hold, it can't be undone. So, the city must be very careful it what it allows to happen. Tennessee is attracting a lot of people and it is not because it's over populated.	11/29/2017 11:41 AM
30	Plan ahead!	11/29/2017 10:28 AM
31	This is a terrible idea for the county/city and will force existing residents to move out of the area as we all purchased the area for the explicit reason of avoiding the congestion that occurs in other areas of Franklin, and moving outside the restrictive regulations that living within city limits will bring.	11/29/2017 10:21 AM
32	Traffic is already negative but a brilliant idea is needed to figure out how to "bus in" workers for grocery stores, retail, eateries, etc., etc. Most folks in this area are affluent therefore the labor pool is lacking for lower wage workers to provide success to the above businesses.	11/29/2017 9:31 AM
33	I'm so sick of the exploding grow that has been allowed to occur in Franklin/Williamson Co that i can only hope that no development will occur in this area.	11/29/2017 9:21 AM
34	Stay out of this area all together. Just stay out and leave this beautiful area as is. Dotting hills and country land with homes and stores that are NOT needed speaks to everything I have said. Greed. How many of the "leadership" live around their mess they're creating? Pathetic ideas for this area. Period.	11/29/2017 9:15 AM
35	.no	11/29/2017 9:13 AM
36	our school system is already stretched to the limits. W/o significant tax increases on property and developers, how will the high infrastructure costs associated with schools (as well as utilities/roads, etc) be afforded? Current residents shouldn't be able to sell their land to developers for huge profits and "cash out" and leave the problems of development behind for the rest of us to handle.	11/29/2017 9:06 AM
37	There is far too much growth already in this area, as well as other areas of the county. Schools and infrastructure should be updated and grown before any further development.	11/29/2017 9:01 AM
38	The time of greedy city officials and developers needs to end. We cannot support the growth we currently have. Keep the land natural and beautiful and STOP the development.	11/29/2017 8:58 AM
39	Leave it alone no new developments to much traffic now or can't you people see the mess you have already created	11/29/2017 8:53 AM
40	cramming more and more homes into this area is reducing the overall quality and attractiveness of Franklin. Our infrastructure can't handle what we have now much less adding more neighborhoods.	11/29/2017 8:51 AM
41	Franklin is turning into a big "small town" without good infrastructure.	11/29/2017 8:51 AM
42	Some growth is ok, but we don't need yet another strip mall when there is already two on the same block. Overdevelopment needs to be curtailed.	11/29/2017 8:45 AM
43	It should be preserved in it's present state.	11/27/2017 6:15 PM
44	I feel that any further development will destroy the natural beauty of the area, as well as having major repercussions on the habitats of local wildlife. Further development in this area should not be continued.	11/27/2017 4:25 PM

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45	Okay with development that does not change complexion of area but adamantly opposed to apartments, high density development, etc. Prefer more traditional single family homes.	11/23/2017 4:20 PM
46	We need sewer	11/21/2017 9:17 AM
47	The Counties building rules and septic rules are out of reach financially to the property and they can't sell their land to developers because their 1 acre lots won't perk for a custom build due to county septic rules. We must Annex in to the Franklin City limits to build.	11/21/2017 9:10 AM
48	There should be NO growth or development in this area before infrastructure issues are addressed!!!!!!!!	11/20/2017 10:33 PM
49	Just say "NO" to any development without figuring out how to pay for roads first. IMPROVE the quality of life in the county instead of continually degrading it with poorly thought out approvals on new construction projects.	11/20/2017 11:06 AM
50	Please limit growth and make wise choices - we can't go back. Please save our farms and rural country side.	11/18/2017 5:09 PM
51	Sewer system expansion would be nice and needed for the planned growth	11/18/2017 3:31 AM
52	So sick of all the new development. The appeal of franklin is almost gone!!! If I wanted to be in the city we would live in downtown Nashville	11/14/2017 2:20 PM
53	Could be mix of residential and commercial but no commercial next to trinity elementary	11/13/2017 8:17 PM
54	Franklin has lost all the character and all town charm that has attracted so many, yet our community leaders continue to tear into the rural landscape. When is enough, finally enough? STOP DESTROYING OUR COMMUNITY.	11/13/2017 6:39 PM
55	Please plan responsible growth that enhances the life in williamson county, not just adding more people	11/13/2017 12:07 PM
56	Please stop over-development	11/12/2017 9:24 PM
57	Williamson County Commissioners and Franklin City Alderman need to come together and discuss the County's future. It is time to be proactive rather than reactive. I am truly amazed at how segmented these two governing bodies are. We cannot even fund our schools and build schools fast enough. And yet you continue to talk development...	11/12/2017 1:38 PM
58	Development in this area if not consistent with existing rural residential home & lot size will cause this area to decline in home & tax value.	11/12/2017 6:59 AM
59	Don't do it. We will move if this development happens.	11/11/2017 7:48 PM
60	Keep some rural parts of WilCo please!!	11/11/2017 2:51 PM
61	This area should not be developed. It would have an overall negative pact to Franklin	11/11/2017 9:57 AM
62	It would be great to have more commercial development on this side of town as long as the infrastructure can absorb the impacts.	11/11/2017 7:44 AM
63	None	11/11/2017 7:30 AM
64	Franklin has grown incredibly fast, and we need to make sure we aren't substantially harming the environment or removing the charm of this area.	11/11/2017 6:51 AM
65	No new development should be done in this area. The residents don't want it and the infrastructure is not equipped for it.	11/11/2017 12:23 AM
66	What they have planned is way to many homes!	11/10/2017 11:44 PM
67	Please don't do it	11/10/2017 11:22 PM
68	It would be wonderful if there was a bike/walking path along the Harpeth that went under hwy 65. Right now, if you want to bike into town, you must take your life into your hands crossing over 65 on 96. Not fun at all.	11/10/2017 8:45 PM
69	Be mindful of congestion. We live in the new Carothers development and it is 50% done with massive traffic already	11/10/2017 7:28 PM
70	our wildlife and environment are struggling enough. please keep is safe	11/10/2017 7:20 PM
71	Williamson Co Schools are struggling to keep up with growth as it is. Please don't forget to factor public schools into this formula.	11/10/2017 5:33 PM

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72	I appreciate the opportunity to voice my concerns. I hope you understand. I grew up in southern California and saw "paradise lost" very quickly. It's too crowded, too much pollution, terrible traffic and the lovely places to live are unaffordable. A mere 50-60 years ago, it was amazing. In the name of progress & convenience, the land was morphed into a rat race. Please be mindful of doing the same thing to this area. It happens easily & quickly. "If you build it, they will come", so don't build it!	11/10/2017 5:23 PM
73	None - too crowded on 96	11/10/2017 5:23 PM
74	I believe the current residence of this area live here because of the rural setting within feasible proximity to work Place. Without a rural setting and horrible infrastructure we will face the same horrendous traffic and overpopulation as Springhill and soon to be nolensville.	11/10/2017 3:57 PM
75	Preserve what we have, the growth is enough, we have such a beautifull community, lord knows we don't need another Mckays Mill	11/10/2017 3:44 PM
76	Please don't allow Williamson County to lose its character. The farms, streams, wildlife etc. is what gives this area its appeal. We don't need another sprawling, congested, polluted city.	11/10/2017 3:43 PM
77	Please only green space or walking trails	11/10/2017 3:32 PM
78	Please do not develop in this area. We are losin every bit of open land in Franklin, which is what originally drew us to this area.	11/10/2017 3:20 PM
79	Why	11/10/2017 2:12 PM
80	Do not build the homes until the infrastructure to support all of the new home owners are in place. Too rapid of a growth rate will do more harm then good	11/10/2017 2:10 PM
81	Preserve and don't populate further	11/10/2017 1:55 PM
82	The last thing we need is more neighborhoods. It's time to take a step back, evaluate and make informed decisions going forward. There is a lot of money exchanging hands, but very little to show for other than homes. Green space, trails, parks are all lacking in this area and would be a great use of space.	11/10/2017 1:42 PM
83	Please limit development of this beautiful country side till you can address traffic and infrastructure while adding more green space of residents to enjoy.	11/10/2017 1:38 PM
84	Please keep our area small farming town	11/10/2017 1:24 PM
85	It's going to destroy habitat, school overcrowding, additional traffic on a already too busy 2 lane road. Infrastrucure cannot support!!	11/10/2017 1:03 PM
86	Please please do not overdevelop this area and make it anything like all of these new neighborhoods going in downs Carothers. Too many rooftops and the beauty of the land is gone. It's a cluster of crowded homes. I really wish none of that was developed in that manner. Leave our wide open spaces. -I'm a native Franklin/Brentwood girl. Let's slow down the development and keep all of these people that vote in our land and it's overdevelopment at bay. They are moving from overdeveloped areas and creating the same problem here. Franklin's quaint beauty is fading fast.	11/10/2017 12:43 PM
87	I'm 66 and remember Franklin as rural. I'd like to see that it keeps the same feel.	11/10/2017 12:35 PM
88	Please keep this area from becoming too crowded. The quality of life in Williamson County and the city of Franklin is being threatened by overdevelopment.	11/10/2017 12:35 PM
89	I have children at Trinity and we absolutely love it but it is crowded. I feel very strongly that the land surrounding it should be in large part preserved. I frequently drive to Brentwood for the walking trail and would love to see something like that put in this area as it would benefit residents, preserve the green areas, and help the health of the community, there has been so much recent development in Franklin with large homes and town homes on very small lots and that is taking away from the small community feel. I sincerely hope as these decisions are made that this area will not be over-developed like much of Franklin.	11/10/2017 12:15 PM
90	If this happens, we'll need another elementary school to support the growth.	11/10/2017 11:52 AM
91	Traffic in/around I-65 is already a nightmare for commuters. My fear is adding more large communities will only make this matter worse and actually de-value our homes by folks not wanting to live in such a high traffic/congested area. We plan to stay which means we would be directly affected by the increased traffic, increased population and suffering roads.	11/10/2017 11:29 AM

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92	This development shouldn't be approved unless infrastructure including roads and schools is funded with approved plans in place.	11/10/2017 11:07 AM
93	I know that growth cannot be stopped, but I would prefer that this land would not get annexed by the city.	11/10/2017 10:29 AM
94	This is an awful idea. You are going to ruin all that is good about this area. Schools are going to crumble under this pressure, let alone the environment. Leave it alone	11/10/2017 10:22 AM
95	There is no need to develop this area and further. It is one of the last few bastions of old Franklin that still exists. Small neighborhoods, quiet streets, etc.	11/10/2017 8:22 AM
96	We don't need more traffic, noise and higher franklin taxes. We moved here because country feel... not everyone wants to live in town.	11/8/2017 10:11 PM
97	The planners seem intent on destroying the characteristics of this area and are trying to turn it into an Alpharetta, Georgia. They need to go there to fully understand what has happened to that area to appreciate the mess that those planners made there.	11/8/2017 9:34 PM
98	Most of us love franklin for its rural character. Please do NOT allow another west haven!	11/8/2017 9:09 PM
99	Please leave as is. Only thing I would want is Wilson Pike to be a safer road and maybe another middle school built.	11/8/2017 4:07 PM
100	I do not think we need commercial property in this area. There is enough everywhere else!	11/8/2017 1:21 PM
101	Future development will come at a big cost. Most people that live in this area, do so because of the way it is now. Schools are overcrowded as it is.	11/8/2017 11:08 AM
102	As a former homebuilder / developer, I understand the need for growth and generally speaking, I think the County and City of Franklin have exercised good planning and set reasonable standards for development.	11/8/2017 11:07 AM
103	I am not against SOME development in the basin area. We just need to develop our city and county in an environmentally responsible way. More urban development means less green space, inadequate infrastructure, more overcrowding in a school district that is already overcrowded, loss of wildlife, and higher tax burden on current homeowners to pay for the destruction and development of the Mayes Creek Basin. I implore the city and county to work together to protect our community.	11/8/2017 10:52 AM
104	Please leave it as it is	11/8/2017 10:30 AM
105	I think all you are concerned about is making money.....	11/8/2017 9:59 AM
106	We should not sacrifice to become like all other cities in middle TN and be a victim of urban sprawl.	11/8/2017 9:49 AM
107	I do not support any additional residential or commercial development in the Mayes Creek Basin.	11/8/2017 9:38 AM
108	Please leave it alone! We like the farms our friends have, the open fields and pastures, the character of Franklin.	11/8/2017 9:24 AM
109	There should be no development. Too much has already been built in franklin that has changed the look and feel of the town.	11/8/2017 9:11 AM
110	It's repulsive that you just want to destroy what's there. Stop with all the building	11/8/2017 9:00 AM
111	I love the rural countryside that keeps the Franklin area charming.	11/8/2017 8:58 AM
112	LEAVE IT ALONE!!!!	11/8/2017 8:31 AM
113	Don't ruin what is already here	11/8/2017 8:03 AM
114	Stop being greedy. Our town is already crowded with people and small new homes. We are losing our charm and small town feel. Stop!!!	11/8/2017 7:57 AM
115	i believe the Smith's should be given the bad news....life has been too simple for too long for them.....Going forward the mayes creek area is for all not the select few greedy silver spooners. Leave we east side country folks alone.	11/7/2017 10:00 PM
116	- Be mindful of existing developments and preserve our wildlife as much as possible. - If you must develop, make sure the infrastructure is in place first. - Don't expand residential development without an approved plan for more schools. The current schools can not absorb the increase in population.	11/7/2017 7:35 PM

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117	Some areas remain rural without growth.	11/7/2017 5:43 PM
118	Please do not develop here!!!	11/7/2017 4:51 PM
119	we all need a place to live. i do not begrudge the growth in franklin but i do not think it is necessary to pave over the entire area to accommodate the growth. the most successful cities provide access to green spaces. build up the town. keep the nearby natural beauty. that is why people move to franklin.	11/7/2017 4:44 PM
120	PLEASE PLEASE LEAVE IT ALONE EAST OF NORTH CHAPEL	11/7/2017 3:25 PM
121	Leave it as it is today. For example; Wilson Pike is a dangerous road with two one way tunnels and can barely support current traffic loads.	11/7/2017 2:51 PM
122	Leave it rural.	11/7/2017 2:18 PM
123	Franklin is greedy! Stop building	11/7/2017 2:12 PM
124	It is important to maintain the character of this area, the wildlife, safety, and not let it fall into the urban sprawl trap like other areas in middle TN.	11/7/2017 12:31 PM
125	ALL FOR IT happening ! Been wanting this for 40 plus years since the property was bought	11/7/2017 10:09 AM
126	I see no particular advantage for my property to be incorporated into the City of Franklin.	11/7/2017 10:05 AM
127	Again, we moved to East Franklin to get away from the over development of Cool Springs. We do not want to see this area developed with anything that would take away from the rural atmosphere of this area.	11/7/2017 1:54 AM
128	Development should be limited to single family homes on minimum 1 acre lots.	11/6/2017 10:34 PM
129	Full time fire station is needed.	11/6/2017 9:32 PM
130	Slow down growth	11/6/2017 9:26 PM
131	Again, we are in the top corner and already very close to Cool Springs which is very convenient. This would not affect us greatly but it would drastically change the landscape for the people south of us.	11/6/2017 9:20 PM
132	Does not need development. The city is growing to fast and not addressing traffic and schools.	11/6/2017 8:38 PM
133	We are not interested	11/6/2017 8:34 PM
134	na	11/6/2017 1:53 PM
135	Clovercroft road widening will be needed soon	11/6/2017 12:47 PM
136	It is my hope that further development only take place after the necessary infrastructure is in place	11/6/2017 10:54 AM
137	Thank you for seeking our input. Please strike the balance between growth/development and limiting growth in order to keep Williamson County as a unique place to live where people feel welcome and free to pursue home industries/agricultural pursuits on their own land as they desire without excessive interference or taxes.	11/6/2017 10:43 AM
138	Thank you for seeking our input. Please strike the balance between growth/development and limiting growth in order to keep Williamson County as a unique place to live where people feel welcome and free to pursue home industries/agricultural pursuits on their own land as they desire without excessive interference or taxes.	11/6/2017 10:42 AM
139	Stop the madness! Don't do to the East side of Wilco that you did with the west side! Make the roads first! and make the builders and developers pay for them!	11/6/2017 10:12 AM
140	Stop allowing huge traditional residential neighborhoods that takeover farmland, squeeze homes on tiny lots, and have inadequate green space preservation. Our schools and roads can't keep up, and the greater issue is that we are losing the original rural beauty.	11/6/2017 8:46 AM
141	PLEASE be intentional about development, traffic is already a nightmare.	11/6/2017 8:07 AM
142	Concerned it will lose its character. We moved from Nashville to this area for the rural feel but still convenient to cool springs. Have already seen at least 3 farms sold off for development and at least 5 subdivisions added. It's out of control and very sad to see the beautiful Wilco hills torn up. Also concerned about impacts to taxes and school quality. We are considering private school bc the schools are too big to handle current loads.	11/6/2017 7:39 AM

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143	Any cost of modifications and future incremental burden need to be placed definitively and irrevocably on developers and new property owners. Economic forces with appropriate revenue generation mechanisms and conditioned/ restrictive local codes are the only proven method to moderate overly-exuberant growth. It appears this survey is driving toward the development of codes but we cannot miss the revenue generation that allow enforcement and support of those codes.	11/6/2017 7:01 AM
144	There is a very diverse collection of residential areas...don't take action that negatively affects or restricts existing residents for the sake of further development. Do not annex into the city.	11/5/2017 9:52 PM
145	We love the feel of of the Mayes Creek Basin. Visitors to our property comment on how quiet and peaceful it is and that they can see the stars. We hope that will not change.	11/5/2017 7:55 PM
146	Keep it as is, the roads are not adequate for expansion.	11/5/2017 7:00 PM
147	Mu family and I would like to see the Mayes Creek Basin preserves and left undeveloped.	11/5/2017 2:33 PM
148	With all of the expansion already underway in Franklin, I'm concerned further annexation and the associated costs could add too much stress to resources and finances for the city to sustain.	11/5/2017 2:10 PM
149	Don't annex it	11/5/2017 1:20 PM
150	I am worried that the school capacity will not be addressed and we will see overcrowding continue in our school system. Also, there is no upside benefit to existing homeowners in the area. We will see an increase in taxes and population with no benefit. Very serious consideration needs to be given to this decision, I would hate to see the desire of a few land owners dictate the decision and impact the area.	11/5/2017 12:18 PM
151	Unfortunately the greedy developers with their realtor friends who hold political office will ignore the wishes of the inhabitants of the area and ruin our area.	11/5/2017 9:11 AM
152	This is only being considered because builders want to make money & leave our area. Meanwhile they leave behind more traffic, overcrowding in our schools, and stretching our EMS services beyond their limits. Leave the basin as is! No annexation!!	11/5/2017 7:38 AM
153	Leave it as is! Prevent overgrowth of our area. We chose to live here because it is quiet and more rural than Cool Springs but has easy access to that area.	11/5/2017 7:14 AM
154	None	11/5/2017 6:10 AM
155	Please don't take away the farmsteads	11/4/2017 11:12 PM
156	We're still trying to recover from the increase in traffic from the elementary school. Brentwood planning is light years ahead of what Franklin proposes. Preserve green space.	11/4/2017 9:23 PM
157	Forced rural charm is not true rural charm. We bought our land many years ago to view just that...our land. Not condos, not assisted living, not grocery stores, etc, which are already an easy 10 minute drive away at most. Those who live here already have no need for new developments. Stop bringing more people here! We don't want to become California or Atlanta or New York. It's too late once it's gone.	11/4/2017 8:44 PM
158	I see nothing in the plans for annexation (which really only represent a map and a short webpage) that details the potential benefits for existing homeowners. I understand that large land owners will benefit from being able to more easily sell their land to developers, but the decision to annex cannot be made solely for these land owners. Any decision to annex must include actual benefit for everyone in the area.	11/4/2017 8:43 PM
159	I have already commented	11/4/2017 6:58 PM
160	do not want to be annexed into the city limits	11/4/2017 5:06 PM
161	If you don't build it, they will drive through the area which will make traffic worse.	11/4/2017 4:15 PM
162	do not want to see more huge thousand-home "subdivisions" like McKays Mill and along Carothers	11/4/2017 3:54 PM
163	Unsuitable for intensive development	11/4/2017 10:33 AM
164	I don't have much faith in Franklin planning for infrastructure ahead of building. Look at the E McEwen mess and Clovercroft is next. There is nothing the city has provided after you go through the round a bout at McEwen yet we continue to provide more and more amenities downtown. Too much traffic goes through this area to access the Cool Springs offices with no consideration for roads. We have the worst roads and two one lane tunnels!	11/4/2017 10:31 AM

