City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, July 23, 2020 | **7:00 PM** | **Board Room**

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

The typical process for discussing an item is as follows:

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

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

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

The Franklin Municipal Planning Commission Meeting will limit physical access in the meeting room due to current limitations on public gatherings to prevent further spread of COVID-19 and to protect the health, safety, and welfare of the City of Franklin officials, staff, and citizens. Accommodations have been made to ensure that the public is able to participate in the meeting. The public may participate in the following ways: • Watch the meeting on FranklinTV or the City of Franklin website. • Watch the live stream through the City of Franklin Facebook and YouTube accounts. • Call in to the conference meeting 1-312-626-6799; Meeting ID: 991 9500 9639; Password: 568074. Callers will be unmuted and given the opportunity to comment during the meeting at specific times. • The public may email comments to planningintake@franklintn.gov to be provided in full to the Commission and included in the minutes, but not read aloud in their entirety during the meeting. Emailed comments will be accepted until 5:00 PM on the day before the meeting. • Limited viewing will be available in the lobby of City Hall to watch the live video (face masks required). • City YouTube: https://www.youtube.com/user/CityOfFranklin • City Facebook Live: https://www.facebook.com/CityOfFranklin • City website: https://www.franklintn.gov/franklin-tv

CALL TO ORDER

1. Consideration Of Resolution 2020-128, A Resolution Declaring That The Franklin Municipal Planning Commission Shall Meet On July 23, 2020, And Conduct Its Essential Business By Electronic Means Rather Than Being Required To Gather A Quorum Of The Members Physically Present In The Same Location Because It Is Necessary To Protect The Health, Safety, And Welfare Of Tennesseans In Light Of The COVID-19 Outbreak.

   Sponsors: Emily Hunter, Amy Diaz-Barriga

APPROVAL OF MINUTES

2. Consideration Of Approval Of The June 25, 2020 FMPC Minutes.

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

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

ANNOUNCEMENTS

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

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

CONSENT AGENDA

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

3. Consideration Of Items 4 and 12-16 On The Consent Agenda.

SITE PLAN SURETIES

4. South Park Subdivision, site plan, section 1, revision 2, lot 7 (Keystone Center); extend the performance agreement for access and sidewalks improvements to July 22, 2021; extend the maintenance agreement for drainage/detention improvements to July 22, 2021. (CONSENT AGENDA)

   Sponsors: Paula Kortas

ANNEXATIONS AND PLANS OF SERVICES

5. Consideration of Resolution 2020-116, A Resolution Adopting A Plan Of Services For The Annexation Of Several Properties, Located South Of Long Lane, East Of Interstate 65, Outside Of The Southeastern Part Of The Franklin Urban Growth Boundary (UGB), By The City Of Franklin, Tennessee.

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

6. Consideration Of Resolution 2020-115, A Resolution Requesting A Referendum For The Annexation Of Several Properties, Located South Of Long Lane, East Of Interstate 65, And Outside Of The Southeastern Part Of The Franklin Urban Growth Boundary (UGB), By The City Of Franklin, Tennessee.

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

REZONINGS/DEVELOPMENT PLANS

7. Consideration Of Ordinance 2020-20, An Ordinance To Zone 340 Acres Estate Residential (ER) District, For Several Properties Located South Of Long Lane And East Of Interstate 65.

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

8. Consideration Of Ordinance 2020-10, An Ordinance To Rezone 21.24 Acres From Regional Commercial (RC-6) And General Office (GO) Districts To Planned (PD 11.35/12,320) District For The Property Located South Of Oak Meadow Drive And East Of South Royal Oaks Boulevard (Vintage At Watson Glen PUD Subdivision).

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

9. Consideration Of Resolution 2020-47, A Resolution Approving A Development Plan For Vintage At Watson Glen PUD Subdivision, For The Property Located South Of Oak Meadow Drive and East Of South Royal Oaks Boulevard.

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

10. Consideration Of Ordinance 2019-57, An Ordinance To Rezone 1520.03 Acres From Planned (PD 1.80/500,000) District And Detached Residential 1 (R-1) District To Planned (PD 2.31/250,000) District For The Property Located South Of Highway 96 And West Of Boyd Mill Pike (Westhaven PUD Subdivision).

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

11. Consideration Of Resolution 2019-130, A Resolution Approving A Revised Development Plan For Westhaven PUD Subdivision For The Property Located South Of Highway 96 West And West Of Boyd Mill Pike.

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

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

12. The Madison At Franklin PUD Subdivision, Site Plan, Constructing 3 Multifamily Buildings With 72 Dwelling Units, On 20.0 Acres, Located at 801 Del Rio Pike. (CONSENT AGENDA)

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

13. TOBSchool Subdivision, Unified Site Plan, Constructing 19,500 Square Feet Commercial Use, On 3.5 Acres, Located West Of Maybrook Lane And South Of South Carothers Road. (CONSENT AGENDA)

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

14. TOBSchool Subdivision, Final Plat, Creating 2 Commercial Lots And Establishing Easements, On 3.5 Acres, Located West Of Maysbrook Lane And South Of South Carothers Road. (CONSENT AGENDA)

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

15. Wood Duck Court PUD Subdivision, Final Plat, (Formerly Wild Duck Realty Subdivision, Lot 6 and Franklin Commons South Subdivision, Section 4, Lots 12 and 15) Creating 1 Residential Lot And 2 Open Space Lots, On 21.05 Acres, Located South Of Rosa Helms Way And East Of Carothers Parkway. (CONSENT AGENDA)

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

16. Woodlands Subdivision, Final Plat, Revision 10, Lot 21, Creating 1 Multi-Family Lot And 1 Open Space Lot, On 5.19 Acres, Located West Of Hatfield Drive And South Of Oak Meadow Drive, At 780 Oak Meadow Drive. (CONSENT AGENDA)

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

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

RESOLUTION 2020-128

A RESOLUTION DECLARING THAT THE FRANKLIN MUNICIPAL PLANNING COMMISSION SHALL MEET ON JULY 23, 2020, AND CONDUCT ITS ESSENTIAL BUSINESS BY ELECTRONIC MEANS RATHER THAN BEING REQUIRED TO GATHER A QUORUM OF THE MEMBERS PHYSICALLY PRESENT IN THE SAME LOCATION BECAUSE IT IS NECESSARY TO PROTECT THE HEALTH, SAFETY, AND WELFARE OF TENNESSEANS IN LIGHT OF THE COVID-19 OUTBREAK

WHEREAS, Coronavirus Disease 2019 (COVID-19) is a severe acute respiratory disease that appears to occur through respiratory transmission, presents with similar symptoms to those of influenza, and can lead to serious illness or death, particularly in the case of older adults and persons with serious chronic medical conditions; and

WHEREAS, the Centers for Disease Control and Prevention has recommended that all states and territories implement aggressive measures to slow and contain transmission of COVID-19 in the United States; and

WHEREAS, on March 12, 2020, pursuant to the authority granted by Tenn. Code Ann. § 58-2-107, the Governor of Tennessee, Bill Lee, issued Executive Order No. 14, declaring a state of emergency to facilitate the response to COVID-19; and

WHEREAS, on March 13, 2020, the President of the United States, Donald J. Trump, declared a national state of emergency with respect to COVID-19; and

WHEREAS, on March 20, 2020, Mayor Ken Moore issued Executive Order No. 2020-01 Declaring a State of Emergency and Civil Emergency; and

WHEREAS, Governor Lee issued Executive Order No. 16, and later issued Executive Order No. 34 and Executive Order No. 51, allowing electronic meetings while continuing to function openly and transparently; and

WHEREAS, Mayor Moore issued Executive Orders No. 2020-03, No. 2020-05, and No. 2020-07, No. 2020-09, No. 2020-11, No. 2020-12, No. 2020-13, No. 2020-14, No. 2020-15, No. 2020-16, and No. 2020-17 continuing the Declaration of a State of Emergency and Civil Emergency; and

WHEREAS, the Franklin Municipal Planning Commission believes it is in the best interest of the City of Franklin to conduct the July 23, 2020, meeting by electronic means.

NOW, THEREFORE, BE IT RESOLVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

The meeting scheduled for July 23, 2020, at 7 p.m. shall be conducted by electronic means rather than requiring a quorum of the members of the Franklin Municipal Planning Commission to attend in person to protect the health, safety, and welfare of Tennesseans in light of the COVID-19 Outbreak. Physical access in the meeting room will be limited. The public can view and participate in the meetings by watching the meeting live or later as a recording on FranklinTV, the City of Franklin website, the City of Franklin's Facebook page, and the City of Franklin's YouTube account. Specific dial-in and website links can be found on the City's website at:

https://www.franklintn.gov/Home/Components/Calendar/Event/10421/1092

IT IS SO RESOLVED AND DONE on this 23rd day of July, 2020.

ATTEST:

By: _____
Emily Hunter
FMPC Secretary

CITY OF FRANKLIN, TENNESSEE:

By: _____
Mike Hathaway
FMPC Chair

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

City of Franklin

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

Meeting Minutes

Franklin Municipal Planning Commission

Thursday, June 25, 2020 **7:00 PM** **Board Room**

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1. *Staff Presentation*
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CALL TO ORDER

Chair Hathaway called the meeting to order at 7:04 pm.

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

1. Consideration Of Resolution 2020-113, A Resolution Declaring That The Franklin Municipal Planning

Commission Shall Meet On June 25, 2020 and Conduct Its Essential Business By Electronic Means Rather Than Being Required To Gather A Quorum Of The Members Physically Present In The Same Location Because It Is Necessary To Protect The Health, Safety, And Welfare Of Tennesseans In Light Of The COVID-19 Outbreak.

Sponsors:	Emily Hunter, Amy Diaz-Barriga
Attachments:	1. 2020-113 RES Declaring Need for Electronic Meeting_FMPC_06.25.20.Law Approved

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

Chair Hathaway asked for a motion for Item 1.

Commissioner Lindsey moved, seconded by Commissioner Harrison, to Approve the Resolution.

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

The motion passed unanimously.

ACTION:	**Motion to Approve the Resolution 2020-113, Item 1, by Commissioner Roger Lindsey second by Commissioner Scott Harrison;**
	Motion Passed 9-0
AYES:	**Jimmy Franks, Ann Petersen, Marcia Allen, Scott Harrison, Mike Hathaway, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi**
NOES:	**None**
ABSTAIN:	**None**

Chair Hathaway read the following statement:

The Franklin Municipal Planning Commission Meeting will limit physical access in the meeting room due to current limitations on public gatherings to prevent further spread of COVID-19 and to protect the health, safety, and welfare of the City of Franklin officials, staff, and citizens. Accommodations have been made to ensure that the public is able to participate in the meeting. The public may participate in the following ways: • Watch the meeting on FranklinTV or the City of Franklin website. • Watch the live stream through the City of Franklin Facebook and YouTube accounts. • The public may email comments to planningintake@franklintn.gov to be provided in full to the Commission and included in the minutes, but not read aloud in their entirety during the meeting. Emailed comments were accepted until 8:00 AM on the day of the meeting. • In-person comments will be allowed in City Hall. Citizens will be directed to the City Hall Training Room (enter from Church Street parking lot) upon arrival to watch the meeting until their item is ready to be considered. Staff will assist in directing citizens to form a line to speak on an item. Line spacing should be 6-feet apart and masks are encouraged.

APPROVAL OF MINUTES

2. Consideration Of Approval Of The May 28, 2020 FMPC Minutes.

Sponsors:

Attachments: 1. DRAFT 5 FMPC minutes May 28 2020 with Attachments

Chair Hathaway asked for a motion to approve the Minutes from the May 28, 2020 meeting.

Commissioner McLemore moved, seconded by Commissioner Harrison, to Approve the Minutes.

Chair Hathaway asked for a roll call vote.

The motion passed unanimously.

ACTION:	**Motion to Approve the Minutes, Item 2, by Commissioner Alma McLemore, second by Commissioner Scott Harrison;**
	Motion Passed 9-0
AYES:	**Jimmy Franks, Ann Petersen, Marcia Allen, Scott Harrison, Mike Hathaway, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi**
NOES:	**None**
ABSTAIN:	**None**

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

The Chair asked for citizen comments. There were none.

ANNOUNCEMENTS

The Chair asked if Staff had any announcements.

Ms. Emily Hunter, Director of Planning and Sustainability, stated that the Governor's executive order for virtual meetings for public meetings expires at the end of June, 2020. She stated, at this point, that they did not expect this to be renewed. The July Planning Commission meeting would be in person. She stated that the facilities at City Hall would be set up to take precautionary measures. This would be to ensure that the Boardroom is set up safely to accommodate everyone. They would have more information about this next month.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

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

CONSENT AGENDA

3. Consideration Of Items 4-5 And Items 10-17 On The Consent Agenda.

Sponsors:

Attachments: None

Chair Hathaway recused himself from the Consent Agenda.

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

Vice-Chair Lindsey stated that the vote for the Consent Agenda would include Items 4-5 and 10-17.

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

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

Vice-Chair Lindsey called for a roll call vote.

The motion passed unanimously.

ACTION:	**Motion to Approve the Consent Agenda, Item 3, by Commissioner Alma McLemore second by Commissioner Michael Orr;**
	Motion Passed 8-0
AYES:	**Jimmy Franks, Ann Petersen, Marcia Allen, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi**
NOES:	**None**
ABSTAIN:	**Mike Hathaway**

SITE PLAN SURETIES

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

Sponsors: Paula Kortas

Attachments: None

This item was approved on the Consent Agenda.

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

Sponsors: Paula Kortas

Attachments: None

This item was approved on the Consent Agenda.

REZONINGS/DEVELOPMENT PLANS

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

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

Attachments:

1. MAP McEwen TC DP Rev 7
2. ORD 2020-17 McEwen TC DP REZ_with Exhibits.Law Approved
3. McEwen Place Town Center_Survey_2

Chair Hathaway recused himself from this item.

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

Mr. Joseph Bryan, Principal Planner, stated that the Envision Franklin Land Use Plan places this parcel into the Regional Commerce Design Concept. Envision Franklin states that this design concept, "contains high-intensity activity centers that attract large numbers of people and employers from both within and outside the City. These areas include major employment and revenue generators that are valuable community resources." Envision Franklin also states that, "New developments should have integrated designs with coordinated access, amenities, and cohesive architecture that fits within the context of the corridor."

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

Mr. Bryan stated that they had not received any email comments from citizens.

Staff recommended Approval to the Board of Mayor and Aldermen.

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

Ms. Hunter stated that there were no citizens present.

Ms. Elaine Ellis stated that there were no phone calls.

The Applicant was represented by Mr. Gary Vogrin, Kiser Vogrin Design. Mr. Vogrin stated that they respectfully requested approval of this ordinance. He stated that they were there to answer any questions.

Vice-Chair Lindsey asked for a motion.

Commissioner Orr moved, seconded by Commissioner Harrison, to recommend Approval of Ordinance 2020-17 to the Board of Mayor and Aldermen.

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

Alderman Peterson stated that this was to recommend approval to the Board of Mayor and Aldermen.

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

Vice-Chair Lindsey asked for a roll call vote.

The motion carried unanimously.

ACTION:	**Motion to Recommend Approval to the Board of Mayor and Aldermen for Ordinance 2020-17, Item 6, by Commissioner Michael Orr second by Commissioner Scott Harrison;**
	Motion Passed 8-0
AYES:	**Jimmy Franks, Ann Petersen, Marcia Allen, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi**
NOES:	**None**
ABSTAIN:	**Mike Hathaway**

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

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

Attachments:
1. MAP McEwen TC DP Rev 7
2. RES 2020-98 McEwen TC DP Sec 3 Rev 7_with Exhibits.Law Approved 2
3. 7259 McEwwn Place Town Center PUD DP Rev 7_Conditions of Approval_01
4. McEwen TC PUD Blocks D-G Resubmittal Rev 7_Development Plan
5. McEwen TC PUD Blocks D-G Resubmittal Rev 7_DP Full

Mr. Bryan stated that the subject property consists of approximately 93 acres and is located near the intersection of Mallory Lane and West McEwen Drive. The original concept plan for this property was approved by the Board of Mayor and Aldermen on January 11, 2005, and the most recent revision to the development plan was approved on March 23, 2020. The applicant is proposing to revise entitlements and change office space to multifamily use.

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

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

There is one Modification of Standards request with this plan.

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

The applicant is requesting to allow consolidated entrances for ground floor multifamily dwelling units, citing topographical constraints and continuity with approved and constructed neighboring buildings within the development. Section 6.7 of the Zoning Ordinance states, "Facades along a street or internal drive shall have individual entrances to... all ground floor dwelling units." The goal of individual ground floor entrances is to have activated streets.

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

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

Staff recommended Approval of MOS #1.

Mr. Bryan stated that they did not receive any email comments from citizens for this item.

Staff recommended Approval, with conditions, to the Board of Mayor and Aldermen for Resolution 2020-98.

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

Ms. Hunter stated that there were no citizens present.

Ms. Ellis stated that there were no callers on the phone.

The Applicant was represented by Mr. Gary Vogrin, Kiser Vogrin Design. Mr. Vogrin stated that they are currently working with Staff with very few conditions of approval. Mr. Vogrin respectfully requested approval of this ordinance. He stated that they were there to answer any questions.

Vice-Chair Lindsey asked for a motion.

Commissioner Allen moved, seconded by Commissioner McLemore, to recommend Approval of Ordinance 2020-98 to the Board of Mayor and Aldermen.

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

Vice-Chair asked for a motion for consideration of MOS #1.

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

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

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

Vice-Chair Lindsey asked for a roll call vote.

The motion to approve MOS #1 carried unanimously.

Vice-Chair Lindsey asked for a vote on the main motion, as amended.

The main motion, as amended, carried unanimously.

ACTION:	**Motion to Approve the Resolution 2020-98, Item 7, by Commissioner Scott Harrison second by Commissioner Jenny Szilagyi;**
	Motion Passed 8-0
AYES:	**Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Micha Jenny Szilagyi**
NOES:	**None**
ABSTAIN:	**Mike Hathaway**

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

8. Consideration Of Ordinance 2019-57, An Ordinance To Rezone 1520.03 Acres From Planned (PD 1.80/500,000) District And Detached Residential 1 (R-1) District To Planned (PD 2.31/250,000) District

For The Property Located South Of Highway 96 And West Of Boyd Mill Pike (Westhaven PUD Subdivision).

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

Attachments:

1. MAP 7133 Westhaven PUD Sub, REV 5 (2)
2. ORD 2019-57 Westhaven Development Plan_with exhibits.Law Approved
3. COF 7133 Westhaven PUD Sub, RZ, Rev 5 Survey
4. Combined Citizen Response
5. compiled emails 2
6. Westhaven Concept Plan Rev5 Request for Deferral
7. combined 6.25.20

Ms. Dianna Tomlin, Principal Planner, stated that Staff received email comments for this item and these emails would be attached to this item in Civic Clerk. The emails, in their entirety, had been provided to the Planning Commission and would be recorded in the minutes of this meeting.

She stated that this item was deferred by the Planning Commission from the May 28, 2020 Franklin Municipal Planning Commission to the June 25, 2020 Planning Commission meeting. The applicant is requesting that this item be deferred to the July 23, 2020 Franklin Municipal Planning Commission so that they have more time to absorb the comments from citizens.

Chair Hathaway asked if there were any citizen comments.

Ms. Ellis stated that there were no phone calls.

Ms. Hunter stated that there were no citizens present.

The Applicant was represented by Mr. Ben Crenshaw, Southern Land Company. The Applicant stated that they were asking to defer the item. He stated that they are reviewing their plans with the residents of Westhaven and the surrounding communities. He stated that they conducted 7 community meetings with the residents of Westhaven and one meeting with the residents of Carlisle. He stated that they had received feedback from those meetings, so they are requesting the deferral for one month.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Orr, to defer this item until the July 23, 2020, Planning Commission meeting.

Chair Hathaway asked for any discussion on the motion.

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

Chair Hathaway asked for a roll call vote.

The motion carried unanimously.

ACTION:	**Motion to Defer the Ordinance 2019-57 to the July 23, 2020 Planning Commission, Item 8, by Commissioner Scott Harrison second by Commissioner Michael Orr;**
	Motion Passed 9-0
AYES:	**Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Mike Hathaway, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi**

NOES: **None**
ABSTAIN: **None**

9. Consideration Of Resolution 2019-130, A Resolution Approving A Revised Development Plan For Westhaven PUD Subdivision For The Property Located South Of Highway 96 West And West Of Boyd Mill Pike.

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

Attachments:

1. MAP 7133 Westhaven PUD Sub, REV 5 (2)
2. COF RES 2019-130_7133 Westhaven Development Plan_with Exhibits.Law Approved 2 5.20
3. COF 7133 Conditions of Approval 6.15.20
4. Site Layout sheets Westhaven PUD- Development- Revision 5
5. 2020-06-04 Westhaven PUD- Development- Revision 5
6. WH DP Rev 5 Pattern book update
7. Combined Citizen Response
8. compiled emails 2
9. Westhaven Concept Plan Rev5 Request for Deferral
10. combined 6.25.20

Ms. Tomlin stated that Staff received email comments for this item, and these emails would be attached to this item in Civic Clerk. The emails, in their entirety, had been provided to the Planning Commission and would be recorded in the minutes of this meeting.

This item was deferred by the Planning Commission from the May 28, 2020 Franklin Municipal Planning Commission meeting to the June 25, 2020, Planning Commission meeting. The applicant has requested this item be deferred to the July 23, 2020 Franklin Municipal Planning Commission meeting.

Chair Hathaway asked if there were any citizen comments.

Ms. Ellis stated that there were no phone calls.

Ms. Hunter stated that there were no citizens present.

The Applicant was represented by Mr. Ben Crenshaw, Southern Land Company.

Chair Hathaway asked for a motion.

Commissioner Allen moved, seconded by Commissioner McLemore, to defer this item until the July 23, 2020, Planning Commission meeting.

Chair Hathaway asked for any discussion on the motion.

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

Chair Hathaway asked for a roll call vote.

The motion carried unanimously.

ACTION:	**Motion to Defer the Resolution 2019-130 to the July 23, 2020 Planning Commission, Item 9, by Commissioner Marcia Allen second by Commissioner Alma McLemore;**
	Motion Passed 9-0
AYES:	**Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Mike Hathaway, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi**
NOES:	**None**
ABSTAIN:	**None**

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

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

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

Attachments:
1. MAP 7255 201 Jordan Rd FP
2. 7255 201 Jordan Rd FP_Conditions of Approval_01
3. Final Plat 201 Jordan Road 6-03-2020_archive

This item was approved on the Consent Agenda.

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

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

Attachments:
1. MAP 7188 4404 Peytonsville Rd FP
2. 7188 4404 Peytonsville Rd Sub FP_Conditions of Approval_02
3. 2995601 V-Survey-18 x 24 Plat_20-0603_sealed_archive

This item was approved on the Consent Agenda.

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

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

Attachments:
1. MAP 7264 Huffines Ridge FP
2. COF 7264 Conditions of Approval
3. 755638 HUFFINES RIDGE PUD SUBDIVISON FINAL PLAT REVISION 1 (2 PAGES) 2020-06-04

This item was approved on the Consent Agenda.

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

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

Attachments:
1. MAP 7256 The Madison PUD FP
2. 7256 The Madison PUD FP_Conditions of Approval_01
3. The Madison at Franklin-Plat_archive

This item was approved on the Consent Agenda.

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

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

Attachments:
1. MAP 7260 Shadow Green PUD FP Sec 1 Rev 1
2. 7260 Shadow Green FP Sec 1 Rev 1_Conditions of Approval_01
3. COF 7260 SHADOW GREEN SEC 1 REV 1 FINAL PLAT_archive

This item was approved on the Consent Agenda.

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

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

Attachments:
1. MAP 7199 Williamson County Animal Care Site Plan
2. COF 7199 Conditions of Approval 6.16.20
3. Conditions of Approval 3.26.20
4. COF 7199 Survey williamson county animal care center
5. COF 7199 Williamson Animal Care Site Plan Elevation

This item was approved on the Consent Agenda.

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

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

Attachments:
1. MAP 7200 Williamson County Animal Care Road
2. COF 7200 Survey County Animal Care Center - Infrastructure Site Plan
3. COF 7200 Conditions of Approval
4. Conditions of Approval 3.26.20

This item was approved on the Consent Agenda.

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

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

Attachments:
1. MAP 7245 Longpoint Centre, FP
2. COF 7245 Conditions of Approval
3. COF 7245 Longpoint Centre Survey

This item was approved on the Consent Agenda.

ENVISION FRANKLIN PLAN AMENDMENTS

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

Sponsors: Emily Hunter, Andrew Orr, Eric Conner

Attachments:
1. RES 2020-79 Envision Franklin Amendment_Lewisburg Pike_with Map.Law Approved
2. Applicant Submittal
3. Staff Report
4. Condition of Approval
5. Public Comments Received
6. Citizen Comments 6.25.2020

Mr. Eric Conner, Principal Planner, stated that the subject properties are located at 1190 Lewisburg Pike, approximately ¼ mile south of a city boundary, and approximately ½ mile north of the Henpeck Lane & Lewisburg Pike intersection, and thus non-contiguous to city limits. The property is currently in the county and zoned Municipal Growth Area 1 or MGA-1 and has an Envision Franklin Design Concept of Large-Lot Residential. The two properties are currently developed with three single-family homes located on 52 acres.

The Board of Mayor and Aldermen voted to initiate the annexation and draft plan of service for the subject properties on May 26, 2020.

The applicant is requesting the Single-Family Residential Design Concept in order to support lots smaller than one acre in size. The applicant included a preliminary conceptual plan with their application; however, it is not part of this

approval. Specific plans for development are approved at a later point and are fully reviewed to ensure all city requirements are met. With the availability of City sewer in this area due to the annexation of the former Henpeck Market, Oakview Elementary, and Legacy Middle School, the staff believes the Single-Family Residential Design Concept is appropriate, with proper lot size transitions to the existing county subdivisions, if the City chooses to annex the properties.

A virtual neighborhood meeting was held for this project on May 14, 2020 which was recorded and uploaded to the City of Franklin webpage. There were a large number of citizens attending the meeting and brought up many concerns about the conceptual development including lot sizes under 1-acre, existing neighborhoods being used as a cut through because of increased connectivity, traffic on Lewisburg Pike, and the annexation of the property as a whole.

Staff has proposed a new Special Consideration as a Condition of Approval for this proposal, stating that newly developed lots along Lewisburg Pike should be comparable in size and width to existing lots on the opposite side of Lewisburg. Staff believes that with this Special Consideration in place, smaller internal lots can be developed appropriately without drastically changing the character and feel of the area as viewed from Lewisburg Pike, while providing accessible open space to residents. Staff believes that this request is appropriate with contextual development as growth continues along this corridor.

Seventeen citizen emails were received related to this item, which were provided to the Commission with your agenda item in Civic Clerk. Of the 17 emails, all were opposed to the change in Design Concept, speaking concerns regarding traffic, lots under one acre, and loss of green space and rural appearance. The emails in their entirety are published with the online agenda, and they will be included with the minutes of the meeting.

Staff recommended approval of resolution 2020-79 with the attached condition. The attached condition states that the newly developed lots along Lewisburg Pike should be comparable in size and width to existing lots on the opposite side of Lewisburg.

Chair Hathaway asked if there were any citizen comments.

Ms. Hunter stated that there was one citizen present to make a comment.

Ms. Curtis, 3665 North Chapel Road, spoke in opposition to Item 18. Her concerns included traffic congestion and increased density. She stated that Envision Franklin should not be changed.

Ms. Ellis stated there were no phone calls.

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative. He stated that this is the Cross Family property. He stated that just to the south, on or near Lewisburg Pike, there are three properties being considered for annexation. These included the Henpeck Market (Preschool) property, the Cross property, and the new Legacy Middle School and Oak Hill Elementary school property. He stated for this to occur, Envision Franklin needed to be changed. He stated that it is a unique area because the City of Franklin and Williamson County are extending sewer across this land off Lewisburg Pike to service the schools. This sewer line is now accessible to the Cross property. This change could not have been contemplated when Envision Franklin was drafted. He stated that they are requesting that this property have a Land Use Policy of Single Family Residential. Currently this land is in Williamson County and zoned Municipal Growth Area 1. This is one unit per acre. The County is not proposing to rezone this land to one house per every five acres. The County will keep it zoned MGA-1, and septic tanks would be required. In the City, sewer would be available. Mr. Gamble discussed that design guideline regulations in the Zoning Ordinance for the City of Franklin are much more rigorous than those in the County. Mr. Gamble stated that in the County the Hilltop Overlay (HHO) is 4 acres, but in the City of Franklin, it is over 13 acres of preservation area. The County does not require sidewalks or curb and gutter for the roads, where the City would require both. He stated that the City has higher development standards than the County.

Mr. Gamble stated that they considered the existing densities of the adjacent neighborhoods. These densities are: .75,.58,.8 and .85. The initial plan for this property proposed a density of .86 homes per acre. Many neighbors expressed concern over the width of the proposed lots that face Lewisburg Pike and the connector road which is required by the City of Franklin Zoning Ordinance. They had proposed four one acre lots to transition from Douglass Glen. In the last two Neighborhood Meetings, they proposed a density of .75 homes per acre. The lots which back up to Durham Manor and Douglass Glen would remain at one home per acre. They are maintaining two acre lots which would back up to the HHO and the open space. The property located to the north of the Cross property is for sale, and they are expecting interest in this property in the near future. The lots which back up to those will be 90-feet wide.

They have expanded the lots that on Lewisburg Pike to be more in line with those in Windsor Park. Windsor Park has six homes that front Lewisburg Pike, and this proposed plan would have six homes that front Lewisburg Pike. These homes would have an alley behind the lots so that the garages would be located to the back. Lots 7-10 would also be alley-loaded with garages located to the rear. They are proposing a twenty-foot landscape berm and landscape plantings around the edge of property located next to adjacent existing homes. Mr. Gamble presented a drawing which showed which trees would be removed (orange) and which would remain (green). Today, there are three homes on the property. Each home would have its own lot. The current schools would include Oakview Elementary, Legacy Middle, and Independence High School. Mr. Gamble stated that each of these schools is under capacity and would have the ability to absorb the students from the 36 proposed homes. Mr. Gamble discussed the projected average daily trips along Lewisburg Pike with the addition of 36 homes. Mr. Gamble stated that they were there to answer any questions.

Chair Hathaway asked for a motion.

Commissioner Franks moved, seconded by Commissioner Orr, for approval.

Chair Hathaway asked for any discussion on the motion.

Commissioner Harrison asked if the motion included staff comments for a special consideration.

Commissioner Franks asked if the staff recommendation included conditions.

Ms. Hunter asked Mr. Conner if the staff recommendation approval included conditions. Mr. Conner stated that the recommendation was for approval with conditions.

Commissioner Franks asked if this was the second concept plan in Mr. Gamble's presentation.

Ms. Hunter stated that the Concept Plan was not being approved with this resolution. This resolution would change the Design Concept from Large-Lot Residential to Single-Family Residential. Staff asked that this resolution be approved with the condition that the special consideration be added. This consideration states that the newly developed lots along Lewisburg Pike should be comparable in size and width to existing lots on the opposite side of Lewisburg.

Commissioner Franks and Commissioner Orr stated that they wanted to include this condition in the motion.

Commissioner Franks moved, seconded by Commissioner Orr, for approval, with conditions. The condition states that newly developed lots along Lewisburg Pike should be comparable in size and width to existing lots on the opposite side of Lewisburg.

Commissioner Szilagyi stated this area was surrounded by Large-Lot Residential. She stated this was putting a pocket of density in a Large-Lot Residential area. She stated that she felt what was currently in Envision Franklin was appropriate. She stated that if there is more land being added, it would probably follow suit.

Commissioner Allen stated that the land to the north would probably be the next step for development. She stated that the land to the south would probably have smaller lots. She stated that this change would set a precedent for that land when it was brought in. She asked Staff if the number of lots would still remain the same, even though the lot sizes would change.

Commissioner Franks stated that it seemed the number of lots would remain the same but would not exceed one unit per acre.

Ms. Hunter stated that conceptual plan may vary. She stated that Staff was able to support the proposed plan for the most part and was appropriate for this area. That is why they were recommending approval.

Mr. Gamble stated he understood that this plan was conceptual at this stage. He stated that they would like the opportunity to discuss these concerns at the Joint Conceptual Workshop to gather input.

Commissioner Szilagyi asked if it was better to modify Envision Franklin or to allow a Modification of Standards later.

Ms. Hunter stated that they recommended Applicants ask for an amendment to Envision Franklin. This would allow Staff to apply the policies in that Design Concept when the development plan comes in. This gives Staff more tools to review the plan instead of Staff having to recommend disapproval based on non-compliance.

Commissioner Szilagyi asked if this applied to when the development plan comes back to the Planning Commission.

Ms. Hunter stated that any development plan would come before the Planning Commission as a Preliminary Plat or as a rezoning and PUD Development Plan. This would first go to the Planning Commission, then to the Board of Mayor and Aldermen (BOMA).

Chair Hathaway asked for a roll call vote.

The motion carried unanimously.

ACTION:	**Motion to Approve the Resolution 2020-79, with conditions, Item 18, by Commissioner Jimmy Franks second by Commissioner Michael Orr;**
	Motion Passed 9-0
AYES:	**Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Mike Hathaway, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi**
NOES:	**None**
ABSTAIN:	**None**

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

Sponsors: Emily Hunter, Andrew Orr, Eric Conner

Attachments:

1. RESOLUTION 2020-78 Brownland Farms_Envision Franklin Amend_with Map.Law Approved 2
2. Applicant Submittal
3. Deferral Email
4. Bolze Comment
5. Lawbaugh Comment
6. Staff Report
7. Citizen Comments 6.25.2020

Chair Hathaway recused himself from this item.

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

Mr. Conner stated that the subject property is located at 1155 Hillsboro Road, just north of the Intersection of Hillsboro Road & Mack Hatcher Pkwy, commonly known as Brownland Farm, including a small portion of 1215 Hillsboro Road, commonly known as Christ Community Church. The site currently has the Conservation and Conservation Subdivision Design Concepts, and the applicant is requesting to amend the site to have Conservation, Conservation Subdivision, Multifamily Residential, and Neighborhood Mixed-Use Design Concepts. The site is approximately 190 acres and is bound on the western edge by the Harpeth River. The site currently has approximately 160 acres within the floodplain; the applicant has indicated they plan to alter the floodplain on the site, reducing it to approximately 104 acres, while providing increased flood storage across the site. Prior to any development, the applicant will need to complete FEMA processes and approval in order to formally change the floodplain on site, which is independent to the

proposed Design Concepts.

In the conceptual plan, the only accesses proposed to this site are on Hillsboro Road; staff brought up concerns regarding this matter and the potential need for a traffic signal at the corner of Hillsboro and Monticello Road. If a signal is required at that location, it would not meet City of Franklin standards for distance from an existing traffic signal. Overall, staff is concerned about the potential traffic generated and flowing exclusively onto Hillsboro Road; with these concerns in mind, the applicant has requested to defer this item to speak at the July Joint Conceptual Workshop and to further study the traffic impacts and solutions in more detail.

A virtual neighborhood meeting was held for this project on May 13, 2020 which was recorded and uploaded to the City of Franklin webpage. There were a large number of citizens attending the meeting and brought up concerns regarding flooding on the site, access and traffic onto Hillsboro road, commercial uses on the site, and the potential park located on the east side of Hillsboro adjacent to the Monticello neighborhood.

Sixteen citizen emails were received related to this item, which were provided to the Commission with your agenda item in Civic Clerk. Of the 16 emails, 2 were in favor, 4 were neutral pending further information, and 10 were opposed to the change in Design Concept. The comments spoke concerns about traffic on Hillsboro, flooding of the Harpeth River, and school capacity. Additionally, some requested that a traffic study be completed prior to any decision being made, and some brought up concerns about Monticello Section 1 (the park across Hillsboro, front Monticello subdivision) however that is not a part of this request, rather a potential portion of site development following this request. The emails in their entirety are published with the online agenda, and they will be included with the minutes of the meeting.

Staff recommended deferral of Resolution 2020-78 to the August 27, 2020 Planning Commission Meeting.

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

Ms. Hunter stated that there were three citizens there to comment.

1. Mrs. John (Nell) Henderson, Monticello resident, Opposed to Item 19. She stated that she was a long-time resident of Franklin. Her concern included flooding in Monticello and increased traffic. She asked that Envision Franklin not be changed.
2. Mr. Owen Jones,105 Monticello, Opposed to Item 19. He stated that he was the Co-President of the Homeowner's Association (HOA). He stated that the Board had two objectives: protecting property values and fostering the quality of community life. He supported deferring the item. His concern included flooding and density.
3. Mr. Scott Reagan, 203 Saddleridge Way, Opposed to Item 19. He urged the Commission to use caution, with the COVID 19 outbreak, when considering more density.

Ms. Ellis stated that there was one caller who wanted to make a comment.

Ms. Cathy Weber, 1900 Springcroft Drive, was opposed to Item 19. She stated that she was a member of Christ Community Church. She was concerned about the increased density to the area and the flood plain.

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative. Mr. Gamble stated that it made sense to defer. He stated that this is a complicated proposal with issues which include the flood plain and traffic. He stated that the studies they are preparing are for a very unique and special development plan. He stated that they are asking for a two-month delay. He stated, during the first month, they would like to present this at the July Joint Conceptual Workshop to BOMA and the Planning Commissioners. They would like to refile for the August 27th Planning Commission.

Vice-Chair Lindsey asked for a motion.

Commissioner Franks moved, seconded by Commissioner Harrison, to defer this item until the August 27, 2020, Planning Commission Meeting.

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

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

Vice-Chair Lindsey asked for a roll call vote.

The motion carried unanimously.

ACTION:	**Motion to Defer the Resolution 2020-78 to the August 27, 2020 Planning Commission, Item 19, by Commissioner Jimmy Franks second by Commissioner Scott Harrison;**
	Motion Passed 8-0
AYES:	**Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi**
NOES:	**None**
ABSTAIN:	**Mike Hathaway**

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

Sponsors:	Emily Hunter, Andrew Orr, Eric Conner
Attachments:	1. 2020-77 RES Eddy Lane Envision Franklin Amendment_with Exhibits.Law Approved 2. Staff Report 3. Applicant Submittal

Chair Hathaway recused himself from this item.

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

Mr. Conner stated that this is an amendment to the established "Liberty Pike/ Eddy Lane" Special Consideration for the Industrial Flex Design Concept. The Industrial Flex Design Concept is intended to provide for a range of low intensity commercial uses, and this Special Consideration allows for a transition to Multifamily Residential uses for properties adjacent to existing residential uses.

The proposed amendment to the Special Consideration would allow for multifamily residential uses to occur throughout the Special Consideration area without needing to be adjacent to existing residential.

The applicant intends to propose a multifamily residential development in partnership with the Franklin Housing Authority if this amendment is approved.

The applicant held a virtual neighborhood meeting on May 19th and a recording of the meeting was placed on the City website. There were a small number of attendees and few questions and comments regarding the application.

No email comments were received for this item.

This Special Consideration area could be appropriate for contextual multifamily development because it is a lower density transitional area that is centrally located near major commercial centers and could provide a good opportunity for workforce housing.

The applicant has expressed a desire to work with the City to improve the walkability of this corridor and that would occur during the development plan phase.

Staff recommended approval of Resolution 2020-77.

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

Ms. Hunter stated that there was one citizen present.

Mr. Ken Adler, 405 Eddy Lane. Opposed - He lives on Eddy Lane and owns a business on Liberty Pike, east of Eddy Lane. His concerns included traffic along Eddy Lane and that residential homes should not be in the middle of a commercial area. He stated that sidewalks were needed.

Ms. Ellis stated that there were no phone calls.

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative. Mr. Gamble stated that he was joined on the call with Mr. Kevin Estes, Miles River, and Mr. Derwin Jackson, Franklin Housing Authority. Mr. Gamble gave a presentation. He stated that they had been working with Mr. Jackson to find a location where they could have a partnership with a private developer and a non-profit (Franklin Housing Authority) to provide an impact into the need for housing in Franklin. Mr. Gamble stated that they are not asking for the Envision Franklin policy to be amended, but they are asking for a text amendment. Mr. Gamble referred to Mr. Adler's comments that this would be an excellent area to have a live/work area where there could be office or artisan space on the ground floor with residential above. Mr. Gamble stated that they submitted a plan with this Envision Franklin amendment, but the plan is conceptual. He stated that there is still more work to do before a development plan could be submitted.

Mr. Gamble stated that the property is currently zoned Light Industrial. He stated that there are some constraints on the property such as flood plain and floodway along the northern area of this district. Mr. Gamble read the current policy for this area in Envision Franklin. He stated that the issues that they have are that the residential edges are along the south or south of Liberty Elementary School. This is the new data center in this location, and they have completed one of three phases of their proposal. He stated this an excellent job center for the multi-family that they are talking about. Just to the north, is the animal health center. Along the railroad and Liberty Pike, Jamison Station and Bell Historic Apartments are located. This is the area where the environmental constraint comes in. In the interior area, where the multi-family is proposed, there is no opportunity to comply with the current Envision Franklin policies due to the environmental constraints and the brand-new businesses. They are asking for consideration to make a change in the language where the properties that are along Eddy Lane and Liberty Pike where a mix of commercial and multi-family uses is expected to occur. When the multi-family residential uses occur, they will be located adjacent to Industrial uses, they will have specific buffering and screening which will allow for that transition.

Mr. Gamble provided aerial views of the existing area and the proposed plan. He stated that they are continuing to work with the Franklin Housing Authority on a proposed plan. He stated that this would be a joint partnership. He stated that this proposal could have live/work or artisan opportunities on the ground floor with multi-family residential above.

Mr. Gamble stated that they recognize that Eddy Lane has poor pedestrian circulation. With the future proposed development plan, they would include sidewalks along Eddy Lane. They would also include future connectivity to the Factory and Liberty Elementary School, Pinkerton Park and Harlinsdale Park. He stated that they would like to be a partner in working with the City for increasing the pedestrian network along Eddy Lane.

Mr. Gamble showed examples of the proposed buildings which would include live/work and multi-family residential. The Applicant stated that they were there to answer any questions.

Vice-Chair Lindsey asked for a motion.

Alderman Petersen asked if the Public Hearing was still open.

Ms. Shauna Billingsley, City Attorney, stated that the Public Hearing was closed and the Applicant had spoken.

Alderman Petersen moved, seconded by Commissioner Allen, to Disapprove Resolution 2020-77.

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

Alderman Petersen stated that there were several aspects about this proposal. She stated that Eddy Lane is technically a major collector road. She stated that it would be difficult to improve this road because Middle Tennessee Electric has large power lines on both sides of the road. She stated that there had been some small areas of improvement such as the sidewalk in front of the Data Center. However, it would be very difficult to make this area a walkable area. She stated that on one side of Liberty Pike there is a creek and a bridge would have to be built to have a sidewalk.

Alderman Petersen said that there are approximately 60 residences who have access to Eddy Lane. She stated at the Neighborhood Meeting, it was mentioned that between 240-360 residential units would be added on a six-acre area

piece of property. She stated that this would completely overpower the area. Alderman Petersen stated that the traffic is already bad and is backed up at the Eddy Lane/Hwy 96 intersection.

Mr. Gamble stated that the collector road impact fees could be used to mitigate traffic. He stated that a traffic study would be required with a development plan submittal. He stated that there are opportunities for a pedestrian connection. He stated that improvements may need to be made to the culverts or crossings to make this happen. He stated that they do not have a final unit count yet. However, the more units they have, the more impact they have for affordable housing. This would be a great benefit to the area.

Alderman Petersen stated that there are very large electrical lines on both sides of the road. These lines are carrying a great amount of electricity and are not easily moved. She stated this is close to where she lives and has talked with the public on how to improve walkability and the road. She stated that this set up is not going to be easy to work with.

Mr. Gamble stated that the impact fees would allow for safety and shoulder improvements.

Commissioner Allen agreed with Alderman Petersen that, with the topography, narrowness of the road and curves in the road, adding any more than 3 homes would be overpowering. She stated she would not support the amendment because of this. She stated that she was concerned what role the Franklin Housing Authority would have in this plan. Though she supports affordable housing, the plan needs to be workable and not have a detrimental effect on the community. She stated that this would overpower this area and it was not a good location.

Mr. Gamble asked Mr. Jackson to speak to the role that the Franklin Housing Authority would have in this plan.

Mr. Jackson stated that the role of the Franklin Housing Authority was to find an opportunity to partner with a private developer to create more affordable housing for mixed income. He stated that they are excited about that. They need to find a way to mix the affordable housing units in with the private units. He stated this has been done over the country. He stated that their part is to make 25% of the units affordable.

Vice-Chair Lindsey asked if these units would be rental units (apartments).

Mr. Estes confirmed that these would be rental units. He stated that they are working with the Franklin Housing Authority on two projects: Eddy Lane and Brownland Farms. He stated that this area, being less than half a mile from Downtown Franklin, would be beneficial.

Commissioner McLemore asked if there would be a lot of road improvements required. She asked if these improvements would be cost effective and would the units still be affordable with these costs.

Mr. Gamble stated that did not want to cut any corners and wanted quality units. He stated that they will do a traffic analysis. There would be impact fees that will help with these improvements. He stated that they would be working with the City of Franklin Engineering very closely to see what they could do to contribute to those improvements, including sidewalks. He stated that the sidewalk costs are not recoverable with the impact fees. The sidewalk costs would be at the developer's expense.

Alderman Petersen stated that the Franklin Housing Authority, over the years, had done excellent projects. She stated, however, she felt this plan would be overpowering. She stated that she could not see anyone trying to walk or cross Liberty Pike. She did not see that a traffic signal would be available with the railroad crossing.

Commissioner Szilagyi stated that she was concerned about the density. She stated that Eddy Lane was not walkable or bikeable. She stated that trying to cross to the Factory over Liberty Pike is very difficult.

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

Vice-Chair Lindsey asked for a roll call vote.

The motion failed by the following vote (4-4). Commissioner Franks, Commissioner Harrison, Commissioner McLemore, and Commissioner Szilagyi voted against the motion.

ACTION: **Motion to Disapprove the Resolution 2020-77, Item 20, by Alderman Ann Petersen second**

	by Commissioner Marcia Allen;
	Motion Failed 4-4
AYES:	Ann Petersen, Marcia Allen, Roger Lindsey, Michael Orr
NOES:	Jimmy Franks, Scott Harrison, Alma McLemore, Jenny Szilagyi
ABSTAIN:	Mike Hathaway

Vice-Chair Lindsey asked for a motion.

Commissioner Franks stated that he would like to propose a motion to approve the Resolution with a condition. He stated that the condition is that the affordable housing and the density is consistent with the traffic study. The condition would also include that the units would be half of what is proposed now.

Ms. Hunter stated, to clarify, that no plan was being approved with this amendment. If the Applicant wanted to move forward, they would need to propose a rezoning along with a development plan. The traffic study would be seen at this time. She stated that she was not sure if this condition could not be placed in Envision Franklin.

Commissioner Franks asked if the property would have to be rezoned to support this request.

Ms. Hunter stated that Multi-Family would not be supported on this site based on the Envision Franklin policy. The Applicant is requesting to amend the policy to allow Multi-Family in this area. In order to do this, a rezoning and development plan would be required before it is approved.

Commissioner Franks stated that he would like to support the rezoning just like the Bell Historic apartments.

Vice-Chair Lindsey stated that this motion would not apply to rezoning. He stated that the issues such as units, traffic, etc. would come before the Planning Commission at a later date.

To clarify, Mr. Conner stated that per the current Envision Franklin policy, in order to recommend approval for Multi-Family, it would need to be adjacent to existing residential. This motion would allow Envision Franklin to support Multi-Family Residential throughout the entire proposed area and not restrict it, as is the current Envision Franklin policy.

Vice-Chair Lindsey stated that the unintended consequences had to be considered when putting Multi-Family in the middle of an area of incompatible uses.

Commissioner Franks stated that Light Industrial sites are navigating away from Franklin. He stated that he would expect some of the larger tracts across the street to come in as well. He stated that there was opportunity to vet through the submittal. He stated that this was a good opportunity with the Franklin Housing Authority supporting it and the Applicant designing a great project. He stated that there is a lot of land in the "dead" zone. This would be a revitalization to this property.

Ms. Hunter asked Vice-Chair Lindsey to ask for a second to the motion. She stated that she would like to make a few more comments.

Commissioner Franks moved, seconded by Commissioner Harrison, to Approve Resolution 2020-77.

Ms. Hunter stated that this Land Use Plan amendment is to consider from a high level if Multi-Family is appropriate throughout the Eddy Lane and Liberty Pike area. She stated that any development plan or rezoning would have to come before the Planning Commission and the Board of Mayor and Aldermen before any Multi-Family development could be approved in that area. She stated that rezoning is not guaranteed but amending Envision Franklin allows Staff to support the project if certain criteria are met by the project. Again, in no way does it mean that the Planning Commission or the Board of Mayor and Aldermen will support the rezoning.

Alderman Petersen stated that she had two points. She stated that if you think about some of the other industrial areas that are in the industrial flex or possible for infill, virtually none of these are in a residential area. Also, almost none of these properties are on a collector road where there is a lot of traffic. Also, this area does have flood problems. She stated during the 2010 flood, both areas near the VFW and where Eddy Lane meets Highway 96 were completely cut off by flood water. So, anyone who lives in this area could not get in or out during a flood.

Commissioner Allen asked to confirm if this amendment would open the door to put Multi-Family, not just in Light Industrial, but anywhere.

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

Vice-Chair Lindsey asked for a Point of Clarification. He asked if this amendment would only apply to areas presently in Industrial Flex.

Mr. Conner stated that the special consideration, which this resolution is amending, is restricted to the area shown in red on the site context page (Liberty Pike/Eddy Lane area). This would not apply to all Industrial Flex Design Concept areas.

Mr. Gamble stated that Alderman Petersen referred to the area in the north being in the 100-year flood plain. He stated that they do not have an established density. He stated that there may be some safety considerations that will be addressed when the plan is moving forward.

Commissioner McLemore asked if the entire area in red (Liberty Pike/ Eddy Lane) could change.

Ms. Hunter stated that if this amendment passes, any of the properties in the red border could request a rezoning to Multi-Family. This does not mean that the rezoning would pass.

Vice-Chair Lindsey stated that any of the properties, such as where the CO-OP is located, could change.

Commissioner Franks asked what the density of the Bell Historic apartments was when it was approved. He asked if it was 50 units per acre.

Alderman Petersen stated that it was definitely not 50 units per acre.

Commissioner Franks stated that they would have many opportunities to determine the growth of the area. He stated that it was all about the traffic studies.

Commissioner Szilagyi stated that she lived close to this area. She stated that there was a lot of potential. She stated because the plan would come back before the Planning Commission, they could make sure it occurs in a way that made sense for the area, not overbuilt. She stated that with the proximity to the Factory, the pedestrian traffic could be a benefit to the businesses in the area.

Commissioner McLemore stated that she supported the affordability factor. She asked if these units would be more affordable than what is currently available.

Mr. Gamble stated that the role of the Franklin Housing Authority is to create guarantees that the units are and remain affordable.

Vice-Chair Lindsey stated that this issue would be considered with the rezoning and development plan.

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

Vice-Chair Lindsey asked for a roll call vote.

The motion carried by the following vote (5-3). Alderman Petersen, Commissioner Allen, and Commissioner Orr voted against the motion.

ACTION:	**Motion to Approve the Resolution 2020-77, Item 20, by Commissioner Jimmy Franks second by Commissioner Scott Harrison;**
	Motion Passed 5-3
AYES:	**Roger Lindsey, Jimmy Franks, Scott Harrison, Alma McLemore, Jenny Szilagyi**
NOES:	**Ann Petersen, Marcia Allen, Michael Orr**
ABSTAIN:	**Mike Hathaway**

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

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

Sponsors: Emily Hunter, Andrew Orr, Eric Conner

Attachments:

1. Staff Report
2. Attachment 1 Design Concept Map
3. Attachment 2 Special Consideration
4. RESOLUTION 2020-18 Envision Franklin Amendment_with Attachments. Law Approved 2
5. Citizen Comments 6.25.2020

Mr. Conner stated that in October 2019, 26 parcels totaling 474 acres were annexed into the City of Franklin outside the Urban Growth Boundary (UGB), and thus had no Design Concepts established for them. The parcels are generally located east of I-65 and south of Long Lane along Peytonsville Road and Pratt Lane.

Staff began a public process to solicit feedback in January 2020 regarding proposed Design Concepts for the annexed parcels and held a public meeting on January 15th, which had 56 attendees and staff received 23 comment cards regarding the preliminary recommendations. Since this public meeting, Staff presented recommendations to FMPC and BOMA at the January and February Joint Conceptual Workshops.

Across the 26 parcels, staff is recommending Mixed Residential, Neighborhood Mixed-Use, Conservation Subdivision, and Conservation Design Concepts, as well as a proposed Special Consideration for Mixed Residential at the intersection of Carothers Pkwy and Long Lane to provide comparable setback and features to mimic the existing development pattern of Ladd Park and Foxglove Farm.

Throughout this process, staff has received additional interest and applications for parcels to be annexed by referendum which would fill in some of the "donut holes" created by these annexations. Due to these applications, a similar process to this one will begin at the start of 2021.

Three citizen emails were received related to this item, which were provided to the Commission with your agenda item in Civic Clerk. Of the 3 emails, 2 spoke specifically against other agenda items and included this item as an overdevelopment of Franklin, and the 3rd requested commercial development stay close to I-65, opposing mixed-use. The emails in their entirety are published with the online agenda, and they will be included with the minutes of the meeting.

Staff recommended approval of Resolution 2020-18.

Chair Hathaway asked if there were any citizen comments.

Ms. Hunter stated that there were no citizens there to speak on this item.

Ms. Ellis stated that there were phone calls.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Orr, to approve Resolution 2020-18.

Chair Hathaway asked for any discussion on the motion.

Alderman Petersen stated that the northern part was Mixed Residential which was across the street from Single Family

Residential. She asked if Staff would comment on this.

Mr. Orr stated that this intersection is a transition zone. The nature of this transition from Single Family to a higher density, such as Neighborhood Mixed Use. He stated with the Mixed Use, they are recommending a special consideration to provide comparable setback and features to mimic the existing development pattern of Ladd Park and Foxglove Farm.

Chair Hathaway asked for a vote on the motion.

Chair Hathaway asked for a roll call vote.

The motion carried unanimously.

ACTION:	**Motion to Approve the Resolution 2020-18, Item 21, by Commissioner Scott Harrison second by Commissioner Michael Orr;**
	Motion Passed 9-0
AYES:	**Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Mike Hathaway, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi**
NOES:	**None**
ABSTAIN:	**None**

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

Sponsors: Emily Hunter, Andrew Orr

Attachments:

1. RESOLUTION 2020-19 EF Amendment_with Exhibit.Law Approved
2. Community Meeting Comment Cards
3. Chad Story
4. C Martin Dunn
5. Star Beaudoin
6. Citizen Comments 6.25.2020

Mr. Andrew Orr, Long Range Planning Supervisor, stated that since the adoption of Envision Franklin, there have been development requests to build alley-loaded single-family dwellings on lots narrower than the prescribed minimum of 45-feet which has caused the reevaluation of the standard. A presentation was delivered at the August 22, 2019 Joint Conceptual Workshop on the topic and a mobile workshop with the Planning Commission and Board of Mayor and Aldermen occurred on February 3, 2020 to see lot size and lot width examples throughout the city. The staff's recommendations were shared at a community meeting on February 13, 2020 and at the February 27, 2020 and May 28, 2020 Joint Conceptual Workshop.

The proposal is to amend the lot size and lot width minimums for alley-loaded single-family homes for the Single Family, Mixed Residential, and Conservation Subdivision Design Concepts.

The staff's recommendation is based upon feedback received from the FMPC and the BOMA, recognizing that varying

opinions on this policy exist. However, the unifying themes, as we understood them, were to reduce the lot width minimum, but also put some limitations in place. The staff's recommendation is to reduce the lot width minimum to 40-feet and the lot size minimum to 4,000 square feet, which brings it back in line with the old zoning ordinance standard for traditional areas. Moreover, up to 15% of total units could be on lots narrower than 40-feet, if infrastructure, drainage, and parking concerns are adequately addressed and if the lots are interspersed throughout the proposed development. The recommendation provides opportunities for additional housing options by reducing the minimum lot width and supporting the ability to build on narrower lots, if certain conditions can be achieved.

Staff received 52 citizen emails related to this item. All of them are in opposition to the proposed amendment. They are attached in Civic Clerk and will be included in the meeting minutes.

Staff recommended approval of Resolution 2020-19.

Chair Hathaway asked if there were any citizen comments.

Ms. Hunter stated that there were no citizens there to comment.

Ms. Ellis stated that there was one caller who had a comment.

Mr. Randy Fosler, 3435 Stagecoach Drive, Opposed. He stated that he would like to ask for the item to be deferred. He was concerned that the increased density would not lead to more affordable housing. He stated that Franklin already had some of the smallest building lots of any surrounding city.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner McLemore, to approve Resolution 2020-19.

Chair Hathaway asked for any discussion on the motion.

Alderman Petersen stated that there is something to the citizen comment made and to all the emails sent in. She stated that people are requesting more one-story housing. She stated that it is concerning because there are some very narrow lots with very expensive homes. She stated that just because smaller lots will be allowed, it does not mean that the houses will be affordable.

Commissioner Allen stated that she would vote against this item. She stated that she agrees with what the caller said. She stated that increasing density does not mean that the homes will be more affordable.

Chair Hathaway asked for a roll call vote.

The motion carried by the following vote (7-0). Alderman Petersen and Commissioner Allen voted against the motion.

ACTION:	**Motion to Approve the Resolution 2020-19, Item 22, by Commissioner Scott Harrison second by Commissioner Alma McLemore;**
	Motion Passed 7-2
AYES:	**Jimmy Franks, Scott Harrison, Mike Hathaway, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi**
NOES:	**Ann Petersen, Marcia Allen**
ABSTAIN:	**None**

23. Consideration Of Resolution 2020-17, A Resolution By The Franklin Municipal Planning Commission To Adopt A Clean Up Amendment To The Envision Franklin Design Concepts Map For The Chadwell Tract Of The Berry Farms PUD Subdivision, To Correct The Northeastern Urban Growth Boundary Line With

Brentwood And Provide A General Update To Several Maps. (PUBLIC HEARING)

Sponsors: Emily Hunter, Andrew Orr

Attachments:

1. RESOLUTION 2020-17 EF Amendment_with Exhibits.Law Approved
2. 2007-86 - Bwd-Frklin boundary agrmt - Split Log
3. Email Correspondence

Mr. Orr stated that this clean up amendment request proposes routine updates to maps found in Envision Franklin including the City and urban growth boundary map, existing land use map, and the corridor character map.

The staff is also recommending updating the Design Concepts Map to reflect existing entitlements for a portion of the Chadwell Tract of Berry Farms by correcting the design concept from Single Family Residential to Neighborhood Mixed-Use. The Chadwell Tract is located at the southwestern quadrant of the I-65 and Goose Creek Parkway interchange and has approval for a mix of commercial and residential uses.

Lastly, the UGB line along the Brentwood corporate limits has been shown incorrectly and this update will correct the mapping error. In 2007, an agreement was made with the City of Brentwood to adjust the contiguous Urban Growth Boundary (UGB) in the area south of Split Log Road. The Design Concepts Map has mistakenly shown the UGB and has been updated to reflect this agreement along the northeastern border with the City of Brentwood.

Mr. Orr stated that, previously, the Resolution did not have maps attached, but were now added.

Staff recommended approval of Resolution 2020-17.

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

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Lindsey, to approve Resolution 2020-17.

Chair Hathaway asked for any discussion on the motion.

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

Chair Hathaway asked for a roll call vote.

The motion carried unanimously.

ACTION:	**Motion to Approve the Resolution 2020-17, Item 23, by Commissioner Scott Harrison second by Commissioner Roger Lindsey;**
	Motion Passed 9-0
AYES:	**Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Mike Hathaway, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi**
NOES:	**None**
ABSTAIN:	**None**

NON-AGENDA ITEMS

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

ANY OTHER BUSINESS

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

ADJOURN

Commissioner Harrison moved, seconded by Commissioner McLemore, to Adjourn.

Chair Hathaway called for a roll call vote.

The motion Passed unanimously.

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

There being no further business, the meeting adjourned at 9:16 p.m.

_____ _____

Chair Date

Dianna Tomlin

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

Good afternoon -

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

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

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

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

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

Andrea Arnold
233 Fitzgerald St.

Dianna Tomlin

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

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

Sent from my iPhone

Begin forwarded message:

> **From:** Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
> **Date:** May 27, 2020 at 12:24:23 PM CDT
> **To:** Dianna Tomlin <diannat62@me.com>
> **Subject: FW: Amendment to Westhaven Development Plan - public comment**
>
> Planning Intake Email regarding WESTHAVEN
>
> **Amy Diaz-Barriga, AICP**
> Current Planning Supervisor
>
> Planning and Sustainability Department
> City of Franklin
> 109 Third Avenue South
> Franklin, TN 37064
>
> Phone: 615-550-6732

> **From:** James Arthur <jarthur1945@gmail.com>
> **Sent:** Monday, May 25, 2020 4:29 PM
> **To:** Planning Intake <planningintake@franklintn.gov>
> **Subject:** Amendment to Westhaven Development Plan - public comment
>
> ***ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.***

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

To: Members of the Franklin Planning Commission

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

Re: Amendment to Westhaven Development Plan

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

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

1. A substantial increase in the density of undeveloped residential property within the current boundaries of Westhaven.

2. The annexation of 55 acres adjacent to Westhaven and development as high-density residential property and commercial property, particularly a convenience store and gas station.

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

a. The Development Plan for Westhaven was originally sold as creating a unique, *walkable* community. A community divided by a controlled access parkway is not exactly walkable, sprintable maybe.

b. The proposed development of the 55-acre Jewell Property is being sold as an “aging-in-place” amenity for Westhaven, which is just so much marketing twaddle. In the first place, there is already a high-end senior living facility directly across the street, so there is no need for such an “amenity” for Westhaven. This is just a ploy to obtain high-density residential zoning and, unless there are strict

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

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

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

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

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

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

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

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

Dianna Tomlin

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

-----Original Message-----
From: Lana Baker <lana.n.baker@gmail.com>
Sent: Thursday, May 28, 2020 8:47 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: WH expansion

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

Hello,

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

Lana Baker

Sent from my iPhone

Sent from my iPhone

Dianna Tomlin

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

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

Sent from my iPhone

Begin forwarded message:

> **From:** Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
> **Date:** May 27, 2020 at 12:22:00 PM CDT
> **To:** Dianna Tomlin <diannat62@me.com>
> **Subject: FW: Development Plan Revision for Westhaven**
>
> Planning Intake Email regarding WESTHAVEN
>
> **Amy Diaz-Barriga, AICP**
> Current Planning Supervisor
>
> Planning and Sustainability Department
> City of Franklin
> 109 Third Avenue South
> Franklin, TN 37064
>
> Phone: 615-550-6732

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

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

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

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

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

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

Dianna Tomlin

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

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

Sent from my iPhone

Begin forwarded message:

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

Dear Sir/Madame,

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

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

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

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

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

Thank you,

Brent Baldwin
1720 Championship Blvd
Franklin, TN 37064

Sent from Yahoo Mail on Android

Dianna Tomlin

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

Tony Bassano
Tbassano@icloud.com

Dianna Tomlin

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

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

Sent from my iPhone

Begin forwarded message:

> **From:** Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
> **Date:** May 27, 2020 at 12:07:17 PM CDT
> **To:** Dianna Tomlin <diannat62@me.com>
> **Subject: FW: SLC proposed gas station**
>
> Planning Intake Email regarding WESTHAVEN
>
> Amy Diaz-Barriga, AICP
> Current Planning Supervisor
>
> Planning and Sustainability Department
> City of Franklin
> 109 Third Avenue South
> Franklin, TN 37064
>
> Phone: 615-550-6732
>
> -----Original Message-----
> From: Anne <a.beaumont@earthlink.net>
> Sent: Wednesday, May 27, 2020 11:00 AM
> To: Planning Intake <planningintake@franklintn.gov>
> Subject: SLC proposed gas station
>
> ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.
>
> Hello,
>
> We live In Westhaven on Eliot rd. We have lived in Westhaven for the past 6 years.
> The past year or so, Southern Land has been noticeably slipping in their ability to oversee and handle

issues regarding increased development. Construction traffic, street maintenance, excessive dust and trash are some of the daily issues in the neighborhood.
We are opposed to the proposed gas station inside the neighborhood. The residents are already dealing with quality of life issues that the developers are not improving in any way.
Also, the proximity to the elementary school is of huge concern for the health and safety of the children.

Thank you for your time.

Anne Beaumont

Dianna Tomlin

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

Dianna Tomlin

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

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

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

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

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

Amy Biagini
Founders Pointe

Dianna Tomlin

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

Amy Biagini
Founders Pointe

Dianna Tomlin

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

Hello,

I live at 1302 Porter St near Pearre Creek Elementary and the proposed gas station. I'm concerned and suggest the city deny / decline the proposal to rezone and allow a gas station to be built at the proposed site. There are multiple reasons:
1) The health of my family and others in the area (we have two young children)
2) When we purchased our house (most expensive thing people buy in their lives), there were no plans to have a gas station built so close. Otherwise we would have looked in a different part of the neighborhood, now I have to rely on others to determine whether or not I'm exposing myself and my family to harmful substances. We shouldn't have adverse environmental factors thrust upon us when we don't have the ability to easily pickup our lives and move without extraordinary costs and effort.
2) The health impact to the children attending Pearre Creek
3) The safety and social aspects of having a gas station so close to an Elementary school which has an opportunity to increase crime in the area
4) Additional traffic to the area without proper infrastructure to support

Thank you,
Bryce Bruner
224-456-9165

Dianna Tomlin

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

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

Ms Tomlin and Diaz-Barriga

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

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

- Boyd Mill Avenue and Carlisle Lane are not meant for the high volume of traffic that they have endured over the last several years. Placing an access road to Boyd Mill will only ensure continued traffic as some potential 1,100+ vehicles daily will continue to utilize Boyd Mill and Carlisle Lane as a cut through to Mack Hatcher at Del Rio Pike.

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

Richard and Tania Clark

Dianna Tomlin

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

Follow Up Flag: Follow up
Flag Status: Flagged

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

Dianna

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

Richard and Tania Clark, 3270 Boyd Mill Ave

Dianna Tomlin

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

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

These comments are for resolution 2019-130

thanks

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

Ms Tomlin and Diaz-Barriga

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

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

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

Richard and Tania Clark

Dianna Tomlin

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

Franklin Planning Committee,

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

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

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

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

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

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

Sincerely,

Jackie Corino

--

Jackie Corino
336-269-3592
jcorino411@gmail.com

Dianna Tomlin

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

From: Jacqueline Corino <jcorino411@gmail.com>
Sent: Wednesday, May 27, 2020 4:41 PM
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Sincerely,

Jackie Corino

--

Jackie Corino
336-269-3592
jcorino411@gmail.com

Dianna Tomlin

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

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

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

Board of Mayor and Alderman (BOMA),

On behalf of the homeowners of Cornerstone Subdivision, we do not need another seven hundred plus units built by Southern Land at this proposed location off Boyd Mill Avenue and New Hwy. 96, which would greatly increase traffic on Carlisle Lane.
We have continued to see increased levels of traffic on Carlisle Lane, the entrance street to our subdivision, which is already a main cut-through street to Del Rio Pike.

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

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

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

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

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

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

Dianna Tomlin

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

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

Sent from my iPhone

Begin forwarded message:

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

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

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

Sincerely,
Megan Cowden
Championship Blvd

Dianna Tomlin

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

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

Sent from my iPhone

Begin forwarded message:

> **From:** Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
> **Date:** May 27, 2020 at 12:22:08 PM CDT
> **To:** Dianna Tomlin <diannat62@me.com>
> **Subject: FW: Westhaven Density and HYW 96 Traffic study**
>
> Planning Intake Email regarding WESTHAVEN
>
> Amy Diaz-Barriga, AICP
> Current Planning Supervisor
>
> Planning and Sustainability Department
> City of Franklin
> 109 Third Avenue South
> Franklin, TN 37064
>
> Phone: 615-550-6732
>
> -----Original Message-----
> From: Karen Crook <karenlw89@gmail.com>
> Sent: Tuesday, May 26, 2020 8:00 PM
> To: Planning Intake <planningintake@franklintn.gov>
> Subject: Westhaven Density and HYW 96 Traffic study
>
> ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.
>
> Dear members of the Planning Commission:
>
> I am deeply concerned about the results of the HWY 96 traffic study showing a drastic increase in cars on the road in this already heavily trafficked area.

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

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

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

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

Thank you.

Karen Leslie Crook
602 Stonewater Blvd
Franklin, TN 37064

Sent from my iPhone

Dianna Tomlin

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

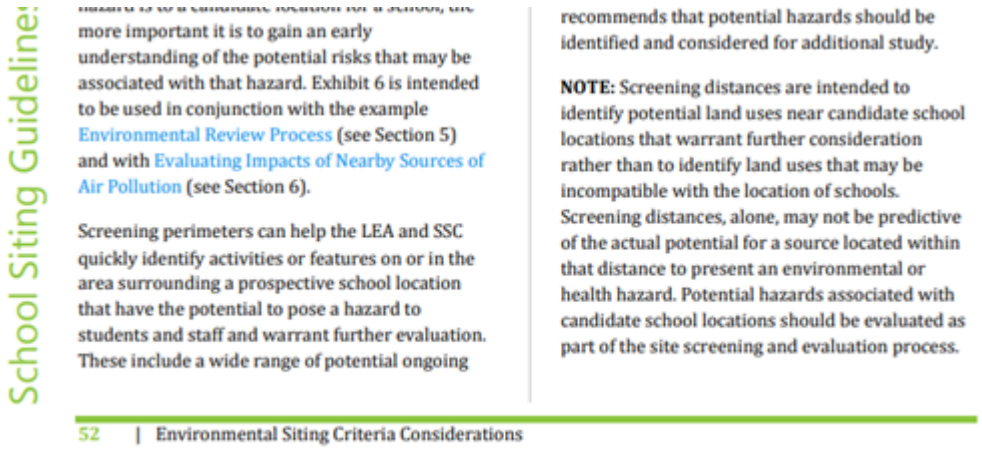
ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Commissioners,

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

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

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



School Siting Guidelines

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

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

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

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

52 | Environmental Siting Criteria Considerations

Error! Filename not specified.

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

Please vote yes for this application.

Thanks for your time,

Will & Barbara Patrick Crunk

Virus-free. www.avg.com

Dianna Tomlin

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

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

Dianna Tomlin, City Planner,
Please do not allow the Westhaven proposed building of 766 residential units with access to Boyd Mill and Carlisle Lane. I am a resident of Cornerstone and have seen the traffic increase with the current building going on off Carlisle Lane and Del Rio. Traffic has increased to dangerous levels with bicycles, cars, large dump and other construction vehicles. These roads are two lane and not meant for large volumes of traffic. Please do not make our neighborhood less desirable.
Betty Cunningham
402 Cornerstone Way
Franklin, Tn 37064

Dianna Tomlin

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

Sent from my iPhone, please excuse typos and brevity

Dianna Tomlin

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

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

Dear Franklin Municipal Commission,

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

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

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

With kind regards,
--
Fred Daniell
1623 Cooper Creek Ln, Franklin, TN 37064

Dianna Tomlin

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

Sent from my iPhone, please excuse typos and brevity

Dianna Tomlin

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

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

Dear Franklin Municipal Commission,

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

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

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

With kind regards,
--
Fred Daniell
1623 Cooper Creek Ln, Franklin, TN 37064

Dianna Tomlin

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

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

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

Please do not approve this proposal!

Brenda Davis
1706 Townsend Blvd.

Dianna Tomlin

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

Please consider the residents.

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

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

Thank you for hearing my concerns.

Paige Dixon

Sent from my iPhone

Dianna Tomlin

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

LAST 1 OF 2

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

Scott

Dianna Tomlin

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

Dear Planners,

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

Please oppose SouthernLands increases.

Thank you,

Dr. Nancy Farris
Sent from my iPad

Dianna Tomlin

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

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

Sent from my iPhone

Begin forwarded message:

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

Planning Intake email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

May 27, 2020

City of Franklin Planning and Sustainability Department

Franklin Municipal Planning Commission

109 3rd Avenue South, Suite 135,

Franklin,TN 37064

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

Dear Commissioners:

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

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

The attached presentation provides additional context.

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

Sincerely,

Marisa Fernandez
Franklin, TN 37064

Dianna Tomlin

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

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

Sent from my iPhone

Begin forwarded message:

> **From:** Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
> **Date:** May 27, 2020 at 12:22:45 PM CDT
> **To:** Dianna Tomlin <diannat62@me.com>
> **Subject: FW: Westhaven Concept Plan**
>
> Planning Intake Email regarding WESTHAVEN
>
> Amy Diaz-Barriga, AICP
> Current Planning Supervisor
>
> Planning and Sustainability Department
> City of Franklin
> 109 Third Avenue South
> Franklin, TN 37064
>
> Phone: 615-550-6732
>
> -----Original Message-----
> From: John Fraser <johndavisfraser@gmail.com>
> Sent: Tuesday, May 26, 2020 4:01 PM
> To: Planning Intake <planningintake@franklintn.gov>
> Cc: Marcia Fraser <marciafraser@gmail.com>
> Subject: Westhaven Concept Plan
>
> ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.
>
> We write in support of the Westhaven Concept Plan that will be considered on this coming Thursday, May 28.
> We have been residents of Westhaven since August 2004, and we have watched Southern Land bring

our development steadily and thoughtfully to where it is today. The community they and the residents have created is one we totally embrace, and it is clear from the last few months that that feeling of community has only strengthened. The prospect of being able to grow old and still be in our own, smaller, home in Westhaven is of great interest to us. Southern Land has always delivered on what they have envisioned from the beginning and we expect this latest phase will be be no different.
We urge you to support their latest plans going forward.
Sincerely,
Marcia and John Fraser
1306 State Boulevard

Sent from my iPhone

Dianna Tomlin

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

Planning Commission,

I am an seven year resident of Westhaven and I am opposed against SLC proposal to add 766 new residents and rezoning for a gas station.
The traffic study shows an additional 16,000 vehicle trips on Townsend will be added to this increase in density which is far too dangerous as these vehicles will be passing past an elementary school. As far as the gas station it is unneeded and unwanted by a vast majority of residents. We have a gas station one mile down the road and 20 in a five mile radius. There are health concerns, traffic concerns, and a decrease in potential property values associated with the proposed gas station and the vast majority of residents are opposed. Please vote against this proposal this evening. Thank you!

Jennifer Freeman

--
Jennifer Freeman
jenfreeman315@gmail.com

Dianna Tomlin

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

Sent from my iPhone

Dianna Tomlin

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

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

Please stop the sprawl, including the gas station.

Thank you,

Neil Graver
412 Ripley Lane 37064

Dianna Tomlin

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

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

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

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

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

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

Chris Turner
Franklin Green

Dianna Tomlin

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

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

Sent from my iPhone

Begin forwarded message:

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

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

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

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

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

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

Please feel free to call me, if necessary.

Regards,

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

Dianna Tomlin

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

Franklin Planning Commission,

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

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

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

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

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

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

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

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

Sincerely,

Brint Hahn

Dianna Tomlin

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

Dianna Tomlin

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

Planning Intake re: Westhaven

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

Attention Planning Committee,

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

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

Janet Haworth

Dianna Tomlin

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

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

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

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

Parks & Recreation

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

Police

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

Fire

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

Environment

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

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

Thank you.

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

Dianna Tomlin

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

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

Sent from my iPhone

Begin forwarded message:

> **From:** Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
> **Date:** May 27, 2020 at 12:22:06 PM CDT
> **To:** Dianna Tomlin <diannat62@me.com>
> **Subject: FW: Vote No! to the gas station in Westhaven**
>
> Planning Intake Email regarding WESTHAVEN
>
> Amy Diaz-Barriga, AICP
> Current Planning Supervisor
>
> Planning and Sustainability Department
> City of Franklin
> 109 Third Avenue South
> Franklin, TN 37064
>
> Phone: 615-550-6732
>
> -----Original Message-----
> From: Sonya Herrington <sonyaherrington@comcast.net>
> Sent: Tuesday, May 26, 2020 8:33 PM
> To: Planning Intake <planningintake@franklintn.gov>
> Subject: Vote No! to the gas station in Westhaven
>
> ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.
>
> Good evening.

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

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

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

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

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

Thank you for your time,

Sonya Herrington

9027 Keats St

Franklin, TN 37064

615-473-4334

sonyaherrington@comcast.net

Sent from my iPhone

Dianna Tomlin

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

To whom it may concern,

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

Town and Country Plan, Please!!!

Thank you,
Holly and Fred Arnold

Dianna Tomlin

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

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

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

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

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

Amy Biagini
Founders Pointe

Dianna Tomlin

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

Importance: High

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

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

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

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

Bruce and Kris Johnson
1601 Cooper Creek Lane

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

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



Dianna Tomlin

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

Very best,
Duane Jones
Westhaven Resident
9021 Keats St

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

Dianna Tomlin

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

To whom it may concern,

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

Regards,

Scott Jones

Dianna Tomlin

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

Dear Care Takers of Franklin,

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

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

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

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

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

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

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

Sincerely,

Jessica Kelly
908.963.0715
Keats St

Dianna Tomlin

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

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

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

Thanks for taking the time to read this.

Sincerely,
Christopher Knotts

Dianna Tomlin

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

Board of Mayor and Aldermen,

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

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

Thank you for your consideration!

Dan Kraus - NMLS# 40222
Sr. Home Loan Specialist

CHURCHILL MORTGAGE | Call, text and fax:

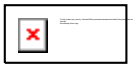
1749 Mallory Lane | Suite 100
Brentwood, TN 37027

(615) 767-5208

website | APPLY NOW | SCHEDULE AN APPOINTMENT | blog | vCard | map | email





Churchill Mortgage Corporation (NMLS ID 1591)  

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

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

Dianna Tomlin

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

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

Sent from my iPhone

Begin forwarded message:

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

Planning Intake email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

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

Respectfully Submitted,

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

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Top Workplaces 2015, 2016 – *The Tennessean*

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Dianna Tomlin

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

Thanks SLC!
Keith Landry

Recd 5/28 8:55am EE

TO:

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

FROM:

David and Michele Stephens
1644 Townsend Boulevard
Franklin, TN 37064

Also owners at:
1038 Meandering Way
Franklin, TN 37067

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

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

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

Please note citations added at end of document.

Areas of concern in this proposal:

NO NEED FOR STATION

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

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

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

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

Consider:

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

[1] Google Earth images

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

PLACEMENT of GAS STATION

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

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

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

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

SAFETY

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

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

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

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

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

---

[2] Google Earth image 1
[3] Google Earth image 2
[4] National Institutes of Health article
[5] Google Earth Image
[6] Hud.gov link
[7] Vaping link

PROPERTY VALUES

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

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

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

We thank you for your thoughtful consideration of these comments.

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

Respectfully,

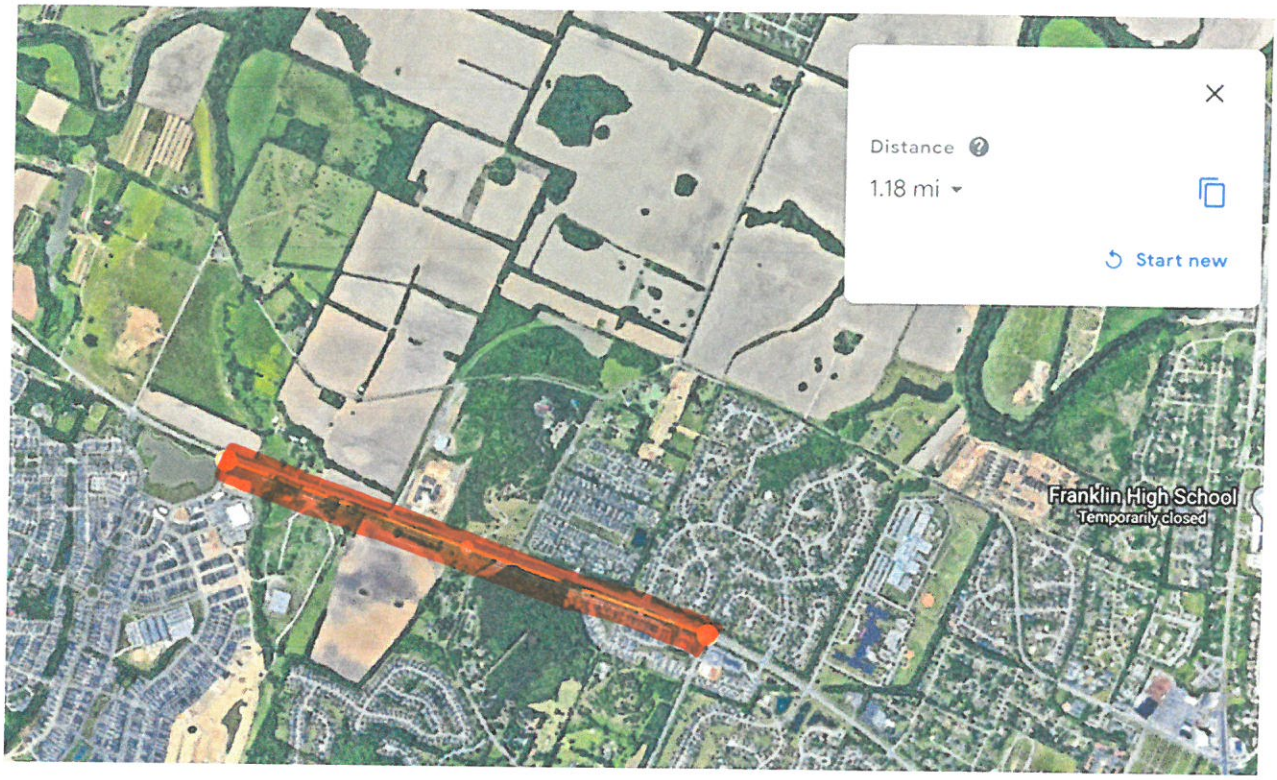


David and Michele Stephens

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

CITATIONS

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



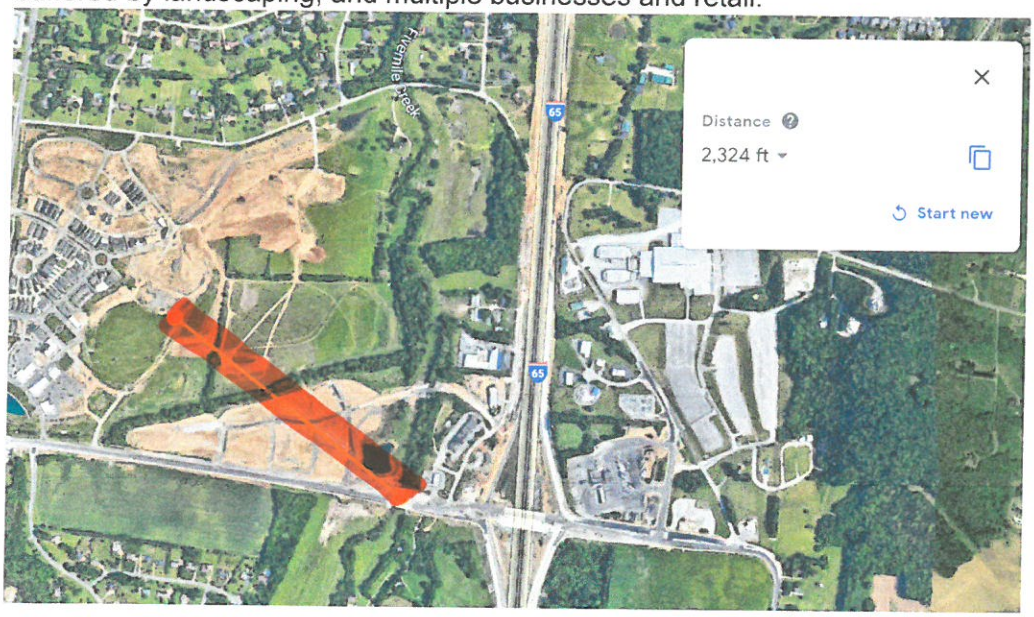
1 (cont) Google Earth Image of distance between Westhaven and MAPCO at New Highway 96 West.



CITATIONS



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



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

CITATIONS

3 Cont.

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

CITATIONS

TABLE 2

Studies of Residential Proximity to Potential Environmental Hazards and Childhood Cancer

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

CITATIONS

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

4 – Vent Pipe Emissions Study

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

Contents lists available at ScienceDirect

Science of the Total Environment

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

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

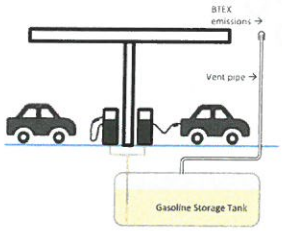
Markus Hilpert [a,*], Ana Maria Rule [b], Bernat Adria-Mora [a], Tedmund Tiberi [c]

[a] Department of Environmental Health Sciences, Mailman School of Public Health, Columbia University, New York, NY 10032, United States of America
[b] Department of Environmental Health and Engineering, Johns Hopkins Bloomberg School of Public Health, Baltimore, MD 21205, United States of America
[c] ARID Technologies, Inc., Wheaton, IL 60187, United States of America

HIGHLIGHTS

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

GRAPHICAL ABSTRACT



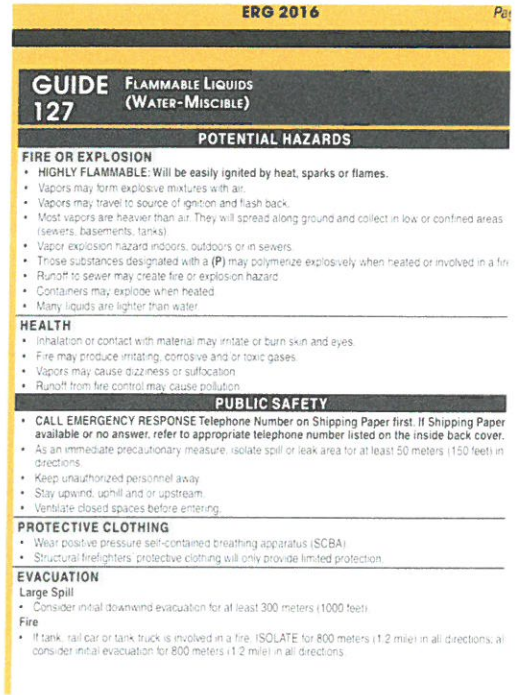
CITATIONS

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



6 – Hud.gov link and Fire Protection Protocols for Gas Station fires and spills.
https://www.hud.gov/sites/documents/STATIONS.PDF





ERG 2016

GUIDE 127 FLAMMABLE LIQUIDS (WATER-MISCIBLE)

POTENTIAL HAZARDS

FIRE OR EXPLOSION
- HIGHLY FLAMMABLE: Will be easily ignited by heat, sparks or flames.
- Vapors may form explosive mixtures with air.
- Vapors may travel to source of ignition and flash back.
- Most vapors are heavier than air. They will spread along ground and collect in low or confined areas (sewers, basements, tanks).
- Vapor explosion hazard indoors, outdoors or in sewers.
- Those substances designated with a (P) may polymerize explosively when heated or involved in a fir
- Runoff to sewer may create fire or explosion hazard.
- Containers may explode when heated.
- Many liquids are lighter than water.

HEALTH
- Inhalation or contact with material may irritate or burn skin and eyes.
- Fire may produce irritating, corrosive and or toxic gases.
- Vapors may cause dizziness or suffocation.
- Runoff from fire control may cause pollution.

PUBLIC SAFETY
- CALL EMERGENCY RESPONSE Telephone Number on Shipping Paper first. If Shipping Paper available or no answer, refer to appropriate telephone number listed on the inside back cover.
- As an immediate precautionary measure, isolate spill or leak area for at least 50 meters (150 feet) in directions.
- Keep unauthorized personnel away.
- Stay upwind, uphill and or upstream.
- Ventilate closed spaces before entering.

PROTECTIVE CLOTHING
- Wear positive pressure self-contained breathing apparatus (SCBA).
- Structural firefighters' protective clothing will only provide limited protection.

EVACUATION
Large Spill
- Consider initial downwind evacuation for at least 300 meters (1000 feet).

Fire
- If tank, rail car or tank truck is involved in a fire, ISOLATE for 800 meters (1/2 mile) in all directions; al consider initial evacuation for 800 meters (1/2 mile) in all directions.

CITATIONS

7 - Teen Smoking and Vaping

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

Dianna Tomlin

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

Dear Planning Commisson,

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

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

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

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

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

William Little

Dianna Tomlin

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

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

We live at 1808 Thornbrook Lane in Carlisle and are requesting that you not approve the subject proposal. The traffic on HWY 96, Carlisle Lane, Boyd Mill Road, and Del Rio is already heavy and increasing and, when the Mack Hatcher extension to Del Rio is complete, the traffic will significantly increase again. Approving 766 additional residences and adding 16,344 trips/day to this area will create a nightmare that will impact every aspect of the lives of the people who live anywhere near the new development.
Please consider if you would want to live in this area after the 766 residences and over 16,000 trips per day are added as a result of approval of this proposal. Thank for you attention to our request and for hopefully disapproving the proposed project.

Gideon and Carole Long
850-974-4123

Dianna Tomlin

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

We live at 1808 Thornbrook Lane in Carlisle and are requesting that you not approve the subject proposal. The traffic on HWY 96, Carlisle Lane, Boyd Mill Road, and Del Rio is already heavy and increasing and, when the Mack Hatcher extension to Del Rio is complete, the traffic will significantly increase again. Approving 766 additional residences and adding 16,344 trips/day to this area will create a nightmare that will impact every aspect of the lives of the people who live anywhere near the new development.
Please consider if you would want to live in this area after the 766 residences and over 16,000 trips per day are added as a result of approval of this proposal. Thank for you attention to our request and for hopefully disapproving the proposed project.

Gideon and Carole Long
850-974-4123

Dianna Tomlin

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

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

Sent from my iPhone

Begin forwarded message:

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

Dear Commission:

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

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

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

Thank you for your consideration.

Sincerely,

Matthew D. Magallanes

514 Ardmore Place

Franklin, TN 37064

Personal Work Phone: 615-778-3939

Matthew D. Magallanes
Chairman
Education Foundation for Williamson County, LLC
118 Front Street, Suite 116-Box 76
Franklin, TN 37064

Dianna Tomlin

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

Dear Elected Officials,

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

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

Sincerely,

Mark & Karen McCutcheon

1900 Townsend Blvd

Franklin TN 37064

615-394-7782

Dianna Tomlin

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

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

Sent from my iPhone

Begin forwarded message:

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

Please do not approve.

Thank you!
Carmen McKinley

Dianna Tomlin

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

Hi,

I'm a mom with kids At Pearre Creek, I so upset that a gas station is needed in our neighborhood. We have a gas station 1.5 miles down the road, there is no need to add another one near our school, it's honestly not that difficult to drive one mile down the road!!
This is not a necessity and only reason for this gas station is pure profit.
Please consider my email and understand we don't need a gas station here in WestHaven.
Sincerely,
A concerted morther

Sent from my iPhone

Dianna Tomlin

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

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

Thank you.

Dan Mills

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

Dianna Tomlin

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

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

Sent from my iPhone

Begin forwarded message:

> **From:** Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
> **Date:** May 27, 2020 at 2:38:02 PM CDT
> **To:** Dianna Tomlin <diannat62@me.com>
> **Subject: FW: Westhaven / widening 96**
>
> Planning Intake email regarding WESTHAVEN
>
> Amy Diaz-Barriga, AICP
> Current Planning Supervisor
>
> Planning and Sustainability Department
> City of Franklin
> 109 Third Avenue South
> Franklin, TN 37064
>
> Phone: 615-550-6732
>
> -----Original Message-----
> From: Piro Mittig <pmittig@gmail.com>
> Sent: Wednesday, May 27, 2020 1:58 PM
> To: Planning Intake <planningintake@franklintn.gov>
> Subject: Westhaven / widening 96
>
> ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.
>
> I am concerned about the ever present sprawl of Westhaven, it is taking over Franklin.
> And now there are plans to widen 96? This will certainly kill what is left of Franklin.
> I know development is necessary, let's try to manage it responsibly please.
> Piro Mittig

Dianna Tomlin

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

Thanks in advance,
KK Moore

Dianna Tomlin

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

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

Sent from my iPhone

Begin forwarded message:

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

Dear Members of the Franklin Planning Commission,

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

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

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

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

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

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

Respectfully,

Dale Mowry

Westhaven Resident

Dianna Tomlin

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

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

Sent from my iPhone

Begin forwarded message:

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

Planning Intake email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

Hello,

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

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

Thank you,
Sue Niedrich
818 Stonewater Blvd.

Dianna Tomlin

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

Dear Members of the Franklin Plan Commission,

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

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

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

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

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

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

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

Sincerely,

Richard Niedrich
818 Stonewater Blvd.

847-344-5731

Dianna Tomlin

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

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

Sent from my iPhone

Begin forwarded message:

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

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

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

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

Jennifer Vanden Oever
310-704-8372

Dianna Tomlin

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

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

Sent from my iPhone

Begin forwarded message:

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

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

Dianna Tomlin

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

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

Thanks,

Rob Parrish
222 Prospect Avenue
Franklin, TN 37064
615.400.1604

Dianna Tomlin

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

TO WHOM IT MAY CONCERN

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

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

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

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

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

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

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

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

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

I received just one acknowledgment: from the Mayor.

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

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

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

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

Yours,

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

Dianna Tomlin

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

Hello!

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

Thank you for your time,
Tami Polak

1007 Oleander Street
Franklin TN 37064



C:615-517-4955

Dianna Tomlin

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

LAST 2 OF 2

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

Good Afternoon,

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

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

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

Thank you,
Concerned resident, Ramona Hahn

Sent from my iPhone

May 16, 2020

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

Subject: Westhaven Rezoning Plan

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

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

Please do not approve this proposal.

Judith A. Swartz

Judith A. Swartz
Westhaven resident

1 Attachment

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

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

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

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

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

Co-authors of the new study include Ana Maria Rule at Johns Hopkins, Bernat Adria-Mora formerly at Columbia, and Tedmund Tiberi at ARID Technologies, Inc. In a competing interest statement, the authors note that Tiberi directs a company that develops technologies for reducing fuel emissions from gasoline-handling operations. The research is supported by a grant from the National Institutes of Health (ES009089)

Dianna Tomlin

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

City of Franklin Planning and Sustainability Department:

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

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

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

Your consideration of these concerns is appreciated.

Best regards,

Jessica Robb

Dianna Tomlin

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

Good Afternoon,

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

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

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

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

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

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

Regards,
Jeremy Robb
633 Stonewater Blvd Franklin TN 37069

Dianna Tomlin

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

Follow Up Flag: Follow up
Flag Status: Flagged

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

Dear Ms. Diaz-Barriga,

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

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

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

Cordially.
Martha Rudman
Carlisle
newtonmiz@aol.com

Dianna Tomlin

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

To Whom It May Concern:

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

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

Sincerely,
Andy Russell

Sent from my iPad

Dianna Tomlin

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

To Whom It May Concern,

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

Thank you for your consideration.

With best regards,
Sandy Schlicht

Dianna Tomlin

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

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

Dear Franklin City Planner Dianna Tomlin:

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

1) **Boyd Mill Avenue cannot handle the additional 1,000+ vehicles that construction would impose on the area.** Budget expenditures to make it a major secondary road would cost Franklin taxpayers far more than any realizable benefit to the neighborhood and surrounding communities. Maintenance costs would be perpetuated into the future, especially troubling at this time when revenues are significantly lower.

2) **Carlisle Lane will become even a more frequently abused shortcut to the Mack Hatcher extension, which presents insurmountable challenges to its remediation.** The entrances/exits to Carlisle, Cornerstone, and CarDel communities already pour residents onto this two-lane road within about 100 yards of each other. Traffic volume studies would not reveal that vehicles headed south typically accelerate and tailgate in order to reach the 96 West traffic signal before it changes to red. Widening Carlisle Lane would pose problems of its own, and installing traffic lights for the three communities would frustrate local and pass-through drivers alike. A wider road might not prevent accidents or reduce property damage. The quarter-mile "S" curve from Old Charlotte Pike north to Del Rio Pike further complicates traffic engineering solutions, even if the fourth Richland Close community and an adjacent single-family home remain slow to develop. Of course, Blossom Park around the corner also contributes to the volume of vehicles moving through this short stretch of road.

3) **Multiplying the number of vehicles on Carlisle Lane will also lead to widening of Del Rio Pike, both northward and eastward from their intersection.** This is foreseeable in the near future, along with the necessity to add to a construction and maintenance budget already straining to meet needs.

4) **Providing other adequate public facilities, utilities, and services for the 766 residential units is an issue that requires informed planning and reassurances to residents.** The more the city allows additions to the infrastructure, the more it needs to maintain water, sewer, gas, electricity, police and fire protection, schools, medical facilities, refuse and recycling collection, and public transportation. On top of these considerations, more private businesses such as grocery stores, gasoline stations, and restaurants must to be anticipated and addressed.

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

Raymond P. Schmidt, Cornerstone Circle

Dianna Tomlin

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

Hi,

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

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

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

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

Dianna Tomlin

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

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

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

Dianna Tomlin

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

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

Sent from my iPhone

Begin forwarded message:

> **From:** Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
> **Date:** May 27, 2020 at 12:24:44 PM CDT
> **To:** Dianna Tomlin <diannat62@me.com>
> **Subject: FW: Rezoning behind Home Depot off of Royal Oaks**
>
> Planning Intake Email regarding VINTAGE WATSON GLEN
>
> Amy Diaz-Barriga, AICP
> Current Planning Supervisor
>
> Planning and Sustainability Department
> City of Franklin
> 109 Third Avenue South
> Franklin, TN 37064
>
> Phone: 615-550-6732
>
> -----Original Message-----
> From: Victoria Shofner <vrshofner1@gmail.com>
> Sent: Wednesday, May 27, 2020 11:23 AM
> To: Planning Intake <planningintake@franklintn.gov>
> Subject: Rezoning behind Home Depot off of Royal Oaks
>
> ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.
>
> Good morning, I am a resident of Franklin that lives in the Dallas Downs neighborhood. The traffic going down Royal Oak is already abysmal. Adding a high density residential area would only compound the issue. Mack Hatcher is only two-laned on that side of Franklin also and traffic already backs up from Royal Oaks to Lewisburg Pike because of that congestion. Please rethink allowing higher density use of

that parcel until the existing roads can handle said population.

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

Sent from my iPhone

Dianna Tomlin

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

To whom it may concern,

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

Sincerely,
Heather Soriano

Sent from my iPhone

Dianna Tomlin

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

Dianna Tomlin

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

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

Sent from my iPhone

Begin forwarded message:

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

City of Franklin Planning and Sustainability Department

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

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

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

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

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

Regards,

Adam and Kristi Strei

8024 Keats St.

Franklin, TN 37064

akstrei@msn.com

Dianna Tomlin

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

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

Mayor, Aldermen, and Planning staff:

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

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

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

Donna and Bill Sumners

1408 Primrose Lane, Franklin, TN

Dianna Tomlin

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

Good Morning
I am a resident of Westhaven,have been for 6 years. I have watched this neighborhood grow at a tremendous rate. It is now difficult to drive through Front Street....can be very difficult at times. We are all awaiting some horrible accident with a car and a pedestrian or a person riding their bike.....especially children...and it will happen.
I am extremely opposed to this new development proposed by Southern Land.....they have made plenty of money, crammed houses in here, skinny roads that are hard to navigate...so they have more land to build more and make more money. They are not even done with their current build out.
It is enough.....the proposed new build by Southern Land is not wanted, will make Front Street impossible, and yes many accidents will occur.
Thank you for your attention
Jeanne TenBrink
Sent from my iPad

Dianna Tomlin

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

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

Sent from my iPhone

Begin forwarded message:

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

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

Thank you. Sincerely, Rob Tiede

Dianna Tomlin

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

I wanted to voice my concerns over the addition of more residential homes in the area that is being proposed by Southern Land. I bought my home over 3 years ago and I reviewed potential future development and it included a lot more retail development and far less residential property than what is being proposed. I bought my home wanting a place I could work, shop, and play and what is being proposed definitely reduces that ability in the future. The traffic study that shows an additional 16.000 vehicle trips will definitely diminish the joy of living here. It has already become a lot more dense and it definitely takes away from the value of living this far out from city life. If I had wanted a city life atmosphere, I would have bought in a more convenient location. To have to battle traffic every day to get somewhere and living so out of the way from the everyday conveniences is a combination for disaster and I ask that you consider turning down this proposal

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

Thank you,

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

dkfister@bellsouth.net

Dianna Tomlin

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

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

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

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

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

Amy Biagini
Founders Pointe

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

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

RE: WESTHAVEN DEVELOPMENT PLAN

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

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

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

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

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

Kind regards,

Faye and Richard Sturm

Dianna Tomlin

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

Amy Barriga, Planning Supervisor,

Please do not allow the Westhaven proposed building of 766 residential units with access to Boyd Mill and Carlisle Lane. I am a resident of Cornerstone and have seen the traffic increase with the current building going on off Carlisle Lane and Del Rio. Traffic has increased to dangerous levels with bicycles, cars, large dump and other construction vehicles. These roads are two lane with curves and not meant for large volumes of traffic. Please do not make our neighborhood less desirable.
Betty Cunningham
402 Cornerstone Way
Franklin, Tn 37064

Dianna Tomlin

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

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

Dianna Tomlin

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

Good Afternoon

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

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

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

Best regards,

Tanya Wierschke

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

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

To Franklin Planning Commission and Franklin Town Council

Your Honors

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

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

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

Thanks for your consideration. We await your responsive decision.

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

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

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

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

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

Sent from Tara's phone

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

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

Dear Members of the Franklin Municipal Planning Commission:

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

Kind regards,

R. Greg Hughes

+1.865.207.3451 (mobile)

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

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

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

To Whom it may concern:

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

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

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

Regards, Karen Peterson

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

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

City of Franklin Planning Commission:

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

Richard and Ellen Rust
1200 Porter Street — Westhaven

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

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

Dear Members of the Franklin Municipal Planning Commission:

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

Sincere Regards,

Sara Morris

BEAUTYCOUNTER

Sally Sara Morris
Executive Director

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

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

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

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

To whom it may concern,

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

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

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

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

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

Thanks for your time,

Cat Aquino

Sent from my iPhone

From: Cynthia Townsend
To: Planning Intake
Subject: Westhaven & SLC development
Date: Thursday, May 28, 2020 3:56:32 PM

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

Good day Mayor, Alderman, & Planning Commissioners,
I have lived in Westhaven for 10 years. All the new, planned development by Southern Land Company will be detrimental to the character & atmosphere of Westhaven & the western Franklin area.
Please take into consideration the quality of life & landscape for this area.
- More density is not needed. There is an abundance of homes already with more being built each day. Most residents love the ‘open country feel‘ that is now present.
- Traffic is already dense as well. With the school, narrow streets, no parking, unsafe streets...more cars will add even more unsafe streets, not to mention the infrastructure can not handle it & air quality will be worse.
- The planned gas station is not needed since there are several within 2 miles. It will be a health hazard from emissions & spills plus too close to homes & an elementary school.
—Larger lots, less density, more green space, a park, walking trails, & playground would look much better & all are needed. With the amount of people & homes now & in already approved plans, more amenities are much needed.
Please take these items into consideration for the current residents in this area who love Franklin as it is & for the future of our children. We do not want Franklin to lose its charm from overbuilding & overcrowding!
Thank you,
Cynthia Townsend



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

Citizen email 2 of 2

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

-----Original Message-----
From: Nancy Farris <drnancyfarris@gmail.com>
Sent: Tuesday, June 9, 2020 12:10 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Preserve Westhaven

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

Dear Sirs,

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

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

Thank you,

Dr. Farris

Sent from my iPad

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

-----Original Message-----
From: Emily <mlydog1@yahoo.com>
Sent: Thursday, May 28, 2020 6:13 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Westhaven future devlopement

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

We live and work in Westhaven as do our parents. We enjoy the community feel of our 'hood' and always have. Unfortunately it is expanding beyond its ability to keep the same character that first brought us here. We have such an issue with speeding, and crowding at the amenities as it is. The additional units added on the 96 area will exacerbate beyond what we can absorb. How will we manage the stewardship of what is now turning into a city unto itself? We have 2, yes only 2 playgrounds now. The resort pool years ago was too crowded to bother going. The events that made this community special will be impossible to pull off.

Builders cannot go unchecked or Williamson county and Westhaven will be just another area filled with unnecessary suburban sprawl. We especially do not need a gas station. It makes zero sense to build that "amenity" when our kids have no where to play as it is. Plans from even 2 years ago showed small pocket parks that have since been filled with houses. At some point you will have developed this area into a congested space that no one can enjoy. The true spirit of Westhaven has been slowly chipped away. How will SL sell "Firepit" and "Resort Pool" and 2 parks with 4 swings each, that accommodate only a fraction of the residents? I guess those that can't get a seat at the table will have to settle for long lines at Kroger and a gas station nobody want's or needs. I also wonder how you will address the already fast filling schools? How will we protect our children from the onslaught of traffic? I won't even let my kids ride their bikes to Kroger because Front street is an accident waiting to happen. We moved here because it was safe and sweet. I wanted my kids to ride their bikes, and my parents to walk in a beautiful space, now it's like living in a congested city.

I get that real estate is where the money is, but don't sell out the heart of this area for the current gold rush.

Emily Hemsath
5043 Donovan St.

From: Emily Hunter
To: Don Humkey
Cc: Dianna Tomlin; Amy Diaz-Barriga
Subject: RE: Westhaven and new gas station
Date: Tuesday, June 9, 2020 8:25:13 AM

Lynne,

Thank you for your email. Staff will provide it to the Planning Commission and Board of Mayor and Aldermen with the set of citizen emails received. The Planning Commission will consider the Westhaven rezoning and development plan at the June 25th meeting for a recommendation to the Board of Mayor and Aldermen, who have final approval authority.

Dianna, would you please ensure this email is added to the set? Thank you.

EMILY HUNTER, AICP
DIRECTOR OF PLANNING & SUSTAINABILITY
CITY OF FRANKLIN, TN
(615) 791-3212

From: Don Humkey <wdhlbh@bellsouth.net>
Sent: Monday, June 8, 2020 4:26 PM
To: Emily Hunter <emily.hunter@franklintn.gov>
Subject: Westhaven and new gas station

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hello Mrs. Hunter,
It is my understanding that there are plans for a gas station at the new intersection of Mack Hatcher and 96W. I question WHY? There is a station LESS than a mile away at the intersection of Downs Blvd. and 96, another at the intersection of Hillsboro and Mack Hatcher, a Kroger station on Hillsboro, another Daily's on 96 by the fire station, and probably more that I can't think of within a couple mile range.
The traffic from Westhaven and points west coming down 96W is pretty much already back to "normal" after the shutdown. More traffic than 96, Boyd Mill, Downs Blvd AND the new 2 lane Mack Hatcher can handle. And we haven't even mentioned all the additional almost 1000 dwelling units that are going to add on the other side of the MH divide near the Carlisle/Boyd Mill light! PLUS, I hear the farm across from Westhaven has sold and they will be developing all of that land.
PLEASE, argue NO to this gas station – for the sake of those of us already "HERE". When is Franklin going to realize that they are now "just anywhere USA" with all the traffic, development, crime, look – a -like subdivisions, and NO character or open LAND left! I guess not until all the developers have

made several MILLION more to put into their pockets.
Thanks.
Lynne – a concerned 26 year resident who lives off of Boyd Mill and 96 W

Sent from Mail for Windows 10

From: Amy Diaz-Barriga
To: Dianna Tomlin
Subject: FW: Westhaven Development
Date: Tuesday, June 23, 2020 1:08:11 PM

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: Patricia Love <palsasha@comcast.net>
Sent: Sunday, May 31, 2020 7:56 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Westhaven Development

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I understand the proposed plan for development will add 744 homes to the area and generate over 16,000 car trips per day. I am opposed to this change.

Franklin is already outgrowing schools and infrastructure and eventually will have to raise taxes to pay for schools, fire stations as well as police, firefighters and municipal employees.

The small town I've loved is turning into just another massive subdivision with too much noisy traffic. I am very disappointed that this is even up for consideration. I do not want further housing development in this area. We've already lost too much historical farm land and have overcrowding on roads and in schools.

Westhaven and Franklin would be better served with more childcare facilities, retail stores such as a hardware store, and restaurants to support the residents already living there. Vote to make Southern Land stay with their original plan and keep the small town feel to Franklin and the surrounding area.

Patricia Love

Sent from my iPhone

From: Amy Diaz-Barriga
To: Dianna Tomlin
Subject: FW: Thank you.
Date: Tuesday, June 23, 2020 1:08:32 PM

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Carmen McKinley <clmckinley@sbcglobal.net>
Sent: Friday, May 29, 2020 10:55 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Thank you.

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Thank you for reading all of our emails and presenting a fair summary at last night's zoning meeting.

As a resident of Westhaven, we do not want a gas station (of any type) in our front yard! I do not believe any community would want that! Not to mention the safety and healthy of our community and children with the extra traffic concerns and the health of all of our community with gasoline contaminants.

We also do not want all of the extra homes, townhouses, etc. Most of all, please do not vote for the additional space to include a GAS STATION.

Thank you for the deferment and please vote NO.

Thank you,
Carmen McKinley
1125 Westhaven Blvd

From: Amy Diaz-Barriga
To: Dianna Tomlin
Subject: FW: Westhaven Changes
Date: Tuesday, June 23, 2020 1:09:12 PM

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: Paula Mitchell <mpml@comcast.net>
Sent: Thursday, May 28, 2020 6:12 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Westhaven Changes

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

As a resident of Westhaven for 12 years I have watched Southern Land make changes in our community that are totally opposite of what we were told in 2007 when we purchased our home on Westhaven Blvd.
In 2007 in their marketing, they promised to preserve the farm land they were developing. They were developing a "walkable" community. Since that time, they have consistently changed their original plans. Green space has been used for more development. Streets have narrowed which creates more congestion and safety hazards. The increased density has added more homes and people.
Basically, I do not trust that they are developing our neighborhood to be safe, beautiful, and one worthy of our City of Franklin. The idea of a service station with a market is not in keeping with our community. It will add congestion to our neighborhood school. This latest proposal in just an example of their greed and lack of commitment to our neighborhood.
Please do not agree to their latest proposal of higher density, less commercial space, and a service station in our neighborhood.

Paula and Mike Mitchell
1181 Westhaven Blvd.

Sent from my iPad

From: Cindy
To: Dianna Tomlin
Subject: Re: Westhaven Revision 5
Date: Wednesday, June 24, 2020 8:27:14 AM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Yes thank you!

Sent from my iPhone

> On Jun 24, 2020, at 8:19 AM, Dianna Tomlin <dianna.tomlin@franklintn.gov> wrote:
>
> Cindy would you like these comments sent to the Planning Commission as well?
>
> Dianna
>
> **From:** Cindy <cindy.whitt@comcast.net>
> **Sent:** Wednesday, June 24, 2020 7:23 AM
> **To:** Dianna Tomlin <dianna.tomlin@franklintn.gov>
> **Subject:** Fwd: Westhaven Revision 5
>
> ***ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.***
>
> Just wanted you to have my comments. Thanks again for your help in understanding the zoning process and for all you do to make Franklin livable.
>
> Sent from my iPhone
>
> Begin forwarded message:
>
> **From:** Cindy <cindy.whitt@comcast.net>
> **Date:** June 24, 2020 at 7:08:45 AM CDT

To: Ben Crenshaw <ben.crenshaw@southernland.com>, brian.sewell@southerland.com, tim.downey@southerland.com, Amy Law <amy.law@southernland.com>
Subject: Westhaven Revision 5

June 24, 2020

Southern Land/Westhaven,

I am in the high risk category for covid 19 and unable to attend any of the meetings to provide my comments. I hope you will read this and consider it comes from honesty with the desire to find a win/win solution for all. Ben was very gracious to send me detailed plans which I could review from home. My concerns relate to quality of life and health related issues which are adversely impacted by density, traffic, pollution and lack of connection to nature.

My overall concerns have grown over the 13 years I have lived here and are the result of watching as failed promises have been made. I totally understand some of these failed promises such as a bank, hardware store, etc as the area isn't big enough to support the current businesses and I applaud your acknowledgement of that in the reduction of the overall commercial space for Westhaven. Other promises which have been broken I do not understand or support: amphitheater, no houses on golf course, senior living in town center, church, and usable open space for family life. All of the amenities promised are necessary to the community vision you sold to all of the residents: past, current and future. Many have been waiting for years for recreational facilities promised but undelivered. It took almost 15 years before trees were planted around the large retention pond at the front of the development which was an eyesore for years. The retention pond on Westhaven Blvd took years to landscape. The new community development at the Large retention pond was funded by the residents and not Southern Land. The trails on the hillside which you bragged about at the public meeting were built and maintained by residents not Southern Land. I didn't expect to have to build and pay for amenities when I moved into Westhaven. So it is from this threshold of failed promises that I come to these recommendations for a win/win solution.

1. Remove all land on the other side of Mack Hatcher from the Westhaven Plan or at least develop it totally separately as once Mack Hatcher is extended it will not be part of Westhaven. Do not use the golf course and hillside for the open space required for its development. Consider the wishes of surrounding residents and develop that portion with separate amenities and plenty of open space to ensure quality of life.

2. Maintain the other side of Mack Hatcher at the current entitlement of 2750 and a density in line with the current average of 1.8 units per acre or actually it will drop slightly as you take the current 56 acres out of the plan. As the remaining sections are built add open space in each section for all ages to enjoy. Delete the houses from the golf course as originally promised.

3. Build the senior housing on the property behind Kroger within the existing 2750 entitlements as originally planned so the residents may walk to grocery, doctor, PT, restaurants and shops. This is very important to the quality of life for seniors and would be a real draw to maintain a full facility. Quit pretending they would have access if on other side of Mack Hatcher.

4. Maintain the wetland area behind the Kroger and partner with City of Franklin and Audubon Society or other groups to make it a bird sanctuary with easy access to the senior housing. This would be a win for all and help Franklin with it's quest to become a top green city. Use the wetlands as a teaching resource for the local school and others as it will be close to 96. Senior residents and others would love to sit and watch the water and other birds at the wetlands. If there is enough space consider putting soccer or open fields adjacent to wetlands for play to enhance the feel of open space. Seniors love watching kids play and would have chances to interact with the Westhaven Community.

5. Work with the City of Franklin to address traffic issues and slow the flow of traffic.

6. Agree to a conservation easement for the hillside property to be turned over to HOA at end of the development to ensure it remains part of Westhaven.

7. Do not build any more buildings around the large retention pond to maintain the open feel.

8. Deliver on prior promises for amenities: pool, amphitheater, playgrounds, basketball, baseball, dog parks and all the other things that make this a livable community.

I believe this offers a solution and hope you will carefully consider the ideas. I am glad to discuss via telephone.
Cindy Whitt
305 White Moss Pl
615-202-5761

Sent from my iPhone

Andrew Orr

From: Emily Hunter
Sent: Wednesday, June 24, 2020 3:18 PM
To: Andrew Orr
Subject: FW: Cross development

From: grammyinc@aol.com <grammyinc@aol.com>
Sent: Wednesday, June 24, 2020 9:59 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Cross development

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Development is a fact of life around here but it must be done with style and integrity. Mass development with high density is not what franklin envisions. We have enough already. We already have traffic problems along Lewisburg pike.

The cross property is a beautiful green place and development should adhere to original franklin envisions parameter s. Please do not allow narrow lots. Please allow decent green space along Lewisburg pike. Please develop with acre lots to keep the integrity of the surrounding homes in the area. Dont have the hillside dotted with rooftops.

Development can and should be done along this section to complement the surrounding s.

Traffic is already difficult and often hard for us to exit the existing subdivisions.

Please keep the green space along Lewisburg pike to continue the country fresh feel. We do not need another moores landing in this stretch of our road.

We also do not need narrow streets in any development which impedes first responders getting through when needed.

I speak not just for myself but for all that live and moved to our area for its green space and country feel.

This pandemic is also going to increase people wanting to live at a further distance from there neighbors. Thus again increasing the desire for acre plus living and the bonus of being close to town.

Look at that developers and see your new opportunity beyond high density.

High density developments are a dime a dozen now..the premium will be spacious lots. People want their space and want to have gardens again. Fresh air!!

What a bonus to have rural feel and not be way out!

That is what this area is all about. Do not allow this to change. Please.

Thank you most sincerely.

Barbara Donner

Sent from my Boost Mobile Phone.

Andrew Orr

From: Emily Hunter
Sent: Wednesday, June 24, 2020 3:23 PM
To: Andrew Orr
Subject: FW: Grave concerns regarding Cross Property Development

From: Debbie Cornett <djcornett525@gmail.com>
Sent: Wednesday, June 24, 2020 3:18 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Grave concerns regarding Cross Property Development

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Madams and Sirs on the Franklin Planning Commission. I, and my family, live in Oakwood Estates subdivision. When we moved here the area was surrounded by rolling hills, pastures and woods. It was beautiful and considered to be "rural". Since then, over the past 25 years, we have watched as countless mediocre homes, subdivisions with tiny lots, Twice Daily's, pizza and Mexican restaurants, corporate headquarters, etc., have been crammed into our once lovely piece of heaven. We chalked ALL of that up as progress, and still have loved our homes and neighborhood, in spite of mounting traffic, the building of huge school campuses and growing concerns of ALL area residents and families of overdevelopment. Can we be heard **for once**, and considered in the case of the Cross Property development??

It is my understanding that according to the Envision Franklin initiative, the Cross Property should be developed, if it must be, **as large-lot residential, with at least one-acre lots, in every case. Why is the Planning Commission considering otherwise? Who are you serving?**

Please be reminded that it is the families who want to raise their kids with good values and a respect for their area, nature, education and other like minded people, who make the area what it is. It is not the tiny lots, convenient stores, fast food etc, that makes the area so desirable. I'm confused as to why we are even having the discussion about much smaller lot sizes on the Cross Property. WHO is it benefitting? Not the neighbors of the Cross Property. We DO NOT WANT THAT.

And how do you propose we handle more traffic and all of the other things that go along with overdevelopment? Other talking points are; the lack of water study, ecological study, traffic study, etc. This area is also a wildlife corridor with turkey, deer, fox, bobcat, coyote, owls, hawks, and many more. Soon there will be no more woods for the surviving animals to go to live.

Mayor Ken More once told me that, regarding growth, positive is preferable over negative. I GET THAT. However we have way exceeded our positive growth around Oakwood Subdivision (and all over, but that is a different discussion). **The neighbors and citizens and families in our area are crying "uncle" to overdevelopment and your duty is to hear what we are saying.** The only reason it could possibly go through as approved smaller lots in the Cross Property development is pure GREED on someone's part.

Thank you for your consideration. A compromise to the very obvious overdevelopment that exists in our community today, is that the Cross Property be developed as minimum one-acre lots in every case.

Sincerely,
Debbie Cornett
615-948-1150

Andrew Orr

From: Deborah L Blake <dblake716@gmail.com>
Sent: Wednesday, June 24, 2020 4:54 PM
To: Kelly Dannenfelser; Amy Diaz-Barriga; Andrew Orr
Subject: Envision Franklin

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I am against the amendment to Envision Franklin for the 1190 Lewisburg Pike development. I believe this would set a precedent for more dense development in the future. Please vote no.
Sincerely,
Deborah Blake

Sent from Mail for Windows 10

Andrew Orr

From: Amy Diaz-Barriga
Sent: Thursday, June 25, 2020 8:18 AM
To: Andrew Orr
Subject: FW: Comments for Planning Commission Meeting Tonight

Planning intake

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Hillary Hatcher <hatcherhj@gmail.com>
Sent: Thursday, June 25, 2020 7:59 AM
To: Planning Intake <planningintake@franklintn.gov>; Michael Orr <michael.orr@franklintn.gov>; Scott Harrison <scott.harrison@franklintn.gov>; michael.hathaway@comcast.net; roger.lindsey@nashville.gov; rdlindsey@comcast.net; amclemore51@yahoo.com; jimmy@tennesseevalleyhomes.com; annpetersen@comcast.net; mdadst@aol.com; jenniferzszilagyi@franklintn.gov
Subject: Comments for Planning Commission Meeting Tonight

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Good Morning! I am writing to submit public comment for the Planning Commission tonight in regards to item 18 on the agenda "Consideration Of Resolution 2020-79, A Resolution To Adopt An Envision Franklin Plan Amendment For The Properties Located At Or Adjacent To 1190 Lewisburg Pike, Known As Map 106 Parcel 00800 And Map 105 Parcel 02801, To Change The Design Concept From Large-Lot Residential To Single-Family Residential. (PUBLIC HEARING)"

My name is Hillary Hatcher. I am a resident of Oakwood Estates, Vice President of the HOA of Oakwood Estates, and I live at the end of Crossway Drive on Castlewood. Unfortunately my commitment to my work as a Nurse Practitioner does not allow me to be present at the public hearing this evening but I wanted to make sure my voice was heard.

I ask that collectively you make a recommendation to BOMA to NOT ADOPT the resolution to change the design concept from Large-Lot Residential to Single-Family Residential.

I am asking that the City of Franklin to adhere to the intentions set forth in the Envision Franklin Plan that was adopted on January 26, 2017. On Page 34 of the Envision Franklin Plan, it states " Lots on the periphery of developments should be sized to be consistent with the existent lots of adjacent neighborhoods." And on Page 49: "New developments should have a minimum lot size of one acre or more to fit contextually with surrounding

neighborhoods. We believe the proposed development should adhere to the Large Lot Residential design concept as laid out in the Envision Franklin Plan which requires a minimum lot size of one acre or more. We believe it should be developed in a manner that reflects the character of the existing neighborhoods surrounding it including Windsor Park, Oakwood Estates, Redwing, Douglass Glen, Durham Manor, Green Valley, and Ellington, all of which are 1+ acre lots.

On Page 36 of the Envision Franklin Plan, it states “Generally 70% open space should be preserved” and “Passive open spaces should be thoughtfully designed around natural features, to highlight these amenities, while providing convenient public access for use and enjoyment, as well as connectivity to other open spaces.” The 1190 Lewisburg Pike Master Plan Lot Layout Concept as designed by Gamble Design Collaborative does not appear to adhere to either of these guidelines.

Additionally, we question whether this development is adhering to the Franklin Tennessee Zoning Ordinance effective 07/01/08 Version 07/01/18 of as it applies to special standards for development on a legally nonconforming lot within a Hillside/Hillcrest Overlay (HHO) District and for development on steep slopes outside of the HHO District. According to Page 5-102 of the Zoning Ordinance, “Section 5.8 ENVIRONMENTAL PROTECTION STANDARDS specifies “5.8.1 Hillside Development (1) Purpose and Intent Development occurring on hillsides can result in adverse effects by destruction of natural scenic beauty and unsightly developments, increased soil erosion, fire, and flood hazards, property damage from extensive soils slippage and subsidence, or traffic circulation problems. These standards are intended to regulate development in certain hillside areas as a means of preventing such adverse effects.” Several of the lots of this proposed development are located within a Hillcrest/Hillside (HHO) District and many other properties in the development are within 500 feet of a HHO District. We, the residents of the surrounding areas around this proposed development, are very concerned with the adverse effects from the development of the proposed properties (many of which lie with the 500’ HHO buffer) in terms of the destruction of the natural scenic beauty visible on Lewisburg Pike, the increased soil erosion and flood hazards, and traffic circulation problems in an already dangerous portion of Lewisburg Pike.

I hope I can rely on you to recommend to NOT ADOPT the resolution to change the design concept as its primary aim appears to be to sidestep the use of more appropriate zoning districts for this area, it serves to meet the interests of the developers and illegitimately attempts to build a higher tax base for the city, it is contrary to the intent of Envision Franklin, infrastructure has not yet caught up to existing developments and this adopting this resolution will cause harm to the residents of Franklin by contributing to greater vehicular traffic and higher taxes, while returning no benefit to them.

Thanks in advance for your time and consideration! -Hillary

Hillary Hatcher
615-480-2099

Andrew Orr

From: Emily Hunter
Sent: Wednesday, June 24, 2020 3:14 PM
To: Andrew Orr
Subject: FW: Planning Commission Meeting, June 25, 2020

Follow Up Flag: Follow up
Flag Status: Flagged

From: James Britz <jnkbritz@gmail.com>
Sent: Wednesday, June 24, 2020 11:50 AM
To: Planning Intake <planningintake@franklintn.gov>
Cc: Michael Orr <michael.orr@franklintn.gov>; scott.harrison@franklintn.go; michael.hathaway@comcast.net; roger.lindsey@nashville.gov; rdlindsey@comcast.net; amclemore51@yahoo.com; jimmy@tennesseevalleyhomes.com; annpetersen@comcast.net; mdadst@aol.com; Jennifer Szilagyi <jennifer.szilagyi@franklintn.gov>
Subject: Planning Commission Meeting, June 25, 2020

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Please include the following in the discussion for Items #18, 19, 21 & 22 on the agenda. Please insist that development must adhere to Large-Lot Residential as prescribed by Envision Franklin.

The Members of the Franklin Municipal Planning Commission and the Franklin Board of Mayor and Aldermen would do well to visit the website Change.org and view the petition entitled - STOP the OVERDEVELOPMENT by the City of Franklin. This petition specifically addresses the proposed Lewisburg Pike/Crossway Drive development, and is noteworthy for the following reasons:

- More than 1300 residents (and counting!) have signed this petition.
    - Elected officials may want to compare this number to their margin-of-victory votes from recent elections.
- According to the comments submitted by signers of this petition, the common themes of dissatisfaction are related to the proposed use of fractional-acre lots, which is inconsistent with:
    - the Envision Franklin Land Use Policy, which seeks to maintain the existing standards of neighborhoods – which in this case are one-acre lot requirements for both...
        - the site's current neighborhood – Oakwood Estates, and
        - the site's surrounding neighborhoods.
- Also worth noting, is the fact that the developer seeks to use city acquisition as a means of applying City of Franklin Land Use Codes, which would allow fractional-acre lots, and thus bypassing the letter and intent of the Envision Franklin Land Use Policy.

James Britz

Oakwood Estates

Andrew Orr

From: Emily Hunter
Sent: Wednesday, June 24, 2020 4:40 PM
To: Andrew Orr
Subject: FW: Planning Commission Meeting scheduled for 6.25

From: Julia Halford Home <halfordcreek@gmail.com>
Sent: Wednesday, June 24, 2020 4:32 PM
To: Jennifer Szilagyi <jennifer.szilagyi@franklintn.gov>; mdadst@aol.com; annpetersen@comcast.net; jimmy@tennesseevalleyhomes.com; lma.mclemore@franklintn.gov; Scott Harrison <scott.harrison@franklintn.gov>; Michael Orr <michael.orr@franklintn.gov>; michael.hathaway@comcast.net
Cc: Planning Intake <planningintake@franklintn.gov>
Subject: Planning Commission Meeting scheduled for 6.25

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

To the Planning Commission:

I would respectfully ask you to consider the concerns that current residents have regarding the proposed development for the Cross property at 1190 Lewisburg Pike.

I would ask that you adhere to the policies set forth by Envision Franklin listed below:

Page 34: " Lots on the periphery of developments should be sized to be consistent with the existent lots of adjacent neighborhoods."
Page 36: "Generally 70% open space should be preserved." Page 39: "...the land-use recommendation is single family residential on lots of two acres or more.' Page 49: "New developments should have a minimum lot size of one acre or more to fit contextually with surrounding neighborhoods. Neighborhoods should be designed around natural features to highlight forested areas, hillsides and hilltops, streams, and tree rows."

Thank you.

Julia Halford

Andrew Orr

From: Emily Hunter
Sent: Wednesday, June 24, 2020 3:12 PM
To: Andrew Orr
Subject: FW: Stop development!

-----Original Message-----
From: Kimberly Hubbard <kimberly.hubbard@outlook.com>
Sent: Wednesday, June 24, 2020 12:41 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Stop development!

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Good afternoon,

With regard to tomorrow evening's session, with particular not to development of 1190 Lewisburg Pike, I would like to voice my opinion that overdevelopment needs to stop!

We have enough debt and budget pressure to fund schools and infrastructure as it is. We have lived here just over six years and in that time, our time to cross 65 from Arno Rd to South Royal on 96 has more than doubled. We cannot keep up on funding projects that we desperately need already while absorbing this constant overgrowth. The traffic is increasing at staggering rates while our quality of life decreases and the area's character declines and disappears. Please stop approving these projects and instead focus on returning Franklin to a charming town with great amenities, schools and quality of life.

Best regards,

Kimberly

Sent from my iPhone

Andrew Orr

From: Emily Hunter
Sent: Wednesday, June 24, 2020 3:17 PM
To: Andrew Orr
Subject: FW: Opposition to Item 18. Consideration Of Resolution 2020-79, A Resolution To Adopt An Envision Franklin Plan Amendment For The Properties Located At Or Adjacent To 1190 Lewisburg Pike, Known As Map 106 Parcel 00800 And Map 105 Parcel 02801, To Change T

From: Leslie Edgell <lookwhoscooking@gmail.com>
Sent: Wednesday, June 24, 2020 10:52 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Opposition to Item 18. Consideration Of Resolution 2020-79, A Resolution To Adopt An Envision Franklin Plan Amendment For The Properties Located At Or Adjacent To 1190 Lewisburg Pike, Known As Map 106 Parcel 00800 And Map 105 Parcel 02801, To Change Th...

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hello! I am emailing to express my opposition to the proposed amendment to change from large lot residential to single family residential in regards to the project referenced above for the following reasons:

I believe the proposed development should adhere to the Large Lot Residential design concept as laid out in the Envision Franklin Plan which requires a minimum lot size of one acre or more. According to Page 49 of the Envision Franklin Plan, “New developments should have a minimum lot size of one acre or more to fit contextually with surrounding neighborhoods. I believe it should be developed in a manner that reflects the character of the existing neighborhoods surrounding it including Windsor Park, Oakwood Estates, Redwing, Douglass Glen, Durham Manor, Green Valley, and Ellington, all of which are 1+ acre lots. This new development intends to build the majority of homes on ⅓ of an acre rather than 1 acre as the surrounding neighborhoods have been built. I am strongly opposed to this amendment to change the design concept as it will not fit within the context of the surrounding neighborhoods. I would like for EVERY lot in this proposed development to be built on 1 acre or larger.

As I understand it, the intent of the Envision Franklin Plan was to “strategically manage growth while preserving historic resources and natural beauty.” I have reviewed the plan for this development and the green space in this proposed development is just an afterthought. A large portion of this “green space” is on a large hill that has TVA power lines running through it. How can this be considered intentional green space for the use and enjoyment of the residents? As of today, there have been no water studies, ecological studies, or traffic studies performed on this property to determine the effects that it would have on soil erosion, water runoff to surrounding neighborhoods, increased traffic on Lewisburg Pike, etc. This piece of land is a wildlife corridor where turkey, deer, foxes, bobcats, coyote, owls, hawks, and many types of birds call home. From my kitchen window, I watch as turkey & deer walk through the green fields on many mornings. It saddens me to think about all of the wildlife that will be displaced by the overdevelopment of this property.

As a concerned resident of Williamson County and a neighbor in close proximity to this proposed development, I am respectfully asking that you **do not approve the amendment to change from Large Lot Residential to Single Family Residential for this property**. The Envision Franklin Plan was developed after a lot of thought

and research to help manage the growth and development of Franklin. If we continue to allow amendments here and there without adhering to the intent of the plan, what good is this plan?

Kind regards,
Leslie Edgell
Oakwood Estates

Andrew Orr

From: Amy Diaz-Barriga
Sent: Thursday, June 25, 2020 8:16 AM
To: Andrew Orr
Subject: FW: Planning commission meeting 6/25

Planning intake

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: Comcast <wmchace@comcast.net>
Sent: Thursday, June 25, 2020 1:12 AM
To: Maureen Chace <wmchace@comcast.net>
Cc: Planning Intake <planningintake@franklintn.gov>
Subject: Planning commission meeting 6/25

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I am writing to you concerning the Envision Franklin Plan Amendments on the agenda. My family have been residents of Williamson County for almost 26 years. Our family has enjoyed life here and have seen continued growth in Franklin and Williamson County. Along with this growth has been a remarkable increase in traffic with roads that can barely handle the issues of today.
It seems there are many proposals for some tracts of land to be developed in such a manner that the density would increase dramatically. While I am not opposed to development...it is inevitable...I am opposed to it being done in such a manner that we lose the lifestyle we have enjoyed in the past with property being developed without much thought to protecting what drew many of us to this area.
In particular I am looking at item #18, the Cross Property development, and asking you to have the developer adhere to Envision Franklin and stay with the large lot residential requirement.
Also, item #22 concerns me as well as it is looking to change Envision Franklin to allow for smaller & narrower lot sizes.
I see that Greg Gamble, the developer of the Cross Property, also is involved in the potential development of some land near the Home Depot/Post Office area on Royal Oaks Boulevard. Anyone who travels on Royal Oaks knows how heavy the traffic can be on that road now...I don't know how Royal Oaks can handle much more traffic with this dense development proposal.
I am asking you to consider rejecting the dense development of these tracts of land as well as other proposals that as proposed will disregard the Envision Franklin policies.

Thank you for your consideration of these issues as you meet tonight.

Maureen Chace
2426 Douglass Glen Lane
Franklin TN. 37064

Sent from my iPhone

Andrew Orr

From: Amy Diaz-Barriga
Sent: Thursday, June 25, 2020 8:10 AM
To: Andrew Orr
Subject: FW: Crossway/Lewisburg pike development

Planning intake

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: Max Fort <mfort71@gmail.com>
Sent: Wednesday, June 24, 2020 5:51 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Crossway/Lewisburg pike development

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What is the point of spending millions in studies and time to come up with Envision Franklin mandates and recommendations, if we are going to grant any developer an amendment because they feel they need to put more houses on a piece of property? Seems like efforts to come up with a sustainable growth pattern are futile if we are going to annex and amend Mandates for every developer that comes, especially if it was just passed.
Max Fort

Sent from my iPhone

Andrew Orr

From: Amy Diaz-Barriga
Sent: Thursday, June 25, 2020 8:14 AM
To: Andrew Orr
Subject: FW: Amending Envision Franklin

Planning intake

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Richard Stempel <richard@trackersystems.net>
Sent: Wednesday, June 24, 2020 9:56 PM
To: michael.hathaway@comcast.net; roger.lindsey@nashville.gov; rdlindsey@comcast.net; Michael Orr <michael.orr@franklintn.gov>; Scott Harrison <scott.harrison@franklintn.gov>; amclemore51@yahoo.com; Alma McLemore <alma.mclemore@franklintn.gov>; jimmy@tennesseevalleyhomes.com; annpetersen@comcast.net; mdadst@aol.com; Jennifer Szilagyi <jennifer.szilagyi@franklintn.gov>
Cc: Planning Intake <planningintake@franklintn.gov>
Subject: Amending Envision Franklin

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Planning Commission Members,

I am writing to formally object to the practice of constantly amending Envision Franklin to enable the construction of neighborhoods with a higher density of homes, townhomes, and apartments which benefits only city tax revenues and land developers. It is absolutely contrary to Envision Franklin to amend the design concept from Large Lot Residential to Single Family or any other small lot, high density design just because sewer lines are available. The Franklin Municipal Planning Commission (FMPC) should STOP considering this as a legitimate reason to amend Envision Franklin. Furthermore, the practice of using non-buildable land such as Hilltop Overlay or other conservation areas as “Green Space” and using that to show a more favorable DUA number to justify the small lots in areas where Envision Franklin directs Large Lot Residential is deceptive. The FMPC should STOP using this as a legitimate reason to amend Envision Franklin. It is shameful that Envision Franklin has become nothing more than a hurdle for developers to jump over. A development that adheres to it without amendments is the exception rather than the rule.

Regarding the Agenda for the 06/25/2020 meeting of the Franklin Municipal Planning Commission, I want to let it be known that I strenuously object to items 18, 19, and 21, for the reasons stated above. Item 22 should be withdrawn from consideration due to the fact that Envision Franklin design concepts are continually requested

to be amended. This permanent amendment to Envision Franklin will only serve to exacerbate the problems caused by overdevelopment of areas due to amendments to Envision Franklin and zoning variances.

Richard Stempel
561-722-1000

From: Maureen Errico
To: Emily Hunter; Andrew Orr; Eric Conner; rdlindsey@comcast.net
Subject: Envision Franklin Amendment for 1190 Lewisburg PIke
Date: Wednesday, May 13, 2020 2:58:39 PM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I am writing in reference to an upcoming Envision Franklin Amendment for 1190 Lewisburg Pike (Cross Family). We live in Douglass Glen, which is adjacent to this property.
We are extremely concerned about the proposal which will add **41 new homes under an acre** (according to the plans).
They are maintaining 4 -2 acre lots which are the existing homes.

This new development will back up directly to our neighborhood. Our concern is the possible “cut thru” where it shows a **STUB** off of Crossway. This would lead directly into our cul-du-sac.
We have families with children playing in this area, pets being walked, neighbors walking the area constantly. The safety and integrity of our neighborhood is critical to us. We have no desire and **NEVER** will have the desire to be a cut thru for other neighborhoods. One of the main reasons we do not want to part of the City of Franklin.
The extra density will add more traffic nightmares on Lewisburg Pike as we try to enter and exit our street.
We have a neighborhood meeting with Greg Gamble on May 14, hopefully what our concerns and comments are will be conveyed to your Planning Committee members.

Sincerely

Maureen Errico and Gary Sidell
2506 St James Dr
Franklin
310-666-2703

--
Maureen Errico
merrico46@gmail.com

From: Emily Hunter
To: Eric Conner
Subject: FW: Cross property
Date: Tuesday, May 12, 2020 1:08:58 PM

From: City of Franklin, TN <CityofFranklin@franklintn.gov>
Sent: Tuesday, May 12, 2020 11:34 AM
To: Emily Hunter <emily.hunter@franklintn.gov>
Subject: Cross property

Message submitted from the <City of Franklin, TN> website.

Site Visitor Name: Barbara Donner
Site Visitor Email: grammyinc@aol.com

I am opposed to slowing this property to be developed with high density of 40 home plus 2 existing. We have enough traffic on Lewisburg pike now. If u annex and approve then funding shoukd be gotten to widen Lewisburg pike between mack Hatcher and goose creek. We owners of homes on one acre or more want the integrity of our area to continue. These lots must be at least an acre. We also do not want connecting to Douglas Glenn as it will become a shortcut when traffic backs up. We have enough hi density along here as it is. The cross property goes up a hill and sitting with matchbox houses will spoil the beauty of our area and decrease the green space and pure are it provides. I am against annexation unless it comes with one acre requirement to sustain the integrity of this section of Lewisburg pike. We don't need another ugly mess like Berry Farms. Or the other ones u approved. Nature landing is okay. You can't see from road. Sullivan left acres of green space all along Lewisburg pike. If this is allowed next will be property next door and so goes it

We do not need Lewisburg pike to become another Columbia pike..a bottleneck.

Thank you for listening.

From: Maureen Errico
To: Emily Hunter; Andrew Orr; Eric Conner; rdlindsey@comcast.net
Subject: Help us STOP the annexation and development of 45 homes at 1190 Lewisburg Pike and 2208 Crossway Drive, Franklin, TN.
Date: Sunday, May 17, 2020 4:28:46 PM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

We acknowledge that land development is a fact of life and a right of the landowner. However, any development must be done responsibly. That is why on January 26, 2017, the City of Franklin Municipal Planning Commission adopted Envision Franklin. It articulates the long-term vision of growth and development that Franklin's residents, businesses, and institutions want for their future. Some of the major objectives are:

- Annexation should be approached in a comprehensive manner that promotes contiguity (annexation of land that borders Franklin) and orderly growth…
- Allow small lots ONLY in high intensity areas like downtown Franklin, Westhaven and Berry Farms, while the emphasis in historic areas is to preserve the established character...
- Adhere to the Large-Lot Residential design concept that reflects the established character of existing neighborhoods and require a minimum lot size of one acre or more to fit contextually with surrounding neighborhoods.
- Existing natural features, such as hillsides, hilltops, and tree rows should be preserved.
- Emphasize active transportation for both destinations and recreation by connecting land uses through multi-use paths, sidewalks, and trails.
- Protect Franklin's natural beauty along its edges by preserving scenic corridors and viewsheds.

It is one thing to transform a massive farm into a planned community. It is entirely another matter for the City of Franklin Municipal Planning Commission to break its pact with the people by approving the annexation of a 50-acre horse farm that has no natural borders with the City of Franklin. Moreover, the only reason for annexation is to deliver the primary small-lot residential development tool – sewer lines – to complete the transformation of the beautiful rolling hills into a sub-division inconsistent with the homes and character of the surrounding neighborhoods.

What do we want?

1. We want the City of Franklin to adhere to the Envision Franklin design concepts, not the will of developers.
2. We want the practice of discontiguous, spot, or donut-hole annexation stopped for this project and all future ones.
3. We want the Large-Lot Residential design requirement of one acre or larger lots to be enforced.
4. We want the City of Franklin to build the infrastructure to support the population BEFORE they approve more development. You need more than just the [sewer] line to support development.
5. Specifically, if this plan is to be approved, we want the City of Franklin to widen Lewisburg Pike from Berry Farms up to Mack C. Hatcher Memorial Pkwy at the same time the sewers are run.
6. We want the people of Franklin to be able to vote “For" or "Against” this annexation and ALL future annexation according to Tennessee Code Annotated 6-51-105(b).

Give Us A Voice In The Future Of Greater Franklin

--
Maureen Errico
2506n St James Dr,Franklin, Tn
310-666-2703

merrico46@gmail.com

Andrew Orr

From: Vernon Gerth
Sent: Tuesday, May 26, 2020 12:41 PM
To: Ken Moore; Emily Hunter
Cc: Kelly Dannenfelser; Andrew Orr; Eric Conner
Subject: RE: PUBLIC HEARING - Annexation of 1190 Lewisburg Pike and 2208 Crossway Drive

Thank you Ken. Emily may not be avaible this evening but Kelly will be representing the City team on this issue. For clarity, the item on the BOMA agenda for a public hearing is only to initiate the annexation process at this point which I did not see Mr. Stempel acknowledged in his e-mail. Kelly do think it would help to contact him?

Vernon

From: Ken Moore <ken.moore@franklintn.gov>
Sent: Tuesday, May 26, 2020 11:53 AM
To: Vernon Gerth <vernon.gerth@franklintn.gov>; Emily Hunter <emily.hunter@franklintn.gov>
Subject: FW: PUBLIC HEARING - Annexation of 1190 Lewisburg Pike and 2208 Crossway Drive

Not sure if you have seen this.
Ken

From: Richard Stempel <richard@trackersystems.net>
Sent: Tuesday, May 26, 2020 11:46 AM
To: Scott Speedy <scott.speedy@franklintn.gov>; Ken Moore <ken.moore@franklintn.gov>
Cc: bev@aldermanburger.com; Margaret Martin <margaret.martin@franklintn.gov>; danamclendon@mac.com
Subject: PUBLIC HEARING - Annexation of 1190 Lewisburg Pike and 2208 Crossway Drive

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hello Mayor and Aldermen,

You may have received correspondence from other people in the neighborhood regarding the above topic and the proposed development there. I am possibly one of the most affected by the decisions made regarding this. I live at 2514 Saint James Drive, in the Douglass Glen neighborhood. My home backs up to the southeast edge of the 1190 Lewisburg Pike property. When we were first scouting this area and driving south on Lewisburg Pike seven years ago, Tuck-A-Way Farm caught my eyes and left an impression.

Since hearing of this project, I have learned a lot about the City of Franklin government, the Envision Franklin land-use policy, the Zoning Ordinance, and my neighbors, the Cross family. While it is not my intent to fight to prevent this development, I am concerned with the failure of the DRT and Planning Dept to follow the guidelines of Envision Franklin with regard to the annexation process, the 1190 Lewisburg Pike Master Plan as presented to me, the cavalier attitude the Planning and Sustainability Department has toward annexation and zoning variances, the lag in necessary infrastructure to support this and other developments, and the use of PD-Planned District zoning ordinance to maximize the density of homes. While not directly affecting me, your constituents should be concerned with the rate at which

their taxes have risen, especially compared to the much smaller increases of unincorporated Williamson county residents.

- **Annexation Process**
  - Envision Franklin states that annexation within the UGB should be approached in a comprehensive manner that promotes contiguity and orderly growth… and proactive planning for future development.

Can I rely on you to OPPOSE this annexation proposal because it is discontiguous to the City of Franklin, its primary aim appears to be to sidestep the use of more appropriate zoning districts for this area, it only serves to meet the interests of the developers and illegitimately attempts to build a higher tax base for the city, it is contrary to the intent of Envision Franklin, and the annexation will cause harm to the residents of Franklin by contributing to greater vehicular traffic and higher taxes, while returning no benefit to them?

- **The 1190 Lewisburg Pike Master Plan**
  - Contrary to Envision Franklin, this plan as presented to me and my neighbors does not fit contextually with the surrounding homes primarily due to the lot size and the resulting density of homes.
  - Contrary to Envision Franklin, they plan to do extensive earth moving including blasting which will affect the existing natural features, hillsides, and tree rows.
  - Contrary to Envision Franklin, the developer stated that they plan to use different architectural design elements that will be incompatible with those homes along Lewisburg Pike and nearby homes.

Can I get a commitment from you to OPPOSE the annexation proposal based on the failure of the Development Plan to adhere to the spirit and intent of Envision Franklin?

- **Cavalier attitude of the Planning and Sustainability Department**
  - During my discussion with a member of this department, I got the clear feeling they were on the side of the developer. They offhandedly mentioned for no apparent reason that they just got off the phone with Greg Gamble, the developer's consultant.
  - When I made reference to the Envision Franklin Large-Lot Residential design concept as being the most appropriate for this area, they said "times have changed"
  - I made clear to them that there are plenty of choices for homes like what has been proposed here, like in Berry Farms, Westhaven, Stream Valley, and possibly the recently approved project of Southbrook.
    - Their reply to that was if people want a home on a large lot, they can go to Brentwood.
  - They stated that the sewer line drives development. Moreover, they insinuated that the only reason to have a large lot is to accommodate a septic tank and that with sewers, large lots are not needed.

Would you consider that more than just sewer lines are required to drive development? Would you consider that some people may want to purchase homes on larger lots in Franklin and that sewer systems don't render large lots unnecessary? Would you commit to opposing this annexation proposal until a Development Plan is presented that more closely follows the Large-Lot Residential design concept of Envision Franklin thereby giving people who wish to purchase a new home on a large lot a choice to purchase a home in Franklin instead of just Brentwood?

- **Lag in Infrastructure to support growth**
  - While Envision Franklin indicates new developments should have sidewalks, bike paths and multi-use paths, and trails connecting its Open Spaces, and that these should connect to other areas outside of the development, the corridors connecting such developments are way behind the growth. It's almost as if, the sewer line drives development and nothing else.
    - Currently, all of these developments are like islands connected by roads that can no longer handle the vehicular traffic caused by development
    - It is impossible to walk or ride a bicycle outside these respective neighborhoods, and from one neighborhood to another.
  - Lewisburg Pike cannot handle the current traffic. Further development will make it worse
    - "Capital Improvement *Plans*" are not adequate. We need ACTION NOW for better roads, sidewalks, and bike paths BEFORE additional development.

- Based on the plans for Lewisburg Pike, the streets will be under construction multiple different times over many years. They will be:
    - Under construction for the traffic light at Henpeck and Lewisburg.
    - Under construction to run sewers to this proposed development.
    - Under construction to widen Lewisburg from Sullivan Farms to Mack Hatcher.
    - Under construction to widen Lewisburg from Sullivan farms south to Berry Farms.

Can I get your commitment to oppose this annexation proposal until such time that infrastructure has been built to support the EXISTING and FUTURE developments? Can I get your commitment to support the widening of Lewisburg Pike all the way from Berry Farms to Mack Hatcher along with sidewalks and bike paths concurrent to installation of sewer lines and other required traffic signals? Can I get your commitment to support only road widening projects that will include the necessary turn lanes and sight lines in order to make it safer for residents to leave and enter their homes and neighborhoods on Lewisburg Pike?

- **PD-Planned Development**
    - Vague and undefined design requirements
    - Lack of transparency to the general public
    - Can be easily misused or misapplied in order to avoid other Zoning Districts that more closely align with the intent and spirit of Envision Franklin

With respect to this proposed development, what guiding principles and design concepts of Envision Franklin can be better met by the PD zoning district than by other districts such as Estate Residential or R1 given the nature of the surrounding neighborhoods? Can I get your commitment to reject the use of the PD zoning district and/or Planned Unit Development until such time that design requirements and usage situations are more clearly defined in the Zoning Ordinance and Envision Franklin, and there is more transparency made to the general public?

I understand the Cross family wants to maximize the potential value of Tuck-A-Way Farm. I want them to as well, if they choose to develop the property. However, it must be done responsibly, with the neighbors in mind, and in accordance with Envision Franklin. Good neighbors think about how their actions will affect the people next door. I just hope you can see that the people in Douglass Glen, Durham Manor, Oakwood Estates, Redwing, Ellington Park, and Windsor Park want a community that fits in contextually with theirs and that improved infrastructure is there to support it. I look forward to hearing from you regarding my questions and concerns.

Best Regards,

Richard Stempel
561-722-1000

Andrew Orr

From: Andy and Shannon <andynorwood@comcast.net>
Sent: Tuesday, May 26, 2020 12:29 PM
To: Kelly Dannenfelser; Amy Diaz-Barriga; Joseph Bryan; Andrew Orr
Cc: Ken Moore
Subject: Proposed annexation of Cross properties

Follow Up Flag: Follow up
Flag Status: Flagged

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Are you encouraging the development that is against the Envision Franklin plan or merely reviewing the request from the Cross family?

For your information, I am adamantly opposed to the proposed annexation of the Cross properties, by the City of Franklin, being discussed on tonight's agenda. I live in the Douglass Glen neighborhood that is directly adjacent to the property that is being considered.

First, this goes against everything that the Envision Franklin plan proposed and outlined in the recently adopted plan. All of the homes that surround this land have the large lot designation, are located in the County and don't have any access to City of Franklin services. Most of us moved here to enjoy larger lot sizes, the beautiful countryside of Williamson County and to avoid the constantly rising taxes of the City.

I think that the Cross family has every right to develop their land if they would like. After all, they developed my neighborhood over 25 years ago and also developed most of the other surrounding neighborhoods, too.

However, I feel that they should be held to the same guidelines of the Envision Franklin plan that every other person/developer that has come before your Board has had to follow. I understand that the Cross family has historically done many wonderful things for the preservation and good of the City and County and for this I applaud them. If your Board recommends, and the City of Franklin allows this annexation, that will enable the Cross family to develop and build the proposed 45 homes that they have presented as their plan, it will not only go against the master plan of Envision Franklin, it will also appear that they are receiving special treatment.

Sincerely,
Shannon Norwood

Sent from my iPad

Andrew Orr

From: Tanya Click <Tanya.Click@rate.com>
Sent: Tuesday, May 26, 2020 1:44 PM
To: Ken Moore; bev@aldermanburger.com; danamclendon@mac.com; Scott Speedy; Margaret Martin; michael.hathaway@comcast.net; roger.lindsey@nashville.gov; rdlindsey@comcast.net; Michael Orr; Scott Harrison; amclemore51@yahoo.com; Alma McLemore; jimmy@tennesseevalleyhomes.com; annpetersen@comcast.net; mdadst@aol.com; Jennifer Szilagyi; Kelly Dannenfelser; Amy Diaz-Barriga; Andrew Orr; Andrew Orr
Subject: Annexation Of 2208 Crossway Drive And 1190 Lewisburg Pike

Follow Up Flag: Follow up
Flag Status: Flagged

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hello, I'd like to express my desire for this proposal to be denied as this would greatly affect all communities around it in a very negative way.

Please reconsider and stick with the original Envision Franklin promises which would stop this from happening.

Thank you for your consideration.

BEWARE OF CYBER-FRAUD Before wiring any funds, call the intended recipient at a number you know is valid to confirm the instructions - and be very wary of any request to change wire instructions you already received. A Guaranteed Rate employee will never provide nor confirm wire instructions.



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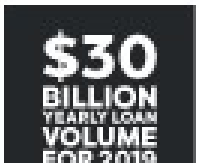
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Meet My Service Team:

Diana Fernandez - Mortgage Consultant - (949) 430-0806 - diana.fernandez@rate.com
Jennifer Keller - Loan Coordinator - (916) 778-6780 - jennifer.keller@rate.com







Andrew Orr

From: Emily Hunter
Sent: Wednesday, June 24, 2020 4:41 PM
To: Andrew Orr
Subject: FW: No to Brownland

From: Brent Moseng <brent.moseng@gmail.com>
Sent: Wednesday, June 24, 2020 4:02 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: No to Brownland

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I encourage you to take a strong look at the Brownland development and its impact to surrounding communities, the environment, and to the unique Franklin culture.

