



City of Franklin

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

Meeting Agenda

Board of Mayor & Aldermen and Franklin Municipal Planning Commission

Thursday, January 25, 2018

5:30 PM

City Hall Training Room

Notice is hereby given that a joint, non-voting workshop of the Board of Mayor and Aldermen and the Franklin Municipal Planning Commission will be held on Thursday, January 25, 2018, at 5:30 pm in the City Hall Training Room. Additional information can be found at www.franklintn.gov/planning. For accommodations due to disabilities, contact the Human Resources Department at 791-3216, at least 24 hours prior to the meeting.

The typical process for discussing an item in this workshop setting is as follows:

- 1. Applicant/staff presentation, and*
- 2. BOMA and FMPC comments.*

CALL TO ORDER

NEW BUSINESS

1. [18-0089](#) (5:30 - 5:50 pm) Development plan for the Cheekwood Golf expansion, 17,520 square feet of driving range, practice facility and clubhouse, on 53.52 acres, located south of Mack Hatcher Parkway, east of Hillsboro Road, and west of Spencer Creek Road.

Attachments: [Cheekwood Joint Conceptual Workshop Presentation 1.25.2018.pdf](#)

2. [18-0090](#) (5:50 - 6:30 pm) Discussion of the results of the neighborhood meeting and citizen survey as part of the Mayes Creek Basin Study, located in the eastern part of the Franklin Urban Growth Boundary.

Attachments: [Mayes Creek Public Outreach](#)
[Survey Results](#)
[Open House Comment Cards](#)
[Open House Sticky Notes](#)
[Letters and Emails from Citizens](#)

OTHER BUSINESS



EXPANSION DEVELOPMENT PLAN

JOINT CONCEPTUAL WORKSHOP PRESENTATION

MAP 63, PARCEL 21.01
CITY OF FRANKLIN, TN

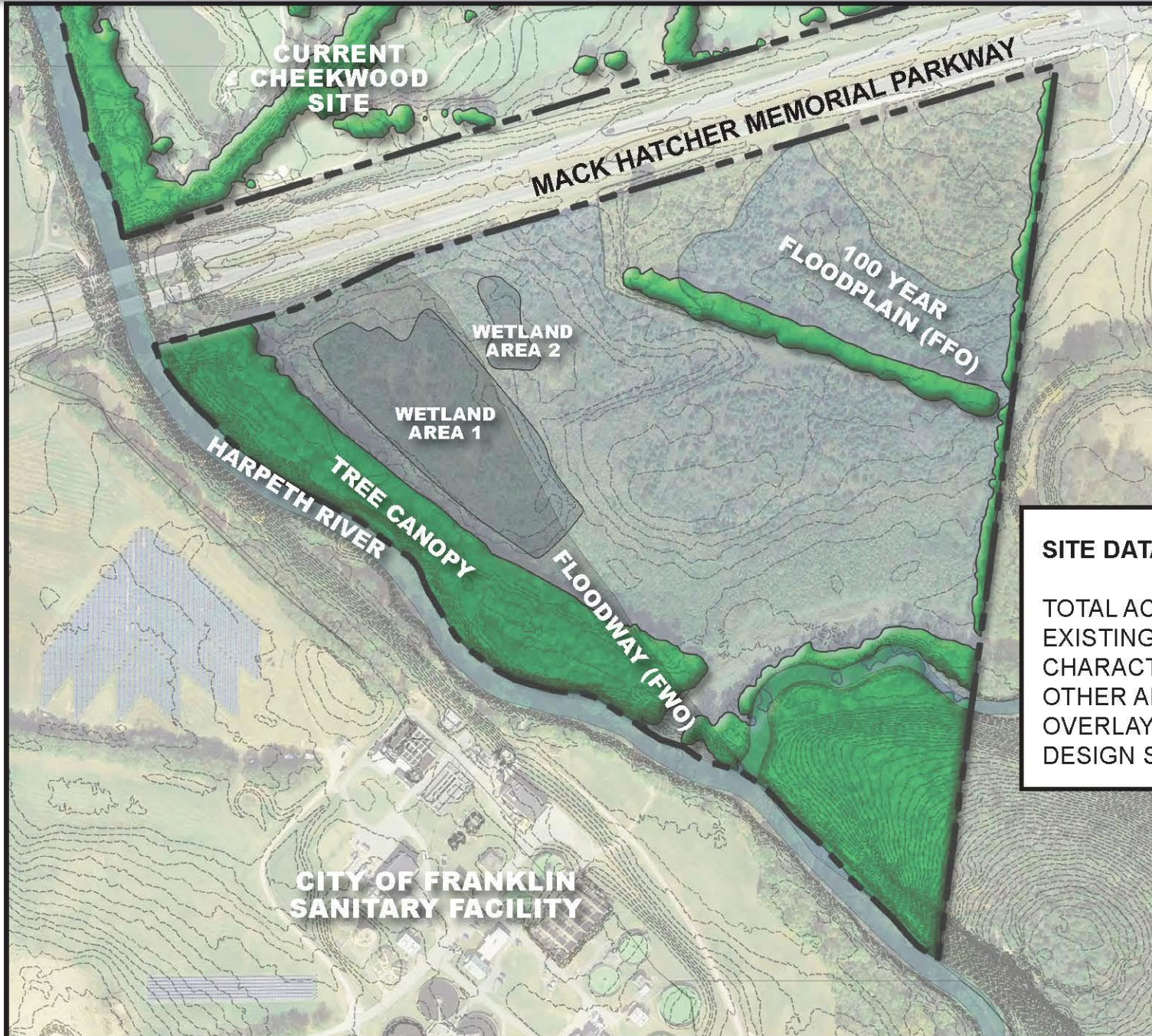
JANUARY 25, 2018



LOCATION MAP



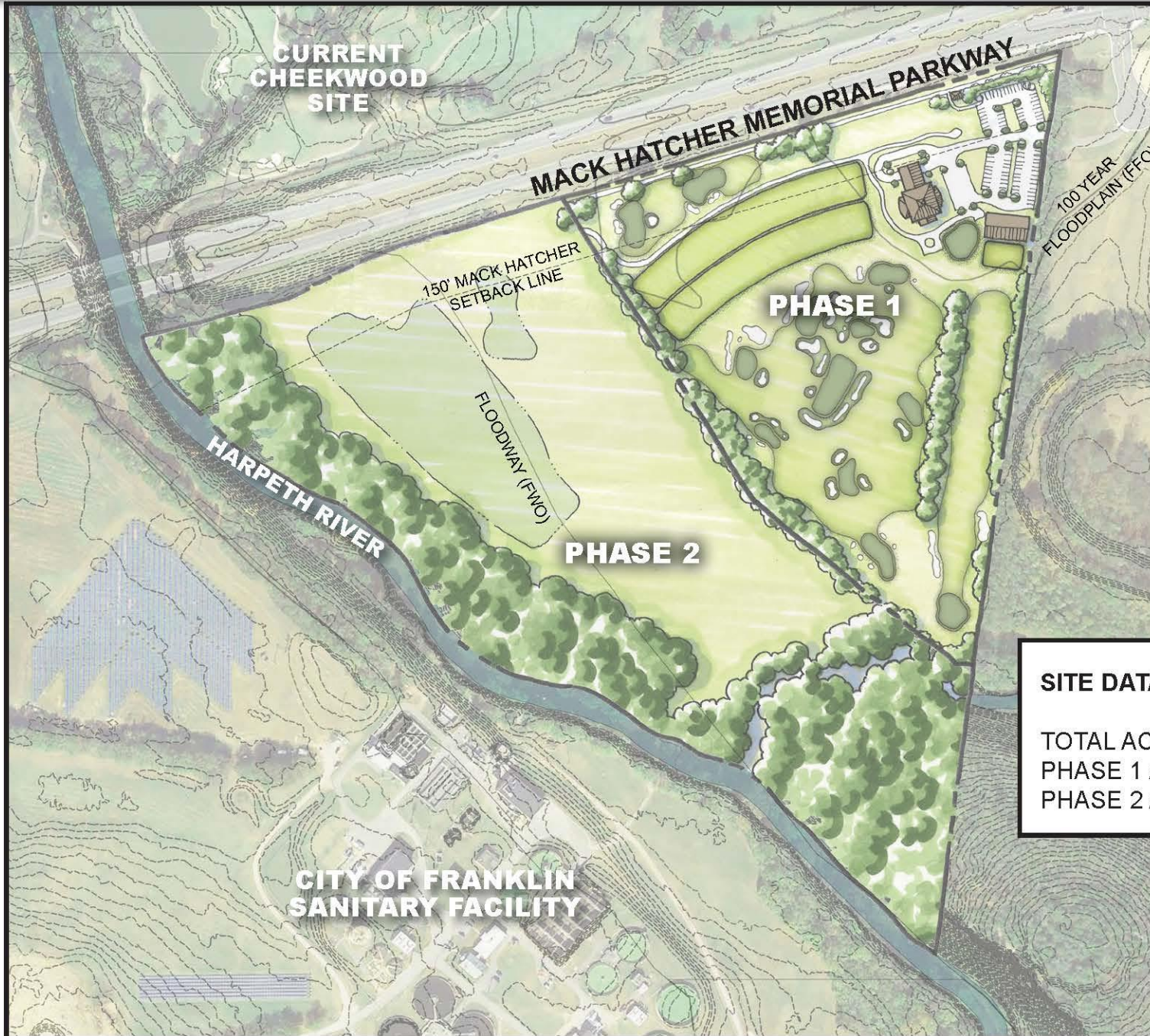
EXISTING CONDITIONS



SITE DATA

TOTAL ACREAGE:	53.52 AC
EXISTING ZONING:	CI
CHARACTER OVERLAY:	CFCO-5
OTHER APPLICABLE OVERLAYS:	FFO, FWO
DESIGN STANDARD:	CONVENTIONAL