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165	.	11/4/2017 7:38 AM
166	It all needs. To stay residential as the county has declared it except cross road commercial whit is a very limited area.	11/3/2017 8:11 PM
167	The amount of high density housing should be limited and carefully planned. Land for future schools should be procured prior to housing developments being constructed	11/3/2017 7:10 PM
168	Preserving a place for the wildlife to thrive. Avoid cheap cookie cutter houses and apartments.	11/3/2017 4:56 PM
169	Unrestricted growth is destroying Williamson County. Please stop it.	11/3/2017 2:12 PM
170	The current roads are increasingly overcrowded and not sufficiently maintained.	11/3/2017 1:23 PM
171	Let's leave well enough alone for a while. Too much too quickly has already spoiled several large tracks of land. Infrastructure cannot keep up with growth already in place.	11/3/2017 12:28 PM
172	Infrastruture needs to preceed building	11/3/2017 12:23 PM
173	PLEASE consider a wildlife refuge or protected park/green space with historic preservation and educational opportunities.	11/3/2017 11:53 AM
174	Stop expanding! This is the county and should stay the county! Franklin needs to seek therapy for addiction to growth!	11/3/2017 11:10 AM
175	Please STOP. The development in our general area is OUT OF CONTROL. The people who are voting in favor of this development aren't the ones impacted by the dramatic increase in the traffic.	11/3/2017 10:23 AM
176	All most of you care about is Money. This county needs people that care about character and school systems to fit our growing population. People come here for the life style and beauty.	11/3/2017 9:53 AM
177	Mayes Creek is a beautiful area and should not be overdeveloped. Williamson County is in danger of losing the charm and rural character that make it so great today. Please slow the growth or people like me and many others will be moving to Maury County in the future and the County will be a place people use up instead of respect and preserve. Developers have little interest but to make millions of dollars and move on.	11/3/2017 9:40 AM
178	If we are annexed into city limits, we are actually farther from the Franklin fire department than we are from Arrington...so annexing is actually worse than being left alone.	11/3/2017 8:33 AM
179	Franklin has grown too quick. There are thousands moving in, but no changes to roads. And no consideration for wildlife. Preferably, growth would slow down. Franklin has always seemed small, with big city conveniences. It's losing that appeal.	11/3/2017 7:12 AM
180	It would be shameful to allow urban sprawl come into such a beautiful place to live and grow our families.	11/3/2017 5:59 AM
181	We hope and pray that the Mayes Creek Basin will continue to be preserved in its present state for our future generations to enjoy.	11/3/2017 5:56 AM
182	No need to develop in the area	11/3/2017 5:48 AM
183	STOP developing until you address current traffic problems!	11/3/2017 5:39 AM
184	Franklin has let developers run wild through our beautiful town. The daily blasting, cutting, and burning makes me feel like I live in a war zone. Franklin traffic is already bad enough and there seems to be no end in site to the construction all around us. The last thing the city needs is to develop our last remaining rural areas. If I'd wanted to live in a suburb outside Atlanta, I would have moved there. Instead, our family choose Franklin, 15 years ago, because we love the rural beauty and small town charm that has made it one of the top best small cities to live in. The proposed development would ruin what little green space and rural charm that Franklin possesses. Please STOP the development of Mayes Creek Basin!	11/3/2017 5:07 AM
185	be careful not to over develop.	11/3/2017 2:28 AM
186	Xxx	11/3/2017 12:59 AM
187	Roads should be improved to create safer conditions with adequate turning lanes and wide shoulders.	11/3/2017 12:05 AM
188	Let it stay undeveloped.....	11/2/2017 11:09 PM
189	Keep the character of the area free from density.	11/2/2017 10:48 PM
190	Work carefully together with County neighbors.	11/2/2017 10:14 PM

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191	No more urban sprawl!!!	11/2/2017 9:51 PM
192	We live on Split log and have to drive 15 minutes to buy milk & groceries or to go shopping. A development will make it a whole lot easier.	11/2/2017 8:54 PM
193	Please. Preserve. Please, stop the massive build outs in Franklin.	11/2/2017 8:51 PM
194	A natural / park area should be included. Brentwood has done a great job with parks and walking trails... so has some areas of Franklin. This area could use the same thing. Please add some walking trails/ bike trails!	11/2/2017 8:12 PM
195	I love this area and want to see it's current state preserved as much as possible through any necessitated growth	11/2/2017 7:57 PM
196	City should not annex	11/2/2017 7:35 PM
197	Please keep growth to a minimum in this rural area, we moved to this area wanting a quiet and peaceful setting. We are worried that the infrastructure will just not support any more growth.	11/2/2017 7:31 PM
198	The area does not have the roads or infrastructure to support another development. Franklin is losing its small town appeal.	11/2/2017 7:26 PM
199	I would like the quality of homes built here to remain high, and the lot sizes shouldn't be anything less than a half acre, in my opinion. It would be nice to see homes built on 1 acre plus, only, if possible. Also, I do not want to see us lose any more trees or green spaces. The woods are so beautiful, and we enjoy seeing the wildlife.	11/2/2017 4:04 PM
200	i don't want to be added to franklin	11/2/2017 9:41 AM
201	Please stop cramming our development into the current fadish molds. We have got to use common sense not what the current urban planning gods have come up with.	11/2/2017 6:58 AM
202	I believe we must maintain the appeal of what brought current residents to this area.	11/1/2017 5:39 PM
203	I hope that the city leaves this area as it is.	11/1/2017 1:44 PM
204	How about we stop paving over paradise and putting up a parking lot. Take a trip to Southern California and see what you are creating.	11/1/2017 7:42 AM
205	Shared in previous statements	10/31/2017 11:50 PM
206	We would prefer that this area not be annexed into the city.	10/31/2017 3:01 PM
207	Please do not ruin our county property by developing this as the city.	10/30/2017 7:23 PM
208	We want it!	10/30/2017 4:19 PM
209	leave as is	10/30/2017 4:00 PM
210	I want this area to stay outside of the city limits as it is now.	10/30/2017 12:46 PM
211	The taxpayers (current & New) do not need any more TAXES--Our Co & City government needs to learn to work within the means you are given. Growth will only cost the ones paying taxes.	10/30/2017 10:01 AM
212	I am against annexation for the Mayes Creek Basin	10/30/2017 7:32 AM
213	I appreciate the City of Franklin's masterplanning efforts and look forward to assisting in feedback.	10/29/2017 9:00 AM
214	We need to recognize the explosion of home businesses. No longer do people have to leave their homes and drive to work. The codes need to be updated to embrace the reality of people working from home.	10/29/2017 9:00 AM
215	Do not want to be annexed into the City of Franklin.	10/28/2017 8:12 PM
216	Make sure biking paths and trails are included. Franklin has missed this in a number of areas and it's tough when you come from other cities, to have franklin being somewhat behind on great features for younger people, like bike and hiking paths.	10/28/2017 7:32 PM
217	Totally opposed to more development in this area. Some things are better left alone.	10/28/2017 5:40 PM
218	I don't want it filled up with people who earn 3 times what we earn and want to make it Brentwood South.	10/28/2017 4:30 PM
219	Please leave us as we are. Many of us are happy where we live and don't want to see the area over-developed.	10/28/2017 3:42 PM

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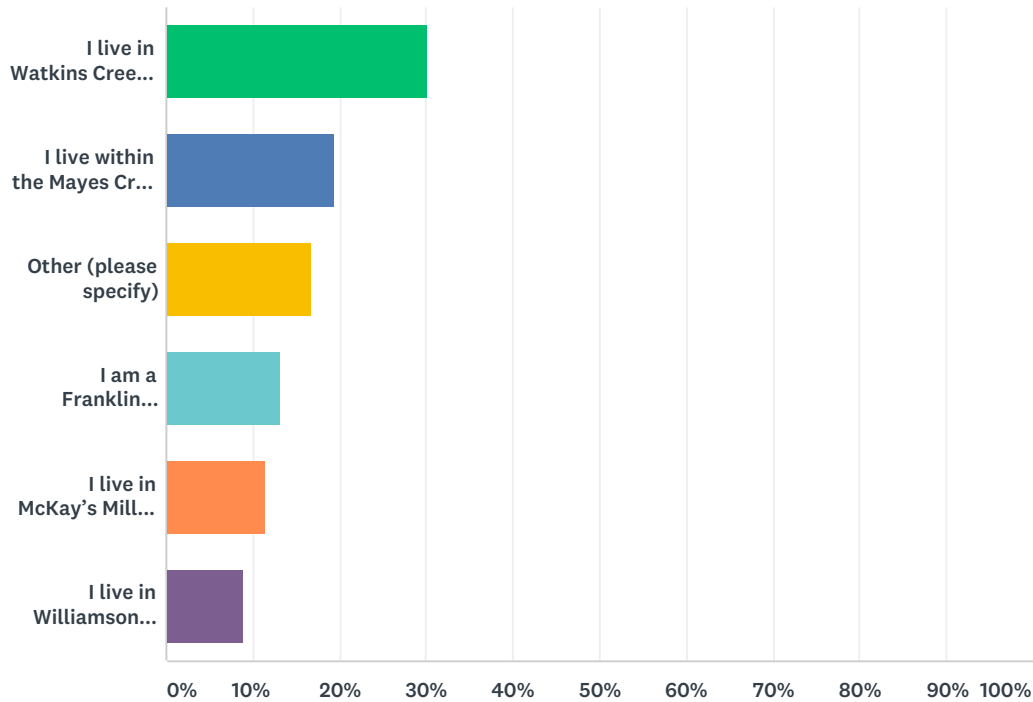
220	Get you're wallets out to pay for sewer for this project, it's going to cost you (Franklin Tax Payers)	10/28/2017 7:54 AM
221	Leave it as is. Widen the road and quit trying to move the city limits every direction on the map. Please try to preserve at least one direction on the map of the city. East.	10/27/2017 6:10 PM
222	Developers only want annexation so they can secure sewer at city expense and have a quicker build out. We need to preserve as much of the rural nature of traditional entrances into Franklin as possible--wide green spaces and minimal commercial properties east of Arno. Don't let them build it or they will come--we need to do something to maintain the character of this region instead of becoming one sprawling extension of Cool Springs.	10/27/2017 4:50 PM
223	THIS IS A GREAT PART OF THE COUNTY THAT I'M AFRAID WOULD LOSE IT'S CHARACTER IF ANNEXED INTO THE CITY TOO QUICKLY. CITY SEWER IS NICE FOR SOME, BUT NOT A CONCERN IN WATKINS CREEK. IT WILL BE VERY, VERY IMPORTANT THAT ANY DEVELOPMENT BE LOW IMPACT AND THAT ACTIVE AGRICULTURE IS NOT ONLY TOLERATED, BUT ENCOURAGED AND INCENTIVISED.	10/27/2017 3:02 PM
224	Do not create any doughnut holes in our community. Do not break ground on any development until after infrastructure projects are completed. Require large scale developers to set aside land for schools and a fire station.	10/27/2017 11:19 AM
225	There is a unique stretch of road from Trinity Elementary to the creek in the conservation area just east of the school in which 7 homes are located. This stretch of the road is in the divided highway section in the new plan for Hwy 96, but with the members of 7 homes being forced to make U-turns every time they either leave or return to their house, it will create a very unsafe stretch of road. This is especially a concern since Trinity Elementary is on the west side of this small space and produces added traffic complications. Consider if only 2 drivers come and go daily from these houses, that equals 14 u-turns/day minimum in this small stretch. If safety is a primary concern for TDOT, Williamson County, and the City of Franklin, it seems to me that this small stretch should be a 5 lane road, not a 4 lane divided highway. Or, there needs to be frontage road access to the intersection at the school for these residents to ensure their safety and the safety of other drivers on the road.	10/27/2017 8:46 AM
226	need sewage system	10/26/2017 11:42 PM
227	Thank you for this opportunity to share an opinion. I would simply urge the planners to put the horse in front of the cart and establish an infrastructure into place before you further complicate the standard of living in this part of Williamson County by adding more housing, people, traffic, and all the frustrations that go along with supporting this kind of growth.	10/26/2017 8:06 PM
228	I do not want to see the area cluttered with zero lot lines, apartments, townhouses and commercial areas. We would like to see homes with larger lots and keep the feel that we are in the country. I do like the possibility of having sewer... I do not want to see congestion.	10/26/2017 6:36 PM
229	Stop taking all the land for building.	10/26/2017 4:37 PM
230	I have concerns about growth (noise, traffic), but can see the benefit of being incorporated into the city. We have lived here since 1984 and don't want to lose the rural feel of our community.	10/26/2017 12:59 PM
231	Coveted in survey	10/26/2017 10:23 AM
232	Limit development so the city has a country buffer. Development should be concentrated along the I-65 corridor where services and roads already exist.	10/25/2017 8:26 PM
233	From the map, it looks like a lot of the "development reserve" is in the flood plain. I have seen flooding multiple times in addition to the May 2010 flood.	10/25/2017 12:36 PM
234	Homeowners who selected the Mayes Creek Basin chose this area for convinience with rural character. Additional development should be limited to homes on large lots with green areas preserved. Traffic continues to be a problem for Franklin - the development of McEwen and Carothers will continue to have severe traffic impacts to work commuters who want to work/live in the East 96 Franklin corridor. Addition additional residential traffic/through streets/cut through, via neighborhoods will only exacerbate the growing traffic concerns.	10/25/2017 10:32 AM
235	We already have heavy traffic in these areas. I don't want to see a four lane highway, and more traffic. Also, I don't want to loose trees, land, and all the beautiful wildlife in these areas. It's sad to look at Carothers and how developers destroyed soo many beautiful trees, and land.	10/25/2017 7:15 AM

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236	Please don't develop this area!! We love all the character brought by individual homes on large lots. We love all the long beautiful fences with animals hanging out. We feel like we live in a nice quiet place and we would love to keep it that way. Our schools are already busting at the seams, so adding more would decrease the amount of Amazing education our Trinity and Page teachers are able to provide. We love that our girls can ride bikes from our house (in Watkins Creek) to softball practice at Cecil Lewis. If we had more traffic and congestion around, we couldn't do that, and there is something so pure and good and nostalgic about riding their bikes to play ball.	10/24/2017 10:03 PM
237	Keep the green space!!!! It's not about density. Mandate larger lots	10/24/2017 7:30 PM
238	I live in the basin and the reason we moved here was the open space and proximity to agricultural developments. We are already frustrated that the farm next to us is now going to be a neighborhood with a low quality builder (pulte) and hope there are no additional neighborhoods of that type. I understand the population growth concerns but id love if this Area was preserved and not overdeveloped	10/24/2017 7:07 PM
239	None	10/24/2017 6:37 PM
240	Leave it alone. It's why we live here. It's beautiful. Stop pouring more people into the area. Please don't ruin what is already great.	10/24/2017 4:33 PM
241	This is an opportunity to show "growth done right". Do not approve large high density developments that detract from the character of Franklin and ruin the look of the natural environment.	10/24/2017 4:28 PM
242	I think this is in the area --- but that one lane underpass under the train on Wilson Pike has got to go. Or at least, there has to be another way to get past it, if expansion is considered. That was small town Franklin. We are now heading into the 21st century and it just doesn't fit the needs of the community anymore. Create an alternative option and then people can choose what they want to drive through.	10/24/2017 9:21 AM
243	One small grocery/gas/food commercial is needed along hwy 96 east of Arno rd.	10/24/2017 8:43 AM
244	Development should be managed & controlled tightly in this character area.	10/24/2017 8:20 AM
245	Only have one chance to do it right.	10/24/2017 8:05 AM
246	Franklin needs to increase and improve infrastructure, roads and bridges to meet the needs of development which has already occurred before starting more development.	10/24/2017 7:41 AM

Q9 Which of the following describes where you live?

Answered: 348 Skipped: 2



ANSWER CHOICES	RESPONSES	
I live in Watkins Creek, Rosemont, Abington Ridge, Chardonnay, or Worthington	30.17%	105
I live within the Mayes Creek Basin, but not in a subdivision	19.54%	68
Other (please specify)	16.67%	58
I am a Franklin resident	13.22%	46
I live in McKay's Mill, Amelia Park, Avalon, Breezeway, or Taproot Farms	11.49%	40
I live in Williamson County outside of the Mayes Creek Basin	8.91%	31
TOTAL		348

#	OTHER (PLEASE SPECIFY)	DATE
1	I own a small business within the Mayes Creek Basin	12/12/2017 6:42 PM
2	You can't handle what you have now, leave the basin alone!	12/1/2017 6:32 PM
3	McMahon Family cemetery is in the basin	11/30/2017 3:05 PM
4	Villages of Clovercroft	11/30/2017 8:19 AM
5	Just south of carothers rd.	11/29/2017 6:16 PM
6	Garden Club	11/29/2017 4:44 PM
7	Garden Club Estates	11/29/2017 3:46 PM
8	I live in Caldwell Estates, but this affects the areas where my children go to school.	11/29/2017 1:36 PM
9	I live in Carronbridge off of Cool Springs in Franklin	11/29/2017 11:41 AM

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10	Downtown Franklin	11/29/2017 10:31 AM
11	I live in Hurstbourne Park	11/29/2017 10:08 AM
12	We live in Ashton Park Subdivision-off of Cool Springs east.	11/29/2017 9:31 AM
13	Villages of Clovercroft	11/29/2017 8:58 AM
14	Own property adjacent to what is officially the Basin	11/23/2017 4:20 PM
15	I live right on the border of Mayes creek in Cedarmon Farms	11/20/2017 10:33 PM
16	Delta Springs	11/18/2017 3:31 AM
17	Cedarmon farms	11/13/2017 12:07 PM
18	Kings Chapel	11/12/2017 1:38 PM
19	Kings Chapel.	11/11/2017 7:48 PM
20	Villages of Clovercroft	11/11/2017 7:30 AM
21	I live in the dense community of Lockwood Glen	11/11/2017 7:28 AM
22	I live in Lockwood Glen	11/11/2017 7:06 AM
23	I am a friend of someone living in the Mayes Creek Basin, and they do not want any new development. They live where they do because they like it the way it is!	11/11/2017 12:23 AM
24	Kings Chapel Resident	11/10/2017 11:44 PM
25	From the map, I couldn't quite tell, but I think we're down in the lower right hand corner in Lockwood glen.	11/10/2017 8:45 PM
26	I live in Lockwood Glen	11/10/2017 6:30 PM
27	I live in Arrington, near this area, so traffic, noise, pollution, and school crowding would all affect my family.	11/10/2017 5:33 PM
28	Arrington,	11/10/2017 3:57 PM
29	Ladd Park Resident, Enderly Pointe Franklin	11/10/2017 3:43 PM
30	Stags leap	11/10/2017 2:12 PM
31	Meeks Road / Arno Road lifelong resident and heritage	11/10/2017 1:55 PM
32	Villages of Clovercroft, very near to this area	11/10/2017 1:42 PM
33	Villages of Cloverceoft (unless I can get my husband to sell!)	11/10/2017 12:43 PM
34	Villages of Clovercroft.	11/10/2017 12:35 PM
35	Radcliffe Subdivision	11/8/2017 11:07 AM
36	I live on a farm on Wilson Pike.	11/8/2017 8:31 AM
37	Abington Ridge	11/8/2017 8:03 AM
38	I live in Nashville.	11/7/2017 2:18 PM
39	I own 55 acres 4365 N Chapel Road... I do live in Wm County . No residence on this property at this time. Sold 4355 in 1994 which was the principal residence. Now VERY INTERESTED in THIS because of DEVELOPERS at the doorstep	11/7/2017 10:09 AM
40	Williamson County Resident - Not in above subdivisions	11/6/2017 2:46 PM
41	Chardonnay	11/6/2017 10:12 AM
42	Right up on the edge of the basin on Trinity Road.	11/4/2017 8:44 PM
43	Falcon creek	11/4/2017 8:27 PM
44	I live adjacent to the Mayes Creek Basin and will feel the effects of increased development.	11/3/2017 2:12 PM
45	Cedarmon	11/3/2017 12:23 PM
46	I previously lived in Villages of Clovercroft but moved out to Bethesda because that area is already overcrowded.	11/3/2017 11:53 AM

Mayes Creek Study

47	I live in the Mayes Creek Basin in Albany Point	11/3/2017 11:10 AM
48	I live in Albany Pointe - we deal with the Arno Road traffic daily.	11/3/2017 10:23 AM
49	Falcon Creek subdivision	11/3/2017 7:12 AM
50	I live in Falcon Creek Subdivision and my child attends Trinity Elementary.	11/3/2017 5:07 AM
51	Cedarmont Farms	11/3/2017 12:59 AM
52	We live across the street from the City's UGB on 12 acres.	11/2/2017 10:14 PM
53	On Split Log	11/2/2017 8:54 PM
54	Live outside the area but very close and drive around it daily	11/1/2017 7:57 PM
55	Villages of Clovercroft	11/1/2017 5:33 AM
56	I own 57 acres near Greenhills drive	10/31/2017 5:13 PM
57	I own rental property that is not in a subdivision and need sewage	10/26/2017 11:42 PM
58	Radcliffe	10/26/2017 10:26 AM

Mayes Creek Envision Franklin Amendments Neighborhood Meeting

May 23, 2018

6:00 PM

City Hall Training Room

Over 100 people attended the meeting.

Andrew Orr, Principal Planner with the City of Franklin, provided an overview of Envision Franklin, the Mayes Creek Study, the open house outreach results, a summary of the online survey results, which had approximately 350 responses, and explained the Envision Franklin amendment process. The Franklin Municipal Planning Commission (FMPC) has the authority to approve amendments to Envision Franklin. If the Smith's request is approved by the Planning Commission on June 28, 2018 at 7pm, it will open the door for the Plan of Service, annexation request, and development plan, all of which would require Board of Mayor and Aldermen approval. The amendment request before the City would be a change in growth policy, not an annexation request. If the Smith's amendment is approved, the staff will recommend changes that reflect the departure in growth policy. Large-Lot residential, which reflects the County zoning, would be extended north of the Smith's property and to the south, while the intersection of North Chapel Road and 96E would become a mixed-use node. Land for a fire station would be set aside and more than likely a signal would be needed, but a traffic study would come later in the process to make that determination.

Questions arose about the limits of the Murfreesboro Road widening, the start time, and the timing of the project in conjunction with the Smith's requests. Mr. Orr explained that TDOT is overseeing the project and finalizing the right-of-way acquisition and design. If all goes as planned, TDOT will advertise for bids on 9/26/2018.

Several citizens asked questions about why the City was doing this and entertaining the proposal. Mr. Orr explained that property owners within Franklin's Urban Growth Boundary can request amendments to Envision Franklin and the Planning Commission will have a public hearing for all citizens who want to speak on the record, and then vote on the amendment.

Questions arose about infrastructure and school capacity and the order of the request. Mr. Orr explained that the land use policy would need to be changed before the details about the sewer extension and costs could be decided. All of these considerations will be addressed during the next phase if the Smith's amendment is approved.

Commissioner Gregg Lawrence made several points about infrastructure and the schools not being able to accommodate this much development.

As specific questions arose about the Smith property amendment request, Mr. Orr indicated that the next presentation would cover the details of what the Smith's would like to do.

Jeff Heinze, Catalyst Design, gave a presentation about the Smith's amendment.

Mr. Heinze delivered a presentation about the Smith's farm and history and desire for a "legacy project." He stated the design principles are to establish an eastern gateway, protect the natural areas, create a vibrant neighborhood, and strategically create a node at the North Chapel intersection to

reduce car trips and provide services for local residents. Mr. Heinze will maintain a minimum 150' setback from 96E to protect the viewshed. They are proposing 210 acres of parks, open space, and amenities, and over four miles of trails and sidewalks.