Community Impact:

- Schools are already full. Full capacity in class rooms should not be the target of our local community.
- Traffic becomes worse every year. Have you personally tried to go to a Friday Night football game at FHS? Hillsboro traffic from Old Hickory to Downtown Franklin is terrible. Adding more large housing developments without large investments to add more lanes to Hillsboro road is irresponsible by the local council

The Environment

- Adding more homes to a flood plain is harmful to the Harpeth River is risking down stream properties and a unique aspect of Franklin

Franklin Culture

- Franklin is voted one of the best small towns in america over and over. Adding large housing developments on small pieces of land risks this. I am not sure how the council can even entertain adding 800 homes to less than 100 acres of land. I moved from London and NYC to be in a small town. We the taxpaying public do not want this.

Please vote NO for this development. It is not right for the community, environment or our unique culture.

--
Brent Moseng
Cell 612-770-2077
Email brent.moseng@gmail.com

Andrew Orr

From: Amy Diaz-Barriga
Sent: Thursday, June 25, 2020 8:14 AM
To: Andrew Orr
Subject: FW: Brownland Farms Development. June 25th comments

Planning intake

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: Infinity <thehitch@comcast.net>
Sent: Wednesday, June 24, 2020 9:56 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Brownland Farms Development. June 25th comments

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I want to voice my support for the proposed development of the Brownland Farms. As a resident of Monticello, the development partnership's inclusion of the Eatherly property into a community park is long overdue and has been a source of contention with long time Monticello residents. I want to be sure the following points are addressed in the final plan when approved:

*Speed barriers need to be addressed on Monticello/Jefferson Rds and Poteat Pl to reduce cut thru traffic to the new development. This is a current issue with traffic bypassing the Hillsboro/MH intersection.

* Careful consideration of the Harpeth River alteration plan introduced by the development group on the neighborhood Zoom meeting. The Harpeth River Conservatory needs to provide input on the final plan to insure the river's ability to handle 100 yr flood plain volumes and insure downriver flow is manage as part of the plan.

* The pedestrian tunnel proposed needs to access the current Hillsboro Harpeth River Bridge with city security Camera monitoring and lighting to provide safe access by residents of both subdivisions. In addition, the proses park should be incorporated into the Franklin master greenway plan to insure connectivity to the Rec center trails.

Thank you for your consideration.

Brian Hitchcock
261 Poteat Pl.
Franklin, TN. 37064-2041
C: 615-944-9873

Andrew Orr

From: Emily Hunter
Sent: Wednesday, June 24, 2020 3:12 PM
To: Andrew Orr
Subject: FW: Brownland Farm - Monticello Traffic Concern

From: bryansturtevant@comcast.net <bryansturtevant@comcast.net>
Sent: Wednesday, June 24, 2020 12:46 PM
To: Planning Intake <planningintake@franklintn.gov>
Cc: 'Dana McLendon' <danamclendon@mac.com>; allisonsturtevant@comcast.net; Bryan Sturtevant <bryansturtevant@comcast.net>
Subject: FW: Brownland Farm - Monticello Traffic Concern

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear FMPC,
I'm sharing part of my conversation with our Alderman Dana McClendon.

As we approach this week's meeting on the Brownland Farm development, I believe it is impractical to make a long-term decision without the traffic impact study being released and shared with the public as has been committed to by the developers. As of 6/24, this traffic impact study has not been released and distributed.

Likewise, it is very difficult to make long-term decisions on traffic in a situation such as COVID-19 when the normal traffic pattern has been modified as well as until the city finishes the MacHatcher extension at Hillsboro Road to capture the most accurate data.

As a resident of Monticello, it is my recommendation to the FMPC that all decisions on the Brownload Development are delayed or tabled until more information is made available on traffic impact study.

Best Regards,
Bryan Sturtevant
P: 615-403-1604

> On Jun 16, 2020, at 2:21 PM, bryansturtevant@comcast.net wrote:
>
> Dear Alderman McClendon,
>
> My wife, Allison, and I wanted to write you in order to share our questions and concerns with the impending development at Brownland Farms and the potential impact on traffic through the neighborhood of Monticello where we live currently at 240 Poteat Place.
>
> Our first question is to determine if the traffic impact study has been completed. If so, is it available for public review as it was previously committed to be shared with Monticello residents during our recent Zoom calls in May on this project?

We realize that new developments come with many challenges, but we immediately recognize that the proposed 4-way Traffic Light at Monticello Road and Hillsboro Road presents a big red flag to the residents of Monticello. I brought up in the meeting the following question, but it was not officially reviewed at the time. The question was regarding if Monticello Road's access point to Hillsboro Road could be eliminated to deter cut-through traffic from occurring so easily since there is a 2nd access point for the neighborhood on Poteat to connect with Hillsboro Road to the North.

There is no solution that will satisfy all concerns, but the Monticello neighborhood has remained vigilant on finding a satisfactory solution to the open field in the front of neighborhood currently owned by the Eatherly family. The prospects of this section becoming a park for the long-term is intriguing, but my wife and I believe the side effects of a cut through for traffic will become a longer and bigger negative concern in the future if the layout of the Brownland development proceeds as planned. On the other hand, if Brownland Farm's development design results in another main entrance location without a 4-way Traffic Light to Monticello Road, there maybe less concern from the resident's perspective to keep the access point to Hillsboro Road at Monticello Road. At this time, we just like to have the chance to discuss options.

We look forward to hearing your thoughts on this topic as well as sharing any updates on the release of the traffic impact study. We are trying to do our part to make sure the concerns of current Monticello residents are heard especially my wife you has lived in the neighborhood for 41 years having been born and raised on Poteat and having purchased another home on Poteat where we live now and have decided to raise our own family.

Best Regards,
Bryan Sturtevant
P: 615-403-1604

Andrew Orr

Subject: FW: Consideration of Resolution 2020-78

From: Cassi Poorman <cassipoorman@gmail.com>
Sent: Tuesday, June 23, 2020 12:30 PM
To: Michael Orr <michael.orr@franklintn.gov>; michael.hathaway@comcast.net; roger.lindsey@nashville.gov; rdlindsey@comcast.net; amclemore51@yahoo.com; Alma McLemore <alma.mclemore@franklintn.gov>; jimmy@tennesseevalleyhomes.com; annpetersen@comcast.net; mdadst@aol.com; Jennifer Szilagyi <jennifer.szilagyi@franklintn.gov>
Cc: Planning Intake <planningintake@franklintn.gov>
Subject: Consideration of Resolution 2020-78

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Before Resolution 2020-78 is considered, there really needs to be a solid look at the impact of traffic in that location AND the impact of any change to the floodplain.

It would make sense that this project has a complete professional study of the impact on the river flow if ANY changes are made. The Mac Hatcher extension took into account the current water patterns and flow, making any changes could have damaging implications across the board.

As for traffic, the extension was added to help alleviate the congestion and now there is consideration for creating another bottleneck.

I am not adverse to development; I am averse to negatively impacting roads and homes that are down river and negating the improvement of traffic flow that should have been helped with the new extension. I believe these concerns need to be examined closely and should have outside independent professionals look at the scope of impact to traffic flow AND to the potential damage that changing any of the waterway could present. These findings should be reviewed, addressed and made public before this is approved by the Planning Commission.

Cassi Poorman

Andrew Orr

From: Amy Diaz-Barriga
Sent: Thursday, June 25, 2020 8:16 AM
To: Andrew Orr
Subject: FW: Item #19, 6/25/20 Franklin Municipal Planning Commission Meeting

Planning intake

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: David Lawbaugh <davel6332@yahoo.com>
Sent: Thursday, June 25, 2020 1:30 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Item #19, 6/25/20 Franklin Municipal Planning Commission Meeting

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

To the best of my knowledge, the Applicant hasn't submitted any flood studies for this land to FEMA and therefore hasn't made an application for a Letter of Map Revision, Conditional or otherwise. I realize there are several contingencies which will affect the actual sale of this land to the Applicant for development, including population density and the limited street access to the site. The biggest contingency though has to be whether or not FEMA will approve of this development due to the amount of floodway and flood plain on the property. There may be a logical order of progression of approval for all of the resolutions and regulations needed to make this development possible, but passing this resolution doesn't seem like the best first step. It would seem the first step should be FEMA approval. If this resolution is passed without FEMA approval, it seems like the City might be opening a door for the use of this property which the City can not or may not be able to close. For this reason, I respectfully request that this resolution be deferred until such time that FEMA approval for the development of this property is in place.

David Lawbaugh
206 Revere Lane
Franklin Tn 37064

Co-President, Monticello Homeowners Association

Andrew Orr

From: Amy Diaz-Barriga
Sent: Thursday, June 25, 2020 8:10 AM
To: Andrew Orr; Eric Conner
Subject: FW: Agenda Item 19-Brownland Farm Development Proposal

Planning intake

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Glenda Gabriel <glendagabriel64@gmail.com>
Sent: Wednesday, June 24, 2020 5:47 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Agenda Item 19-Brownland Farm Development Proposal

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

We are sending this email instead of attending the Planning Commission meeting on 6/25/20 due to concerns about COVID-19. We read all of the available documents listed under the agenda item 19 for the Brownland development project. From the documents, it looks like there is real potential for cut and fill related to the Harpeth River in the Brownland Farm floodplain and in Monticello Section 1 floodplain by the developer. This alone can have disastrous results in our neighborhood and other surrounding neighborhoods. We saw how terrible the flooding in this area, including Monticello and Cottonwood, was for several days in 2010. Also, how would the cut and fill impact Monticello Creek and homes along it? Additional to the floodplain issues, we are concerned about the intense density of the development, which will bring in more traffic and congestion. The traffic density will already be increased by traffic coming from Westhaven and HWY 96 through the new part of Mack Hatcher Parkway. Has the impact of traffic from the proposed Brownland development plus the traffic from HWY 96 with the Mack Hatcher Parkway development been considered? Further, what impact would be added by the Cheekwood Golf Course proposed development? What is the impact on the schools and City services in this area due to the proposed dense Brownland development? How long would the neighborhoods have to endure the congestion caused by the construction processes of the projects? We are also very concerned about not seeing a clear plan for use of Monticello Section 1 and the impact on Monticello Subdivision.

To summarize, we object to this Brownland Farms development proposal due to

- the dangers to lives and property presented from floodplain manipulation

- the intense density of the project, especially considering the floodplain issues
- no clear plan for Monticello Section 1 and its impact on Monticello subdivision

Are those who would approve this project prepared to accept liability for the lives and property that would be put in jeopardy due to floodplain issues and manipulation?

Glenda and Gabriel Katona
Residents of Monticello Subdivision

Andrew Orr

From: Emily Hunter
Sent: Wednesday, June 24, 2020 3:14 PM
To: Andrew Orr
Subject: FW: Planning Commission Meeting, June 25, 2020

Follow Up Flag: Follow up
Flag Status: Flagged

From: James Britz <jnkbritz@gmail.com>
Sent: Wednesday, June 24, 2020 11:50 AM
To: Planning Intake <planningintake@franklintn.gov>
Cc: Michael Orr <michael.orr@franklintn.gov>; scott.harrison@franklintn.go; michael.hathaway@comcast.net; roger.lindsey@nashville.gov; rdlindsey@comcast.net; amclemore51@yahoo.com; jimmy@tennesseevalleyhomes.com; annpetersen@comcast.net; mdadst@aol.com; Jennifer Szilagyi <jennifer.szilagyi@franklintn.gov>
Subject: Planning Commission Meeting, June 25, 2020

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Please include the following in the discussion for Items #18, 19, 21 & 22 on the agenda. Please insist that development must adhere to Large-Lot Residential as prescribed by Envision Franklin.

The Members of the Franklin Municipal Planning Commission and the Franklin Board of Mayor and Aldermen would do well to visit the website Change.org and view the petition entitled - STOP the OVERDEVELOPMENT by the City of Franklin. This petition specifically addresses the proposed Lewisburg Pike/Crossway Drive development, and is noteworthy for the following reasons:

- More than 1300 residents (and counting!) have signed this petition.
    - Elected officials may want to compare this number to their margin-of-victory votes from recent elections.
- According to the comments submitted by signers of this petition, the common themes of dissatisfaction are related to the proposed use of fractional-acre lots, which is inconsistent with:
    - the Envision Franklin Land Use Policy, which seeks to maintain the existing standards of neighborhoods – which in this case are one-acre lot requirements for both...
        - the site's current neighborhood – Oakwood Estates, and
        - the site's surrounding neighborhoods.
- Also worth noting, is the fact that the developer seeks to use city acquisition as a means of applying City of Franklin Land Use Codes, which would allow fractional-acre lots, and thus bypassing the letter and intent of the Envision Franklin Land Use Policy.

James Britz

Oakwood Estates

Andrew Orr

From: Amy Diaz-Barriga
Sent: Thursday, June 25, 2020 8:13 AM
To: Andrew Orr
Subject: FW: Brownland Farms development - oppose changes

Planning intake

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: James Savage <james.savage@comcast.net>
Sent: Wednesday, June 24, 2020 9:21 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Brownland Farms development - oppose changes

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

To Whom It May Concern:

I am writing to express my concerns regarding the Brownland Farms proposed development. This development will increase the density to an unreasonable level for the area. The addition of cars and houses will ruin the character of the area and congest the streets, shops and town. Proposed changes to the floodplain and floodway sound dubious at best. Please do not rezone this area or allow this proposed development to be approved.

Thanks for listening.

Jim Savage
Cottonwood

James A. Savage
james.savage@comcast.net

Andrew Orr

From: Emily Hunter
Sent: Wednesday, June 24, 2020 3:19 PM
To: Andrew Orr
Subject: FW: Brownland Farms Development

From: John Vaughn <j.vaughn7272@att.net>
Sent: Wednesday, June 24, 2020 9:52 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Brownland Farms Development

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I attended a Neighborhood Meeting held by Greg Gamble in which he presented the proposal for the Brownland Farms Development. I believe this type of Development in this area would be a great addition and also provide the City of Franklin residents many nice benefits. The development of the 20 acres in front of the Monticello Subdivision for a park would be very beneficial to the residents of this subdivision and improve the appearance greatly.

The Developers seem committed to working with the City and residents to address any concerns related to additional traffic for the area and avoiding any negative impact to Harpeth River.

I support the Brownland Development and would likely consider moving into to this Development due to the excellent location and the many features that are provided within the Development.

Thank-you,

John Vaughn
(presently a resident on the East Side of Franklin)

Andrew Orr

From: Amy Diaz-Barriga
Sent: Thursday, June 25, 2020 8:13 AM
To: Andrew Orr
Subject: FW: Brownland Farm

Planning intake

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Kate Reynolds <kreynolds.arch@gmail.com>
Sent: Wednesday, June 24, 2020 9:49 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Brownland Farm

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Please accept my statement on the proposed Brownland Farm development in my absence at the 6/25/2020 meeting.

Brownland Farm has been such a beautiful piece of land, and I believe they've been running their farm for 57 years. The proposed Brownland Farm high density development doesn't seem to be sensitive to the history of the site, our environment, the surrounding neighbors, or all those who travel this stretch of Hillsboro Road and will have to deal with the increase in traffic.

My number one concern is the density of the development and what that will do for all the neighbors downstream. It will make flooding worse.

I often hear people argue for a not-great or not-appropriate development by saying, "If this doesn't go in, the next option may be so much worse!" It's our community. Why don't we instead focus on what other better, more appropriate options that might come before us. I want to continue to be proud of the city I live in and was raised in.

Kate Reynolds
Registered Architect, LEED AP

Andrew Orr

From: Kathryn Webber <kathrynwebber@bellsouth.net>
Sent: Wednesday, June 24, 2020 12:32 AM
To: Planning Intake
Cc: Andrew Orr
Subject: Brownland Farms - Public June 25, 2020

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

19. Consideration Of Resolution 2020-78, A Resolution To Adopt An Envision Franklin Plan Amendment For The Properties Located At 1155 Hillsboro Road (Known as Brownland Farms, and a portion of Christ Community Church at 1215 Hillsboro Road) Map 63 Parcels 2.00, 2.01, And 2.02, To Change The Design Concepts From Conservation And Conservation Subdivision To Conservation, Conservation Subdivision, Multifamily Residential, And Neighborhood Mixed-Use. (PUBLIC HEARING)

Dear commissioners,

The above was deferred by the applicant until 8-27. RE letter from Planning Staff to you on April 30, 2020, attached in your agenda packet. I am hoping there will be an opportunity to comment at that time. This should not be on your agenda at this time as Christ Community Church has not yet voted to sell the land, the land needed for a second entrance. This is a mute issue until that event takes place as the church, current owner of land, is not requesting the rezoning of their land.

This proposed development is too dense to be located in a floodplain area not only for future citizens living there, but also to the surrounding established communities. This creates a definite safety issue for all living in the area. The traffic conditions are already disastrous and this would create a huge bottleneck, especially in the event of a disaster like the flood of 2010.

I am not in support of changing the current zoning for this property. The Envision Franklin Plan is already accommodating enough, because it has been changed from Ag to Conservation Development.

Below are a few pictures taken on the back of the Church's property and Hillsboro Road during the flood of 2010. Do you really want to cut and fill and permit tragedy for future residents of Franklin in this area of the river? Is not the primary concern for you to provide, good healthy, welfare and safety to your citizens? The defined floodplain maps were redone after this flood and should not be changed for obvious reasons. This land will flood as well as Brownland as it is surrounded by the river also.

I am a member of Christ Community and know that Hillsboro Road was closed during the 2010 flood coming from the North and from the South towards the church as two Pastors living in those areas were not able to get to the building. Hillsboro Road was flooded and closed as well as Mack Hatcher.

Please do not permit this intense and very dense development to be approved as it will endanger all residents in the area and set a very unwanted precedent for future development.

Please confirm receipt of this email and that it will be included for public record. Thank you also for the opportunity to express my concerns.

Best regards,

Kathy Webber
Franklin, TN





Andrew Orr

From: Amy Diaz-Barriga
Sent: Thursday, June 25, 2020 8:17 AM
To: Andrew Orr
Subject: FW: No To BrownLand

Planning intake

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Marie Mazzara <mkmazzara@yahoo.com>
Sent: Thursday, June 25, 2020 7:40 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: No To BrownLand

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

As a parent of 4 children I am highly concerned on the impact 800 additional high density homes will cause on Brownland. Class sizes are already large and this will make them larger. Franklin High School is already stretched to capacity.

In conjunction with this. I am concerned about the traffic impact. Even with the improvements made this is still crowded. Especially right before classes start at Franklin High. Adding more traffic and stop lights is going to make this a nightmare equal to green hills!

Please do not approve this Brownland development.

Marie

Andrew Orr

From: Emily Hunter
Sent: Wednesday, June 24, 2020 4:41 PM
To: Andrew Orr
Subject: FW: Opposition to Resolution 2020-78 (proposed Brownland Farms development)

From: Laura Smith <lbts1048@aol.com>
Sent: Wednesday, June 24, 2020 4:40 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Opposition to Resolution 2020-78 (proposed Brownland Farms development)

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Our family has lived in the Monticello neighborhood for eighteen years. Our home is located on the north end of the neighborhood two houses east of the large lot adjacent to Hillsboro Road and within sight of one of the two main neighborhood entrances. We are **writing to you to address our concerns and opposition to certain aspects of the proposed development at the Brownland Farm property and a portion of the Christ Community Church parking lot, specifically a change in design concept.**

The developers have proposed an amendment changing the classification of part of the properties from Conservation Subdivision to "Neighborhood Commercial fronting Hillsboro Rd" and "Multi-Family Residential behind." Doing so would be against both the role and major objectives of Envision Franklin as outlined on page 7 of the plan. Additionally, the proposed amendment does not "demonstrate its need and justification" according to the criteria on page 108 of the plan. Keeping the area a Conservation Subdivision would provide all of the benefits to the development and the surrounding community as outlined in the Envision Franklin plan without the negative impacts of a more dense development.

We oppose the change of the re-classification from Conservation Subdivision for several reasons:

1. First, there are already condominiums, townhomes, apartments and senior and assisted living dwellings as well as business spaces available both north and south of the proposed development. Passing this amendment would result in an addition of 750+ homes, plus businesses, to this area. A lower density Conservation Subdivision development would have a lower traffic impact, maintain the character of the area, and not create a further burden on the schools.
2. If the amendment is passed, traffic volume (which is already high) will increase dramatically. Additionally, adding a four-way traffic intersection with a light at Monticello Road will lead to increased traffic cutting through the neighborhood to get to Spencer Creek Road. This is already a significant problem which we don't think can be remedied by simply adding "traffic calming" devices as the developers suggest. To suggest that the traffic will turn right and get on Mack Hatcher rather than cutting through Monticello (and avoiding lights) is disingenuous.
3. There has been a proposal to build five "big box homes" along the north end of the vacant lot in front of Monticello. In addition to the flood plain concerns discussed below, this design concept does not match any existing homes that we are aware of in the area and would change the look of the area while negatively impacting the scenic approach into Franklin. Single family homes, built on land not currently in the flood plain would be more appropriate.

4. Lastly, although not a part of the current resolution, building this new development would require significant cut and fill to build in what is now in a flood plain. In 2010, while our neighbors to the south had their properties flooded, we watched as the formerly dry gully along our street filled to the brim and moved toward our homes. This gully continues into Monticello Creek on the part of Monticello where they propose that big box homes be built after altering the topography. I am attaching pictures we took during the Flood of 2010. The first shows a red car on Jefferson approaching Monticello Road. You can see the road sign in the background. The second shows a portion of the Monticello property where they propose to cut and fill in order to build the big box homes – the area of Monticello Creek mentioned above. The brick home was demolished, but the small white garage remains. As you can see, both areas are flooded. Altering the flood plain will not alter the volume of water, just where it goes. I would hate for it to impact more structures than it did in 2010.





While it would be nice to have the properties remain untouched, we realize that development is inevitable and are asking that the City of Franklin follow through with the plans articulated in the Envision Franklin Design Concept by opposing the amendment to the plan. We appreciate your time and your continued support of Monticello.

Best regards,

Michael and Laura Smith

106 Poteat Place

Franklin, TN 37064

615-545-4594

Andrew Orr

From: Amy Diaz-Barriga
Sent: Thursday, June 25, 2020 8:14 AM
To: Andrew Orr
Subject: FW: Amending Envision Franklin

Planning intake

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Richard Stempel <richard@trackersystems.net>
Sent: Wednesday, June 24, 2020 9:56 PM
To: michael.hathaway@comcast.net; roger.lindsey@nashville.gov; rdlindsey@comcast.net; Michael Orr <michael.orr@franklintn.gov>; Scott Harrison <scott.harrison@franklintn.gov>; amclemore51@yahoo.com; Alma McLemore <alma.mclemore@franklintn.gov>; jimmy@tennesseevalleyhomes.com; annpetersen@comcast.net; mdadst@aol.com; Jennifer Szilagyi <jennifer.szilagyi@franklintn.gov>
Cc: Planning Intake <planningintake@franklintn.gov>
Subject: Amending Envision Franklin

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Dear Planning Commission Members,

I am writing to formally object to the practice of constantly amending Envision Franklin to enable the construction of neighborhoods with a higher density of homes, townhomes, and apartments which benefits only city tax revenues and land developers. It is absolutely contrary to Envision Franklin to amend the design concept from Large Lot Residential to Single Family or any other small lot, high density design just because sewer lines are available. The Franklin Municipal Planning Commission (FMPC) should STOP considering this as a legitimate reason to amend Envision Franklin. Furthermore, the practice of using non-buildable land such as Hilltop Overlay or other conservation areas as “Green Space” and using that to show a more favorable DUA number to justify the small lots in areas where Envision Franklin directs Large Lot Residential is deceptive. The FMPC should STOP using this as a legitimate reason to amend Envision Franklin. It is shameful that Envision Franklin has become nothing more than a hurdle for developers to jump over. A development that adheres to it without amendments is the exception rather than the rule.

Regarding the Agenda for the 06/25/2020 meeting of the Franklin Municipal Planning Commission, I want to let it be known that I strenuously object to items 18, 19, and 21, for the reasons stated above. Item 22 should be withdrawn from consideration due to the fact that Envision Franklin design concepts are continually requested

to be amended. This permanent amendment to Envision Franklin will only serve to exacerbate the problems caused by overdevelopment of areas due to amendments to Envision Franklin and zoning variances.

Richard Stempel
561-722-1000

Andrew Orr

From: Emily Hunter
Sent: Wednesday, June 24, 2020 3:14 PM
To: Andrew Orr
Subject: FW: Planning Commission Meeting, June 25, 2020

Follow Up Flag: Follow up
Flag Status: Flagged

From: James Britz <jnkbritz@gmail.com>
Sent: Wednesday, June 24, 2020 11:50 AM
To: Planning Intake <planningintake@franklintn.gov>
Cc: Michael Orr <michael.orr@franklintn.gov>; scott.harrison@franklintn.go; michael.hathaway@comcast.net; roger.lindsey@nashville.gov; rdlindsey@comcast.net; amclemore51@yahoo.com; jimmy@tennesseevalleyhomes.com; annpetersen@comcast.net; mdadst@aol.com; Jennifer Szilagyi <jennifer.szilagyi@franklintn.gov>
Subject: Planning Commission Meeting, June 25, 2020

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- More than 1300 residents (and counting!) have signed this petition.
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- According to the comments submitted by signers of this petition, the common themes of dissatisfaction are related to the proposed use of fractional-acre lots, which is inconsistent with:
    - the Envision Franklin Land Use Policy, which seeks to maintain the existing standards of neighborhoods – which in this case are one-acre lot requirements for both...
        - the site's current neighborhood – Oakwood Estates, and
        - the site's surrounding neighborhoods.
- Also worth noting, is the fact that the developer seeks to use city acquisition as a means of applying City of Franklin Land Use Codes, which would allow fractional-acre lots, and thus bypassing the letter and intent of the Envision Franklin Land Use Policy.

James Britz

Oakwood Estates

Andrew Orr

From: Amy Diaz-Barriga
Sent: Thursday, June 25, 2020 8:14 AM
To: Andrew Orr
Subject: FW: Amending Envision Franklin

Planning intake

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Richard Stempel <richard@trackersystems.net>
Sent: Wednesday, June 24, 2020 9:56 PM
To: michael.hathaway@comcast.net; roger.lindsey@nashville.gov; rdlindsey@comcast.net; Michael Orr <michael.orr@franklintn.gov>; Scott Harrison <scott.harrison@franklintn.gov>; amclemore51@yahoo.com; Alma McLemore <alma.mclemore@franklintn.gov>; jimmy@tennesseevalleyhomes.com; annpetersen@comcast.net; mdadst@aol.com; Jennifer Szilagyi <jennifer.szilagyi@franklintn.gov>
Cc: Planning Intake <planningintake@franklintn.gov>
Subject: Amending Envision Franklin

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Dear Planning Commission Members,

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to be amended. This permanent amendment to Envision Franklin will only serve to exacerbate the problems caused by overdevelopment of areas due to amendments to Envision Franklin and zoning variances.

Richard Stempel
561-722-1000

Andrew Orr

Subject: FW: Comments for meeting

-----Original Message-----
From: William Pfaender <bill.pfaender1956@gmail.com>
Sent: Monday, June 22, 2020 8:46 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Comments for meeting

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Help folks, thanks for considering comments in your planning. We live on Bagsby Lane; our property borders the new outlined planned developments...never thought we would have to worry about so much development so far off the interstate. We would request the following:
1. Zone the distant properties from I-65 as only residential ; no mixed use.
2. Request to keep big box stores closer to interstate away from residential 3. Keep as much of the evergreen tree barrier between the development property and long lane properties ...thanks Thanks for considering our comments.
Bill and Karen Pfaender
4407 Bagsby Lane

Sent from my iPhone

Andrew Orr

From: Emily Hunter
Sent: Wednesday, June 24, 2020 3:18 PM
To: Andrew Orr
Subject: FW: Item 22 envision franklin

From: grammyinc@aol.com <grammyinc@aol.com>
Sent: Wednesday, June 24, 2020 10:04 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Item 22 envision franklin

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

DO NOT ALLOW SMALLER NARROWER LOTS . DO NOT ALLOW CHANGES TO THE EXISTING ENVISION FRANKLIN.

Keep our community unique and beautiful as we envision. Leave a beautiful desirable heritage.

Thank you.

Barbara Donner

Sent from my Boost Mobile Phone.

Andrew Orr

From: Beth Kickirillo <bkickirillo@hmka.com>
Sent: Wednesday, June 24, 2020 5:18 PM
To: Planning Intake
Cc: Andrew Orr
Subject: Please do not amend Envision Franklin for smaller lots

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Franklin City Planning Commission Members,

Please do not amend the current Envision Franklin lot sizes to allow even smaller lots with greater housing density. Traffic congestion (except during recent stay-at-home orders) is already at an all-time high in and around Franklin. And the county school system can barely keep up with the population growth as it is! If developers were allowed to use smaller lot sizes strictly for the purpose of creating more green space within a development, but NOT increase the overall number of houses any higher than it would be under the current lot size restrictions, then perhaps that would be acceptable. But please DO NOT ALLOW more houses per development than the current Envision Franklin standards would allow. Our infrastructure is already strained as it is.

Thank you,

Beth Kickirillo
410 Briksbury Drive
Franklin, TN 37067

Andrew Orr

From: Amy Diaz-Barriga
Sent: Thursday, June 25, 2020 8:12 AM
To: Andrew Orr
Subject: FW: Envision Franklin

Planning intake

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: Karla Verpoort <karlaverpoort@yahoo.com>
Sent: Wednesday, June 24, 2020 9:20 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Envision Franklin

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Franklin leaders,

I moved to Franklin a few years ago when my husband got transferred to Nissan's Corporate HQ. We were looking at several surrounding cities. The reason we chose Franklin to make this our home was the beautiful charm the city has with large lots and no overcrowding. I understand the proposed amendment to Envision Franklin to reduce the lot size widths. I believe this is a huge mistake as it will turn into mass overcrowding, congested roads and will not have the city charm that it has now.

Envision Franklin articulates the long-term vision of the kind of place family residence, businesses want for their future. Please make a decision for future development to strengthen the city with a no to reducing lot sizes to offset land costs. The city would not be the same.

Thank you,
Karla Verpoort

Sent from my iPhone

Andrew Orr

From: Higginbotham, Carrie <Carrie.Higginbotham@nissan-usa.com>
Sent: Wednesday, June 24, 2020 12:06 PM
To: Planning Intake
Cc: Andrew Orr
Subject: Envision Franklin proposed amendment

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I'm writing to express serious concern as a residence of Watkins Creek regarding the upcoming proposal of the Envision Franklin Amendment to reduce the minimum lot size at the June 25th Franklin Municipal Planning Commission meeting. I do not want Envision Franklin amended to allow smaller lots and higher density neighborhood. This is a grave disservice to our community and goes against the guidelines set forth in Envision Franklin for this very reason. The residents see very clearly that this amendment would benefit no one other than the developers (clearly not the residents). Higher density housing has an impact on the quality of life for existing residents... congested roads, crowded schools, etc. Please strongly consider voting no on this proposal.

Regards,
Carrie Higginbotham

Andrew Orr

From: Chad Story <Chad.Story@williamsoncounty-tn.gov>
Sent: Tuesday, June 23, 2020 3:55 PM
To: Andrew Orr
Subject: Re: Envision Franklin Lot Width Amendment

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Thank you Andrew for your reminder. After talking with several Aldermen and representatives in the development community, i am still very much opposed to the lowering of the lot width standards. During the presentation, it was mentioned several neighborhoods that had many exception approvals that allowed lot widths that were smaller than the current standards. Though I do not agree the City of Franklin should allow the large number of exceptions, I do understand why the lot widths were allowed due to certain situations. But the minimum lot widths are already very narrow and based on the majority of citizen feedback, smaller lots and condos are not what they are looking for regarding future development.

We need to continue the ideal of diversity in development, but over the last 10 years, the diversity is being removed and replaced by condo/apartment and smaller lot more density developments. I know this is largely based on an attempt to bring price points down and slow sprawl. However, price points are not going down without sacrificing quality of development. I also believe that the density is not where most people are looking to live long term. Lowering the lot width only creates an expectation of smaller lots and opens the door to the exceptions for even smaller lots that we allow today.

I appreciate the work everyone puts into these processes and the discussion it brings. But for the future of the city which has been centered around maintaining a certain quality of life, increasing density as a new standard does not meet the majority of what is desired by the majority moving to the area.

The only other issue I share an opinion on is the ability to properly landscape smaller lots. The city mandates trees and landscape. I have 2 maple trees that were mandated by the city for each lot. The problem is, even my larger width lot is now having an issue with the 2 maple trees in the front yard. My neighbors are having issues with roots disrupting sidwalks and driveways. a 40 ft wide lot, over time will have issues with tree roots disrupting foundation, sidewalk, driveway and utilities over time. We want our communities to be manageable and appealing as they mature and I fear these smaller lots leave less footprint for people to have for even 1 tree in the front yard without causing major issues. I understand these are not cut and dry issues but the current Envision Franklin plan, better aligns with the overall desired results of the majority of people. Deviating to smaller lot sizes moves away from the desire of the majority.

Please vote against the decrease of lot sizes.

Best regards;

Chad Story
Williamson County Commissioner
District 4 - 615.618.0139

https://www.facebook.com/ChadStoryWCC/

From: Andrew Orr <andrew.orr@franklintn.gov>
Sent: Wednesday, June 17, 2020 4:43 PM
Subject: Envision Franklin Lot Width Amendment

Good Afternoon,

You are receiving this email because you have expressed interest in the Envision Franklin Lot Width/Lot Size Update.

The Envision Franklin Amendment is set on the agenda for the June 25th Franklin Municipal Planning Commission meeting (item #22). This meeting will be held virtually via Zoom and streamed on the City's Facebook and YouTube pages for those interested in viewing.

If you wish to make an additional public comment, you may email comments to planningintake@franklintn.gov and please CC me, up until 8 AM on June 25th. The comments will be compiled and sent to the Commissioners, included in the staff report packet and also as part of the meeting minutes; or you may make an in-person comment in City Hall. If you wish to make an in-person comment, you will be asked to keep social distance within the City Hall Training Room until the item is up for discussion, at which time staff will assist you in forming a line to make your comment in-person. Please enter the building on the Church Street side.

These slides provide an overview of the proposed changes: https://www.franklintn.gov/home/showdocument?id=32248 and additional information regarding the project is still available at www.franklintn.gov/lotwidth.

The full agenda is available on the City's website (item #22):
https://franklintn.civicclerk.com/Web/Player.aspx?id=190&key=-1&mod=-1&mk=-1&nov=0

Please let me know if you have any questions.

Thank you,

Andrew Orr, AICP, PEM | Long Range Planning Supervisor
109 3rd Avenue South | Franklin, Tennessee 37064
P: 615.550.6741 | E: andrew.orr@franklintn.gov

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Andrew Orr

From: Cheryl Nesbit <flowerlady2222@icloud.com>
Sent: Tuesday, June 23, 2020 11:01 PM
To: Planning Intake
Cc: Andrew Orr
Subject: Higher density requests

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Williamson county is a wonderful place to live. The Franklin small town feel can not be kept if we continue at the pace and in the direction we are growing. Instead of Maintaining charm by creating a walkable community with trails connecting neighborhoods to parks (like Brentwood) We are crowding our subdivisions with smaller lots and more people. Changing the density will benefit the developers. I do not understand why it is so hard for you to see the traffic, and the vanishing countryside which is being eaten by hardy board houses with front entrance garages. Cars parked on the streets because the houses are too small to hold the owners belongings so the garage is a storage unit. Crowded neighborhoods where the people can not walk to a nearby park or playground , so they drive. Pollution, traffic and noise. It can be made better if you would just listen to the residents that want controlled wise growth. If you are going to do something, don't just do it- do it right.
Cheryl Nesbit
2015 Canyon Echo
Franklin TN 37064

Sent from my iPhone
Cheryl Nesbit
Cheryls Flowers Franklin TN

Andrew Orr

From: Emily Hunter
Sent: Wednesday, June 24, 2020 3:27 PM
To: Andrew Orr
Subject: FW:

-----Original Message-----
From: Christian Currey <christianbcurrey@icloud.com>
Sent: Tuesday, June 23, 2020 7:03 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject:

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Planning Commission, It is my hope that you do not lower the lot and building size width. It feels every day there is an erosion of Envision Franklin plan by developers. We have a plan and let's stick to it. I have been in Franklin since 1977. Thank you for your time. Christian

Christian Currey
FarmVet
1254 Old Hillsboro Rd
Franklin TN 37069
D. 615.277.5618
C. 615.300.8307
F. 615.370.8502
E. Christian@Farmvet.com

Andrew Orr

From: Connie Hartman <conniehartman@comcast.net>
Sent: Wednesday, June 24, 2020 4:14 PM
To: Planning Intake
Cc: Andrew Orr
Subject: Vote on Envision Franklin

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I would like the leaders of Franklin to know I do not want Envision Franklin to be amended to allow smaller lots and higher density neighborhoods

Thank you,
Connie and Steve Hartman
1517 Decatur Cir
Franklin, TN 37067

Andrew Orr

From: Donna S. <piglet10021@yahoo.com>
Sent: Wednesday, June 24, 2020 2:51 PM
To: Planning Intake
Cc: Andrew Orr
Subject: OPPOSED TO THE LOT WIDTH AMENDMENT!

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Planning Commissioners,
Please use this email as my **staunch opposition** to amending the Lot Widths in Single Family, Mixed Residential and Subdivision Designs.

The number one reason listed in the slide show asking for the amendment was Development Request!

Of course the Developers want to be able to cram more houses onto existing land…that is how they make their money! Most of them do not live in Franklin or even in the State of Tennessee and all they are seeking is the ability to cram as many properties onto the land, cash out and leave the mess behind!

Residents of this town are already dealing with the ramifications of the current overdevelopment! Our schools are overcrowded and the District is struggling to keep up! The roads we drive on are not sufficient for the traffic currently…which is never estimated correctly in traffic studies! And there is no need to give the developers any more incentive to develop our city than they already have! When will the Planning Commission stop recommending this nonsense!

Well, I am demanding that they stop TODAY!
Sincerely,
Donna Sava
A VERY disgruntled homeowner and resident of Franklin!

Andrew Orr

From: elisha delaney <erdelaney@yahoo.com>
Sent: Wednesday, June 24, 2020 10:06 AM
To: planningintake@franklintn.gove
Cc: Andrew Orr
Subject: Envision Franklin

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

As a 20 year Franklin resident, I **DO NOT** want Envision Franklin amended to allow smaller lots and higher density neighborhoods.

Sincerely,
Elisha Delaney
615-478-9931

Andrew Orr

From: Elliott Franklin <elliott@elliottfranklin.com>
Sent: Wednesday, June 24, 2020 1:45 PM
To: Planning Intake; Andrew Orr
Subject: minimum lot size

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Good Afternoon:

Thank you for all of your work in keeping Franklin a safe place to live and raise a family. In response to the proposed amendment, my family and I are opposed to it. We need to keep the larger lot sizes because we do not have the infrastructure to support the smaller lots. We already have roads that aren't maintained and traffic flow issues. Water and sewer are also an issue as we grow. While we can't and shouldn't prevent growth, we must manage the growth and make it smart. The larger the lot sizes the better to prevent erosion and other issues with flooding and impervious cover.

Thank you!

Elliott Franklin
1068 Amelia Park Dr
Franklin, TN 37067

Andrew Orr

From: Israel Holliday <israel@hollidayre.com>
Sent: Thursday, June 25, 2020 6:56 AM
To: Andrew Orr
Subject: Lot size decrease

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Andrew -

Please DO NOT decrease the lot size in Franklin! Franklin is already struggling under the massive weight of infrastructure, school needs and decreasing quality of life! Higher taxes are coming. Please control the speed of development! Thank you!

Sent from my iPhone

Andrew Orr

From: Jack D <f15srd@gmail.com>
Sent: Wednesday, June 24, 2020 11:22 AM
To: Planning Intake
Cc: Andrew Orr
Subject: Franklin Minimum Lot Size

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

TO BE CLEAR:

We do NOT want Envision Franklin to reduce the lot size at all. The lots are already too small. This is another attempt to make money, not to improve life for residents of Franklin.

I am very disappointed in the constant building going on in Franklin without regard to us. The commission has already sanctioned too much building--the infrastructure is not even close to being ready or able to handle the demand. Also, higher density leads to poorer life in Franklin.

Do not reduce the lot size in Franklin.

Thank you,
Jack Davidson

Andrew Orr

From: Emily Hunter
Sent: Wednesday, June 24, 2020 3:14 PM
To: Andrew Orr
Subject: FW: Planning Commission Meeting, June 25, 2020

Follow Up Flag: Follow up
Flag Status: Flagged

From: James Britz <jnkbritz@gmail.com>
Sent: Wednesday, June 24, 2020 11:50 AM
To: Planning Intake <planningintake@franklintn.gov>
Cc: Michael Orr <michael.orr@franklintn.gov>; scott.harrison@franklintn.go; michael.hathaway@comcast.net; roger.lindsey@nashville.gov; rdlindsey@comcast.net; amclemore51@yahoo.com; jimmy@tennesseevalleyhomes.com; annpetersen@comcast.net; mdadst@aol.com; Jennifer Szilagyi <jennifer.szilagyi@franklintn.gov>
Subject: Planning Commission Meeting, June 25, 2020

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Please include the following in the discussion for Items #18, 19, 21 & 22 on the agenda. Please insist that development must adhere to Large-Lot Residential as prescribed by Envision Franklin.

The Members of the Franklin Municipal Planning Commission and the Franklin Board of Mayor and Aldermen would do well to visit the website Change.org and view the petition entitled - STOP the OVERDEVELOPMENT by the City of Franklin. This petition specifically addresses the proposed Lewisburg Pike/Crossway Drive development, and is noteworthy for the following reasons:

- More than 1300 residents (and counting!) have signed this petition.
    - Elected officials may want to compare this number to their margin-of-victory votes from recent elections.
- According to the comments submitted by signers of this petition, the common themes of dissatisfaction are related to the proposed use of fractional-acre lots, which is inconsistent with:
    - the Envision Franklin Land Use Policy, which seeks to maintain the existing standards of neighborhoods – which in this case are one-acre lot requirements for both...
        - the site's current neighborhood – Oakwood Estates, and
        - the site's surrounding neighborhoods.
- Also worth noting, is the fact that the developer seeks to use city acquisition as a means of applying City of Franklin Land Use Codes, which would allow fractional-acre lots, and thus bypassing the letter and intent of the Envision Franklin Land Use Policy.

James Britz

Oakwood Estates

Andrew Orr

From: Janet Tiarsmith Varrin Curtis <jtvarrin@hotmail.com>
Sent: Wednesday, June 24, 2020 11:16 PM
To: Planning Intake
Cc: annpetersen@comcast.net; Andrew Orr
Subject: Envision Franklin

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I am writing because I have serious issues with the Envision Franklin Plan being changed. It seems that every time a builder/developer wants higher density or other changes to the plan the zoning board and/or City Aldermen tend to approve the request against the wishes of the people that live in The City of Franklin/Williamson County. People expressed that they wanted less density and their voices are ignored. The infrastructure needs to be in place before this project moves forward. The safety hazards are numerous.

I am strongly requesting that you either defer the vote or vote no for Resolution 2020-19 to change Envision Franklin lot widths and sizes.

Thank you for your service and I appreciate your time viewing my comments.

Janet Curtis
N Chapel Rd., Franklin, TN
Sent from my iPad

Andrew Orr

From: Emily Hunter
Sent: Wednesday, June 24, 2020 3:27 PM
To: Andrew Orr
Subject: FW: lot widths and lot restrictions

-----Original Message-----
From: musicpartners.com <jc@musicpartners.com>
Sent: Tuesday, June 23, 2020 4:53 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: lot widths and lot restrictions

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

To the planning committee members:

Totally without merit. That sums up what I've concluded about proposed minimums to benefit builders and developers in our city of Franklin.

Your position on this committee is to make wise choices about density, traffic, and respect for the land.

Please do your job.

J. C. & Susan Meyer

Andrew Orr

From: Butler Jeff - Franklin <Jeff.Butler1@hcahealthcare.com>
Sent: Tuesday, June 23, 2020 9:48 PM
To: Planning Intake; Andrew Orr
Subject: Proposed Changes to Minimum Lot Size - Franklin

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hello Commissioners and Mr Orr, I'll keep this brief. I want to put my voice on record *against* reducing minimum lot size in Franklin. We have already swamped our schools, our streets, and our once comfortable small town. Further reducing lot sizes will absolutely exacerbate these problems while also damaging some of our town's beauty and charm.

I assume developers are pushing for this change - so that they can make more money. I'm all for capitalism, but there are basic guardrails that we need to keep in place to protect our quality of life, for us and for our children and generations to come. We don't need to jam ever-more people more densely into Franklin. Please hold the line and reject this attempt to further reduce minimum lot sizes.

Thank you for your time and consideration, we all appreciate your help.

-Jeff Butler

HCA Healthcare
RISE UP APPLICATION SERVICES

Jeff Butler
Director of Application Services
HCA/Parallon Business Performance Group
✉:Jeff.Butler1@hcahealthcare.com
☎:(p) 615-807-8992 · (m) 615-424-2345
1100 Dr. Martin L. King Jr. Blvd, Nashville, TN 37203
www.healthcareinspired.com

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Andrew Orr

From: br638 <br638@peoplepc.com>
Sent: Wednesday, June 24, 2020 9:02 AM
To: Planning Intake
Cc: Andrew Orr
Subject: Franklin Changes to Minimum Lot Size

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Planning Commission Members:

I urge each of you to vote against allowing change to the minimum lot size for building in the City of Franklin. Reducing the lot size will only add to the increased traffic congestion, the need for increased infrastructure, the need for more schools and will increase the problematic issues attributive to higher population densities. Franklin does not need to face these unnecessary burdens at this time.

I ask that you vote against this change. I do not want Envision Franklin amended to allow smaller lots and higher density neighborhoods.

Thank you for your consideration.

John Walsh
111 Bayhill Circle
Franklin, TN 37067

Andrew Orr

From: Amy Diaz-Barriga
Sent: Thursday, June 25, 2020 8:15 AM
To: Andrew Orr
Subject: FW: lot size

Planning intake

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: Judy Morris <sailokc@icloud.com>
Sent: Wednesday, June 24, 2020 11:10 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: lot size

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Please do not pass this change. Franklin will cease to be what we all love if the developers get their way.

JoAnn Morris
Clovercroft Rd

Andrew Orr

From: karen smith <smithkaren222@gmail.com>
Sent: Wednesday, June 24, 2020 10:55 PM
To: planningintake@franklin.gov
Cc: Andrew Orr
Subject: NO - TO AMENDING MINIMUM LOT SIZES & HIGHER DENSITY NEIGHBORHOODS

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Less than 4 months ago, the city council voted against high density housing - what has changed since then??? except greedy developers who do not live in this area and do not have to deal with the inadequate infrastructure to support their greed.

I am imploring our city council leaders not to cave to these developers. We should stay with the existing policy that was just voted in! Once you make concessions for this group, the next group of developers will want even more leeway and concessions granted for even more reduction of lot sizes. And soon we are nothing like the Envision Franklin Plan but a quagmire of town homes, condos, multi unit houses and tiny lot subdivisions with congested roads, crowded schools, and no quality of life for existing residents.

DO NOT AMEND ENVISION FRANKLIN

Respectfully,
Karen Smith
Franklin, TN Resident

Andrew Orr

From: Kelly Davis <kldavis42@gmail.com>
Sent: Tuesday, June 23, 2020 9:11 PM
To: Planning Intake
Cc: Andrew Orr
Subject: Envision Franklin

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Please know that we are strictly against smaller lots and higher density neighborhoods for Franklin!

This will have a negative
impact on the quality of life for existing residents... congested roads and an even more crowded school system.

In fact there are no positive impacts at all other than for the developers. Enough already, please stop this mentality.

Sincerely,

Kelly and Danny Davis
26-year Franklin residents

Sent from my iPhone. kelly davis

Andrew Orr

From: Lori Johnsen <lorijohnsen1@gmail.com>
Sent: Wednesday, June 24, 2020 9:04 PM
To: Andrew Orr; Ken Moore; bev@aldermanburger.com; danamclendon@mac.com; Scott Speedy; Margaret Martin; annpetersen@comcast.net; Clyde Barnhill; Brandy Blanton; Pearl Bransford; amclemore51@yahoo.com; Jennifer Szilagyi; jimmy@tennesseevalleyhomes.com; mdadst@aol.com; Michael Orr; michael.hathaway@comcast.net; rdlindsey@comcast.net; Scott Harrison; Planning Intake
Subject: Amendments to Envision Franklin

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Franklin Leaders,

I understand the proposed amendment to Envision Franklin to reduce the minimum lot size will be discussed this week.

As a resident of Franklin since the mid 1990s, I have seen this area change and grow immensely...some of the growth good, some of it not so good.

According to Envision Franklin, the goal for this plan was to "articulate the long-term vision that will direct future development in a way that strengthens the city and creates exceptional places for people...the plan will provide guidance in making land use decisions, managing the quality of development", etc.

If that is indeed the purpose of Envision Franklin and if you have truly listened to what the citizens of this town are saying which is slow down growth, then you will NOT amend the Envision plan to lower the lot size widths to accommodate higher density in new developments. What is the point of having a plan for growth if a decision is made to change it every time there is pushback from a developer? There is enough development taking place that lowering lot size does not need to be the answer. It will not make housing any less expensive, but will tax our roads, services, schools, and more. For a developer concerned about the bottom line, no doubt an easy way out is to lower lot sizes...but just because they want it doesn't mean the rules need to be bent to serve their purposes.

Several of our roads have been graded E and F - the two worst possible scores and several of them are near mixed use developments currently under construction or approved for development which will only make things worse.

A current alderman has stated..."road expansion should've happened years ago in tandem with development but the failure is not on the current group that is representing you. The failure to address this road (referencing McEwen) was years ago when previous boards allowed development to happen...It was a lack of foresight and solid policy." In other words, some of the mess we are in today is due to decisions made in the past. And looking around the city today, it feels like we are pretty much allowing that pattern to continue. You have the opportunity to do the right thing for Franklin by not approving a change in lot size so that the same words will not be said of you several years down the road.

We all know that growth will happen, but I encourage you to do it responsibly by adhering to the Envision plan which does contain foresight and solid policy, and listening to the voices of the citizens who live, work, and engage in this community, who have the desire to make Franklin the best it can be.

Thank you,

Lori Johnsen

Andrew Orr

From: Emily Hunter
Sent: Wednesday, June 24, 2020 3:25 PM
To: Andrew Orr
Subject: FW: Opposition to smaller lots and higher density neighborhoods

-----Original Message-----
From: Martin Cregg <martin.cregg@icloud.com>
Sent: Tuesday, June 23, 2020 8:45 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Opposition to smaller lots and higher density neighborhoods

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear city leaders,

Please take note that I am vehemently opposed to the concept of amending Envision Franklin to allow smaller lots and higher density neighborhoods.

We moved here from the Detroit area 7 years ago primarily because of wonderful character that Franklin exhibits. I believe that character will be lost if you go ahead and allow smaller lots and higher density neighborhoods.

Sincerely,

Martin

Martin Cregg
248-763-9162

Andrew Orr

From: Amy Diaz-Barriga
Sent: Thursday, June 25, 2020 8:16 AM
To: Andrew Orr
Subject: FW: Planning commission meeting 6/25

Planning intake

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: Comcast <wmchace@comcast.net>
Sent: Thursday, June 25, 2020 1:12 AM
To: Maureen Chace <wmchace@comcast.net>
Cc: Planning Intake <planningintake@franklintn.gov>
Subject: Planning commission meeting 6/25

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I am writing to you concerning the Envision Franklin Plan Amendments on the agenda. My family have been residents of Williamson County for almost 26 years. Our family has enjoyed life here and have seen continued growth in Franklin and Williamson County. Along with this growth has been a remarkable increase in traffic with roads that can barely handle the issues of today.
It seems there are many proposals for some tracts of land to be developed in such a manner that the density would increase dramatically. While I am not opposed to development...it is inevitable...I am opposed to it being done in such a manner that we lose the lifestyle we have enjoyed in the past with property being developed without much thought to protecting what drew many of us to this area.
In particular I am looking at item #18, the Cross Property development, and asking you to have the developer adhere to Envision Franklin and stay with the large lot residential requirement.
Also, item #22 concerns me as well as it is looking to change Envision Franklin to allow for smaller & narrower lot sizes.
I see that Greg Gamble, the developer of the Cross Property, also is involved in the potential development of some land near the Home Depot/Post Office area on Royal Oaks Boulevard. Anyone who travels on Royal Oaks knows how heavy the traffic can be on that road now...I don't know how Royal Oaks can handle much more traffic with this dense development proposal.
I am asking you to consider rejecting the dense development of these tracts of land as well as other proposals that as proposed will disregard the Envision Franklin policies.

Thank you for your consideration of these issues as you meet tonight.

Maureen Chace
2426 Douglass Glen Lane
Franklin TN. 37064

Sent from my iPhone

Andrew Orr

From: Melanie Ching <Ching412@aol.com>
Sent: Wednesday, June 24, 2020 7:42 PM
To: Planning Intake
Cc: Andrew Orr
Subject: Envision Franklin Amendment

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Aloha All,

Recently, I saw a post on Next Door about plans to reduce minimum lot size for residential homes. I moved here from Hawaii about 9 years ago and have seen Franklin become more and more developed and crowded. We are losing the peace and quiet of our neighborhood. Please, please, do not pass the Envision Franklin Amendment! Higher density in Franklin will only cause more traffic congestion, crowded schools, and other issues.

Thank you for your time and consideration of this matter.

Sincerely,
Melanie Ching
Resident of Franklin

Andrew Orr

From: mike clear <mpklier@yahoo.com>
Sent: Wednesday, June 24, 2020 8:49 PM
To: Planning Intake; Andrew Orr
Subject: Opposition to reduced lot size

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I am writing to strongly oppose the reduced lot size for the City of Franklin. I oppose this not only for aesthetic purposes, as one of the things that makes Franklin so special is all of the green space and nice looking homes, but also because our schools are already overcrowded. By reducing the lot size, this will directly impact the quality of life, current home prices and the school system, which is a main reason people move to Franklin.

I strongly oppose any change.

Michael Klier
Franklin, TN

Andrew Orr

From: Mike Higginbotham <higginbo007@gmail.com>
Sent: Wednesday, June 24, 2020 1:28 PM
To: Planning Intake; Andrew Orr
Subject: Envision Franklin proposed amendment

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I'm writing to express serious concern as a residence of Watkins Creek regarding the upcoming proposal of the Envision Franklin Amendment to reduce the minimum lot size at the June 25th Franklin Municipal Planning Commission meeting. I do not want Envision Franklin amended to allow smaller lots and higher density neighborhood. This is a grave disservice to our community and goes against the guidelines set forth in Envision Franklin for this very reason. The residents see very clearly that this amendment would benefit no one other than the developers (clearly not the residents). Higher density housing has an impact on the quality of life for existing residents... congested roads, crowded schools, etc. Please strongly consider voting no on this proposal.

Regards,

Mike Higginbotham

Andrew Orr

From: Amy Diaz-Barriga
Sent: Thursday, June 25, 2020 8:13 AM
To: Andrew Orr
Subject: FW: Envision Franklin Amendment

Planning intake

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Nancyclovercroft@aol.com <Nancyclovercroft@aol.com>
Sent: Wednesday, June 24, 2020 9:48 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Envision Franklin Amendment

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Please be advised that we do not want the Envision Franklin proposal to be amended to allow for smaller lots and higher density neighborhoods. We very much oppose higher density housing which will negatively impact quality of life for existing residents. Currently our roads are already congested and schools are crowded. Developers need to heed and conform to the existing policy. It's time to consider the "growth factor" …for the present…and for the future.

Sent from Mail for Windows 10

Andrew Orr

From: Nelson Tucker <nelson@wordstomusic.us>
Sent: Wednesday, June 24, 2020 4:00 PM
To: Andrew Orr
Subject: Lot size minimums

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I OPPOSE the proposed change to lot size minimums. They should actually be increased.

Thank you.

Nelson Tucker

Sent from Mail for Windows 10

Andrew Orr

From: Emily Hunter
Sent: Wednesday, June 24, 2020 4:00 PM
To: Andrew Orr
Subject: FW: Lot size minimums

From: Nelson Tucker <nelson@wordstomusic.us>
Sent: Wednesday, June 24, 2020 3:59 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Lot size minimums

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I do NOT support the proposal to reduce lot size minimums. Please OPPOSE the change. Thank you.

Nelson Tucker

Sent from Mail for Windows 10

Andrew Orr

From: Pat Garmezy <pparker@garmezymedia.com>
Sent: Wednesday, June 24, 2020 10:55 AM
To: Andrew Orr
Subject: Fwd: Why changes?

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

---------- Forwarded message ---------
From: **Pat Garmezy** <pparker@garmezymedia.com>
Date: Wed, Jun 24, 2020 at 10:54 AM
Subject: Why changes?
To: <planningintake@franklintn.gov>

It seems the specifications are already in place... stop bending the rules each time. For each developer...

Please do not make changes ; protect Franklin

Thank you
Pat Garmezy
--
Pat Parker Garmezy
Garmezy Media
615-351-4610
--
Pat Parker Garmezy
Garmezy Media
615-351-4610

Andrew Orr

From: Pat Walker <pbhwalker@comcast.net>
Sent: Wednesday, June 24, 2020 6:36 PM
To: Planning Intake
Cc: Andrew Orr
Subject: Item #22 Lot Sizes

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

City leaders are supposed to represent their constituents

In the last few years there have been resident surveys and events where residents were asked specifically about growth and development in Franklin.

The overwhelming response was to slow down growth and have it be more sustainable.

In many of the outlying areas of the city where the new growth will occur, the feedback was actually for LARGER lots and lower density.

Reducing the minimum lot size goes against what the majority of residents want.

Please leave the guidelines as they are.

Thank you

Pat Walker
1069 Watkins Creek Drive
Franklin, TN 37067

Andrew Orr

From: rlsbf99 <rlsbf99@gmail.com>
Sent: Wednesday, June 24, 2020 4:23 PM
To: Ken Moore; Bev Burger; danamclendon@mac.com; Scott Speedy; Margaret Martin; annpetersen@comcast.net; Clyde Barnhill; Brandy Blanton; Pearl Bransford; amclemore51@yahoo.com; Jennifer Szilagyi; jimmy@tennesseevalleyhomes.com; mdadst@aol.com; Michael Orr; michael.hathaway@comcast.net; rdlindsey@comcast.net; Scott Harrison
Cc: Andrew Orr
Subject: Request that Envision Franklin minimum lot size proposal be deferred

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I would like to request that the amendment to Envision Franklin to lower the minimum lot size be deferred to a later date as many are distracted by the Covid-19 pandemic. This is a very important change to Envision Franklin that should not be undertaken when so many are focused on other issues.

I have spoken with several people today who felt this was a terrible time to be making important changes like this and were unaware that this was up for discussion this week. Please consider deferring this to a time more conducive to citizen input.

Thank you,

Randall Fosler

Andrew Orr

From: rlsbf99 <rlsbf99@gmail.com>
Sent: Wednesday, June 24, 2020 3:53 PM
To: Ken Moore; Bev Burger; danamclendon@mac.com; Scott Speedy; Margaret Martin; annpetersen@comcast.net; Clyde Barnhill; Brandy Blanton; Pearl Bransford; amclemore51@yahoo.com; Jennifer Szilagyi; jimmy@tennesseevalleyhomes.com; mdadst@aol.com; Michael Orr; michael.hathaway@comcast.net; rdlindsey@comcast.net; Scott Harrison
Cc: Andrew Orr
Subject: Envision Franklin minimum lot size proposal

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I am sending this to the Franklin BOMA and FMPC members. I understand the proposed amendment to Envision Franklin to reduce the minimum lot width for alley load lots will be discussed this week. Earlier this year I sent an e:mail discussing why I feel the minimum lot sizes should NOT be amended and reinforcing that with my message below.

Franklin has a great problem… the city is very desirable and many want to live here. One of the problems is land owners now want a premium for their land in Franklin. But does that mean we continually shrink the lot sizes of homes to offset the spike in prices land owners are demanding? Do you see Brentwood cutting lot requirements because their community is desirable and land is so expensive?

Let us remember what Envision Franklin was designed to do.
"Envision Franklin articulates the long-term vision of the kind of places that Franklin's residents, businesses, and institutions want for their future. The Plan provides policies that reinforce this collective vision by directing future development in a way that strengthens the City and creates exceptional places for people."

If you believe in that statement and you believe in what the residents of the city OVERWHELMINGLY have stated in city surveys and city meetings for new developments then you will not amend Envision Franklin to lower the lot size widths. It is not what residents have told you they want for their future.

Below are some additional points to consider when you debate making this change:

1. What is driving the need to reduce the lot size and lot width?
I see this is being driven by very high land prices demanded by the land owners. Developers then need to put more homes on a parcel of land due to their desired profits and the high land prices in Franklin.
Just down the road I see new homes advertised for sale by builders in Murfreesboro and Spring Hill for much lower than in Franklin. Ryan Homes has Forest Ridge with homesites in the 1/3rd acre to 1 acre starting in the mid-$300's. These are 2200 - 3000 square foot homes. Why can they do this… primarily because the land is more reasonably priced.
Spring Hill has a new subdivision (Copper Ridge) that is advertising new homes from the low $300,000's on 1/4 acre lots.

2. A developer at the informational meeting earlier this year said these smaller lots are selling and are what buyers want. County Commissioner Chad Story stated the small lots are selling because that is all that is being offered. I have spoken with several realtors since that meeting. They said they have very few clients looking in Franklin for these small

lots but many have to settle for them due to that is all that is available. It is NOT what people want, but what you are allowing developers to build.

3. What happens if you keep the lot widths as they are? I bet the developers and land owners will figure out how to make sufficient money by following the current guidelines. It is not the city's responsibility to lower lot sizes to help land owners sell their land for higher prices. Trust me, they will find a way without Franklin lowering lot size guidelines.

4. This puts an unnecessary burden on the current residents as it increases the homes built on the available land. More traffic, more pressure on infrastructure, more over-crowding in schools. Let's focus on the quality of life for the current residents, not helping the land owners and developers with their financial models. Remember this is what the residents have told you in recent surveys… slow down growth. Not change the rules to allow more houses on the same land.

5. These small alley load lots work in a large planned development like Westhaven where you almost have a small city within a city with other services (food, retail, etc) within walking distance. But these small alley lots do not fit in with the character of many areas where it could happen if you amend Envision Franklin. I will use Tap Root Farm as an example as it is near my home. That land is surrounded by larger lot county homes. A development with a large number of small alley load lots does not fit in the character of that area. If you make this change then out of fairness you should look at also changing how some of the areas surrounded by existing county developments are zoned.

6. Affordable Housing. I have heard this come up at several Franklin city meetings lately. It is a great and honorable goal but it does not seem to be realistic within Franklin. Again, this is primarily due to the high costs of land. I suggest we first calculate what "affordable" would really mean. Is it a $250,000 home? I don't know. I hear how workers in Franklin can't afford to live here. I understand that problem but let's not use that as a reason in this case to change the minimum lot width unless you can hold developers responsible for building "affordable" homes on those lots. A study would need to be done to see what these Franklin workers who can't afford to live can actually afford. Then see if it is even feasible to build homes in this price range in Franklin. Again, please don't use "affordable housing" as a reason to change Envision Franklin as you have no way of holding developers accountable to build affordable homes on smaller lots. Those small alley load lots in Westhaven are definitely NOT affordable.

7. How will Franklin be viewed in 20 years? Do you want Franklin 20 years from now to be the city with all those small lots compared to all the neighboring communities? Brentwood has much larger minimum lot sizes. I see most developments in Spring Hill, Thompson Station and Murfreesboro with 1/4 to 1/3rd acre lots. You want to drop our minimum to 1/10th of an acre? Franklin will not fit in with the surrounding areas if more of these high density neighborhoods are allowed.

8. If you decide to head in the direction of lowering the minimum lot widths, please do not include an automatic 15 percentage variance of even smaller allowed lot sizes. This is giving too broad of a brush for developers to do this. Consider alternatives. Consider keeping the lot minimums as they are but including a small variance allowance (10-15%) below the current minimums. This will give the city staff what they need to help with their infrastructure projections. But don't do both… drop the minimum and then allow a further automatic variance along with it. There is no reason for this.

There have been many variances in the past several years under the current guidelines. In fact city staff recently noted to the board how it was blowing up their infrastructure projections due to all these variances. Instead of taking the easy option of just lowering the minimum lot size, let's push back on the developers and land owners for them to find another way to develop their land under the current guidelines. As I stated earlier… I bet they will find a way. Don't just give them a broad brush to create higher density developments that do not align with what Envision Franklin was designed to do. Don't create "Franklin, the tiny lot town" as our future.

Thank you,

Randall Fosler
3475 Stagecoach Drive, Franklin, TN
630-319-6545

Andrew Orr

From: Rebecca Krueger <gilrerk@yahoo.com>
Sent: Wednesday, June 24, 2020 10:49 PM
To: Planning Intake
Cc: Andrew Orr
Subject: Envision Franklin

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I do not want Envision Franklin amended to allow for smaller lots and higher density neighborhoods.

Thank you.

Sent from my iPhone

Andrew Orr

From: Emily Hunter
Sent: Wednesday, June 24, 2020 3:11 PM
To: Andrew Orr
Subject: FW: Lot sizes

From: Rebecca Schidlowski <rebecca.schidlowski@gmail.com>
Sent: Wednesday, June 24, 2020 12:56 PM
To: Planning Intake <planningintake@franklintn.gov>
Cc: Andrew Orr <andrew.orr@franklintn.gov>
Subject: Lot sizes

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

To all commisioners,

I do not support reducing lot sizes in the city of Franklin.

I am concerned about more houses being built at even higher density on new developments in Franklin. Higher density housing has an impact on the quality of life for existing residents, congested roads, crowded schools, etc.

Growth is happening but we must do it in a way that maintains the quality of life that brings new neighbors everyday.

Let's not live to regret that short sighted changes led to a community we no longer recognize and no longer enjoy.

Regards,
Rebecca Schidlowski
312 Springhouse Circle
Franklin, TN

Sent via the Samsung Galaxy Note8, an AT&T 5G Evolution capable smartphone

Andrew Orr

From: Amy Diaz-Barriga
Sent: Thursday, June 25, 2020 8:14 AM
To: Andrew Orr
Subject: FW: Amending Envision Franklin

Planning intake

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Richard Stempel <richard@trackersystems.net>
Sent: Wednesday, June 24, 2020 9:56 PM
To: michael.hathaway@comcast.net; roger.lindsey@nashville.gov; rdlindsey@comcast.net; Michael Orr <michael.orr@franklintn.gov>; Scott Harrison <scott.harrison@franklintn.gov>; amclemore51@yahoo.com; Alma McLemore <alma.mclemore@franklintn.gov>; jimmy@tennesseevalleyhomes.com; annpetersen@comcast.net; mdadst@aol.com; Jennifer Szilagyi <jennifer.szilagyi@franklintn.gov>
Cc: Planning Intake <planningintake@franklintn.gov>
Subject: Amending Envision Franklin

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Planning Commission Members,

I am writing to formally object to the practice of constantly amending Envision Franklin to enable the construction of neighborhoods with a higher density of homes, townhomes, and apartments which benefits only city tax revenues and land developers. It is absolutely contrary to Envision Franklin to amend the design concept from Large Lot Residential to Single Family or any other small lot, high density design just because sewer lines are available. The Franklin Municipal Planning Commission (FMPC) should STOP considering this as a legitimate reason to amend Envision Franklin. Furthermore, the practice of using non-buildable land such as Hilltop Overlay or other conservation areas as “Green Space” and using that to show a more favorable DUA number to justify the small lots in areas where Envision Franklin directs Large Lot Residential is deceptive. The FMPC should STOP using this as a legitimate reason to amend Envision Franklin. It is shameful that Envision Franklin has become nothing more than a hurdle for developers to jump over. A development that adheres to it without amendments is the exception rather than the rule.

Regarding the Agenda for the 06/25/2020 meeting of the Franklin Municipal Planning Commission, I want to let it be known that I strenuously object to items 18, 19, and 21, for the reasons stated above. Item 22 should be withdrawn from consideration due to the fact that Envision Franklin design concepts are continually requested

to be amended. This permanent amendment to Envision Franklin will only serve to exacerbate the problems caused by overdevelopment of areas due to amendments to Envision Franklin and zoning variances.

Richard Stempel
561-722-1000

Andrew Orr

From: sanjeev.ghimire28 <sanjeev.ghimire28@gmail.com>
Sent: Thursday, June 25, 2020 7:49 AM
To: Planning Intake
Cc: Andrew Orr
Subject: No to minimum lot size item #22

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

To whom it may concern

I don't want Envision Franklin amended to allow smaller lots and higher density neighborhoods.

Thank you.
Sanjeev Ghimire
161 Harold Ct.
Franklin, TN 37064

Andrew Orr

From: Emily Hunter
Sent: Wednesday, June 24, 2020 3:30 PM
To: Andrew Orr
Subject: FW: Lot size in Franklin!

-----Original Message-----
From: burley turley <burleyturley@yahoo.com>
Sent: Wednesday, June 24, 2020 3:29 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Lot size in Franklin!

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Franklin Planning Committee, The plan in place by the builders is to encourage you as representatives of the people to cave to their wants and needs.

The people of Franklin voted you in position and can easily vote you out of position if you shrink lot sizes of planned subdivisions to appease the builders of the world.

Franklin city streets and Williamson county cannot handle denser population and more traffic.Please think twice before allowing smaller lots in this beautiful place to live, thanks so much Scott Turley a concerned resident since 1995!

Sent from my iPhone

Andrew Orr

From: Emily Hunter
Sent: Wednesday, June 24, 2020 3:10 PM
To: Andrew Orr
Subject: FW: Envision Franklin Amendment

-----Original Message-----
From: Shauna Howell <shaunasanfordhowell@mail.com>
Sent: Wednesday, June 24, 2020 1:44 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Envision Franklin Amendment

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I do not support the minimum lot size changes in this amendment. Our communities are not in need of higher density. We should attempt to slow development, not accelerate it. It's important not to overtax our infrastructure until we can catch our breath from the existing growth.
Best,
Shauna Sanford Howell
1801 Turning Wheel Lane
Franklin, TN 37067
415.298.0264

Andrew Orr

From: Shauna Howell <shaunasanfordhowell@mail.com>
Sent: Wednesday, June 24, 2020 1:47 PM
To: Andrew Orr
Subject: Fwd: Envision Franklin Amendment

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Thanks in advance for your consideration.
Best,
Shauna Sanford Howell
415.298.0264

Begin forwarded message:

> **From:** Shauna Howell <shaunasanfordhowell@mail.com>
> **Date:** June 24, 2020 at 1:44:16 PM CDT
> **To:** planningintake@franklintn.gov
> **Subject: Envision Franklin Amendment**
>
> I do not support the minimum lot size changes in this amendment. Our communities are not in need of higher density. We should attempt to slow development, not accelerate it. It's important not to overtax our infrastructure until we can catch our breath from the existing growth.
> Best,
> Shauna Sanford Howell
> 1801 Turning Wheel Lane
> Franklin, TN 37067
> 415.298.0264

Andrew Orr

From: Stacy Robbins <stacyleighrobbins@gmail.com>
Sent: Thursday, June 25, 2020 6:53 AM
To: Andrew Orr; Ken Moore; bev@aldermanburger.com; danamclendon@mac.com; Scott Speedy; Margaret Martin; annpetersen@comcast.net; Clyde Barnhill; Brandy Blanton; Pearl Bransford; amclemore51@yahoo.com; Jennifer Szilagyi; jimmy@tennesseevalleyhomes.com; mdadst@aol.com; Michael Orr; michael.hathaway@comcast.net; rdlindsey@comcast.net; Scott Harrison
Subject: Envision Franklin Amendment

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Franklin Leaders,

I am sending this to the Franklin BOMA and FMPC members. I understand the proposed amendment to Envision Franklin to reduce the minimum lot width for alley load lots will be discussed this week. Earlier this year I sent an e:mail discussing why I feel the minimum lot sizes should NOT be amended and reinforcing that with my message below.

Franklin has a great problem… the city is very desirable and many want to live here. One of the problems is land owners now want a premium for their land in Franklin. But does that mean we continually shrink the lot sizes of homes to offset the spike in prices land owners are demanding? Do you see Brentwood cutting lot requirements because their community is desirable and land is so expensive?

Let us remember what Envision Franklin was designed to do.
"Envision Franklin articulates the long-term vision of the kind of places that Franklin's residents, businesses, and institutions want for their future. The Plan provides policies that reinforce this collective vision by directing future development in a way that strengthens the City and creates exceptional places for people."

If you believe in that statement and you believe in what the residents of the city OVERWHELMINGLY have stated in city surveys and city meetings for new developments you will not amend Envision Franklin to lower the lot size widths. It is not what residents have told you they want for their future.

Below are some additional points to consider when you debate making this change:

1. What is driving the need to reduce the lot size and lot width?
I see this is being driven by very high land prices demanded by the land owners. Developers then need to put more homes on a parcel of land due to their desired profits and the high land prices in Franklin.
Just down the road I see new homes advertised for sale by builders in Murfreesboro and Spring Hill for much lower than in Franklin. Ryan Homes has Forest Ridge with homesites in the 1/3rd acre to 1 acre starting in the mid-$300's. These are 2200 - 3000 square foot homes. Why can they do this… primarily because the land is more reasonably priced. Spring Hill has a new subdivision (Copper Ridge) that is advertising new homes from the low $300,000's on 1/4 acre lots.

2. A developer at the informational meeting earlier this year said these smaller lots are selling and are what buyers want. County Commissioner Chad Story stated the small lots are selling because that is all that is being offered. I have spoken with several realtors since that meeting. They said they have very few clients looking in Franklin for these small

lots but many have to settle for them due to that is all that is available. It is NOT what people want, but what you are allowing developers to build.

3. What happens if you keep the lot widths as they are? I bet the developers and land owners will figure out how to make sufficient money by following the current guidelines. It is not the city's responsibility to lower lot sizes to help land owners sell their land for higher prices. Trust me, they will find a way without Franklin lowering lot size guidelines.

4. This puts an unnecessary burden on the current residents as it increases the homes built on the available land. More traffic, more pressure on infrastructure, more over-crowding in schools. Let's focus on the quality of life for the current residents, not helping the land owners and developers with their financial models. Remember this is what the residents have told you in recent surveys… slow down growth. Not change the rules to allow more houses on the same land.

5. These small alley load lots work in a large planned development like Westhaven where you almost have a small city within a city with other services (food, retail, etc) within walking distance. But these small alley lots do not fit in with the character of many areas where it could happen if you amend Envision Franklin. I will use Tap Root Farm as an example as it is near my home. That land is surrounded by larger lot county homes. A development with a large number of small alley load lots does not fit in the character of that area. If you make this change then out of fairness you should look at also changing how some of the areas surrounded by existing county developments are zoned.

6. Affordable Housing. I have heard this come up at several Franklin city meetings lately. It is a great and honorable goal but it does not seem to be realistic within Franklin. Again, this is primarily due to the high costs of land. I suggest we first calculate what "affordable" would really mean. Is it a $250,000 home? I don't know. I hear how workers in Franklin can't afford to live here. I understand that problem but let's not use that as a reason in this case to change the minimum lot width unless you can hold developers responsible for building "affordable" homes on those lots. A study would need to be done to see what these Franklin workers who can't afford to live can actually afford. Then see if it is even feasible to build homes in this price range in Franklin. Again, please don't use "affordable housing" as a reason to change Envision Franklin as you have no way of holding developers accountable to build affordable homes on smaller lots. Those small alley load lots in Westhaven are definitely NOT affordable.

7. How will Franklin be viewed in 20 years? Do you want Franklin 20 years from now to be the city with all those small lots compared to all the neighboring communities? Brentwood has much larger minimum lot sizes. I see most developments in Spring Hill, Thompson Station and Murfreesboro with 1/4 to 1/3rd acre lots. You want to drop our minimum to 1/10th of an acre? Franklin will not fit in with the surrounding areas if more of these high density neighborhoods are allowed.

8. If you decide to head in the direction of lowering the minimum lot widths, please do not include an automatic 15 percentage variance of even smaller allowed lot sizes. This is giving too broad of a brush for developers to do this. Consider alternatives. Consider keeping the lot minimums as they are but including a small variance allowance (10-15%) below the current minimums. This will give the city staff what they need to help with their infrastructure projections. But don't do both… drop the minimum and then allow a further automatic variance along with it. There is no reason for this.

There have been many variances in the past several years under the current guidelines. In fact city staff recently noted to the board how it was blowing up their infrastructure projections due to all these variances. Instead of taking the easy option of just lowering the minimum lot size, let's push back on the developers and land owners for them to find another way to develop their land under the current guidelines. As I stated earlier… I bet they will find a way. Don't just give them a broad brush to create higher density developments that do not align with what Envision Franklin was designed to do. Don't create "Franklin, the tiny lot town" as our future.

Thank you

Sincerely,

Stacy Robbins
Mobile: (801) 592-8511
Email: stacyleighrobbins@yahoo.com

Andrew Orr

From: Emily Hunter
Sent: Wednesday, June 24, 2020 3:21 PM
To: Andrew Orr
Subject: FW: Envision Franklin

-----Original Message-----
From: Stephanie Bain <stephbain@comcast.net>
Sent: Wednesday, June 24, 2020 5:22 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Envision Franklin

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I am very concerned that you would even consider changing what has already been established as what is best for Franklin.
Why would you listen to a builder instead of YOUR community?
Franklin is Franklin because we have kept it from becoming concrete!!!
Items number 19, 21, and 22 are very concerning. We don't want houses on top of houses with tiny narrow lots. We don't want the farm land turned into houses with garage being all that you see of a house.
If you have any self respect, you will not allow the small lots and houses on top of houses to happen!
Sincerely,
Stephanie Bain
Oakleaf Neighborhood

Sent from my iPhone

Andrew Orr

From: Stephanie Lindner <stephanielindner42@gmail.com>
Sent: Tuesday, June 23, 2020 8:44 PM
To: Andrew Orr
Subject: Fwd: Envision Franklin

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Subject: Envision Franklin

Dear Franklin City Leaders,

Please DO NOT PASS the Envision Franklin Amendment to reduce minimum lot size! We do not need higher density housing in Franklin. The area is already overcrowded with houses, apartments, offices and townhomes. Higher density housing will negatively impact our quality of life here, causing congested roads and crowded schools.

Thank you.

Sincerely,
Stephanie Lindner
712 Pebble Springs Drive
Franklin 37067

Andrew Orr

From: Sudhir Havaligi <shavaligi@gmail.com>
Sent: Thursday, June 25, 2020 7:49 AM
To: Planning Intake
Cc: Andrew Orr
Subject: Regarding Minimum Lot Size decision

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I just want to let you know that I'm opposed to decreasing the minimum lot size. Higher density housing an impact on the quality of life of existing residents.

Please do not decrease the minimum lot size.

Please let me know if you need any of my information.
Thanks,
Sudhir Havaligi
517-896-5729
Sent from my iPhone

Andrew Orr

From: Emily Hunter
Sent: Wednesday, June 24, 2020 3:27 PM
To: Andrew Orr
Subject: FW: Lot size reduction

-----Original Message-----
From: Susan Floor <scfloor@gmail.com>
Sent: Tuesday, June 23, 2020 6:40 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Lot size reduction

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Reducing lot sizes in Franklin is wrong and affects current residents adversely. More people means more traffic congestion that is already bad! Developers just want to cram as many houses and/or apartments in a smaller area. This is a HORRIBLE IDEA!!!

Sent from my iPhone

Andrew Orr

From: Mrsmd2000 <mrsmaryland2000@aol.com>
Sent: Wednesday, June 24, 2020 10:46 AM
To: Planning Intake
Cc: Andrew Orr
Subject: Envision Franklin - Reduction in Lot SIzes - Item 22

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Franklin Leaders,

I am a concerned resident of the Watkins Creek Community in Franklin, TN. I am a healthcare worker, mother of two and a wife. We moved our family to Franklin, TN for several reasons all which include the schools systems, property values, county living, etc. The same reasons EVERYONE moves to Franklin. Why am I telling you this... because I represent the demographic.

I truly believe Item 22 is being driven by developers obviously wanting to make the largest profit no matter the community concern or expense. Seriously, we all moved here for a reason! I moved AWAY from high density housing and I cant believe we are considering something different than the Envision Franklin Plan that took into consideration all of my concerns. Why does it feel like this is being discarded? I ask everyone to please question their moral compass by asking... Are you supporting developers with deep pockets who in-turn support political campaigns? I am not trying to sound disrespectful in the least, but we know how this works.

Please DO NOT allow the reduction of lot sizes which would allow high density housing. We do not have the infrastructure/ community/ schools/ roads etc. to support this. If I wanted to live in a McKay's Mill area, I would have purchased in there. I don't want these high density communities built around or in back of me to drive down my property values so a developer can turn a quick buck. Please consider your community and the people who already live here. Please stay true to the Envision Franklin plan.

Best regards,
Tammy Masnica

Andrew Orr

From: Tiffany Crosby <tacrosby2015@gmail.com>
Sent: Wednesday, June 24, 2020 5:09 PM
To: Planning Intake
Cc: Andrew Orr

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I do not want Envision Franklin amended to allow smaller lot sizes and higher density neighborhoods.

Andrew Orr

From: d tomczak <d_tomczak@bellsouth.net>
Sent: Wednesday, June 24, 2020 12:12 PM
To: Planning Intake
Cc: Andrew Orr
Subject: small lot sizes

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Our family is 15-year residents of McKays Mill in Franklin. PLEASE don't make the minimum lot sizes any smaller! We are GREATLY concerned by the overcrowding of our roads, schools, services, etc. already by the influx of new residents. We've fled 3 cities with overcrowding and hoped we might retire here. Thank you, Larry and Doris Tomczak and Melanie Tomczak (adult daughter 1312 Wolverton Dr. Franklin, TN

Andrew Orr

From: tynameers@comcast.net
Sent: Thursday, June 25, 2020 5:35 AM
To: Planning Intake; Andrew Orr
Subject: Density amendment

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

No!!!! to amending the lot size density in Franklin. Residents have watched our beautiful community become a concrete jungle of noise and traffic as our leaders bow to the dollars thrown their way by developers who will be on to the next town as soon as ours is covered. The very reason people want to move here is being removed by the high density building madness.
Please, Please, Please…stop acquiescing to the almighty dollar of these builders!
Tyna Meers

Andrew Orr

From: Emily Hunter
Sent: Wednesday, June 24, 2020 3:21 PM
To: Andrew Orr
Subject: FW: Envision Franklin Amendment Proposed Changes

-----Original Message-----
From: Holland, William <HollandWilliam@bfusa.com>
Sent: Wednesday, June 24, 2020 12:34 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Envision Franklin Amendment Proposed Changes

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

City of Franklin Planners and Leaders:

I am sending this email in order to communicate my concern as well as the concern of others regarding the proposed Envision Amendment changes that will result in smaller lot sizes. I believe these changes can and will be a detriment to what makes the Franklin area so great. I moved here 5 years ago from Texas and was very pleased with the fact that you didn't see so many subdivisions with houses on top of each other. The practice of allowing builders to cram as many homes as possible in an area only devalues what makes Franklin so pretty as well as devaluing properties by increasing home inventories with cheaper priced homes. Additionally, this practice leads to over crowded schools, further congested traffic, and less capacity for a number of services. As a business professional in the greater Nashville area, I know a number of professionals that have relocated to Franklin and were drawn to it because of its beauty. Hopefully the opinion of one Franklin citizen, an opinion shared by many, adds to the list of others that feel this way and our it leads to our voice being heard.

Thanks,
Josh

Vice President of Field Operations
GCR|Bridgestone
915-449-4033
hollandwilliam@bfusa.com

Andrew Orr

From: Chad Story <Chad.Story@williamsoncounty-tn.gov>
Sent: Monday, February 10, 2020 9:15 AM
To: Andrew Orr; Scott Harrison; Michael.hathaway@comcast.net; rdlindsey@comcast.net; roger.lindsey@nashville.gov; amclemore51@yahoo.com; Alma McLemore; jimmy@tennesseevalleyhomes.com; Ann Petersen; mdadst@aol.com; Jennifer Szilagyi
Subject: Envision Franklin Lot Size Review

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Franklin Planning Commission Members,

My name is Chad Story, I live at 1110 Olde Cameron Lane in McKay's Mill. I am also a County Commissioner representing the 4th District. I would like to express concern regarding the upcoming discussion of reducing lot width minimums for residential units. I would be against this change for a number of reasons. I wanted to outline a few issues as a resident and as a representative who consistently hear from residents who are against any tool that continues to increase density and it's affect on the character of our County..

The County and City Governments have been working more closely over the past few years and is an important relationship for the future of this County. One of the top concerns that every resident survey points out is growth and preserving the character and feel of our City/County. As we continue to grow, the key is how we grow, and do so in a manor that should not only continue the community, rural and historic character which attracts people to our County, but should further enhance these aspects. This is the ongoing struggle at the heart of the expressed concerns of our residents. We must do a better job with planning and executing how we will grow and what growth means.

Over the last week, Williamson County has released it's initial public draft of our comprehensive land use plan. This plan provides a path for ongoing growth for the next 20 years which requires coordination with our municipalities in order to succeed in a vision we feel aligns with the voiced concerns of our communities. I completely understand and even agree with density structures of the new development concentrated around more planned centers such as Cool Springs and the growing Goose Creek Areas. The level of density of the new areas are currently at an overall acceptable level. As long as the currently set standards are adhered to and within the already defined areas, i believe there is a balance most people can live with.

However, one of the driving forces with the growth outside of the UGB is the desire for families to find a more traditional residential lot size. Single family detached homes, with family friendly usable yards. With the increase of higher density developments within municipalities, this seems to have driven a lot of demand outside the UGB and is affecting the the preservation efforts of the unincorporated counties. Opening up the opportunities of changing minimum lot widths will only increase the pressures of development outside the municipal boundaries. There is a balance between maximizing the unit count of a development and ensuring long term viability and appeal of a community that I believe these potential changes will have a negative affect.

If anyone would like to have a conversation on this or any topic, please do not hesitate to reach out to me. I want to help be a partner in our planned growth and I thank you for your time and consideration.

Best regards;

Chad Story
Williamson County Commissioner
District 4 - 615.618.0139
https://www.facebook.com/ChadStoryWCC/

Andrew Orr

From: MD <cmartindunn@bellsouth.net>
Sent: Thursday, February 13, 2020 5:38 PM
To: Andrew Orr
Subject: Comment on Lot Width Minimums for Envision Franklin

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Reducing lot width minimums to less than 45 ft will either create smaller homes or multistory houses. Older citizens and the disabled who can't climb stairs would be forced out from purchasing multistory homes.

If the reduction in lot size is included in Envision Franklin, I believe that it should also be required that these homes include elevators.

C. Martin Dunn
147 Lancaster Dr.

Andrew Orr

From: Jack and Starr Beaudoin <jackandstarr@comcast.net>
Sent: Saturday, February 15, 2020 12:20 PM
To: Andrew Orr
Subject: Holding the Line!

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Mr. Orr,

As Franklin is such a desirable place to live, let us courageously hold the line on lot sizes and the Envision Franklin plan. The developers WILL do what they are REQUIRED to do. We know high density will greatly increase traffic, infrastructure and school concerns. If we boldly hold the line, Franklin will continue to be a desirable place to live. Frankly, we are already on the edge.

Thank you for this opportunity for input! We count on you to be wise, bold and courageous concerning this issue!!
Starr Beaudoin
Franklin Resident

File #: 20-0869

DATE: June 23, 2020

TO: Franklin Municipal Planning Commission

FROM: Emily Hunter, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:
Consideration of Resolution 2020-116, A Resolution Adopting A Plan Of Services For The Annexation Of Several Properties, Located South Of Long Lane, East Of Interstate 65, Outside Of The Southeastern Part Of The Franklin Urban Growth Boundary (UGB), By The City Of Franklin, Tennessee.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7209
Applicant: Greg Gamble, GDC
Owners: Randall Ray Baskin, III, Heath & Jennifer Adams, Kenneth & Annonsa Groves, Thomas Beasley, Jerry Samuel Lee, Jr., Jon & Kathy Yarbrough, Reedy Family Trust, David E. & Mona F. Brown

BACKGROUND/STAFF COMMENTS:
The City has received annexation requests for 9 properties in the Goose Creek Basin that are located outside the Franklin Urban Growth Boundary (UGB). In order for these properties to be annexed, a referendum amongst the owners of the properties to be annexed must be held pursuant to Tennessee Code Annotated (T.C.A.). The referendum was discussed at the April 28, 2020 BOMA Work Session. BOMA will vote on September 8, 2020 at a public hearing on whether to request a referendum for annexation of the 9 properties. Should the referendum occur, the election is proposed to be held on November 3, 2020 in conjunction with the State General Election.

Resolution 2020-116 is a City of Franklin drafted plan of services for the 9 properties being considered as part of the proposed referendum for annexation, Resolution 2020-115. The Plan of Services outlines how infrastructure will need to be provided to serve the 9 properties of approximately 340 acres, should the BOMA decide to hold a referendum and should the referendum pass. If the referendum passes, the annexation would become effective 30 days after the certification of the election. This Plan of Services is drafted to be contingent upon the certification of the election for annexation and take effect 30 days after the certification of the election to line up with the effective date of the annexation.

In terms of the Plan of Services, water is located within the Milcrofton Utility District. Water

availability, adequate fire flow and pressure must be approved prior to development on any of the parcels. The extension of reclaimed water infrastructure will be required to be extended to serve any property pending jurisdiction of this area for reclaimed water.

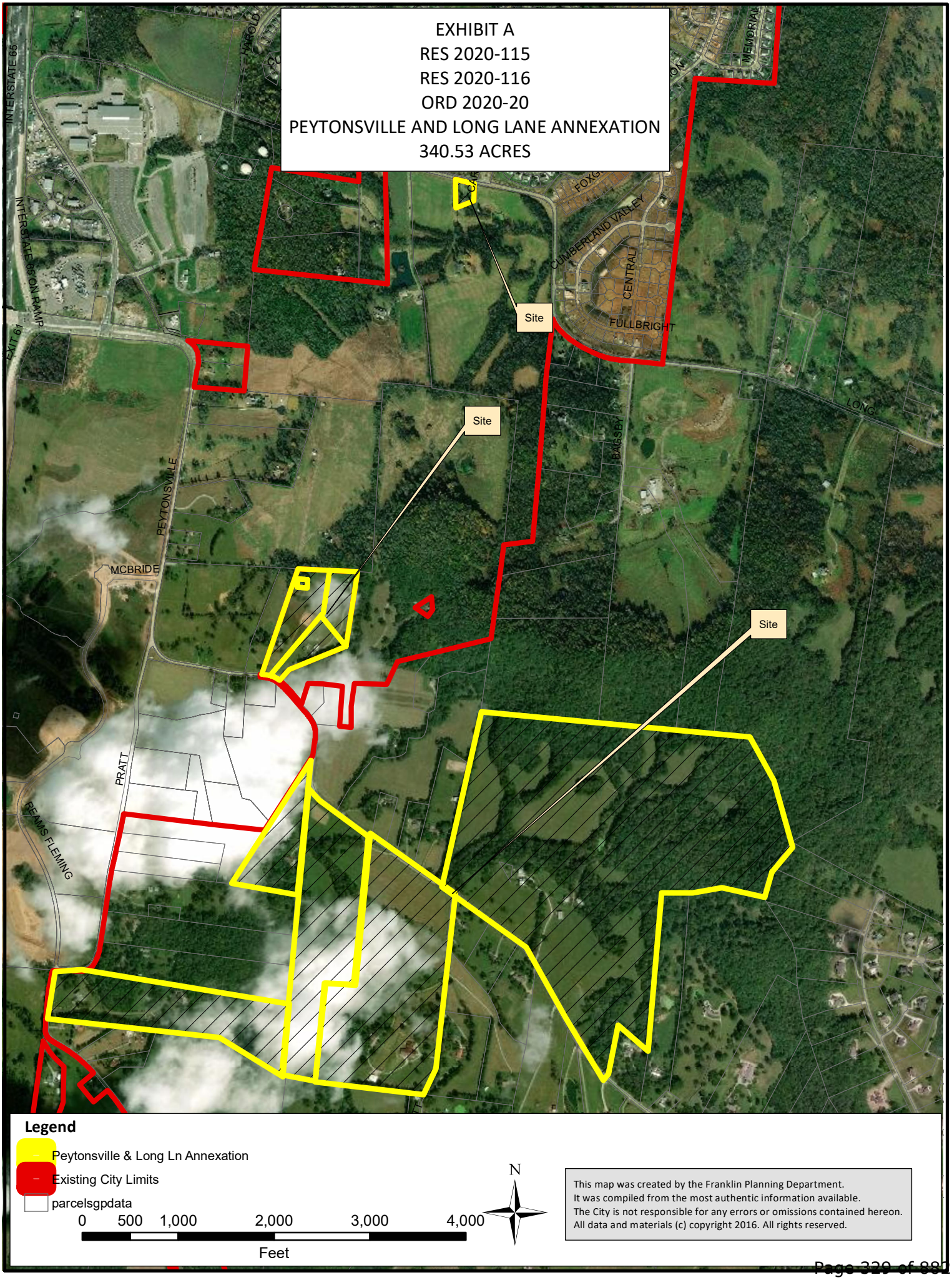
The property is within the Goose Creek and Mayes Creek Sewer Basins. The owner of each property shall be required to extend the sanitary sewer mains and interceptors necessary to provide service to the property. These mains and interceptors shall be sized according to the expected demands of development in these basins as determined by a sanitary sewer study.

Access to the property shall be provided from various existing roadways within the region. As properties develop, road improvements and road extensions shall be required in accordance with Connect Franklin. No additional manpower or equipment will be necessary for either Fire or Police Protection.

Since these parcels lie outside of the UGB, the Planning Commission will need to amend Envision Franklin to include these parcels in the document, including assigning them appropriate Design Concepts, after annexation.

FINANCIAL IMPACT:
Unknown.

RECOMMENDATION:
Staff recommends approval of Resolution 2020-116 to the Board of Mayor and Aldermen.


EXHIBIT A
RES 2020-115
RES 2020-116
ORD 2020-20
PEYTONSVILLE AND LONG LANE ANNEXATION
340.53 ACRES
INTERSTATE 65
INTERSTATE 65 ON RAMP
EXIT 61
HAROLD
MEMORIAL
FOXG
CUMBERLAND VALLEY
CENTRAL
FULLBRIGHT
Site
Site
Site
LONG
BAGSBY
PEYTONSVILLE
MCBRIDE
PRATT
REAMS FLEMING
Legend
Peytonsville & Long Ln Annexation
Existing City Limits
parcelsgpdata
0 500 1,000 2,000 3,000 4,000
Feet
N
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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RESOLUTION 2020-116

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF SEVERAL PROPERTIES, LOCATED SOUTH OF LONG LANE, EAST OF INTERSTATE 65, OUTSIDE OF THE SOUTHEASTERN PART OF THE FRANKLIN URBAN GROWTH BOUNDARY (UGB), BY THE CITY OF FRANKLIN, TENNESSEE.

WHEREAS, Tennessee Code Annotated (T.C.A.) § 6-51-102, as amended, requires that a Plan of Services be adopted by a municipal governing body prior to an annexation; and

WHEREAS, the property owners as listed below petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee (City), to annex nine (9) parcels, containing 340 +/- acres, located outside of the Franklin Urban Growth Boundary (UGB); and

WHEREAS, the Properties are located south of Long Lane and east of Interstate 65, as described herein and as depicted on the Map attached hereto as Exhibit A:

Map	Parcel	Acreage	Address	Owner
106	179.01	1.40	4339 Long Lane	Randall Ray Baskin, III
117	33.02	8.36	4478 Peytonsville Road	Heath & Jennifer Adams
117	33.03	4.36	4482 Peytonsville Road	Kenneth & Annonsa Groves
117	33.05	4.65	4484 Peytonsville Road	Kenneth Groves
117	38.00	189.0	4540 Peytonsville Road	Thomas Beasley
117	44.00	11.4	4501 Peytonsville Road	Jerry Samuel Lee, Jr.
117	45.01	56.4	4431 Dyke Bennett Road	Jon & Kathy Yarbrough
117	45.02	29.69	4460 Peytonsville Road	Reedy Family Trust
117	45.03	35.00	4511 Peytonsville Road	David E. & Mona F. Brown
		340.53	TOTAL ACRES	

WHEREAS, this resolution shall bind the Owners and subsequent Owners of the Property; and

WHEREAS, the Franklin Municipal Planning Commission has reviewed and recommended the Plan of Services for the annexation area; and

WHEREAS, a public hearing was held following public notice as required by T.C.A. § 6-51-102, as amended; and

WHEREAS, it is believed it is in the best interest of the City to adopt a Plan of Services for the area petitioned to be annexed in order to provide for future development in accordance with City standards; and

WHEREAS, this resolution shall not bind the City to later annex the Property.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. Pursuant to the provisions of T.C.A. §§ 6-51-102 and 6-51-104 (d) (4), as amended, there is hereby adopted, for the area bounded as described above, the following Plan of Services:

The Properties are located south of Long Lane and east of Interstate 65, as described herein and as depicted on the Map attached hereto as Exhibit A:

Map	Parcel	Acreage	Address	Owner
106	179.01	1.40	4339 Long Lane	Randall Ray Baskin, III
117	33.02	8.36	4478 Peytonsville Road	Heath & Jennifer Adams
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117	45.01	56.4	4431 Dyke Bennett Road	Jon & Kathy Yarbrough
117	45.02	29.69	4460 Peytonsville Road	Reedy Family Trust
117	45.03	35.00	4511 Peytonsville Road	David E. & Mona F. Brown
		340.53	TOTAL ACRES	

A. Water

1. The Property is located within the Milcrofton service area.
2. Water availability shall be approved and provided through Milcrofton prior to annexation.
3. The Owner shall be required to provide adequate fire flow and pressure to the Property.

B. Reclaimed Water

1. According to the City of Franklin's Municipal Code, reclaimed water systems shall be extended to a development if the development is located within 1,000 feet of an existing reclaimed water line.
2. In the case of these Properties, an extension of reclaimed water infrastructure will be required to serve any developing Property pending jurisdiction of this area for Reclaimed Water.

C. Wastewater

1. The proposed development of the Properties is anticipated to construct only after the property is rezoned at a later date, to a City zoning district matching their proposed development plans.
2. The Owner of each property shall be required to extend the sanitary sewer mains and interceptors necessary to provide service to the Property.

3. The sanitary sewer mains and interceptors shall be sized according to the expected demands of development in the sewer basins being served by said infrastructure, as determined by a sanitary sewer study deemed acceptable by the City of Franklin.
4. The Owner shall be required to submit engineering calculations to determine final sizing requirements.
5. The Owner shall be required to provide Engineering design, construction, easements, rights-of-way and the costs associated with the on-site sanitary sewer infrastructure required to serve the development of this Property.
6. The Owner shall be responsible for the payment of fees per the policies and procedures outlined in Franklin Municipal Code.

D. Stormwater

1. The Owner shall be responsible for the engineering, design and construction of the necessary stormwater infrastructure for the development of the Property and shall comply with the requirements as outlined in the Franklin Municipal Code.
2. As the Property develops, the City will charge prevailing stormwater user fees per policies and procedures as outlined in the Franklin Municipal Code.

E. Streets

1. Emergency maintenance of streets will begin on the effective date of annexation.
2. Reconstruction and resurfacing of streets, routine maintenance, and installation of storm drainage will be accomplished under existing City policies.
3. Access to the Property shall be provided from Peytonsville Road and the future extension of Carothers Parkway. An alignment study and traffic impact analysis is needed at the development plan stage to address roadway widths and access management for this region.
4. Unless waived by the Franklin Engineering Department, the Owner of the Property shall be required to submit a traffic impact study prior to submitting a development plan for review and approval. The exact scope associated with this traffic impact study shall be determined prior to submittal of the development plan. Required street improvements shall be determined as part of the plan. The roadways constructed as part of this development shall comply with City Street Standards.

F. Traffic Control

1. Traffic signals, traffic signs, street markings, and other traffic control devices shall be installed as the need is established by appropriate study and traffic standards. No needs have been identified for the area at this time.
2. New development after the effective date of annexation shall comply with City regulations governing traffic control devices and markings.

G. Street Lighting

1. No off-site street lighting is proposed at this time.
2. Street lighting within new developments shall be funded and installed by the Owner per City policy, which includes the installation of electric meters to allow for future ownership and maintenance by the City or homeowners association. The installation and operation of street lights shall coincide with the phasing of development and issuance of Certificates of Occupancy.

H. Street Name Signs

1. No additional street name signs in the area have been deemed necessary.
2. New development shall install street name signs per City policy.

I. Fire Protection

1. Fire protection by the present personnel and equipment of the Franklin Fire Department will be provided on and after the effective date of annexation.
2. No additional manpower or equipment will be necessary to serve the annexation area at this time.

J. Planning and Zoning

1. The planning and zoning jurisdiction of the City will extend to the annexed area on and after the effective date of annexation.
2. Upon annexation, the Planning Commission will amend Envision Franklin to include these parcels into the document, including assigning Design Concepts for all parcels.
3. Upon annexation, the Property will be zoned by the Board of Mayor and Aldermen to a Zoning District and any applicable Overlay Zoning District(s), pursuant to the requirements of the Franklin Zoning Ordinance. If the Owner has requested the Planned District, they shall be required to submit a Development Plan, pursuant to the Franklin Zoning Ordinance.

K. Parks and Recreation

1. The benefit and use of the recreational facilities and programs provided by the Parks Department will be available on and after the effective date of the annexation. Recreational facilities and programs will be provided with existing personnel, facilities and resources.
2. New development in the annexed area shall comply with the City of Franklin Parkland Dedication Ordinance.

L. Police Protection

1. Police patrol and response to calls by the Franklin Police Department will be provided on and after the effective date of annexation.
2. Police services will be provided with existing personnel and equipment.

M. Building and Code Inspection Services

1. Building and code inspection services will begin in the annexed area on and after the effective date of the annexation.
2. New development in the annexed area shall comply with adopted City Building Codes, pay the applicable fees, and obtain the required permits for inspection services.

N. Garbage and Recycling Pickup and Environmental Services

1. The Sanitation and Environmental Services Department will begin providing services in the annexed area on and after the effective date of the annexation in accordance with adopted City requirements.
2. *** ALTERNATE LANGUAGE FOR NON-RESIDENTIAL / APARTMENTS / INSTITUTIONAL USES*** The Sanitation and Environmental Services Department will begin providing services in the annexed area on and after the effective date of the annexation in accordance with adopted City requirements. The Owner does not have to use the City as a provider, but the Owner shall be responsible for providing refuse collection services as a matter of public health. The Owner shall present a plan for service for refuse collection services for approval

by the Sanitation and Environmental Services Department, and shall be required to install required dumpster enclosures if dumpsters will be used for holding refuse between scheduled service days.

3. No additional manpower or equipment will be necessary to serve the annexation area at this time.

SECTION II. This Resolution shall be contingent upon the certification of the election for annexation and take effect 30 days after the certification of the election.

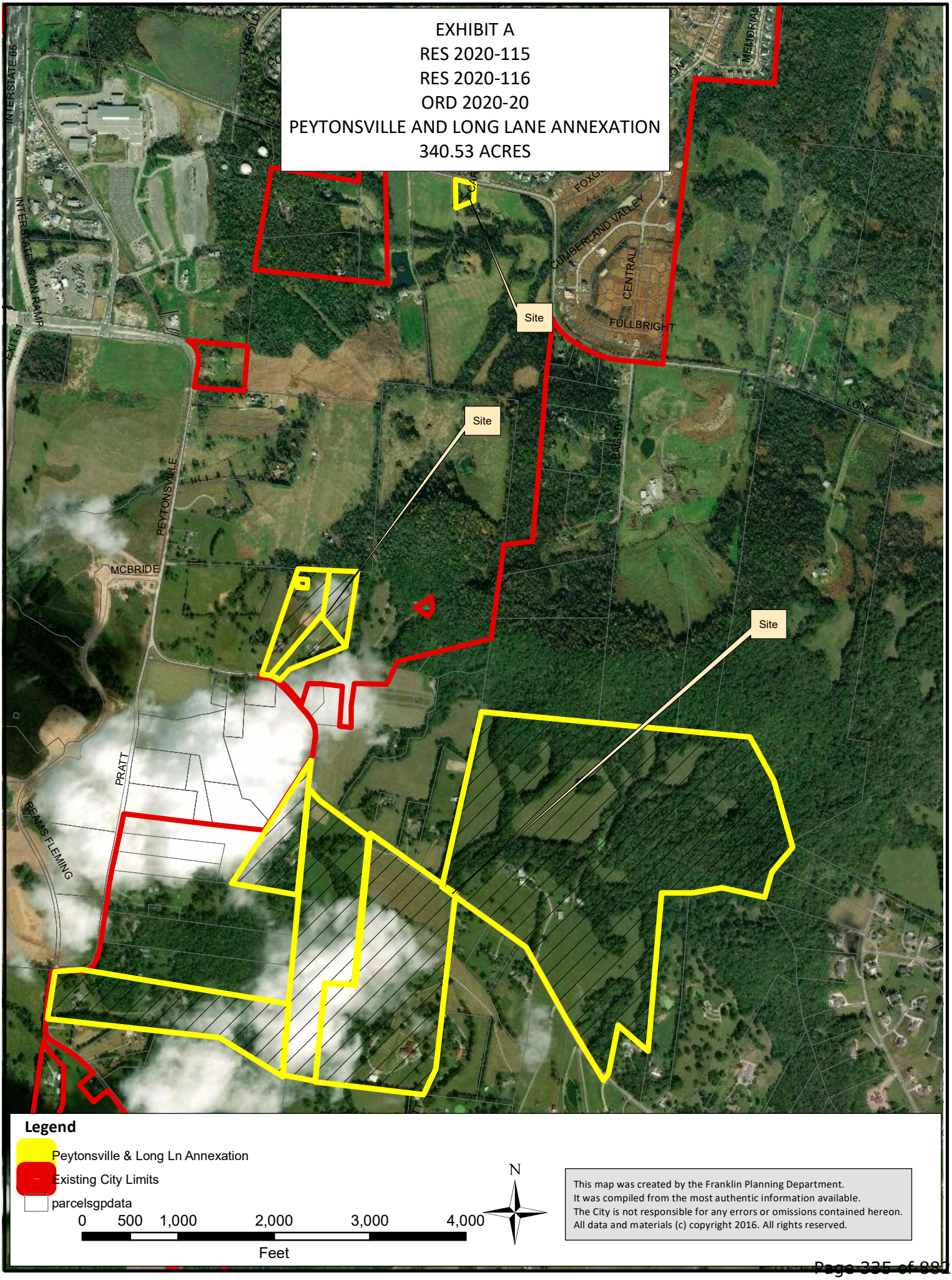
ADOPTED THIS _____.

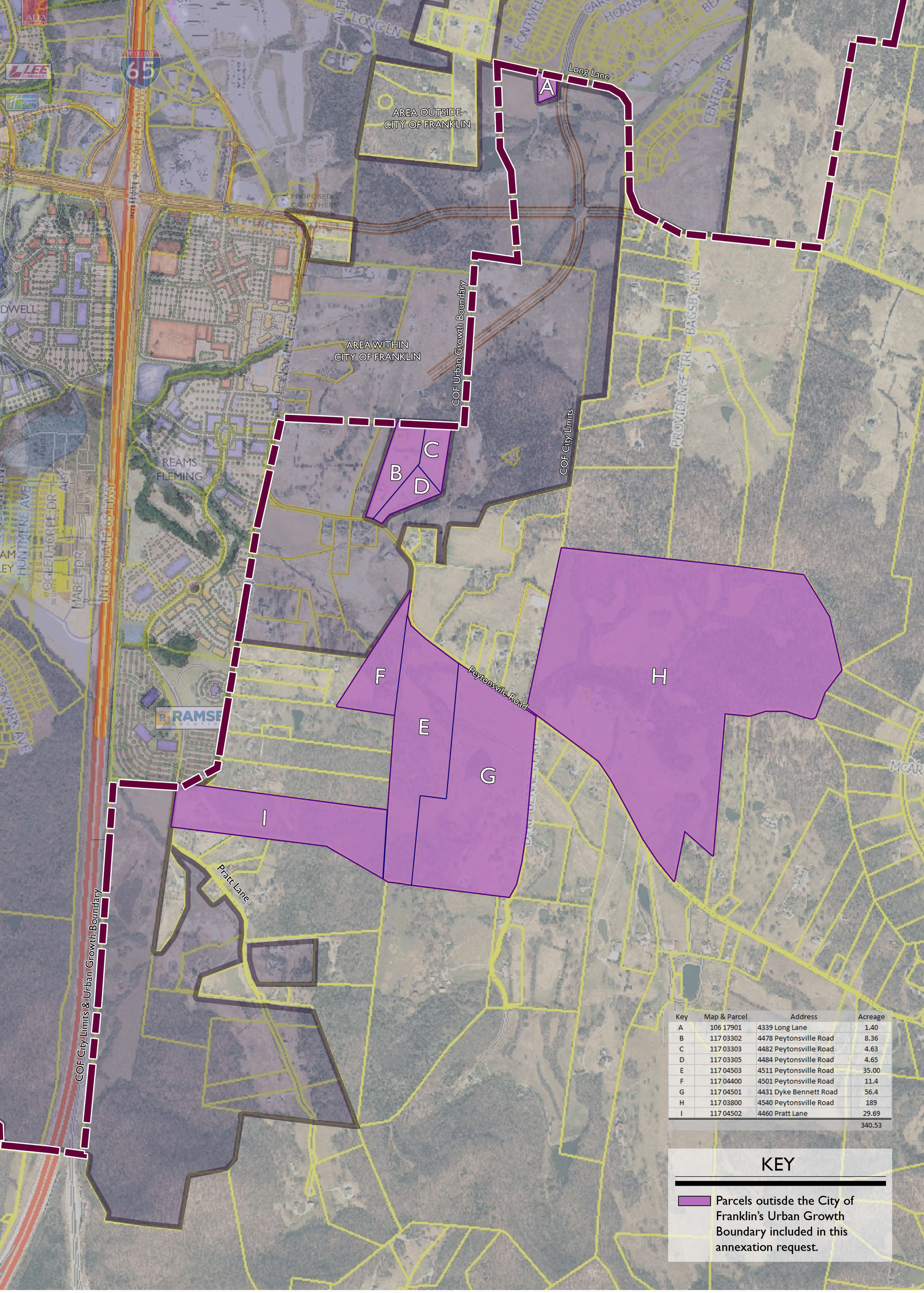
_____
ERIC S. STUCKEY
City Administrator

_____
DR. KEN MOORE
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney


EXHIBIT A
RES 2020-115
RES 2020-116
ORD 2020-20
PEYTONSVILLE AND LONG LANE ANNEXATION
340.53 ACRES
INTERSTATE 65
INTERSTATE 65 ON RAMP
EXIT 61
HAROLD
MEMORIAL
FOXG
CUMBERLAND VALLEY
CENTRAL
FULLBRIGHT
Site
Site
Site
LONG
BAGSBY
PEYTONSVILLE
MCBRIDE
PRATT
BEAMS FLEMING
Legend
Peytonsville & Long Ln Annexation
Existing City Limits
parcelsgpdata
0 500 1,000 2,000 3,000 4,000
Feet
N
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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Key	Map & Parcel	Address	Acreage
A	106 17901	4339 Long Lane	1.40
B	117 03302	4478 Peytonsville Road	8.36
C	117 03303	4482 Peytonsville Road	4.63
D	117 03305	4484 Peytonsville Road	4.65
E	117 04503	4511 Peytonsville Road	35.00
F	117 04400	4501 Peytonsville Road	11.4
G	117 04501	4431 Dyke Bennett Road	56.4
H	117 03800	4540 Peytonsville Road	189
I	117 04502	4460 Pratt Lane	29.69
			340.53

KEY

Parcels outisde the City of Franklin's Urban Growth Boundary included in this annexation request.

WILLIAMSON COUNTY PARCELS

PARCELS AGAINST ANNEXATION

June 4, 2020

gamble design collaborative
324 Liberty Pike, Suite 145
Franklin, Tennessee 37064
615.975.5765
greg.gamble@gdc-tn.com

Annexation by Referendum Timeline		
Monday, March 2	Applicant completes application in IDT for Annexation initiation; provides owner affidavits and parcel descriptions of all properties included in request	2 months for staff to prepare RES Proposed Annexation by Referendum, DRAFT Plan of Services
Tuesday, April 28	BOMA Worksession	Discussion to consider the Proposed Annexation by Referendum
Tuesday, May 26	BOMA Public Hearing	RES Proposed Annexation by Referendum and DRAFT Plan of Services
Monday, June 2	Initial Submittal	Staff prepares RES Annexation by Referendum, RES Plan of Services, ORD Zone properties
Thursday, July 23	FMPC	Recommendation to BOMA on annexation by referendum, POS, and Zoning
Tuesday, August 11	BOMA Worksession and BOMA regular meeting (1st Reading)	Discussion to consider Annexation by Referendum, and associated Plan of Services and Zoning; 1st reading of Annexation and Zoning items
Tuesday, September 8	BOMA Public Hearing	RES Annexation by Referendum (56 days prior to referendum date; must be 30-60 days) RES Plan of Services ORD Zone properties
Tuesday, September 22	BOMA 3rd Reading	ORD Zone properties
Tuesday, November 3	State General Election; vote on referendum	
30 days after certification of election results		Annexation, Plan of Services and Zone properties become effective

File #: 20-0868

DATE: June 23, 2020

TO: Franklin Municipal Planning Commission

FROM: Emily Hunter, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:
Consideration Of Resolution 2020-115, A Resolution Requesting A Referendum For The Annexation Of Several Properties, Located South Of Long Lane, East Of Interstate 65, And Outside Of The Southeastern Part Of The Franklin Urban Growth Boundary (UGB), By The City Of Franklin, Tennessee.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7209
Applicant: Greg Gamble, GDC
Owners: Randall Ray Baskin, III, Heath & Jennifer Adams, Kenneth & Annonsa Groves, Thomas Beasley, Jerry Samuel Lee, Jr., Jon & Kathy Yarbrough, Reedy Family Trust, David E. & Mona F. Brown

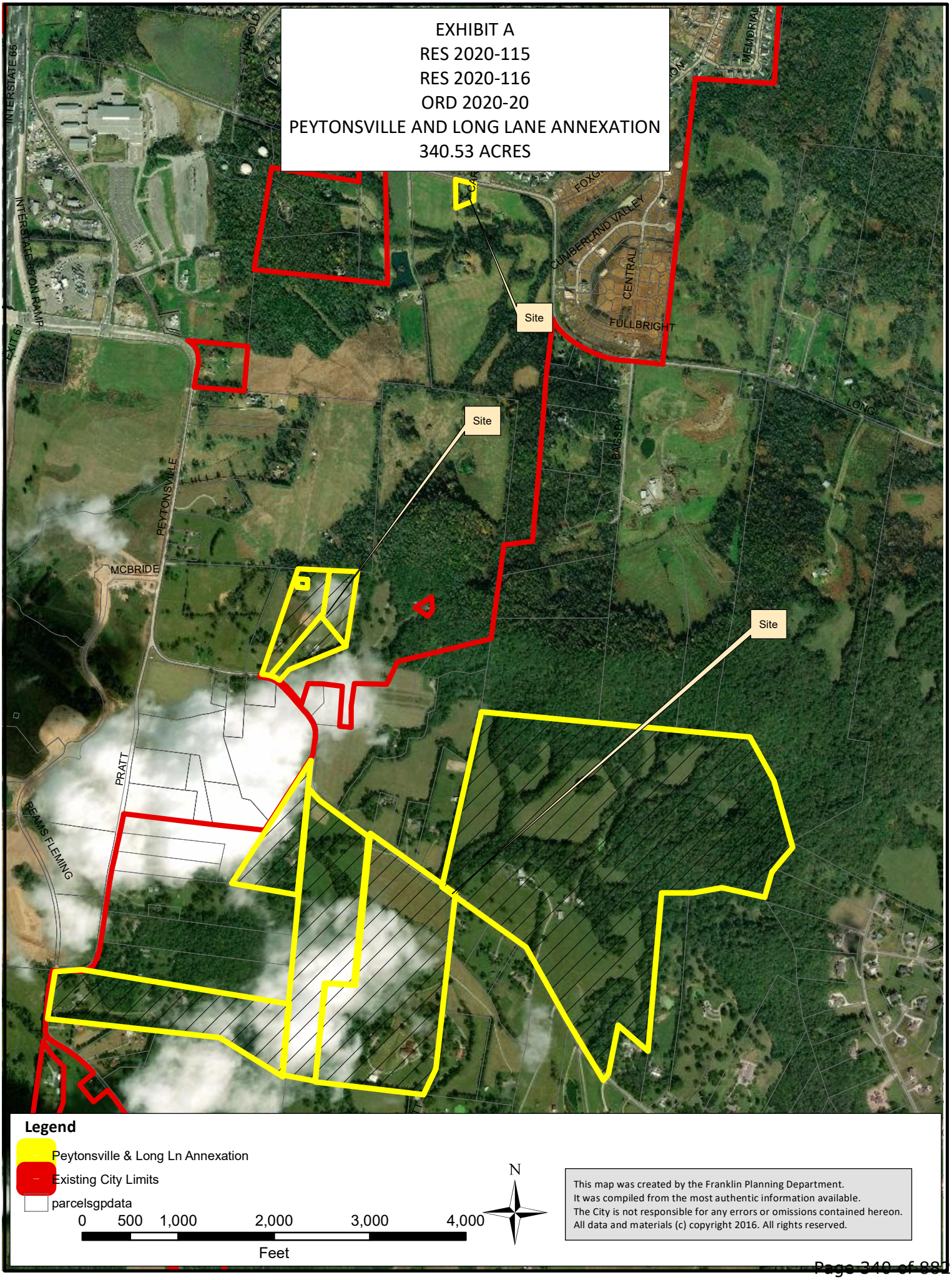
BACKGROUND/STAFF COMMENTS:
In May 2018, a Special Work Session was held to present and discuss annexation and growth priorities. Two drainage basins were identified as having short-term capability for annexation—the West Basin and the Goose Creek Basin. Additionally, the potential land uses that would be planned within the Goose Creek Basin would likely be a combination of commercial, office, and residential due to the properties' proximity to I-65 and major corridor extensions, such as Carothers Parkway. A copy of the presentation from 2018 is attached for reference.

The City has received annexation requests for 9 properties in the Goose Creek Basin that are located outside the UGB. A map of properties is attached. Annexation for the subject properties cannot occur until a referendum has been held, where the property owners requesting annexation vote to have their property annexed by the City of Franklin. This resolution authorizes the request to Williamson County Election Commission to hold a referendum on November 3, 2020 in conjunction with the State General Election for the annexation of these 9 properties.

FINANCIAL IMPACT:
Unknown.

RECOMMENDATION:

Staff recommends approval of Resolution 2020-115 to the Board of Mayor and Aldermen.


EXHIBIT A
RES 2020-115
RES 2020-116
ORD 2020-20
PEYTONSVILLE AND LONG LANE ANNEXATION
340.53 ACRES
INTERSTATE 65
INTERSTATE 65 ON RAMP
EXIT 61
HAROLD
MEMORIAL
FOXG
CUMBERLAND VALLEY
CENTRAL
FULLBRIGHT
Site
Site
Site
LONG
BAGSBY
PEYTONSVILLE
MCBRIDE
PRATT
BEAMS FLEMING
Legend
Peytonsville & Long Ln Annexation
Existing City Limits
parcelsgpdata
0 500 1,000 2,000 3,000 4,000
Feet
N
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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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RESOLUTION 2020-115

A RESOLUTION REQUESTING A REFERENDUM FOR THE ANNEXATION OF SEVERAL PROPERTIES, LOCATED SOUTH OF LONG LANE, EAST OF INTERSTATE 65, AND OUTSIDE OF THE SOUTHEASTERN PART OF THE FRANKLIN URBAN GROWTH BOUNDARY (UGB), BY THE CITY OF FRANKLIN, TENNESSEE.

WHEREAS, Tennessee Code Annotated (T.C.A.) § 6-58-111 (c)(2) states as an alternative to a municipality annexing in a county's planned growth area or rural area by first amending the growth plan as described in subdivision (c)(1), a municipality may annex within a county's planned growth area or rural area, but the annexation must be by referendum only and not by ordinance, and the municipality must follow the referendum process as provided for in T.C.A. §§ 6-51-104 and 6-51-105; and

WHEREAS, T.C.A. § 6-51-104 (a) permits a municipality, when petitioned by interested persons, or upon its own initiative, by resolution for annexation by referendum; and

WHEREAS, T.C.A. § 6-51-105 (a) states at least thirty (30) days and not more than sixty (60) days after the last of such publications, the proposed annexation of territory shall be submitted by the county election commission in an election held on the request and at the expense of the proposing municipality, for approval or disapproval of the qualified voters who reside in the territory proposed for annexation; and

WHEREAS, T.C.A.§ 6-51-105 (e) states if a majority of all the qualified voters voting thereon in the territory proposed to be annexed, or in the event of two (2) elections as provided for in subsections (a) and (b), a majority of the voters voting thereon in the territory to be annexed and a majority of the voters voting thereon in the municipality approve the resolution, annexation as provided therein shall become effective thirty (30) days after the certification of the election or elections; and

WHEREAS, the property owners as listed below, petitioned the Board of Mayor and Aldermen of the City of Franklin, Tennessee, to annex 9 parcels, containing 340 +/- acres, located outside of the Franklin Urban Growth Boundary; and

WHEREAS, the Properties are located south of Long Lane and east of Interstate 65, as described herein and as depicted on the Map attached hereto as Exhibit A:

Map	Parcel	Acreage	Address	Owner
106	179.01	1.40	4339 Long Lane	Randall Ray Baskin, III
117	33.02	8.36	4478 Peytonsville Road	Heath & Jennifer Adams
117	33.03	4.36	4482 Peytonsville Road	Kenneth & Annonsa Groves
117	33.05	4.65	4484 Peytonsville Road	Kenneth Groves
117	38.00	189.0	4540 Peytonsville Road	Thomas Beasley
117	44.00	11.4	4501 Peytonsville Road	Jerry Samuel Lee, Jr.
117	45.01	56.4	4431 Dyke Bennett Road	Jon & Kathy Yarbrough
117	45.02	29.69	4460 Peytonsville Road	Reedy Family Trust
117	45.03	35.00	4511 Peytonsville Road	David E. & Mona F. Brown
		340.53	TOTAL ACRES	

Law Dept. approved 06.24.20

WHEREAS, the referendum shall bind the Owners and subsequent Owners of the Property; and

WHEREAS, a Plan of Services for the area petitioned to be annexed will be adopted prior to the annexation becoming effective, in order to provide for future development in accordance with City standards.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. Pursuant to the provisions of T.C.A. §§ 6-51-104 and 6-51-105, as amended, the City of Franklin requests that a referendum for annexation be held for the following properties:

Map	Parcel	Acreage	Address	Owner
106	179.01	1.40	4339 Long Lane	Randall Ray Baskin, III
117	33.02	8.36	4478 Peytonsville Road	Heath & Jennifer Adams
117	33.03	4.36	4482 Peytonsville Road	Kenneth & Annonsa Groves
117	33.05	4.65	4484 Peytonsville Road	Kenneth Groves
117	38.00	189.0	4540 Peytonsville Road	Thomas Beasley
117	44.00	11.4	4501 Peytonsville Road	Jerry Samuel Lee, Jr.
117	45.01	56.41	4431 Dyke Bennett Road	Jon & Kathy Yarbrough
117	45.02	30.34	4460 Pratt Lane	Reedy Family Trust
117	45.03	35.00	4511 Peytonsville Road	David E. & Mona F. Brown
		341.18	TOTAL ACRES	

SECTION II. The City of Franklin requests the referendum be held on November 3, 2020, in conjunction with the State General Elections.

SECTION III. The question to be submitted to the qualified voters who reside in the area proposed to be annexed shall be "FOR ANNEXATION" and "AGAINST ANNEXATION."

SECTION IV. This Resolution shall take effect from and after its adoption.

ADOPTED THIS _____.

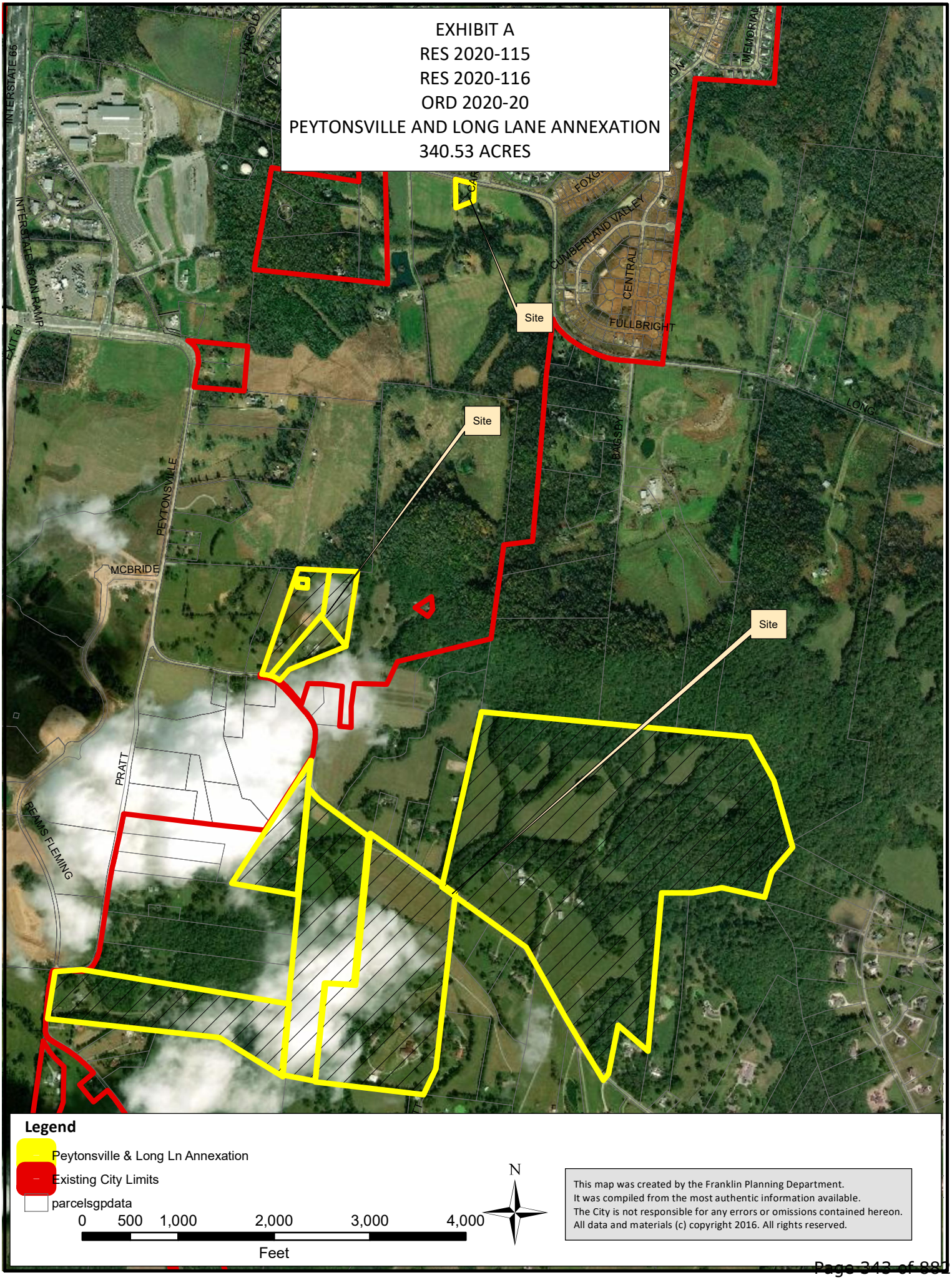
_____
ERIC S. STUCKEY
City Administrator

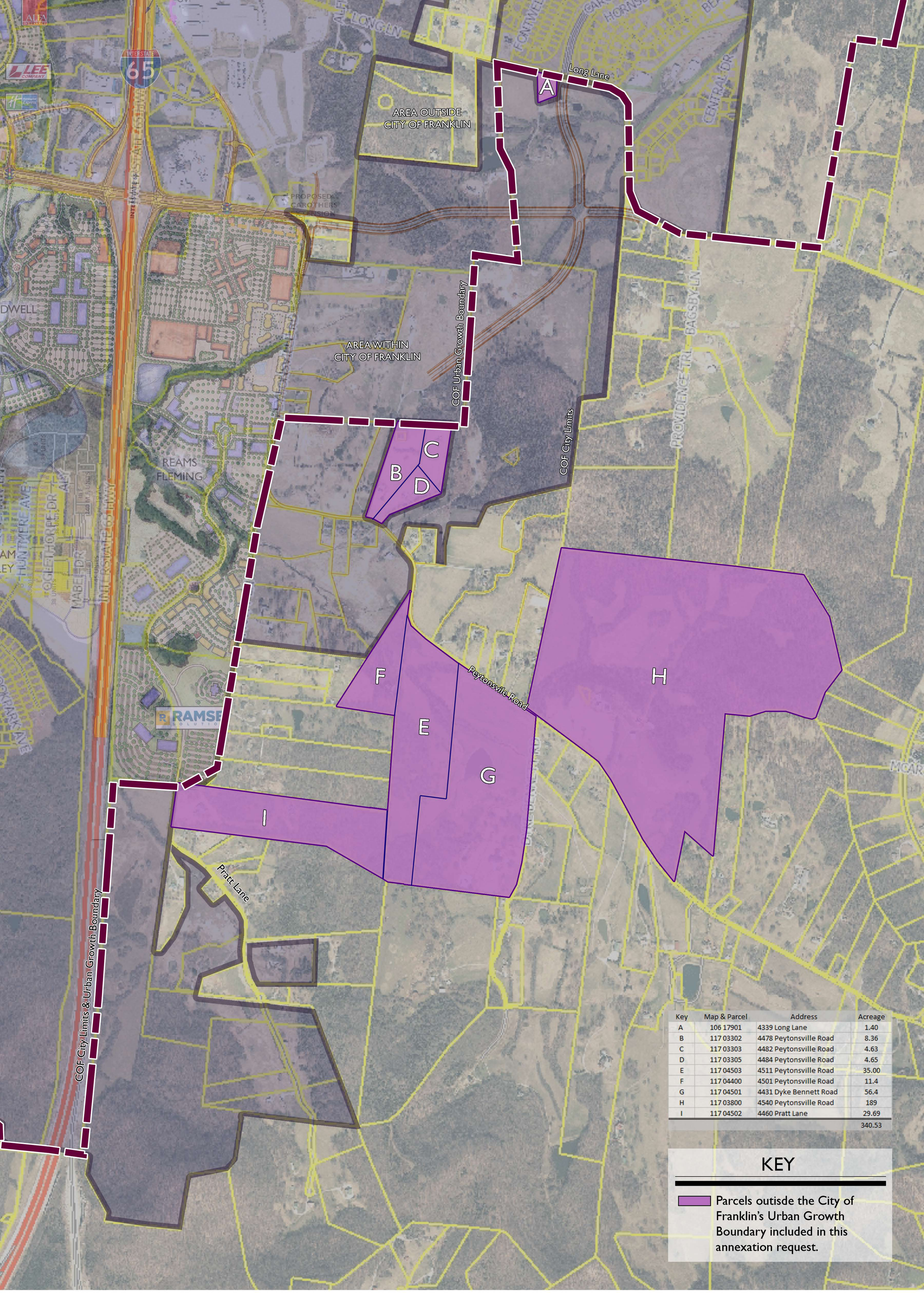
_____
DR. KEN MOORE
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

Law Dept. approved 06.24.20


EXHIBIT A
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RES 2020-116
ORD 2020-20
PEYTONSVILLE AND LONG LANE ANNEXATION
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Key	Map & Parcel	Address	Acreage
A	106 17901	4339 Long Lane	1.40
B	117 03302	4478 Peytonsville Road	8.36
C	117 03303	4482 Peytonsville Road	4.63
D	117 03305	4484 Peytonsville Road	4.65
E	117 04503	4511 Peytonsville Road	35.00
F	117 04400	4501 Peytonsville Road	11.4
G	117 04501	4431 Dyke Bennett Road	56.4
H	117 03800	4540 Peytonsville Road	189
I	117 04502	4460 Pratt Lane	29.69
			340.53

KEY

Parcels outisde the City of Franklin's Urban Growth Boundary included in this annexation request.

WILLIAMSON COUNTY PARCELS

PARCELS AGAINST ANNEXATION

June 4, 2020

gamble design collaborative
324 Liberty Pike, Suite 145
Franklin, Tennessee 37064
615.975.5765
greg.gamble@gdc-tn.com

Annexation by Referendum Timeline		
Monday, March 2	Applicant completes application in IDT for Annexation initiation; provides owner affidavits and parcel descriptions of all properties included in request	2 months for staff to prepare RES Proposed Annexation by Referendum, DRAFT Plan of Services
Tuesday, April 28	BOMA Worksession	Discussion to consider the Proposed Annexation by Referendum
Tuesday, May 26	BOMA Public Hearing	RES Proposed Annexation by Referendum and DRAFT Plan of Services
Monday, June 2	Initial Submittal	Staff prepares RES Annexation by Referendum, RES Plan of Services, ORD Zone properties
Thursday, July 23	FMPC	Recommendation to BOMA on annexation by referendum, POS, and Zoning
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Special BOMA Work Session

May 1, 2018

Annexation and Growth Policy Discussion

Overview 5-6:30 p.m.

- Staff Presentation: Introductory Info 15 minutes
- Big Picture Policy Discussion 30 minutes
  - Why should the City grow?
  - What are we trying to achieve?
  - What is important when we think about growth and annexation?

- Staff Presentation: Annexation Capabilities 15 minutes
- Annexation Policy Discussion 30 minutes
  - Should the City consider an annexation policy?
  - Should the City study investment decisions further?
  - What is likely to happen if the City does not annex?

Envision Franklin: Managed Growth

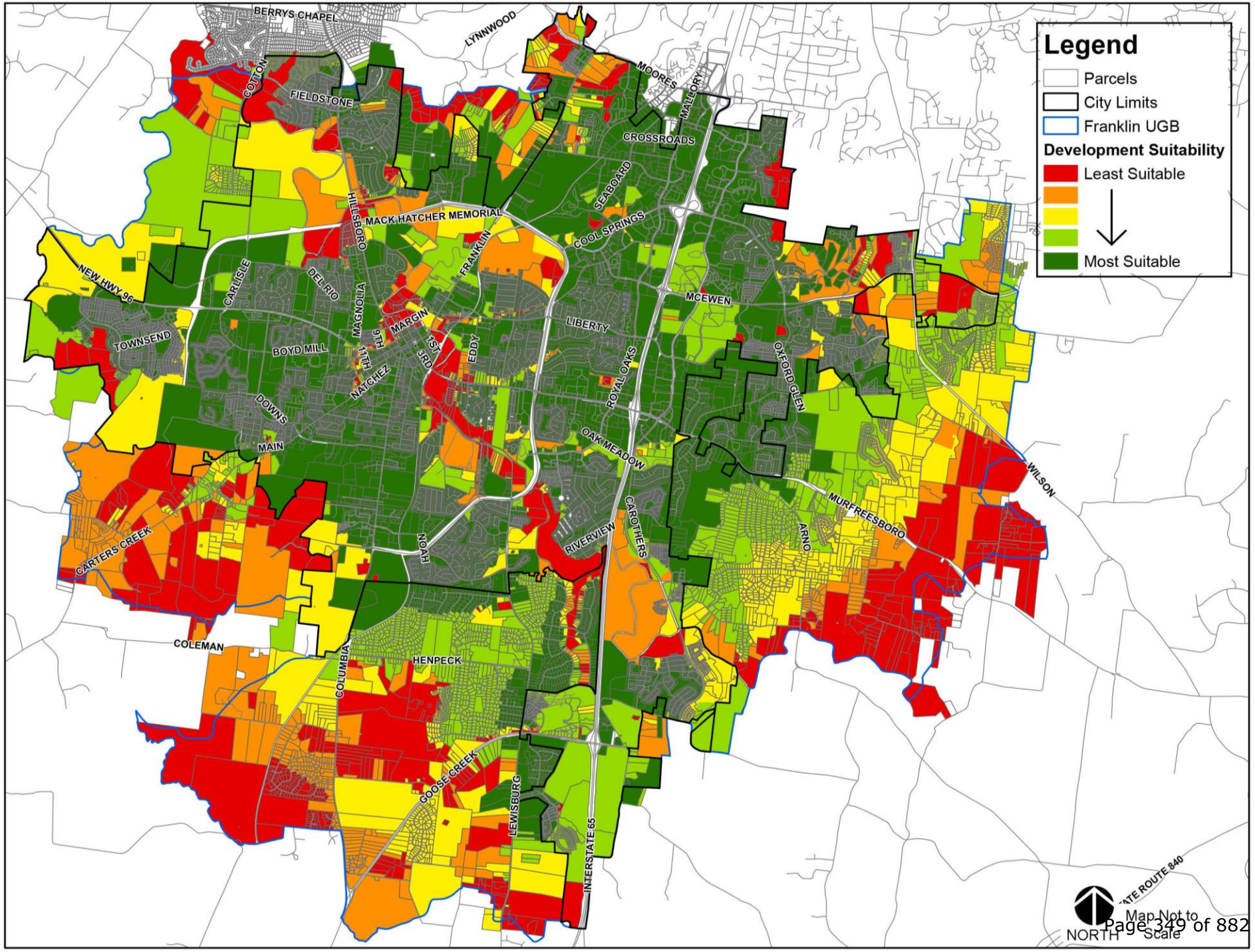
- **Strategic growth** is encouraged in locations **supported by existing City infrastructure and services** or **where they are planned** to be provided in an efficient and orderly manner.

- The extension of **infrastructure and public services** should be used as a **tool** that **strategically directs where growth should take place**, not as a reactive response to development.

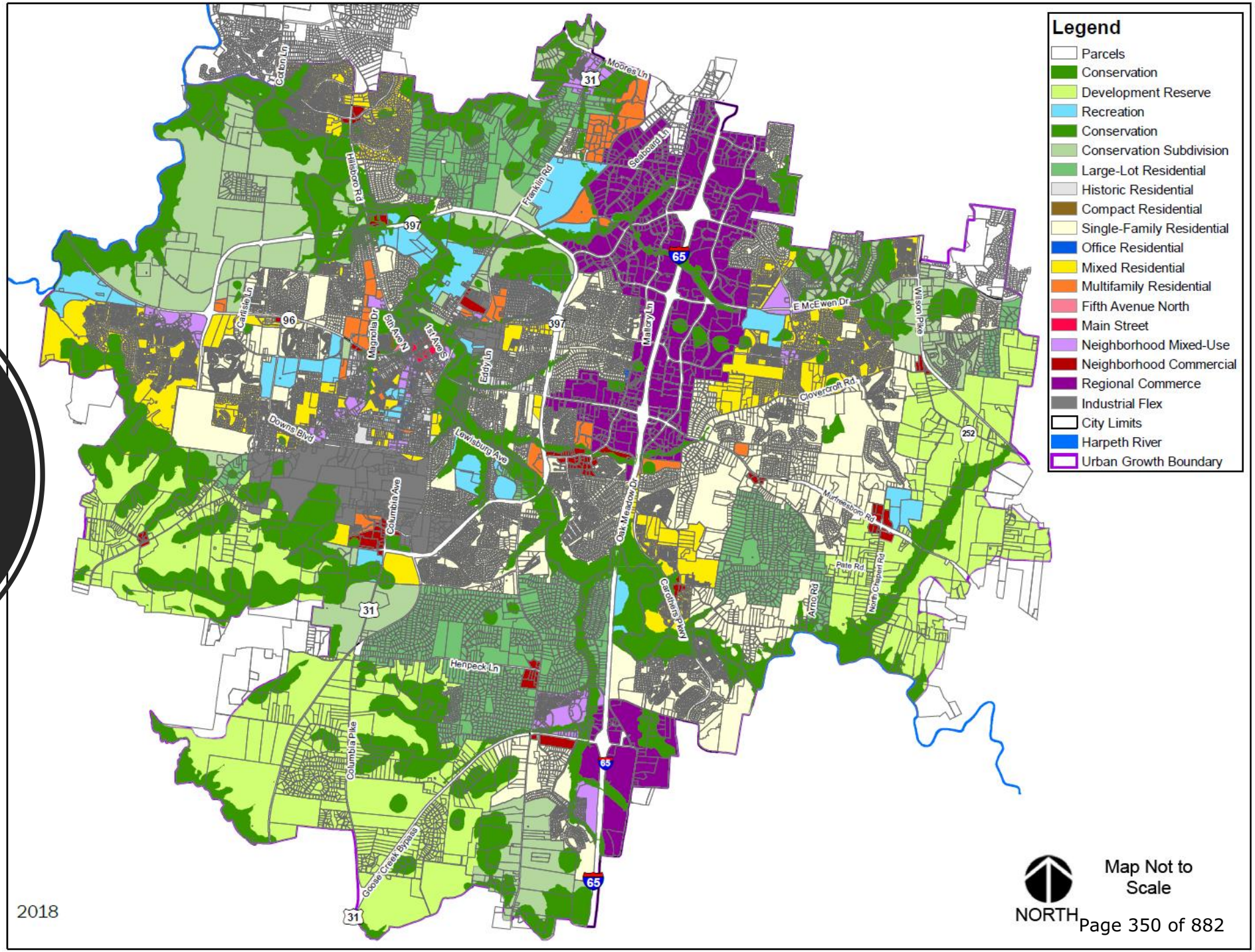
- Land-use policies, infrastructure improvements, and community facility investments should be coordinated to **maximize efficiency and public benefit** while **minimizing negative impacts** of growth.

- **Annexation** within the UGB should be approached in a comprehensive manner that **promotes contiguity and orderly growth, efficient delivery of municipal services, and proactive planning for future development.**

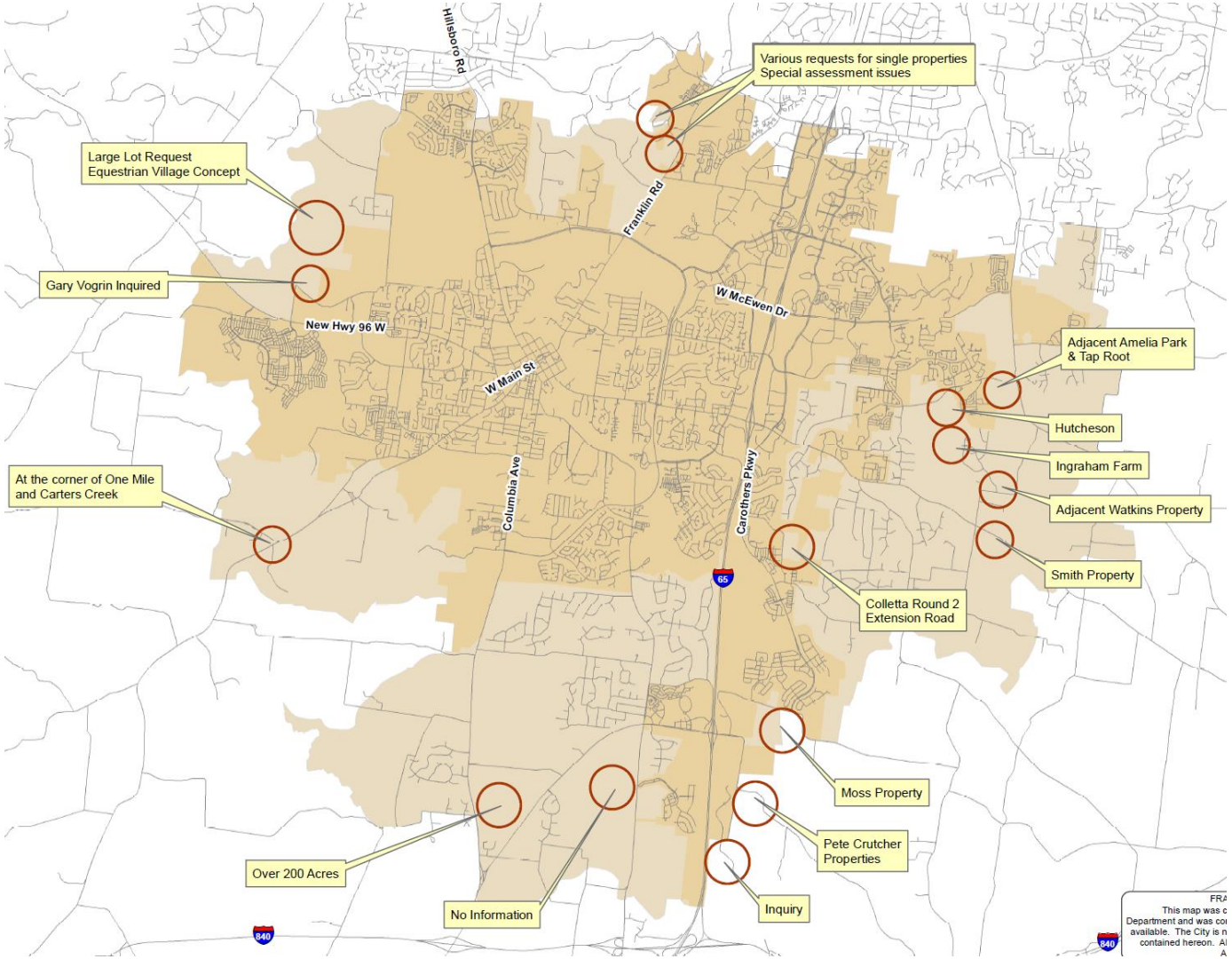
Suitability Analysis



Design Concepts



Annexation Inquiries



Annexation State Law

Property owner request only, unless by referendum

Noncontiguous annexation allowed

Referendum allowed outside of UGB

Franklin Growth and Annexation

Franklin grew from
2 square miles in the 1960s to
41 square miles by 2010

Population has increased
21,000 per decade since 1990

The 2017 population estimate was 77,400 (33,034 dwellings)

Future Projections

- Based on past growth, the population is projected to increase by 50,000 over the next 22 years
- This projection is based on past population growth rates by decade (annexation + development approval + construction and absorption of dwellings into the Franklin market + household size)

Decade	Type	City of Franklin Population	Number Change	Percent Change
1980	Federal Census	12,407	-	-
1990	Federal Census	20,098	7,691	62%
2000	Federal Census	41,842	21,744	108%
2010	Federal Census	62,487	20,645	49%
2020	Projection	85,000	22,513	36%
2030	Projection	106,000	21,000	24%
2040	Projection	128,600	22,600	21%

Future Buildout

Existing Housing

+

Approved Housing

=

92,000 Population

Projected to reach this population by 2025

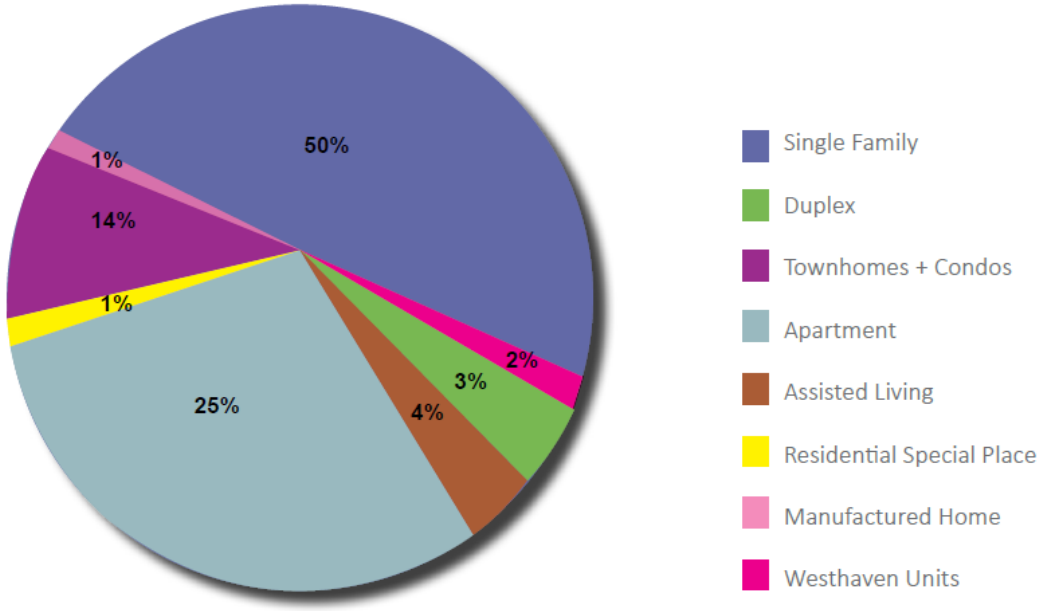
Past growth does not necessarily indicate future trends

41,913 DWELLING UNITS

Existing Housing + Approved Housing

Type of Housing	# of Dwelling Units	% of Future Total Housing Stock
Single Family	20,900	50%
Manufactured Home	405	1%
Westhaven Units	839	2%
Duplex	1,221	3%
Townhomes + Condos	6,023	14%
Apartment	10,466	25%
Assisted Living	1,535	4%
Residential Special Place	524	1%
TOTAL	41,913	100%

Future Build-Out



Big Picture Questions

- What is important when we think about growth and annexation?
- Is maintaining the growth rate important?
- Should we focus on maximizing the benefit of investment and direct private investment in places that make sense?
- Focus on commercial areas and return on investment?








Return on Investment Study—Raleigh NC

Strategic planning adds value

- It would take 600-single family homes on a **150-acre** subdivision to equal the tax value of the Wells Fargo Capital Center, which sits on **1.2 acres** of land.



- Wells Fargo Capital Center in downtown Raleigh has **90 times the tax value per acre** than the average suburban acre.