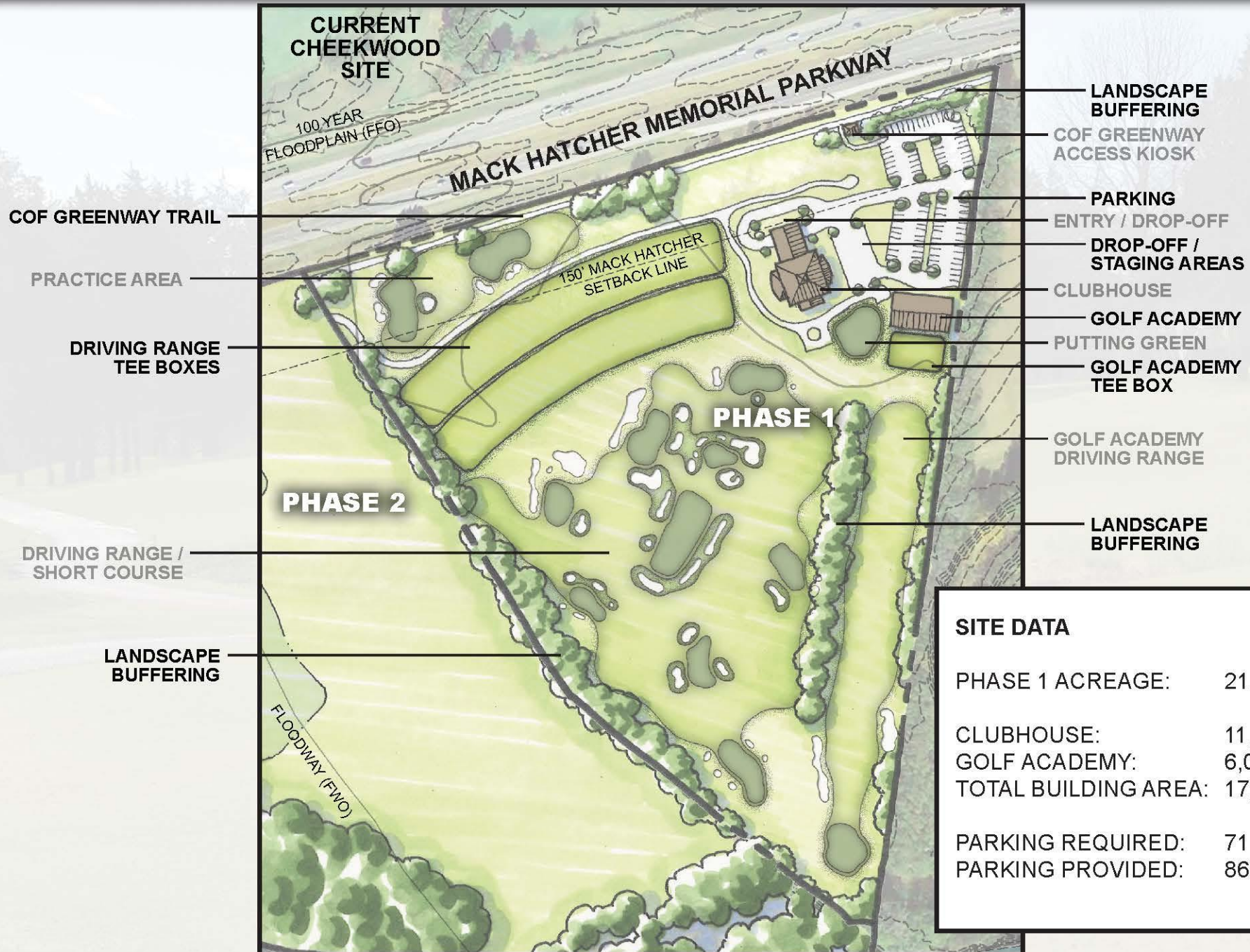
PROPOSED MASTER PLAN



SITE DATA

TOTAL ACREAGE:	53.52 AC
PHASE 1 ACREAGE:	21.66 AC
PHASE 2 ACREAGE:	31.86 AC

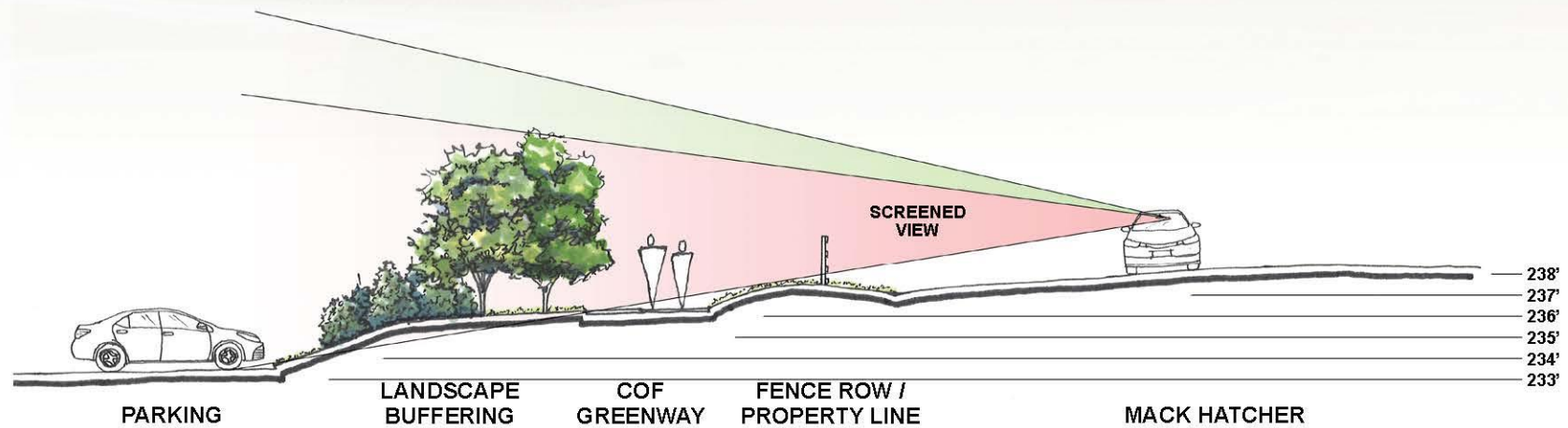
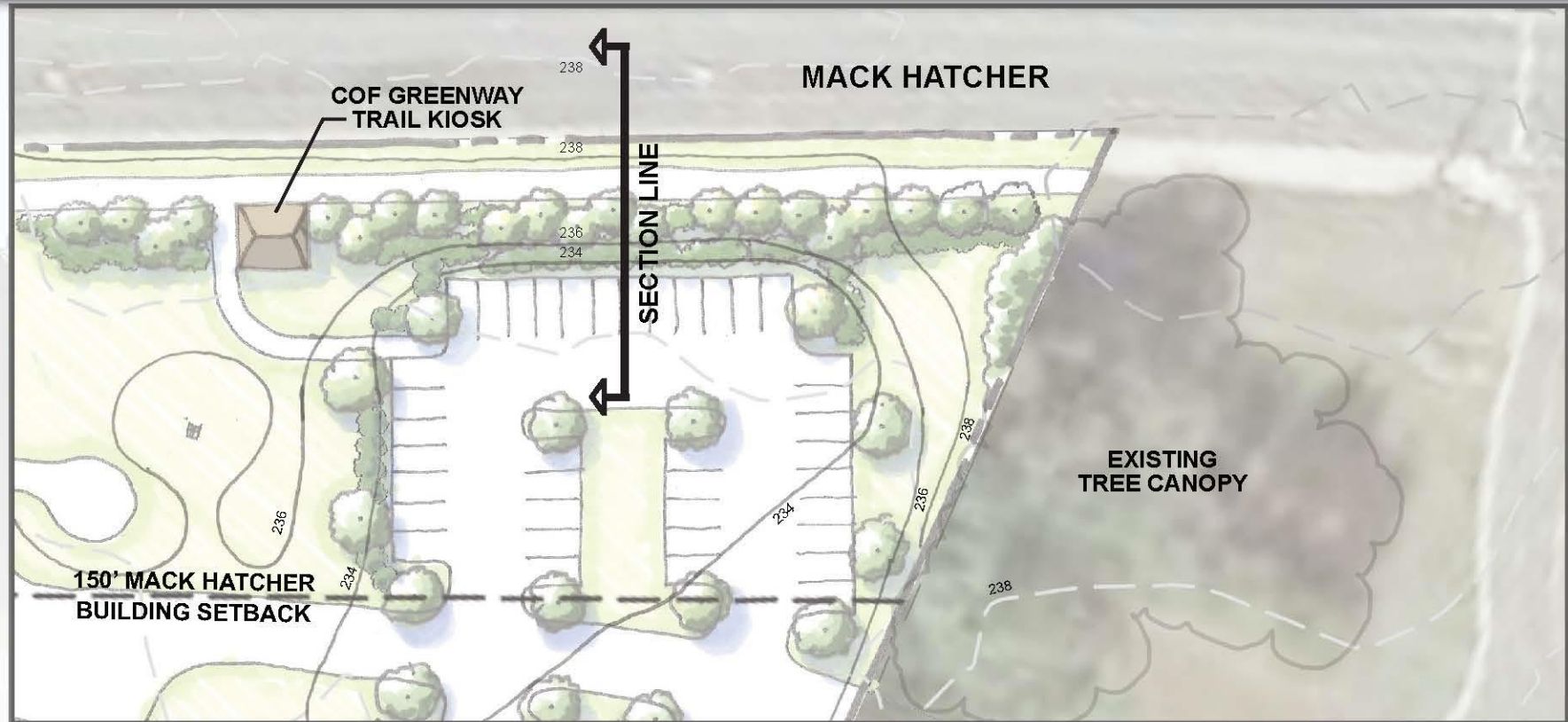
PHASE 1 LAYOUT



SITE DATA

PHASE 1 ACREAGE:	21.66 AC
CLUBHOUSE:	11,520 SF
GOLF ACADEMY:	6,000 SF
TOTAL BUILDING AREA:	17,520 SF
PARKING REQUIRED:	71 SPACES
PARKING PROVIDED:	86 SPACES