Mr. Heinze showed future projects from the City of Franklin Transportation Plan including project #72 which would connect Trinity Road to North Chapel Road. Several citizens voiced concerns about additional traffic on Trinity Road as cars already "race" down this country road. Mr. Heinze mentioned these projects would necessitate over six acres be dedicated for right-of-way.

Mr. Heinze showed a conceptual masterplan with 957 single family homes, 249 condos, 120 townhomes, about 250,000 SF of commercial/retail space, and an assisted living facility.

The request is from Development Reserve to Conservation Subdivision and from Neighborhood Commercial to Neighborhood Mixed-Use with the most intense development around the North Chapel and 96E intersection. Mr. Heinze briefly explained the policies behind each design concept.

Several citizens raised concerns and asked questions about who this would benefit and how it would benefit the county residents. Haury Smith and Stephen Smith addressed the residents and spoke about their vision for the property, price points, fees that would need to be paid, and timing of the project. Home prices are projected to start in the mid to high \$300s up to \$1 million.

One citizen suggested they remain and develop in the County. Questions arose about what they could do under city standards vs. county standards.

One citizen suggested the Smith's donate their property to the County to become a park, which was met with an applause.

Alderman Burger, the nearby Ward Alderman, made several points about having a long-term vision for this area and working collaboratively with the County.

The overall sentiments expressed from the residents was concern and dissatisfaction with the proposed changes and the density requested.

Andrew Orr

From: Donna S. <piglet10021@yahoo.com>
Sent: Tuesday, June 26, 2018 3:31 PM
To: Andrew Orr; Ken Moore; bev@aldermanburger.com; danamclendon@mac.com; Scott Speedy; Margaret Martin; annpetersen@comcast.net; Clyde Barnhill; Brandy Blanton; Pearl Bransford; Michael.hathaway@comcast.net; rdlindsey@comcast.net; Michael Orr; Scott Harrison; amclemore51@yahoo.com; jimmy@tennesseevalleyhomes.com; annpetersen@comcast.net; mdadst@aol.com; Lisa Gregory
Subject: Mayes Creek Basin Developments
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.

Honorable Mayor, Aldermen and Planning Commission,
The development that is suggested for the are surrounding Trinity Elementary School is not sustainable with the existing infrastructure. Putting that many homes, plus shopping, etc. will only make the area more congested and there is no current plan to widen Hwy 96...which in and of itself presents an enormous traffic problem.

Please consider the impact of this and all of the other growth in the surrounding areas including the Carothers Corridor and Clovercroft Road and vote NO on moving this project forward.

Thank you for your time.
Sincerely,

Donna Sava
A Very Concerned Citizen living in Cedarмонт Farms

Andrew Orr

From: kathryn jean <kathrynjean@mac.com>
Sent: Wednesday, June 27, 2018 5:51 PM
To: Andrew Orr
Subject: Neighbor on three sides to Mayes Creek development. Please read asap. Thank you

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

Hi my name is Kathy Manoukian. I live at 123 Trinity Rd. I border the Mayes Creek development on three sides. This high-density development will greatly impact my property. On their plans they are clearing all the way to my property line leaving very little buffer trees. I do not know if you are aware they are clearing off at least 85 acres of forest. This will impact the oxygen production and water absorption and will affect the ecology of the area . They have in their plans conservation area however it is in their floodplain and most of the trees are cleared from the creeks basin. At least 20 of my 34 acres is nature preserve. I do not know if they have on their property any endangered species or plants or if this has even been brought up since they're clearing 85 acres of forest. One of my concerns is drainage once they put in all these homes and streets. And what kind a run off from the pollution will run onto my nature preserve and also into the creek. I'm sure you are already aware of traffic, infrastructure, schools overcrowding etc. but I want to touch base about the environment. I feel they have a right to develop their property but not into a high density development especially when the entire neighborhood is against it. They held a meeting in November they had comment cards also online survey where everyone was looking for more larger residential lots. Even with the neighborhood opinions they still went completely against what the entire neighborhood was hoping and wishing for which was large residential lots, and planned for a high density development without consideration of the neighbors or the neighborhood. The land developers do not live in this area so I feel they do not care what the neighborhood would like to see be

developed. I understand that the Smith family is a politically savvy family and can get a lot of things done, however, it's important to remember that just because we've always done it this way doesn't make it right we should look at what the neighborhood needs the environment needs and future generation needs. I fell in love with Williamson County for its beauty and diversity and decided to raise my five-year-old daughter in this community. I feel the residents should have a right to have their opinions heard and taken into consideration. A couple hundred people showed up at both recent meetings with concern about this high density development. I spoke with several neighbors throughout the community a lot of them are older and feel that their voice will not be heard. They feel the developer has a lot of clout with all of the politicians because he has a lot of money. I am asking from you to please take in consideration what a huge impact this will have on our neighborhood it will completely change the look and the feel of the Franklin Farm life that we all love and live here for. With more developments like this going in Franklin is going to just look like Nashville. This isn't a case between two neighbors this is a case between one neighbor and the entire community. We should all endeavor to be good stewards of the land entrusted to us and leave a better place for future generations we should



avoid past mistakes
Sent from my iPhone

June 25, 2018

Subject: Mayers Creek and Smith Amendment

Dear Andrew Orr and Planning Commissioners:

It grieves me greatly to see the Franklin Planning Department entertaining the action to change your current land use plan to permit such dense developments in your urban growth boundary. Most of us have been exposed to the rapid urban growth and can attest to its negative impacts on our lives and our surroundings:

- Lost open space and environmental quality
- Over crowded schools
- Traffic congestion
- Noise
- Rising crime rates
- Higher cost of living and so on

In the City's Zoning Ordinance and regulatory document for development states it's purpose is to promote the public health, safety and general welfare of it's citizens. It states, just to name a few:

- Secure safety from fire, flooding along natural watercourses, and other dangers
- Prevent the overcrowding of land
- Avoid undue concentrations of population
- Facilitate the adequate provision of transportation, water, sewerage, SCHOOLS, parks and other public requirements
- Preserve the character and quality of residential neighborhoods

The Smith Amendment for consideration before you does not facilitate the purpose of your zoning regulations. The fact that 210 acres are in the flood plain alone and the disturbance of the land around it should cause major red flags as this creek feeds the Harpeth River, one of the city's main source of water supplies. With a build out of 8879 permits, your new expansion for water is not adequate enough to handle this rapid pace of growth.

1326 dwelling units and 250,000 SF of commercial/retail will definitely not preserve the character of the area for the property owners or established communities.

I recently served as a citizen on the Transportation Advisory Committee for our County. The consultants, McBride Dale Clarion reported that our existing funding gap is 378.8 million dollars. 155.6 million for operational and safety needs and 223.2 million to address capacity needs.

There is currently no ongoing, dedicated source of revenue within the county to fund the type of magnitude of roadway improvements that are needed or will be needed in the future, in order to address existing and anticipated deficiencies.

To meet this funding gap they suggested several new tax scenarios to raise the funds needed, but there was one recommendation that did not impact the citizens by taxing and that was for the review and/or

changes needed to the county land use plan and the regulatory tools used in regards to approving development which directly impact our roadways. While regulatory tools, such as the ones utilized by the county and the city, can do little to address the type of system-wide needs that the county is facing. Current regulatory approaches only mitigates for local traffic impact but not system-wide impact. This is why the expansion of SR 96 will not alleviate the traffic issues in the area of 96E and intersections like N. Chapel and Trinity roads or at interstate 65! It will only bring more especially if commercial/retail is approved as it brings more impact as daily uses are higher.

The consultants noted that our area east of I65 experienced higher traffic volumes and a faster rate of volume increase than areas west of 65. The number of vehicles actually will exceed the capacity.

In light of these findings from the consultants, and knowing that growth is not paying for itself, we feel is is fiscally irresponsible to permit this amendment change and to approve annexation; it is a mile away from the current city limits. We request you do not proceed until planned infrastructure is in place and some regulatory tools are in place where the county and city work together on a regional planning basis to find the funding solutions for the infrastructure needs, for our schools, fire, and roadways.

Regards,

Kathy Webber
1900 Springcroft Drive
Franklin, TN 37067

Andrew Orr

From: Kemlepj <kemlepj@kemle.net>
Sent: Wednesday, June 27, 2018 9:29 AM
To: Andrew Orr
Subject: Mayes Creek Basin Annexation

ATTENTION COF 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 Blossom Tree

Near the blossom tree
When the crisp, cool wind is dancing
Where the mockingbirds sing
And the raccoon burrows
Near a cool stream
Where the catfish and
Smallmouth bass are swimming
And where the big black bear
Is caring for its cubs
The sun is rising with a golden splash of color
And the sweet smell of the iris
Is spreading throughout the forest
And the fog is lifting over the hills
Adventuring back into the sky
It is another great day to roam the majestic forest
And live in the Great State of Tennessee

-Morgan Zukas

The poem describes the beauty that can be found in Williamson county and in the Franklin area. The bears may have faded away along with the majestic forest in the city of Franklin but not our pasture lands, woods, and cool streams where life abounds. I am asking you to help protect what natural areas are left in Franklin city limits and slow down urban sprawl. We all enjoy driving through scenic places and Mayes Creek area is one of those areas. Not only will the Mayes Creek basin development reduce the green space but also will cause stress and the financial cost on the tax payer, school system, and community services. Thus, reducing the quality of life. I appreciate your service to the community and would like for you to vote “no” on the annexation of the Mayes Creek Basin Development.

Thank you for your time,

Penny Kemle

Andrew Orr

From: Sean Coakley <spcoakley@att.net>
Sent: Tuesday, June 26, 2018 3:20 PM
To: Andrew Orr
Subject: Mayes Creek Meeting June 28

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.

I have been to a couple of the informational meetings in Franklin for this development. I can't make it to this Thursday's meeting and just wanted to register my reservations to allowing the Smith property development to proceed with out having the necessary infrastructure in place. I realize Wilson Pike is not contiguous with Rt 96 Murfreesboro Road but plenty of people find their way onto it when trying avoid the backups on Rt. 96.

I live between the 2 railroads tunnels on Wilson Pike and have seen a marked increase in commuting traffic in the seven years I have lived here. The developers really should be on the hook for much more than land donations. At least one additional school, lane additions to roads and a new fire station are among the capital costs associated with the Mayes Creek project. I had kids in both Page Middle and Page High and those schools are packed right now.

Thank you,

Sean Coakley
2031 Wilson Pike
Franklin TN 37067
615-794-4845

Andrew Orr

From: aliciarovey@gmail.com
Sent: Tuesday, June 26, 2018 5:24 AM
To: 'Vice Chair Roger Lindsey'; Michael Orr; Scott Harrison; 'Alma McLemore'; 'Jimmy Franks'; 'Ann Petersen'; 'Marcia Allen'; Lisa Gregory; Michael.hathaway@comcast.net; Andrew Orr
Subject: Mayes Creek - fit with Envision Franklin?

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

Re: Mayes Creek Development

Envision Franklin, as you know, is to direct development in a way that strengthens Franklin and creates exceptional places for people. It involved many, many hours of city leaders, staff, and citizen thoughtful input. It exists to guide Franklin in making land use decisions. Please use this as a guide as make your decision regarding the Mayes Creek development. The proposed development does not fit what was outlined for the future of this part of the county. Do not be swayed by a developer that is presenting something contrary to what is in the plan. Do not alter the Vision without careful, careful consideration. It discredits and discards the entire Envision Franklin collaborative planning process.

Given this I see the benefits and support a “gateway anchor” for this major entrance into the city but it must fit the character and future of the area not seek to change the vision.

The current plans are much too dense and commercial. We do not want another Berry Farms. Berry Farms is in a different area which fits the culture and plans of areas closer to the interstate. This development should fit the rural character by having larger setbacks on all sides of the parcel and larger parcels.

I also do not support “leapfrogging” thus creating a Franklin island which would cause consistency and infrastructure issues.

Thank you for your consideration, Alicia Rovey, Williamson County resident

Andrew Orr

From: amy@maytn.com
Sent: Monday, June 18, 2018 3:36 PM
To: Andrew Orr
Subject: as we discussed last week, - here is my email re: Mayes Creek

ATTENTION COF 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 Amy May and I live at 2212 Grace Point Court. We have lived in the same house in Williamson County for 19.5 years. I have raised my 4 children here and I intend to retire here.

I am concerned about the Mayes Creek development. I have several reasons that I oppose approval of the development, including ruining the beautiful RURAL nature of our community, the effects on traffic and insufficient infrastructure, etc. But I would like to discuss in detail my concerns about the IMPACT ON OUR SCHOOLS and the MONEY OUT OF MY POCKET that will be required if the development comes in.

It is my understanding that EACH new student that comes into our county necessitates

- 1) a \$30,000 capital outlay for the building required to house them (i.e., NEW School, since we are at capacity nearly everywhere)
- 2) ANNUAL budget shortfall of ~\$1,200.

I see no way for the numbers to work except to raise taxes. I do not want that. We can barely educate the children we already have in our county, as we already have a budget shortfall. The school board has to beg the county commissioners every single year, just to cover the budget and pay our teachers. I have literally had to paint our schools and pull weeds and mulch beds. Why is that ok? Why do we want to make the problem exponentially worse, by continually adding to more and more straws onto the camels back until it finally breaks? Because our schools will be ruined eventually. The Williamson County school system is a huge draw for people to come to our county. We cannot keep up our current quality of education with the unchecked growth of additional students, and growing budget deficit. Which brings me back to the tax increase. Why do we want to create this problem for ourselves?

I consider it short-sighted and fiscally irresponsible to approve this development when it causes so many financial problems (not even considering the other problems). Please tell me why you would even consider changing the Land Use plan or Envision Franklin plan to accommodate the Mayes Creek Development (other than the property owners have asked the question and you must answer it).

If they want to develop this property, in all fairness, THEY should provide:

- a) USABLE property to locate the schools required
- b) Capital funding for BUILDING the schools
- c) ANNUAL Revenue to cover the budget shortfall per student (~\$1200 per year)
- d) Sewer line to reach their development
- e) Funding to increase the sewer processing capacity (I heard a new plant is \$90 million)
- f) Land for the Fire station and additional services required
- g) ANNUAL funding for the firemen/additional services, etc

As you can see, it is impossible to get this money out of the developers and property owners. So it must not be done, because this burden must not be transferred to the taxpayers of Williamson County.

I believe it is incredibly unfair for the Smith Family and the Westhaven Developers to get rich, while the Williamson county taxpayers are left "holding the bag".

Please respond and let me know how you will vote and your reasons.

I am also happy to discuss this over the phone.

Respectfully,

Amy May

615-790-3140

Andrew Orr

From: Andy Grooms <adgrooms@yahoo.com>
Sent: Monday, June 25, 2018 4:43 PM
To: Andrew Orr
Subject: Comments on the Smith Property

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

Dear Andrew,

As a resident of Williamson county I would like to express some views about the proposed Smith property development.

I lived in east Nashville for quite a while and moved out to eastern Williamson county for the beauty and slower pace. I am a 200 mile per week cyclist also, and it was very appealing to live where I can ride where there are less cars to battle. Of course that has changed rapidly since I have moved here and the city gets closer.

It is of great concern that I see the traffic increase with every subdivision that goes in. I have now restricted my ride time window to between 10 and 3. I often see traffic jams now build up in front of my house for much of the evening rush hour on my road. It seems that at our current pace we are outgrowing our infrastructure and the city's explosive growth is changing the character of the city itself as well as the surrounding countryside.

I understand that Franklin will grow. There is no stopping it. However putting a high density development completely detached from the city doesn't seem like the best use for that land. Density belongs next to the interstate where the infrastructure can handle this many extra trips and amenities are easily accessible, not the edge of the UGB.

The Smiths have a right to develop, but a low density plan seems to be much more appropriate for the location. Ideally a park or green space to help preserve what makes this area attractive would be my first choice, and a lot of current residents choice. Please take my views into consideration.

Thank You,

Andy Grooms

4168 Clovercroft Rd.

Andrew Orr

From: Anita Weimar <adweimar@comcast.net>
Sent: Monday, June 25, 2018 3:48 PM
To: Andrew Orr
Subject: Mayes Creek

ATTENTION COF 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 think the Envision Franklin plan as it stands better represents the residents of the UGB as shown by the response at the public meeting. I don't think any of us want developers telling us how we should live! I was very disappointed that the public sentiments were not presented at the joint planning meeting. Franklin needs a variety of life styles not just cookie cutter developments with more traffic and ruined school system! I also don't think Franklin residents want to go in debt right now for another 100m\$ sewer system. The poor little Harpeth only has so much water! Please consider the desires of the existing residents before the greedy developers. They need to pay if they want to play in Franklin and Williamson county.

Thanks
Anita Weimar (city resident)

Sent from my iPad

Andrew Orr

From: cathycornwell <cathycornwell@bellsouth.net>
Sent: Monday, June 25, 2018 8:56 AM
To: Andrew Orr
Cc: Ken Moore; bev@aldermanburger.com; danamclendon@mac.com; Scott Speedy; Margaret Martin; annpetersen@comcast.net; Clyde Barnhill; Brandy Blanton; Pearl Bransford; Michael.hathaway@comcast.net; rdlindsey@comcast.net; Michael Orr; Scott Harrison; amclemore51@yahoo.com; jimmy@tennesseevalleyhomes.com; mdadst@aol.com; Lisa Gregory
Subject: Mayes Breek Basin Annexation Request

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

Greetings City of Franklin Officials:

I am and have been a resident of Nestledown Farms for 24 years. I am not opposed to development on the east side of the city of Franklin however I would urge the BOA to adhere to the Envision Franklin plan for this part of the county and deny the annexation of the Mayes Creek Basin property at this time. We have waited many years for the state to widen Hwy 96 to relieve our traffic congestion issues and we have been informed that this project is to begin in January of 2019. Once the road infrastructure has been provided, the annexation of the Mayes Creek Basin property could be reconsidered and a more appropriate density plan for the area could be developed. In the meantime, the Williamson County School Board can be addressing the overcrowding in the Trinity/Page school district in anticipation of the additional students zoned there.

Thanks you for your consideration,

Cathy Cornwell
4018 Nestledown Drive
Franklin, TN 37067

Andrew Orr

From: Denise Grayes <Denise.Grayes@businesswire.com>
Sent: Wednesday, June 20, 2018 1:31 PM
To: Andrew Orr
Subject: re: Mayes Creek Basin 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 day, Mr. Orr.

I wanted to write to you in regards to the proposed Mayes Creek development.

As a 6 year resident of Franklin (east of Interstate 65), I have watched the traffic and congestion along HWY 96 grow by leaps and bounds the past couple of years. Dropping off my children at preschool used to take 10 minutes – now it takes 20 – 30 minutes depending on traffic and the time of day. Adding a high density development east of the Interstate will only further complicate the situation.

As a mother of future kindergartener (2019-2020 school year) at Liberty Elementary, I am rightfully concerned about how the potential over-crowding and shortfall of funding such a quick expansion of population could impact my children's education. I moved from Davidson county to Williamson County so that my children could receive the exemplary education provided by the Williamson County school system.

In conclusion, there are many more concerns about this development and I simply do not want to take up any more of your time. I am thrilled that so many people are falling in love with our great community, but strongly believe that controlled growth and planning ahead for infrastructure is what is going to continue to make Franklin the Best Little Town in America. I ask that you please vote against the proposed Mayes Creek Basin Development.

Best regards,
DENISE GRAYES

Please Note:

The information in this Business Wire e-mail message, and any files transmitted with it, is confidential and may be legally privileged. It is intended only for the use of the individual(s) named above. If you are the intended recipient, be aware that your use of any confidential or personal information may be restricted by state and federal privacy laws.

If you, the reader of this message, are not the intended recipient, you are hereby notified that you should not further disseminate, distribute, or forward this e-mail message. If you have received this e-mail in error, please notify the sender and delete the material from any computer.

Andrew Orr

From: Elizabeth Brunson <eayl69a@aol.com>
Sent: Monday, June 25, 2018 10:24 PM
To: Michael.hathaway@comcast.net; rdindsey@comcast.net; Michael Orr; Scott Harrison; amclemore51@yahoo.com; jimmy@tennesseevalleyhomes.com; annpetersen@comcast.net; mdadst@aol.com; Lisa Gregory; Andrew Orr
Subject: Mayes Creek Basin re-zoning

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

Dear Planning Commission Members,

I am writing to express my concern with respect to the re-zoning application submitted by the Smith Family in the area known as Mayes Creek Basin.

Although there are a number of obvious concerns it is important for you to note I appreciate the need for expansion and urban development in order for a city to be a healthy and viable community.

However, I do not appreciate the disregard of the many hours and dollars invested in the UGB and the Envision Franklin Plans facing the community now. Franklin and Williamson County have thoughtful and complete plans to allow for reasonable and responsible growth; please adhere to them.

Franklin is a city of homeowner diversity. We have a very unique historic center, a sprawling western and southern expansion of new and high density living, AND if allowed to continue, an eastern boundary of rolling hills, horse pastures and appropriately designed homes for the topography. Please do not take that away by approving this application.

My biggest fear, after wondering how exorbitant the tax increases will be to support this venture, is how many neighboring properties will jump on the Smith bandwagon and apply for similar rezoning. The potential for 1300 homes/condos/big houses now becomes 1800 or 2000 or who knows what. Please do not lay the groundwork for that issue by approving this venture.

What makes me most angry about this application? The benefits of this venture accrue to only one party, the Smith Family. They don't live in the immediate area, they will not have to deal with the traffic, or the overcrowding of schools and they will have millions to help pay the increased property taxes, assuming they live in Williamson County. I do not believe this is about Urban Growth or the City of Franklin; it is about one family maximizing the return on an asset. Please do not approve this application.

The Smith Family's lack of transparency leaves too many questions unanswered. As City leaders we expect thoughtful decision making which includes having and sharing the facts... all the facts.

Please defer a decision on this venture until a great deal more information is made public, i.e., estimated cost of providing additional city services, such as police and fire, what land will need to be expropriated to provide sewer access and the cost and plan for educating the potential 1000+ schoolchildren this housing will attract.