Source: Kristopher Larson and Mitchell Silver, 2008

Return on Investment

- **Downtown high rise residential on 3-acre site** pays off its infrastructure in **3 years.** The return on infrastructure investment is **35%.**

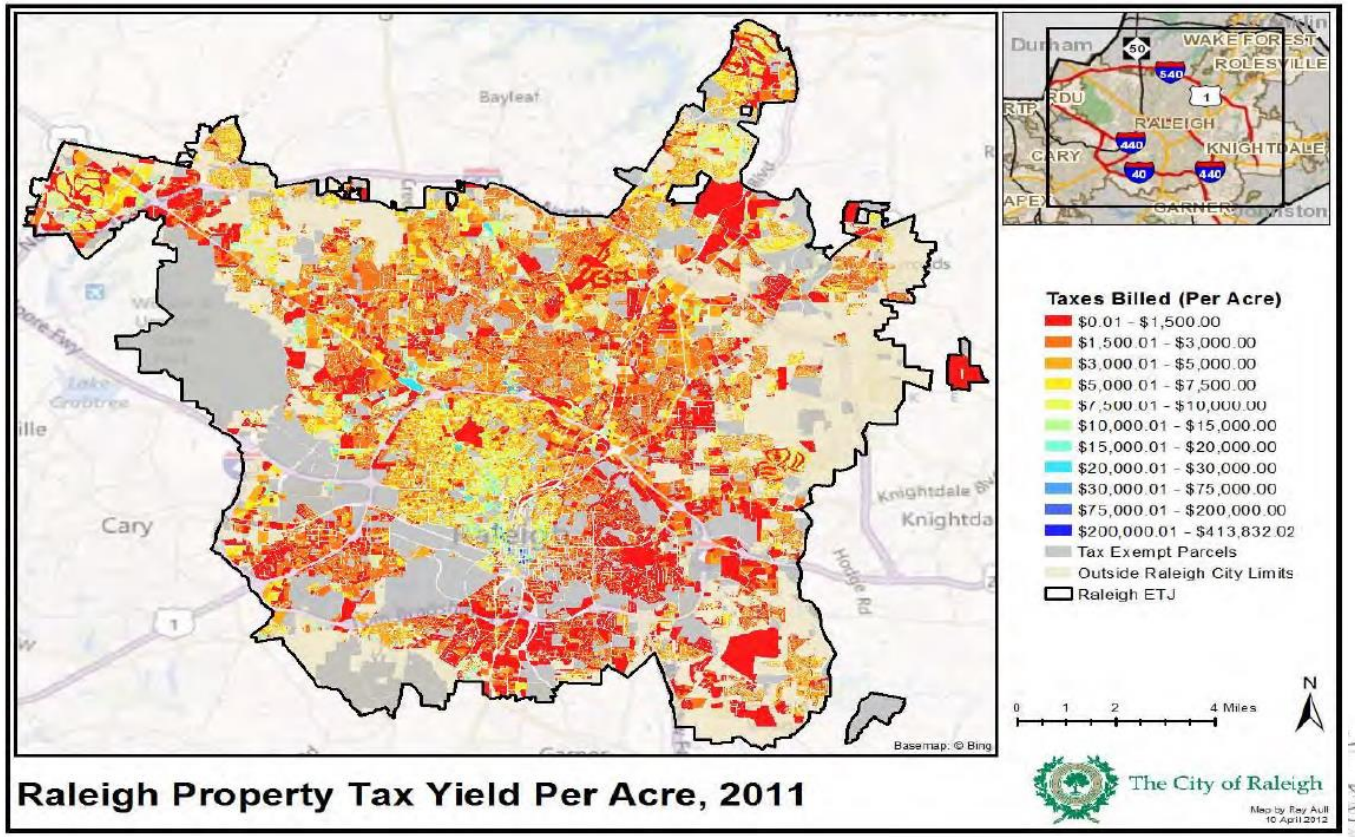


- **Suburban multi-family complex on a 30-acre site** pays off its infrastructure in **42 years**. The return on infrastructure investment is **2%.**

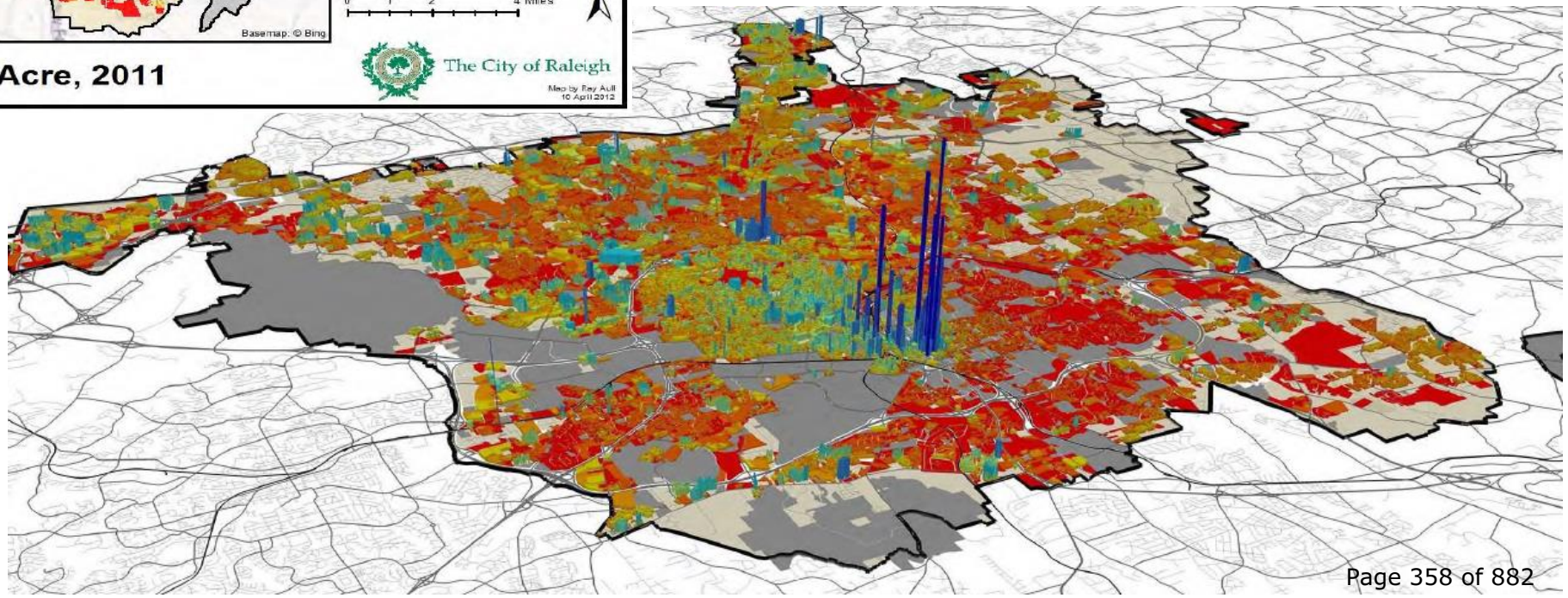


Source: Public Interest Projects, Inc.

Return on Investment Study—Raleigh NC



Raleigh Property Tax Yield Per Acre, 2011



Big Picture Policy Discussion

30 Minutes

Why should the City grow?

What are we trying to achieve as a City?

What is important when we think about growth and annexation?

-Is maintaining the growth rate important?

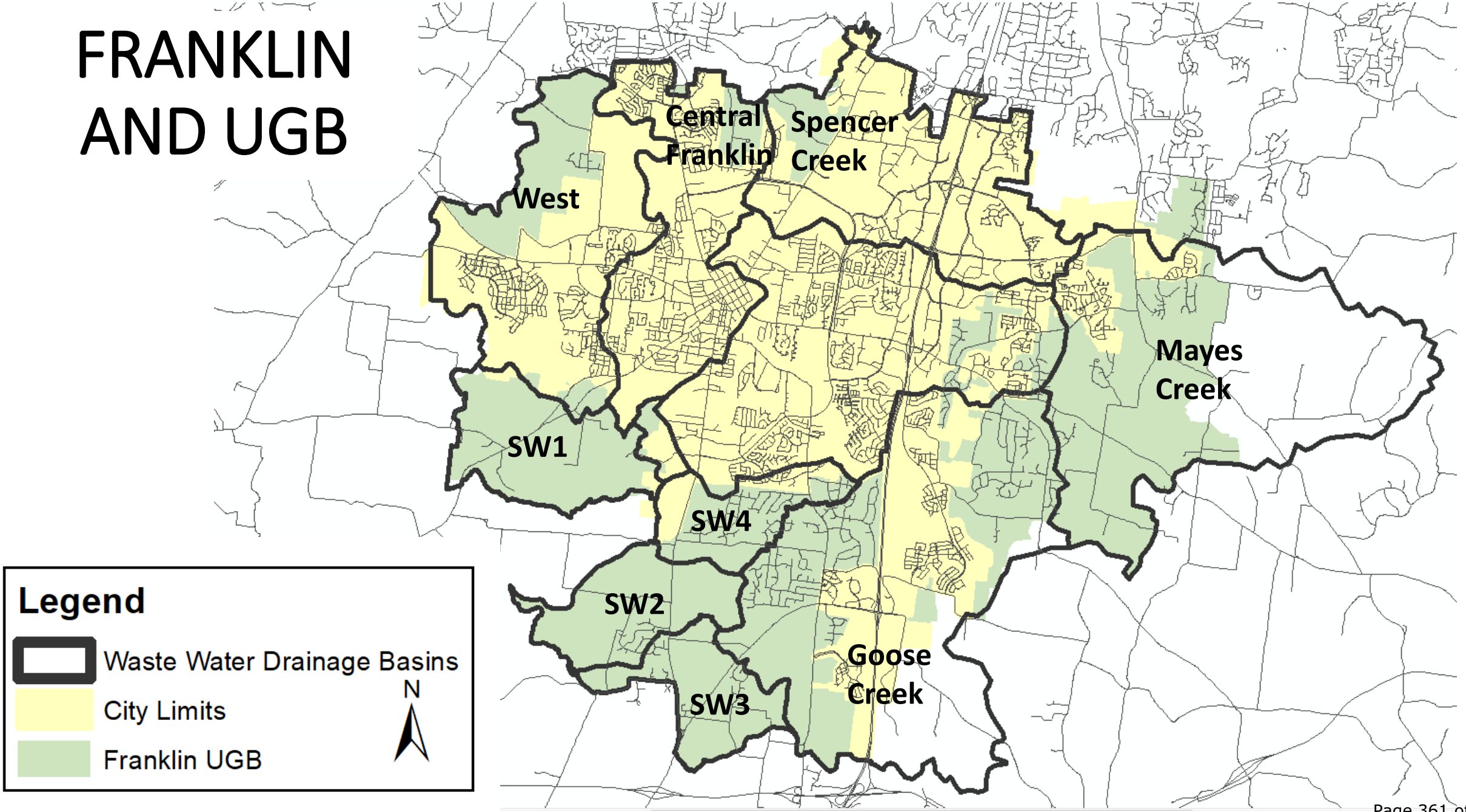
-Should we focus on maximizing the benefit of investment and direct private investment in places that make sense?

Staff Analysis of Potential Annexation Areas



- Studied each drainage basin along edges of the UGB:
  - Developable acreage
  - Future land use
  - Ability to serve
    - Sewer (gravity vs. pump stations and force mains)
    - Road Infrastructure
    - Fire Service (stations/ response times)
  - Magnitude of investment needed
- Assigned a short-, mid-, or long- term capability classification
- Used best available data, but may need additional analysis

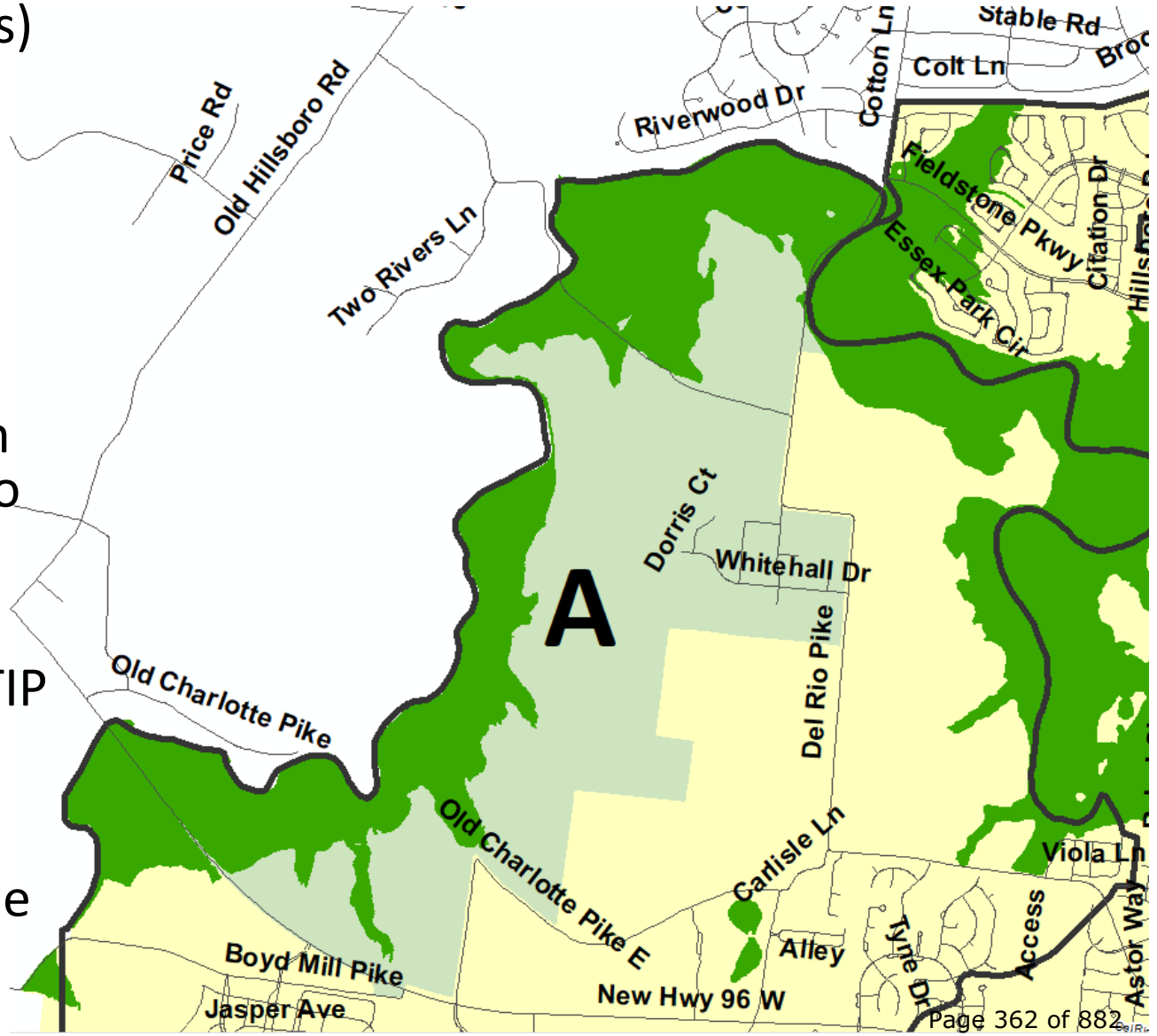
FRANKLIN AND UGB



A. West Basin

Short-Term Capability

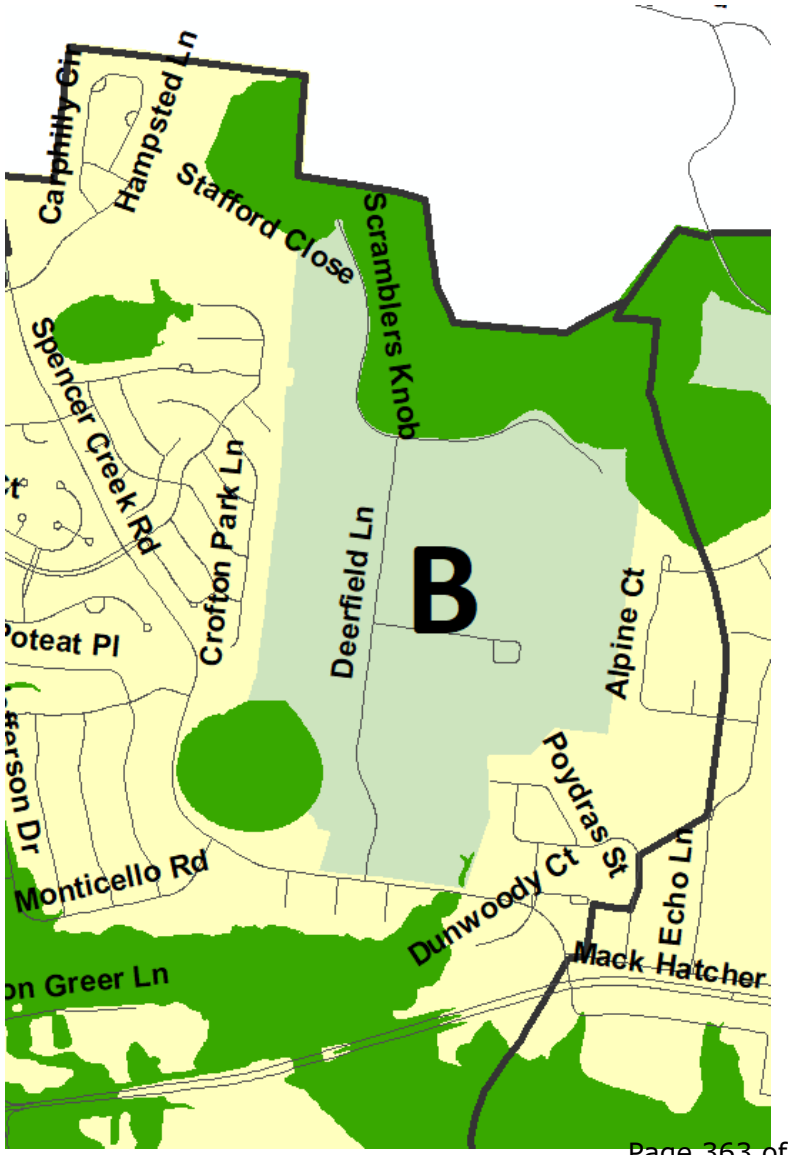
- Development Potential:
  - Significant developable area (1,600 acres) excluding floodplain
- Future Land Use:
  - Residential and open space
- Sewer Service:
  - Sewer infrastructure is nearby
  - Planned relocation of pump station from Old Charlotte Pike and new force main to the plant
- Road Infrastructure:
  - Mack Hatcher Pkwy scheduled in State TIP
  - Del Rio Pike improvement is long-term
- Emergency Services:
  - Fire Station #8 (Westhaven) can serve the area adequately



B. Central Franklin Basin

Long-Term Capability

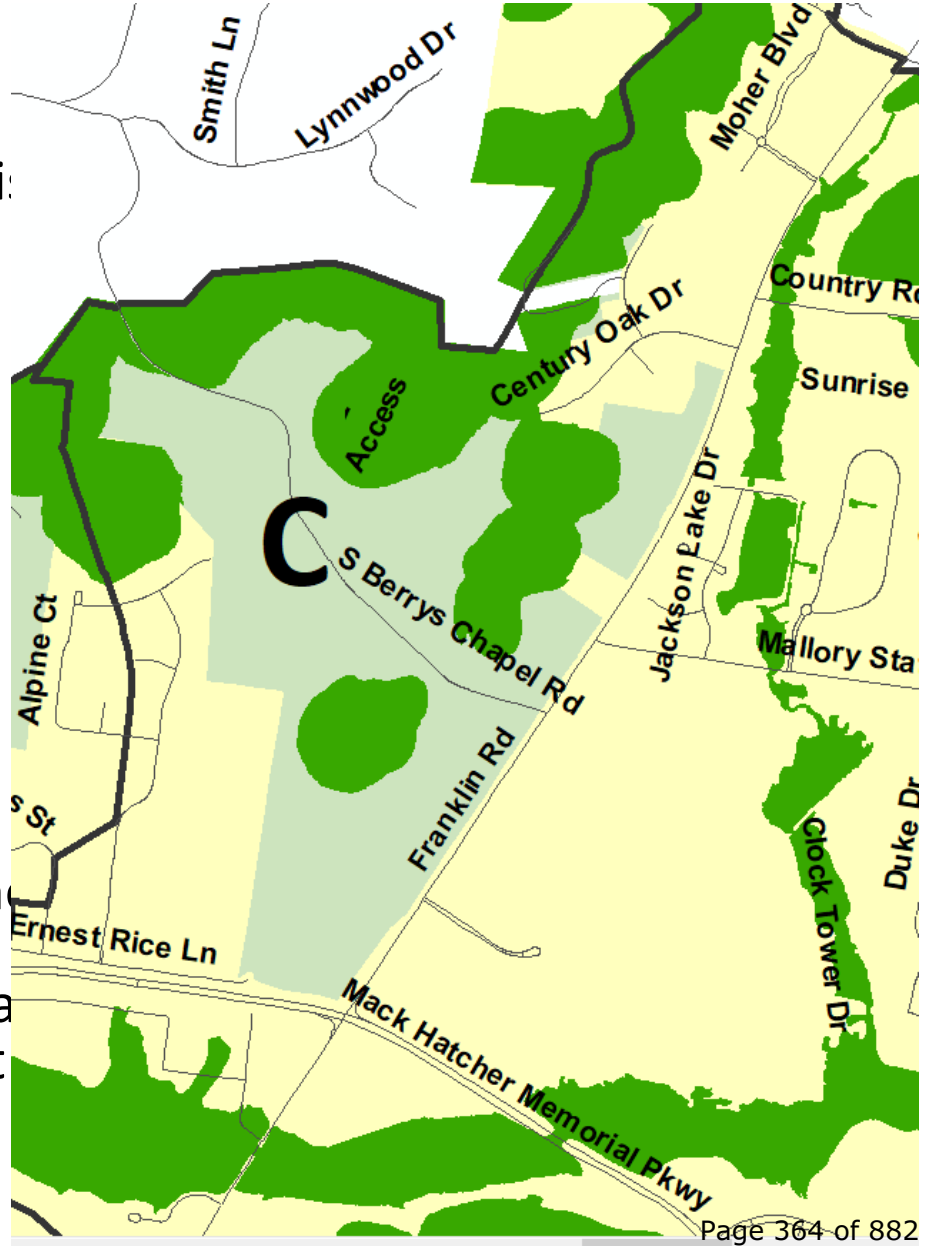
- Development Potential:
  - Limited developable area due to terrain (0 acres)
- Future Land Use:
  - Existing large-lot development pattern is expected to remain
- Sewer Service:
  - No improvements planned
- Road Infrastructure:
  - No improvements planned
- Emergency Response:
  - There would be extended response time and potentially water supply issues with existing Fire Station 3 and 4.
  - Water supply and large setbacks may be an issue re: hydrant availability. Potentially need to supplement tanker support for water supply, which is not currently in fleet.



C. Spencer Creek Basin

Long-Term Capability

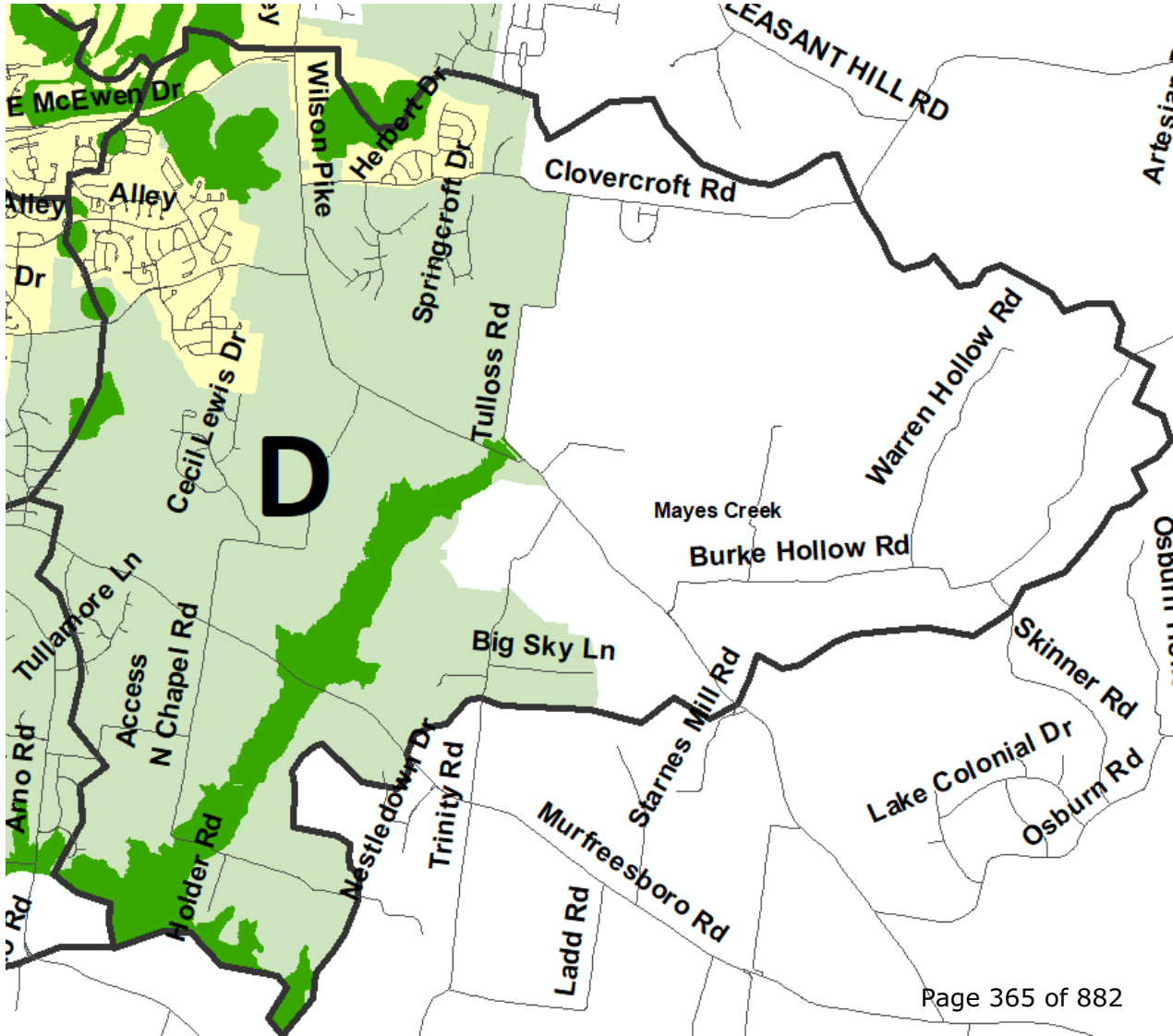
- Development Potential:
  - Limited developable area due to terrain (580 acres)
- Future Land Use:
  - Berrys Chapel Road: Existing large-lot development pattern i expected to remain
  - Meadow Farm has higher development potential
- Sewer Service:
  - No improvements planned
  - Currently designing low pressure system for few lots along Franklin Rd within City
- Road Infrastructure:
  - Berry's Chapel intersection improvement near-term need
- Emergency Response:
  - Berrys Chapel Road: Existing Station 3 and 4 could service th area. However, there may be increased response times than the City's average. Water supply and large setbacks may be a issue re: hydrant availability. Potentially need to supplement tanker support for water supply, which is not currently in fleet.



D. Mayes Creek

Mid-Term Capability

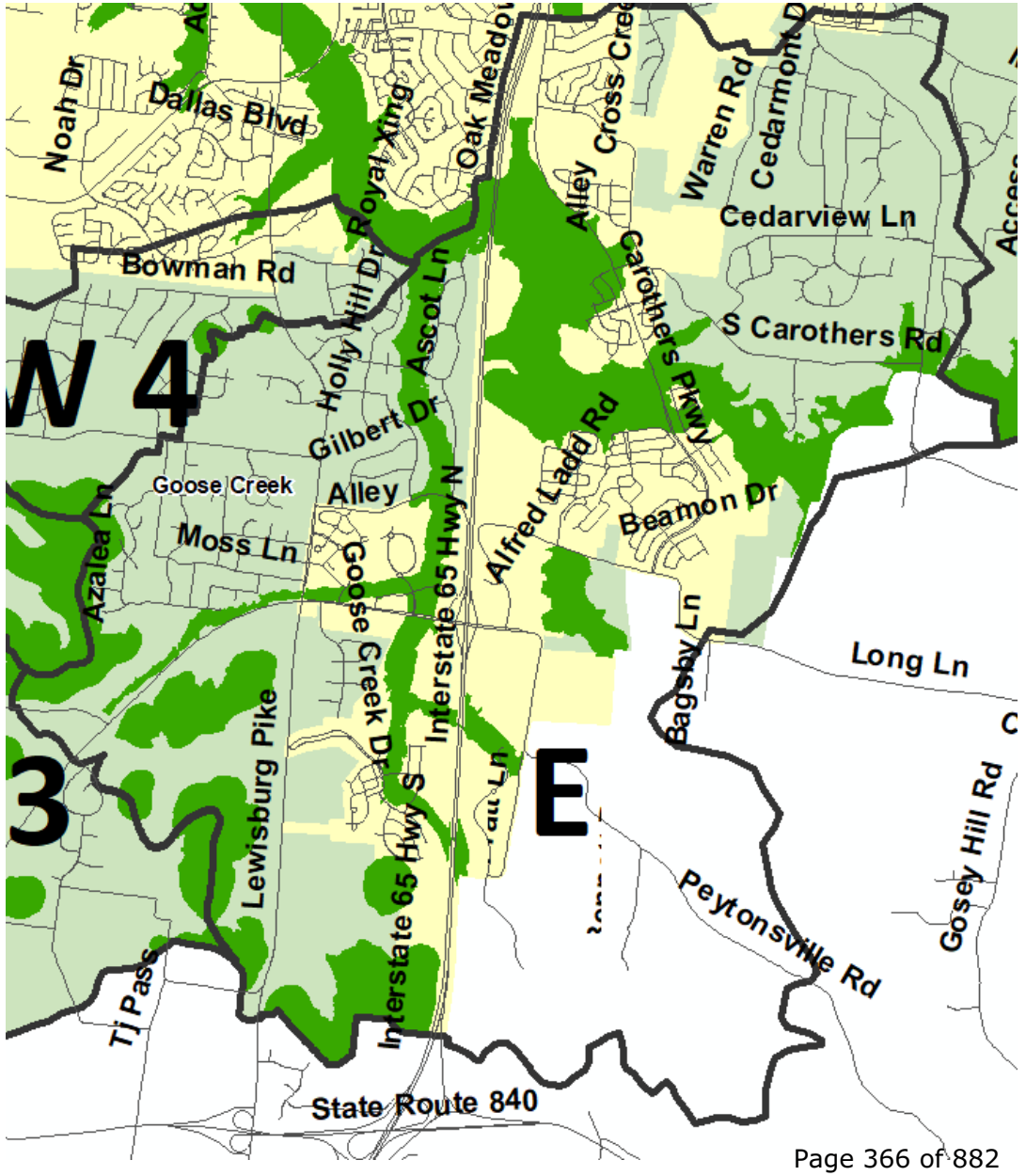
- Development Potential: Significant amount
  - Within UGB (3,500 acres)
  - Outside of UGB (4,350 acres)
- Future Land Use:
  - Likely residential with commercial nodes
- Sewer Service:
  - Could be served with gravity sanitary sewer
  - Major sewer extension/investment needed
- Road Infrastructure:
  - Murfreesboro Rd in State TIP this fiscal year
  - McEwen Drive extension is near term
  - Wilson Pike is mid-term (up to State)
  - Arno Road improvement is long term
  - Liberty Pike extension is long term
- Emergency Services:
  - New station needed. Extended response times would necessitate a temporary station. Station 6, 2 and potentially 7 would serve in the interim. Water supply, large setbacks, hydrant availability. Supplement tanker support for water supply, not currently in fleet.



E. Goose Creek

Short-Term Capability

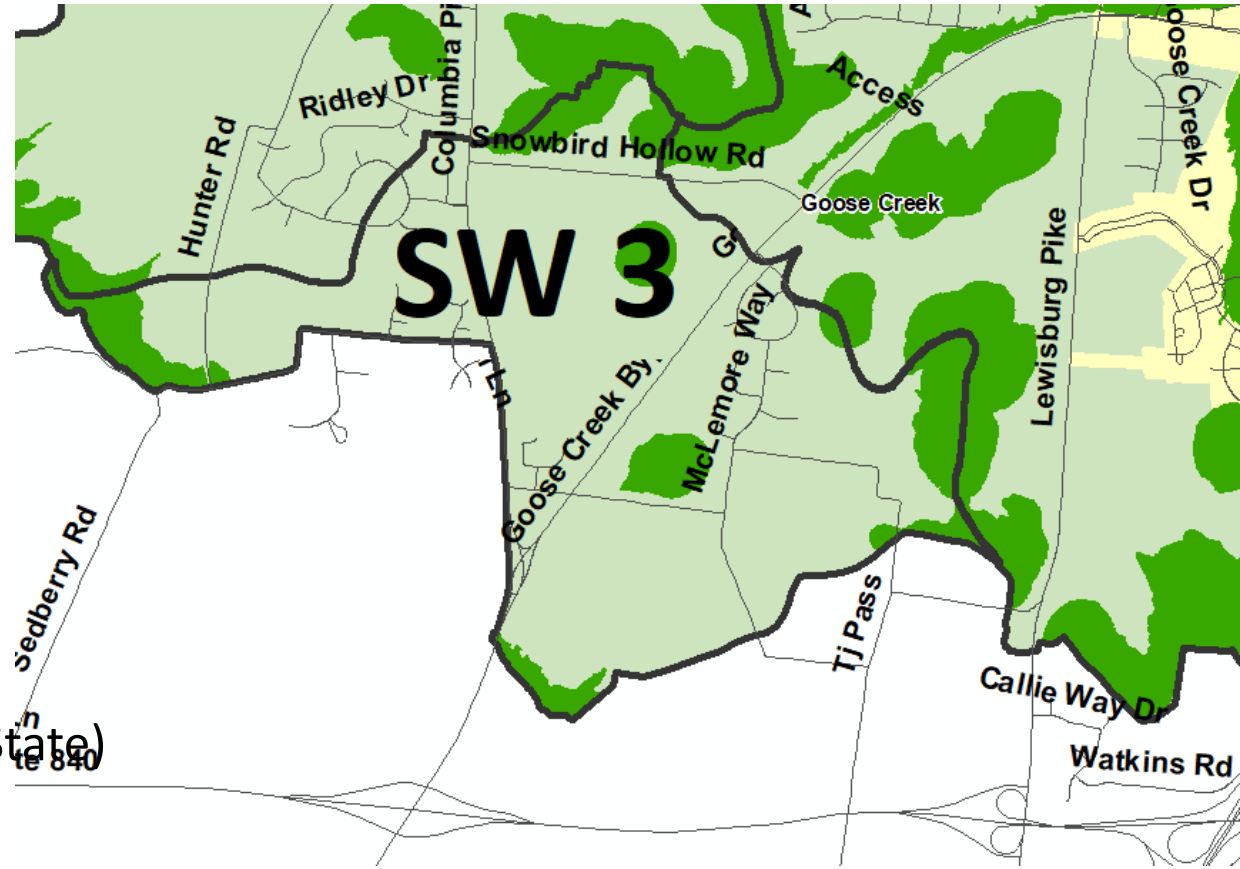
- Development Potential:
  - Within UGB (1,800 acres)
  - Outside of the UGB (2,115 acres)
    - High interest for property owner annexation
    - Limitations in current annexation State law
- Future Land Use:
  - Some existing County subdivisions on north side
  - Residential and potentially more commercial
- Sewer Service:
  - Infrastructure is in the area to serve with gravity sewer
  - Sewer extension investment has already been made
- Road Infrastructure:
  - Proximity to I-65 and planned major arterial extensions
  - Pratt Lane improvements near term
  - Carothers extension near term
  - Long Lane overpass near term
  - Peytonsville extension near and mid term sections
  - Lewisburg Pike improvements long term (up to State)
- Emergency Response:
  - Existing fire stations 7 (Goose Creek) and 2 would able to serve adequately



Long-Term Capability

SW 3 Basin

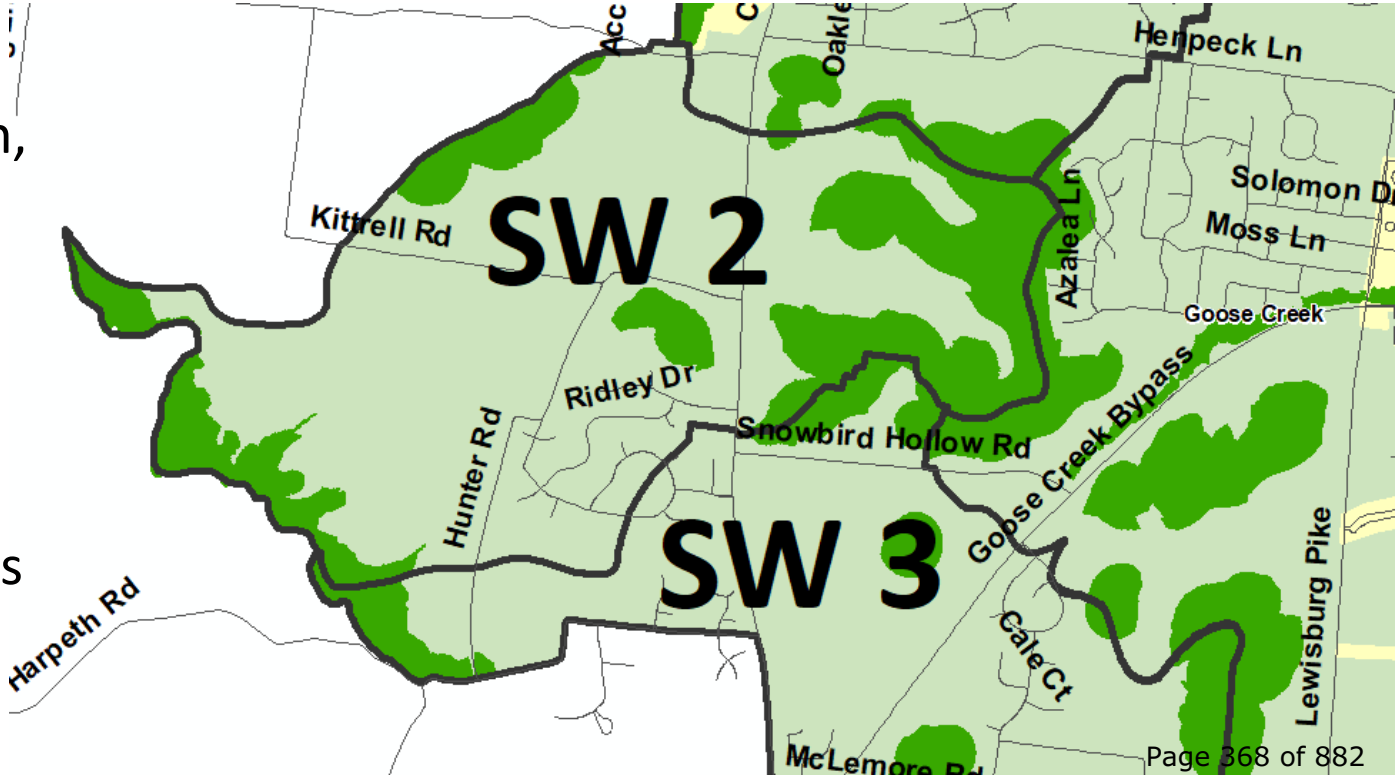
- Development Potential:
  - Limited developable area (1,050 acres) due to hillsides and hilltops
- Future Land Use:
  - Residential
- Sewer Service:
  - Gravity sanitary sewer not possible
  - Significant extension and investment needed (pump station, 3.7-mile force main, plus upgrades to existing lines)
- Road Infrastructure:
  - Minimal existing road network
  - Goose Creek Bypass improvements long term (up to State)
  - Columbia Pike improvements long term (up to State)
  - Minor collector improvements/development driven long term
- Emergency Services:
  - There would be extended response times and potentially water supply issues with existing Fire Stations 5 and 7.



Long-Term Capability

- Development Potential:
  - Developable area (1,500 acres)
  - Significant constraints (hillsides and hilltops)
- Future Land Use:
  - Residential
- Sewer Service:
  - Gravity sanitary sewer not possible
  - Significant extension and investment needed (pump station, 3-mile force main, plus upgrades to existing lines)
- Road Infrastructure:
  - Minimal existing road network
  - Columbia Pike is long term (up to State)
- Emergency Services:
  - There would be extended response times and potentially water supply issues with existing Fire Stations 5 and 7.

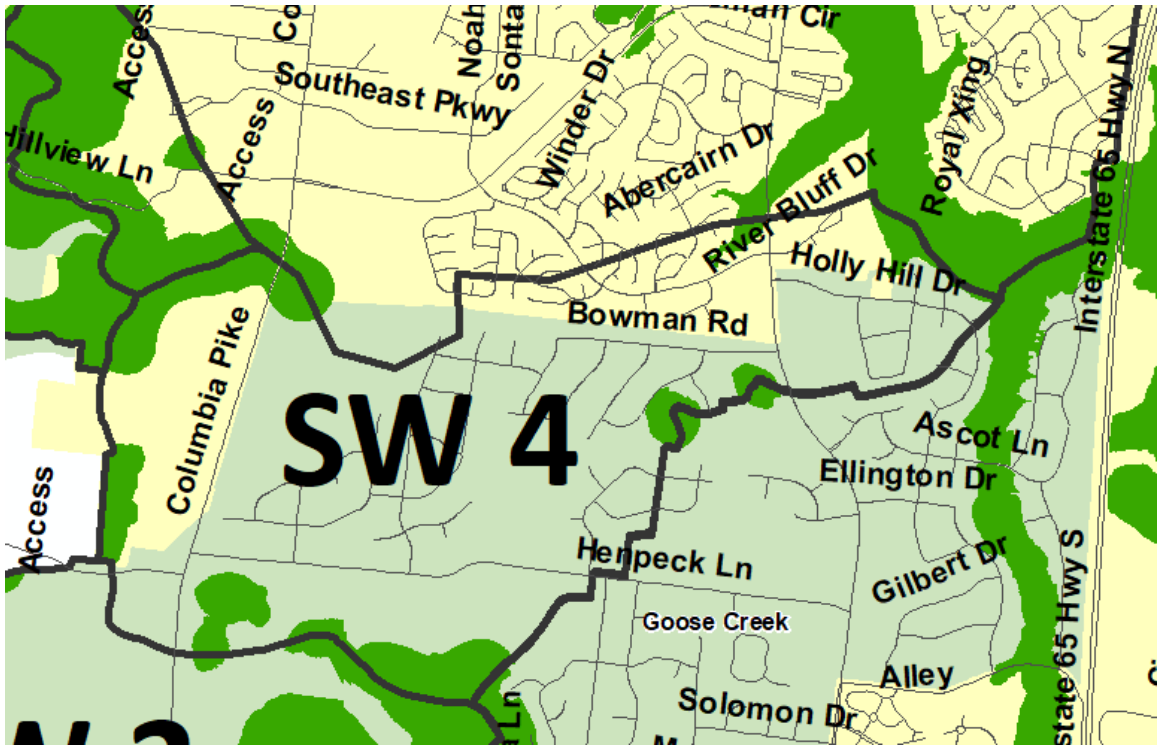
SW 2 Basin



SW 4 Basin

Long-Term Capability

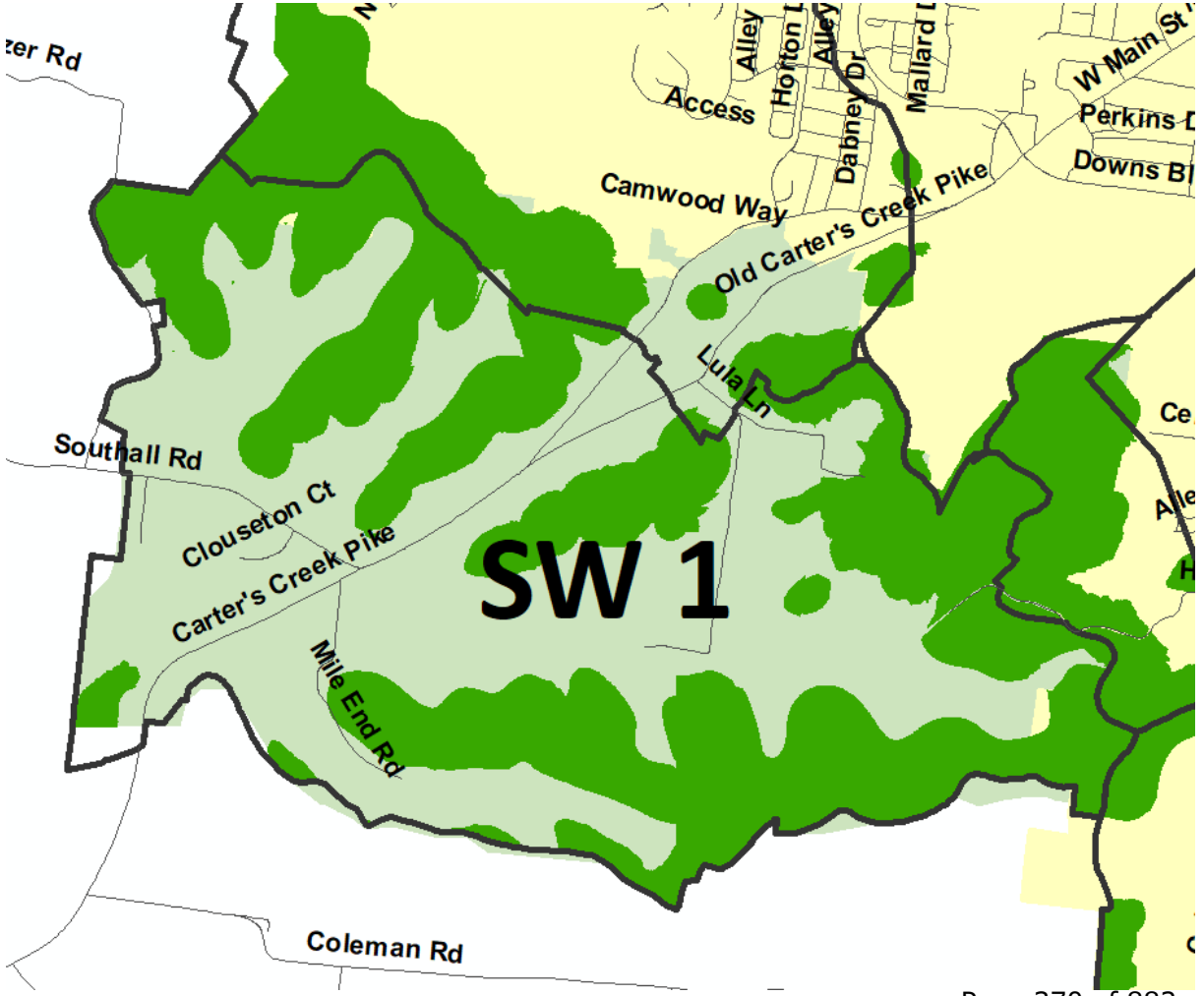
- Development Potential:
  - Limited developable area (230 acres)
  - Much of area developed with County subdivisions
- Future Land Use:
  - Residential
- Sewer Service:
  - Gravity sanitary sewer is limited
  - Significant extension needed (pump station, 3-mile force main, plus upgrades to existing lines)
- Road Infrastructure:
  - Columbia Pike is long term (up to State)
  - Henpeck Lane is long term
- Emergency Services:
  - There would be extended response time and potentially water supply issues.



SW 1 Basin

Long-Term Capability

- Development Potential:
  - Limited developable area (1,280 acres) due to hillsides and hilltops
- Future Land Use:
  - Residential
- Sewer Service:
  - Gravity sanitary sewer not possible
  - Significant extension needed (pump station, 1-mile force main, plus upgrades to existing lines)
- Road Infrastructure:
  - Minimal existing road network
  - Carters Creek Pike is long-term (up to State)
  - Horton Lane minor collector/developer driven
- Emergency Services:
  - Extended response times and hydrant and water supply issues with existing Fire Stations 8 and 1.
  - Would need a new Fire Station to serve over 400 dwellings.

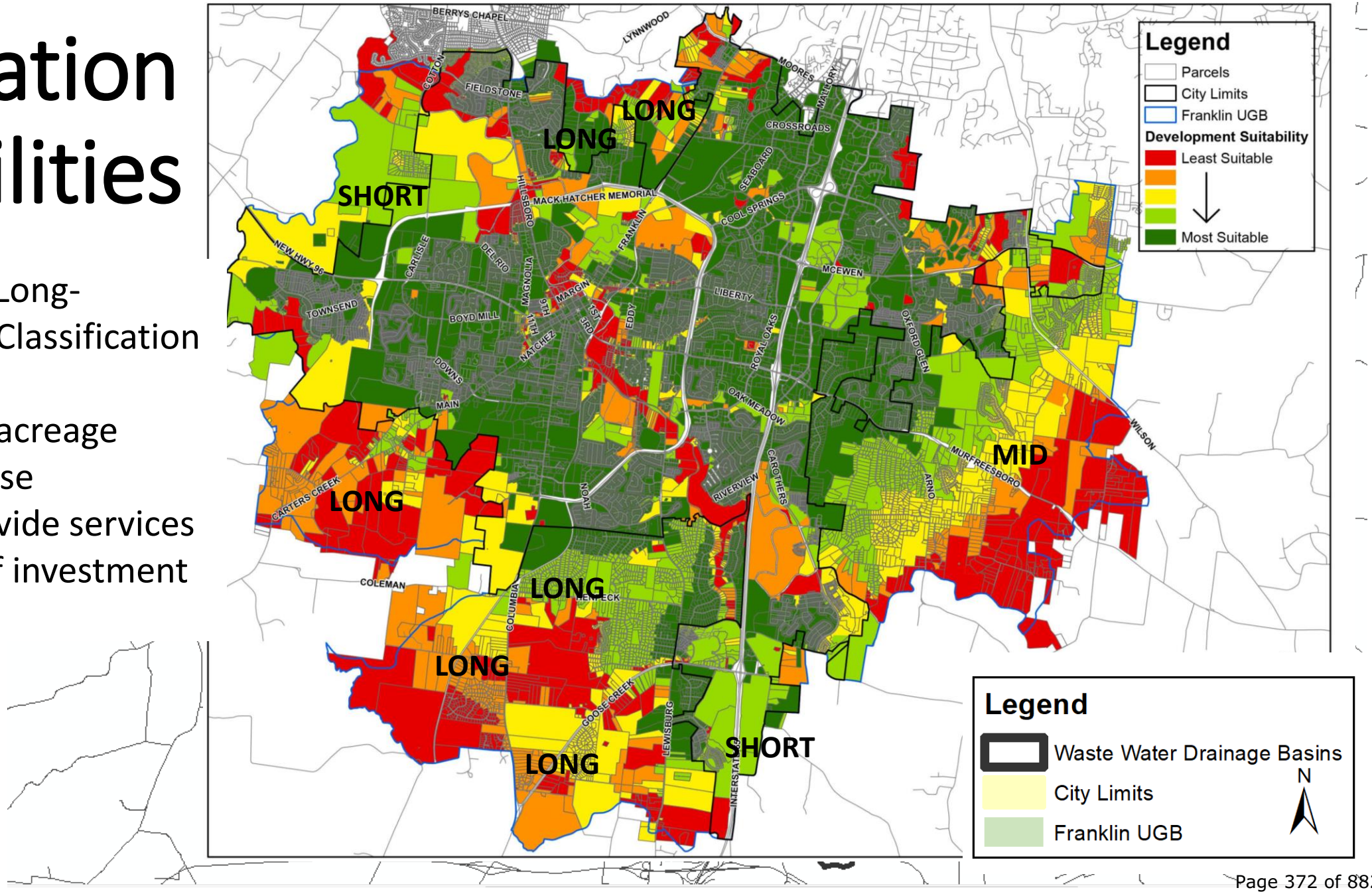


Basin	Developable Acreage in UGB	Sewer Capability	Road Infrastructure	Fire Service	Annexation Capability
Goose Creek	1,800 ac in UGB 2,115 ac beyond	Gravity sewer, nearby, Major extension + investment already made	Pratt Lane Carothers Pkwy Long Lane Overpass Peytonsville Rd Lewisburg Pk	Existing station would serve	Short
West	1,600 ac	Planned pump station	Mack Hatcher Del Rio	Existing station would serve	Short
Mayes Creek	3,500 ac in UGB 4,350 ac beyond	Gravity sewer Major extension/ investment needed	Murfreesboro Rd McEwen Drive Wilson Pike Arno Road Liberty Pike	New station needed	Mid
SW1	1,280 ac	No gravity sewer	Carters Creek Pk Horton Ln	New station needed	Long
SW2	1,500 ac	No gravity sewer	Columbia Pk	Response time/water supply issues	Long
SW3	1,050 ac	No gravity sewer	Goose Creek Bypass Columbia Pk	Response time/water supply issues	Long
SW4	230 ac	No gravity sewer	Columbia Pk Henpeck Lane	Response time/water supply issues	Long
Spencer Creek	580 ac	None planned	Berry's Chapel intersection	Response time/water supply issues	Long
Central Franklin	0 ac	None planned	None planned	Response time/water supply issues	Long

Annexation Capabilities

Short-, Mid-, or Long-Term Capability Classification based on:

1. Developable acreage
2. Future land use
3. Ability to provide services
4. Magnitude of investment



Discussion on Annexation Capabilities

30 minutes

- Thoughts on the annexation capabilities by basin?
- Does the BOMA want to consider an annexation policy?
- Should the City study investment decisions further?
- What is likely to happen if the City does not annex?

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 20-0870

DATE: June 23, 2020

TO: Franklin Municipal Planning Commission

FROM: Emily Hunter, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:
Consideration Of Ordinance 2020-20, An Ordinance To Zone 340 Acres Estate Residential (ER) District, For Several Properties Located South Of Long Lane And East Of Interstate 65.

PURPOSE:

PROJECT INFORMATION
COF Project Number: 7209
Applicant: Greg Gamble, GDC
Owners: Randall Ray Baskin, III, Heath & Jennifer Adams, Kenneth & Annonsa Groves, Thomas Beasley, Jerry Samuel Lee, Jr., Jon & Kathy Yarbrough, Reedy Family Trust, David E. & Mona F. Brown

BACKGROUND/STAFF COMMENTS:
The City has received annexation requests for 9 properties in the Goose Creek Basin that are located outside the Franklin Urban Growth Boundary (UGB). In order for these properties to be annexed, a referendum amongst the owners of the properties to be annexed must be held pursuant to Tennessee Code Annotated (T.C.A.). The referendum was discussed at the April 28, 2020 BOMA Work Session. BOMA will vote on September 8, 2020 at a public hearing on whether to request a referendum for the annexation of the 9 properties. Should the referendum occur, the election is proposed to be held on November 3, 2020 in conjunction with the State General Election.

Ordinance 2020-20 would zone the 9 properties being considered as part of the proposed referendum for annexation, Resolution 2020-115, to Estate Residential (ER), should the BOMA decide to hold a referendum and should the referendum pass. If the referendum passes, the annexation would become effective 30 days after the certification of the election. This Ordinance to Zone to ER is drafted to be contingent upon the certification of the election for annexation and take effect 30 days after the certification of the election to line up with the effective date of the annexation.

The parcels identified within this request are not identified within Envision Franklin, as they are outside the Urban Growth Boundary (UGB). As the decision to annex these parcels is regulated by a proposed referendum, Resolution 2020-115, it is appropriate to prepare a zoning district for the parcels should the referendum for annexation pass. Staff feels that the zoning district assigned to

these parcels should be as close to their current entitlements of the County zoning as possible.

The current zoning within the County is Rural Development-1 (RD-1). RD-1 protects the rural character of Williamson County east of I-65 but also allows for low-density residential development where appropriate infrastructure is available. This district is also intended to support agricultural uses that are more prevalent in the eastern areas of the County. In comparison, Estate Residential provides for very low density detached residential development on large lots, but also permits agricultural uses.

Since these parcels lie outside of the UGB, the Planning Commission will need to amend Envision Franklin to include these parcels in the document, including assigning them appropriate Design Concepts, after annexation. Future rezoning requests should then comply with the amended Envision Franklin.

Project Considerations

Project Considerations are not conditions of this approval, but are intended to highlight issues that should be considered in the overall site design or may be required when more detailed plans are submitted for review. These items are not meant to be exhaustive and all City requirements and ordinances must be met with each plan submittal.

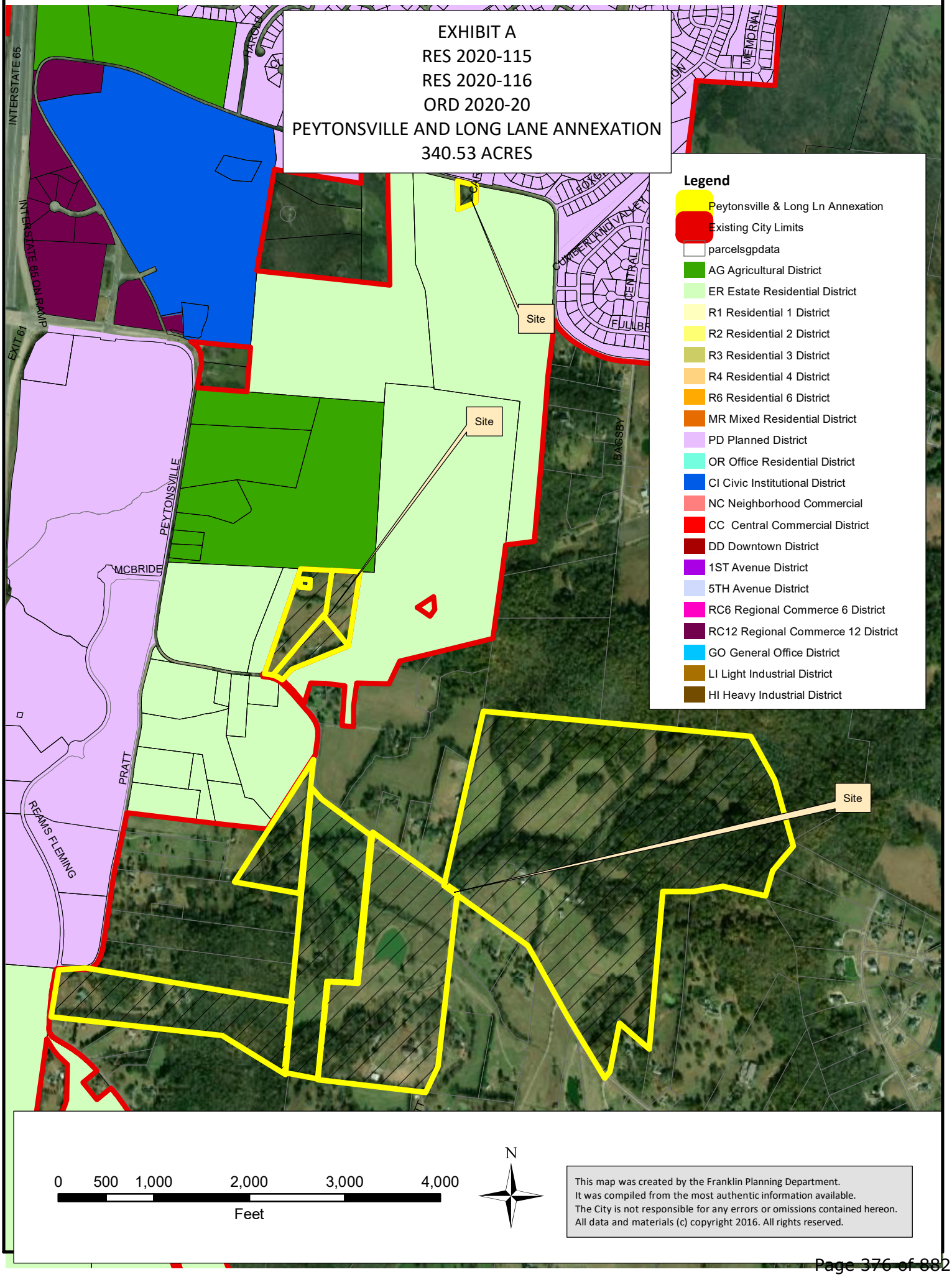
RD-1 allows a maximum gross density of 1 dwelling unit per acre, and a minimum lot size of 43,560 square feet (1 acre). Estate Residential allows for a maximum gross density of 1 dwelling unit per 2 acres, and a minimum lot size of 45,000 square feet. Rezoning of the property to a higher intensity can be considered once Envision Franklin is amended and once a master plan for the properties is proposed to the City.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval of Ordinance 2020-20 to the Board of Mayor and Aldermen.


EXHIBIT A
RES 2020-115
RES 2020-116
ORD 2020-20
PEYTONSVILLE AND LONG LANE ANNEXATION
340.53 ACRES
Legend
Peytonsville & Long Ln Annexation
Existing City Limits
parcelsgpdata
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
Site
Site
Site
INTERSTATE 65
INTERSTATE 65 ON RAMP
EXIT 61
PEYTONSVILLE
MCBRIDE
PRATT
REAMS FLEMING
BAGSBY
CUMBERLAND VALLEY
0 500 1,000 2,000 3,000 4,000
Feet
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ORDINANCE 2020-20

AN ORDINANCE TO ZONE 340 ACRES ESTATE RESIDENTIAL (ER) DISTRICT, FOR SEVERAL PROPERTIES LOCATED SOUTH OF LONG LANE AND EAST OF INTERSTATE 65.

WHEREAS, several property owners, depicted below and on Exhibit B, (Owner(s)) of property located south of Long Lane and east of Interstate 65, as listed below an on Exhibit A (Property) petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee (City), to annex Property adjoining the City limits and located within the Franklin Urban Growth Boundary (UGB); and

WHEREAS, the BOMA has adopted a Plan of Services as described in Resolution 2020-116, and annexed the property through referendum held on November 3, 2020; and

WHEREAS, the City of Franklin, Tennessee, encourages responsible growth and the sensible transition of land uses and densities; and

WHEREAS, the Estate Residential (ER) district, provides zoning for land uses compatible with both the existing use of the property and the surrounding development; and

WHEREAS, the appropriate Overlay Districts will be assigned after the area can be studied by the Planning and Sustainability Department, and the land can be included in Envision Franklin; and

WHEREAS, the zoning has been reviewed and approved by BOMA after a public hearing and a recommendation by the Franklin Municipal Planning Commission.

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. That the following described Property shall be, and is hereby, zoned Estate Residential (ER) District:

PREMISES CONSIDERED

Map	Parcel	Acreage	Address	Owner
106	179.01	1.40	4339 Long Lane	Randall Ray Baskin, III
117	33.02	8.36	4478 Peytonsville Road	Heath & Jennifer Adams
117	33.03	4.36	4482 Peytonsville Road	Kenneth & Annonsa Groves
117	33.05	4.65	4484 Peytonsville Road	Kenneth Groves
117	38.00	189.0	4540 Peytonsville Road	Thomas Beasley
117	44.00	11.4	4501 Peytonsville Road	Jerry Samuel Lee, Jr.
117	45.01	56.4	4431 Dyke Bennett Road	Jon & Kathy Yarbrough
117	45.02	29.69	4460 Pratt Lane	Reedy Family Trust
117	45.03	35.00	4511 Peytonsville Road	David E. & Mona F. Brown
		340.53	TOTAL ACRES	

SECTION II: That the attached Location Map (Exhibit A) shall serve the purpose of further delimiting the geographical boundaries as described by this Ordinance.

SECTION III: The zoning shall be effective contingent on the certification of the election (referendum) and shall be effective 30 days after the certification of the election to coincide with the timing of the annexation.

SECTION IV. BE IT FINALLY ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Ordinance shall take effect from and after its passage on third and final reading, the health, safety, and welfare of the citizens requiring it.

ATTEST:

By: _____
Eric S. Stuckey
City Administrator/Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

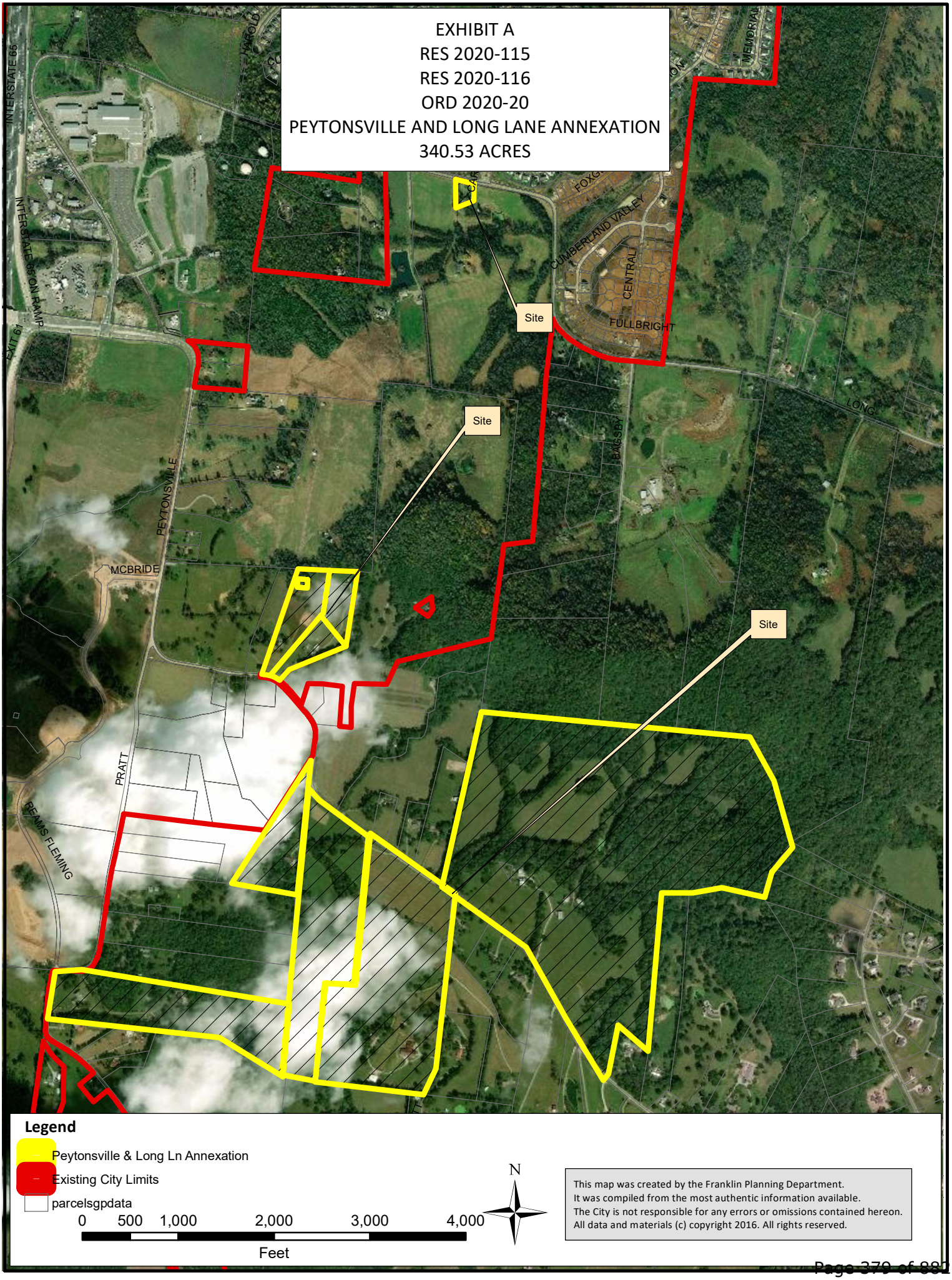
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____


EXHIBIT A
RES 2020-115
RES 2020-116
ORD 2020-20
PEYTONSVILLE AND LONG LANE ANNEXATION
340.53 ACRES
INTERSTATE 65
INTERSTATE 65 ON RAMP
EXIT 61
HAROLD
MEMORIAL
FOXG
CUMBERLAND VALLEY
CENTRAL
FULLBRIGHT
Site
Site
Site
LONG
BAGSBY
PEYTONSVILLE
MCBRIDE
PRATT
BEAMS FLEMING
Legend
Peytonsville & Long Ln Annexation
Existing City Limits
parcelsgpdata
0 500 1,000 2,000 3,000 4,000
Feet
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WILLIAMSON COUNTY PARCELS

PARCELS AGAINST ANNEXATION

June 4, 2020

Key	Map & Parcel	Address	Acreage
A	106 17901	4339 Long Lane	1.40
B	117 03302	4478 Peytonsville Road	8.36
C	117 03303	4482 Peytonsville Road	4.63
D	117 03305	4484 Peytonsville Road	4.65
E	117 04503	4511 Peytonsville Road	35.00
F	117 04400	4501 Peytonsville Road	11.4
G	117 04501	4431 Dyke Bennett Road	56.4
H	117 03800	4540 Peytonsville Road	189
I	117 04502	4460 Pratt Lane	29.69
			340.53

KEY

Parcels outisde the City of Franklin's Urban Growth Boundary included in this annexation request.

gamble design collaborative
324 Liberty Pike, Suite 145
Franklin, Tennessee 37064
615.975.5765
greg.gamble@gdc-tn.com

Annexation by Referendum Timeline		
Monday, March 2	Applicant completes application in IDT for Annexation initiation; provides owner affidavits and parcel descriptions of all properties included in request	2 months for staff to prepare RES Proposed Annexation by Referendum, DRAFT Plan of Services
Tuesday, April 28	BOMA Worksession	Discussion to consider the Proposed Annexation by Referendum
Tuesday, May 26	BOMA Public Hearing	RES Proposed Annexation by Referendum and DRAFT Plan of Services
Monday, June 2	Initial Submittal	Staff prepares RES Annexation by Referendum, RES Plan of Services, ORD Zone properties
Thursday, July 23	FMPC	Recommendation to BOMA on annexation by referendum, POS, and Zoning
Tuesday, August 11	BOMA Worksession and BOMA regular meeting (1st Reading)	Discussion to consider Annexation by Referendum, and associated Plan of Services and Zoning; 1st reading of Annexation and Zoning items
Tuesday, September 8	BOMA Public Hearing	RES Annexation by Referendum (56 days prior to referendum date; must be 30-60 days) RES Plan of Services ORD Zone properties
Tuesday, September 22	BOMA 3rd Reading	ORD Zone properties
Tuesday, November 3	State General Election; vote on referendum	
30 days after certification of election results		Annexation, Plan of Services and Zone properties become effective

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 20-0944

DATE: July 10, 2020

TO: Franklin Municipal Planning Commission

FROM: Emily Hunter, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Dianna Tomlin, Principal Planner

SUBJECT:
Consideration Of Ordinance 2020-10, An Ordinance To Rezone 21.24 Acres From Regional Commercial (RC-6) And General Office (GO) Districts To Planned (PD 11.35/12,320) District For The Property Located South Of Oak Meadow Drive And East Of South Royal Oaks Boulevard (Vintage At Watson Glen PUD Subdivision).

PURPOSE:
Project Information

COF Project Number: 7246
Applicant: Gamble Design Collaborative, Greg Gamble
Owner: Franklin Investment Holdings, LLC, Robert Goodall

BACKGROUND/STAFF COMMENTS:
This rezoning came before the May 28 meeting of the Franklin Municipal Planning Commission but had failed to properly notify residents of the surrounding area, per the Zoning Ordinance requirements. It was placed on an agenda for the Board of Mayor and Aldermen who voted unanimously to return it to the Franklin Municipal Planning Commission and have the applicant send the appropriate, required notification.

The applicant is requesting to rezone the property from Regional Commercial (RC-6) and General Office (GO) to Planned District (PD 11.35/12,320) to accommodate the proposed development plan for Vintage at Watson Glen. The development plan has been submitted concurrently.

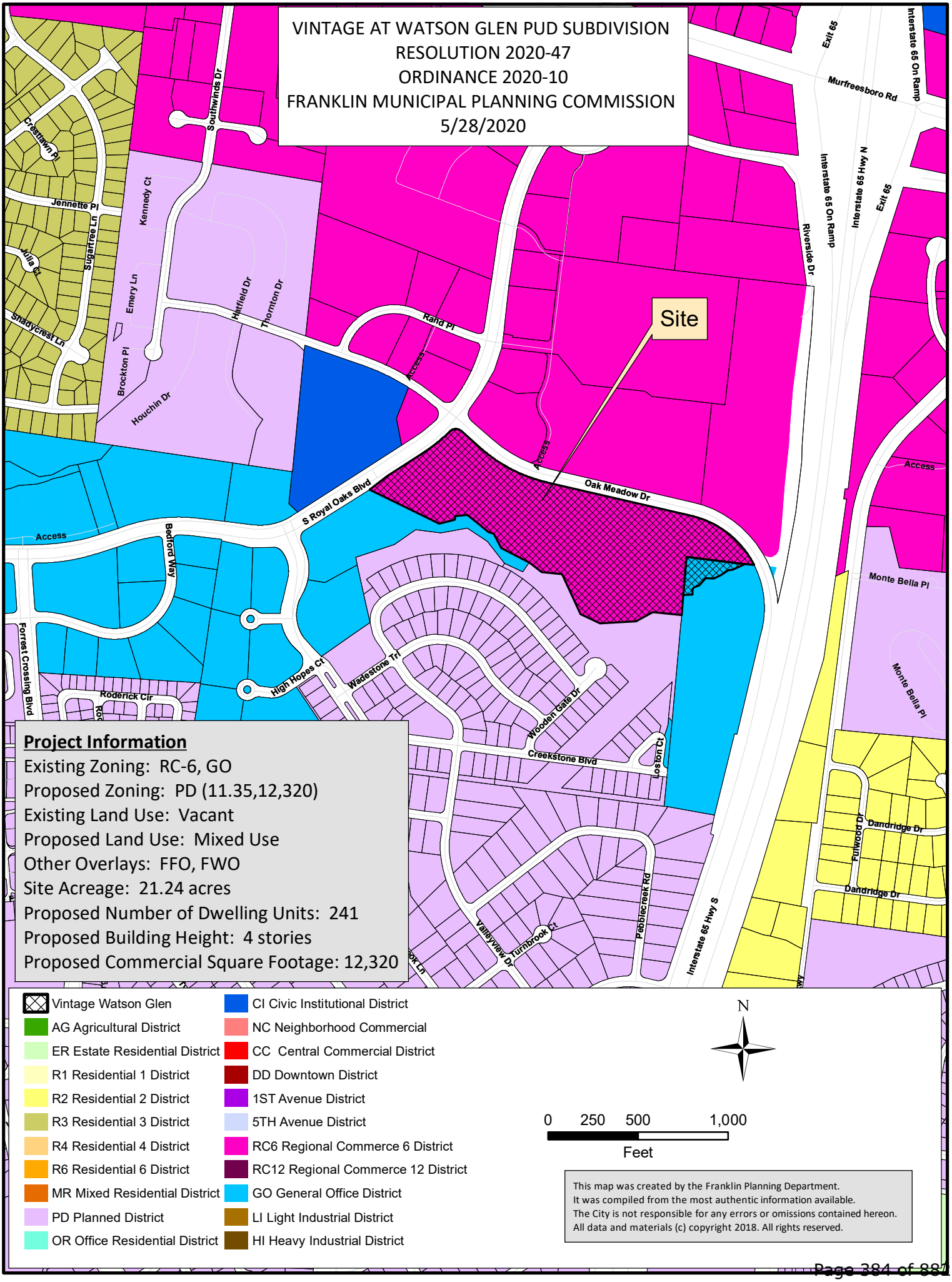
Envision Franklin places this property in the Neighborhood Mixed Use Design Concept. The Planned Development district is an appropriate base zone for this Design Concept.

PROCEDURAL REQUIREMENTS:

1. The city's project identification number shall be included on all correspondence with any city department relative to this project.

FINANCIAL IMPACT:
Unknown.

RECOMMENDATION:
Staff recommends approval of Ordinance 2020-10 to the Board of Mayor and Aldermen.


VINTAGE AT WATSON GLEN PUD SUBDIVISION
RESOLUTION 2020-47
ORDINANCE 2020-10
FRANKLIN MUNICIPAL PLANNING COMMISSION
5/28/2020
Site
Project Information
Existing Zoning: RC-6, GO
Proposed Zoning: PD (11.35,12,320)
Existing Land Use: Vacant
Proposed Land Use: Mixed Use
Other Overlays: FFO, FWO
Site Acreage: 21.24 acres
Proposed Number of Dwelling Units: 241
Proposed Building Height: 4 stories
Proposed Commercial Square Footage: 12,320
Vintage Watson Glen
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
N
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ORDINANCE 2020-10

AN ORDINANCE TO REZONE 21.24 ACRES FROM REGIONAL COMMERCE-6 (RC-6) AND GENERAL OFFICE (GO) DISTRICTS TO PLANNED (PD 11.35/12,320) DISTRICT FOR THE PROPERTY LOCATED SOUTH OF OAK MEADOW DRIVE AND EAST OF SOUTH ROYAL OAKS BOULEVARD (VINTAGE AT WATSON GLEN PUD SUBDIVISION).

WHEREAS, the City of Franklin, Tennessee, encourages responsible growth and the sensible transition of land uses and densities; and

WHEREAS, the Planned (11.35/12,320) district provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; and

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, adopted Resolution 2020-47, approving a Planned Unit Development (PUD) Development Plan as required by the Franklin Zoning Ordinance; and

WHEREAS, the zoning has been reviewed and approved by BOMA after a public hearing and a recommendation by the Franklin Municipal Planning Commission.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification of RC-6 and GO Districts to PD (11.35/12,320) District:

PREMISES CONSIDERED

Map-Parcel	Acres
079-08800	20.54
079-10120	.70
Total	21.24

SECTION II. That the attached Location Map and Survey shall serve the purpose of further delimiting the geographical boundaries as described by this Ordinance.

SECTION III. BE IT FINALLY ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Ordinance shall take effect from and after its passage on third and final reading, the health, safety, and welfare of the citizens requiring it.

ATTEST:

By: _____
Eric S. Stuckey
City Administrator/Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

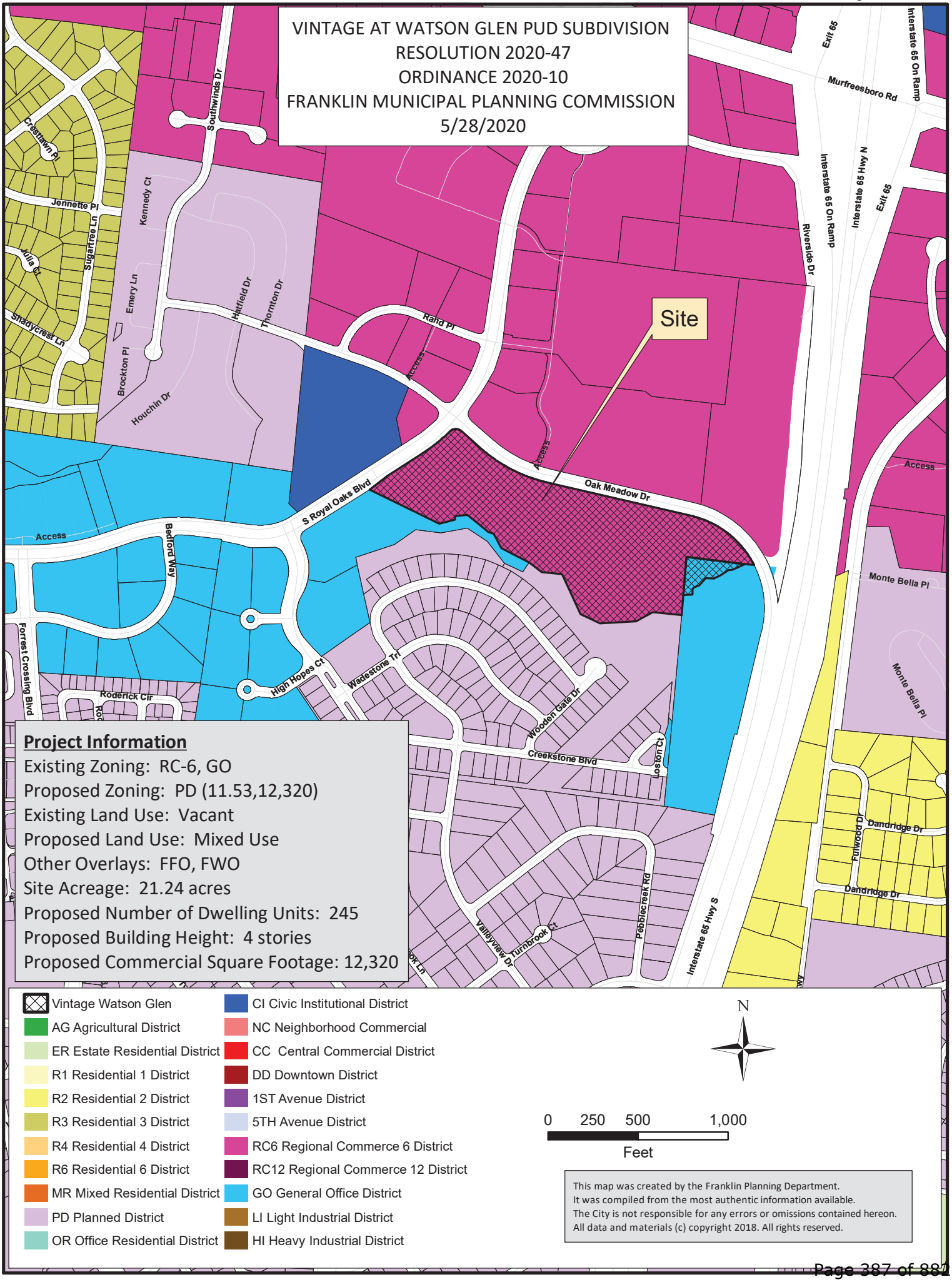
PLANNING COMMISSION RECOMMENDED: _____

PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____



Project Information

Existing Zoning: RC-6, GO
Proposed Zoning: PD (11.53,12,320)
Existing Land Use: Vacant
Proposed Land Use: Mixed Use
Other Overlays: FFO, FWO
Site Acreage: 21.24 acres
Proposed Number of Dwelling Units: 245
Proposed Building Height: 4 stories
Proposed Commercial Square Footage: 12,320

- Vintage Watson Glen
- AG Agricultural District
- ER Estate Residential District
- R1 Residential 1 District
- R2 Residential 2 District
- R3 Residential 3 District
- R4 Residential 4 District
- R6 Residential 6 District
- MR Mixed Residential District
- PD Planned District
- OR Office Residential District
- CI Civic Institutional District
- NC Neighborhood Commercial
- CC Central Commercial District
- DD Downtown District
- 1ST Avenue District
- 5TH Avenue District
- RC6 Regional Commerce 6 District
- RC12 Regional Commerce 12 District
- GO General Office District
- LI Light Industrial District
- HI Heavy Industrial District

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0 250 500 1,000
Feet

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SITE DATA CHART

PROJECT NAME:		VINTAGE AT WATSON GLEN
PROJECT NUMBER:		7247
ADDRESS:		OAK MEADOW DRIVE
PARCEL(S):		MAP 079, PARCELS 88 & 101.20
ACREAGE / SF OF SITE:		21.24 AC / 925,109 SF
BASE ZONING:		RC-6
PROPOSED ZONING:		PD (11.35, 12,320)
ZONING OVERLAY:		FFO, FWO
BUILDING TYPES APPLIED:		COMMERCIAL / MIXED-USE, MULTIFAMILY,
FRONTAGE TYPES APPLIED:		URBAN LANDSCAPE, URBAN
SETBACKS:		
FRONT:	8'	
SIDE:	5'	
REAR:	20'	
DWELLING UNIT COUNT (BY TYPE):		
	MULTIFAMILY:	241
COMMERCIAL SF (BY USE):		
	OFFICE:	4,420 SF
	RESTAURANT:	7,900 SF
TOTAL:		12,320 SF
NON-RESIDENTIAL		5,500 SF
BUILDING HEIGHT:		1-4 STORIES
MINIMUM REQUIRED LSA:		0.2
PROVIDED LSA:		0.65
OPEN SPACE REQUIRED:		5% (46,255 SF)
OPEN SPACE PROVIDED:		5.5% (50,803 SF)
NATURAL AREA REQUIRED:		0%
NATURAL AREA PROVIDED:		46% (427,660)
TREE CANOPY RETENTION ACREAGE:		6.39 AC (244% OF REQUIRED)

PARKING REQUIRED (BY USE):

MULTI-FAMILY:			
	1.5 / 1BR:	126 UNITS =	189
	2.5 / 2BR:	101 UNITS =	253
	3.0 / 3+BR:	14 UNITS =	42
	TOTAL MULTI-FAMILY		484
RESTAURANT:			
	10 / 1,000 SF + 1/EMPLOYEE		
	.52 / SEAT (DRIVE-THRU / QUICK SERVICE)		
	RESTAURANT 1:	5,400 SF =	60
	RESTAURANT 2:	45 SEATS =	24
	TOTAL RESTAURANT:		84
OFFICE:			
	4 / 1,000 SF		
	OFFICES:	4,420 SF =	18 (TO BE SHARED WITH RESIDENTIAL)
TOTAL PARKING REQUIRED:			586
PARKING PROVIDED (BY USE):			
	MULTI-FAMILY / OFFICE:		495
	RESTAURANT:		93
TOTAL PARKING PROVIDED:			588

BOB GOODALL
OFFICE: 393 MAPLE STREET
GALLATIN, TN 37066

APPLICANT: GAMBLE DESIGN COLLABORATIVE
ADDRESS: 324 LIBERTY PIKE
SUITE 145
(615) 975-5765
greg.gamble@gdc-tn.com
CONTACT: GREG GAMBLE

EXISTING TREE SURVEY NOTE

ALL EXISTING VEGETATION SHOWN WAS LOCATED VIA AERIAL PHOTOGRAPHY AND/OR FIELD OBSERVATION.

UTILITY NOTE

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.

MINERAL RIGHTS INFORMATION

AT THE PRESENT TIME, PROPERTY TITLE REFERENCE DOES NOT REFLECT ANY MINERAL RIGHTS ON THE SUBJECT PROPERTY.

LEGEND

- CM(O) — CONCRETE MONUMENT (OLD)
- IR(O) — IRON ROD (OLD)
- IR(N) — IRON ROD (NEW) (5/8" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")
- CATCH BASIN/CURB INLET
- RCP — REINFORCED CONCRETE PIPE
- SANITARY SEWER MANHOLE
- E — ELECTRIC BOX
- P — TRANSFORMER PAD
- INV — INVERT
- HEADWALL
- FIRE HYDRANT
- FO — FIBER OPTIC BOX
- UTILITY POLE
- -X—X- — FENCE
- –UGE– — UNDERGROUND ELECTRIC LINE
- ST — STORM STRUCTURE
- FEMA FLOODWAY AREA ZONE "AE"
- (X) — LOT NUMBER
- SIGN
- WATER VALVE
- LIGHT STANDARD
- ELECTRIC STUBOUT
- R.O.W.C.T. — REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TN

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY . THE WATER MAINS ARE LOCATED ALONG .
241 UNITS x 350 GPD = 84,350 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 3.7MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.4 MI (FRANKLIN FIRE DEPARTMENT)
NEAREST RECREATIONAL FACILITY: 1.5 MI (SOAR ADVENTURE TOWER)

PROJECTED STUDENT POPULATION
241 x 0.64 = 155 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY

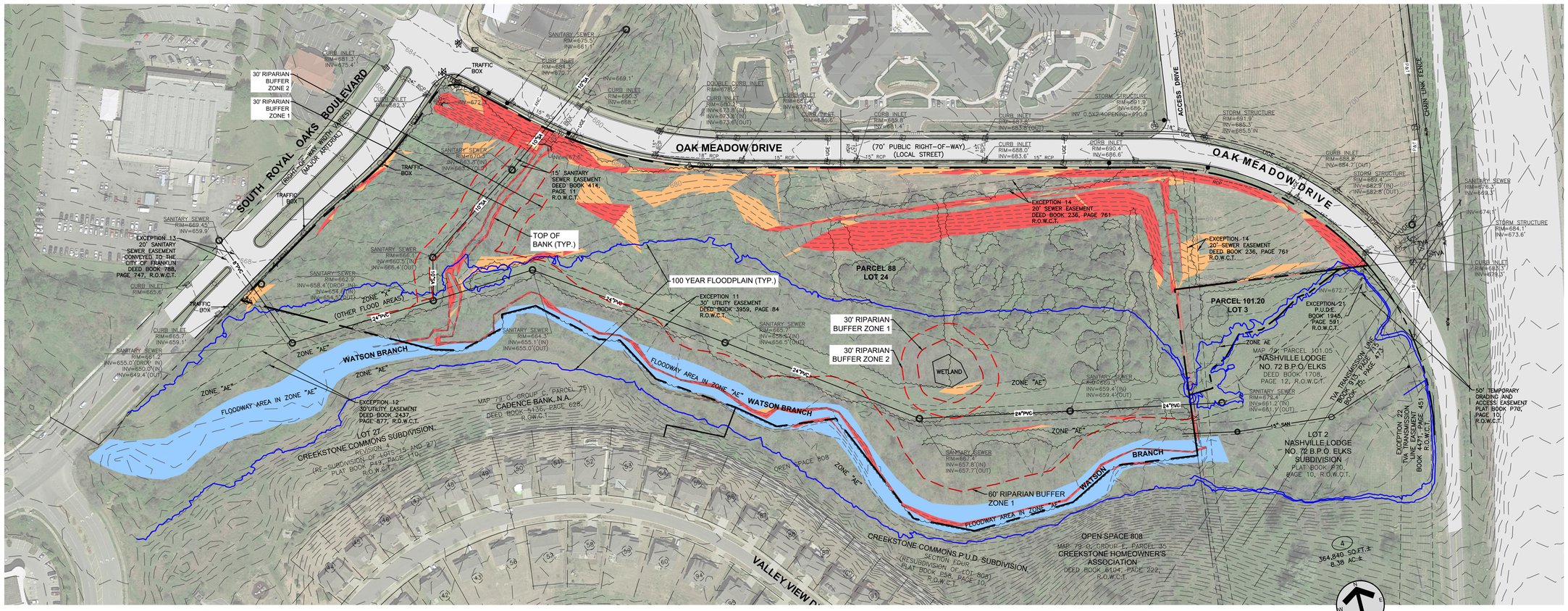
HYDROLOGIC SOIL GROUP

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AmC3	Humphreys gravelly silty clay loam, 5 to 12 percent slopes, severely eroded	A	0.1	0.7%
ArB2	Armour silt loam, 2 to 5 percent slopes, eroded	B	3.6	17.2%
CaC2	Captina silt loam, phosphatic, 5 to 12 percent slopes, eroded	D	2.2	10.4%
Eg	Egam silt loam, phosphatic	C	2.8	13.7%
Hu	Huntington silt loam, phosphatic	B	7.9	38.1%
SrC3	Stiversville clay loam, 5 to 12 percent slopes, severely eroded	A	2.7	13.0%
SrD3	Stiversville clay loam, 12 to 20 percent slopes, severely eroded	A	1.4	6.8%
Totals for Area of Interest			**20.8**	**100.0%**

EXISTING GRADING & DRAINAGE DATA CHART:

DRAINAGE:
SITE AREA: 21.24 AC
IMPERVIOUS AREA: 0.0 AC
DISTURBED AREA: N/A
Existing Rv VALUE: 0.17 (PROJECT AREA)
PEAK FLOW RUNOFF: 20 CFS

Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	14.00%	19.99%	
2	20.00%	100.00%	



811 Know what's below. Call before you dig.

0 100 200

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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ragansmith.com

VINTAGE AT WATSON GLEN PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee

ALEX COLE WIGGER — REGISTERED ENGINEER — AGRICULTURE — 05/13/20 — NUMBER 123573 — STATE OF TENNESSEE

Issue Date
MARCH 30, 2020
Revision Date
△ 05.07.20 City Comments
△
△
△

OVERALL EXISTING CONDITIONS PLAN

C1.0

COF # 7247

SITE DATA CHART

PROJECT NAME:		VINTAGE AT WATSON GLEN
PROJECT NUMBER:		7247
ADDRESS:		OAK MEADOW DRIVE
PARCEL(S):		MAP 079, PARCELS 88 & 101.20
ACREAGE / SF OF SITE:		21.24 AC / 925,109 SF
BASE ZONING:		RC-6
PROPOSED ZONING:		PD (11.35, 12,320)
ZONING OVERLAY:		FFO, FWO
BUILDING TYPES APPLIED:		COMMERCIAL / MIXED-USE, MULTIFAMILY,
FRONTAGE TYPES APPLIED:		URBAN LANDSCAPE, URBAN
SETBACKS:		
FRONT:	8'	
SIDE:	5'	
REAR:	20'	
DWELLING UNIT COUNT (BY TYPE):		
	MULTIFAMILY:	241
COMMERCIAL SF (BY USE):		
	OFFICE:	4,420 SF
	RESTAURANT:	7,900 SF
TOTAL:		12,320 SF
NON-RESIDENTIAL		5,500 SF
BUILDING HEIGHT:		1-4 STORIES
MINIMUM REQUIRED LSA:		0.2
PROVIDED LSA:		0.65
OPEN SPACE REQUIRED:		5% (46,255 SF)
OPEN SPACE PROVIDED:		5.5% (50,803 SF)
NATURAL AREA REQUIRED:		0%
NATURAL AREA PROVIDED:		46% (427,660)
TREE CANOPY RETENTION ACREAGE:		6.39 AC (244% OF REQUIRED)

PARKING REQUIRED (BY USE):

MULTI-FAMILY:			
	1.5 / 1BR:	126 UNITS =	189
	2.5 / 2BR:	101 UNITS =	253
	3.0 / 3+BR:	14 UNITS =	42
	TOTAL MULTI-FAMILY		484
RESTAURANT:			
	10 / 1,000 SF + 1/EMPLOYEE		
	.52 / SEAT (DRIVE-THRU / QUICK SERVICE)		
	RESTAURANT 1:	5,400 SF =	60
	RESTAURANT 2:	45 SEATS =	24
	TOTAL RESTAURANT:		84
OFFICE:			
	4 / 1,000 SF		
	OFFICES:	4,420 SF =	18 (TO BE SHARED WITH RESIDENTIAL)
TOTAL PARKING REQUIRED:			586

PARKING PROVIDED (BY USE):

MULTI-FAMILY / OFFICE:	495
RESTAURANT:	93
TOTAL PARKING PROVIDED:	588

	BOB GOODALL
OFFICE:	393 MAPLE STREET
	GALLATIN, TN 37066
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	324 LIBERTY PIKE
	SUITE 145
	(615) 975-5765
	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE

EXISTING TREE SURVEY NOTE

ALL EXISTING VEGETATION SHOWN WAS LOCATED VIA AERIAL PHOTOGRAPHY AND/OR FIELD OBSERVATION.

UTILITY NOTE

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.

MINERAL RIGHTS INFORMATION

AT THE PRESENT TIME, PROPERTY TITLE REFERENCE DOES NOT REFLECT ANY MINERAL RIGHTS ON THE SUBJECT PROPERTY.

LEGEND

□ CM(O)	CONCRETE MONUMENT (OLD)
○ IR(O)	IRON ROD (OLD)
● IR(N)	IRON ROD (NEW) (5/8" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")
	CATCH BASIN/CURB INLET
RCP	REINFORCED CONCRETE PIPE
	SANITARY SEWER MANHOLE
E	ELECTRIC BOX
P	TRANSFORMER PAD
INV	INVERT
	HEADWALL
	FIRE HYDRANT
FO	FIBER OPTIC BOX
Ø	UTILITY POLE
-X-X-	FENCE
-UGE-	UNDERGROUND ELECTRIC LINE
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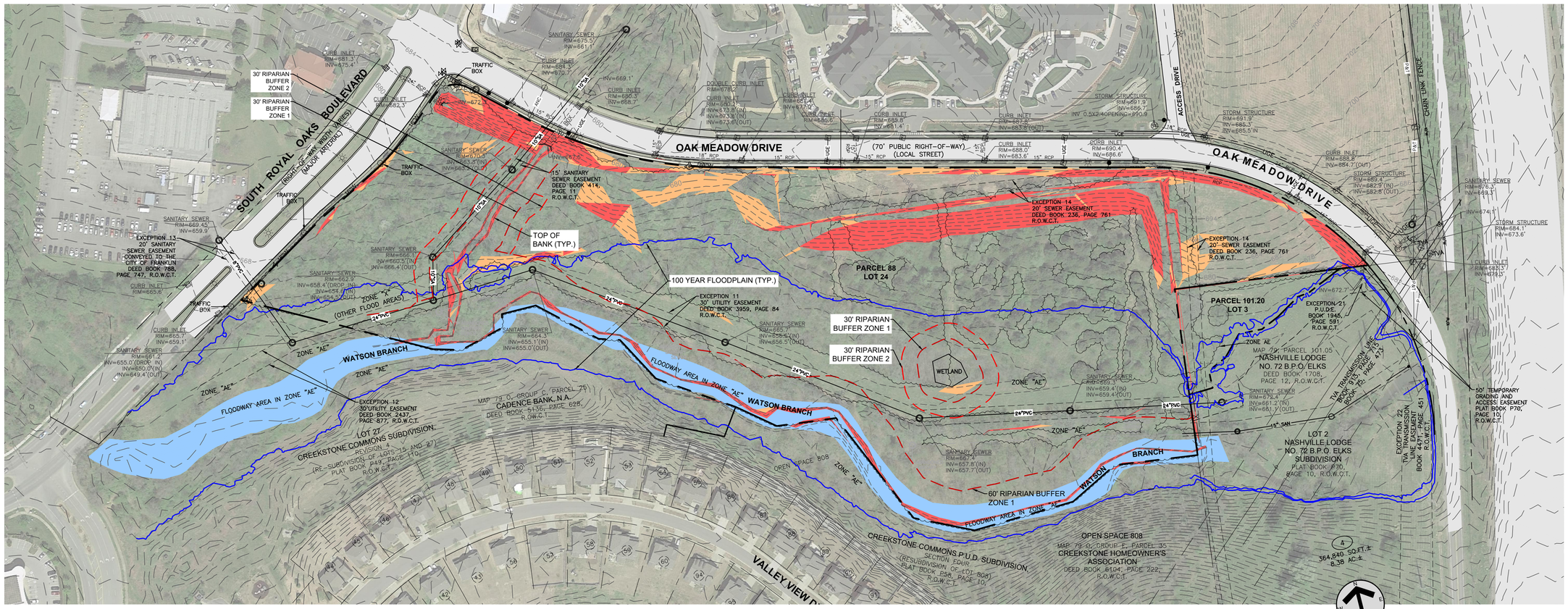
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VINTAGE AT WATSON GLEN PUD SUBDIVISION
REZONING REQUEST
Franklin, Williamson County, Tennessee

ALEX COLE WIGGER — REGISTERED ENGINEER — AGRICULTURE — NUMBER 123575 — 05/13/20 — STATE OF TENNESSEE

Issue Date
MARCH 30, 2020

Revision Date
△ 05.07.20 City Comments
△
△
△

OVERALL EXISTING CONDITIONS PLAN

C1.0

COF # 7247

From:	Angie Johnson
To:	Planning Intake
Subject:	FW: Proposed rezoning from Commercial to Mixed use[S.Royal Oaks and Oak Meadows Dr.]
Date:	Tuesday, July 14, 2020 4:06:59 PM
Attachments:	image001.png

This was sent for BOMA, but since the PH is not happening tonight, I am sure he would appreciate having this sent to FMPC.

Angie Johnson, PHR
Deputy Assistant City Recorder
City of Franklin
109 3rd Ave S, Franklin, TN 37064
615.550.6707
www.franklintn.gov

From: Andy M Blake <amblake1@bellsouth.net>
Sent: Tuesday, July 7, 2020 8:08 AM
To: Admin Recorder <recorder@Franklintn.gov>
Subject: Proposed rezoning from Commercial to Mixed use[S.Royal Oaks and Oak Meadows Dr.]

ATTENTION COF 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 Angie Johnson,

I ask for the codes to not approve the request for rezoning of the land east of of S.Royal Oaks Blvd and Oak Meadow Drive. The traffic is the main problem . What is suggested to help with traffic flow will not work. The traffic study that suggested that a 5 foot grass median will not work but will cause even more congestion with traffic. I have lived in Franklin since 1987. There was once a 3 foot concrete median on Hwy 96 to serve as a deterrent to keep cars crossing across traffic to the businesses on that stretch of Hwy 96. Business suffered and when the traffic got so bad in the 90's the median was removed to help with congestion. How will a 5 foot

grass median help? It will not.

If the owners of the land want to develop it so badly let us propose a bridge to be built across I-65 interstate [A Flyover so to speak] that would connect Oak Meadows Drive to Carothers Rd on the other side of the interstate. Much like the Bakers Bridge Flyover in Cool Springs. It would open up the traffic congestion an alternate path to the interstate I-65. If that was done and the cost for the bridge was incurred by the Developers then maybe the codes deportment could agree the change.

2nd, There is a impact on the wild life that lives in that area of the stream bed as well. This will destroy their habitat.

3rd ,This is in a flood zone. In 2010 that area was completely full of water. Why on earth would you want to put apartments in a flood zone. I do not believe the studies that were presented in the meeting a year ago that this is not a flood zone . I was there and I saw the flooding.

Thank you for you time,
Please consider keeping the zoning as Commercial
Sincerely ,Andy Blake

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 20-0946

DATE: July 10, 2020

TO: Franklin Municipal Planning Commission

FROM: Emily Hunter, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Dianna Tomlin, Principal Planner

SUBJECT:

Consideration Of Resolution 2020-47, A Resolution Approving A Development Plan For Vintage At Watson Glen PUD Subdivision, For The Property Located South Of Oak Meadow Drive and East Of South Royal Oaks Boulevard.

PURPOSE:

Project Information

COF Project Number: 7247
Applicant: Gamble Design Collaborative, Greg Gamble
Owner: Franklin Investment Holdings, LLC, Robert Goodall

BACKGROUND/STAFF COMMENTS:

This project came before the May 28 meeting of the Franklin Municipal Planning Commission but had failed to properly notify residents of the surrounding area, per the Zoning Ordinance requirements. It was placed on an agenda for the Board of Mayor and Aldermen who voted unanimously to return it to the Franklin Municipal Planning Commission and have the applicant send the appropriate, required notification.

Envision Franklin places this property in the Neighborhood Mixed Use Design Concept. The Neighborhood Mixed Use design concept provides a diverse mix of high activity uses with a connected and walkable layout. These centers and corridors should have coordinated development patterns at a pedestrian scale, with high quality architecture, plazas, sidewalks, and pedestrian and bicycle amenities to activate the street and connect these gathering places to the residential neighborhoods they support.

The proposed development meets the goals of the Design Concept. It has an active commercial corner and first floor commercial in buildings one, two and three, with multi-family residential units above. The project creates a walkable character both along the sidewalk at Oak Meadow and internally from the multi family to the restaurant area. A large natural area will be developed with trails and offer a buffer between this development and the existing neighborhood.

PROJECT CONSIDERATIONS:

Existing and future transit routes were discussed on May 12 with planning staff, Franklin Transit Authority, and the developer. Based on section 10.3.1 of the Franklin Zoning Ordinance it was determined that a transit stop would not be required with this development.

PROCEDURAL REQUIREMENTS:

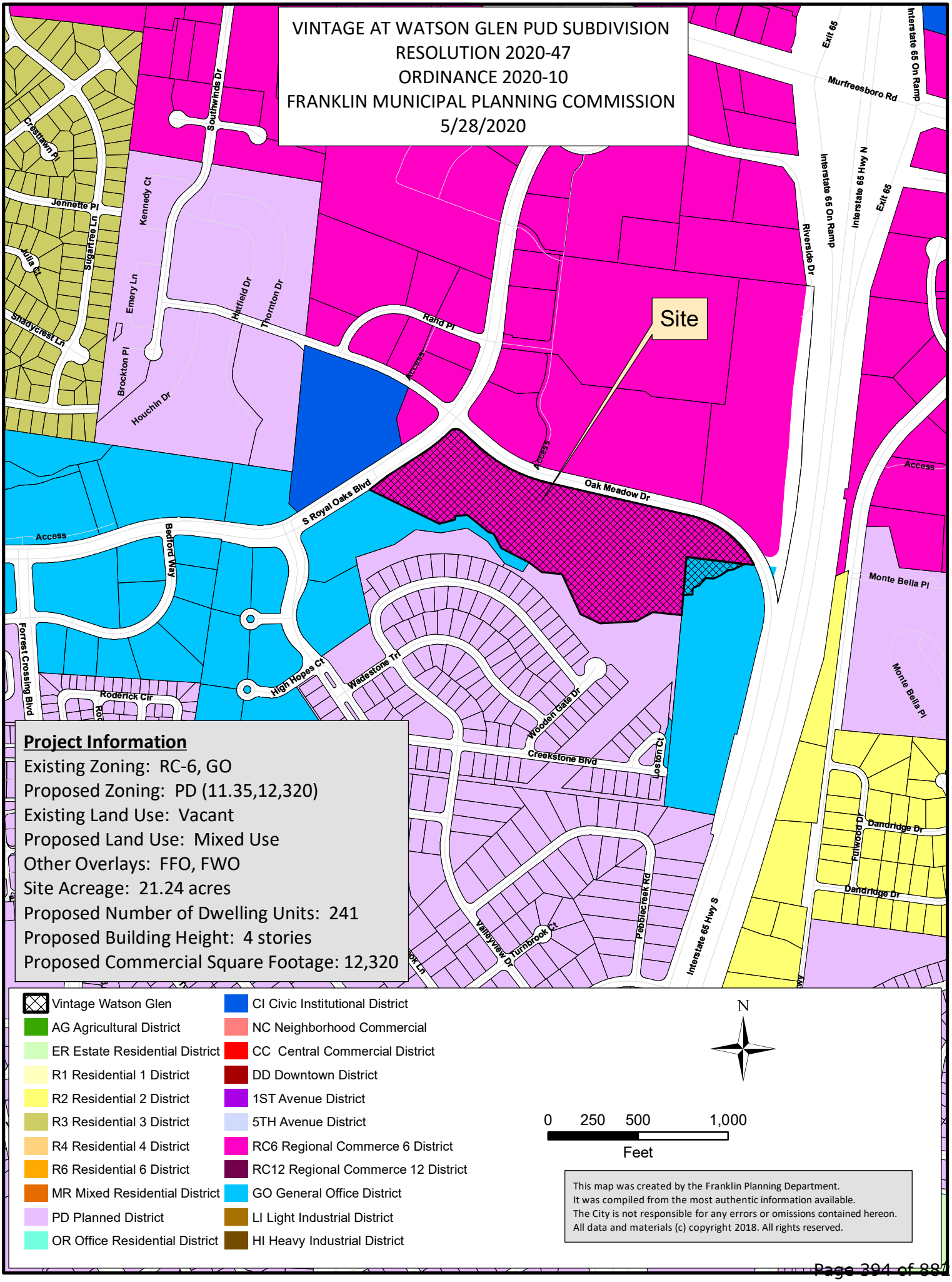
1. The applicant shall upload the corrected plan to the online plan review website (https://franklin.contractorsplanroom.com/secure/). All revisions to the approved plans shall be "clouded." With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. The city's project identification number shall be included on all correspondence with any city department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval with conditions of Resolution 2020-47 to the Board of Mayor and Aldermen. See attached conditions of approval.


VINTAGE AT WATSON GLEN PUD SUBDIVISION
RESOLUTION 2020-47
ORDINANCE 2020-10
FRANKLIN MUNICIPAL PLANNING COMMISSION
5/28/2020
Site
Project Information
Existing Zoning: RC-6, GO
Proposed Zoning: PD (11.35,12,320)
Existing Land Use: Vacant
Proposed Land Use: Mixed Use
Other Overlays: FFO, FWO
Site Acreage: 21.24 acres
Proposed Number of Dwelling Units: 241
Proposed Building Height: 4 stories
Proposed Commercial Square Footage: 12,320
Vintage Watson Glen
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
N
0 250 500 1,000
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2018. All rights reserved.

RESOLUTION 2020-47

A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR VINTAGE AT WATSON GLEN PUD SUBDIVISION, FOR THE PROPERTY LOCATED SOUTH OF OAK MEADOW DRIVE AND EAST OF SOUTH ROYAL OAKS BOULEVARD.

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has, or will, approve the zoning for the property as part of Ordinance 2020-10; and

WHEREAS, the Planned Unit Development (PUD) process is a review procedure that is intended to encourage innovative land planning and design and avoid the monotony sometimes associated with large developments by:

(a) Reducing or eliminating the inflexibility that sometimes results from strict application of zoning standards that were designed primarily for individual lots;

(b) Allowing greater freedom in selecting the means to provide access, light, open space, and design amenities;

(c) Encouraging a sensitive design that respects the surrounding established land use character and natural or man-made features of the site including, but not limited to, trees, historic features, streams, hillsides, and floodplains;

(d) Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and

(e) Allowing deviations from certain zoning standards that would otherwise apply if not contrary to the general spirit and intent of this ordinance; and

WHEREAS, the PUD process requires the approval of a Development Plan that is reviewed and approved by BOMA, after a public hearing and a recommendation by the Franklin Municipal Planning Commission; and

WHEREAS, in accordance with the provisions of the City of Franklin, Tennessee, Zoning Ordinance, and as required by Tennessee Code Annotated § 13-4-310, as amended, the approval of the Development Plan by the BOMA will initiate a vesting period during which the development standards adopted by the City and in effect on the date of approval shall remain the standards applicable to the approved Development Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. That the legal description of the property included in the Development Plan is as follows:

PREMISES CONSIDERED

Map-Parcel	Acres
079-08800	20.54
079-10120	0.70
Total	21.24

SECTION II. That the attached Location Map and Survey shall serve the purpose of further delineating the geographical boundaries as described by this Resolution.

SECTION III. That the overall entitlements for the Vintage at Watson Glen are as follows:

Entitlements	Vintage at Watson Glen
Base Zone District	PD (11.35/12,320)
Other Zoning Overlays	FWO, FFO
Number of Dwelling Units	241
Number of Nonresidential Square Footage	12,320
Open Space Requirements	46,255 Square Feet
Number of Phases in Development	2

SECTION IV. That the Development Plan, the exhibits accompanying the Development Plan, and all conditions and restrictions placed upon the Development Plan by the Franklin Municipal Planning Commission and this Board shall be made a part of this Resolution as though copied verbatim herein, and that a permanent record of the Development Plan, the exhibits accompanying the Development Plan, and all such conditions and restrictions shall be kept in the Franklin Planning and Sustainability Department.

SECTION V. That this Resolution shall take effect from and after the passage of Ordinance 2020-10, on third and final reading, the health, safety, and welfare of the citizens requiring it.

BE IT SO RESOLVED AND DONE this the _____ day of _____, 2020.

Attest:

_____
Eric S. Stuckey
City Administrator

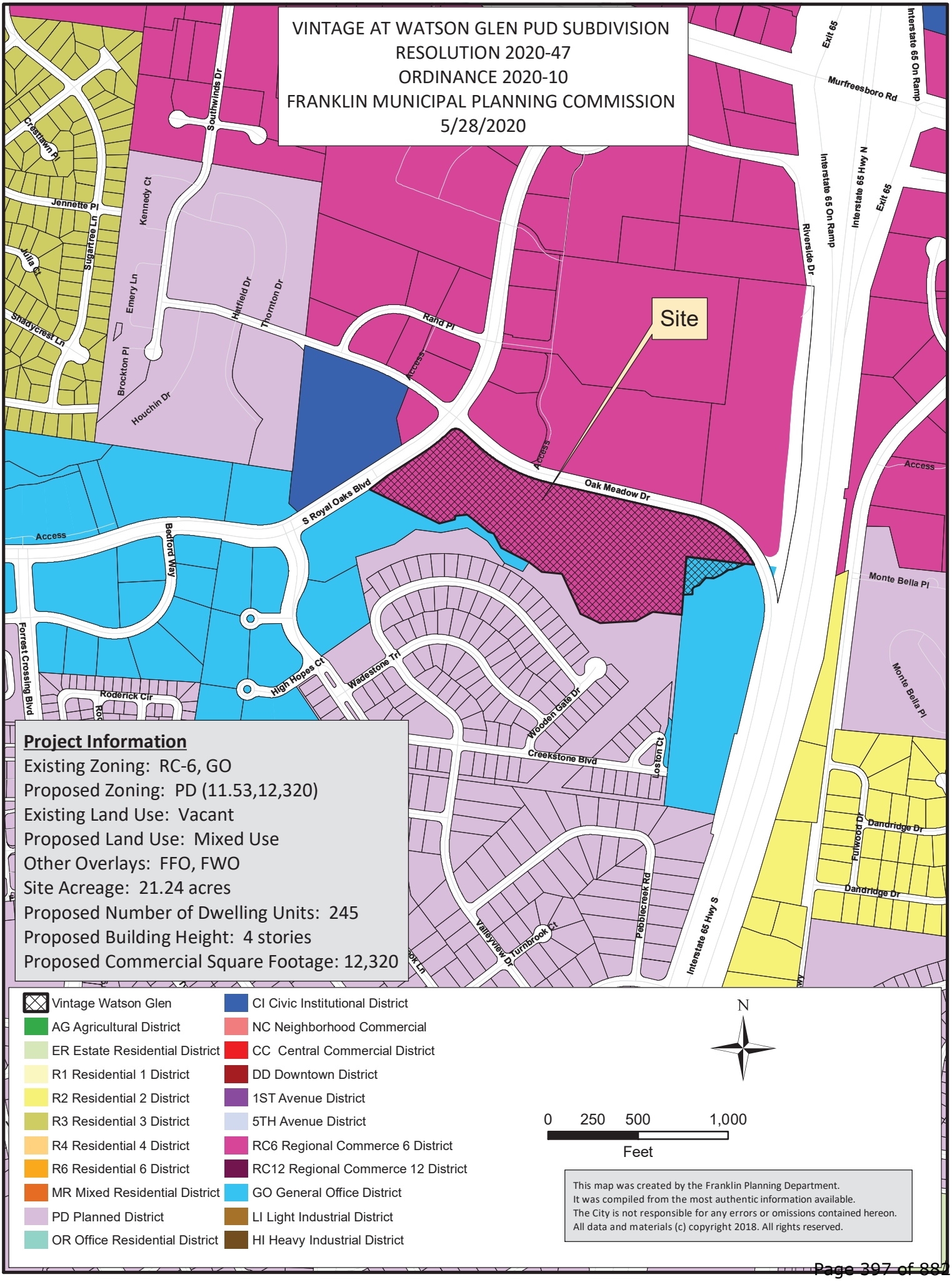
City of Franklin, Tennessee:

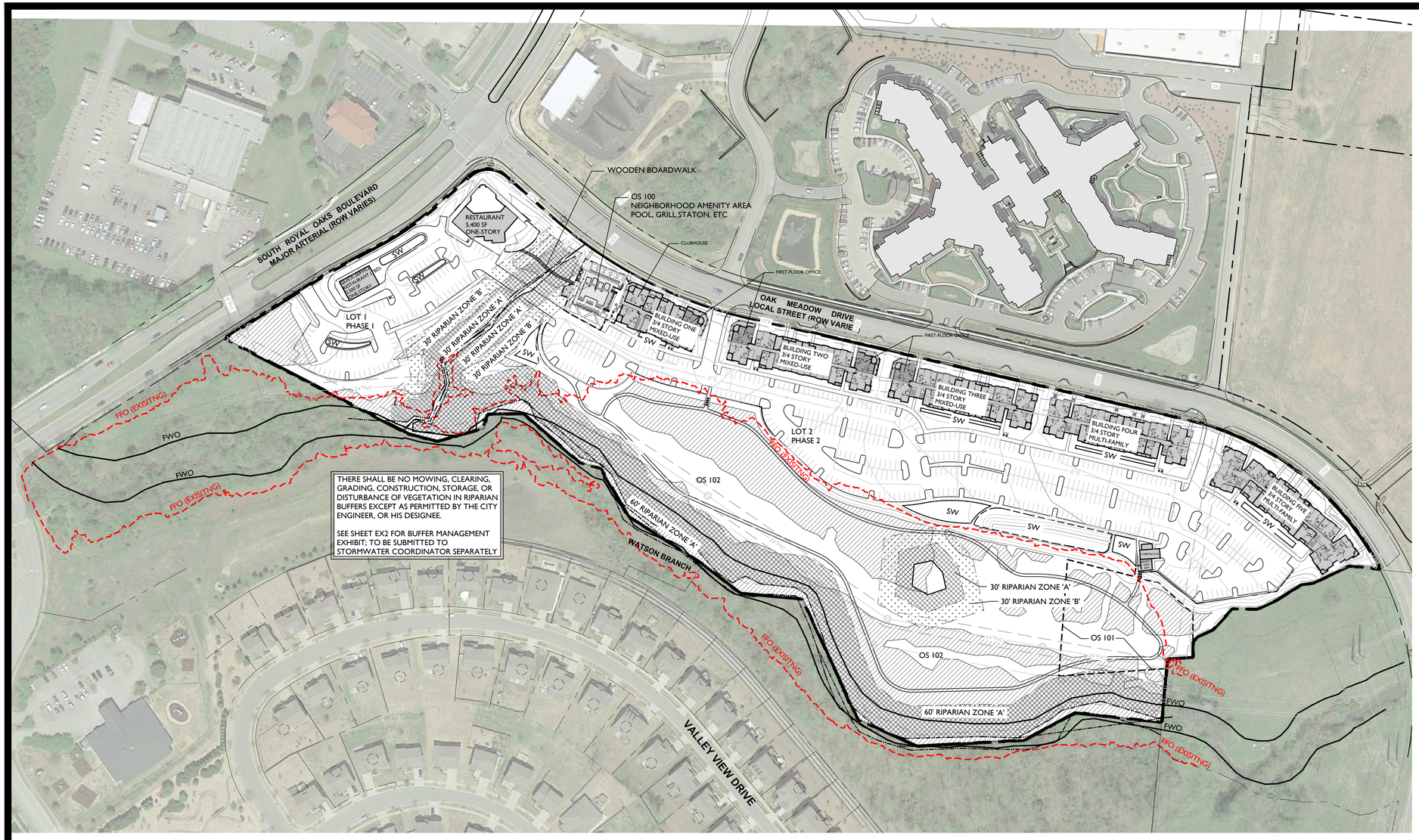
_____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE: April 6, 2020
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: April 23, 2020
NEIGHBORHOOD MEETING: May 6, 2020
PLANNING COMMISSION RECOMMENDED APPROVAL: _____
PUBLIC HEARING AND BOMA APPROVAL: _____


VINTAGE AT WATSON GLEN PUD SUBDIVISION
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ORDINANCE 2020-10
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THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.

SEE SHEET EX2 FOR BUFFER MANAGEMENT EXHIBIT, TO BE SUBMITTED TO STORMWATER COORDINATOR SEPARATELY

N

0 100 200 300

KEY

- PRESERVED CANOPY
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'
- SLOPES - 14 - 20%
- SLOPES - 20% +
- OPEN SPACE

SITE DATA CHART

PROJECT NAME:		VINTAGE AT WATSON GLEN
PROJECT NUMBER:		XXXX
ADDRESS:		OAK MEADOW DRIVE
PARCEL(S):		MAP 079, PARCELS 88 & 101.20
ACREAGE / SF OF SITE:		21.24 AC / 925,109 SF
BASE ZONING:		RC-6
PROPOSED ZONING:		PD (11.53, 17,820)
ZONING OVERLAY:		FFO, FWO
BUILDING TYPES APPLIED:		COMMERCIAL / MIXED-USE, MULTIFAMILY,
FRONTAGE TYPES APPLIED:		URBAN LANDSCAPE. URBAN
SETBACKS:		
	FRONT:	8'
	SIDE:	5'
	REAR:	20'
DWELLING UNIT COUNT (BY TYPE):		
	MULTIFAMILY:	245
COMMERCIAL SF (BY USE):		
	OFFICE:	4,420 SF
	NON-RESIDENTIAL:	5,500 SF
	RESTAURANT:	7,900 SF
TOTAL:		17,820 SF
BUILDING HEIGHT:		1-3 STORIES
MINIMUM REQUIRED LSA:		.2
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OPEN SPACE REQUIRED:		5% (46,255 SF)
OPEN SPACE PROVIDED:		5.5% (50,803 SF)
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PARKING REQUIRED (BY USE):

MULTI-FAMILY:			
	1.5 / 1BR:	126 UNITS =	189
	2.5 / 2BR:	105 UNITS =	263
	3.0 / 3+BR:	14 UNITS =	42
	TOTAL MULTI-FAMILY		494
RESTAURANT:	10 / 1,000 SF + 1/EMPLOYEE		
	.52 / SEAT (DRIVE-THRU / QUICK SERVICE)		
	RESTAURANT 1:	5,400 SF =	60
	RESTAURANT 2:	45 SEATS =	24
	TOTAL RESTAURANT:		84
OFFICE:	4 / 1,000 SF		
	OFFICES:	4,420 SF =	18 (TO BE SHARED WITH RESIDENTIAL)
	TOTAL PARKING REQUIRED:		578

PARKING PROVIDED (BY USE):

MULTI-FAMILY / OFFICE:		495
RESTAURANT:		94
TOTAL PARKING PROVIDED:		589

OWNER:	BOB GOODALL 393 MAPLE STREET GALLATIN, TN 37066
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	324 LIBERTY PIKE SUITE 145 (615) 975-5765 greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE

OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT: 5%
REQUIRED: 46,255 SF

PROVIDED: 50,803 SF TOTAL (5.5%)
ADDITIONAL NATURAL AREA: 317,172 SF

TOTAL OPEN SPACE PROVIDED: 367,975 SF

LOT	TYPE	AREA (SF)
100	NEIGHBORHOOD AMENITY	10,059
101	NEIGHBORHOOD AMENITY	40,744
ADDITIONAL OPEN SPACE		
102	NATURAL AREA	317,172

TREE CANOPY RETENTION

OVERALL SITE AREA = 925,109 SF (21.24 AC)

EXISTING TREE CANOPY	PRESERVED TREE CANOPY
633,789 SF (14.55 AC)	278,429 SF (6.39 AC)

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY:	633,789 SF; 14.55 AC (69% OF SITE)
REQUIRED CANOPY PRESERVATION:	18% (114,082 SF; 2.61 AC)
PROVIDED CANOPY PRESERVATION:	278,429 SF; 6.39 AC (244% OF REQUIRED)

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. THE WATER MAINS ARE LOCATED ALONG SOUTH ROYAL OAKS BLVD.
245 UNITS x 350 GPD = 85,750 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 3.7MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.4 MI (FRANKLIN FIRE DEPARTMENT)
NEAREST RECREATIONAL FACILITY: 1.5 MI (SOAR ADVENTURE TOWER)

PROJECTED STUDENT POPULATION
245 x 0.64 = 157 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY THE CITY OF FRANKLIN

PHASING

DEVELOPMENT	NON-RESIDINTIAL	SF	MULITFAMILY
OVERALL	RESTAURANT, RETAIL, OFFICE, ETC	17,820	245
PHASE 1	RESTAURANT	7,900	0
PHASE 2	OFFICE, RETAIL, ETC	9,920	245

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

VINTAGE AT WATSON GLEN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIK
REGISTERED
LANDSCAPE ARCHITECT

Revision Date
△
△
△
△

OVERALL DEVELOPMENT PLAN
SHEET
C2.0
COF # xxxx

COF no: 7247

CONDITIONS OF APPROVAL:

Open Issues: 15 These issues are currently being filtered

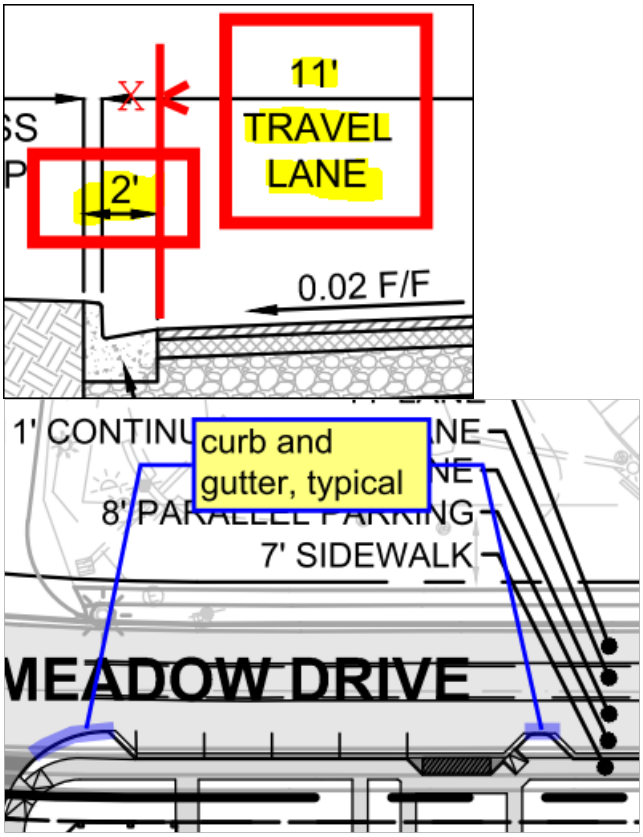
Engineering - Development Plan Checklist

General Issues

45. ROW Dedication

joe.marlo@franklintn.gov Applicant shall revise the Oak Meadow Drive Typical Section on C4.0 such that the 11'-0" travel lane width is shown exclusive of the gutter width.

Applicant shall show COF standard gutter at all curb within ROW, including at bump-outs for on-street parking on Oak Meadow Drive. No travel or turn lanes on Oak Meadow Drive shall be less than 11'-0" wide, exclusive of gutter width.



68. F. Development Plan

kevin.long@franklintn.gov Per the presentation to the Board of Mayor and Aldermen this development plan shall be responsible for the improvements on Oak Meadow Drive and Royal Oak Boulevard as identified in the Traffic Impact Analysis.



74. H. Stormwater Management Plan

lance.fittro@franklintn.gov **This is an advisory comment to be addressed at Site Plan**:
An extensive network of permeable pavement is indicated throughout the site running parallel to utility mains located under the street and parking lot drive aisles. While specific locations of service lines and utility crossings are not required to be shown on the Development Plan, it should be understood that with any Site Plan including these features, no utility mains, service lines, or utility crossings of any kind will be permitted underneath permeable pavement areas. Where crossings are necessary, it is expected that these will be accommodated within pavement breaks for landscape islands, under sidewalk crossings, etc. Depiction of any utilities crossing under or through green infrastructure practices on the Development Plan shall not be construed as permission to construct such crossings with future Site Plans.

79. Off Site Improvements

jimmy.wiseman@franklintn.gov The offset agreement has been submitted for review. The applicant shall remove Sheet C6.1 to avoid conflicts and confusion. The improvements shall be discussed further with FMPC and the BOMA.

Engineering Review

2020-04-13 Vintage at Watson Glen PUD Development Plan - Initial Submittal UPDATED ARCHITECTURE.pdf

92. General Information

lance.fittro@franklintn.gov The applicant shall update the TIS to reflect the drive-thru restaurant prior One Stop.

Fire Protection Review

General Issues

80. AutoTurn

curt.edelmann@franklintn.gov OK.

Planning

General Issues

21. Name

dianna.tomlin@franklintn.gov Plat is a part of Watson Glen Subdivision, Sec 1, Plat book 29, page 139. Note will travel with project to keep track of needed reference.

58. Open Space

dianna.tomlin@franklintn.gov Label the required 5% open space as one of the types required by the zoning ordinance.

96. Parking counts

dianna.tomlin@franklintn.gov address parking issue

98. Heights

dianna.tomlin@franklintn.gov clarify height

99. Entitlements

dianna.tomlin@franklintn.gov remove reference

101. Advisory

dianna.tomlin@franklintn.gov Advisory, Only to be Addressed at Site Plan:
Architecture currently shown does not meet some of the requirements of the Zoning Ordinance, but as concepts are acceptable at the Development Plan stage. At site plan review, architecture will need to comply with all standards in the Zoning Ordinance. Specifically, the restaurant at the corner does not have a prominent entrance facing the street. All buildings are required to have an entrance at the street they face The apartment buildings will need more façade variety between buildings.

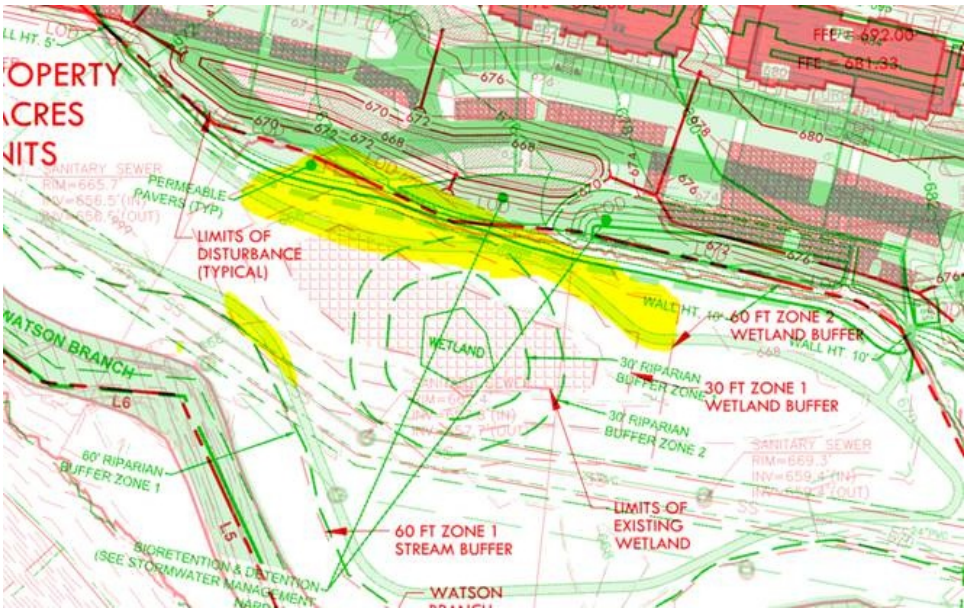
Stormwater

General Issues

1. Wetland

Doug.Noonan@franklintn.gov Comment not addressed, "Size and shape of wetland differs greatly from previous development plan. Please provide a wetland delineation. The current wetland shown at ~2,867sq. ft., while the wetland shown on the previous development plan is ~18,318 sq. ft."

While the report provided identifies an observed wetland, it acknowledges that the delineation was not included in the scope of work. Based on the best available information (NWI, previous site plan, and field observations of wetland flagging) the wetland shown on the previous development plan (COF #6086) appears to be accurate. The proposed trail and grading (highlighted in yellow) impacts the previously identified wetland and associated buffer.



The applicant shall show the wetland as it was delineated for the previous development plan (COF #6086), and revise plans accordingly to avoid encroachment.

61. Riparian Buffer

jeff.willoughby@franklintn.gov **If any encroachment of any kind is shown in the riparian buffers** then a formal variance request shall be submitted and approved before final plan approval will be granted.

Additionally, if buffer averaging is being shown then a buffer management plan shall be submitted and approved before final plan approval will be granted as well.

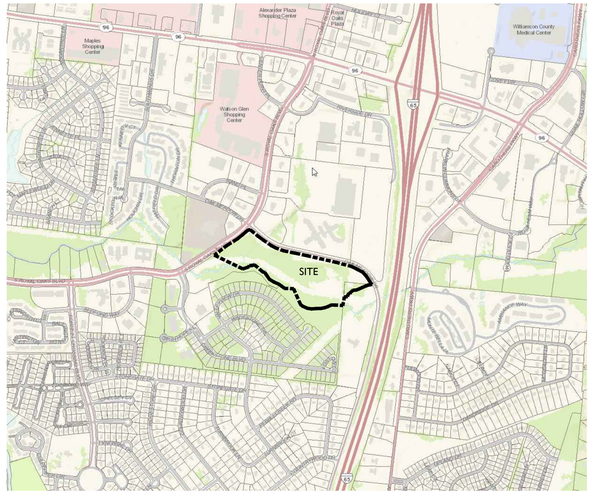
62. Riparian Buffer

jeff.willoughby@franklintn.gov	This is still shown incorrectly as zones are labeled as "A" and "B" Identify all water resources onsite. Label by their corresponding name as shown on the most current USGS maps. Include top of bank and riparian buffer zones on all site plan sheets. Riparian buffers shall be applied from top of bank. Top of bank is defined as the break in slope of the corresponding grade or if available, the ordinary high water mark. • For drainage areas over 1 square mile there shall be a 60' riparian buffer zone 1. • For drainage areas under 1 square mile shall be a 30' riparian zone 1 and 30' riparian zone 2. • Zones shall be labeled in the following format: "Width, Riparian Buffer, Zone designation" for example "60' Riparian Buffer Zone 1" • Where the average Slope of the land within the Streamside Buffer is between fifteen percent (15%) and twenty-five percent (25%), an additional twenty (20) feet shall be added to the zone 1 minimum buffer width. • Where the average Slope of the land within the riparian buffer is greater than twenty-five percent (25%), an additional fifty (50) feet shall be added to the zone 1 minimum buffer width.

VINTAGE AT WATSON GLEN

PUD SUBDIVSION
DEVELOPMENT PLAN

PD (11.35, 12,320) - PLANNED DISTRICT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



N NOT TO SCALE

SHEET INDEX

C1.0 OVERALL EXISTING CONDITIONS

C2.0 DEVELOPMENT PLAN
EX1 OPEN SPACE EXHIBIT

C3.0 OVERALL GRADING AND DRAINAGE PLAN

C4.0 OVERALL ROW AND ACCESS PLAN

C5.0 OVERALL UTILITY PLAN

A1.0 MULTI-FAMILY TYPICAL ARCHITECTURE
A1.1 RESTAURANT TYPICAL ARCHITECTURE

APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
324 LIBERTY PIKE
SUITE 145
FRANKLIN, TN 37064
615-975-5765
greg.gamble@gdc-tn.com

ENGINEER:
RAGAN SMITH ASSOCIATES
CALEB THORNE
315 WOODLAND STREET
NASHVILLE, TN 37206
615-244-8591
cthorne@ragansmith.com

ARCHITECT:
TDK CONSTRUCTION
ROSS BRADLEY
1610 SOUTH CHURCH STREET
MURFREESBORO, TN 37130
615-895-8743
rbradley@tdkconstruction.com

OWNER:
BOB GOODALL
393 MAPLE STREET
GALLATIN, TN 37066

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY CITY OF FRANKLIN. THE WATER MAINS ARE LOCATED ALONG .
241 UNITS x 350 GPD = 84,350 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 3.7 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.4 MI (FRANKLIN FIRE DEPARTMENT)
NEAREST RECREATIONAL FACILITY: 1.5 MI (SOAR ADVENTURE TOWER)

PROJECTED STUDENT POPULATION
241 x 0.64 = 155 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY THE CITY OF FRANKLIN

COMPREHENSIVE REVIEW OF ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY CITY OF FRANKLIN STAFF WILL OCCUR AT THE SITE PLAN STAGE. PROJECT ENTITLEMENTS APPROVED WITH THIS DEVELOPMENT PLAN DO NOT CONSTITUTE APPROVAL OF THE ROADWAY, STORMWATER, AND UTILITY ELEMENTS SHOWN ON THE DEVELOPMENT PLAN. IF, UPON APPLICATION OF CITY OF FRANKLIN STREET, STORMWATER, AND UTILITY STANDARDS AT THE SITE PLAN STAGE, THE APPLICANT CANNOT ACHIEVE THE MAXIMUM APPROVED ENTITLEMENTS, THE APPLICANT SHALL BE CONFINED TO THE ENTITLEMENTS ACHIEVABLE FROM THE APPLICATION OF SAID STANDARDS.

VINTAGE AT WATSON GLEN

SITE DATA

SUBDVISION/DEVELOPMENT:	VINTAGE AT WATSON GLEN
COF PROJECT NUMBER:	7247
TAX MAP & PARCELS:	079---08800
	079---10120
ADDRESS	OAK MEADOW DRIVE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9
SITE ACREAGE:	21.24 AC
EXISTING ZONING:	RC-6, GO
PROPOSED ZONING:	PD (11.35, 12,320)
OTHER APPLICABLE OVERLAYS:	FFO, FWO
ENVISION FRANKLIN:	NEIGHBORHOOD MIXED-USE
DWELLING UNITS:	241
COMMERCIAL SF (BY USE):	
OFFICE:	4,420 SF
RESTAURANT:	7,900 SF
NON-RESIDENTIAL:	5,500 SF

JEFFREY A. ROSKIE REGISTERED LANDSCAPE ARCHITECT 05.07.20

PRE-APP SUBMITTAL: 03.30.2019
INITIAL SUBMITTAL: 04.13.2020
RESUBMITTAL: 05.07.2020
ONE STOP:

TDK
RAGAN•SMITH

GDC GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE
greg.gamble@gdc-tn.com

SITE DATA CHART

PROJECT NAME:		VINTAGE AT WATSON GLEN
PROJECT NUMBER:		7247
ADDRESS:		OAK MEADOW DRIVE
PARCEL(S):		MAP 079, PARCELS 88 & 101.20
ACREAGE / SF OF SITE:		21.24 AC / 925,109 SF
BASE ZONING:		RC-6
PROPOSED ZONING:		PD (11.53, 17,820)
ZONING OVERLAY:		FFO, FWO
BUILDING TYPES APPLIED:		COMMERCIAL / MIXED-USE, MULTIFAMILY,
FRONTAGE TYPES APPLIED:		URBAN LANDSCAPE, URBAN
SETBACKS:		
FRONT:	8'	
SIDE:	5'	
REAR:	20'	
DWELLING UNIT COUNT (BY TYPE):		
	MULTIFAMILY:	245
COMMERCIAL SF (BY USE):		
OFFICE:	4,420 SF	
	NON-RESIDENTIAL:	5,500 SF
	RESTAURANT:	7,900 SF
TOTAL:		17,820 SF
BUILDING HEIGHT:		1-3 STORIES
MINIMUM REQUIRED LSA:		0.2
PROVIDED LSA:		0.65
OPEN SPACE REQUIRED:		5% (46,255 SF)
OPEN SPACE PROVIDED:		5.5% (50,803 SF)
NATURAL AREA REQUIRED:		0%
NATURAL AREA PROVIDED:		46% (427,660)
TREE CANOPY RETENTION ACREAGE:		6.39 AC (244% OF REQUIRED)

PARKING REQUIRED (BY USE):

MULTI-FAMILY:

1.5 / 1BR:	126 UNITS =	189
2.5 / 2BR:	105 UNITS =	263
3.0 / 3+BR:	14 UNITS =	42
TOTAL MULTI-FAMILY		494

RESTAURANT:

10 / 1,000 SF + 1/EMPLOYEE
.52 / SEAT (DRIVE-THRU / QUICK SERVICE)

RESTAURANT 1:	5,400 SF =	60
RESTAURANT 2:	45 SEATS =	24
TOTAL RESTAURANT:		84

OFFICE:

4 / 1,000 SF

OFFICES:	4,420 SF =	18 (TO BE SHARED WITH RESIDENTIAL)
TOTAL PARKING REQUIRED:		578

PARKING PROVIDED (BY USE):

MULTI-FAMILY / OFFICE:	495
RESTAURANT:	94
TOTAL PARKING PROVIDED:	589

OWNER:	BOB GOODALL 393 MAPLE STREET GALLATIN, TN 37066
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	324 LIBERTY PIKE SUITE 145 (615) 975-5765 greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE

EXISTING TREE SURVEY NOTE

ALL EXISTING VEGETATION SHOWN WAS LOCATED VIA AERIAL PHOTOGRAPHY AND/OR FIELD OBSERVATION.

UTILITY NOTE

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.

MINERAL RIGHTS INFORMATION

AT THE PRESENT TIME, PROPERTY TITLE REFERENCE DOES NOT REFLECT ANY MINERAL RIGHTS ON THE SUBJECT PROPERTY.

LEGEND

CM(O) — CONCRETE MONUMENT (OLD)	Ø — UTILITY POLE
IR(O) — IRON ROD (OLD)	-X—X- — FENCE
IR(N) — IRON ROD (NEW) (5/8" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")	–UGE– — UNDERGROUND ELECTRIC LINE
CATCH BASIN/CURB INLET	ST — STORM STRUCTURE
RCP — REINFORCED CONCRETE PIPE	FEMA FLOODWAY AREA ZONE "AE"
SANITARY SEWER MANHOLE	X — LOT NUMBER
E — ELECTRIC BOX	SIGN
P — TRANSFORMER PAD	WATER VALVE
INV — INVERT	LIGHT STANDARD
HEADWALL	ELECTRIC STUBOUT
FIRE HYDRANT	R.O.W.C.T. — REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TN
FO — FIBER OPTIC BOX	

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY . THE WATER MAINS ARE LOCATED ALONG .
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POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 3.7MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.4 MI (FRANKLIN FIRE DEPARTMENT)
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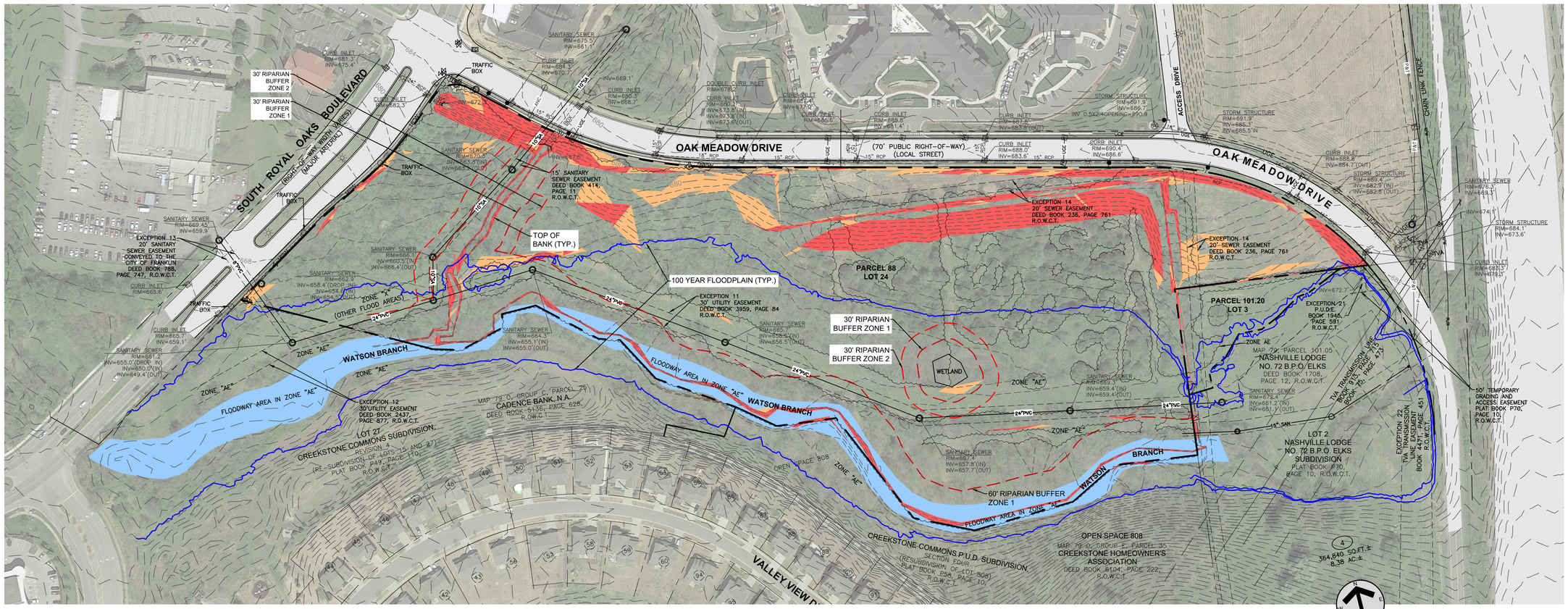
HYDROLOGIC SOIL GROUP

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AmC3	Humphreys gravelly silty clay loam, 5 to 12 percent slopes, severely eroded	A	0.1	0.7%
ArB2	Armour silt loam, 2 to 5 percent slopes, eroded	B	3.6	17.2%
CaC2	Captina silt loam, phosphatic, 5 to 12 percent slopes, eroded	D	2.2	10.4%
Eg	Egam silt loam, phosphatic	C	2.8	13.7%
Hu	Huntington silt loam, phosphatic	B	7.9	38.1%
SrC3	Stiversville clay loam, 5 to 12 percent slopes, severely eroded	A	2.7	13.0%
SrD3	Stiversville clay loam, 12 to 20 percent slopes, severely eroded	A	1.4	6.8%
Totals for Area of Interest			**20.8**	**100.0%**

EXISTING GRADING & DRAINAGE DATA CHART:

DRAINAGE:
SITE AREA: 21.24 AC
IMPERVIOUS AREA: 0.0 AC
DISTURBED AREA: N/A
Existing Rv VALUE: 0.17 (PROJECT AREA)
PEAK FLOW RUNOFF: 20 CFS

Slopes Table			
Number	Minimum Slope	Maximum Slope	Color
1	14.00%	19.99%	
2	20.00%	100.00%	



811 Know what's below. Call before you dig.

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

RAGAN SMITH
LAND PLANNERS • LANDSCAPE ARCHITECTS • CIVIL ENGINEERS • SURVEYORS
Chattanooga 423-490-9400
Nashville 615-244-8591
Murfreesboro 615-546-8090
ragansmith.com

VINTAGE AT WATSON GLEN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

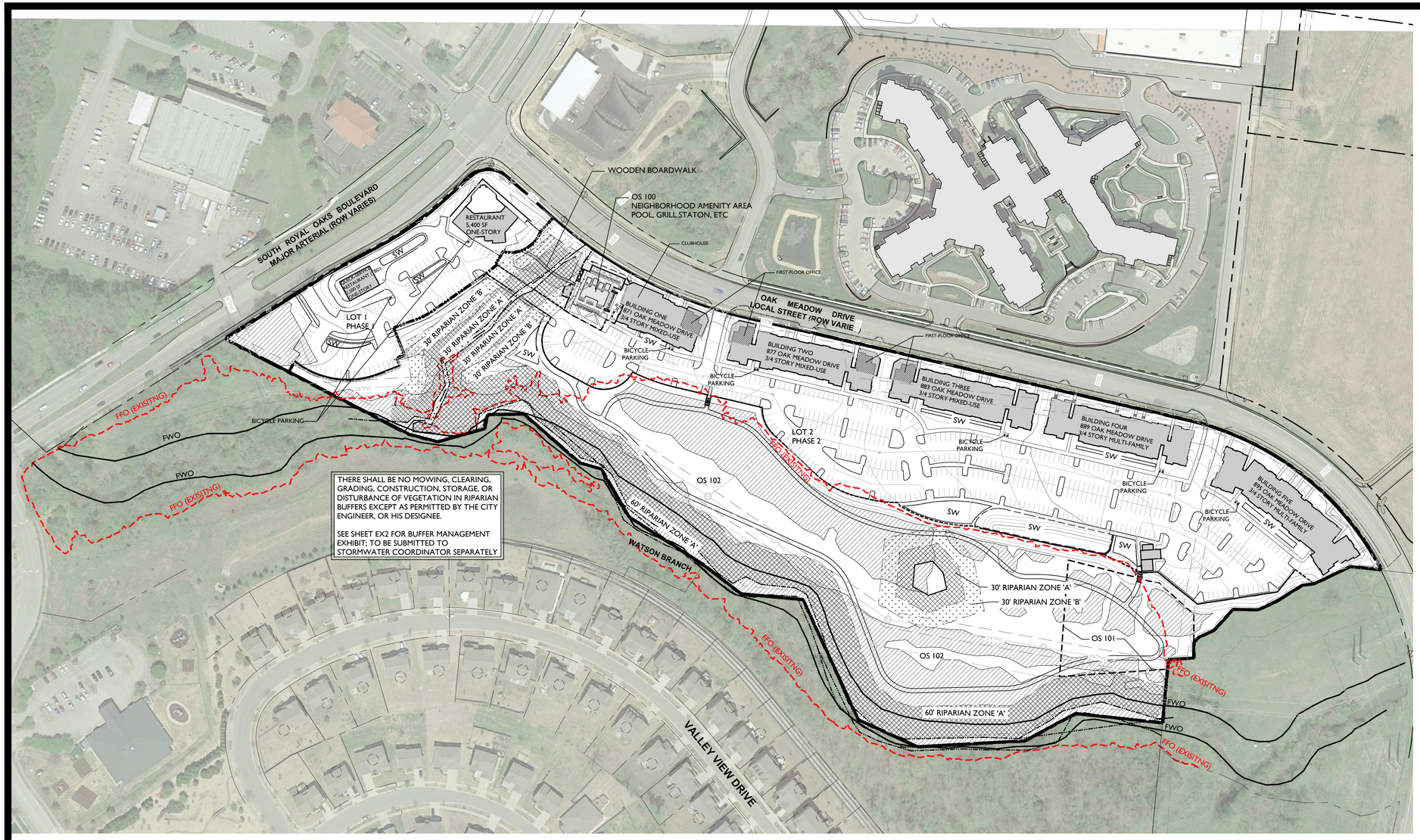
Issue Date
MARCH 30, 2020

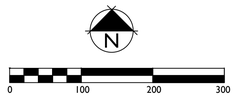
Revision Date
△ 05.07.20 City Comments
△
△
△

OVERALL EXISTING CONDITIONS PLAN

C1.0

COF # 7247





KEY

- PRESERVED CANOPY
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'
- SLOPES - 14 - 20%
- SLOPES - 20% +
- OPEN SPACE

SITE DATA CHART

PROJECT NAME:		VINTAGE AT WATSON GLEN
PROJECT NUMBER:		7247
ADDRESS:		OAK MEADOW DRIVE
PARCEL(S):		MAP 079, PARCELS 88 & 101.20
ACREAGE / SF OF SITE:		21.24 AC / 925,109 SF
BASE ZONING:		RC-6, GO
PROPOSED ZONING:		PD (11.35, 12.320)
ZONING OVERLAY:		FFO, FWO
ENVISION FRANKLIN:		NEIGHBORHOOD MIXED-USE
BUILDING TYPES APPLIED:		COMMERCIAL / MIXED-USE, MULTIFAMILY,
FRONTAGE TYPES APPLIED:		URBAN LANDSCAPE, URBAN
SETBACKS:		
	FRONT:	8'
	SIDE:	5'
	REAR:	15'
DWELLING UNIT COUNT (BY TYPE):		
	MULTIFAMILY:	241
COMMERCIAL SF (BY USE):		
	OFFICE:	4,420 SF
	RESTAURANT:	7,900 SF
TOTAL:		12,320 SF
NON-RESIDENTIAL:		5,500 SF
BUILDING HEIGHT:		1-3 STORIES
MINIMUM REQUIRED LSA:		.2
PROVIDED LSA:		.65
OPEN SPACE REQUIRED:		5% (46,255 SF)
OPEN SPACE PROVIDED:		5.5% (50,803 SF)
NATURAL AREA REQUIRED:		0%
NATURAL AREA PROVIDED:		46% (427,660)
TREE CANOPY RETENTION ACREAGE:		6.39 AC (244% OF REQUIRED)

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OFFICE:			
	4 / 1,000 SF		
	OFFICES:	4,420 SF =	18
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PARKING PROVIDED (BY USE):

MULTI-FAMILY / OFFICE:		495
RESTAURANT:		93
TOTAL PARKING PROVIDED:		588

OWNER:		BOB GOODALL 393 MAPLE STREET GALLATIN, TN 37066
APPLICANT:		GAMBLE DESIGN COLLABORATIVE
ADDRESS:		324 LIBERTY PIKE SUITE 145 (615) 975-5765
CONTACT:		greg.gamble@gdc-tn.com GREG GAMBLE

OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT: 5%
REQUIRED: 46,255 SF

PROVIDED: 50,803 SF TOTAL (5.5%)
ADDITIONAL NATURAL AREA: 317,172 SF

TOTAL OPEN SPACE PROVIDED: 367,975 SF

LOT	TYPE	AREA (SF)
100	NEIGHBORHOOD AMENITY	10,059
101	POCKET PARK	40,744
ADDITIONAL OPEN SPACE		
102	NATURAL AREA	317,172

TREE CANOPY RETENTION

OVERALL SITE AREA = 925,109 SF (21.24 AC)

EXISTING TREE CANOPY	PRESERVED TREE CANOPY
633,789 SF (14.55 AC)	278,429 SF (6.39 AC)

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY:	633,789 SF, 14.55 AC (69% OF SITE)
REQUIRED CANOPY PRESERVATION:	18% (114,082 SF; 2.61 AC)
PROVIDED CANOPY PRESERVATION:	278,429 SF; 6.39 AC (244% OF REQUIRED)

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. THE WATER MAINS ARE LOCATED ALONG SOUTH ROYAL OAKS BLVD.
241 UNITS x 350 GPD = 84,350 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 3.7MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.4 MI (FRANKLIN FIRE DEPARTMENT)
NEAREST RECREATIONAL FACILITY: 1.5 MI (SOAR ADVENTURE TOWER)

PROJECTED STUDENT POPULATION
241 x 0.64 = 155 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY THE CITY OF FRANKLIN

PHASING

DEVELOPMENT	NON-RESIDINTIAL	SF	MULITFAMILY
OVERALL	RESTAURANT, RETAIL, OFFICE, NON-RESIDENTIAL	17,820	245
PHASE 1	RESTAURANT	7,900	0
PHASE 2	OFFICE, RETAIL, ETC	9,920	245

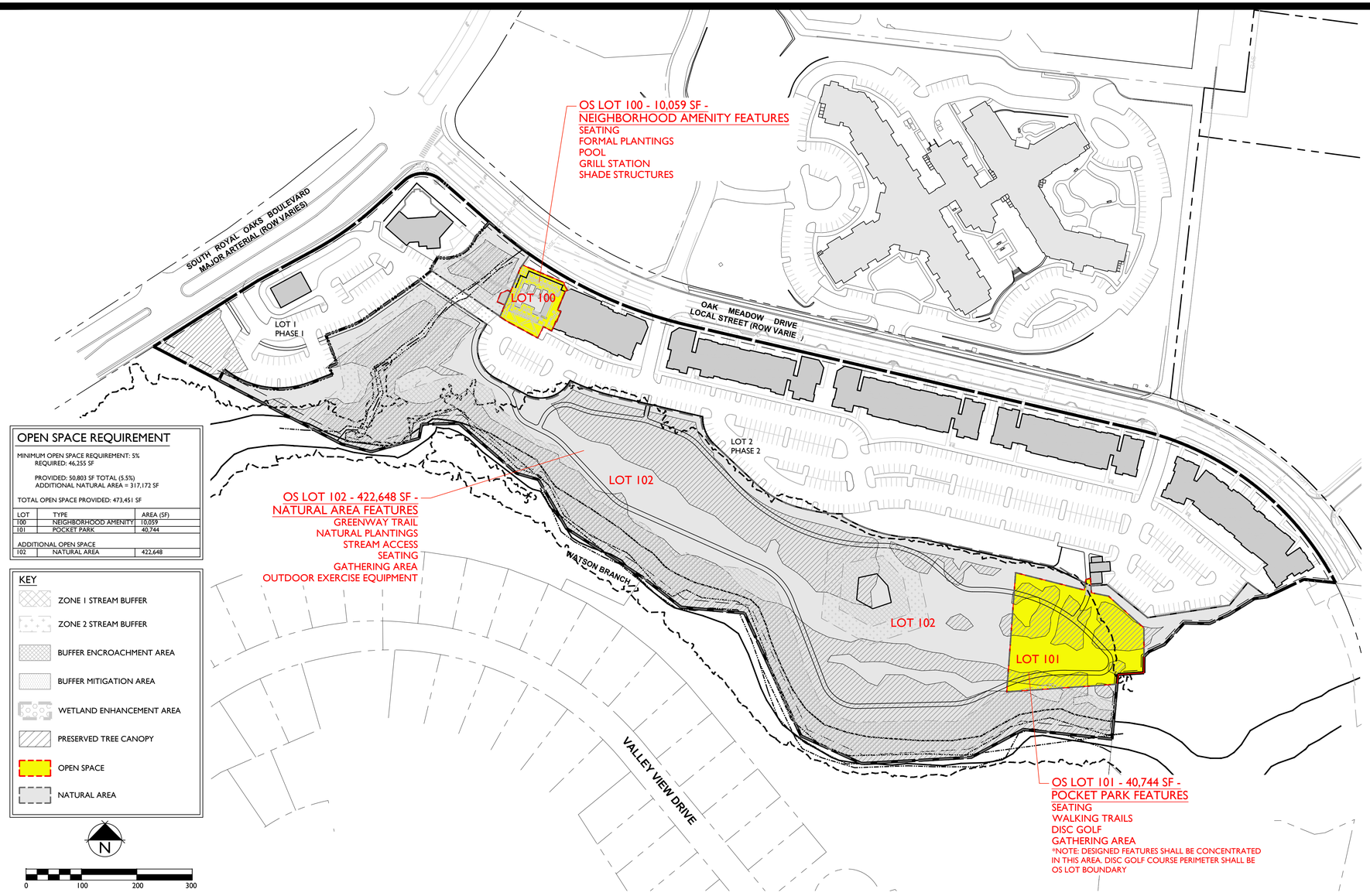
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DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

VINTAGE AT WATSON GLEN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
AGRICULTURE
LANDSCAPE ARCHITECT

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

OVERALL DEVELOPMENT PLAN
SHEET
C2.0
COF 7247



OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT: 5%
REQUIRED: 46,255 SF

PROVIDED: 50,803 SF TOTAL (5.5%)
ADDITIONAL NATURAL AREA = 317,172 SF

TOTAL OPEN SPACE PROVIDED: 473,451 SF

LOT	TYPE	AREA (SF)
100	NEIGHBORHOOD AMENITY	10,059
101	POCKET PARK	40,744
ADDITIONAL OPEN SPACE		
102	NATURAL AREA	422,648

KEY

- ZONE 1 STREAM BUFFER
- ZONE 2 STREAM BUFFER
- BUFFER ENCROACHMENT AREA
- BUFFER MITIGATION AREA
- WETLAND ENHANCEMENT AREA
- PRESERVED TREE CANOPY
- OPEN SPACE
- NATURAL AREA

N

0 100 200 300



1 EX1 LOT 100 - AMENITY AREA



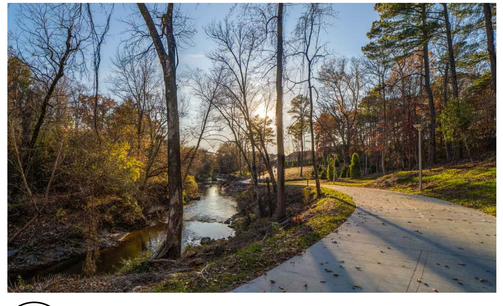
2 EX1 GATHERING AREA



3 EX1 TYPICAL BENCH



5 EX1 DISC GOLF



4 EX1 GREENWAY TRAIL

*NOTE: IMAGES ARE CONCEPTUAL. FINAL SELECTION AND PLACEMENT OF PRODUCTS TO BE DETERMINED BY OWNER AT CONSTRUCTION.