VIEWSHED STUDY



PROPOSED ARCHITECTURAL CHARACTER



OLD WAVERLY CLUBHOUSE
WEST POINT, MS

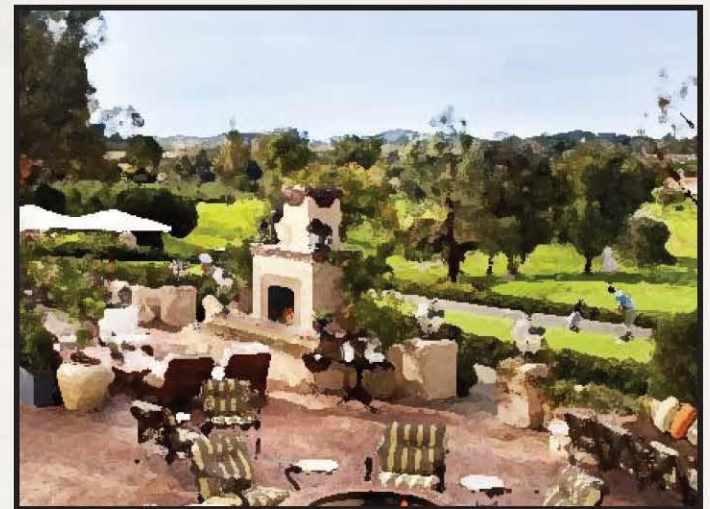
CLUBHOUSE



PRO SHOP



GOLF ACADEMY



OUTDOOR GATHERING

MAYES CREEK BASIN STUDY

PUBLIC OUTREACH RESULTS

JANUARY 25, 2018

November 7, 2017 Open House @ City Hall

Over 100 Attendees

349 Survey Responses

Project Timeline

- Presented Summary at the September 2017 Joint Conceptual Workshop
- Completed Open House and Survey in November 2017
- Presenting Results at January 25th, 2018 Joint Workshop
 - No staff recommendation yet
- Mobile Workshop for Staff, FMPC, and BOMA members
 - February 6, 2018 meet at 11:45 am in the Training Room**
- Community meeting late February
- Planning Commission March 22, 2018



Your Thoughts...

51 Comment Cards Collected

36 cards support none or limited growth and development

6 cards expressed interest in annexation

9 cards fall into the “Other Category.” Questions about roadway infrastructure, school capacity, property taxes, one-lane underpasses, balancing growth with the rural character.

Your Thoughts...

Card 19:

- *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.*

Card 20: *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.*

Your Thoughts...

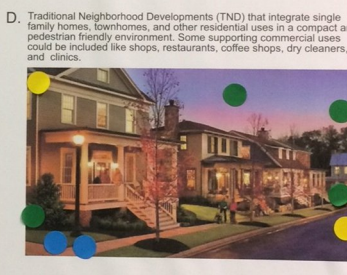
Card 35: *Thank you for listening to our voice!*

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 mass grading).*
- *Keep green space and keep property requiring 2+ acres/home.*

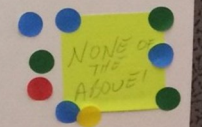
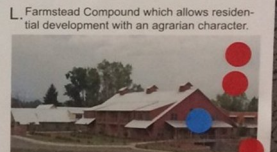
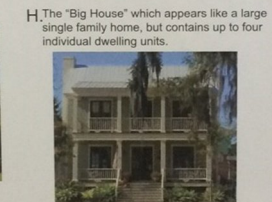
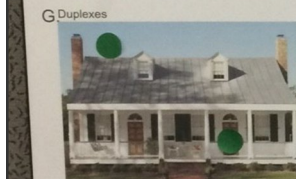
Which types of residential neighborhoods do you think are appropriate for the Mayes Creek Basin?

Place a sticker on your favorites.



Which types of residences would you like to see in Mayes Creek Basin?

Place a sticker by your favorites.



SUMMARY OF COMMENT CARDS

- Overwhelmingly against mass development, particularly small lots and commercial uses;
- Conservation needs to be a key strategy
- Agricultural uses need to be preserved
- Watkins Creek residents concerned about sewer extensions through their open space;
- Infrastructure: one-lane tunnels and school capacity need to be addressed.
- Request for traffic signal at N. Chapel Road and Highway 96 E

SURVEY RESULTS

349 RESPONSES

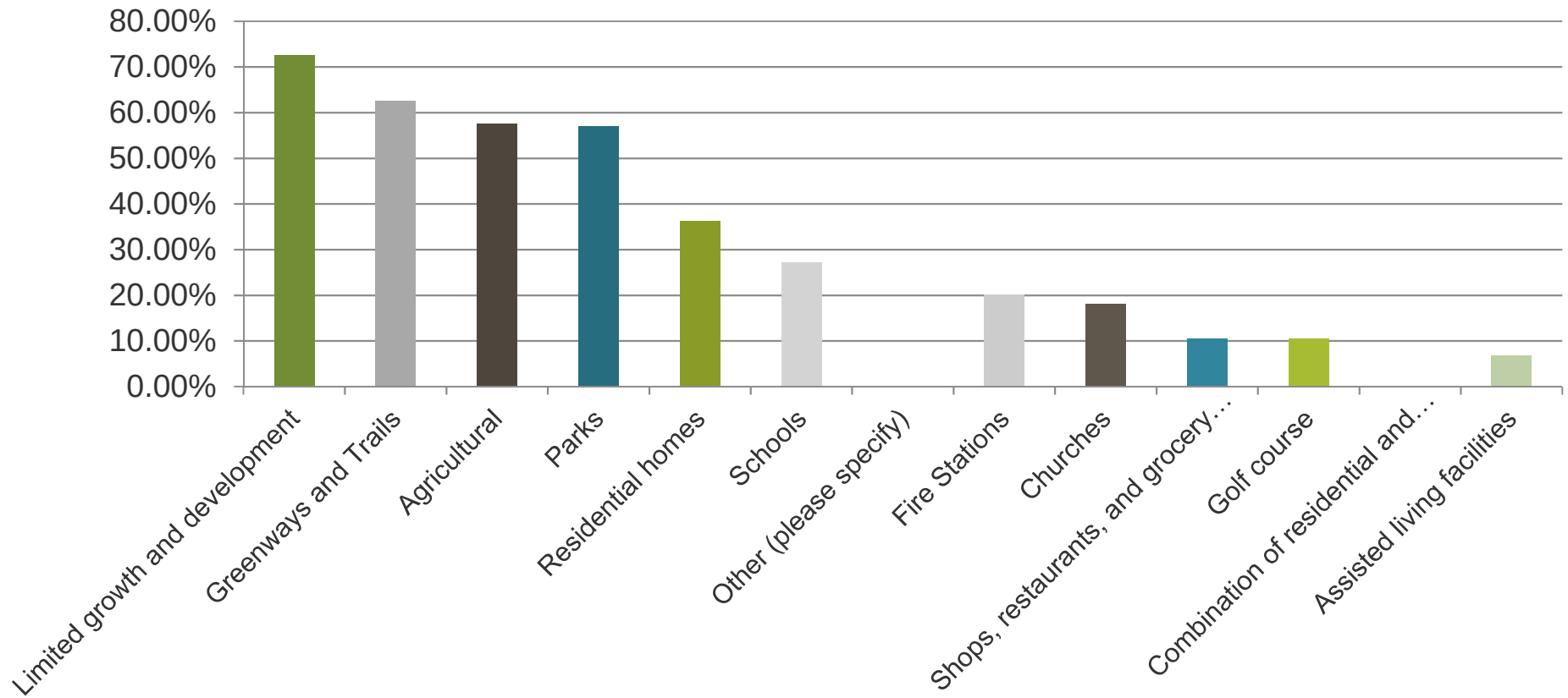
• Answered: 305 Skipped: 44

Q1: What are the qualities you like about the Mayes Creek Basin

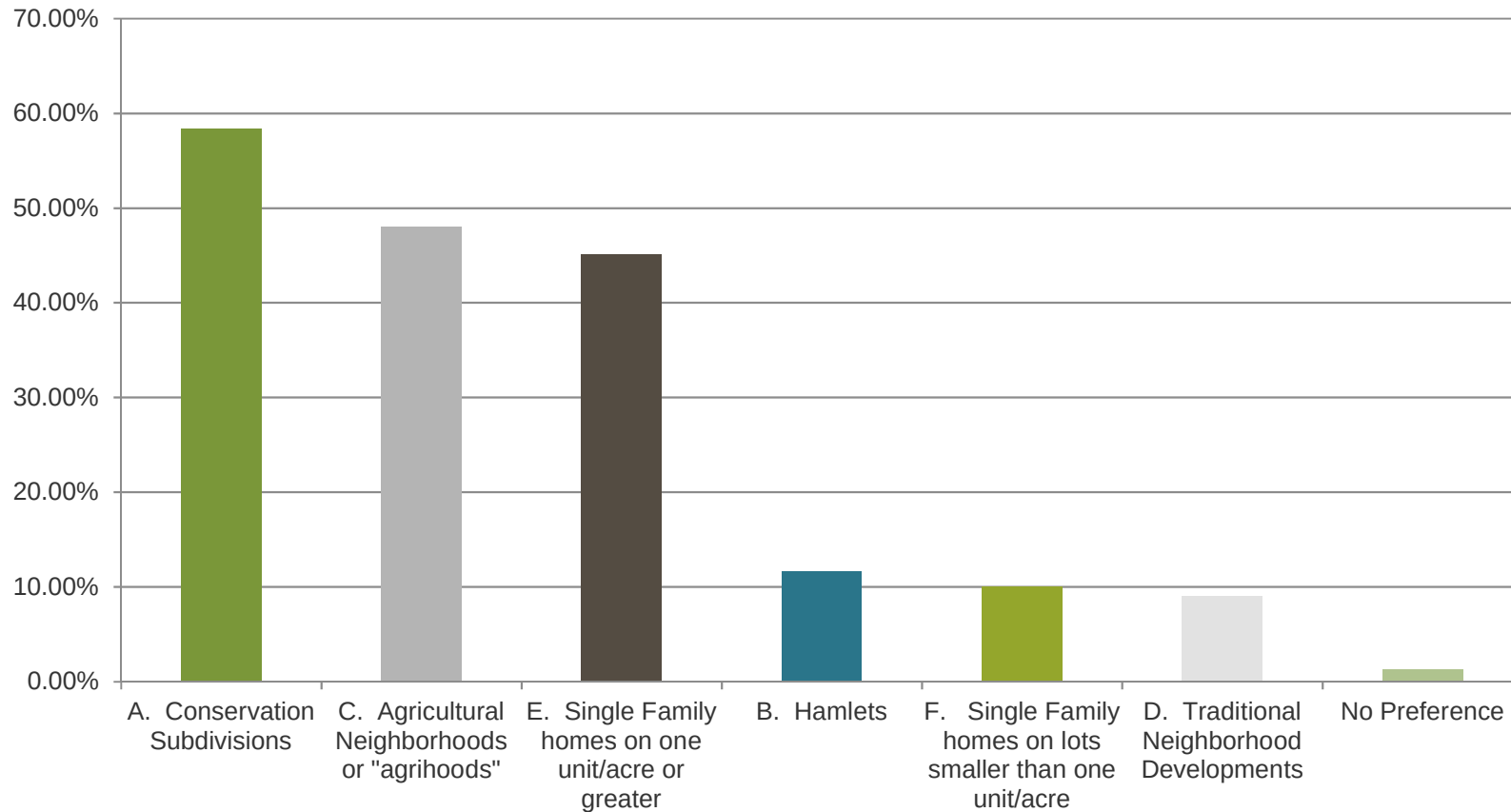
- Rural character and rural qualities
- Country feel
- Undeveloped, limited growth, natural vegetation
- Green space
- Scenic
- Close to interstate, good location
- Quiet



Q2. Which types of uses do you envision for the Mayes Creek Basin? Select all that apply.