Please act responsibly. Please do not approve this application.

Thank you for your consideration,

Elizabeth Brunson

4008 Nestledown Drive

Franklin

Sent from [Mail](#) for Windows 10



June 25, 2018

To: Franklin Planning Commission
Andrew Orr

Re: Items 29 & 30: Resolutions 2018-46 and 2018-47 relevant to Envision Franklin Plan Amendments to change Design Concepts for properties for Mayes Creek Development proposal and remaining properties inside the Urban Growth Boundary but not annexed into the city of Franklin in the Seward Hall Character Area

Recommendation: Delay amendments to the Seward Hall Character Area properties that are in the county though within the city UGB because of lack of sewer access and capacity in the city's sewage treatment system. Access to the city's sewer plant is not funded and will require a significant 6-mile sewer line distribution network expansion.

These comments are focused on the infrastructure issues related to city sewer and provided to the Franklin Planning Commission to guide its decision on proposed design concepts changes for the Seward Hall Character that encompass the eastern area of Franklin that is north and south of Murfreesboro Road. The new Envision Franklin Plan was adopted in January 2017. Much of the Seward Hall Character Area was set with the design concept of Development Reserve. The plan set this design concept for a large portion of the Eastern area that is still rural and in the county though inside the city's Urban Growth Boundary (UGB).

The plan recommended Development Reserve because "public sewer access is unavailable" among other infrastructure issues like existing rural roads which "are not capable of handling high traffic volume." The plan recommends "these areas be subject to further planning and timed with infrastructure improvements and public-service delivery before any development occurs." The sewer infrastructure needed for the proposed Mayes Creek development in Item 29 are not designed or funded or in motion so it appears to be premature to support amendments to the Envision Franklin Plan at this time.

The Envision Franklin plan included a Suitability Analysis (Appendix C) of many factors for providing city services. This area of the Eastern edge of Seward Hall was found to be LEAST SUITABLE to development (marked in red and orange on the maps). One of the major service issues was the lack of public, city sewer service. This has not changed. But, the updated Suitability Analysis provided to the Planning Commission now is based on the assumption of full Mayes Creek Sewer buildout. As a result, the Mayes Creek development proposal (Item 29) and most of the area once shown to be in red for Least Suitable for Development is now shown to be Suitable. City provided sewer service via construction of a 6-mile major sewer line to connect to the city's sewer plant is likely to be close to decade from now to occur, according to

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staff communications. It might not be appropriate to adjust the Suitability Analysis of development at this time when city sewer service has not been approved yet for this area, and if it is approved will be years away from being provided in the area.

City Sewer Service in the Eastern Area of Seward Hall/Mayes Creek Drainage Basin is not in place and is not in motion at this time. The proposal to amend the Envision Franklin Plan is likely pre-mature and ahead of sewer if the city is to provide it.

A. The Current Sewer Plant is Treating at Capacity Design, Significant Additional Sewer Flows from New Development Has Already Approved, and the Sewer Plant Expansion is a Few Years From Coming Online

- The City of Franklin sewer plant is designed to treat 12 Million Gallons A day (MGD). As of the end of 2017, the sewer plant was treating 12 MGD on a monthly basis over the entire year. See chart below.
- The City of Franklin has approved 8879 additional dwelling units that have not been constructed as of the end of 2017, according to the staff Development Report 2017. These new dwelling units along with the approved additional commercial and industrial space result in an estimated additional 2,260,000 gallons of day of sewage that the city is committed to treating.¹
- The expansion of the city's sewage treatment plant is in the bidding process so construction is not underway yet. The expansion will add 4 MGD so the final capacity will be 16 MGD. Staff presented to BOMA in April that the hope is to have final bids for BOMA to approve in July. At that meeting staff gave a general timing overview that the new expanded sewer plant will be online in 3 years or so.
- The proposed amendments to the plan for Conservation Subdivision and Neighborhood mixed use for the Mayes Creek proposed development adds significant sewer demand above the current county zoned density. The estimated sewer flow is around 450,000 gallons per day for 1329 residential units and commercial/retail.² The current county zoning is Rural Development-1 unit/acre for this county zone, Municipal Planning Area-1. With the property around 500 acres, a rough comparison would be 175,000 gallons per day for 500 residential units.
- A city sewer distribution system is not in place for the eastern Seward Hall Character Area. The Mayes Creek sewer drainage basin will require over 6 miles of new sewer line to serve the eastern area and the Mayes Creek development proposal, according to maps provided by city staff to planning commission in prior meetings. The cost is estimated between \$23,481,751 to \$26,807,340 on those maps. These cost figures will increase over time until

¹ Sewer capacity figures are based on using the flows by SSR for the city sewer drainage studies. Single family residence (350 gallons/day); condo/apartment (250 gpd); retail (0.15 gpd/sf), and office (0.10 gpd/sf).

² Based on the Mayes Creek presentation May 2018 to the Joint BOMA and Planning Commission meeting. (957 single family homes, 249 condos, 120 townhomes, 100 Assisted living, 250,000 sf of commercial/retail.)

the project is bid and under construction. Also, this is NOT the cost of FULL Build out of distribution lines shown for “assuming Full Mayes Creek Sewer Buildout’ map in the revised Suitability Analysis provided to Planning Commission. As staff reports explain, how and if this distribution system for sewer is funded (whether a combination of city and developer funds or other arrangement), is will not be determined until after the plan amendment.

TABLE 1: City of Franklin Sewer Plant flows of untreated sewage to the plant (influent) and treated sewer discharged to the Harpeth river (effluent) or reused for irrigation (reuse).

(Chart compiled from the city’s Monthly Operating Reports submitted to TDEC.)

The Franklin sewer plant design capacity is 12 MGD (million gallons per day). The annual monthly average flow of sewage to be treated (influent) is now at design flow (light orange column). Design maximum peak flow for the current sewer plant is 38.4 MGD which occurs during rain events (see light pink column).

Month in 2017	Average Influent (MGD)	Average Effluent (MGD)	Average Reuse Flow (MGD)	Max Influent (MGD)	Max Effluent (MGD)	Max Reuse Flow (MGD)	Total Rainfall (in)	Total Rain Days
Jan 2017	14.62	8.72	0.31	23.17	14.82	0.47	4.81	19
Feb 2017	10.73	6.32	0.6	12.12	7.27	1.9	1.59	11
Mar 2017	12.41	7.77	0.39	15.77	10.08	0.63	5.56	14
Apr 2017	14.14	9.44	1.26	33.1	24.55	2.62	8.42	12
May 2017	11.93	7.69	1.32	17.72	18.58	2.29	5.45	15
Jun 2017	11.67	7.14	1.43	14.49	9.26	2.6	5.13	13
Jul 2017	11.42	7.04	1.51	15.31	10.19	2.64	6.46	14
Aug 2017	9.89	6.07	1.74	18.89	11.79	2.74	3.15	12
Sep 2017	11.77	7.62	1.21	29.92	22.48	2.23	6.96	11
Oct 2017	9.42	5.67	1.37	14.06	8.75	2.7	3.39	8
Nov 2017	12.03	7.62	0.55	29.19	21.29	0.93	4.21	6
Dec 2017	13.7	8.66	0.51	33.01	24.9	0.97	5.2	11
Monthly Average	11.98	7.48	1.02	21.40	15.33	1.89	5.03	12.17
Total	143.73	89.76	12.2	256.75	183.96	22.72	60.33	146

Note: the highlighted areas were noted in the Monthly Operating Report because the SCADA “malfunctioned for influent and effluent on the 7th” so the total flows are not complete.

Feel free to contact me if I can help clarify anything or provide further details.

Sincerely,



Dorie Bolze
President & CEO
615-479-0181

Andrew Orr

From: Israel Holliday <israel@hollidayre.com>
Sent: Thursday, June 21, 2018 7:54 AM
To: Andrew Orr
Subject: Mayes Creek Proposals

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

Andrew,

Hope all is well.

My family and I moved to East Franklin (Trinity Rd) a few years ago. At that time the Envision Franklin plan was set and in place. It is my understanding that this plan is in place to govern the growth and development in the Mayes Creek Area (this plan was agreed and voted on in Jan 2017). **Why change this plan?** The citizens of this area have spoken - our desires of this area are CLEAR!

Here are a few reasons why the growth in east Franklin needs to be managed and development in a responsible and thoughtful way.

Maintain the rural environment - East Williamson County is a beautiful rural part of Williamson County and the middle TN area. Cool Springs and other development is only minutes away and with the I65 corridor and infrastructure this area is clearly more equipped to handle growth. Let us please consider keeping high density development in the "city". There is no need to create another city miles from the existing city.

Fiscal Responsibility - Invest in infrastructure already in place along the I65 Corridor. My understanding is that the city of Franklin has invested significant dollars in the area south of Franklin (Berry Farms, Goose Creek, etc areas) and that there are many annexation requests and much more responsible development that can take place in this area. **How will new developments in the Mayes Creek area be paid for?** Sewer must be extended for miles. Who will pay for this major investment? Additionally there are roads, fire protection, police protection, and many other services the city will need to provide. **How will these expenses be paid for? How will this function in a spot/skip zoning situation?**

Schools - our current schools are at or over capacity. A high density mass development like the one being proposed and the many more that will likely follow if all amendments are passed will require additional schools. There are areas of the county that need more schools now yet those have not yet been planned. **How have you planned for the additional schools that will be required?** Please remember that Williamson County is known for its quality education system. A larger and larger school system will only make the WSS worse!

Please be thoughtful and responsible in how you consider growth in our beautiful Williamson County. Things need to slow down. We don't need to continue to be one of the fastest growing cities! Mass, high density development is not needed or wanted in east Williamson County.

Please keep Williamson County the wonderful place it is. Thank you for your consideration of the above mention items. I look forward to hearing your responses.

--

Israel Holliday

Cell 615-414-6605

Andrew Orr

From: Jessica Lucyshyn <jklucyshyn@gmail.com>
Sent: Wednesday, June 20, 2018 4:24 PM
To: Andrew Orr
Subject: Upload issue

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

One of the uploads for next week's Planning Commission meeting for the Mayes Creek basin land-use amendment is labeled as the neighborhood meeting notes from May 23. However, when you click the link it is a document talking about Washington DC.

Jessica Lucyshyn
407-312-0763
Sent from my mobile device

Andrew Orr

From: Julie Puczek <jpuczek@gmail.com>
Sent: Tuesday, June 26, 2018 12:06 PM
To: Ken Moore; Andrew Orr
Cc: danamclendon@mac.com; bev@aldermanburger.com; Scott Speedy; Margaret Martin; annpetersen@comcast.net; Clyde Barnhill; Brandy Blanton; Pearl Bransford; Michael.hathaway@comcast.net; rdlindsey@comcast.net; Michael Orr; Scott Harrison; amclemore51@yahoo.com; jimmy@tennesseevalleyhomes.com; mdadst@aol.com; Lisa Gregory
Subject: Mayes Creek Basin

ATTENTION COF 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 Julie Puczek and I live in Albany Pointe, near the corner of Arno Road and Murfreesboro Road.

I am concerned about the Mayes Creek development and I have questions.

- 1) Why would you consider changing the Land Use plan or Envision Franklin plan to accommodate the Mayes Creek Development?
- 2) Where will the funds for new schools and infrastructure that will clearly be necessary for such a large development come from?
- 3) How do you plan to vote on this issue?

The proposed development plan would negatively affect the rural aesthetic of the area and create a need for more schools in a county that is already struggling to fund current and planned schools. These are only two problems this development would create that make it undesirable. The creation of more traffic, already a problem in Franklin, is a third. The Mayes Creek development does not serve the best interest of the community and county tax payer.

Please respond and let me know how you will vote and your reasons.

Respectfully,
Julie Puczek
615-347-4127

June 25, 2018

Subject: Mayers Creek and Smith Amendment

Dear Andrew Orr and Planning Commissioners:

It grieves me greatly to see the Franklin Planning Department entertaining the action to change your current land use plan to permit such dense developments in your urban growth boundary. Most of us have been exposed to the rapid urban growth and can attest to its negative impacts on our lives and our surroundings:

- Lost open space and environmental quality
- Over crowded schools
- Traffic congestion
- Noise
- Rising crime rates
- Higher cost of living and so on

In the City's Zoning Ordinance and regulatory document for development states it's purpose is to promote the public health, safety and general welfare of it's citizens. It states, just to name a few:

- Secure safety from fire, flooding along natural watercourses, and other dangers
- Prevent the overcrowding of land
- Avoid undue concentrations of population
- Facilitate the adequate provision of transportation, water, sewerage, SCHOOLS, parks and other public requirements
- Preserve the character and quality of residential neighborhoods

The Smith Amendment for consideration before you does not facilitate the purpose of your zoning regulations. The fact that 210 acres are in the flood plain alone and the disturbance of the land around it should cause major red flags as this creek feeds the Harpeth River, one of the city's main source of water supplies. With a build out of 8879 permits, your new expansion for water is not adequate enough to handle this rapid pace of growth.

1326 dwelling units and 250,000 SF of commercial/retail will definitely not preserve the character of the area for the property owners or established communities.

I recently served as a citizen on the Transportation Advisory Committee for our County. The consultants, McBride Dale Clarion reported that our existing funding gap is 378.8 million dollars. 155.6 million for operational and safety needs and 223.2 million to address capacity needs.

There is currently no ongoing, dedicated source of revenue within the county to fund the type of magnitude of roadway improvements that are needed or will be needed in the future, in order to address existing and anticipated deficiencies.

To meet this funding gap they suggested several new tax scenarios to raise the funds needed, but there was one recommendation that did not impact the citizens by taxing and that was for the review and/or

changes needed to the county land use plan and the regulatory tools used in regards to approving development which directly impact our roadways. While regulatory tools, such as the ones utilized by the county and the city, can do little to address the type of system-wide needs that the county is facing. Current regulatory approaches only mitigates for local traffic impact but not system-wide impact. This is why the expansion of SR 96 will not alleviate the traffic issues in the area of 96E and intersections like N. Chapel and Trinity roads or at interstate 65! It will only bring more especially if commercial/retail is approved as it brings more impact as daily uses are higher.

The consultants noted that our area east of I65 experienced higher traffic volumes and a faster rate of volume increase than areas west of 65. The number of vehicles actually will exceed the capacity.

In light of these findings from the consultants, and knowing that growth is not paying for itself, we feel is is fiscally irresponsible to permit this amendment change and to approve annexation; it is a mile away from the current city limits. We request you do not proceed until planned infrastructure is in place and some regulatory tools are in place where the county and city work together on a regional planning basis to find the funding solutions for the infrastructure needs, for our schools, fire, and roadways.

Regards,

Kathy Webber
1900 Springcroft Drive
Franklin, TN 37067

Andrew Orr

From: Ken Lowery <ken.lowery@dhcpastn.com>
Sent: Wednesday, June 20, 2018 8:41 AM
To: Andrew Orr
Subject: Mayes Creek Basin Development

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

Dear Andrew,

I have never written an email or letter or called a government official before but felt this development was important enough to make my voice heard. I appreciate your time in reading this email. I will make my points brief in order to conserve your time and hope that will increase the impact of the email.

I do not condemn any growth in our city or county but the type of development proposed at Mayes Creek Basin is of great concern to myself and many others. This area is just not suited for this type of high density development.

The Franklin Municipal Planning Commission (FMPC) adopted Envision Franklin and the Mayes Creek Basin area was not deemed appropriate for such a dense development. There are many reasons the FMPC deemed this area not suitable for dense growth. This area was designated as Development Reserve for low density growth. This type of low density growth is what surrounds this proposed development and is what this area needs to remain. Agreeing to this development would be telling the FMPC that the work they did for Envision Franklin was incorrect and will have a rippling effect on all development and uses in Williamson County.

Has anything changed in Williamson County to deem Envision Franklin no longer valid?

The need for additional schools, sewer, water, police, fire, other city services and inadequate roads are the infrastructure concerns, just to name a few. The cost and demands this would place on the city and county would be overwhelming. It is also concerning that this development would change the Envision Franklin's recommendations and would greatly change the character of the surrounding area.

High density developments are better suited for areas closer to the interstate. This area and Highway 96 (even after it is widened to four lanes) is not capable of safely handling this type of traffic.

Environmental impact of this type of development in that area is also of concern. Again, this area is not reflective and is not set up to handle a development of this nature.

I hope you will listen to the concerns of myself and the many others that oppose this type of development.

Thank you for your time and consideration.

Ken Lowery

Andrew Orr

From: kevin mulder <mulderk@bellsouth.net>
Sent: Friday, June 22, 2018 12:08 PM
To: Ken Moore; bev@aldermanburger.com; danamclendon@mac.com; Scott Speedy; Margaret Martin; annpetersen@comcast.net; Clyde Barnhill; Brandy Blanton; Pearl Bransford; Michael.hathaway@comcast.net; rdlindsey@comcast.net; Michael Orr; Scott Harrison; amclemore51@yahoo.com; jimmy@tennesseevalleyhomes.com; annpetersen@comcast.net; mdadst@aol.com; Lisa Gregory; Andrew Orr
Subject: Mayes Creek 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.

Greetings Franklin Planning Commission and Aldermen,

My name is Kevin Mulder, and I've been in Franklin for 25 years, currently at 4364 Arno Road. We LOVE Franklin, and don't plan on ever leaving. But I, and everyone I know, am concerned about the Mayes Creek development proposal.

First of all, I have no problem with growth, or developing this area. My house wasn't here 20 years ago, and I obviously approved that being built. But turning our highly-desired, semi-rural area into a dense, struggling area like Antioch is not why people move to Franklin. It's the small-town vibe and the schools.

But if the proposed 1300 unit development gets dropped in here, it will ruin both of those things. There is no doubt it will:

1. Directly violate the "Envision Franklin" and Land Use plans.
Why do we pay for these studies if we just blow them out of the water with 3x the density? Plus add commercial and retail away from Int 65??
2. Continue to over-burden our schools
3. Continue to over-burden our roads, which EVERYONE in Franklin is VERY frustrated with (just try to get to 65 from the East anytime 11:30 – 1:00)
4. Increase taxes to pay for required infrastructure (schools (if we ever build any more), roads, water treatment, fire support, etc)
5. Create odd and awkward "islands" of Franklin city zones that are unnecessary and difficult to manage.

If we just start rubber-stamping amendments like this it WILL finally "kill the golden goose" we have here. We're already ruined Spring Hill with density and no additional traffic handling in the 25 years I've been here. I really feel sorry when I talk to the folks down there, who are living with the overwhelming lack of foresight and management that is all too evident.

All we have to do is adhere to the rational, common sense plans that we paid to develop. Simple! The developer will still make a PLENTY of money, and we don't break what makes Franklin special. Everyone wins.

Please add me to any city updates and distributions, and feel free to contact me with any comments or questions.

Sincerely,
Kevin Mulder

Andrew Orr

From: Kimberly Davidson <f15skd@gmail.com>
Sent: Tuesday, June 19, 2018 5:27 PM
To: Ken Moore; bev@aldermanburger.com; danamclendon@mac.com; Scott Speedy; Margaret Martin; annpetersen@comcast.net; Clyde Barnhill; Brandy Blanton; Pearl Bransford; Michael.hathaway@comcast.net; rdlindsey@comcast.net; Michael Orr; Scott Harrison; amclemore51@yahoo.com; jimmy@tennesseevalleyhomes.com; mdadst@aol.com; Lisa Gregory; Andrew Orr
Subject: Mayes Creek Basin Mass Development

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

Dear Sirs/Madams,

This letter is being written to express my concerns over the Mayes Creek Basin development and the Smith family's request for annexation into the city of Franklin. It's my understanding that there is a plan in place, Envision Franklin, and the mass development of this property would require the plan be changed. My first question would be why would you develop a plan and then change it if it is a guideline that has been agreed upon for the responsible, well thought out development of our area?

Secondly, I'm concerned about how the city of Franklin can handle 5 miles of additional sewer when the current plant is almost at capacity. Would this mean that a new Sewer Treatment plant would need to be constructed? At whose expense would that be? The city of Franklin or Williamson County? The Smiths? Where would it be constructed? A new sewer treatment plant appears to be a multimillion dollar project in and of itself and if the land is purposed for houses, apartments, senior living facilities, condos and strip malls would this mean the city would cease land by Eminent Domain? How would the Harpeth river be affected and the water quality?

Thirdly, we are all aware that the influx of people to the area is partially driven by the excellent standings of the Williamson County school system. The Smith's property is zoned to Trinity Elementary, Page Middle and High School which are already close to maximum capacity. What would be the plan for adding thousands of students to these already overcrowded schools? If more schools would be built, at whose expense and on what land would they be constructed? How will this impact our roads that are already overcrowded? Would TDOT expand 96 prior to the building out of this land? Who would oversee the builder to ensure the infrastructure would be put into place prior to breaking ground? The new development on McDaniel Road is already going to put a massive amount of folks on 96 and surrounding roads and children in our schools.

Growth will come, but the question is, what type of growth and by what standards? I think when the city comes up with a plan, they need to carefully consider whether or not it is prudent to change it. Please, consider all these factors and deny the annexation of this property. We do not want to look like Atlanta or metro Nashville out here. This area is beautiful and there are a lot of wonderful homes and families who enjoy it. Certainly there is room for more, but let's say no to mass development. Our wildlife is quickly disappearing due to the expansion on Carothers, let's conserve our land, water and wildlife and keep this area beautiful.

Thank you in advance for considering the questions in my missive and I would be delighted to receive some answers to my questions.

Sincerely,

Kimberly Davidson

4115 Trinity Road

Franklin, TN 37067

808-291-8658

Andrew Orr

From: Lauren O'Meara <jantzl@gmail.com>
Sent: Monday, June 25, 2018 4:11 PM
To: Andrew Orr
Subject: Mayes Creek Basin amendments

ATTENTION COF 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 Andrew,

I am writing out of concern about the proposed amendments to Envision Franklin for the Mayes Creek Basin development.

As a resident and business owner, I appreciate the leadership of our city and their accomplishments in promoting business, growth, and opportunities in the area.