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DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

VINTAGE AT WATSON GLEN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIAK
REGISTERED
LANDSCAPE
ARCHITECT
TENNESSEE
APPROVED

Revision Date
- △
- △
- △
- △

OPEN SPACE

SHEET
EX1

COF 7247

STORMWATER NARRATIVE

GREEN INFRASTRUCTURE PRACTICES ARE SHOWN FOR DESIGN INTENT ONLY AND ARE NOT INTENDED TO REPRESENT THE FINAL DESIGN. IT IS ANTICIPATED THAT A WIDE VARIETY OF PRACTICES WILL BE USED FOR THIS DEVELOPMENT INCLUDING ALL GREEN INFRASTRUCTURE PRACTICES LISTED IN TABLE 5 OF SECTION 1, 3.1 OF THE CITY OF FRANKLIN BEST MANAGEMENT PRACTICES STORMWATER MANAGEMENT MANUAL.

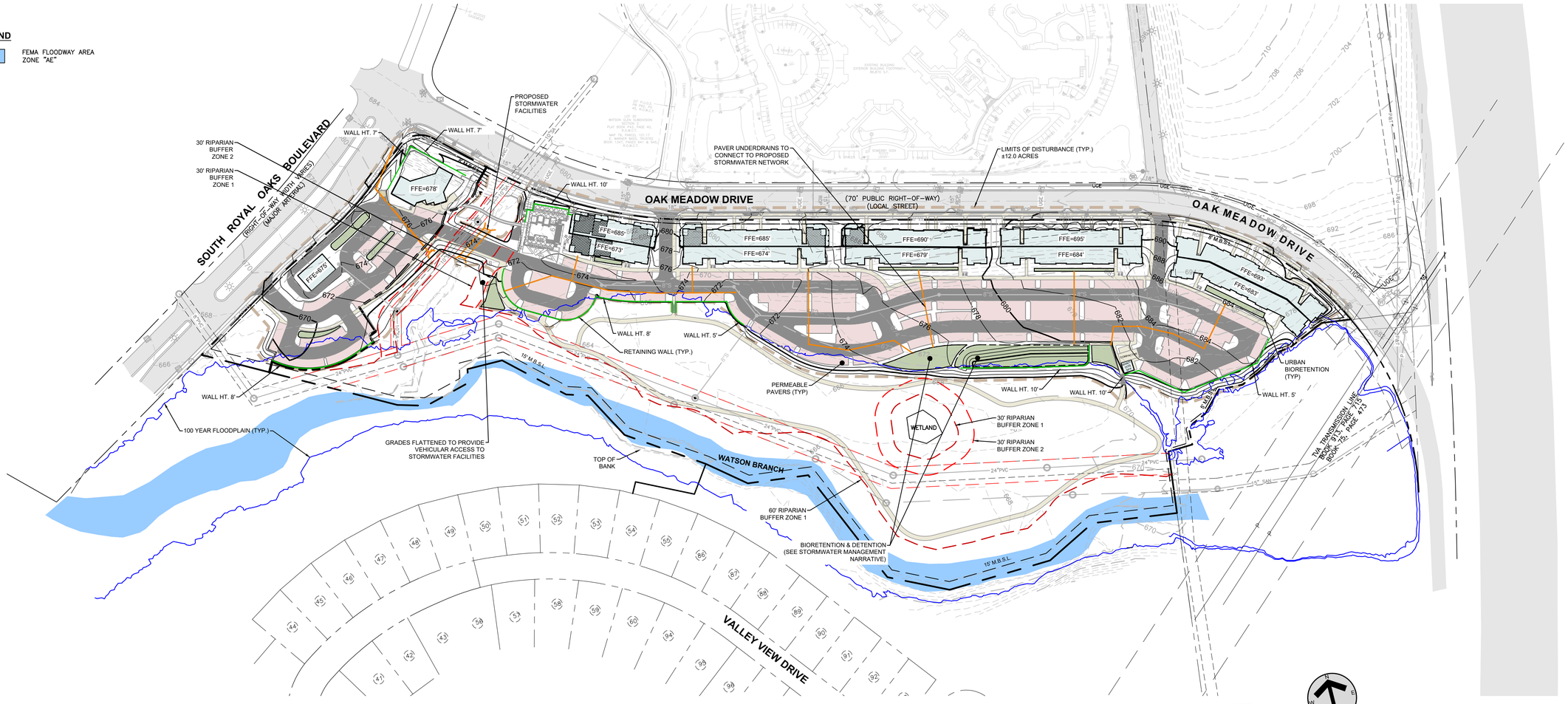
GRADING & DRAINAGE GENERAL NOTES

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL

   INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
4. DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, CULVERTS, DETENTION BASINS AND DITCHES, AS WELL AS THE ROADWAY SUB-GRADE, BASE STONE AND BINDER & SURFACE COARSE SHALL BE INSPECTED, TESTED AND GIVEN APPROVAL AT EACH STAGE OF INSTALLATION PRIOR TO PROCEEDING TO THE NEXT STAGE OF CONSTRUCTION. FINAL CONSTRUCTION INSPECTION FOR APPROVAL AND ACCEPTANCE OF STREETS AND DRAINAGE SYSTEMS WILL NOT BE GRANTED UNTIL ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
6. ENVIRONMENTAL PERMITTING PER JURISDICTIONAL DETERMINATION FROM TDEC/USACOE SHALL BE DONE WITH SITE PLANS.

LEGEND

FEMA FLOODWAY AREA
ZONE "AE"



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0 100 200

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

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VINTAGE AT WATSON GLEN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

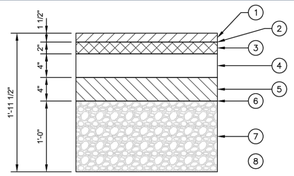
Issue Date
MARCH 30, 2020

Revision Date
△ 05.07.20 City Comments
△
△
△

OVERALL GRADING AND DRAINAGE PLAN

C3.0

COF # 7247



PAVEMENT SCHEDULE

1. 1.5" - BITUMINOUS SURFACE COURSE
   411-02.10 ACS MIX (PG 70-22) GRADING D
2. TACK COAT
   403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) @0.07 GAL/SY (@0.10 GAL/SY MILLED SURFACES)
3. 2" - ASPHALT BINDER (226 LB/SY)
   307-02.08 ASPHALT CONCRETE MIX (PG 70-22) (BPMB-HM) GRADING B-M2
4. 4" - ASPHALTIC AGGREGATE BASE BINDER (460 LB/SY)
   307-02.01 ASPHALT CONCRETE MIX (PG 70-22) (BPMB-HM) GRADING A
5. 4" - ASPHALT AGGREGATE BASE (360 LB/SY)
   307-02.02 ASPHALT CONCRETE MIX (PG 70-22) (BPMB-HM) GRADING A-S
   307-02.03 AGGREGATE (BPMB-HM) GRADING A-S
6. PRIME COAT
   402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) @0.30-0.35 GAL/SY
   402-02 AGGREGATE FOR COVER MATERIAL (PC) @8-12 LB/SY
7. 12" - MINERAL AGGREGATE BASE
   303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D
8. AGGREGATE UNDERDRAINS WITH PIPE (NOT SHOWN)
   (COORDINATE WITH TDOT STD. DRAWING RD-UD-3)

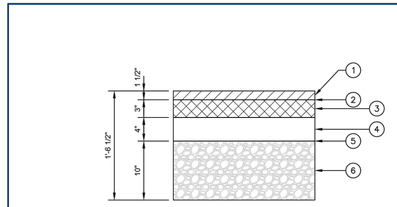
NOTES

1. THICKNESSES SHOWN ARE MINIMUMS. FINAL DESIGN THICKNESS TO BE DETERMINED BY A GEOTECHNICAL ENGINEER.
2. REFERENCE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION

HISTORIC FRANKLIN TENNESSEE

MAJOR AND MINOR ARTERIAL PAVEMENT SECTION

CITY OF FRANKLIN | NOT TO SCALE | CITY ENGINEER: Paul P Holzen | DATE: 1/1/2020 | DWG. NO. RD-1



PAVEMENT SCHEDULE

1. 1.5" - BITUMINOUS SURFACE COURSE
   411-02.10 ACS MIX (PG 70-22) GRADING D
2. TACK COAT
   403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) @0.07 GAL/SY (@0.10 GAL/SY MILLED SURFACES)
3. 3" - BITUMINOUS AGGREGATE BASE
   307-02.08 ASPHALT CONCRETE MIX (PG 70-22) (BPMB-HM) GRADING B-M2
4. 4" - BITUMINOUS AGGREGATE BASE (460 LB/SY)
   307-02.01 ASPHALT CONCRETE MIX (PG 70-22) (BPMB-HM) GRADING A
5. PRIME COAT
   402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) @0.30-0.35 GAL/SY
   402-02 AGGREGATE FOR COVER MATERIAL (PC) @8-12 LB/SY
6. 10" - MINERAL AGGREGATE BASE
   303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D

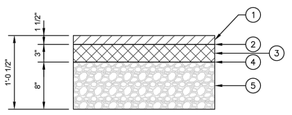
NOTES

1. THICKNESSES SHOWN ARE MINIMUMS. FINAL DESIGN THICKNESS TO BE DETERMINED BY A GEOTECHNICAL ENGINEER.
2. REFERENCE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION

HISTORIC FRANKLIN TENNESSEE

MAJOR AND MINOR COLLECTOR PAVEMENT SECTION

CITY OF FRANKLIN | NOT TO SCALE | CITY ENGINEER: Paul P Holzen | DATE: 1/1/2020 | DWG. NO. RD-2



PAVEMENT SCHEDULE

1. 1.5" - BITUMINOUS SURFACE COURSE
   411-01.11 ACS MIX (PG 64-22) GRADING E RDWY
2. TACK COAT
   403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) @0.07 GAL/SY (@0.10 GAL/SY MILLED SURFACES)
3. 3" - BITUMINOUS AGGREGATE BASE
   307-01.08 ASPHALT CONCRETE MIX (PG 64-22) (BPMB-HM) GRADING B-M2
4. PRIME COAT
   402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) @0.30-0.35 GAL/SY
   402-02 AGGREGATE FOR COVER MATERIAL (PC) @8-12 LB/SY
5. 8" - MINERAL AGGREGATE BASE
   303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D

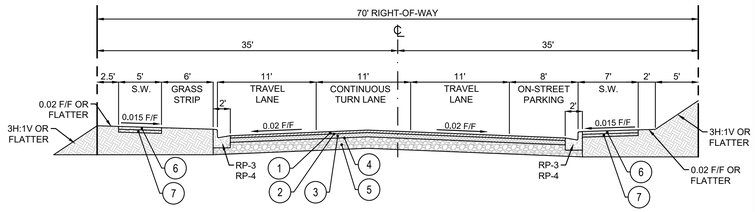
NOTES

1. THICKNESSES SHOWN ARE MINIMUMS. FINAL DESIGN THICKNESS TO BE DETERMINED BY A GEOTECHNICAL ENGINEER.
2. REFERENCE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION

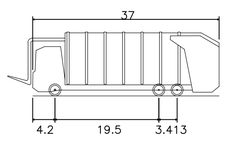
HISTORIC FRANKLIN TENNESSEE

LOCAL, ALLEY, AND MEWS PAVEMENT SECTION

CITY OF FRANKLIN | NOT TO SCALE | CITY ENGINEER: Paul P Holzen | DATE: 1/1/2020 | DWG. NO. RD-3



OAK MEADOW DRIVE TYPICAL SECTION

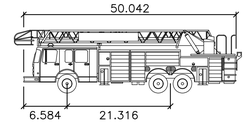


DESIGN SPEED = 5 MPH

Front Load Trash Truck

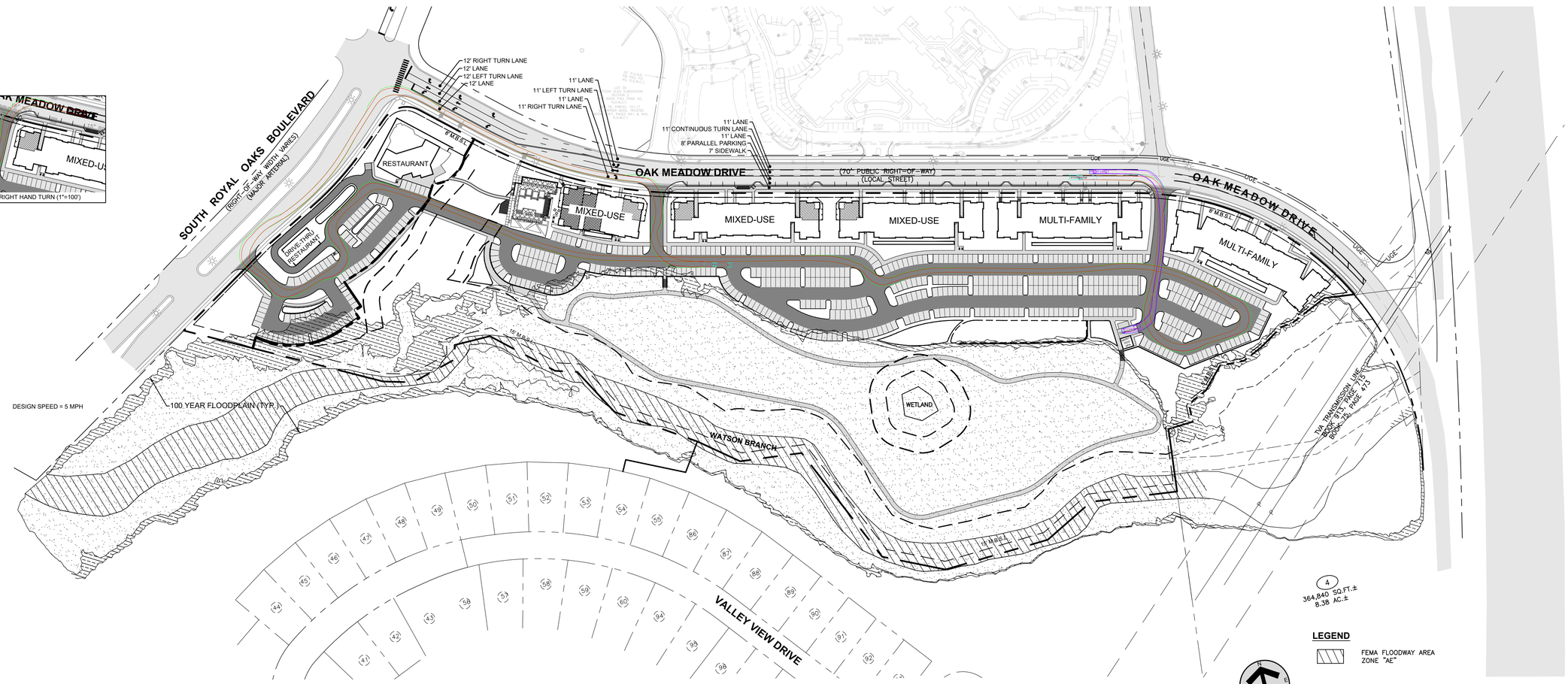
Overall Length	37.000ft
Overall Width	8.0833ft
Overall Body Height	12.500ft
Overhead Clearance (Can Raised)	18.500ft
Total Length With Arms Extended	41.000ft
Truck Length Without Boom	35.000ft
Track Width	6.500ft
Wheel Base	19.500ft
Front Overhang	4.167ft
Fork Length	4.000ft
Boom Arms Overhang	2.000ft
Min Body Ground Clearance	0.698ft
Track Width	6.500ft
Curb to Curb Turning Radius	46.000ft

EMPTY SCALE WEIGHT: 40,400 POUNDS
TOTAL GROSS VEHICLE WEIGHT: 75,020 POUNDS
FRONT AXLE WEIGHT: 18,000 POUNDS
EMPTY TRASH DUMPSTER ESTIMATED WEIGHT: 700 POUNDS
FULL TRASH DUMPSTER ESTIMATED WEIGHT: 1,600 POUNDS



FRANKLIN FIRE TRUCK

	feet
Body Length	: 50.0417
Width	: 8.333
Wheel Base	: 21.316
Rear Axle Spacing	: 4.417
Track Width	: 8.00
Rear Overhang	: 22.1424
Lock to Lock Time	: 6.00
Wall to Wall Radius	: 42.00



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VINTAGE AT WATSON GLEN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

Issue Date
MARCH 30, 2020

Revision Date
△ 05.07.20 City Comments
△
△
△

OVERALL R.O.W. AND ACCESS PLAN

C4.0

COF # 7247

UTILITY NARRATIVE:

THE DEVELOPMENT IS INTENDED TO BE SERVED BY PUBLIC SEWER, PUBLIC WATER, UNDERGROUND ELECTRIC, AND GAS THROUGHOUT. CURRENTLY, AUTHORITIES THAT WILL BE ASSISTING IN THE DETAILS OF THESE SERVICES ARE MALLORY VALLEY UTILITY DISTRICT, CITY OF FRANKLIN SEWER, MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION, ATMOS ENERGY.

WATER & SEWER NOTES

1. ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
2. CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRECONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
   A. APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
   B. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
   C. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
   D. A COPY OF ALL APPROVED CUT SHEETS.
4. ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL

   BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN

   MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
5. PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE PLANNING AND SUSTAINABILITY DEPARTMENT.
6. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN

   APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
7. ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND

   QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR.

LIGHTING NOTE

ALL STREET LIGHTS SHALL HAVE A LED LIGHT SOURCE.

UTILITY NOTES

1. UTILITY PHASING & LOCATIONS SHOWN ARE CONCEPTUAL. SPECIFIC ALIGNMENT & PHASING TO BE COORDINATED AND APPROVED WITH THE UTILITY PROVIDERS.
2. ALL BUILDING BORDERING RIGHT-OF-WAY TO BE SERVICED WITH WATER AND ELECTRIC FROM THE RIGHT OF WAY.

UTILITY CONTACTS

GAS: ATMOS ENERGY: 615-566-3073
ELECTRIC: MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION: 1-877-777-9020

WATER & SEWER CONTACT

CITY OF FRANKLIN WATER MANAGEMENT
124 LUMBER DR.
FRANKLIN, TN 37064
ATTN: BEN MCNEIL 615-794-4554

FIRE HYDRANT FLOW TEST DATA

HYDRANT LOCATION: OAK MEADOW DR BY INTERSTATE 65
GPS COORDINATES: 35.905080, -86.526276
STATIC PRESSURE: 68 PSI
PRESSURE FLOWING: 66 PSI

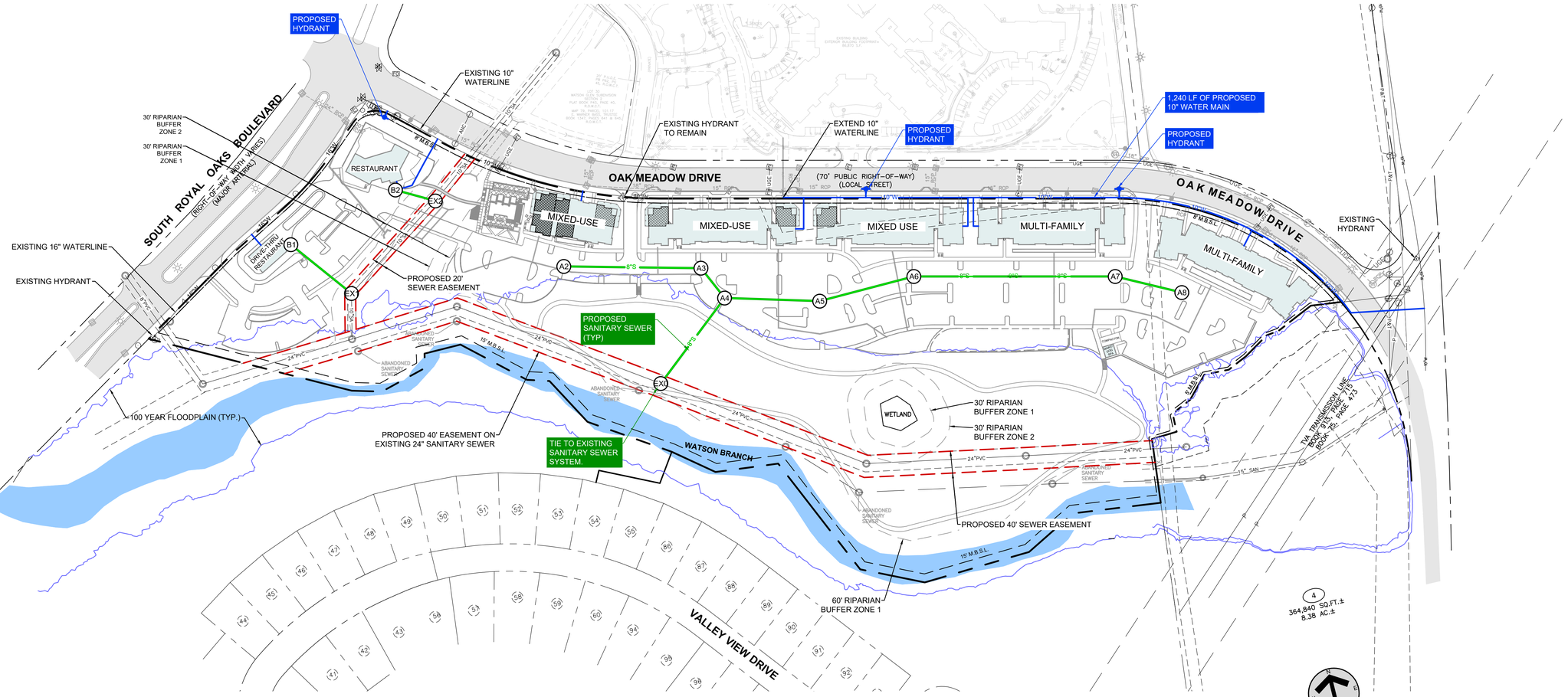
HYDRANT LOCATION: OAK MEADOW DR BY SITE ENTRANCE
GPS COORDINATES: 35.908273, -86.830554
FLOW: 1250 GPM

HYDRANT LOCATION: S ROYAL OAKS BLVD AT RAND PL
GPS COORDINATES: 35.910226, -86.831064
STATIC PRESSURE: 69 PSI
PRESSURE FLOWING: 68 PSI

HYDRANT LOCATION: S ROYAL OAKS BLVD BY SITE ENTRANCE
GPS COORDINATES: 35.908152, -86.833466
FLOW: 1300 GPM

SANITARY SEWER SCHEDULE

NO.	TYPE*	RIM	INVERTS
A2	MANHOLE	672.69	667.83 (A3)
A3	MANHOLE	671.72	666.95 (A2) 666.95 (A4)
A4	MANHOLE	671.79	666.48 (A3) 666.39 (A5) 664.24 (EX0)
A5	MANHOLE	674.64	670.60 (A4) 670.80 (A6)
A6	MANHOLE	677.22	672.10 (A5) 672.30 (A7)
A7	MANHOLE	683.60	678.40 (A6) 678.60 (A8)
A8	MANHOLE	685.52	680.50 (A7)
B1	CLEANOUT	674.41	660.65 (EX1)
B2	CLEANOUT	676.59	671.17 (EX2)
EX0	MANHOLE	664.72	656.70 (A4)
EX1	MANHOLE	660.74	660.05 (B1)
EX2	MANHOLE	671.40	670.71 (B2)



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NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

LEGEND

- GAS — GAS
- S — SANITARY SEWER (20' EASEMENT)
- W — WATER (10' EASEMENT)
- UGE — ELECTRIC (20' EASEMENT)
- ST — ST — STORM SEWER
- FEMA FLOODWAY AREA ZONE "AE"

NOTE:
ALL BUILDING BORDERING RIGHT-OF-WAY TO BE SERVICED WITH WATER AND ELECTRIC FROM THE RIGHT OF WAY.

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Murfreesboro 615-546-8090
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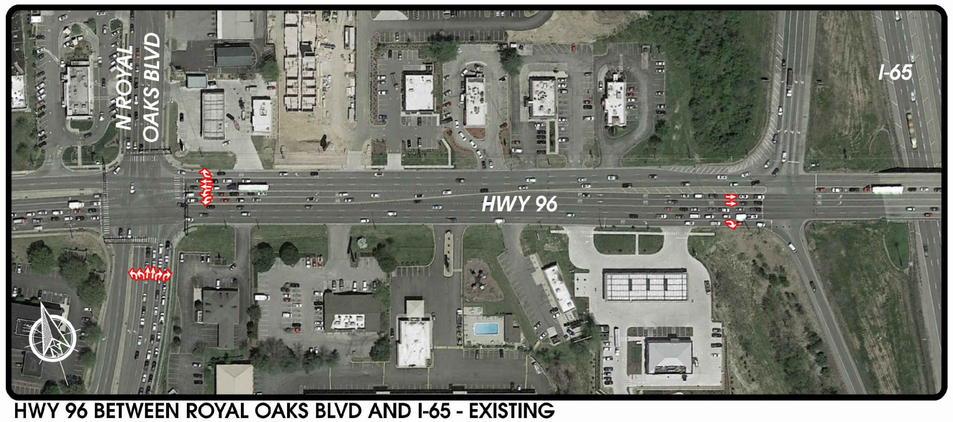
VINTAGE AT WATSON GLEN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

Issue Date
MARCH 30, 2020
Revision Date
△ 05.07.20 City Comments
△
△
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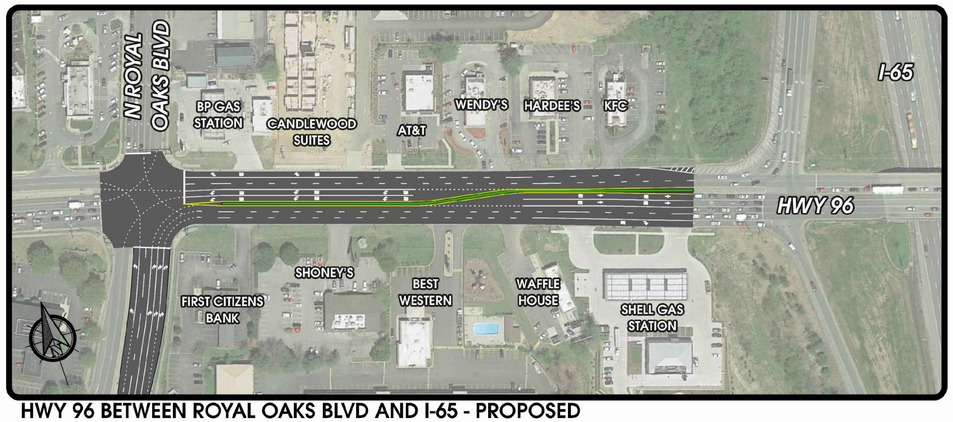
OVERALL UTILITY PLAN

C5.0

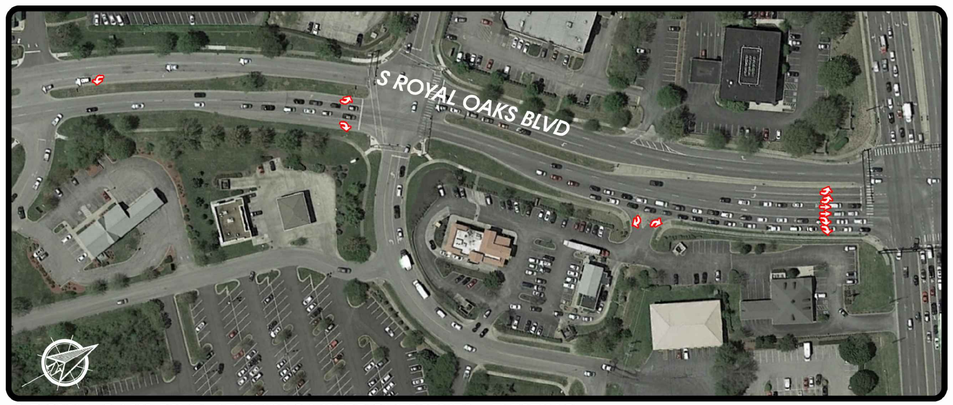
COF # 7247



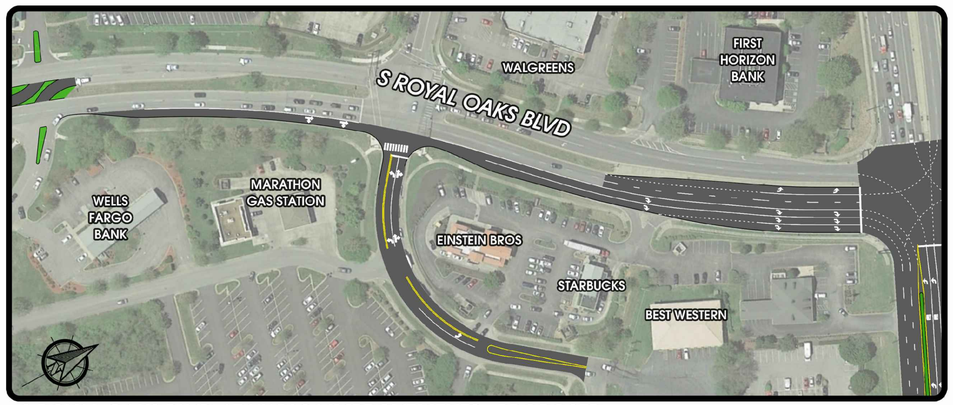
HWY 96 BETWEEN ROYAL OAKS BLVD AND I-65 - EXISTING



HWY 96 BETWEEN ROYAL OAKS BLVD AND I-65 - PROPOSED



S ROYAL OAKS BLVD AT HWY 96 IMPROVEMENTS - EXISTING



S ROYAL OAKS BLVD AT HWY 96 IMPROVEMENTS - PROPOSED



S ROYAL OAKS BLVD ACCESS IMPROVEMENTS - EXISTING



S ROYAL OAKS BLVD ACCESS IMPROVEMENTS - PROPOSED

GDC
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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OFFSITE IMPROVEMENTS BEFORE & AFTER

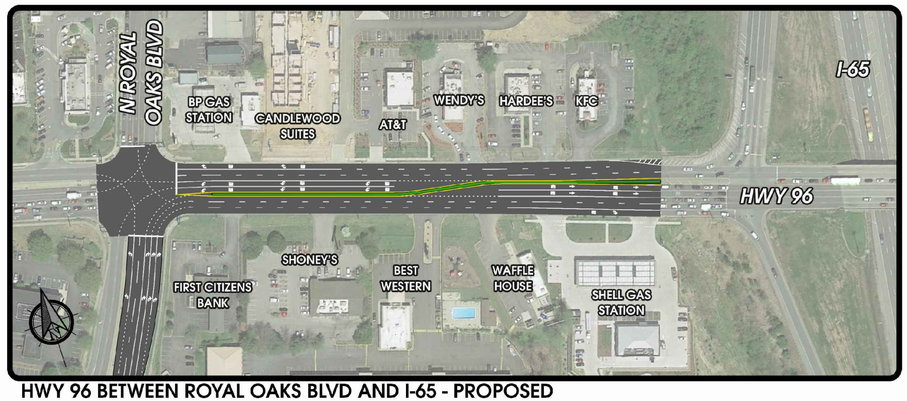
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COF # 7247

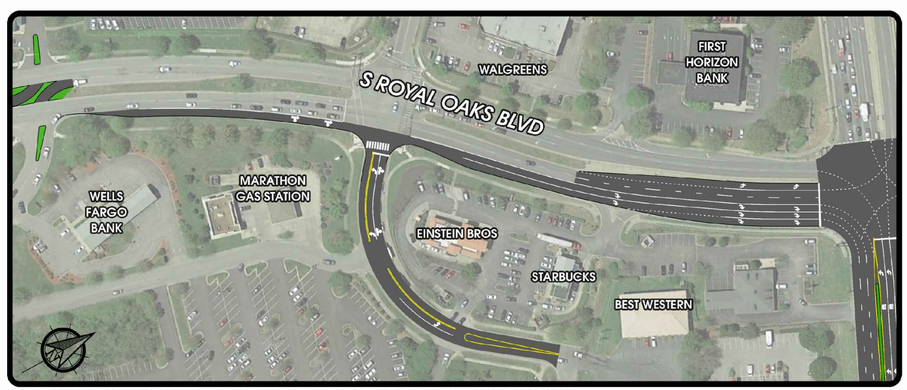
VINTAGE ROADWAY OFFSET AGREEMENT

2020.05.01

	Hwy 96 & Royal Oaks Intersection			Median Close at Aldi/Publix			Southbound Turn Lane & Median Close at Rand Place			HWY 96 Median Work			
Desctiption	**Qty**	**Cost/Unit**	**Extended $**	**Qty**	**Cost/Unit**	**Extended $**	**Qty**	**Cost/Unit**	**Extended $**	**Qty**	**Cost/Unit**	**Extended $**	**Total**
R.O.W. or Easement Dedication/Acquisition	0.1	$ -	$ -	0.1	$ -	$ -	0.1	$ -	$ -	0.1	$ -	$ -	$ -
CONSTRUCTION TRAFFIC CONTROL (LS)	1	$ 42,000.00	$ 42,000.00	1	$ 25,500.00	$ 25,500.00	1	$ 34,000.00	$ 34,000.00	1	$ 45,000.00	$ 45,000.00	**$ 146,500.00**
INLET PROTECTION (LS)	1	$ 300.00	$ 300.00			$ -			$ -	1	$ 300.00	$ 300.00	**$ 600.00**
SAW CUT EXISTING ASPHALT (LF)	680	$ 6.00	$ 4,080.00	395	$ 5.90	$ 2,330.50	700	$ 5.50	$ 3,850.00	2,000	$ 5.50	$ 11,000.00	**$ 21,260.50**
REMOVE EXISTING ASPHALT (SY)			$ -	130	$ 10.00	$ 1,300.00	415	$ 5.50	$ 2,282.50	1,056	$ 7.00	$ 7,392.00	**$ 10,974.50**
REMOVE EXISTING CURB (LF)	680	$ 5.50	$ 3,740.00	120	$ 5.50	$ 660.00	530	$ 5.50	$ 2,915.00				**$ 7,315.00**
UNDERCUT (CY)	100	$ 75.00	$ 7,500.00			$ -	10	$ 100.00	$ 1,000.00	15	$ 75.00	$ 1,125.00	**$ 9,625.00**
EARTH EXCAVATION (CY)	1505	$ 25.00	$ 37,625.00			$ -	60	$ 65.00	$ 3,900.00				**$ 41,525.00**
ROCK EXCAVATION (CY)	280	$ 75.00	$ 21,000.00			$ -	10	$ 200.00	$ 2,000.00				**$ 23,000.00**
CASTING ADJUSTMENTS (EA)	5	$ 2,200.00	$ 11,000.00			$ -			$ -				**$ 11,000.00**
STORM STRUCTURE RE-LOCATION (LS)	1	$ 3,500.00	$ 3,500.00			$ -			$ -				**$ 3,500.00**
STORM PIPE RECONNECTION (LS)	1	$ 500.00	$ 500.00			$ -			$ -				**$ 500.00**
PROPOSED CURBS (LF)	695	$ 41.00	$ 28,495.00	135	$ 41.00	$ 5,535.00	810	$ 41.00	$ 33,210.00				**$ 67,240.00**
PROPOSED MEDIANS W/CURB (SF)				1130	$ 9.50	$ 10,735.00			$ -				**$ 10,735.00**
GRASS MEDIAN SOIL (CY)							470	$ 45.00	$ 21,150.00				**$ 21,150.00**
GRASS MEDIAN STABILIZATION (SY)							705	$ 3.00	$ 2,115.00				**$ 2,115.00**
PROPOSED CONC. MEDIANS (SF)							725	$ 9.50	$ 6,887.50				**$ 6,887.50**
MILL ASPHALT (SY)	5,030	$ 6.50	$ 32,695.00	195	$ 22.25	$ 4,338.75	630	$ 9.25	$ 5,827.50				**$ 42,861.25**
BASE STONE (SY)	1130	$ 19.50	$ 22,035.00	130	$ 39.50	$ 5,135.00	60	$ 73.25	$ 4,395.00	15	$ 30.00	$ 450.00	**$ 32,015.00**
BASE ASPHALT (SY)	1130	$ 35.00	$ 39,550.00			$ -	60	$ 150.00	$ 9,000.00	15	$ 431.27	$ 6,469.05	**$ 55,019.05**
BINDER ASPHALT (SY)	1130	$ 20.50	$ 23,165.00			$ -	60	$ 105.00					**$ 23,165.00**
STRUCTURE ADJUSTMENTS (EA)			$ -			$ -			$ 89,300.00	5	$ 2,200.00	$ 89,300.00	**$ 178,600.00**
ASPHALT SURFACE OVERLAY (SY)	5400	$ 12.60	$ 68,040.00	195	$ 35.50	$ 6,922.50	690	$ 8.75	$ 6,037.50	13,564	$ 11.10	$ 150,560.40	**$ 231,560.40**
PAVEMENT MARKINGS (LS)	1	$ 11,500.00	$ 11,500.00	1	$ 11,500.00	$ 11,500.00	1	$ 11,500.00	$ 11,500.00	1	$ 11,500.00	$ 11,500.00	**$ 46,000.00**
SIGNAL MODIFICATION/SIGNAGE (LS)	1	$ 200,000.00	$ 200,000.00	1	$ 550.00	$ 550.00	1	$5,000	$ 5,000.00	1	$ 10,000.00	$ 10,000.00	**$ 215,550.00**
MOBILIZATION (LS)	1	$ 4,000.00	$ 4,000.00	1	$ 4,000.00	$ 4,000.00	1	$ 7,500.00	$ 7,500.00	1	$ 4,000.00	$ 4,000.00	**$ 19,500.00**
Construction Survey Controls	1	$ 20,000.00	$ 20,000.00	1	$ 5,000.00	$ 5,000.00	1	$ 15,000.00	$ 15,000.00	1	$ 25,000.00	$ 25,000.00	**$ 50,000.00**
Engineering/Design/Survey Costs/Permits	1	$ 125,000.00	$ 125,000.00	1	$ 35,000.00	$ 35,000.00	1	$ 65,000.00	$ 65,000.00	1	$ 85,000.00	$ 85,000.00	**$ 245,000.00**
Total Estimated Cost			**$ 718,725**			**$ 126,507**			**$ 498,485**			**$ 613,711**	**$1,877,428**
20% Contingency			$143,745			$25,301			$99,697			$122,742	**$281,614**
Grand Total			**$862,470**			**$151,808**			**$598,182**			**$736,454**	**$2,159,042**
Offset Requested		100%	$ 862,470.00		100%	$ 151,808.10					100%	$ 736,453.50	**$2,159,042**
Add for Material and Subcontractor Cost Inflation		20%	$ 172,494.00		20%	$ 30,361.62					20%	$ 147,290.70	**$350,146**
Grand Total with Cost Inflation			**$ 1,034,964.00**			**$ 182,169.72**						**$ 883,744.20**	**$2,509,188**
DEVELOPMENT PHASE PLAN	**Phase 1**	**Phase 2**	**Future Phase**										
Total Arterial / Phase:	**$782,913**	**$108,778**	**$903,240**										**$1,794,931**
Total Collector / Phase:	**$533,652**	**$73,859**	**$617,955**										**$1,225,466**
													$3,020,397
Total Road Impact Fee Offsets - Full Build-Out													**$2,509,188**
Excess Impact Fee Contingency - Full Build-Out													**-$714,257**



HWY 96 BETWEEN ROYAL OAKS BLVD AND I-65 - PROPOSED



S ROYAL OAKS BLVD AT HWY 96 IMPROVEMENTS - PROPOSED



S ROYAL OAKS BLVD ACCESS IMPROVEMENTS - PROPOSED

GDC
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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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VINTAGE AT WATSON GLEN PUD SUBDIVISION

DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee

Issue Date
MARCH 30, 2020

Revision Date
△ 05.07.20 City Comments
△
△
△

OFFSITE IMPROVEMENTS

C6.1

COF # 7247



1 A1.0 **BUILDING 1**
ELEVATIONS N.T.S.



2 A1.0 **BUILDING 2**
ELEVATIONS N.T.S.



3 A1.0 **BUILDING 3**
ELEVATIONS N.T.S.



4 A1.0 **BUILDING 4**
ELEVATIONS N.T.S.



6 A1.0 **BUILDING 5**
ELEVATIONS N.T.S.



5 A1.0 **MULTI-FAMILY / MIXED-USE**
PERSPECTIVE N.T.S.

The home elevations shown here are representative of the mixed-use/multifamily homes planned for Vintage at Watson Glen. They are the basis for design review by the City of Franklin at the time of Site Plan Submittal. Based on my professional experience, the plans presented meet or exceed the design standards set forth by the City of Franklin.

Greg Gamble, Registered Landscape Architect.

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

VINTAGE AT WATSON GLEN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

Revision Date
1 _____
2 _____
3 _____
4 _____

MULTI-FAMILY TYPICAL ARCHITECTURE
SHEET
A1.0
COF 7247



1 A1.1 RESTAURANT ELEVATION N.T.S.



2 A1.1 RESTAURANT ELEVATION N.T.S.



3 A1.1 RESTAURANT ELEVATION N.T.S.



4 A1.1 RESTAURANT ELEVATION N.T.S.



5 A1.1 RESTAURANT ELEVATION N.T.S.



6 A1.1 RESTAURANT ELEVATION N.T.S.

The restaurant elevations shown here are representative of the restaurant planned for Vintage at Watson Glen. They are the basis for design review by the City of Franklin at the time of Site Plan Submittal. Based on my professional experience, the plans presented meet or exceed the design standards set forth by the City of Franklin.

Architecture is intended to resonate throughout the development. Corner restaurant architecture is representative is also representative of drive-through restaurant architecture. At site plan, all architecture will comply with City of Franklin standards for residential or non-residential buildings as appropriate.

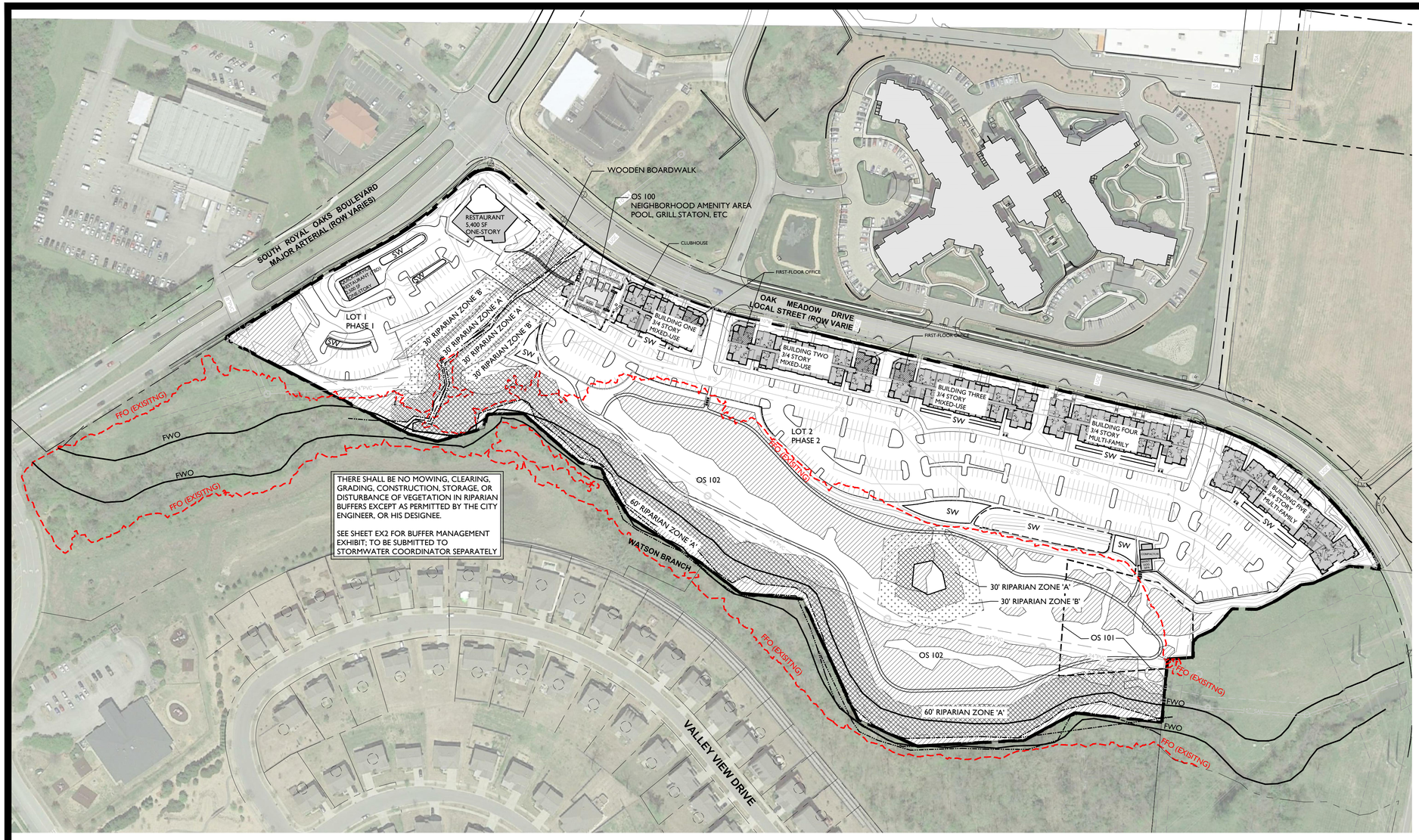
Greg Gamble, Registered Landscape Architect

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

VINTAGE AT WATSON GLEN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

Revision Date
△ _____
△ _____
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RESTAURANT TYPICAL ARCHITECTURE
SHEET
A1.1
COF 7247



N

0 100 200 300

KEY

- PRESERVED CANOPY
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'
- SLOPES - 14 - 20%
- SLOPES - 20% +
- OPEN SPACE

SITE DATA CHART

PROJECT NAME:		VINTAGE AT WATSON GLEN
PROJECT NUMBER:		XXXX
ADDRESS:		OAK MEADOW DRIVE
PARCEL(S):		MAP 079, PARCELS 88 & 101.20
ACREAGE / SF OF SITE:		21.24 AC / 925,109 SF
BASE ZONING:		RC-6
PROPOSED ZONING:		PD (11.53, 17,820)
ZONING OVERLAY:		FFO, FWO
BUILDING TYPES APPLIED:		COMMERCIAL / MIXED-USE, MULTIFAMILY,
FRONTAGE TYPES APPLIED:		URBAN LANDSCAPE. URBAN
SETBACKS:		
	FRONT:	8'
	SIDE:	5'
	REAR:	20'
DWELLING UNIT COUNT (BY TYPE):		
	MULTIFAMILY:	245
COMMERCIAL SF (BY USE):		
	OFFICE:	4,420 SF
	NON-RESIDENTIAL:	5,500 SF
	RESTAURANT:	7,900 SF
TOTAL:		17,820 SF
BUILDING HEIGHT:		1-3 STORIES
MINIMUM REQUIRED LSA:		.2
PROVIDED LSA:		.65
OPEN SPACE REQUIRED:		5% (46,255 SF)
OPEN SPACE PROVIDED:		5.5% (50,803 SF)
NATURAL AREA REQUIRED:		0%
NATURAL AREA PROVIDED:		46% (427,660)
TREE CANOPY RETENTION ACREAGE:		6.39 AC (244% OF REQUIRED)

PARKING REQUIRED (BY USE):

MULTI-FAMILY:			
	1.5 / 1BR:	126 UNITS =	189
	2.5 / 2BR:	105 UNITS =	263
	3.0 / 3+BR:	14 UNITS =	42
	TOTAL MULTI-FAMILY		494
RESTAURANT:			
	10 / 1,000 SF + 1/EMPLOYEE		
	.52 / SEAT (DRIVE-THRU / QUICK SERVICE)		
	RESTAURANT 1:	5,400 SF =	60
	RESTAURANT 2:	45 SEATS =	24
	TOTAL RESTAURANT:		84
OFFICE:			
	4 / 1,000 SF		
	OFFICES:	4,420 SF =	18 (TO BE SHARED WITH RESIDENTIAL)
	TOTAL PARKING REQUIRED:		578

PARKING PROVIDED (BY USE):

	MULTI-FAMILY / OFFICE:	495
	RESTAURANT:	94
	TOTAL PARKING PROVIDED:	589

OWNER:	BOB GOODALL 393 MAPLE STREET GALLATIN, TN 37066	
APPLICANT:	GAMBLE DESIGN COLLABORATIVE	
ADDRESS:	324 LIBERTY PIKE SUITE 145 (615) 975-5765 greg.gamble@gdc-tn.com	
CONTACT:	GREG GAMBLE	

OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT: 5%
REQUIRED: 46,255 SF

PROVIDED: 50,803 SF TOTAL (5.5%)
ADDITIONAL NATURAL AREA: 317,172 SF

TOTAL OPEN SPACE PROVIDED: 367,975 SF

LOT	TYPE	AREA (SF)
100	NEIGHBORHOOD AMENITY	10,059
101	NEIGHBORHOOD AMENITY	40,744
ADDITIONAL OPEN SPACE		
102	NATURAL AREA	317,172

TREE CANOPY RETENTION

OVERALL SITE AREA = 925,109 SF (21.24 AC)

EXISTING TREE CANOPY	PRESERVED TREE CANOPY
633,789 SF (14.55 AC)	278,429 SF (6.39 AC)

TREE CANOPY DATA:

TOTAL EXISTING TREE CANOPY:	633,789 SF; 14.55 AC (69% OF SITE)
REQUIRED CANOPY PRESERVATION:	18% (114,082 SF; 2.61 AC)
PROVIDED CANOPY PRESERVATION:	278,429 SF; 6.39 AC (244% OF REQUIRED)

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. THE WATER MAINS ARE LOCATED ALONG SOUTH ROYAL OAKS BLVD.
245 UNITS x 350 GPD = 85,750 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 3.7MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.4 MI (FRANKLIN FIRE DEPARTMENT)
NEAREST RECREATIONAL FACILITY: 1.5 MI (SOAR ADVENTURE TOWER)

PROJECTED STUDENT POPULATION
245 x 0.64 = 157 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY THE CITY OF FRANKLIN

PHASING

DEVELOPMENT	NON-RESIDINTIAL	SF	MULITFAMILY
OVERALL	RESTAURANT, RETAIL, OFFICE, ETC	17,820	245
PHASE 1	RESTAURANT	7,900	0
PHASE 2	OFFICE, RETAIL, ETC	9,920	245

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

VINTAGE AT WATSON GLEN PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee

JEFFREY A. ROSIK
REGISTERED
AGRICULTURE
STATE OF TENNESSEE

Revision Date
△
△
△
△

OVERALL DEVELOPMENT PLAN
SHEET
C2.0
COF # xxxx



1 A1.0 — BUILDING 1
ELEVATIONS — N.T.S.



2 A1.0 — BUILDING 2
ELEVATIONS — N.T.S.



3 A1.0 — BUILDING 3
ELEVATIONS — N.T.S.



4 A1.0 — BUILDING 4
ELEVATIONS — N.T.S.



6 A1.0 — BUILDING 5
ELEVATIONS — N.T.S.



5 A1.0 — MULTI-FAMILY / MIXED-USE
PERSPECTIVE — N.T.S.

The home elevations shown here are representative of the mixed-use/multifamily homes planned for Vintage at Watson Glen. They are the basis for design review by the City of Franklin at the time of Site Plan Submittal. Based on my professional experience, the plans presented meet or exceed the design standards set forth by the City of Franklin.

Greg Gamble, Registered Landscape Architect.

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DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

VINTAGE AT WATSON GLEN PUD SUBDIVISION
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Franklin, Williamson County, Tennessee

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2 _____
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4 _____

MULTI-FAMILY TYPICAL ARCHITECTURE
SHEET
A1.0
COF 7247

From:	Angie Johnson
To:	Planning Intake
Subject:	FW: Proposed rezoning from Commercial to Mixed use[S.Royal Oaks and Oak Meadows Dr.]
Date:	Tuesday, July 14, 2020 4:06:59 PM
Attachments:	image001.png

This was sent for BOMA, but since the PH is not happening tonight, I am sure he would appreciate having this sent to FMPC.

Angie Johnson, PHR
Deputy Assistant City Recorder
City of Franklin
109 3rd Ave S, Franklin, TN 37064
615.550.6707
www.franklintn.gov

From: Andy M Blake <amblake1@bellsouth.net>
Sent: Tuesday, July 7, 2020 8:08 AM
To: Admin Recorder <recorder@Franklintn.gov>
Subject: Proposed rezoning from Commercial to Mixed use[S.Royal Oaks and Oak Meadows Dr.]

ATTENTION COF 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 Angie Johnson,

I ask for the codes to not approve the request for rezoning of the land east of of S.Royal Oaks Blvd and Oak Meadow Drive. The traffic is the main problem . What is suggested to help with traffic flow will not work. The traffic study that suggested that a 5 foot grass median will not work but will cause even more congestion with traffic. I have lived in Franklin since 1987. There was once a 3 foot concrete median on Hwy 96 to serve as a deterrent to keep cars crossing across traffic to the businesses on that stretch of Hwy 96. Business suffered and when the traffic got so bad in the 90's the median was removed to help with congestion. How will a 5 foot

grass median help? It will not.

If the owners of the land want to develop it so badly let us propose a bridge to be built across I-65 interstate [A Flyover so to speak] that would connect Oak Meadows Drive to Carothers Rd on the other side of the interstate. Much like the Bakers Bridge Flyover in Cool Springs. It would open up the traffic congestion an alternate path to the interstate I-65. If that was done and the cost for the bridge was incurred by the Developers then maybe the codes deportment could agree the change.

2nd, There is a impact on the wild life that lives in that area of the stream bed as well. This will destroy their habitat.

3rd ,This is in a flood zone. In 2010 that area was completely full of water. Why on earth would you want to put apartments in a flood zone. I do not believe the studies that were presented in the meeting a year ago that this is not a flood zone . I was there and I saw the flooding.

Thank you for you time,
Please consider keeping the zoning as Commercial
Sincerely ,Andy Blake

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 20-0571

DATE: July 9, 2020

TO: Franklin Municipal Planning Commission

FROM: Emily Hunter, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Dianna Tomlin, Principal Planner

SUBJECT:
Consideration Of Ordinance 2019-57, An Ordinance To Rezone 1520.03 Acres From Planned (PD 1.80/500,000) District And Detached Residential 1 (R-1) District To Planned (PD 2.31/250,000) District For The Property Located South Of Highway 96 And West Of Boyd Mill Pike (Westhaven PUD Subdivision).

PURPOSE:
Project Information

COF Project Number: 7154
Applicant: Southern Land Company, LLC, Richard Burge
Owner: 96 West Holdings, LLC, Brian Sewell

BACKGROUND/STAFF COMMENTS:
This item was deferred at the May 28 and June 25, 2020 Franklin Municipal Planning Commission meetings.

The applicant is requesting to rezone the property from Planned District (PD 1.80/500,000) to Planned District (PD 2.26/250,000) to accommodate the proposed development plan revisions for Westhaven PUD Subdivision. This rezoning changes commercial entitlements from 500,000 square feet to 250,000 square feet. 178,902 commercial square feet currently exist, leaving 71,098 for future commercial development.

The residential entitlement request is a reduction from the previous request of 3,516 residential units. It is an increase to 3,444 residential units from the current entitlement of 2,750 residential units. An additional 7 acres are being added to the project area from the previous approved development plan.

The development plan has been submitted concurrently. In addition to scaling back on the additional residential units requested with this revision, the development plan no longer proposes gas pumps.

Envision Franklin identifies this area with the Design Concepts of Mixed Residential and Neighborhood Mixed Use. Planned Development Zoning is an appropriate zoning for these categories. The majority of the project area has been historically zoned SD-X and had similar

entitlements as to those asked for in this revision.

PROCEDURAL REQUIREMENTS:

1. The city's project identification number shall be included on all correspondence with any city department relative to this project.

FINANCIAL IMPACT:
Unknown.

RECOMMENDATION:
Staff recommends approval of Ordinance 2019-57 to the Board of Mayor and Aldermen.

SOUTHERN LAND COMPANY

3990 HILLSBORO PIKE, SUITE 400
NASHVILLE, TN 37215
OFFICE: 615.778.3150
FAX: 615.778.2875
WWW.SOUTHERNLAND.COM

July 17, 2020

Emily Hunter
Planning Director, City of Franklin
109 3rd Avenue South
Franklin, TN 37064

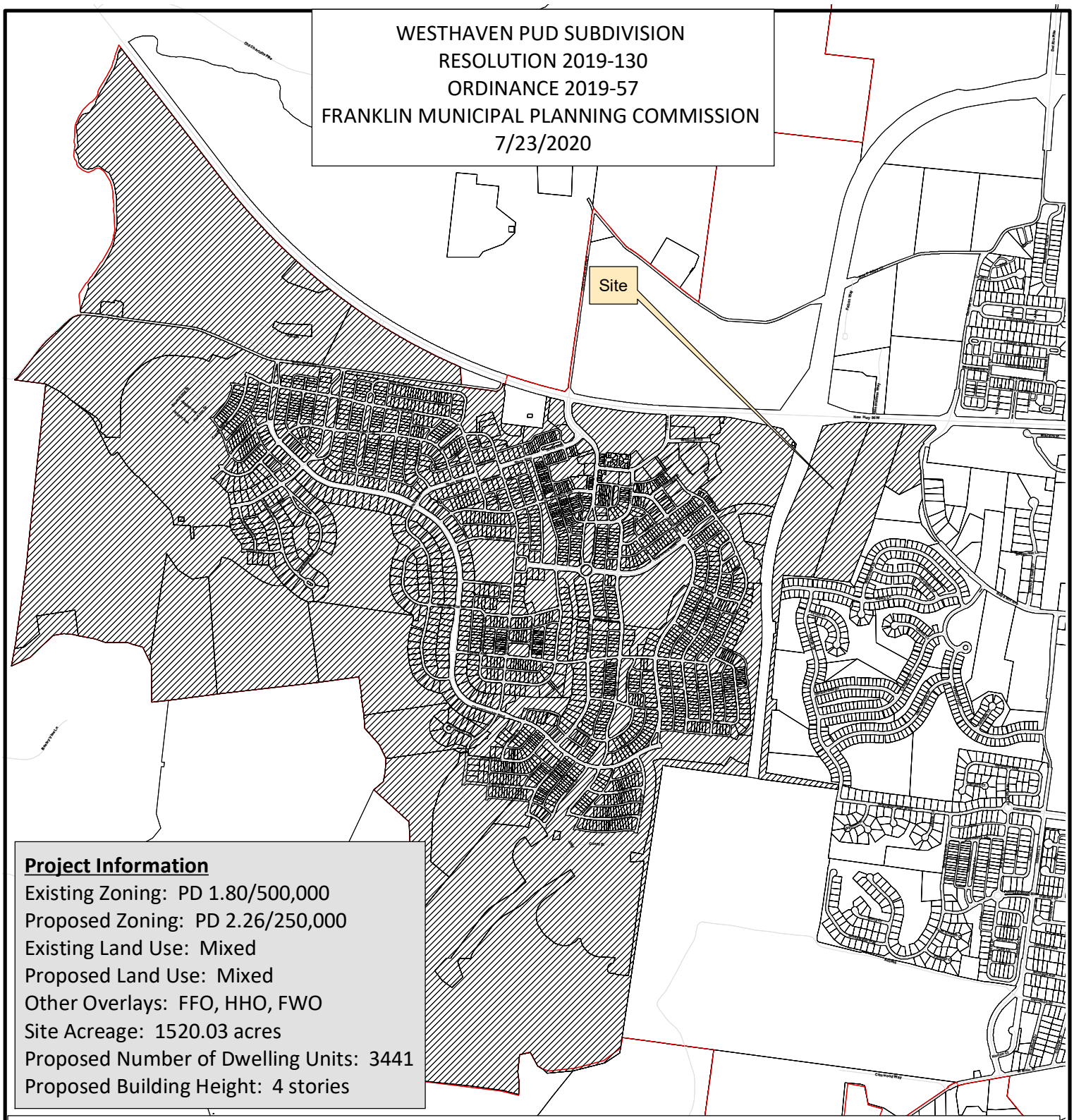
This is a request to defer the review by the Planning Commission of the Rezoning Application (CoF #7154) and the Development Plan Revision (CoF #7133) for Westhaven from the July 23rd Planning Commission to the meeting on August 27th .

We request this time to further review the plans with the residents of Westhaven.

Thank you.

Ben Crenshaw
SVP, Design
Southern Land Company, LLC

WESTHAVEN PUD SUBDIVISION
RESOLUTION 2019-130
ORDINANCE 2019-57
FRANKLIN MUNICIPAL PLANNING COMMISSION
7/23/2020



Project Information

Existing Zoning: PD 1.80/500,000
Proposed Zoning: PD 2.26/250,000
Existing Land Use: Mixed
Proposed Land Use: Mixed
Other Overlays: FFO, HHO, FWO
Site Acreage: 1520.03 acres
Proposed Number of Dwelling Units: 3441
Proposed Building Height: 4 stories

- Westhaven PUD Subdivision, Revision 5
- AG Agricultural District
- ER Estate Residential
- R-1 Residential District
- R-2 Residential District
- R-3 Residential District
- R-6 Residential District
- RM-10 Attached 10 Residential District
- RM-15 Attached 15 Residential District
- RM-20 Attached 20 Residential District
- SD-R Specific Development-Residential
- SD-X Specific Development-Variety
- OR Office Residential District
- GO General Office District
- CC Central Commercial District
- NC Neighborhood Commercial District
- GC General Commercial District
- LI Light Industrial District
- HI Heavy Industrial District
- CI Civic and Institutional District

N

0 500 1,000 2,000 3,000 4,000
Feet

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ORDINANCE 2019-57

AN ORDINANCE TO REZONE 1520.03 ACRES FROM PLANNED DEVELOPMENT (PD 1.80/500,000) DISTRICT AND DETACHED RESIDENTIAL 1 (R-1) DISTRICT TO PLANNED DEVELOPMENT (PD 2.26/250,000) DISTRICT FOR THE PROPERTY LOCATED SOUTH OF HIGHWAY 96 WEST AND WEST OF BOYD MILL PIKE, (WESTHAVEN PUD SUBDIVISION)

WHEREAS, the City of Franklin, Tennessee, encourages responsible growth and the sensible transition of land uses and densities; and

WHEREAS, the Planned District provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; and

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, adopted Resolution 2019-130, approving a Development Plan as required by the Franklin Zoning Ordinance; and

WHEREAS, the zoning has been reviewed and approved by BOMA after a public hearing and a recommendation by the Franklin Municipal Planning Commission.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification of PD (1.80, 500,000) And Detached Residential 1 (R-1) District to PD (2.26, 250,000) District.

PREMISES CONSIDERED

Map-Parcel	Acres
64 28,28.02,12,23.01, 23.02,25.02 Map 77 1,1.01,1.02, 1.03,10.4 Map 64O A-G Map 77B A-G	1513.91
Map 64, 28.02	7.27
TOTAL	1520.03

SECTION II. That the attached Location Map and Survey shall serve the purpose of further delimiting the geographical boundaries as described by this Ordinance.

SECTION III. BE IT FINALLY ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Ordinance shall take effect from and after its passage on third and final reading, the health, safety, and welfare of the citizens requiring it.

ATTEST:

By: _____
Eric S. Stuckey
City Administrator/Recorder

CITY OF FRANKLIN, TENNESSEE:

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED: _____

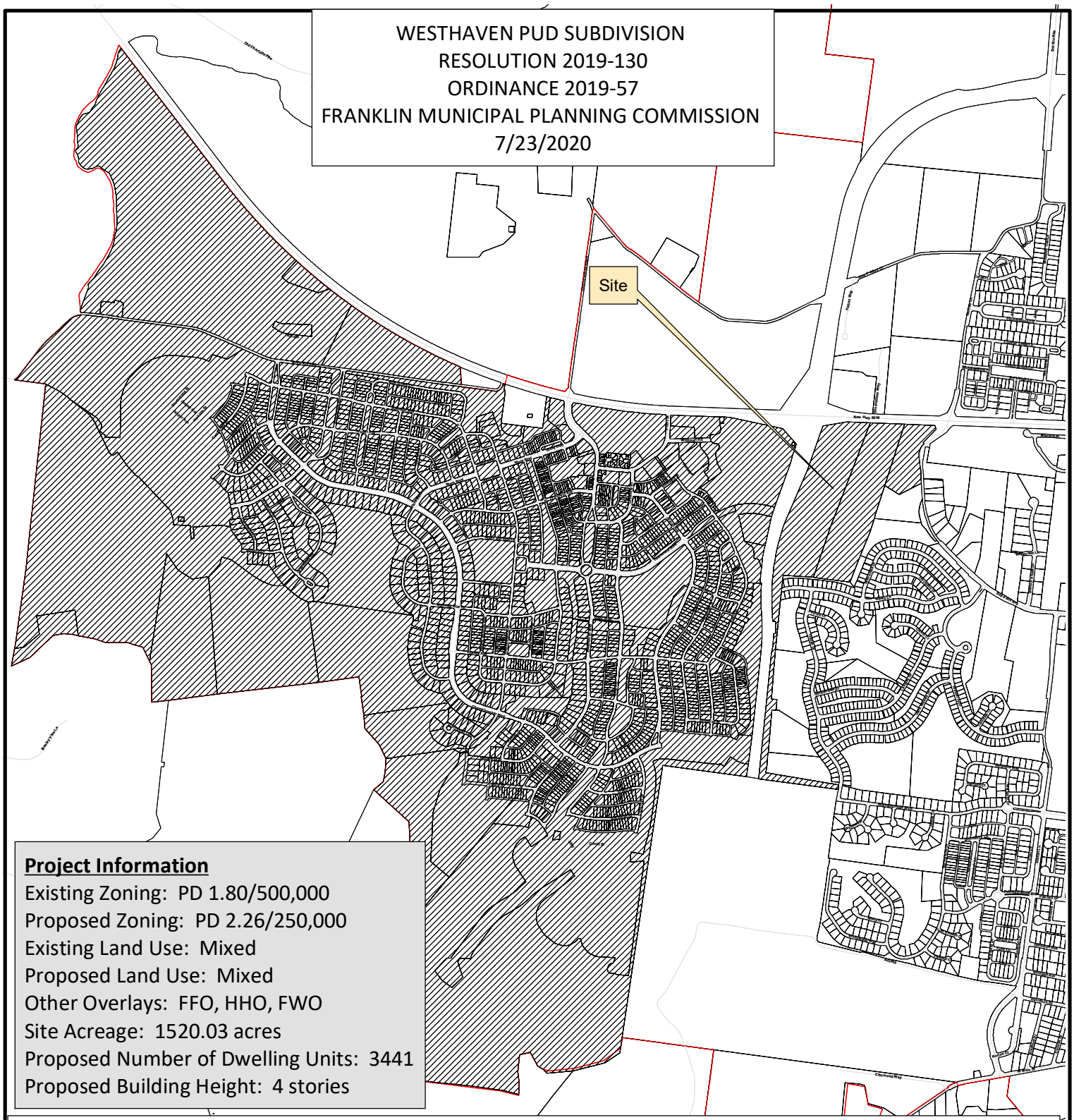
PASSED FIRST READING: _____

PUBLIC HEARING HELD: _____

PASSED SECOND READING: _____

PASSED THIRD READING: _____

WESTHAVEN PUD SUBDIVISION
RESOLUTION 2019-130
ORDINANCE 2019-57
FRANKLIN MUNICIPAL PLANNING COMMISSION
7/23/2020



Project Information

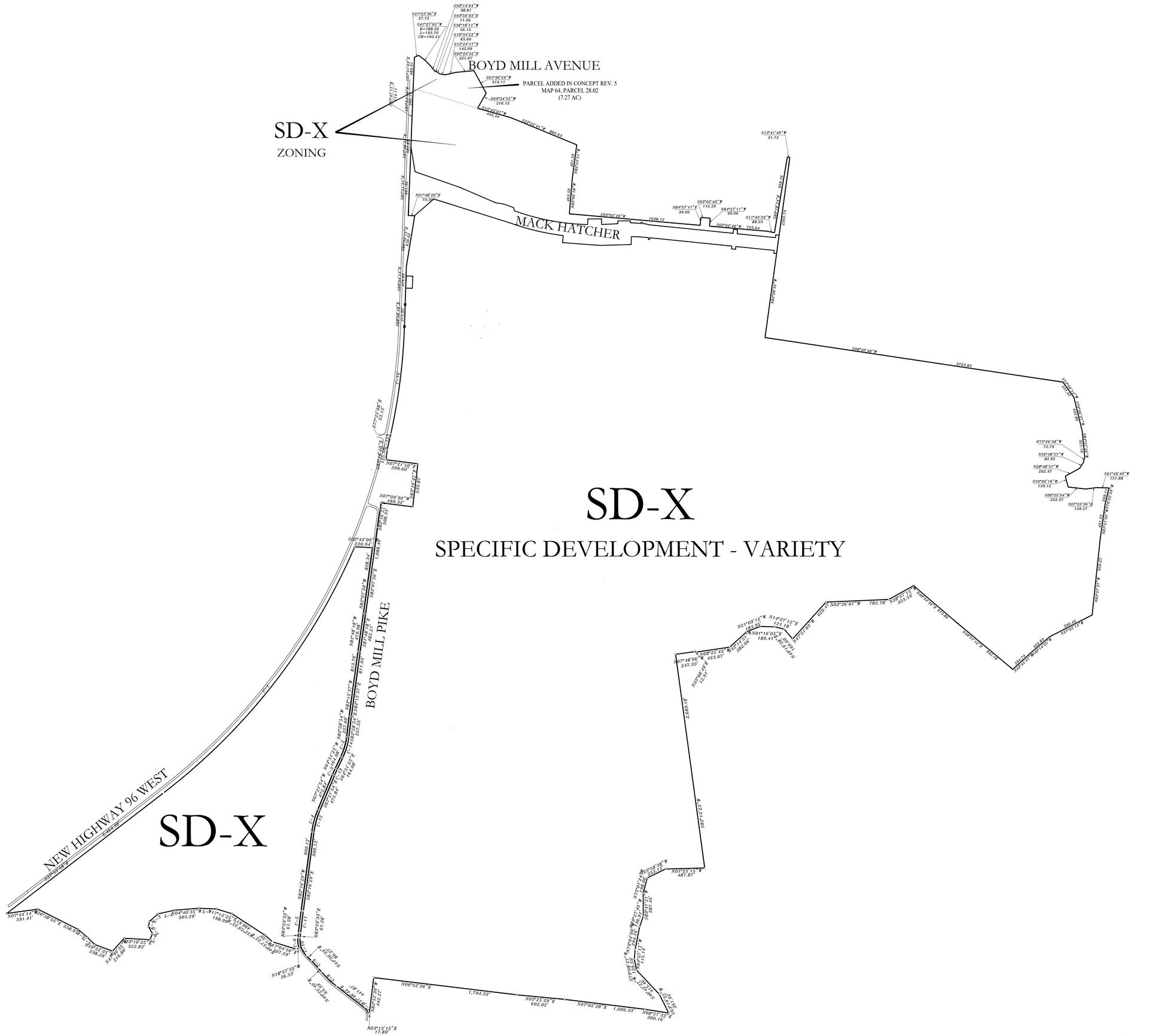
Existing Zoning: PD 1.80/500,000
Proposed Zoning: PD 2.26/250,000
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- ER Estate Residential
- R-1 Residential District
- R-2 Residential District
- R-3 Residential District
- R-6 Residential District
- RM-10 Attached 10 Residential District
- RM-15 Attached 15 Residential District
- RM-20 Attached 20 Residential District
- SD-R Specific Development-Residential
- SD-X Specific Development-Variety
- OR Office Residential District
- GO General Office District
- CC Central Commercial District
- NC Neighborhood Commercial District
- GC General Commercial District
- LI Light Industrial District
- HI Heavy Industrial District
- CI Civic and Institutional District

N

0 500 1,000 2,000 3,000 4,000
Feet

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SOUTHERN LAND COMPANY
Southern Land Company, LLC
3990 Hillsboro Pike, Suite 400 - Nashville, Tennessee 37215
Office (615) 970-1616 FAX (615) 970-1623 www.southernlandco.com

JASON CHRISTOPHER LAWLER — REGISTERED LANDSCAPE ARCHITECT

12-9-19

WESTHAVEN

CONCEPT PLAN - REVISION 5 MAJOR MODIFICATIONS

FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

- THIS DESIGN AND DRAWINGS CONTAINED WITHIN ARE A DOCUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF SOUTHERN LAND COMPANY (SLC). THESE DOCUMENTS ARE PROVIDED FOR A ONE-TIME USE AND SHALL NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE EXPRESSED WRITTEN CONSENT OF SLC.
- SLC MAKES NO REPRESENTATIONS OR WARRANTIES OF ANY KIND, EXPRESSED OR IMPLIED, WITH RESPECT TO THIS PLAN, AND IT SHALL HAVE NO LIABILITY FOR DIRECT, INDIRECT OR CONSEQUENTIAL DAMAGES ARISING FROM THE CONSTRUCTION IN ACCORDANCE WITH THIS PLAN.
- MODIFICATIONS TO THIS PLAN SHOULD ONLY BE PERFORMED BY A QUALIFIED ARCHITECT, ENGINEER, LANDSCAPE ARCHITECTURE OR CONTRACTOR.

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REVISIONS:

1	
2	
3	
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8	

DATE: 12/09/2019
JOB #: 284000
PROJECT #: COF

SD-X ZONING DISTRICT BOUNDARY PLAN

SHEET NO.
CP-6

A. TOTAL SITE ACREAGE 1,520.03 ACRES

B. PREVIOUS APPROVALS

PLANNED RESIDENTIAL (PR) DEVELOPMENT	2001 APPROVAL	2003 APPROVAL REV 1	2007 APPROVAL REV 2	2017 APPROVAL REV 3	2019 APPROVAL REV4 (COF Administrative Approval - Minor Modifications)
TOTAL ACREAGE	±1,305.39 ACRES	±1,359.00 ACRES	±1,354.17 ACRES	±1,354.17 ACRES	±1,354.17 ACRES
PROPOSED NUMBER OF DWELLING UNITS*	1,565 UNITS	1,976 UNITS*	1,976 UNITS*	1,976 UNITS*	1,976 UNITS*
GROSS DENSITY	1.20 UNITS/ACRE	1.46 UNITS/ACRE	1.46 UNITS/ACRE	1.46 UNITS/ACRE	1.46 UNITS/ACRE

*DOES NOT INCLUDE ALLOWABLE ACCESSORY APARTMENTS ("GRANNY FLATS").

PLANNED COMMERCIAL (PC) DEVELOPMENT	2001 APPROVAL	2003 APPROVAL REV 1	2007 APPROVAL REV 2	2017 APPROVAL REV 3	2019 APPROVAL REV4 (COF Administrative Approval - Minor Modifications)
TOTAL ACREAGE	±230.84 ACRES	±177.23 ACRES	±183.01 ACRES	±183.01 ACRES	±183.01 ACRES
PROPOSED NUMBER DWELLING UNITS	435 UNITS	774 UNITS**	774 UNITS**	774 UNITS**	774 UNITS**
GROSS DENSITY	1.88 UNITS/ACRE	2.96 UNITS/ACRE	2.87 UNITS/ACRE	2.87 UNITS/ACRE	2.87 UNITS/ACRE

**INCLUDES UP TO FIVE HUNDRED (500) TOTAL PERMITTED CONDOMINIUM UNITS, APARTMENT UNITS, AND LIVE/WORK UNITS AND UP TO TWO HUNDRED AND FIFTY (250) TOTAL PERMITTED SENIORS HOUSING UNITS INCLUDING INDEPENDENT LIVING AND ELDERLY HOUSING UNITS.

TOTAL PROPOSED COMMERCIAL SPACE	500,000 SQUARE FEET	500,000 SQUARE FEET	500,000 SQUARE FEET	500,000 SQUARE FEET	500,000 SQUARE FEET
OPEN SPACE ACREAGE	2001 APPROVAL ±813.44 ACRES	2003 APPROVAL REV 1 ±706.50 ACRES	2007 APPROVAL REV 2 ±787.39 ACRES	2017 APPROVAL REV 3 ±769.12 ACRES	2019 APPROVAL REV4 (COF Administrative Approval - Minor Modifications) ±769.12 ACRES

C. CURRENT CONCEPT PLAN - REV 5

TOTAL ACREAGE (PD DISTRICT)	1520.03
TOTAL NUMBER DWELLING UNITS	3441 UNITS
GROSS RESIDENTIAL DENSITY	2.26 UNITS/ACRE
PROPOSED COMMERCIAL SPACE	250,000 SQUARE FEET
OPEN SPACE ACREAGE	±770.51 ACRES

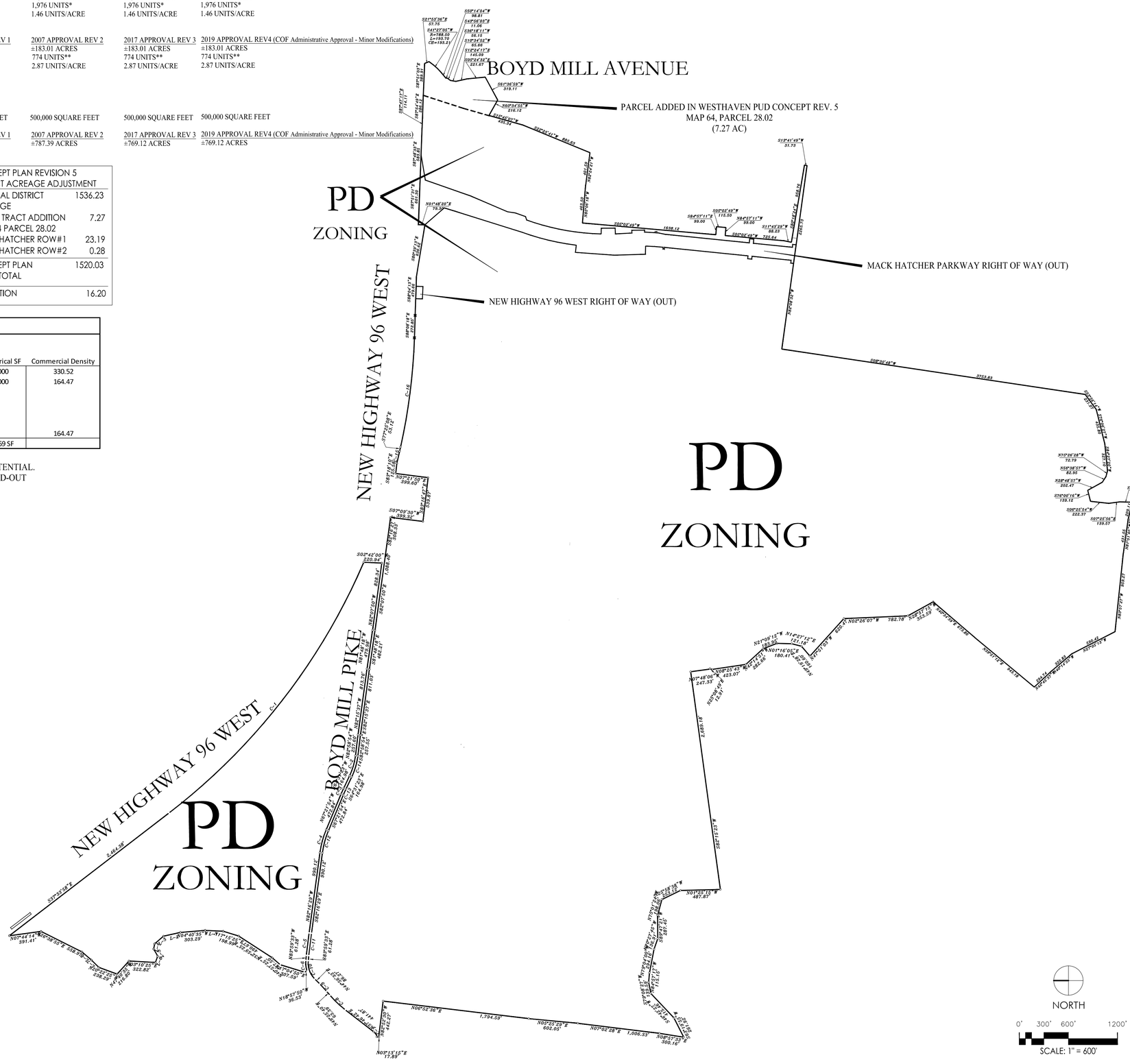
CONCEPT PLAN REVISION 5 DISTRICT ACREAGE ADJUSTMENT	
ORIGINAL DISTRICT ACREAGE	1536.23
JEWELL TRACT ADDITION MAP 64 PARCEL 28.02	7.27
MACK HATCHER ROW#1	23.19
MACK HATCHER ROW#2	0.28
CONCEPT PLAN REV. 5 TOTAL	1520.03
REDUCTION	16.20

Westhaven PUD Entitlements

Westhaven PUD Entitlements

	Area (Ac)	Residential Units	Residential Density	Commerical SF	Commercial Density
Existing (Revision 4)	1512.76	2750	1.82	500000	330.52
Proposed (Revision 5)	1520.03	3441	2.26	250000	164.47
J&J Farms Proposed Entitlements					
Area	7.27				
Density			2.26		164.47
Net Proposed Entitlements		16.43 Units		1195.69 SF	

NOTE:
PROPOSED ENTITLEMENT TOTALS ARE NOTING MAXIMUM BUILD-OUT POTENTIAL.
THE DEVELOPMENT PLAN BEING PROVIDED DOES NOT SHOW A FULL BUILD-OUT OF THESE ENTITLEMENTS.



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SOUTHERN LAND COMPANY
Southern Land Company, LLC
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Office (615) 778-3150 - Fax (615) 778-2875 - www.southernland.com

ELIJAH N. CRAIGHEAD REGISTERED LANDSCAPE ARCHITECT 07.02.20

WESTHAVEN PUD SUBDIVISION - REZONING REZONING APPLICATION

FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

REVISIONS:
1 03/05/20: REVISED PER CITY COMMENTS
2 04/02/20: REVISED PER CITY COMMENTS
3 05/07/20: REVISED PER CITY COMMENTS
4 06/04/2020 FMPC DEFERRAL
5 07/02/2020 FMPC DEFERRAL
6

DATE: 012/09/19

JOB #: 1143-04

PROJECT #: COF #7154

PD ZONING DISTRICT BOUNDARY PLAN

SHEET NO.
L3.00

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:55 AM
To: Dianna Tomlin
Subject: FW: support for the proposed Westhaven expansion plan

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Andrea Arnold <andreaarnold01@gmail.com>
Sent: Wednesday, May 27, 2020 4:52 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: support for the proposed Westhaven expansion plan

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Good afternoon -

I am writing to you in support of Southern Land's planning development rezoning plan which will be discussed with public comment this week.

My husband and I and our three children have lived in Franklin for 14 years, first in Franklin Green and now in Westhaven. I feel we have a unique perspective to view this plan with understanding from residents in each neighborhood. I take exception to some of the hyperbolic reactions that this development plan has raised, including claims that this plan, specifically the gas station, will result in increased light pollution, criminal activity and high environmental risks.

Some 'pros' of this plan from a resident who lives on the east side of Westhaven (Fitzgerald St.) and would have this greatly impact my property. I work a traditional job and having another entrance/exit to the neighborhood (particularly one that connects to Mack Hatcher) would be wonderfully convenient and great for resale. The development currently has three entrances and the amount of homes demands more. The gas station would provide an additional convenience for commuters, but also provide an nice 'quick stop' retail option. Southern Land has proven by their history that whatever they build will be in line with the design of the neighborhood. I'm sure it will be a nicely designed store, even with it being a basic convenient store. There was a complaint that the plan would add more density to the neighborhood. A developer has a right to develop on the land based on the market - Westhaven is a very desirable

neighborhood and it only makes sense for more homes. Also, again, history has shown that SL has designed the neighborhood with great duty of care for green space and landscaping. I'm confident these elements will be added to the new plan. When I lived in Franklin Green, it was always a desire for the two neighborhoods to be connected in some manner that didn't involve Hwy 96. It would be a wonderful element for many involved - neighbors to connect, children who attend Pearre Creek from both neighborhoods could ride bikes to each others homes, Franklin Green kids may even be able to ride bikes to PCES (a feature that has been long desired since the school opened), and this convenience would add more customers for the retail in the WH neighborhood.

Overall, I think this plan is sound and want to add my voice of support. Thank you in advance for considering my opinion. And thank you for serving our community.

Andrea Arnold
233 Fitzgerald St.

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 1:28 PM
To: Dianna Tomlin
Subject: Fwd: Amendment to Westhaven Development Plan - public comment

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Sent from my iPhone

Begin forwarded message:

> **From:** Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
> **Date:** May 27, 2020 at 12:24:23 PM CDT
> **To:** Dianna Tomlin <diannat62@me.com>
> **Subject: FW: Amendment to Westhaven Development Plan - public comment**
>
> Planning Intake Email regarding WESTHAVEN
>
> **Amy Diaz-Barriga, AICP**
> Current Planning Supervisor
>
> Planning and Sustainability Department
> City of Franklin
> 109 Third Avenue South
> Franklin, TN 37064
>
> Phone: 615-550-6732
>
> ---
>
> **From:** James Arthur <jarthur1945@gmail.com>
> **Sent:** Monday, May 25, 2020 4:29 PM
> **To:** Planning Intake <planningintake@franklintn.gov>
> **Subject:** Amendment to Westhaven Development Plan - public comment
>
> ***ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.***

This email is submitted pursuant to public instruction with the expectation it will be read aloud at the meeting of the Franklin Planning Commission on May 28, 2020 at the appropriate time. Please confirm its receipt.

To: Members of the Franklin Planning Commission

From: James F. Arthur, III, 1399 Westhaven Blvd., Franklin, TN 37064

Re: Amendment to Westhaven Development Plan

I have been a homeowner in Westhaven and a taxpayer and registered voter in Franklin since July 2012.

I summarize the main thrust of proposed amendments to the Westhaven Development Plan as follows:

1. A substantial increase in the density of undeveloped residential property within the current boundaries of Westhaven.

2. The annexation of 55 acres adjacent to Westhaven and development as high-density residential property and commercial property, particularly a convenience store and gas station.

The investors in Westhaven Partners LLC, like just about every other real estate developer, hit a rough patch between 2008 and 2012, so it is understandable that they now want to squeeze every last dime of profit out of every last square inch of dirt in Westhaven, but that is not the standard by which this application should be judged, is it? It is my understanding, however imperfect, that, in order to grant the application, the Planning Commission must find some element of necessity arising from unforeseen changes in circumstances, or that the amendments serve some public interest and impose no detriment on affected property owners. If I am correct, the application fails to meet any standard for its approval. I object to the proposed amendments for the following reasons:

a. The Development Plan for Westhaven was originally sold as creating a unique, *walkable* community. A community divided by a controlled access parkway is not exactly walkable, sprintable maybe.

b. The proposed development of the 55-acre Jewell Property is being sold as an “aging-in-place” amenity for Westhaven, which is just so much marketing twaddle. In the first place, there is already a high-end senior living facility directly across the street, so there is no need for such an “amenity” for Westhaven. This is just a ploy to obtain high-density residential zoning and, unless there are strict

occupancy standards limiting it to “seniors” strictly enforced, it will become just “that low-rent district across Mack Hatcher.”

c. Southern Land Co.’s (SLC) response to criticism that adding another 400 residences on the Jewell Property will crush the already overburdened recreational facilities in Westhaven proper is that “they will have their own amenities.” How’s that going to work? Check points along Mack Hatcher? Just trouble and bad blood waiting to happen.

d. The proposed gas station and convenience store inside this neighborhood is an absurdity and an abomination. Would you approve a gas station and convenience store in the middle of Fieldstone Farms? Would you approve one on New Highway 96 between Front Street and Downs Blvd.? Westhaven homeowners most directly affected by proximity to the proposed gas station and convenience store have a number of persuasive arguments against this particular proposal, although I acknowledge that we have our share of nitwits too lazy to drive another 90 seconds to Mapco to pay the highest gas prices in Franklin who seem to like the idea. There is no need for a “convenience” store within spitting distance of a Kroger.

e. SLC proposes to flip the density on unfinished residential sections on the west side of Westhaven proper from 80% “driveway load”/20% “alley load” to the reverse, 80% alley load/20% driveway load. This will add over 300 more residences (largely shotgun houses) and potentially 600 more cars) to Westhaven proper. The best way of looking at this is as a buildout primarily directed to the the lowest price point, a considerable detriment to those who have already purchased at a higher price point in reliance on the promise that the balance of the development would be developed mostly with residences costing as much or more than theirs, thereby preserving their property values.

f. Westhaven proper is landlocked and has only three points of ingress and egress (not counting Mack Hatcher), all on New Highway 96. Travelled New Highway 96 at rush hour lately, even on the heels of COVID19? Even at the currently approved density, we still have a potential for 1000+ additional cars at buildout, and SLC wants to dump another 600 more on top of that. We are already dealing with traffic congestion on a daily basis, and although it may be mitigated somewhat by the new traffic light at Westhaven Blvd., it is still only going to get worse.

g. The more or less wonderful recreational facilities in Westhaven proper have been strained for years. On holiday weekends, the resort pool at the Residents Club is like Coney Island on the hottest day of the year, weekdays are not a whole lot better, and it has been that way for the last six or seven years. The “New Pool” at the Golf Club, presently under construction, was “ready to break ground” when I bought my house in 2012 and paid a $2,500 surcharge at closing to fund its construction. Sort of like Mack Hatcher, except I had to put down a deposit.

h. Finally, I suggest that present homeowners, who purchased under a Development Plan providing for a finite number of lots and providing for relinquishment of control of the HOA by SLC to actual homeowners when a certain percentage of those were sold have a vested interest, enforceable at equity or at law, which prevents SLC from moving the goalposts – as it now seeks to do. The HOA is important. At present, it is sort of an opaque, benevolent dictatorship that keeps the grass cut and the hedges trimmed and graciously "hears" our concerns before blowing them off entirely. The only entities that presently have a duty likely to be discharged to protect the interests of actual homeowners in Westhaven, who pay taxes and vote, is the Franklin Planning Commission and the Board of Mayor and Aldermen.

The proposed amendments to the Development Plan are necessary to nothing other than increasing the profits of Westhaven Partners LLC, benefit neither the public nor homeowners in Westhaven, and create real detriments to the latter. Please vote NO.

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 10:03 AM
To: Dianna Tomlin
Subject: FW: WH expansion

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: Lana Baker <lana.n.baker@gmail.com>
Sent: Thursday, May 28, 2020 8:47 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: WH expansion

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hello,

As a resident of Westhaven, I wanted a voice To the proposed rezoning to our community. I am not in favor of further development. The entire community is under construction! My main concern are the schools involved. There is no room for growth with our current school situation. Hillsboro School is already 30 plus kids, independence high school is busting at the seams. With out schools being built to support The growth I will be opposed to any further building.

Lana Baker

Sent from my iPhone

Sent from my iPhone

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 1:26 PM
To: Dianna Tomlin
Subject: Fwd: Development Plan Revision for Westhaven

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Sent from my iPhone

Begin forwarded message:

> **From:** Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
> **Date:** May 27, 2020 at 12:22:00 PM CDT
> **To:** Dianna Tomlin <diannat62@me.com>
> **Subject: FW: Development Plan Revision for Westhaven**
>
> Planning Intake Email regarding WESTHAVEN
>
> **Amy Diaz-Barriga, AICP**
> Current Planning Supervisor
>
> Planning and Sustainability Department
> City of Franklin
> 109 Third Avenue South
> Franklin, TN 37064
>
> Phone: 615-550-6732
>
> ---
>
> **From:** tara baldwin <tarabaldwin@hotmail.com>
> **Sent:** Tuesday, May 26, 2020 8:41 PM
> **To:** Planning Intake <planningintake@franklintn.gov>
> **Subject:** Development Plan Revision for Westhaven
>
> ***ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.***
>
> Good Evening. Thank you for taking emails since the session will not be in person. I have lived in the Nashville/Franklin area since moving here with my mother in 1978. I have seen lots of growth. Sadly, for the area as a whole, not all of it has been good.

I would like to express my opposition to a gas station inside the neighborhood boundary of Westhaven and very close to Pearre Creek Elementary. This Fall I attended a meeting where SouthernLand Company explained their proposal of a gas station at the corner of Mack Hatcher extension and Townsend Blvd. I personally reviewed the gas stations in close proximity to Westhaven and the numbers are quite staggering. According to the GasBuddy app, there are **12** gas stations WITHIN 5 miles of Westhaven. There are 16 gas stations within 6 miles, 27 within 7 miles, 36 within 8 miles, and 43 within 10 miles which more than triples the available stations with only 5 more miles. There is no shortage of places residents can gas up in every direction, and none are in a neighborhood. Having a gas station under 1500 ft from an elementary school and a MTEC substation poses numerous risks. Surely this is not a precedent we want to start for Franklin. Please vote no on allowing a gas station inside the Westhaven neighborhood and within a potentially risky distance from an elementary school.

During that same meeting, SLC proposed a change of density including the addition of several acres of development east of the current community and Mack Hatcher Extension. In an effort of compromise, I would encourage SLC in building their proposed 450 Senior Living units on that property with their own amenities. I do, however, object to such a drastic change of density to the areas that are left in the current Westhaven boundary. There appears to be a domino-type effect happening of higher priced smaller homes which create parking issues which then lead to emergency vehicle problems accessing streets and homes as stated to residents from the local fire Dept. SLC makes a lovely product; we've followed them since 2002, and as with other developments, the beauty and functionality of the community seem to be compromised as the end of the space nears. If nothing else, SLC should reconsider their plan after these past few months. There is much speculation that many companies will allow work from home at least on a part time basis, and that will indeed impact the size of homes people will be wanting. I know you are also fully aware of the school overcrowding issues of the county. The Community Impact NewsPaper reported Hillsboro Middle School to be over capacity by 150 students now and 163 next school year. That's 151% over capacity according to statistics from the aforementioned article. As a parent of a child with learning challenges in WCS, I see my child continually falling through the cracks due to these larger class sizes and the subsequent taxation of the teachers and staff in dealing with this very real issue. It will only take an addition of 247 students to again put the new and improved Independence High School at capacity. The age-defined Senior Living facility, as mentioned by SLC, does not impact school overcrowding issues like an additional 366 homes in the current boundaries of Westhaven would. Please vote "NO" for this increased density.

Thank you for your time and your commitment to Franklin.
Tara Baldwin
1553 Fleetwood Dr
Franklin, TN 37064

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 1:26 PM
To: Dianna Tomlin
Subject: Fwd: Development plan revision for Westhaven

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Sent from my iPhone

Begin forwarded message:

> **From:** Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
> **Date:** May 27, 2020 at 12:21:52 PM CDT
> **To:** Dianna Tomlin <diannat62@me.com>
> **Subject: FW: Development plan revision for Westhaven**
>
> Planning Intake Email regarding WESTHAVEN
>
> **Amy Diaz-Barriga, AICP**
> Current Planning Supervisor
>
> Planning and Sustainability Department
> City of Franklin
> 109 Third Avenue South
> Franklin, TN 37064
>
> Phone: 615-550-6732
>
> ---
>
> **From:** Brent Baldwin <brent_baldwin@yahoo.com>
> **Sent:** Tuesday, May 26, 2020 9:29 PM
> **To:** Planning Intake <planningintake@franklintn.gov>
> **Subject:** Development plan revision for Westhaven
>
> ***ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.***
>
> Dear Sir/Madame,

I am writing to voice my concerns over a proposal by Southern Land Company to place a gas station and convenience market within my neighborhood, Westhaven. I am also very concerned with proposed changes in lot density. I want to reach out directly to the board to express my opposition and enumerate a few of the reasons.

A major concern for the gas station is neighborhood safety. A gas station is a serious source of noxious chemicals (toluene, CFCs, benzene). Placing such a source within close proximity to homes and an elementary school surely is a poor choice. It is also a fire hazard. The evacuation zone around a gas station fire would encompass the entire east end of the neighborhood. There is a reason gas stations are not typically located in residential areas.

There is a well known and documented negative impact on property values for homes near a gas station and convenience market. The homes in this neighborhood are expensive and it is not fair to the home owners for the developer to negatively impact the home values after charging a premium in the first place.

I would also like to voice my concern over the proposed neighborhood density changes currently sought by the developer. I realize a majority of the increase in density may be attributable to an age restricted development (senior living), however, there is also a significant change being proposed for increasing the density of homesites in the remainder of the existing neighborhood. More people, more kids to crowd our already crowded public school system. More cars with less parking space available (already a concern in large portions of the neighborhood). Emergency vehicles can barely navigate some portions of the neighborhood because of street parking.

In summary, I'm concerned that Southern Land Company has pushed the original plan and intentions of this community to the breaking point. There are 1700 home owners in the current neighborhood that have payed a premium to be in this neighborhood. SLC seems to be trying to change the rules to maximize profits over the integrity of the original plans and stated intentions of the development. Please vote no to the proposed gas station and change in lot density.

Thank you,

Brent Baldwin
1720 Championship Blvd
Franklin, TN 37064

Sent from Yahoo Mail on Android

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 10:01 AM
To: Dianna Tomlin
Subject: FW: Vote against Westhaven expansion

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: Tony Bassano <tbassano@icloud.com>
Sent: Thursday, May 28, 2020 6:05 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Vote against Westhaven expansion

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I have lived in Founders Point for 20 years,and have seen the problems with traffic coming from Westhaven and Fairview has caused ! We have no light,or even a middle turn lane to pull out onto 96! It can take 5 mins to pull out,and is very dangerous. Guess someone has to be killed before anything is done about it!Development and grows in this area MUST be checked before we wind up like SpringHill,or even worse, like the suburbs of Atlanta . City Planners should be ashamed of what they've done to Franklin. There's even been talk that someone is trying to buy out Gentry's farm and put another development there?When will it STOP?
I believe before any new development in the city of Franklin is approved ,all citizens should be able to go to our polls and vote on it.

Tony Bassano
Tbassano@icloud.com

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 12:13 PM
To: Dianna Tomlin
Subject: Fwd: SLC proposed gas station

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Sent from my iPhone

Begin forwarded message:

> **From:** Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
> **Date:** May 27, 2020 at 12:07:17 PM CDT
> **To:** Dianna Tomlin <diannat62@me.com>
> **Subject: FW: SLC proposed gas station**
>
> Planning Intake Email regarding WESTHAVEN
>
> Amy Diaz-Barriga, AICP
> Current Planning Supervisor
>
> Planning and Sustainability Department
> City of Franklin
> 109 Third Avenue South
> Franklin, TN 37064
>
> Phone: 615-550-6732
>
> -----Original Message-----
> From: Anne <a.beaumont@earthlink.net>
> Sent: Wednesday, May 27, 2020 11:00 AM
> To: Planning Intake <planningintake@franklintn.gov>
> Subject: SLC proposed gas station
>
> ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.
>
> Hello,
>
> We live In Westhaven on Eliot rd. We have lived in Westhaven for the past 6 years.
> The past year or so, Southern Land has been noticeably slipping in their ability to oversee and handle

issues regarding increased development. Construction traffic, street maintenance, excessive dust and trash are some of the daily issues in the neighborhood.
We are opposed to the proposed gas station inside the neighborhood. The residents are already dealing with quality of life issues that the developers are not improving in any way.
Also, the proximity to the elementary school is of huge concern for the health and safety of the children.

Thank you for your time.

Anne Beaumont

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:52 AM
To: Dianna Tomlin
Subject: FW: Westhaven Development presented by Southern Land on 5/28/20

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: Patricia Boland <polopatti101@gmail.com>
Sent: Wednesday, May 27, 2020 3:16 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Westhaven Development presented by Southern Land on 5/28/20

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

The newly released traffic report states that approximately 16,344 new vehicular trips per day in Westhaven will be generated once the build out of homes is completed by Southern Land. Have you taken this into consideration and how it will impact the roads and traffic flow? We live in a beautiful country-like setting living off of New Highway 96 but the congestion already exists in this area of Franklin. Have you personally experienced trying to get out of Westhaven in the morning? Why does the City of Franklin want to citify this western part of Franklin? Builders around here proudly advertise Franklin schools but they are not held accountable to put money into the infrastructure due to all the housing they bring into an area and the traffic jams that arise because of it.
This is not right. Please vote with your conscience. This will degrade the quality and tranquility of country-like living we experience here in beautiful Franklin.

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 2:39 PM
To: Dianna Tomlin
Subject: FW: "Franklin, my dear…"

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: Amy Biagini <a.biagini@comcast.net>
Sent: Thursday, May 28, 2020 2:13 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: "Franklin, my dear..."

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Developers are greedy, their motives a sham They say "Franklin my dear, we don't give a damn"

The traffic horrendous, every day a logjam They say "Franklin my dear, we don't give a damn"

Tourists love Franklin, but not traffic - they'll scram But we hear "Franklin my dear, we don't give a damn"

Our quaint town will be gone, houses they'll cram They say "Franklin my dear, we don't give a damn"

We look at their maps, their fancy diagrams It's obvious...
Franklin, they don't give a damn!!

Amy Biagini
Founders Pointe

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 2:39 PM
To: Dianna Tomlin
Subject: FW: "Franklin, my dear…"

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: Amy Biagini <a.biagini@comcast.net>
Sent: Thursday, May 28, 2020 2:13 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: "Franklin, my dear..."

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We look at their maps, their fancy diagrams It's obvious...
Franklin, they don't give a damn!!

Amy Biagini
Founders Pointe

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 2:34 PM
To: Dianna Tomlin
Subject: FW: Proposed Gas Station next to Westhaven

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Bryce Bruner <bhbruner@gmail.com>
Sent: Thursday, May 28, 2020 11:15 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Proposed Gas Station next to Westhaven

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hello,

I live at 1302 Porter St near Pearre Creek Elementary and the proposed gas station. I'm concerned and suggest the city deny / decline the proposal to rezone and allow a gas station to be built at the proposed site. There are multiple reasons:
1) The health of my family and others in the area (we have two young children)
2) When we purchased our house (most expensive thing people buy in their lives), there were no plans to have a gas station built so close. Otherwise we would have looked in a different part of the neighborhood, now I have to rely on others to determine whether or not I'm exposing myself and my family to harmful substances. We shouldn't have adverse environmental factors thrust upon us when we don't have the ability to easily pickup our lives and move without extraordinary costs and effort.
2) The health impact to the children attending Pearre Creek
3) The safety and social aspects of having a gas station so close to an Elementary school which has an opportunity to increase crime in the area
4) Additional traffic to the area without proper infrastructure to support

Thank you,
Bryce Bruner
224-456-9165

Dianna Tomlin

From: nzclark@aol.com
Sent: Thursday, May 28, 2020 8:24 AM
To: Dianna Tomlin; Amy Diaz-Barriga
Subject: Public Comment for tonight's planning meeting

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Ms Tomlin and Diaz-Barriga

We (Richard and Tania Clark) wish to stringently oppose the development and rezoning of the 7.27 acres at 1711 New Hwy 96 W as part of the Westhaven PUD. Our opposition to this development is primarily focused on the proposed access road onto Boyd Mill Ave:

- There is presently a very high volume of traffic on Boyd Mill Ave and this proposed massive 750+ residential/mixed use development will add a significant number of vehicles to include heavy construction vehicles and new commuters to an already over burdened and increasingly dangerous roadway.
- Boyd Mill Ave is continually backed up with traffic, only easing up on week day evenings and Sunday nights after 7pm.
- There is a 20 mile an hour sharp bend on Boyd Mill that has been the scene of numerous traffic accidents involving excessive speed with cars running off the road, most recently vehicles crashing through the fence at 1711 New Hwy 96 W and hitting a tree on our property at 3270 Boyd Mill Ave
- The 20 mile an hour bend on Boyd Mill Ave generates excessive road noise, accentuated by the adjacent Reid Hill, as many vehicles already hit the bend at speed then purposely accelerate towards Downs Boulevard.
- It is difficult turning into or out of our property at 3270 Boyd Mill Ave. The speed that commuters drive down that stretch of road from both directions is alarming.
- There is absolutely no room for maneuvering on this road, with a large drainage ditch on one side, no shoulder, bicycle lanes or footpaths. Adding thousands more motorists, will lead to significant frustration and hazards to all citizens including children, that live along and utilize Boyd Mill Ave.

- Boyd Mill Avenue and Carlisle Lane are not meant for the high volume of traffic that they have endured over the last several years. Placing an access road to Boyd Mill will only ensure continued traffic as some potential 1,100+ vehicles daily will continue to utilize Boyd Mill and Carlisle Lane as a cut through to Mack Hatcher at Del Rio Pike.

- I would like to propose that the planning commission review and request the removal of the proposed access road to Boyd Mill Ave, and revise the plans to access this development from two access points at Mack Hatcher and New Hwy 96 W already laid out in the plan.

Richard and Tania Clark

Dianna Tomlin

From: nzclark@aol.com
Sent: Tuesday, May 26, 2020 12:54 PM
To: Dianna Tomlin
Subject: Westhaven Development

Follow Up Flag: Follow up
Flag Status: Flagged

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dianna

In reference to the planning commissions virtual meeting this coming Thursday; where can I find a plat of the planned subdivision to include proposed access road entry to Boyd Mill Ave in advance of the meeting in order to review, many thanks

Richard and Tania Clark, 3270 Boyd Mill Ave

Dianna Tomlin

From: nzclark@aol.com
Sent: Thursday, May 28, 2020 10:12 AM
To: Dianna Tomlin; Amy Diaz-Barriga
Subject: Re: Public Comment for tonight's planning meeting

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

These comments are for resolution 2019-130

thanks

-----Original Message-----
To: dianna.tomlin@franklintn.gov <dianna.tomlin@franklintn.gov>; amy.diaz-barriga@franklintn.gov <amy.diaz-barriga@franklintn.gov>
Sent: Thu, May 28, 2020 8:24 am
Subject: Public Comment for tonight's planning meeting

Ms Tomlin and Diaz-Barriga

We (Richard and Tania Clark) wish to stringently oppose the development and rezoning of the 7.27 acres at 1711 New Hwy 96 W as part of the Westhaven PUD. Our opposition to this development is primarily focused on the proposed access road onto Boyd Mill Ave:

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- Boyd Mill Ave is continually backed up with traffic, only easing up on week day evenings and Sunday nights after 7pm.
- There is a 20 mile an hour sharp bend on Boyd Mill that has been the scene of numerous traffic accidents involving excessive speed with cars running off the road, most recently vehicles crashing through the fence at 1711 New Hwy 96 W and hitting a tree on our property at 3270 Boyd Mill Ave
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significant frustration and hazards to all citizens including children, that live along and utilize Boyd Mill Ave.

- Boyd Mill Avenue and Carlisle Lane are not meant for the high volume of traffic that they have endured over the last several years. Placing an access road to Boyd Mill will only ensure continued traffic as some potential 1,100+ vehicles daily will continue to utilize Boyd Mill and Carlisle Lane as a cut through to Mack Hatcher at Del Rio Pike.
- I would like to propose that the planning commission review and request the removal of the proposed access road to Boyd Mill Ave, and revise the plans to access this development from two access points at Mack Hatcher and New Hwy 96 W already laid out in the plan.

Richard and Tania Clark

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:55 AM
To: Dianna Tomlin
Subject: FW: Westhaven Resident Opposed to SLC Development

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Jacqueline Corino <jcorino411@gmail.com>
Sent: Wednesday, May 27, 2020 4:41 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Westhaven Resident Opposed to SLC Development

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Franklin Planning Committee,

I am writing to express my concerns over the recent land development proposal *change* being brought forth by Southern Land Company in the Westhaven subdivision. Please hear my thoughts as they are my own words and I am deeply concerned for the well being of my fellow constituents, children, and our environment. It is a known fact that Margaret Martin has received financial campaign contributions from Tim Downey, CEO of Southern Land Company, and we ask that she recuse herself from any voting related to this matter, should her input be needed.

1.) **Increased home density**. Early residents of the neighborhood were told the housing cap would be approximately 1,250 units. Then it changed to 2,000 units. Now, the plan is to have over 3,400 units! This is perhaps the most disturbing part of the plan as Southern Land Company has done a complete 180. SLC keeps eating away at the available land in order to keep raking in profits. As homeowners, our hands are tied as we do not have control over the HOA. Southern Land holds every seat on the HOA board, except for one. We are allowed to have one resident on the HOA board, but they are NOT allowed to vote! How is this a Homeowners Association? At a recent planning meeting, SLC said they didn't expect the residents to have control of the HOA for another 12 years based on their plans for future builds! Originally, the homes were to be 80/20, now they are going to be 20/80. Recently, a good amount of these "shotgun style" homes that SLC is churning out are simply being turned into rental homes. This is NOT good for property values of homes in close proximity. More homes on smaller lots means more people crammed into Westhaven and more cars/traffic (as identified by the

recent traffic study that was conducted). There have been multiple occasions recently where emergency personnel (the Westhaven Fire Department) have had a difficult time navigating through streets of Westhaven during an emergency call as they are lined with parked cars. The increase in home density is also going to have a negative impact on the amenities in the neighborhood (clubhouse facilities, workout facilities, pool, etc). They are overcrowded now and it will continue to get worse. Not to mention the increase in wear and tear on the existing facilities. Did you know there are **only** 6 swings in the entire neighborhood for the children to use? **SIX**. When SLC is pressed on this issue of overcrowding the amenities, they deflect it by coming up with a pretty drawing of a future planned pool. The recent addition of a "small workout facility" on Front Street with no parking lot was clearly not thought out. Where on earth are people supposed to park to access this facility? It is not within walking distance for the majority of the neighborhood. To use this facility, I would need to park in the Kroger parking lot and walk across the street…which has only one (marked) pedestrian crossing area. Speeding down Front Street is a known issue by the FPD and I often feel unsafe attempting to cross the street there. When will this construction come to an end?! We are growing tired of seeing dump trucks and tractor trailers barrel noisily down our streets ALL DAY LONG.

2.) **Increased traffic through the neighborhood, especially near Pearre Creek Elementary School, which is "ground zero" for the majority of the additional homes.** I am extremely concerned about the safety of the children who walk and bike to school (which there are quite a few). There is also no crossing guard for the children in this area, deepening my concern. This past school year, the Principal sent out an email/memo to parents reminding them to not drop students off in the lower part of Townsend specifically because there was no crossing guard. I urge you to do your own research and visit Pearre Creek Elementary School during morning drop off and afternoon pick up to observe the traffic from both motor vehicles and pedestrians. Also, what about the air pollution generated by the increase in cars on the roads near the Elementary School. Our children and their developing lungs deserve better than this. Aside from the traffic near the school, The road in front of Westhaven known as Speedway 96 has already become a traffic hazard. How many more traffic incidents (wrecks that involve bodily injury) will have to take place before we get a traffic light installed? We have been told one is coming, but the installation date keeps getting pushed back. Trying to turn out of the neighborhood in the morning takes forever. Traffic builds up on Front Street, blocking the entrance to the Fire Station.

3.) **The unnecessary addition of a gas station in close proximity to residential dwellings and Pearre Creek Elementary School.** If the "vision" of the proposed gas station is that people who live in Westhaven will gas up at the "local" gas station before going to work in Nashville (or elsewhere), then you obviously haven't been to Townsend Ave in the morning during school drop off time. I avoid this area like the plague! Multiple, credible, studies conducted by the EPA have demonstrated that living in close proximity to a gas station can have a severe, negative impact on health. What if there is a fuel leak at the gas station? What if there is a fire? Does the Elementary School have an emergency/hazmat plan in place for this? Will the gas station sell alcohol and tobacco products? This has no place being near a school! We have been told the gas station will specifically be a "Twice Daily" gas station. Interesting because the family who sold Southern Land Company this piece of property for development…also owns Tri Star Energy, LLC, which is better known as Twice Daily gas station! Seems fishy to me. Lastly, there is NO NEED for a gas station here! There is a MAPCO a mile down the road and a Twice Daily Gas Station 3 miles down the road.

The constituents of Westhaven appreciate your support in voting NO on the proposed plan for more housing units and a gas station. I look forward to attending the meeting being held via Zoom tomorrow.

Sincerely,

Jackie Corino

--
Jackie Corino
336-269-3592
jcorino411@gmail.com

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:55 AM
To: Dianna Tomlin
Subject: FW: Westhaven Resident Opposed to SLC Development

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Jacqueline Corino <jcorino411@gmail.com>
Sent: Wednesday, May 27, 2020 4:41 PM
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recent traffic study that was conducted). There have been multiple occasions recently where emergency personnel (the Westhaven Fire Department) have had a difficult time navigating through streets of Westhaven during an emergency call as they are lined with parked cars. The increase in home density is also going to have a negative impact on the amenities in the neighborhood (clubhouse facilities, workout facilities, pool, etc). They are overcrowded now and it will continue to get worse. Not to mention the increase in wear and tear on the existing facilities. Did you know there are **only** 6 swings in the entire neighborhood for the children to use? **SIX**. When SLC is pressed on this issue of overcrowding the amenities, they deflect it by coming up with a pretty drawing of a future planned pool. The recent addition of a "small workout facility" on Front Street with no parking lot was clearly not thought out. Where on earth are people supposed to park to access this facility? It is not within walking distance for the majority of the neighborhood. To use this facility, I would need to park in the Kroger parking lot and walk across the street…which has only one (marked) pedestrian crossing area. Speeding down Front Street is a known issue by the FPD and I often feel unsafe attempting to cross the street there. When will this construction come to an end?! We are growing tired of seeing dump trucks and tractor trailers barrel noisily down our streets ALL DAY LONG.

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Sincerely,

Jackie Corino

--
Jackie Corino
336-269-3592
jcorino411@gmail.com

Dianna Tomlin

From: John E. Walker <johnewalker3@gmail.com>
Sent: Tuesday, May 26, 2020 3:18 PM
To: Dianna Tomlin; Amy Diaz-Barriga; danamclendon@mac.com
Cc: Ken Moore; bev@aldermanburger.com; Scott Speedy; Margaret Martin; Clyde Barnhill; bransfordpearl@aol.com; annpetersen@comcast.net; Brandy Blanton
Subject: Expansion of Westhaven by Southern Land Co. and Boyd Mill Avenue entrance/exit proposal

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Ms. Tomlin and Ms. Diaz-Barriga,
Please see that the message below is provided and read to the BOMA at the virtual PUBLIC MEETING this week. Thank you.
John Walker

Board of Mayor and Alderman (BOMA),

On behalf of the homeowners of Cornerstone Subdivision, we do not need another seven hundred plus units built by Southern Land at this proposed location off Boyd Mill Avenue and New Hwy. 96, which would greatly increase traffic on Carlisle Lane.
We have continued to see increased levels of traffic on Carlisle Lane, the entrance street to our subdivision, which is already a main cut-through street to Del Rio Pike.

If Southern Land is granted approval to construct an entrance and exit to the newly proposed housing expansion area of Westhaven using Boyd Mill Avenue, it will be a traffic disaster. Boyd Mill Avenue is a narrow and winding road already and is not the safest to travel upon. Adding this new entry and exit point will make this a constant area of traffic backup at the traffic light at New Highway 96 and Carlisle Lane. Boyd Mill Avenue was not built to handle the existing load of cars and other vehicles, and the situation will only worsen if Westhaven expands again using Boyd Mill Avenue as an entry and exit point.

While I acknowledge the entrance and exit lanes for the eventual Mack Hatcher extension will help, homeowners of this new Westhaven proposed expansion area are not likely to want to take the extra time and effort to access the new Mack Hatcher entrance ramps by traveling further down New Highway 96, if they think they can exit off on to Boyd Mill Avenue and then pick up the Mack Hatcher extension by driving across Carlisle Lane. Westhaven residents should be forced to use a new traffic light on New Highway 96 leading to the entrance on to the Mack Hatcher extension.

I have seen the traffic greatly increase on Carlisle Lane over the years, as new subdivisions have been added (Blossom Park, Richland Close, and now Cardel Village coming soon). It has already become difficult to navigate entering and exiting Cornerstone subdivision on to Carlisle Lane, due to increased traffic, including construction vehicles, using Carlisle Lane as a cut-through to Del Rio Pike. This also makes it dangerous for children and adults waiting for school buses, and the many people exercising or riding bicycles along Carlisle Lane and Del Rio Pike.

Board of Mayor and Alderman, please review existing comments posted on this subject as submitted and on social media, realizing that the existing homeowners are genuinely concerned about this as a matter of impact on home values, traffic flow, safety, and unnecessary further development.

We ask that this new proposed addition to Westhaven at that location be denied and that no entrance/exit be installed at Boyd Mill Avenue.

John Walker
President
Cornerstone Subdivision HOA
(615) 945-7232
Johnewalker3@gmail.com

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 1:28 PM
To: Dianna Tomlin
Subject: Fwd: Overcrowding narrow streets and common spaces

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Sent from my iPhone

Begin forwarded message:

> **From:** Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
> **Date:** May 27, 2020 at 12:24:18 PM CDT
> **To:** Dianna Tomlin <diannat62@me.com>
> **Subject: FW: Overcrowding narrow streets and common spaces**
>
> Planning Intake Email regarding WESTHAVEN
>
> **Amy Diaz-Barriga, AICP**
> Current Planning Supervisor
>
> Planning and Sustainability Department
> City of Franklin
> 109 Third Avenue South
> Franklin, TN 37064
>
> Phone: 615-550-6732

From: Megan Cowden <megancowden@gmail.com>
Sent: Tuesday, May 26, 2020 9:58 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Overcrowding narrow streets and common spaces

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

This email is to express my opposition to Southern Land's proposal for additional property development to the east of Westhaven's current project limits.

The streets inside the Westhaven neighborhood are overcrowded already. Fire trucks have difficulty accessing certain streets. There is no parking available. The residence club cannot support more homeowners, their reservations of common space, bodies in the recreation and gym spaces, etc. In this new world where it is safe and wise to distance from others during normal course of business, this proposal is ludicrous.
No more residential housing can be supported!

Where would that many people fit in our special neighborhood? This would put an end to our neighborhood-wide activities due to the inability for any space to include that number of people. No more fireworks displays, no more Memorial Day parties open to everyone in the neighborhood, no more summer concerts. This would simply be the end to so many things that make Westhaven special.

Sincerely,
Megan Cowden
Championship Blvd

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 1:27 PM
To: Dianna Tomlin
Subject: Fwd: Westhaven Density and HYW 96 Traffic study

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Sent from my iPhone

Begin forwarded message:

> **From:** Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
> **Date:** May 27, 2020 at 12:22:08 PM CDT
> **To:** Dianna Tomlin <diannat62@me.com>
> **Subject: FW: Westhaven Density and HYW 96 Traffic study**
>
> Planning Intake Email regarding WESTHAVEN
>
> Amy Diaz-Barriga, AICP
> Current Planning Supervisor
>
> Planning and Sustainability Department
> City of Franklin
> 109 Third Avenue South
> Franklin, TN 37064
>
> Phone: 615-550-6732
>
> -----Original Message-----
> From: Karen Crook <karenlw89@gmail.com>
> Sent: Tuesday, May 26, 2020 8:00 PM
> To: Planning Intake <planningintake@franklintn.gov>
> Subject: Westhaven Density and HYW 96 Traffic study
>
> ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.
>
> Dear members of the Planning Commission:
>
> I am deeply concerned about the results of the HWY 96 traffic study showing a drastic increase in cars on the road in this already heavily trafficked area.

The increase in traffic in Westhaven, a neighborhood with a large population of children, many of whom who ride bicycles, is unacceptable. There are already too many vehicles associated with ongoing construction combined with normal traffic of residents and visitors to the neighborhood.

I ask you to turn down proposals which increase the density within Westhaven which if not defeated, will result in 16,344 new vehicular trips per day.

When is enough, enough? For this Westhaven resident this is enough. The increased density proposed will lead to the loss of property value, increased pressure on already over crowded amenities and increased traffic levels that are unsafe and untenable.

Please support the community by saying no to this unreasonable and unsafe density increase, and uphold standards which make Franklin neighborhoods desirable and safe communities in which to live.

Thank you.

Karen Leslie Crook
602 Stonewater Blvd
Franklin, TN 37064

Sent from my iPhone

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 2:40 PM
To: Dianna Tomlin
Subject: FW: 5/28 Franklin Planning Commission - Agenda Items 5 & 6 (Ordinance 2019-57 & Resolution 2019-130) Westhaven PUD Revision and Rezoning Applications

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Will Crunk <wwcrunk21@gmail.com>
Sent: Thursday, May 28, 2020 2:16 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: 5/28 Franklin Planning Commission - Agenda Items 5 & 6 (Ordinance 2019-57 & Resolution 2019-130) Westhaven PUD Revision and Rezoning Applications

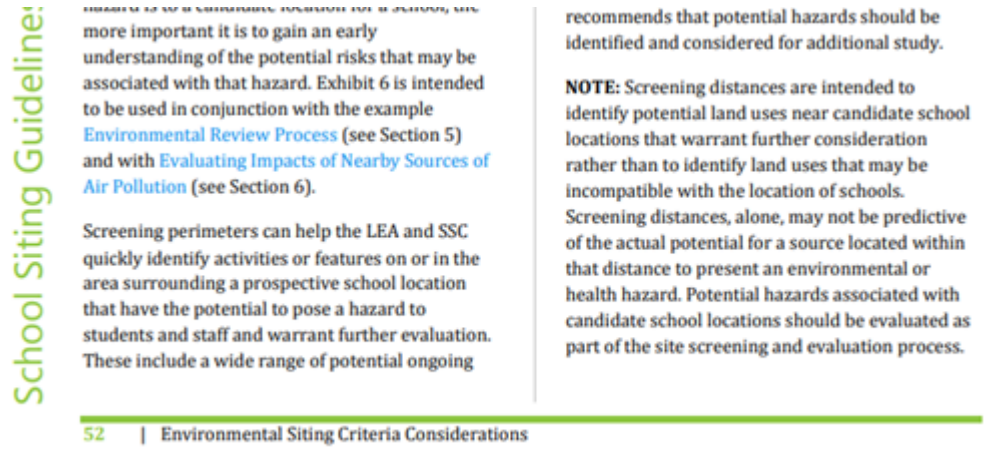
ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Commissioners,

My wife and I have lived in Westhaven for 1.5 years and both grew up in Franklin. As we've seen Franklin grow, we fully realize that development has been a key reason for the increase standard of living Franklin has enjoyed. These development fees help pay for much needed infrastructure, parks and other aspects that the city itself would have trouble doing without increasing property taxes to do so.

With development being an important need to help the city continue to grow and function, the subject expansion of Westhaven we both feel is a good, responsible use of the subject land. The proposed plan through reducing the requested commercial space and providing for independent living units, reduces the amount of traffic that was both previously approved and could be applied for on the additional land being included in the PUD.

We've also seen a number of online posts concerned about the proximity of the proposed gas station to the school. As parents of a child that will start school well after the gas station is likely to be constructed, we looked into the EPA and other publications being reference. The EPA publication referenced is a guide for selecting sites for schools and in it references that any gas station within ~1,000 ft should be evaluated as to the risk of pollution both air and soil contamination. It qualifies that statement by the below note on the right of the clipped section from the publication.



School Siting Guidelines

more important it is to gain an early understanding of the potential risks that may be associated with that hazard. Exhibit 6 is intended to be used in conjunction with the example Environmental Review Process (see Section 5) and with Evaluating Impacts of Nearby Sources of Air Pollution (see Section 6).

Screening perimeters can help the LEA and SSC quickly identify activities or features on or in the area surrounding a prospective school location that have the potential to pose a hazard to students and staff and warrant further evaluation. These include a wide range of potential ongoing

recommends that potential hazards should be identified and considered for additional study.

NOTE: Screening distances are intended to identify potential land uses near candidate school locations that warrant further consideration rather than to identify land uses that may be incompatible with the location of schools. Screening distances, alone, may not be predictive of the actual potential for a source located within that distance to present an environmental or health hazard. Potential hazards associated with candidate school locations should be evaluated as part of the site screening and evaluation process.

52 | Environmental Siting Criteria Considerations

Error! Filename not specified.

As the school is approximately 1,200 ft away, we both don't have an issue with the location of the gas station.

Please vote yes for this application.

Thanks for your time,

Will & Barbara Patrick Crunk

Virus-free. www.avg.com

Dianna Tomlin

From: betty cunningham <bjc02@comcast.net>
Sent: Tuesday, May 26, 2020 10:56 AM
To: Dianna Tomlin
Cc: betty cunningham
Subject: Westhaven Development

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dianna Tomlin, City Planner,
Please do not allow the Westhaven proposed building of 766 residential units with access to Boyd Mill and Carlisle Lane. I am a resident of Cornerstone and have seen the traffic increase with the current building going on off Carlisle Lane and Del Rio. Traffic has increased to dangerous levels with bicycles, cars, large dump and other construction vehicles. These roads are two lane and not meant for large volumes of traffic. Please do not make our neighborhood less desirable.
Betty Cunningham
402 Cornerstone Way
Franklin, Tn 37064

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 2:35 PM
To: Dianna Tomlin
Subject: FW: No more additions to Westhaven

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: Lynn D'Amico <lynnhdamico@gmail.com>
Sent: Thursday, May 28, 2020 11:51 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: No more additions to Westhaven

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Our schools are full, traffic is bad as it is. NO MORE Westhaven expansion.

Sent from my iPhone, please excuse typos and brevity

Dianna Tomlin

From: Fdaniell1 . <fdaniell.22579@gmail.com>
Sent: Friday, May 22, 2020 10:44 AM
To: Amy Diaz-Barriga; Dianna Tomlin; ken.moore@franklintngov.com; bev@aldermanburger.com; Dana McLendon; Scott Speedy; Margaret Martin; Clyde Barnhill; bransfordpearl@aol.com; annpetersen@comcast.net; Brandy Blanton
Subject: Rezoning request for the corner of Hwy 96 and Boyd Mill Rd

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Franklin Municipal Commission,

I am writing you regarding the zoning request by Southern Land for the above property. I attended the community listening session held by Southern Land last October. While I am in favor of the proposed land use I do so with one single objection. The roadways proposed included an outlet onto Boyd Mill Rd in addition to outlets on the new Mach Hatcher and Hwy 96. I vigorously object to the outlet on Boyd Mill Rd for the following reasons:

1) the outlet is very close to a blind curve, setting up a high risk for serious accidents.
2) Boyd Mill Rd, while frequently represented as a major access road is clearly incapable of handling additional traffic flow.
3) with access on both Hwy 96 and the new Mach Hatcher I see no need for this third access point.

I ask that you insist that Southern Land remove access to Boyd Mill from their plans before graning approval for this application.

With kind regards,
--
Fred Daniell
1623 Cooper Creek Ln, Franklin, TN 37064

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 2:35 PM
To: Dianna Tomlin
Subject: FW: No more additions to Westhaven

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: Lynn D'Amico <lynnhdamico@gmail.com>
Sent: Thursday, May 28, 2020 11:51 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: No more additions to Westhaven

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Our schools are full, traffic is bad as it is. NO MORE Westhaven expansion.

Sent from my iPhone, please excuse typos and brevity

Dianna Tomlin

From: Fdaniell1 . <fdaniell.22579@gmail.com>
Sent: Friday, May 22, 2020 10:44 AM
To: Amy Diaz-Barriga; Dianna Tomlin; ken.moore@franklintngov.com; bev@aldermanburger.com; Dana McLendon; Scott Speedy; Margaret Martin; Clyde Barnhill; bransfordpearl@aol.com; annpetersen@comcast.net; Brandy Blanton
Subject: Rezoning request for the corner of Hwy 96 and Boyd Mill Rd

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Franklin Municipal Commission,

I am writing you regarding the zoning request by Southern Land for the above property. I attended the community listening session held by Southern Land last October. While I am in favor of the proposed land use I do so with one single objection. The roadways proposed included an outlet onto Boyd Mill Rd in addition to outlets on the new Mach Hatcher and Hwy 96. I vigorously object to the outlet on Boyd Mill Rd for the following reasons:

1) the outlet is very close to a blind curve, setting up a high risk for serious accidents.
2) Boyd Mill Rd, while frequently represented as a major access road is clearly incapable of handling additional traffic flow.
3) with access on both Hwy 96 and the new Mach Hatcher I see no need for this third access point.

I ask that you insist that Southern Land remove access to Boyd Mill from their plans before graning approval for this application.

With kind regards,
--
Fred Daniell
1623 Cooper Creek Ln, Franklin, TN 37064

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 10:04 AM
To: Dianna Tomlin
Subject: FW: Increased Density of Westhaven Community

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: brendadavis642@gmail.com <brendadavis642@gmail.com>
Sent: Thursday, May 28, 2020 9:54 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Increased Density of Westhaven Community

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

When I purchased my home in Westhaven in 2012, there was a plan for 1250 homes. That number has been raised several times since then and we are quickly becoming overcrowded. Traffic frequently backs up at both the main exit and the Front Street exit. This new proposal for over 3,000 homes estimates over 16,000 individual trips per day, not to mention the additional traffic from non-residents coming and going to the proposed gas station.

I live on Townsend Blvd. directly across from the Elementary School and, even now, I try to avoid coming or going during the time students are being dropped off or picked up at school because of the traffic backup. I shudder to think of the logjam that would be caused on Townsend and connecting streets by the increased traffic.

I chose to live here because I want to be in a quiet, comfortable neighborhood. If approved, the proposed plan wIll make that impossible. This is a bad proposal for everyone in Westhaven except the developers.

Please do not approve this proposal!

Brenda Davis
1706 Townsend Blvd.

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:57 AM
To: Dianna Tomlin
Subject: FW: Westhaven challenges

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: Paige Dixon <xocheers@icloud.com>
Sent: Wednesday, May 27, 2020 7:04 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Westhaven challenges

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

As a new resident of Westhaven it is with distress and disappointment to now learn of the impending plans for this neighborhood. I am expressing my concerns over the traffic studies, the gas station (no way and not needed), the overbuilding, the overuse of already limited amenities--all of which are devaluing to our community.

Please consider the residents.

I am not against making what we already have better, but bigger is not the answer. This is a quiet, "somewhat" safe neighborhood (thieves pilfer in the evenings I have discoverer). More people will bring more access to all of us, making us more vulnerable.

Safety issues, health issues, traffic issues, too many people issues. I moved here for peace. The current residents should have a voice. We have invested a lot of $$$$ to live here only to now have it put at risk not to mention also limiting the enjoyment of our neighborhood and homes.

Thank you for hearing my concerns.

Paige Dixon

Sent from my iPhone

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 2:58 PM
To: Dianna Tomlin
Subject: FW: Westhaven plan - too much traffic

LAST 1 OF 2

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Scott Drennan <wsdrennan@gmail.com>
Sent: Thursday, May 28, 2020 2:46 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Westhaven plan - too much traffic

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hi,
As a resident with children, the idea of another 16,000 cars seems far outside the original intent of what was approved. While some development on the undeveloped portion toward Boyd Mill does make sense, the addition of density to the already developed portion of westhaven, specifically back by the golf course seems unnecessary. This seems to benefit only the developer at the expense of residents. Our streets just can't handle that increase safely in my opinion (again as a dad of little kids).

Scott

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:52 AM
To: Dianna Tomlin
Subject: FW: NO Increased Density

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: Nancy Farris <drnancyfarris@gmail.com>
Sent: Wednesday, May 27, 2020 3:18 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: NO Increased Density

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Planners,

I am writing to ask for your careful consideration to oppose SouthernLand's proposal to increase density and add a gas station to Westhaven. When we purchased our home we were given information that directly conflicts with these changes. The bait and switch strategy is unethical. This effects our home.

Please oppose SouthernLands increases.

Thank you,

Dr. Nancy Farris
Sent from my iPad

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 3:06 PM
To: Dianna Tomlin
Subject: Fwd: Westhaven PUD-COF 7133
Attachments: Westhaven PUD -COF 7133 Ordinance 2019-57.pdf

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Sent from my iPhone

Begin forwarded message:

> **From:** Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
> **Date:** May 27, 2020 at 2:37:27 PM CDT
> **To:** Dianna Tomlin <diannat62@me.com>
> **Subject: FW: Westhaven PUD-COF 7133**
>
> Planning Intake email regarding WESTHAVEN
>
> **Amy Diaz-Barriga, AICP**
> Current Planning Supervisor
>
> Planning and Sustainability Department
> City of Franklin
> 109 Third Avenue South
> Franklin, TN 37064
>
> Phone: 615-550-6732
>
> ---
>
> **From:** Marisa Fernandez <marquefern@hotmail.com>
> **Sent:** Wednesday, May 27, 2020 1:37 PM
> **To:** Planning Intake <planningintake@franklintn.gov>
> **Subject:** Westhaven PUD-COF 7133
>
> ***ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.***
>
> May 27, 2020

City of Franklin Planning and Sustainability Department

Franklin Municipal Planning Commission

109 3rd Avenue South, Suite 135,

Franklin,TN 37064

Re: Rezoning (1711 New Hwy 96) and revision to Westhaven PUD

Dear Commissioners:

I'm writing to you about the proposed revision to the development plan for Westhaven.

As a resident of the Westhaven community, I am NOT supportive of this proposed change to the original PUD development plan. Specifically, I'm opposed to the proposed gas station/convenience store, as it raises my concern about my safety and well-being along with that of the more vulnerable members of the Westhaven community - senior citizens and children.

The attached presentation provides additional context.

I respectfully request you to NOT grant this revision, to help us safeguard and protect our community, and to encourage Southern Land to work with the community to develop a better use of this property.

Sincerely,

Marisa Fernandez
Franklin, TN 37064

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 1:27 PM
To: Dianna Tomlin
Subject: Fwd: Westhaven Concept Plan

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Sent from my iPhone

Begin forwarded message:

> **From:** Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
> **Date:** May 27, 2020 at 12:22:45 PM CDT
> **To:** Dianna Tomlin <diannat62@me.com>
> **Subject: FW: Westhaven Concept Plan**
>
> Planning Intake Email regarding WESTHAVEN
>
> Amy Diaz-Barriga, AICP
> Current Planning Supervisor
>
> Planning and Sustainability Department
> City of Franklin
> 109 Third Avenue South
> Franklin, TN 37064
>
> Phone: 615-550-6732
>
> -----Original Message-----
> From: John Fraser <johndavisfraser@gmail.com>
> Sent: Tuesday, May 26, 2020 4:01 PM
> To: Planning Intake <planningintake@franklintn.gov>
> Cc: Marcia Fraser <marciafraser@gmail.com>
> Subject: Westhaven Concept Plan
>
> ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.
>
> We write in support of the Westhaven Concept Plan that will be considered on this coming Thursday, May 28.
> We have been residents of Westhaven since August 2004, and we have watched Southern Land bring

our development steadily and thoughtfully to where it is today. The community they and the residents have created is one we totally embrace, and it is clear from the last few months that that feeling of community has only strengthened. The prospect of being able to grow old and still be in our own, smaller, home in Westhaven is of great interest to us. Southern Land has always delivered on what they have envisioned from the beginning and we expect this latest phase will be be no different.
We urge you to support their latest plans going forward.
Sincerely,
Marcia and John Fraser
1306 State Boulevard

Sent from my iPhone

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 2:34 PM
To: Dianna Tomlin
Subject: FW: Southernland Proposal

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Jennifer Freeman <jenfreeman315@gmail.com>
Sent: Thursday, May 28, 2020 11:18 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Southernland Proposal

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Planning Commission,

I am an seven year resident of Westhaven and I am opposed against SLC proposal to add 766 new residents and rezoning for a gas station.
The traffic study shows an additional 16,000 vehicle trips on Townsend will be added to this increase in density which is far too dangerous as these vehicles will be passing past an elementary school. As far as the gas station it is unneeded and unwanted by a vast majority of residents. We have a gas station one mile down the road and 20 in a five mile radius. There are health concerns, traffic concerns, and a decrease in potential property values associated with the proposed gas station and the vast majority of residents are opposed. Please vote against this proposal this evening. Thank you!

Jennifer Freeman

--
Jennifer Freeman
jenfreeman315@gmail.com

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 10:04 AM
To: Dianna Tomlin
Subject: FW: Westhaven Developers Proposal

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Richard Goodwin <rgoodwin68@att.net>
Sent: Thursday, May 28, 2020 9:21 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Westhaven Developers Proposal

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I would remind the planners that they have not been put in place to approve anything the Westhaven developers come up with. Thus far most everything they want has been readily approved. Planners should not only be concerned with tax base growth, which is what this is all about, but also have a responsibility for quality of life in this city and county. Westhaven is quite large; has direct access to Highway 96 at multiple intersections and are soon to have Mack Hatcher direct access. Just because Westhaven developers desire more and more space and access doesn't mean it should be done on the backs of their neighbors and their way of life. Man up and turn this proposal down. In fact, I call on Westhaven developers to withdraw this request in its current form in deference to its neighbors. Neighborhoods and country roads are the feature attraction of an idyllic way of life that we enjoy. Don't be a party to its demise through greed for ever increasing profits and taxes." Dick and June Goodwin

Sent from my iPhone

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:54 AM
To: Dianna Tomlin
Subject: FW: Gas Station - Westhaven NO

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Neil Graver <graver.neil@gmail.com>
Sent: Wednesday, May 27, 2020 4:15 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Gas Station - Westhaven NO

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I'm a parent and concerned resident of Westhaven in Franklin TN. I oppose the gas station in the neighborhood as it's far too close to the electric plant, residents and the school.

Also, the lack of full transparency between Southernland Company and the HOA is disturbing specifically, the lack of budget detail and transfer of funds between the neighborhood HOA and other SouthernLand entities.

Please stop the sprawl, including the gas station.

Thank you,

Neil Graver
412 Ripley Lane 37064

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 2:39 PM
To: Dianna Tomlin
Subject: FW: Westhaven Construction

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Chris Turner <christur@gmail.com>
Sent: Thursday, May 28, 2020 1:41 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Westhaven Construction

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Please, for the love of all that is right, PLEASE give us some relief from the endless construction and the stacking of houses on EVERY square inch of our good city that is rapidly becoming the worst version of itself.

The traffic study indicates an additional 16,344 vehicles added to the stretch along HWY 96 near Boyd Mill and Westhaven. What about the additional houses being crammed in along Boyd Mill near Downs? And what about the additional houses so hideously being stacked along Carlisle at Old Charlotte. Then what about all the development that will go in along Mack Hatcher between Del Rio and HWY 96? Everyone knows that will be overdeveloped shortly after that extension completed if not before. It is certain we'll continue to be told in the future that the resulting traffic clog will be manageable. Isn't it ironic that we never hear of a development not coming to fruition because a development board determined it would burden residents?

Where is the relief? Has the greed fueled by area development so consumed those who lead our city that they've sold the city's soul to wedge one more high-priced, zero-lot subdivision on any/every available square inch?

Think about the amount of traffic you have already added to Franklin in the past two years. The ridiculously unattractive development at the corner of Mack Hatcher and Franklin Rd. The excessive development around the hotel in downtown. The endless construction of Westhaven. The additional houses on Carlisle. And there is no end in sight. It should not take 20-25 minutes to drive from Franklin Green to Cool Springs. It's certain that 16,000-plus cars and multiplying will only make that worse.

I fully recognize that submitting this letter of protestation is a futile attempt to convince leaders who have already made this decision to care more about our collective quality of life than the wealth a few will pocket at our expense. It is certain that the planning commission and city leaders have already determined the next several waves of construction for years to come. Soliciting feedback from residents is a necessary formality along the journey of using the present desirability of Franklin to create something less desirable.

For the benefit of all of us, please, stop the madness. Let Frankln have some space to breath.

Chris Turner
Franklin Green

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 1:25 PM
To: Dianna Tomlin
Subject: Fwd: Proposed Development at Mack Hatcher and New Hwy 96

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Sent from my iPhone

Begin forwarded message:

> **From:** Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
> **Date:** May 27, 2020 at 12:19:04 PM CDT
> **To:** Dianna Tomlin <diannat62@me.com>
> **Subject: FW: Proposed Development at Mack Hatcher and New Hwy 96**
>
> Planning Intake Email regarding WESTHAVEN
>
> **Amy Diaz-Barriga, AICP**
> Current Planning Supervisor
>
> Planning and Sustainability Department
> City of Franklin
> 109 Third Avenue South
> Franklin, TN 37064
>
> Phone: 615-550-6732
>
> ---
>
> **From:** H. L. Hackney <hl.hackney@yahoo.com>
> **Sent:** Wednesday, May 27, 2020 6:05 AM
> **To:** Planning Intake <planningintake@franklintn.gov>
> **Subject:** Proposed Development at Mack Hatcher and New Hwy 96
>
> ***ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.***
>
> Sirs: Southern Land Company has proposed a small country store & filling station at Mack Hatcher and New Hwy 96. I write in support of Souther Land's proposal as I

believe the vast majority of nearby residents would benefit from the convenience of a filling station and small country store.

I've observed gas prices at the nearby filling station at Downs Boulevard and New 96 and their price for gas is ALWAYS $.30 to $.50 higher than other filling stations. I avoid going to this store and believe they could use some competition for the sake of Westhaven residents.

Also, the proposed development is more accessible for most Westhaven residents who are going to or from work. The proposed site keeps traffic from the Downs Boulevard and downtown Franklin area.

Southern Land, in my opinion, operates with the highest standards for construction and what I call "environmental sensitivity". Westhaven contains significant "green spaces" and this is not by accident. Westhaven is a shining example of this company's ability to deliver on its commitment to the residents and the environment.

Finally, I've observed this company's product and I'm confident their past performance is a good predictor of their ability to develop this project.

Please feel free to call me, if necessary.

Regards,

H. L. Hackney
118 Front Street
Unit # 101
Franklin, TN. 37064
423-667-0620

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 10:01 AM
To: Dianna Tomlin
Subject: FW: Westhaven Density - An honest perspective from a resident

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: B Hahn <brinthahn@hotmail.com>
Sent: Thursday, May 28, 2020 5:37 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Westhaven Density - An honest perspective from a resident

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Franklin Planning Commission,

I am opposed to the increased density in Westhaven. Before writing this email, I considered all of the ways I could make my case. What clever, persuasive argument could I make? I decided to take an entirely different approach. I am going to tell you a story instead – the story of how my wife and I accidentally ended up in Westhaven while moving to Tennessee from Florida in 2018, and why that experience is particularly relevant to this discussion.

We had originally planned to purchase a home farther out in Franklin off Peytonsville Road. After renting the house for a week prior to closing, we ultimately decided against purchasing that home, and now had no place to live. Were we going to rent temporarily? How we were going to find a home on such short notice? All of our things were in storage – it was a frustrating time in our lives. I was convinced what we were looking for did not exist. We wanted the look and feel of the country, but also a sense of community and interaction - two things that are almost always mutually exclusive.

Successfully combining two concepts that are so often at odds with one another takes skill, finesse – and sometimes luck. We have all seen many failed attempts at master planned communities.

Back to our predicament. My wife and I looked at apartments, town homes, and various neighborhoods everywhere from downtown Nashville to Franklin, and nothing seemed special to us. Believing we were out of options; my wife sat down and made a list of Franklin developments we had not seen yet.

We visited the first two and were disappointed to discover they looked and felt like every other product out there…then came number three on the list. It was Westhaven. I had no idea what Westhaven was – it was just an address on a digital list in my wife's phone…until we arrived. Nearly two years later, we still have vivid memories of driving into Westhaven for the first time. Within one minute of turning onto Westhaven Blvd, then down State and Championship, we knew we had found it. This was going to be our home. Hats off to Southern Land for their execution of what is currently a remarkable achievement.

If you think Westhaven can undergo changes in perpetuity and still offer the feeling we experienced that day - you are wrong.

I assure you that experience is not only rare but fragile, and its existence depends solely on those willing to protect it. Drastically increasing the size of Westhaven will, for all of the reasons you have probably read in other emails, jeopardize the quaint, picturesque neighborhood we call home. It will affect home values, traffic, and compromise our ability to enjoy community events that can only accommodate so many people. The lasting first impression Westhaven had on us would cease to exist while driving into a sprawling monstrosity tantamount to a small city within a city. There is a tipping point – and odds are that tipping point will be reached if Westhaven is expanded dramatically.

Putting 3,500 homes (or any significant expansion) in Westhaven will unalterably change it. It will no longer be revered as the quintessential example of how residential development should be done. It would be a shame if Franklin and Southern Land were to let that happen. One thing is for certain – Westhaven *will* be an example one way or another. Let's make sure it's not a cautionary tale.

Sincerely,

Brint Hahn

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:59 AM
To: Dianna Tomlin
Subject: FW: Westhaven Expansion

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: Susan Harrison <susandotyharrison@gmail.com>
Sent: Wednesday, May 27, 2020 11:38 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Westhaven Expansion

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I bought in Westhaven 3 years ago due to the community atmosphere it provided. I am concerned with the new homes proposed to be added to our community and the traffic coming from Mack Hatcher. I oppose the expansion plan to add additional homes to the community, as well as the gas station being proposed. I am concerned about the traffic and health issues associated with the plan.
Sent from my iPhone

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 9:41 AM
To: Dianna Tomlin
Subject: FW: No Gas Station in Westhaven!

Planning Intake re: Westhaven

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: Janet Haworth <janethaworth1@yahoo.com>
Sent: Thursday, May 28, 2020 12:07 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: No Gas Station in Westhaven!

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Attention Planning Committee,

In light of your upcoming planned vote I would like to express my extreme opposition to a gas station in the Westhaven community. First, we have a gas station within a few short blocks of the neighborhood which is more than adequate. Second, it does not improve the appearance of the community and likely diminishes it along with home values near the gas station- who would want to purchase a beautiful, high end home within reach of a gas station?? Finally, and most importantly, the proximity of the planned gas station to the school and to families living within 1/2 mile raises substantial concern for pollution, emissions, vapors, and the health risks that come with these contaminants.

I implore you to weigh financial benefit against the multitude of negatives a gas station will bring to our lovely community. Gas stations belong on the main roads away from housing and schools. Thank you so much for your consideration.

Janet Haworth

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:58 AM
To: Dianna Tomlin
Subject: FW: SLC/Westhaven proposal

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Pamela Hennebery <pshennebery@yahoo.com>
Sent: Wednesday, May 27, 2020 9:19 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: SLC/Westhaven proposal

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

To the City of Franklin,
I are very concerned with the large increase in density that Southern Land Corporation is proposing for their Westhaven development and OPPOSE the proposal. The impact on traffic, schools, fire & police services, parks & recreation, as well as the environment are overwhelming with the change to their current development plan.

Traffic
Boyd Mill Pike is not even wide enough for 2 cars to travel down and SLC is proposing adding more houses that would empty enormous amounts of traffic on a road that is not built to handle the traffic. It's a scenic road. Also, in no shape or form should SLC get approval to build an additional 12 houses on the golf course side of the road that flow directly onto essentially a 1 lane road, nor should it have hundreds of homeowners driving up and down it to get to their homes. Please preserve the county and scenic roads by not ruining them with unnecessary traffic a large development.

TN-96 cannot accommodate the amount of traffic proposed. There are currently no traffic lights to turn into Westhaven. We have had several accidents at each intersection into Westhaven and the proposed traffic light at Westhaven Blvd & TN-96 has been continually delayed by the City of Franklin. Ask your traffic engineers or the police department how many accidents occur at the Westhaven entrances. Ask the school board about the school bus involved in an accident at the

Front Street entrance that caused Williamson County school board to re-route all of their school buses into the Westhaven Blvd. entrance for every school they serve that enters our neighborhood. And still...we have no traffic light with narrow crowded roads. Not only do more houses increase the already existing traffic problem, it also increases the likelihood of more traffic accidents and possible fatalities.

Parks & Recreation

Southern Land is not adequately providing for green space and park amenities for their residents. For example, I was promised a green space with passive amenities such as a walking path, benches, plants and flowers at green space across the street from my house on Keats Street. What I finally got....after a petition, numerous letters and emails, and a few phone calls was grass and 3 trees. Nothing else, but empty promises. Because SLC refuses to build additional parks or provide green space, this higher density means more people that will place a further strain on parks within the City of Franklin. Is the City prepared to build more parks for all the new residents? Southern Land Company will not providing the needed green space and parks, and what they are promising in their proposed plan is so many years down the road it will be useless to most current residents. If you are at all considering this, SLC needs to be providing the parks and recreation and they are not so it falls back on the City to supply. .

Police

Are the police and fire departments able to handle the additional strain placed on their departments with the proposed increase in density? We are blessed to have a fire station located within the boundaries of Westhaven, however we are not the only residents this stations serves. We the currect station be able to provide services afor all the new residents and other parts of west Franklin?

Fire

As for police, we rarely have a police presence in Westhaven. I have emailed and called many times about the speeding that occurs during school opening and closing times which is quite a dangerous situation. I am always given the same response by the police department....we don't have enough officers to regularly patrol. So will there be enough officers to serve and protect all these new residents?

Environment

I am against the development any closer to the stream of water that flows on the eastern side of Westhaven and directly feeds into the Harpeth River. The City should protecting our waterways and having developers build adequate buffer zones, not placing a gas station and single and multi-family houses so vitally close to the stream. The thought of a gas station so close to this stream seems preposterous. What type of buffering will be provided? Have contingency plans been made in case of a spill? This has big impacts on the entire Harperth River watershed....both human and wildlife alike that we should be protecting, not destroying.

While I understand that both consumer choices and the economy help dictate what developers and builders want to offer, but that does not mean they are guaranteed approval from our local leaders. They should not be given the green light so that we as a city can increase our tax base. In fact, the increased density is actually a huge reason that the City Council should reconsider the proposal. I firmly believe SLC has not done a proper job mitigating the increase in density with the needs to not impact the City of Franklin's roads, schools, fire, police, parks, or environment. Please force them to put in road improvements, to provide more parks, more green space, move development from a watershed, not put a strain on our schools, fire, and police. This is too huge of an increase in density. Please do not approve SLC changes.

Thank you.