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: 310 Skipped: 39

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.

Answer Choices	Responses	
Single-Family Homes on Large Lots	64.74%	224
Farmstead Compound	30.92%	107
Sustainable/energy efficient homes	30.06%	104
Other (please specify)	24.57%	85
Single-Family Homes on Small Lots	10.69%	37
Assisted Living Facilities	10.12%	35
Big House	4.62%	16
Townhomes	4.34%	15
Residential above commercial uses	4.05%	14
Live/work units	3.47%	12
Multifamily like condos or apartments	3.18%	11
Duplexes	2.02%	7
No Preference	0.58%	2



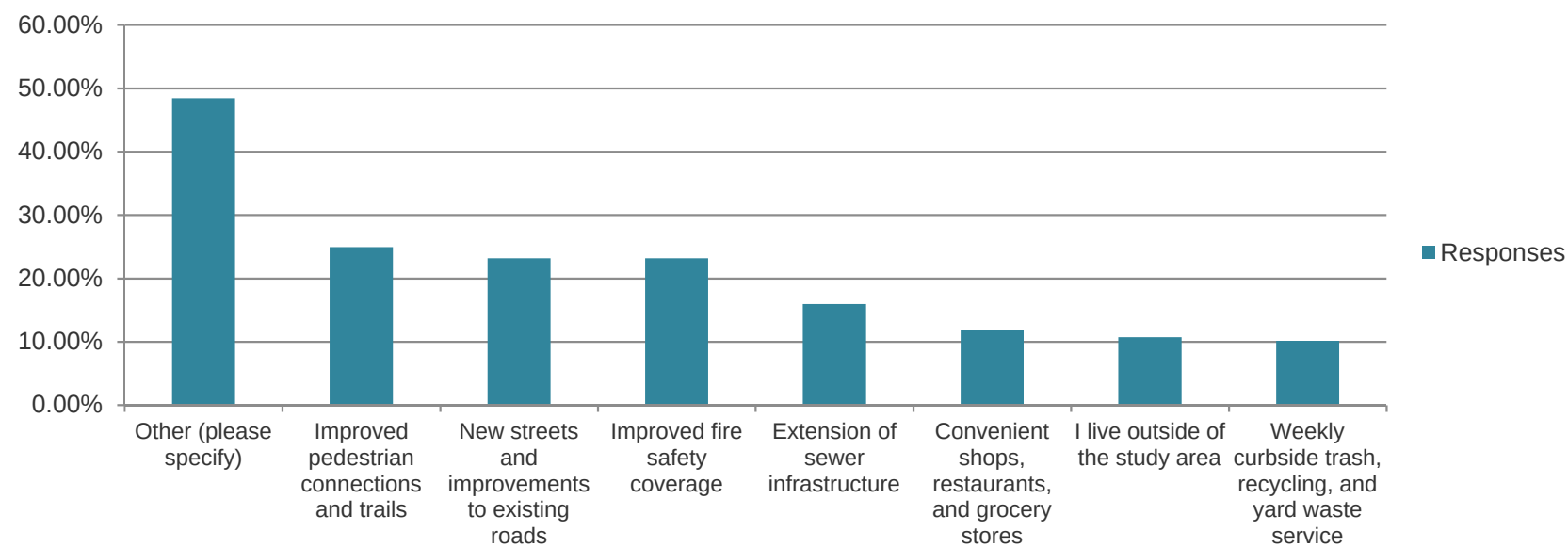
Answered: 346
Skipped: 3

Q5: What concerns do you have about properties being developed in the Mayes Creek Basin? Please select all that apply.

ANSWER CHOICES	RESPONSES	
Increase in traffic	89.68%	313
Loss of rural character	86.53%	302
Loss of open space/green space	85.39%	298
Inadequate roadway infrastructure	83.09%	290
Loss of wildlife	78.22%	273
Cost of upgrading infrastructure to meet the needs of new development	59.60%	208
Noise	55.30%	193
Light pollution	50.43%	176
Other (please specify)	25.79%	90
I don't have any concerns	1.72%	6
Total Respondents: 349		

Answered: 349 Skipped: 0

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

Q7: If growth and development occurs in the Mayes Creek Basin, what elements and characteristics should be preserved? Select all that apply.

ANSWER CHOICES	RESPONSES	
Environmental features like streams, floodplains, and steep slopes (7)	88.79%	309
Canopy trees and tree rows (4)	85.34%	297
Working Farms (2)	84.20%	293
Historic homes and structures (1)	77.30%	269
Stone walls (5)	75.86%	264
Agricultural structures including barns and silos (3)	74.43%	259
Scenic viewsheds (6)	73.85%	257
Other (please specify) (8)	20.98%	73
Total Respondents: 348		

Q8: Please share any other opinions you have about the future of the Mayes Creek Basin.

- *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.*
- *I believe we must maintain the appeal of what brought current residents to this area.*
- *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.*

Q9: Which of the following describes where you live?

ANSWER CHOICES	RESPONSES	
I live in Watkins Creek, Rosemont, Abington Ridge, Chardonnay, or Worthington	30.26%	105
I live within the Mayes Creek Basin, but not in a subdivision	19.60%	68
Other (please specify)	16.43%	57
I am a Franklin resident	13.26%	46
I live in McKay's Mill, Amelia Park, Avalon, Breezeway, or Taproot Farms	11.53%	40
I live in Williamson County outside of the Mayes Creek Basin	8.93%	31
TOTAL		347

Survey Summary

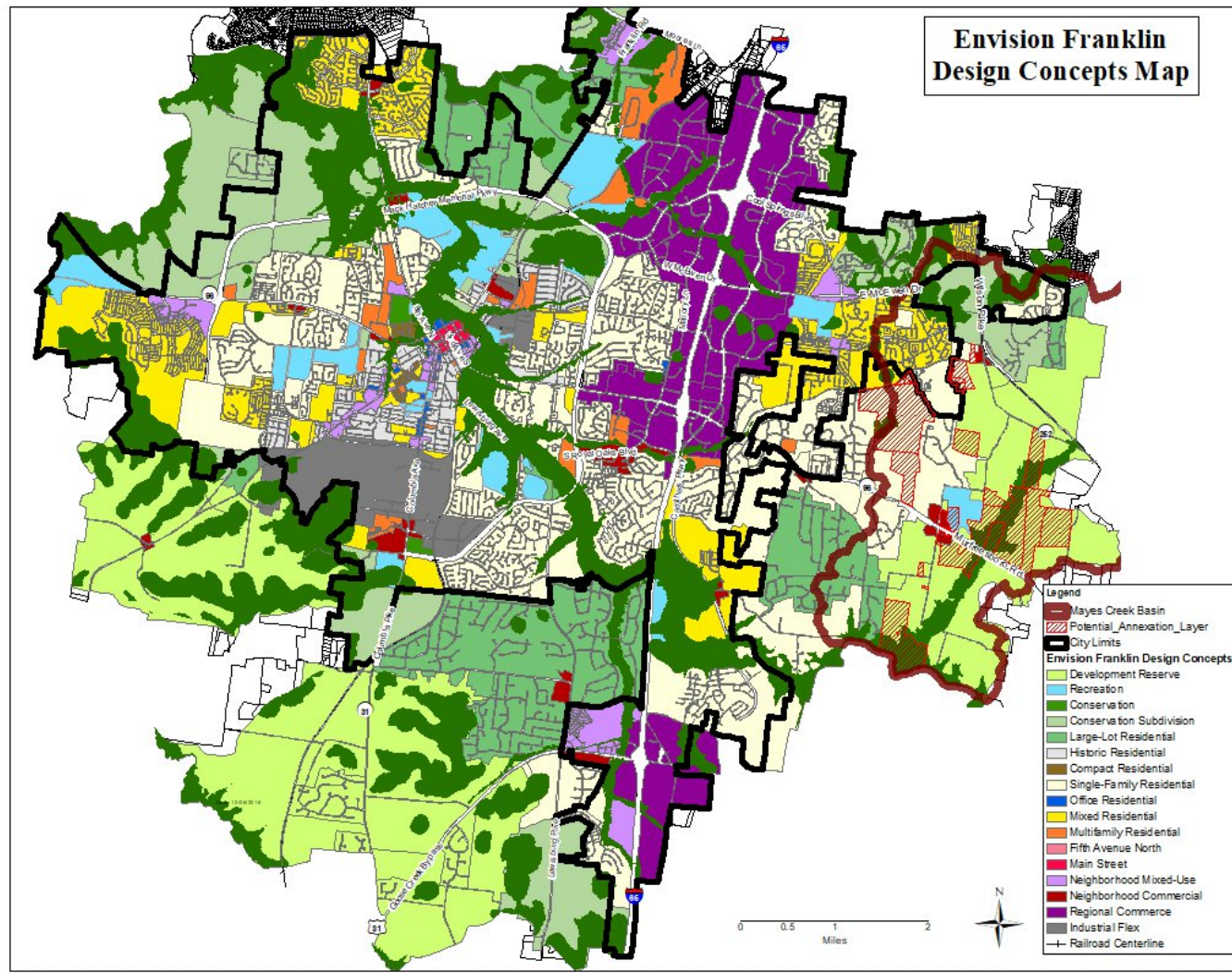
- Overwhelming desire for no growth or limited development
 - Low-density residential is most appropriate if development occurs (large lot sizes with preserved open space)
- Some opportunities for annexation
- Existing Infrastructure does not support new growth:
 - One-lane underpasses
 - New schools needed
 - Clovercroft Road improvements
 - New parks and greenways