Respectfully, I am submitting my concerns about the proposed amendment(s):

1) A large part of the appeal of living in Franklin, for many, is the rural character and natural beauty of the area. I believe it is a fragile resource, which, once degraded is, at best, a long process to restore. From my perspective, this amendment seeks to maximize the profit of the space at the expense of our local character, and in bad faith with the land use regulations. By which I mean, building this many homes on 500 acres, but really ~250 buildable acres, does seem in conflict with the spirit of the regulations.

There was a survey of the residents which overwhelmingly stated we want to maintain the natural/rural character of the place we chose to live. I have not yet seen where the city is taking this input into consideration.

2) The area of the proposed development is non-contiguous with the boundaries of the city. This seems like a difficult and expensive proposition to maintain and support, especially for emergency services.

3) The infrastructure of the area, such as schools, sewage, and roads are borderline or not adequate for the current population.

Schools: Trinity Elementary, Page Middle & Page High are already close to or at capacity.

Sewage: There has been mention of a sewage line as a part of this plan, but I hear no mention of our water treatment capacity. There is a new wastewater treatment facility needed for the community but not yet built.

Roads: I don't even know where to begin on this one. Driving in this area is already a nightmare. This level of increase to the population without a change in the roadways is unconscionable. And goes back to point 2 about access for emergency services - through congested roads.

I feel very strongly that the city should expand the infrastructure before considering an amendment.

I ask that you stick to the Envision Franklin plan as it was adopted just over 1 year ago.

Thank you,

Lauren O'Meara

Andrew Orr

From: Libby Schroder <libbyschroder@bellsouth.net>
Sent: Monday, June 25, 2018 10:42 AM
To: Andrew Orr
Subject: Mayes Creek Basin proposed 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.

Andrew,

I would like to first thank you for your time and attention to my email. I am writing you out of extreme concern and opposition to the proposed Mayes Creek Basin Development. My husband and I have been residents of Franklin for over ten years and absolute love our community, but sadly our hearts are very heavy and saddened by the less than desirable transformations that have been taking place over the last several years. We STRONGLY oppose the proposed developments for several reason that we would like you to take into consideration when you vote. Our concerns are as follows....

1. Poor quality of life due to over building, uncontrolled growth, over-crowded schools, increased taxes, etc. My husband grew up in what used to be an amazing suburb of Atlanta. After college, he refused to move back home to be near his family because of the drastic transformation that negatively impacted the quality of life. The schools were so over-crowded that kids had to go to a double-session schedule which meant that half of the kids had to start school at 6am and finish at 11am. The next group began at 12:15pm and ended at 5pm. Could you imagine what havoc this caused for parents and their daily work schedules and the impact this had on the kids? Not only did taxes increase, but the family had to pay for childcare while they were away at work.
2. The second concern is the impact on schools, which I've already touched on above. Not only are we faced with SEVERE overcrowding, but county residents would be responsible for funding new schools to accommodate an increased number of students that the city chose to bring in by approving over development in an area that is already over-crowded. Current zoning would allow for 512 homes while this plan proposes over 1300 homes. The county plans for 2.2 students per house hold which equals 2,850 new students, 50% would be K-5 and 50% 6-12. Trinity is currently near capacity so this would require a new elementary school at roughly \$100million that the COUNTY would be responsible for. Williamson county is already at a shortfall of \$650million. In addition to capacity cost, the county would be obligated to provide long term staffing, maintaining and eventually renovating this new school and existing schools. Why should the county be responsible to "clean up the mess" and pay more taxes because the of city's decision that we strongly oppose?
3. Insufficient infrastructure is another concern. The proposed area cannot support sewer service, school capacity and adjacent road capacity. The developer has offered to dedicate four acres for a new fire station; but who is going to pay for the building, purchase and maintain vehicles, support staffing and maintenance for a "city community"? The county resident will be responsible for this. The congestion at the I-65 and SR 96 is already so congested that my work commute has doubled in the past three years due to this alone and I only drive to Brentwood. It is an absolute nightmare trying to get across I-65 at anytime of the day, therefore my husband and I have had to alter our normal routines due to traffic. We all know that widening SR 96 will only increase this volume. We cannot handle any more traffic.

4. In January 2017 the City of Franklin completed "Envision Franklin" their guide to growth. They concluded that their goal for Franklin was to "focus on growth and development, especially where infrastructure is adequate and available near the I-65 corridor", stated Emily Hunter, Franklin's Director of Planning and Sustainability. She continued by explaining that Envision Franklin features a designed concept called the "development reserve" meaning outlying areas of UGB without infrastructure and sewers. "At this time", she said, "we DON'T WANT THERE TO BE DEVELOPMENT IN THOSE AREAS. AT THIS TIME, WE WANT TO FOCUS WHERE OUR INFRASTRUTURE ALREADY LIES". During the last several years, The city of Franklin has made massive investments in infrastructure in the Berry Farms and Goose Creek bypass area. There are several annexation request in that area and those areas could be developed at a fraction of the cost that it would be to run just sewer to the Mayes Creek Basin area. This area is over a mile from the current city of Franklin city limits. Not only is a long run for sewer, but it's not practical for other city services. So, would the city of Franklin PD have to drive all that way to patrol and serve the proposed Mayes Creek development area? This is not a cost effective way to plan or grow.

I ask that you please take our concerns into consideration when you vote on the proposed development. We love our community and want to stay as it is and not grow into a undesirable, poor quality of life, over-crowded and poorly developed Franklin, TN. That being said, I ask....How do you plan to vote on this issue? Thank you again for your time and attention.

Heavily concerned,

Libby Schroder

Andrew Orr

From: mgunner42 <mgunner42@gmail.com>
Sent: Tuesday, June 26, 2018 1:31 PM
To: Andrew Orr
Subject: smiths land proposed changes.

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

I have been a life long resident of Williamson county and live on north chapel rd. The proposed development is not wanted in this area and will be a burden on Williamson county tax payers as a whole because of the strain it will put on the WCS budget. Wilson pike north of the planned development will have a hard time handling all the traffic. The only people this will benefit from this is the smiths and anyone else who plans to sell. For everyone who wants to live in the basin it will be more traffic and more taxes with little else to show for it. Thank you for your time and take care.

mark anderson

Sent from my Sprint Samsung Galaxy Note5.

Andrew Orr

From: rmabry1 <rmabry1@aol.com>
Sent: Monday, June 25, 2018 1:22 PM
To: Andrew Orr
Subject: CITY AND COUNTY 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.

Continuing the growth without the funding is not planning for the future. It is a plan for disaster in traffic, classroom size, waste management, water, and the loss of what people have moved to Franklin and Williamson county for in the past and want to have in the future. Growth can continue with better planning at a slower rate while preserving the qualities we have. Keep the density down, close to city center and larger lots toward the edge of the urban growth boundary as originally designed.

Ralph Mabry
Tulloss Road

Sent from my Verizon, Samsung Galaxy smartphone

Andrew Orr

From: sssunny43@aol.com
Sent: Monday, June 25, 2018 12:38 PM
To: Andrew Orr
Cc: Ken Moore; bev@aldermanburger.com; Michael.hathaway@comcast.net
Subject: Franklin Planning and Sustainability Responsibilities

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

Mr Orr---I would like to receive all emails/notices that pertain to the Planning Commission's activities. Thank you.

I would love to attend the Thursday meeting this week regarding the proposed Mayes Creek development that appears to have virtually no support from over 90% of the citizens in our area. Unfortunately I have my daughter from Ohio coming to visit beginning Wednesday and we're headed out Thursday morning for a lake in Alabama, so I can't attend the meeting.

I've read the mission of Planning and Sustainability:

" The Franklin Department of Planning and Sustainability has, as its mission, to improve the Franklin built environment, while promoting the conservation of both the environment and historic resources through the effective and efficient use of plans and regulations. This includes maintaining far-sighted policies and goals through planning documents, such as the *Sustainable Community Action Plan*, and the *Franklin Land Use Plan*, and implementing those policies and goals through land-use regulations, such as the *Zoning Ordinance*, the *Subdivision Regulations*, and the *Historic Zoning Commission Design Guidelines*. The efficient and effective implementation of the plans and regulations of Franklin provides a solid foundation for an excellent quality of life for its residents and stakeholders."

I've also read the input from the citizens from previous forums on this proposed Mayes Creek Basin project. There is no question in my mind that an approval for **any** development in the Mayes Creek Basin at this time would do nothing but **lower the quality of life for Franklin residents and stakeholders**. It's apparent in everything I have read that only a very small handful of landowners would benefit, and they would benefit handsomely from a financial perspective. Why anybody would think that our current state of roads and schools and services is capable of handling the additional large requirements at this juncture is beyond my ability to comprehend. **Where's the money going to come from to pay and staff all the needs for additional necessary services?**

I think the most responsible thing to do from a Planning and Sustainability standpoint is to vote for a Moratorium on any more new construction of any kind until a satisfactory financial plan is established for Next Year. In my opinion, there should be a whole lot less focus on "far-sighted policies" until there's a better recognition of the **Current State** of what citizens have to deal with TODAY when they're navigating to work, to school and to homes in our area. Does anybody involved in these construction project approvals live on the eastern side of Franklin and have to deal with the grid locked roads those of us on this side of town have to deal with? Too many projects have been approved on this side of town already and there likely isn't a single person in the city of Franklin

who actually knows what the traffic count is on any road at any given time of day of any week. Homes and commercial projects are seemingly rubber-stamped without anybody really knowing how many vehicles are already "approved" through these new projects. It would appear that they're being rubber stamped without any real plan to pay for the REAL financial impact of new construction. **Where is the benefit for the average individual citizen of Franklin in all this new construction?** It's not in quality of life. and that's part of the mission. (See Above). I see nothing in the mission statement about changing the existing laws in order to benefit some big money landowners, regardless of environmental or other sustainability concerns at their proposed projects. Whatever happened to "government for the people"?

Thank you for your time.

Steve Sundstrom
Franklin TN

Andrew Orr

From: Swan Burrus III <sburrus3@gmail.com>
Sent: Sunday, June 24, 2018 3:53 PM
To: Andrew Orr
Subject: Letter to City Planners

ATTENTION COF 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 sent this letter to all city planners Saturday.
Feel free to critique.

Dear Planning commissioners;

The current request from a land owner with 458 acres for annexation into Franklin does not appear to be in the best interests of our City.

Should the family's request be granted it will open the flood gates for other land owners in the area to request similar status and my question is: why do we want to create and commit more land to more density development?

I feel sure you are aware that we currently have traffic problems that have not been addressed or satisfied, so I won't waste your time with that argument.

I would appreciate you considering the following reasons against further annexation.

1. Davidson County has no more publicly owned land to offer new growth to corporations seeking a place in Nashville. Those seeking a presence in Nashville, will gravitate to all surrounding bedroom communities including Franklin and Williamson County.

2. The former draw for our area was its' lack of density, low taxes and easy access to Nashville. However; with the onslaught of growth from Nolensville, Brentwood and other adjacent communities, the pressure on our infrastructure is at a breaking point. Currently we have a plethora of 2 lane country roads already experiencing over use accessing to I 65, additionally crowding our schools, requiring more schools and requiring expensive expansion to our water and waste systems.

Without annexation these new properties (as I understand it) would force new outlying land use to require only one home per acre (unless someone pulls a fast one like McGavock Farms). While this would solve the problem of over densifying Franklin and portions of Williamson County, it puts pressure on our area to try and find solutions for affordable housing. Those solutions need to be shared with outlying communities, especially Nashville and all of Williamson County.

I don't think you, as our planners, want us to face debt problems that Nashville is experiencing due to its' tax incentive give aways, and what appears to be Short term thinking and planning.

Nashville can't even fund pay raises for Teachers, Firemen and police; yet their greed caused them to approve a \$275 million dollar debt to fund a Soccer Stadium.

Do we want those problems? Are we hurting ourselves to solve Davidson County's housing and commercial problems?

Why not simply put a moratorium on annexation until such time as you can come up with better long term solutions?

3. Another question I would ask you to consider is -What real benefits are existing residents going to get from this annexation?

a. Will more aggressive annexation keep property taxes from accelerating?

b. Will we get more money for paying for existing and future capital expenditures?

C. Will we get Real Fixes for our infrastructure problems?

D. Will our community be able to maintain a Quality lifestyle?

E.

F. Are we trying to be another Nashville?

H. Have you considered how increased taxes will affect existing residents and those on limited or fixed incomes?

G. Finally, Are you focused on Quality or Quantity?

I realize you have a very difficult and somewhat Thankless job (Damned if you do and Damned if you don't).

We all realize Growth is inevitable. All I am asking is that we slow down and really think before we act.

I thank you and appreciate both your commitments and your time.

Sincerely,

Swan Burrus III

Concerned Franklin resident.

Andrew Orr

From: wrcanfly <wrcanfly@bellsouth.net>
Sent: Monday, June 25, 2018 2:17 PM
To: Andrew Orr
Cc: Kathryn Webber; Jessica Lucyshyn
Subject: Mailed Notification for Mayes Creek Basin Residents

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

Mr. Andrew Orr,

It is my understanding that the City of Franklin is required to mail notices to all property owners withing 500 feet of a proposed land use amendment, however in the case of the proposed change for the Smith property in the eastern UGB the 500 feet would mean that very few if any of the Mayes Creek Basin residents that will be effected by this proposal would receive mailed notices. The open house and community meeting for the proposed project, both of which were well attended despite very limited notice, were conducted by your office for the entire Mayes Creek Basin population indicating that you realize that this proposed change will have an effect on the entire area so why would you not want to notify every resident in the area by mail of such a significant change to their community? There are still many, if not most of the people in Mayes Creek Basin who have no idea that their is such a drastic proposal being considered for their neighborhood and I do believe that failure to make every effort to notify the residents and hide behind the minimum requirements would speak volumes.

Sincerely,

William R. Canada, Jr
4348 North Chapel Road
Franklin, TN 37067
615-414-5551

Andrew Orr

From: Ben Baker <bbaker@carehere.com>
Sent: Wednesday, May 23, 2018 2:43 PM
To: Andrew Orr; Ken Moore
Subject: Mayes Creek Watershed

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

Dr. Moore and Mr. Orr:

My name is Ben Baker. My family and I have lived in Franklin for the past 16 years. Recently, we purchased farm land property just east of Franklin on South Carothers where we are building our new home. Two thirds of our 50 acre property is bordered by the Harpeth River.

One of the alternative proposals for the Mayes Creek Watershed sewer project includes a sewer main running along the Harpeth River from Arno Road to the water treatment plant. I and my neighbors have serious concerns about the damage that this installation will do to the river, and even greater damage that it could do if there were a spill or leak into the scenic Harpeth River.

I urge you to consider opposing this alternative proposal option, and instead opting for the less environmentally disruptive option of following Carothers Parkway.

I greatly appreciate your consideration.

Thank you very much.

Ben Baker, COO
CareHere, LLC
615-275-9676

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Andrew Orr

From: Brent Sanders <brent@mcarthursanders.com>
Sent: Friday, May 18, 2018 11:06 AM
To: Andrew Orr
Cc: Julia Stovall
Subject: Mayes Creek Basin Area

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Dear Mr. Orr,

Mamie and I are in support of the Mayes Creek Basin development and, in general, more annexation and development along Highway 96. Thank you, Brent Sanders

--

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Andrew Orr

From: Chris Moore <chris@wyattmoore.com>
Sent: Tuesday, May 8, 2018 3:50 PM
To: Andrew Orr
Subject: Re: FW: Mayes Creek Study Update

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Andrew, thank you for keeping me in the loop on this. I'm going to try to catch up on reading the materials and then give you a ring later this week or next. Based on the material, I think we will obviously be supportive of the change to Conservation Subdivision.

Chris

On Mon, May 7, 2018 at 6:56 AM, Andrew Orr <andrew.orr@franklintn.gov> wrote:

Good Morning Chris,

Please see the below correspondence and attachments. We're recommending your property be changed from Development Reserve to Conservation Subdivision (same as Smith's across the street). Please note your zoning is not changing, just the guidance on how your property could develop if you were ever to request annexation into the City. You can read more about conservation subdivision on page 34 in Envision Franklin: <http://www.franklintn.gov/home/showdocument?id=25168>

Let me know if you have any questions.

Thanks,

Andrew

From: Andrew Orr
Sent: Friday, May 4, 2018 3:03 PM
Subject: Mayes Creek Study Update

Good Afternoon,

I hope you are doing well. The City of Franklin is concluding the Mayes Creek Land Use Study and two amendments to Envision Franklin are being proposed.

A neighborhood meeting to review the proposed changes has been scheduled for Wednesday, May 23, 2018 at 6:00 p.m. in the Franklin City Hall Training Room located at 109 3rd Ave South. The applicant and City staff will both make a presentation.

The first amendment is being requested by the owner of the properties located at and near 3698 North Chapel Road and 4417 and 4468 Murfreesboro Road, located east of the North Chapel Road and Murfreesboro Road intersection (see the hatched area on the attached map). The applicant is requesting to change the Envision Franklin Design Concept from Development Reserve to Mixed Residential and Conservation Subdivision. If this amendment is approved by the FMPC, City staff will propose a second amendment that responds to the change in uses and also the vision that was expressed during the public outreach.

The next day, May 24, 2018, the proposed amendments will be discussed at the non-voting Joint Conceptual Workshop by the Planning Commissioners and Board of Mayor and Aldermen (BOMA).

The Franklin Municipal Planning Commission (FMPC) will be considering the two proposed amendments to Envision Franklin, the City's Land Use Plan, on June 28, 2018 at 7:00 pm. A public hearing will also be held prior to the vote.

For More Information:

You can view the applicant's request here: <https://franklin.idtplans.com/secure/> and click the blue "Public Projects" link, login as a guest, click on the search icon, and type in "Mayes Creek Development." Please visit the project webpage for more information: <http://www.franklintn.gov/mayescreek> and contact Andrew.Orr@franklintn.gov or (615) 550-6741 if you have any questions.

Andrew Orr, AICP, PEM | Principal Planner

109 3rd Avenue South | Franklin, Tennessee 37064

P: 615.550.6741 | E: andrew.orr@franklintn.gov

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Andrew Orr

From: Fred Nance <fnance@frhamsafety.com>
Sent: Friday, May 18, 2018 12:59 PM
To: Andrew Orr
Subject: Mayes Creek Drianage Basin;

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Mr. Orr,

I would like to weigh in on the Mayes Creek long –range growth plan. I have been familiar with this area for over 38 years and I am in favor of this very well thought out growth plan. Thanks for you consideration and hearing my voice.

Sincerely,
Fred H. Nance Jr.

Office 615 254 0841
Cell 615 351 7025

Andrew Orr

From: Israel Holliday <israel@hollidayre.com>
Sent: Monday, May 14, 2018 4:20 PM
To: Andrew Orr
Subject: mayes creek meeting

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Andrew,

Hope all is well.

We live at 2000 Cain Hollow Court - our farm is bordered on 2 sides by the Smith farm. We are very concerned about the growth that might be happening to the area. I understand the Smiths have requested changes to the Envision plan. Is there a way to get a copy of the changes and plans that they are proposing?

Also would it be possible for me to come talk with you about the process and all that is happening? We love Williamson Co but are concerned by the growth and changes that are being proposed to the rural areas.

Thank you for your time.

--

Israel Holliday

Real Estate Investor, General Contractor

Cell 615-414-6605

Andrew Orr

From: Julia Stovall <juliastovall@tnlaw.org>
Sent: Monday, May 21, 2018 10:39 AM
To: Andrew Orr
Subject: Mayes Creek Basin Development

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

Dear Mr. Orr,

The Stovall's and Mr. Poteete, who are property owners are in support of the Mayes creek Basin development and, in general, more annexation and development along Highway 96. Julia Stovall

Julia E. Stovall
Attorney at Law
136 4th Ave. South
Franklin, TN. 37064
(615) 330-7948
juliastovall@tnlaw.org
Juliastovalllaw.com

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May 16, 2018
Hello Mr. Orr,

I am a property owner at 4343 N. Chapel Road and received information regarding the development potential off of Murfreesboro Rd and N. Chapel Rd. I am against the change from Development Reserve to Mixed Residential and Conservation Subdivision for the following reasons:

1. Traffic is terrible at that intersection. Many accidents occur when people are pulling out of N. Chapel on to I-96
2. Trinity Elementary School Traffic backs up in the morning and evening. And thru traffic does not slow down for the school zone.
3. N. Chapel, going towards Fly Park (baseball & softball) also has heavy traffic especially since soccer fields are now open for use. This intersection is dangerous, especially for teens driving to practices. More development will bring more traffic problems and accidents.
4. With heavy rains, Mayes Creek floods and with more development, it will only cause further damage to current roads and bridges because there is no land to protect the creek from over flow.
5. With more development, there is more pollution in the creek harming the wildlife dependent on the creek.
6. With all the new housing development in this area, established homeowners cannot receive a fast internet connection. New development has the latest fiber optics installed but nothing has been done or will be done to upgrade internet service for established homes/neighborhoods.

I strongly feel we need to keep and protect our green space in this area. Unfortunately, I cannot be at the meeting on May 23 at 6:00 pm; therefore, I am expressing my opposition to the proposed amendment by the Catalyst Design Group. I am not sure the residents in this area really have any say in protecting the land around their homes, but the letter said to voice my comments to you, and I trust that you will represent my objection to more development as specifically proposed in the May 1st letter from the Franklin Planning & Sustainability Department.

Thank you kindly,

Karen Smith
4343 N. Chapel Rd
Franklin, TN 37067
Smithkaren222@gmail.com

Andrew Orr

From: kathryn jean <kathrynjean@mac.com>
Sent: Saturday, May 19, 2018 4:39 PM
To: Andrew Orr
Subject: Mayes creek 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.