Sincerely,
Pamela S. Hennebery
8036 Keats Street
Franklin, TN 37064

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 1:27 PM
To: Dianna Tomlin
Subject: Fwd: Vote No! to the gas station in Westhaven

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Sent from my iPhone

Begin forwarded message:

> **From:** Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
> **Date:** May 27, 2020 at 12:22:06 PM CDT
> **To:** Dianna Tomlin <diannat62@me.com>
> **Subject: FW: Vote No! to the gas station in Westhaven**
>
> Planning Intake Email regarding WESTHAVEN
>
> Amy Diaz-Barriga, AICP
> Current Planning Supervisor
>
> Planning and Sustainability Department
> City of Franklin
> 109 Third Avenue South
> Franklin, TN 37064
>
> Phone: 615-550-6732
>
> -----Original Message-----
> From: Sonya Herrington <sonyaherrington@comcast.net>
> Sent: Tuesday, May 26, 2020 8:33 PM
> To: Planning Intake <planningintake@franklintn.gov>
> Subject: Vote No! to the gas station in Westhaven
>
> ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.
>
> Good evening.

I am sending this email to voice my opinion about having a gas station inside the neighborhood in which I have lived for the past five years. I beg you to vote against an addition of a gas station!

First and foremost I just don't believe that it is needed or necessary. And I have searched trying to find any other neighborhood that has a gas station embedded inside of it, but I don't see that happening anywhere else in Franklin. In Berry Farms, the gas station is far removed from the homes, nowhere near as close as this proposed gas station in Westhaven. I shutter to think what this does for property values of those closest to the proposed location as well as my own property values.

Secondly, the environmental impact. I'm not even sure if we know what the environmental impact will be for those people closest to the proposed location (including the proposed houses to be built close to the proposed gas station location). And being close to the school is also a major concern for me. While Franklin is growing, the reason people come here is for the small town feel. That we collectively take care of each other. Why would you even consider putting anyone at risk by placing a gas station this close to houses and school?

Next, the traffic situation. This gas station will pull people from Mac Hatcher directly into my neighborhood. So, so many people. These are neighborhood streets that my children ride their bikes on, walk the sidewalks, and generally feel safe. But once you open our neighborhood up to the amount of people that will be funneled through a gas station, we lose that safety feature that we paid a high dollar to attain. Let's just get real about this, we paid a premium to live in this neighborhood. We did not pay that premium to be staring down a gas station!

In addition to all of this, I would recommend you have Southern Land look at moving the proposal to place the gas station somewhere else. Possibly the land they own across Hwy 96. It will still pull the people in from MacK Hatcher to make purchases; however, it will have far less impact on those of us who purchased our homes prior to them making this bad decision to place a gas station in our literal backyards.

Thank you for your time,

Sonya Herrington

9027 Keats St

Franklin, TN 37064

615-473-4334

sonyaherrington@comcast.net

Sent from my iPhone

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:58 AM
To: Dianna Tomlin
Subject: FW: 766 more residents in Westhaven?!

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: FREDRICK ARNOLD <holly_fred@comcast.net>
Sent: Wednesday, May 27, 2020 11:17 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: 766 more residents in Westhaven?!

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

To whom it may concern,

How can this be? There is no traffic light at either intersection to turn into or out of Westhaven. It is extremely dangerous!
We though construction was to be halted until a traffic signal was installed. What happened to the plan? And four new condo buildings have popped up on a man made landfill in front of the lake! This is the cart before the horse! Please get this situation fixed BEFORE more development!
And Please don't allow a new road through our iconic Gentrys Farm!

Town and Country Plan, Please!!!

Thank you,
Holly and Fred Arnold

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 2:39 PM
To: Dianna Tomlin
Subject: FW: "Franklin, my dear…"

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: Amy Biagini <a.biagini@comcast.net>
Sent: Thursday, May 28, 2020 2:13 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: "Franklin, my dear..."

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Developers are greedy, their motives a sham They say "Franklin my dear, we don't give a damn"

The traffic horrendous, every day a logjam They say "Franklin my dear, we don't give a damn"

Tourists love Franklin, but not traffic - they'll scram But we hear "Franklin my dear, we don't give a damn"

Our quaint town will be gone, houses they'll cram They say "Franklin my dear, we don't give a damn"

We look at their maps, their fancy diagrams It's obvious...
Franklin, they don't give a damn!!

Amy Biagini
Founders Pointe

Dianna Tomlin

From: Bruce Johnson <bruce.johnson@pahc.com>
Sent: Tuesday, May 26, 2020 11:12 AM
To: Dianna Tomlin
Subject: Public Notice Input for Rezoning Westhaven new [property

Importance: High

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

As homeowners in Carlisle Subdivision, we have a sincere interest in any activity that has undue pressure or effect on Carlisle Lane. This proposed rezoning for future housing with a road onto Boyd Mill, that will change traffic volume on Carlisle Lane traveling to the new Mack Hatcher intersection, will cause such undue pressure. Carlisle Lane is not built to handle this increased pressure with its curves and signage.
As always traffic creates noise, unsafe entrances and exiting, unwanted traffic in the neighbor if follow a car thru the gates, etc.

The alternative is forcing that traffic onto the new Mack Hatcher intersection under construction on New 96 West. However construction timing is then an issue.

I respect the Board's dilemma and need for creative decisions. In this case however, simple prudence on waiting until other options are available may offer the safest and most effective answer.

Bruce and Kris Johnson
1601 Cooper Creek Lane

A. Bruce Johnson, PhD | Corporate Vice President, Business Development
Phibro Animal Health Corporation
Glenpointe Centre East, 3rd Floor | 300 Frank W. Burr Blvd., Ste. 21 |Teaneck, NJ 07666

Direct: +1.201 329 7683 | Mobile: +1.201 249 4319
bruce.johnson@pahc.com | www.pahc.com



Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:58 AM
To: Dianna Tomlin
Subject: FW: Westhaven

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: duane jones <hduane@icloud.com>
Sent: Wednesday, May 27, 2020 10:06 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Westhaven

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

700 additional residential units equates to approximately 2-cars per household or an increase of 1,400 cars to the neighborhood. As it stands now, parking is just about non existent in the Front Street retail area of Westhaven. How is adding 1,400 plus cars to the neighborhood going to solve the parking problem. We are against an increase of density to Westhaven.

Very best,
Duane Jones
Westhaven Resident
9021 Keats St

Note to all: This email was drafted from my iPhone or iPad. Both seem to have a mind of their own when it comes to typos after the fact. Please excuse any grammatical errors, misspellings or confusing comments. Thanks.

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 10:04 AM
To: Dianna Tomlin
Subject: FW: SLC Proposed Plan

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Scott Jones <sjones@aemgrp.com>
Sent: Thursday, May 28, 2020 9:29 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: SLC Proposed Plan

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

To whom it may concern,

I'm in favor of the proposed increase in homes, support the addition of the gas station, and the overall plan that SLC is proposing. I trust SLC to do great work and confident they will continue enhancing the Westhaven community as they have for many years in Franklin / Williamson County.

Regards,

Scott Jones

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:48 AM
To: Dianna Tomlin
Subject: FW: Vote NO! On the Westhaven Gas Station

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Jessica Jernigan Kelly <jessicaleigh72@yahoo.com>
Sent: Wednesday, May 27, 2020 2:41 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Vote NO! On the Westhaven Gas Station

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Care Takers of Franklin,

I am writing to you as a very concerned parent of the Westhaven Community. My husband and I moved our family to Franklin TN just last summer from New Jersey. We are incredibly happy to be here! Our decision to move to the sweet community of Franklin was deeply rooted in settling in a part of the country we could enjoy that would be different from the very crowded and over developed state we grew up in.

We have 3 children who attend Pearre Creek Elementary school. When I learned of the placement of the proposed gas station I became concerned. I have spent many weeks researching an abundance of information available regarding Gas stations, children, and schools. It is very clear that the three do not go together. We are currently living in a world where health is on the decline and childhood cancers are sky rocketing. It is within our grasp to help in this epidemic because we know through vigorous scientific study that nearly 90% of cancers develop from ENVIRONMENTAL exposures~ and are not genetic. There is a moment in history, today, where you might act in a way to preserve the health of many children...and what will be lost? Another gas station.

I will share two links below which sum up my concerns. The EPA has a list of guidelines regarding a schools proximity to various environmental hazards. See page 57 on Air Pollution, and page 67 on Gas Stations. Schools shall not be with in 1000ft of a Gas Station. This proposed gas station will be about 1200 feet from Pearre Creek Elementary school. Is this acceptable to us for our children? Is the air quality better just 200 ft away?

Please vote NO, Oppose the gas station in Westhaven. There is a gas station just 1 MILE from the proposed site. Another is not necessary.

Thank you for considering the interest of the families and children who live in the community you have been asked to care for...and not another business interest.

https://www.epa.gov/sites/production/files/2015-06/documents/school_siting_guidelines-2.pdf

https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3222489

Sincerely,

Jessica Kelly
908.963.0715
Keats St

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 2:40 PM
To: Dianna Tomlin
Subject: FW: Westhaven expansion

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: Chris Knotts <knotts.chris@gmail.com>
Sent: Thursday, May 28, 2020 2:33 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Westhaven expansion

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hello, my name is Christopher Knotts. My wife, Betsy and our two young children moved to Franklin seven years ago from Austin. We bought in Spencer Hall initially but after driving all around and considering other neighborhoods, decided to move to Westhaven three years ago. We loved it and still do but we, and many of our neighbors, are seriously concerned with the proposed changes to the initial Westhaven plan.

I know you're probably getting a lot of emails about Southern Land and their unending greed. I'm sure you're aware of the stress the additional units would place on the amenities here in Westhaven, as well as the additional traffic.

Growth is unavoidable. No one here thinks all the farms and open land will remain that way forever. It's just that we were all sold on an idea, a way of life here and SL is going to make this place so huge that the original vision is lost.

Thanks for taking the time to read this.

Sincerely,
Christopher Knotts

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 2:36 PM
To: Dianna Tomlin
Subject: FW: Consideration of Ordinance 2019-57

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Dan Kraus <dan.kraus@churchillmortgage.com>
Sent: Thursday, May 28, 2020 12:34 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Consideration of Ordinance 2019-57

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Board of Mayor and Aldermen,

I'm writing in support of rezoning the corner of Hwy 96 W and Boyd Mill Rd with SLC as the developer. West Haven has proved to be a wonderful asset to the beauty and vibe that runs deep in Franklin. As Mack Hatcher continues to evolve, the surrounding land if developed will offer more vibrancy and economic impact to the local surrounding community. As a previous resident of Westhaven and still current owner of housing in the community, I've seen how Westhaven has influenced building style, neighborhood amenities and a feeling of community in other neighborhoods throughout the county.

I ask that you vote yes to this rezoning to continue the vision that is Westhaven.

Thank you for your consideration!

Dan Kraus - NMLS# 40222
Sr. Home Loan Specialist

CHURCHILL MORTGAGE | Call, text and fax:

1749 Mallory Lane | Suite 100
Brentwood, TN 37027

(615) 767-5208

website | APPLY NOW | SCHEDULE AN APPOINTMENT | blog | vCard | map | email

Churchill Mortgage Corporation (NMLS ID 1591)

Daniel J Kraus NMLS ID: 40222; Company NMLS ID: 1591 (www.nmlsconsumeraccess.org); AL-50034 ; CT-LO-40222 ; FL-LO56902; GA-48441; KS-LO.0032594, Kansas Licensed Mortgage Company; KY-21911; MA-MLO40222; MS-40222; OK-MLO02459; TN–105626; 761 Old Hickory Blvd. Ste 400, Brentwood, TN 37027 Tel: 888-562-6200; All other states, Churchill Mortgage Corporation

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If this email contains information regarding rate, payment and costs, your actual rate, payment and costs could be higher. Get an official Loan Estimate before choosing a loan.
CMCDisclaimer

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 3:06 PM
To: Dianna Tomlin
Subject: Fwd: Westhaven Concept Plan

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Sent from my iPhone

Begin forwarded message:

> **From:** Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
> **Date:** May 27, 2020 at 2:37:36 PM CDT
> **To:** Dianna Tomlin <diannat62@me.com>
> **Subject: FW: Westhaven Concept Plan**
>
> Planning Intake email regarding WESTHAVEN
>
> **Amy Diaz-Barriga, AICP**
> Current Planning Supervisor
>
> Planning and Sustainability Department
> City of Franklin
> 109 Third Avenue South
> Franklin, TN 37064
>
> Phone: 615-550-6732

> **From:** Mark Lammi <Mark.Lammi@southernland.com>
> **Sent:** Wednesday, May 27, 2020 1:39 PM
> **To:** Planning Intake <planningintake@franklintn.gov>
> **Subject:** Westhaven Concept Plan
>
> ***ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.***
>
> Good morning and thank you for the opportunity to share my thoughts on the Westhaven Concept Plan. Although I have only been at Westhaven and a resident of Franklin for just over two years, I have been involved in private club operations at large master plan communities for

over 15 years. I was fortunate to be a part of one of the largest and most respected developments in the country during my time at Reynolds Lake Oconee, and it is clear to me Southern Land Company has created a concept that is on par with Reynolds in regards to the quality and thoughtfulness of the master planning. This updated concept plan is a continuation of this thoughtfulness as it clearly addresses the needs of the future resident, as well as the future of the current resident. The introduction of a facility for our senior residents means those who have decided they want more assistance in the twilight of their lives do not need to leave the community they love. The addition of new amenities will allow not only add convenience for the residents of Westhaven but also those who live in other areas of west Franklin who will use the new Mack Hatcher extension. I believe strongly the updates to this concept plan will allow Southern Land Company to maintain their commitment to a fully sustained community while adjusting to the needs of both the current and future resident. Thank you for your time and consideration.

Respectfully Submitted,

Mark A. Lammi, PGA MP | PGA General Manager
Westhaven Golf Club / A Southern Land Company
4000 Golf Club Lane | Franklin, TN 37064
| **O** | 615-224-2991 | **M** | 417-230-6795
| **E** |mark.lammi@southernland.com

www.golfwesthaven.com
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Top Workplaces 2015, 2016 – *The Tennessean*

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Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 10:03 AM
To: Dianna Tomlin
Subject: FW: Planning Commission

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: KEITH LANDRY <keithland@comcast.net>
Sent: Thursday, May 28, 2020 8:28 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Planning Commission

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

To whom it may concern,
I want to express my appreciation for the work by Southern Land Company for constantly improving this beautiful community of Westhaven with beautiful amenities and plans to keep improving, including the gas station and proposed increase of homes (which increases the value of my home). They have my approval to continuing the great work.

Thanks SLC!
Keith Landry

Recd 5/28 8:55am EE

TO:

City of Franklin Planning and Sustainability Department
109 3rd Avenue South
Franklin, TN 37064

FROM:

David and Michele Stephens
1644 Townsend Boulevard
Franklin, TN 37064

Also owners at:
1038 Meandering Way
Franklin, TN 37067

TOPIC: Development Plan Revision/Rezoning of Westhaven as proposed by Southern Land Company LLC.

As residents of one of the South's finest cities, we thank the City of Franklin for managing our growth thoughtfully in a way that preserves the charm for which we are known.

As you consider this proposal, we call to your attention several key points regarding the proposed gas station at the corner of Mack Hatcher and Townsend BLVD (main residential road leading to the Residence Center).

Please note citations added at end of document.

Areas of concern in this proposal:

NO NEED FOR STATION

There is a MAPCO station just over one mile from Westhaven and a Twice Dailey station at 11th and 96 (2.33 miles).[1] Most people in the world would love to live this close to a gas station and Westhaven is close to 2! Consider other neighborhoods in Franklin – how close is the closest station to Laurelbrook (1.6 miles)? How close to Avalon (1.77 miles) or The Grove (5.8 miles)?

Would YOU pay $750,000+ for a home that is 500 feet away from a gas station?

Often you will hear planners, aldermen and SLC folk say: "Yeah, people will gas up, then get on Mack Hatcher – there aren't any other stations on Mack Hatcher."

The ONLY reason these people repeat these exact words is because it's been repeated by Southern Land, over and over – however - it is NOT true!

Consider:

- The Mapco at the corner of Hillsboro Road and Mack Hatcher

[1] Google Earth images

- If continuing on to the interstate, there are 2 Shell Stations (Twice Daileys) and a Tiger Market on Cool Springs Boulevard before getting to Mallory Lane.

PLACEMENT of GAS STATION

Alderman Bev Burger said, "*The position and design of this station will be an important discussion for Westhaven residents*." We have confidence the design will be attractive, however, that does not disguise the fact it's a blight to the neighborhood, brings potential safety issues and will bring light pollution to our dark skies. It does NOT match the look and feel for our neighborhood, one of the main entrances into the neighborhood.

There is no other neighborhood in Franklin with a gas station IN the neighborhood.

- Berry Farms – often cited as a precedent, yet the Twice Daily on the residential side is .6 miles (2324 feet) away from any residential.[2] The proposed station location in Westhaven will be immediately adjacent to condos and townhomes (as well as single family dwellings on Townsend, Fitzgerald, Porter and Keats, all of which are within 500 feet.[3])
- Mapco on 96 – behind a 55+ community, while close in proximity, it is not physically IN their neighborhood. One of the people in engineering told me this location was grandfathered in.

SUMMARY: Gas stations belong on main highways and arteries where they can serve a lot of people and not within sight of $750,000+ homes.

SAFETY

1. The risk of childhood cancers, specifically leukemia increases the closer you live to a gas station. "If the mother lives within 1 mile of a gas station, her child is more likely to have brain cancer." [4]
2. More benzene is emitted via vent pipes than originally thought. Benzene is related to breast cancer.
3. To quote Nashville Fire Chief, Travis Ford: "*Nothing good ever happens at a gas station*."

In Franklin, there are no 'set-back' regulations for gas stations, perhaps there should be?

Pearre Creek Elementary is 1314 feet from the gas station.[5] Should there be a spill, does WCS have an evacuation plan? Remote possibility? Perhaps, yet each year, there are 5000 gas station fires – that's 1 for every 13 gas stations.[6] It could happen!

Currently our middle schoolers run in packs throughout the neighborhood. This station WILL be a mecca to them. Research shows teens who are exposed to cigarette ads are more likely to smoke/vape.[7] Human trafficking is often associated with gas stations. This station is situated too close to the school!

Does anyone in city government really want these potential dangers to be their legacy?...introducing a health and safety risk due by placing a gas station immediately next to residential? Area voters will remember this at the next election.

---

[2] Google Earth image 1
[3] Google Earth image 2
[4] National Institutes of Health article
[5] Google Earth Image
[6] Hud.gov link
[7] Vaping link

PROPERTY VALUES

1. There is a home at 1663 Townsend BLVD that has been on the market since **September of 2019.** At 3395 SF, it started at $763,900 and has consistently reduced to today's price of $725,000. Those viewing the home can be heard (on Ring doorbell recordings) saying: "*There's where Mack Hatcher will go and there's where the gas station will be*." This is influencing potential buyers and reducing property values.
2. With the increased density – swapping the 20% cottage lots with 80% estate lots has a negative impact as well. Those in estate lots are not keen on the increased density and the lower priced homes in their area.
3. The LOOK and FEEL of the new Townsend entrance into the neighborhood will be markedly different, with a gas station and will reduce the appeal of homes near that entrance.
4. What happens when the condos and townhomes planned for the W parcel near Mack Hatcher do not sell because of the various risks (including a power station across the street). Will that drag down values for other properties just blocks away?

With all of these risks at hand, then the only benefit is convenience (and profit to the developer and gas station owners).

Placing a commode by your bedside might be convenient, but that doesn't make it a good idea!

We thank you for your thoughtful consideration of these comments.

While laws and codes exist to protect the integrity of our city and community – it doesn't mean they are COMPLETE. Over time, regulations are added as risks are discovered. PLEASE consider the vast, negative implications of this proposal.

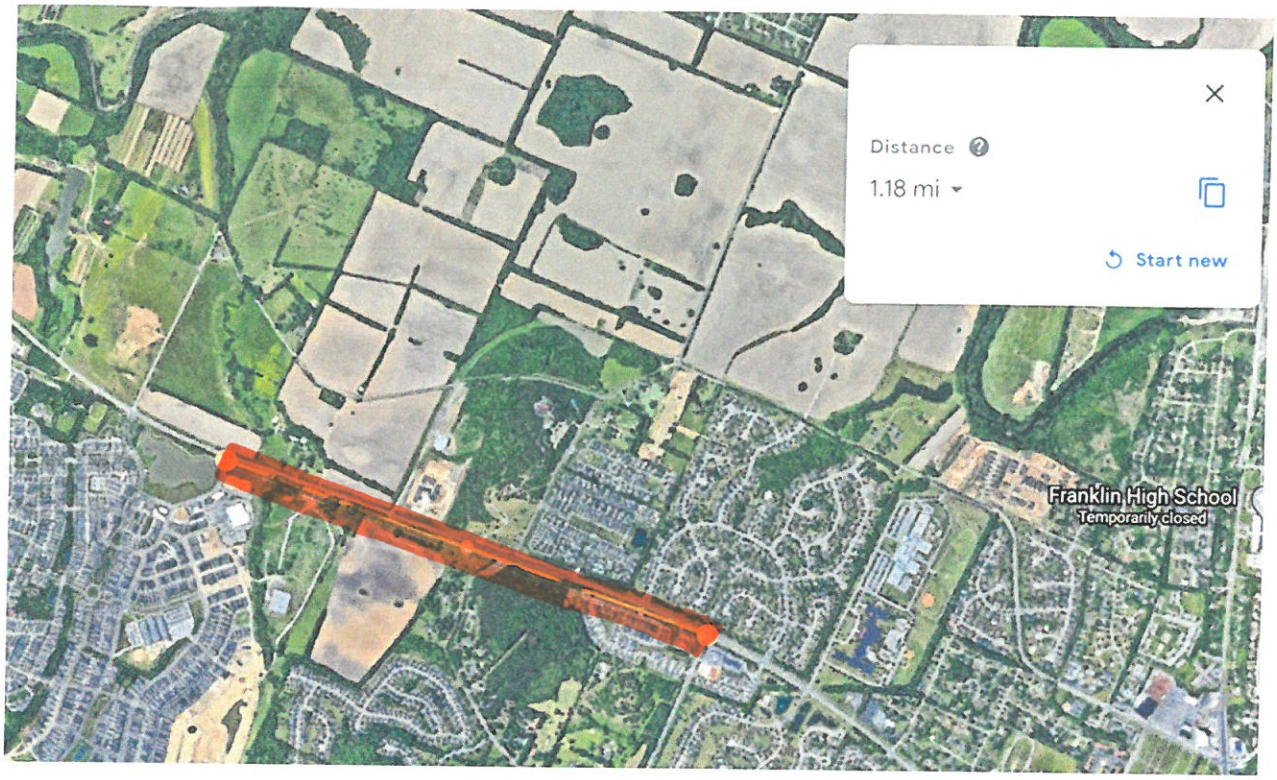
Respectfully,

David and Michele Stephens

The next pages are citations for points made above. While we expect progress in Franklin and growth is unavoidable, placing a gas station IN the neighborhood should NOT be a part of this plan.

CITATIONS

1 – Google Earth Images for: MAPCO on New Highway 96 West. From entrance of WH to MAPCO – 1.18 Miles.



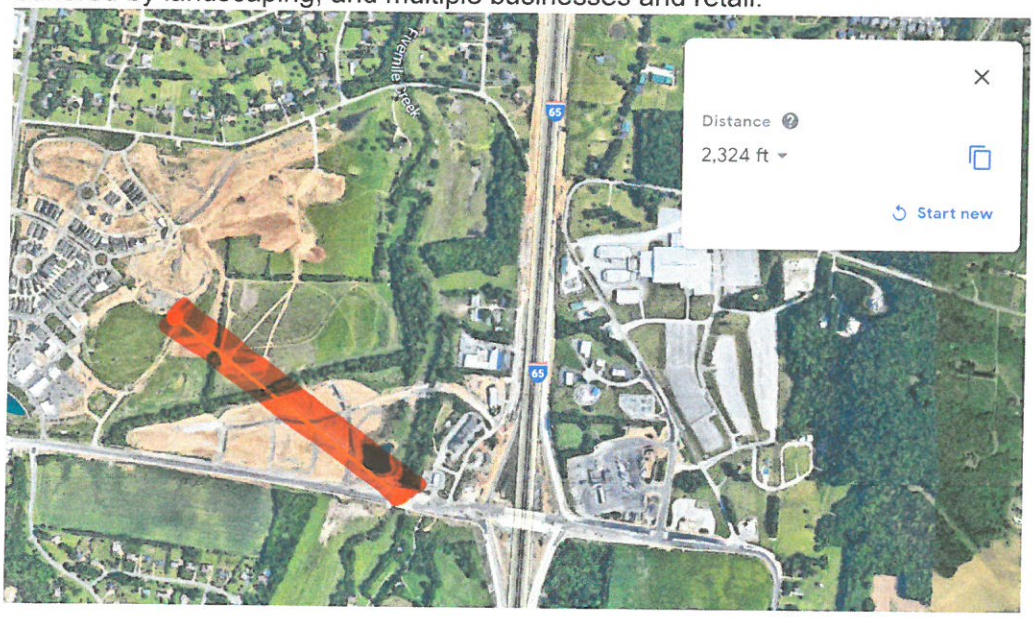
1 (cont) Google Earth Image of distance between Westhaven and MAPCO at New Highway 96 West.



CITATIONS



2 – Google Earth Image – Berry Farms. Twice Daily's is 2324 Feet from the gas station, and buffered by landscaping, and multiple businesses and retail.



3 – National Institutes of Health Article on Child-hood Cancers
https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3222489/

3 Cont.

Risk of childhood cancer was examined in relation to residential proximity to other sources of contaminants, including industries reporting under the US Toxic Release Inventory, petrochemical plants, gas stations, repair garages, nuclear power plants, and landfill sites and hazardous waste sites. Increased risk of childhood leukemia was found with residential addresses near gas stations,[44,60,63] repair garages,[60] and nuclear power plants.[46,59] Children whose mothers lived near industries covered under the Toxic Release Inventory during pregnancy were more likely to have brain cancer, especially if the mother lived within 1 mile of a facility with carcinogen emissions.[42]

TABLE 2

Studies of Residential Proximity to Potential Environmental Hazards and Childhood Cancer

Italy[43]	control study; Varese Province	cases diagnosed 1978–1997	childhood addresses at time of diagnosis from highly trafficked roads; traffic densities in surrounding area; estimation of benzene concentrations with Gaussian diffusion model	traffic emissions (<0.1 ug m^3 benzene as estimated by the model), risk of leukemia with benzene concentration ≥10 ug m^3 (OR = 3.91; 95% CI = 1.36, 11.27) Limitations: Potential for residual confounding from unmeasured confounders (parental occupation) and imperfect measurement (socioeconomic status assigned on the basis of municipality of residence), used addresses at time of diagnosis to assign exposure
Harrison, 1999, United Kingdom[44]	Population-based case-control and retrospective cohort study designs, West Midlands	Childhood leukemia cases diagnosed between 1990 and 1994	Gas stations and roads: Exposure defined as an address at the time of diagnosis ≤ 100 m from gas station or a zone 100 m from a main road	Findings[a]: From case-control study, ORs = 1.61 (95% CI = 0.90, 2.87) and 1.99 (95% CI = 0.73, 5.43) for living ≤ 100 m of a main road or gas station, respectively; incidence ratios from cohort analysis = 1.16 (95% CI = 0.74, 1.72) for proximity to roads and 1.48 (95% CI = 0.65, 2.93) for proximity to gas stations. Limitations: Risk estimates not adjusted for age or gender and addresses at time of diagnosis used to assign exposure.

Weng, 2009, Taiwan[63]	Population-based case-control study of all deaths	Leukemia deaths in children aged <15 y, 1996–2006	Gas stations: Gas station density in municipalities in which the residents lived at the time of death	household incomes than case families Findings[a]: AOR = 1.91 (95% CI = 1.29, 2.82) for leukemia (death) associated with living in municipalities with the highest gas station density; a significant trend was noted between increasing gas station density and risk of death from childhood leukemia. Limitations: Used deaths instead of incident cases of leukemia; exposure classification restricted to municipality of residence at death; gas station density metric based on 2008 data, which might have introduced exposure misclassification; potential for residual confounding.

4 – Vent Pipe Emissions Study

Science of the Total Environment 650 (2019) 2239–2250

Contents lists available at ScienceDirect

Science of the Total Environment

journal homepage: www.elsevier.com/locate/scitotenv

Vent pipe emissions from storage tanks at gas stations: Implications for setback distances

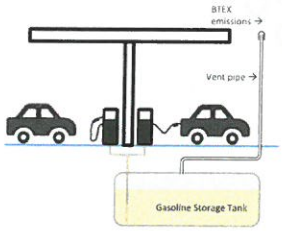
Markus Hilpert [a,*], Ana Maria Rule [b], Bernat Adria-Mora [a], Tedmund Tiberi [c]

[a] Department of Environmental Health Sciences, Mailman School of Public Health, Columbia University, New York, NY 10032, United States of America
[b] Department of Environmental Health and Engineering, Johns Hopkins Bloomberg School of Public Health, Baltimore, MD 21205, United States of America
[c] ARID Technologies, Inc., Wheaton, IL 60187, United States of America

HIGHLIGHTS

- At gas stations, fuel vapors are released from storage tanks through vent pipes.
- We measured vent pipe flow rates and tank pressure at high temporal resolution.
- Vent emission factors were >10 times higher than previous estimates.
- Modeling was used to examine exceedance of benzene short-term exposure limits.

GRAPHICAL ABSTRACT



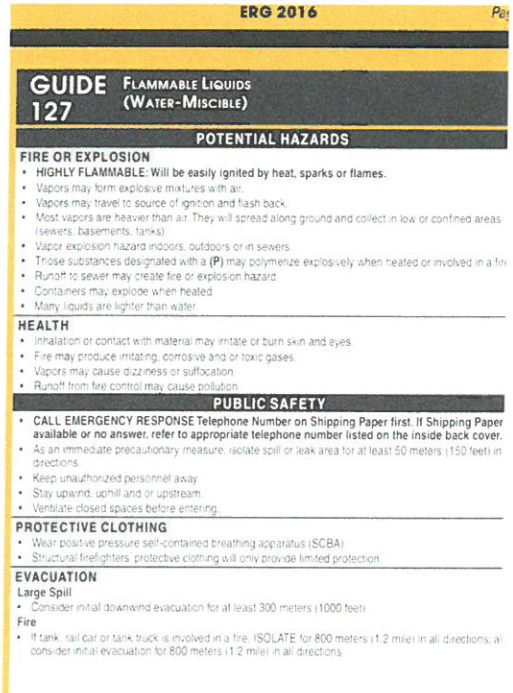
CITATIONS

5 – Google Earth Image – Pearre Creek Elementary Distance to proposed Gas Station



6 – Hud.gov link and Fire Protection Protocols for Gas Station fires and spills.
https://www.hud.gov/sites/documents/STATIONS.PDF





ERG 2016

GUIDE 127 FLAMMABLE LIQUIDS (WATER-MISCIBLE)

POTENTIAL HAZARDS

FIRE OR EXPLOSION
- HIGHLY FLAMMABLE: Will be easily ignited by heat, sparks or flames.
- Vapors may form explosive mixtures with air.
- Vapors may travel to source of ignition and flash back.
- Most vapors are heavier than air. They will spread along ground and collect in low or confined areas (sewers, basements, tanks).
- Vapor explosion hazard indoors, outdoors or in sewers.
- Those substances designated with a (P) may polymerize explosively when heated or involved in a fir
- Runoff to sewer may create fire or explosion hazard.
- Containers may explode when heated.
- Many liquids are lighter than water.

HEALTH
- Inhalation or contact with material may irritate or burn skin and eyes.
- Fire may produce irritating, corrosive and or toxic gases.
- Vapors may cause dizziness or suffocation.
- Runoff from fire control may cause pollution.

PUBLIC SAFETY
- CALL EMERGENCY RESPONSE Telephone Number on Shipping Paper first. If Shipping Paper available or no answer, refer to appropriate telephone number listed on the inside back cover.
- As an immediate precautionary measure, isolate spill or leak area for at least 50 meters (150 feet) in directions.
- Keep unauthorized personnel away.
- Stay upwind, uphill and or upstream.
- Ventilate closed spaces before entering.

PROTECTIVE CLOTHING
- Wear positive pressure self-contained breathing apparatus (SCBA).
- Structural firefighters' protective clothing will only provide limited protection.

EVACUATION
Large Spill
- Consider initial downwind evacuation for at least 300 meters (1000 feet).

Fire
- If tank, rail car or tank truck is involved in a fire, ISOLATE for 800 meters (1/2 mile) in all directions; al consider initial evacuation for 800 meters (1/2 mile) in all directions.

CITATIONS

7 - Teen Smoking and Vaping

https://www.aappublications.org/news/2019/08/26/ecigarettemarketing082619

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:57 AM
To: Dianna Tomlin
Subject: FW: Westhaven expansion

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: William Little <wrlittle3806@gmail.com>
Sent: Wednesday, May 27, 2020 7:42 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Westhaven expansion

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Planning Commisson,

I just read about Southern Land Company's request to add 766 residences to the undeveloped area of Westhaven. My understanding is that recent traffic studies show that could add 16,344 vehicle trips/day within Westhaven alone. With the Mack Hatcher extension also passing through that area I believe traffic will be a nightmare.

I do not live in Westhaven, thank goodness, but live about 4 miles west of there on Highway 96 West. When we moved to our home in 1996, it took about 5-10 minutes to get from our house to downtown Franklin. It now takes 15-20 minutes to make the same trip. We had to pass through one caution light at Highway 96 and Old Hillsboro Road. We now go through 5 red lights to make the same trip. If the requested number of new homes, with additional cars, traffic and red lights, is approved, the amount of time to make the ~6 trip mile will trip take even longer. At that point I probably will start going to Bellevue to shop just avoid that traffic hell.

The Southern Land Company needs to build a real Town Center as promised to early buyers in the development. The current "Town Center" is a bad joke. The Town Center at Berry Farms, although

on a much smaller scale is much nicer than Westhaven's. I have seen several planned development across the south with better amenities, a few larger than Westhaven. One example is Rivers Bend in Lafayette, LA. Google it.

The Southern Land Company has shown they are all about greed and making the most money possible from every plot of space available. Example: they filled in part of their small lake to build on. Hopefully you, the members of the planning commission will do the right thing and ask the SLC to honor its promise to the earliest residents of Westhaven, to build a real Town Center and also consider the quality of life of all the people that love(d) Franklin.

William Little

Dianna Tomlin

From: Gideon Long <topperlong@gmail.com>
Sent: Wednesday, May 27, 2020 4:06 PM
To: Planning Intake; Dianna Tomlin; amy.diaz-barringa@franklintn.gov; danamclendon@mac.com
Subject: Southern Land Highway 96 Proposal

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

We live at 1808 Thornbrook Lane in Carlisle and are requesting that you not approve the subject proposal. The traffic on HWY 96, Carlisle Lane, Boyd Mill Road, and Del Rio is already heavy and increasing and, when the Mack Hatcher extension to Del Rio is complete, the traffic will significantly increase again. Approving 766 additional residences and adding 16,344 trips/day to this area will create a nightmare that will impact every aspect of the lives of the people who live anywhere near the new development.
Please consider if you would want to live in this area after the 766 residences and over 16,000 trips per day are added as a result of approval of this proposal. Thank for you attention to our request and for hopefully disapproving the proposed project.

Gideon and Carole Long
850-974-4123

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:54 AM
To: Dianna Tomlin
Subject: FW: Southern Land Highway 96 Proposal

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: Gideon Long <topperlong@gmail.com>
Sent: Wednesday, May 27, 2020 4:06 PM
To: Planning Intake <planningintake@franklintn.gov>; Dianna Tomlin <dianna.tomlin@franklintn.gov>; amy.diaz-barringa@franklintn.gov; danamclendon@mac.com
Subject: Southern Land Highway 96 Proposal

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

We live at 1808 Thornbrook Lane in Carlisle and are requesting that you not approve the subject proposal. The traffic on HWY 96, Carlisle Lane, Boyd Mill Road, and Del Rio is already heavy and increasing and, when the Mack Hatcher extension to Del Rio is complete, the traffic will significantly increase again. Approving 766 additional residences and adding 16,344 trips/day to this area will create a nightmare that will impact every aspect of the lives of the people who live anywhere near the new development.
Please consider if you would want to live in this area after the 766 residences and over 16,000 trips per day are added as a result of approval of this proposal. Thank for you attention to our request and for hopefully disapproving the proposed project.

Gideon and Carole Long
850-974-4123

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 1:30 PM
To: Dianna Tomlin
Subject: Fwd: Westhaven PUD Plans

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Sent from my iPhone

Begin forwarded message:

> **From:** Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
> **Date:** May 27, 2020 at 12:26:01 PM CDT
> **To:** Dianna Tomlin <diannat62@me.com>
> **Subject: FW: Westhaven PUD Plans**
>
> Planning Intake Email regarding WESTHAVEN
>
> **Amy Diaz-Barriga, AICP**
> Current Planning Supervisor
>
> Planning and Sustainability Department
> City of Franklin
> 109 Third Avenue South
> Franklin, TN 37064
>
> Phone: 615-550-6732
>
> ---
>
> **From:** Matt Magallanes <matt.magallanes@williamsoneducation.org>
> **Sent:** Wednesday, May 27, 2020 12:06 PM
> **To:** Planning Intake <planningintake@franklintn.gov>
> **Subject:** Westhaven PUD Plans
>
> ***ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.***
>
> Dear Commission:

I have lived in Westhaven for 15 years, and am loyal to both the community and the City of Franklin. Planning Commission work is critical to the future of our communities and is an overlooked component of why Franklin has become one of the country's best places to live. During Planning's months of work with Southern Land Company's planners, engineers, traffic study consultants, and others, you have adhered to the core principals of the Envision Franklin Plan. The proposed development in front of you has been shaped into a plan that should be approved with your final recommendations.

Reasonable people know that the land to the east of Westhaven and also on the north side of 96 will be developed by somebody. Choosing the current plan that extends the unique beauty and quality of Westhaven is the best alternative one could hope for. The City of Franklin has consistently reported that housing for elderly residents is needed. This is a major part of the plan. Southern Land has earned an international reputation for creating beautiful spaces, and they also fund what are essentially public parks at no cost to the City. Many setbacks, parks, trails, buffers, and open spaces are in the current expansion plan.

Traffic patterns will dramatically change due to Mack Hatcher opening soon. Thoughtful general store design and a small filling station at the location at 96 will be a nice amenity and reduce traffic through the FSSD school zones and into town. You have approved many successful service stations of a much larger scale that border residential housing throughout Franklin, including the MAPCO just to the east. I have learned to trust the quality of our planning commission and your commitment to safety. I trust you as the authority on the safety and location of a filling station at the proposed location. Please approve the station using your already-proven health and safety guidelines.

Thank you for your consideration.

Sincerely,

Matthew D. Magallanes

514 Ardmore Place

Franklin, TN 37064

Personal Work Phone: 615-778-3939

Matthew D. Magallanes
Chairman
Education Foundation for Williamson County, LLC
118 Front Street, Suite 116-Box 76
Franklin, TN 37064

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 2:38 PM
To: Dianna Tomlin
Subject: FW: Support for Revised Westhaven Master Plan

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: MARK MCCUTCHEON <mark.mccutcheon@comcast.net>
Sent: Thursday, May 28, 2020 12:41 PM
To: Planning Intake <planningintake@franklintn.gov>
Cc: Margaret Martin <margaret.martin@franklintn.gov>
Subject: Support for Revised Westhaven Master Plan

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Elected Officials,

We are writing today in support of the revised Westhaven Master Plan. The first time we saw what is now Westhaven was almost 20 years ago when it was open land. We were the 7th family to take a leap of faith and build a home in what was nothing more than a vision at the time. Since then, the commitment to thoughtful design, in all aspects of the community, has made it a great place for our family to call home. We welcome the additional enhancements of the athletic fields, smaller homes geared to retirees and the market/gas station.

In addition, it will insure that the high standards that we have become accustom from Southern Land will be continued.

Sincerely,

Mark & Karen McCutcheon

1900 Townsend Blvd

Franklin TN 37064

615-394-7782

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 1:26 PM
To: Dianna Tomlin
Subject: Fwd: No Gas Station Please

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Sent from my iPhone

Begin forwarded message:

> **From:** Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
> **Date:** May 27, 2020 at 12:19:16 PM CDT
> **To:** Dianna Tomlin <diannat62@me.com>
> **Subject: FW: No Gas Station Please**
>
> Planning Intake Email regarding WESTHAVEN
>
> **Amy Diaz-Barriga, AICP**
> Current Planning Supervisor
>
> Planning and Sustainability Department
> City of Franklin
> 109 Third Avenue South
> Franklin, TN 37064
>
> Phone: 615-550-6732
>
> ---
>
> **From:** Carmen McKinley <clmckinley@sbcglobal.net>
> **Sent:** Wednesday, May 27, 2020 5:46 AM
> **To:** Planning Intake <planningintake@franklintn.gov>
> **Subject:** No Gas Station Please
>
> ***ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.***

I live in Westhaven and it is a wonderful subdivision. We do not need a gas station at the entrance of it. The Mack Hacker extension is one thing entirely, a multi-pump convenience store is another.

Please do not approve.

Thank you!
Carmen McKinley

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:53 AM
To: Dianna Tomlin
Subject: FW: Gas station in westhaven

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: Melissa <indianagirl30@hotmail.com>
Sent: Wednesday, May 27, 2020 4:02 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Gas station in westhaven

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hi,

I'm a mom with kids At Pearre Creek, I so upset that a gas station is needed in our neighborhood. We have a gas station 1.5 miles down the road, there is no need to add another one near our school, it's honestly not that difficult to drive one mile down the road!!
This is not a necessity and only reason for this gas station is pure profit.
Please consider my email and understand we don't need a gas station here in WestHaven.
Sincerely,
A concerted morther

Sent from my iPhone

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:56 AM
To: Dianna Tomlin
Subject: FW: Westhaven Concept Plan Amendment

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Dan Mills <dmills420@gmail.com>
Sent: Wednesday, May 27, 2020 5:14 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Westhaven Concept Plan Amendment

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I am a 5+ year resident of Westhaven and live in a villa on Ardmore Place. I am active in the community and Westhaven Golf Club. I serve as the Townhome representative on the Westhaven HOA Board.

I have thoroughly reviewed the amendments proposed by Southern Land to the Westhaven Concept Plan, attended two information sessions, and fully support the plan as currently presented. Southern Land has developed an outstanding community and I am proud to live here and proud that Westhaven is part of the City of Franklin.

Thank you.

Dan Mills

Daniel J Mills
502 Ardmore Place
Franklin, TN 37064
201-264-9346

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 3:05 PM
To: Dianna Tomlin
Subject: Fwd: Westhaven / widening 96

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Sent from my iPhone

Begin forwarded message:

> **From:** Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
> **Date:** May 27, 2020 at 2:38:02 PM CDT
> **To:** Dianna Tomlin <diannat62@me.com>
> **Subject: FW: Westhaven / widening 96**
>
> Planning Intake email regarding WESTHAVEN
>
> Amy Diaz-Barriga, AICP
> Current Planning Supervisor
>
> Planning and Sustainability Department
> City of Franklin
> 109 Third Avenue South
> Franklin, TN 37064
>
> Phone: 615-550-6732
>
> -----Original Message-----
> From: Piro Mittig <pmittig@gmail.com>
> Sent: Wednesday, May 27, 2020 1:58 PM
> To: Planning Intake <planningintake@franklintn.gov>
> Subject: Westhaven / widening 96
>
> ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.
>
> I am concerned about the ever present sprawl of Westhaven, it is taking over Franklin.
> And now there are plans to widen 96? This will certainly kill what is left of Franklin.
> I know development is necessary, let's try to manage it responsibly please.
> Piro Mittig

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:56 AM
To: Dianna Tomlin
Subject: FW: Westhaven Expansion

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: KK Moore <kkmoore22@gmail.com>
Sent: Wednesday, May 27, 2020 5:31 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Westhaven Expansion

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I wanted to respectfully voice my concern as I hear about the significant increase in homes in Westhaven as well as the proposed gas station. Please reconsider so that we current homeowners can continue to enjoy the amenities and current property values that will undoubtedly be compromised.

Thanks in advance,
KK Moore

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 1:27 PM
To: Dianna Tomlin
Subject: Fwd: Resolutions 2019-130 and 2019-57

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Sent from my iPhone

Begin forwarded message:

> **From:** Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
> **Date:** May 27, 2020 at 12:22:12 PM CDT
> **To:** Dianna Tomlin <diannat62@me.com>
> **Subject: FW: Resolutions 2019-130 and 2019-57**
>
> Planning Intake Email regarding WESTHAVEN
>
> **Amy Diaz-Barriga, AICP**
> Current Planning Supervisor
>
> Planning and Sustainability Department
> City of Franklin
> 109 Third Avenue South
> Franklin, TN 37064
>
> Phone: 615-550-6732
>
> ---
>
> **From:** Dale <dbmowry@gmail.com>
> **Sent:** Tuesday, May 26, 2020 8:00 PM
> **To:** Planning Intake <planningintake@franklintn.gov>
> **Subject:** Resolutions 2019-130 and 2019-57
>
> ***ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.***
>
> Dear Members of the Franklin Planning Commission,

This letter is written to request the commission defer from recommending approval of Resolutions 2019-130 and 2019-57 as currently written to the Board of Mayor and Aldermen. These ordinances, as you know, include a request by Southern Land Company to include a gas station/convenience store in the residential district, and to increase the density of homes in the PUD from 2750 homes to 3516 homes. I have read the documents on the Planning Commission web page. It appears that the request has been thoroughly considered in light of "Envision Franklin", traffic on Boyd's Mill Road, general public infrastructure impacts, etc. I note that there is no comment on or assessment of the impact to the residential environment for existing residents, who purchased homes under previous, albeit "subject to revision", development concept plans.

There is a substantive body of current residents who have concerns about the addition of the convenience store with gas station to the residential community. These concerns have been voiced at Southern Land's informative, professional, and well-conducted community meetings in late 2019, and in resident conversations since then. These compelling concerns center around several key areas:

- **Environmental:** The presence of benzene and fuel products with attendant odors, as well as noise from patrons' vehicles and storage tank refilling in proximity to residential units, the adjacent creek, and Pearre Creek Elementary School.
- **Safety:** Proximity of flammable fuel to the existing electrical distribution station and added vehicular congestion in the residential area and near the elementary school inconsistent with the concept of Westhaven as a pedestrian-friendly, bikeable residential community.
- **Responsibility:** Resolution of required actions for the facility and underground fuel storage tanks should the business not succeed
- **Readily Available Alternatives:** There are approximately 12 gas stations within 5 miles, one approximately 1.4 miles from the residential area. There is a full-service Kroger grocery store within 2 blocks of the proposed location, and a Walgreen's and Mapco convenience store also approximately 1.4 miles away. Neither convenience nor necessity would seem to be reasons to alter the development concept to permit the gas station/convenience store.
- **Proximity to Mack Hatcher Parkway:** There are no gas stations along Mack Hatcher or at any intersections through the entirety of its current route that are of equivalent proximity to the road or residential areas as the gas station requested. This would seem to have been a carefully planned avoidance of congestion and irregular traffic flow to ensure public safety.

The concerns above appear not to be countered with compelling reasons to undertake the risks and degradation of the residential environment noted. Until such compelling reasons to approve this part of the change to the development plan exist or are presented it would appear not to be in the public interest to approve the presence of a gas station.

Separately, I understand that a traffic study has been done that indicates the proposed increase in the size of the PUD to 3516 homes would generate approximately 16,300 new vehicular trips a day to and from the community. If this is the case, I would request a requirement for specific, reasonable measures to discourage excessive speed and encourage safe driving, both of which are already concerns in the community. These measures could include a review of the street plan in the PUD to make revisions to include speed limit adjustments, no parking restrictions to allow improved access for emergency vehicles, and increased stop signs and/or speed humps to more effectively insure the safety of bike riders, pedestrians and children in the existing residential area and the newly proposed expansion.

Thank you for your work to insure the development of Franklin as a city of exemplary quality of life and safe, family-friendly residential environments.

Respectfully,

Dale Mowry

Westhaven Resident

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 3:06 PM
To: Dianna Tomlin
Subject: Fwd: Concern over increased density of housing in Westhaven

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Sent from my iPhone

Begin forwarded message:

> **From:** Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
> **Date:** May 27, 2020 at 2:36:49 PM CDT
> **To:** Dianna Tomlin <diannat62@me.com>
> **Subject: FW: Concern over increased density of housing in Westhaven**
>
> Planning Intake email regarding WESTHAVEN
>
> **Amy Diaz-Barriga, AICP**
> Current Planning Supervisor
>
> Planning and Sustainability Department
> City of Franklin
> 109 Third Avenue South
> Franklin, TN 37064
>
> Phone: 615-550-6732

From: SUE NIEDRICH <sniedrich@comcast.net>
Sent: Wednesday, May 27, 2020 12:59 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Concern over increased density of housing in Westhaven

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hello,

I am a resident of Westhaven and would like to voice concern over the increased density of homes planned for Westhaven. I am especially concerned over the # of smaller tract (vs custom-built, higher-end) homes and tighter lot sizes proposed for the west-side, which will result in increased traffic on Stonewater Blvd and decrease my current property value. Without another exit point (should be one added by the golf course road) for this increased traffic, my work-from-home situation will be adversely disrupted. The blasting alone was quite disruptive, and now the increased number of construction vehicles, noise, and traffic will add to this issue.

Please ask Southern Land to decrease the # of planned homes and keep the minimum lot sizes higher to not compromise the existing homeowners quality of life and property values. Most of my neighbors have moved here from Illinois or California and this trend will continue IF there is an adequate selection of new homes that are in the upper-end, custom range with at least two bedrooms/office on the first floor. They will not be moving here to select from homes piled on top of each other, with added traffic in the development and built by lower-end, non-custom builders.

Thank you,
Sue Niedrich
818 Stonewater Blvd.

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:57 AM
To: Dianna Tomlin
Subject: FW: Westhaven Growth Expansion Proposal

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: Richard Niedrich <rniedrich@comcast.net>
Sent: Wednesday, May 27, 2020 6:01 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Westhaven Growth Expansion Proposal

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Members of the Franklin Plan Commission,

I am writing to voice my opposition to Southern Land's proposal to amend and expand their current development plan for Westhaven.

I oppose this proposal because of the increase in housing units/density that is being planned, and specifically because of the gas station that is included.

I realize that you are receiving a lot of mail on this issue, so I will keep my rationale for opposing this proposal brief.

1. While Westhaven was designed with a certain closeness or intimacy in its neighborhoods, one of the most frequent complaints from residents, currently, concerns driving and parking related issues. The streets are rather tight here, and substantial volumes of pedestrian and vehicular movements result in ongoing conflicts, complaints and concerns for safety. Hundreds of additional vehicle passes per day, anticipated as a result of the proposed density increase, is going to make this situation much worse!

2. The gas station being proposed is out of character for this development and is not needed, with others in close proximity on Highway 96. If this gas station is built I will not use it. I purchase my gas at Costco. If Costco closed tomorrow, I would find somewhere else to buy gasoline, but it would never be at the proposed Westhaven gas station. My reasoning for this is that I feel it would be a bad neighbor policy. I know some Westhaven residents living in

proximity to the site will be negatively impacted. I know how I would feel if a decision was suddenly made to build a gas station that close to my house.

Lastly, I spent 34 years working in municipal government and I know that unhappy residents can become a drain on municipal services. This is a bad idea folks. I hope you are thinking long and hard about it.

Sincerely,

Richard Niedrich
818 Stonewater Blvd.

847-344-5731

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 1:26 PM
To: Dianna Tomlin
Subject: Fwd: Expanding Westhaven? No!

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Sent from my iPhone

Begin forwarded message:

> **From:** Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
> **Date:** May 27, 2020 at 12:20:49 PM CDT
> **To:** Dianna Tomlin <diannat62@me.com>
> **Subject: FW: Expanding Westhaven? No!**
>
> Planning Intake Email regarding WESTHAVEN
>
> **Amy Diaz-Barriga, AICP**
> Current Planning Supervisor
>
> Planning and Sustainability Department
> City of Franklin
> 109 Third Avenue South
> Franklin, TN 37064
>
> Phone: 615-550-6732
>
> ---
>
> **From:** Jennifer Vanden Oever <jennifer@cachet1.com>
> **Sent:** Wednesday, May 27, 2020 3:41 AM
> **To:** Planning Intake <planningintake@franklintn.gov>
> **Subject:** Expanding Westhaven? No!
>
> ***ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.***
>
> As a resident of WH for ten years I am so disappointed in the over build of the area.(The front lake being the biggest disappointment and eye soar to date.) This is NOT WHAT I BOUGHT INTO! Please stop over

building (and setting dynamite so you can continue to mess up my homes foundation). There will be so much traffic we won't be able to get in and out of our own community or down 96 just a few miles away.

The charm of our neighborhood will replaced with over crowded streets with cars and too many people. Please do not ADD to our neighborhood!!! I have been living in some form of construction since I moved here ten years ago. Stop! Also, PLEASE DO NOT ADD a gas station. We don't need it in our community and near MY HOUSE! We have BP just a mile away and a Shell station a few miles away. We don't need it!!! I would still go to Costco anyway for the low price of gas. Also, I don't want to see the lights of a gas station on all night near my house to light up the sky not too mention the wrong place for teens to hangout because it's close to home. Don't even offer it please!

Please STOP over building Westhaven and all around us!!! It's too much!!! And not what I bought into ten years ago.

Jennifer Vanden Oever
310-704-8372

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 1:24 PM
To: Dianna Tomlin
Subject: Fwd: Proposed Future Development in Westhaven

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Sent from my iPhone

Begin forwarded message:

> **From:** Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
> **Date:** May 27, 2020 at 12:18:49 PM CDT
> **To:** Dianna Tomlin <diannat62@me.com>
> **Subject: FW: Proposed Future Development in Westhaven**
>
> Planning Intake Email regarding WESTHAVEN
>
> **Amy Diaz-Barriga, AICP**
> Current Planning Supervisor
>
> Planning and Sustainability Department
> City of Franklin
> 109 Third Avenue South
> Franklin, TN 37064
>
> Phone: 615-550-6732
>
> ---
>
> **From:** JANE ORMAN <jeorman8@comcast.net>
> **Sent:** Wednesday, May 27, 2020 10:08 AM
> **To:** Planning Intake <planningintake@franklintn.gov>
> **Subject:** Proposed Future Development in Westhaven
>
> ***ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.***
>
> 15 years ago my family and I moved to Franklin from Chattanooga. We fell in love with Franklin (of course). We became enchanted by the Westhaven

Community concept and knew we couldn't live anywhere else. We loved the Southern Land Company's concepts for planned future expansions then and we still support them. We have waited patiently for the leg of Mack Hatcher to come to us. It seems fitting that the Southern Land Company should be allowed to develop that parcel of land to maintain the cohesive design and architectural integrity of the Westhhaven Community and the City's high developmental standards. Please consider continuing your partnership with the Southern Land Company. Thank you, Jane Orman.

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 10:04 AM
To: Dianna Tomlin
Subject: FW: Westhaven

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: Rob Parrish <robparrish7@gmail.com>
Sent: Thursday, May 28, 2020 9:55 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Westhaven

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Regarding your consideration of adding a gas station, as a 16 year resident of Westhaven I would appreciate your voting this proposal down for two reasons.

The first is that it is a duplication of services already provided a mile up 96 by Mapco/BP. Secondly, with the access from Mack Hatcher and the proximity to Pearre Creek Elementary, the increased traffic count by the school is concerning. With Pearre Creek being a school with higher than average pedestrian traffic, then adding to the car volume just increases the likelihood of injury to a child.

Thanks,

Rob Parrish
222 Prospect Avenue
Franklin, TN 37064
615.400.1604

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 10:02 AM
To: Dianna Tomlin
Subject: FW: Westhaven

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: David Pick <davidcpick@gmail.com>
Sent: Thursday, May 28, 2020 7:39 AM
To: Planning Intake <planningintake@franklintn.gov>
Cc: Ken Moore <ken.moore@franklintn.gov>; Margaret Martin <margaret.martin@franklintn.gov>; Dana McLendon <danamclendon@mac.com>; Clyde Barnhill <clyde.barnhill@franklintn.gov>; annpetersen@franklintn.gov; Pearl Bransford <pearl.bransford@franklintn.gov>; Brandy Blanton <brandy.blanton@franklintn.gov>; Scott Speedy <scott.speedy@franklintn.gov>; michael.hathaway@comcast.net; roger.lindsay@nashville.gov; Scott Harrison <scott.harrison@franklintn.gov>; Michael Orr <michael.orr@franklintn.gov>; bev@aldermanburger.com; annpetersen@comcast.net
Subject: Westhaven

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

TO WHOM IT MAY CONCERN

Since my wife and I arrived here from the UK in February last year, we have been enjoyed a warm welcome from the exceptionally friendly community that is Westhaven.

We have also witnessed the manner in which Southern Land is fast eroding the landscape and qualities that form the fabric of this community.

On December 9th last year, I wrote to the Mayor and Aldermen a letter which remains highly pertinent today:

"A few weeks ago, I attended a so-called 'informational' event arranged by the Southern Land Company ('SLC'). I was astounded by the lack of detailed information provided in advance and the arrogance of the individual giving the presentation. Since that event, I have been struck by the cynical, insensitive bullying with which SLC is intending to transform this estate purely for its own commercial purposes.

You will have heard from Westhaven residents far more qualified than me to provide research data, historical perspective and knowledge of health and safety issues, as well as experience of planning regulations. Nevertheless, I would be grateful if you will record my strongest objections to the following:

A gas station – affording concerns of safety, health risks, environmental damage, light pollution and commercial viability. There are numerous gas stations already within a close radius of Westhaven. The fact is that it is not needed by anyone here, and (as I understand it) nobody has been left stranded with an empty gas tank in these streets. When it fails (as it surely will), the remaining infrastructure will be too impractical and costly to repurpose, thereby leaving an indelible scar in the Franklin vicinity.

New housing density – we have been informed that, up to now, the proportion of large homes to smaller dwellings has been a ratio of 80:20. Apparently, the SLC intend to reverse that ratio in future. We've been given no rationale for that radical switch. It will cause traffic congestion on the roads here, the already-crowded amenities will become unusable and the streets of Westhaven, as an already increasingly attractive magnet for petty crime, will become dangerous for children and the elderly. Sadly, it hasn't been possible to trust SLC's promises. All of the new amenities they have offered to justify earlier population growth (a new pool complex, for example) have not been forthcoming.

Construction activity – we have been hearing dynamite blasting seven days of the week. There is quantitive evidence that SLC are directly responsible for the dangerously increasing levels of Radon being measured in Westhaven homes. Further, in recent days, SLC have begun driving cement-laden trucks down the narrowest of residential streets, putting everyone's safety at risk, especially young children accustomed to taking their cycles and roller skates down these quiet avenues. These trucks simply cannot stop or swerve to avoid causing potentially deadly harm. But this is merely the latest example of SLC's monstrous attitude to this community.

I trust that the severity of the above and other issues arising from SLC's plans will persuade you that SLC's priorities have nothing whatsoever to do with the values (whether they be tangible or intangible) of the Westhaven estate, but only SLC's returns to its shareholders, and that the company will ruthlessly pursue their objectives by fair means or foul."

I received just one acknowledgment: from the Mayor.

In the past week, knowing that you will be considering Southern Land's new plans, I wrote again to the Mayor and to all of the Aldermen individually by hand-delivered hard copy letters to the City of Franklin office address. Again, just one acknowledgement, of course from the Mayor.

By now, it was dawning on me that there may be something sinister in the fact that these 'representatives' would prefer not to be disturbed if they're obliged to examine the honesty, integrity and ethics of Southern Land. So I wrote an email on Tuesday this week, and here's a relevant extract: "I trust that you, the Aldermen and the Planners will be scrupulous in their due diligence. I believe it is incumbent on all of you to disclose any vested interests or conflicts of interest and accordingly to be recused; this will avoid any possibility that your decisions will be challenged."

Only one individual addressed the issue by writing to assure me that he has no conflict of interest: Alderman Dana McLendon.

What can we assume from this? At best, most of the Aldermen of Franklin are complacent. At worst, they cannot be trusted to make decisions in the best interests of this City. I very much hope such conclusions are misplaced.

Yours,

David Pick
+1 615-506-0257
+44 (0)7785-225577

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:51 AM
To: Dianna Tomlin
Subject: FW: Please, please vote NO!

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Tami Polak <tami.polak@gmail.com>
Sent: Wednesday, May 27, 2020 3:04 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Please, please vote NO!

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hello!

I'm writing as a concerned parent of two beautiful children, Addie Mae 8yrs and Bryce 2yrs. We reside in Westhaven and after doing much research on the proposed gas station I am alarmed at how close it will be to our children's school, Pearre Creek Elementary. There are countless scientific studies showing that this will be an absolute risk to our community and children. This isn't going to solve an absolute need as there is a gas station just 1 mile down the road already. Please take this opportunity to ensure the health and safety of our children by voting NO! Parents already have so many new and scary things to plan for and worry about. The risk that this gas station will bring to our community is highly upsetting.

Thank you for your time,
Tami Polak

1007 Oleander Street
Franklin TN 37064



C:615-517-4955

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 2:58 PM
To: Dianna Tomlin
Subject: FW: Westhaven expansion

LAST 2 OF 2

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: Ramona Hahn <mona5485@gmail.com>
Sent: Thursday, May 28, 2020 2:56 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Westhaven expansion

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Good Afternoon,

I'm writing this email in opposition of Westhaven expanding and the gas station addition.

Westhaven has been an oasis of a community while also still providing the small town feel of Franklin. When my husband drove in here initially we knew we had to live here. All the things we love about Westhaven will be lost with the expansion and it will just be a big subdivision instead of the close knit community we currently love. The events that are held in here will no longer be able to happen and the traffic will be unbearable.

We really hope Franklin listens to its residents and not pass this extension.

Thank you,
Concerned resident, Ramona Hahn

Sent from my iPhone

May 16, 2020

City of Franklin Planning and Sustainability Department
109 3rd Avenue South
Franklin, TN 37064

Subject: Westhaven Rezoning Plan

I object to the amount of commercial entitlements being removed from the existing Westhaven Zoning Plan. Suddenly the Southern Land Company wishes to deviate from its premise and promise of Westhaven as a "community" and make it just another sub-division.

But my main objection is the proposed gas station in Westhaven. I have enclosed an article from ScienceDaily that outlines the hazards inherent with a gas station. I implore all to read this. Why it would even be needed is puzzling – there are two gas stations within 2-1/4 miles of Westhaven. Is this solely for profit for Southern Land and zero consideration of Westhaven residents and, more importantly, our atmosphere?

Please do not approve this proposal.

Judith A. Swartz

Judith A. Swartz
Westhaven resident

1 Attachment

Gasoline vapors contain a number of toxic chemicals, notably benzene, a carcinogen.

The researchers attached gas flow meters to venting pipes at two large gas stations in the Midwest and Northwest and took measurements over a three-week period. They report average daily evaporative losses of 7 and 3 gallons of liquid gasoline, respectively, or 1.4 pounds and 1.7 pounds per 1,000 gallons dispensed at the pump. By comparison, the California Air Pollution Control Officers Association (CAPCOA) used an estimate of 0.11 pounds per 1,000 gallons. Based on CAPCOA emission estimates, the California Air Resources Board (CARB) determined their setback regulation of 300 feet (91 meters) from large gas stations. Similar laws exist in many, but not all states and localities. In urban areas like New York City, some gas stations are located directly adjacent to apartment buildings.

The study also simulated how the fuel vapor was carried in the air to assess the potential for short- and medium-term benzene exposures, comparing their measurements to three established thresholds. The California Office of Environmental Health Hazard Assessment one-hour Reference Exposure Level (REL) for benzene -- defined as a continuous hour of exposure to the chemical -- was exceeded at both gas stations at distances greater than 50 meters. At the Midwest gas station, REL was exceeded on two different days at distances greater than 50 meters, and once as far as 160 meters. The Agency for Toxic Substances and Disease Registry's Minimal Risk Level (MRL) for benzene exposure over a period between two weeks and a year was exceeded within 7 or 8 meters of the two gas stations. A less stringent measure used for short-term exposures of first responders, the American Industrial Hygiene Association's Emergency Response Planning Guidelines (ERPG), was not exceeded.

"We found evidence that much more benzene is released by gas stations than previously thought. In addition, even during a relatively short study period, we saw a number of instances in which people could be exposed to the chemical at locations beyond the setback distance of 300 feet," said first author Markus Hilpert, PhD, associate professor of Environmental Health Sciences at the Columbia Mailman School. "Officials should reconsider their regulations based on these data with particular attention to the possibility of short spikes in emissions resulting from regular operations or improper procedures related to fuel deliveries and the use of pollution prevention technology."

In previous work, Hilpert and colleagues documented the release of gasoline as fuel is stored and transferred between tanker trucks, storage tanks, and vehicle tanks, and how these spills can contaminate the surrounding environment. Next, the researchers will explore additional short-term measures of vapor spread to determine the bounds of safe setbacks.

Co-authors of the new study include Ana Maria Rule at Johns Hopkins, Bernat Adria-Mora formerly at Columbia, and Tedmund Tiberi at ARID Technologies, Inc. In a competing interest statement, the authors note that Tiberi directs a company that develops technologies for reducing fuel emissions from gasoline-handling operations. The research is supported by a grant from the National Institutes of Health (ES009089)

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 2:34 PM
To: Dianna Tomlin
Subject: FW: Development Plan Revision/Rezoning - resident concerns

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Jessica Robb <jessica.hart51@gmail.com>
Sent: Thursday, May 28, 2020 11:44 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Development Plan Revision/Rezoning - resident concerns

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

City of Franklin Planning and Sustainability Department:

I am a current homeowner in the Westhaven community and am writing to express concern regarding the proposed Development Plan Revision/Rezoning for the Westhaven property located on New Hwy 96 W.

As a current resident, I have significant concerns regarding the reduction of commercial space to allow for the additional residential units. The retail space within the community is a significant benefit to residents and provides the type of "all inclusive" community feel that is from many perspectives the goal of the neighborhood. Decreasing the planned commercial space will reduce variety and offerings available to residents within the community that we originally anticipated having when we made the decision to purchase here.

Also, adding an additional 766 units will only serve to increase residential traffic and construction traffic, which has become significant to the point of exhaustion. There is construction traffic and noise consistently going on around the neighborhood and adding more units will not only increase the amount of construction traffic, but prolong the amount of time that residents will have to listen to construction trucks lumbering up and down what should be residential streets.

Your consideration of these concerns is appreciated.

Best regards,

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:48 AM
To: Dianna Tomlin
Subject: FW: Concerns about growth of Westhaven

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Jeremy Robb <jeremy_robb@hotmail.com>
Sent: Wednesday, May 27, 2020 3:02 PM
To: Planning Intake <planningintake@franklintn.gov>
Cc: Jessica Hart <jessica.hart51@gmail.com>
Subject: Concerns about growth of Westhaven

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Good Afternoon,

My name is Jeremy Robb and I live on Stonewater Blvd in Westhaven. My wife is copied on this email.

While I love Westhaven and the community, there seems to be a 'moving target' as to how large this development will be. Although I have lived here for just over a year, I have been visiting friends in the neighborhood for over 7 years and have seen it grow.

I have significant concerns about the amount of construction traffic in the neighborhood and how it is enforced. There is no longer any way for large construction vehicles to enter into the space behind the west side of the community, and some of the dump trucks that come and go down Boyd Mill do so at alarming speeds (I speak as both a driver and a cyclist). How can the development be allowed to utilize homeowners' main roads as access roads with giant equipment vehicles? There are numerous bikers, walkers, and residential drivers around at all hours of the day. One day I had a small vehicle parked in front of my house - which I am allowed to do - and the commercial vehicle was so large they had to knock on my door and demand that I move my car as they couldn't get around.

Where is the community planning in this? How large will the development be allowed to become without offering other outlets for roads and traffic? Each time the community is allowed to 'increase' density due to

changes in 'market demand' nothing is done to existing infrastructure. So, by default, the existing roads that were designed to handle a certain amount of vehicles become ever more congested.

Westhaven is a great community - and clearly there are plenty of people that want to live here. But there must be a plan that not only addresses concerns of the development company and new home owners, but also the ones that are already here.

Regards,
Jeremy Robb
633 Stonewater Blvd Franklin TN 37069

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Tuesday, May 26, 2020 12:34 PM
To: Dianna Tomlin
Subject: FW: Southern Land/Boyd Mill & 96

Follow Up Flag: Follow up
Flag Status: Flagged

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Martha Rudman <newtonmiz@aol.com>
Sent: Sunday, May 24, 2020 5:14 PM
To: Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
Subject: Southern Land/Boyd Mill & 96

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Ms. Diaz-Barriga,

I feel obliged to say NO to Southern Land/Westhaven's re-zoning request.

700+ new dwellings in the area of Boyd Mill and 96. Mack Hatcher bringing in more traffic!!! Each dwelling will certainly have more than 1 car!!

Boyd Mill/Carlisle 2 small roads not meant for even the traffic they have now!! Where is the traffic count that I understood was to be done (mentioned at the Oct. meeting at Pearre Creek)

Cordially.
Martha Rudman
Carlisle
newtonmiz@aol.com

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 10:02 AM
To: Dianna Tomlin
Subject: FW: Stop Westhaven growth

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: Andy Russell <nancygrussell@icloud.com>
Sent: Thursday, May 28, 2020 7:26 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Stop Westhaven growth

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

To Whom It May Concern:

I am writing to let you know about my opposition to the proposal by Southern Land Company to increase the number of residential units that it builds in Westhaven. Even with the Mack Hatcher expansion and the widening of Hwy 96, the increased traffic from these over 700 new units will cause undue amounts of congestion. The infrastructure going through downtown Franklin cannot handle this much traffic, and the new Mack Hatcher won't totally relieve it either. I realize that Southern Land Company is a for profit entity, but I would bet you that most of the current Westhaven residents don't want more houses, congestion, and population density in that neighborhood either. As a county resident that has to drive from the western part of the county to the Arrington area for work daily, the increased traffic congestion due to expansion would be very problematic.

Thank you for all that you do for the city and surrounding areas, and thank you for your consideration of this issue.

Sincerely,
Andy Russell

Sent from my iPad

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:54 AM
To: Dianna Tomlin
Subject: FW: Westhaven Development

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Sandy Schlicht <sandy.schlicht95@gmail.com>
Sent: Wednesday, May 27, 2020 4:33 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Westhaven Development

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

To Whom It May Concern,

My husband, Jerry Alldredge, and I retired in CO and moved to TN to be closer to kids and grandkids. Both our son and our daughter and their families live in Westhaven. So this is where we landed. It was a good choice. However, we are very concerned with the direction the developer of Westhaven has decided to take. Southern Land has created a beautiful development with small town flavor. The development is located in the country. However, it is also close to all the amenities offered by big city living: entertainment, shopping and diverse restaurants. If Southern Land's proposal is approved, all that will change. The density of new housing will create too much traffic, too many people, too much demand on streets, local businesses, our school, our existing amenities, etc. This proposal needs to be declined.

Thank you for your consideration.

With best regards,
Sandy Schlicht

Dianna Tomlin

From: Raymond Schmidt <raymondschmidt7702@comcast.net>
Sent: Wednesday, May 27, 2020 1:35 PM
To: Dianna Tomlin
Cc: 'Mayor Ken Moore'; Amy Diaz-Barriga; Margaret Martin; 'Ann Petersen'
Subject: Land Use Planning for 1711 New Highway 96 W

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Franklin City Planner Dianna Tomlin:

Construction of dense residential units on the subject Jewell property near Westhaven came up in recent times during a BOMA meeting deciding on a retirement home in a community along Highway 96 East. An Alderman noted that this future project would again raise questions about traffic, privacy, and pressure on our Franklin quality of life. Construction of the proposed east Franklin retirement home was not approved. Homeowner and residential community objections to that proposal apply to the 1711 New Highway 96 W project as well. Please also consider the following specific community effects of this use of the Jewell property:

1) **Boyd Mill Avenue cannot handle the additional 1,000+ vehicles that construction would impose on the area.** Budget expenditures to make it a major secondary road would cost Franklin taxpayers far more than any realizable benefit to the neighborhood and surrounding communities. Maintenance costs would be perpetuated into the future, especially troubling at this time when revenues are significantly lower.

2) **Carlisle Lane will become even a more frequently abused shortcut to the Mack Hatcher extension, which presents insurmountable challenges to its remediation.** The entrances/exits to Carlisle, Cornerstone, and CarDel communities already pour residents onto this two-lane road within about 100 yards of each other. Traffic volume studies would not reveal that vehicles headed south typically accelerate and tailgate in order to reach the 96 West traffic signal before it changes to red. Widening Carlisle Lane would pose problems of its own, and installing traffic lights for the three communities would frustrate local and pass-through drivers alike. A wider road might not prevent accidents or reduce property damage. The quarter-mile "S" curve from Old Charlotte Pike north to Del Rio Pike further complicates traffic engineering solutions, even if the fourth Richland Close community and an adjacent single-family home remain slow to develop. Of course, Blossom Park around the corner also contributes to the volume of vehicles moving through this short stretch of road.

3) **Multiplying the number of vehicles on Carlisle Lane will also lead to widening of Del Rio Pike, both northward and eastward from their intersection.** This is foreseeable in the near future, along with the necessity to add to a construction and maintenance budget already straining to meet needs.

4) **Providing other adequate public facilities, utilities, and services for the 766 residential units is an issue that requires informed planning and reassurances to residents.** The more the city allows additions to the infrastructure, the more it needs to maintain water, sewer, gas, electricity, police and fire protection, schools, medical facilities, refuse and recycling collection, and public transportation. On top of these considerations, more private businesses such as grocery stores, gasoline stations, and restaurants must to be anticipated and addressed.

These are familiar concerns to cities that are growing, and reactions by taxpayers may encompass a wide range of views. My concerns are based on experience living for a number of decades in Bethesda, Maryland—part of Montgomery County, located north and west of Washington, DC. The county population doubled from 500,000 to one million during that time, so we confronted these matters every year. I served 30+ years as head of my citizens association of some 500 homes in an area bordered by the Interstate and its spur and the Washington Beltway. For five years I participated as a residential representative on an advisory committee that helped update the master plan for a large portion of the county. No one supported every decision of the county council, but everyone affected had an opportunity to present their views. I appreciate your consideration of mine. Thank you.

Raymond P. Schmidt, Cornerstone Circle

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 10:02 AM
To: Dianna Tomlin
Subject: FW: Concerned

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: Jennifer Scoggins <jennifer.scoggins@comcast.net>
Sent: Thursday, May 28, 2020 7:27 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Concerned

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hi,

I've lived in Franklin for almost 20 years, and in Westhaven for 10. I love this community, but I am GREATLY concerned that you are considering allowing HUNDREDS of new homes to be built. I understand the need to change the "original" plot and plan for the Westhaven neighborhood, but guys - it has been revised again and again and again.

And this is a HUGE new expansion. The 400 page traffic study is alarming. The lack of traffic over the last months has lulled us into forgetting what a jam up nightmare we live in out here. The traffic out 96 has caused us to considering moving from this neighborhood.

I understand the need for growth, but I am counting on you to require it to be slow, thoughtful and planned. This current proposal sounds like a nightmare.

I am respectfully asking you to not approve this specific proposed plan. It's too much new building and development for this subdivision.

Dianna Tomlin

From: Susan Seifert <susanmseifert@gmail.com>
Sent: Wednesday, May 27, 2020 5:19 PM
To: Dianna Tomlin
Subject: Westhaven subdivision

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

A big no on the Westhaven subdivision increase. I just bought a home two years ago in that time the increase in traffic on Carlisle has created way more traffic and being our home is next to the road way more traffic. Even with Mack Hactcher opening it will mean an increase of over 16,000 cars. Many will cut through Del Rio to Carlisle this will negatively affect our property values. Enough!

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 1:29 PM
To: Dianna Tomlin
Subject: Fwd: Rezoning behind Home Depot off of Royal Oaks

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Sent from my iPhone

Begin forwarded message:

> **From:** Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
> **Date:** May 27, 2020 at 12:24:44 PM CDT
> **To:** Dianna Tomlin <diannat62@me.com>
> **Subject: FW: Rezoning behind Home Depot off of Royal Oaks**
>
> Planning Intake Email regarding VINTAGE WATSON GLEN
>
> Amy Diaz-Barriga, AICP
> Current Planning Supervisor
>
> Planning and Sustainability Department
> City of Franklin
> 109 Third Avenue South
> Franklin, TN 37064
>
> Phone: 615-550-6732
>
> -----Original Message-----
> From: Victoria Shofner <vrshofner1@gmail.com>
> Sent: Wednesday, May 27, 2020 11:23 AM
> To: Planning Intake <planningintake@franklintn.gov>
> Subject: Rezoning behind Home Depot off of Royal Oaks
>
> ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.
>
> Good morning, I am a resident of Franklin that lives in the Dallas Downs neighborhood. The traffic going down Royal Oak is already abysmal. Adding a high density residential area would only compound the issue. Mack Hatcher is only two-laned on that side of Franklin also and traffic already backs up from Royal Oaks to Lewisburg Pike because of that congestion. Please rethink allowing higher density use of

that parcel until the existing roads can handle said population.

Sincerely,
Victoria R. Shofner
181 Middleboro Circle
Franklin, TN 37064

Sent from my iPhone

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 2:36 PM
To: Dianna Tomlin
Subject: FW: Westhaven addition

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: Heather Soriano <heathersoriano@aol.com>
Sent: Thursday, May 28, 2020 12:11 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Westhaven addition

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

To whom it may concern,

I am against the proposed addition of more than 700 homes and a gas station in Westhaven. Our community is already stressed with additional traffic, and I feel that these additions will push residents away from the reasons we wanted to live here to begin with. The charm of Westhaven is the feeling of a small town with wonderful amenities, and an easy pace of life. To add thousands of cars per day as well as the element of a gas station is not the atmosphere we want. People say that you don't care about this community, and that you're just greedy. I hope that you look at the big picture as a human and as someone who values family life instead of just the dollar signs. I hope you prove everyone wrong.

Sincerely,
Heather Soriano

Sent from my iPhone

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:55 AM
To: Dianna Tomlin
Subject: FW: Westhaven new residences meeting

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Susan Seifert <susanmseifert@gmail.com>
Sent: Wednesday, May 27, 2020 4:38 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Westhaven new residences meeting

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I live in Carlisle subdivision on Carlisle lane and next to the road..even with Mack Hatcher to be developed this will create a horrible increase of traffic and with more traffic comes more noise and all kinds of problems. We need to quit ruining neighborhoods that we invested in..for more and more expansion this will create a loss if income for many of us due to the noise and traffic problems..this could be over 16 000 cars..too much. My vote is a BIG NO.

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 1:26 PM
To: Dianna Tomlin
Subject: Fwd: Westhaven Rezoning (Revision 5)

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Sent from my iPhone

Begin forwarded message:

> **From:** Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
> **Date:** May 27, 2020 at 12:21:24 PM CDT
> **To:** Dianna Tomlin <diannat62@me.com>
> **Subject: FW: Westhaven Rezoning (Revision 5)**
>
> Planning Intake Email regarding WESTHAVEN
>
> **Amy Diaz-Barriga, AICP**
> Current Planning Supervisor
>
> Planning and Sustainability Department
> City of Franklin
> 109 Third Avenue South
> Franklin, TN 37064
>
> Phone: 615-550-6732
>
> ---
>
> **From:** Kristi Strei <akstrei@msn.com>
> **Sent:** Tuesday, May 26, 2020 11:01 PM
> **To:** Planning Intake <planningintake@franklintn.gov>
> **Subject:** Westhaven Rezoning (Revision 5)
>
> ***ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.***
>
> City of Franklin Planning and Sustainability Department

We are writing to voice our opposition to Westhaven PUD Subdivision, Rezoning (Revision 5). We understand that the rezoning request is for 7.27 acres, but it also gives Southern Land latitude to include a gas/fuel station in the master plan. Page 43 of the 203-page information packet for the meeting shows the addition of the gas/fuel station in the revised plan dated April 2, 2020. When Southern Land first presented their plan to residents in late 2019, the inclusion of the gas station was, and still is met with overwhelming opposition. Southern Land acknowledged that the original plan for the development never specifically called out a gas station, nor has one been part of any community plan before last year. The plan was scheduled to be presented in January of this year but based upon the negative feedback and the need to revise many aspects of the plan due to planning commission feedback, the presentation was postponed. Our opposition centers around two points – the perceived need and "convenience" by Southern Land for a gas station and the associated health risks and environmental dangers at that location. Please question the motive of Southern Land to include a gas station where one is not needed as well as the business case to include a gas station where traffic currently and, in the future, make access cumbersome.

Our home is on the Eastern side of the Westhaven development and we see the construction activity daily. For a point of reference, we are 1.7 miles from the Mapco at Highway 96 and Downs Boulevard. The drive currently takes four minutes and when the current Mack Hatcher construction is completed, it will take even less time. In addition to Mapco, a quick search on Google shows there are 16 other gas stations within 6.6 miles of our home. Gas stations are not a destination, but are a stop when going from point A to point B. Any resident in the Western part of Franklin has found a gas station without any issue for many years. The gas station could also sell food and beverage items which are available at other businesses in Westhaven today. The businesses do not flourish, but simply survive. COVID-19 has created more closures. A gas station would make survival of some businesses insurmountable. From a business standpoint, one is simply unnecessary.

The more alarming part of the proposal is the apparent lack of foresight by Southern Land when proposing this location. There is an active stream that is located 600 feet from the proposed property. Gasoline can runoff very easily and find its way into the stream, thus polluting the water. Additionally, gasoline contains benzene which is a known carcinogen. As you are aware, this is very toxic. The Department of Health and Human Services has determined that benzene causes cancer, specifically blood cancers, in humans. https://emergency.cdc.gov/agent/benzene/basics/facts.asp Vapor carrying benzene can travel easily, and with residential and a proposed pool right next this location, it is a recipe for disaster. The plan presented last year included a pool near the proposed gas station. Current maps on the Westhaven website show the pool has been eliminated. Is this a coincidence or has Southern Land simply acknowledged their mistake and eliminated the pool instead of the gas station? More importantly is the fact that Pearre Creek Elementary School is located less than one half mile from the proposed location. There is no amount of venting and precaution that can guarantee the harmful effects of benzene will not have long term effects on the 700+ children and educators who are there ten months a

year. The adverse health effects of benzene exposure are significantly amplified in the younger population at a time when rapid development is ongoing. https://www.cancer.org/cancer/cancer-causes/benzene.html

We have two children who attend Pearre Creek Elementary School, and research and studies show there is no level of benzene that is safe with long term exposure. We are concerned for the long-term health effects this proposed gas station will have on our neighborhood residents, as well as, the children and staff that attend Pearre Creek Elementary School. Please consider the facts when reviewing Southern Land's proposal and question the need and location of the proposed gas station. When we purchased our home three years ago, we did not buy into a gas station being in the neighborhood. Southern Land has no accountability to the homeowners here and we have no vote or say in what they do. Placing a gas station in our neighborhood which brings long term exposure of benzene (a known carcinogen) near an elementary school and residents, and potential high impact vapor fires is not worth the risk. Do the 'right thing', the moral thing, and say 'NO' to a gas station. Financial gain and perceived convenience should not be a bigger priority than the health and wellbeing of our neighborhood and children. No one should want their name associated with approving this when the warning signs are present. A gas station is not needed, nor is the location the proper place. I look forward to hearing your point of view and comments.

Regards,

Adam and Kristi Strei

8024 Keats St.

Franklin, TN 37064

akstrei@msn.com

Dianna Tomlin

From: Bill Sumners <billsumners@gmail.com>
Sent: Friday, May 22, 2020 1:24 PM
To: Dianna Tomlin
Subject: Southern Land proposal

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Mayor, Aldermen, and Planning staff:

I am contacting you related to the changes that Southern Land is proposing for the Jewell property on New 96 West. I understand this change is to alter the development of this property from commercial to residential and the construction of 766 residential units. We live in the Carlisle subdivision and are strongly opposed to this action at this time. The reasons for our opposition are listed below.

1. This addition of so many housing units would add extreme traffic to an already inadequate road system. In particular, Boyd Mill Avenue and Carlisle Lane. This development should not take place until improvements are made to these two roads. Also the completion of the Mack Hatcher southwest section should precede this residential development.
2. We believe that Southern Land should keep to their original commercial plans for this property. Again, even commercial development should come after highway development.
3. This development should come only after completion of sidewalk development to downtown Franklin. This would allow non-automobile access to the downtown area. We believe this would be a significant factor in reducing traffic in this area and give people the chance to take a nice walk to town.
4. We are concerned about the impact of such development on the historic Centennial Home on 96 West. I hope that the impact on this historic home will factor into any new development of this property.

We know some development is inevitable, but it should be done wisely and carefully. We have lived in Williamson County for 37 years and 15 years in Carlisle. We enjoy living in Carlisle and being a part of the Franklin community. The changed plans of Southern Land will not improve our city.

Donna and Bill Sumners

1408 Primrose Lane, Franklin, TN

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 10:03 AM
To: Dianna Tomlin
Subject: FW: Southern Land Development

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: Jeanne <j10brink@aol.com>
Sent: Thursday, May 28, 2020 9:17 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Southern Land Development

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Good Morning
I am a resident of Westhaven,have been for 6 years. I have watched this neighborhood grow at a tremendous rate. It is now difficult to drive through Front Street....can be very difficult at times. We are all awaiting some horrible accident with a car and a pedestrian or a person riding their bike.....especially children...and it will happen.
I am extremely opposed to this new development proposed by Southern Land.....they have made plenty of money, crammed houses in here, skinny roads that are hard to navigate...so they have more land to build more and make more money. They are not even done with their current build out.
It is enough.....the proposed new build by Southern Land is not wanted, will make Front Street impossible, and yes many accidents will occur.
Thank you for your attention
Jeanne TenBrink
Sent from my iPad

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 1:28 PM
To: Dianna Tomlin
Subject: Fwd: Westhaven Development and Overall Area Development Concern Voicing

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Sent from my iPhone

Begin forwarded message:

> **From:** Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
> **Date:** May 27, 2020 at 12:22:50 PM CDT
> **To:** Dianna Tomlin <diannat62@me.com>
> **Subject: FW: Westhaven Development and Overall Area Development Concern Voicing**
>
> Planning Intake Email regarding WESTHAVEN
>
> **Amy Diaz-Barriga, AICP**
> Current Planning Supervisor
>
> Planning and Sustainability Department
> City of Franklin
> 109 Third Avenue South
> Franklin, TN 37064
>
> Phone: 615-550-6732
>
> ---
>
> **From:** Rob Tiede <rob_tiede@yahoo.com>
> **Sent:** Tuesday, May 26, 2020 3:49 PM
> **To:** Planning Intake <planningintake@franklintn.gov>
> **Subject:** Westhaven Development and Overall Area Development Concern Voicing
>
> ***ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.***
>
> As a resident of Tennessee, Franklin and Westhaven, I am a Conservative Republican, Christian and Patriot and have deep concerns as it relates to the growth and development. While a modicum under professional control and strategic, thoughtful planning is widely recognized as beneficial, other growth

and development can be clearly construed as severely detrimental to way and quality of life with the adverse impact being felt painfully far and wide for the long term as it is irreversible in scope and nature. Our culture is eroding due to a massive influx of population and I would urge a wise marriage between economics, amenities with controlled, thoughtful and strategic growth and development only in phases and a greater focus put on beautification, re-development and gentrification of other locations within our community as opposed to vast swaths of farmland and other green spaces being gobbled up for the sole purpose of massive, rapid and low quality development structures. To stay true to Tennessee legacy, heritage, culture and traditions, while ever evolving thoughtfully and cautiously with strategic intent and content is my viewpoint. This is about steps, moderation, compromise and balance, not development fervor where as I also believe in low property taxes / cost of living and maintaining stable and appreciable property value, all the while with attributes such as high property standards under codes and ordnances, friendly neighbors, good schools, low crime, safe streets, successful local businesses, focus on church and charity in community, manageable public services and so forth resulting in an overall high quality of life.

Thank you. Sincerely, Rob Tiede

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 2:38 PM
To: Dianna Tomlin
Subject: FW: Westhaven proposal to add over 700 more residential homes

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Donna Fister <dkfister@bellsouth.net>
Sent: Thursday, May 28, 2020 1:39 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Fw: Westhaven proposal to add over 700 more residential homes

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I wanted to voice my concerns over the addition of more residential homes in the area that is being proposed by Southern Land. I bought my home over 3 years ago and I reviewed potential future development and it included a lot more retail development and far less residential property than what is being proposed. I bought my home wanting a place I could work, shop, and play and what is being proposed definitely reduces that ability in the future. The traffic study that shows an additional 16.000 vehicle trips will definitely diminish the joy of living here. It has already become a lot more dense and it definitely takes away from the value of living this far out from city life. If I had wanted a city life atmosphere, I would have bought in a more convenient location. To have to battle traffic every day to get somewhere and living so out of the way from the everyday conveniences is a combination for disaster and I ask that you consider turning down this proposal

I appreciate the time you have taken to read my thoughts on this matter.

Thank you,

Donna K. Waits
1949 Championship Blvd.
Franklin, TN 37064
615-973-8185

dkfister@bellsouth.net

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 2:39 PM
To: Dianna Tomlin
Subject: FW: "Franklin, my dear…"

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: Amy Biagini <a.biagini@comcast.net>
Sent: Thursday, May 28, 2020 2:13 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: "Franklin, my dear..."

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Developers are greedy, their motives a sham They say "Franklin my dear, we don't give a damn"

The traffic horrendous, every day a logjam They say "Franklin my dear, we don't give a damn"

Tourists love Franklin, but not traffic - they'll scram But we hear "Franklin my dear, we don't give a damn"

Our quaint town will be gone, houses they'll cram They say "Franklin my dear, we don't give a damn"

We look at their maps, their fancy diagrams It's obvious...
Franklin, they don't give a damn!!

Amy Biagini
Founders Pointe

Richard and Faye Sturm
3125 Tristan Drive
Franklin, TN. 37064

City of Franklin Planning & Sustainability Dept.
109 3rd Avenue South
Franklin, TN. 37064

RE: WESTHAVEN DEVELOPMENT PLAN

Today we received the Public Notice for the rezoning of 1711 New Hwy 96 to be incorporated into the Westhaven PUD. We thank everyone involved for the notice and appreciate the opportunity to submit comments with respect to the rezoning.

The notice is stating that 766 residential units would be added which means there would be approximately 1,532 added cars for this addition. That may be OK if exits would be onto Hwy 96 but I doubt that is even possible. There is no possible way Boyd Mill can handle that traffic with the present road conditions. There are many bikers using that street and it already has been very annoying. I understand bikers have a right to be on the street, but there are yellow lines going both directions from Hwy 96 all the way to the Franklin Green entrance. You cannot sway out or pass, the road is curvy and hilly and you cannot see what would be coming. At present we end up following a biker going 10 miles an hour for the entire stretch from Hwy 96 to the Franklin Green entrance.

I know Southern Land wants to make every possible use of land but at our expense. It creates congestion and turmoil for the neighborhood that is a gem.

This piece of property is so beautiful, I can see a couple of nice single family homes located there, but 1,532 cars on Boyd Mill is crazy.

Thank you for listening, we will be at the meeting to see if any other ideas come forward.

Kind regards,

Faye and Richard Sturm

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Tuesday, May 26, 2020 11:17 AM
To: Dianna Tomlin
Subject: FW: Westhaven Development

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: betty cunningham <bjc02@comcast.net>
Sent: Tuesday, May 26, 2020 10:58 AM
To: Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
Subject: Westhaven Development

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Amy Barriga, Planning Supervisor,

Please do not allow the Westhaven proposed building of 766 residential units with access to Boyd Mill and Carlisle Lane. I am a resident of Cornerstone and have seen the traffic increase with the current building going on off Carlisle Lane and Del Rio. Traffic has increased to dangerous levels with bicycles, cars, large dump and other construction vehicles. These roads are two lane with curves and not meant for large volumes of traffic. Please do not make our neighborhood less desirable.
Betty Cunningham
402 Cornerstone Way
Franklin, Tn 37064

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 10:01 AM
To: Dianna Tomlin
Subject: FW: Comments on Southern Land's revised plan 5 for Westhaven

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: Cindy Whitt <cindywhitt@icloud.com>
Sent: Thursday, May 28, 2020 6:43 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Comments on Southern Land's revised plan 5 for Westhaven

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

>
> Franklin Municipal Planning Commision,
>
> I am sure many people will express concerns about traffic and its impact on the quality of human lives as a result of the increased density. These are real concerns, but I want to address what concerns me the most about this: the loss of community and connectivity. I have lived in Westhaven since 2007 and have watched as the development has become larger and denser and gotten further away from the vision of the community.
>
> The vision of Westhaven was a walkable community with green space and commercial development which allowed for residents to be connected to each other. They claimed to be leaders in this new residential development movement. The reality of Westhaven vastly differs from this vision mostly due to increased density, lack of green space and inadequate amenities for residents. The results of these changes are constantly complaining and unpleasant people as they have not been given what they were promised. Just one visit to the Westhaven Facebook page will show how deeply seated and freely voiced these feelings are. Southern Land will say they are providing people what they want and have changed to adapt to the market demands. This is not leadership or vision and I know we can do better as a city than to continue to erode what was good about Franklin and Westhaven. Please carefully consider the concerns you will hear from Franklin residents before you approve these requests.
>
> Thank you,
>

> Cindy Whitt
> 305 White Moss Place
> Franklin, TN 37064
>
> Also please confirm that you received this message and it will be part of the record.
> Sent from my iPhone

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:53 AM
To: Dianna Tomlin
Subject: FW: Southern Land Gas Station Proposal

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Tanya Wierschke <tleewierschke@yahoo.com>
Sent: Wednesday, May 27, 2020 3:55 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Southern Land Gas Station Proposal

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Good Afternoon

The purpose of this email is to express my families concerns in regards to the building of a gas station located near The Westhaven community (Townsend Blvd) proposed by Southern Land Company. I own my home and reside in Westhaven and me and my family are completely against the building of this gas station. We have children that attend school at Pearre Creek, inside our community, and have every desire to keep our children safe from any known and unknown risks associated with the close proximity of a gas station so close to where we live, work and play. All of the research shared by the EPA has shown evidence of increased cancer risks to children within this proximity to a gas station. We bought in this neighborhood (a very high premium in comparison to the rest of Franklin) to give our children the ability to grow up in what we felt as a safe and family friendly environment. Not only the cancer risk, it also brings its unique challenges to additional traffic in and around the neighborhood and also additional crime, theft, etc.

For me and my family it's a STRONG NO to add the gas station to our area especially considering there is already a gas station about 1 mile away. It's absolutely unnecessary and will significantly impact our families quality of life that we paid a steep price for and this was never mentioned to us when we purchased our home. We moved to this area because of the tranquility and peacefulness - it appears Southern Land is just being greedy and trying to make maximum profit on every blade of grass.

Hope you will put me and my families peace over that of a money hungry move.

Best regards,

Tanya Wierschke

From:	GARY DETTLOFF
To:	Planning Intake
Subject:	comment on Westhaven proposal of building expansion
Date:	Thursday, May 28, 2020 4:40:38 PM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

To Franklin Planning Commission and Franklin Town Council

Your Honors

Permit me to express my heartfelt concerns over the proposal to expand construction in our Westhaven by over 40%. My family and I first read about Westhaven in the Sunday Tennessean in 2004. We made the hike all the way across town and into the "country" to find a large realtor office and a few townhomes along State Blvd, and a few homes among the trees proceeding south on Pearl. In the office there was a map and some salespeople. Six years later we bought one of those townhomes, and 8 years after that, we bought a new home on one of the "last" streets available.

Our children and grandchildren are all Franklin residents along with us. We love it here. All 14 of us. We work here. Attend school here. We have many friends and fellow church-goers in Westhaven itself. We do volunteer work all around the neighborhood, from trash pickup to guarding crossings during parade events. I have played guitar and led singing for several community Christmas events. We have contributed to the operational support of the fire station, and attended events at the elementary school as well as the grand lawn and Animalia. We are all good citizens, and good contributors to the life of our community. That includes Franklin, as well as Westhaven. We don't want to lose that. But I fear we might.

Construction traffic poses non-stop danger to children and pets. And a noisome disturbance to all of us living here. It's not just the trucks. Explosions rock our homes regularly enough. This proposed expansion threatens to increase these problems and rob us all of peace and safety for years to come. It also proposes far more crowding and danger than Southern Land admitted to when they sold us our share of "Disneyland" in TN. Our property values are being diluted. As taxpaying citizens owning 4 homes in Franklin, we urge you help us. Save us from this pillage and danger. Save our Franklin community from overtaxing our police and fire departments. Enough is enough. Do not permit the expansions proposed.

Thanks for your consideration. We await your responsive decision.

GARY R. DETTLOFF, J.D.
615-631-3300

****

Confidential: This electronic message and all contents contain information from a law firm which may be privileged, confidential or otherwise protected from disclosure. The information is intended to be for the addressee only. If you are not the addressee, any disclosure, copy, distribution or use of the contents of this message is prohibited. If you have received this electronic message in error, please notify us immediately (586-465-3100) and destroy the original message and all copies.

****

From:	tara baldwin
To:	Planning Intake
Subject:	Follow-up Westhaven
Date:	Thursday, May 28, 2020 4:42:03 PM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Residents of Westhaven have all manner of ideas for the space SLC is proposing a gas station. Many of those ideas would be a tremendous benefit to the neighborhood, such as a dog park; retail for an ice cream shop, sandwich shop, smoothie place; sports courts; or ampitheater to list a few. The SLC representative said at a neighborhood meeting that a gas station has been proposed since inception and they are following through with their original plan. Yet they will update their plan to add significantly more homes taxing the already limited amenities provided and decreasing available retail space. They have shown that they do not care to listen to residents and were holding meetings solely to appease BOMA and the planning commission. Please vote no for a gas station which is not only unnecessary, but unwelcome and hazardous, and no for increased density. Send a message to SLC that the beauty of this part of Franklin is paramount.
Thank you. Tara Baldwin
Westhaven resident

Sent from Tara's phone

From:	Greg Hughes
To:	Planning Intake
Subject:	FW: Objection to Southern Land"s Westhaven Rezoning Request
Date:	Thursday, May 28, 2020 3:33:17 PM
Attachments:	RGHughes Franklin Planning Commission Letter of Objection to Southern Land Developmment 05-25-2020.pdf

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Members of the Franklin Municipal Planning Commission:

I pray you will take a few minutes to read the attached letter objecting to Southern Land building a Gas Station in close proximity to an Elementary School and give the questions I ask strong consideration before you make a precedent setting decision. Thank you for your time and thoughtful consideration and your service on behalf of all Franklin residents.

Kind regards,

R. Greg Hughes

+1.865.207.3451 (mobile)

This email has been checked for viruses by Avast antivirus software.
www.avast.com

From:	Karen Peterson
To:	Planning Intake
Subject:	Gas station and Westhaven expansion!
Date:	Thursday, May 28, 2020 4:17:13 PM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

To Whom it may concern:

First and foremost I Do Not vote to put a Gas Station in Westhaven. The plan for the Gas Station is too close to the Elementary school and the entrance of Mack Hatcher coming in on Townsend! There is already too much traffic in this area and the have a gas station I feel will bring in people looking around the neighborhood who do not live here. I think it will create more crime and accidents in our neighborhood! We love our neighborhood and would like to keep it the place it was meant to be, a friendly place we feel safe in that has a community feeling!

I also don't agree with too much more expansion, for now it's okay and was decided a long time ago these expansions were to take place, but to add more on to that will make this neighborhood feel very different!

Please consider us, who live here everyday, we have young children and Senior citizens living here and we would like to feel safe and enjoy our life here. Why interrupt this!!

Regards, Karen Peterson

From:	RICHARD RUSTJR
To:	Planning Intake
Subject:	Planning Commission - Westhaven
Date:	Thursday, May 28, 2020 3:55:20 PM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

City of Franklin Planning Commission:

My wife and I have lived in Westhaven for six years. We fully support Southern Land's plans for the additional residences, especially those intended for seniors. We also trust that the proposed gas station will be an asset to the community and will be of an architectural design which will be harmonious with the already cohesive style of Westhaven.

Richard and Ellen Rust
1200 Porter Street — Westhaven

From:	SARA T MORRIS
To:	Planning Intake
Subject:	Please Read - Objection to Southern Land Westhaven Rezoning request
Date:	Thursday, May 28, 2020 3:34:12 PM
Attachments:	Sara Morris Letter to Franklin Planning Commission Objecting to Southern Land Developmment 05-25-2020.docx signature_beautycounter_logo.png signature_instagram.png signature_pinterest.png

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Members of the Franklin Municipal Planning Commission:

Please find attached a letter of objection to the Southern Land's Westhaven Rezoning request. Please read and give my points strong, thoughtful consideration. Thank you!

Sincere Regards,

Sara Morris

BEAUTYCOUNTER

Sally Sara Morris
Executive Director

901.283.7272 | saramorris@me.com
beautycounter.com/sallysaramorris

Our mission is to get safe products in the hands of everyone.

From: cat wilson
To: Planning Intake
Subject: Southern Lands Proposal of expanding Westhaven
Date: Thursday, May 28, 2020 3:12:03 PM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

To whom it may concern,

I never send anything in like this and as a native of Franklin have seen lots of growth that I believe has been beneficial to our special city.

That being said, when I first heard of the proposal for Westhaven all those years ago I felt it was large at the time. Now having been a resident here in the neighborhood for the last several years I realize it was a special vision and is home to so many that have grown up here, or moved from all over the country.

I am now, however, appalled at the greed that is now threatening the original proposal and using way more land than than originally requested along with building a gas station. We use the one a mile down the road and it's not interfering with our neighborhood like this one threatens too.

SLC is taking advantage of the city planning which has already let it expand, but this proposal has gone too far. We simply don't have the amenities or capacity to accommodate all these extra units and there is no reason for a gas station to be placed so close to peoples' homes and an elementary school.

Please find it in your hearts to protect our special city and say no to this greedy proposal that is in no one but the developers interest.

Thanks for your time,

Cat Aquino

Sent from my iPhone

From: Cynthia Townsend
To: Planning Intake
Subject: Westhaven & SLC development
Date: Thursday, May 28, 2020 3:56:32 PM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Good day Mayor, Alderman, & Planning Commissioners,
I have lived in Westhaven for 10 years. All the new, planned development by Southern Land Company will be detrimental to the character & atmosphere of Westhaven & the western Franklin area.
Please take into consideration the quality of life & landscape for this area.
- More density is not needed. There is an abundance of homes already with more being built each day. Most residents love the ‘open country feel‘ that is now present.
- Traffic is already dense as well. With the school, narrow streets, no parking, unsafe streets...more cars will add even more unsafe streets, not to mention the infrastructure can not handle it & air quality will be worse.
- The planned gas station is not needed since there are several within 2 miles. It will be a health hazard from emissions & spills plus too close to homes & an elementary school.
—Larger lots, less density, more green space, a park, walking trails, & playground would look much better & all are needed. With the amount of people & homes now & in already approved plans, more amenities are much needed.
Please take these items into consideration for the current residents in this area who love Franklin as it is & for the future of our children. We do not want Franklin to lose its charm from overbuilding & overcrowding!
Thank you,
Cynthia Townsend



From: Amy Diaz-Barriga
To: Dianna Tomlin
Subject: FW: Preserve Westhaven
Date: Tuesday, June 23, 2020 10:12:20 AM

Citizen email 2 of 2

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: Nancy Farris <drnancyfarris@gmail.com>
Sent: Tuesday, June 9, 2020 12:10 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Preserve Westhaven

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Sirs,

I am writing to request your thoughtful consideration to Southern Lands proposals to build a gas station and increase density for Westhaven. My home is on Keats St. and both of these sites would seriously impact the value of my home and the health and safety of the residences on my street. There are many reasons why gas stations are not standard in residential neighborhoods for most cities, such as cancer risk and fire and explosions.

I was promised by three representatives of Southern Land that there would never be any development East of Keats which is why I selected my lot. Please help preserve Westhaven.

Thank you,

Dr. Farris

Sent from my iPad

From: Amy Diaz-Barriga
To: Dianna Tomlin
Subject: FW: Westhaven future devlopement
Date: Tuesday, June 23, 2020 1:09:06 PM

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: Emily <mlydog1@yahoo.com>
Sent: Thursday, May 28, 2020 6:13 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Westhaven future devlopement

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

We live and work in Westhaven as do our parents. We enjoy the community feel of our 'hood' and always have. Unfortunately it is expanding beyond its ability to keep the same character that first brought us here. We have such an issue with speeding, and crowding at the amenities as it is. The additional units added on the 96 area will exacerbate beyond what we can absorb. How will we manage the stewardship of what is now turning into a city unto itself? We have 2, yes only 2 playgrounds now. The resort pool years ago was too crowded to bother going. The events that made this community special will be impossible to pull off.

Builders cannot go unchecked or Williamson county and Westhaven will be just another area filled with unnecessary suburban sprawl. We especially do not need a gas station. It makes zero sense to build that "amenity" when our kids have no where to play as it is. Plans from even 2 years ago showed small pocket parks that have since been filled with houses. At some point you will have developed this area into a congested space that no one can enjoy. The true spirit of Westhaven has been slowly chipped away. How will SL sell "Firepit" and "Resort Pool" and 2 parks with 4 swings each, that accommodate only a fraction of the residents? I guess those that can't get a seat at the table will have to settle for long lines at Kroger and a gas station nobody want's or needs. I also wonder how you will address the already fast filling schools? How will we protect our children from the onslaught of traffic? I won't even let my kids ride their bikes to Kroger because Front street is an accident waiting to happen. We moved here because it was safe and sweet. I wanted my kids to ride their bikes, and my parents to walk in a beautiful space, now it's like living in a congested city.

I get that real estate is where the money is, but don't sell out the heart of this area for the current gold rush.

Emily Hemsath
5043 Donovan St.

From: Emily Hunter
To: Don Humkey
Cc: Dianna Tomlin; Amy Diaz-Barriga
Subject: RE: Westhaven and new gas station
Date: Tuesday, June 9, 2020 8:25:13 AM

Lynne,

Thank you for your email. Staff will provide it to the Planning Commission and Board of Mayor and Aldermen with the set of citizen emails received. The Planning Commission will consider the Westhaven rezoning and development plan at the June 25th meeting for a recommendation to the Board of Mayor and Aldermen, who have final approval authority.

Dianna, would you please ensure this email is added to the set? Thank you.

EMILY HUNTER, AICP
DIRECTOR OF PLANNING & SUSTAINABILITY
CITY OF FRANKLIN, TN
(615) 791-3212

From: Don Humkey <wdhlbh@bellsouth.net>
Sent: Monday, June 8, 2020 4:26 PM
To: Emily Hunter <emily.hunter@franklintn.gov>
Subject: Westhaven and new gas station

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hello Mrs. Hunter,
It is my understanding that there are plans for a gas station at the new intersection of Mack Hatcher and 96W. I question WHY? There is a station LESS than a mile away at the intersection of Downs Blvd. and 96, another at the intersection of Hillsboro and Mack Hatcher, a Kroger station on Hillsboro, another Daily's on 96 by the fire station, and probably more that I can't think of within a couple mile range.
The traffic from Westhaven and points west coming down 96W is pretty much already back to "normal" after the shutdown. More traffic than 96, Boyd Mill, Downs Blvd AND the new 2 lane Mack Hatcher can handle. And we haven't even mentioned all the additional almost 1000 dwelling units that are going to add on the other side of the MH divide near the Carlisle/Boyd Mill light! PLUS, I hear the farm across from Westhaven has sold and they will be developing all of that land.
PLEASE, argue NO to this gas station – for the sake of those of us already "HERE". When is Franklin going to realize that they are now "just anywhere USA" with all the traffic, development, crime, look – a -like subdivisions, and NO character or open LAND left! I guess not until all the developers have

made several MILLION more to put into their pockets.
Thanks.
Lynne – a concerned 26 year resident who lives off of Boyd Mill and 96 W

Sent from Mail for Windows 10

From: Amy Diaz-Barriga
To: Dianna Tomlin
Subject: FW: Westhaven Development
Date: Tuesday, June 23, 2020 1:08:11 PM

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: Patricia Love <palsasha@comcast.net>
Sent: Sunday, May 31, 2020 7:56 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Westhaven Development

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I understand the proposed plan for development will add 744 homes to the area and generate over 16,000 car trips per day. I am opposed to this change.

Franklin is already outgrowing schools and infrastructure and eventually will have to raise taxes to pay for schools, fire stations as well as police, firefighters and municipal employees.

The small town I've loved is turning into just another massive subdivision with too much noisy traffic. I am very disappointed that this is even up for consideration. I do not want further housing development in this area. We've already lost too much historical farm land and have overcrowding on roads and in schools.

Westhaven and Franklin would be better served with more childcare facilities, retail stores such as a hardware store, and restaurants to support the residents already living there. Vote to make Southern Land stay with their original plan and keep the small town feel to Franklin and the surrounding area.

Patricia Love

Sent from my iPhone

From: Amy Diaz-Barriga
To: Dianna Tomlin
Subject: FW: Thank you.
Date: Tuesday, June 23, 2020 1:08:32 PM

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Carmen McKinley <clmckinley@sbcglobal.net>
Sent: Friday, May 29, 2020 10:55 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Thank you.

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Thank you for reading all of our emails and presenting a fair summary at last night's zoning meeting.

As a resident of Westhaven, we do not want a gas station (of any type) in our front yard! I do not believe any community would want that! Not to mention the safety and healthy of our community and children with the extra traffic concerns and the health of all of our community with gasoline contaminants.

We also do not want all of the extra homes, townhouses, etc. Most of all, please do not vote for the additional space to include a GAS STATION.

Thank you for the deferment and please vote NO.

Thank you,
Carmen McKinley
1125 Westhaven Blvd

From: Amy Diaz-Barriga
To: Dianna Tomlin
Subject: FW: Westhaven Changes
Date: Tuesday, June 23, 2020 1:09:12 PM

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: Paula Mitchell <mpml@comcast.net>
Sent: Thursday, May 28, 2020 6:12 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Westhaven Changes

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

As a resident of Westhaven for 12 years I have watched Southern Land make changes in our community that are totally opposite of what we were told in 2007 when we purchased our home on Westhaven Blvd.
In 2007 in their marketing, they promised to preserve the farm land they were developing. They were developing a "walkable" community. Since that time, they have consistently changed their original plans. Green space has been used for more development. Streets have narrowed which creates more congestion and safety hazards. The increased density has added more homes and people.
Basically, I do not trust that they are developing our neighborhood to be safe, beautiful, and one worthy of our City of Franklin. The idea of a service station with a market is not in keeping with our community. It will add congestion to our neighborhood school. This latest proposal in just an example of their greed and lack of commitment to our neighborhood.
Please do not agree to their latest proposal of higher density, less commercial space, and a service station in our neighborhood.

Paula and Mike Mitchell
1181 Westhaven Blvd.

Sent from my iPad

From: Cindy
To: Dianna Tomlin
Subject: Re: Westhaven Revision 5
Date: Wednesday, June 24, 2020 8:27:14 AM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Yes thank you!

Sent from my iPhone

> On Jun 24, 2020, at 8:19 AM, Dianna Tomlin <dianna.tomlin@franklintn.gov> wrote:
>
> Cindy would you like these comments sent to the Planning Commission as well?
>
> Dianna
>
> **From:** Cindy <cindy.whitt@comcast.net>
> **Sent:** Wednesday, June 24, 2020 7:23 AM
> **To:** Dianna Tomlin <dianna.tomlin@franklintn.gov>
> **Subject:** Fwd: Westhaven Revision 5
>
> ***ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.***
>
> Just wanted you to have my comments. Thanks again for your help in understanding the zoning process and for all you do to make Franklin livable.
>
> Sent from my iPhone
>
> Begin forwarded message:
>
> **From:** Cindy <cindy.whitt@comcast.net>
> **Date:** June 24, 2020 at 7:08:45 AM CDT

To: Ben Crenshaw <ben.crenshaw@southernland.com>, brian.sewell@southerland.com, tim.downey@southerland.com, Amy Law <amy.law@southernland.com>
Subject: Westhaven Revision 5

June 24, 2020

Southern Land/Westhaven,

I am in the high risk category for covid 19 and unable to attend any of the meetings to provide my comments. I hope you will read this and consider it comes from honesty with the desire to find a win/win solution for all. Ben was very gracious to send me detailed plans which I could review from home. My concerns relate to quality of life and health related issues which are adversely impacted by density, traffic, pollution and lack of connection to nature.

My overall concerns have grown over the 13 years I have lived here and are the result of watching as failed promises have been made. I totally understand some of these failed promises such as a bank, hardware store, etc as the area isn't big enough to support the current businesses and I applaud your acknowledgement of that in the reduction of the overall commercial space for Westhaven. Other promises which have been broken I do not understand or support: amphitheater, no houses on golf course, senior living in town center, church, and usable open space for family life. All of the amenities promised are necessary to the community vision you sold to all of the residents: past, current and future. Many have been waiting for years for recreational facilities promised but undelivered. It took almost 15 years before trees were planted around the large retention pond at the front of the development which was an eyesore for years. The retention pond on Westhaven Blvd took years to landscape. The new community development at the Large retention pond was funded by the residents and not Southern Land. The trails on the hillside which you bragged about at the public meeting were built and maintained by residents not Southern Land. I didn't expect to have to build and pay for amenities when I moved into Westhaven. So it is from this threshold of failed promises that I come to these recommendations for a win/win solution.

1. Remove all land on the other side of Mack Hatcher from the Westhaven Plan or at least develop it totally separately as once Mack Hatcher is extended it will not be part of Westhaven. Do not use the golf course and hillside for the open space required for its development. Consider the wishes of surrounding residents and develop that portion with separate amenities and plenty of open space to ensure quality of life.

2. Maintain the other side of Mack Hatcher at the current entitlement of 2750 and a density in line with the current average of 1.8 units per acre or actually it will drop slightly as you take the current 56 acres out of the plan. As the remaining sections are built add open space in each section for all ages to enjoy. Delete the houses from the golf course as originally promised.

3. Build the senior housing on the property behind Kroger within the existing 2750 entitlements as originally planned so the residents may walk to grocery, doctor, PT, restaurants and shops. This is very important to the quality of life for seniors and would be a real draw to maintain a full facility. Quit pretending they would have access if on other side of Mack Hatcher.

4. Maintain the wetland area behind the Kroger and partner with City of Franklin and Audubon Society or other groups to make it a bird sanctuary with easy access to the senior housing. This would be a win for all and help Franklin with it's quest to become a top green city. Use the wetlands as a teaching resource for the local school and others as it will be close to 96. Senior residents and others would love to sit and watch the water and other birds at the wetlands. If there is enough space consider putting soccer or open fields adjacent to wetlands for play to enhance the feel of open space. Seniors love watching kids play and would have chances to interact with the Westhaven Community.

5. Work with the City of Franklin to address traffic issues and slow the flow of traffic.

6. Agree to a conservation easement for the hillside property to be turned over to HOA at end of the development to ensure it remains part of Westhaven.

7. Do not build any more buildings around the large retention pond to maintain the open feel.

8. Deliver on prior promises for amenities: pool, amphitheater, playgrounds, basketball, baseball, dog parks and all the other things that make this a livable community.

I believe this offers a solution and hope you will carefully consider the ideas. I am glad to discuss via telephone.
Cindy Whitt
305 White Moss Pl
615-202-5761

Sent from my iPhone

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 20-0570

DATE: July 9, 2020

TO: Franklin Municipal Planning Commission

FROM: Emily Hunter, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Dianna Tomlin, Principal Planner

SUBJECT:
Consideration Of Resolution 2019-130, A Resolution Approving A Revised Development Plan For Westhaven PUD Subdivision For The Property Located South Of Highway 96 West And West Of Boyd Mill Pike.

PURPOSE:
Project Information

COF Project Number: 7133
Applicant: Southern Land Company, LLC, Richard Burge
Owner: 96 West Holdings, LLC, Brian Sewell

BACKGROUND/STAFF COMMENTS:
This item was deferred at the May 28 and June 25, 2020 Franklin Municipal Planning Commission meetings.

This development plan revision is consistent with Envision Franklin and maintains the vision of the original concept for the Westhaven development. The area is in Envision Franklin Design Concepts of Mixed Residential and Neighborhood Mixed Use.

The Mixed Residential design concept contains residential neighborhoods with a combination of single family dwellings, big houses, duplexes and townhomes. The defined character across this design concept may vary by neighborhood, but new development should transition from existing development patterns in adjacent neighborhoods.

The Neighborhood Mixed Use design concept provides a diverse mix of high activity uses with a connected and walkable block layout. These centers and corridors should have coordinated development patterns at a pedestrian scale, with high quality architecture, plazas, sidewalks, and pedestrian and bicycle amenities to activate the street and connect these gathering places to the residential neighborhoods they support.

The proposed development plan is consistent with the goals and guidelines of Envision Franklin. This proposal changes commercial entitlements from 500,000 square feet to 250,000 square feet.

178,902 commercial square feet currently exist, leaving 71,098 for future commercial development.

The residential unit count reflects a reduction from the previous request of 3,516 residential units. It is an increase to 3,444 residential units from the current entitlement of 2,750 residential units. An additional 7 acres are being added to the project area from the previous approved development plan.

In addition to scaling back on the additional residential units requested with this revision, the development plan no longer proposes gas pumps.

Westhaven PUD Subdivision, Development Plan, Revision 4 was approved administratively in December 2019.

PROJECT CONSIDERATIONS:

Westhaven is proposing a flexibility in their unit types of 20%; therefore the actual number of each unit type could vary by 20% without returning to FMPC or BOMA for approval, but the overall total count of residential units will not increase. For example, the current plan shows 150 townhomes, a variation of 20% would be an additional 30 townhomes. So, the actual total of number of townhomes could be 180. The current plan shows a total of 895 single family homes, this could decrease as much as 179 units to a total of 716 dwelling units.

The plan shown in the submitted documents do not show all entitlements asked for by the applicant. Their entitlement request is a maximum, but full build out is not portrayed on their plans.

PROCEDURAL REQUIREMENTS:

1. The applicant shall upload the corrected plan to the online plan review website (https://franklin.contractorsplanroom.com/secure/). All revisions to the approved plans shall be "clouded." With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. The city's project identification number shall be included on all correspondence with any city department relative to this project.

FINANCIAL IMPACT:
Unknown.

RECOMMENDATION:
Staff recommends approval with conditions of Resolution 2019-130 to the Board of Mayor and Aldermen. See attached sheets for Conditions of Approval.

SOUTHERN LAND COMPANY

3990 HILLSBORO PIKE, SUITE 400
NASHVILLE, TN 37215
OFFICE: 615.778.3150
FAX: 615.778.2875
WWW.SOUTHERNLAND.COM

July 17, 2020

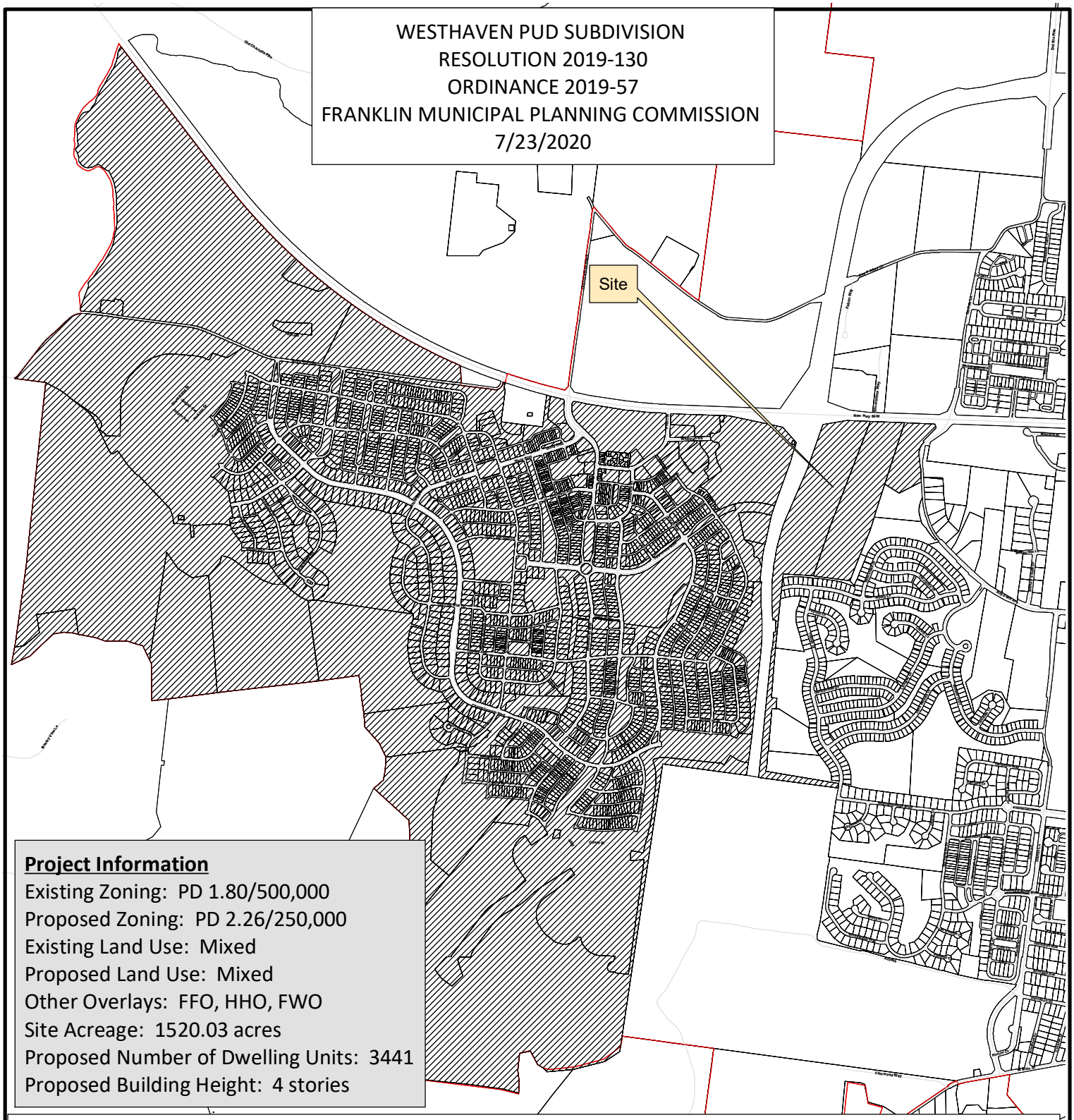
Emily Hunter
Planning Director, City of Franklin
109 3rd Avenue South
Franklin, TN 37064

This is a request to defer the review by the Planning Commission of the Rezoning Application (CoF #7154) and the Development Plan Revision (CoF #7133) for Westhaven from the July 23rd Planning Commission to the meeting on August 27th .

We request this time to further review the plans with the residents of Westhaven.

Thank you.

Ben Crenshaw
SVP, Design
Southern Land Company, LLC


WESTHAVEN PUD SUBDIVISION
RESOLUTION 2019-130
ORDINANCE 2019-57
FRANKLIN MUNICIPAL PLANNING COMMISSION
7/23/2020
Site
Project Information
Existing Zoning: PD 1.80/500,000
Proposed Zoning: PD 2.26/250,000
Existing Land Use: Mixed
Proposed Land Use: Mixed
Other Overlays: FFO, HHO, FWO
Site Acreage: 1520.03 acres
Proposed Number of Dwelling Units: 3441
Proposed Building Height: 4 stories
Westhaven PUD Subdivision, Revision 5
AG Agricultural District
ER Estate Residential
R-1 Residential District
R-2 Residential District
R-3 Residential District
R-6 Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0 500 1,000 2,000 3,000 4,000
Feet
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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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RESOLUTION 2019-130

A RESOLUTION APPROVING A REVISED DEVELOPMENT PLAN FOR WESTHAVEN PUD SUBDIVISION FOR THE PROPERTY LOCATED SOUTH OF HIGHWAY 96 WEST AND WEST OF BOYD MILL PIKE

WHEREAS, the Planned Unit Development (PUD) process is a review procedure that is intended to encourage innovative land planning and design and avoid the monotony sometimes associated with large developments by:

(a) Reducing or eliminating the inflexibility that sometimes results from strict application of zoning standards that were designed primarily for individual lots;

(b) Allowing greater freedom in selecting the means to provide access, light, open space, and design amenities;

(c) Encouraging a sensitive design that respects the surrounding established land use character and natural or man-made features of the site including, but not limited to, trees, historic features, streams, hillsides, and floodplains;

(d) Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and

(e) Allowing deviations from certain zoning standards that would otherwise apply if not contrary to the general spirit and intent of this ordinance; and

WHEREAS, the PUD process requires the approval of a Development Plan that is reviewed and approved by the Board of Mayor and Aldermen (BOMA) after a public hearing and a recommendation by the Franklin Municipal Planning Commission (FMPC).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. That the legal description of the property included in the Development Plan, as amended, is as follows:

PREMISES CONSIDERED

Map-Parcel	Acres
64 28,28.02,12,23.01, 23.02,25.02 Map 77 1,1.01,1.02, 1.03,10.4 Map 64O A-G Map 77B A-G	1513.91
Map 64, 28.02	7.27
Total	1520.03

Law Dept. approved (3) 07.06.20

SECTION II: That the attached Location Map and Survey shall serve the purpose of further delimiting the geographical boundaries as described by this Resolution.

SECTION III: That the overall entitlements, as amended, for the Westhaven PUD Subdivision are as follows:

Entitlements	Westhaven
Base Zone District	**PD (2.26, 250,000)**
Other Zoning Overlays	FFO, FWO, HHO
Number of Dwelling Units	3441
Number of Nonresidential Square Footage	250,000
Open Space Requirements	770.04
Original Development Plan Approval	Ordinance No. 2001-11 Date of approval: 6/19/2001
Revision Number	5

SECTION IV: That the Development Plan, the exhibits accompanying the Development Plan, and all conditions and restrictions placed upon the Development Plan by the Franklin Municipal Planning Commission and this Board shall be made a part of this Resolution as though copied verbatim herein, and that a permanent record of the Development Plan, the exhibits accompanying the Development Plan, and all such conditions and restrictions shall be kept in the Franklin Planning and Sustainability Department.

SECTION V. That this Resolution shall take effect from and after its passage on its first and final reading, the health, safety, and welfare of the citizens requiring it.

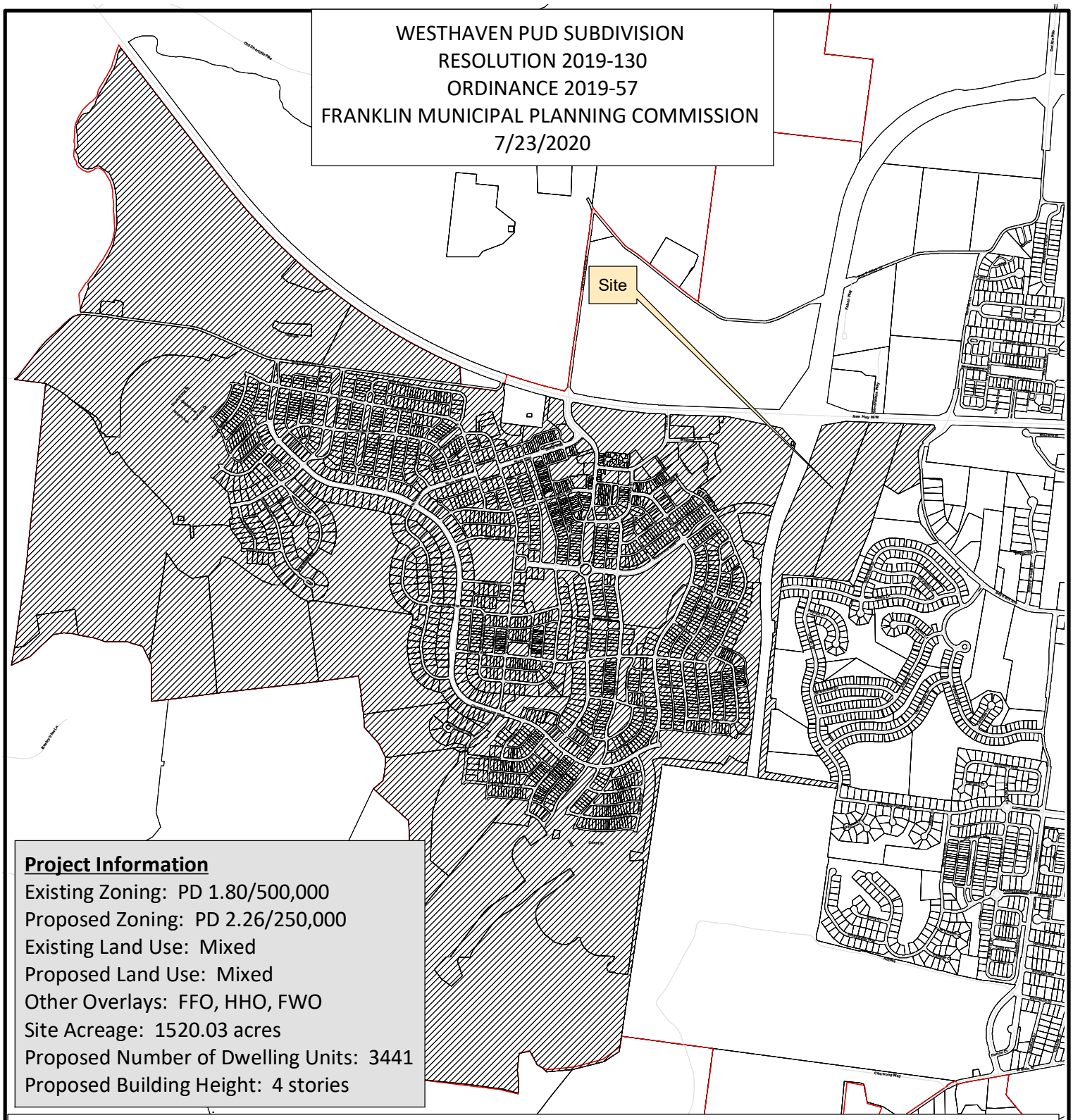
_____
ERIC S. STUCKEY
City Administrator

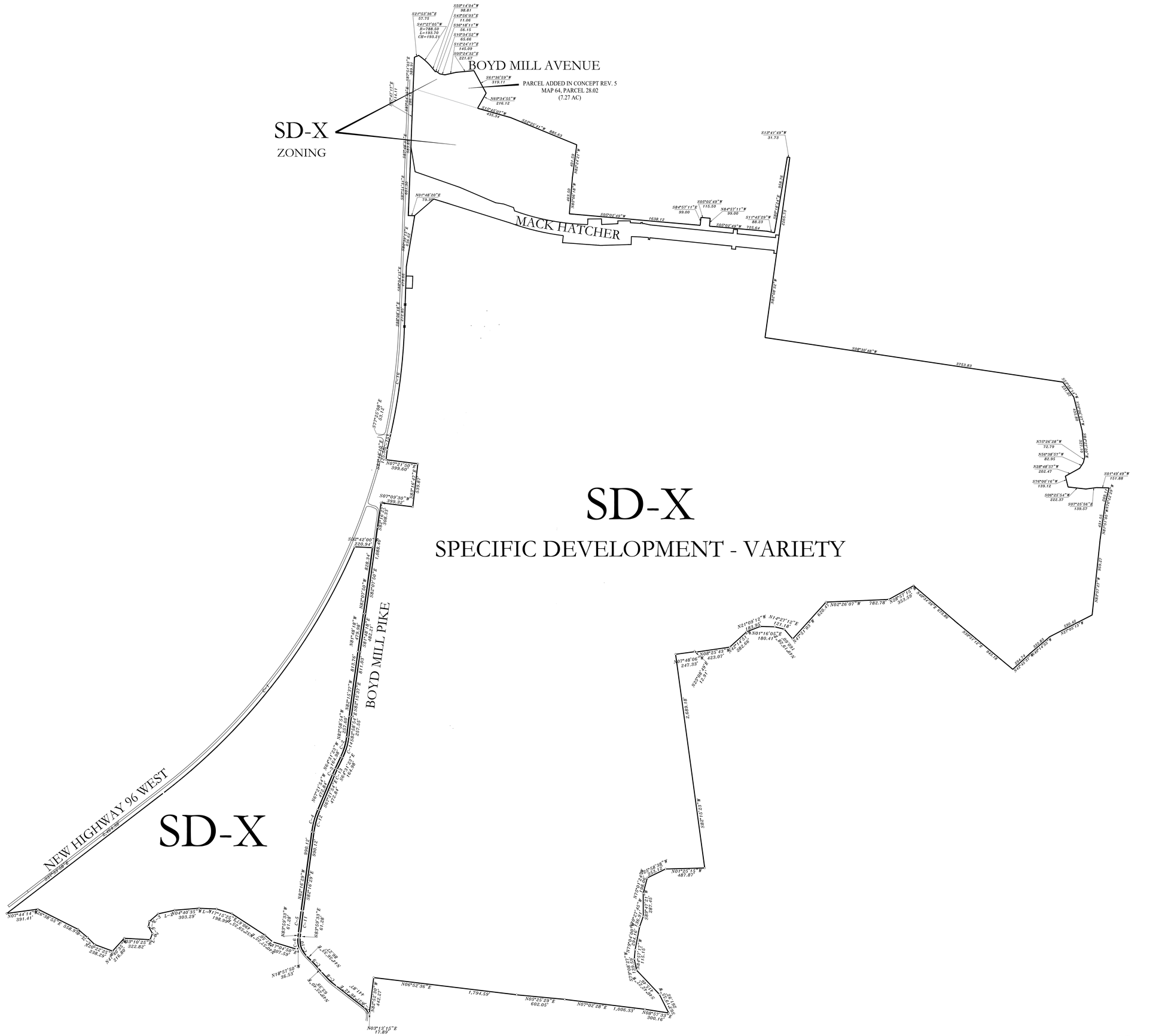
_____
DR. KEN MOORE
Mayor

Approved as to form by:

_____
Shauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE:	10/8/2019
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:	12/12/2019
NEIGHBORHOOD MEETING:	10/17/2019
PLANNING COMMISSION RECOMMENDED APPROVAL:	_____
PUBLIC HEARING AND BOMA APPROVAL:	_____


WESTHAVEN PUD SUBDIVISION
RESOLUTION 2019-130
ORDINANCE 2019-57
FRANKLIN MUNICIPAL PLANNING COMMISSION
7/23/2020
Site
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Existing Zoning: PD 1.80/500,000
Proposed Zoning: PD 2.26/250,000
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Westhaven PUD Subdivision, Revision 5
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R-2 Residential District
R-3 Residential District
R-6 Residential District
RM-10 Attached 10 Residential District
RM-15 Attached 15 Residential District
RM-20 Attached 20 Residential District
SD-R Specific Development-Residential
SD-X Specific Development-Variety
OR Office Residential District
GO General Office District
CC Central Commercial District
NC Neighborhood Commercial District
GC General Commercial District
LI Light Industrial District
HI Heavy Industrial District
CI Civic and Institutional District
N
0 500 1,000 2,000 3,000 4,000
Feet
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BOYD MILL AVENUE
PARCEL ADDED IN CONCEPT REV. 5
MAP 64, PARCEL 28.02
(7.27 AC)
SD-X
ZONING
MACK HATCHER
SD-X
SPECIFIC DEVELOPMENT - VARIETY
SD-X
NEW HIGHWAY 96 WEST
BOYD MILL PIKE
N07°44'14"W
391.41'
N06°38'52"E
538.29'
N20°02'22"E
516.89'
N03°10'23"E
322.82'
L=N04°40'35"W
303.29'
L=N17°15'58"W
190.99'
N07°47'30"W
307.59'
N18°57'50"W
36.53'
N03°13'15"E
17.89'
N06°52'36"E
1,794.59'
N08°25'29"E
602.05'
N07°02'28"E
1,006.33'
N08°27'39"E
300.16'
N01°25'15"W
487.87'
N00°58'38"W
N00°50'48"W
3763.83'
S13°41'49"W
31.73'
S05°02'49"W
115.50'
S84°57'11"E
99.00'
N84°57'11"W
99.00'
S11°45'29"W
58.23'
S05°02'49"W
725.64'
S05°02'49"W
1638.12'
S05°14'04"W
98.81'
S48°56'03"E
11.06'
S36°16'11"W
58.15'
S10°34'52"W
65.66'
S12°24'12"E
145.09'
S05°24'32"E
221.67'
S21°53'36"E
57.75'
S41°27'05"W
R=788.50'
L=193.70'
CH=193.23'
S61°36'59"W
319.11'
S60°34'55"W
216.12'
S45°45'07"W
438.34'
S52°30'41"W
882.83'
N01°48'20"E
79.30'
N17°25'09"E
63.12'
N07°21'20"
399.60'
S07°09'30"W
399.35'
S02°42'00"E
220.94'
N71°56'28"W
72.79'
N56°38'57"W
82.95'
N28°48'57"W
282.47'
S76°00'16"W
139.12'
S06°25'54"W
222.37'
S07°25'56"E
139.57'
S01°49'49"W
151.88'
N21°00'12"W
193.05'
N14°27'12"E
121.18'
N01°16'05"E
180.41'
N07°48'06"W
247.33'
N08°25'43"W
423.07'
N02°26'07"W
782.78'
N28°57'15"E
353.59'
N25°08'09"E
12.91'
N01°23'18"E
2,189.18'
N01°23'18"E
2,189.18'
N01°23'18"E
2,189.18

A. TOTAL SITE ACREAGE 1,520.03 ACRES

B. PREVIOUS APPROVALS

PLANNED RESIDENTIAL (PR) DEVELOPMENT	2001 APPROVAL	2003 APPROVAL REV 1	2007 APPROVAL REV 2	2017 APPROVAL REV 3	2019 APPROVAL REV4 (COF Administrative Approval - Minor Modifications)
TOTAL ACREAGE	±1,305.39 ACRES	±1,359.00 ACRES	±1,354.17 ACRES	±1,354.17 ACRES	±1,354.17 ACRES
PROPOSED NUMBER OF DWELLING UNITS*	1,565 UNITS	1,976 UNITS*	1,976 UNITS*	1,976 UNITS*	1,976 UNITS*
GROSS DENSITY	1.20 UNITS/ACRE	1.46 UNITS/ACRE	1.46 UNITS/ACRE	1.46 UNITS/ACRE	1.46 UNITS/ACRE

*DOES NOT INCLUDE ALLOWABLE ACCESSORY APARTMENTS ("GRANNY FLATS").

PLANNED COMMERCIAL (PC) DEVELOPMENT	2001 APPROVAL	2003 APPROVAL REV 1	2007 APPROVAL REV 2	2017 APPROVAL REV 3	2019 APPROVAL REV4 (COF Administrative Approval - Minor Modifications)
TOTAL ACREAGE	±230.84 ACRES	±177.23 ACRES	±183.01 ACRES	±183.01 ACRES	±183.01 ACRES
PROPOSED NUMBER DWELLING UNITS	435 UNITS	774 UNITS**	774 UNITS*	774 UNITS*	774 UNITS**
GROSS DENSITY	1.88 UNITS/ACRE	2.96 UNITS/ACRE	2.87 UNITS/ACRE	2.87 UNITS/ACRE	2.87 UNITS/ACRE

**INCLUDES UP TO FIVE HUNDRED (500) TOTAL PERMITTED CONDOMINIUM UNITS, APARTMENT UNITS, AND LIVE/WORK UNITS AND UP TO TWO HUNDRED AND FIFTY (250) TOTAL PERMITTED SENIORS HOUSING UNITS INCLUDING INDEPENDENT LIVING AND ELDERLY HOUSING UNITS.

TOTAL PROPOSED COMMERCIAL SPACE	500,000 SQUARE FEET	500,000 SQUARE FEET	500,000 SQUARE FEET	500,000 SQUARE FEET	500,000 SQUARE FEET
OPEN SPACE ACREAGE	2001 APPROVAL ±813.44 ACRES	2003 APPROVAL REV 1 ±706.50 ACRES	2007 APPROVAL REV 2 ±787.39 ACRES	2017 APPROVAL REV 3 ±769.12 ACRES	2019 APPROVAL REV4 (COF Administrative Approval - Minor Modifications) ±769.12 ACRES

C. CURRENT CONCEPT PLAN - REV 5

TOTAL ACREAGE (PD DISTRICT)	1520.03
TOTAL NUMBER DWELLING UNITS	3441 UNITS
GROSS RESIDENTIAL DENSITY	2.26 UNITS/ACRE
PROPOSED COMMERCIAL SPACE	250,000 SQUARE FEET
OPEN SPACE ACREAGE	±770.51 ACRES

Proposed Product Type Comparison	Revision 4	Revision 5
Single-Family/Townhome/Duplex-Completed	2116	2116
Single-Family/Duplex-To Go	269**	842*
Townhome	**	141*
Senior Housing	250	0*
Apartment/Condominium/Multifamily	95	312*
Live/Work	20	30*
Total	2481	3441

*Note: 20 Total Live/Work Units to date Existing or Approved

*Note: Individual product types may vary by 20% of listed totals without Planning Commission Approval. The overall total of these product types may not vary and must remain 3,441.

**Note: Townhome numbers for Revision 4 included in the Single-Family/Duplex -to go totals have been seperated for revisions 5.

Westhaven PUD Additional Lot Comparison Chart

	Concept Plan Rev 4	Concept Plan Rev 5
Residential Entitlements		
Westhaven West of Mack Hatcher (Original PUD)	2750	3025
Jewell Property (Original PUD)	0	400
J & J Farms (7.27 Acres Added to PUD)	0	16*
Total	2750	3441
Commercial Entitlements		
Westhaven West of Mack Hatcher	500000	250000
Jewell Property	0	0
J & J Farms (7.27 Acres)	0	0
Total	500000	250000

*Approximate Total Based on Total Density of PUD Applied to 7.27 Acres
Proposed Lot Configuration Crosses Original PUD Boundary.

General Notes

1. Refer to the traffic study being completed by KCT Technologies Inc. consultants (submitted concurrently) for the total daily trips generated by the proposed development.
2. Street servicing this project shall be public.
3. The applicant will dedicate the necessary utility easements for the installation of public utilities.
4. The nearest police station is located at 900 Columbia Avenue, which is approximately 3.0 miles from the development.
5. The nearest city fire station is located within Westhaven at the corner of Front Street and Tilby Street.
6. The nearest park and recreational facilites are located approximately 1.3 miles southeast of the development on Boyd Mill Avenue at Jim Warren Park. The Williamson County Soccer Association game fields are located adjacent to Twin Oaks Drive. Cheek Park and the Williamson County Recreation Center are approximately 4 miles from the development.
7. Refuse collection and disposal shall be provided by the City of Franklin.
8. Stormwater detention facilities will be constructed to minimize impacts of increased runoff on downstream properties. The existing and proposed lakes will be used for the majority of all detention/ retention requirements.
9. The applicant will cooperate with the City of Franklin Sewer and Water Department and HB & TS Utility District to provide adequate utility infrastructure to this development.
10. Lighting will be provided to ensure safe movement of pedestrians/vehicles and for security purposes. Street lighting shall be designed by a registered Professional Engineer. Directional lighting will be designed so as to minimize glare and reflection on adjacent properties.
11. Proposed lighting shall include:
    *Intermittent street lighting of streets.
    *Lighting of identification signage located at development and neighborhood entrances.
    *Lake aeration fountain lights.
    *Central Village Greens and courtyard lighting.
12. Signs will meet the requirements of City of Franklin Zoning Ordinance, Chapter 8.7 Signs. Sign controls will be established, for the development, to safely facilitate pedestrian and vehicular movement in an attractive and efficient manner. Signage will be compatible with the surroundings, will be appropriate to residential scale and express the identity of the development.
13. Majority of the vegetation and hedgerows shall be preserved to maintain a natural vegetated buffer between adjacent land and proposed uses. The applicant will endeavor to preserve existing suitable trees along the edges and the interior of the site. Existing trees to be saved will be flagged prior to the commencement of construction.
14. Preservation of trees over 8" shall be accomplished by constructing temporary tree protection fencing to prohibit construction traffic and material storage within the tree dripline, thereby protecting the tree root system.
15. The site is located on the south side of New Highway 96 West and is bisected by the Proposed Mack Hatcher Parkway. New Highway 96 West is a Major Arterial and Mack Hatcher is an Expressway. This location allows dispersal of traffic to the east and west via New Highway 96 West and north and south via Mack Hatcher.
16. All property east of Mack Hatcher Parkway shall be served by the City of Franklin Water System.
17. There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation in riparian buffers except as permitted by the City Engineer, or designee.
18. Areas noted as pond and wetland areas shall be assessed and permitted/mitigated for before site plan approval.
19. For all future Site Plan submittals, the Franklin Fire Department will require review of access into, around, and leaving the property to ensure that emergency vehicles are able to negotiate turning movements without causing damage to parked vehicles, landscaping, fixtures, buildings, etc. This review will be conducted based on an owner/developer provided Autoturn illustration(s) using the "Transit 2" template at all requested intersections and roadway/alley radii which shows the full vehicle swept path showing unobstructed travel. Any areas based on this review that are not deemed feasible may require revisions during the Site Plan submittal prior to final approval.
20. There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation in riparian buffers except as permitted by the City Engineer, or his designee.

NOTES:

1. THIS CONCEPT PLAN UPDATE PROPOSES AN INCREASE IN RESIDENTIAL DWELLING UNITS OF 691.
2. THIS CONCEPT PLAN UPDATE PROPOSES A DECREASE IN ALLOWED COMMERCIAL SPACE OF 250,000 SQUARE FEET.
3. AREAS SHOWN AT RIGHT WITHIN CLOUDS GRAPHICALLY INDICATE REVISIONS TO CONCEPT PLAN WHEN COMPARED TO 2017 REVISION 3 APPROVED PLANS.
4. THE HILLSIDE/HILLCREST OVERLAY (HHO) IS SHOWN ON THIS PLAN FOR COMPARISON AND INFORMATIONAL PURPOSES ONLY. THIS REVISION TO THE WESTHAVEN CONCEPT PLAN IS AN UPDATE TO PREVIOUSLY APPROVED DEVELOPMENT LIMITS WHICH PREDATE THE HHO AND ENCROACH THE INTO HHO BOUNDARY. BASED ON THOSE PREVIOUS APPROVALS AND AGREEMENTS WITH THE CITY OF FRANKLIN, FUTURE DEVELOPMENT MAY ENCROACH THE HHO BOUNDARY; HOWEVER, MUST REMAIN WITHIN THE LINE SHOWN AS DEVELOPMENT LIMITS OF THOSE PREVIOUSLY APPROVED PLANS.
5. AT THE FUTURE INTERSECTION OF THE PROPOSED EXTENSION OF TOWNSEND BOULEVARD AND MACK HATCHER PARKWAY:
   1. EXISTING DEVELOPMENT AND [SOON TO BE] EXISTING MACK HATCHER ALIGNMENT:
      * FULL ACCESS (T INTERSECTION) TOWNSEND @ MACK HATCHER ALLOWING ALL MOVEMENTS (THRUS, LEFTS, RIGHTS).
      * FULL ACCESS SHALL BE A SINGLE LANE FOR EACH MOVEMENT AT THE INTERSECTION.
   2. FOLLOWING MACK HATCHER SW EXTENSION ALIGNMENT:
      *AT GRADE RIGHT IN, RIGHT OUT OF TOWNSEND ONTO MACK HATCHER ON EAST AND WEST SIDE OF MACK HATCHER TO DEVELOPMENT.
      * CALCULATE/SHOW THE VIABILITY OF WEAVING (LANE/ACCELERATION LENGTH NEEDED) OF NB RIGHT OUT TRAFFIC TO TURN LEFT ON SR 96 WEST W/ SW MACK HATCHER EXTENSION IN FULL OPERATION AT 55 MPH.

LEGEND

- AREAS OF COMPLETED/PLATTED SECTIONS
- AREAS OF APPROVED SECTIONS
- 30' RIPARIAN BUFFER ZONE 1 PER TDEC/COF STANDARDS
- 30' RIPARIAN BUFFER ZONE 2 PER TDEC/COF STANDARDS



SOUTHERN LAND COMPANY
Southern Land Company, LLC
3990 Hillsboro Pike, Suite 400 - Nashville, Tennessee 37215
Office (615) 776-5150 - Fax (615) 776-5915 - www.southernlandco.com

BENJAMIN CRAIG HALL — REGISTERED LANDSCAPE ARCHITECT — 07-02-2020

WESTHAVEN

CONCEPT PLAN - REVISION 5 MAJOR MODIFICATIONS

FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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• MODIFICATIONS TO THIS PLAN SHOULD ONLY BE PERFORMED BY A QUALIFIED ARCHITECT, ENGINEER, LANDSCAPE ARCHITECTURE OR CONTRACTOR.

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REVISIONS:

1	01/02/2020 CITY STAFF COMMENTS
2	03/05/2020 CITY STAFF COMMENTS
3	04/02/2020 CITY STAFF COMMENTS
4	05/07/2020 CITY STAFF COMMENTS
5	06/04/2020 FMPC DEFERRAL
6	07/02/2020 FMPC DEFERRAL
7	
8	

DATE: 12/09/2019
JOB #: 284000
PROJECT #: COF 7133

CONCEPT PLAN

SHEET NO.
CP-3

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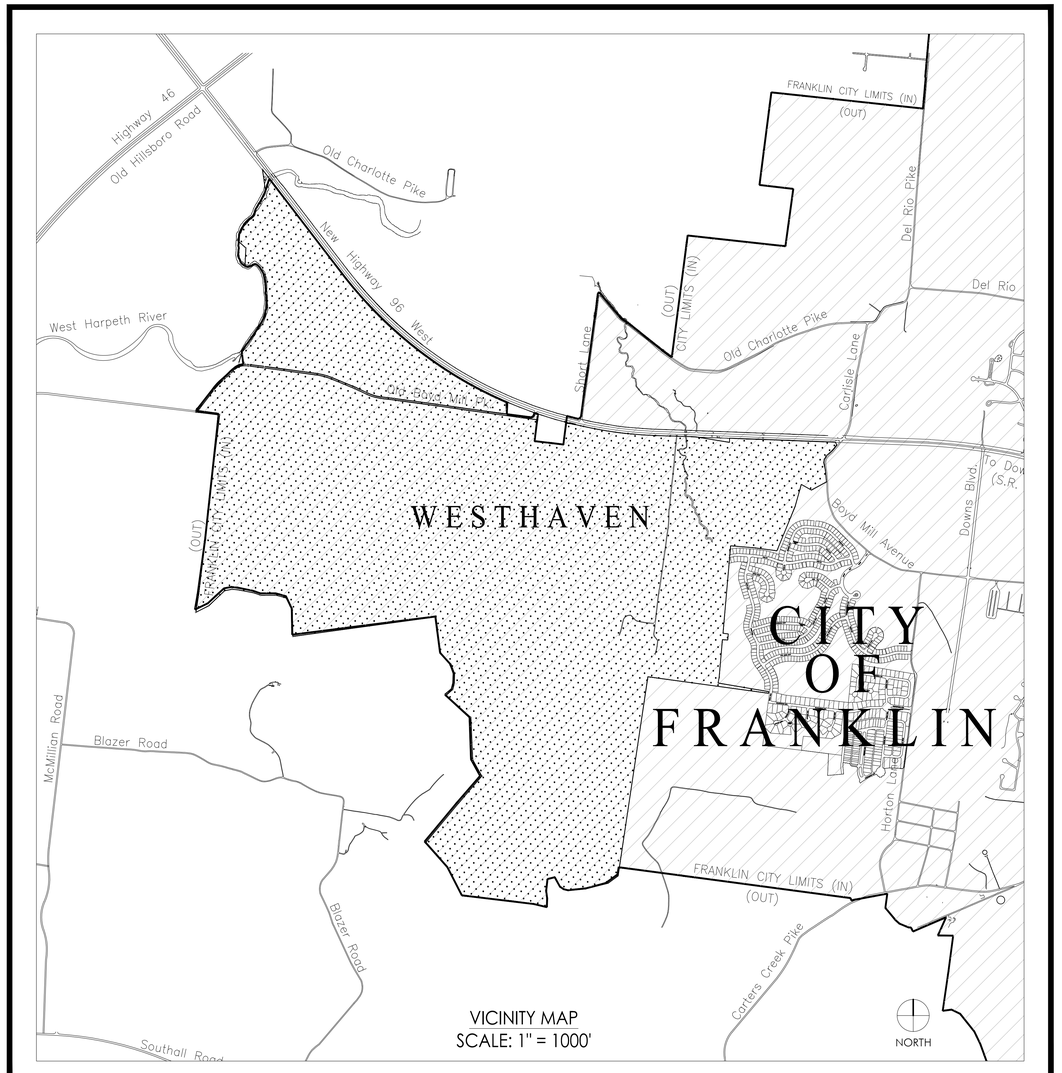
CONCEPT PLANS FOR

WESTHAVEN

DEVELOPMENT PLAN - REV 5
A PLANNED RESIDENTIAL COMMUNITY

FIFTH CIVIL DISTRICT | C.O.F. PROJECT #7133

CITY OF FRANKLIN | WILLIAMSON COUNTY | TENNESSEE



VICINITY MAP
SCALE: 1" = 1000'

DEVELOPER:

SOUTHERN LAND COMPANY

Southern Land Company, LLC
3990 Hillsboro Pike, Suite 400
Nashville, Tennessee 37215
(615) 778-3150 | www.southernland.com

INDEX OF SHEETS

Sheet	Description
CP-1	COVER SHEET
CP-2	EXISTING CONDITIONS AND SITE DATA
CP-3	CONCEPT PLAN
CP-4	TRANSECT REGULATION PLAN
CP-5	OPEN SPACE PLAN
CP-6	PD ZONING DISTRICT BOUNDARY
CP-7	THOROUGHFARE DESIGNATIONS PLAN
CP-8	CONCEPTUAL TOWN CENTER BUILDING USAGE PLAN
CP-9	EAST AREA PLAN
CP-10	CONCEPTUAL WEST UTILITY PLAN
CP-11	CONCEPTUAL EAST UTILITY PLAN
CP-12	CONCEPTUAL SOUTH UTILITY PLAN
CP-13	SLOPE ANALYSIS PLAN

PROJECT OWNERSHIP:

WESTHAVEN PARTNERS, LLC
96 WEST LAND HOLDINGS, LLC
96 WEST LAND HOLDINGS II, LLC

Individual owners with 5% or greater interest:
The Verallo Foundation | ROKEPA Investment Company, L.P. |
PPMC Limited Partnership | Springlake, G.P.
c/o Southern Land Company, LLC 3990 Hillsboro Pike, Suite 400, Nashville, TN 37215

J&J FARM
OWNERSHIP: John B. Jewell III & Estate of James W. Jewell Sr.
c/o Southern Land Company, LLC 3990 Hillsboro Pike, Suite 400, Nashville, TN 37215

NOTE:

COMPREHENSIVE REVIEW OF ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY CITY OF FRANKLIN STAFF WILL OCCUR AT THE SITE PLAN STAGE. PROJECT ENTITLEMENTS APPROVED WITH THIS CONCEPT PLAN DO NOT CONSTITUTE APPROVAL OF THE ROADWAY, STORMWATER, AND UTILITY ELEMENTS SHOWN ON THE DEVELOPMENT PLAN. IF, UPON APPLICATION OF CITY OF FRANKLIN STREET, STORMWATER, AND UTILITY STANDARDS AT THE SITE PLAN STAGE, THE APPLICANT CANNOT ACHIEVE THE MAXIMUM APPROVED ENTITLEMENTS, THE APPLICANT SHALL BE CONFINED TO THE ENTITLEMENTS ACHIEVABLE FROM THE APPLICATION OF SAID STANDARDS.