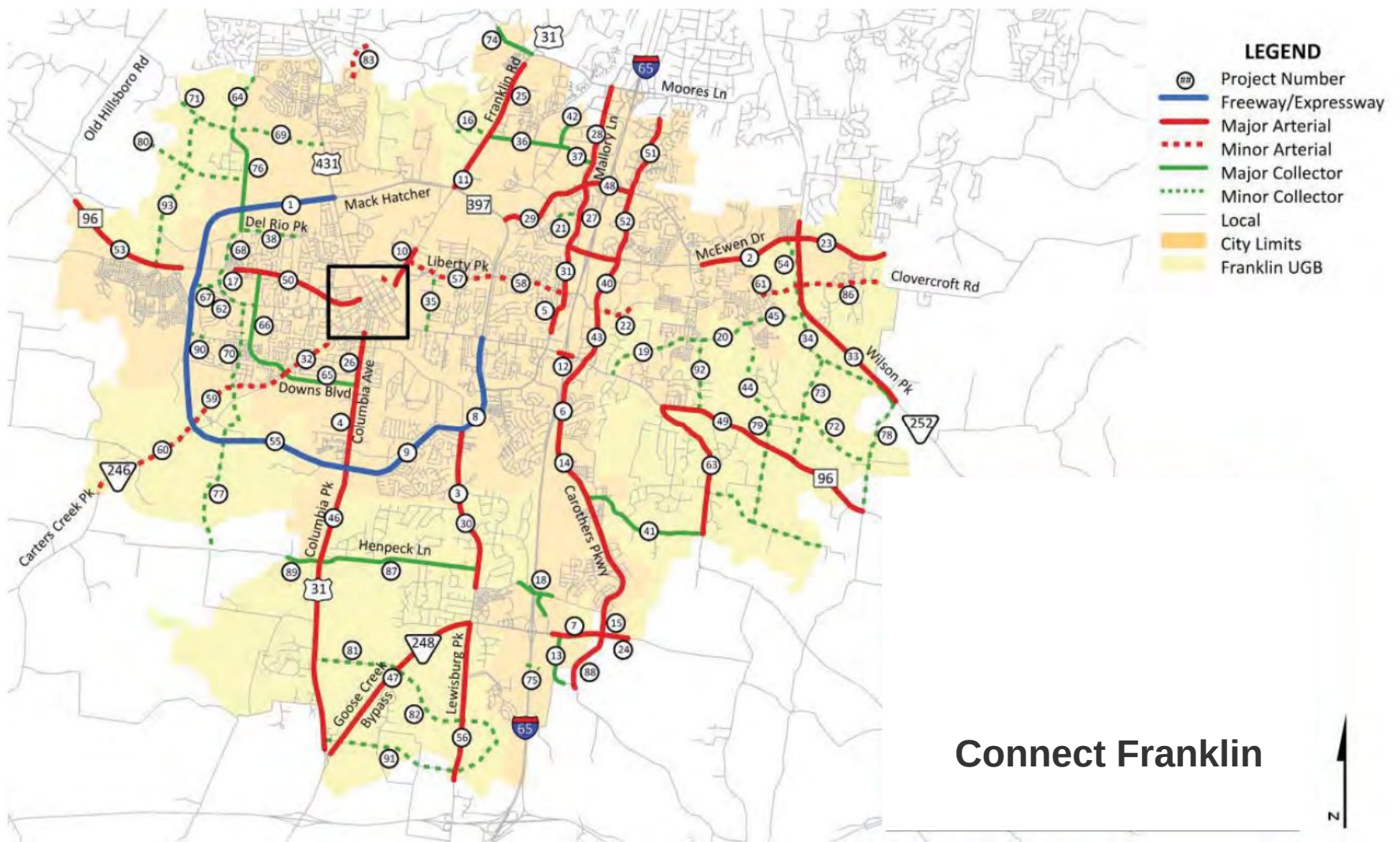
Frequently Asked Questions

- **What about taxes? If annexed, how much would my taxes go up?**
 - *Approximately 15%*
 - *On a \$500,000 residential property (\$2,688/year in County & \$3,113 in City)*
- **How will the schools handle additional capacity?**
 - *Land could be donated by developers; decided by Williamson County Schools*
- **Will the intersection of N. Chapel Road and HWY 96 be signalized?**
 - *Not in TDOT's plans, but in City's signal masterplan*
- **When will the Wilson Pike underpasses be improved?**
 - *TDOT to signalize in near future, no TDOT funding prioritized for long-term improvements*

Frequently Asked Questions

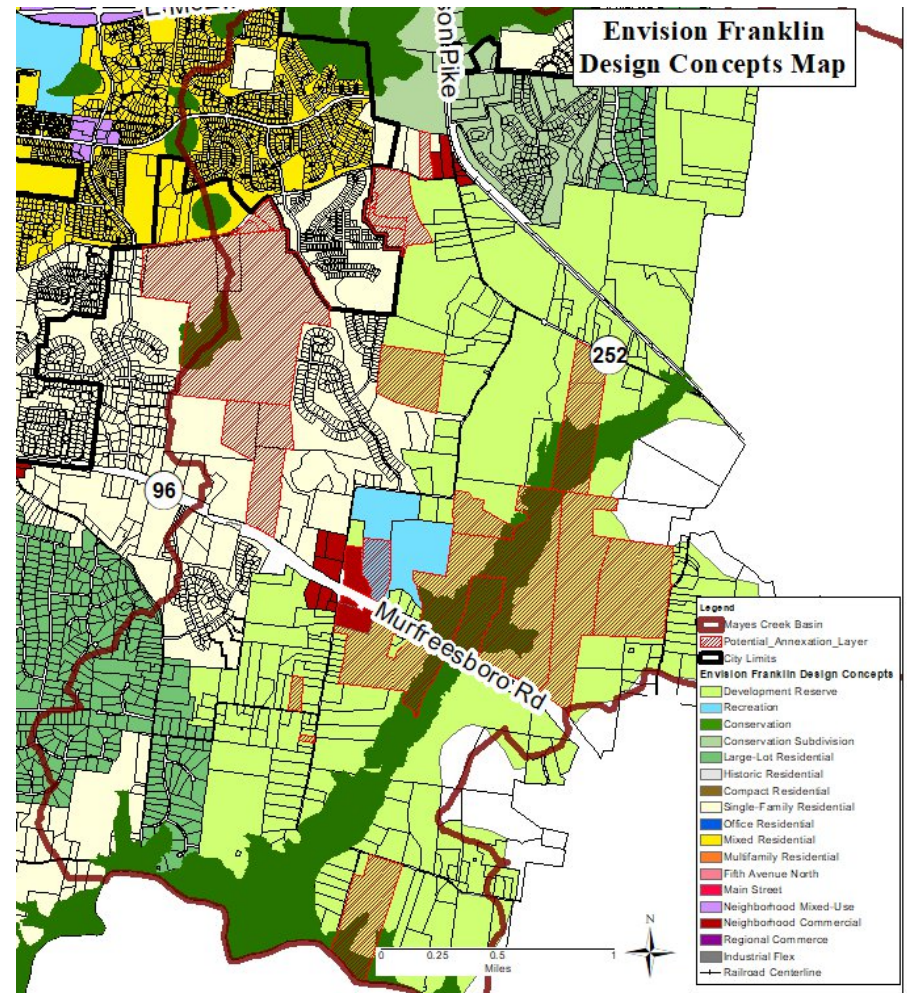
- **How are properties annexed into the City?**
 - The state law recently changed allowing any property owner within the UGB to request annexation; referendum is also an option, but has not been explored.
- **Can interested property owners develop in the County?**
 - The County zoning is mostly MGA-1; meaning one unit per acre on septic; alternative wastewater systems are not permitted within Franklin's UGB.
- **How many acres are in the Mayes Creek Basin?**
 - *Over 10,000 acres, but only 5,900 acres are inside the UGB*