My name is Kathy manoukian and I live at [123 trinity rd](#), Franklin. My property borders 3 sides of this development. It was originally rumored there was going to be 400 homes on 600 acres now it seems to be much more than that. My concern is pollution, traffic conservation of forestry. Most of this area is rural farmland and seems we will be losing when they put in this little city. One of my major concerns is the pollution all the homes and offices will create. The traffic will be a nightmare on the 96 and also on Wilson Pike. I know several of my neighbors are opposed to this huge development. I understand there has to be a middle ground but they are asking far more than what is fair to all the neighbors. They are not taking all the neighbors and surrounding neighborhoods into consideration when building such a mass project like this. The fact that they would ask for such a mass development only makes me believe that they are not looking out what's best for the neighborhood. Please take in consideration how we feel and how it will affect our property values, neighborhood, and especially our farming. if you have any questions you could call me at [602-684-3761](tel:602-684-3761)

Thank you

Kathy Manoukian

Sent from my iPhone

Andrew Orr

From: Kimberly Davidson <f15skd@gmail.com>
Sent: Wednesday, May 23, 2018 10:58 AM
To: Andrew Orr
Subject: Mayes Creek Mass Development

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

Hello Andrew,

We own property at 4115 Trinity Road and want to make some comments about Ravenswood Farms, et al, proposed development of the Mayes Creek Basin. I will be attending the meeting tonight at the Courthouse also.

We would like to voice our opinion about keeping this land county land versus annexing it to Franklin. Our area is serene and beautiful but the infrastructure is quite minimal as far as Route 96 is concerned. It is often congested and if these two owner's greed to mass develop this property with 957 single family, 249 condos, 120 townhomes and 250K+/- commercial square feet is approved, this area will lose all character and become a untenable to the current owners around this location.

I believe it is important to the state of Tennessee and the area around Franklin to preserve some wildlife areas and some small gentleman's farm areas. This is what draws affluent people to want to live in here and not in mass development areas.

Please consider our plea to disallow the annexation of Mayes Creek Basin to the city of Franklin. Leave our area county land. We understand that development will happen, but we would prefer it be to county, not city of Franklin standards.

Thank you for reading this and considering our opinion.

Sincerely,
Jack and Kimberly Davidson
4115 Trinity Road
Franklin, TN 37067

Andrew Orr

From: Lynn Smith <smithlynn1958@gmail.com>
Sent: Sunday, June 3, 2018 10:29 PM
To: Andrew Orr
Subject: Envision Franklin

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Mr. Orr,

Please pass along this concern to the planning commission. When Watkins Creek subdivision was completed much more storm water now flows to Mayes Creek. Most heavy rains now send the creek around the bridge on North Chapel Rd over the road. The bridge now acts as a dam when the water rises. This was a very rare event before Watkins Creek. So much water flow over that the county had to put large rocks in the ditch 300 feet from the bridge to stop the water from eroding the roadway. Now the plan is to add acres of rooftops and blacktop upstream. This will increase the amount of water running over the road damaging crops and closing access to residents and emergency vehicles during nearly every heavy rain.

Regards,

Lynn Smith
4343 North Chapel Rd.

Andrew Orr

From: Melissa Dixon <mdixon1209@gmail.com>
Sent: Thursday, May 24, 2018 6:32 PM
To: Andrew Orr
Cc: Ken Moore; Emily Hunter; bev@aldermanburger.com; hbdixonhome@gmail.com
Subject: Mayes Creek Smith Development

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Andrew:

Hal and I were at the meeting last night and in favor of the Smith development proposal for Mayes Creek. With that said and based on the plans we would like to proceed with the annexation of our property at 3605 N Chapel Road.

Please provide information regarding next steps for this process.

Melissa Dixon
Volunteer Coordinator
MiddleTennessee Boxer Rescue
615-479-2213

<https://na01.safelinks.protection.outlook.com/?url=www.mtbr.org&data=02%7C01%7CAndrew.Orr%40franklintn.gov%7Cd8ab794b2e554dafd8f908d5c1ce8637%7Cf6644f52f8344a2fa433e6bc40d7c17f%7C0%7C1%7C636628015161824800&sdata=xlpQgP3PQrBBY7Fd2%2FcX5ksxVZC2C7Sn%2FpQZyBhsrGc%3D&reserved=0>

Andrew Orr

From: Ron Richey <ronrichey4023@gmail.com>
Sent: Wednesday, May 23, 2018 12:20 PM
To: Andrew Orr
Subject: Re:

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Hello again Andrew. One problem I have is how difficult it has been to get to the bottom of what is actually proposed. It may seem easy to you but you are an insider. Residents are not familiar with your jargon or systems. Therefore, intended or not, they comprise what comes across as a cloaking of what is intended. For example, imbedded deep into links, etc is the info from the Catalyst Design Group and the Smith Family proposal. I have only been able to sporadically pull it up and my printer just doesn't want to print it for some reason/I have no problems with anything else. I have a personal request. I wonder if your office could provide me with a color copy of both the Catalyst Design Group info and the Smith Family proposal, both about 15-20 pages. I would like to get that at the meeting tonight or however you propose. In the interest of transparency, I wish you had make this info available much earlier in the process, not so close to a deciding vote, and more easily visible to a person accessing the material. Thanks.

Ron Richey

On Wed, May 23, 2018 at 9:46 AM, Andrew Orr <andrew.orr@franklintn.gov> wrote:

Good Morning Ron,

Thank you for reaching out. I will include your email when I prepare the staff report packets for the June 28th Planning Commission meeting. Please keep in mind all property owners (in the UGB) have the right to request changes to Envision Franklin and the Planning Commission has the authority to approve or disapprove the requests. You can view the contact information for the members here: <http://www.franklintn.gov/government/boards-and-commissions/planning-commission> and you can also voice your displeasure during the public hearing at the June 28th meeting. If the amendment passes, the Smith's would then likely seek to be annexed.

Thanks,

Andrew

From: Ron Richey [mailto:ronrichey4023@gmail.com]

Sent: Wednesday, May 23, 2018 9:28 AM

To: Andrew Orr <andrew.orr@franklintn.gov>

Subject:

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

Good morninng Andrew. I have corresponded with you and spoken with you regarding what you call Mayes Creek. Frankly, just the name offends me among many other things I find distasteful about this process/this is more about the Smith property than about Mayes Creek. I read every page last night in preparation for tonight's meeting. Again, frankly, if the opinions of current residents mattered at all, I can see no reason for this meeting and certainly not a vote on an amendment. I will be shocked if you do not run over the will of the people and do what you want to do, because of benefits to the Smith's and to the City. Please just leave the zoning alone. In the face of as much opposition as this development faces, I think it is incumbent on you to demonstrate to the people why this is so needed. You have not done that and my guess is that you cannot. Tonight, please make it abundantly clear who the people are who will vote, where they are and how they can be approached. I am tired of being "patted on the head" and sent on my way while the process continues to move to a predictable conclusion. I would also like to be told what kind of opposition makes a difference/what has been done so far has certainly meant nothing. Thanks.

Ron Richey

Andrew Orr

From: Scott Schwieger <sschwieger@summitbhc.com>
Sent: Wednesday, May 23, 2018 10:13 AM
To: Ken Moore; Andrew Orr
Subject: Mayes Creek Watershed project

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

Doctor Moore and Mr. Orr,

My name is Scott Schwieger and I live in the unincorporated area just outside of Franklin. I pay taxes and vote. My land backs up to the Harpeth River.

One of the alternative proposals for the Mayes Creek Watershed sewer project includes a sewer main running along the River from Arno Road to the water treatment plant. I have real concerns about the damage that this installation will do to the river, and even greater damage that it could do if there were a spill or leak.

I urge you to consider opposing this alternative proposal, and instead opting for the less environmentally disruptive option of following Carothers Parkway.

I appreciate your consideration.

Scott Schwieger
General Counsel & Chief Compliance Officer
Summit BHC
615-716-4924

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Andrew Orr

From: Tom Lochbihler <tom@lochcompany.com>
Sent: Wednesday, May 23, 2018 10:32 AM
To: Emily Hunter
Cc: Andrew Orr; Vernon Gerth; Kelly Dannenfelser; Amy Diaz-Barriga; James Svoboda
Subject: Re: Mayes Creek Urban Growth Boundary

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Its probably not feasible to request at this time. I was primarily requesting for the future. Unless I don't understand your response. Does the city of Franklin have sewer services close to this property currently?

Question. For those properties that are inside the Franklin city limits currently, for example along Hwy 96 and Arno Rd, they are not serviced by sewer, are the property owners charged for city taxes?

Tom Lochbihler
Loch Company
P.O. Box 92
Arrington, TN 37014
Ph: 615-790-5099
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Commercial Real Estate since 1956
www.lochcompany.com
Tom@LochCompany.com

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On Mon, May 21, 2018 at 8:48 AM, Emily Hunter <emily.hunter@franklintn.gov> wrote:

Thank you for your comments, Tom. I have copied Andrew Orr, Principal Planner, to keep this for the study's records.

As far as the request to be incorporated into the City limits, you would need to complete and submit a formal annexation request. I would recommend first setting up a meeting with Andrew, Long-Range Principal Planner, and Amy Diaz-Barriga, Current Planning Supervisor, to get more information on the annexation process. We would include representatives from the Engineering Dept. and Water Dept. in this meeting so that they could discuss what the sewer options are, as well as what the expectations of the property owner requesting annexation would be to extend City services.

EMILY HUNTER, AICP

DIRECTOR OF PLANNING & SUSTAINABILITY

CITY OF FRANKLIN, TN

(615) 791-3212

From: Tom Lochbihler [mailto:tom@lochcompany.com]

Sent: Friday, May 18, 2018 7:35 AM

To: Emily Hunter <emily.hunter@franklinton.gov>

Subject: Mayes Creek Urban Growth Boundary

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City of Franklin TN

[109 3rd Ave. South](#)

[Franklin, TN 37064](#)

RE: Franklin Urban Growth Boundary, Mayes Creek.

Dear Emily Hunter,

I own a property at [3637 North Chapel Road, Franklin](#). I am in favor and full support of the proposed amendment to the UGB offered by the Smith Property Owners. It is my opinion that this proposed amendment will benefit the entire area, both economically and the quality of life for its neighbors. With the amount of people moving to this area and the high amount of traffic Hwy 96 E handles, it would be a reasonable decision for the city to incorporate this area. City of Franklin needs to provide city services, including sewer services as part of the annexation. Nearly all the population of Eastern Williamson County travels via Hwy 96 E to Franklin / Cool Springs for their necessities. This area being developed would shorten that trip, while also keep traffic out of the I-65 corridor.

I would also like be incorporated into Franklin city limits. In case of this inclusion, I would support my portion of the cost for the City of Franklin sewer services.

Please feel free to reach out to me with any questions.

Thank you.

Tom Lochbihler
Loch Company
P.O. Box 92
Arrington, TN 37014
Ph: 615-790-5099
Fax: 615-953-9554
Commercial Real Estate since 1956
www.lochcompany.com
Tom@LochCompany.com

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Andrew Orr

From: Trang Wadsworth <trangwadsworth@gmail.com>
Sent: Thursday, May 10, 2018 12:15 PM
To: Andrew Orr; Dave Wadsworth
Subject: Re: FW: Mayes Creek Study Update

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Andrew,

I can not find the applicant request for Mayer Creek. Can you send it to me?

Also can you explain what it means "from Development Reserve to Mixed Residential and Conservation Subdivision". ?

My address is 14281 North Chapel Rd. Franklin, TN where does this address fall on Development reserve, Mixed residential or Conservation subdivision?

We want our lot to be not a HOA fee and we want sewer to be able to build.

Thank you

On Mon, May 7, 2018 at 8:49 AM, Andrew Orr <andrew.orr@franklinton.gov> wrote:

Good Morning,

Please see below, I sent this out last Friday. I will add you to the distribution list.

In terms of sewer in the area you're referring to, is it near North Chapel Road and Pate? If so, Large-Lot Residential is proposed, which would be one-unit per acre, the same as the county zoning.

Thanks,

Andrew

From: Andrew Orr
Sent: Friday, May 4, 2018 3:03 PM
Subject: Mayes Creek Study Update

Good Afternoon,

I hope you are doing well. The City of Franklin is concluding the Mayes Creek Land Use Study and two amendments to Envision Franklin are being proposed.

A neighborhood meeting to review the proposed changes has been scheduled for Wednesday, May 23, 2018 at 6:00 p.m. in the Franklin City Hall Training Room located at 109 3rd Ave South. The applicant and City staff will both make a presentation.

The first amendment is being requested by the owner of the properties located at and near 3698 North Chapel Road and 4417 and 4468 Murfreesboro Road, located east of the North Chapel Road and Murfreesboro Road intersection (see the hatched area on the attached map). The applicant is requesting to change the Envision Franklin Design Concept from Development Reserve to Mixed Residential and Conservation Subdivision. If this amendment is approved by the FMPC, City staff will propose a second amendment that responds to the change in uses and also the vision that was expressed during the public outreach.

The next day, May 24, 2018, the proposed amendments will be discussed at the non-voting Joint Conceptual Workshop by the Planning Commissioners and Board of Mayor and Aldermen (BOMA).

The Franklin Municipal Planning Commission (FMPC) will be considering the two proposed amendments to Envision Franklin, the City's Land Use Plan, on June 28, 2018 at 7:00 pm. A public hearing will also be held prior to the vote.

For More Information:

You can view the applicant's request here: <https://franklin.idtplans.com/secure/> and click the blue "Public Projects" link, login as a guest, click on the search icon, and type in "Mayes Creek Development." Please visit the project webpage for more information: <http://www.franklintn.gov/mayescreek> and contact Andrew.Orr@franklintn.gov or (615) 550-6741 if you have any questions.

Andrew Orr, AICP, PEM | Principal Planner

109 3rd Avenue South | Franklin, Tennessee 37064

P: 615.550.6741 | E: andrew.orr@franklintn.gov

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Andrew Orr

From: wrcanfly <wrcanfly@bellsouth.net>
Sent: Tuesday, May 22, 2018 11:44 AM
To: Andrew Orr
Cc: gregglawrence@williamson-tn.org; kathyd@williamson-tn.org
Subject: Mayes Creek Basin 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.

Sir,

There are several questions that must be answered before the "study" goes forward and greatly increases the population density of this region, much less the rest of our county. The proposal for changing zoning to allow for "mixed use" housing development in what is now a rural area comes with the announcement of a proposed start time for the widening of Hwy 96, however this announcement does not begin to settle the infrastructure improvements that are necessary to handle today's demands not to mention what is contained in this "study."

First, if what has been announced actually comes to fruition, which is very unlikely when you look at how long this project has been "considered", with the way road construction is done in our state, and this is a state road, this project will take at least three years to complete based on how long it took the state to expand less than three mile of Interstate 65. So your "study" is premature and should be shelved until we actually reach the completion of this project. To allow high density residential development before completion of the widening project makes absolutely no sense, will cause massive road congestion, severely disrupt and endanger the process of getting in and out of Trinity Elementary, not to mention access to Hwy 96 at North Chapel Road.

Secondly, your "study" says nothing about the effect the widening project and the proposed high density housing will have on the already congested and some days nearly impassible access to interstate 65 at Hwy 96. The congestion that currently exists between Clovercroft Road and all the way past Royal Parkway on Hwy 96, is a direct result of rampant over development of high density housing on South Carothers, new developments along Clovercroft plus the development just off of Ridgeway Drive, which I assume will require another traffic signal to allow access to Hwy 96. Where is the "study" for the plan to improve the I-65, Hwy 96 intersection? Certainly planners are aware of this current problem and are working on a solution, if not why not? Fortunately the fact that one can barely move through this area, not just during peak travel times but most of the day, means that accidents in this area are probably not more than fender benders with little or no personal injuries. It should be readily apparent to professional planners that this entire intersection is way overdue for a complete overhaul. Any development that is going to add to the current congestion must be delayed until this issue is not simply another "study" but is an actual project that is complete and has the ability to handle the thousands of addition cars that will be the results of the proposed high density development in this area.

Infrastructure before development, what a novel concept and one that every citizen supports. The elected officials and he public servants that fail to ensure that this is the way things are done should be voted out of office or fired.

Developers and builders wishes and projects should take a back seat to the safety and convenience of the current residents, the ones paying the taxes. We the current tax payers will foot the bill for the infrastructure, i.e. the widening of Hwy 96, that is necessary to accommodate the the results of runaway development in all of Williamson County, to include Franklin. Those of us who are not Franklin residents and do not wish to be Franklin residents apparently do not have a voice no matter how many "neighborhood meetings" you schedule. Before the City of Franklin considers developing further into the county why don't they address the numerous traffic, safety, security, infrastructure and education problems that exist within the current city boundaries. As someone recently said "we have 55,000 people living in an area that has the infrastructure that was built for 10,000 residents." How true.

William R. Canada, Jr.

4348 North Chapel Road
Franklin, TN 37067

Sean and Monica Coakley
2031 & 2035 Wilson Pike
Franklin, TN 37067
November 7, 2017

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

Re: Mayes Creek Basin

Dear Mr. Andrew Orr and Planning Commission Members:

We are writing in regards to the Mayes Creek Basin proposal. We own two parcels of property within the affected area: 2031 and 2035 Wilson Pike, and we strongly oppose development that would change the existing rural character of our community.

We have had numerous discussions with the City and the County planning departments in recent years, including in connection with the approval of Tap Root Hills. Based on those conversations and the designation contained in Franklin's land use plan, we felt comfortable making the long-term decision to stay in our residence and make additional improvements to our property. We have acted in reliance on the decisions that have been made to date, and we urge the City to resist pressures to change its carefully-considered designation of this area as "Development Reserve."

About Us. We moved to Tennessee six years ago from New Jersey – the most densely populated state in the United States.¹ We left New Jersey for a better quality of life for our three children, all of whom have special needs. Our home at 2031 Wilson Pike sits on ten acres, with rolling hills, a pond and creek, and pasture. We have horses and farm animals, who provide therapy and companionship to our children. We also own the home and five acres at 2035 Wilson Pike, which we purchased for our children for when they are grown, since they will

¹ U.S. Census Bureau

have limited independence. We have been exploring agricultural uses for our property, in order to provide work opportunities for our children.

Our 15 acres on Wilson Pike is the calm, peaceful homestead that we dreamed of for our family. We have invested a great deal in our small farm, and are deeply concerned that development in the Mayes Creek Basin will harm our quality of life, disrupt the plans we are making for our children's future, and impair the value of our investment.

Character Area. Our community is referred to in the original Franklin Land Use Plan as "Seward Hall," and is identified by its rural character. More specifically, we are in what is known as "Area 4" of Seward Hall, which was described in the Land Use Plan as being significantly lower density and governed by "Rural" design concepts. Nearby areas of Seward Hall that are being developed – including Tap Root Hills – are not part of Area 4. The updates to the Land Use Plan in Envision Franklin may use different terminology, but the concept for our community is unchanged. The Development Reserve area is described as agricultural uses and single-family residences on significant acreage, which is consistent with the current uses in our area, and is how we have been expecting it to remain.

Impact of Recent Development. In the six years that we have lived here, we have experienced the impact of nearby development. There has been an increase in both noise pollution and light pollution. Our sky does not get as dark at night and stars are not as visible. Peacefulness on the weekend is disrupted by the growing number of leaf-blowers and trimmers.

Most evident is the impact that we see to our road, Wilson Pike. Wilson Pike was not included in the traffic impact studies that were completed for Amelia Park and Tap Root Hills, which is an oversight that we pointed out to the Planning Commission at the time. Although these developments do not directly connect to Wilson Pike, as the overall volume of cars in this area has grown, people predictably have looked for alternate routes and traffic has increased as a result. Back-ups at Clovercroft Rd. and at the single-lane railroad underpass are common, especially during morning and evening commutes. Wilson Pike used to be a favorite route for

cyclists, but is less so now that increased traffic had made it unsafe. Damage to fencing is common as speeding cars run off the narrow road, causing property damage and posing a risk to farm animals.

What we did not foresee is that as development has increased in this area, so has crime. Our house has been robbed twice in the past 18 months, the second time as part of a spree that included other homes in one of the new developments. Our car has been broken into in our own driveway. We have experienced vandalism and there is a significant increase in road-side litter.

Conclusion. All of these things point to the importance of proceeding with caution. We respectfully urge the Planning Commission to not change the land use plan for Mayes Creek Basin. It is in the long-term interest of everyone that we take measures to preserve the beauty and diversity within Franklin, which includes protecting our rural communities from over-development. Land owners who wish to develop have adequate opportunity to do so in the form of low-density residential uses that are consistent with the existing community and respect the quality of life of its current residents.

Kindest regards,

Sean & Monica Coakley

Sean & Monica Coakley

Andrew Orr

From: Aaron McNulty <amcnulty@kytn.net>
Sent: Thursday, November 16, 2017 4:45 AM
To: Andrew Orr
Subject: Re: Mayes Creek Basin Study

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Hi Andrew,

Yes our property is at 3610 North Chapel

Aaron McNulty

Sent from my iPhone

On Nov 14, 2017, at 3:15 PM, Andrew Orr <andrew.orr@franklintn.gov> wrote:

Good Afternoon,

Thank you for attending the Mayes Creek Basin open house last week. I received your comment card about being favorable towards annexation. What is the address? 3610 N Chapel Road?

Thanks!

Andrew Orr, AICP, PEM | Principal Planner
109 3rd Avenue South | Franklin, Tennessee 37064
P: 615.550.6741 | E: andrew.orr@franklintn.gov

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Andrew Orr

From: Amanda Lewis <amanda.elewis@gmail.com>
Sent: Tuesday, November 21, 2017 12:39 PM
To: Ken Moore; bev@aldermanburger.com; danamclendon@mac.com; Michael Skinner; Margaret Martin; annpetersen@comcast.net; Clyde Barnhill; Brandy Blanton; Pearl Bransford; Vernon Gerth; gregglawrence@williamson-tn.org; wpatterson@buypatterson.com; Andrew Orr
Subject: Mayes Creek Basin Proposals

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To Whom It May Concern,

My name is Amanda Greene and I am a homeowner in the Watkins Creek Subdivision just outside of Franklin's city limits. I attended the "Mayes Creek Basin" meeting back on November 7th and have concerns about a particular option that was shown.

Option 2A shows that there are two areas of land (i.e. Ingram Farm) that have requested annexation into the city. If they are approved, then the city is required to provide them with key services such as sewer. Based on these requests, it shows the city proposing new sewer lines to connect both developments to the city's main line. Unfortunately, two of these lines are proposed to go through our community of Watkins Creek. The first line is planned to run up through the creek. As I was told, this path was chosen as it follows the creek which is a natural gravity line (no pumps needed for sewer). The second line would run through the back yards of our Watkins Creek neighbors.