APPLICANT:

LANDSCAPE ARCHITECT:
JOSEPH BENJAMIN CRENSHAW, R.L.A.
SOUTHERN LAND COMPANY
3990 HILLSBORO PIKE
SUITE 400
NASHVILLE, TN 37215
(615) 778-3150

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SOUTHERN LAND COMPANY
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3990 Hillsboro Pike, Suite 400 - Nashville, Tennessee 37215
Office (615) 778-3150 - Fax (615) 778-2870 - www.southernland.com

BENJAMIN CRENSHAW REGISTERED LANDSCAPE ARCHITECT
07.02.20

WESTHAVEN
CONCEPT PLAN - REVISION 5 MAJOR MODIFICATIONS
FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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8	

DATE: 12/09/2019
JOB #: 284000
PROJECT #: COF 7133

COVER SHEET

SHEET NO.
CP-1

Owners:

WESTHAVEN PARTNERS, LLC
96 WEST LAND HOLDINGS, LLC
96 WEST LAND HOLDINGS III, LLC
3990 HILLSBORO PIKE | SUITE 400 | NASHVILLE, TN 37215
(615) 778-3150

Applicant:

SOUTHERN LAND COMPANY,LLC
3990 HILLSBORO PIKE | SUITE 400 | NASHVILLE, TN 37215
(615) 778-3150
Contact: BEN CRENSHAW

Concept Plan (Rev. 5 Major Modifications)

DEVELOPMENT	C.O.F. Project No.	APPROVE DATE	DISTRICT ACRES	REMAINING DISTRICT ACRES	SINGLE FAMILY DWELLING UNITS	MULTI-FAMILY\ TOWNHOME DWELLING UNITS	CUMULATIVE SECTION DWELLING UNITS	CUMULATIVE DISTRICT DWELLING UNITS	REMAINING DISTRICT DWELLINGS	COMMERCIAL BLDG. SPACE (SF)	CUMULATIVE COMMERCIAL BLDG. SPACE (SF)	REMAINING COMMERCIAL SPACE (SF)	GOVERNMENT INSTITUTIONAL SPACE (SF)	CUMULATIVE GOVERNMENT INSTITUTIONAL SPACE (SF)
Concept Plan (Rev.3)	6408	5/25/2017	1536.23	1536.23	---	---	---	0	2750	---	---	500,000	0	0
Section 1		4/18/2002	18.91	1517.32	51	0	51	51	2699	0	0	500,000	0	0
Section 2		6/20/2002	16.68	1500.64	61	0	61	112	2638	0	0	500,000	0	0
Section 3 (Rev. 1)		2/20/2003	8.23	1492.41	0	47	47	159	2591	0	0	500,000	0	0
Section 4 (Rev. 1)		7/17/2003	17.05	1475.37	43	0	43	202	2548	0	0	500,000	0	0
Section 5 (Rev. 1)		3/14/2003	6.54	1468.83	12	15	27	229	2521	0	0	500,000	0	0
Section 6 (Rev. 1)		4/17/2003	15.21	1453.62	48	0	48	277	2473	0	0	500,000	0	0
Section 7		10/16/2003	17.88	1435.74	48	0	48	325	2425	0	0	500,000	0	0
Section 8		12/20/2003	8.16	1427.57	3	0	3	328	2422	0	0	500,000	0	0
Section 9		1/15/2004	4.65	1422.92	32	0	32	360	2390	0	0	500,000	0	0
Section 10		4/15/2004	8.53	1414.39	24	0	24	384	2366	0	0	500,000	0	0
Section 11		4/15/2004	23.33	1391.06	80	10	90	474	2276	0	0	500,000	0	0
Section 12		4/15/2004	30.14	1360.92	61	0	61	535	2215	0	0	500,000	0	0
Section 13		1/25/2005	16.95	1343.97	61	15	76	611	2139	0	0	500,000	0	0
Section 14		1/25/2005	16.70	1327.27	50	16	66	677	2073	0	0	500,000	0	0
Section 15		3/24/2005	14.25	1313.02	0	11	11	688	2062	33,403	33,403	466,597	0	0
Section 15-Lot 4005	1451	6/28/2007	0.29	---	0	4	4	692	2058	0	33,403	466,597	0	0
Section 15-Lot 4010	2142	12/10/2010	0.99	---	0	0	0	692	2058	12,051	45,454	454,546	0	0
Section 15-Lots 4001 & 4015	1953	9/16/2009	1.56	---	0	0	0	692	2058	19,033	64,487	435,513	0	0
Section 15- Resub Lot 4011			0.68	---	0	8	8	700	2050	0	64,487	435,513	0	0
Section 16		5/26/2005	7.80	1305.22	29	0	29	729	2021	0	64,487	435,513	0	0
Section 17 (Rev 2)	1452	6/28/2007	10.22	1295.00	28	0	28	757	1993	0	64,487	435,513	0	0
Section 18	1038	1/26/2006	49.69	1245.31	52	0	52	809	1941	0	64,487	435,513	0	0
Section 19	1047	2/23/2006	7.89	1237.42	23	0	23	832	1918	0	64,487	435,513	0	0
Section 20	1062	3/23/2006	180.40	1057.02	0	0	0	832	1918	0	64,487	435,513	0	0
Section 20-Lot 847	1158	6/5/2007	1.27	1055.75	0	0	0	832	1918	0	64,487	435,513	0	0
Section 20-Lot 848	1656	4/24/2008	12.60	1043.15	0	0	0	832	1918	28,876	93,363	406,637	0	0
Section 20-Lot 1158	1656	4/24/2008	1.54	1041.61	0	0	0	832	1918	0	93,363	406,637	0	0
Section 20-Lot 1159	1656	4/24/2008	8.65	1032.96	0	0	0	832	1918	0	93,363	406,637	0	0
Section 21, Rev. 1	1530	9/27/2007	3.66	1029.30	4	16	20	852	1898	0	93,363	406,637	0	0
Sec. 21, Rev 1, Lot 1140 Subdivide	1679	5/22/2008	0.00	1029.30	0	17	17	869	1881	0	93,363	406,637	0	0
Section 22	1159	6/22/2006	9.14	1020.16	22	0	22	891	1859	0	93,363	406,637	0	0
Section 23	1239	9/28/2006	4.61	1015.56	15	0	15	906	1844	0	93,363	406,637	0	0
Section 24	1257	10/26/2006	18.44	997.12	58	0	58	964	1786	0	93,363	406,637	0	0
**Section 25		10/26/2006	38.71	958.41	0	0	0	964	1786	0	93,363	406,637	0	0
*Sec. 25-Lots 4202-4204	1657	5/22/2008	7.13	---	0	0	0	964	1786	48,808	142,171	357,829	0	0
*Sec. 25-Lots 4201 & 4205	1807	11/20/2008	1.42	---	0	0	0	964	1786	16,360	158,531	341,469	0	0
**Section 25-Lot 4022	1953	9/16/2009	0.25	---	0	0	0	964	1786	0	158,531	341,469	0	0
Section 26 Rev 1	2038	4/26/2007	22.46	935.95	70	18	88	1052	1698	0	158,531	341,469	0	0
Section 27 - Rev 1	1704	6/26/2008	53.99	881.96	32	0	32	1084	1666	0	158,531	341,469	0	0
Section 28	2225	6/23/2011	3.02	878.94	23	0	23	1107	1643	0	158,531	341,469	0	0
Section 29 - Rev 1	2029	4/14/2010	11.95	866.99	22	0	22	1129	1621	0	158,531	341,469	0	0
* Section 30	2951	1/23/2014	17.11	849.88	12	0	12	1141	1609	0	158,531	341,469	0	0
Section 31	1871	3/26/2009	13.99	835.89	0	0	0	1141	1609	0	158,531	341,469	117,897	117,897
Section 32	2191	4/28/2011	2.29	833.60	0	12	12	1153	1597	0	158,531	341,469	0	117,897
Section 33	5757	1/22/2015	10.83	822.77	33	0	33	1186	1564	0	158,531	341,469	0	117,897
Section 34	2299	11/17/2011	9.12	813.65	27	0	27	1213	1537	0	158,531	341,469	0	117,897
Section 35	2388	4/26/2012	6.74	806.91	26	12	38	1251	1499	0	158,531	341,469	0	117,897
Section 15 (Live-Work Units)	2426	5/24/2012	0.34	806.57	0	7	7	1258	1492	2450	160,981	339,019	0	117,897
Section 15(Lots 4001,4041-4048)	2496	10/25/2012	1.05	805.52	0	19	19	1277	1473	2,450	163,431	336,569	0	117,897
Section 36	2519	9/27/2012	8.94	796.58	48	0	48	1325	1425	0	163,431	336,569	0	117,897
Section 37	2541	10/25/2012	4.77	791.81	6	16	22	1347	1403	0	163,431	336,569	0	117,897
Section 38	2599	12/12/2012	7.16	784.65	33	8	41	1388	1362	0	163,431	336,569	0	117,897
*Section 25 Resub of Lot 4200	2725	5/23/2013	0.93	---	0	6	6	1394	1356	10268	173,699	326,301	0	117,897
* Section 27 - Rev 2	2746	06/27/2013	6.13	*---	0	14	14	1408	1342	0	173,699	326,301	0	117,897
*Section 37, Lot 1447 (Condo Bldg.)	2808	8/12/2013	0.60	*---	0	12	12	1420	1330	0	173,699	326,301	0	117,897
Section 39	2837	9/26/2013	8.00	776.65	42	0	42	1462	1288	0	173,699	326,301	0	117,897
Section 40	2876	10/24/2013	18.72	757.93	10	29	39	1501	1249	0	173,699	326,301	0	117,897
Section 41	2876	10/24/2013	9.88	748.05	48	0	48	1549	1201	0	173,699	326,301	0	117,897
*Section 39, Rev 1, Lots 1489-1490	4585	7/7/2014	1.36	*---	0	24	24	1573	1177	0	173,699	326,301	0	117,897
Section 42	4623	8/28/2014	0.69	747.36	0	9	9	1582	1168	0	173,699	326,301	0	117,897
Section 43	4665	11/20/2014	15.28	732.08	57	0	57	1639	1111	0	173,699	326,301	0	117,897
*Section 25-Lot 4021	5965	1/22/2016	0.64	---	0	16	16	1655	1095	2091	175,790	324,210	0	117,897
Section 44 Rev. 2	6345	4/3/2017	18.82	713.26	41	16	57	1712	1038	0	175,790	324,210	0	117,897
Section 45	6044	4/8/2016	9.88	703.38	46	0	46	1758	992	0	175,790	324,210	0	117,897
Section 46 Rev. 1	6346	4/3/2017	5.54	697.84	20	8	28	1786	964	0	175,790	324,210	0	117,897
Section 47	6222	9/22/2016	5.89	691.95	33	0	33	1819	931	0	175,790	324,210	0	117,897
Section 48	6223	9/22/2016	5.15	686.80	16	0	16	1835	915	0	175,790	324,210	0	117,897
Section 49	6481	8/3/2018	10.77	676.03	26	20	46	1881	869	0	175,790	324,210	0	117,897
Section 50	6480	7/27/2017	11.96	664.07	43	8	51	1932	818	0	175,790	324,210	0	117,897
Section 51	6533	11/2/2017	7.79	656.28	36	8	44	1976	774	0	175,790	324,210	0	117,897
*Section 25 Resub of Lot 4020	6919	5/17/2019	1.58	---	0	20	20	1996	754	3112	178,902	321,098	0	117,897
Section 52	6721	2/8/2019	7.85	648.43	37	0	37	2033	717	0	178,902	321,098	0	117,897
Section 53	6747	8/3/2018	6.89	641.54	33	0	33	2066	684	0	178,902	321,098	0	117,897
Section 54	6748	11/8/2018	8.71	632.83	34	0	34	2100	650	0	178,902	321,098	0	117,897
Section 55	6805	9/12/2018	3.04	629.79	16	0	16	2116	634	0	178,902	321,098	0	117,897
Concept Plan (Revision 5)	---	---	-16.20	613.59	---	---	---	---	---	---	---	---	---	---

General Notes

1. Property can be referenced as tax maps:

Owner	Map	Parcel#
Jewell	64	28&28.01&28.02
740 Ed Temple Blvd Nashville, TN 37208		
Middle Tennessee Electric Membership Corporation	77	1.05
PO Box 681709 Franklin, TN 37268		
Westhaven Partners, LLC &		
96-West Land Holdings, LLC	64	23.00,23.01,23.02,25.02
3990 Hillsboro Pike, Suite 400	64O	A-G
Nashville, TN 37215	77	1.00,1.01,1.02,1.03,1.04
	77B	A-G

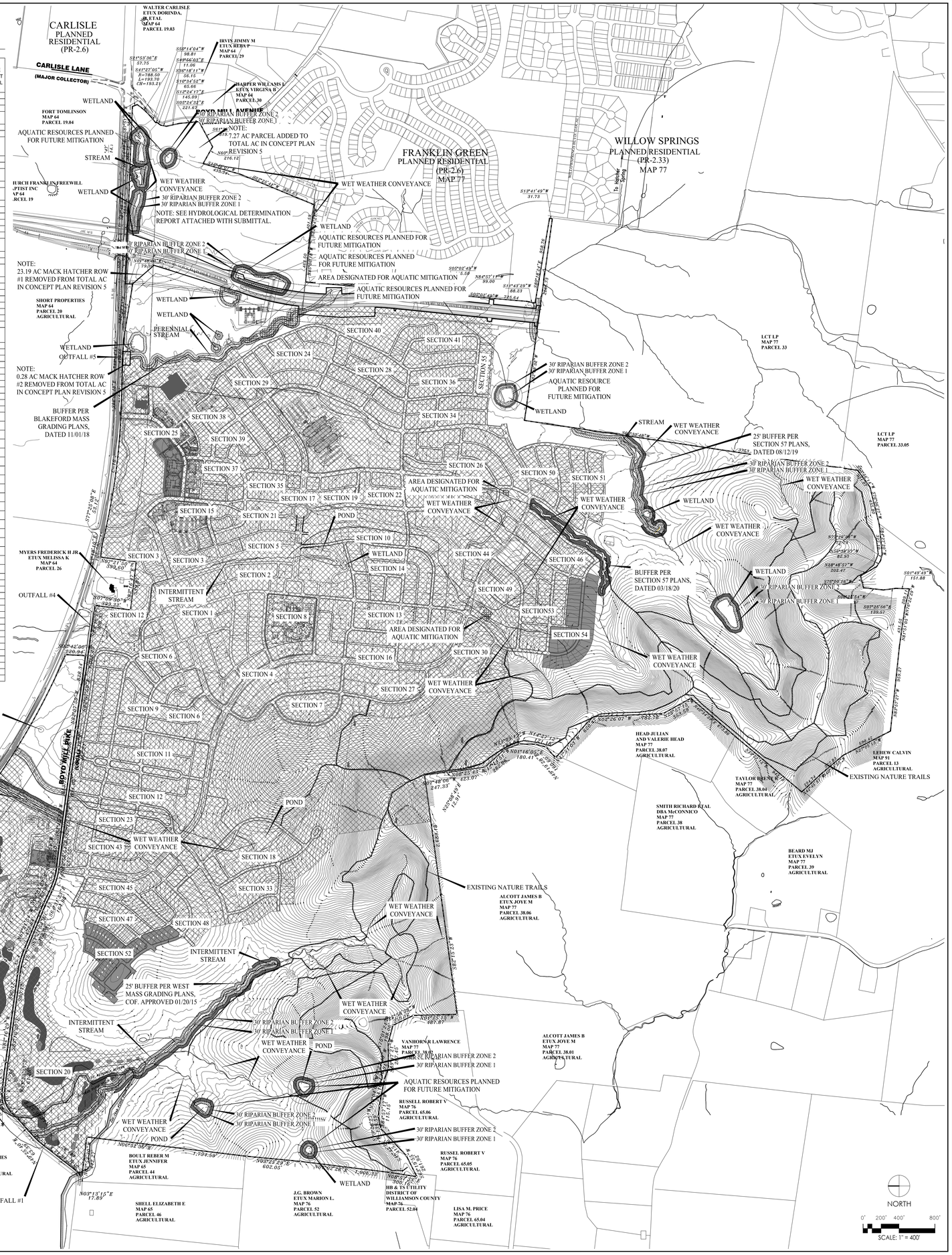
2. The site boundaries shown are based on the Alta Land Survey prepared by John M. Duffer, Gresham, Smith & Partners, 1400 Nashville City Center, 511 Union Street, Nashville, TN. 37219, (615) 770-8150, and E. Roberts Alley and Associates, Inc. 300 10th Avenue South, Nashville, TN. 37203. A boundary abstract prepared by Tim Buchanan, 130 West Harbor, Hendersonville, TN. 37075. (615) 822-7445. Site boundary information for additional 7.27 acre parcel prepared by Arrowhead Survey. 4151 Old Hillsboro Road, Franklin, TN 37064, 615-599-7347.
3. All wetland and blueline stream information provided by:
   a. Development & Environmental Planning Associates, Inc. (DEPA) 484 Hwy 70 E. Crossville, TN 38555
   b. Lord and Winter 8161 Hwy 100 Suite #209 Nashville, TN 37221
4. The topo and existing conditions provided by Gresham Smith and Partners, 1400 Nashville City Center, 511 Union St., Nashville, TN. 37219, (615) 770-8100
5. Part of the site is located within the 100-year floodplain and is found on FIRM map:
   #470204 0070 E
   #470204 0125 E
   #470204 0130 E
   #470206 0130 E
   dated January 16, 2003.
6. A benchmark is located on a highway monument on the southwest corner common open space lot within the Founders Pointe Development along New Highway 96 West with an elevation of 686.32.
7. Areas noted as pond and wetland areas shall be assessed and permitted/mitigated for before site plan approval.
8. There shall be no mowing, clearing, grading, construction, storage,or disturbance of vegetation in riparian buffers except as permitted by the City Engineer, or his designee.

CONCEPT PLAN REVISION 5 DISTRICT ACREAGE ADJUSTMENT	
ORIGINAL DISTRICT ACREAGE	1536.23
JEWELL TRACT ADDITION MAP 64 PARCEL 28.02	7.27
MACK HATCHER ROW#1	23.19
MACK HATCHER ROW#2	0.28
CONCEPT PLAN REV. 5 TOTAL	1520.03
REDUCTION	16.20

LEGEND

- AREAS OF COMPLETED/PLATTED SECTIONS
- AREAS OF APPROVED SECTIONS
- 100 YEAR FLOOD PLAIN
- 30' RIPARIAN BUFFER ZONE 2 PER TDEC/COF STANDARDS
- 30' RIPARIAN BUFFER ZONE 2 PER TDEC/COF STANDARDS

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JASON CRESS REGISTERED LANDSCAPE ARCHITECT 07-02-20

WESTHAVEN
CONCEPT PLAN - REVISION 5 MAJOR MODIFICATIONS
FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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REVISIONS:

1	01/02/2020	CITY STAFF COMMENTS
2	03/05/2020	CITY STAFF COMMENTS
3	04/02/2020	CITY STAFF COMMENTS
4	05/07/2020	CITY STAFF COMMENTS
5	06/04/2020	FMPC DEFERRAL
6	07/02/2020	FMPC DEFERRAL
7		
8		

DATE: 12/09/2019
JOB #: 284000
PROJECT #: COF 7133

EXISTING CONDITIONS & SITE DATA

SHEET NO.
CP-2

A. TOTAL SITE ACREAGE	1,520.03 ACRES					
B. PREVIOUS APPROVALS						
PLANNED RESIDENTIAL (PR) DEVELOPMENT	2001 APPROVAL	2003 APPROVAL REV 1	2007 APPROVAL REV 2	2017 APPROVAL REV 3	2019 APPROVAL REV4 (COF Administrative Approval - Minor Modifications)	
TOTAL ACREAGE	±1,305.39 ACRES	±1,359.00 ACRES	±1,354.17 ACRES	±1,354.17 ACRES	±1,354.17 ACRES	
PROPOSED NUMBER OF DWELLING UNITS*	1,565 UNITS	1,976 UNITS*	1,976 UNITS*	1,976 UNITS*	1,976 UNITS*	
GROSS DENSITY	1.20 UNITS/ACRE	1.46 UNITS/ACRE	1.46 UNITS/ACRE	1.46 UNITS/ACRE	1.46 UNITS/ACRE	
*DOES NOT INCLUDE ALLOWABLE ACCESSORY APARTMENTS ("GRANNY FLATS").						
PLANNED COMMERCIAL (PC) DEVELOPMENT	2001 APPROVAL	2003 APPROVAL REV 1	2007 APPROVAL REV 2	2017 APPROVAL REV 3	2019 APPROVAL REV4 (COF Administrative Approval - Minor Modifications)	
TOTAL ACREAGE	±230.84 ACRES	±177.23 ACRES	±183.01 ACRES	±183.01 ACRES	±183.01 ACRES	
PROPOSED NUMBER DWELLING UNITS	435 UNITS	774 UNITS**	774 UNITS*	774 UNITS*	774 UNITS**	
GROSS DENSITY	1.88 UNITS/ACRE	2.96 UNITS/ACRE	2.87 UNITS/ACRE	2.87 UNITS/ACRE	2.87 UNITS/ACRE	
**INCLUDES UP TO FIVE HUNDRED (500) TOTAL PERMITTED CONDOMINIUM UNITS, APARTMENT UNITS, AND LIVE/WORK UNITS AND UP TO TWO HUNDRED AND FIFTY (250) TOTAL PERMITTED SENIORS HOUSING UNITS INCLUDING INDEPENDENT LIVING AND ELDERLY HOUSING UNITS.						
TOTAL PROPOSED COMMERCIAL SPACE	500,000 SQUARE FEET	500,000 SQUARE FEET	500,000 SQUARE FEET	500,000 SQUARE FEET	500,000 SQUARE FEET	
OPEN SPACE ACREAGE	2001 APPROVAL	2003 APPROVAL REV 1	2007 APPROVAL REV 2	2017 APPROVAL REV 3	2019 APPROVAL REV4 (COF Administrative Approval - Minor Modifications)	
	±813.44 ACRES	±706.50 ACRES	±787.39 ACRES	±769.12 ACRES	±769.12 ACRES	

C. CURRENT CONCEPT PLAN - REV 5

TOTAL ACREAGE (PD DISTRICT)	1520.03
TOTAL NUMBER DWELLING UNITS	3441 UNITS
GROSS RESIDENTIAL DENSITY	2.26 UNITS/ACRE
PROPOSED COMMERCIAL SPACE	250,000 SQUARE FEET
OPEN SPACE ACREAGE	±770.51 ACRES

Proposed Product Type Comparison	Revision 4	Revision 5
Single-Family/Townhome/Duplex-Completed	2116	2116
Single-Family/Duplex-To Go	269**	842*
Townhome	**	141*
Senior Housing	250	0*
Apartment/Condominium/Multifamily	95	312*
Live/Work	20	30*
Total	2481	3441

*Note: 20 Total Live/Work Units to date Existing or Approved

*Note: Individual product types may vary by 20% of listed totals without Planning Commission Approval. The overall total of these product types may not vary and must remain 3,441.

**Note: Townhome numbers for Revision 4 included in the Single-Family/Duplex -to go totals have been seperated for revisions 5.

Westhaven PUD Additional Lot Comparison Chart

	Concept Plan Rev 4	Concept Plan Rev 5
Residential Entitlements		
Westhaven West of Mack Hatcher (Original PUD)	2750	3025
Jewell Property (Original PUD)	0	400
J & J Farms (7.27 Acres Added to PUD)	0	16*
Total	2750	3441
Commercial Entitlements		
Westhaven West of Mack Hatcher	500000	250000
Jewell Property	0	0
J & J Farms (7.27 Acres)	0	0
Total	500000	250000

*Approximate Total Based on Total Density of PUD Applied to 7.27 Acres
Proposed Lot Configuration Crosses Original PUD Boundary.

General Notes

1. Refer to the traffic study being completed by KCT Technologies Inc. consultants (submitted concurrently) for the total daily trips generated by the proposed development.
2. Street servicing this project shall be public.
3. The applicant will dedicate the necessary utility easements for the installation of public utilities.
4. The nearest police station is located at 900 Columbia Avenue, which is approximately 3.0 miles from the development.
5. The nearest city fire station is located within Westhaven at the corner of Front Street and Tilby Street.
6. The nearest park and recreational facilites are located approximately 1.3 miles southeast of the development on Boyd Mill Avenue at Jim Warren Park. The Williamson County Soccer Association game fields are located adjacent to Twin Oaks Drive. Cheek Park and the Williamson County Recreation Center are approximately 4 miles from the development.
7. Refuse collection and disposal shall be provided by the City of Franklin.
8. Stormwater detention facilities will be constructed to minimize impacts of increased runoff on downstream properties. The existing and proposed lakes will be used for the majority of all detention/ retention requirements.
9. The applicant will cooperate with the City of Franklin Sewer and Water Department and HB & TS Utility District to provide adequate utility infrastructure to this development.
10. Lighting will be provided to ensure safe movement of pedestrians/vehicles and for security purposes. Street lighting shall be designed by a registered Professional Engineer. Directional lighting will be designed so as to minimize glare and reflection on adjacent properties.
11. Proposed lighting shall include:
    *Intermittent street lighting of streets.
    *Lighting of identification signage located at development and neighborhood entrances.
    *Lake aeration fountain lights.
    *Central Village Greens and courtyard lighting.
12. Signs will meet the requirements of City of Franklin Zoning Ordinance, Chapter 8.7 Signs. Sign controls will be established, for the development, to safely facilitate pedestrian and vehicular movement in an attractive and efficient manner. Signage will be compatible with the surroundings, will be appropriate to residential scale and express the identity of the development.
13. Majority of the vegetation and hedgerows shall be preserved to maintain a natural vegetated buffer between adjacent land and proposed uses. The applicant will endeavor to preserve existing suitable trees along the edges and the interior of the site. Existing trees to be saved will be flagged prior to the commencement of construction.
14. Preservation of trees over 8" shall be accomplished by constructing temporary tree protection fencing to prohibit construction traffic and material storage within the tree dripline, thereby protecting the tree root system.
15. The site is located on the south side of New Highway 96 West and is bisected by the Proposed Mack Hatcher Parkway. New Highway 96 West is a Major Arterial and Mack Hatcher is an Expressway. This location allows dispersal of traffic to the east and west via New Highway 96 West and north and south via Mack Hatcher.
16. All property east of Mack Hatcher Parkway shall be served by the City of Franklin Water System.
17. There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation in riparian buffers except as permitted by the City Engineer, or designee.
18. Areas noted as pond and wetland areas shall be assessed and permitted/mitigated for before site plan approval.
19. For all future Site Plan submittals, the Franklin Fire Department will require review of access into, around, and leaving the property to ensure that emergency vehicles are able to negotiate turning movements without causing damage to parked vehicles, landscaping, fixtures, buildings, etc. This review will be conducted based on an owner/developer provided Autoturn illustration(s) using the "Transit 2" template at all requested intersections and roadway/alley radii which shows the full vehicle swept path showing unobstructed travel. Any areas based on this review that are not deemed feasible may require revisions during the Site Plan submittal prior to final approval.
20. There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation in riparian buffers except as permitted by the City Engineer, or his designee.

NOTES:

1. THIS CONCEPT PLAN UPDATE PROPOSES AN INCREASE IN RESIDENTIAL DWELLING UNITS OF 691.
2. THIS CONCEPT PLAN UPDATE PROPOSES A DECREASE IN ALLOWED COMMERCIAL SPACE OF 250,000 SQUARE FEET.
3. AREAS SHOWN AT RIGHT WITHIN CLOUDS GRAPHICALLY INDICATE REVISIONS TO CONCEPT PLAN WHEN COMPARED TO 2017 REVISION 3 APPROVED PLANS.
4. THE HILLSIDE/HILLCREST OVERLAY (HHO) IS SHOWN ON THIS PLAN FOR COMPARISON AND INFORMATIONAL PURPOSES ONLY. THIS REVISION TO THE WESTHAVEN CONCEPT PLAN IS AN UPDATE TO PREVIOUSLY APPROVED DEVELOPMENT LIMITS WHICH PREDATE THE HHO AND ENCROACH THE INTO HHO BOUNDARY. BASED ON THOSE PREVIOUS APPROVALS AND AGREEMENTS WITH THE CITY OF FRANKLIN, FUTURE DEVELOPMENT MAY ENCROACH THE HHO BOUNDARY; HOWEVER, MUST REMAIN WITHIN THE LINE SHOWN AS DEVELOPMENT LIMITS OF THOSE PREVIOUSLY APPROVED PLANS.
5. AT THE FUTURE INTERSECTION OF THE PROPOSED EXTENSION OF TOWNSEND BOULEVARD AND MACK HATCHER PARKWAY:
   1. EXISTING DEVELOPMENT AND [SOON TO BE] EXISTING MACK HATCHER ALIGNMENT:
      * FULL ACCESS (T INTERSECTION) TOWNSEND @ MACK HATCHER ALLOWING ALL MOVEMENTS (THRUS, LEFTS, RIGHTS).
      * FULL ACCESS SHALL BE A SINGLE LANE FOR EACH MOVEMENT AT THE INTERSECTION.
   2. FOLLOWING MACK HATCHER SW EXTENSION ALIGNMENT:
      *AT GRADE RIGHT IN, RIGHT OUT OF TOWNSEND ONTO MACK HATCHER ON EAST AND WEST SIDE OF MACK HATCHER TO DEVELOPMENT.
      * CALCULATE/SHOW THE VIABILITY OF WEAVING (LANE/ACCELERATION LENGTH NEEDED) OF NB RIGHT OUT TRAFFIC TO TURN LEFT ON SR 96 WEST W/ SW MACK HATCHER EXTENSION IN FULL OPERATION AT 55 MPH.

LEGEND

- AREAS OF COMPLETED/PLATTED SECTIONS
- AREAS OF APPROVED SECTIONS
- 30' RIPARIAN BUFFER ZONE 1 PER TDEC/COF STANDARDS
- 30' RIPARIAN BUFFER ZONE 2 PER TDEC/COF STANDARDS



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Office (615) 776-5150 - Fax (615) 776-5915 - www.southernlandco.com

BENJAMIN CRAIG HALL — REGISTERED LANDSCAPE ARCHITECT — 07-02-2020

WESTHAVEN

CONCEPT PLAN - REVISION 5 MAJOR MODIFICATIONS

FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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4	05/07/2020 CITY STAFF COMMENTS
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6	07/02/2020 FMPC DEFERRAL
7	
8	

DATE: 12/09/2019
JOB #: 284000
PROJECT #: COF 7133

CONCEPT PLAN

SHEET NO.
CP-3

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PROPOSED LOCAL ZONES

KEY	LOCAL DEVELOPMENT ZONE	ZONING CATEGORY	TOTAL AREA REV. 4	TOTAL AREA REV. 5	PERCENTAGE REV. 4	PERCENTAGE REV. 5
	SPECIAL DISTRICT D	PD	±268.46 Ac.	±225.77 Ac.	±18.39%	±14.85%
	URBAN CENTER T-5	PD	±71.11 Ac.	±130.05 Ac.	±4.87%	±8.56%
	GENERAL URBAN T-4	PD	±489.85 Ac.	±592.42 Ac.	±33.56%	±38.97%
	SUB-URBAN T-3	PD	±238.48 Ac.	±185.67 Ac.	±16.34%	±12.21%
	RURAL PRESERVE T-1		±391.60 Ac.	±386.12 Ac.	±26.83%	±25.41%
	BUILDING					
	PROPERTY LINE					
	30' RIPARIAN BUFFER ZONE 1 PER TDEC/COF STANDARDS					
	30' RIPARIAN BUFFER ZONE 2 PER TDEC/COF STANDARDS					

CARLISLE LANE (MAJOR COLLECTOR)

BOYD MILL AVENUE

30' RIPARIAN BUFFER ZONE 2
30' RIPARIAN BUFFER ZONE 1

OLD CHARLOTTE PIKE (LOCAL)

BUFFER PER BLAKEFORD MASS GRADING PLANS, DATED 11/01/18

SHORT LANE (LOCAL)

25' BUFFER PER SECTION 57 PLANS, DATED 08/12/19

BUFFER PER SECTION 57 PLANS, DATED 03/18/20

ROBERTSON PIKE (LOCAL)

NEW HIGHWAY 96 WEST 120' R.O.W. (MAJOR ARTERIAL)

25' BUFFER PER WEST MASS GRADING PLANS, COF. APPROVED 01/20/15

NORTH

0' 200' 400' 800'

SCALE: 1" = 400'

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JASON CRISP REGISTERED LANDSCAPE ARCHITECT 07-02-2020

WESTHAVEN

CONCEPT PLAN - REVISION 5 MAJOR MODIFICATIONS

FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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7	
8	

DATE: 12/09/2019

JOB #: 284000

PROJECT #: COF 7133

TRANSECT REGULATION PLAN

SHEET NO.
CP-4

OPEN SPACE: REVISION 4

FORMAL: (formally landscaped and regularly maintained)	±28.44 ACRES	3.70%
INFORMAL: (+/-3 acre, informally landscaped and minimal or no maintenance)	±712.23 ACRES	92.60%
GENERAL: (+/-3 acre, informally landscaped and minimal or no maintenance)	±14.99ACRES	1.95%
PUBLIC PARK: (To be programmed by City of Franklin)	±13.46 ACRES	1.75%
TOTAL OPEN SPACE:	±769.12 ACRES	

OPEN SPACE: REVISION 5

FORMAL: (+/-3 acre, informally landscaped and minimal or no maintenance)	±32.69 ACRES	4.25%
INFORMAL: (+/-3 acre, informally landscaped and minimal or no maintenance)	±723.80 ACRES	93.93%
GENERAL: (+/-3 acre, informally landscaped and minimal or no maintenance)	±14.02 ACRES	1.82%
TOTAL OPEN SPACE:	±770.51 ACRES	

LEGEND

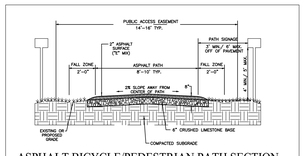
- FORMAL OPEN SPACE
- INFORMAL OPEN SPACE
- GENERAL OPEN SPACE
- PUBLIC PARK (REMOVED IN) REV. 5
- 30 ' RIPARIAN BUFFER ZONE 1 PER TDEC/COF STANDARDS
- 30 ' RIPARIAN BUFFER ZONE 2 PER TDEC/COF STANDARDS
- BICYCLE /PEDESTRIAN PATH *
- PEDESTRIAN CORRIDORS
- NATURE TRAILS
- NATURE TRAIL HEADS
- TRAIL STOPS/OVERLOOKS

WESTHAVEN OPEN SPACE DATA

"WESTHAVEN" MINIMUM COMMON OPEN SPACE: 270.666 ACRES

(10% INFORMAL, 5% FORMAL, 5% OTHER)

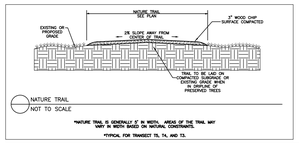
DEVELOPMENT	APPROVAL DATE	ACRES PER SECTION	ACRES CUMULATIVE	MIN. REQUIRED OPEN SPACE PER SECTION @ (20%)	MIN. REQUIRED OPEN SPACE CUMULATIVE @ (20%)	PROPOSED OPEN SPACE PER SECTION	PROPOSED OPEN SPACE CUMULATIVE	OPEN SPACE PERCENTAGE CUMULATIVE	REMAINING OPEN SPACE ACRES	MIN. REQUIRED OPEN SPACE ACRES FORMAL 5%	PROPOSED OPEN SPACE ACRES FORMAL	MIN. REQUIRED OPEN SPACE ACRES INFORMAL 10%	PROPOSED OPEN SPACE ACRES INFORMAL
HBTS Site Reduction	10/1/2015	-5.020	-5.020										
CONCEPT PLAN (Rev.3)	5/25/2017		1,348.310		269.662				269.662	13.483		26.966	
SECTION 1	4/18/2002	18.914	18.914	3.783	3.783	1.210	1.210	0.449%	268.452	0.946	1.210	1.891	0.000
SECTION 2	6/20/2002	16.679	35.593	3.336	7.119	0.815	2.025	0.751%	267.637	0.834	0.486	1.668	0.329
SEC-3 (REV.1)	2/20/2003	8.225	43.818	1.645	8.764	2.733	4.758	1.764%	264.904	0.411	1.787	0.823	0.946
SEC-4 (REV.1)	7/17/2003	17.047	60.865	3.409	12.173	0.024	4.782	1.773%	264.880	0.852	0.000	1.705	0.000
SEC. 5 (REV. 1)	3/14/2003	6.535	67.400	1.307	13.480	2.350	7.132	2.645%	262.530	0.327	2.350	0.654	0.000
SEC-6 (REV 1)	4/17/2003	15.211	82.611	3.042	16.522	0.708	7.840	2.907%	261.822	0.761	0.000	1.521	0.638
SECTION 7	10/16/2003	17.883	100.494	3.577	20.099	0.000	7.840	2.907%	261.822	0.894	0.000	1.788	0.000
SECTION 8	11/20/2003	8.163	108.657	1.633	21.731	6.654	14.494	5.37%	255.168	0.408	6.654	0.816	0.000
SECTION 9	1/15/2004	4.651	113.308	0.930	22.662	0.000	14.494	5.37%	255.168	0.233	0.000	0.465	0.000
SECTION 10	4/15/2004	8.532	121.840	1.706	24.368	0.000	14.494	5.37%	255.168	0.427	0.000	0.853	0.000
SECTION 11	4/15/2004	23.329	145.169	4.666	29.034	1.179	15.673	5.81%	253.989	1.166	1.179	2.333	0.000
SECTION 12	4/15/2004	30.141	175.310	6.028	35.062	11.450	27.123	10.06%	242.539	1.507	0.000	3.014	8.751
SECTION 13	11/18/2004	16.952	192.262	3.390	38.452	11.450	38.573	14.30%	231.089	0.848	0.805	1.695	0.000
SECTION 14	11/18/2004	16.702	208.964	3.340	41.793	4.919	43.492	16.13%	226.170	0.835	0.991	1.670	3.928
SECTION 15	3/24/2005	14.247	223.211	2.849	44.642	0.000	43.492	16.13%	226.170	0.712	0.000	1.425	0.000
SECTION 16	6/26/2005	7.804	231.015	1.561	46.203	0.000	43.492	16.13%	226.170	0.390	0.000	0.780	0.000
SEC 17 (REV2)	6/28/2007	10.225	241.240	2.045	48.248	2.008	45.500	16.87%	224.162	0.511	0.000	1.023	1.372
SECTION 18	1/26/2006	49.684	290.924	9.937	58.185	27.760	73.260	27.17%	196.382	2.484	0.000	4.968	27.760
SECTION 19	2/23/2006	7.888	298.812	1.578	59.762	1.932	75.212	27.89%	194.450	0.394	0.000	0.789	1.932
SEC. 20-LOTS 5024-5025	3/23/2006	180.400	479.212	36.080	95.842	180.400	255.612	94.79%	14.050	9.020	0.000	18.040	180.400
SEC. 20 LOT 848 (added mixed grille 07-13-10)	4/24/2008	12.600	491.812	2.520	98.362	0.900	256.512	95.12%	13.150	0.630	**0.340**	1.260	0.900
SEC 21 - LOT 1140 RESUB (REV 1)	5/22/2008	3.664	495.476	0.733	99.095	0.045	256.557	95.14%	13.105	0.183	0.000	0.366	0.000
SECTION 22	6/22/2006	9.140	504.616	1.828	100.923	1.094	257.651	95.55%	12.011	0.457	0.000	0.914	1.094
SECTION 23	9/28/2006	4.607	509.223	0.921	101.845	0.573	258.224	95.76%	11.438	0.230	0.573	0.461	0.000
SECTION 24	10/26/2006	18.437	527.660	3.687	105.532	3.633	261.757	97.07%	7.905	0.922	0.620	1.844	2.913
SECTION 25	10/26/2006	36.680	564.340	7.336	112.868	0.000	261.757	97.07%	7.905	1.834	0.000	3.668	0.000
SEC 25-Lot 4204	5/22/2008	1.711	---	---	---	1.711	263.468	97.70%	6.194	---	0.000	---	1.711
SEC 26 (REV 1)	5/19/2010	22.460	586.800	4.492	117.360	3.387	266.855	98.96%	2.807	1.123	0.000	2.246	3.322
SEC 27 (REV 1)	6/26/2008	53.989	640.789	10.798	128.158	25.566	292.421	112.15%	-32.759	2.699	0.000	5.399	35.150
SECTION 28	6/23/2011	3.960	644.749	0.792	128.950	7.404	309.825	114.89%	-40.163	0.198	0.000	0.396	0.000
SEC 29 (REV 1)	4/14/2010	11.948	656.697	2.390	131.339	0.784	310.609	115.18%	-40.947	0.597	0.784	1.195	0.000
SECTION 30	9/25/2008	17.475	674.172	3.495	134.834	11.656	322.265	119.51%	-52.603	0.874	0.000	1.748	11.547
SECTION 32	4/28/2011	2.29	676.462	0.458	135.292	0.000	322.265	119.51%	-52.603	0.1145	0.000	0.229	0.000
SECTION 33	8/25/2011	0	676.462	0	135.292	0	322.265	119.51%	-52.603	0	0.000	0	0
SECTION 33 (REV 1)	12/15/2014	0	0	0	0					0		0	
SECTION 34	11/17/2011	7.8	684.262	1.56	136.852	1.07	323.335	119.90%	-53.673	0.39	0.000	0.78	1.07
SECTION 35	4/26/2012	6.65	690.912	1.33	138.182	0.16	323.495	119.96%	-53.833	0.3325	0.000	0.665	0.16
SEC 15 - LOT 4032 (RESUBD)	5/24/2012	0	690.912	0	138.182	0.02	323.515	119.97%	-53.853	0	0.000	0	0.02
SEC 15 - LOTS 4001 + 4041-4048	10/25/2012	0	690.912	0	138.182	0.04	323.555	119.99%	-53.893	0	0.040	0	0
SECTION 36	9/27/2012	8.94	699.852	1.788	139.970	0	323.555	119.99%	-53.893	0.447	0	0.894	0
SECTION 37	10/25/2012	4.77	704.622	0.954	140.924	0.33	323.885	120.11%	-54.223	0.2385	0	0.477	0
SECTION 38	12/12/2012	7.16	711.782	1.432	142.356	0	323.885	120.11%	-54.223	0.358	0	0.716	0
SECTION 27 Rev. 2	6/27/2013	0	711.782	0	142.356	0.731	324.616	120.38%	-54.954	0	0	0	0
SECTION 37 Lot 1447	8/12/2013	0.6	712.382	0	142.356	0	324.616	120.38%	-54.954	0.03	0	0.06	0
SECTION 39	9/26/2013	8.00	720.382	1.6	143.956	0.49	325.106	120.56%	-55.444	0.4	0	0.8	0
SECTION 40	10/24/2013	18.72	739.102	3.744	147.700	7.75	332.856	123.43%	-63.194	0.936	0.51	1.872	7.24
SECTION 41	10/24/2013	9.88	748.982	1.976	149.676	0	325.106	120.56%	-55.444	0.494	0	0.988	0
SEC 39 - LOTS 1489-1490	7/7/2014	1.36	750.342	0.272	149.948	0	325.106	120.56%	-55.444	0.068	0	0.136	0
SECTION 42	8/24/2014	0.07	750.412	0.01392	149.690	0.398	325.504	120.71%	-55.842	0.00348	0	0.00696	0.398
SECTION 43	11/20/2014	16.28	765.692	3.056	152.746	2.85	328.354	121.77%	-58.692	0.764	0	1.528	0
SECTION 33	1/22/2015	10.83	776.522	2.17	154.916	0.51	328.864	121.95%	-59.202	0.5415	0	1.083	0.51
SECTION 44		0.00	776.522	0	154.916	0	328.864	121.95%	-59.202	0	0	0	0
SECTION 25, LOT 4021		0.64	777.162	0.128	155.044	0	328.864	121.95%	-59.202	0.032	0	0.064	0
SECTION 20, LOTS 838, 1158, & 5024		4.78	781.942	0.956	156.000	4.42	333.284	123.59%	-63.622	0.239	2.06	0.478	2.36
SECTION 44 Rev 1	7/28/2016	18.61	800.552	3.722	159.722	5.69	338.974	125.70%	-69.312	0.9305	0.83	1.861	4.86
SECTION 45	4/8/2016	9.95	810.502	1.99	161.712	0	328.864	121.95%	-63.622	0.4975	0	0.995	0
SECTION 46	7/28/2016	5.68	816.182	1.136	162.848	0	328.864	121.95%	-63.622	0.284	0	0.568	0
SECTION 47	9/22/2016	5.89	822.072	1.178	164.026	0	333.284	123.59%	-63.622	0.2945	0	0.589	0
SECTION 48	9/22/2016	5.15	827.222	1.03	165.056	0	338.974	125.70%	-63.622	0.2575	0	0.515	0
SECTION 49		10.77	837.992	2.154	167.210	2.15	331.014	122.75%	-65.772	0.5385	0	1.077	2.15
SECTION 50	1/17/2018	11.98	849.952	2.392	169.602	0.28	329.144	122.06%	-66.052	0.598	0	1.196	0.28
SECTION 51	11/2/2017	7.79	857.742	1.558	171.160	0	333.284	123.59%	-66.052	0.3895	0	0.779	0
SECTION 52	2/8/2019	13.06	870.802	2.612	173.772	0	338.974	125.70%	-66.052	0.653	0.93	1.306	0
SECTION 53	8/3/2018	6.89	877.692	1.378	175.150	0	338.974	125.70%	-66.052	0.3445	0	0.689	0
SECTION 54	11/8/2018	8.71	886.402	1.742	176.892	0	338.974	125.70%	-66.052	0.4355	0	0.871	0
SECTION 55	9/12/2018	3.04	889.442	0.608	177.500	0	338.974	125.70%	-66.052	0.152	0	0.304	0
CONCEPT PLAN (Rev.5)			-16.200	-3.74	174.260		338.974	125.70%	-66.052	0.152	0	0.304	0



ASPHALT BICYCLE/PEDESTRIAN PATH SECTION

NOT TO SCALE

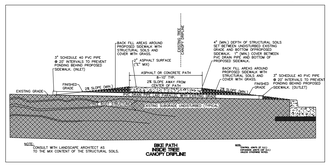
*BIKE PATH IS GENERALLY 10' IN WIDTH.
AREAS OF THE PATH ARE REDUCED TO 8' IN WIDTH DUE TO NATURAL CONSTRAINTS.
* WIDTH AND LOCATION ARE CONCEPTUAL IN NATURE AND WILL BE DEPICTED ON SECTION DRAWINGS AS CONSTRUCTION PROGRESSES.



NATURE TRAIL
NOT TO SCALE

*NATURE TRAIL IS GENERALLY 3' IN WIDTH. AREAS OF THE TRAIL MAY VARY IN WIDTH BASED ON NATURAL CONSTRAINTS.

*TYPICAL FOR TRANSECT T5, T4, AND T3.



*NOTE:

WESTHAVEN IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF BIKEWAYS AND TRAILS OUTSIDE OF THE WESTHAVEN BOUNDARY.

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CLARK CRISTINA HOLLOWAY TENNESSEE REGISTERED LANDSCAPE ARCHITECT 07-02-20

WESTHAVEN

CONCEPT PLAN - REVISION 5 MAJOR MODIFICATIONS

FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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REVISIONS:

1. 01/02/2020 CITY STAFF COMMENTS
2. 03/05/2020 CITY STAFF COMMENTS
3. 04/02/2020 CITY STAFF COMMENTS
4. 05/07/2020 CITY STAFF COMMENTS
5. 06/04/2020 FMPC DEFERRAL
6. 07/02/2020 FMPC DEFERRAL
7.
8.

DATE: 12/09/2019

JOB #: 284000

PROJECT #: COF 7133

OPEN SPACE/ BICYCLE/ PEDESTRIAN SYSTEM PLAN

SHEET NO. CP-5

BOYD MILL AVENUE

PARCEL ADDED IN CONCEPT REV. 5
MAP 64, PARCEL 28.02
(7.27 AC)

PD
ZONING

MACK HATCHER PARKWAY RIGHT OF WAY (OUT)

NEW HIGHWAY 96 WEST RIGHT OF WAY (OUT)

PD
ZONING

PD
ZONING

PD
ZONING

BOYD MILL PIKE

NEW HIGHWAY 96 WEST

NORTH

0' 200' 400' 800'

SCALE: 1" = 400'

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WILLIAM C. HAYNES
REGISTERED
07-02-20
PROFESSIONAL
LANDSCAPE ARCHITECT

WESTHAVEN

CONCEPT PLAN - REVISION 5 MAJOR MODIFICATIONS

FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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7		
8		

DATE: 12/09/2019

JOB #: 284000

PROJECT #: COF 7133

PD ZONING DISTRICT BOUNDARY PLAN

SHEET NO.
CP-6

PROPOSED THOROUGHFARE DESIGNATIONS

XXX-XX-XX
- Thoroughfare Type
- Right of Way Width
- Pavement Width

Thoroughfare Types

BV - Boulevard
AV - Avenue
ST - Street
OW - One Way
CAL - Commercial Alley
LN - Residential Alley

1. Refer to The Westhaven Pattern Book for Local Zones definitions/ Regulations and Thoroughfare Standards.
2. Any automobile travelway not identified shall be considered to be an alley.

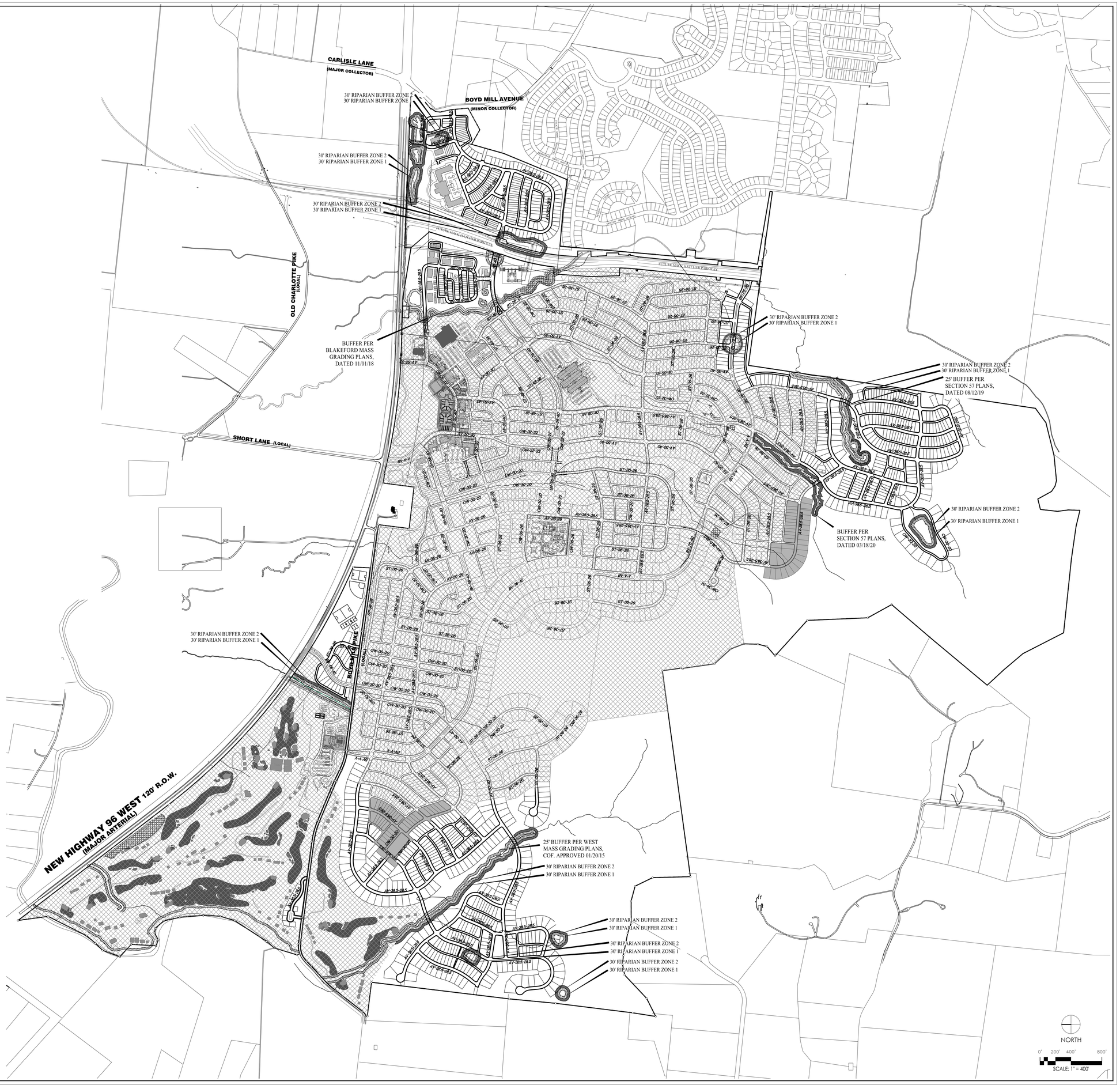
DESIGNATION	DESIGN SPEED	CATEGORY
CBV-V-V	25 M.P.H.	COLLECTOR
BV-V-40	25 M.P.H.	COLLECTOR
BV-76-40	25 M.P.H.	COLLECTOR
BV-68-40	25 M.P.H.	COLLECTOR
AV-50-40	20 M.P.H.	MINOR COLLECTOR
AV-38.5-28.5	20 M.P.H.	MINOR COLLECTOR
ST-36-26	20 M.P.H.	LOCAL
ST-27-26	20 M.P.H.	LOCAL
ST-48-38	25 M.P.H.	LOCAL
ST-46-36	25 M.P.H.	LOCAL
OW-32-22	20 M.P.H.	LOCAL
OW-30-20	20 M.P.H.	LOCAL
OW-34-24	20 M.P.H.	LOCAL
OW-36-26	20 M.P.H.	LOCAL
OW-27-26	20 M.P.H.	LOCAL
OW-31-30	20 M.P.H.	LOCAL
CAL-30-20	10 M.P.H.	ALLEY
LN-22-16	10 M.P.H.	ALLEY

AREAS OF COMPLETED/PLATTED SECTIONS

AREAS OF APPROVED SECTIONS

30' RIPARIAN BUFFER ZONE 1
PER TDEC/COF STANDARDS

30 ' RIPARIAN BUFFER ZONE 2
PER TDEC/COF STANDARDS



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JABIN CRISTIAN HUTCHINSON
REGISTERED
LANDSCAPE ARCHITECT
07.02.20

WESTHAVEN
CONCEPT PLAN - REVISION 5 MAJOR MODIFICATIONS
FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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7		
8		

DATE: 12/09/2019

JOB #: 284000

PROJECT #: COF 7133

THOROUGHFARE DESIGNATIONS PLAN

SHEET NO.
CP-7

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WESTHAVEN

CONCEPT PLAN - REVISION 5 MAJOR MODIFICATIONS

FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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Southern Land Company, LLC
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TENNESSEE REGISTERED LANDSCAPE ARCHITECT
CHRISTOPHER T. CARNAHAN
No. 328
LANDSCAPE ARCHITECT

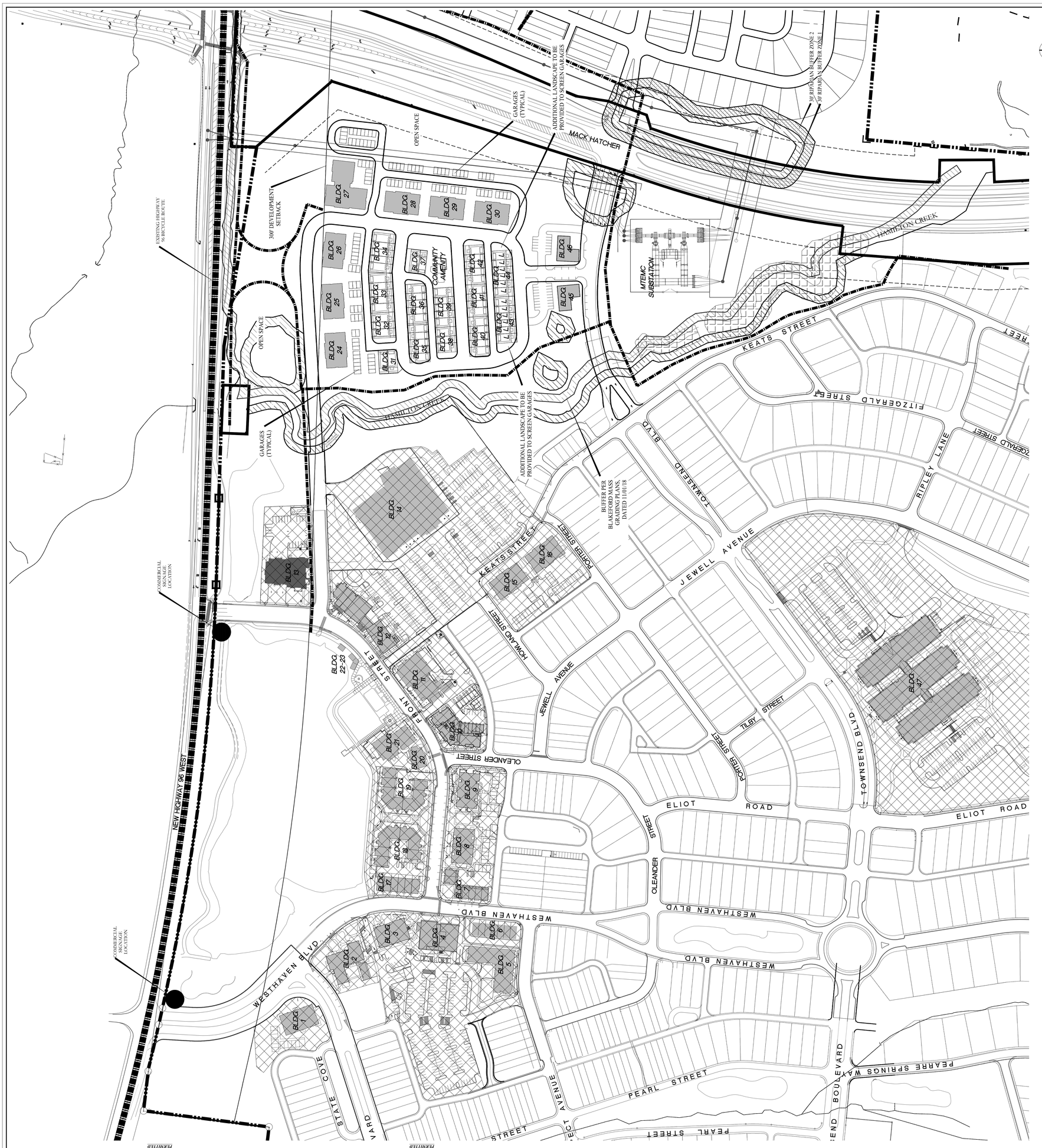
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8.	

DATE: 12/09/2019
JOB #: 284000
PROJECT #: COF 7133

CONCEPTUAL TOWN CENTER BUILDING USAGE PLAN

SHEET NO.
CP-8



BUILDING	POTENTIAL FLOORS	POTENTIAL USES
1	1 2 3 4 5 6 7	RESIDENTIAL
2	1 2 3 4 5 6 7	RESIDENTIAL
3	1 2 3 4 5 6 7	RESIDENTIAL
4	1 2 3 4 5 6 7	RESIDENTIAL
5	1 2 3 4 5 6 7	RESIDENTIAL
6	1 2 3 4 5 6 7	RESIDENTIAL
7	1 2 3 4 5 6 7	RESIDENTIAL
8	1 2 3 4 5 6 7	RESIDENTIAL
9	1 2 3 4 5 6 7	RESIDENTIAL
10	1 2 3 4 5 6 7	RESIDENTIAL
11	1 2 3 4 5 6 7	RESIDENTIAL
12	1 2 3 4 5 6 7	RESIDENTIAL
13	1 2 3 4 5 6 7	RESIDENTIAL
14	1 2 3 4 5 6 7	RESIDENTIAL
15	1 2 3 4 5 6 7	RESIDENTIAL
16	1 2 3 4 5 6 7	RESIDENTIAL
17	1 2 3 4 5 6 7	RESIDENTIAL
18	1 2 3 4 5 6 7	RESIDENTIAL
19	1 2 3 4 5 6 7	RESIDENTIAL
20	1 2 3 4 5 6 7	RESIDENTIAL
21	1 2 3 4 5 6 7	RESIDENTIAL
22-23	1 2 3 4 5 6 7	RESIDENTIAL
24	1 2 3 4 5 6 7	RESIDENTIAL
25	1 2 3 4 5 6 7	RESIDENTIAL
26	1 2 3 4 5 6 7	RESIDENTIAL
27	1 2 3 4 5 6 7	RESIDENTIAL
28	1 2 3 4 5 6 7	RESIDENTIAL
29	1 2 3 4 5 6 7	RESIDENTIAL
30	1 2 3 4 5 6 7	RESIDENTIAL
31	1 2 3 4 5 6 7	RESIDENTIAL
32	1 2 3 4 5 6 7	RESIDENTIAL
33	1 2 3 4 5 6 7	RESIDENTIAL
34	1 2 3 4 5 6 7	RESIDENTIAL
35	1 2 3 4 5 6 7	RESIDENTIAL
36	1 2 3 4 5 6 7	RESIDENTIAL
37	1 2 3 4 5 6 7	RESIDENTIAL
38	1 2 3 4 5 6 7	RESIDENTIAL
39	1 2 3 4 5 6 7	RESIDENTIAL
40	1 2 3 4 5 6 7	RESIDENTIAL
41	1 2 3 4 5 6 7	RESIDENTIAL
42	1 2 3 4 5 6 7	RESIDENTIAL
43	1 2 3 4 5 6 7	RESIDENTIAL
44	1 2 3 4 5 6 7	RESIDENTIAL
45	1 2 3 4 5 6 7	RESIDENTIAL
46	1 2 3 4 5 6 7	RESIDENTIAL
47	1 2 3 4 5 6 7	RESIDENTIAL

NOTE:
BUILDINGS #3 AND #4 "L" DENOTES POTENTIAL LIVE/WORK UNIT

POTENTIAL USES	
RESIDENTIAL	BUILDING AND LOT APPROVED AND PERMITTED
RESIDENTIAL	
RESIDENTIAL	
RESIDENTIAL	
RESIDENTIAL	
RESIDENTIAL	
RESIDENTIAL	
RESIDENTIAL	
RESIDENTIAL	
COMMERCIAL/RESIDENTIAL	
RESIDENTIAL	
RESIDENTIAL	
COMMERCIAL/RESIDENTIAL	
RESIDENTIAL	
RESIDENTIAL	
RESIDENTIAL	
RESIDENTIAL	
RESIDENTIAL	
RESIDENTIAL	
RESIDENTIAL	

NOTE:

SIDEWALKS IN THESE AREAS WILL BE PROVIDED TO MEET TYPICAL WESTHAVEN STANDARDS FOR PEDESTRIAN CONNECTIONS. THESE WILL BE SHOWN IN DETAIL AT SITE PLAN SUBMITTAL.

LEGEND

APPROVED BUILDINGS AND LOTS

30' RIPARIAN BUFFER ZONE 1 PER TDEC/COF STANDARDS

30' RIPARIAN BUFFER ZONE 2 PER TDEC/COF STANDARDS

EXISTING HIGHWAY 96 BICYCLE ROUTE

S.R. 96

S.R. 397

NEW HIGHWAY 96 WEST

TRAIL SYSTEM

OPEN SPACE

300' DEVELOPMENT SETBACK

PROPOSED INDEPENDENT LIVING FACILITY 135-150 BEDS 4 STORY

PROPOSED CONDOMINIUMS

COMMUNITY AMENITY

PROPOSED TOWNHOMES

PROPOSED TOWNHOMES/POTENTIAL LIVE/WORK UNITS

PROPOSED COMMERCIAL

MACK HATCHER PARKWAY

BOYD MILL ROAD

PROPOSED COMMUNITY AMENITY BUILDING

PROPOSED CONDOMINIUMS (3 STORY)

30' RIPARIAN BUFFER ZONE 2

30' RIPARIAN BUFFER ZONE 1

NOTE

WESTHAVEN DESIGN STANDARDS AND TYPICAL ROAD SECTIONS WILL APPLY TO EAST AREA

PROPOSED TOWNHOMES, DUPLEX AND DETACHED LOTS

PEDESTRIAN CONNECTOR, TYP.

BUFFER PER BLAKEFORD MASS GRADING PLANS, DATED 11/01/18

MTEMC SUBSTATION

HARPETH RIVER

PORTER STREET

TOWNSEND BLVD.

ELL AVENUE

KEATS STREET

FITZGERALD STREET

RIPLEY LANE

NORTH

0' 50' 100' 200'

SCALE: 1" = 100'

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JABIN CRISTIAN BELL REGISTERED LANDSCAPE ARCHITECT 07.02.20

WESTHAVEN

CONCEPT PLAN - REVISION 5 MAJOR MODIFICATIONS

FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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DATE: 12/09/2019

JOB #: 284000

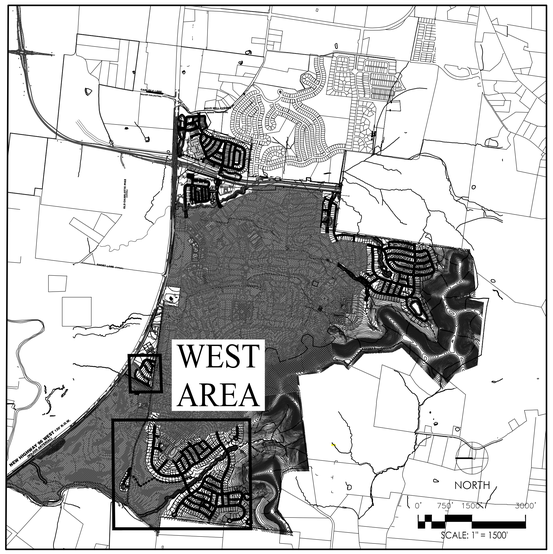
PROJECT #: COF 7133

EAST AREA CONCEPT PLAN

SHEET NO.

CP-9

KEY MAP



Westhaven PUD Lot Totals

	Approved Concept Plan Rev 4	Proposed Concept Plan Rev 5	Delta	Sections Completed Sec 1 thru Sec 55
Residential Entitlements				
Westhaven West of Mack Hatcher (Original PUD)	2750	3025	275	
Jewell Property (Original PUD)	0	400	400	
J & J Farms (7.27 Acres Added to PUD)	0	16*	16	
Total	2750	3441	691	2,116
Commercial Entitlements				
Westhaven West of Mack Hatcher	500000	250000	-250000	
Jewell Property	0	0	0	
J & J Farms (7.27 Acres)	0	0	0	
Total	500000	250000	-250000	

*Concept Plan Revision 5 Proposes an increase of 691 Residential Units and a Reduction of 250,00 sf Commercial

Residential Entitlements to be Built	
West Side	406
East Side	587
South Side	332
Total	1325

*Totals are approximate per section

LEGEND

- AREAS OF COMPLETED/PLATTED SECTIONS
- AREAS OF APPROVED SECTIONS
- 30' RIPARIAN BUFFER ZONE 1 PER TDEC/COF STANDARDS
- 30' RIPARIAN BUFFER ZONE 2 PER TDEC/COF STANDARDS
- FUTURE SANITARY SEWER MAIN, FLOW DIRECTION, AND UTILITY SERVICES
- FUTURE SANITARY FORCE MAIN

LIMIT OF LOTS TO PUMP STATION (350 lots)

LIMIT OF LOTS TO PUMP STATION (350 lots)

30' RIPARIAN BUFFER ZONE 2
30' RIPARIAN BUFFER ZONE 1
25' BUFFER PER SECTION 57 PLANS, DATED 08/12/19

FUTURE FORCE MAIN

FUTURE PUMP STATION (350 lots)

LIMIT OF LOTS TO PUMP STATION (350 lots)

LIMIT OF LOTS TO PUMP STATION (350 lots)

30' RIPARIAN BUFFER ZONE 2
30' RIPARIAN BUFFER ZONE 1

30' RIPARIAN BUFFER ZONE 2
30' RIPARIAN BUFFER ZONE 1

LIMIT OF LOTS TO PUMP STATION (350 lots)

30' RIPARIAN BUFFER ZONE 2
30' RIPARIAN BUFFER ZONE 1

BOYD MILL PIKE (LOCAL)

30' RIPARIAN BUFFER ZONE 2
30' RIPARIAN BUFFER ZONE 1

WEST AREA CONCEPTUAL UTILITY PLAN

NORTH 0' 50' 100' 200' SCALE: 1" = 100'

WEST AREA CONCEPTUAL UTILITY PLAN

NORTH 0' 50' 100' 200' SCALE: 1" = 100'

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BENJAMIN CRAIG HALL REGISTERED LANDSCAPE ARCHITECT 07-02-20

WESTHAVEN

CONCEPT PLAN - REVISION 5 MAJOR MODIFICATIONS

FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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DATE: 12/09/2019

JOB #: 284000

PROJECT #: COF 7133

CONCEPTUAL WEST UTILITY PLAN

SHEET NO.
CP-10

Westhaven PUD Lot Totals

	Approved Concept Plan Rev 4	Proposed Concept Plan Rev 5	Delta	Sections Completed Sec 1 thru Sec 55
Residential Entitlements				
Westhaven West of Mack Hatcher (Original PUD)	2750	3025	275	
Jewell Property (Original PUD)	0	400	400	
J & J Farms (7.27 Acres Added to PUD)	0	16*	16	
Total	2750	3441	691	2,116
Commercial Entitlements				
Westhaven West of Mack Hatcher	500000	250000	-250000	
Jewell Property	0	0	0	
J & J Farms (7.27 Acres)	0	0	0	
Total	500000	250000	-250000	

*Concept Plan Revision 5 Proposes an increase of 691 Residential Units and a Reduction of 250,00 sf Commercial

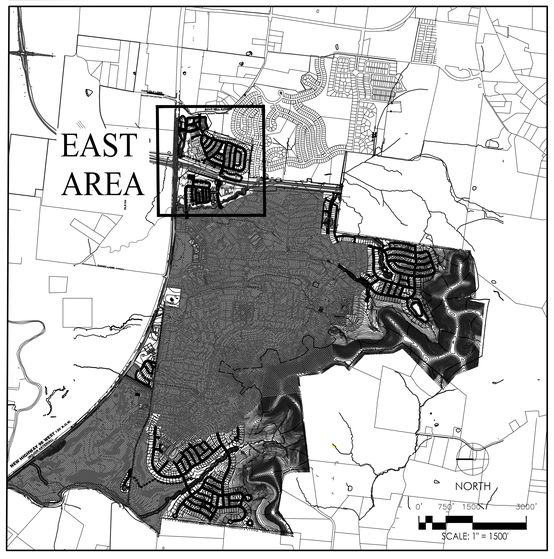
Residential Entitlements to be Built	
West Side	406
East Side	587
South Side	332
Total	1325

*Totals are approximate per section

LEGEND

- AREAS OF COMPLETED/PLATTED SECTIONS
- AREAS OF APPROVED SECTIONS
- 30' RIPARIAN BUFFER ZONE 1 PER TDEC/COF STANDARDS
- 30' RIPARIAN BUFFER ZONE 2 PER TDEC/COF STANDARDS
- FUTURE SANITARY SEWER MAIN, FLOW DIRECTION, AND UTILITY SERVICES
- FUTURE SANITARY FORCE MAIN

KEY MAP





EAST AREA CONCEPTUAL UTILITY PLAN

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BENJAMIN CRAIG HAMM REGISTERED LANDSCAPE ARCHITECT 07-02-2020

WESTHAVEN

CONCEPT PLAN - REVISION 5 MAJOR MODIFICATIONS

FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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6	07/02/2020 FMPC DEFERRAL
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JOB #: 284000

PROJECT #: COF 7133

CONCEPTUAL EAST UTILITY PLAN

SHEET NO.
CP-11

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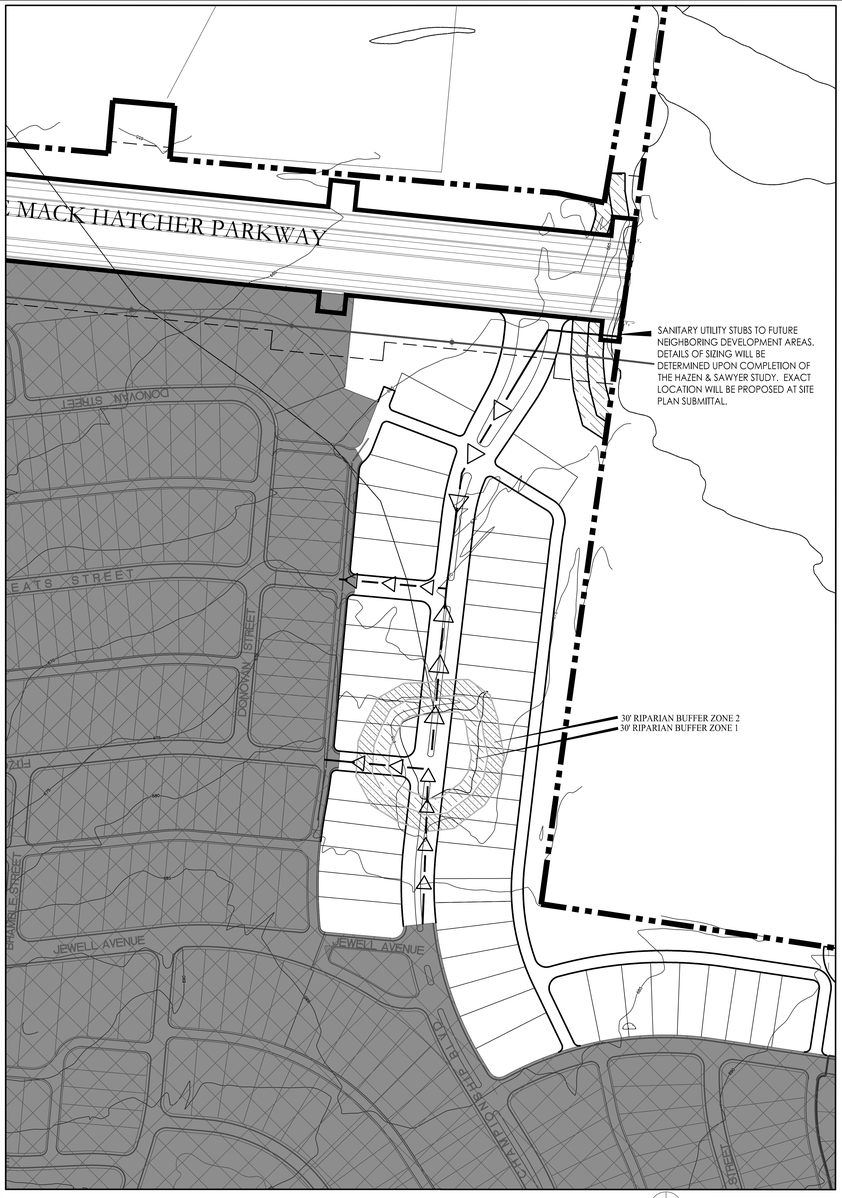
Westhaven PUD Lot Totals

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Total	2750	3441	691	2,116
Commercial Entitlements				
Westhaven West of Mack Hatcher	500000	250000	-250000	
Jewell Property	0	0	0	
J & J Farms (7.27 Acres)	0	0	0	
Total	500000	250000	-250000	

*Concept Plan Revision 5 Proposes an increase of 691 Residential Units and a Reduction of 250,00 sf Commercial

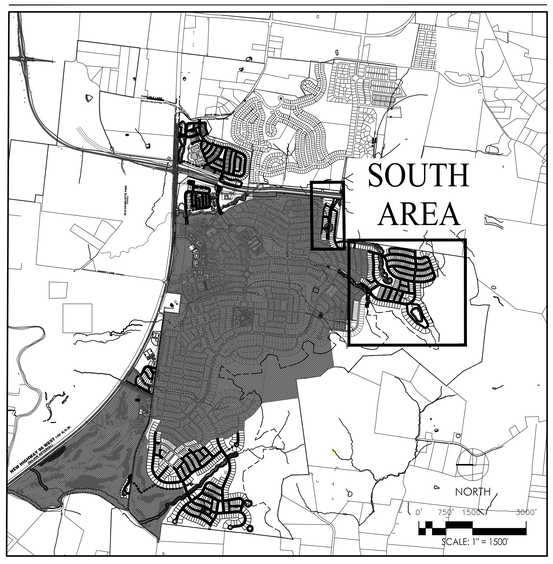
Residential Entitlements to be Built	
West Side	406
East Side	587
South Side	332
Total	1325

*Totals are approximate per section



SOUTH AREA
CONCEPTUAL UTILITY PLAN

KEY MAP



LEGEND

- AREAS OF COMPLETED/PLATTED SECTIONS
- AREAS OF APPROVED SECTIONS
- 30' RIPARIAN BUFFER ZONE 1 PER TDEC/COF STANDARDS
- 30' RIPARIAN BUFFER ZONE 2 PER TDEC/COF STANDARDS
- FUTURE SANITARY SEWER MAIN, FLOW DIRECTION, AND UTILITY SERVICES
- FUTURE SANITARY FORCE MAIN



SOUTH AREA CONCEPTUAL UTILITY PLAN

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BENJAMIN CRAIG HAYES — REGISTERED — LANDSCAPE ARCHITECT — 07.02.20

WESTHAVEN

CONCEPT PLAN - REVISION 5 MAJOR MODIFICATIONS

FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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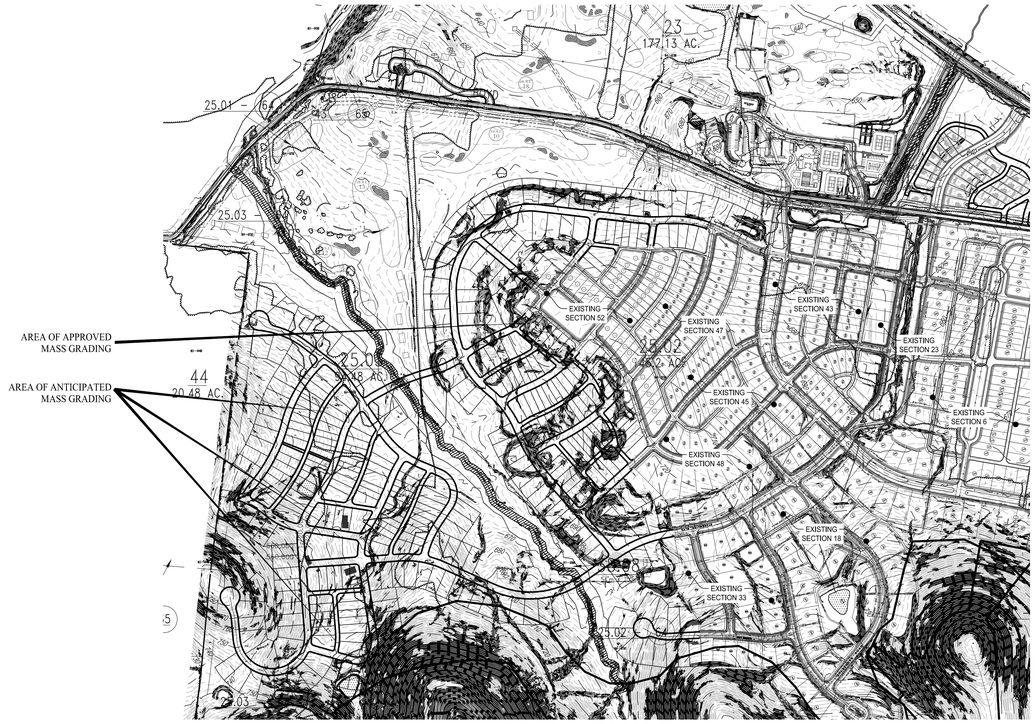
JOB #: 284000

PROJECT #: COF 7133

CONCEPTUAL SOUTH UTILITY PLAN

SHEET NO.
CP-12

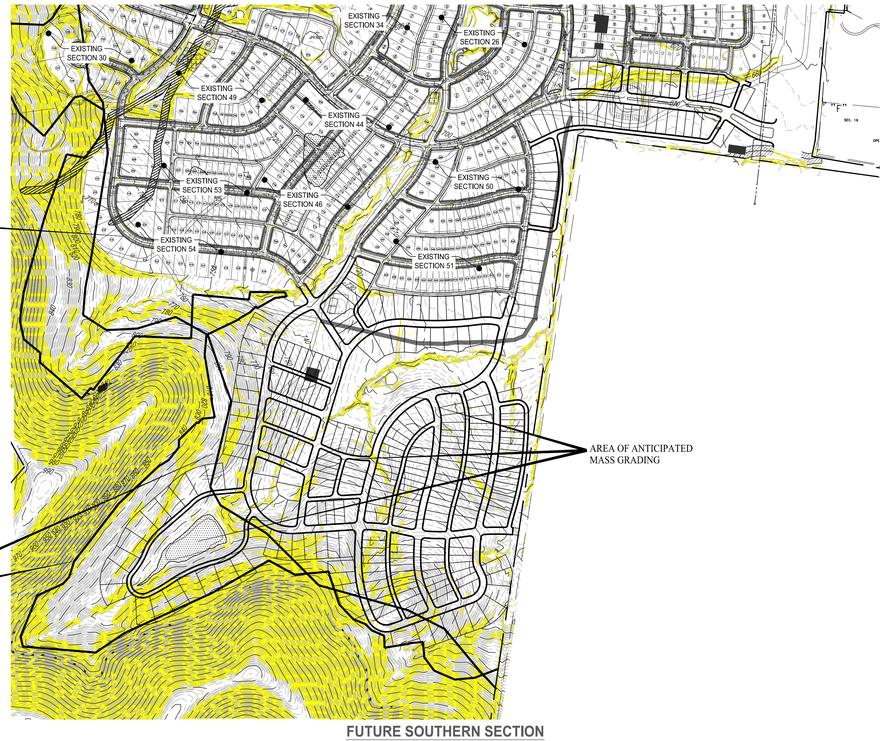
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FUTURE WESTERN SECTION



FUTURE EASTERN SECTION



FUTURE SOUTHERN SECTION

NOTE:
THE HILLSIDE/HILLCREST OVERLAY (HHO) IS SHOWN ON THIS PLAN FOR COMPARISON AND INFORMATIONAL PURPOSES ONLY. THIS REVISION TO THE WESTHAVEN CONCEPT PLAN IS AN UPDATE TO PREVIOUSLY APPROVED DEVELOPMENT LIMITS WHICH PREDATED THE HHO AND ENCROACH THE HHO BOUNDARY. BASED ON THOSE PREVIOUS APPROVALS AND AGREEMENTS WITH THE CITY OF FRANKLIN, FUTURE DEVELOPMENT MAY ENCROACH THE HHO BOUNDARY, HOWEVER, MUST REMAIN WITHIN THE LINE SHOWN AS DEVELOPMENT LIMITS OF THOSE PREVIOUSLY APPROVED PLANS. PER AGREEMENT WITH THE CITY OF FRANKLIN, ALL AREAS SHOWN AS FUTURE DEVELOPMENT DOWNHILL OF PREVIOUSLY APPROVED DEVELOPMENT LIMITS ARE NOT SUBJECT TO CITY OF FRANKLIN SLOPE REQUIREMENTS. THESE AREAS WILL BE ALLOWED BY THE CITY OF FRANKLIN TO BE MASS GRADED PENDING APPROVAL OF GRADING PLANS.

Slopes Table

Number	Minimum Slope	Maximum Slope	Color
1	14.00%	20.00%	
2	20.00%	20.00%+	

NORTH
0' 150' 300' 600'
SCALE: 1" = 300'

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BENJAMIN C. MANSELL
REGISTERED LANDSCAPE ARCHITECT
07-02-20

WESTHAVEN
CONCEPT PLAN - REVISION 5 MAJOR MODIFICATIONS
FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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JOB #: 284000
PROJECT #: COF 7133

WESTHAVEN FUTURE SECTIONS SLOPE MAP

SHEET NO.
CP-13

COF no: 7133

CONDITIONS OF APPROVAL:

Open Issues: 4 These issues are currently being filtered

Boyd Mill

General Issues

99. Boyd Mill

kevin.long@franklintn.gov

The traffic study states the following:

"The section of Boyd Mill Avenue just south of its intersection with Highway 96 has an existing curve that is signed for 20 mph. Proposed Site Access C is planned provide a connection to the Eastern Property of the project site via Boyd Mill Avenue. The approximate location of Site Access C is shown in Figure 7. As shown, the site access will be located approximately 280 feet south of the middle of the existing curve in Boyd Mill Avenue. Based on the proposed location of Site Access C and the current speed limit of 30 mph, it appears that adequate sight distance (200 feet for stopping sight distance and 335 feet for intersection sight distance) will be available for traffic turning from Site Access C onto Boyd Mill Avenue.

Because the curve requires a reduction in speed belowthe 30 mph speed limit it would be ideal to realign Boyd Mill Avenue in order to straighten the road and eliminate the curve. However, this would require a significant shift of the roadway to the east which would require additional right-of-way on the east side of the current alignment of Boyd Mill Pike and would be a substantial roadway construction project. It is recommended that this realignment be considered if the property on the east side of Boyd Mill Avenue is redeveloped in the future or as a future capital project for the City of Franklin."

The City of Franklin requires the frontage improvements to Boyd Mill Ave upon connection by the developer. This requires bringing the road up to collector standards including the following:

- 35 mph design speed for both vertical and horizontal alignments
- 12 travel and turn lanes (left turn lanes are required on minor collector roadways)
- Curb and gutter on both sides
- Bike lanes on both sides
- 6' grass strip on both sides
- 6' sidewalk on both sides

17 BOYD MILL AVENUE
HIGHWAY 96 WEST (SR-96W) TO FRANKLIN GREEN PARKWAY

Boyd Mill Avenue is a major collector that needs to be upgraded to City standards. The upgrade will occur from Highway 96 West (SR-96W) and Franklin Green Parkway. Boyd Mill is a key residential roadway that moves residents from their neighborhood to Highway 96 so they can access the larger network and get through the City or to the interstate. The 2015 LOS is C. The 2040 LOS after improvements changes the LOS to B.

PROJECT OVERVIEW	
OVERALL COST:	$3,300,000
TIME FRAME:	Short
PROJECT DRIVER:	City of Franklin

PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Minor Collector
SEGMENT LENGTH:	0.48 miles
EXISTING LANES:	2
PROPOSED LANES:	2
PROPOSED RIGHT OF WAY:	79 feet

PROJECT SPECIFICS	
LANE WIDTH:	12 feet
MEDIAN:	No
CURB & GUTTER:	Yes
PARKING:	No
PEDESTRIAN FACILITY:	Sidewalk (East and West Side)
BICYCLE FACILITY:	Bike-lane (East and West Side)
TRANSIT FACILITY:	No



126 CONNECT FRANKLIN: A Comprehensive Transportation Network Plan

The developer may request a road impact offset agreement for the fees being paid by this development to design and construct this roadway. The agreement must be presented to the Board of Mayor and Aldermen in conjunction with this development plan.

The construction of Boyd Mill shall occur in conjunction with the development of the adjacent parcel.

Engineering - Development Plan Checklist

General Issues

59. B. General Information

kevin.long@franklintn.gov A meeting was held on 5-18-20 to discuss the Traffic Impact Study and the required improvements in addition to the improvements on Boyd Mill. The developer is responsible for the following improvements:

- A traffic signal at Stonewater Blvd and SR 96 should be installed at approximately 25% buildout of proposed Western Property development. When installed, the traffic signal should include protected/permissive left-turn signal phasing for the westbound approach of Highway 96. The traffic signal should also include a right-turn overlap for the northbound approach of Stonewater Boulevard.
- At SR 96 @ Mack Hatcher, install an additional eastbound left on Hwy 96. The City will coordinate with TDOT and attempt to incorporate this into the current construction of the intersection.
- Install a southbound left on Mack Hatcher at the Townsend Boulevard/Access A intersection. The City will coordinate with TDOT and attempt to incorporate this into the construction of the intersection.

Planning

General Issues

109. detail of provided open space

dianna.tomlin@franklintn.gov	Considerable consternation from residents has arisen from a promise of "pocket parks" and a belief they have not been provided. Provide a graphic showing the location of open spaces within a walkable radius of all homes. Provide detail of which open spaces are passive open space and which provide amenities such as swings, pools, etc.

Water/Sewer

General Issues

49. Sanitary sewer

ben.mcneil@franklintn.gov	This comment is to remain open as a reminder to staff. It does not hinder the approval of the proposed plan.. **Condition of approval for Planning commission and BOMA** It is understood that the applicant is currently engaged in sanitary sewer analyses for Westhaven. The Water Management Department is aware of the progress of these studies and await the results. The owner/developer should be advised that obtaining approval of this development plan revision before the studies are completed and before required infrastructure improvements are identified will require the owner/developer to accept full financial responsibility for the cost of any infrastructure upgrades identified by the sewer studies and agreed to by the City of Franklin. After the development plan revision has been approved and after identification of sanitary sewer upgrades required, the owner/developer can make a request to the Board of Mayor and Aldermen for the city to participate in the cost of the upgrades, if Westhaven is not the sole contributor to the capacity issues. At such time, a resolution would have to be brought forth to the Board of Mayor and Aldermen requesting the city partner with Westhaven to some extent on the upgrades. Thus, approval of this development plan prior to completion of the sanitary sewer studies is at the risk of the owner/developer.

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:55 AM
To: Dianna Tomlin
Subject: FW: support for the proposed Westhaven expansion plan

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Andrea Arnold <andreaarnold01@gmail.com>
Sent: Wednesday, May 27, 2020 4:52 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: support for the proposed Westhaven expansion plan

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Good afternoon -

I am writing to you in support of Southern Land's planning development rezoning plan which will be discussed with public comment this week.

My husband and I and our three children have lived in Franklin for 14 years, first in Franklin Green and now in Westhaven. I feel we have a unique perspective to view this plan with understanding from residents in each neighborhood. I take exception to some of the hyperbolic reactions that this development plan has raised, including claims that this plan, specifically the gas station, will result in increased light pollution, criminal activity and high environmental risks.

Some 'pros' of this plan from a resident who lives on the east side of Westhaven (Fitzgerald St.) and would have this greatly impact my property. I work a traditional job and having another entrance/exit to the neighborhood (particularly one that connects to Mack Hatcher) would be wonderfully convenient and great for resale. The development currently has three entrances and the amount of homes demands more. The gas station would provide an additional convenience for commuters, but also provide an nice 'quick stop' retail option. Southern Land has proven by their history that whatever they build will be in line with the design of the neighborhood. I'm sure it will be a nicely designed store, even with it being a basic convenient store. There was a complaint that the plan would add more density to the neighborhood. A developer has a right to develop on the land based on the market - Westhaven is a very desirable

neighborhood and it only makes sense for more homes. Also, again, history has shown that SL has designed the neighborhood with great duty of care for green space and landscaping. I'm confident these elements will be added to the new plan. When I lived in Franklin Green, it was always a desire for the two neighborhoods to be connected in some manner that didn't involve Hwy 96. It would be a wonderful element for many involved - neighbors to connect, children who attend Pearre Creek from both neighborhoods could ride bikes to each others homes, Franklin Green kids may even be able to ride bikes to PCES (a feature that has been long desired since the school opened), and this convenience would add more customers for the retail in the WH neighborhood.

Overall, I think this plan is sound and want to add my voice of support. Thank you in advance for considering my opinion. And thank you for serving our community.

Andrea Arnold
233 Fitzgerald St.

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 1:28 PM
To: Dianna Tomlin
Subject: Fwd: Amendment to Westhaven Development Plan - public comment

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Sent from my iPhone

Begin forwarded message:

> **From:** Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
> **Date:** May 27, 2020 at 12:24:23 PM CDT
> **To:** Dianna Tomlin <diannat62@me.com>
> **Subject: FW: Amendment to Westhaven Development Plan - public comment**
>
> Planning Intake Email regarding WESTHAVEN
>
> **Amy Diaz-Barriga, AICP**
> Current Planning Supervisor
>
> Planning and Sustainability Department
> City of Franklin
> 109 Third Avenue South
> Franklin, TN 37064
>
> Phone: 615-550-6732
>
> ---
>
> **From:** James Arthur <jarthur1945@gmail.com>
> **Sent:** Monday, May 25, 2020 4:29 PM
> **To:** Planning Intake <planningintake@franklintn.gov>
> **Subject:** Amendment to Westhaven Development Plan - public comment
>
> ***ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.***

This email is submitted pursuant to public instruction with the expectation it will be read aloud at the meeting of the Franklin Planning Commission on May 28, 2020 at the appropriate time. Please confirm its receipt.

To: Members of the Franklin Planning Commission

From: James F. Arthur, III, 1399 Westhaven Blvd., Franklin, TN 37064

Re: Amendment to Westhaven Development Plan

I have been a homeowner in Westhaven and a taxpayer and registered voter in Franklin since July 2012.

I summarize the main thrust of proposed amendments to the Westhaven Development Plan as follows:

1. A substantial increase in the density of undeveloped residential property within the current boundaries of Westhaven.

2. The annexation of 55 acres adjacent to Westhaven and development as high-density residential property and commercial property, particularly a convenience store and gas station.

The investors in Westhaven Partners LLC, like just about every other real estate developer, hit a rough patch between 2008 and 2012, so it is understandable that they now want to squeeze every last dime of profit out of every last square inch of dirt in Westhaven, but that is not the standard by which this application should be judged, is it? It is my understanding, however imperfect, that, in order to grant the application, the Planning Commission must find some element of necessity arising from unforeseen changes in circumstances, or that the amendments serve some public interest and impose no detriment on affected property owners. If I am correct, the application fails to meet any standard for its approval. I object to the proposed amendments for the following reasons:

a. The Development Plan for Westhaven was originally sold as creating a unique, *walkable* community. A community divided by a controlled access parkway is not exactly walkable, sprintable maybe.

b. The proposed development of the 55-acre Jewell Property is being sold as an “aging-in-place” amenity for Westhaven, which is just so much marketing twaddle. In the first place, there is already a high-end senior living facility directly across the street, so there is no need for such an “amenity” for Westhaven. This is just a ploy to obtain high-density residential zoning and, unless there are strict

occupancy standards limiting it to “seniors” strictly enforced, it will become just “that low-rent district across Mack Hatcher.”

c. Southern Land Co.’s (SLC) response to criticism that adding another 400 residences on the Jewell Property will crush the already overburdened recreational facilities in Westhaven proper is that “they will have their own amenities.” How’s that going to work? Check points along Mack Hatcher? Just trouble and bad blood waiting to happen.

d. The proposed gas station and convenience store inside this neighborhood is an absurdity and an abomination. Would you approve a gas station and convenience store in the middle of Fieldstone Farms? Would you approve one on New Highway 96 between Front Street and Downs Blvd.? Westhaven homeowners most directly affected by proximity to the proposed gas station and convenience store have a number of persuasive arguments against this particular proposal, although I acknowledge that we have our share of nitwits too lazy to drive another 90 seconds to Mapco to pay the highest gas prices in Franklin who seem to like the idea. There is no need for a “convenience” store within spitting distance of a Kroger.

e. SLC proposes to flip the density on unfinished residential sections on the west side of Westhaven proper from 80% “driveway load”/20% “alley load” to the reverse, 80% alley load/20% driveway load. This will add over 300 more residences (largely shotgun houses) and potentially 600 more cars) to Westhaven proper. The best way of looking at this is as a buildout primarily directed to the the lowest price point, a considerable detriment to those who have already purchased at a higher price point in reliance on the promise that the balance of the development would be developed mostly with residences costing as much or more than theirs, thereby preserving their property values.

f. Westhaven proper is landlocked and has only three points of ingress and egress (not counting Mack Hatcher), all on New Highway 96. Travelled New Highway 96 at rush hour lately, even on the heels of COVID19? Even at the currently approved density, we still have a potential for 1000+ additional cars at buildout, and SLC wants to dump another 600 more on top of that. We are already dealing with traffic congestion on a daily basis, and although it may be mitigated somewhat by the new traffic light at Westhaven Blvd., it is still only going to get worse.

g. The more or less wonderful recreational facilities in Westhaven proper have been strained for years. On holiday weekends, the resort pool at the Residents Club is like Coney Island on the hottest day of the year, weekdays are not a whole lot better, and it has been that way for the last six or seven years. The “New Pool” at the Golf Club, presently under construction, was “ready to break ground” when I bought my house in 2012 and paid a $2,500 surcharge at closing to fund its construction. Sort of like Mack Hatcher, except I had to put down a deposit.

h. Finally, I suggest that present homeowners, who purchased under a Development Plan providing for a finite number of lots and providing for relinquishment of control of the HOA by SLC to actual homeowners when a certain percentage of those were sold have a vested interest, enforceable at equity or at law, which prevents SLC from moving the goalposts – as it now seeks to do. The HOA is important. At present, it is sort of an opaque, benevolent dictatorship that keeps the grass cut and the hedges trimmed and graciously "hears" our concerns before blowing them off entirely. The only entities that presently have a duty likely to be discharged to protect the interests of actual homeowners in Westhaven, who pay taxes and vote, is the Franklin Planning Commission and the Board of Mayor and Aldermen.

The proposed amendments to the Development Plan are necessary to nothing other than increasing the profits of Westhaven Partners LLC, benefit neither the public nor homeowners in Westhaven, and create real detriments to the latter. Please vote NO.

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 10:03 AM
To: Dianna Tomlin
Subject: FW: WH expansion

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: Lana Baker <lana.n.baker@gmail.com>
Sent: Thursday, May 28, 2020 8:47 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: WH expansion

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hello,

As a resident of Westhaven, I wanted a voice To the proposed rezoning to our community. I am not in favor of further development. The entire community is under construction! My main concern are the schools involved. There is no room for growth with our current school situation. Hillsboro School is already 30 plus kids, independence high school is busting at the seams. With out schools being built to support The growth I will be opposed to any further building.

Lana Baker

Sent from my iPhone

Sent from my iPhone

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 1:26 PM
To: Dianna Tomlin
Subject: Fwd: Development Plan Revision for Westhaven

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Sent from my iPhone

Begin forwarded message:

> **From:** Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
> **Date:** May 27, 2020 at 12:22:00 PM CDT
> **To:** Dianna Tomlin <diannat62@me.com>
> **Subject: FW: Development Plan Revision for Westhaven**
>
> Planning Intake Email regarding WESTHAVEN
>
> **Amy Diaz-Barriga, AICP**
> Current Planning Supervisor
>
> Planning and Sustainability Department
> City of Franklin
> 109 Third Avenue South
> Franklin, TN 37064
>
> Phone: 615-550-6732
>
> ---
>
> **From:** tara baldwin <tarabaldwin@hotmail.com>
> **Sent:** Tuesday, May 26, 2020 8:41 PM
> **To:** Planning Intake <planningintake@franklintn.gov>
> **Subject:** Development Plan Revision for Westhaven
>
> ***ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.***
>
> Good Evening. Thank you for taking emails since the session will not be in person. I have lived in the Nashville/Franklin area since moving here with my mother in 1978. I have seen lots of growth. Sadly, for the area as a whole, not all of it has been good.

I would like to express my opposition to a gas station inside the neighborhood boundary of Westhaven and very close to Pearre Creek Elementary. This Fall I attended a meeting where SouthernLand Company explained their proposal of a gas station at the corner of Mack Hatcher extension and Townsend Blvd. I personally reviewed the gas stations in close proximity to Westhaven and the numbers are quite staggering. According to the GasBuddy app, there are **12** gas stations WITHIN 5 miles of Westhaven. There are 16 gas stations within 6 miles, 27 within 7 miles, 36 within 8 miles, and 43 within 10 miles which more than triples the available stations with only 5 more miles. There is no shortage of places residents can gas up in every direction, and none are in a neighborhood. Having a gas station under 1500 ft from an elementary school and a MTEC substation poses numerous risks. Surely this is not a precedent we want to start for Franklin. Please vote no on allowing a gas station inside the Westhaven neighborhood and within a potentially risky distance from an elementary school.

During that same meeting, SLC proposed a change of density including the addition of several acres of development east of the current community and Mack Hatcher Extension. In an effort of compromise, I would encourage SLC in building their proposed 450 Senior Living units on that property with their own amenities. I do, however, object to such a drastic change of density to the areas that are left in the current Westhaven boundary. There appears to be a domino-type effect happening of higher priced smaller homes which create parking issues which then lead to emergency vehicle problems accessing streets and homes as stated to residents from the local fire Dept. SLC makes a lovely product; we've followed them since 2002, and as with other developments, the beauty and functionality of the community seem to be compromised as the end of the space nears. If nothing else, SLC should reconsider their plan after these past few months. There is much speculation that many companies will allow work from home at least on a part time basis, and that will indeed impact the size of homes people will be wanting. I know you are also fully aware of the school overcrowding issues of the county. The Community Impact NewsPaper reported Hillsboro Middle School to be over capacity by 150 students now and 163 next school year. That's 151% over capacity according to statistics from the aforementioned article. As a parent of a child with learning challenges in WCS, I see my child continually falling through the cracks due to these larger class sizes and the subsequent taxation of the teachers and staff in dealing with this very real issue. It will only take an addition of 247 students to again put the new and improved Independence High School at capacity. The age-defined Senior Living facility, as mentioned by SLC, does not impact school overcrowding issues like an additional 366 homes in the current boundaries of Westhaven would. Please vote "NO" for this increased density.

Thank you for your time and your commitment to Franklin.
Tara Baldwin
1553 Fleetwood Dr
Franklin, TN 37064

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 1:26 PM
To: Dianna Tomlin
Subject: Fwd: Development plan revision for Westhaven

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Sent from my iPhone

Begin forwarded message:

> **From:** Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
> **Date:** May 27, 2020 at 12:21:52 PM CDT
> **To:** Dianna Tomlin <diannat62@me.com>
> **Subject: FW: Development plan revision for Westhaven**
>
> Planning Intake Email regarding WESTHAVEN
>
> **Amy Diaz-Barriga, AICP**
> Current Planning Supervisor
>
> Planning and Sustainability Department
> City of Franklin
> 109 Third Avenue South
> Franklin, TN 37064
>
> Phone: 615-550-6732
>
> ---
>
> **From:** Brent Baldwin <brent_baldwin@yahoo.com>
> **Sent:** Tuesday, May 26, 2020 9:29 PM
> **To:** Planning Intake <planningintake@franklintn.gov>
> **Subject:** Development plan revision for Westhaven
>
> ***ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.***
>
> Dear Sir/Madame,

I am writing to voice my concerns over a proposal by Southern Land Company to place a gas station and convenience market within my neighborhood, Westhaven. I am also very concerned with proposed changes in lot density. I want to reach out directly to the board to express my opposition and enumerate a few of the reasons.

A major concern for the gas station is neighborhood safety. A gas station is a serious source of noxious chemicals (toluene, CFCs, benzene). Placing such a source within close proximity to homes and an elementary school surely is a poor choice. It is also a fire hazard. The evacuation zone around a gas station fire would encompass the entire east end of the neighborhood. There is a reason gas stations are not typically located in residential areas.

There is a well known and documented negative impact on property values for homes near a gas station and convenience market. The homes in this neighborhood are expensive and it is not fair to the home owners for the developer to negatively impact the home values after charging a premium in the first place.

I would also like to voice my concern over the proposed neighborhood density changes currently sought by the developer. I realize a majority of the increase in density may be attributable to an age restricted development (senior living), however, there is also a significant change being proposed for increasing the density of homesites in the remainder of the existing neighborhood. More people, more kids to crowd our already crowded public school system. More cars with less parking space available (already a concern in large portions of the neighborhood). Emergency vehicles can barely navigate some portions of the neighborhood because of street parking.

In summary, I'm concerned that Southern Land Company has pushed the original plan and intentions of this community to the breaking point. There are 1700 home owners in the current neighborhood that have payed a premium to be in this neighborhood. SLC seems to be trying to change the rules to maximize profits over the integrity of the original plans and stated intentions of the development. Please vote no to the proposed gas station and change in lot density.

Thank you,

Brent Baldwin
1720 Championship Blvd
Franklin, TN 37064

Sent from Yahoo Mail on Android

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 10:01 AM
To: Dianna Tomlin
Subject: FW: Vote against Westhaven expansion

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: Tony Bassano <tbassano@icloud.com>
Sent: Thursday, May 28, 2020 6:05 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Vote against Westhaven expansion

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I have lived in Founders Point for 20 years,and have seen the problems with traffic coming from Westhaven and Fairview has caused ! We have no light,or even a middle turn lane to pull out onto 96! It can take 5 mins to pull out,and is very dangerous. Guess someone has to be killed before anything is done about it!Development and grows in this area MUST be checked before we wind up like SpringHill,or even worse, like the suburbs of Atlanta . City Planners should be ashamed of what they've done to Franklin. There's even been talk that someone is trying to buy out Gentry's farm and put another development there?When will it STOP?
I believe before any new development in the city of Franklin is approved ,all citizens should be able to go to our polls and vote on it.

Tony Bassano
Tbassano@icloud.com

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 12:13 PM
To: Dianna Tomlin
Subject: Fwd: SLC proposed gas station

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Sent from my iPhone

Begin forwarded message:

> **From:** Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
> **Date:** May 27, 2020 at 12:07:17 PM CDT
> **To:** Dianna Tomlin <diannat62@me.com>
> **Subject: FW: SLC proposed gas station**
>
> Planning Intake Email regarding WESTHAVEN
>
> Amy Diaz-Barriga, AICP
> Current Planning Supervisor
>
> Planning and Sustainability Department
> City of Franklin
> 109 Third Avenue South
> Franklin, TN 37064
>
> Phone: 615-550-6732
>
> -----Original Message-----
> From: Anne <a.beaumont@earthlink.net>
> Sent: Wednesday, May 27, 2020 11:00 AM
> To: Planning Intake <planningintake@franklintn.gov>
> Subject: SLC proposed gas station
>
> ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.
>
> Hello,
>
> We live In Westhaven on Eliot rd. We have lived in Westhaven for the past 6 years.
> The past year or so, Southern Land has been noticeably slipping in their ability to oversee and handle

issues regarding increased development. Construction traffic, street maintenance, excessive dust and trash are some of the daily issues in the neighborhood.
We are opposed to the proposed gas station inside the neighborhood. The residents are already dealing with quality of life issues that the developers are not improving in any way.
Also, the proximity to the elementary school is of huge concern for the health and safety of the children.

Thank you for your time.

Anne Beaumont

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:52 AM
To: Dianna Tomlin
Subject: FW: Westhaven Development presented by Southern Land on 5/28/20

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: Patricia Boland <polopatti101@gmail.com>
Sent: Wednesday, May 27, 2020 3:16 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Westhaven Development presented by Southern Land on 5/28/20

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

The newly released traffic report states that approximately 16,344 new vehicular trips per day in Westhaven will be generated once the build out of homes is completed by Southern Land. Have you taken this into consideration and how it will impact the roads and traffic flow? We live in a beautiful country-like setting living off of New Highway 96 but the congestion already exists in this area of Franklin. Have you personally experienced trying to get out of Westhaven in the morning? Why does the City of Franklin want to citify this western part of Franklin? Builders around here proudly advertise Franklin schools but they are not held accountable to put money into the infrastructure due to all the housing they bring into an area and the traffic jams that arise because of it.
This is not right. Please vote with your conscience. This will degrade the quality and tranquility of country-like living we experience here in beautiful Franklin.

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 2:39 PM
To: Dianna Tomlin
Subject: FW: "Franklin, my dear…"

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: Amy Biagini <a.biagini@comcast.net>
Sent: Thursday, May 28, 2020 2:13 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: "Franklin, my dear..."

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Developers are greedy, their motives a sham They say "Franklin my dear, we don't give a damn"

The traffic horrendous, every day a logjam They say "Franklin my dear, we don't give a damn"

Tourists love Franklin, but not traffic - they'll scram But we hear "Franklin my dear, we don't give a damn"

Our quaint town will be gone, houses they'll cram They say "Franklin my dear, we don't give a damn"

We look at their maps, their fancy diagrams It's obvious...
Franklin, they don't give a damn!!

Amy Biagini
Founders Pointe

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 2:39 PM
To: Dianna Tomlin
Subject: FW: "Franklin, my dear…"

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: Amy Biagini <a.biagini@comcast.net>
Sent: Thursday, May 28, 2020 2:13 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: "Franklin, my dear..."

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Developers are greedy, their motives a sham They say "Franklin my dear, we don't give a damn"

The traffic horrendous, every day a logjam They say "Franklin my dear, we don't give a damn"

Tourists love Franklin, but not traffic - they'll scram But we hear "Franklin my dear, we don't give a damn"

Our quaint town will be gone, houses they'll cram They say "Franklin my dear, we don't give a damn"

We look at their maps, their fancy diagrams It's obvious...
Franklin, they don't give a damn!!

Amy Biagini
Founders Pointe

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 2:34 PM
To: Dianna Tomlin
Subject: FW: Proposed Gas Station next to Westhaven

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Bryce Bruner <bhbruner@gmail.com>
Sent: Thursday, May 28, 2020 11:15 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Proposed Gas Station next to Westhaven

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hello,

I live at 1302 Porter St near Pearre Creek Elementary and the proposed gas station. I'm concerned and suggest the city deny / decline the proposal to rezone and allow a gas station to be built at the proposed site. There are multiple reasons:
1) The health of my family and others in the area (we have two young children)
2) When we purchased our house (most expensive thing people buy in their lives), there were no plans to have a gas station built so close. Otherwise we would have looked in a different part of the neighborhood, now I have to rely on others to determine whether or not I'm exposing myself and my family to harmful substances. We shouldn't have adverse environmental factors thrust upon us when we don't have the ability to easily pickup our lives and move without extraordinary costs and effort.
2) The health impact to the children attending Pearre Creek
3) The safety and social aspects of having a gas station so close to an Elementary school which has an opportunity to increase crime in the area
4) Additional traffic to the area without proper infrastructure to support

Thank you,
Bryce Bruner
224-456-9165

Dianna Tomlin

From: nzclark@aol.com
Sent: Thursday, May 28, 2020 8:24 AM
To: Dianna Tomlin; Amy Diaz-Barriga
Subject: Public Comment for tonight's planning meeting

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Ms Tomlin and Diaz-Barriga

We (Richard and Tania Clark) wish to stringently oppose the development and rezoning of the 7.27 acres at 1711 New Hwy 96 W as part of the Westhaven PUD. Our opposition to this development is primarily focused on the proposed access road onto Boyd Mill Ave:

- There is presently a very high volume of traffic on Boyd Mill Ave and this proposed massive 750+ residential/mixed use development will add a significant number of vehicles to include heavy construction vehicles and new commuters to an already over burdened and increasingly dangerous roadway.
- Boyd Mill Ave is continually backed up with traffic, only easing up on week day evenings and Sunday nights after 7pm.
- There is a 20 mile an hour sharp bend on Boyd Mill that has been the scene of numerous traffic accidents involving excessive speed with cars running off the road, most recently vehicles crashing through the fence at 1711 New Hwy 96 W and hitting a tree on our property at 3270 Boyd Mill Ave
- The 20 mile an hour bend on Boyd Mill Ave generates excessive road noise, accentuated by the adjacent Reid Hill, as many vehicles already hit the bend at speed then purposely accelerate towards Downs Boulevard.
- It is difficult turning into or out of our property at 3270 Boyd Mill Ave. The speed that commuters drive down that stretch of road from both directions is alarming.
- There is absolutely no room for maneuvering on this road, with a large drainage ditch on one side, no shoulder, bicycle lanes or footpaths. Adding thousands more motorists, will lead to significant frustration and hazards to all citizens including children, that live along and utilize Boyd Mill Ave.

- Boyd Mill Avenue and Carlisle Lane are not meant for the high volume of traffic that they have endured over the last several years. Placing an access road to Boyd Mill will only ensure continued traffic as some potential 1,100+ vehicles daily will continue to utilize Boyd Mill and Carlisle Lane as a cut through to Mack Hatcher at Del Rio Pike.

- I would like to propose that the planning commission review and request the removal of the proposed access road to Boyd Mill Ave, and revise the plans to access this development from two access points at Mack Hatcher and New Hwy 96 W already laid out in the plan.

Richard and Tania Clark

Dianna Tomlin

From: nzclark@aol.com
Sent: Tuesday, May 26, 2020 12:54 PM
To: Dianna Tomlin
Subject: Westhaven Development

Follow Up Flag: Follow up
Flag Status: Flagged

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dianna

In reference to the planning commissions virtual meeting this coming Thursday; where can I find a plat of the planned subdivision to include proposed access road entry to Boyd Mill Ave in advance of the meeting in order to review, many thanks

Richard and Tania Clark, 3270 Boyd Mill Ave

Dianna Tomlin

From: nzclark@aol.com
Sent: Thursday, May 28, 2020 10:12 AM
To: Dianna Tomlin; Amy Diaz-Barriga
Subject: Re: Public Comment for tonight's planning meeting

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

These comments are for resolution 2019-130

thanks

-----Original Message-----
To: dianna.tomlin@franklintn.gov <dianna.tomlin@franklintn.gov>; amy.diaz-barriga@franklintn.gov <amy.diaz-barriga@franklintn.gov>
Sent: Thu, May 28, 2020 8:24 am
Subject: Public Comment for tonight's planning meeting

Ms Tomlin and Diaz-Barriga

We (Richard and Tania Clark) wish to stringently oppose the development and rezoning of the 7.27 acres at 1711 New Hwy 96 W as part of the Westhaven PUD. Our opposition to this development is primarily focused on the proposed access road onto Boyd Mill Ave:

- There is presently a very high volume of traffic on Boyd Mill Ave and this proposed massive 750+ residential/mixed use development will add a significant number of vehicles to include heavy construction vehicles and new commuters to an already over burdened and increasingly dangerous roadway.
- Boyd Mill Ave is continually backed up with traffic, only easing up on week day evenings and Sunday nights after 7pm.
- There is a 20 mile an hour sharp bend on Boyd Mill that has been the scene of numerous traffic accidents involving excessive speed with cars running off the road, most recently vehicles crashing through the fence at 1711 New Hwy 96 W and hitting a tree on our property at 3270 Boyd Mill Ave
- The 20 mile an hour bend on Boyd Mill Ave generates excessive road noise, accentuated by the adjacent Reid Hill, as many vehicles already hit the bend at speed then purposely accelerate towards Downs Boulevard.
- It is difficult turning into or out of our property at 3270 Boyd Mill Ave. The speed that commuters drive down that stretch of road from both directions is alarming.
- There is absolutely no room for maneuvering on this road, with a large drainage ditch on one side, no shoulder, bicycle lanes or footpaths. Adding thousands more motorists, will lead to

significant frustration and hazards to all citizens including children, that live along and utilize Boyd Mill Ave.

- Boyd Mill Avenue and Carlisle Lane are not meant for the high volume of traffic that they have endured over the last several years. Placing an access road to Boyd Mill will only ensure continued traffic as some potential 1,100+ vehicles daily will continue to utilize Boyd Mill and Carlisle Lane as a cut through to Mack Hatcher at Del Rio Pike.
- I would like to propose that the planning commission review and request the removal of the proposed access road to Boyd Mill Ave, and revise the plans to access this development from two access points at Mack Hatcher and New Hwy 96 W already laid out in the plan.

Richard and Tania Clark

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:55 AM
To: Dianna Tomlin
Subject: FW: Westhaven Resident Opposed to SLC Development

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Jacqueline Corino <jcorino411@gmail.com>
Sent: Wednesday, May 27, 2020 4:41 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Westhaven Resident Opposed to SLC Development

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Franklin Planning Committee,

I am writing to express my concerns over the recent land development proposal *change* being brought forth by Southern Land Company in the Westhaven subdivision. Please hear my thoughts as they are my own words and I am deeply concerned for the well being of my fellow constituents, children, and our environment. It is a known fact that Margaret Martin has received financial campaign contributions from Tim Downey, CEO of Southern Land Company, and we ask that she recuse herself from any voting related to this matter, should her input be needed.

1.) **Increased home density**. Early residents of the neighborhood were told the housing cap would be approximately 1,250 units. Then it changed to 2,000 units. Now, the plan is to have over 3,400 units! This is perhaps the most disturbing part of the plan as Southern Land Company has done a complete 180. SLC keeps eating away at the available land in order to keep raking in profits. As homeowners, our hands are tied as we do not have control over the HOA. Southern Land holds every seat on the HOA board, except for one. We are allowed to have one resident on the HOA board, but they are NOT allowed to vote! How is this a Homeowners Association? At a recent planning meeting, SLC said they didn't expect the residents to have control of the HOA for another 12 years based on their plans for future builds! Originally, the homes were to be 80/20, now they are going to be 20/80. Recently, a good amount of these "shotgun style" homes that SLC is churning out are simply being turned into rental homes. This is NOT good for property values of homes in close proximity. More homes on smaller lots means more people crammed into Westhaven and more cars/traffic (as identified by the

recent traffic study that was conducted). There have been multiple occasions recently where emergency personnel (the Westhaven Fire Department) have had a difficult time navigating through streets of Westhaven during an emergency call as they are lined with parked cars. The increase in home density is also going to have a negative impact on the amenities in the neighborhood (clubhouse facilities, workout facilities, pool, etc). They are overcrowded now and it will continue to get worse. Not to mention the increase in wear and tear on the existing facilities. Did you know there are **only** 6 swings in the entire neighborhood for the children to use? **SIX**. When SLC is pressed on this issue of overcrowding the amenities, they deflect it by coming up with a pretty drawing of a future planned pool. The recent addition of a "small workout facility" on Front Street with no parking lot was clearly not thought out. Where on earth are people supposed to park to access this facility? It is not within walking distance for the majority of the neighborhood. To use this facility, I would need to park in the Kroger parking lot and walk across the street…which has only one (marked) pedestrian crossing area. Speeding down Front Street is a known issue by the FPD and I often feel unsafe attempting to cross the street there. When will this construction come to an end?! We are growing tired of seeing dump trucks and tractor trailers barrel noisily down our streets ALL DAY LONG.

2.) **Increased traffic through the neighborhood, especially near Pearre Creek Elementary School, which is "ground zero" for the majority of the additional homes.** I am extremely concerned about the safety of the children who walk and bike to school (which there are quite a few). There is also no crossing guard for the children in this area, deepening my concern. This past school year, the Principal sent out an email/memo to parents reminding them to not drop students off in the lower part of Townsend specifically because there was no crossing guard. I urge you to do your own research and visit Pearre Creek Elementary School during morning drop off and afternoon pick up to observe the traffic from both motor vehicles and pedestrians. Also, what about the air pollution generated by the increase in cars on the roads near the Elementary School. Our children and their developing lungs deserve better than this. Aside from the traffic near the school, The road in front of Westhaven known as Speedway 96 has already become a traffic hazard. How many more traffic incidents (wrecks that involve bodily injury) will have to take place before we get a traffic light installed? We have been told one is coming, but the installation date keeps getting pushed back. Trying to turn out of the neighborhood in the morning takes forever. Traffic builds up on Front Street, blocking the entrance to the Fire Station.

3.) **The unnecessary addition of a gas station in close proximity to residential dwellings and Pearre Creek Elementary School.** If the "vision" of the proposed gas station is that people who live in Westhaven will gas up at the "local" gas station before going to work in Nashville (or elsewhere), then you obviously haven't been to Townsend Ave in the morning during school drop off time. I avoid this area like the plague! Multiple, credible, studies conducted by the EPA have demonstrated that living in close proximity to a gas station can have a severe, negative impact on health. What if there is a fuel leak at the gas station? What if there is a fire? Does the Elementary School have an emergency/hazmat plan in place for this? Will the gas station sell alcohol and tobacco products? This has no place being near a school! We have been told the gas station will specifically be a "Twice Daily" gas station. Interesting because the family who sold Southern Land Company this piece of property for development…also owns Tri Star Energy, LLC, which is better known as Twice Daily gas station! Seems fishy to me. Lastly, there is NO NEED for a gas station here! There is a MAPCO a mile down the road and a Twice Daily Gas Station 3 miles down the road.

The constituents of Westhaven appreciate your support in voting NO on the proposed plan for more housing units and a gas station. I look forward to attending the meeting being held via Zoom tomorrow.

Sincerely,

Jackie Corino

--
Jackie Corino
336-269-3592
jcorino411@gmail.com

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:55 AM
To: Dianna Tomlin
Subject: FW: Westhaven Resident Opposed to SLC Development

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Jacqueline Corino <jcorino411@gmail.com>
Sent: Wednesday, May 27, 2020 4:41 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Westhaven Resident Opposed to SLC Development

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Sincerely,

Jackie Corino

--
Jackie Corino
336-269-3592
jcorino411@gmail.com

Dianna Tomlin

From: John E. Walker <johnewalker3@gmail.com>
Sent: Tuesday, May 26, 2020 3:18 PM
To: Dianna Tomlin; Amy Diaz-Barriga; danamclendon@mac.com
Cc: Ken Moore; bev@aldermanburger.com; Scott Speedy; Margaret Martin; Clyde Barnhill; bransfordpearl@aol.com; annpetersen@comcast.net; Brandy Blanton
Subject: Expansion of Westhaven by Southern Land Co. and Boyd Mill Avenue entrance/exit proposal

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Ms. Tomlin and Ms. Diaz-Barriga,
Please see that the message below is provided and read to the BOMA at the virtual PUBLIC MEETING this week. Thank you.
John Walker

Board of Mayor and Alderman (BOMA),

On behalf of the homeowners of Cornerstone Subdivision, we do not need another seven hundred plus units built by Southern Land at this proposed location off Boyd Mill Avenue and New Hwy. 96, which would greatly increase traffic on Carlisle Lane.
We have continued to see increased levels of traffic on Carlisle Lane, the entrance street to our subdivision, which is already a main cut-through street to Del Rio Pike.

If Southern Land is granted approval to construct an entrance and exit to the newly proposed housing expansion area of Westhaven using Boyd Mill Avenue, it will be a traffic disaster. Boyd Mill Avenue is a narrow and winding road already and is not the safest to travel upon. Adding this new entry and exit point will make this a constant area of traffic backup at the traffic light at New Highway 96 and Carlisle Lane. Boyd Mill Avenue was not built to handle the existing load of cars and other vehicles, and the situation will only worsen if Westhaven expands again using Boyd Mill Avenue as an entry and exit point.

While I acknowledge the entrance and exit lanes for the eventual Mack Hatcher extension will help, homeowners of this new Westhaven proposed expansion area are not likely to want to take the extra time and effort to access the new Mack Hatcher entrance ramps by traveling further down New Highway 96, if they think they can exit off on to Boyd Mill Avenue and then pick up the Mack Hatcher extension by driving across Carlisle Lane. Westhaven residents should be forced to use a new traffic light on New Highway 96 leading to the entrance on to the Mack Hatcher extension.

I have seen the traffic greatly increase on Carlisle Lane over the years, as new subdivisions have been added (Blossom Park, Richland Close, and now Cardel Village coming soon). It has already become difficult to navigate entering and exiting Cornerstone subdivision on to Carlisle Lane, due to increased traffic, including construction vehicles, using Carlisle Lane as a cut-through to Del Rio Pike. This also makes it dangerous for children and adults waiting for school buses, and the many people exercising or riding bicycles along Carlisle Lane and Del Rio Pike.

Board of Mayor and Alderman, please review existing comments posted on this subject as submitted and on social media, realizing that the existing homeowners are genuinely concerned about this as a matter of impact on home values, traffic flow, safety, and unnecessary further development.

We ask that this new proposed addition to Westhaven at that location be denied and that no entrance/exit be installed at Boyd Mill Avenue.

John Walker
President
Cornerstone Subdivision HOA
(615) 945-7232
Johnewalker3@gmail.com

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 1:28 PM
To: Dianna Tomlin
Subject: Fwd: Overcrowding narrow streets and common spaces

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Sent from my iPhone

Begin forwarded message:

> **From:** Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
> **Date:** May 27, 2020 at 12:24:18 PM CDT
> **To:** Dianna Tomlin <diannat62@me.com>
> **Subject: FW: Overcrowding narrow streets and common spaces**
>
> Planning Intake Email regarding WESTHAVEN
>
> **Amy Diaz-Barriga, AICP**
> Current Planning Supervisor
>
> Planning and Sustainability Department
> City of Franklin
> 109 Third Avenue South
> Franklin, TN 37064
>
> Phone: 615-550-6732

From: Megan Cowden <megancowden@gmail.com>
Sent: Tuesday, May 26, 2020 9:58 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Overcrowding narrow streets and common spaces

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

This email is to express my opposition to Southern Land's proposal for additional property development to the east of Westhaven's current project limits.

The streets inside the Westhaven neighborhood are overcrowded already. Fire trucks have difficulty accessing certain streets. There is no parking available. The residence club cannot support more homeowners, their reservations of common space, bodies in the recreation and gym spaces, etc. In this new world where it is safe and wise to distance from others during normal course of business, this proposal is ludicrous.
No more residential housing can be supported!

Where would that many people fit in our special neighborhood? This would put an end to our neighborhood-wide activities due to the inability for any space to include that number of people. No more fireworks displays, no more Memorial Day parties open to everyone in the neighborhood, no more summer concerts. This would simply be the end to so many things that make Westhaven special.

Sincerely,
Megan Cowden
Championship Blvd

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 1:27 PM
To: Dianna Tomlin
Subject: Fwd: Westhaven Density and HYW 96 Traffic study

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Sent from my iPhone

Begin forwarded message:

> **From:** Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
> **Date:** May 27, 2020 at 12:22:08 PM CDT
> **To:** Dianna Tomlin <diannat62@me.com>
> **Subject: FW: Westhaven Density and HYW 96 Traffic study**
>
> Planning Intake Email regarding WESTHAVEN
>
> Amy Diaz-Barriga, AICP
> Current Planning Supervisor
>
> Planning and Sustainability Department
> City of Franklin
> 109 Third Avenue South
> Franklin, TN 37064
>
> Phone: 615-550-6732
>
> -----Original Message-----
> From: Karen Crook <karenlw89@gmail.com>
> Sent: Tuesday, May 26, 2020 8:00 PM
> To: Planning Intake <planningintake@franklintn.gov>
> Subject: Westhaven Density and HYW 96 Traffic study
>
> ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.
>
> Dear members of the Planning Commission:
>
> I am deeply concerned about the results of the HWY 96 traffic study showing a drastic increase in cars on the road in this already heavily trafficked area.

The increase in traffic in Westhaven, a neighborhood with a large population of children, many of whom who ride bicycles, is unacceptable. There are already too many vehicles associated with ongoing construction combined with normal traffic of residents and visitors to the neighborhood.

I ask you to turn down proposals which increase the density within Westhaven which if not defeated, will result in 16,344 new vehicular trips per day.

When is enough, enough? For this Westhaven resident this is enough. The increased density proposed will lead to the loss of property value, increased pressure on already over crowded amenities and increased traffic levels that are unsafe and untenable.

Please support the community by saying no to this unreasonable and unsafe density increase, and uphold standards which make Franklin neighborhoods desirable and safe communities in which to live.

Thank you.

Karen Leslie Crook
602 Stonewater Blvd
Franklin, TN 37064

Sent from my iPhone

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 2:40 PM
To: Dianna Tomlin
Subject: FW: 5/28 Franklin Planning Commission - Agenda Items 5 & 6 (Ordinance 2019-57 & Resolution 2019-130) Westhaven PUD Revision and Rezoning Applications

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Will Crunk <wwcrunk21@gmail.com>
Sent: Thursday, May 28, 2020 2:16 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: 5/28 Franklin Planning Commission - Agenda Items 5 & 6 (Ordinance 2019-57 & Resolution 2019-130) Westhaven PUD Revision and Rezoning Applications

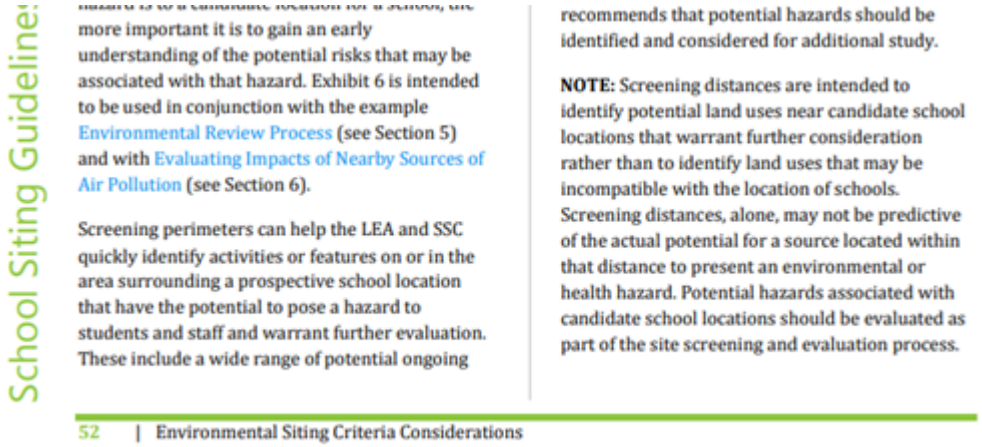
ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Commissioners,

My wife and I have lived in Westhaven for 1.5 years and both grew up in Franklin. As we've seen Franklin grow, we fully realize that development has been a key reason for the increase standard of living Franklin has enjoyed. These development fees help pay for much needed infrastructure, parks and other aspects that the city itself would have trouble doing without increasing property taxes to do so.

With development being an important need to help the city continue to grow and function, the subject expansion of Westhaven we both feel is a good, responsible use of the subject land. The proposed plan through reducing the requested commercial space and providing for independent living units, reduces the amount of traffic that was both previously approved and could be applied for on the additional land being included in the PUD.

We've also seen a number of online posts concerned about the proximity of the proposed gas station to the school. As parents of a child that will start school well after the gas station is likely to be constructed, we looked into the EPA and other publications being reference. The EPA publication referenced is a guide for selecting sites for schools and in it references that any gas station within ~1,000 ft should be evaluated as to the risk of pollution both air and soil contamination. It qualifies that statement by the below note on the right of the clipped section from the publication.



School Siting Guidelines

more important it is to gain an early understanding of the potential risks that may be associated with that hazard. Exhibit 6 is intended to be used in conjunction with the example Environmental Review Process (see Section 5) and with Evaluating Impacts of Nearby Sources of Air Pollution (see Section 6).

Screening perimeters can help the LEA and SSC quickly identify activities or features on or in the area surrounding a prospective school location that have the potential to pose a hazard to students and staff and warrant further evaluation. These include a wide range of potential ongoing

recommends that potential hazards should be identified and considered for additional study.

NOTE: Screening distances are intended to identify potential land uses near candidate school locations that warrant further consideration rather than to identify land uses that may be incompatible with the location of schools. Screening distances, alone, may not be predictive of the actual potential for a source located within that distance to present an environmental or health hazard. Potential hazards associated with candidate school locations should be evaluated as part of the site screening and evaluation process.

52 | Environmental Siting Criteria Considerations

Error! Filename not specified.

As the school is approximately 1,200 ft away, we both don't have an issue with the location of the gas station.

Please vote yes for this application.

Thanks for your time,

Will & Barbara Patrick Crunk

Virus-free. www.avg.com

Dianna Tomlin

From: betty cunningham <bjc02@comcast.net>
Sent: Tuesday, May 26, 2020 10:56 AM
To: Dianna Tomlin
Cc: betty cunningham
Subject: Westhaven Development

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dianna Tomlin, City Planner,
Please do not allow the Westhaven proposed building of 766 residential units with access to Boyd Mill and Carlisle Lane. I am a resident of Cornerstone and have seen the traffic increase with the current building going on off Carlisle Lane and Del Rio. Traffic has increased to dangerous levels with bicycles, cars, large dump and other construction vehicles. These roads are two lane and not meant for large volumes of traffic. Please do not make our neighborhood less desirable.
Betty Cunningham
402 Cornerstone Way
Franklin, Tn 37064

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 2:35 PM
To: Dianna Tomlin
Subject: FW: No more additions to Westhaven

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: Lynn D'Amico <lynnhdamico@gmail.com>
Sent: Thursday, May 28, 2020 11:51 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: No more additions to Westhaven

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Our schools are full, traffic is bad as it is. NO MORE Westhaven expansion.

Sent from my iPhone, please excuse typos and brevity

Dianna Tomlin

From: Fdaniell1 . <fdaniell.22579@gmail.com>
Sent: Friday, May 22, 2020 10:44 AM
To: Amy Diaz-Barriga; Dianna Tomlin; ken.moore@franklintngov.com; bev@aldermanburger.com; Dana McLendon; Scott Speedy; Margaret Martin; Clyde Barnhill; bransfordpearl@aol.com; annpetersen@comcast.net; Brandy Blanton
Subject: Rezoning request for the corner of Hwy 96 and Boyd Mill Rd

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Franklin Municipal Commission,

I am writing you regarding the zoning request by Southern Land for the above property. I attended the community listening session held by Southern Land last October. While I am in favor of the proposed land use I do so with one single objection. The roadways proposed included an outlet onto Boyd Mill Rd in addition to outlets on the new Mach Hatcher and Hwy 96. I vigorously object to the outlet on Boyd Mill Rd for the following reasons:

1) the outlet is very close to a blind curve, setting up a high risk for serious accidents.
2) Boyd Mill Rd, while frequently represented as a major access road is clearly incapable of handling additional traffic flow.
3) with access on both Hwy 96 and the new Mach Hatcher I see no need for this third access point.

I ask that you insist that Southern Land remove access to Boyd Mill from their plans before graning approval for this application.

With kind regards,
--
Fred Daniell
1623 Cooper Creek Ln, Franklin, TN 37064

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 2:35 PM
To: Dianna Tomlin
Subject: FW: No more additions to Westhaven

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: Lynn D'Amico <lynnhdamico@gmail.com>
Sent: Thursday, May 28, 2020 11:51 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: No more additions to Westhaven

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Sent from my iPhone, please excuse typos and brevity

Dianna Tomlin

From: Fdaniell1 . <fdaniell.22579@gmail.com>
Sent: Friday, May 22, 2020 10:44 AM
To: Amy Diaz-Barriga; Dianna Tomlin; ken.moore@franklintngov.com; bev@aldermanburger.com; Dana McLendon; Scott Speedy; Margaret Martin; Clyde Barnhill; bransfordpearl@aol.com; annpetersen@comcast.net; Brandy Blanton
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With kind regards,
--
Fred Daniell
1623 Cooper Creek Ln, Franklin, TN 37064

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 10:04 AM
To: Dianna Tomlin
Subject: FW: Increased Density of Westhaven Community

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: brendadavis642@gmail.com <brendadavis642@gmail.com>
Sent: Thursday, May 28, 2020 9:54 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Increased Density of Westhaven Community

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

When I purchased my home in Westhaven in 2012, there was a plan for 1250 homes. That number has been raised several times since then and we are quickly becoming overcrowded. Traffic frequently backs up at both the main exit and the Front Street exit. This new proposal for over 3,000 homes estimates over 16,000 individual trips per day, not to mention the additional traffic from non-residents coming and going to the proposed gas station.

I live on Townsend Blvd. directly across from the Elementary School and, even now, I try to avoid coming or going during the time students are being dropped off or picked up at school because of the traffic backup. I shudder to think of the logjam that would be caused on Townsend and connecting streets by the increased traffic.

I chose to live here because I want to be in a quiet, comfortable neighborhood. If approved, the proposed plan wIll make that impossible. This is a bad proposal for everyone in Westhaven except the developers.

Please do not approve this proposal!

Brenda Davis
1706 Townsend Blvd.

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:57 AM
To: Dianna Tomlin
Subject: FW: Westhaven challenges

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: Paige Dixon <xocheers@icloud.com>
Sent: Wednesday, May 27, 2020 7:04 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Westhaven challenges

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

As a new resident of Westhaven it is with distress and disappointment to now learn of the impending plans for this neighborhood. I am expressing my concerns over the traffic studies, the gas station (no way and not needed), the overbuilding, the overuse of already limited amenities--all of which are devaluing to our community.

Please consider the residents.

I am not against making what we already have better, but bigger is not the answer. This is a quiet, "somewhat" safe neighborhood (thieves pilfer in the evenings I have discoverer). More people will bring more access to all of us, making us more vulnerable.

Safety issues, health issues, traffic issues, too many people issues. I moved here for peace. The current residents should have a voice. We have invested a lot of $$$$ to live here only to now have it put at risk not to mention also limiting the enjoyment of our neighborhood and homes.

Thank you for hearing my concerns.

Paige Dixon

Sent from my iPhone

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 2:58 PM
To: Dianna Tomlin
Subject: FW: Westhaven plan - too much traffic

LAST 1 OF 2

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Scott Drennan <wsdrennan@gmail.com>
Sent: Thursday, May 28, 2020 2:46 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Westhaven plan - too much traffic

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hi,
As a resident with children, the idea of another 16,000 cars seems far outside the original intent of what was approved. While some development on the undeveloped portion toward Boyd Mill does make sense, the addition of density to the already developed portion of westhaven, specifically back by the golf course seems unnecessary. This seems to benefit only the developer at the expense of residents. Our streets just can't handle that increase safely in my opinion (again as a dad of little kids).

Scott

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:52 AM
To: Dianna Tomlin
Subject: FW: NO Increased Density

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: Nancy Farris <drnancyfarris@gmail.com>
Sent: Wednesday, May 27, 2020 3:18 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: NO Increased Density

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Planners,

I am writing to ask for your careful consideration to oppose SouthernLand's proposal to increase density and add a gas station to Westhaven. When we purchased our home we were given information that directly conflicts with these changes. The bait and switch strategy is unethical. This effects our home.

Please oppose SouthernLands increases.

Thank you,

Dr. Nancy Farris
Sent from my iPad

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 3:06 PM
To: Dianna Tomlin
Subject: Fwd: Westhaven PUD-COF 7133
Attachments: Westhaven PUD -COF 7133 Ordinance 2019-57.pdf

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Sent from my iPhone

Begin forwarded message:

From: Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
Date: May 27, 2020 at 2:37:27 PM CDT
To: Dianna Tomlin <diannat62@me.com>
Subject: FW: Westhaven PUD-COF 7133

Planning Intake email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Marisa Fernandez <marquefern@hotmail.com>
Sent: Wednesday, May 27, 2020 1:37 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Westhaven PUD-COF 7133

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

May 27, 2020

City of Franklin Planning and Sustainability Department

Franklin Municipal Planning Commission

109 3rd Avenue South, Suite 135,

Franklin,TN 37064

Re: Rezoning (1711 New Hwy 96) and revision to Westhaven PUD

Dear Commissioners:

I'm writing to you about the proposed revision to the development plan for Westhaven.

As a resident of the Westhaven community, I am NOT supportive of this proposed change to the original PUD development plan. Specifically, I'm opposed to the proposed gas station/convenience store, as it raises my concern about my safety and well-being along with that of the more vulnerable members of the Westhaven community - senior citizens and children.

The attached presentation provides additional context.

I respectfully request you to NOT grant this revision, to help us safeguard and protect our community, and to encourage Southern Land to work with the community to develop a better use of this property.

Sincerely,

Marisa Fernandez
Franklin, TN 37064

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 1:27 PM
To: Dianna Tomlin
Subject: Fwd: Westhaven Concept Plan

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Sent from my iPhone

Begin forwarded message:

> **From:** Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
> **Date:** May 27, 2020 at 12:22:45 PM CDT
> **To:** Dianna Tomlin <diannat62@me.com>
> **Subject: FW: Westhaven Concept Plan**
>
> Planning Intake Email regarding WESTHAVEN
>
> Amy Diaz-Barriga, AICP
> Current Planning Supervisor
>
> Planning and Sustainability Department
> City of Franklin
> 109 Third Avenue South
> Franklin, TN 37064
>
> Phone: 615-550-6732
>
> -----Original Message-----
> From: John Fraser <johndavisfraser@gmail.com>
> Sent: Tuesday, May 26, 2020 4:01 PM
> To: Planning Intake <planningintake@franklintn.gov>
> Cc: Marcia Fraser <marciafraser@gmail.com>
> Subject: Westhaven Concept Plan
>
> ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.
>
> We write in support of the Westhaven Concept Plan that will be considered on this coming Thursday, May 28.
> We have been residents of Westhaven since August 2004, and we have watched Southern Land bring

our development steadily and thoughtfully to where it is today. The community they and the residents have created is one we totally embrace, and it is clear from the last few months that that feeling of community has only strengthened. The prospect of being able to grow old and still be in our own, smaller, home in Westhaven is of great interest to us. Southern Land has always delivered on what they have envisioned from the beginning and we expect this latest phase will be be no different.
We urge you to support their latest plans going forward.
Sincerely,
Marcia and John Fraser
1306 State Boulevard

Sent from my iPhone

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 2:34 PM
To: Dianna Tomlin
Subject: FW: Southernland Proposal

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Jennifer Freeman <jenfreeman315@gmail.com>
Sent: Thursday, May 28, 2020 11:18 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Southernland Proposal

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Planning Commission,

I am an seven year resident of Westhaven and I am opposed against SLC proposal to add 766 new residents and rezoning for a gas station.
The traffic study shows an additional 16,000 vehicle trips on Townsend will be added to this increase in density which is far too dangerous as these vehicles will be passing past an elementary school. As far as the gas station it is unneeded and unwanted by a vast majority of residents. We have a gas station one mile down the road and 20 in a five mile radius. There are health concerns, traffic concerns, and a decrease in potential property values associated with the proposed gas station and the vast majority of residents are opposed. Please vote against this proposal this evening. Thank you!

Jennifer Freeman

--

Jennifer Freeman
jenfreeman315@gmail.com

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 10:04 AM
To: Dianna Tomlin
Subject: FW: Westhaven Developers Proposal

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Richard Goodwin <rgoodwin68@att.net>
Sent: Thursday, May 28, 2020 9:21 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Westhaven Developers Proposal

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I would remind the planners that they have not been put in place to approve anything the Westhaven developers come up with. Thus far most everything they want has been readily approved. Planners should not only be concerned with tax base growth, which is what this is all about, but also have a responsibility for quality of life in this city and county. Westhaven is quite large; has direct access to Highway 96 at multiple intersections and are soon to have Mack Hatcher direct access. Just because Westhaven developers desire more and more space and access doesn't mean it should be done on the backs of their neighbors and their way of life. Man up and turn this proposal down. In fact, I call on Westhaven developers to withdraw this request in its current form in deference to its neighbors. Neighborhoods and country roads are the feature attraction of an idyllic way of life that we enjoy. Don't be a party to its demise through greed for ever increasing profits and taxes." Dick and June Goodwin

Sent from my iPhone

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:54 AM
To: Dianna Tomlin
Subject: FW: Gas Station - Westhaven NO

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Neil Graver <graver.neil@gmail.com>
Sent: Wednesday, May 27, 2020 4:15 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Gas Station - Westhaven NO

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I'm a parent and concerned resident of Westhaven in Franklin TN. I oppose the gas station in the neighborhood as it's far too close to the electric plant, residents and the school.

Also, the lack of full transparency between Southernland Company and the HOA is disturbing specifically, the lack of budget detail and transfer of funds between the neighborhood HOA and other SouthernLand entities.

Please stop the sprawl, including the gas station.

Thank you,

Neil Graver
412 Ripley Lane 37064

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 2:39 PM
To: Dianna Tomlin
Subject: FW: Westhaven Construction

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Chris Turner <christur@gmail.com>
Sent: Thursday, May 28, 2020 1:41 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Westhaven Construction

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Please, for the love of all that is right, PLEASE give us some relief from the endless construction and the stacking of houses on EVERY square inch of our good city that is rapidly becoming the worst version of itself.

The traffic study indicates an additional 16,344 vehicles added to the stretch along HWY 96 near Boyd Mill and Westhaven. What about the additional houses being crammed in along Boyd Mill near Downs? And what about the additional houses so hideously being stacked along Carlisle at Old Charlotte. Then what about all the development that will go in along Mack Hatcher between Del Rio and HWY 96? Everyone knows that will be overdeveloped shortly after that extension completed if not before. It is certain we'll continue to be told in the future that the resulting traffic clog will be manageable. Isn't it ironic that we never hear of a development not coming to fruition because a development board determined it would burden residents?

Where is the relief? Has the greed fueled by area development so consumed those who lead our city that they've sold the city's soul to wedge one more high-priced, zero-lot subdivision on any/every available square inch?

Think about the amount of traffic you have already added to Franklin in the past two years. The ridiculously unattractive development at the corner of Mack Hatcher and Franklin Rd. The excessive development around the hotel in downtown. The endless construction of Westhaven. The additional houses on Carlisle. And there is no end in sight. It should not take 20-25 minutes to drive from Franklin Green to Cool Springs. It's certain that 16,000-plus cars and multiplying will only make that worse.

I fully recognize that submitting this letter of protestation is a futile attempt to convince leaders who have already made this decision to care more about our collective quality of life than the wealth a few will pocket at our expense. It is certain that the planning commission and city leaders have already determined the next several waves of construction for years to come. Soliciting feedback from residents is a necessary formality along the journey of using the present desirability of Franklin to create something less desirable.

For the benefit of all of us, please, stop the madness. Let Frankln have some space to breath.

Chris Turner
Franklin Green

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 1:25 PM
To: Dianna Tomlin
Subject: Fwd: Proposed Development at Mack Hatcher and New Hwy 96

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Sent from my iPhone

Begin forwarded message:

> **From:** Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
> **Date:** May 27, 2020 at 12:19:04 PM CDT
> **To:** Dianna Tomlin <diannat62@me.com>
> **Subject: FW: Proposed Development at Mack Hatcher and New Hwy 96**
>
> Planning Intake Email regarding WESTHAVEN
>
> **Amy Diaz-Barriga, AICP**
> Current Planning Supervisor
>
> Planning and Sustainability Department
> City of Franklin
> 109 Third Avenue South
> Franklin, TN 37064
>
> Phone: 615-550-6732
>
> ---
>
> **From:** H. L. Hackney <hl.hackney@yahoo.com>
> **Sent:** Wednesday, May 27, 2020 6:05 AM
> **To:** Planning Intake <planningintake@franklintn.gov>
> **Subject:** Proposed Development at Mack Hatcher and New Hwy 96
>
> ***ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.***
>
> Sirs: Southern Land Company has proposed a small country store & filling station at Mack Hatcher and New Hwy 96. I write in support of Souther Land's proposal as I

believe the vast majority of nearby residents would benefit from the convenience of a filling station and small country store.

I've observed gas prices at the nearby filling station at Downs Boulevard and New 96 and their price for gas is ALWAYS $.30 to $.50 higher than other filling stations. I avoid going to this store and believe they could use some competition for the sake of Westhaven residents.

Also, the proposed development is more accessible for most Westhaven residents who are going to or from work. The proposed site keeps traffic from the Downs Boulevard and downtown Franklin area.

Southern Land, in my opinion, operates with the highest standards for construction and what I call "environmental sensitivity". Westhaven contains significant "green spaces" and this is not by accident. Westhaven is a shining example of this company's ability to deliver on its commitment to the residents and the environment.

Finally, I've observed this company's product and I'm confident their past performance is a good predictor of their ability to develop this project.

Please feel free to call me, if necessary.

Regards,

H. L. Hackney
118 Front Street
Unit # 101
Franklin, TN. 37064
423-667-0620

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 10:01 AM
To: Dianna Tomlin
Subject: FW: Westhaven Density - An honest perspective from a resident

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: B Hahn <brinthahn@hotmail.com>
Sent: Thursday, May 28, 2020 5:37 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Westhaven Density - An honest perspective from a resident

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Franklin Planning Commission,

I am opposed to the increased density in Westhaven. Before writing this email, I considered all of the ways I could make my case. What clever, persuasive argument could I make? I decided to take an entirely different approach. I am going to tell you a story instead – the story of how my wife and I accidentally ended up in Westhaven while moving to Tennessee from Florida in 2018, and why that experience is particularly relevant to this discussion.

We had originally planned to purchase a home farther out in Franklin off Peytonsville Road. After renting the house for a week prior to closing, we ultimately decided against purchasing that home, and now had no place to live. Were we going to rent temporarily? How we were going to find a home on such short notice? All of our things were in storage – it was a frustrating time in our lives. I was convinced what we were looking for did not exist. We wanted the look and feel of the country, but also a sense of community and interaction - two things that are almost always mutually exclusive.

Successfully combining two concepts that are so often at odds with one another takes skill, finesse – and sometimes luck. We have all seen many failed attempts at master planned communities.

Back to our predicament. My wife and I looked at apartments, town homes, and various neighborhoods everywhere from downtown Nashville to Franklin, and nothing seemed special to us. Believing we were out of options; my wife sat down and made a list of Franklin developments we had not seen yet.

We visited the first two and were disappointed to discover they looked and felt like every other product out there…then came number three on the list. It was Westhaven. I had no idea what Westhaven was – it was just an address on a digital list in my wife's phone…until we arrived. Nearly two years later, we still have vivid memories of driving into Westhaven for the first time. Within one minute of turning onto Westhaven Blvd, then down State and Championship, we knew we had found it. This was going to be our home. Hats off to Southern Land for their execution of what is currently a remarkable achievement.

If you think Westhaven can undergo changes in perpetuity and still offer the feeling we experienced that day - you are wrong.

I assure you that experience is not only rare but fragile, and its existence depends solely on those willing to protect it. Drastically increasing the size of Westhaven will, for all of the reasons you have probably read in other emails, jeopardize the quaint, picturesque neighborhood we call home. It will affect home values, traffic, and compromise our ability to enjoy community events that can only accommodate so many people. The lasting first impression Westhaven had on us would cease to exist while driving into a sprawling monstrosity tantamount to a small city within a city. There is a tipping point – and odds are that tipping point will be reached if Westhaven is expanded dramatically.

Putting 3,500 homes (or any significant expansion) in Westhaven will unalterably change it. It will no longer be revered as the quintessential example of how residential development should be done. It would be a shame if Franklin and Southern Land were to let that happen. One thing is for certain – Westhaven *will* be an example one way or another. Let's make sure it's not a cautionary tale.