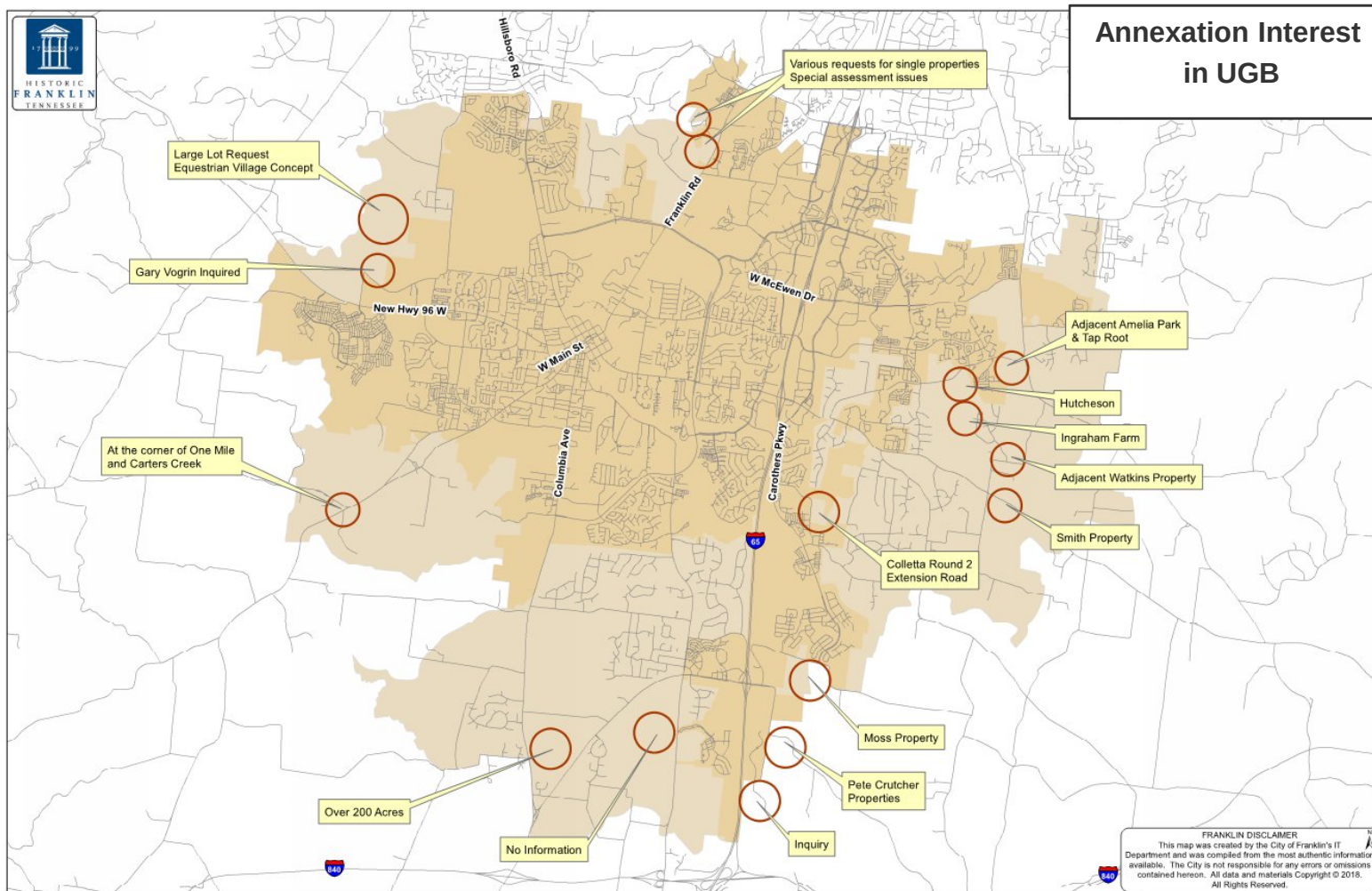




What is the Development Potential?

- Acreage of properties that have expressed interest in annexation?
- 1,065 acres that have expressed some level of interest in annexation
- How would the properties be served and what is the cost?
 - Gravity sewer
 - Pump stations





Discussion

1. What is your vision for the Mayes Creek Basin? How do you want to see this area grow?
2. Are there other areas of the UGB that are better positioned for growth?

Next Steps:

- **Mobile Workshop February 6, 2018 @ 11:45am in City Hall.**
- **Community meeting (late February)**
- **March 22, 2018 FMPC Meeting**

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

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

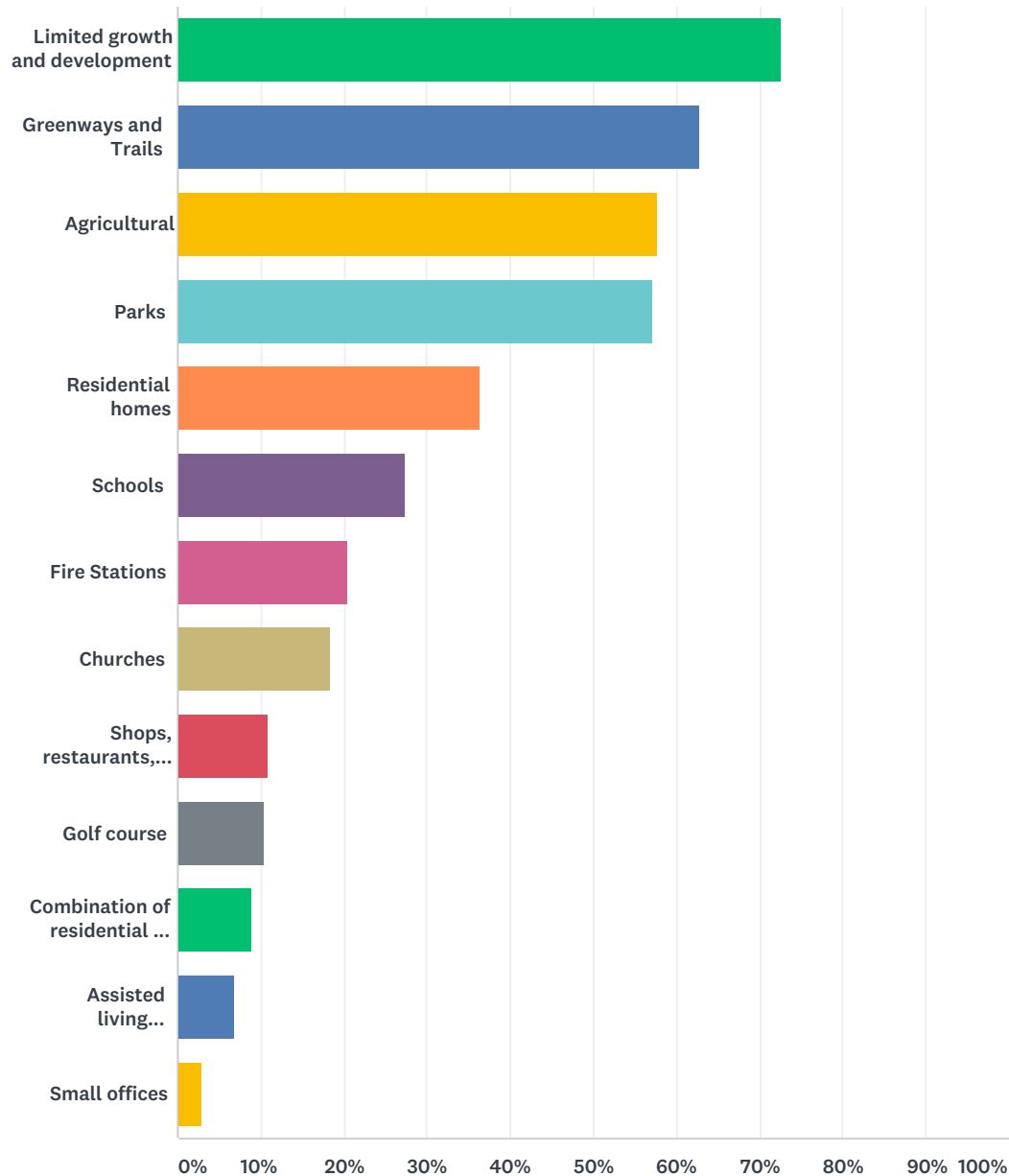
268	It is quiet, and removed from the general noise and commercialization that now surrounds Franklin as one approaches Franklin from the East. Great place to live and hope it stays that way.	10/27/2017 4:50 PM
269	Close to interstate 65 and Cool Springs	10/27/2017 4:27 PM
270	THE RURAL FEEL. EVEN THE 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

Mayes Creek Study

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

Mayes Creek Study

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

Mayes Creek Study

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

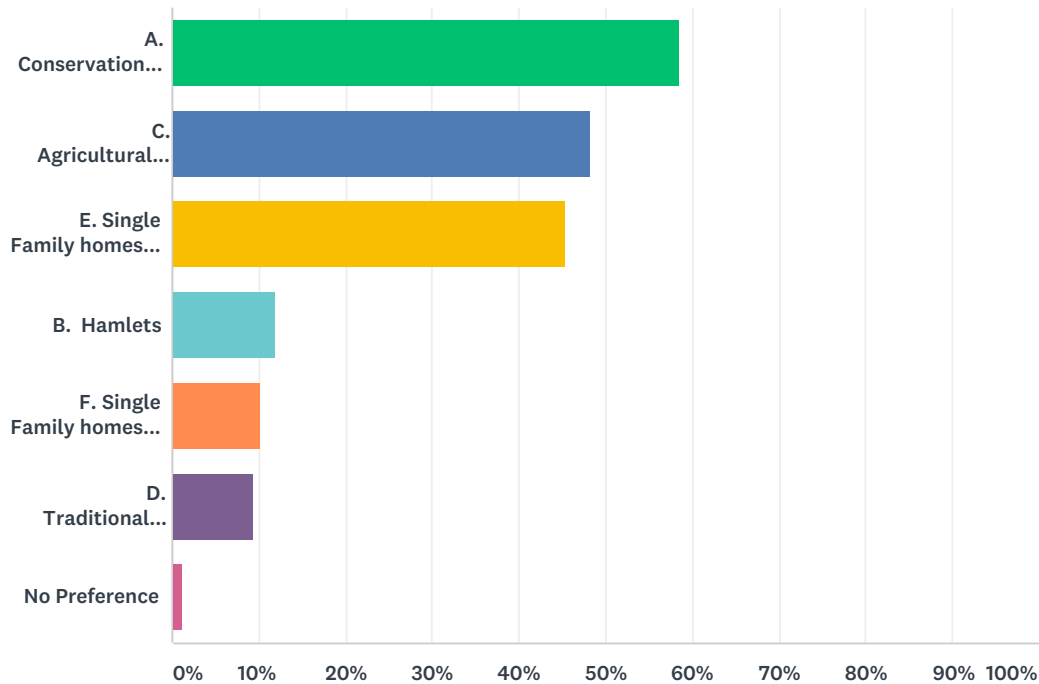
39	We live in The Radcliffe Subdivision. Only 11 homes with 1.5 AC to 5 ac lots. Generally do not want to be annexed to Franklin City. We have all we need to enjoy a simple and convenient lifestyle. IF annexation of surrounding properties is on the table then, Large lot (1 ac) density using cluster type 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