If the city were to follow through with these plans, they would cause the following consequences to the environment and the community:

- 1) Major environmental impact:
 - a. Destruction of large trees which are natural habitats for the local and potentially endangered wildlife (i.e. birds, deer, turkey, frogs, etc.)
 - b. High risk of water contamination from the installation of the sewer system
- 2) Loss of rural character that all residents love and value in the neighborhood
- 3) Possible property and road damage from the sewer line installation
- 4) Possible pollution from construction and future deterioration of the sewer lines
- 5) Noise pollution for all residents during construction phase(i.e. digging and blasting).
- 6) Significant reduction in home values within the Watkins Creek Community

While I fully recognizes the economic benefit to the growth of Franklin, it must be balanced in such a way as to not destroy the rural character that brings people to middle Tennessee every month. We as a community have met and are unified in our opposition to the City's plan, -Option 2 A - and any option which includes a sewer running along any of our creeks. And I am aware that many of us have written to you voicing our concern. Please let me know who I should speak to in order to develop a new plan which would not require such destruction within the boundaries of our community.

I look forward to hearing from you.

Sincerely,

Amanda Greene

Andrew Orr

From: Brian & Peggy Atwood <bpatwood@me.com>
Sent: Friday, November 17, 2017 3:02 PM
To: Ken Moore; bev@aldermanburger.com; danamclendon@mac.com; Michael Skinner; Margaret Martin; annpetersen@comcast.net; Clyde Barnhill; Brandy Blanton; Pearl Bransford; Vernon Gerth; gregglawrence@williamson-tn.org; Glen.Casada@capitol.tn.gov; Jack.Johnson@capitol.tn.gov; wpatterson@buypatterson.com; Andrew Orr
Subject: Tap Root Sewer Concerns

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

Hello all,

My husband and I own a home at 3064 Cecil Lewis Drive in Watkins Creek.

I am writing to you today to express our extreme displeasure with several of your planned "improvements" to our area. Namely, the sewer line installation in Watkins Creek, the high density neighborhoods adjacent to our neighborhood, and the road connecting N. Chapel Road to Clovercleft all will be detrimental to the quality of life of the residents you represent.

Please note that we are well educated, informed voters, and we vote in all elections.

Our requests are simple:

1. Relocate the sewer line and preserve the beauty of Watkins Creek.
2. Do not zone Tap Root for high density housing.
3. Move the planned road to directly connect 96 - Murfreesboro Road to Clovercleft

Many thanks for your consideration.

Best regards,

Peggy Atwood

Sent from my iPhone

Andrew Orr

From: Vernon Gerth
Sent: Tuesday, November 14, 2017 3:57 PM
To: Eric Savoldi
Cc: Andrew Orr
Subject: RE: Strongly opposed to the current sewer proposal to go through Watkins Creek community

Good afternoon Eric and thank you for sharing your concerns. Several of your other neighbors have shared similar concerns/emails. The Open House facilitated last week was intended to invite feedback on future land uses in the Mayes Creek Basin. We were pleased with the level of participation. The Mayes Creek Basin is in the City Urban Growth Boundary (UGB) and an area the City had not studied or included in its land use plan, Envision Franklin. The illustrations shared during the Open House about future land uses, roads, and public sanitary sewer were conceptual. Extending a public sanitary sewer system into the Urban Growth Boundary would be a costly undertaking. This process begins with understanding the types of development and land uses. Envision Franklin does not and will not include sanitary sewer concepts. After the land use planning process concludes, staff will be able to model a variety of scenarios and generate cost-benefit analysis' to determine the viability of serving all, a portion, or none of the Mayes Creek Basin. Serving the Mayes Creek Basin (or rather those properties whose owners are interested receiving City services) would be inclusive of all City services presently available to City residents. Examples include police, fire, solid waste, streets, and sanitary sewer services.

Please know state law requires property owners to request annexation. In other words, City's do not have the authority to annex property without a property owners consent. A referendum is an option, but not a likely one. Equally important, during the Open House several of the citizens were not aware how the County's land use plan reads for this area. They were encouraged to contact the County's Community Development Office to understand more about the County's comprehensive plan and the zoning districts. Having citizens engaged and informed are critical to successful land planning.

Should you have any additional questions please contact our Long Range Principal Planner Andrew Orr andrew.orr@franklintn.gov. He is responsible for compiling citizen comments and is available to elaborate on specific questions. I hope this helps and invite you and your neighbors to stay involved.

Kind regards,

Vernon

Vernon J. Gerth, CEcD
Assistant City Administrator
Community & Economic Development
City of Franklin
109 Third Avenue South
Franklin, TN 37064
Office 615.550.6671
Mobile 615.332.2906
vernon.gerth@franklintn.gov

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From: Eric Savoldi [mailto:Eric.Savoldi@microsoft.com]

Sent: Monday, November 13, 2017 12:45 PM

To: Ken Moore <ken.moore@franklin.tn.gov>; bev@aldermanburger.com; danamclendon@mac.com; Michael Skinner <michael.skinner@franklin.tn.gov>; Margaret Martin <margaret.martin@franklin.tn.gov>; annpetersen@comcast.net; Clyde Barnhill <clyde.barnhill@franklin.tn.gov>; Brandy Blanton <brandy.blanton@franklin.tn.gov>; Pearl Bransford <pearl.bransford@franklin.tn.gov>; Vernon Gerth <vernon.gerth@franklin.tn.gov>; gregglawrence@williamson-tn.org; Glen.Casada@capitol.tn.gov; wpatterson@buypatterson.com

Subject: Strongly opposed to the current sewer proposal to go through Watkins Creek 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.

According to the city website, the City of Franklin Envision Plan is a long term vision that will help guide the city in making land decisions, managing quality of the development, and determine timing and location of future growth. In the most recent Envision planning meeting, multiple options were presented for future residential development in our area. There are two areas of land (i.e. Taproot Farm) that have requested annexation into the city. If they are approved, then the city is required to provide them with key services such as sewer.

In Envision Plan proposal "Option 2A," they city is proposing new sewer lines to connect both developments to the city's main line. Unfortunately, two of these lines are proposed to go through our community of Watkins Creek. The first line is planned to run up through the creek. This path was chosen as it follows the creek which is a natural gravity line (no pumps needed for sewer). The second line would run through the back yards of homes in the Watkins Creek neighborhood.

The building of this sewer line would cause the following consequences:

1) Major environmental impact:

a. Destruction of large trees which are natural habitats for the local and potentially endangered wildlife (i.e. birds, deer, turkey, frogs, etc.)

b. High risk of water contamination from the installation of the sewer system

2) Loss of rural character that all residents love and value in the neighborhood

3) Possible property and road damage from the sewer line installation

4) Possible pollution from construction and future deterioration of the sewer lines

5) Noise pollution for all residents within Watkins Creek during the clearing and digging. This will likely include a large amount of blasting. In addition, this digging/" blasting" will take place within 50 to 100 feet of many homes.

6) Significant reduction in home values within the Watkins Creek Community

Our goal is to stop the development of the sewer lines in our community and work with the city of Franklin to find alternative solutions to future expansion. We understand the reality of the growth needs within Williamson County and want to help provide any support we can related to options that may involve Watkins Creek. However, the sewer line going directly through our community is something we cannot support and now we need everyone's help to remove this option from the discussions.

The entire Watkins Creek community is unified against the current sewer proposal Option 2A and any other sewer option destroying our creeks and trees. We ask our elected leaders to please save Watkins Creek and remove

Sewer Plan Option 2A from the list of potential options. Our HOA Board is open and willing to host constructive conversations on alternative solutions.

Regards,

Eric S. Savoldi

Watkins Creek Resident

(m) 480.586.6004 | (o) 615.778.2471 | ericsav@microsoft.com

Andrew Orr

Subject: RE: Mayes Creek Basin/UGB Land Use Plan - Draft Response?

From: Jason Linden [<mailto:jlinden7@gmail.com>]
Sent: Monday, November 13, 2017 11:06 AM
To: Vernon Gerth <vernon.gerth@franklin.tn.gov>
Subject: Tap Root Farms Development

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

Good Morning, Mr. Gerth.

Fall has firmly established its presence in Franklin; the cool, crisp air is refreshing!

I'm writing today to voice my concern regarding the proposed sewer system extension to support the upcoming Patterson Homes development at Tap Root Farms on Clovercroft Rd.

As a resident of Watkins Creek, I am concerned to learn the City of Franklin is considering Option 2A to run the sewer system through my backyard destroying the forest, scattering the wildlife we enjoy every day, and indeed the rural feel of our neighborhood. We chose Watkins Creek because of the very deliberate design of the developer to provide lots of green space and a rural setting. The proposed sewer expansion will change that forever by destroying hundreds of trees many of which are greater than a 100' feet tall and posing a significant risk to our creek. There is no way to avoid this based on the plans as presented.

Here is a photo of my backyard, most of which will be destroyed by the sewer system. Daily deer, turkeys, rabbits, and a few raccoons are running to and fro from the woods.



I fully recognize the economic benefit to all of Williamson County and the City of Franklin. However, we need to expand our region in a manner which preserves our beloved county while maintaining why we live here; escape from the metropolitan areas in a rural setting. Destroying our forest, creek, and chasing wildlife further out of the county goes counter to this.

We as a community have met and are unified in our opposition to the City's plan, -Option 2 A - and any option which includes a sewer running along any of our creeks, due to the environmental, financial, and quality of life impact it would have on our community. We ask for your help to develop a new plan which would not require such destruction within the boundaries of our community which resides in Williamson County and not inside of the City of Franklin.

Are you able to share the details of Option 1 or 2B? Our community has a very strong voice and if we understood the alternative options on the table, we might be able to voice our support.

I look forward to hearing from you.

Respectfully,

Jason Linden
615-815-5243

Andrew Orr

From: Jennifer Hammer <jjinatl@hotmail.com>
Sent: Friday, November 17, 2017 2:47 PM
To: Andrew Orr
Subject: Watkins Creek/Sewer

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

Mr. Orr,

Thank you for your time in speaking with one of my HOA board members, JR Greene, about our neighborhood's concerns with commercial and residential development in and around Watkins Creek Subdivision.

I wanted to follow up with you as well.

As a homeowner in the Watkins Creek subdivision, I learned of the City of Franklin's plan to run multiple sewer lines through our community to support a new development of a to-be annexed 250-acre farm. The farm in question, Tap Root Farms, is currently working with Wes Patterson, Patterson Homes, to annex and develop their property in Franklin into single family homes.

While the community of Watkins Creek fully recognizes the economic benefit to the growth of Franklin, it must be balanced in such a way as to not destroy our own neighborhood's quality of life.

During a recent planning meeting with the City of Franklin, Vernon Gerth – the Assistant City Administrator, presented Option 2A for the Mayes Creek Basin area, which calls for at least one sewer project to run through our neighborhood.

In order to accomplish this project a sewer line would be installed parallel to our creek, requiring the destruction of hundreds of trees and local animal habitats surrounding the creek. Not only would this be detrimental to the look and feel of our community as these are some of the only remaining tall trees in the community, but it would be detrimental to the local wildlife as well.

We as a community have met and are unified in our opposition to the City's plan, -Option 2 A - and any option which includes a sewer running along any of our creeks, due to the environmental, financial, and quality of life impact it would have on our community. We ask for your help to develop a new plan which would not require such destruction within the boundaries of our community.

Thank You for your time & service to our community.

I look forward to hearing from you.

Jennifer Hammer

[Outlook](#) for iOS

Sent from my iPhone

Andrew Orr

From: Jennifer Johnson <jennifer.johnson1109@gmail.com>
Sent: Friday, November 17, 2017 3:55 PM
To: Andrew Orr
Subject: Watkins Creek - Mayes Creek Basin

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

Dear Mr. Orr,

I'm writing to you as a concerned homeowner in the Watkins Creek subdivision. Our community recently learned of the City of Franklin's proposed plan to run multiple sewer lines through our community to support a new development by Patterson Homes. Tap Root Farms is currently working with Wes Patterson of Patterson Homes to be annexed into the City of Franklin and develop their property into single family homes.

During a recent planning meeting with the City of Franklin, Vernon Gerth – the Assistant City Administrator, presented Option 2A for the Mayes Creek Basin area, which calls for at least one sewer project to run along the creek that backs up to our home in Watkins Creek Subdivision.

One of the main reasons we bought our home is that it backs up to a hearty tree line and creek, which is very rare these days in a lot of the newer subdivisions. I have pictures of my son (at 2 years old) and husband exploring the trees and creek behind our home. I remember that day vividly as it was his first time exploring in what we now call "the woods." It brought a smile to my face thinking of the fun and learning experiences he would get to experience in our backyard as he grows older. The Mayes Creek Basin Option 2A – and any option which includes a sewer running along any of the creeks is opposed by my family and community of Watkins Creek.

As natives of the Franklin/Nashville area, my husband and I (along with the community of Watkins Creek) recognize the economic benefits of Franklin growing, we just want to see it done in a way not to destroy our neighborhood. Please listen to us and consider our concerns – we are not asking to stop the growth in Franklin, we are asking for your help to develop a new plan which would not require such destruction within the Watkins Creek subdivision.

I look forward to hearing from you.

Respectfully,
Jennifer Johnson

Andrew Orr

From: Vernon Gerth
Sent: Saturday, November 18, 2017 4:06 PM
To: Jimmy Ogilvie
Cc: Andrew Orr
Subject: RE: Watkins Creek Sewer Proposal Option 2A

Good afternoon Jimmy and Penny and Angela and thank you for sharing your concerns. Several of your other neighbors have shared similar concerns/emails. The Open House facilitated last week was intended to invite feedback on future land uses in the Mayes Creek Basin. We were pleased with the level of participation. The Mayes Creek Basin is in the City Urban Growth Boundary (UGB) and an area the City had not studied or included in its land use plan, Envision Franklin. The illustrations shared during the Open House about future land uses, roads, and public sanitary sewer were conceptual. Extending a public sanitary sewer system into the Urban Growth Boundary would be a costly undertaking. This process begins with understanding the types of development and land uses. Envision Franklin does not and will not include sanitary sewer concepts. After the land use planning process concludes, staff will be able to model a variety of scenarios and generate cost-benefit analysis' to determine the viability of serving all, a portion, or none of the Mayes Creek Basin. Serving the Mayes Creek Basin (or rather those properties whose owners are interested receiving City services) would be inclusive of all City services presently available to City residents. Examples include police, fire, solid waste, streets, and sanitary sewer services.

Please know state law requires property owners to request annexation. In other words, City's do not have the authority to annex property without a property owners consent. A referendum is an option, but not a likely one. Equally important, during the Open House several of the citizens were not aware how the County's land use plan reads for this area. They were encouraged to contact the County's Community Development Office to understand more about the County's comprehensive plan and the zoning districts. Having citizens engaged and informed are critical to successful land planning.

Should you have any additional questions please contact our Long Range Principal Planner Andrew Orr andrew.orr@franklintn.gov. He is responsible for compiling citizen comments and is available to elaborate on specific questions. I hope this helps and invite you and your neighbors to stay involved.

Kind regards,

Vernon

Vernon J. Gerth, CEcD
Assistant City Administrator
Community & Economic Development
City of Franklin
109 Third Avenue South
Franklin, TN 37064
Office 615.550.6671
Mobile 615.332.2906
vernon.gerth@franklintn.gov

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From: Jimmy Ogilvie [mailto:JOgilvie@ourcoop.com]

Sent: Wednesday, November 15, 2017 9:05 AM

To: Ken Moore <ken.moore@franklintn.gov>; 'bev@aldermanburger.com' <bev@aldermanburger.com>; 'danamclendon@mac.com' <danamclendon@mac.com>; Margaret Martin <margaret.martin@franklintn.gov>; 'annpeterson@comcast.net' <annpeterson@comcast.net>; Clyde Barnhill <clyde.barnhill@franklintn.gov>; Brandy Blanton <brandy.blanton@franklintn.gov>; Pearl Bransford <pearl.bransford@franklintn.gov>; Scott Speedy <scott.speedy@franklintn.gov>; Vernon Gerth <vernon.gerth@franklintn.gov>
Cc: 'gregglawrence@williamson-tn.org' <gregglawrence@williamson-tn.org>; 'Rep.glen.cassida@capitol.tn.gov' <Rep.glen.cassida@capitol.tn.gov>; 'Sen.jack.johnson@capitol.tn.gov' <Sen.jack.johnson@capitol.tn.gov>; Penny Ogilvie <pennyogilvie@gmail.com>

Subject: Watkins Creek Sewer Proposal Option 2A

ATTENTION COF 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 Government Officials,

As a life time resident of Williamson Co and a 34 year resident of the City of Franklin, my wife and I elected to move back to the county in 2015. The Watkins Creek Community is now our home and we choose this area because of its close proximity to Franklin while at the same time, the ability to enjoy the beauty and nature of Williamson Co.

As presented in the City of Franklin Envision Plan proposal "Option 2A", the proposed sewer line will have negative results to our home and lot as our lot backs up to the mentioned creek site. Here are a few of my concerns:

- 1) Building the sewer line to run along the creek at the back of my property will have a substantial environmental impact. This area is a natural habitat for deer, wild turkey, and other wildlife species we enjoy seeing on almost a daily basis. Construction would also involve the loss of all the large trees which surround this creek area.
- 2) Possible property/structural damage (with blasting) and road damage within our community.
- 3) The area behind my house (and several of the neighboring homes) is a manmade water retention area that was built when the subdivision was built. The retention area would be impacted either temporarily or permanently by this project. Water runoff and/or flooding could lead to other problems.
- 4) Risk of water contamination during the proposed sewer line installation.
- 5) Blasting of rock to lay a sewer line will cause maximum damage too many homes in our subdivision. The blasting in Amelia Park is felt in our homes in Watkins Creek and has had negative settling effects.... even that far away. I can't imagine what the effects/damage would be to existing homes if that blasting occurred mere feet from our property lines. As a homeowner, what recourse would we have? How long would a process like this take?
- 6) Significant reduction of home values within our Watkins Creek community.

I would like to ask each of you to explore other options—"Please save Watkins Creek and remove Sewer Option 2A from the list of potential options".

Again, as a prior, long-term resident of the City of Franklin, "preservation" was and has been the key word relating to new projects that were brought before the Mayor and Alderman. We need the same stringent guidelines to "Preserve" our Williamson County beauty and home values.

Thank you for your time. If you would like to speak with me, please feel free to call. 615-714-3212

Sincerely,

Jimmy & Penny Ogilvie

1056 Watkins Creek Drive

Franklin, Tennessee 37067

jogilvie@ourcoop.com

Andrew Orr

From: Kim Milan <kcm716@yahoo.com>
Sent: Friday, November 17, 2017 1:54 PM
To: Ken Moore; bev@aldermanburger.com; danamclendon@mac.com; Michael Skinner; annpetersen@comcast.net; Clyde Barnhill; Brandy Blanton; Pearl Bransford; Vernon Gerth; gregglawrence@williamson-tn.org; glen.casada@capitol.tn.gov; jack.johnson@capitol.tn.gov; wpatterson@buypatterson.com
Cc: Andrew Orr; Andrew J. Milan
Subject: Watkins Creek - Taproot Development / Sewer Line
Attachments: 10312017 DEER 1.JPG; 10312017 DEER 2.JPG; 08042017 MORNING TRAFFIC_1.JPG; 08042017 MORNING TRAFFIC_2.JPG; 08132017 BABY.JPG

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

Hello all,

My husband and I are residents of Watkins Creek subdivision and reside at 3428 Stagecoach Drive.

I am writing to you today to express our extreme displeasure with several of your planned "improvements" to our area. Namely, the sewer line installation in Watkins Creek, the high density neighborhoods adjacent to our neighborhood, and the road connecting N. Chapel Road to Clovercleft all will be detrimental to the quality of life of the residents you represent.

Additionally, I have attached pictures of the frequent visitors we aim to protect.

Please note that we are well educated, informed voters, and we vote in all elections.

Our requests are simple:

1. Relocate the sewer line and preserve the beauty of Watkins Creek.
2. Do not zone Tap Root for high density housing.
3. Move the planned road to directly connect 96 - Murfreesboro Road to Clovercleft

Many thanks for your consideration.

Best regards,

Kimberly C. Milan

Andrew Orr

From: Kimberly Milan <kcm716@yahoo.com>
Sent: Monday, November 20, 2017 3:26 PM
To: Brandy Blanton; Vernon Gerth; annpetersen@comcast.net; gregglawrence@williamson-tn.org; Pearl Bransford; Michael Skinner; danamclendon@mac.com; wpatterson@buypatterson.com; Ken Moore; bev@aldermanburger.com; Clyde Barnhill
Cc: Andrew Orr; Andrew J. Milan
Subject: Re: Watkins Creek - Taproot Development / Sewer Line

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

Hello all,

Many of you have responded to our community's messages with a canned response meant to appease us.

We are not amused, nor are we fooled.

How many of you would allow or have allowed similar actions to take place in your own neighborhoods? If it were happening to yours, would you allow it to proceed?

It is the equivalent of realizing your village is on the brink of pillaging and your children are about to be stolen, and you are incapable of stopping it.

In this case the village is Watkins Creek, and the children are the precious wildlife that is safe here.

Best regards,

Kimberly C. Milan
312.502.1667

Sent from my iPhone - please excuse typos.

On Nov 17, 2017, at 1:54 PM, Kim Milan <kcm716@yahoo.com> wrote:

Hello all,

My husband and I are residents of Watkins Creek subdivision and reside at 3428 Stagecoach Drive.

I am writing to you today to express our extreme displeasure with several of your planned "improvements" to our area. Namely, the sewer line installation in Watkins Creek, the high density neighborhoods adjacent to our neighborhood, and the road connecting N. Chapel Road to Clovercleft all will be detrimental to the quality of life of the residents you represent.

Additionally, I have attached pictures of the frequent visitors we aim to protect.

Please note that we are well educated, informed voters, and we vote in all elections.