Sincerely,

Brint Hahn

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:59 AM
To: Dianna Tomlin
Subject: FW: Westhaven Expansion

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: Susan Harrison <susandotyharrison@gmail.com>
Sent: Wednesday, May 27, 2020 11:38 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Westhaven Expansion

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I bought in Westhaven 3 years ago due to the community atmosphere it provided. I am concerned with the new homes proposed to be added to our community and the traffic coming from Mack Hatcher. I oppose the expansion plan to add additional homes to the community, as well as the gas station being proposed. I am concerned about the traffic and health issues associated with the plan.
Sent from my iPhone

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 9:41 AM
To: Dianna Tomlin
Subject: FW: No Gas Station in Westhaven!

Planning Intake re: Westhaven

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: Janet Haworth <janethaworth1@yahoo.com>
Sent: Thursday, May 28, 2020 12:07 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: No Gas Station in Westhaven!

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Attention Planning Committee,

In light of your upcoming planned vote I would like to express my extreme opposition to a gas station in the Westhaven community. First, we have a gas station within a few short blocks of the neighborhood which is more than adequate. Second, it does not improve the appearance of the community and likely diminishes it along with home values near the gas station- who would want to purchase a beautiful, high end home within reach of a gas station?? Finally, and most importantly, the proximity of the planned gas station to the school and to families living within 1/2 mile raises substantial concern for pollution, emissions, vapors, and the health risks that come with these contaminants.

I implore you to weigh financial benefit against the multitude of negatives a gas station will bring to our lovely community. Gas stations belong on the main roads away from housing and schools. Thank you so much for your consideration.

Janet Haworth

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:58 AM
To: Dianna Tomlin
Subject: FW: SLC/Westhaven proposal

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Pamela Hennebery <pshennebery@yahoo.com>
Sent: Wednesday, May 27, 2020 9:19 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: SLC/Westhaven proposal

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

To the City of Franklin,
I are very concerned with the large increase in density that Southern Land Corporation is proposing for their Westhaven development and OPPOSE the proposal. The impact on traffic, schools, fire & police services, parks & recreation, as well as the environment are overwhelming with the change to their current development plan.

Traffic
Boyd Mill Pike is not even wide enough for 2 cars to travel down and SLC is proposing adding more houses that would empty enormous amounts of traffic on a road that is not built to handle the traffic. It's a scenic road. Also, in no shape or form should SLC get approval to build an additional 12 houses on the golf course side of the road that flow directly onto essentially a 1 lane road, nor should it have hundreds of homeowners driving up and down it to get to their homes. Please preserve the county and scenic roads by not ruining them with unnecessary traffic a large development.

TN-96 cannot accommodate the amount of traffic proposed. There are currently no traffic lights to turn into Westhaven. We have had several accidents at each intersection into Westhaven and the proposed traffic light at Westhaven Blvd & TN-96 has been continually delayed by the City of Franklin. Ask your traffic engineers or the police department how many accidents occur at the Westhaven entrances. Ask the school board about the school bus involved in an accident at the

Front Street entrance that caused Williamson County school board to re-route all of their school buses into the Westhaven Blvd. entrance for every school they serve that enters our neighborhood. And still...we have no traffic light with narrow crowded roads. Not only do more houses increase the already existing traffic problem, it also increases the likelihood of more traffic accidents and possible fatalities.

Parks & Recreation

Southern Land is not adequately providing for green space and park amenities for their residents. For example, I was promised a green space with passive amenities such as a walking path, benches, plants and flowers at green space across the street from my house on Keats Street. What I finally got....after a petition, numerous letters and emails, and a few phone calls was grass and 3 trees. Nothing else, but empty promises. Because SLC refuses to build additional parks or provide green space, this higher density means more people that will place a further strain on parks within the City of Franklin. Is the City prepared to build more parks for all the new residents? Southern Land Company will not providing the needed green space and parks, and what they are promising in their proposed plan is so many years down the road it will be useless to most current residents. If you are at all considering this, SLC needs to be providing the parks and recreation and they are not so it falls back on the City to supply. .

Police

Are the police and fire departments able to handle the additional strain placed on their departments with the proposed increase in density? We are blessed to have a fire station located within the boundaries of Westhaven, however we are not the only residents this stations serves. We the currect station be able to provide services afor all the new residents and other parts of west Franklin?

Fire

As for police, we rarely have a police presence in Westhaven. I have emailed and called many times about the speeding that occurs during school opening and closing times which is quite a dangerous situation. I am always given the same response by the police department....we don't have enough officers to regularly patrol. So will there be enough officers to serve and protect all these new residents?

Environment

I am against the development any closer to the stream of water that flows on the eastern side of Westhaven and directly feeds into the Harpeth River. The City should protecting our waterways and having developers build adequate buffer zones, not placing a gas station and single and multi-family houses so vitally close to the stream. The thought of a gas station so close to this stream seems preposterous. What type of buffering will be provided? Have contingency plans been made in case of a spill? This has big impacts on the entire Harperth River watershed....both human and wildlife alike that we should be protecting, not destroying.

While I understand that both consumer choices and the economy help dictate what developers and builders want to offer, but that does not mean they are guaranteed approval from our local leaders. They should not be given the green light so that we as a city can increase our tax base. In fact, the increased density is actually a huge reason that the City Council should reconsider the proposal. I firmly believe SLC has not done a proper job mitigating the increase in density with the needs to not impact the City of Franklin's roads, schools, fire, police, parks, or environment. Please force them to put in road improvements, to provide more parks, more green space, move development from a watershed, not put a strain on our schools, fire, and police. This is too huge of an increase in density. Please do not approve SLC changes.

Thank you.

Sincerely,
Pamela S. Hennebery
8036 Keats Street
Franklin, TN 37064

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 1:27 PM
To: Dianna Tomlin
Subject: Fwd: Vote No! to the gas station in Westhaven

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Sent from my iPhone

Begin forwarded message:

> **From:** Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
> **Date:** May 27, 2020 at 12:22:06 PM CDT
> **To:** Dianna Tomlin <diannat62@me.com>
> **Subject: FW: Vote No! to the gas station in Westhaven**
>
> Planning Intake Email regarding WESTHAVEN
>
> Amy Diaz-Barriga, AICP
> Current Planning Supervisor
>
> Planning and Sustainability Department
> City of Franklin
> 109 Third Avenue South
> Franklin, TN 37064
>
> Phone: 615-550-6732
>
> -----Original Message-----
> From: Sonya Herrington <sonyaherrington@comcast.net>
> Sent: Tuesday, May 26, 2020 8:33 PM
> To: Planning Intake <planningintake@franklintn.gov>
> Subject: Vote No! to the gas station in Westhaven
>
> ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.
>
> Good evening.

I am sending this email to voice my opinion about having a gas station inside the neighborhood in which I have lived for the past five years. I beg you to vote against an addition of a gas station!

First and foremost I just don't believe that it is needed or necessary. And I have searched trying to find any other neighborhood that has a gas station embedded inside of it, but I don't see that happening anywhere else in Franklin. In Berry Farms, the gas station is far removed from the homes, nowhere near as close as this proposed gas station in Westhaven. I shutter to think what this does for property values of those closest to the proposed location as well as my own property values.

Secondly, the environmental impact. I'm not even sure if we know what the environmental impact will be for those people closest to the proposed location (including the proposed houses to be built close to the proposed gas station location). And being close to the school is also a major concern for me. While Franklin is growing, the reason people come here is for the small town feel. That we collectively take care of each other. Why would you even consider putting anyone at risk by placing a gas station this close to houses and school?

Next, the traffic situation. This gas station will pull people from Mac Hatcher directly into my neighborhood. So, so many people. These are neighborhood streets that my children ride their bikes on, walk the sidewalks, and generally feel safe. But once you open our neighborhood up to the amount of people that will be funneled through a gas station, we lose that safety feature that we paid a high dollar to attain. Let's just get real about this, we paid a premium to live in this neighborhood. We did not pay that premium to be staring down a gas station!

In addition to all of this, I would recommend you have Southern Land look at moving the proposal to place the gas station somewhere else. Possibly the land they own across Hwy 96. It will still pull the people in from MacK Hatcher to make purchases; however, it will have far less impact on those of us who purchased our homes prior to them making this bad decision to place a gas station in our literal backyards.

Thank you for your time,

Sonya Herrington

9027 Keats St

Franklin, TN 37064

615-473-4334

sonyaherrington@comcast.net

Sent from my iPhone

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:58 AM
To: Dianna Tomlin
Subject: FW: 766 more residents in Westhaven?!

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: FREDRICK ARNOLD <holly_fred@comcast.net>
Sent: Wednesday, May 27, 2020 11:17 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: 766 more residents in Westhaven?!

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

To whom it may concern,

How can this be? There is no traffic light at either intersection to turn into or out of Westhaven. It is extremely dangerous!
We though construction was to be halted until a traffic signal was installed. What happened to the plan? And four new condo buildings have popped up on a man made landfill in front of the lake! This is the cart before the horse! Please get this situation fixed BEFORE more development!
And Please don't allow a new road through our iconic Gentrys Farm!

Town and Country Plan, Please!!!

Thank you,
Holly and Fred Arnold

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 2:39 PM
To: Dianna Tomlin
Subject: FW: "Franklin, my dear…"

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: Amy Biagini <a.biagini@comcast.net>
Sent: Thursday, May 28, 2020 2:13 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: "Franklin, my dear..."

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Developers are greedy, their motives a sham They say "Franklin my dear, we don't give a damn"

The traffic horrendous, every day a logjam They say "Franklin my dear, we don't give a damn"

Tourists love Franklin, but not traffic - they'll scram But we hear "Franklin my dear, we don't give a damn"

Our quaint town will be gone, houses they'll cram They say "Franklin my dear, we don't give a damn"

We look at their maps, their fancy diagrams It's obvious...
Franklin, they don't give a damn!!

Amy Biagini
Founders Pointe

Dianna Tomlin

From: Bruce Johnson <bruce.johnson@pahc.com>
Sent: Tuesday, May 26, 2020 11:12 AM
To: Dianna Tomlin
Subject: Public Notice Input for Rezoning Westhaven new [property

Importance: High

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

As homeowners in Carlisle Subdivision, we have a sincere interest in any activity that has undue pressure or effect on Carlisle Lane. This proposed rezoning for future housing with a road onto Boyd Mill, that will change traffic volume on Carlisle Lane traveling to the new Mack Hatcher intersection, will cause such undue pressure. Carlisle Lane is not built to handle this increased pressure with its curves and signage.
As always traffic creates noise, unsafe entrances and exiting, unwanted traffic in the neighbor if follow a car thru the gates, etc.

The alternative is forcing that traffic onto the new Mack Hatcher intersection under construction on New 96 West. However construction timing is then an issue.

I respect the Board's dilemma and need for creative decisions. In this case however, simple prudence on waiting until other options are available may offer the safest and most effective answer.

Bruce and Kris Johnson
1601 Cooper Creek Lane

A. Bruce Johnson, PhD | Corporate Vice President, Business Development
Phibro Animal Health Corporation
Glenpointe Centre East, 3rd Floor | 300 Frank W. Burr Blvd., Ste. 21 |Teaneck, NJ 07666

Direct: +1.201 329 7683 | Mobile: +1.201 249 4319
bruce.johnson@pahc.com | www.pahc.com



Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:58 AM
To: Dianna Tomlin
Subject: FW: Westhaven

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: duane jones <hduane@icloud.com>
Sent: Wednesday, May 27, 2020 10:06 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Westhaven

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

700 additional residential units equates to approximately 2-cars per household or an increase of 1,400 cars to the neighborhood. As it stands now, parking is just about non existent in the Front Street retail area of Westhaven. How is adding 1,400 plus cars to the neighborhood going to solve the parking problem. We are against an increase of density to Westhaven.

Very best,
Duane Jones
Westhaven Resident
9021 Keats St

Note to all: This email was drafted from my iPhone or iPad. Both seem to have a mind of their own when it comes to typos after the fact. Please excuse any grammatical errors, misspellings or confusing comments. Thanks.

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 10:04 AM
To: Dianna Tomlin
Subject: FW: SLC Proposed Plan

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Scott Jones <sjones@aemgrp.com>
Sent: Thursday, May 28, 2020 9:29 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: SLC Proposed Plan

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

To whom it may concern,

I'm in favor of the proposed increase in homes, support the addition of the gas station, and the overall plan that SLC is proposing. I trust SLC to do great work and confident they will continue enhancing the Westhaven community as they have for many years in Franklin / Williamson County.

Regards,

Scott Jones

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:48 AM
To: Dianna Tomlin
Subject: FW: Vote NO! On the Westhaven Gas Station

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Jessica Jernigan Kelly <jessicaleigh72@yahoo.com>
Sent: Wednesday, May 27, 2020 2:41 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Vote NO! On the Westhaven Gas Station

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Care Takers of Franklin,

I am writing to you as a very concerned parent of the Westhaven Community. My husband and I moved our family to Franklin TN just last summer from New Jersey. We are incredibly happy to be here! Our decision to move to the sweet community of Franklin was deeply rooted in settling in a part of the country we could enjoy that would be different from the very crowded and over developed state we grew up in.

We have 3 children who attend Pearre Creek Elementary school. When I learned of the placement of the proposed gas station I became concerned. I have spent many weeks researching an abundance of information available regarding Gas stations, children, and schools. It is very clear that the three do not go together. We are currently living in a world where health is on the decline and childhood cancers are sky rocketing. It is within our grasp to help in this epidemic because we know through vigorous scientific study that nearly 90% of cancers develop from ENVIRONMENTAL exposures~ and are not genetic. There is a moment in history, today, where you might act in a way to preserve the health of many children...and what will be lost? Another gas station.

I will share two links below which sum up my concerns. The EPA has a list of guidelines regarding a schools proximity to various environmental hazards. See page 57 on Air Pollution, and page 67 on Gas Stations. Schools shall not be with in 1000ft of a Gas Station. This proposed gas station will be about 1200 feet from Pearre Creek Elementary school. Is this acceptable to us for our children? Is the air quality better just 200 ft away?

Please vote NO, Oppose the gas station in Westhaven. There is a gas station just 1 MILE from the proposed site. Another is not necessary.

Thank you for considering the interest of the families and children who live in the community you have been asked to care for...and not another business interest.

https://www.epa.gov/sites/production/files/2015-06/documents/school_siting_guidelines-2.pdf

https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3222489

Sincerely,

Jessica Kelly
908.963.0715
Keats St

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 2:40 PM
To: Dianna Tomlin
Subject: FW: Westhaven expansion

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: Chris Knotts <knotts.chris@gmail.com>
Sent: Thursday, May 28, 2020 2:33 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Westhaven expansion

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hello, my name is Christopher Knotts. My wife, Betsy and our two young children moved to Franklin seven years ago from Austin. We bought in Spencer Hall initially but after driving all around and considering other neighborhoods, decided to move to Westhaven three years ago. We loved it and still do but we, and many of our neighbors, are seriously concerned with the proposed changes to the initial Westhaven plan.

I know you're probably getting a lot of emails about Southern Land and their unending greed. I'm sure you're aware of the stress the additional units would place on the amenities here in Westhaven, as well as the additional traffic.

Growth is unavoidable. No one here thinks all the farms and open land will remain that way forever. It's just that we were all sold on an idea, a way of life here and SL is going to make this place so huge that the original vision is lost.

Thanks for taking the time to read this.

Sincerely,
Christopher Knotts

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 2:36 PM
To: Dianna Tomlin
Subject: FW: Consideration of Ordinance 2019-57

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Dan Kraus <dan.kraus@churchillmortgage.com>
Sent: Thursday, May 28, 2020 12:34 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Consideration of Ordinance 2019-57

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Board of Mayor and Aldermen,

I'm writing in support of rezoning the corner of Hwy 96 W and Boyd Mill Rd with SLC as the developer. West Haven has proved to be a wonderful asset to the beauty and vibe that runs deep in Franklin. As Mack Hatcher continues to evolve, the surrounding land if developed will offer more vibrancy and economic impact to the local surrounding community. As a previous resident of Westhaven and still current owner of housing in the community, I've seen how Westhaven has influenced building style, neighborhood amenities and a feeling of community in other neighborhoods throughout the county.

I ask that you vote yes to this rezoning to continue the vision that is Westhaven.

Thank you for your consideration!

Dan Kraus - NMLS# 40222
Sr. Home Loan Specialist

CHURCHILL MORTGAGE | Call, text and fax:

1749 Mallory Lane | Suite 100
Brentwood, TN 37027

(615) 767-5208

website | APPLY NOW | SCHEDULE AN APPOINTMENT | blog | vCard | map | email

Churchill Mortgage Corporation (NMLS ID 1591)

Daniel J Kraus NMLS ID: 40222; Company NMLS ID: 1591 (www.nmlsconsumeraccess.org); AL-50034 ; CT-LO-40222 ; FL-LO56902; GA-48441; KS-LO.0032594, Kansas Licensed Mortgage Company; KY-21911; MA-MLO40222; MS-40222; OK-MLO02459; TN–105626; 761 Old Hickory Blvd. Ste 400, Brentwood, TN 37027 Tel: 888-562-6200; All other states, Churchill Mortgage Corporation

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If this email contains information regarding rate, payment and costs, your actual rate, payment and costs could be higher. Get an official Loan Estimate before choosing a loan.
CMCDisclaimer

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 3:06 PM
To: Dianna Tomlin
Subject: Fwd: Westhaven Concept Plan

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Sent from my iPhone

Begin forwarded message:

> **From:** Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
> **Date:** May 27, 2020 at 2:37:36 PM CDT
> **To:** Dianna Tomlin <diannat62@me.com>
> **Subject: FW: Westhaven Concept Plan**
>
> Planning Intake email regarding WESTHAVEN
>
> **Amy Diaz-Barriga, AICP**
> Current Planning Supervisor
>
> Planning and Sustainability Department
> City of Franklin
> 109 Third Avenue South
> Franklin, TN 37064
>
> Phone: 615-550-6732
>
> ---
>
> **From:** Mark Lammi <Mark.Lammi@southernland.com>
> **Sent:** Wednesday, May 27, 2020 1:39 PM
> **To:** Planning Intake <planningintake@franklintn.gov>
> **Subject:** Westhaven Concept Plan
>
> ***ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.***
>
> Good morning and thank you for the opportunity to share my thoughts on the Westhaven Concept Plan. Although I have only been at Westhaven and a resident of Franklin for just over two years, I have been involved in private club operations at large master plan communities for

over 15 years. I was fortunate to be a part of one of the largest and most respected developments in the country during my time at Reynolds Lake Oconee, and it is clear to me Southern Land Company has created a concept that is on par with Reynolds in regards to the quality and thoughtfulness of the master planning. This updated concept plan is a continuation of this thoughtfulness as it clearly addresses the needs of the future resident, as well as the future of the current resident. The introduction of a facility for our senior residents means those who have decided they want more assistance in the twilight of their lives do not need to leave the community they love. The addition of new amenities will allow not only add convenience for the residents of Westhaven but also those who live in other areas of west Franklin who will use the new Mack Hatcher extension. I believe strongly the updates to this concept plan will allow Southern Land Company to maintain their commitment to a fully sustained community while adjusting to the needs of both the current and future resident. Thank you for your time and consideration.

Respectfully Submitted,

Mark A. Lammi, PGA MP | PGA General Manager
Westhaven Golf Club / A Southern Land Company
4000 Golf Club Lane | Franklin, TN 37064
| **O** | 615-224-2991 | **M** | 417-230-6795
| **E** |mark.lammi@southernland.com

www.golfwesthaven.com
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Top Workplaces 2015, 2016 – *The Tennessean*

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Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 10:03 AM
To: Dianna Tomlin
Subject: FW: Planning Commission

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: KEITH LANDRY <keithland@comcast.net>
Sent: Thursday, May 28, 2020 8:28 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Planning Commission

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

To whom it may concern,
I want to express my appreciation for the work by Southern Land Company for constantly improving this beautiful community of Westhaven with beautiful amenities and plans to keep improving, including the gas station and proposed increase of homes (which increases the value of my home). They have my approval to continuing the great work.

Thanks SLC!
Keith Landry

Recd 5/28 8:55am EE

TO:

City of Franklin Planning and Sustainability Department
109 3rd Avenue South
Franklin, TN 37064

FROM:

David and Michele Stephens
1644 Townsend Boulevard
Franklin, TN 37064

Also owners at:
1038 Meandering Way
Franklin, TN 37067

TOPIC: Development Plan Revision/Rezoning of Westhaven as proposed by Southern Land Company LLC.

As residents of one of the South's finest cities, we thank the City of Franklin for managing our growth thoughtfully in a way that preserves the charm for which we are known.

As you consider this proposal, we call to your attention several key points regarding the proposed gas station at the corner of Mack Hatcher and Townsend BLVD (main residential road leading to the Residence Center).

Please note citations added at end of document.

Areas of concern in this proposal:

NO NEED FOR STATION

There is a MAPCO station just over one mile from Westhaven and a Twice Dailey station at 11th and 96 (2.33 miles).[1] Most people in the world would love to live this close to a gas station and Westhaven is close to 2! Consider other neighborhoods in Franklin – how close is the closest station to Laurelbrook (1.6 miles)? How close to Avalon (1.77 miles) or The Grove (5.8 miles)?

Would YOU pay $750,000+ for a home that is 500 feet away from a gas station?

Often you will hear planners, aldermen and SLC folk say: "Yeah, people will gas up, then get on Mack Hatcher – there aren't any other stations on Mack Hatcher."

The ONLY reason these people repeat these exact words is because it's been repeated by Southern Land, over and over – however - it is NOT true!

Consider:

- The Mapco at the corner of Hillsboro Road and Mack Hatcher

[1] Google Earth images

- If continuing on to the interstate, there are 2 Shell Stations (Twice Daileys) and a Tiger Market on Cool Springs Boulevard before getting to Mallory Lane.

PLACEMENT of GAS STATION

Alderman Bev Burger said, "*The position and design of this station will be an important discussion for Westhaven residents*." We have confidence the design will be attractive, however, that does not disguise the fact it's a blight to the neighborhood, brings potential safety issues and will bring light pollution to our dark skies. It does NOT match the look and feel for our neighborhood, one of the main entrances into the neighborhood.

There is no other neighborhood in Franklin with a gas station IN the neighborhood.

- Berry Farms – often cited as a precedent, yet the Twice Daily on the residential side is .6 miles (2324 feet) away from any residential.[2] The proposed station location in Westhaven will be immediately adjacent to condos and townhomes (as well as single family dwellings on Townsend, Fitzgerald, Porter and Keats, all of which are within 500 feet.[3])
- Mapco on 96 – behind a 55+ community, while close in proximity, it is not physically IN their neighborhood. One of the people in engineering told me this location was grandfathered in.

SUMMARY: Gas stations belong on main highways and arteries where they can serve a lot of people and not within sight of $750,000+ homes.

SAFETY

1. The risk of childhood cancers, specifically leukemia increases the closer you live to a gas station. "If the mother lives within 1 mile of a gas station, her child is more likely to have brain cancer." [4]
2. More benzene is emitted via vent pipes than originally thought. Benzene is related to breast cancer.
3. To quote Nashville Fire Chief, Travis Ford: "*Nothing good ever happens at a gas station*."

In Franklin, there are no 'set-back' regulations for gas stations, perhaps there should be?

Pearre Creek Elementary is 1314 feet from the gas station.[5] Should there be a spill, does WCS have an evacuation plan? Remote possibility? Perhaps, yet each year, there are 5000 gas station fires – that's 1 for every 13 gas stations.[6] It could happen!

Currently our middle schoolers run in packs throughout the neighborhood. This station WILL be a mecca to them. Research shows teens who are exposed to cigarette ads are more likely to smoke/vape.[7] Human trafficking is often associated with gas stations. This station is situated too close to the school!

Does anyone in city government really want these potential dangers to be their legacy?...introducing a health and safety risk due by placing a gas station immediately next to residential? Area voters will remember this at the next election.

---

[2] Google Earth image 1
[3] Google Earth image 2
[4] National Institutes of Health article
[5] Google Earth Image
[6] Hud.gov link
[7] Vaping link

PROPERTY VALUES

1. There is a home at 1663 Townsend BLVD that has been on the market since **September of 2019.** At 3395 SF, it started at $763,900 and has consistently reduced to today's price of $725,000. Those viewing the home can be heard (on Ring doorbell recordings) saying: "*There's where Mack Hatcher will go and there's where the gas station will be.*" This is influencing potential buyers and reducing property values.
2. With the increased density – swapping the 20% cottage lots with 80% estate lots has a negative impact as well. Those in estate lots are not keen on the increased density and the lower priced homes in their area.
3. The LOOK and FEEL of the new Townsend entrance into the neighborhood will be markedly different, with a gas station and will reduce the appeal of homes near that entrance.
4. What happens when the condos and townhomes planned for the W parcel near Mack Hatcher do not sell because of the various risks (including a power station across the street). Will that drag down values for other properties just blocks away?

With all of these risks at hand, then the <u>only</u> benefit is convenience (and profit to the developer and gas station owners).

Placing a commode by your bedside might be convenient, but that doesn't make it a good idea!

We thank you for your thoughtful consideration of these comments.

While laws and codes exist to protect the integrity of our city and community – it doesn't mean they are COMPLETE. Over time, regulations are added as risks are discovered. PLEASE consider the vast, negative implications of this proposal.

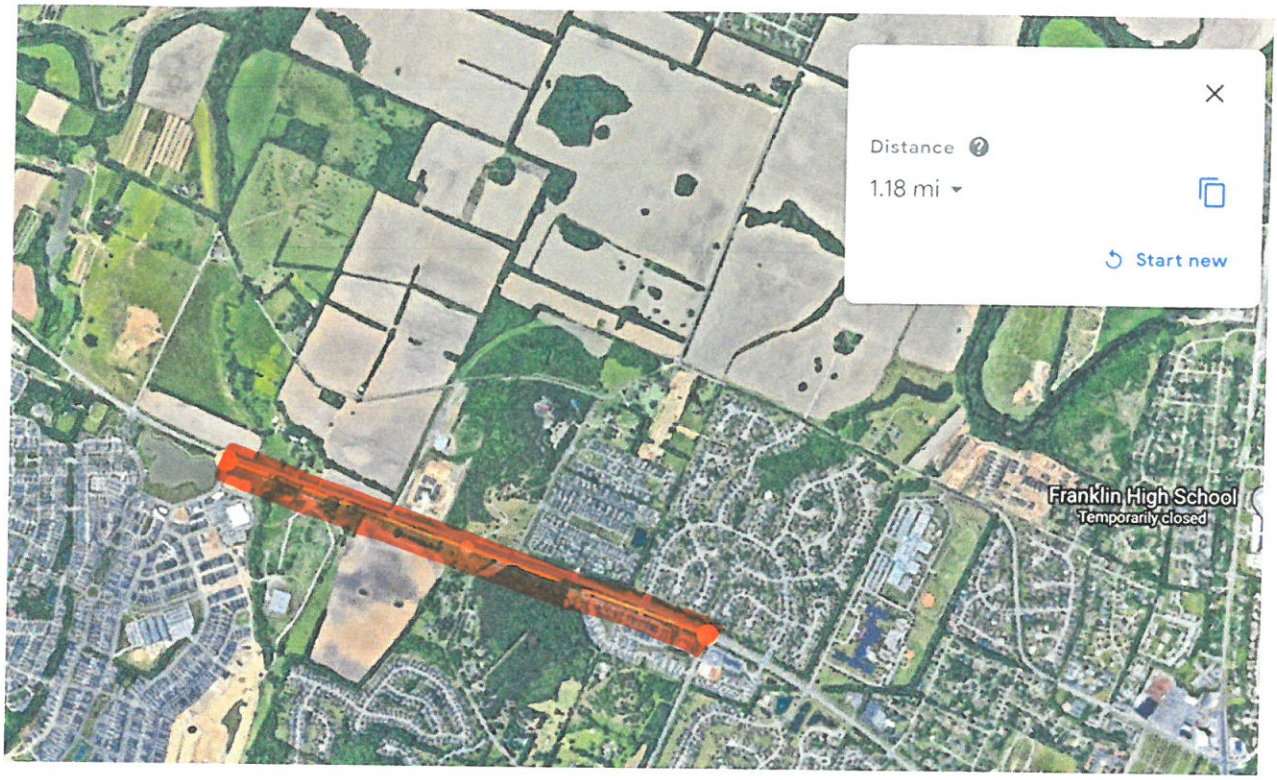
Respectfully,

David and Michele Stephens

The next pages are citations for points made above. While we expect progress in Franklin and growth is unavoidable, placing a gas station IN the neighborhood should NOT be a part of this plan.

CITATIONS

1 – Google Earth Images for: MAPCO on New Highway 96 West. From entrance of WH to MAPCO – 1.18 Miles.



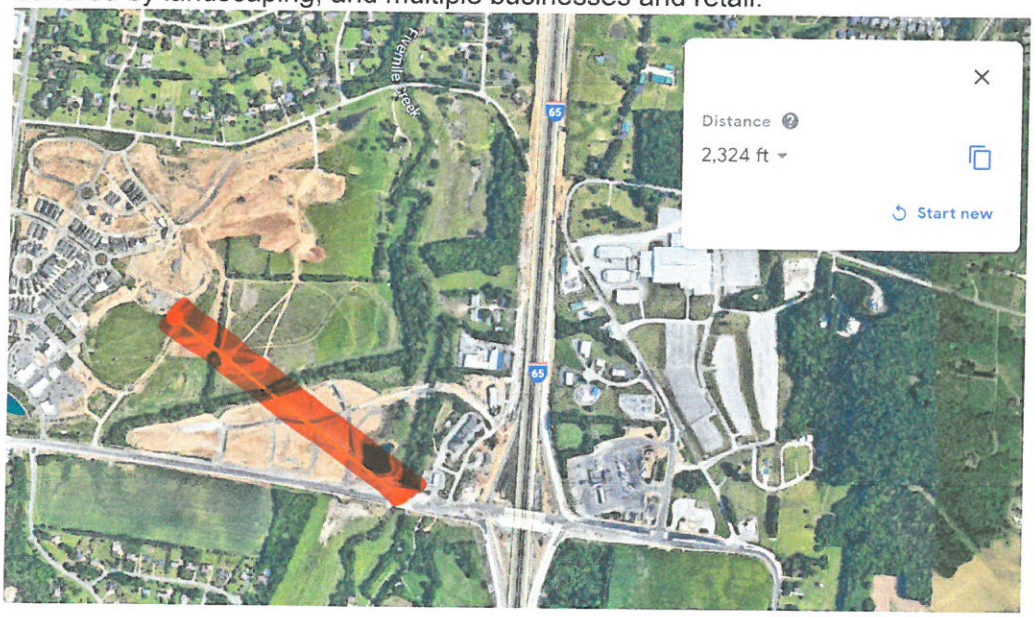
1 (cont) Google Earth Image of distance between Westhaven and MAPCO at New Highway 96 West.



CITATIONS



2 – Google Earth Image – Berry Farms. Twice Daily's is 2324 Feet from the gas station, and buffered by landscaping, and multiple businesses and retail.



3 – National Institutes of Health Article on Child-hood Cancers
https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3222489/

3 Cont.

Risk of childhood cancer was examined in relation to residential proximity to other sources of contaminants, including industries reporting under the US Toxic Release Inventory, petrochemical plants, gas stations, repair garages, nuclear power plants, and landfill sites and hazardous waste sites. Increased risk of childhood leukemia was found with residential addresses near gas stations,[44,60,63] repair garages,[60] and nuclear power plants.[46,59] Children whose mothers lived near industries covered under the Toxic Release Inventory during pregnancy were more likely to have brain cancer, especially if the mother lived within 1 mile of a facility with carcinogen emissions.[42]

TABLE 2

Studies of Residential Proximity to Potential Environmental Hazards and Childhood Cancer

Italy[43]	control study; Varese Province	cases diagnosed 1978–1997	childhood addresses at time of diagnosis from highly trafficked roads; traffic densities in surrounding area; estimation of benzene concentrations with Gaussian diffusion model	traffic emissions (<0.1 ug m^3 benzene as estimated by the model), risk of leukemia with benzene concentration ≥10 ug m^3 (OR = 3.91; 95% CI = 1.36, 11.27) Limitations: Potential for residual confounding from unmeasured confounders (parental occupation) and imperfect measurement (socioeconomic status assigned on the basis of municipality of residence), used addresses at time of diagnosis to assign exposure
Harrison, 1999, United Kingdom[44]	Population-based case-control and retrospective cohort study designs, West Midlands	Childhood leukemia cases diagnosed between 1990 and 1994	Gas stations and roads: Exposure defined as an address at the time of diagnosis ≤ 100 m from gas station or a zone 100 m from a main road	Findings[a]: From case-control study, ORs = 1.61 (95% CI = 0.90, 2.87) and 1.99 (95% CI = 0.73, 5.43) for living ≤ 100 m of a main road or gas station, respectively; incidence ratios from cohort analysis = 1.16 (95% CI = 0.74, 1.72) for proximity to roads and 1.48 (95% CI = 0.65, 2.93) for proximity to gas stations. Limitations: Risk estimates not adjusted for age or gender and addresses at time of diagnosis used to assign exposure.

Weng, 2009, Taiwan[63]	Population-based case-control study of all deaths	Leukemia deaths in children aged <15 y, 1996–2006	Gas stations: Gas station density in municipalities in which the residents lived at the time of death	Findings[a]: AOR = 1.91 (95% CI = 1.29, 2.82) for leukemia (death) associated with living in municipalities with the highest gas station density; a significant trend was noted between increasing gas station density and risk of death from childhood leukemia. Limitations: Used deaths instead of incident cases of leukemia; exposure classification restricted to municipality of residence at death; gas station density metric based on 2008 data, which might have introduced exposure misclassification; potential for residual confounding.

4 – Vent Pipe Emissions Study

Science of the Total Environment 650 (2019) 2239–2250

Contents lists available at ScienceDirect

Science of the Total Environment

journal homepage: www.elsevier.com/locate/scitotenv

Vent pipe emissions from storage tanks at gas stations: Implications for setback distances

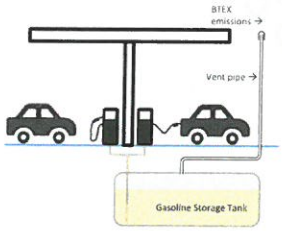
Markus Hilpert [a,*], Ana Maria Rule [b], Bernat Adria-Mora [a], Tedmund Tiberi [c]

[a] Department of Environmental Health Sciences, Mailman School of Public Health, Columbia University, New York, NY 10032, United States of America
[b] Department of Environmental Health and Engineering, Johns Hopkins Bloomberg School of Public Health, Baltimore, MD 21205, United States of America
[c] ARID Technologies, Inc., Wheaton, IL 60187, United States of America

HIGHLIGHTS

- At gas stations, fuel vapors are released from storage tanks through vent pipes.
- We measured vent pipe flow rates and tank pressure at high temporal resolution.
- Vent emission factors were >10 times higher than previous estimates.
- Modeling was used to examine exceedance of benzene short-term exposure limits.

GRAPHICAL ABSTRACT

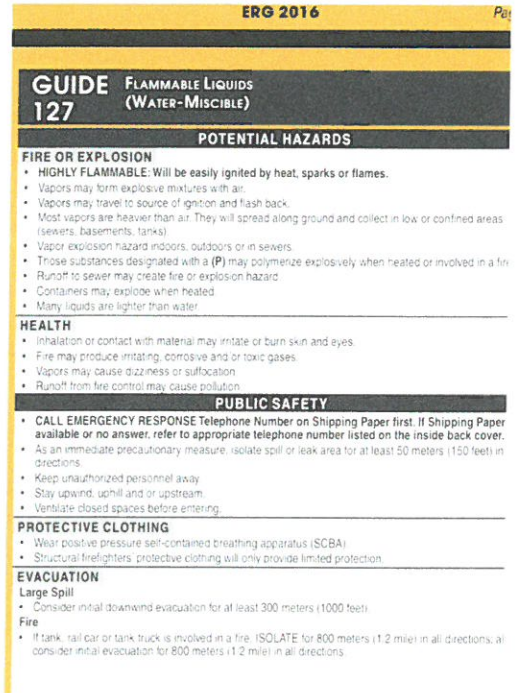


5 – Google Earth Image – Pearre Creek Elementary Distance to proposed Gas Station



6 – Hud.gov link and Fire Protection Protocols for Gas Station fires and spills.
https://www.hud.gov/sites/documents/STATIONS.PDF





ERG 2016

GUIDE 127 FLAMMABLE LIQUIDS (WATER-MISCIBLE)

POTENTIAL HAZARDS

FIRE OR EXPLOSION
- HIGHLY FLAMMABLE: Will be easily ignited by heat, sparks or flames.
- Vapors may form explosive mixtures with air.
- Vapors may travel to source of ignition and flash back.
- Most vapors are heavier than air. They will spread along ground and collect in low or confined areas (sewers, basements, tanks).
- Vapor explosion hazard indoors, outdoors or in sewers.
- Those substances designated with a (P) may polymerize explosively when heated or involved in a fir
- Runoff to sewer may create fire or explosion hazard.
- Containers may explode when heated.
- Many liquids are lighter than water.

HEALTH
- Inhalation or contact with material may irritate or burn skin and eyes.
- Fire may produce irritating, corrosive and or toxic gases.
- Vapors may cause dizziness or suffocation.
- Runoff from fire control may cause pollution.

PUBLIC SAFETY
- CALL EMERGENCY RESPONSE Telephone Number on Shipping Paper first. If Shipping Paper available or no answer, refer to appropriate telephone number listed on the inside back cover.
- As an immediate precautionary measure, isolate spill or leak area for at least 50 meters (150 feet) in directions.
- Keep unauthorized personnel away.
- Stay upwind, uphill and or upstream.
- Ventilate closed spaces before entering.

PROTECTIVE CLOTHING
- Wear positive pressure self-contained breathing apparatus (SCBA).
- Structural firefighters' protective clothing will only provide limited protection.

EVACUATION

Large Spill
- Consider initial downwind evacuation for at least 300 meters (1000 feet).

Fire
- If tank, rail car or tank truck is involved in a fire, ISOLATE for 800 meters (1/2 mile) in all directions; al consider initial evacuation for 800 meters (1/2 mile) in all directions.

CITATIONS

7 - Teen Smoking and Vaping

https://www.aappublications.org/news/2019/08/26/ecigarettemarketing082619

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:57 AM
To: Dianna Tomlin
Subject: FW: Westhaven expansion

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: William Little <wrlittle3806@gmail.com>
Sent: Wednesday, May 27, 2020 7:42 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Westhaven expansion

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Planning Commisson,

I just read about Southern Land Company's request to add 766 residences to the undeveloped area of Westhaven. My understanding is that recent traffic studies show that could add 16,344 vehicle trips/day within Westhaven alone. With the Mack Hatcher extension also passing through that area I believe traffic will be a nightmare.

I do not live in Westhaven, thank goodness, but live about 4 miles west of there on Highway 96 West. When we moved to our home in 1996, it took about 5-10 minutes to get from our house to downtown Franklin. It now takes 15-20 minutes to make the same trip. We had to pass through one caution light at Highway 96 and Old Hillsboro Road. We now go through 5 red lights to make the same trip. If the requested number of new homes, with additional cars, traffic and red lights, is approved, the amount of time to make the ~6 trip mile will trip take even longer. At that point I probably will start going to Bellevue to shop just avoid that traffic hell.

The Southern Land Company needs to build a real Town Center as promised to early buyers in the development. The current "Town Center" is a bad joke. The Town Center at Berry Farms, although

on a much smaller scale is much nicer than Westhaven's. I have seen several planned development across the south with better amenities, a few larger than Westhaven. One example is Rivers Bend in Lafayette, LA. Google it.

The Southern Land Company has shown they are all about greed and making the most money possible from every plot of space available. Example: they filled in part of their small lake to build on. Hopefully you, the members of the planning commission will do the right thing and ask the SLC to honor its promise to the earliest residents of Westhaven, to build a real Town Center and also consider the quality of life of all the people that love(d) Franklin.

William Little

Dianna Tomlin

From: Gideon Long <topperlong@gmail.com>
Sent: Wednesday, May 27, 2020 4:06 PM
To: Planning Intake; Dianna Tomlin; amy.diaz-barringa@franklintn.gov; danamclendon@mac.com
Subject: Southern Land Highway 96 Proposal

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

We live at 1808 Thornbrook Lane in Carlisle and are requesting that you not approve the subject proposal. The traffic on HWY 96, Carlisle Lane, Boyd Mill Road, and Del Rio is already heavy and increasing and, when the Mack Hatcher extension to Del Rio is complete, the traffic will significantly increase again. Approving 766 additional residences and adding 16,344 trips/day to this area will create a nightmare that will impact every aspect of the lives of the people who live anywhere near the new development.
Please consider if you would want to live in this area after the 766 residences and over 16,000 trips per day are added as a result of approval of this proposal. Thank for you attention to our request and for hopefully disapproving the proposed project.

Gideon and Carole Long
850-974-4123

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:54 AM
To: Dianna Tomlin
Subject: FW: Southern Land Highway 96 Proposal

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: Gideon Long <topperlong@gmail.com>
Sent: Wednesday, May 27, 2020 4:06 PM
To: Planning Intake <planningintake@franklintn.gov>; Dianna Tomlin <dianna.tomlin@franklintn.gov>; amy.diaz-barringa@franklintn.gov; danamclendon@mac.com
Subject: Southern Land Highway 96 Proposal

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

We live at 1808 Thornbrook Lane in Carlisle and are requesting that you not approve the subject proposal. The traffic on HWY 96, Carlisle Lane, Boyd Mill Road, and Del Rio is already heavy and increasing and, when the Mack Hatcher extension to Del Rio is complete, the traffic will significantly increase again. Approving 766 additional residences and adding 16,344 trips/day to this area will create a nightmare that will impact every aspect of the lives of the people who live anywhere near the new development.
Please consider if you would want to live in this area after the 766 residences and over 16,000 trips per day are added as a result of approval of this proposal. Thank for you attention to our request and for hopefully disapproving the proposed project.

Gideon and Carole Long
850-974-4123

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 1:30 PM
To: Dianna Tomlin
Subject: Fwd: Westhaven PUD Plans

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Sent from my iPhone

Begin forwarded message:

> **From:** Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
> **Date:** May 27, 2020 at 12:26:01 PM CDT
> **To:** Dianna Tomlin <diannat62@me.com>
> **Subject: FW: Westhaven PUD Plans**
>
> Planning Intake Email regarding WESTHAVEN
>
> **Amy Diaz-Barriga, AICP**
> Current Planning Supervisor
>
> Planning and Sustainability Department
> City of Franklin
> 109 Third Avenue South
> Franklin, TN 37064
>
> Phone: 615-550-6732

> **From:** Matt Magallanes <matt.magallanes@williamsoneducation.org>
> **Sent:** Wednesday, May 27, 2020 12:06 PM
> **To:** Planning Intake <planningintake@franklintn.gov>
> **Subject:** Westhaven PUD Plans
>
> ***ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.***
>
> Dear Commission:

I have lived in Westhaven for 15 years, and am loyal to both the community and the City of Franklin. Planning Commission work is critical to the future of our communities and is an overlooked component of why Franklin has become one of the country's best places to live. During Planning's months of work with Southern Land Company's planners, engineers, traffic study consultants, and others, you have adhered to the core principals of the Envision Franklin Plan. The proposed development in front of you has been shaped into a plan that should be approved with your final recommendations.

Reasonable people know that the land to the east of Westhaven and also on the north side of 96 will be developed by somebody. Choosing the current plan that extends the unique beauty and quality of Westhaven is the best alternative one could hope for. The City of Franklin has consistently reported that housing for elderly residents is needed. This is a major part of the plan. Southern Land has earned an international reputation for creating beautiful spaces, and they also fund what are essentially public parks at no cost to the City. Many setbacks, parks, trails, buffers, and open spaces are in the current expansion plan.

Traffic patterns will dramatically change due to Mack Hatcher opening soon. Thoughtful general store design and a small filling station at the location at 96 will be a nice amenity and reduce traffic through the FSSD school zones and into town. You have approved many successful service stations of a much larger scale that border residential housing throughout Franklin, including the MAPCO just to the east. I have learned to trust the quality of our planning commission and your commitment to safety. I trust you as the authority on the safety and location of a filling station at the proposed location. Please approve the station using your already-proven health and safety guidelines.

Thank you for your consideration.

Sincerely,

Matthew D. Magallanes

514 Ardmore Place

Franklin, TN 37064

Personal Work Phone: 615-778-3939

Matthew D. Magallanes
Chairman
Education Foundation for Williamson County, LLC
118 Front Street, Suite 116-Box 76
Franklin, TN 37064

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 2:38 PM
To: Dianna Tomlin
Subject: FW: Support for Revised Westhaven Master Plan

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: MARK MCCUTCHEON <mark.mccutcheon@comcast.net>
Sent: Thursday, May 28, 2020 12:41 PM
To: Planning Intake <planningintake@franklintn.gov>
Cc: Margaret Martin <margaret.martin@franklintn.gov>
Subject: Support for Revised Westhaven Master Plan

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Elected Officials,

We are writing today in support of the revised Westhaven Master Plan. The first time we saw what is now Westhaven was almost 20 years ago when it was open land. We were the 7th family to take a leap of faith and build a home in what was nothing more than a vision at the time. Since then, the commitment to thoughtful design, in all aspects of the community, has made it a great place for our family to call home. We welcome the additional enhancements of the athletic fields, smaller homes geared to retirees and the market/gas station.

In addition, it will insure that the high standards that we have become accustom from Southern Land will be continued.

Sincerely,

Mark & Karen McCutcheon

1900 Townsend Blvd

Franklin TN 37064

615-394-7782

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 1:26 PM
To: Dianna Tomlin
Subject: Fwd: No Gas Station Please

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Sent from my iPhone

Begin forwarded message:

> **From:** Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
> **Date:** May 27, 2020 at 12:19:16 PM CDT
> **To:** Dianna Tomlin <diannat62@me.com>
> **Subject: FW: No Gas Station Please**
>
> Planning Intake Email regarding WESTHAVEN
>
> **Amy Diaz-Barriga, AICP**
> Current Planning Supervisor
>
> Planning and Sustainability Department
> City of Franklin
> 109 Third Avenue South
> Franklin, TN 37064
>
> Phone: 615-550-6732
>
> ---
>
> **From:** Carmen McKinley <clmckinley@sbcglobal.net>
> **Sent:** Wednesday, May 27, 2020 5:46 AM
> **To:** Planning Intake <planningintake@franklintn.gov>
> **Subject:** No Gas Station Please
>
> ***ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.***

I live in Westhaven and it is a wonderful subdivision. We do not need a gas station at the entrance of it. The Mack Hacker extension is one thing entirely, a multi-pump convenience store is another.

Please do not approve.

Thank you!
Carmen McKinley

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:53 AM
To: Dianna Tomlin
Subject: FW: Gas station in westhaven

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: Melissa <indianagirl30@hotmail.com>
Sent: Wednesday, May 27, 2020 4:02 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Gas station in westhaven

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hi,

I'm a mom with kids At Pearre Creek, I so upset that a gas station is needed in our neighborhood. We have a gas station 1.5 miles down the road, there is no need to add another one near our school, it's honestly not that difficult to drive one mile down the road!!
This is not a necessity and only reason for this gas station is pure profit.
Please consider my email and understand we don't need a gas station here in WestHaven.
Sincerely,
A concerted morther

Sent from my iPhone

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:56 AM
To: Dianna Tomlin
Subject: FW: Westhaven Concept Plan Amendment

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Dan Mills <dmills420@gmail.com>
Sent: Wednesday, May 27, 2020 5:14 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Westhaven Concept Plan Amendment

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I am a 5+ year resident of Westhaven and live in a villa on Ardmore Place. I am active in the community and Westhaven Golf Club. I serve as the Townhome representative on the Westhaven HOA Board.

I have thoroughly reviewed the amendments proposed by Southern Land to the Westhaven Concept Plan, attended two information sessions, and fully support the plan as currently presented. Southern Land has developed an outstanding community and I am proud to live here and proud that Westhaven is part of the City of Franklin.

Thank you.

Dan Mills

Daniel J Mills
502 Ardmore Place
Franklin, TN 37064
201-264-9346

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 3:05 PM
To: Dianna Tomlin
Subject: Fwd: Westhaven / widening 96

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Sent from my iPhone

Begin forwarded message:

> **From:** Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
> **Date:** May 27, 2020 at 2:38:02 PM CDT
> **To:** Dianna Tomlin <diannat62@me.com>
> **Subject: FW: Westhaven / widening 96**
>
> Planning Intake email regarding WESTHAVEN
>
> Amy Diaz-Barriga, AICP
> Current Planning Supervisor
>
> Planning and Sustainability Department
> City of Franklin
> 109 Third Avenue South
> Franklin, TN 37064
>
> Phone: 615-550-6732
>
> -----Original Message-----
> From: Piro Mittig <pmittig@gmail.com>
> Sent: Wednesday, May 27, 2020 1:58 PM
> To: Planning Intake <planningintake@franklintn.gov>
> Subject: Westhaven / widening 96
>
> ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.
>
> I am concerned about the ever present sprawl of Westhaven, it is taking over Franklin.
> And now there are plans to widen 96? This will certainly kill what is left of Franklin.
> I know development is necessary, let's try to manage it responsibly please.
> Piro Mittig

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:56 AM
To: Dianna Tomlin
Subject: FW: Westhaven Expansion

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: KK Moore <kkmoore22@gmail.com>
Sent: Wednesday, May 27, 2020 5:31 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Westhaven Expansion

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I wanted to respectfully voice my concern as I hear about the significant increase in homes in Westhaven as well as the proposed gas station. Please reconsider so that we current homeowners can continue to enjoy the amenities and current property values that will undoubtedly be compromised.

Thanks in advance,
KK Moore

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 1:27 PM
To: Dianna Tomlin
Subject: Fwd: Resolutions 2019-130 and 2019-57

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Sent from my iPhone

Begin forwarded message:

> **From:** Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
> **Date:** May 27, 2020 at 12:22:12 PM CDT
> **To:** Dianna Tomlin <diannat62@me.com>
> **Subject: FW: Resolutions 2019-130 and 2019-57**
>
> Planning Intake Email regarding WESTHAVEN
>
> **Amy Diaz-Barriga, AICP**
> Current Planning Supervisor
>
> Planning and Sustainability Department
> City of Franklin
> 109 Third Avenue South
> Franklin, TN 37064
>
> Phone: 615-550-6732
>
> ---
>
> **From:** Dale <dbmowry@gmail.com>
> **Sent:** Tuesday, May 26, 2020 8:00 PM
> **To:** Planning Intake <planningintake@franklintn.gov>
> **Subject:** Resolutions 2019-130 and 2019-57
>
> ***ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.***
>
> Dear Members of the Franklin Planning Commission,

This letter is written to request the commission defer from recommending approval of Resolutions 2019-130 and 2019-57 as currently written to the Board of Mayor and Aldermen. These ordinances, as you know, include a request by Southern Land Company to include a gas station/convenience store in the residential district, and to increase the density of homes in the PUD from 2750 homes to 3516 homes. I have read the documents on the Planning Commission web page. It appears that the request has been thoroughly considered in light of "Envision Franklin", traffic on Boyd's Mill Road, general public infrastructure impacts, etc. I note that there is no comment on or assessment of the impact to the residential environment for existing residents, who purchased homes under previous, albeit "subject to revision", development concept plans.

There is a substantive body of current residents who have concerns about the addition of the convenience store with gas station to the residential community. These concerns have been voiced at Southern Land's informative, professional, and well-conducted community meetings in late 2019, and in resident conversations since then. These compelling concerns center around several key areas:

- **Environmental:** The presence of benzene and fuel products with attendant odors, as well as noise from patrons' vehicles and storage tank refilling in proximity to residential units, the adjacent creek, and Pearre Creek Elementary School.
- **Safety:** Proximity of flammable fuel to the existing electrical distribution station and added vehicular congestion in the residential area and near the elementary school inconsistent with the concept of Westhaven as a pedestrian-friendly, bikeable residential community.
- **Responsibility:** Resolution of required actions for the facility and underground fuel storage tanks should the business not succeed
- **Readily Available Alternatives:** There are approximately 12 gas stations within 5 miles, one approximately 1.4 miles from the residential area. There is a full-service Kroger grocery store within 2 blocks of the proposed location, and a Walgreen's and Mapco convenience store also approximately 1.4 miles away. Neither convenience nor necessity would seem to be reasons to alter the development concept to permit the gas station/convenience store.
- **Proximity to Mack Hatcher Parkway:** There are no gas stations along Mack Hatcher or at any intersections through the entirety of its current route that are of equivalent proximity to the road or residential areas as the gas station requested. This would seem to have been a carefully planned avoidance of congestion and irregular traffic flow to ensure public safety.

The concerns above appear not to be countered with compelling reasons to undertake the risks and degradation of the residential environment noted. Until such compelling reasons to approve this part of the change to the development plan exist or are presented it would appear not to be in the public interest to approve the presence of a gas station.

Separately, I understand that a traffic study has been done that indicates the proposed increase in the size of the PUD to 3516 homes would generate approximately 16,300 new vehicular trips a day to and from the community. If this is the case, I would request a requirement for specific, reasonable measures to discourage excessive speed and encourage safe driving, both of which are already concerns in the community. These measures could include a review of the street plan in the PUD to make revisions to include speed limit adjustments, no parking restrictions to allow improved access for emergency vehicles, and increased stop signs and/or speed humps to more effectively insure the safety of bike riders, pedestrians and children in the existing residential area and the newly proposed expansion.

Thank you for your work to insure the development of Franklin as a city of exemplary quality of life and safe, family-friendly residential environments.

Respectfully,

Dale Mowry

Westhaven Resident

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 3:06 PM
To: Dianna Tomlin
Subject: Fwd: Concern over increased density of housing in Westhaven

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Sent from my iPhone

Begin forwarded message:

> **From:** Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
> **Date:** May 27, 2020 at 2:36:49 PM CDT
> **To:** Dianna Tomlin <diannat62@me.com>
> **Subject: FW: Concern over increased density of housing in Westhaven**
>
> Planning Intake email regarding WESTHAVEN
>
> **Amy Diaz-Barriga, AICP**
> Current Planning Supervisor
>
> Planning and Sustainability Department
> City of Franklin
> 109 Third Avenue South
> Franklin, TN 37064
>
> Phone: 615-550-6732
>
> ---
>
> **From:** SUE NIEDRICH <sniedrich@comcast.net>
> **Sent:** Wednesday, May 27, 2020 12:59 PM
> **To:** Planning Intake <planningintake@franklintn.gov>
> **Subject:** Concern over increased density of housing in Westhaven
>
> ***ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.***
>
> Hello,

I am a resident of Westhaven and would like to voice concern over the increased density of homes planned for Westhaven. I am especially concerned over the # of smaller tract (vs custom-built, higher-end) homes and tighter lot sizes proposed for the west-side, which will result in increased traffic on Stonewater Blvd and decrease my current property value. Without another exit point (should be one added by the golf course road) for this increased traffic, my work-from-home situation will be adversely disrupted. The blasting alone was quite disruptive, and now the increased number of construction vehicles, noise, and traffic will add to this issue.

Please ask Southern Land to decrease the # of planned homes and keep the minimum lot sizes higher to not compromise the existing homeowners quality of life and property values. Most of my neighbors have moved here from Illinois or California and this trend will continue IF there is an adequate selection of new homes that are in the upper-end, custom range with at least two bedrooms/office on the first floor. They will not be moving here to select from homes piled on top of each other, with added traffic in the development and built by lower-end, non-custom builders.

Thank you,
Sue Niedrich
818 Stonewater Blvd.

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:57 AM
To: Dianna Tomlin
Subject: FW: Westhaven Growth Expansion Proposal

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: Richard Niedrich <rniedrich@comcast.net>
Sent: Wednesday, May 27, 2020 6:01 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Westhaven Growth Expansion Proposal

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Members of the Franklin Plan Commission,

I am writing to voice my opposition to Southern Land's proposal to amend and expand their current development plan for Westhaven.

I oppose this proposal because of the increase in housing units/density that is being planned, and specifically because of the gas station that is included.

I realize that you are receiving a lot of mail on this issue, so I will keep my rationale for opposing this proposal brief.

1. While Westhaven was designed with a certain closeness or intimacy in its neighborhoods, one of the most frequent complaints from residents, currently, concerns driving and parking related issues. The streets are rather tight here, and substantial volumes of pedestrian and vehicular movements result in ongoing conflicts, complaints and concerns for safety. Hundreds of additional vehicle passes per day, anticipated as a result of the proposed density increase, is going to make this situation much worse!

2. The gas station being proposed is out of character for this development and is not needed, with others in close proximity on Highway 96. If this gas station is built I will not use it. I purchase my gas at Costco. If Costco closed tomorrow, I would find somewhere else to buy gasoline, but it would never be at the proposed Westhaven gas station. My reasoning for this is that I feel it would be a bad neighbor policy. I know some Westhaven residents living in

proximity to the site will be negatively impacted. I know how I would feel if a decision was suddenly made to build a gas station that close to my house.

Lastly, I spent 34 years working in municipal government and I know that unhappy residents can become a drain on municipal services. This is a bad idea folks. I hope you are thinking long and hard about it.

Sincerely,

Richard Niedrich
818 Stonewater Blvd.

847-344-5731

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 1:26 PM
To: Dianna Tomlin
Subject: Fwd: Expanding Westhaven? No!

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Sent from my iPhone

Begin forwarded message:

> **From:** Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
> **Date:** May 27, 2020 at 12:20:49 PM CDT
> **To:** Dianna Tomlin <diannat62@me.com>
> **Subject: FW: Expanding Westhaven? No!**
>
> Planning Intake Email regarding WESTHAVEN
>
> **Amy Diaz-Barriga, AICP**
> Current Planning Supervisor
>
> Planning and Sustainability Department
> City of Franklin
> 109 Third Avenue South
> Franklin, TN 37064
>
> Phone: 615-550-6732
>
> ---
>
> **From:** Jennifer Vanden Oever <jennifer@cachet1.com>
> **Sent:** Wednesday, May 27, 2020 3:41 AM
> **To:** Planning Intake <planningintake@franklintn.gov>
> **Subject:** Expanding Westhaven? No!
>
> ***ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.***
>
> As a resident of WH for ten years I am so disappointed in the over build of the area.(The front lake being the biggest disappointment and eye soar to date.) This is NOT WHAT I BOUGHT INTO! Please stop over

building (and setting dynamite so you can continue to mess up my homes foundation). There will be so much traffic we won't be able to get in and out of our own community or down 96 just a few miles away.

The charm of our neighborhood will replaced with over crowded streets with cars and too many people. Please do not ADD to our neighborhood!!! I have been living in some form of construction since I moved here ten years ago. Stop! Also, PLEASE DO NOT ADD a gas station. We don't need it in our community and near MY HOUSE! We have BP just a mile away and a Shell station a few miles away. We don't need it!!! I would still go to Costco anyway for the low price of gas. Also, I don't want to see the lights of a gas station on all night near my house to light up the sky not too mention the wrong place for teens to hangout because it's close to home. Don't even offer it please!

Please STOP over building Westhaven and all around us!!! It's too much!!! And not what I bought into ten years ago.

Jennifer Vanden Oever
310-704-8372

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 1:24 PM
To: Dianna Tomlin
Subject: Fwd: Proposed Future Development in Westhaven

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Sent from my iPhone

Begin forwarded message:

> **From:** Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
> **Date:** May 27, 2020 at 12:18:49 PM CDT
> **To:** Dianna Tomlin <diannat62@me.com>
> **Subject: FW: Proposed Future Development in Westhaven**
>
> Planning Intake Email regarding WESTHAVEN
>
> **Amy Diaz-Barriga, AICP**
> Current Planning Supervisor
>
> Planning and Sustainability Department
> City of Franklin
> 109 Third Avenue South
> Franklin, TN 37064
>
> Phone: 615-550-6732
>
> ---
>
> **From:** JANE ORMAN <jeorman8@comcast.net>
> **Sent:** Wednesday, May 27, 2020 10:08 AM
> **To:** Planning Intake <planningintake@franklintn.gov>
> **Subject:** Proposed Future Development in Westhaven
>
> ***ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.***
>
> 15 years ago my family and I moved to Franklin from Chattanooga. We fell in love with Franklin (of course). We became enchanted by the Westhaven

Community concept and knew we couldn't live anywhere else. We loved the Southern Land Company's concepts for planned future expansions then and we still support them. We have waited patiently for the leg of Mack Hatcher to come to us. It seems fitting that the Southern Land Company should be allowed to develop that parcel of land to maintain the cohesive design and architectural integrity of the Westhhaven Community and the City's high developmental standards. Please consider continuing your partnership with the Southern Land Company. Thank you, Jane Orman.

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 10:04 AM
To: Dianna Tomlin
Subject: FW: Westhaven

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: Rob Parrish <robparrish7@gmail.com>
Sent: Thursday, May 28, 2020 9:55 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Westhaven

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Regarding your consideration of adding a gas station, as a 16 year resident of Westhaven I would appreciate your voting this proposal down for two reasons.

The first is that it is a duplication of services already provided a mile up 96 by Mapco/BP. Secondly, with the access from Mack Hatcher and the proximity to Pearre Creek Elementary, the increased traffic count by the school is concerning. With Pearre Creek being a school with higher than average pedestrian traffic, then adding to the car volume just increases the likelihood of injury to a child.

Thanks,

Rob Parrish
222 Prospect Avenue
Franklin, TN 37064
615.400.1604

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 10:02 AM
To: Dianna Tomlin
Subject: FW: Westhaven

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: David Pick <davidcpick@gmail.com>
Sent: Thursday, May 28, 2020 7:39 AM
To: Planning Intake <planningintake@franklintn.gov>
Cc: Ken Moore <ken.moore@franklintn.gov>; Margaret Martin <margaret.martin@franklintn.gov>; Dana McLendon <danamclendon@mac.com>; Clyde Barnhill <clyde.barnhill@franklintn.gov>; annpetersen@franklintn.gov; Pearl Bransford <pearl.bransford@franklintn.gov>; Brandy Blanton <brandy.blanton@franklintn.gov>; Scott Speedy <scott.speedy@franklintn.gov>; michael.hathaway@comcast.net; roger.lindsay@nashville.gov; Scott Harrison <scott.harrison@franklintn.gov>; Michael Orr <michael.orr@franklintn.gov>; bev@aldermanburger.com; annpetersen@comcast.net
Subject: Westhaven

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

TO WHOM IT MAY CONCERN

Since my wife and I arrived here from the UK in February last year, we have been enjoyed a warm welcome from the exceptionally friendly community that is Westhaven.

We have also witnessed the manner in which Southern Land is fast eroding the landscape and qualities that form the fabric of this community.

On December 9th last year, I wrote to the Mayor and Aldermen a letter which remains highly pertinent today:

"A few weeks ago, I attended a so-called 'informational' event arranged by the Southern Land Company ('SLC'). I was astounded by the lack of detailed information provided in advance and the arrogance of the individual giving the presentation. Since that event, I have been struck by the cynical, insensitive bullying with which SLC is intending to transform this estate purely for its own commercial purposes.

You will have heard from Westhaven residents far more qualified than me to provide research data, historical perspective and knowledge of health and safety issues, as well as experience of planning regulations. Nevertheless, I would be grateful if you will record my strongest objections to the following:

A gas station – affording concerns of safety, health risks, environmental damage, light pollution and commercial viability. There are numerous gas stations already within a close radius of Westhaven. The fact is that it is not needed by anyone here, and (as I understand it) nobody has been left stranded with an empty gas tank in these streets. When it fails (as it surely will), the remaining infrastructure will be too impractical and costly to repurpose, thereby leaving an indelible scar in the Franklin vicinity.

New housing density – we have been informed that, up to now, the proportion of large homes to smaller dwellings has been a ratio of 80:20. Apparently, the SLC intend to reverse that ratio in future. We've been given no rationale for that radical switch. It will cause traffic congestion on the roads here, the already-crowded amenities will become unusable and the streets of Westhaven, as an already increasingly attractive magnet for petty crime, will become dangerous for children and the elderly. Sadly, it hasn't been possible to trust SLC's promises. All of the new amenities they have offered to justify earlier population growth (a new pool complex, for example) have not been forthcoming.

Construction activity – we have been hearing dynamite blasting seven days of the week. There is quantitive evidence that SLC are directly responsible for the dangerously increasing levels of Radon being measured in Westhaven homes. Further, in recent days, SLC have begun driving cement-laden trucks down the narrowest of residential streets, putting everyone's safety at risk, especially young children accustomed to taking their cycles and roller skates down these quiet avenues. These trucks simply cannot stop or swerve to avoid causing potentially deadly harm. But this is merely the latest example of SLC's monstrous attitude to this community.

I trust that the severity of the above and other issues arising from SLC's plans will persuade you that SLC's priorities have nothing whatsoever to do with the values (whether they be tangible or intangible) of the Westhaven estate, but only SLC's returns to its shareholders, and that the company will ruthlessly pursue their objectives by fair means or foul."

I received just one acknowledgment: from the Mayor.

In the past week, knowing that you will be considering Southern Land's new plans, I wrote again to the Mayor and to all of the Aldermen individually by hand-delivered hard copy letters to the City of Franklin office address. Again, just one acknowledgement, of course from the Mayor.

By now, it was dawning on me that there may be something sinister in the fact that these 'representatives' would prefer not to be disturbed if they're obliged to examine the honesty, integrity and ethics of Southern Land. So I wrote an email on Tuesday this week, and here's a relevant extract: "I trust that you, the Aldermen and the Planners will be scrupulous in their due diligence. I believe it is incumbent on all of you to disclose any vested interests or conflicts of interest and accordingly to be recused; this will avoid any possibility that your decisions will be challenged."

Only one individual addressed the issue by writing to assure me that he has no conflict of interest: Alderman Dana McLendon.

What can we assume from this? At best, most of the Aldermen of Franklin are complacent. At worst, they cannot be trusted to make decisions in the best interests of this City. I very much hope such conclusions are misplaced.

Yours,

David Pick
+1 615-506-0257
+44 (0)7785-225577

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:51 AM
To: Dianna Tomlin
Subject: FW: Please, please vote NO!

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Tami Polak <tami.polak@gmail.com>
Sent: Wednesday, May 27, 2020 3:04 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Please, please vote NO!

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hello!

I'm writing as a concerned parent of two beautiful children, Addie Mae 8yrs and Bryce 2yrs. We reside in Westhaven and after doing much research on the proposed gas station I am alarmed at how close it will be to our children's school, Pearre Creek Elementary. There are countless scientific studies showing that this will be an absolute risk to our community and children. This isn't going to solve an absolute need as there is a gas station just 1 mile down the road already. Please take this opportunity to ensure the health and safety of our children by voting NO! Parents already have so many new and scary things to plan for and worry about. The risk that this gas station will bring to our community is highly upsetting.

Thank you for your time,
Tami Polak

1007 Oleander Street
Franklin TN 37064



C:615-517-4955

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 2:58 PM
To: Dianna Tomlin
Subject: FW: Westhaven expansion

LAST 2 OF 2

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: Ramona Hahn <mona5485@gmail.com>
Sent: Thursday, May 28, 2020 2:56 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Westhaven expansion

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Good Afternoon,

I'm writing this email in opposition of Westhaven expanding and the gas station addition.

Westhaven has been an oasis of a community while also still providing the small town feel of Franklin. When my husband drove in here initially we knew we had to live here. All the things we love about Westhaven will be lost with the expansion and it will just be a big subdivision instead of the close knit community we currently love. The events that are held in here will no longer be able to happen and the traffic will be unbearable.

We really hope Franklin listens to its residents and not pass this extension.

Thank you,
Concerned resident, Ramona Hahn

Sent from my iPhone

May 16, 2020

City of Franklin Planning and Sustainability Department
109 3rd Avenue South
Franklin, TN 37064

Subject: Westhaven Rezoning Plan

I object to the amount of commercial entitlements being removed from the existing Westhaven Zoning Plan. Suddenly the Southern Land Company wishes to deviate from its premise and promise of Westhaven as a "community" and make it just another sub-division.

But my main objection is the proposed gas station in Westhaven. I have enclosed an article from ScienceDaily that outlines the hazards inherent with a gas station. I implore all to read this. Why it would even be needed is puzzling – there are two gas stations within 2-1/4 miles of Westhaven. Is this solely for profit for Southern Land and zero consideration of Westhaven residents and, more importantly, our atmosphere?

Please do not approve this proposal.

Judith A. Swartz

Judith A. Swartz
Westhaven resident

1 Attachment

Gasoline vapors contain a number of toxic chemicals, notably benzene, a carcinogen.

The researchers attached gas flow meters to venting pipes at two large gas stations in the Midwest and Northwest and took measurements over a three-week period. They report average daily evaporative losses of 7 and 3 gallons of liquid gasoline, respectively, or 1.4 pounds and 1.7 pounds per 1,000 gallons dispensed at the pump. By comparison, the California Air Pollution Control Officers Association (CAPCOA) used an estimate of 0.11 pounds per 1,000 gallons. Based on CAPCOA emission estimates, the California Air Resources Board (CARB) determined their setback regulation of 300 feet (91 meters) from large gas stations. Similar laws exist in many, but not all states and localities. In urban areas like New York City, some gas stations are located directly adjacent to apartment buildings.

The study also simulated how the fuel vapor was carried in the air to assess the potential for short- and medium-term benzene exposures, comparing their measurements to three established thresholds. The California Office of Environmental Health Hazard Assessment one-hour Reference Exposure Level (REL) for benzene -- defined as a continuous hour of exposure to the chemical -- was exceeded at both gas stations at distances greater than 50 meters. At the Midwest gas station, REL was exceeded on two different days at distances greater than 50 meters, and once as far as 160 meters. The Agency for Toxic Substances and Disease Registry's Minimal Risk Level (MRL) for benzene exposure over a period between two weeks and a year was exceeded within 7 or 8 meters of the two gas stations. A less stringent measure used for short-term exposures of first responders, the American Industrial Hygiene Association's Emergency Response Planning Guidelines (ERPG), was not exceeded.

"We found evidence that much more benzene is released by gas stations than previously thought. In addition, even during a relatively short study period, we saw a number of instances in which people could be exposed to the chemical at locations beyond the setback distance of 300 feet," said first author Markus Hilpert, PhD, associate professor of Environmental Health Sciences at the Columbia Mailman School. "Officials should reconsider their regulations based on these data with particular attention to the possibility of short spikes in emissions resulting from regular operations or improper procedures related to fuel deliveries and the use of pollution prevention technology."

In previous work, Hilpert and colleagues documented the release of gasoline as fuel is stored and transferred between tanker trucks, storage tanks, and vehicle tanks, and how these spills can contaminate the surrounding environment. Next, the researchers will explore additional short-term measures of vapor spread to determine the bounds of safe setbacks.

Co-authors of the new study include Ana Maria Rule at Johns Hopkins, Bernat Adria-Mora formerly at Columbia, and Tedmund Tiberi at ARID Technologies, Inc. In a competing interest statement, the authors note that Tiberi directs a company that develops technologies for reducing fuel emissions from gasoline-handling operations. The research is supported by a grant from the National Institutes of Health (ES009089)

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 2:34 PM
To: Dianna Tomlin
Subject: FW: Development Plan Revision/Rezoning - resident concerns

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Jessica Robb <jessica.hart51@gmail.com>
Sent: Thursday, May 28, 2020 11:44 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Development Plan Revision/Rezoning - resident concerns

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

City of Franklin Planning and Sustainability Department:

I am a current homeowner in the Westhaven community and am writing to express concern regarding the proposed Development Plan Revision/Rezoning for the Westhaven property located on New Hwy 96 W.

As a current resident, I have significant concerns regarding the reduction of commercial space to allow for the additional residential units. The retail space within the community is a significant benefit to residents and provides the type of "all inclusive" community feel that is from many perspectives the goal of the neighborhood. Decreasing the planned commercial space will reduce variety and offerings available to residents within the community that we originally anticipated having when we made the decision to purchase here.

Also, adding an additional 766 units will only serve to increase residential traffic and construction traffic, which has become significant to the point of exhaustion. There is construction traffic and noise consistently going on around the neighborhood and adding more units will not only increase the amount of construction traffic, but prolong the amount of time that residents will have to listen to construction trucks lumbering up and down what should be residential streets.

Your consideration of these concerns is appreciated.

Best regards,

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:48 AM
To: Dianna Tomlin
Subject: FW: Concerns about growth of Westhaven

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Jeremy Robb <jeremy_robb@hotmail.com>
Sent: Wednesday, May 27, 2020 3:02 PM
To: Planning Intake <planningintake@franklintn.gov>
Cc: Jessica Hart <jessica.hart51@gmail.com>
Subject: Concerns about growth of Westhaven

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Good Afternoon,

My name is Jeremy Robb and I live on Stonewater Blvd in Westhaven. My wife is copied on this email.

While I love Westhaven and the community, there seems to be a 'moving target' as to how large this development will be. Although I have lived here for just over a year, I have been visiting friends in the neighborhood for over 7 years and have seen it grow.

I have significant concerns about the amount of construction traffic in the neighborhood and how it is enforced. There is no longer any way for large construction vehicles to enter into the space behind the west side of the community, and some of the dump trucks that come and go down Boyd Mill do so at alarming speeds (I speak as both a driver and a cyclist). How can the development be allowed to utilize homeowners' main roads as access roads with giant equipment vehicles? There are numerous bikers, walkers, and residential drivers around at all hours of the day. One day I had a small vehicle parked in front of my house - which I am allowed to do - and the commercial vehicle was so large they had to knock on my door and demand that I move my car as they couldn't get around.

Where is the community planning in this? How large will the development be allowed to become without offering other outlets for roads and traffic? Each time the community is allowed to 'increase' density due to

changes in 'market demand' nothing is done to existing infrastructure. So, by default, the existing roads that were designed to handle a certain amount of vehicles become ever more congested.

Westhaven is a great community - and clearly there are plenty of people that want to live here. But there must be a plan that not only addresses concerns of the development company and new home owners, but also the ones that are already here.

Regards,
Jeremy Robb
633 Stonewater Blvd Franklin TN 37069

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Tuesday, May 26, 2020 12:34 PM
To: Dianna Tomlin
Subject: FW: Southern Land/Boyd Mill & 96

Follow Up Flag: Follow up
Flag Status: Flagged

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Martha Rudman <newtonmiz@aol.com>
Sent: Sunday, May 24, 2020 5:14 PM
To: Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
Subject: Southern Land/Boyd Mill & 96

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Ms. Diaz-Barriga,

I feel obliged to say NO to Southern Land/Westhaven's re-zoning request.

700+ new dwellings in the area of Boyd Mill and 96. Mack Hatcher bringing in more traffic!!! Each dwelling will certainly have more than 1 car!!

Boyd Mill/Carlisle 2 small roads not meant for even the traffic they have now!! Where is the traffic count that I understood was to be done (mentioned at the Oct. meeting at Pearre Creek)

Cordially.
Martha Rudman
Carlisle
newtonmiz@aol.com

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 10:02 AM
To: Dianna Tomlin
Subject: FW: Stop Westhaven growth

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: Andy Russell <nancygrussell@icloud.com>
Sent: Thursday, May 28, 2020 7:26 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Stop Westhaven growth

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

To Whom It May Concern:

I am writing to let you know about my opposition to the proposal by Southern Land Company to increase the number of residential units that it builds in Westhaven. Even with the Mack Hatcher expansion and the widening of Hwy 96, the increased traffic from these over 700 new units will cause undue amounts of congestion. The infrastructure going through downtown Franklin cannot handle this much traffic, and the new Mack Hatcher won't totally relieve it either. I realize that Southern Land Company is a for profit entity, but I would bet you that most of the current Westhaven residents don't want more houses, congestion, and population density in that neighborhood either. As a county resident that has to drive from the western part of the county to the Arrington area for work daily, the increased traffic congestion due to expansion would be very problematic.

Thank you for all that you do for the city and surrounding areas, and thank you for your consideration of this issue.

Sincerely,
Andy Russell

Sent from my iPad

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:54 AM
To: Dianna Tomlin
Subject: FW: Westhaven Development

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Sandy Schlicht <sandy.schlicht95@gmail.com>
Sent: Wednesday, May 27, 2020 4:33 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Westhaven Development

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

To Whom It May Concern,

My husband, Jerry Alldredge, and I retired in CO and moved to TN to be closer to kids and grandkids. Both our son and our daughter and their families live in Westhaven. So this is where we landed. It was a good choice. However, we are very concerned with the direction the developer of Westhaven has decided to take. Southern Land has created a beautiful development with small town flavor. The development is located in the country. However, it is also close to all the amenities offered by big city living: entertainment, shopping and diverse restaurants. If Southern Land's proposal is approved, all that will change. The density of new housing will create too much traffic, too many people, too much demand on streets, local businesses, our school, our existing amenities, etc. This proposal needs to be declined.

Thank you for your consideration.

With best regards,
Sandy Schlicht

Dianna Tomlin

From: Raymond Schmidt <raymondschmidt7702@comcast.net>
Sent: Wednesday, May 27, 2020 1:35 PM
To: Dianna Tomlin
Cc: 'Mayor Ken Moore'; Amy Diaz-Barriga; Margaret Martin; 'Ann Petersen'
Subject: Land Use Planning for 1711 New Highway 96 W

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Franklin City Planner Dianna Tomlin:

Construction of dense residential units on the subject Jewell property near Westhaven came up in recent times during a BOMA meeting deciding on a retirement home in a community along Highway 96 East. An Alderman noted that this future project would again raise questions about traffic, privacy, and pressure on our Franklin quality of life. Construction of the proposed east Franklin retirement home was not approved. Homeowner and residential community objections to that proposal apply to the 1711 New Highway 96 W project as well. Please also consider the following specific community effects of this use of the Jewell property:

1) **Boyd Mill Avenue cannot handle the additional 1,000+ vehicles that construction would impose on the area.** Budget expenditures to make it a major secondary road would cost Franklin taxpayers far more than any realizable benefit to the neighborhood and surrounding communities. Maintenance costs would be perpetuated into the future, especially troubling at this time when revenues are significantly lower.

2) **Carlisle Lane will become even a more frequently abused shortcut to the Mack Hatcher extension, which presents insurmountable challenges to its remediation.** The entrances/exits to Carlisle, Cornerstone, and CarDel communities already pour residents onto this two-lane road within about 100 yards of each other. Traffic volume studies would not reveal that vehicles headed south typically accelerate and tailgate in order to reach the 96 West traffic signal before it changes to red. Widening Carlisle Lane would pose problems of its own, and installing traffic lights for the three communities would frustrate local and pass-through drivers alike. A wider road might not prevent accidents or reduce property damage. The quarter-mile "S" curve from Old Charlotte Pike north to Del Rio Pike further complicates traffic engineering solutions, even if the fourth Richland Close community and an adjacent single-family home remain slow to develop. Of course, Blossom Park around the corner also contributes to the volume of vehicles moving through this short stretch of road.

3) **Multiplying the number of vehicles on Carlisle Lane will also lead to widening of Del Rio Pike, both northward and eastward from their intersection.** This is foreseeable in the near future, along with the necessity to add to a construction and maintenance budget already straining to meet needs.

4) **Providing other adequate public facilities, utilities, and services for the 766 residential units is an issue that requires informed planning and reassurances to residents.** The more the city allows additions to the infrastructure, the more it needs to maintain water, sewer, gas, electricity, police and fire protection, schools, medical facilities, refuse and recycling collection, and public transportation. On top of these considerations, more private businesses such as grocery stores, gasoline stations, and restaurants must to be anticipated and addressed.

These are familiar concerns to cities that are growing, and reactions by taxpayers may encompass a wide range of views. My concerns are based on experience living for a number of decades in Bethesda, Maryland—part of Montgomery County, located north and west of Washington, DC. The county population doubled from 500,000 to one million during that time, so we confronted these matters every year. I served 30+ years as head of my citizens association of some 500 homes in an area bordered by the Interstate and its spur and the Washington Beltway. For five years I participated as a residential representative on an advisory committee that helped update the master plan for a large portion of the county. No one supported every decision of the county council, but everyone affected had an opportunity to present their views. I appreciate your consideration of mine. Thank you.

Raymond P. Schmidt, Cornerstone Circle

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 10:02 AM
To: Dianna Tomlin
Subject: FW: Concerned

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: Jennifer Scoggins <jennifer.scoggins@comcast.net>
Sent: Thursday, May 28, 2020 7:27 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Concerned

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hi,

I've lived in Franklin for almost 20 years, and in Westhaven for 10. I love this community, but I am GREATLY concerned that you are considering allowing HUNDREDS of new homes to be built. I understand the need to change the "original" plot and plan for the Westhaven neighborhood, but guys - it has been revised again and again and again.

And this is a HUGE new expansion. The 400 page traffic study is alarming. The lack of traffic over the last months has lulled us into forgetting what a jam up nightmare we live in out here. The traffic out 96 has caused us to considering moving from this neighborhood.

I understand the need for growth, but I am counting on you to require it to be slow, thoughtful and planned. This current proposal sounds like a nightmare.

I am respectfully asking you to not approve this specific proposed plan. It's too much new building and development for this subdivision.

Dianna Tomlin

From: Susan Seifert <susanmseifert@gmail.com>
Sent: Wednesday, May 27, 2020 5:19 PM
To: Dianna Tomlin
Subject: Westhaven subdivision

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

A big no on the Westhaven subdivision increase. I just bought a home two years ago in that time the increase in traffic on Carlisle has created way more traffic and being our home is next to the road way more traffic. Even with Mack Hactcher opening it will mean an increase of over 16,000 cars. Many will cut through Del Rio to Carlisle this will negatively affect our property values. Enough!

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 1:29 PM
To: Dianna Tomlin
Subject: Fwd: Rezoning behind Home Depot off of Royal Oaks

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Sent from my iPhone

Begin forwarded message:

> **From:** Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
> **Date:** May 27, 2020 at 12:24:44 PM CDT
> **To:** Dianna Tomlin <diannat62@me.com>
> **Subject: FW: Rezoning behind Home Depot off of Royal Oaks**
>
> Planning Intake Email regarding VINTAGE WATSON GLEN
>
> Amy Diaz-Barriga, AICP
> Current Planning Supervisor
>
> Planning and Sustainability Department
> City of Franklin
> 109 Third Avenue South
> Franklin, TN 37064
>
> Phone: 615-550-6732
>
> -----Original Message-----
> From: Victoria Shofner <vrshofner1@gmail.com>
> Sent: Wednesday, May 27, 2020 11:23 AM
> To: Planning Intake <planningintake@franklintn.gov>
> Subject: Rezoning behind Home Depot off of Royal Oaks
>
> ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.
>
> Good morning, I am a resident of Franklin that lives in the Dallas Downs neighborhood. The traffic going down Royal Oak is already abysmal. Adding a high density residential area would only compound the issue. Mack Hatcher is only two-laned on that side of Franklin also and traffic already backs up from Royal Oaks to Lewisburg Pike because of that congestion. Please rethink allowing higher density use of

that parcel until the existing roads can handle said population.

Sincerely,
Victoria R. Shofner
181 Middleboro Circle
Franklin, TN 37064

Sent from my iPhone

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 2:36 PM
To: Dianna Tomlin
Subject: FW: Westhaven addition

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: Heather Soriano <heathersoriano@aol.com>
Sent: Thursday, May 28, 2020 12:11 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Westhaven addition

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

To whom it may concern,

I am against the proposed addition of more than 700 homes and a gas station in Westhaven. Our community is already stressed with additional traffic, and I feel that these additions will push residents away from the reasons we wanted to live here to begin with. The charm of Westhaven is the feeling of a small town with wonderful amenities, and an easy pace of life. To add thousands of cars per day as well as the element of a gas station is not the atmosphere we want. People say that you don't care about this community, and that you're just greedy. I hope that you look at the big picture as a human and as someone who values family life instead of just the dollar signs. I hope you prove everyone wrong.

Sincerely,
Heather Soriano

Sent from my iPhone

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:55 AM
To: Dianna Tomlin
Subject: FW: Westhaven new residences meeting

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Susan Seifert <susanmseifert@gmail.com>
Sent: Wednesday, May 27, 2020 4:38 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Westhaven new residences meeting

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I live in Carlisle subdivision on Carlisle lane and next to the road..even with Mack Hatcher to be developed this will create a horrible increase of traffic and with more traffic comes more noise and all kinds of problems. We need to quit ruining neighborhoods that we invested in..for more and more expansion this will create a loss if income for many of us due to the noise and traffic problems..this could be over 16 000 cars..too much. My vote is a BIG NO.

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 1:26 PM
To: Dianna Tomlin
Subject: Fwd: Westhaven Rezoning (Revision 5)

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Sent from my iPhone

Begin forwarded message:

> **From:** Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
> **Date:** May 27, 2020 at 12:21:24 PM CDT
> **To:** Dianna Tomlin <diannat62@me.com>
> **Subject: FW: Westhaven Rezoning (Revision 5)**
>
> Planning Intake Email regarding WESTHAVEN
>
> **Amy Diaz-Barriga, AICP**
> Current Planning Supervisor
>
> Planning and Sustainability Department
> City of Franklin
> 109 Third Avenue South
> Franklin, TN 37064
>
> Phone: 615-550-6732
>
> ---
>
> **From:** Kristi Strei <akstrei@msn.com>
> **Sent:** Tuesday, May 26, 2020 11:01 PM
> **To:** Planning Intake <planningintake@franklintn.gov>
> **Subject:** Westhaven Rezoning (Revision 5)
>
> ***ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.***
>
> City of Franklin Planning and Sustainability Department

We are writing to voice our opposition to Westhaven PUD Subdivision, Rezoning (Revision 5). We understand that the rezoning request is for 7.27 acres, but it also gives Southern Land latitude to include a gas/fuel station in the master plan. Page 43 of the 203-page information packet for the meeting shows the addition of the gas/fuel station in the revised plan dated April 2, 2020. When Southern Land first presented their plan to residents in late 2019, the inclusion of the gas station was, and still is met with overwhelming opposition. Southern Land acknowledged that the original plan for the development never specifically called out a gas station, nor has one been part of any community plan before last year. The plan was scheduled to be presented in January of this year but based upon the negative feedback and the need to revise many aspects of the plan due to planning commission feedback, the presentation was postponed. Our opposition centers around two points – the perceived need and "convenience" by Southern Land for a gas station and the associated health risks and environmental dangers at that location. Please question the motive of Southern Land to include a gas station where one is not needed as well as the business case to include a gas station where traffic currently and, in the future, make access cumbersome.

Our home is on the Eastern side of the Westhaven development and we see the construction activity daily. For a point of reference, we are 1.7 miles from the Mapco at Highway 96 and Downs Boulevard. The drive currently takes four minutes and when the current Mack Hatcher construction is completed, it will take even less time. In addition to Mapco, a quick search on Google shows there are 16 other gas stations within 6.6 miles of our home. Gas stations are not a destination, but are a stop when going from point A to point B. Any resident in the Western part of Franklin has found a gas station without any issue for many years. The gas station could also sell food and beverage items which are available at other businesses in Westhaven today. The businesses do not flourish, but simply survive. COVID-19 has created more closures. A gas station would make survival of some businesses insurmountable. From a business standpoint, one is simply unnecessary.

The more alarming part of the proposal is the apparent lack of foresight by Southern Land when proposing this location. There is an active stream that is located 600 feet from the proposed property. Gasoline can runoff very easily and find its way into the stream, thus polluting the water. Additionally, gasoline contains benzene which is a known carcinogen. As you are aware, this is very toxic. The Department of Health and Human Services has determined that benzene causes cancer, specifically blood cancers, in humans. https://emergency.cdc.gov/agent/benzene/basics/facts.asp Vapor carrying benzene can travel easily, and with residential and a proposed pool right next this location, it is a recipe for disaster. The plan presented last year included a pool near the proposed gas station. Current maps on the Westhaven website show the pool has been eliminated. Is this a coincidence or has Southern Land simply acknowledged their mistake and eliminated the pool instead of the gas station? More importantly is the fact that Pearre Creek Elementary School is located less than one half mile from the proposed location. There is no amount of venting and precaution that can guarantee the harmful effects of benzene will not have long term effects on the 700+ children and educators who are there ten months a

year. The adverse health effects of benzene exposure are significantly amplified in the younger population at a time when rapid development is ongoing. https://www.cancer.org/cancer/cancer-causes/benzene.html

We have two children who attend Pearre Creek Elementary School, and research and studies show there is no level of benzene that is safe with long term exposure. We are concerned for the long-term health effects this proposed gas station will have on our neighborhood residents, as well as, the children and staff that attend Pearre Creek Elementary School. Please consider the facts when reviewing Southern Land's proposal and question the need and location of the proposed gas station. When we purchased our home three years ago, we did not buy into a gas station being in the neighborhood. Southern Land has no accountability to the homeowners here and we have no vote or say in what they do. Placing a gas station in our neighborhood which brings long term exposure of benzene (a known carcinogen) near an elementary school and residents, and potential high impact vapor fires is not worth the risk. Do the 'right thing', the moral thing, and say 'NO' to a gas station. Financial gain and perceived convenience should not be a bigger priority than the health and wellbeing of our neighborhood and children. No one should want their name associated with approving this when the warning signs are present. A gas station is not needed, nor is the location the proper place. I look forward to hearing your point of view and comments.

Regards,

Adam and Kristi Strei

8024 Keats St.

Franklin, TN 37064

akstrei@msn.com

Dianna Tomlin

From: Bill Sumners <billsumners@gmail.com>
Sent: Friday, May 22, 2020 1:24 PM
To: Dianna Tomlin
Subject: Southern Land proposal

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Mayor, Aldermen, and Planning staff:

I am contacting you related to the changes that Southern Land is proposing for the Jewell property on New 96 West. I understand this change is to alter the development of this property from commercial to residential and the construction of 766 residential units. We live in the Carlisle subdivision and are strongly opposed to this action at this time. The reasons for our opposition are listed below.

1. This addition of so many housing units would add extreme traffic to an already inadequate road system. In particular, Boyd Mill Avenue and Carlisle Lane. This development should not take place until improvements are made to these two roads. Also the completion of the Mack Hatcher southwest section should precede this residential development.
2. We believe that Southern Land should keep to their original commercial plans for this property. Again, even commercial development should come after highway development.
3. This development should come only after completion of sidewalk development to downtown Franklin. This would allow non-automobile access to the downtown area. We believe this would be a significant factor in reducing traffic in this area and give people the chance to take a nice walk to town.
4. We are concerned about the impact of such development on the historic Centennial Home on 96 West. I hope that the impact on this historic home will factor into any new development of this property.

We know some development is inevitable, but it should be done wisely and carefully. We have lived in Williamson County for 37 years and 15 years in Carlisle. We enjoy living in Carlisle and being a part of the Franklin community. The changed plans of Southern Land will not improve our city.

Donna and Bill Sumners

1408 Primrose Lane, Franklin, TN

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 10:03 AM
To: Dianna Tomlin
Subject: FW: Southern Land Development

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: Jeanne <j10brink@aol.com>
Sent: Thursday, May 28, 2020 9:17 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Southern Land Development

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Good Morning
I am a resident of Westhaven,have been for 6 years. I have watched this neighborhood grow at a tremendous rate. It is now difficult to drive through Front Street....can be very difficult at times. We are all awaiting some horrible accident with a car and a pedestrian or a person riding their bike.....especially children...and it will happen.
I am extremely opposed to this new development proposed by Southern Land.....they have made plenty of money, crammed houses in here, skinny roads that are hard to navigate...so they have more land to build more and make more money. They are not even done with their current build out.
It is enough.....the proposed new build by Southern Land is not wanted, will make Front Street impossible, and yes many accidents will occur.
Thank you for your attention
Jeanne TenBrink
Sent from my iPad

Dianna Tomlin

From: Dianna Tomlin <diannat62@me.com>
Sent: Wednesday, May 27, 2020 1:28 PM
To: Dianna Tomlin
Subject: Fwd: Westhaven Development and Overall Area Development Concern Voicing

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Sent from my iPhone

Begin forwarded message:

> **From:** Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
> **Date:** May 27, 2020 at 12:22:50 PM CDT
> **To:** Dianna Tomlin <diannat62@me.com>
> **Subject: FW: Westhaven Development and Overall Area Development Concern Voicing**
>
> Planning Intake Email regarding WESTHAVEN
>
> **Amy Diaz-Barriga, AICP**
> Current Planning Supervisor
>
> Planning and Sustainability Department
> City of Franklin
> 109 Third Avenue South
> Franklin, TN 37064
>
> Phone: 615-550-6732
>
> ---
>
> **From:** Rob Tiede <rob_tiede@yahoo.com>
> **Sent:** Tuesday, May 26, 2020 3:49 PM
> **To:** Planning Intake <planningintake@franklintn.gov>
> **Subject:** Westhaven Development and Overall Area Development Concern Voicing
>
> ***ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.***
>
> As a resident of Tennessee, Franklin and Westhaven, I am a Conservative Republican, Christian and Patriot and have deep concerns as it relates to the growth and development. While a modicum under professional control and strategic, thoughtful planning is widely recognized as beneficial, other growth

and development can be clearly construed as severely detrimental to way and quality of life with the adverse impact being felt painfully far and wide for the long term as it is irreversible in scope and nature. Our culture is eroding due to a massive influx of population and I would urge a wise marriage between economics, amenities with controlled, thoughtful and strategic growth and development only in phases and a greater focus put on beautification, re-development and gentrification of other locations within our community as opposed to vast swaths of farmland and other green spaces being gobbled up for the sole purpose of massive, rapid and low quality development structures. To stay true to Tennessee legacy, heritage, culture and traditions, while ever evolving thoughtfully and cautiously with strategic intent and content is my viewpoint. This is about steps, moderation, compromise and balance, not development fervor where as I also believe in low property taxes / cost of living and maintaining stable and appreciable property value, all the while with attributes such as high property standards under codes and ordnances, friendly neighbors, good schools, low crime, safe streets, successful local businesses, focus on church and charity in community, manageable public services and so forth resulting in an overall high quality of life.

Thank you. Sincerely, Rob Tiede

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 2:38 PM
To: Dianna Tomlin
Subject: FW: Westhaven proposal to add over 700 more residential homes

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Donna Fister <dkfister@bellsouth.net>
Sent: Thursday, May 28, 2020 1:39 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Fw: Westhaven proposal to add over 700 more residential homes

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I wanted to voice my concerns over the addition of more residential homes in the area that is being proposed by Southern Land. I bought my home over 3 years ago and I reviewed potential future development and it included a lot more retail development and far less residential property than what is being proposed. I bought my home wanting a place I could work, shop, and play and what is being proposed definitely reduces that ability in the future. The traffic study that shows an additional 16.000 vehicle trips will definitely diminish the joy of living here. It has already become a lot more dense and it definitely takes away from the value of living this far out from city life. If I had wanted a city life atmosphere, I would have bought in a more convenient location. To have to battle traffic every day to get somewhere and living so out of the way from the everyday conveniences is a combination for disaster and I ask that you consider turning down this proposal

I appreciate the time you have taken to read my thoughts on this matter.

Thank you,

Donna K. Waits
1949 Championship Blvd.
Franklin, TN 37064
615-973-8185

dkfister@bellsouth.net

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 2:39 PM
To: Dianna Tomlin
Subject: FW: "Franklin, my dear…"

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: Amy Biagini <a.biagini@comcast.net>
Sent: Thursday, May 28, 2020 2:13 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: "Franklin, my dear..."

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Developers are greedy, their motives a sham They say "Franklin my dear, we don't give a damn"

The traffic horrendous, every day a logjam They say "Franklin my dear, we don't give a damn"

Tourists love Franklin, but not traffic - they'll scram But we hear "Franklin my dear, we don't give a damn"

Our quaint town will be gone, houses they'll cram They say "Franklin my dear, we don't give a damn"

We look at their maps, their fancy diagrams It's obvious...
Franklin, they don't give a damn!!

Amy Biagini
Founders Pointe

Richard and Faye Sturm
3125 Tristan Drive
Franklin, TN. 37064

City of Franklin Planning & Sustainability Dept.
109 3rd Avenue South
Franklin, TN. 37064

RE: WESTHAVEN DEVELOPMENT PLAN

Today we received the Public Notice for the rezoning of 1711 New Hwy 96 to be incorporated into the Westhaven PUD. We thank everyone involved for the notice and appreciate the opportunity to submit comments with respect to the rezoning.

The notice is stating that 766 residential units would be added which means there would be approximately 1,532 added cars for this addition. That may be OK if exits would be onto Hwy 96 but I doubt that is even possible. There is no possible way Boyd Mill can handle that traffic with the present road conditions. There are many bikers using that street and it already has been very annoying. I understand bikers have a right to be on the street, but there are yellow lines going both directions from Hwy 96 all the way to the Franklin Green entrance. You cannot sway out or pass, the road is curvy and hilly and you cannot see what would be coming. At present we end up following a biker going 10 miles an hour for the entire stretch from Hwy 96 to the Franklin Green entrance.

I know Southern Land wants to make every possible use of land but at our expense. It creates congestion and turmoil for the neighborhood that is a gem.

This piece of property is so beautiful, I can see a couple of nice single family homes located there, but 1,532 cars on Boyd Mill is crazy.

Thank you for listening, we will be at the meeting to see if any other ideas come forward.

Kind regards,

Faye and Richard Sturm

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Tuesday, May 26, 2020 11:17 AM
To: Dianna Tomlin
Subject: FW: Westhaven Development

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: betty cunningham <bjc02@comcast.net>
Sent: Tuesday, May 26, 2020 10:58 AM
To: Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>
Subject: Westhaven Development

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Amy Barriga, Planning Supervisor,

Please do not allow the Westhaven proposed building of 766 residential units with access to Boyd Mill and Carlisle Lane. I am a resident of Cornerstone and have seen the traffic increase with the current building going on off Carlisle Lane and Del Rio. Traffic has increased to dangerous levels with bicycles, cars, large dump and other construction vehicles. These roads are two lane with curves and not meant for large volumes of traffic. Please do not make our neighborhood less desirable.
Betty Cunningham
402 Cornerstone Way
Franklin, Tn 37064

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 10:01 AM
To: Dianna Tomlin
Subject: FW: Comments on Southern Land's revised plan 5 for Westhaven

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: Cindy Whitt <cindywhitt@icloud.com>
Sent: Thursday, May 28, 2020 6:43 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Comments on Southern Land's revised plan 5 for Westhaven

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

>
> Franklin Municipal Planning Commision,
>
> I am sure many people will express concerns about traffic and its impact on the quality of human lives as a result of the increased density. These are real concerns, but I want to address what concerns me the most about this: the loss of community and connectivity. I have lived in Westhaven since 2007 and have watched as the development has become larger and denser and gotten further away from the vision of the community.
>
> The vision of Westhaven was a walkable community with green space and commercial development which allowed for residents to be connected to each other. They claimed to be leaders in this new residential development movement. The reality of Westhaven vastly differs from this vision mostly due to increased density, lack of green space and inadequate amenities for residents. The results of these changes are constantly complaining and unpleasant people as they have not been given what they were promised. Just one visit to the Westhaven Facebook page will show how deeply seated and freely voiced these feelings are. Southern Land will say they are providing people what they want and have changed to adapt to the market demands. This is not leadership or vision and I know we can do better as a city than to continue to erode what was good about Franklin and Westhaven. Please carefully consider the concerns you will hear from Franklin residents before you approve these requests.
>
> Thank you,
>

> Cindy Whitt
> 305 White Moss Place
> Franklin, TN 37064
>
> Also please confirm that you received this message and it will be part of the record.
> Sent from my iPhone

Dianna Tomlin

From: Amy Diaz-Barriga
Sent: Thursday, May 28, 2020 8:53 AM
To: Dianna Tomlin
Subject: FW: Southern Land Gas Station Proposal

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Tanya Wierschke <tleewierschke@yahoo.com>
Sent: Wednesday, May 27, 2020 3:55 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Southern Land Gas Station Proposal

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Good Afternoon

The purpose of this email is to express my families concerns in regards to the building of a gas station located near The Westhaven community (Townsend Blvd) proposed by Southern Land Company. I own my home and reside in Westhaven and me and my family are completely against the building of this gas station. We have children that attend school at Pearre Creek, inside our community, and have every desire to keep our children safe from any known and unknown risks associated with the close proximity of a gas station so close to where we live, work and play. All of the research shared by the EPA has shown evidence of increased cancer risks to children within this proximity to a gas station. We bought in this neighborhood (a very high premium in comparison to the rest of Franklin) to give our children the ability to grow up in what we felt as a safe and family friendly environment. Not only the cancer risk, it also brings its unique challenges to additional traffic in and around the neighborhood and also additional crime, theft, etc.

For me and my family it's a STRONG NO to add the gas station to our area especially considering there is already a gas station about 1 mile away. It's absolutely unnecessary and will significantly impact our families quality of life that we paid a steep price for and this was never mentioned to us when we purchased our home. We moved to this area because of the tranquility and peacefulness - it appears Southern Land is just being greedy and trying to make maximum profit on every blade of grass.

Hope you will put me and my families peace over that of a money hungry move.

Best regards,

Tanya Wierschke

From:	GARY DETTLOFF
To:	Planning Intake
Subject:	comment on Westhaven proposal of building expansion
Date:	Thursday, May 28, 2020 4:40:38 PM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

To Franklin Planning Commission and Franklin Town Council

Your Honors

Permit me to express my heartfelt concerns over the proposal to expand construction in our Westhaven by over 40%. My family and I first read about Westhaven in the Sunday Tennessean in 2004. We made the hike all the way across town and into the "country" to find a large realtor office and a few townhomes along State Blvd, and a few homes among the trees proceeding south on Pearl. In the office there was a map and some salespeople. Six years later we bought one of those townhomes, and 8 years after that, we bought a new home on one of the "last" streets available.

Our children and grandchildren are all Franklin residents along with us. We love it here. All 14 of us. We work here. Attend school here. We have many friends and fellow church-goers in Westhaven itself. We do volunteer work all around the neighborhood, from trash pickup to guarding crossings during parade events. I have played guitar and led singing for several community Christmas events. We have contributed to the operational support of the fire station, and attended events at the elementary school as well as the grand lawn and Animalia. We are all good citizens, and good contributors to the life of our community. That includes Franklin, as well as Westhaven. We don't want to lose that. But I fear we might.

Construction traffic poses non-stop danger to children and pets. And a noisome disturbance to all of us living here. It's not just the trucks. Explosions rock our homes regularly enough. This proposed expansion threatens to increase these problems and rob us all of peace and safety for years to come. It also proposes far more crowding and danger than Southern Land admitted to when they sold us our share of "Disneyland" in TN. Our property values are being diluted. As taxpaying citizens owning 4 homes in Franklin, we urge you help us. Save us from this pillage and danger. Save our Franklin community from overtaxing our police and fire departments. Enough is enough. Do not permit the expansions proposed.

Thanks for your consideration. We await your responsive decision.

GARY R. DETTLOFF, J.D.
615-631-3300

****

Confidential: This electronic message and all contents contain information from a law firm which may be privileged, confidential or otherwise protected from disclosure. The information is intended to be for the addressee only. If you are not the addressee, any disclosure, copy, distribution or use of the contents of this message is prohibited. If you have received this electronic message in error, please notify us immediately (586-465-3100) and destroy the original message and all copies.

****

From:	tara baldwin
To:	Planning Intake
Subject:	Follow-up Westhaven
Date:	Thursday, May 28, 2020 4:42:03 PM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Residents of Westhaven have all manner of ideas for the space SLC is proposing a gas station. Many of those ideas would be a tremendous benefit to the neighborhood, such as a dog park; retail for an ice cream shop, sandwich shop, smoothie place; sports courts; or ampitheater to list a few. The SLC representative said at a neighborhood meeting that a gas station has been proposed since inception and they are following through with their original plan. Yet they will update their plan to add significantly more homes taxing the already limited amenities provided and decreasing available retail space. They have shown that they do not care to listen to residents and were holding meetings solely to appease BOMA and the planning commission. Please vote no for a gas station which is not only unnecessary, but unwelcome and hazardous, and no for increased density. Send a message to SLC that the beauty of this part of Franklin is paramount.
Thank you. Tara Baldwin
Westhaven resident

Sent from Tara's phone

From:	Greg Hughes
To:	Planning Intake
Subject:	FW: Objection to Southern Land"s Westhaven Rezoning Request
Date:	Thursday, May 28, 2020 3:33:17 PM
Attachments:	RGHughes Franklin Planning Commission Letter of Objection to Southern Land Developmment 05-25-2020.pdf

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Members of the Franklin Municipal Planning Commission:

I pray you will take a few minutes to read the attached letter objecting to Southern Land building a Gas Station in close proximity to an Elementary School and give the questions I ask strong consideration before you make a precedent setting decision. Thank you for your time and thoughtful consideration and your service on behalf of all Franklin residents.

Kind regards,

R. Greg Hughes

+1.865.207.3451 (mobile)

This email has been checked for viruses by Avast antivirus software.
www.avast.com

From:	Karen Peterson
To:	Planning Intake
Subject:	Gas station and Westhaven expansion!
Date:	Thursday, May 28, 2020 4:17:13 PM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

To Whom it may concern:

First and foremost I Do Not vote to put a Gas Station in Westhaven. The plan for the Gas Station is too close to the Elementary school and the entrance of Mack Hatcher coming in on Townsend! There is already too much traffic in this area and the have a gas station I feel will bring in people looking around the neighborhood who do not live here. I think it will create more crime and accidents in our neighborhood! We love our neighborhood and would like to keep it the place it was meant to be, a friendly place we feel safe in that has a community feeling!

I also don't agree with too much more expansion, for now it's okay and was decided a long time ago these expansions were to take place, but to add more on to that will make this neighborhood feel very different!

Please consider us, who live here everyday, we have young children and Senior citizens living here and we would like to feel safe and enjoy our life here. Why interrupt this!!

Regards, Karen Peterson

From:	RICHARD RUSTJR
To:	Planning Intake
Subject:	Planning Commission - Westhaven
Date:	Thursday, May 28, 2020 3:55:20 PM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

City of Franklin Planning Commission:

My wife and I have lived in Westhaven for six years. We fully support Southern Land's plans for the additional residences, especially those intended for seniors. We also trust that the proposed gas station will be an asset to the community and will be of an architectural design which will be harmonious with the already cohesive style of Westhaven.

Richard and Ellen Rust
1200 Porter Street — Westhaven

From:	SARA T MORRIS
To:	Planning Intake
Subject:	Please Read - Objection to Southern Land Westhaven Rezoning request
Date:	Thursday, May 28, 2020 3:34:12 PM
Attachments:	Sara Morris Letter to Franklin Planning Commission Objecting to Southern Land Developmment 05-25-2020.docx signature_beautycounter_logo.png signature_instagram.png signature_pinterest.png

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Members of the Franklin Municipal Planning Commission:

Please find attached a letter of objection to the Southern Land's Westhaven Rezoning request. Please read and give my points strong, thoughtful consideration. Thank you!

Sincere Regards,

Sara Morris

BEAUTYCOUNTER

Sally Sara Morris
Executive Director

901.283.7272 | saramorris@me.com
beautycounter.com/sallysaramorris

Our mission is to get safe products in the hands of everyone.

From: cat wilson
To: Planning Intake
Subject: Southern Lands Proposal of expanding Westhaven
Date: Thursday, May 28, 2020 3:12:03 PM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

To whom it may concern,

I never send anything in like this and as a native of Franklin have seen lots of growth that I believe has been beneficial to our special city.

That being said, when I first heard of the proposal for Westhaven all those years ago I felt it was large at the time. Now having been a resident here in the neighborhood for the last several years I realize it was a special vision and is home to so many that have grown up here, or moved from all over the country.

I am now, however, appalled at the greed that is now threatening the original proposal and using way more land than than originally requested along with building a gas station. We use the one a mile down the road and it's not interfering with our neighborhood like this one threatens too.

SLC is taking advantage of the city planning which has already let it expand, but this proposal has gone too far. We simply don't have the amenities or capacity to accommodate all these extra units and there is no reason for a gas station to be placed so close to peoples' homes and an elementary school.

Please find it in your hearts to protect our special city and say no to this greedy proposal that is in no one but the developers interest.

Thanks for your time,

Cat Aquino

Sent from my iPhone

From: Cynthia Townsend
To: Planning Intake
Subject: Westhaven & SLC development
Date: Thursday, May 28, 2020 3:56:32 PM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Good day Mayor, Alderman, & Planning Commissioners,
I have lived in Westhaven for 10 years. All the new, planned development by Southern Land Company will be detrimental to the character & atmosphere of Westhaven & the western Franklin area.
Please take into consideration the quality of life & landscape for this area.
- More density is not needed. There is an abundance of homes already with more being built each day. Most residents love the ‘open country feel‘ that is now present.
- Traffic is already dense as well. With the school, narrow streets, no parking, unsafe streets...more cars will add even more unsafe streets, not to mention the infrastructure can not handle it & air quality will be worse.
- The planned gas station is not needed since there are several within 2 miles. It will be a health hazard from emissions & spills plus too close to homes & an elementary school.
—Larger lots, less density, more green space, a park, walking trails, & playground would look much better & all are needed. With the amount of people & homes now & in already approved plans, more amenities are much needed.
Please take these items into consideration for the current residents in this area who love Franklin as it is & for the future of our children. We do not want Franklin to lose its charm from overbuilding & overcrowding!
Thank you,
Cynthia Townsend



From: Amy Diaz-Barriga
To: Dianna Tomlin
Subject: FW: Preserve Westhaven
Date: Tuesday, June 23, 2020 10:12:20 AM

Citizen email 2 of 2

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: Nancy Farris <drnancyfarris@gmail.com>
Sent: Tuesday, June 9, 2020 12:10 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Preserve Westhaven

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Sirs,

I am writing to request your thoughtful consideration to Southern Lands proposals to build a gas station and increase density for Westhaven. My home is on Keats St. and both of these sites would seriously impact the value of my home and the health and safety of the residences on my street. There are many reasons why gas stations are not standard in residential neighborhoods for most cities, such as cancer risk and fire and explosions.

I was promised by three representatives of Southern Land that there would never be any development East of Keats which is why I selected my lot. Please help preserve Westhaven.

Thank you,

Dr. Farris

Sent from my iPad

From: Amy Diaz-Barriga
To: Dianna Tomlin
Subject: FW: Westhaven future devlopement
Date: Tuesday, June 23, 2020 1:09:06 PM

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: Emily <mlydog1@yahoo.com>
Sent: Thursday, May 28, 2020 6:13 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Westhaven future devlopement

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

We live and work in Westhaven as do our parents. We enjoy the community feel of our 'hood' and always have. Unfortunately it is expanding beyond its ability to keep the same character that first brought us here. We have such an issue with speeding, and crowding at the amenities as it is. The additional units added on the 96 area will exacerbate beyond what we can absorb. How will we manage the stewardship of what is now turning into a city unto itself? We have 2, yes only 2 playgrounds now. The resort pool years ago was too crowded to bother going. The events that made this community special will be impossible to pull off.

Builders cannot go unchecked or Williamson county and Westhaven will be just another area filled with unnecessary suburban sprawl. We especially do not need a gas station. It makes zero sense to build that "amenity" when our kids have no where to play as it is. Plans from even 2 years ago showed small pocket parks that have since been filled with houses. At some point you will have developed this area into a congested space that no one can enjoy. The true spirit of Westhaven has been slowly chipped away. How will SL sell "Firepit" and "Resort Pool" and 2 parks with 4 swings each, that accommodate only a fraction of the residents? I guess those that can't get a seat at the table will have to settle for long lines at Kroger and a gas station nobody want's or needs. I also wonder how you will address the already fast filling schools? How will we protect our children from the onslaught of traffic? I won't even let my kids ride their bikes to Kroger because Front street is an accident waiting to happen. We moved here because it was safe and sweet. I wanted my kids to ride their bikes, and my parents to walk in a beautiful space, now it's like living in a congested city.

I get that real estate is where the money is, but don't sell out the heart of this area for the current gold rush.

Emily Hemsath
5043 Donovan St.

From: Emily Hunter
To: Don Humkey
Cc: Dianna Tomlin; Amy Diaz-Barriga
Subject: RE: Westhaven and new gas station
Date: Tuesday, June 9, 2020 8:25:13 AM

Lynne,

Thank you for your email. Staff will provide it to the Planning Commission and Board of Mayor and Aldermen with the set of citizen emails received. The Planning Commission will consider the Westhaven rezoning and development plan at the June 25th meeting for a recommendation to the Board of Mayor and Aldermen, who have final approval authority.

Dianna, would you please ensure this email is added to the set? Thank you.

EMILY HUNTER, AICP
DIRECTOR OF PLANNING & SUSTAINABILITY
CITY OF FRANKLIN, TN
(615) 791-3212

From: Don Humkey <wdhlbh@bellsouth.net>
Sent: Monday, June 8, 2020 4:26 PM
To: Emily Hunter <emily.hunter@franklintn.gov>
Subject: Westhaven and new gas station

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hello Mrs. Hunter,
It is my understanding that there are plans for a gas station at the new intersection of Mack Hatcher and 96W. I question WHY? There is a station LESS than a mile away at the intersection of Downs Blvd. and 96, another at the intersection of Hillsboro and Mack Hatcher, a Kroger station on Hillsboro, another Daily's on 96 by the fire station, and probably more that I can't think of within a couple mile range.
The traffic from Westhaven and points west coming down 96W is pretty much already back to "normal" after the shutdown. More traffic than 96, Boyd Mill, Downs Blvd AND the new 2 lane Mack Hatcher can handle. And we haven't even mentioned all the additional almost 1000 dwelling units that are going to add on the other side of the MH divide near the Carlisle/Boyd Mill light! PLUS, I hear the farm across from Westhaven has sold and they will be developing all of that land.
PLEASE, argue NO to this gas station – for the sake of those of us already "HERE". When is Franklin going to realize that they are now "just anywhere USA" with all the traffic, development, crime, look – a -like subdivisions, and NO character or open LAND left! I guess not until all the developers have

made several MILLION more to put into their pockets.
Thanks.
Lynne – a concerned 26 year resident who lives off of Boyd Mill and 96 W

Sent from Mail for Windows 10

From: Amy Diaz-Barriga
To: Dianna Tomlin
Subject: FW: Westhaven Development
Date: Tuesday, June 23, 2020 1:08:11 PM

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: Patricia Love <palsasha@comcast.net>
Sent: Sunday, May 31, 2020 7:56 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Westhaven Development

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I understand the proposed plan for development will add 744 homes to the area and generate over 16,000 car trips per day. I am opposed to this change.

Franklin is already outgrowing schools and infrastructure and eventually will have to raise taxes to pay for schools, fire stations as well as police, firefighters and municipal employees.

The small town I've loved is turning into just another massive subdivision with too much noisy traffic. I am very disappointed that this is even up for consideration. I do not want further housing development in this area. We've already lost too much historical farm land and have overcrowding on roads and in schools.

Westhaven and Franklin would be better served with more childcare facilities, retail stores such as a hardware store, and restaurants to support the residents already living there. Vote to make Southern Land stay with their original plan and keep the small town feel to Franklin and the surrounding area.

Patricia Love

Sent from my iPhone

From:	Amy Diaz-Barriga
To:	Dianna Tomlin
Subject:	FW: Thank you.
Date:	Tuesday, June 23, 2020 1:08:32 PM

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

From: Carmen McKinley <clmckinley@sbcglobal.net>
Sent: Friday, May 29, 2020 10:55 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Thank you.

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Thank you for reading all of our emails and presenting a fair summary at last night's zoning meeting.

As a resident of Westhaven, we do not want a gas station (of any type) in our front yard! I do not believe any community would want that! Not to mention the safety and healthy of our community and children with the extra traffic concerns and the health of all of our community with gasoline contaminants.

We also do not want all of the extra homes, townhouses, etc. Most of all, please do not vote for the additional space to include a GAS STATION.

Thank you for the deferment and please vote NO.

Thank you,
Carmen McKinley
1125 Westhaven Blvd

From: Amy Diaz-Barriga
To: Dianna Tomlin
Subject: FW: Westhaven Changes
Date: Tuesday, June 23, 2020 1:09:12 PM

Amy Diaz-Barriga, AICP
Current Planning Supervisor

Planning and Sustainability Department
City of Franklin
109 Third Avenue South
Franklin, TN 37064

Phone: 615-550-6732

-----Original Message-----
From: Paula Mitchell <mpml@comcast.net>
Sent: Thursday, May 28, 2020 6:12 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Westhaven Changes

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

As a resident of Westhaven for 12 years I have watched Southern Land make changes in our community that are totally opposite of what we were told in 2007 when we purchased our home on Westhaven Blvd.
In 2007 in their marketing, they promised to preserve the farm land they were developing. They were developing a "walkable" community. Since that time, they have consistently changed their original plans. Green space has been used for more development. Streets have narrowed which creates more congestion and safety hazards. The increased density has added more homes and people.
Basically, I do not trust that they are developing our neighborhood to be safe, beautiful, and one worthy of our City of Franklin. The idea of a service station with a market is not in keeping with our community. It will add congestion to our neighborhood school. This latest proposal in just an example of their greed and lack of commitment to our neighborhood.
Please do not agree to their latest proposal of higher density, less commercial space, and a service station in our neighborhood.

Paula and Mike Mitchell
1181 Westhaven Blvd.

Sent from my iPad

From: Cindy
To: Dianna Tomlin
Subject: Re: Westhaven Revision 5
Date: Wednesday, June 24, 2020 8:27:14 AM

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Yes thank you!

Sent from my iPhone

> On Jun 24, 2020, at 8:19 AM, Dianna Tomlin <dianna.tomlin@franklintn.gov> wrote:
>
> Cindy would you like these comments sent to the Planning Commission as well?
>
> Dianna
>
> **From:** Cindy <cindy.whitt@comcast.net>
> **Sent:** Wednesday, June 24, 2020 7:23 AM
> **To:** Dianna Tomlin <dianna.tomlin@franklintn.gov>
> **Subject:** Fwd: Westhaven Revision 5
>
> ***ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.***
>
> Just wanted you to have my comments. Thanks again for your help in understanding the zoning process and for all you do to make Franklin livable.
>
> Sent from my iPhone
>
> Begin forwarded message:
>
> **From:** Cindy <cindy.whitt@comcast.net>
> **Date:** June 24, 2020 at 7:08:45 AM CDT

To: Ben Crenshaw <ben.crenshaw@southernland.com>, brian.sewell@southerland.com, tim.downey@southerland.com, Amy Law <amy.law@southernland.com>
Subject: Westhaven Revision 5

June 24, 2020

Southern Land/Westhaven,

I am in the high risk category for covid 19 and unable to attend any of the meetings to provide my comments. I hope you will read this and consider it comes from honesty with the desire to find a win/win solution for all. Ben was very gracious to send me detailed plans which I could review from home. My concerns relate to quality of life and health related issues which are adversely impacted by density, traffic, pollution and lack of connection to nature.

My overall concerns have grown over the 13 years I have lived here and are the result of watching as failed promises have been made. I totally understand some of these failed promises such as a bank, hardware store, etc as the area isn't big enough to support the current businesses and I applaud your acknowledgement of that in the reduction of the overall commercial space for Westhaven. Other promises which have been broken I do not understand or support: amphitheater, no houses on golf course, senior living in town center, church, and usable open space for family life. All of the amenities promised are necessary to the community vision you sold to all of the residents: past, current and future. Many have been waiting for years for recreational facilities promised but undelivered. It took almost 15 years before trees were planted around the large retention pond at the front of the development which was an eyesore for years. The retention pond on Westhaven Blvd took years to landscape. The new community development at the Large retention pond was funded by the residents and not Southern Land. The trails on the hillside which you bragged about at the public meeting were built and maintained by residents not Southern Land. I didn't expect to have to build and pay for amenities when I moved into Westhaven. So it is from this threshold of failed promises that I come to these recommendations for a win/win solution.

1. Remove all land on the other side of Mack Hatcher from the Westhaven Plan or at least develop it totally separately as once Mack Hatcher is extended it will not be part of Westhaven. Do not use the golf course and hillside for the open space required for its development. Consider the wishes of surrounding residents and develop that portion with separate amenities and plenty of open space to ensure quality of life.

2. Maintain the other side of Mack Hatcher at the current entitlement of 2750 and a density in line with the current average of 1.8 units per acre or actually it will drop slightly as you take the current 56 acres out of the plan. As the remaining sections are built add open space in each section for all ages to enjoy. Delete the houses from the golf course as originally promised.

3. Build the senior housing on the property behind Kroger within the existing 2750 entitlements as originally planned so the residents may walk to grocery, doctor, PT, restaurants and shops. This is very important to the quality of life for seniors and would be a real draw to maintain a full facility. Quit pretending they would have access if on other side of Mack Hatcher.

4. Maintain the wetland area behind the Kroger and partner with City of Franklin and Audubon Society or other groups to make it a bird sanctuary with easy access to the senior housing. This would be a win for all and help Franklin with it's quest to become a top green city. Use the wetlands as a teaching resource for the local school and others as it will be close to 96. Senior residents and others would love to sit and watch the water and other birds at the wetlands. If there is enough space consider putting soccer or open fields adjacent to wetlands for play to enhance the feel of open space. Seniors love watching kids play and would have chances to interact with the Westhaven Community.

5. Work with the City of Franklin to address traffic issues and slow the flow of traffic.

6. Agree to a conservation easement for the hillside property to be turned over to HOA at end of the development to ensure it remains part of Westhaven.

7. Do not build any more buildings around the large retention pond to maintain the open feel.

8. Deliver on prior promises for amenities: pool, amphitheater, playgrounds, basketball, baseball, dog parks and all the other things that make this a livable community.

I believe this offers a solution and hope you will carefully consider the ideas. I am glad to discuss via telephone.
Cindy Whitt
305 White Moss Pl
615-202-5761

Sent from my iPhone

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 20-0941

DATE: July 9, 2020

TO: Franklin Municipal Planning Commission

FROM: Emily Hunter, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Joseph Bryan, Principal Planner

SUBJECT:
The Madison At Franklin PUD Subdivision, Site Plan, Constructing 3 Multifamily Buildings With 72 Dwelling Units, On 20.0 Acres, Located at 801 Del Rio Pike. (CONSENT AGENDA)

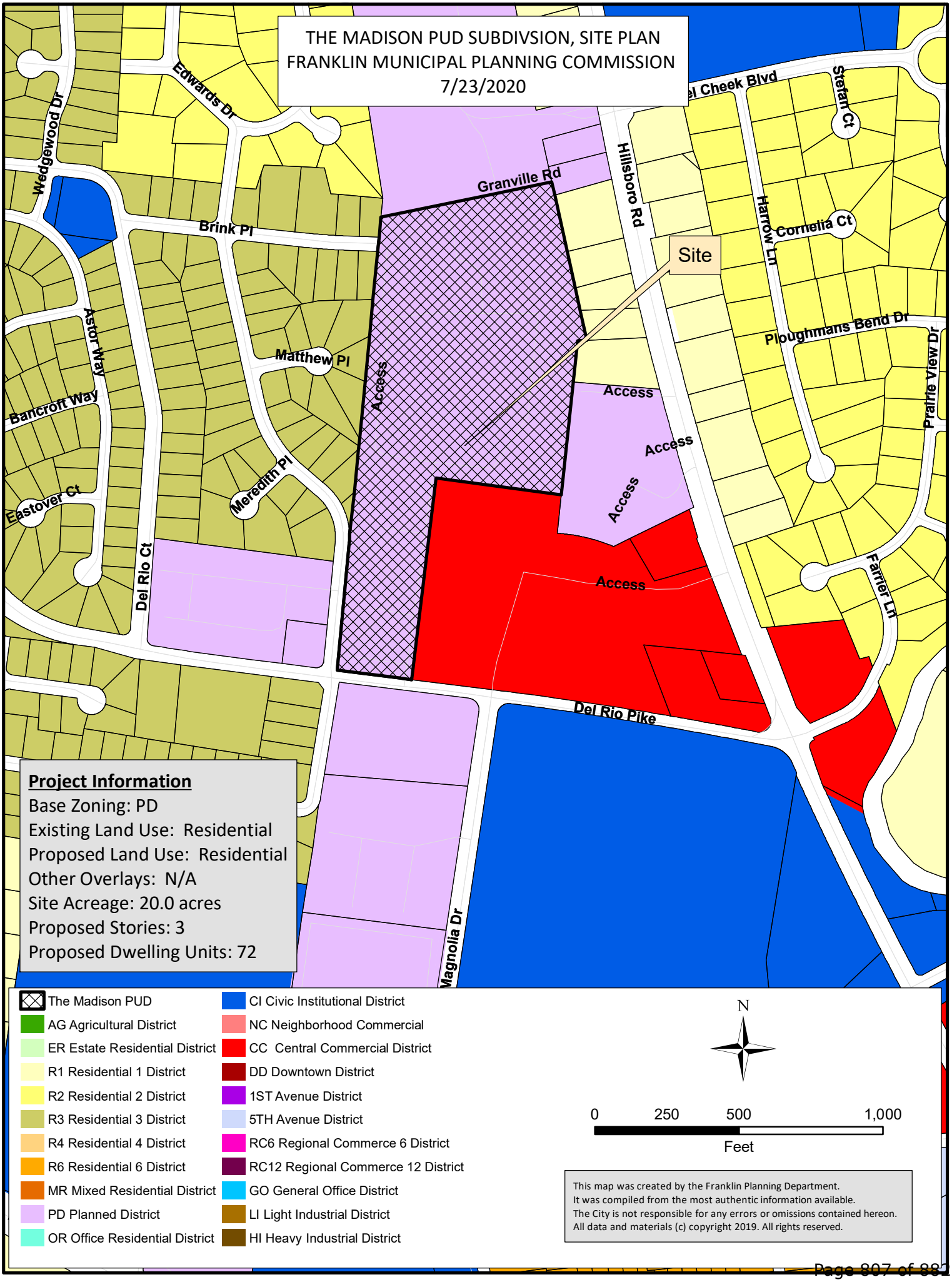
PURPOSE:
PROJECT INFORMATION
COF Project Number: 7257
Applicant: Lee Horn, Ragan Smith
Owner: Franklin Meadowview Partners, John Berry, Rep.

BACKGROUND/STAFF COMMENTS:
The purpose of this site plan is to construct 3 multifamily buildings consisting of 72 dwelling units within an existing apartment complex, on 20.0 acres located at 801 Del Rio Pike. This complex was previously known as Meadowview Apartments and was originally constructed in the 1980s. The Development Plan for The Madison PUD Subdivision, which correlates with this site plan, was approved in May 2020. Two Modification of Standards requests regarding buffer requirements were approved by the Board of Mayor and Aldermen as part of the The Madison PUD Development Plan submittal.

The property includes incompatible land use buffers and, in accordance with the regulations of the Zoning Ordinance, must be approved by the Franklin Municipal Planning Commission.

FINANCIAL IMPACT:
Unknown.

RECOMMENDATION:
Staff recommends approval with conditions of the site plan for The Madison At Franklin PUD Subdivision. Conditions of approval are attached.


THE MADISON PUD SUBDIVSION, SITE PLAN
FRANKLIN MUNICIPAL PLANNING COMMISSION
7/23/2020
Edwards Dr
Wedgewood Dr
Brink Pl
Granville Rd
Hillsboro Rd
Stefan Ct
Harrow Ln
Cornelia Ct
Site
Ploughmans Bend Dr
Prairie View Dr
Astor Way
Matthew Pl
Bancroft Way
Eastover Ct
Meredith Pl
Del Rio Ct
Access
Access
Access
Access
Access
Farrier Ln
Del Rio Pike
Magnolia Dr
Project Information
Base Zoning: PD
Existing Land Use: Residential
Proposed Land Use: Residential
Other Overlays: N/A
Site Acreage: 20.0 acres
Proposed Stories: 3
Proposed Dwelling Units: 72
The Madison PUD
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
N
0
250
500
1,000
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2019. All rights reserved.

COF no: 7257

CONDITIONS OF APPROVAL:

Open Issues: 10 These issues are currently being filtered

Engineering - Site Plan Checklist

General Issues

30. Final Plat

joe.marlo@franklintn.gov *Comment to remain open as a reminder to COF Staff, but **does not hinder approval of the Site Plan.***

Prior to issuance of a Building Permit, a revised final plat shall be approved and recorded to modify/abandon existing easements and create new easements as necessary for the proposed site development.

The final plat shall reference (but not create) the new offsite drainage easement on the property to the north.

33. Offsite Improvements

joe.marlo@franklintn.gov *Comment to remain open as a reminder to COF Staff, but **does not hinder approval of the Site Plan.***

Prior to the first issuance of a Certificate of Occupancy for the development, the offsite drainage improvements shown on the Site Plan shall be constructed by the developer and accepted by the City of Franklin.

48. Offsite Easements

joe.marlo@franklintn.gov **Prior to One Stop approval**, applicant shall provide documentation that all offsite easements necessary for construction/functionality of the project site have been obtained, including the Public Drainage Easement on the property to the north.

76. V. Site Permits

amanda.ray@franklintn.gov **FOR INFORMATION ONLY:**
The Stormwater/Grading & Utility permit applications have been uploaded to the document manager. To submit the documents for permitting:

Please scan the following and email to amanda.ray@franklintn.gov:

- Signed & Notarized Right of Entry Agreement
- Signed & Notarized LTMP Agreement
- Signed & Notarized e-file certification
- Completed permit application(s)

Fees: (listed on permit)

- Total $5,000 or under: pay over the phone with BNS (615-794-7012)
- Total over $5,000: mail check, attn: Amanda Ray in Engineering, including COF#

Fire-Planning

General Issues

21. Advisory comment

curt.edelmann@franklintn.gov OK.

Performance Agreement and Surety

General Issues

55. Engineering Sureties

kevin.long@franklintn.gov Sureties associated with this site plan are transferred to the final plat **COF# 7256 (The Madison At Franklin PUD Subdivision, Final Plat)** as a condition of approval.

75. Landscape

jason.arnold@franklintn.gov Landscape surety $64,000

[Edited By Jason Arnold]

Stormwater

General Issues

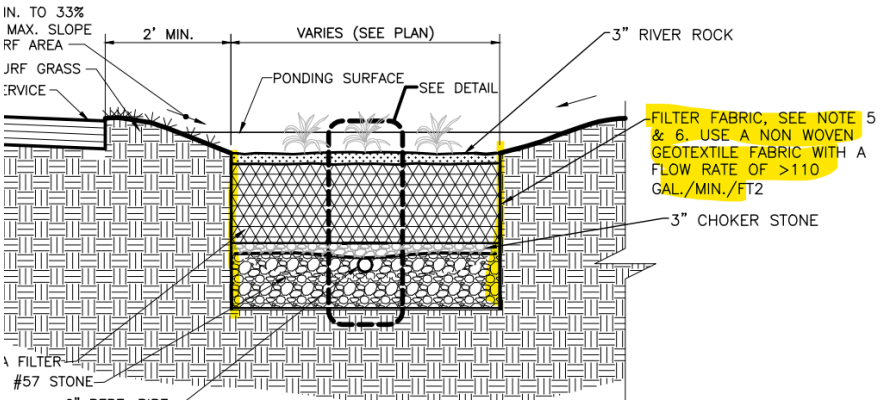
28. Demolition

ellen.moore@franklintn.gov *This comment is to remain open for staff:*

The amount of area shown in the demolition triggers the requirement for a Grading Permit. Therefore, no Demolition should be done until the Site Plan has been approved, the Site Permits have been issued, and a pre-con has been completed and Site permits signed by City of Franklin staff.

58. Bioretention

ellen.moore@franklintn.gov Applicant shall remove mention of filter fabric and change line types to ensure no filter fabric is shown on the bioretention detail.



Water/Sewer

General Issues

73. Engineered fill

scott.andrews@franklintn.gov Applicant did add note about geotechnical note for engineered fill areas but applicant shall call out the areas needing filled on the profile view and reference the note. Applicant shall revise.

SITE PLANS
FOR
THE MADISON FRANKLIN
FRANKLIN MEADOWVIEW PARTNERS, LLC

CONTACTS

OWNER
FRANKLIN MEADOWVIEW PARTNERS LLC
JOHN BERRY
4515 HARDING ROAD, SUITE 210
NASHVILLE, TN 37205
(615) 250-1628
JBERRY@COVENANTCAPGROUP.COM

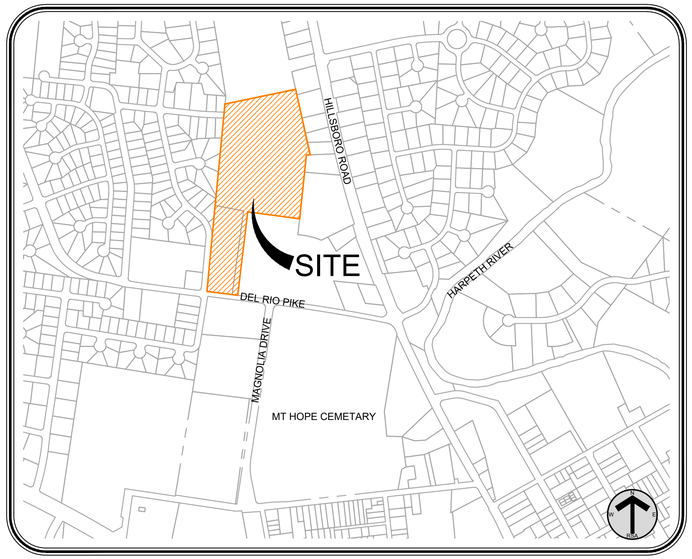
CIVIL
RAGAN-SMITH & ASSOCIATES
LEE HORN, P.E.
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
LHORN@RAGANSMITH.COM

LANDSCAPE ARCHITECTURE
RAGAN-SMITH & ASSOCIATES
SCOTTY BERNICK, PLA
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
SBERNICK@RAGANSMITH.COM

ARCHITECTURE
POOLE AND POOLE
BRANDON DAVIS, AIA
204 MILLER SPRINGS CT, SUITE 120
FRANKLIN, TN 37064
(615) 922-6190
BDAVIS@2PA.NET

SITE DATA CHART:

PROJECT INFORMATION:	
NAME:	THE MADISON FRANKLIN
CITY OF FRANKLIN PROJECT NUMBER:	7141
STREET ADDRESS:	BUILDING D: 801 DEL RIO PIKE APT D101-D108, D201-D208, D301-D308 BUILDING DD: 801 DEL RIO PIKE APT DD101-DD108, DD201-DD208, DD301-DD308 BUILDING GG: 801 DEL RIO PIKE APT GG101-GG108, GG201-GG208, GG301-GG308 FRANKLIN WILLIAMSON TN
MAP / PARCEL:	063 / 11.00
ACREAGE (SQUARE FOOTAGE) OF SITE:	20.00 AC. (871,096± S.F.)
DEVELOPMENT PHASING:	
DEVELOPMENT TO BE COMPLETED IN ONE PHASE. WORK TO COMMENCE FROM SUMMER 2020 TO SUMMER 2021.	
REGULATIONS:	
EXISTING ZONING:	PD (PLANNED DISTRICT)
CHARACTER AREA OVERLAY:	CFCO-4
OTHER APPLICABLE OVERLAYS:	N/A
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
EXISTING LAND USE:	RESIDENTIAL
THE SITE PLANS ARE VESTED UNDER THE FRANKLIN ZONING ORDINANCE 7-1-18.	
MINIMUM REQUIRED BUILDING SETBACK LINES:	
INTERNAL SETBACKS:	
FRONT (COLLECTOR):	40' MIN.
SIDE:	15' MIN.
REAR:	30' MIN.
PROJECT DENSITY:	
ATTACHED RESIDENTIAL UNITS:	254 UNITS (182 EXISTING, 72 PROPOSED)
OVERALL DENSITY:	12.7 [254 UNITS / 20.00 AC]
MAXIMUM BUILDING HEIGHT ALLOWED:	3-4 STORIES, UP TO 56'
PROPOSED BUILDING HEIGHT:	3 STORIES
PROPOSED BUILDING S.F.:	79,776± S.F. TOTAL
MIN. LANDSCAPE SURFACE RATIO (LSR):	.20
PROV. LANDSCAPE SURFACE RATIO:	.50 / 10.0 AC
TREE CANOPY:	
EX. TREE CANOPY % / SF / AC:	21.1% / 183,6884 S.F. / 4.22 AC
REQ.TREE CANOPY % / SF / AC:	10.1% [.211X.48] / 88,225 S.F. / 2.03 AC
PROP. TREE CANOPY % / SF / AC:	17.6% /153,098 S.F. / 3.51 AC
OPEN SPACE:	(SEE OPEN SPACE CHARTS, SHEET C2.0)
PARKING REQUIREMENT:	(SEE OVERALL PARKING CHART, SHEET C2.0)
PARKING PROVIDED:	(SEE OVERALL PARKING CHART, SHEET C2.0)



LOCATION MAP
SCALE: 1" = 600'

MOS #1: Amend Zoning Ordinance ***Chapter 5.4.6 Buffers (4) Types of Buffers - Table 5-5: Minimum Buffer Standards*** to allow the Buffer Width to vary and be less than 50' based on existing site conditions along the western property line adjacent to the detached residential use and to utilize existing vegetation in lieu of required plantings/types shown in the table. This modification is necessary due to existing conditions regarding the width between the existing parking lot's back of curb and the property line. The existing vegetation consisting of both dense mature shrubs/trees along the western property line provides a significant screen and is recommended to remain in place in lieu of removal and new plantings. The proposed multi-family buildings are interior to the site and opposite this western property line and a MOS is only needed due to existing conditions.

MOS #2: Amend Zoning Ordinance ***Chapter 5.4.6 Buffers (4) Types of Buffers - Table 5-5: Minimum Buffer Standards*** to allow the Buffer Width to be less than 50' in areas where existing site conditions are within 50' of the eastern property line. There are existing patios/existing patio screens/corners of existing buildings within 50' of the property line. This modification is necessary to keep the existing building corners/patios/patio screens outside of the buffer. The proposed multi-family buildings are well outside of the buffer zones and a MOS is only needed due to existing conditions.

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
TAX MAP 063, PARCEL 11

INDEX OF SHEETS

SHEET	DESCRIPTION
C0.0	COVER SHEET
CIVIL PLANS	
C0.1	CIVIL NOTES
C1.0	EXISTING CONDITIONS PLAN
C1.1	ENLARGED EXISTING CONDITIONS & DEMOLITION PLAN
C2.0	OVERALL SITE PLAN
C2.1	ENLARGED SITE PLAN
C2.2	SITE DETAILS
C2.3	SITE DETAILS
C3.0	OVERALL GRADING & DRAINAGE PLAN
C3.1	ENLARGED GRADING & DRAINAGE PLAN
C3.2	INITIAL EPSC PRE CONSTRUCTION PLAN
C3.3	INTERMEDIATE EPSC PLAN
C3.4	FINAL EROSION CONTROL PLAN
C3.5	GRADING DRAINAGE & EPSC DETAILS
C3.6	GRADING DRAINAGE & EPSC DETAILS
C3.7	GRADING DRAINAGE & EPSC DETAILS
C4.0	OVERALL ROW & ACCESS PLAN
C5.0	OVERALL UTILITY PLAN
C5.1	ENLARGED UTILITY PLAN
C5.2	PRIVATE SANITARY SEWER PLAN & PROFILES
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OFF-SITE DRAINAGE PLANS	
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L1.0	TREE PRESERVATION PLAN
L2.0	LANDSCAPE PLAN
L2.1	ENLARGED LANDSCAPE PLAN
L2.2	ENLARGED LANDSCAPE PLAN
L2.3	LANDSCAPE SCHEDULE
L2.4	LANDSCAPE NOTES AND DETAILS
L3.0	OPEN SPACE EXHIBIT
PHOTOMETRIC PLANS	
E1.0B	SITE PLAN - PHOTOMETRICS
E1.0C	SITE PLAN - PHOTOMETRICS
E1.0D	SITE LIGHTING FIXTURE SPECS
ARCHITECTURAL PLANS	
A1.0	ARCHITECTURAL ELEVATIONS

PARKLAND FEES IN LIEU OF NOTE:
PARKLAND APPLICANT TO PAY FEES IN LIEU OF:
(64) UNITS x $4,304 = $275,456 DUE AT THE FINAL PLAT

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM ZONE 5301, FIPSZONE 4100; NAD 83 DATUM

Know what's below. Call before you dig.

RAGAN•SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
Chattanooga 423-499-9480
Nashville 615-244-8591
Murfreesboro 615-546-6555
ragansmith.com

WILLIAM LEE HORN
REGISTERED ENGINEER
DEPARTMENT OF AGRICULTURE
COMMERCE
No. 116285
STATE OF TENNESSEE
11/2/20

CITY OF FRANKLIN #7257

THE MADISON FRANKLIN
FOR
FRANKLIN MEADOWVIEW PARTNERS, LLC
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

REV. #	DATE:	DESCRIPTION:
-	-	-
-	-	-
-	-	-
-	-	-
2	07/02/2020	PER CITY COMMENTS
1	06/04/2020	PER CITY COMMENTS

JOB NO. 18162 | WK. ORDER 1299
DESIGNED: L. HORN
DRAWN: B. PATTERSON
SCALE: NOT TO SCALE
DATE: MAY 11, 2020

COVER SHEET

C0.0

G:\18162-1299-CIVIL ENGINEERING\PLAN SHEETS\18k_COVER.DWG
PLOTTED BY LEE HORN ON 7/2/2020 11:48 AM LAST UPDATED BY WILLIAMS ON 7/1/2020 4:13 PM

RSA STANDARD NOTES

SITE GENERAL NOTES

1. The contractor shall verify the location of all existing utilities in the proximity of the construction area and report any discrepancies to the owner's representative prior to beginning work.
2. The contractor shall conform to all local, state and federal codes and obtain all permits prior to beginning work.
3. The contractor shall check all finished grades and dimensions and report any discrepancies to the owner's representative prior to beginning work.
4. Dimensions are to the face of curb, edge of concrete and face of building unless noted otherwise.
5. Proposed building footprint is for graphic purposes only. Contractor shall use the current architectural drawings for building stakeout and verify that there are no discrepancies with these plans.
6. All traffic markings shall conform to the manual of uniform traffic control device (mutcd). All pavement marking shall be thermoplastic unless directed otherwise by the owner's representative.
7. All handicap ramps, parking spaces and accessible routes shall comply with the current ada requirements.
8. Exterior door landings shall be provided per the local building code. Contractor shall coordinate door locations and adjacent sidewalk/landing grades with these plans and report any discrepancies to the owner's representative.

SITE CONSTRUCTION NOTES

1. The necessary permits for the work shown on these site development plans will be obtained by the contractor prior to commencement of any work on this project. The contractor shall give all necessary notices and obtain all permits and pay all fees involved in securing said permits. He shall also comply with all city, county and state building laws, ordinances or regulations relating to the construction of the project.
2. The contractor shall be responsible for and shall bear all expenses of field staking necessary for site and building layout. All layout shall be performed in accordance with the site layout plan.
3. The location of existing piping and underground utilities, such as water and gas lines, electrical and telephone conduits, etc., as shown on this portion of the plans have been determined from the best available information by actual surveys, or taken from the records and drawings of the existing utilities. However, the civil engineer does not assume responsibility that, during construction, the possibility of utilities other than those shown may be encountered or that actual location of those shown may vary somewhat from the location designated on this portion of the plans. In areas where it is necessary that the exact locations of underground lines be known, the contractor shall, at this own expense, furnish all labor and tools to either verify and substantiate or definitively establish the location of the lines.
4. The contractor must understand that the work is entirely at his risk until same is accepted and he will be held responsible for its safety by the owner. Therefore, the contractor shall furnish and install all necessary temporary works for the protection of the work, including barricades, warning signs, and lights.
5. The site development portion of this project will be subject to the inspection and final approval of the local planning, codes, water and sewer departments (and/or utility districts), engineering/public works departments and fire marshal's office.
6. If, during the construction of the site development portion of this project, a question of intent or clarity arises from either the plans or specifications, the contractor will immediately bring the matter to the attention of the civil engineer or owner's representative for resolution before the affected work items are initiated or pursued further.
7. The contractor will exercise extreme caution in the use of equipment in and around overhead and/or underground power lines. If at any time in the pursuit of this work the contractor must work in close proximity of the above-noted lines, the electric and/or telephone companies shall be contacted prior to such work and the proper safety measures taken. The contractor should make a thorough examination of the overhead lines in the project area prior to the initiation of construction.
8. The contractor shall be responsible for any damage done to the premises or adjacent premises, or injuries to the public during the construction of the work, caused by himself, his subcontractors, or the carelessness of any of his employees.
9. Any offsite work to be coordinated by contractor with subject property owner prior to the work beginning.

DEMOLITION NOTES

1. The contractor will be required to remove all excavated materials and such items shall become the property of the contractor. All items shall be properly disposed of at an off-site location. The contractor shall outline any and all possible haul routes and shall be prepared to submit such to the local jurisdiction public works department, the civil engineer and other authorities for approval.
2. If, at any time, prior to or during the demolition work, hazardous material is encountered, the contractor shall notify the owner's representative and appropriate governmental agency.
3. The contractor shall notify adjacent owners of work that may affect their property, potential noise, utility outage or disruption. Such operations shall be conducted by the contractor with minimum interference to adjacent owners. Adjacent egress and access shall be properly maintained at all times. Do not close or obstruct any roadways, parking or sidewalks without permission from the adjacent owners or the local jurisdiction public works department.
4. Prior to the commencement of demolition/grading operations, all overhead and underground utilities shall be located. All removal and/or relocation of utilities shall be coordinated with the respective utility companies.
5. The contractor will provide all necessary protective measures to safeguard existing utilities from damage during construction of this project. In the event that special equipment is required to work over or around the utilities, the contractor will be required to furnish such equipment at no additional cost to owner.
6. The contractor will be solely responsible for contacting all affected utilities prior to submitting his bid to determine the extent to which utility disconnections and/or adjustments will have upon the schedule of the work for the project. Some utility facilities may need to be adjusted concurrently with the contractor's operations, while some work may be required 'around' utility facilities that will remain in place. It is understood and agreed that the contractor will receive no additional compensation for delays or inconvenience caused by the utility adjustment.

EROSION PREVENTION AND SEDIMENT CONTROLS

1. All control measures must be properly installed and maintained in accordance with the manufacturer's specifications, TDEC and local standards.
2. Design, inspection, and maintenance of BMPs described and shown on these plans shall be consistent or exceed recommendations contained in the current edition of TDEC's Tennessee erosion control handbook.
3. BMP capacity [sediment traps, silt fences, sedimentation ponds, and other sediment control] shall not be reduced by more than 50% at any given time. if periodic inspections or other information indicates a control has been used inappropriately or incorrectly, the contractor must replace or modify the control for relevant site situations.
4. Where permanent or temporary vegetation cover is used as a control measure, the timing of the planting is critical. planning for planting of vegetation cover during winter or dry months should be avoided.
5. If sediment escapes the permitted area, off-site accumulations of sediment that have not reached a stream must be removed at a frequency sufficient to minimize offsite impacts. The contractor shall not initiate remediation/restoration of a stream without consulting the division first. The NOI general permit does not authorize access to private property. arrangements concerning removal of sediment on adjoining property must be settled by the contractor and adjoining landowner.
6. Litter, construction debris, and construction chemicals exposed to storm water shall be picked up prior to anticipated storm events or before being carried off of the site by wind or otherwise prevented from becoming a pollutant source for storm water discharges. After use, materials used for EPSC should be removed or otherwise prevented from becoming a pollutant source for storm water discharge.
7. Erodible material storage areas (including overburden and stockpiles of soil) and borrow pits are considered part of the site and should be addressed with appropriate bmp's accordingly.
8. Pre-construction vegetative ground cover shall not be destroyed, removed, or disturbed more than 15 days prior to grading or earth moving unless the area is stabilized. contractor shall sequence events to minimize the exposure time of graded or denuded areas. Clearing and grubbing shall be held to the minimum necessary for grading and equipment operation. Existing vegetation at the site should be preserved to the maximum extent practicable.
9. EPSC measures must be in place and functional before moving operations begin and must be constructed and maintained throughout the construction period. Temporary measures may be removed at the beginning of the workaday, but must be replaced at the end of the workday.
10. The following records shall be maintained on or near site: the dates when major grading activities occur; the dates when construction activities temporarily or permanently cease or a portion of the site; the dates when stabilization measures are initiated; inspection records and rainfall records. Contractor shall maintain a rain gauge and daily rainfall records at the site, or use a reference site for a record of daily amount of precipitation.
11. A copy of the SWPPP shall be retained on-site and should be accessible to the director and the public. Once site is inactive or does not have an onsite location adequate to store the SWPPP, the location of the SWPPP, along with a contact phone number, shall be posted on-site. If the SWPPP is located off-site, reasonable local access to the plan, during normal working hours, must be provided.
12. Off-site vehicle tracking of sediments and the generation of dust shall be minimized. A stabilized construction access (a point of entrance/exit to a construction site) shall be constructed as needed to reduce the tracking of mud and dirt onto public roads by construction vehicles.
13. Inspections must be performed at least twice every calendar week. Inspections shall be performed at least 72 hours apart. where sites or portions of construction sites have been temporarily stabilized, or runoff is unlikely due to winter conditions or due to extreme drought, such inspection has to be conducted once per month until thawing or precipitation results in runoff or construction activities resumes. Inspection requirement do not apply to definable areas that have been finally stabilized, as designed by the engineer. Written notification of the intent to change the inspection frequency and the justification for such request must be submitted to the local environmental field office, or the division's Nashville central office for projects of TDOT or TVA. Should the division discover that monthly inspection of the division discover that monthly inspections of the site are not appropriate due to insufficient stabilization measures or otherwise, twice weekly inspections shall resume. The division may inspect the site to confirm or deny the notification to conduct monthly inspections.
14. Inspectors performing the required twice weekly inspections must have an active certification and a record of certification must be kept on site. Based on the results of the inspection, any inadequate control measures or control measures in disrepair shall be replaced or modified, or repaired as necessary, before the next rain event, but in no case more than 7 days after the need identified.
15. Outfall points shall be inspected to determine whether EPSC measures are effective in preventing significant impacts to receiving waters. Where discharge locations are inaccessible, nearby downstream locations shall be inspected. Locations where vehicles enter or exit the site shall be inspected for evidence of offsite sediment tracking.

TREE PROTECTION NOTES

1. Any required excavation in or around the protection zone to accommodate underground services, footings, etc., shall be indicated on the plan, and shall be excavated by hand. In addition, related root pruning shall be accomplished by a certified arborist via ANSI A-300-95 standard so as to minimize impact of the general root system.
2. The storage of building materials or stockpiling shall not be permitted within the limits of or against the protection barriers.
3. Trees within the protection barriers must be adequately cared for throughout the construction process (i.e., they must be watered sufficiently, particularly if the tree's root system has been disturbed by excavation). Fill shall not be placed upon the root system in such a manner as to endanger the health or life of the affected tree.
4. Tree protection barrier shall be constructed prior to the issuance of any permits and shall remain intact throughout the entire period of construction.

SITE GRADING & STORM DRAINAGE NOTES

1. Erosion control sediment barriers and tree protection barrier shall be installed prior beginning site work.
2. No heavy equipment shall cross or be stored outside the limits of construction, within tree protections zones, or under the drip line of existing trees to remain.
3. Topsoil stripped from areas to be graded shall be stockpiled on site in a location approved by the owner's representative. Drainage shall be routed around stockpile locations for the duration of grading operations. Erosion control measures shall be installed to prevent loss of topsoil material.
4. Prior to beginning construction, contractor shall review geotechnical report.
5. All cut and fill shall be performed under the direction/observation of the geotechnical engineer.
6. The suitability of soils for fill material shall be determined by the geotechnical engineer.
7. Unless directed otherwise by geotechnical engineer, all fill areas shall be raised in lifts not exceeding 8" in thickness. the relative compaction of each layer shall not be less than 95% of the standard proctor maximum dry density (ASTM D-698) in all areas of fill within open areas and 98% of same specification for areas under roads, parking, sidewalks, building slabs, and foundations.
8. All grading shall be completed to the grades indicated within these plans. final grades shall provide proper drainage and prevent standing water.
9. All storm drainage castings to be John Bouchard & Sons Co. or approved equal, unless otherwise noted.
10. All storm drainage pipes to be RCP, Class III, unless otherwise noted.
11. Installation of pipe material shall be placed with a screen stone envelope and when under pavement entire trench to be backfilled with screen stone to subgrade. Size of stone, envelopes, and trenches to be specified by municipalities for public lines and private lines to adhere to common practices for installation requirements.