Mayes Creek Study

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

Mayes Creek Study

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

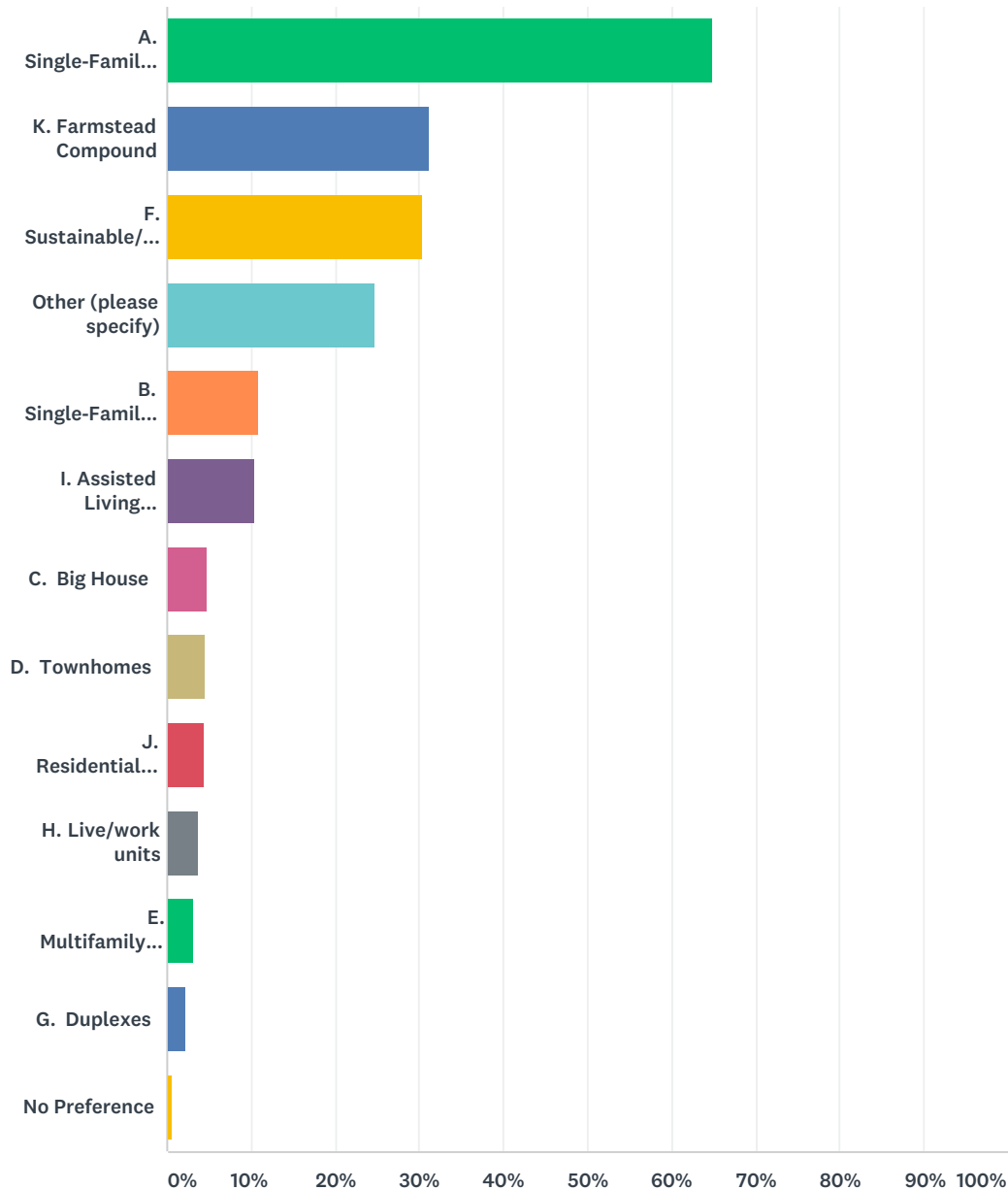
40	There also needs to be a plan to not demolish any green space for future development as the impending situation with the Tap Root Farms developer wanting to destroy trees along the creek behind Watkins Creek for a sewer line.	11/8/2017 9:34 PM
41	I would most prefer it left alone. If it must be developed, 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

Mayes Creek Study

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

Mayes Creek Study

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

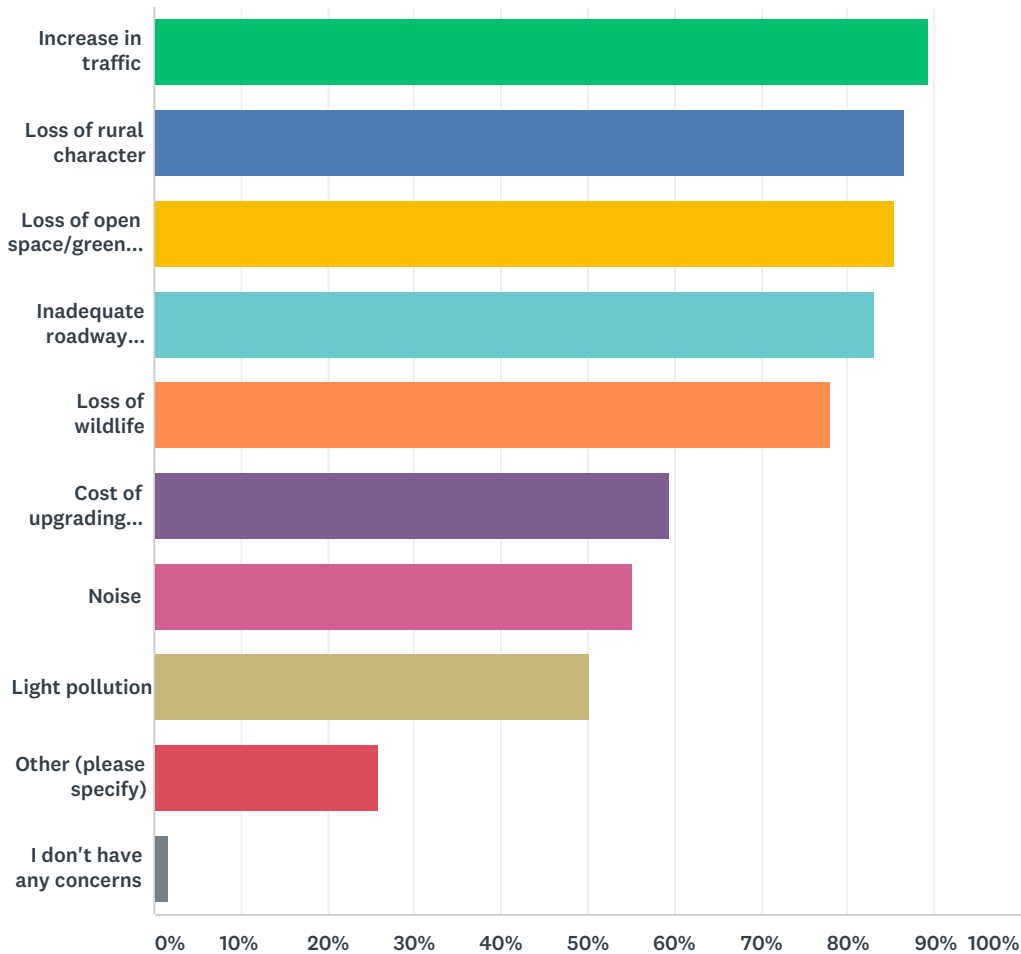
24	no more residential development	11/11/2017 8:32 PM
25	Leave it alone. Build somewhere else	11/11/2017 7:48 PM
26	No more development in that area	11/11/2017 9:57 AM
27	No new development!	11/11/2017 12:23 AM
28	Don't want any subdivisions but if I had to choice the single family large acre lots	11/10/2017 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

Mayes Creek Study

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

Mayes Creek Study

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

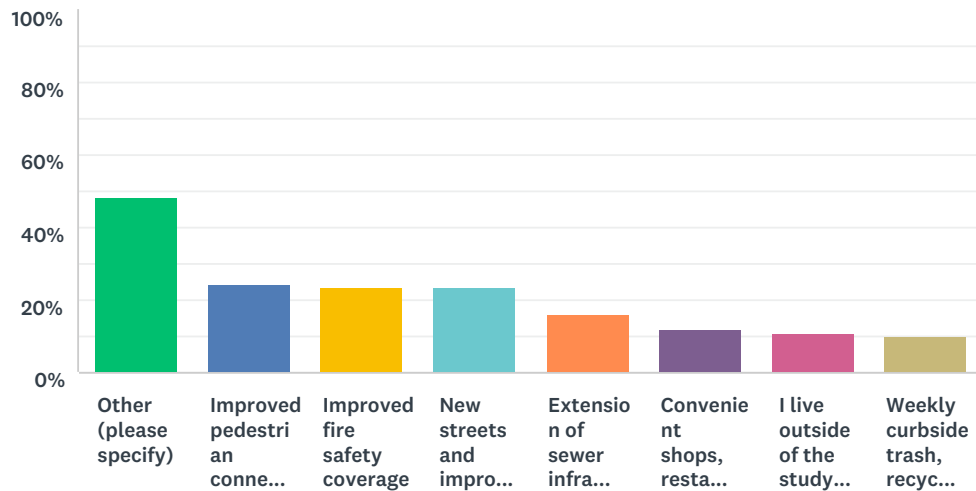
49	Area is becoming inhospitable to cyclists.	11/7/2017 10:04 AM
50	We are in a neighborhood in the upper right corner of this area but below us is significantly single homes on large lots or agricultural, and I'd hate for them to start losing that.	11/6/2017 9:20 PM
51	Just to plan strategically as 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