Our requests are simple:

1. Relocate the sewer line and preserve the beauty of Watkins Creek.
2. Do not zone Tap Root for high density housing.
3. Move the planned road to directly connect 96 - Murfreesboro Road to Clovercroft

Many thanks for your consideration.

Best regards,

Kimberly C. Milan

<10312017 DEER 1.JPG>

<10312017 DEER 2.JPG>

<08042017 MORNING TRAFFIC_1.JPG>

<08042017 MORNING TRAFFIC_2.JPG>

<08132017 BABY.JPG>

Andrew Orr

From: Vernon Gerth
Sent: Tuesday, November 14, 2017 3:38 PM
To: Laura Osbun
Cc: Andrew Orr; Eric Stuckey; Emily Hunter; Kelly Dannenfelser; James Svoboda
Subject: RE: Option 2A

Good afternoon Laura and thank you for sharing your concerns. Several of your other neighbors have shared similar concerns/emails. The Open House facilitated last week was intended to invite feedback on future land uses in the Mayes Creek Basin. We were pleased with the level of participation. The Mayes Creek Basin is in the City Urban Growth Boundary (UGB) and an area the City had not studied or included in its land use plan, Envision Franklin. The illustrations shared during the Open House about future land uses, roads, and public sanitary sewer were conceptual. Extending a public sanitary sewer system into the Urban Growth Boundary would be a costly undertaking. This process begins with understanding the types of development and land uses. Envision Franklin does not and will not include sanitary sewer concepts. After the land use planning process concludes, staff will be able to model a variety of scenarios and generate cost-benefit analysis' to determine the viability of serving all, a portion, or none of the Mayes Creek Basin. Serving the Mayes Creek Basin (or rather those properties whose owners are interested receiving City services) would be inclusive of all City services presently available to City residents. Examples include police, fire, solid waste, streets, and sanitary sewer services.

Please know state law requires property owners to request annexation. In other words, City's do not have the authority to annex property without a property owners consent. A referendum is an option, but not a likely one. Equally important, during the Open House several of the citizens were not aware how the County's land use plan reads for this area. They were encouraged to contact the County's Community Development Office to understand more about the County's comprehensive plan and the zoning districts. Having citizens engaged and informed are critical to successful land planning.

Should you have any additional questions please contact our Long Range Principal Planner Andrew Orr andrew.orr@franklintn.gov. He is responsible for compiling citizen comments and is available to elaborate on specific questions. I hope this helps and invite you and your neighbors to stay involved.

Kind regards,

Vernon

Vernon J. Gerth, CEcD
Assistant City Administrator
Community & Economic Development
City of Franklin
109 Third Avenue South
Franklin, TN 37064
Office 615.550.6671
Mobile 615.332.2906
vernon.gerth@franklintn.gov

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From: Laura Osbun [mailto:osbun@bellsouth.net]
Sent: Monday, November 13, 2017 4:07 PM
To: Vernon Gerth <vernon.gerth@franklintn.gov>
Subject: Option 2A

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

Dear Mr. Gerth,

We are homeowners in the Watkins Creek subdivision and have learned of the City of Franklin's plan to run multiple sewer lines through our community to support a new development of a to-be annexed 250-acre farm, Tap Root Farms. This proposed sewer line would run directly behind our house. This proposed plan will require the destruction of hundreds of trees and local animal habitats surrounding the creek. This would be detrimental to the look of our community, our home values and would also be a detriment to the trees and local wildlife. Everyday, we have does, bucks, wild turkeys and rabbits grazing in the green space and woods behind our house. We purchased our house three years ago in our neighborhood because of all the trees and green space that it offers. The explosive growth within our surrounding area is slowly ruining the beauty of the hills, trees and wildlife that many people originally moved here for, and the reason people fall in love with our area.

Our neighborhood currently has its own sewer system, and the secondary fields are directly to the east of the creek. Running a sewer line through our neighborhood has no direct benefit to us and in fact, could potentially damage the existing fields of our own system. Also, we have a concern that any digging and/or blasting done to lay the lines could potentially structurally damage our homes since they are roughly 100 feet from the creek.

While we, and our neighbors in Watkins Creek, fully realize that the area must continue to grow in order to meet the demands of the people moving to our area, it must be balanced in such a way as to not destroy our quality of life. We feel that we should not have to sacrifice our enjoyment of our home in order to meet the demands of a developer unrelated to our neighborhood. This plan would not only enrich his pocketbook but would take money from ours due to the decreased value of our homes. Our home that now backs up to trees but would then back up to an empty field if this plan is implemented.

We as a community have met and are unified in our opposition to the City's plan, Option 2 A and any option which includes a sewer running along any of our creeks, due to the environmental, financial, and quality of life impact it would have on our community. We ask for your help to develop a new plan which would not require such destruction within the boundaries of our community.

We look forward to hearing from you.

Best regards,

Max and Laura Osbun
1040 Watkins Creek Dr
Franklin TN 37067

Andrew Orr

From: Margaret Phillips <clovercroftmanager@gmail.com>
Sent: Tuesday, December 12, 2017 5:15 PM
To: Andrew Orr
Subject: Mayes Creek Drainage Basin

ATTENTION COF 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 Andrew. This is Margaret Phillips from Clovercroft Veterinary Hospital. My husband, Jim Phillips, and I are both veterinarians and we are the owners of Clovercroft Veterinary Hospital. We received the October 23rd notice from the Planning and Sustainability Department regarding the land use study involving the Mayes Creek Drainage Basin. For a variety of reasons, we missed the November 7th public meeting as well as the December 1st close of the online survey, however, we want you to know that we have a strong interest in this project. We would like to be included and notified of upcoming events regarding Envision Franklin and this project. We would also like to learn the pros & cons of annexation into the city of Franklin.

Thank you for noting our preferences, and again, I sincerely regret that we have not already done our civic duty and participated in the discussions.

Sincerely,

Margaret Phillips, DVM, DACVD
Clovercroft Veterinary Hospital
4180 Clovercroft Road
Franklin, Tennessee 37067
615.790.8585
www.clovercroftvets.com

Andrew Orr

From: NICK GOODWIN <nick.goodwin@comcast.net>
Sent: Friday, November 17, 2017 1:54 PM
To: Andrew Orr
Subject: Save Watkins Creek, Stop the Sewer System through our 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.

Mr. Orr

This email is to communicate my family's concern and disapproval of the proposed plan for a sewer system expansion to run along/through the area along the Creek that traverses our neighborhood community, Watkins Creek.

We purchased our home in the development because of how it embraced nature and maintained the natural beauty of the area. My family loves that we have daily encounters with animals ranging from deer and groundhog to birds, lizards and turtles. The plans we have been shown can only adversely affect all of these benefits and detract from the value of our homes and quality of life. It has become extremely apparent in a very short amount of time that our entire development is united against this proposed action and it has only further galvanized our neighborhood community. I am formally appealing for your support of our neighborhood, its families and the greater good of my fellow residents and for you and your fellow leaders to oppose the proposed sewer plan and remove it as a possible option from the list currently under consideration.

Thank you for your time and attention to this matter and I hope that we can count on your support on-going!

Nick Goodwin

Watkins Creek

3451 Stagecoach Drive

Franklin, TN 37067

Andrew Orr

From: Vernon Gerth
Sent: Saturday, November 18, 2017 11:15 AM
To: NICK GOODWIN
Cc: Andrew Orr
Subject: RE: Save Watkins Creek, Stop the Sewer System through our Community

Good morning Nick and thank you for sharing your concerns. Several of your other neighbors have shared similar concerns/emails. The Open House facilitated last week was intended to invite feedback on future land uses in the Mayes Creek Basin. We were pleased with the level of participation. The Mayes Creek Basin is in the City Urban Growth Boundary (UGB) and an area the City had not studied or included in its land use plan, Envision Franklin. The illustrations shared during the Open House about future land uses, roads, and public sanitary sewer were conceptual. Extending a public sanitary sewer system into the Urban Growth Boundary would be a costly undertaking. This process begins with understanding the types of development and land uses. Envision Franklin does not and will not include sanitary sewer concepts. After the land use planning process concludes, staff will be able to model a variety of scenarios and generate cost-benefit analysis' to determine the viability of serving all, a portion, or none of the Mayes Creek Basin. Serving the Mayes Creek Basin (or rather those properties whose owners are interested receiving City services) would be inclusive of all City services presently available to City residents. Examples include police, fire, solid waste, streets, and sanitary sewer services.

Please know state law requires property owners to request annexation. In other words, City's do not have the authority to annex property without a property owners consent. A referendum is an option, but not a likely one. Equally important, during the Open House several of the citizens were not aware how the County's land use plan reads for this area. They were encouraged to contact the County's Community Development Office to understand more about the County's comprehensive plan and the zoning districts. Having citizens engaged and informed are critical to successful land planning.

Should you have any additional questions please contact our Long Range Principal Planner Andrew Orr andrew.orr@franklintn.gov. He is responsible for compiling citizen comments and is available to elaborate on specific questions. I hope this helps and invite you and your neighbors to stay involved.

Kind regards,

Vernon

Vernon J. Gerth, CEcD
Assistant City Administrator
Community & Economic Development
City of Franklin
109 Third Avenue South
Franklin, TN 37064
Office 615.550.6671
Mobile 615.332.2906
vernon.gerth@franklintn.gov

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From: NICK GOODWIN [mailto:nick.goodwin@comcast.net]
Sent: Friday, November 17, 2017 1:43 PM
To: Vernon Gerth <vernon.gerth@franklintn.gov>
Subject: Save Watkins Creek, Stop the Sewer System through our 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.

Mr. Gerth

This email is to communicate my family's concern and disapproval of the proposed plan for a sewer system expansion to run along/through the area along the Creek that traverses our neighborhood community, Watkins Creek.

We purchased our home in the development because of how it embraced nature and maintained the natural beauty of the area. My family loves that we have daily encounters with animals ranging from deer and groundhog to birds, lizards and turtles. The plans we have been shown can only adversely affect all of these benefits and detract from the value of our homes and quality of life. It has become extremely apparent in a very short amount of time that our entire development is united against this proposed action and it has only further galvanized our neighborhood community. I am formally appealing for your support of our neighborhood, its families and the greater good of my fellow residents and for you and your fellow leaders to oppose the proposed sewer plan and remove it as a possible option from the list currently under consideration.

Thank you for your time and attention to this matter and I hope that we can count on your support on-going!

Nick Goodwin

Watkins Creek

3451 Stagecoach Drive

Franklin, TN 37067

Andrew Orr

From: Vernon Gerth
Sent: Sunday, November 12, 2017 7:54 PM
To: Eric Stuckey; Ken Moore; Emily Hunter; Kelly Dannenfelser; Andrew Orr; Paul Holzen
Subject: FW: Opposition to Mayes Creek Basin Sewer Project

Good evening. I noticed you were not included in Mr. Hammer's e-mail and wanted you have a copy.

Vernon

From: Robert Hammer [mailto:roberthammer@gmail.com]
Sent: Sunday, November 12, 2017 4:49 PM
To: bev@aldermanburger.com; danamclendon@mac.com; Michael Skinner <michael.skinner@franklintn.gov>; Margaret Martin <margaret.martin@franklintn.gov>; annpetersen@comcast.net; Clyde Barnhill <clyde.barnhill@franklintn.gov>; Brandy Blanton <brandy.blanton@franklintn.gov>; Pearl Bransford <pearl.bransford@franklintn.gov>
Cc: Vernon Gerth <vernon.gerth@franklintn.gov>; gregglawrence@williamson-tn.org; wpatterson@buypatterson.com; jrgreene13@gmail.com
Subject: Opposition to Mayes Creek Basin Sewer Project

ATTENTION COF 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 Aldermen,

I'm writing to you as a homeowner in the Watkins Creek subdivision after learning of the City of Franklin's plan to run multiple sewer lines through our community to support a new development of a to-be annexed 250-acre farm. The farm in question, Tap Root Farms, is currently working with Wes Patterson, Patterson Homes, to annex and develop their property in Franklin into single family homes.

While the community of Watkins Creek fully recognizes the economic benefit to the growth of Franklin, it must be balanced in such a way as to not destroy our own neighborhood's quality of life.

During a recent planning meeting with the City of Franklin, Vernon Gerth – the Assistant City Administrator, presented Option 2A for the Mayes Creek Basin area, which calls for at least one sewer project to run through our neighborhood. In order to accomplish this project a sewer line would be installed parallel to our creek, requiring the destruction of hundreds of trees and local animal habitats surrounding the creek. Not only would this be detrimental to the look and feel of our community as these are some of the only remaining tall trees in the community, but it would be detrimental to the local wildlife as well.

We as a community have met and are unified in our opposition to the City's plan, -Option 2 A - and any option which includes a sewer running along any of our creeks, due to the environmental, financial, and quality of life impact it would have on our community. We ask for your help to develop a new plan which would not require such destruction within the boundaries of our community.

I look forward to hearing from you.

Respectfully,
Robert Hammer

Andrew Orr

From: Sherry Dedmon <sherrydedmon@hotmail.com>
Sent: Saturday, November 18, 2017 9:33 AM
To: Ken Moore; bev@aldermanburger.com; danamclendon@mac.com; Michael Skinner; Margaret Martin; annpetersen@comcast.net; Clyde Barnhill; Brandy Blanton; Pearl Bransford; Vernon Gerth; gregglawrence@williamson-tn.org; wpatterson@buypatterson.com; Andrew Orr; rep.glen.casada@capitol.tn.gov; rep.jack.johnson@capitol.tn.gov
Subject: Watkins Creek

ATTENTION COF 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 voice my sincere concerns for my neighborhood. I respectfully ask that you consider an alternate route for the sewer access that does not destroy the beauty, the trees and home of an abundance of wildlife in the Watkins Creek Subdivision. I am not opposed to new neighborhoods but request that you protect the integrity of our existing homes. The appeal of our neighborhood is one that celebrates the rural heritage of Williamson County.

Thank you for your kind consideration of my request.

Sincerely,
Sherry Leipzig
3011 Cecil Lewis Drive

Andrew Orr

From: Vernon Gerth
Sent: Saturday, November 18, 2017 3:59 PM
To: Tari Maurer
Cc: Andrew Orr
Subject: RE: Mayes Creek Basin and Watkins Creek

Good afternoon Tari and thank you for sharing your concerns. Several of your other neighbors have shared similar concerns/emails. The Open House facilitated last week was intended to invite feedback on future land uses in the Mayes Creek Basin. We were pleased with the level of participation. The Mayes Creek Basin is in the City Urban Growth Boundary (UGB) and an area the City had not studied or included in its land use plan, Envision Franklin. The illustrations shared during the Open House about future land uses, roads, and public sanitary sewer were conceptual. Extending a public sanitary sewer system into the Urban Growth Boundary would be a costly undertaking. This process begins with understanding the types of development and land uses. Envision Franklin does not and will not include sanitary sewer concepts. After the land use planning process concludes, staff will be able to model a variety of scenarios and generate cost-benefit analysis' to determine the viability of serving all, a portion, or none of the Mayes Creek Basin. Serving the Mayes Creek Basin (or rather those properties whose owners are interested receiving City services) would be inclusive of all City services presently available to City residents. Examples include police, fire, solid waste, streets, and sanitary sewer services.

Please know state law requires property owners to request annexation. In other words, City's do not have the authority to annex property without a property owners consent. A referendum is an option, but not a likely one. Equally important, during the Open House several of the citizens were not aware how the County's land use plan reads for this area. They were encouraged to contact the County's Community Development Office to understand more about the County's comprehensive plan and the zoning districts. Having citizens engaged and informed are critical to successful land planning.

Should you have any additional questions please contact our Long Range Principal Planner Andrew Orr andrew.orr@franklinton.gov. He is responsible for compiling citizen comments and is available to elaborate on specific questions. I hope this helps and invite you and your neighbors to stay involved.

Kind regards,

Vernon

Vernon J. Gerth, CECD
Assistant City Administrator
Community & Economic Development
City of Franklin
109 Third Avenue South
Franklin, TN 37064
Office 615.550.6671
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vernon.gerth@franklinton.gov

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From: Tari Maurer [mailto:tlmaurer@bellsouth.net]
Sent: Wednesday, November 15, 2017 9:44 AM
To: Vernon Gerth <vernon.gerth@franklintn.gov>
Subject: Mayes Creek Basin and Watkins Creek

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

Dear City Administrator Gerth,

My husband and I reside at 1081 Watkins Creek Drive in the Watkins Creek subdivision in the eastern portion of Williamson County.

Recently, I was made aware that one option of the Mayes Creek Basin plan being developed for this area of the county has proposed a sewer line to run along the creek that traverses through the middle of our subdivision. This sewer line would NOT service Watkins Creek as our sewer is a STEP system overseen by Tennessee Wastewater. This sewer line would service areas of currently undeveloped land that surround our neighborhood currently known as Tap Root Farms.

I am very opposed to this sewer proposal (and actually all the development that the sewer line would service) for a variety of reasons:

- The creek and the wildlife that inhabit this area would be at best disturbed and at worst displaced. It is not unusual to see deer and turkeys on our morning walk coming from the creek area in our neighborhood. This creek area also provides a wonderful outdoor learning environment for all the neighborhood children who frequent it to identify trees, look for frogs and other creek animals, and just enjoy the peacefulness of nature.
- This sewer line would require the removal of an abundance of trees and bushes that surround this creek. This natural habitat would be disturbed and destroyed by this sewer line installation and would never return to its natural state.
- What an inconvenience this would cause to all the residents of Watkins Creek for absolutely no benefit to our neighborhood. The equipment, the noise, the additional traffic would be very intrusive for the months it would take to install this sewer line. In the future, spillage from these lines could be a possibility which would have a negative impact on our neighborhood.
- I also believe this would not add any value to our homes and could actually adversely affect their value.

I am aware that you cannot stop progress in a town as wonderful as Franklin, but I moved to this area of the county to be surrounded more by nature than housing developments and people. Isn't the quaintness, wonderful schools, and rural areas what drew us to Franklin in the first place? Let's try to keep this wonderful city, wonderful!

Thus, I respectfully ask that you find another way to provide sewer service to this undeveloped area instead of going through the Watkins Creek subdivision.

Thank you,

Tari Maurer

1081 Watkins Creek Drive
Franklin, TN 37067

Andrew Orr

From: Trang Wadsworth <trangwadsworth@gmail.com>
Sent: Thursday, December 14, 2017 8:51 AM
To: Andrew Orr
Subject: Re: Survey

ATTENTION COF 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,

No not exactly. The neighborhood is filled with mobile home on 1 acre lots. Much of this properties do not perk for a custom build due to the Williamson County perking requirements. Many landowners are stuck with a piece a land they can not develop unless they only put a mobile home on their lots. Due to these strict requirements that Williamson County/city hold land owners too in this neighborhood; we are only allowed to put mobile homes/trailer home on these lots. Which in my opinion depreciates the area and the overall look of the neighborhood is diminished to mobile homes going down in value not up in value. This does not benefit the city/county or the land owners.

Sewer in this neighborhood will resolve this issue.

Please keep me posted

Thank you

On Wed, Dec 13, 2017 at 12:56 PM, Andrew Orr <andrew.orr@franklintn.gov> wrote:

Good Afternoon,

We are still early in the process. If I recall correctly, you are desiring sewer because of the high cost to install an updated septic system? We will present our public outreach results at the January 28th Joint Conceptual Workshop.

We did meet with County staff a few weeks back, but it was mainly to fill them in our study and also understand the school capacity in this area.

Thanks,

Andrew

From: Trang Wadsworth [mailto:trangwadsworth@gmail.com]
Sent: Tuesday, December 12, 2017 1:12 PM
To: Andrew Orr <andrew.orr@franklintn.gov>
Subject: Re: Survey

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Can you provide me with an update to your meeting with the county/city for N. Chapel Rd. Franklin, TN?

Thanks

On Tue, Nov 21, 2017 at 8:51 AM, Andrew Orr <andrew.orr@franklintn.gov> wrote:

Please see the link below:

<https://www.surveymonkey.com/r/mayescreek>

Andrew Orr, AICP, PEM | Principal Planner

[109 3rd Avenue South | Franklin, Tennessee 37064](#)

P: [615.550.6741](tel:615.550.6741) | E: andrew.orr@franklintn.gov

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Andrew Orr

From: ahaile <haile17@comcast.net>
Sent: Friday, November 17, 2017 7:55 PM
To: Andrew Orr
Subject: Watkins Creek, Franklin

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

November 17, 2017

Vincent and Angela Haile
1130 Watkins Creek Drive
Franklin, TN 37067
Haile17@comcast.net
Hm: 615-905-8605
Cell: 512-658-3488

Andrew Orr,

We are writing to you as homeowners in the Watkins Creek subdivision in Franklin. We are in direct opposition to the City of Franklin's plan to run multiple sewer lines through our community to support a new development of Tap Root Farms. The farm is currently working with Wes Patterson, Patterson Homes, to annex and develop their property into single family homes.

***The potential sewer plan just so happens to run directly behind our home and the very thought of losing the trees and natural aesthetics that made our home an appealing purchase 3 years ago, is unacceptable. While the community of Watkins Creek recognizes the growth of Franklin, it must be balanced in such a way as to not destroy our own neighborhood's aesthetics, home values, and quality of life.**

During a recent planning meeting with the City of Franklin, Vernon Gerth – the Assistant City Administrator, presented Option 2A for the Mayes Creek Basin area, which calls for at least one sewer project to run through our neighborhood. In order to accomplish this project a sewer line would be installed parallel to our creek, requiring the destruction of hundreds of trees and local animal habitats surrounding the creek. Not only would this be detrimental to the look and feel of our community, as these are some of the only remaining tall trees in the community, but it would be detrimental to the local wildlife as well.

We as a community have met and are unified in our opposition to the City's plan, -Option 2 A - and any option which includes a sewer running along any of our creeks or through our neighborhood, due to the environmental, financial, and quality of life impact it would have on our community. We ask for your help to develop a new plan which would not require such destruction within the boundaries of our established community.

We look forward to hearing from you and we thank you, in advance, for your support.

Respectfully,

Vincent and Angela Haile