Mayes Creek Study

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

Mayes Creek Study

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

Mayes Creek Study

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

Mayes Creek Study

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

Mayes Creek Study

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

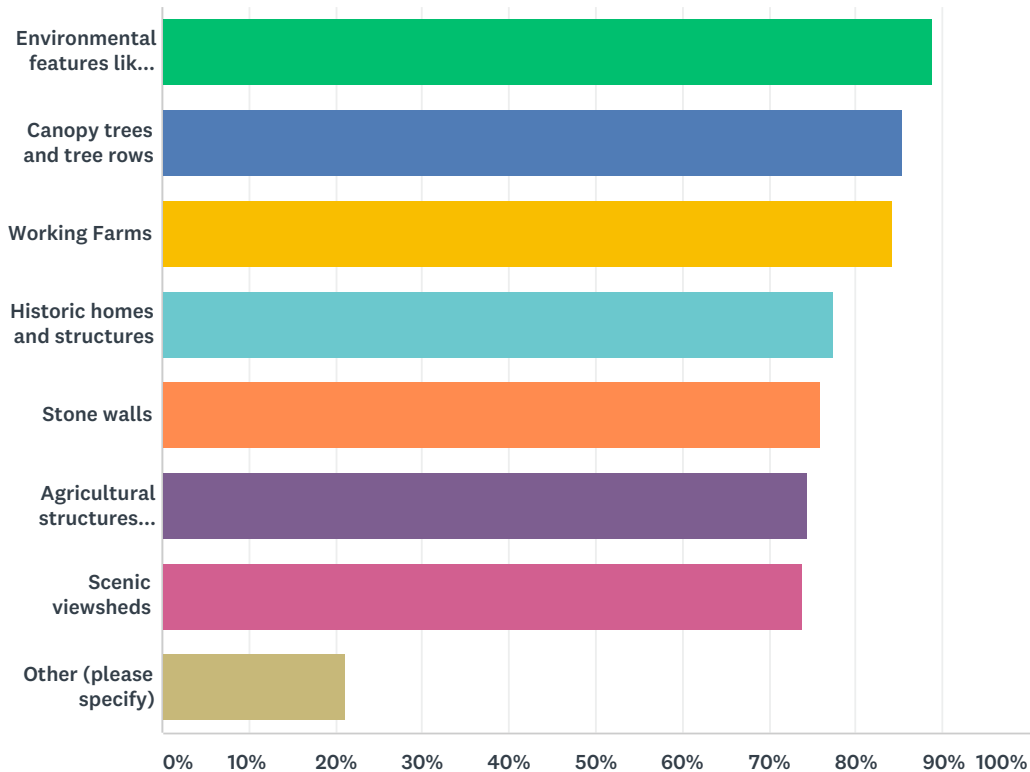
124	It wouldn't. Convenient shops, restaurants and grocery stores already exist. A clean dump with recycling is just minutes away from our home now. Numerous pedestrian trails are all around us - a large one on Wilson Pike and at Crockett Park. Extension of sewer infrastructure is not needed nor desired. 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

Mayes Creek Study

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

Mayes Creek Study

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

Mayes Creek Study

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

Mayes Creek Study

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

Mayes Creek Study

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

Mayes Creek Study

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

Mayes Creek Study

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

Mayes Creek Study

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

Mayes Creek Study

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 us loosing it's 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 planing 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 are over-developed.	10/28/2017 3:42 PM

Mayes Creek Study

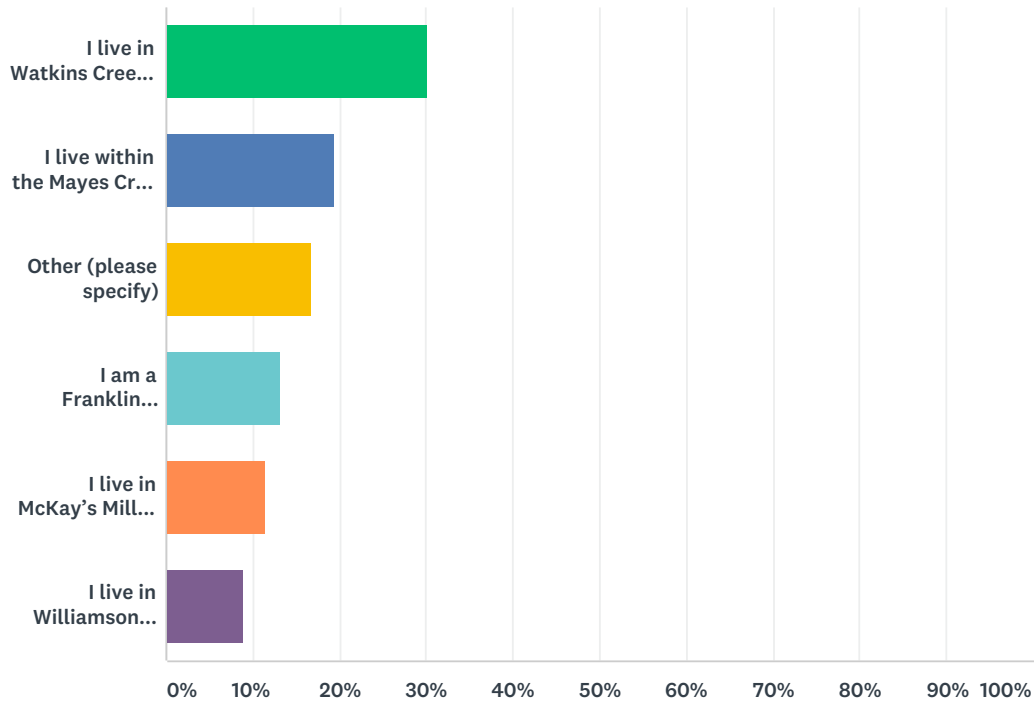
220	Get you're wallets out to pay for sewer for this project, it's going to cost you (Franklin Tax Payers)	10/28/2017 7:54 AM
221	Leave it as is. Widen the road and quit trying to move the city limits every direction on the map. Please try to preserve at least one direction on the map of the city. East.	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 Cedarment Farms	11/20/2017 10:33 PM
16	Delta Springs	11/18/2017 3:31 AM
17	Cedarment 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	Cedarment	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 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

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

ATTENTION COF 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 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

This message has been prepared on resources owned by the City of Franklin, Tennessee. It is subject to the City's Policy for the Use of Computers, Internet and Email. Email that is received or created by any City staff member may be a public record subject to Tennessee Open Records Act, T.C.A. §10-7-503, et seq., and the rules of the Open Records Commission. DO NOT COPY OR FORWARD TO UNAUTHORIZED PERSONS. This email may contain confidential information and is intended only for the use of the specific individual(s) to which it is addressed. If you are not an intended recipient of this email, you are hereby notified that any unauthorized use, dissemination or copying of this email or any information it contains is strictly prohibited. If you have received this email in error, please delete it and immediately notify the sender by reply email.

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

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

To Whom It May Concern,

My 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

Please do not print this e-mail unless necessary

This message has been prepared on resources owned by the City of Franklin, Tennessee. It is subject to the City's Policy for the Use of Computers, Internet and Email. Messages that are received or created by any City staff member may be a public record subject to Tennessee Open Records Act, T.C.A. §10-7-503, et seq., and the rules of the Open Records Commission. DO NOT COPY OR FORWARD TO UNAUTHORIZED PERSONS. This message may contain confidential information and is intended only for the use of the specific individual(s) to which it is

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

Please do not print this e-mail unless necessary

This message has been prepared on resources owned by the City of Franklin, Tennessee. It is subject to the City's Policy for the Use of Computers, Internet and Email. Messages that are received or created by any City staff member may be a public record subject to Tennessee Open Records Act, T.C.A. §10-7-503, et seq., and the rules of the Open Records Commission. **DO NOT COPY OR FORWARD TO UNAUTHORIZED PERSONS.** This message may contain confidential information and is intended only for the use of the specific individual(s) to which it is addressed. If you are not an intended recipient of this message, you are hereby notified that any unauthorized use, dissemination or copying of this email or any information it contains is strictly prohibited. If you have received this message in error, please delete it and immediately notify the sender by reply email.

From: Jimmy Ogilvie [mailto:JOgilvie@ourcoop.com]

Sent: Wednesday, November 15, 2017 9:05 AM

To: Ken Moore <ken.moore@franklin.tn.gov>; 'bev@aldermanburger.com' <bev@aldermanburger.com>; 'danamclendon@mac.com' <danamclendon@mac.com>; Margaret Martin <margaret.martin@franklin.tn.gov>; 'annpeterson@comcast.net' <annpeterson@comcast.net>; Clyde Barnhill <clyde.barnhill@franklin.tn.gov>; Brandy Blanton <brandy.blanton@franklin.tn.gov>; Pearl Bransford <pearl.bransford@franklin.tn.gov>; Scott Speedy <scott.speedy@franklin.tn.gov>; Vernon Gerth <vernon.gerth@franklin.tn.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

Please do not print this e-mail unless necessary

This message has been prepared on resources owned by the City of Franklin, Tennessee. It is subject to the City's Policy for the Use of Computers, Internet and Email. Messages that are received or created by any City staff member may be a public record subject to Tennessee Open Records Act, T.C.A. §10-7-503, et seq., and the rules of the Open Records Commission. DO NOT COPY OR FORWARD TO UNAUTHORIZED PERSONS. This message may contain confidential information and is intended only for the use of the specific individual(s) to which it is addressed. If you are not an intended recipient of this message, you are hereby notified that any unauthorized use, dissemination or copying of this email or any information it contains is strictly prohibited. If you have received this message in error, please delete it and immediately notify the sender by reply email.

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

Please do not print this e-mail unless necessary

This message has been prepared on resources owned by the City of Franklin, Tennessee. It is subject to the City's Policy for the Use of Computers, Internet and Email. Messages that are received or created by any City staff member may be a public record subject to Tennessee Open Records Act, T.C.A. §10-7-503, et seq., and the rules of the Open Records Commission. DO NOT COPY OR FORWARD TO UNAUTHORIZED PERSONS. This message may contain confidential information and is intended only for the use of the specific individual(s) to which it is addressed. If you are not an intended recipient of this message, you are hereby notified that any unauthorized use, dissemination or copying of this email or any information it contains is strictly prohibited. If you have received this message in error, please delete it and immediately notify the sender by reply email.

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

Please do not print this e-mail unless necessary

This message has been prepared on resources owned by the City of Franklin, Tennessee. It is subject to the City's Policy for the Use of Computers, Internet and Email. Messages that are received or created by any City staff member may be a public record subject to Tennessee Open Records Act, T.C.A. §10-7-503, et seq., and the rules of the Open Records Commission. DO NOT COPY OR FORWARD TO UNAUTHORIZED PERSONS. This message may contain confidential information and is intended only for the use of the specific individual(s) to which it is addressed. If you are not an intended recipient of this message, you are hereby notified that any unauthorized use, dissemination or copying of this email or any information it contains is strictly prohibited. If you have received this message in error, please delete it and immediately notify the sender by reply email.

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

This message has been prepared on resources owned by the City of Franklin, Tennessee. It is subject to the City's Policy for the Use of Computers, Internet and Email. Email that is received or created by any City staff member may be a public record subject to Tennessee Open Records Act, T.C.A. §10-7-503, et seq., and the rules of the Open Records Commission. DO NOT COPY OR FORWARD TO UNAUTHORIZED PERSONS. This email may contain confidential information and is intended only for the use of the specific individual(s) to which it is addressed. If you are not an intended recipient of this email, you are hereby notified that any unauthorized use, dissemination or copying of this email or any information it contains is strictly prohibited. If you have received this email in error, please delete it and immediately notify the sender by reply email.

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