SITE UTILITY NOTES

1. All materials and workmanship for utility lines and appurtenances shall be in strict compliance with the governing utility company and local codes. Prior to construction contractor shall notify utility company. (see utility contact information)
2. Contractor shall coordinate site electrical, gas, telephone, and cable with the respective utility company for service layout and design information. Any proposed layout of these utilities depicted on these drawings is graphical only and not intended to represent design of these utilities.
3. Prior to commencement of construction, contractor shall obtain all permits and pay any required tap and connection fees.
4. All trenching, pipe laying and backfilling shall be in accordance with federal OSHA regulations.
5. Site contractor shall construct all utility services to within 5' of building.
6. Contractor shall be responsible for coordinating the sequencing of construction for all utility lines to avoid conflicts.
7. Contractor shall coordinate size and location of water, sewer and stormwater connections to the building as depicted on the building mechanical plans and the site utility plan and notify the engineer or owner's representative of any discrepancies.
8. Water services lines ¼" - 3" shall be Type-K copper and 4" or larger shall be ductile iron pipe - Class 52 unless otherwise required by utility company.
9. Fire line installation and thrust blocking location and sizing shall be per N.F.P.A. and local fire department requirements.
10. Water meter manufacturer/model number and vault specifications shall be per the water utility company.
11. Backflow device (RPBP/DDCVA) manufacturer/model number shall be per the water utility company.
12. Contractor shall install hot box enclosure (pre-finished dark green) on all exterior above-ground backflow devices. Domestic and fire backflow devices shall be heated. Contractor shall coordinate providing appropriate electrical service to backflow device.
13. Contractor shall coordinate location of backflow device with the building mechanical drawings.
14. Sanitary sewer service lines shall be SDR 35 PVC unless specified otherwise.
15. Maintain a 10' horizontal and 18" vertical separation between sanitary sewer and water lines.
16. All fire line mains to be installed by licensed fire protection contractor.
17. Installation of pipe material shall be placed with a screen stone envelope and when under pavement entire trench to be backfilled with screen stone to subgrade. Size of stone, envelopes, and trenches to be specified by municipalities for public lines and private lines to adhere to common practices for installation requirements.

GEOTECHNICAL NOTE

1. A geotechnical report has been prepared for this site by Terra-Nova Engineering, PLLC. The contractor shall be responsible for reviewing the geotechnical report and shall incorporate all geotechnical considerations, recommendations and special notes into the construction and stabilization of this project.

SURVEY INFORMATION

Boundary and Topographic information taken from a survey by Ragan-Smith Associates Inc. dated January 28, 2019.

RAGAN•SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
Chattanooga 423-499-9400
Nashville 615-244-8591
Murfreesboro 615-544-5500
ragansmith.com

WILLIAM LEE HORN — REGISTERED ENGINEER — AGRICULTURE — 21/ 21/ 20 — NUMBER 116285 — STATE OF TENNESSEE

CITY OF FRANKLIN #7257

THE MADISON FRANKLIN

FOR

FRANKLIN MEADOWVIEW PARTNERS, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

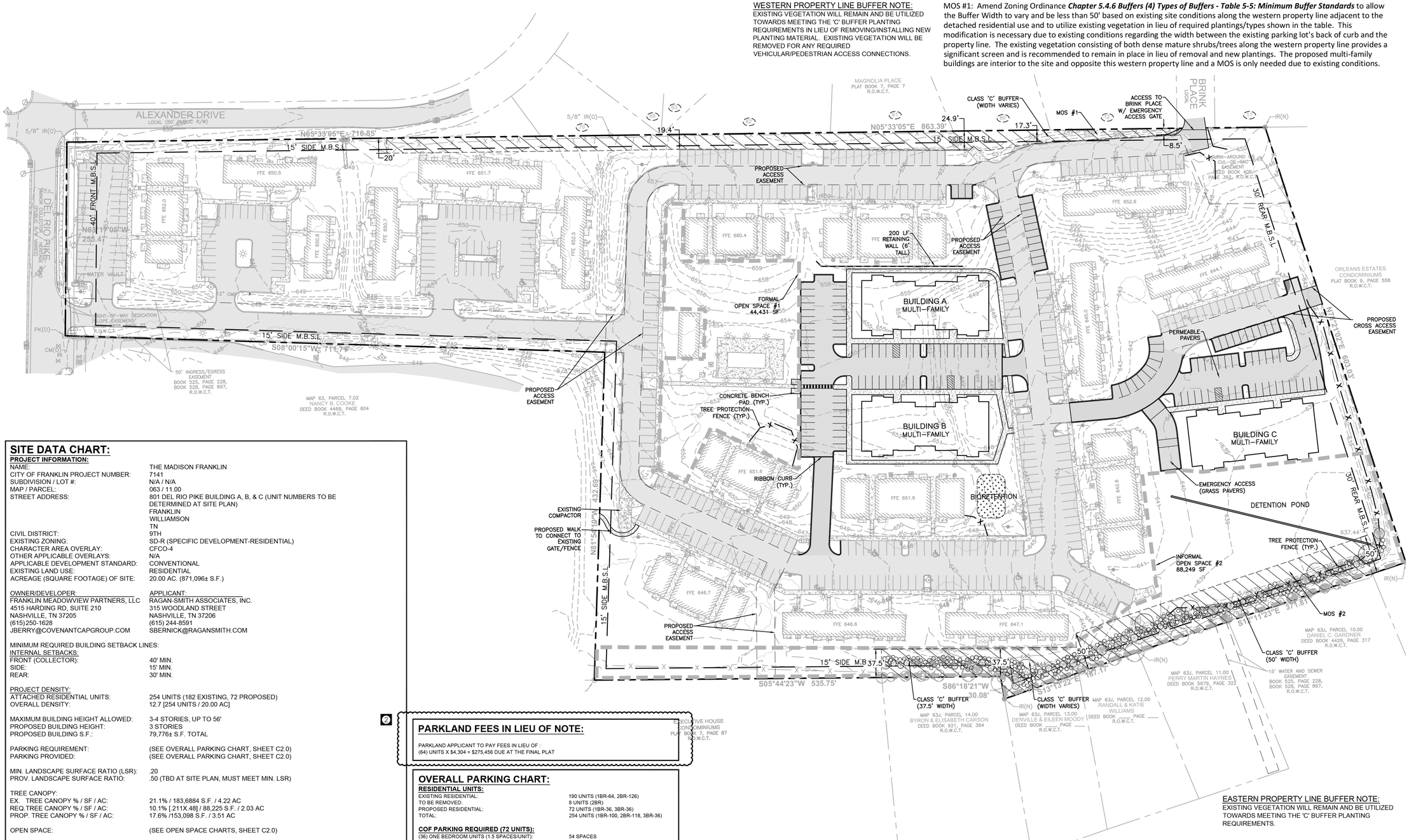
REV.#	DATE:	DESCRIPTION:
1	06/04/2020	PER CITY COMMENTS

JOB NO. 18162 | WK. ORDER 1299
DESIGNED: L. HORN
DRAWN: B. PATTERSON
SCALE: NOT TO SCALE
DATE: MAY 11, 2020

CIVIL NOTES

C0.1

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PLOTTED BY: LEE HORN ON: 7/2/2020 11:29 AM — LAST UPDATED BY: BPATTERSON ON: 4/15/2020 8:10 AM



SITE DATA CHART:

PROJECT INFORMATION:

NAME:	THE MADISON FRANKLIN
CITY OF FRANKLIN PROJECT NUMBER:	7141
SUBDIVISION / LOT #:	N/A / N/A
MAP / PARCEL:	063 / 11.00
STREET ADDRESS:	801 DEL RIO PIKE BUILDING A, B, & C (UNIT NUMBERS TO BE DETERMINED AT SITE PLAN) FRANKLIN WILLIAMSON TN
CIVIL DISTRICT:	9TH
EXISTING ZONING:	SD-R (SPECIFIC DEVELOPMENT-RESIDENTIAL)
CHARACTER AREA OVERLAY:	CFCO-4
OTHER APPLICABLE OVERLAYS:	N/A
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
EXISTING LAND USE:	RESIDENTIAL
ACREAGE (SQUARE FOOTAGE) OF SITE:	20.00 AC. (871,096± S.F.)

OWNER/DEVELOPER:	APPLICANT:
FRANKLIN MEADOWVIEW PARTNERS, LLC	RAGAN-SMITH ASSOCIATES, INC.
4515 HARDING RD, SUITE 210	315 WOODLAND STREET
NASHVILLE, TN 37205	NASHVILLE, TN 37206
(615)250-1628	(615) 244-8591
JBERRY@COVENANTCAPGROUP.COM	SBERNICK@RAGANSMITH.COM

MINIMUM REQUIRED BUILDING SETBACK LINES:

INTERNAL SETBACKS:	
FRONT (COLLECTOR):	40' MIN.
SIDE:	15' MIN.
REAR:	30' MIN.

PROJECT DENSITY:	
ATTACHED RESIDENTIAL UNITS:	254 UNITS (182 EXISTING, 72 PROPOSED)
OVERALL DENSITY:	12.7 [254 UNITS / 20.00 AC]
MAXIMUM BUILDING HEIGHT ALLOWED:	3-4 STORIES, UP TO 56'
PROPOSED BUILDING HEIGHT:	3 STORIES
PROPOSED BUILDING S.F.:	79,776± S.F. TOTAL
PARKING REQUIREMENT:	(SEE OVERALL PARKING CHART, SHEET C2.0)
PARKING PROVIDED:	(SEE OVERALL PARKING CHART, SHEET C2.0)
MIN. LANDSCAPE SURFACE RATIO (LSR):	.20
PROV. LANDSCAPE SURFACE RATIO:	.50 (TBD AT SITE PLAN, MUST MEET MIN. LSR)
TREE CANOPY:	
EX. TREE CANOPY % / SF / AC:	21.1% / 183,6884 S.F. / 4.22 AC
REQ.TREE CANOPY % / SF / AC:	10.1% [.211X.48] / 88,225 S.F. / 2.03 AC
PROP. TREE CANOPY % / SF / AC:	17.6% /153,098 S.F. / 3.51 AC
OPEN SPACE:	(SEE OPEN SPACE CHARTS, SHEET C2.0)

SURVEY INFORMATION:
BOUNDARY AND TOPOGRAPHIC SURVEY WAS PREPARED BY RAGAN-SMITH ASSOCIATES INC, DATED ON JANUARY 28, 2019.

PLAT REFERENCE:
BEING PARCEL NUMBER 11.00 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 63.

DEED REFERENCE:
BEING THE SAME PROPERTY CONVEYED TO FRANKLIN MEADOWVIEW PARTNERS LLC BY QUITCLAIN DEED OF RECORD IN DEED BOOK 7313, PAGE 267, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

MINERAL RIGHTS INFORMATION:
AT THE PRESENT TIME, PROPERTY TITLE REFERENCE DOES NOT REFLECT ANY MINERAL RIGHTS ON THE SUBJECT PROPERTY.

FLOOD INFORMATION:
BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0192G WITH AN EFFECTIVE DATE OF DECEMBER 22, 2016, WHICH MAKES UP A PART OF THE NATIONAL FLOOD ADMINISTRATION REPORT; COMMUNITY No. 47206, PANEL NO. 0192, SUFFIX G, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

DEVELOPMENT PHASING:
DEVELOPMENT TO BE COMPLETED IN ONE PHASE. WORK TO COMMENCE FROM SUMMER 2020 TO SUMMER 2021.

2

PARKLAND FEES IN LIEU OF NOTE:

PARKLAND APPLICANT TO PAY FEES IN LIEU OF :
(64) UNITS X $4,304 = $275,456 DUE AT THE FINAL PLAT

OVERALL PARKING CHART:

RESIDENTIAL UNITS:

EXISTING RESIDENTIAL:	190 UNITS (1BR-64, 2BR-126)
TO BE REMOVED:	8 UNITS (2BR)
PROPOSED RESIDENTIAL:	72 UNITS (1BR-36, 3BR-36)
TOTAL:	254 UNITS (1BR-100, 2BR-118, 3BR-36)

COF PARKING REQUIRED (72 UNITS):

(36) ONE BEDROOM UNITS (1.5 SPACES/UNIT):	54 SPACES
(0) TWO BEDROOM UNITS (2.5 SPACES/UNIT):	0 SPACES
(36) THREE BEDROOM UNITS (3.0 SPACES/UNIT):	108 SPACES
TOTAL:	162 SPACES

PARKING PROVIDED:

PROPOSED PERVIOUS PARKING:	125 SPACES
PROPOSED IMPERVIOUS PARKING:	37 SPACES
TOTAL:	162± SPACES

OPEN SPACE REQUIREMENT CHART

Minimum Open Space Requirement: 15 % Required
Site Acreage: 20.00 Acres Open Space Acreage Required: 3.00 Acres
Formal Open Space (34% of gross development area): 44,431 square feet
Informal Open Space (66% of gross development area:) 86,249 square feet

Formal Open Space Provided:

Key	Classification	Type	Area of Open Space	Paved Area	Percent Paved Impervious
Area 1	Formal	TBD	44,431 s.f.	5,813 s.f.	13%(25% Permitted)
Area 2	Informal	TBD	86,249 s.f.	0 s.f.	0%(25% Permitted)

Total Provided: 130,680 s.f.

STATEMENT OF IMPACT:
POLICE, FIRE, & REC FACILITIES: - THE SITE IS LOCATED 1.3 MILES FROM THE DOWNTOWN FRANKLIN POLICE HEADQUARTERS AND APPROXIMATELY 0.8 MILE FROM FIRE STATION #1 LOCATED AT 500 NEW HWY 96 W. THE SITE IS 0.7 MILES FROM BICENTENNIAL PARK; 1.1 MILES TO JIM WARREN PARK. EXISTING TRASH COLLECTION AND RECYCLING FACIILTIES ARE SHOWN ON PUD PLAN AND WILL BE UTILIZED BY THE NEW MULTI-FAMILY BUILDINGS. REFUSE COLLECTION FOR THE MULTI-FAMILY WILL BE PRIVATE.

ENVISION FRANKLIN COMPLIANCE
CONSISTENT WITH THE MAJOR OBJECTIVES OF ENVISION FRANKLIN, THE MADISON FRANKLIN IS INTENDED TO REVITALIZE AN EXISTING DEVELOPMENT WITHIN THE CENTRAL FRANKLIN CHARACTER AREA. THE MADISON FRANKLIN WILL ATTRACT THOSE SEEKING TO LIVE CLOSE TO DOWNTOWN FRANKLIN BY PROVIDING AN INFILL OPPORTUNITY WITHIN AN EXISTING RESIDENTIAL COMMUNITY. THE MADISON FRANKLIN IS LOCATED NORTHWEST OF DOWNTOWN FRANKLIN ON DEL RIO PIKE, CLOSE TO THE HILLSBORO ROAD INTERSECTION.

THE MADISON FRANKLIN SITE IS CURRENTLY COMPRISED OF MULTI-FAMILY RESIDENTIAL UNITS SURROUNDED BY ATTACHED AND DETACHED RESIDENTIAL UNITS. THE PROPOSED RESIDENTIAL INFILL WILL SEEK TO MAXIMIZE THE SITE'S LAND USE POTENTIAL BY FEATURING NEW MID-RISE RESIDENTIAL HOUSING.

EASTERN PROPERTY LINE BUFFER NOTE:
EXISTING VEGETATION WILL REMAIN AND BE UTILIZED TOWARDS MEETING THE 'C' BUFFER PLANTING REQUIREMENTS.

MOS #2: Amend Zoning Ordinance Chapter 5.4.6 Buffers (4) Types of Buffers - Table 5-5: Minimum Buffer Standards to allow the Buffer Width to be less than 50' in areas where existing site conditions are within 50' of the eastern property line. There are existing patios/existing patio screens/corners of existing buildings within 50' of the property line. This modification is necessary to keep the existing building corners/patios/patio screens outside of the buffer. The proposed multi-family buildings are well outside of the buffer zones and a MOS is only needed due to existing conditions.

0 60 120 180

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

RAGAN•SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
Chattanooga 423-490-9400
Nashville 615-244-8591
Murfreesboro 615-546-9050
ragansmith.com

SCOTT MICHAEL BERNICK
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 3901
LICENSED
PROFESSIONAL
LANDSCAPE ARCHITECT
12/16/2020

THE MADISON FRANKLIN
FOR
FRANKLIN MEADOWVIEW PARTNERS, LLC
CITY OF FRANKLIN #7141
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

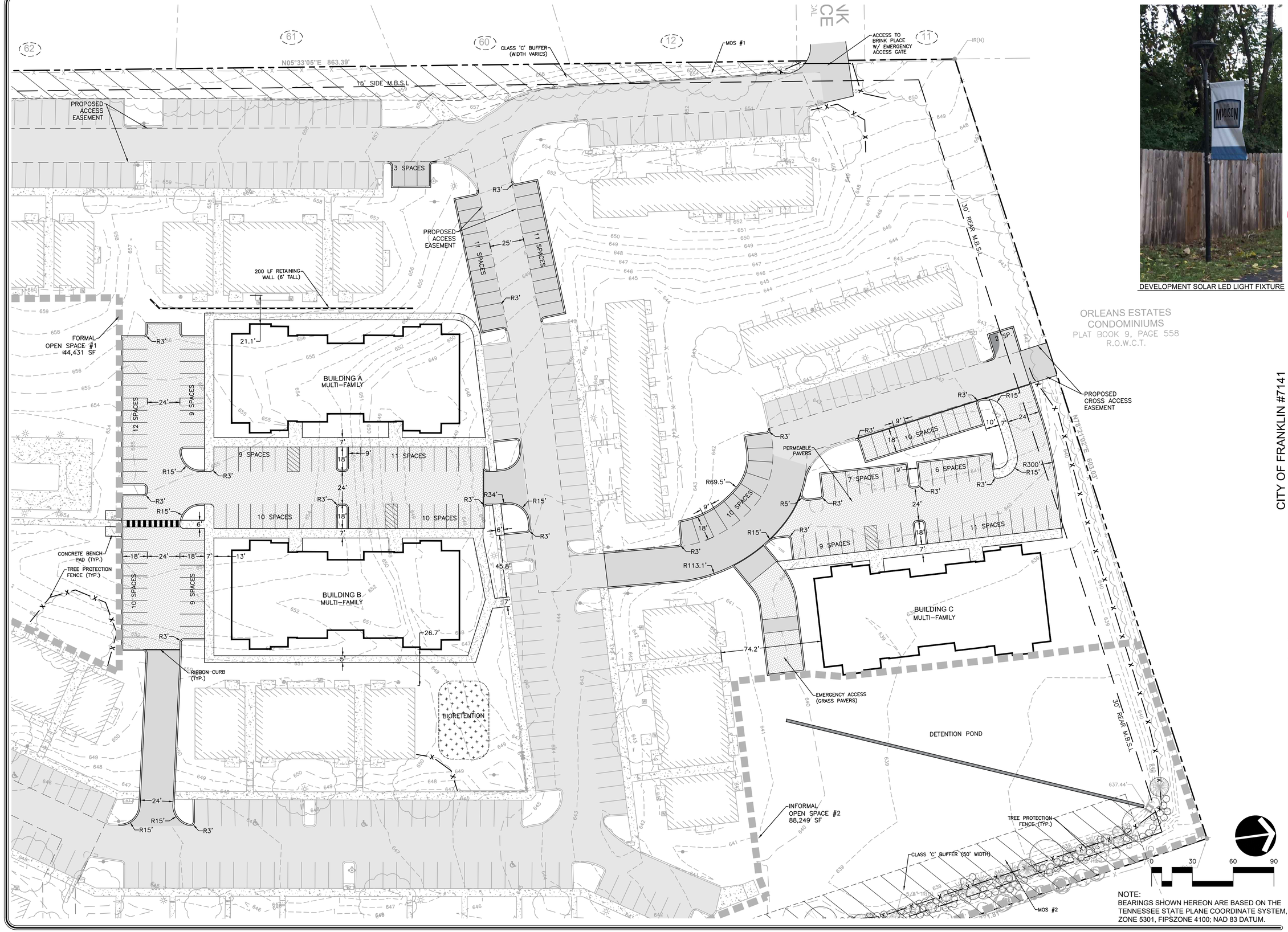
REV.	DATE:	DESCRIPTION:
2	2020.04.16	PER CONDITIONS OF APPROVAL
1	2020.01.02	PER STAFF COMMENTS

JOB NO. 18-162 | WK. ORDER 1299
DESIGNED: S BERNICK | DRAWN: K.CHOI
SCALE: 1"=60' | DATE: DECEMBER 09, 2019

OVERALL DEVELOPMENT PLAN

C2.0

G:\21853 (RAN-SCA)_ENGINEERING\04 PERMITTING\01 CITY SUBMITTALS\01 PUD\01 PUD PLAN\21853 PUD PLAN.DWG
PLOTTED BY KAREN HOWELL ON DECEMBER 09, 2019 - 12:50:00 PM



DEVELOPMENT SOLAR LED LIGHT FIXTURE

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.

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Murfreesboro 615-546-9555
ragansmith.com

SCOTT MICHAEL BERNICK
REGISTERED
LANDSCAPE ARCHITECT
STATE OF TENNESSEE
TENNESSEE NO. 3901
LANDSCAPE ARCHITECT
12/6/2019

CITY OF FRANKLIN #7141

THE MADISON FRANKLIN

FOR

FRANKLIN MEADOWVIEW PARTNERS, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

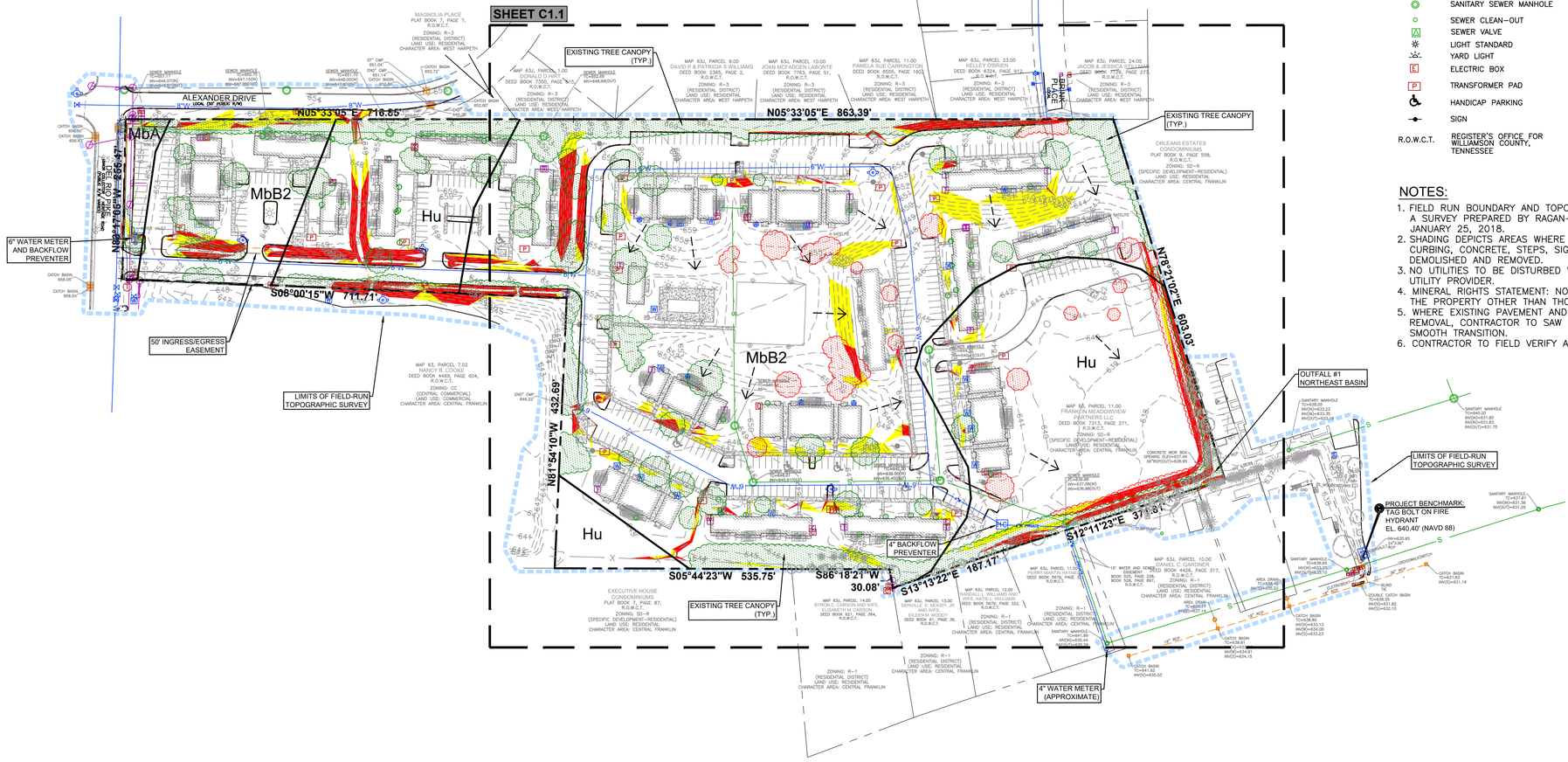
REV. #	DATE:	DESCRIPTION:
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-	-	-
-	-	-
-	-	-
-	-	-
1	2020.01.02	PER STAFF COMMENTS

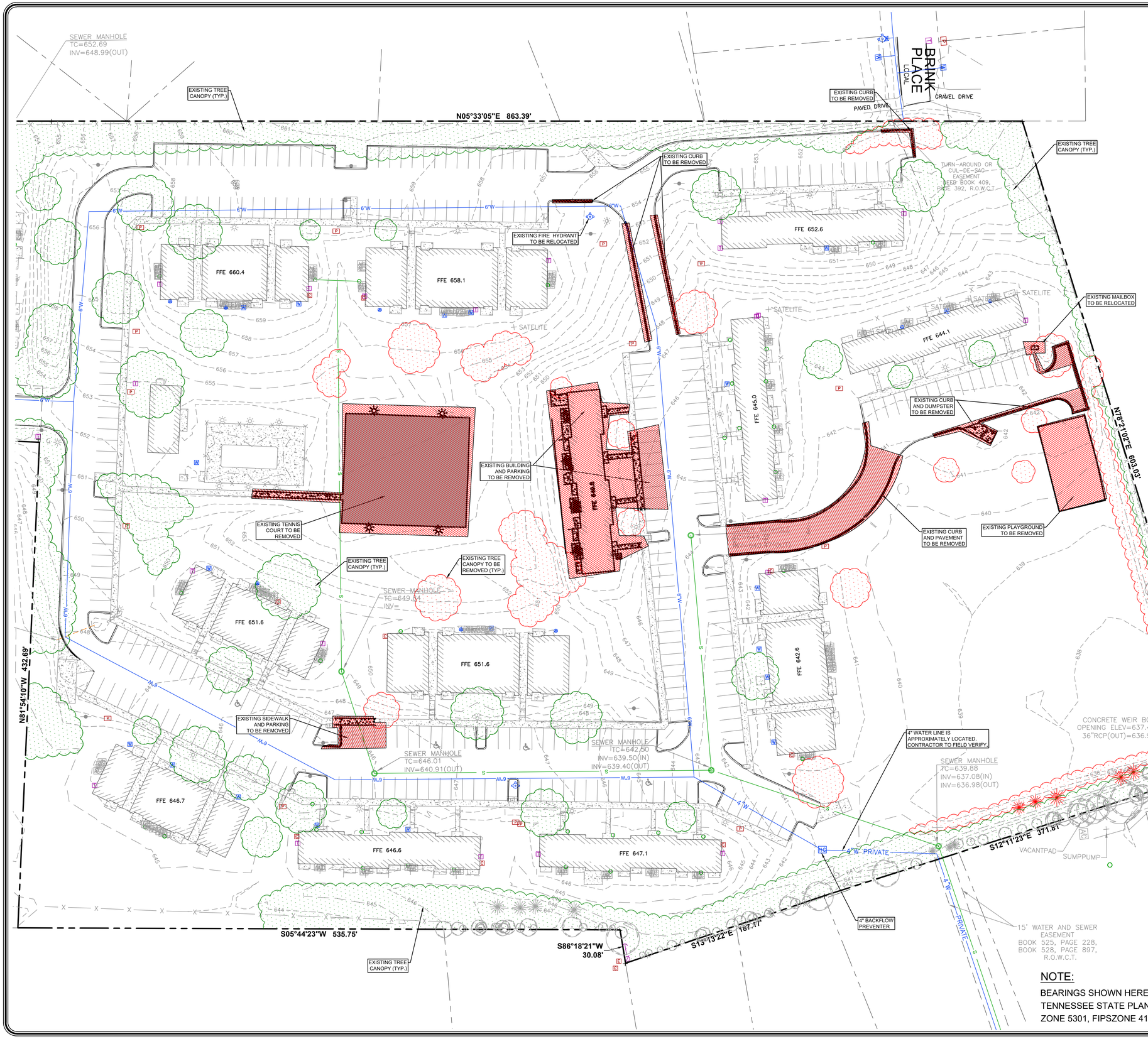
JOB NO.	18-162
WK. ORDER	1299
DESIGNED:	S.BERNICK
DRAWN:	K.CHOI
SCALE:	1"=30'
DATE:	DECEMBER 09, 2019

ENLARGED DEVELOPMENT PLAN

C2.1

G:\18162\1299\CIVIL ENGINEERING\PLOT SHEETS\SM PAD LAYOUT.DWG
PLOTTED BY KATE CHOI ON 12/20/20 12:00 PM
LAST UPDATED BY KCHOI ON: 12/20/20 12:00 PM


SHEET C1.1
EXISTING TREE CANOPY (TYP.)
EXISTING TREE CANOPY (TYP.)
ALEXANDER DRIVE
8"W
N05°33'05"E 716.85'
N05°33'05"E 863.39'
MbA
MbB2
Hu
6" WATER METER AND BACKFLOW PREVENTER
N82°17'08"W 256.47'
S08°00'15"W 711.71'
50' INGRESS/EGRESS EASEMENT
LIMITS OF FIELD-RUN TOPOGRAPHIC SURVEY
N61°54'10"W 432.69'
N78°21'07"E 603.03'
OUTFALL #1 NORTHEAST BASIN
LIMITS OF FIELD-RUN TOPOGRAPHIC SURVEY
PROJECT BENCHMARK:
TAG BOLT ON FIRE HYDRANT
EL. 640.40' (NAVD 88)
4" BACKFLOW PREVENTER
S05°44'23"W 535.75'
S86°18'21"W 30.08'
S13°13'22"E 187.17'
S12°11'23"E 37.10'
EXISTING TREE CANOPY (TYP.)
4" WATER METER (APPROXIMATE)
MAGNOLIA PLACE PLAT BOOK 7, PAGE 7, R.O.W.C.T.
ZONING: R-3 (RESIDENTIAL DISTRICT) LAND USE: RESIDENTIAL CHARACTER AREA: WEST HARPETH
MAP 63J, PARCEL 1.00 DONALD D HIRT DEED BOOK 7350, PAGE 915, R.O.W.C.T.
MAP 63J, PARCEL 9.00 DAVID P & PATRICIA S WILLIAMS DEED BOOK 2365, PAGE 2, R.O.W.C.T.
MAP 63J, PARCEL 10.00 JOAN MCFADDEN LABONTE DEED BOOK 7783, PAGE 51, R.O.W.C.T.
MAP 63J, PARCEL 11.00 PAMELA SUE CARRINGTON DEED BOOK 6555, PAGE 160, R.O.W.C.T.
MAP 63J, PARCEL 23.00 KELLEY O'BRIEN DEED BOOK 6324, PAGE 912, R.O.W.C.T.
MAP 63J, PARCEL 24.00 JACOB S JESSICA STEELMAN DEED BOOK 7175, PAGE 277, R.O.W.C.T.
ZONING: R-3 (RESIDENTIAL DISTRICT) LAND USE: RESIDENTIAL CHARACTER AREA: WEST HARPETH
ORLEANS ESTATES CONDOMINIUMS PLAT BOOK 8, PAGE 55B, R.O.W.C.T.
ZONING: SD-R (SPECIFIC DEVELOPMENT-RESIDENTIAL) LAND USE: RESIDENTIAL CHARACTER AREA: CENTRAL FRANKLIN
MAP 63, PARCEL 7.02 NANCY B. COOKE DEED BOOK 4469, PAGE 604, R.O.W.C.T.
ZONING: CC (CENTRAL COMMERCIAL) LAND USE: COMMERCIAL CHARACTER AREA: CENTRAL FRANKLIN
MAP 63, PARCEL 11.00 FRANKLIN MEADOWVIEW PARTNERS LLC DEED BOOK 8477, PAGE 271, R.O.W.C.T.
ZONING: SD-R (SPECIFIC DEVELOPMENT-RESIDENTIAL) LAND USE: RESIDENTIAL CHARACTER AREA: CENTRAL FRANKLIN
MAP 63J, PARCEL 10.00 DANIEL C GARDNER DEED BOOK 4426, PAGE 317, R.O.W.C.T.
MAP 63J, PARCEL 11.00 PERRY MARTIN HUTTON DEED BOOK 5679, PAGE 322, R.O.W.C.T.
MAP 63J, PARCEL 12.00 RANDALL L WILLIAMS AND WIFE MARY ANN DEED BOOK 9679, PAGE 322, R.O.W.C.T.
MAP 63J, PARCEL 13.00 DERVILLE E MOODY JR AND EILEEN M MOODY DEED BOOK 83, PAGE 36, R.O.W.C.T.
MAP 63J, PARCEL 14.00 BYRONCE CAMERON-MAYFIELD ROBERT H IV CARSON DEED BOOK 921, PAGE 364, R.O.W.C.T.
EXECUTIVE HOUSE CONDOMINIUMS PLAT BOOK 7, PAGE 87, R.O.W.C.T.
ZONING: SD-R (SPECIFIC DEVELOPMENT-RESIDENTIAL) LAND USE: RESIDENTIAL CHARACTER AREA: CENTRAL FRANKLIN
ZONING: R-1 (RESIDENTIAL DISTRICT



LEGEND

CM(O)	CONCRETE MONUMENT (OLD)		UTILITY POLE
IR(O)	IRON ROD (OLD)		UTILITY POLE W/ ANCHOR
IR(N)	IRON ROD (NEW) (5/8" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")		UTILITY POLE W/ LIGHT
			GAS METER
PK(O)	PK NAIL (OLD)		TELEPHONE RISER
	IRON PIPE (OLD)		CABLE TV BOX
	FIRE HYDRANT	—P—	OVERHEAD ELECTRIC POWER LINE
	WATER VALVE	—T—	OVERHEAD TELEPHONE LINE
W	WATER METER	—P&T—	OVERHEAD POWER AND TELEPHONE LINES
	CATCH BASIN	—SA—	SANITARY SEWER LINE
	SANITARY SEWER MANHOLE	—W—	WATER LINE
	SEWER CLEAN-OUT	—X—X—	FENCE
A	SEWER VALVE	TC	TOP OF CASTING
	LIGHT STANDARD	INV	INVERT
	YARD LIGHT	ELEV	ELEVATION
E	ELECTRIC BOX	RCP	REINFORCED CONCRETE PIPE
P	TRANSFORMER PAD	CMP	CORRUGATED METAL PIPE
	HANDICAP PARKING		CONCRETE SURFACE
	SIGN		ASPHALT SURFACE
R.O.W.C.T.	REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE	AC	AIR CONDITIONER

TO BE DEMOLISHED

NOTES:

1. FIELD RUN BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY PREPARED BY RAGAN-SMITH ASSOCIATES ON JANUARY 25, 2018.
2. SHADING DEPICTS AREAS WHERE ALL BUILDINGS, ASPHALT, CURBING, CONCRETE, STEPS, SIGNS, WALLS AND TREES ARE TO BE DEMOLISHED AND REMOVED.
3. NO UTILITIES TO BE DISTURBED WITHOUT PRIOR COORDINATION WITH UTILITY PROVIDER.
4. MINERAL RIGHTS STATEMENT: NO KNOWN MINERAL RIGHTS EXIST ON THE PROPERTY OTHER THAN THOSE OF THE CURRENT OWNER.
5. WHERE EXISTING PAVEMENT AND CURBING IS INDICATED FOR REMOVAL, CONTRACTOR TO SAW CUT TO PROVIDE HARD EDGE FOR SMOOTH TRANSITION.
6. CONTRACTOR TO FIELD VERIFY AND DEPTH OF EXISTING UTILITIES.

GRADING & DRAINAGE DATA CHART:

DRAINAGE AREA: OUTFALL #1 (NE BASIN)
CONDITION: EXISTING
SITE AREA: 10.42 AC
IMPERVIOUS AREA: 3.73 AC
DISTURBED AREA: N/A
Proposed Rv VALUE: 0.18
PEAK FLOW RUNOFF:
2YR: 4.422 CFS
5YR: 6.573 CFS
10YR: 8.209 CFS
25YR: 11.69 CFS
50YR: 14.82 CFS
100YR: 17.22 CFS

NOTE:

BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM ZONE 5301, FIPSZONE 4100; NAD 83 DATUM

Know what's below. Call before you dig.

0 40 80

RAGAN•SMITH
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LANDSCAPE ARCHITECTS • SURVEYORS
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Nashville 615-244-8591
Murfreesboro 615-546-6555
ragansmith.com

WILLIAM LEE HORN — REGISTERED ENGINEER — AGRICULTURE — FARMERS — No. 116285 — STATE OF TENNESSEE — 11/21/20

THE MADISON FRANKLIN

FOR

FRANKLIN MEADOWVIEW PARTNERS, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

CITY OF FRANKLIN #7257

REV. #	DATE:	DESCRIPTION:
1	06/04/2020	PER CITY COMMENTS

JOB NO.	18162
WK. ORDER	1299
DESIGNED:	L. HORN
DRAWN:	B. PATTERSON
SCALE:	1"=40'
DATE:	MAY 11, 2020

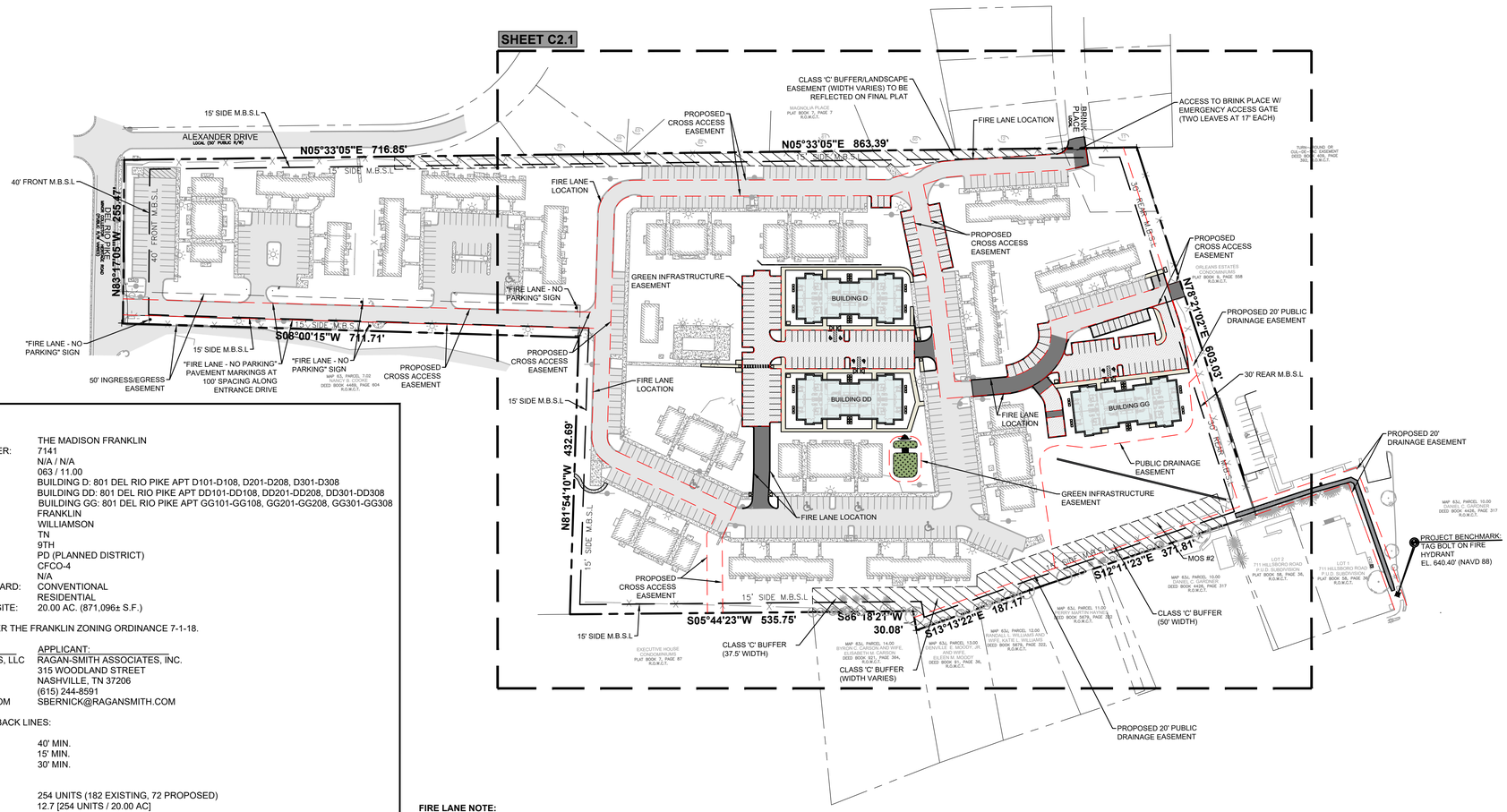
ENLARGED EXISTING CONDITIONS & DEMOLITION PLAN

C1.1

G:\18162-1299\1-CIVIL ENGINEERING\3-PLANSHEETS\18162-1299_EXISTING.DWG
PLOTTED BY: LEE HORN ON: 7/2/2020 11:36 AM
LAST UPDATED BY: BPATTERSON ON: 6/4/2020 7:18 AM

MOS #1: Amend Zoning Ordinance ***Chapter 5.4.6 Buffers (4) Types of Buffers - Table 5-5: Minimum Buffer Standards*** to allow the Buffer Width to vary and be less than 50' based on existing site conditions along the western property line adjacent to the detached residential use and to utilize existing vegetation in lieu of required plantings/types shown in the table. This modification is necessary due to existing conditions regarding the width between the existing parking lot's back of curb and the property line. The existing vegetation consisting of both dense mature shrubs/trees along the western property line provides a significant screen and is recommended to remain in place in lieu of removal and new plantings. The proposed multi-family buildings are interior to the site and opposite this western property line and a MOS is only needed due to existing conditions.

MOS #2: Amend Zoning Ordinance ***Chapter 5.4.6 Buffers (4) Types of Buffers - Table 5-5: Minimum Buffer Standards*** to allow the Buffer Width to be less than 50' in areas where existing site conditions are within 50' of the eastern property line. There are existing patios/existing patio screens/corners of existing buildings within 50' of the property line. This modification is necessary to keep the existing building corners/patios/patio screens outside of the buffer zones and a MOS is only needed due to existing conditions.



SITE DATA CHART:

PROJECT INFORMATION:

NAME:	THE MADISON FRANKLIN
CITY OF FRANKLIN PROJECT NUMBER:	7141
SUBDIVISION / LOT #:	N/A / N/A
MAP / PARCEL:	063 / 11.00
STREET ADDRESS:	BUILDING D: 801 DEL RIO PIKE APT D101-D108, D201-D208, D301-D308 BUILDING DD: 801 DEL RIO PIKE APT DD101-DD108, DD201-DD208, DD301-DD308 BUILDING GG: 801 DEL RIO PIKE APT GG101-GG108, GG201-GG208, GG301-GG308 FRANKLIN WILLIAMSON TN
CIVIL DISTRICT:	9TH
EXISTING ZONING:	PD (PLANNED DISTRICT)
CHARACTER AREA OVERLAY:	CFCO-4
OTHER APPLICABLE OVERLAYS:	N/A
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
EXISTING LAND USE:	RESIDENTIAL
ACREAGE (SQUARE FOOTAGE) OF SITE:	20.00 AC. (871,096± S.F.)

THE SITE PLANS ARE VESTED UNDER THE FRANKLIN ZONING ORDINANCE 7-1-18.

OWNER/DEVELOPER:	APPLICANT:
FRANKLIN MEADOWVIEW PARTNERS, LLC	RAGAN-SMITH ASSOCIATES, INC.
4515 HARDING RD, SUITE 210	315 WOODLAND STREET
NASHVILLE, TN 37205	NASHVILLE, TN 37206
(615)250-1628	(615) 244-8591
JBERRY@COVENANTCAPGROUP.COM	SBERNICK@RAGANSMITH.COM

MINIMUM REQUIRED BUILDING SETBACK LINES:

INTERNAL SETBACKS:	
FRONT (COLLECTOR):	40' MIN.
SIDE:	15' MIN.
REAR:	30' MIN.

PROJECT DENSITY:	
ATTACHED RESIDENTIAL UNITS:	254 UNITS (182 EXISTING, 72 PROPOSED)
OVERALL DENSITY:	12.7 [254 UNITS / 20.00 AC]
MAXIMUM BUILDING HEIGHT ALLOWED:	3-4 STORIES, UP TO 56'
PROPOSED BUILDING HEIGHT:	3 STORIES
PROPOSED BUILDING S.F.:	79,776± S.F. TOTAL
PARKING REQUIREMENT:	(SEE OVERALL PARKING CHART, SHEET C2.0)
PARKING PROVIDED:	(SEE OVERALL PARKING CHART, SHEET C2.0)
MIN. LANDSCAPE SURFACE RATIO (LSR):	.20
PROV. LANDSCAPE SURFACE RATIO:	.50 / 10.0 AC
TREE CANOPY:	
EX. TREE CANOPY % / SF / AC:	21.1% / 183,6884 S.F. / 4.22 AC
REQ.TREE CANOPY % / SF / AC:	10.1% [.211X.48] / 88,225 S.F. / 2.03 AC
PROP. TREE CANOPY % / SF / AC:	17.6% /153,098 S.F. / 3.51 AC
OPEN SPACE:	(SEE OPEN SPACE CHARTS, SHEET C2.0)

SURVEY INFORMATION:
BOUNDARY AND TOPOGRAPHIC SURVEY WAS PREPARED BY RAGAN-SMITH ASSOCIATES INC, DATED ON JANUARY 28, 2019.

PLAT REFERENCE:
BEING PARCEL NUMBER 11.00 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 63.

DEED REFERENCE:
BEING THE SAME PROPERTY CONVEYED TO FRANKLIN MEADOWVIEW PARTNERS LLC BY QUITCLAIN DEED OF RECORD IN DEED BOOK 7313, PAGE 267, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

MINERAL RIGHTS INFORMATION:
AT THE PRESENT TIME, PROPERTY TITLE REFERENCE DOES NOT REFLECT ANY MINERAL RIGHTS ON THE SUBJECT PROPERTY.

FLOOD INFORMATION:
BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0192G WITH AN EFFECTIVE DATE OF DECEMBER 22, 2016, WHICH MAKES UP A PART OF THE NATIONAL FLOOD ADMINISTRATION REPORT; COMMUNITY No. 47206, PANEL NO. 0192, SUFFIX G, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

DEVELOPMENT PHASING:
DEVELOPMENT TO BE COMPLETED IN ONE PHASE. WORK TO COMMENCE FROM SUMMER 2020 TO SUMMER 2021.

FIRE LANE NOTE:
FIRE LANES SHALL BE MARKED WITH "FIRE LANE - NO PARKING" SIGNS ADJACENT TO THE CURB AND PAVEMENT MARKINGS READING "FIRE LANE-NO PARKING" VISIBLE FROM THE NORMAL LINE OF TRAFFIC AND YELLOW OR WHITE OR AS APPROVED BY THE FIRE MARSHAL. UNLESS SHOWN OTHERWISE, A MAXIMUM OF 50 FEET ALTERNATING BETWEEN SIGNS AND PAVEMENT MARKINGS SHALL BE REQUIRED ALONG THE ENTIRE LENGTH OF THE FIRE LANE. PLACEMENT SUBJECT TO APPROVAL BY THE FIRE MARSHAL.SIZE OF LETTERING ON PAVEMENT SHALL BE 18 INCHES HIGH WITH A 3 INCH BRUSH STOKE.

OVERALL PARKING CHART:

RESIDENTIAL UNITS:

EXISTING RESIDENTIAL:	190 UNITS (1BR-64, 2BR-126)
TO BE REMOVED:	8 UNITS (2BR)
PROPOSED RESIDENTIAL:	72 UNITS (1BR-36, 3BR-36)
TOTAL:	254 UNITS (1BR-100, 2BR-118, 3BR-36)

COF PARKING REQUIRED (72 UNITS):

(36) ONE BEDROOM UNITS (1.5 SPACES/UNIT):	54 SPACES
(36) THREE BEDROOM UNITS (3.0 SPACES/UNIT):	108 SPACES
TOTAL:	162 SPACES

PARKING PROVIDED:

PROPOSED REGULAR SPACES:	156 SPACES
PROPOSED ACCESSIBLE SPACES:	6 SPACES
TOTAL:	162± SPACES

OPEN SPACE REQUIREMENT CHART

Minimum Open Space Requirement: 15 % Required
Site Acreage: 20.00 Acres Open Space Acreage Required: 3.00 Acres
Formal Open Space (34% of gross development area): 44,431 square feet
Informal Open Space (66% of gross development area): 86,249 square feet

Formal Open Space Provided:

Key	Classification	Type	Area of Open Space	Paved Area	Percent Paved Impervious
Area 1	Formal	TBD	44,431 s.f.	5,813 s.f.	13%(25% Permitted)
Area 2	Informal	TBD	86,249 s.f.	0 s.f.	0%(25% Permitted)

Total Provided: 130,680 s.f.

ENVISION FRANKLIN COMPLIANCE
CONSISTENT WITH THE MAJOR OBJECTIVES OF ENVISION FRANKLIN, THE MADISON FRANKLIN IS INTENDED TO REVITALIZE AN EXISTING DEVELOPMENT WITHIN THE CENTRAL FRANKLIN CHARACTER AREA. THE MADISON FRANKLIN WILL ATTRACT THOSE SEEKING TO LIVE CLOSE TO DOWNTOWN FRANKLIN BY PROVIDING AN INFILL OPPORTUNITY WITHIN AN EXISTING RESIDENTIAL COMMUNITY. THE MADISON FRANKLIN IS LOCATED NORTHWEST OF DOWNTOWN FRANKLIN ON DEL RIO PIKE, CLOSE TO THE HILLSBORO ROAD INTERSECTION.

THE MADISON FRANKLIN SITE IS CURRENTLY COMPRISED OF MULTI-FAMILY RESIDENTIAL UNITS SURROUNDED BY ATTACHED AND DETACHED RESIDENTIAL UNITS. THE PROPOSED RESIDENTIAL INFILL WILL SEEK TO MAXIMIZE THE SITE'S LAND USE POTENTIAL BY FEATURING NEW MID-RISE RESIDENTIAL HOUSING.

EASTERN PROPERTY LINE BUFFER NOTE:
EXISTING VEGETATION WILL REMAIN AND BE UTILIZED TOWARDS MEETING THE 'C' BUFFER PLANTING REQUIREMENTS.

WESTERN PROPERTY LINE BUFFER NOTE:
EXISTING VEGETATION WILL REMAIN AND BE UTILIZED TOWARDS MEETING THE 'C' BUFFER PLANTING REQUIREMENTS IN LIEU OF REMOVING/INSTALLING NEW PLANTING MATERIAL. EXISTING VEGETATION WILL BE REMOVED FOR ANY REQUIRED VEHICULAR/PEDESTRIAN ACCESS CONNECTIONS.

LEGEND

- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- EXISTING ASPHALT PAVEMENT
- CONCRETE WALK
- CONCRETE PAVERS
- BIORETENTION AREA
- PROPOSED EASEMENT

811 Know what's below. Call before you dig.

0 100 200

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LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
Chattanooga 423-490-9460
Nashville 615-244-8591
Murfreesboro 615-546-9555
ragansmith.com

WILLIAM LEE HOBBS — REGISTERED ENGINEER — AGRICULTURE — 07/02/2020 — COMMERCE — No. 116285 — STATE OF TENNESSEE

CITY OF FRANKLIN #7257

THE MADISON FRANKLIN

FOR

FRANKLIN MEADOWVIEW PARTNERS, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

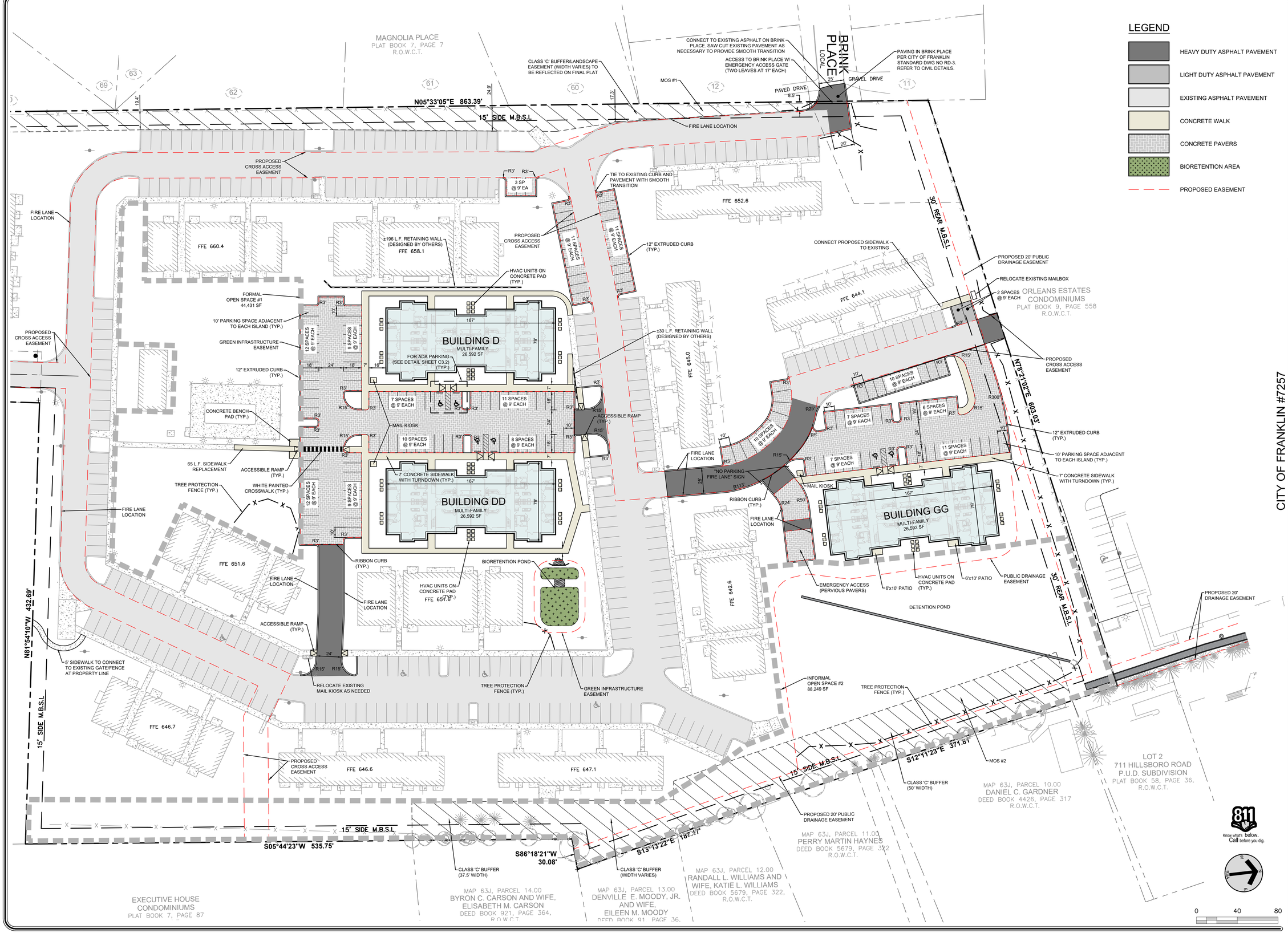
REV.	DATE:	DESCRIPTION:
-	-	-
-	-	-
-	-	-
2	07/02/2020	PER CITY COMMENTS
1	06/04/2020	PER CITY COMMENTS

JOB NO.	18162
WK. ORDER:	1299
DESIGNED:	L. HORN
DRAWN:	B. PATTERSON
SCALE:	1"=100'
DATE:	MAY 11, 2020

OVERALL SITE PLAN

C2.0

G:\18162-2001-CIVIL ENGINEERING\DLA\LAYA\SHEETS\C2.0 OVERALL LAYOUT.DWG
PLOTTED BY: LEE HORN ON: 7/2/2020 11:39 AM
LAST UPDATED BY: MARK LAMAR ON: 7/1/2020 4:19 PM



RAGAN SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
Chattanooga 423-499-9486
Nashville 615-244-8591
Murfreesboro 615-546-9555
ragansmith.com

WILLIAM LEE HOBBS
REGISTERED ENGINEER
STATE OF TENNESSEE
AGRICULTURE
11/2/20
HOBBS
NO. 116285
STATE OF TENNESSEE

CITY OF FRANKLIN #7257

THE MADISON FRANKLIN

FOR

FRANKLIN MEADOWVIEW PARTNERS, LLC

CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

REV. #	DATE:	DESCRIPTION:
1	06/04/2020	PER CITY COMMENTS

JOB NO.	18162
WK. ORDER	1299
DESIGNED:	L. HORN
DRAWN:	B. PATTERSON
SCALE:	1"=40'
DATE:	MAY 11, 2020

ENLARGED SITE PLAN

C2.1

G:\18162-1299-CIVIL ENGINEERING\C3-PLAN SHEETS\1299_LAYOUT.DWG
PLOTTED BY LEE HORN ON 7/2/2020 11:39 AM LAST UPDATED BY MAILLAMS ON 7/1/2020 4:15 PM



2 Building A, B & C - Side Elevation

Scale: 1/8" = 1'-0"

Elevation



1 Building A, B & C - Front & Rear Elevation

Scale: 1/8" = 1'-0"

Elevation



Front Elevation (Back Similar)		
	Surface Area	Percent of Net*
Gross of Wall	4,965.25 sq. ft.	
Glass	2,577.35 sq. ft.	51.9%
Net* of Wall	1,592.74 sq. ft.	32%
Net* of Masonry	796.16 sq. ft.	16.1%

*Excludes roof forms, windows, doors, awnings, and similar features

Left Elevation (Right Similar)		
	Surface Area	Percent of Net*
Gross of Wall	1,972.48 sq. ft.	
Glass	402 sq. ft.	20.1%
Net* of Wall	1,097 sq. ft.	55.6%
Net* of Masonry	473.48 sq. ft.	24.3%

*Excludes roof forms, windows, doors, awnings, and similar features

Back Elevation (Front Similar)		
	Surface Area	Percent of Net*
Gross of Wall	4,965.25 sq. ft.	
Glass	2,577.35 sq. ft.	51.9%
Net* of Wall	1,592.74 sq. ft.	32%
Net* of Masonry	796.16 sq. ft.	16.1%

*Excludes roof forms, windows, doors, awnings, and similar features

Right Elevation (Left Similar)		
	Surface Area	Percent of Net*
Gross of Wall	1,972.48 sq. ft.	
Glass	402 sq. ft.	20.1%
Net* of Wall	1,097 sq. ft.	55.6%
Net* of Masonry	473.48 sq. ft.	24.3%

*Excludes roof forms, windows, doors, awnings, and similar features

*Note: For nonresidential projects: these elevations have been designed to meet the requirements of the City of Franklin's architectural design standards and the approval of the Planning Commission/City of Franklin. Changes shall not be made to the approved elevations unless approved by either the BNS Director or the Planning Commission.



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City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 20-0943

DATE: July 9, 2020

TO: Franklin Municipal Planning Commission

FROM: Emily Hunter, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Dianna Tomlin, Principal Planner

SUBJECT:

TOBSchool Subdivision, Unified Site Plan, Constructing 19,500 Square Feet Commercial Use, On 3.5 Acres, Located West Of Maybrook Lane And South Of South Carothers Road. (CONSENT AGENDA)

PURPOSE:

Project Information

COF Project Number: 7217
Applicant: Jason Morelock, Morelock Engineering, LLC
Owner: Neeti Agarwal, VSR Partners, LLC

BACKGROUND/STAFF COMMENTS:

The purpose of this site plan is to develop 23,240 commercial square feet in 2 buildings on 3.35 acres located at 4419 South Carothers Road.

The property includes an incompatible land use buffer and, in accordance with the regulations of the Zoning Ordinance, must be approved by the Franklin Municipal Planning Commission.

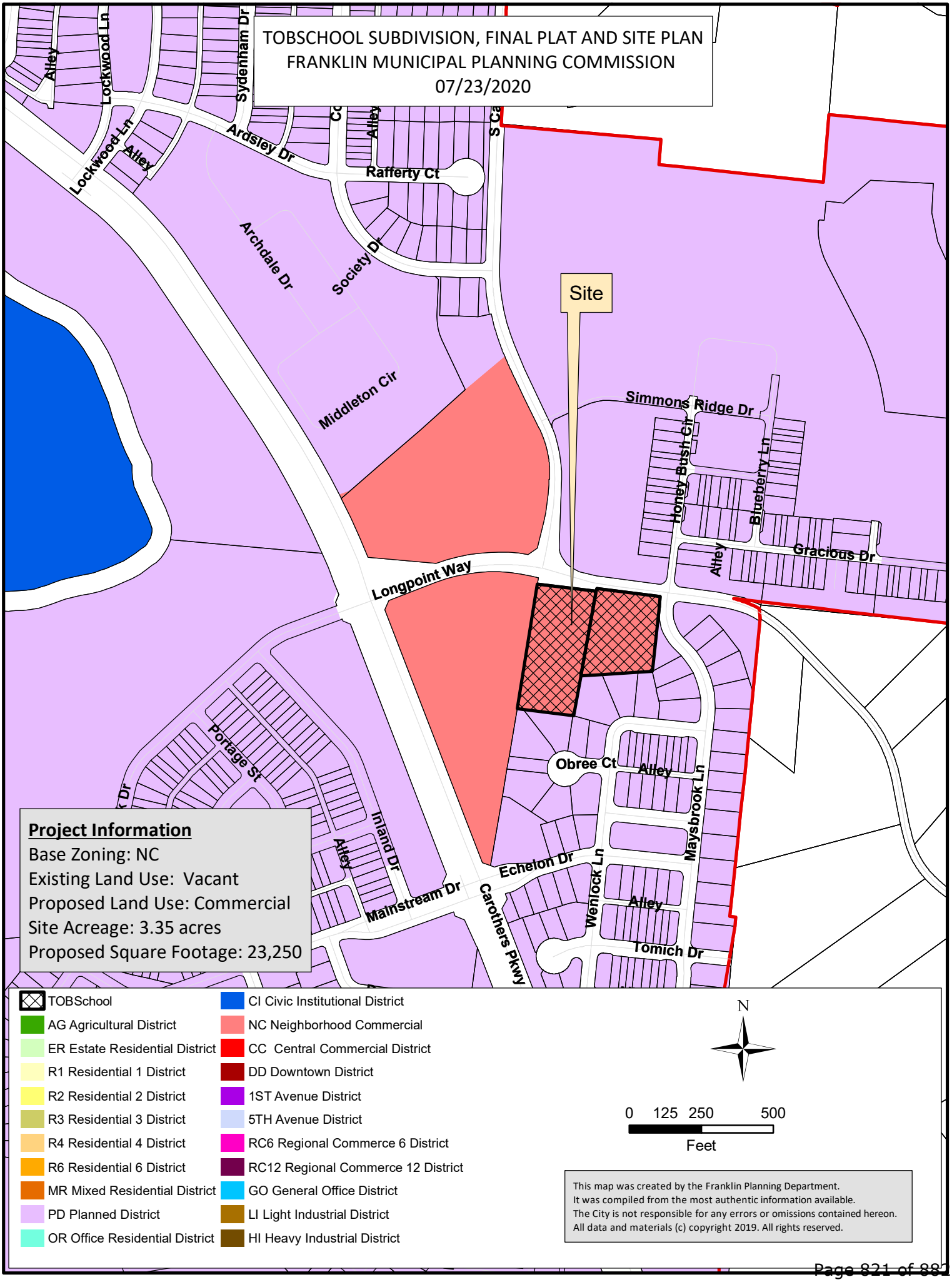
PROCEDURAL REQUIREMENTS:

1. The applicant shall upload the corrected plan to the online plan review website (https://franklin.contractorsplanroom.com/secure/). All revisions to the approved plans shall be "clouded." With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. Once the corrected site plan has been approved, one (1) full-size and one (1) half-size copy of the final approved landscape plans shall be submitted to the Department of Building and Neighborhood Services for future landscape inspection purposes.
3. Once the project has obtained Site Plan approval, the applicant will be notified by COF Engineering Department with instructions regarding the status of their digitally stamped construction plans.

4. The applicant shall upload complete building plans, including the approved, revised site plans, to the City's IDT site for Building and Neighborhood Services Department review and approval prior to the issuance of a building permit.
5. Prior to start of any excavation work, the developer and/or contractor shall notify AT&T and Comcast.
6. The city’s project identification number shall be included on all correspondence with any city department relative to this project.

FINANCIAL IMPACT:
Unknown.

RECOMMENDATION:
Staff recommends approval with conditions. See attached conditions of approval.


TOBSCHOOL SUBDIVISION, FINAL PLAT AND SITE PLAN
FRANKLIN MUNICIPAL PLANNING COMMISSION
07/23/2020
Site
Alley
Lockwood Ln
Sydenham Dr
Ardsley Dr
Rafferty Ct
Archdale Dr
Society Dr
Middleton Cir
Simmons Ridge Dr
Honey Bush Cir
Blueberry Ln
Gracious Dr
Longpoint Way
Obree Ct
Maysbrook Ln
Portage St
Inland Dr
Echelon Dr
Mainstream Dr
Carothers Pkwy
Wenlock Ln
Tomich Dr
Project Information
Base Zoning: NC
Existing Land Use: Vacant
Proposed Land Use: Commercial
Site Acreage: 3.35 acres
Proposed Square Footage: 23,250
TOBSchool
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
N
0 125 250 500
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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COF no: 7217

CONDITIONS OF APPROVAL:

Open Issues: 15 These issues are currently being filtered

Engineering - Site Plan Checklist

General Issues

9. Final Plat

joe.marlo@franklintn.gov *Comment to remain open as a reminder to COF Staff, but **does not hinder approval of the Site Plan.***

Prior to issuance of a building permit, a revised final plat shall be approved and recorded to dedicate right-of-way, modify/abandon existing easements on the property and create new easements as necessary for the proposed site development.

13. J. Stormwater Managment Plan

lance.fittro@franklintn.gov With the shallow refusal encountered for the majority of the provided infiltration tests, the infiltration rates cannot be assumed accurate for the depths of the bioretention proposed. Because curve number adjustment is utilized for the proposed bioretention to meet detention requirements for the proposed development, the entire treatment volume needs to infiltrate or drain via the underdrain so that the volume is available to detain the next storm event. It appears that a proprietary product such as RTank will be necessary to reduce the depth of the bioretention while still meeting volume requirements and guaranteed draw-down of the treatment volume without reliance on infiltration.

32. Easements

joe.marlo@franklintn.gov **Prior to One Stop approval**, applicant shall provide documentation that all off-site easements necessary for construction/functionality of the project site have been obtained, including access easements on the Longpoint Centre property.

91. Storm Infrastructure

joe.marlo@franklintn.gov *Comment to remain open as a reminder to COF Staff, but **does not hinder approval of the Site Plan.***

Prior to the first issuance of a Certificate of Occupancy, storm infrastructure conveying flow from the site outfall and across Longpoint Way / S Carothers Road shall be installed and functioning properly, and street repairs (including trench repair, mill and overlay, etc.) shall be approved by the City of Franklin Street Department.

116. V. Site Permits

amanda.ray@franklintn.gov FOR INFORMATION ONLY:
The Stormwater/Grading & Utility permit applications have been uploaded to the document manager. To submit the documents for permitting:

Please scan the following and email to amanda.ray@franklintn.gov:

- Signed & Notarized Right of Entry Agreement
- Signed & Notarized LTMP Agreement
- Signed & Notarized e-file certification
- Completed permit application(s)

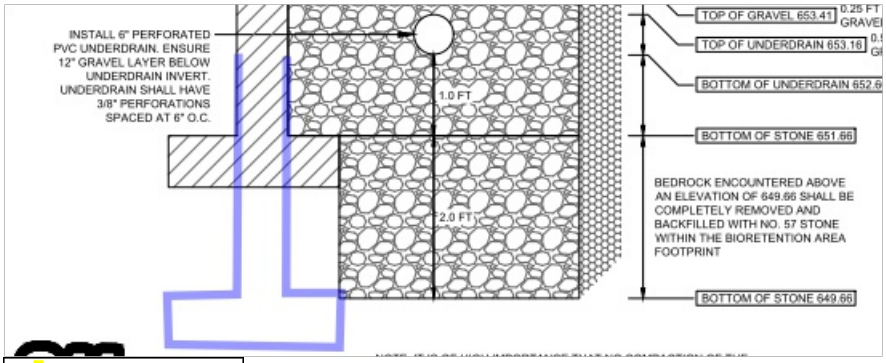
Fees: (listed on permit)

- Total $5,000 or under: pay over the phone with BNS (615-794-7012)
- Total over $5,000: mail check, attn: Amanda Ray in Engineering, including COF#

117. retaining wall

joe.marlo@franklintn.gov *The following is a newcomment based on newinformation shown.*

Applicant shall revise the retaining wall graphic on C3.6 to show the top of footing at the bottom of stone layer, per the associated note.



RETAINING WALLS ADJACENT TO BIORETENTION AREAS SHALL NOT RELY ON BIORETENTION OR STONE DRAINAGE MEDIA FOR STABILITY OR LATERAL RESISTANCE. BOTTOM OF WALL/TOP OF FOOTING ELEVATION SHALL BE LOCATED AT OR BELOW BOTTOM OF LOWERMOST STONE DRAINAGE MEDIA.

Performance Agreement and Surety

General Issues

77. Engineering Sureties

kevin.long@franklintn.gov Sureties associated with this site plan are transferred to the final plat **COF# 7282 (TOBSchool SUBDIVISION, FINAL PLAT)** as a condition of approval.

114. Landscape

jason.arnold@franklintn.gov Landscape surety $83,000

Planning

General Issues

54. Access Easements

dianna.tomlin@franklintn.gov Comment does not hinder approval. easements must be recorded on final plat prior to occupancy permit.

60. Building must address street

dianna.tomlin@franklintn.gov

Building Orientation and Entry	
Main Entrance	Prominently located on the front facade and highly visible

In the examples shown in the zoning ordinance the area around the front entrance is set off and has a different design element than the rest of the building face. The front doors here simply blend into the rest of the building. Substantial entry way landscape may help create a prominent entrance, but some type material or rhythm change would help with creating a prominent front entrance.
Applicant shall address the street with appropriate frontage
[Edited By Dianna Tomlin]

Stormwater

General Issues

82. Demolition

ellen.moore@franklintn.gov Note: A site demolition permit shall not be issued until an EPSC preconstruction meeting has occurred with Engineering staff

107. Bioretention

jeff.willoughby@franklintn.gov The following note could not be found on the landscape set

BMP's that require trees in the planting schedule shall require tree holes in the filter bed that must be at least 4 feet deep (or as much as design allows) to provide enough soil volume for the root structure of mature trees. In addition a more organic filter media is required within the planting holes for trees, with ratio of 50% sand, 30% top soil and 20% acceptable leaf compost (or other as approved).This shall be specified in a tree detail on the landscape sheets.

108. Long Term Maintenance Plan

jeff.willoughby@franklintn.gov Pending landscape sheet revision

110. SWPPP & NOI (NPDES)

Doug.Noonan@franklintn.gov QLP fee of $250.00 is due prior to one stop/plan approval. This comment shall remain open as a reminder to applicant/staff. Checks shall be made out to City of Franklin, submitted to the City of Franklin Engineering Department, and reference the COF# & QLP-NOI fee.

118. Bioretention

ellen.moore@franklintn.gov Bedrock shall be located at least two feet from the bottom grade of the bioretention area. Based on the refusal depths provided, this two feet of separation cannot be achieved. Please contact Stormwater staff to discuss this comment (Ellen Moore or Lance Fittro).

CONTACT LIST

DEVELOPER/OWNER
VSR PARTNERS, LLC
1643 VALLE VERDE DRIVE
BRENTWOOD, TENNESSEE 37027
PHONE: (703) 585-2753
CONTACT: NEETI AGARWAL

CIVIL ENGINEER
MORELOCK ENGINEERING, LLC
2097 BELSFORD DRIVE
NOLENSVILLE, TENNESSEE 37135
PHONE: (615) 300-6486
CONTACT: JASON MORELOCK

ARCHITECT
H. MICHAEL HINDMAN ARCHITECTS, P.C.
1607 WESTGATE CIRCLE, SUITE 100
BRENTWOOD, TENNESSEE 37027
PHONE: (615) 370-3252
CONTACT: MICHAEL HINDMAN

LANDSCAPE ARCHITECT
HEIBERT + BALL LAND DESIGN
1894 GEN. GEORGE PATTON DR., SUITE 400
FRANKLIN, TENNESSEE 37067
PHONE: (615) 376-2421
CONTACT: CONNOR BALL

LAND SURVEYOR
CESO, INC.
216 CENTERVIEW DRIVE, SUITE 150
BRENTWOOD, TENNESSEE 37027
PHONE: (423)676-3977
CONTACT: BILL HUFFMAN

CODES
CITY OF FRANKLIN BUILDING AND NEIGHBORHOOD SERVICES DEPARTMENT
109 3RD AVENUE SOUTH
FRANKLIN, TENNESSEE 37064
PHONE: (615) 794-7012
CONTACT: TOM MARSH

ENGINEERING
CITY OF FRANKLIN BUILDING ENGINEERING DEPARTMENT
109 3RD AVENUE SOUTH
FRANKLIN, TENNESSEE 37064
PHONE: (615) 550-6666
CONTACT: TOM INGRAM

SANITARY SEWER
FRANKLIN WATER & SEWER DEPARTMENT
124 LUMBER DRIVE
FRANKLIN, TENNESSEE 37064
PHONE: (615) 794-4554
CONTACT: BEN MCNEIL

WATER SERVICE
MILCROFTON UTILITY DISTRICT
6333 ARNO ROAD
FRANKLIN, TENNESSEE 37064
PHONE: (615) 794-5947
CONTACT: MIKE JONES

ELECTRIC SERVICE
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION
2156 EDWARD CURD LANE
FRANKLIN, TENNESSEE 37067
PHONE: (615) 595-4693
CONTACT: DALE HOOD

GAS SERVICE
PIEDMONT GAS
83 CENTURY BOULEVARD
NASHVILLE, TENNESSEE 37214
PHONE: (615) 456-5694
CONTACT: CRAIG OWEN

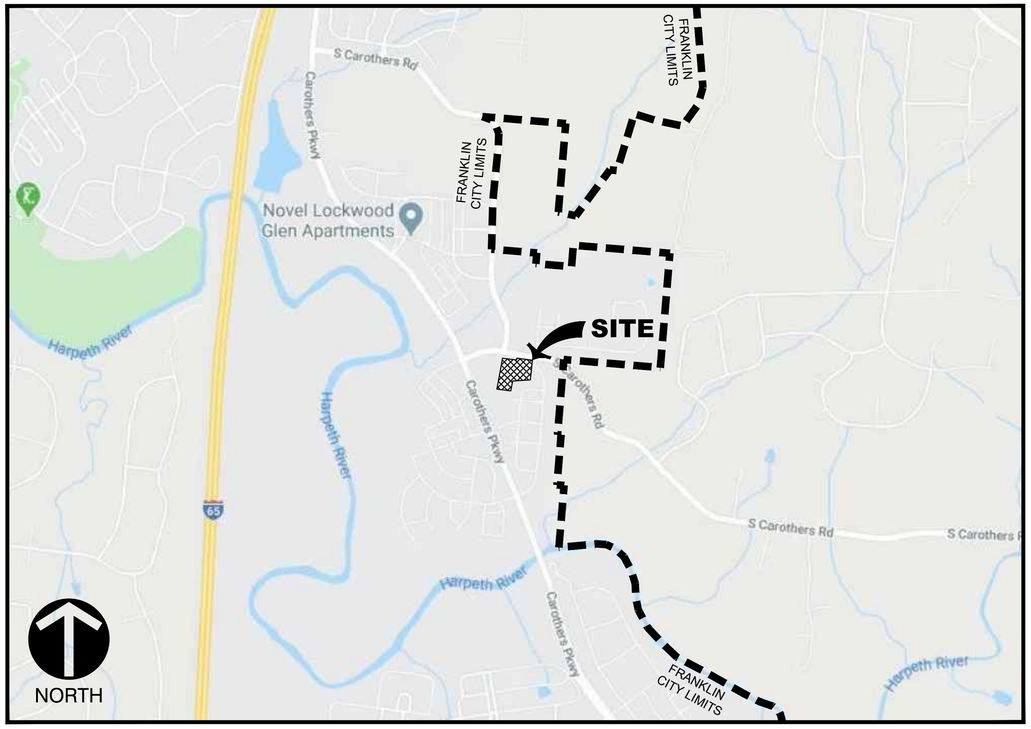
TELEPHONE SERVICE
AT&T
500 LIBERTY PIKE
FRANKLIN, TENNESSEE 37064
PHONE: (615) 214-4783
CONTACT: JASON ARMES

LIST OF DRAWINGS	
SHEET NO.	SHEET TITLE
C0.0	COVER SHEET
C0.1	GENERAL NOTES SHEET
	GENERAL PROPERTY SURVEY
C1.1	EXISTING CONDITIONS PLAN
C1.2	SITE DEMOLITION PLAN
C2.1	SITE LAYOUT PLAN
C2.2	AUTOTURN FIRE TRUCK PLAN
C2.3	AUTOTURN FIRE TRUCK PLAN
C2.4	AUTOTURN WASTE TRUCK PLAN
C2.5	AUTOTURN AMBULANCE PLAN
C3.1	GRADING & DRAINAGE PLAN
C3.2	EPSC PLAN - STAGE I
C3.3	EPSC PLAN - STAGE II
C3.4	EPSC PLAN - STAGE III
C3.5	GRADING, DRAINAGE & EPSC DETAILS
C3.6	GRADING, DRAINAGE & EPSC DETAILS
C3.7	GRADING, DRAINAGE & EPSC DETAILS
C3.8	GRADING, DRAINAGE & EPSC DETAILS
C3.9	GRADING, DRAINAGE & EPSC DETAILS
C4.1	SITE UTILITY PLAN
C4.2	UTILITY DETAILS
C4.3	UTILITY DETAILS
C5.1	SITE DETAILS
C5.2	SITE DETAILS
C5.3	SITE DETAILS
L1.0	TREE PRESERVATION PLAN
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE NOTES
E0.1	GENERAL INFO
E1.1	SITE PHOTO. PLAN
E6.1	SCHED. & DIAG.
A01	PRE-SCHOOL BLDG. ELEVATIONS
A02	9000 SF COMMERCIAL BLDG. ELEVATIONS

TOBschool

4401 & 4407 SOUTH CAROTHERS ROAD
FRANKLIN, WILLIAMSON COUNTY, TN
TAX MAP 89, PARCELS 50.00 & 50.02
CITY OF FRANKLIN PROJECT # 7217

UNIFIED SITE PLANS
JULY 2020



SITE MAP
SCALE: 1"=1000'

SITE DATA CHART

PROJECT NAME:	TOBschool
CITY OF FRANKLIN PROJECT #:	7217
SUBDIVISION:	N/A
LOT NUMBER:	N/A
ADDRESS:	4401 & 4407 SOUTH CAROTHERS ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH
MAP:	89
GROUP:	N/A
PARCEL:	50.00 & 50.02
EXISTING ZONING:	NC (NEIGHBORHOOD COMMERCIAL)
OTHER APPLICABLE OVERLAYS:	N/A
RIGHT OF WAY DEDICATION:	3 S.F. OR 0.000 ACRES± (PARCEL 50.00) 6,241± S.F. OR 0.143± ACRES (PARCEL 50.02)
ACREAGE OF SITE:	1.983± ACRES (PARCEL 50.00) 1.452± ACRES (REMAINDER OF PARCEL 50.02)
SQUARE FOOTAGE OF SITE:	86,400± S.F. (REMAINDER PARCEL 50.00) 63,240± S.F. (REMAINDER OF PARCEL 50.02)
MINIMUM REQUIRED SETBACK LINES:	
FRONT YARD:	* 10 FEET TO 45 FEET
SIDE YARD:	MINIMUM 5 FEET
REAR YARD:	MINIMUM 5 FEET
MAXIMUM HEIGHT:	3 STORIES WITH MINIMUM BUILDING SETBACK LINE OF 20 FEET AT THE 3RD FLOOR 2 1/2 STORIES FOR BUILDINGS WITH PATCHED ROOFS

* VARIANCE REQUEST WAS APPROVED AT THE 05/07/2020 BZA MEETING TO INCREASE THE FRONT YARD SETBACK TO BE 10 FEET TO 45 FEET

DEVELOPER/OWNER:
VSR PARTNERS, LLC
1643 VALLE VERDE DRIVE
BRENTWOOD, TENNESSEE 37027
PHONE: (703) 585-2753
CONTACT: NEETI AGARWAL
E-MAIL: neeti1908@gmail.com

APPLICANT:
MORELOCK ENGINEERING, LLC
2097 BELSFORD DRIVE
NOLENSVILLE, TENNESSEE 37135
PHONE: 615-300-6486
CONTACT: JASON MORELOCK, P.E.
E-MAIL: jason@morelockeng.com

BUILDING SQUARE FOOTAGE:	9,000 S.F. (PARCEL 50.00) 10,250 S.F. (PARCEL 50.02)
BUILDING HEIGHT:	28'-0" (PRE-SCHOOL BUILDING) 22'-8" (9,000 S.F. COMMERCIAL BUILDING)
BUILDING TYPE:	COMMERCIAL/MIXED USE BUILDING
BUILDING FRONTAGE TYPE:	URBAN FRONTAGE
MINIMUM PARKING REQUIREMENT: RETAIL (9,000 S.F.) (PARCEL 50.00) DAY CARE (10,250 S.F.) (PARCEL 50.02)	PER SUBSECTION 10.1.6 3.33 SPACES / 1,000 S.F. = 30 SPACES 2 SPACES / 1,000 S.F. + 1 SPACE / EMPLOYEE (16) = 37 SPACES
MAXIMUM PARKING LIMIT:	120% OF MINIMUM
PARKING PROVIDED:	70 SPACES
BICYCLE PARKING REQUIRED: BICYCLE PARKING PROVIDED:	1 SPACE PER 20 VEHICLE SPACES 4 SPACES
TREE CANOPY:	26% (REQUIRED) / 26.6% PROVIDED
OPEN SPACE:	5% OPEN SPACE REQUIRED (7,482 S.F.) 18.6% OPEN SPACE NATURAL AREA PROVIDED (27,842 S.F.)
TRANSITIONAL FEATURE BUFFER:	TRANSITION ZONE 1 (25'-0" WIDTH)

THIS SITE HAS BEEN DESIGNED TO MEET THE CITY OF FRANKLIN DESIGN STANDARDS. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY THE RELEVANT DEPARTMENT SUPERINTENDENT.

NOTE

BUILDING OCCUPANCY TYPE:	EDUCATIONAL (PRE-SCHOOL BUILDING) MERCANTILE (COMMERCIAL BUILDING)
BUILDING CONSTRUCTION TYPE:	V (PRE-SCHOOL BUILDING) IIIB (COMMERCIAL BUILDING)

UNIFIED SITE PLAN NOTE

BULK REQUIREMENTS ARE CONSIDERED IN AGGREGATE AND INCLUDE BUFFERS, BUILDING SETBACKS, OPEN SPACE, LANDSCAPE SURFACE AREA, TREE PROTECTIONS, PARKING, AND STORMWATER REQUIREMENTS.

Know what's **below.** **Call** before you dig.

H. Michael Hindman
Architects, P.C.
1607 Westgate Circle - Suite 100
Brentwood, Tennessee 37027
615.370.3252
www.hmharchitects.com

JASON C. MORELOCK — REGISTERED ENGINEER — AGRICULTURE — No. 108803 — STATE OF TENNESSEE — 07/02/20

VSR Partners Commercial Development
4401 & 4407 S. CAROTHERS ROAD, FRANKLIN, TENNESSEE
TAX MAP 89, PARCELS 50.00 & 50.02, WILLIAMSON COUNTY, TN
VSR PARTNERS, LLC
1643 VALLE VERDE DRIVE, BRENTWOOD, TENNESSEE 37027

Revision

COF Project Number
7217

HMH Job Number
18044

Drawn By
JCM

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Drawing
COVER SHEET

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MORELOCK ENGINEERING
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GENERAL NOTES

1. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN IS BASED ON A GENERAL PROPERTY SURVEY CONDUCTED BY CESO, INC., DATED AUGUST 2018.
2. THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION OR EARTH MOVING OPERATIONS. INFORM ENGINEER OF ANY CONFLICTS DETRIMENTAL TO THE DESIGN INTENT.
3. 72 HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING AGENCIES: TENNESSEE 811 AND ALL OTHER AGENCIES THAT MAY HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NON-MEMBERS OF TENNESSEE 811.
4. THE CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR COMPLYING WITH APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS, TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
5. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND OWNER'S REPRESENTATIVE FOR ANY AND ALL INJURIES AND/OR DAMAGES TO PERSONNEL, EQUIPMENT AND/OR EXISTING FACILITIES OCCURRING IN THE COURSE OF THE DEMOLITION AND CONSTRUCTION DESCRIBED IN THE PLANS AND SPECIFICATIONS.
6. CONTRACTOR SHALL OBTAIN A PERMIT FOR ALL CONSTRUCTION ACTIVITIES AND PERFORM SAID ACTIVITIES IN ACCORDANCE WITH ALL LOCAL, STATE, FEDERAL & OSHA REGULATIONS.
7. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL CODES, OBTAIN ALL APPLICABLE PERMITS, AND PAY ALL REQUIRED FEES PRIOR TO BEGINNING WORK.
8. ANY WORK PERFORMED IN THE LOCAL RIGHT OF WAYS SHALL BE IN ACCORDANCE WITH THE APPLICABLE LOCAL REQUIREMENTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE NECESSARY PERMITS FOR THE WORK, SCHEDULE NECESSARY INSPECTIONS, AND PROVIDE THE NECESSARY TRAFFIC CONTROL MEASURES AND DEVICES, ETC., FOR WORK PERFORMED IN THE RIGHT OF WAYS.
9. THE PROPOSED SITE IMPROVEMENTS WILL NOT REQUIRE COVERAGE UNDER THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT ISSUED BY THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (TDEC). THE TOTAL SITE DISTURBANCE IS UNDER ONE ACRE.
10. CONTRACTOR SHALL IMPLEMENT ALL SOIL AND EROSION CONTROL PRACTICES REQUIRED BY THESE PLANS, CITY OF FRANKLIN AND TDEC.
11. ALL GROUND SURFACE AREAS THAT HAVE BEEN EXPOSED OR LEFT BARE AS A RESULT OF CONSTRUCTION AND ARE TO FINAL GRADE AND ARE TO REMAIN SO, SHALL BE PERMANENTLY STABILIZED AS SOON AS PRACTICAL IN ACCORDANCE WITH SPECIFICATIONS.
12. ALL WORK SHALL COMPLY WITH CITY OF FRANKLIN PUBLIC WORKS SPECIFICATIONS, AND ALL CONSTRUCTION WORK SHALL BE DONE ACCORDING TO SAID SPECIFICATIONS AND IN ACCORDANCE WITH APPLICABLE STANDARDS OF THE CITY OF FRANKLIN.
13. ALL WORK PERFORMED BY THE CONTRACTOR SHALL CONFORM TO THE LATEST REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT.
14. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.
15. BEFORE INSTALLATION OF STORM OR SANITARY SEWER, OR OTHER UTILITY THE CONTRACTOR SHALL VERIFY ALL CROSSINGS, BY EXCAVATION WHERE NECESSARY, AND INFORM THE OWNER AND THE ENGINEER OF ANY CONFLICTS. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT THEY ARE NOT NOTIFIED OF DESIGN CONFLICTS PRIOR TO CONSTRUCTION.
16. DIMENSIONS ARE SHOWN TO THE EDGE OF PAVEMENT AND/OR EDGE OF BUILDING UNLESS OTHERWISE NOTED.
17. CONSTRUCTION OF ALL PAVEMENT AND SIDEWALKS SHALL MEET THE REQUIREMENTS OF CITY OF FRANKLIN CONSTRUCTION CRITERIA AND STANDARD DETAILS.
18. CONTRACTOR SHALL PROVIDE AND MAINTAIN TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH STATE DEPARTMENT OF TRANSPORTATION REGULATIONS AND AS REQUIRED BY LOCAL AGENCIES WHEN WORKING IN AND/OR ALONG STREETS, ROADS, HIGHWAYS, ETC. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL AND COORDINATE WITH LOCAL AND/OR STATE AGENCIES REGARDING THE NEED, EXTENT AND LIMITATIONS ASSOCIATED WITH INSTALLING AND MAINTAINING TRAFFIC CONTROL MEASURES.
19. ALL TRENCHING, PIPE LAYING AND BACKFILLING SHALL BE IN ACCORDANCE WITH ALL FEDERAL OSHA REGULATIONS. CONTRACTOR TO PAY PARTICULAR ATTENTION TO 29 CFR PART 1926, SUBPARTS M AND P.

DEMOLITION NOTES

1. CLEARING LIMITS SHALL BE PHYSICALLY MARKED IN THE FIELD BY THE CONTRACTOR.
2. NO TREES SHALL BE REMOVED, NOR VEGETATION DISTURBED BEYOND THE LIMITS OF CONSTRUCTION WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
3. TREE PROTECTION FENCING SHALL BE IN ACCORDANCE WITH CITY OF FRANKLIN STANDARDS AND DETAILED DRAWINGS. DO NOT OPERATE OR STORE EQUIPMENT, NOR HANDLE OR STORE MATERIALS WITHIN THE DRIP LINES OF THE TREES SHOWN TO REMAIN.
4. PROTECTION OF EXISTING TREES AND VEGETATION: PROTECT EXISTING TREES AND OTHER VEGETATION INDICATED TO REMAIN IN PLACE AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, SKINNING OR BRUISING OF BARK, SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS WITHIN DRIP LINE, EXCESS FOOT OR VEHICULAR TRAFFIC, OR PARKING OF VEHICLES WITHIN DRIP LINE. PROVIDE TEMPORARY GUARDS TO PROTECT TREES AND VEGETATION TO BE LEFT STANDING.
5. ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS, OTHER THAN TOPSOIL, SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED AND SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFFSITE IN A STATE APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR DAMAGE ACCORDING TO THE APPROPRIATE UTILITY COMPANY STANDARDS AND AT THE CONTRACTOR'S EXPENSE.
6. ALL UTILITY DISCONNECTION, REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY / AGENCY. UTILITY CONTACTS ARE LISTED ON THE COVER SHEET.
7. THE BURNING OF CLEARED MATERIAL AND DEBRIS SHALL NOT BE ALLOWED UNLESS CONTRACTOR OBTAINS PRIOR WRITTEN AUTHORIZATION FROM THE LOCAL AUTHORITIES.
8. EROSION & SEDIMENT CONTROL MEASURES AROUND AREAS OF DEMOLITION SHALL BE PROPERLY INSTALLED AND FUNCTION PROPERLY PRIOR TO INITIALIZATION OF DEMOLITION ACTIVITIES.
9. HAZARDOUS MATERIALS ARE NOT EXPECTED, IF FOUND ON SITE, SUCH MATERIALS SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED.
10. CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, FEDERAL AND OSHA REGULATIONS DURING ALL DEMOLITION ACTIVITIES.
11. CONTRACTOR SHALL PROTECT ALL CORNER PINS, MONUMENTS, PROPERTY CORNERS AND BENCHMARKS DURING DEMOLITION ACTIVITIES. IF DISTURBED, CONTRACTOR SHALL HAVE DISTURBED ITEMS RESET BY A LICENSED SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.
12. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, STRUCTURES, AND FEATURES TO REMAIN. ANY ITEMS TO REMAIN THAT HAVE BEEN DISTURBED OR DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.
13. ANY UTILITY AND STRUCTURE REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED AND PROPERLY DOCUMENTED BY A CERTIFIED PROFESSIONAL, WHEN APPLICABLE, WITH THE APPROPRIATE UTILITY COMPANY, MUNICIPALITY AND/OR AGENCY. DEMOLITION OF REGULATED ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO WELLS, ASBESTOS, UNDER GROUND STORAGE TANKS, SEPTIC TANKS AND ELECTRIC TRANSFORMERS. DEMOLITION CONTRACTOR SHALL REFER TO ANY ENVIRONMENTAL STUDIES FOR DEMOLITION RECOMMENDATIONS AND GUIDANCE. AVAILABLE ENVIRONMENTAL STUDIES MAY INCLUDE, BUT ARE NOT LIMITED TO PHASE I ESA, PHASE II ESA, WETLAND AND STREAM DELINEATION AND ASBESTOS SURVEY. ALL APPLICABLE ENVIRONMENTAL STUDIES SHALL BE MADE AVAILABLE UPON REQUEST.
14. THE CONTRACTOR SHALL USE SUITABLE METHODS TO CONTROL DUST AND DIRT CAUSED BY THE DEMOLITION ACTIVITIES.

811 Know what's below. Call before you dig.

LAYOUT NOTES

1. THE CONTRACTOR SHALL CHECK EXISTING GRADES, DIMENSIONS, AND INVERTS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES AND TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. RELOCATE EXISTING UTILITIES AS INDICATED, OR AS NECESSARY FOR CONSTRUCTION.
3. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES, INCLUDING PRIOR TO INSTALLATION OF PAVED SURFACES.
4. THE CONTRACTOR SHALL PROTECT ALL TREES TO REMAIN IN ACCORDANCE WITH THE SPECIFICATIONS.
5. ALL DAMAGE TO EXISTING PAVEMENT TO REMAIN, WHICH RESULTS FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED WITH LIKE MATERIALS AT THE CONTRACTOR'S EXPENSE.
6. SITE DIMENSIONS SHOWN ARE TO THE EDGE OF PAVEMENT, EDGE OF CONCRETE, OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL MAINTAIN ONE SET OF AS-BUILT/RECORD DRAWINGS ON-SITE DURING CONSTRUCTION FOR DISTRIBUTION TO THE OWNER AND/OR OWNER'S REPRESENTATIVE UPON COMPLETION.
8. THIS SITE LAYOUT IS SPECIFIC TO THE APPROVALS NECESSARY FOR THE CONSTRUCTION IN ACCORDANCE WITH THE CITY OF FRANKLIN. NO CHANGES TO THE SITE LAYOUT ARE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER. CHANGES MADE TO THE SITE LAYOUT WITHOUT APPROVAL IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. CHANGES INCLUDE BUT ARE NOT LIMITED TO, INCREASED IMPERVIOUS PAVEMENT, MOVEMENT OF CURB LINES, CHANGES TO DRAINAGE STRUCTURES AND PATTERNS, LANDSCAPING, ETC.

TRAFFIC CONTROL NOTES

1. WHENEVER CONSTRUCTION OPERATIONS ENCROACH ON THE RIGHT-OF-WAY OF ADJACENT ROADWAYS, TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH LOCAL AND STATE STANDARDS.
2. NO MATERIALS OR EQUIPMENT SHALL BE STORED OR STOCKPILED WITHIN THE RIGHT-OF-WAY OF ADJACENT ROADWAYS.
3. ALL TRAFFIC CONTROL, INCLUDING MARKINGS, SIGNS, ETC. SHALL FOLLOW THE CURRENT EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

GRADING AND DRAINAGE NOTES

1. ALL GRADING, DRAINAGE AND EROSION CONTROL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS SPECIFICATIONS, DETAILS AND REQUIREMENTS OF THE CITY OF FRANKLIN.
2. THE CONTRACTOR SHALL CHECK ALL EXISTING AND FINISHED GRADES, DIMENSIONS, ETC. PRIOR TO BEGINNING WORK. NOTIFY THE OWNERS REPRESENTATIVE OF ANY DISCREPANCIES AND/OR ERRORS IN THE PLANS PRIOR TO COMMENCING WORK.
3. ALL PROPOSED GRADES SHOWN ARE FINAL GRADES, TOP OF GROUND LEVEL, OR TOP OF PAVEMENT, OR GRATE ELEVATION AT THE DRAWDOWN POINT, UNLESS INDICATED OTHERWISE.
4. ALL ELEVATIONS SHOWN ARE FINISHED GRADE ELEVATIONS.
5. CONTRACTOR SHALL ADHERE TO THE EROSION & SEDIMENT CONTROL PLANS PREPARED FOR THIS PROJECT.
6. EARTHWORK SHALL INCLUDE CLEARING AND GRUBBING, STRIPPING AND STOCKPILING TOPSOIL, GRADING, EXCAVATION, FILLING, UNDER CUT AND REPLACEMENT, IF REQUIRED, AND COMPACTION.
7. CONTRACTOR TO REFILL UNDERCUT AREAS (IF REQUIRED) WITH SUITABLE MATERIAL AND COMPACT AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
8. EXCAVATED SUBGRADES AND EACH LAYER OF FILL SHALL BE OF A QUALITY ACCEPTABLE TO THE OWNERS REPRESENTATIVE AND SHALL NOT INCLUDE ORGANIC MATERIAL, BOULDERS, DEBRIS, WET MATERIAL, ETC. CUT OR STRIPPED AREAS SHALL BE PROOF ROLLED PRIOR TO ANY FILLING. ALL GRADING ACTIVITY AND PLACEMENT OF MATERIAL SHALL BE MONITORED BY A QUALIFIED GEOTECHNICAL ENGINEER (OR THEIR REPRESENTATIVE), OR AS DIRECTED BY THE OWNERS REPRESENTATIVE. MATERIAL SHALL MEET OR EXCEED COMPACTION REQUIREMENTS SPECIFIED IN THE SPECIFICATIONS PUBLISHED BY THE CITY OF FRANKLIN.
9. PLACE TOPSOIL OVER THE SUBGRADE OF UNPAVED, DISTURBED AREAS TO A DEPTH A MINIMUM DEPTH OF 6". TOPSOIL SHALL BE FREE OF ROCK AND DEBRIS.
10. ALL SLOPES IN NON-PAVED AREAS SHALL BE 3:1 (HORIZONTAL:VERTICAL) MAXIMUM UNLESS NOTED OTHERWISE.
11. ALL AREAS NOT PAVED SHALL BE STABILIZED IN ACCORDANCE WITH THE EROSION & SEDIMENT CONTROL PLANS, UNLESS NOTED OTHERWISE.
12. ALL FILLS SHALL BE CONTROLLED, COMPACTED, AND INSPECTED BY AN APPROVED TESTING LABORATORY OR AN INSPECTOR FROM THE APPROPRIATE GOVERNMENTAL AGENCY.
13. SITE BUILDING PAD EXCAVATION AND CONSTRUCTION TO BE PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. BUILDING PAD PREPARATION SHALL BEGIN BY CLEARING & STRIPPING UNSUITABLE MATERIAL FROM PAD SITE, THEN PLACEMENT & COMPACTION OF BACKFILL MATERIAL PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. ALL BACKFILL MATERIAL MUST BE ACCEPTABLE TO THE GEOTECHNICAL ENGINEER.
14. ALL EXCESS SOIL MATERIALS, OTHER THAN TOPSOIL, SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFFSITE AT NO ADDITIONAL COST TO THE OWNER IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
15. THE CONTRACTOR IS RESPONSIBLE FOR THE SITE EARTHWORK BY IMPORTING OR EXPORTING AS NECESSARY TO ACHIEVE DESIGN GRADES AND SPECIFICATIONS.
16. THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO ADJACENT PROPERTIES DURING CONSTRUCTION. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO ADJACENT PROPERTIES OCCURRING DURING CONSTRUCTION OF THIS PROJECT. NO WORK SHALL BE PERFORMED OUTSIDE THE PROJECT BOUNDARY WITHOUT PROPER AGREEMENTS WITH THE AFFECTED PROPERTY OWNERS.
17. THE LOCATION AND/OR ELEVATION OF THE EXISTING UTILITIES SHOWN HEREON ARE BASED ON UTILITY COMPANY RECORDS, AND WHERE POSSIBLE, FIELD MEASUREMENTS. THE CONTRACTOR SHALL NOT RELY UPON THIS INFORMATION AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 3 DAYS BUT NOT MORE THAN 10 DAYS PRIOR TO ANY EXCAVATION AND REQUEST FIELD VERIFICATION OF UTILITY LOCATIONS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES TO REMAIN. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY DAMAGED UTILITIES ACCORDING TO LOCAL CODES AT THE CONTRACTORS EXPENSE.
18. THE CONTRACTOR SHALL CHECK ALL EXISTING AND FINISHED GRADES, DIMENSIONS, ETC. PRIOR TO BEGINNING WORK. NOTIFY THE OWNERS REPRESENTATIVE OF ANY DISCREPANCIES AND/OR ERRORS IN THE PLANS PRIOR TO COMMENCING WORK.
19. THE GENERAL CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR JOB SITE CONDITIONS, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY DURING CONSTRUCTION. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND IS NOT LIMITED TO NORMAL WORKING HOURS.
20. MATERIALS NOT SUITABLE FOR FILL OR REUSE SHALL BE DISPOSED OF OFFSITE IN ACCORDANCE WITH THE REQUIREMENTS OF CITY OF FRANKLIN AND AS DIRECTED BY THE OWNER OR THEIR REPRESENTATIVE.
21. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT O.S.H.A. PROVISIONS AND THE MANUAL OF ACCIDENT PREVENTION AND CONSTRUCTION, ISSUED BY THE AGC OF AMERICA, INCORPORATED, AND THE SAFETY AND HEALTH REGULATIONS OF CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR.
22. THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE THROUGH THE SITE DURING ALL PHASES OF CONSTRUCTION.
23. CONTRACTOR IS TO ENSURE THAT ALL REQUIRED PERMITS ARE OBTAINED FROM THE CITY OF FRANKLIN ENGINEERING DEPARTMENT PRIOR TO GRADING.
24. THE GENERAL CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR JOB SITE CONDITIONS, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY DURING CONSTRUCTION. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND IS NOT LIMITED TO NORMAL WORKING HOURS.

CITY OF FRANKLIN STORMWATER AND DRAINAGE AND GRADING NOTES

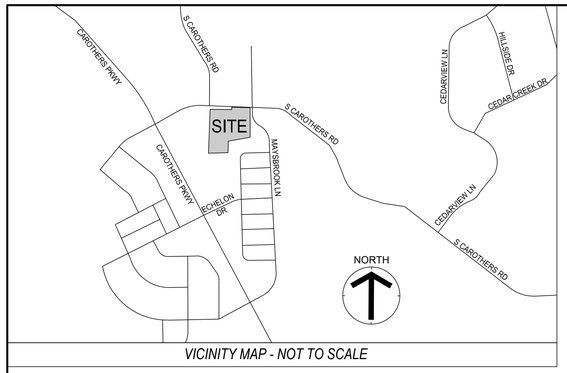
1. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED TO CONTROL THE RAINFALL AND RUNOFF FROM A 5-YEAR, 24 HOUR STORM, DUE TO THE SITE DISCHARGING TO UNAVAILABLE WATERS (303d FOR SILTATION OR HABITAT ALTERATION).
2. EROSION PREVENTION AND SEDIMENT CONTROLS MUST BE INSPECTED TWICE A WEEK, AT LEAST 72 HOURS APART, AND DOCUMENTED ON THE INSPECTION SITE CHECKLIST.
3. SEDIMENT THAT HAS ESCAPED THE CONSTRUCTION SITE AND HAS COLLECTED IN THE STREET OR DRAINAGE STRUCTURES MUST BE IMMEDIATELY PHYSICALLY REMOVED.

CITY OF FRANKLIN STORMWATER AND DRAINAGE AND GRADING NOTES (CONT'D)

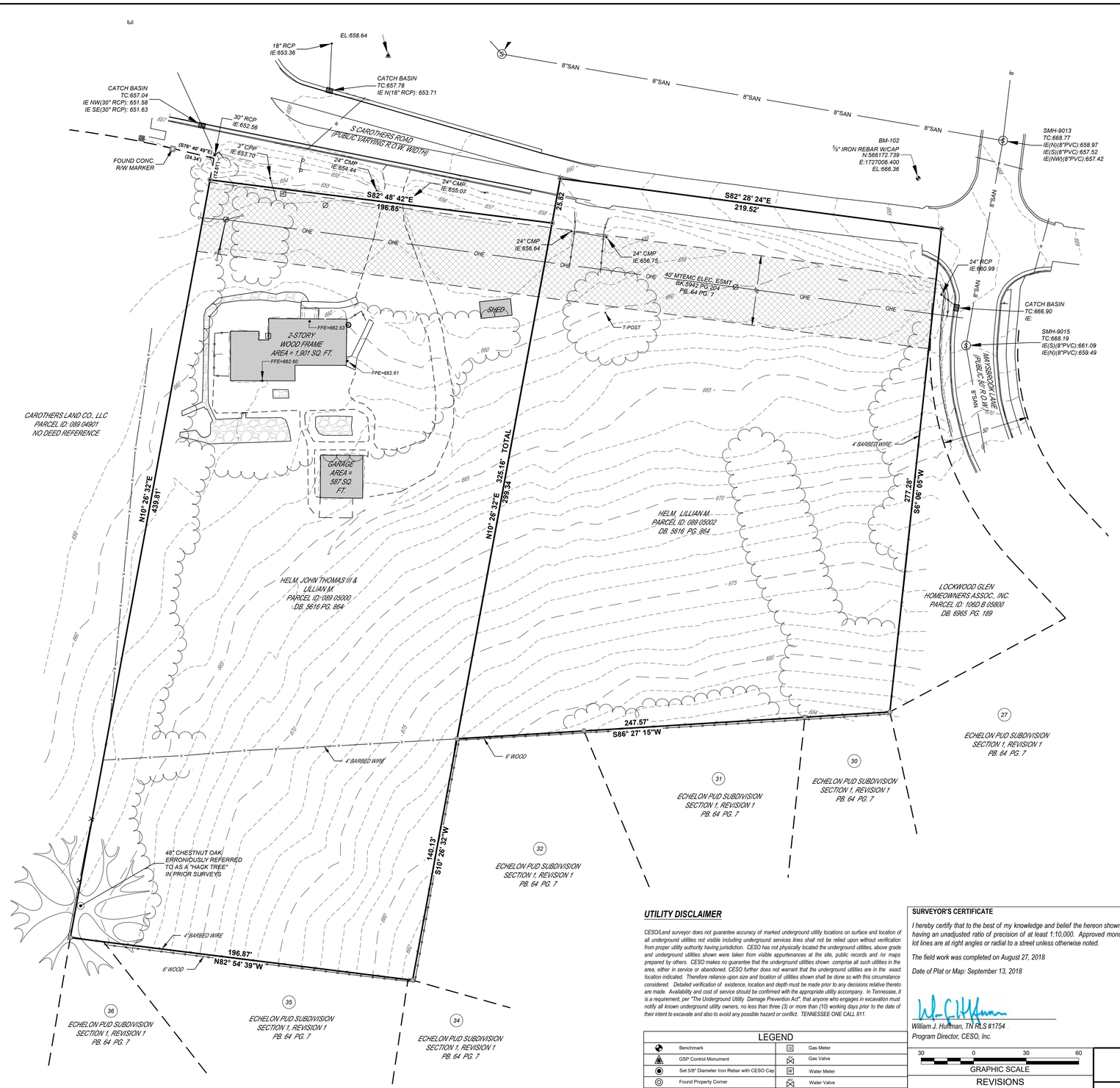
4. STABILIZATION MEASURES MUST BE PERFORMED WITHIN 14 DAYS (7 DAYS FOR 35% OR GREATER SLOPES) IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. THIS IS A PERENNIAL VEGETATIVE COVER OF AT LEAST 70%.
5. DURING NON-GERMINATING PERIODS, MULCH MUST BE APPLIED AT THE SPECIFIED RATES.

TEMPORARY STABILIZATION & PERMANENT STABILIZATION

6. THE APPLICATION RATE FOR MULCH IS 2 TONS PER ACRE WITH OVERALL UNIFORM SOIL COVERAGE OF 70%.
7. STRAW MULCH WITH EROSION CONTROL BLANKETS MUST BE INSTALLED ON ALL SLOPES 3:1 OR STEEPER.
8. STRAW MULCH SHALL BE APPLIED IN LONG STRANDS, UNCHOPPED, UNWEATHERED.
9. EXCAVATED TOPSOIL TO BE REUSED MUST BE STOCKPILED AND ENCIRCLED WITH SILT FENCING. STOCKPILE HEIGHTS MUST NOT EXCEED 35 FEET. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER. STOCKPILES WHICH HAVE NOT BEEN USED FOR 14 CALENDAR DAYS SHALL BE STABILIZED THROUGH THE APPLICATION OF SOD, SEED, AND ANCHORED STRAW MULCH, OR OTHER APPROVED STABILIZATION MEASURES.
10. OFF-SITE SPOIL OR BORROW AREAS MUST HAVE APPROVED SEDIMENT CONTROL PLANS.
11. A 30 FOOT UNDISTURBED NO-BUILD BUFFER ZONE WILL BE LEFT FROM TOP OF BANK ON BOTH SIDES FOR THE ENTIRE LENGTH OF STREAMS THAT TDEC DETERMINES TO BE A PERENNIAL OR INTERMITTENT STREAM. BUFFER MEANS A VEGETATED AREA, INCLUDING TREES AND SHRUBS THAT EXISTS OR IS ESTABLISHED TO PROTECT A STREAM SYSTEM, LAKE, OR RESERVOIR AREA. THIS BUFFER ALSO APPLIES TO OTHER SENSITIVE AREAS SUCH AS SPRINGS, WETLANDS, AND SINKHOLES. TDEC REQUIRES A 60 FOOT CONSTRUCTION BUFFER ON SOME STREAMS.
12. ALL SEDIMENT BASINS, TRAP EMBANKMENTS, SWALES, PERIMETER DIKES, AND PERMANENT SLOPES STEEPER OR EQUAL TO 3:1 SHALL BE STABILIZED WITH SOD, SEED AND ANCHORED STRAW MULCH OR OTHER APPROVED STABILIZATION MEASURES, WITHIN SEVEN (7) CALENDAR DAYS OF ESTABLISHMENT. ALL AREAS DISTURBED OUTSIDE OF THE PERIMETER SEDIMENT CONTROL SYSTEM MUST BE MINIMIZED AND STABILIZED IMMEDIATELY. MAINTENANCE MUST BE PERFORMED AS NECESSARY TO ENSURE CONTINUED STABILIZATION. RESTABILIZATION OR OVERSEEDING AND/OR SEDIMENT POLLUTION.
13. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
14. CONSTRUCT AND STABILIZE SEDIMENT POND AND CONVEYANCES FIRST.
    STABILIZE MEANS:
    A. A UNIFORM (E.G., EVENLY DISTRIBUTED, WITHOUT LARGE BARE AREAS) PERENNIAL VEGETATIVE COVER WITH A DENSITY OF A MINIMUM OF 70 PERCENT OF THE NATIVE BACKGROUND VEGETATIVE COVER FOR THE AREA ESTABLISHED ON ALL UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES, OR
    B. EQUIVALENT PERMANENT STABILIZATION MEASURES (SUCH AS THE USE OF RIPRAP, GABIONS, OR GEOTEXTILE) HAVE BEEN EMPLOYED WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING AND OTHER MOVEMENTS.
15. IF THERE IS A GRAVEL ENVELOPE IN FRONT OF THE OUTLET ORIFICE, IT WILL BE REMOVED AS SOON AS THE SITE IS STABILIZED AND BEFORE BONDS ARE RELEASED.
16. INCLUDE A FOREBAY TO FACILITATE MAINTENANCE.
17. WITH EARTHEN WALLS, PLACE AN ANTISEEP COLLAR (OR COLLARS) AROUND THE OUTLET PIPE.
18. AN ORANGE CONSTRUCTION FENCE IS REQUIRED TO DESIGNATE THE BUFFER AREA BEFORE CLEARING OR TREE REMOVAL HAS BEGUN.
19. THIS STREAMSIDE BUFFER WILL BE LEFT IN UNDISTURBED OR ENHANCED (WHEN REQUIRED BY THE CITY) AND WILL BE PART OF OPEN SPACE AND RECOGNIZED ON COVENANTS WITH RESTRICTIONS OF HOW IT IS TO BE MAINTAINED BY HOMEOWNER ASSOCIATION OR NONRESIDENTIAL PROPERTY OWNER. IF MORE THAN REGULAR MAINTENANCE IS EVER NEEDED, I.E. REMOVAL OF SMALL BRUSH OR TREES THAT HAVE FALLEN, A LANDSCAPE PLAN IS REQUIRED.
20. SEDIMENT FENCE
    SEDIMENT FENCES OF OTHER SEDIMENT BARRIERS, HAS BEEN INSTALLED PROPERLY ALONG TOPOGRAPHICAL CONTOURS DOWNSLOPE OF THE AREA TO BE DISTURBED PRIOR TO ANY GRADING, CLEARING AND/OR ANY OTHER CONSTRUCTION ACTIVITY.
    SEDIMENT FENCES:
    USE PRINCIPALLY IN AREAS WHERE SHEET FLOW OCCURS.
    - INSTALL ALONG A LEVEL CONTOUR, SO WATER DOES NOT POND MORE THAN 1.5 FEET AT ANY POINT.
    - THE MAXIMUM DRAINAGE AREA FOR A CONTINUOUS FENCE WITHOUT BACKING SHALL BE 1/4 ACRE PER 100 LINEAR FEET OF FENCE LENGTH, UP TO A MAXIMUM AREA OF 2 ACRES. THE MAXIMUM SLOPE LENGTH BEHIND THE FENCE ON THE UPSLOPE SIDE SHOULD BE 110 FEET (AS MEASURED ALONG THE GROUND SURFACE).
    - THE MAXIMUM DRAINAGE AREA FOR A CONTINUOUS SILT FENCE WITH BACKING SHALL BE 1 ACRE PER 150 LINEAR FEET OF FENCE LENGTH. THE SLOPE LENGTH ABOVE THE SILT FENCE WITH BACKING SHOULD BE NO MORE THAN 300 FEET.
    - TURN ENDS OF FENCE UPHILL TO PREVENT SCOUR FROM WASH AROUND. INTERMITTENTLY, TURN FENCE UPHILL.
21. STRAW/HAY BALES (ARE NOT RECOMMENDED) SILT FENCES, SAND BAG BARRIERS, AND ROCK FILTERS (ESPECIALLY CONTINUOUS BERMS) ARE PREFERRED OVER STRAW/HAY BALES BECAUSE SEDIMENT REMOVAL EFFICIENCIES, DURABILITY, AND MAINTENANCE REQUIREMENTS ARE FAR LESS DESIRABLE IN STRAW/HAY BALES.
22. IDENTIFY STORM DRAIN PROTECTION: WHERE APPLICABLE, PROTECTIONS FOR NEARBY STORM SEWER CURB AND DROP INLETS HAVE BEEN INSTALLED.
    SAND BAG BARRIER: USED TO CREATE A SMALL SEDIMENT TRAP UPSTREAM OF INLETS ON SLOPED, PAVED STREETS.
    EXCAVATED DROP INLET SEDIMENT TRAP: AN EXCAVATED AREA AROUND THE INLET TO TRAP.
    GUTTERBUDDY TYPE PROTECTION: USED TO CREATE A SMALL WATER PONDING AREA TO SETTLE SEDIMENT OUT BEFORE WATER ENTERS STORM DRAIN.
    CONSTRUCTION CATCH BASIN INSETS: SUCH AS FLEXSTORM.
23. SEDIMENT MUST BE REMOVED FROM STORM DRAIN INLET PROTECTION AFTER EACH RUNOFF EVENT.
24. SEDIMENT MUST BE REMOVED FROM SEDIMENT BARRIERS, PONDS AND OTHER SEDIMENT CONTROLS WHEN DESIGN CAPACITY HAD BEEN REDUCED BY 50%. ALL EPSC DEVICES ARE TO REMAIN IN PLACE UNTIL THE SITE HAS BEEN STABILIZED AND A GOOD STAND OF GRASS HAS BEEN ESTABLISHED.
25. EROSION PREVENTION AND SEDIMENT CONTROL DEVICES, EPSC, SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD; GENERALLY CONSIDERED TO BE THROUGH THE COMPLETION OF RESTORATION UNTIL SITE IS STABLE. A COPY OF YOUR EPSC PLAN ALONG WITH AN INSPECTION CHECKLIST AND STORMWATER PERMIT, IF APPLICABLE, MUST BE AT THE PROJECT SITE AT ALL TIMES. THE INSPECTION CHECKLIST SHALL HAVE A RECORD OF DATES EPSC DEVICES ARE INSPECTED AND ANY CORRECTION ACTION TAKEN OR MAJOR OBSERVATIONS.
26. CONSTRUCTION ENTRANCE: THIS SITE SHALL CONTAIN A TEMPORARY STONE CONSTRUCTION ENTRANCE THAT CONFORMS TO THE CITY OF FRANKLIN'S STORMWATER ORDINANCE AND BEST MANAGEMENT PRACTICE MANUAL. IT MUST BE INSTALLED WITHIN 24 HOURS OF GRADING OR THE PERMIT WILL BE REVOKED. THE USE OF GEOTEXTILE FABRIC BENEATH CONSTRUCTION ENTRANCE IS REQUIRED. STONES SHOULD BE 3 INCH CRUSHED, WASHED, AND WELL GRADED ROCK TO AT LEAST 8-INCHES DEEP AND SHALL BE KEPT CLEAN BY ADDING STONE AS NEEDED. IT SHALL BE 20 FEET WIDE. SEE DETAIL TCP-01 FOR SPECIFIC CONSTRUCTION ENTRANCE DETAILS.
27. WHERE APPLICABLE, EXISTING VEGETATION AND BUFFER WILL BE MAINTAINED AND TEMPORARY COVER CROPS WILL BE USED.
28. BUILDING AND WASTE MATERIALS, AND NON-STORM WATER DISCHARGES, SUCH AS CONCRETE, PAINT WASHWATER, OR MACHINERY LEAKAGE OR SPILLAGE MUST BE MANAGED TO PREVENT THEM FROM ENTERING THE STORMWATER SYSTEM, GROUND WATER OR NEARBY WATER BODY.
29. A PERSON WHO HAS A VALID CERTIFICATION FROM THE "FUNDAMENTALS OF EROSION PREVENTION AND SEDIMENT CONTROL LEVEL I" COURSE, A LICENSED PROFESSIONAL ENGINEER OR LANDSCAPE ARCHITECT, A CERTIFIED PROFESSIONAL IN EROSION AN SEDIMENT CONTROL (CPESC), OR A PERSON WHO HAS SUCCESSFULLY COMPLETED THE "LEVEL II DESIGN PRINCIPLES FOR EROSION PREVENTION AND SEDIMENT CONTROL FOR CONSTRUCTION SITES" COURSE MUST INSPECT BMP'S.
30. EPSC AND STORMWATER CONTROLS SHALL BE INSTALLED AND MAINTAINED ACCORDING TO FRANKLIN'S BMP MANUAL.
31. STORMWATER DETENTION/RETENTION AND SEDIMENT PONDS WILL BE INSTALLED AT THE BEGINNING OF THE PROJECT.
32. FOR COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH 10 OR MORE ACRES DISTURBED AT ONE TIME OR 5 OR MORE ACRES AT AN OUTFALL THAT DISCHARGES INTO IMPAIRED OR EXCEPTIONAL WATERS, A TEMPORARY (OR PER



VICINITY MAP - NOT TO SCALE



NORTH

Source of North
Tennessee Grid North
GPS - GEOID 12B
(NAVD 88)
(NAD 83)

SURVEYOR NOTES

1. The location of the property boundaries depicted heron, based on the appropriate boundary law principles governed by the facts and evidence gathered during the course of this survey. Per accuracy and precision required by the State of Tennessee, in the opinion of this surveyor the monuments shown represents corners of the property. Corners have been found or set as indicated hereon. This survey represents a professional opinion, and carries no guarantees or warranties, expressed or implied.
2. Any improvements depicted may be demolished. The depiction of any improvements on this plat does not create any easement, setback, building pad, or other matter and is for informational purposes only as of the date and time of the recording of this plat.
3. Survey not final without Seal and Signature of Surveyor.
4. All set property corners are marked with 5/8" diameter rebar with a CESO cap.
5. This survey may not be reproduced, altered, or copied without written permission of CESO, Inc.
6. This property has direct access to S. Carothers Road, a dedicated public right-of-way.
7. Tennessee Department of Transportation, Williamson County Highway Department, and the City of Franklin maintains all public right-of-ways.
8. As shown on survey, there are no gaps or gores between tracts.

PARCEL 50.00

Tax Map 89 Parcel 50.00
Address: 4419 S. Carothers Road
Owner: John Thomas Helm III
Lillian M. Helm
P.O. Box 682605
Franklin, TN 37068
Recorded Documents:
Book: 5616 Page: 864
Area: 86,355 SqFt (+/-)
1.982 Acres (+/-)

PARCEL 50.02

Tax Map 89 Parcel 50.02
Address: S. Carothers Road
Owner: Lillian M. Helm
P.O. Box 682605
Franklin, TN 37068
Recorded Documents:
Book: 5616 Page: 864
Area: 69,452 SqFt (+/-)
1.594 Acres (+/-)

UTILITY DISCLAIMER

CESO/Land surveyor does not guarantee accuracy of marked underground utility locations on surface and location of all underground utilities not visible including underground services lines shall not be relied upon without verification from proper utility authority having jurisdiction. CESO has not physically located the underground utilities, above grade and underground utilities shown were taken from visible appurtenances at the site, public records and /or maps prepared by others. CESO makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. CESO further does not warrant that the underground utilities are in the exact location indicated. Therefore reliance upon size and location of utilities shown shall be done so with this circumstance considered. Detailed verification of existence, location and depth must be made prior to any decisions relative thereto are made. Availability and cost of service should be confirmed with the appropriate utility accompany. In Tennessee, it is a requirement, per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owners, no less than three (3) or more than (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. TENNESSEE ONE CALL 811.

LEGEND

	Benchmark		Gas Meter
	GSP Control Monument		Gas Valve
	Set 5/8" Diameter Iron Rebar with CESO Cap	W	Water Meter
	Found Property Corner		Water Valve
	Found Concrete/ROW Monument		Fire Hydrant
	Property Line	T	Telephone Manhole
	Adjacent Property Line	S	Sewer Manhole
	Easement Line	D	Storm Drain Manhole
—W—	Water Line		Catch Basin
—STS—	Storm Line		Power Pole
—SAN—	Sewer Line		Guy Wire
—G—	Gas Line		Sewer Clean-Out
—OH-E—	Overhead Electric Line		Utility Pull Box (Electric/Traffic/Comm.)
—OH-T—	Overhead Telephone Line	P.U.D.E.	Public Utility & Drainage Easement
		M.B.S.L.	Minimum Building Setback Line

SURVEYOR'S CERTIFICATE

I hereby certify that to the best of my knowledge and belief the hereon shown subdivision plat represents a Class "1" survey having an unadjusted ratio of precision of at least 1:10,000. Approved monuments have been place as indicated. All side lot lines are at right angles or radial to a street unless otherwise noted.

The field work was completed on August 27, 2018

Date of Plat or Map: September 13, 2018

William J. Huffman, TN RLS #1754
Program Director, CESO, Inc.

Surveyor of Record
William J. Huffman, TN RLS 1754
Program Director, CESO, INC
750 Old Hickory Boulevard, Suite 1-254
Brentwood, Tennessee, 37027
Office: 615-238-0690
Mobile: 423-676-3977
Email: huffman@cesoinc.com

REGISTERED LAND SURVEYOR
WILLIAM J. HUFFMAN
NO. 1754
AGRICULTURE
COMMERCE
TENNESSEE

09/13/2018

30 0 30 60
GRAPHIC SCALE

REVISIONS

NO.	DATE	DESCRIPTION

GENERAL PROPERTY SURVEY

HELM PROPERTY

4419 S. CAROTHERS ROAD
FRANKLIN

TAX MAP 89 PARCELS 50.00 & 50.02
WILLIAMSON COUNTY, TENNESSEE

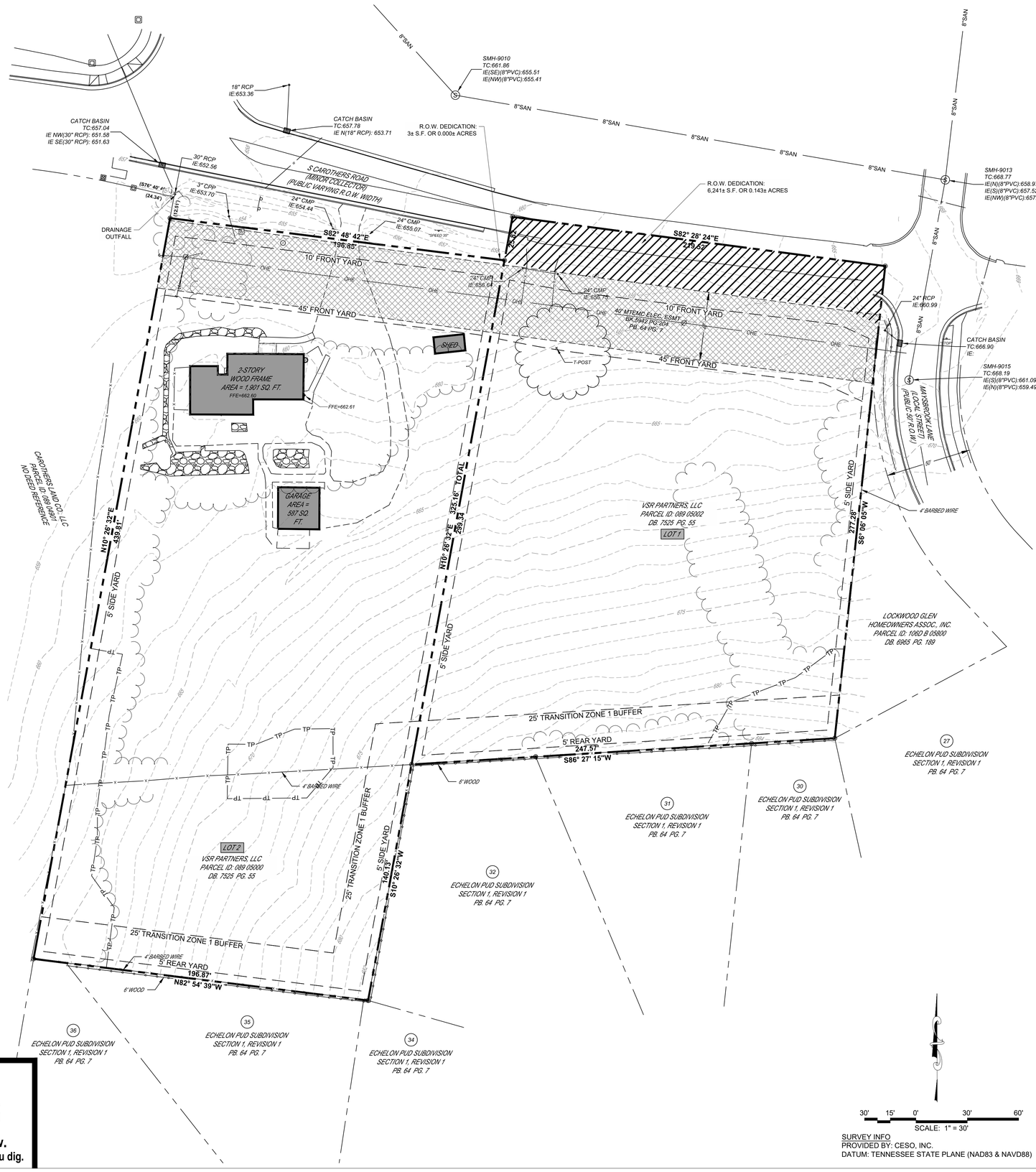
SCALE: 1" = 30'
DATE: SEPTEMBER 13, 2018

DESIGN: N/A
DRAWN: GSO/PMK
CHECKED: WJH

CESO
WWW.CESOINC.COM

JOB NO.: 755657
SHEET NO.: 1 OF 1

W:\PROJECTS\LITTLE PRACTICE\755657-4419 S CAROTHERS RD\04-SURVEY\DWG\755657_SURV.DWG - 2/21/2020 1:33 PM



SURVEY INFO
PROVIDED BY: CESO, INC.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD88)

811 Know what's below. Call before you dig.



EXISTING TREE CANOPY COVER
NOT TO SCALE

EXISTING CONDITION PLAN NOTES:

1. THE LOCATION OF THE PROPERTY BOUNDARIES DEPICTED HERON, BASED ON THE APPROPRIATE BOUNDARY LAW PRINCIPLES GOVERNED BY THE FACTS AND EVIDENCE GATHERED DURING THE COURSE OF THIS SURVEY. PER ACCURACY AND PRECISION REQUIRED BY THE STATE OF TENNESSEE, IN THE OPINION OF THIS SURVEYOR THE MONUMENTS SHOWN REPRESENTS CORNERS OF THE PROPERTY. CORNERS HAVE BEEN FOUND OR SET AS INDICATED HEREON. THIS SURVEY REPRESENTS A PROFESSIONAL OPINION, AND CARRIES NO GUARANTEES OR WARRANTIES, EXPRESSED OR IMPLIED.
2. ANY IMPROVEMENTS DEPICTED MAY BE DEMOLISHED. THE DEPICTION OF ANY IMPROVEMENTS ON THIS PLAT DOES NOT CREATE ANY EASEMENT, SETBACK, BUILDING PAD, OR OTHER MATTER AND IS FOR INFORMATIONAL PURPOSES ONLY AS OF THE DATE AND TIME OF THE RECORDING OF THIS PLAT.
3. SURVEY NOT FINAL WITHOUT SEAL AND SIGNATURE OF SURVEYOR.
4. ALL SET PROPERTY CORNERS ARE MARKED WITH 5/8" DIAMETER REBAR WITH A CESO CAP.
5. THIS SURVEY MAY NOT BE REPRODUCED, ALTERED, OR COPIED WITHOUT WRITTEN PERMISSION OF CESO, INC.
6. THIS PROPERTY HAS DIRECT ACCESS TO S. CAROTHERS ROAD, A DEDICATED PUBLIC RIGHT-OF-WAY.
7. TENNESSEE DEPARTMENT OF TRANSPORTATION, WILLIAMSON COUNTY HIGHWAY DEPARTMENT, AND THE CITY OF FRANKLIN MAINTAINS ALL PUBLIC RIGHT-OF-WAYS.
8. AS SHOWN ON SURVEY, THERE ARE NO GAPS OR GORES BETWEEN TRACTS

REFERENCE:

1. SEE SHEET C0.1 FOR GENERAL NOTES AND DEMOLITION NOTES.
2. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN IS BASED ON A GENERAL PROPERTY SURVEY WITH FIELD-RUN TOPOGRAPHY CONDUCTED BY CESO, INC., DATED AUGUST 2018.
3. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD) ACCORDING TO F.I.R.M. "WILLIAMSON COUNTY, TENNESSEE AND INCORPORATED AREAS" PANEL 214 OF 485, MAP NUMBER 47187C0214G. MAP REVISED ON DECEMBER 22, 2016.

MINERAL RIGHTS NOTE:

THERE ARE NO MINERAL RIGHTS HELD BY PARTIES OTHER THAN THE OWNER OF RECORD.

GRADING & DRAINAGE DATA CHART (EXISTING)

SITE AREA:	3.44 ACRES
IMPERVIOUS AREA:	0.00 ACRES (IMPERVIOUS AREA ON-SITE IS NEGATED IN CALCULATION PER THE STORMWATER ORDINANCE, PRE-DEVELOPMENT CONDITIONS ARE TO BE ANALYZED "USING THE APPROPRIATE TURF MEADOWS RUNOFF COEFFICIENT.")
DISTURBED AREA:	3.20 ACRES
Rv VALUE:	0.217
CURVE NUMBER:	81.0
TIME OF CONCENTRATION:	7.1 MINUTES
PEAK FLOW RUNOFF:	
2 YEAR:	9.70 CFS (BASED ON 24-HOUR RAINFALL DEPTH OF 3.71 INCHES)
5 YEAR:	13.81 CFS (BASED ON 24-HOUR RAINFALL DEPTH OF 4.52 INCHES)
10 YEAR:	16.88 CFS (BASED ON 24-HOUR RAINFALL DEPTH OF 5.17 INCHES)
25 YEAR:	21.18 CFS (BASED ON 24-HOUR RAINFALL DEPTH OF 6.06 INCHES)
50 YEAR:	24.78 CFS (BASED ON 24-HOUR RAINFALL DEPTH OF 6.79 INCHES)
100 YEAR:	28.49 CFS (BASED ON 24-HOUR RAINFALL DEPTH OF 7.53 INCHES)

MORELOCK ENGINEERING
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H. Michael Hindman Architects, P.C.
1607 Westgate Circle - Suite 100
Brentwood, Tennessee 37027
615.370.3252
www.hmharchitects.com

JASON C. MORELOCK
REGISTERED ENGINEER
AGRICULTURE
No. 108803
STATE OF TENNESSEE
07/02/20

VSR Partners Commercial Development

4401 & 4407 S. CAROTHERS ROAD, FRANKLIN, TENNESSEE
TAX MAP 89, PARCELS 50.00 & 50.02, WILLIAMSON COUNTY, TN

VSR PARTNERS, LLC
1643 VALLE VERDE DRIVE, BRENTWOOD, TENNESSEE 37027

Revision

COF Project Number
7217

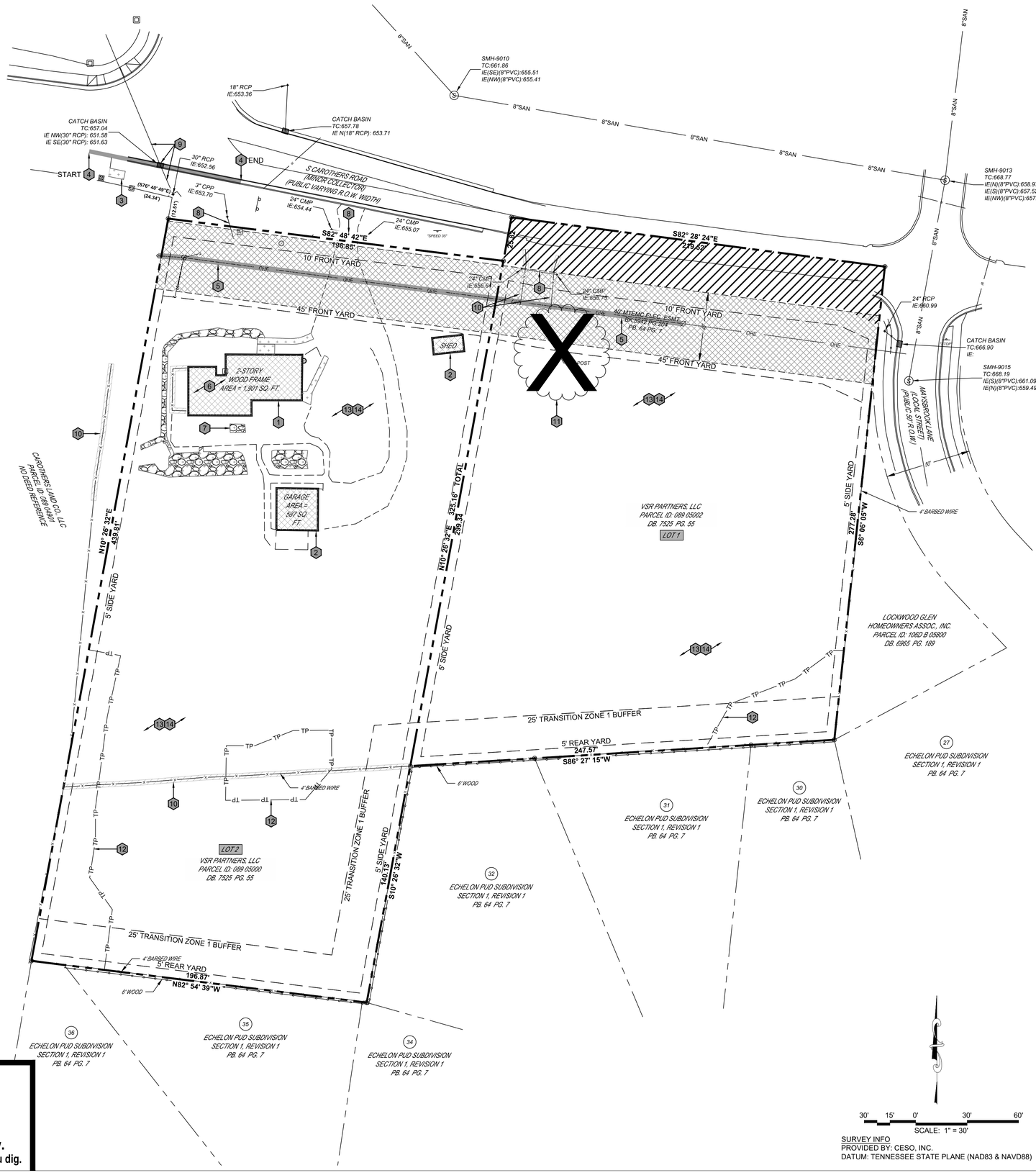
HMH Job Number
18044

Drawn By
JCM

Date
07.02.20

Drawing
EXISTING CONDITIONS PLAN
C1.1

Wed, 01. Jul 2020 - 14:40 C:\Users\Jason\OneDrive\Morelock Engineering\Hindman Architects\South Carothers Pre School\CAD\Sheet Files\SC-C1.1.C1.1 EXISTING CONDITIONS PLAN



SURVEY INFO
PROVIDED BY: CESO, INC.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD88)

811 Know what's below. Call before you dig.

SITE DEMOLITION KEYNOTES:

1. REMOVE EXISTING HOUSE, CONCRETE SLAB AND CONCRETE FOOTERS/FOUNDATION TO SUBGRADE. (BACKFILL CAVITY WITH DENSE GRADE AGGREGATE AND COMPACT)
2. REMOVE EXISTING BARN AND SHED, CONCRETE SLAB AND CONCRETE FOOTERS/FOUNDATION TO SUBGRADE. (BACKFILL CAVITY WITH DENSE GRADE AGGREGATE AND COMPACT)
3. SAW CUT(AS NEEDED) AND REMOVE EXISTING SIDEWALK TO SUBGRADE. REMOVE SUFFICIENT AMOUNT OF MATERIAL TO INSTALL SECTION (IF REQUIRED) SHOWN ON SHEET C2.1 TO PROPOSED GRADES SHOWN ON SHEET C3.1. (BACKFILL CAVITY WITH DENSE GRADE AGGREGATE AND COMPACT)
4. SAW CUT (AS NEEDED) AND REMOVE EXISTING CONCRETE CURB AND GUTTER TO SUBGRADE.
5. REMOVE EXISTING OVERHEAD ELECTRICAL SERVICE LINE. COORDINATE WORK WITH MTEMC.
6. REMOVE ALL SERVICE UTILITIES TO EXISTING HOUSE AND BARN. (COORDINATE WITH APPROPRIATE UTILITY COMPANY).
7. REMOVE EXISTING SEPTIC TANK. AREA TO BE FILLED WITH DENSE GRADE AGGREGATE.
8. REMOVE EXISTING STORM DRAINS AND PIPES (CONTRACTOR SHALL MAINTAIN PROPER DRAINAGE THROUGHOUT ALL PHASES OF CONSTRUCTION).
9. EXISTING STORM DRAINS AND PIPES TO BE REMOVED (COORDINATE WITH ADJACENT DEVELOPMENT ON PARCEL 49.01).
10. REMOVE EXISTIGN FENCE TO LIMITS SHOWN.
11. REMOVE EXISTING TREES.
12. EXISTING TREES TO REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION.
13. ALL UNDERGROUND UTILITY SERVICES NOT ADDRESSED ON THIS DEMOLITION PLAN OR ADDITIONAL SERVICES FOUND DURING CONSTRUCTION THAT ARE WITHIN THE LIMITS OF CONSTRUCTION ARE TO BE REMOVED COMPLETELY UNLESS UTILITY WILL REMAIN IN SERVICE AFTER COMPLETION OF DEMOLITION. FOUND UTILITIES TO REMAIN WILL BE RELOCATED AS NEEDED. (COORDINATE ANY UTILITY REMOVAL/RELOCATION WITH THE APPROPRIATE UTILITY COMPANIES PRIOR TO REMOVAL/RELOCATION AND/OR TURN OFF.
14. ANY ITEMS NOT SPECIFICALLY ADDRESSED IN THESE DEMOLITION NOTES ARE TO REMAIN UNLESS DIRECTED OTHERWISE BY THE DEVELOPER.

DEMOLITION NOTES

1. CLEARING LIMITS SHALL BE PHYSICALLY MARKED IN THE FIELD BY THE CONTRACTOR.
2. NO TREES SHALL BE REMOVED, NOR VEGETATION DISTURBED BEYOND THE LIMITS OF CONSTRUCTION WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
3. TREE PROTECTION FENCING SHALL BE IN ACCORDANCE WITH METRO NASHVILLE STANDARDS AND DETAILED DRAWINGS. DO NOT OPERATE OR STORE EQUIPMENT, NOR HANDLE OR STORE MATERIALS WITHIN THE DRIP LINES OF THE TREES SHOWN TO REMAIN.
4. PROTECTION OF EXISTING TREES AND VEGETATION: PROTECT EXISTING TREES AND OTHER VEGETATION INDICATED TO REMAIN IN PLACE AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, SKINNING OR BRUISING OF BARK, SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS WITHIN DRIP LINE, EXCESS FOOT OR VEHICULAR TRAFFIC, OR PARKING OF VEHICLES WITHIN DRIP LINE. PROVIDE TEMPORARY GUARDS TO PROTECT TREES AND VEGETATION TO BE LEFT STANDING.
5. ALL DEMOLITION WASTE AND CONSTRUCTION DEBRIS, OTHER THAN TOPSOIL, SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED AND SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFFSITE IN A STATE APPROVED WASTE SITE AND IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR DAMAGE ACCORDING TO THE APPROPRIATE UTILITY COMPANY STANDARDS AND AT THE CONTRACTOR'S EXPENSE.
6. ALL UTILITY DISCONNECTION, REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY / AGENCY. UTILITY CONTACTS ARE LISTED ON THE COVER SHEET.
7. THE BURNING OF CLEARED MATERIAL AND DEBRIS SHALL NOT BE ALLOWED UNLESS CONTRACTOR OBTAINS PRIOR WRITTEN AUTHORIZATION FROM THE LOCAL AUTHORITIES.
8. EROSION & SEDIMENT CONTROL MEASURES AROUND AREAS OF DEMOLITION SHALL BE PROPERLY INSTALLED AND FUNCTION PROPERLY PRIOR TO INITIALIZATION OF DEMOLITION ACTIVITIES.
9. HAZARDOUS MATERIALS ARE NOT EXPECTED, IF FOUND ON SITE, SUCH MATERIALS SHALL BE REMOVED BY A LICENSED HAZARDOUS MATERIALS CONTRACTOR. CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY IF HAZARDOUS MATERIALS ARE ENCOUNTERED.
10. CONTRACTOR SHALL ADHERE TO ALL LOCAL, STATE, FEDERAL AND OSHA REGULATIONS DURING ALL DEMOLITION ACTIVITIES.
11. CONTRACTOR SHALL PROTECT ALL CORNER PINS, MONUMENTS, PROPERTY CORNERS AND BENCHMARKS DURING DEMOLITION ACTIVITIES. IF DISTURBED, CONTRACTOR SHALL HAVE DISTURBED ITEMS RESET BY A LICENSED SURVEYOR AT NO ADDITIONAL COST TO THE OWNER.
12. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, STRUCTURES, AND FEATURES TO REMAIN. ANY ITEMS TO REMAIN THAT HAVE BEEN DISTURBED OR DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.
13. ANY UTILITY AND STRUCTURE REMOVAL, RELOCATION, CUTTING, CAPPING AND/OR ABANDONMENT SHALL BE COORDINATED AND PROPERLY DOCUMENTED BY A CERTIFIED PROFESSIONAL, WHEN APPLICABLE, WITH THE APPROPRIATE UTILITY COMPANY, MUNICIPALITY AND/OR AGENCY. DEMOLITION OF REGULATED ITEMS MAY INCLUDE, BUT ARE NOT LIMITED TO WELLS, ASBESTOS, UNDER GROUND STORAGE TANKS, SEPTIC TANKS AND ELECTRIC TRANSFORMERS. DEMOLITION CONTRACTOR SHALL REFER TO ANY ENVIRONMENTAL STUDIES FOR DEMOLITION RECOMMENDATIONS AND GUIDANCE. AVAILABLE ENVIRONMENTAL STUDIES MAY INCLUDE, BUT ARE NOT LIMITED TO PHASE I ESA, PHASE II ESA, WETLAND AND STREAM DELINEATION AND ASBESTOS SURVEY. ALL APPLICABLE ENVIRONMENTAL STUDIES SHALL BE MADE AVAILABLE UPON REQUEST.
14. THE CONTRACTOR SHALL USE SUITABLE METHODS TO CONTROL DUST AND DIRT CAUSED BY THE DEMOLITION ACTIVITIES.

REFERENCE:

1. SEE SHEET C0.1 FOR GENERAL NOTES.
2. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN IS BASED ON A GENERAL PROPERTY SURVEY WITH FIELD-RUN TOPOGRAPHY CONDUCTED BY CESO, INC., DATED AUGUST 2018.
3. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD) ACCORDING TO F.I.R.M. "WILLIAMSON COUNTY, TENNESSEE AND INCORPORATED AREAS" PANEL 214 OF 485, MAP NUMBER 47187C0214G. MAP REVISED ON DECEMBER 22, 2016.

MINERAL RIGHTS NOTE:

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JASON C. MORELOCK — REGISTERED ENGINEER — AGRICULTURE — No. 108603 — STATE OF TENNESSEE — 07/02/20

VSR Partners Commercial Development

4401 & 4407 S. CAROTHERS ROAD, FRANKLIN, TENNESSEE
TAX MAP 89, PARCELS 50.00 & 50.02, WILLIAMSON COUNTY, TN

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Revision

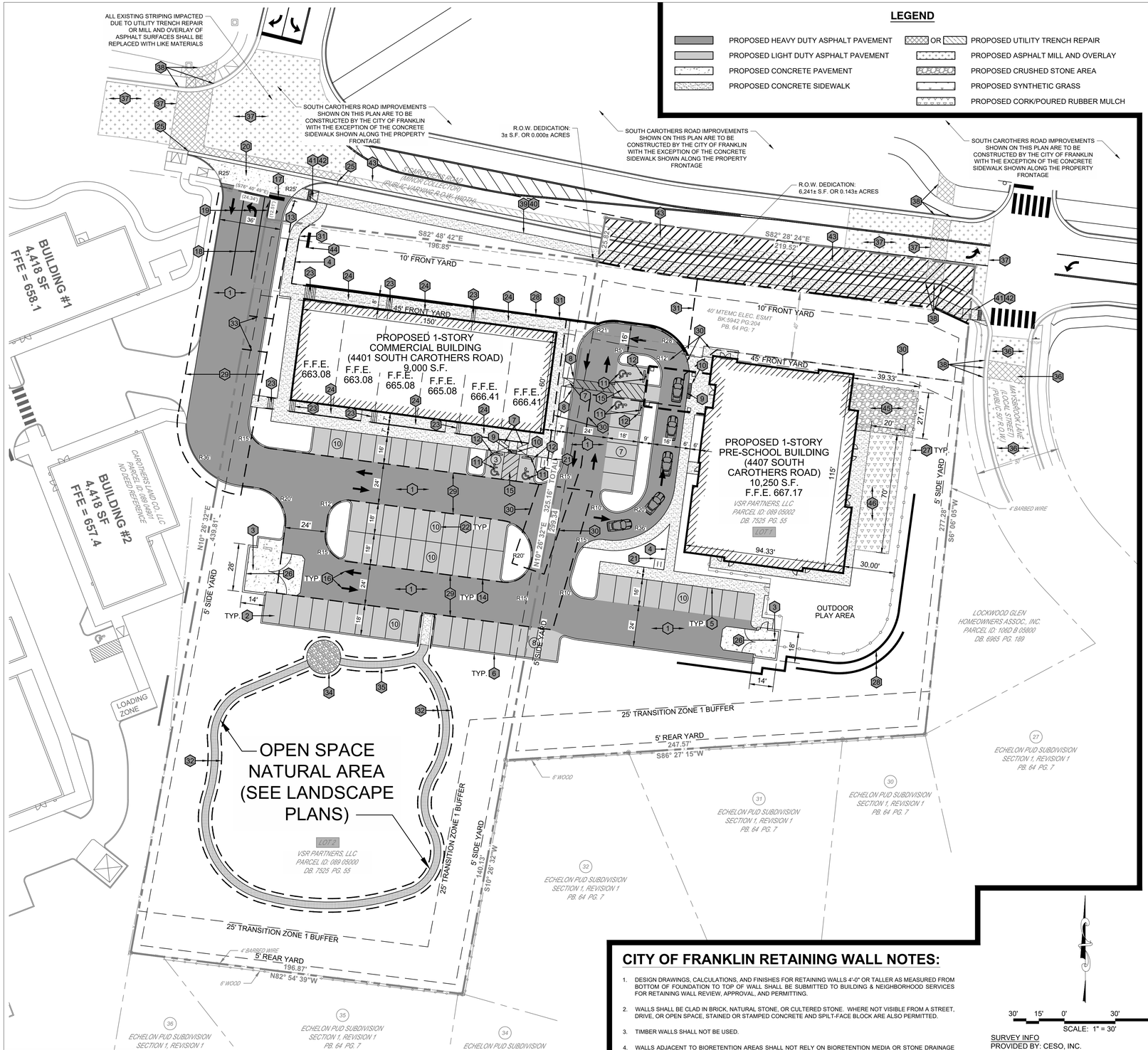
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JCM

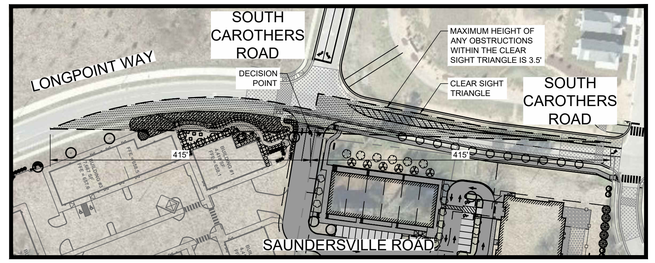
Date
07.02.20

Drawing
SITE DEMOLITION PLAN
C1.2



LEGEND

- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- OR PROPOSED UTILITY TRENCH REPAIR
- PROPOSED ASPHALT MILL AND OVERLAY
- PROPOSED CRUSHED STONE AREA
- PROPOSED SYNTHETIC GRASS
- PROPOSED CORK/POURED RUBBER MULCH



INTERSECTION SIGHT DISTANCE EXHIBIT

SCALE: 1"=100'

SITE LAYOUT KEYNOTES:

1. HEAVY DUTY ASPHALT PAVEMENT (SEE SHEET C5.1 FOR DETAIL)
2. LIGHT DUTY ASPHALT PAVEMENT (SEE SHEET C5.1 FOR DETAIL)
3. CONCRETE PAVEMENT (SEE SHEET C5.1 FOR DETAIL)
4. CONCRETE SIDEWALK (SEE SHEET C5.1 FOR DETAIL)
5. INTEGRAL CONCRETE CURB AND SIDEWALK (SEE SHEET C5.1 FOR DETAIL)
6. CONCRETE MOUNTABLE CURB (SEE SHEET C5.1 FOR DETAIL)
7. PARALLEL ACCESSIBLE RAMP (SEE SHEET C5.2 FOR DETAIL)
8. TAPER CONCRETE CURB (SEE SHEET C5.2 FOR DETAIL)
9. FLUSH CONCRETE SIDEWALK AT PAVEMENT FOR ACCESSIBILITY
10. DETECTABLE WARNING SURFACE, BRICK RED, CAST-IN-PLACE (ADA SOLUTIONS, INC. OR APPROVED EQUAL)
11. VAN ACCESSIBLE PARKING SIGN & SYMBOL (SEE SHEET C5.1 FOR DETAIL)
12. CONCRETE WHEELSTOP (SEE SHEET C5.2 FOR DETAIL)
13. STOP SIGN (SEE SHEET C5.2 FOR DETAIL)
14. 4" WIDE PAINTED WHITE LINE
15. 4" WIDE PAINTED WHITE STRIPES, 3' O.C. @ 45°
16. WHITE PAINTED DIRECTIONAL ARROW
17. 24" WIDE WHITE THERMOPLASTIC STOP BAR
18. 4" WIDE THERMOPLASTIC WHITE LINE
19. THERMOPLASTIC WHITE DIRECTIONAL ARROW
20. CITY OF FRANKLIN DWG. NO. RP-6 (LOWERED CONCRETE DRIVEWAY APRON WITH GRASS STRIP) (SEE SHEET C5.2 FOR DETAIL)
21. TWO (2) BIKE RACKS (SEE LANDSCAPE PLANS FOR MORE INFORMATION)
22. INDICATES NUMBER OF PARKING SPACES PER BAY
23. EXTERIOR STAIRS (SEE ARCHITECTURAL PLANS)
24. CONCRETE LANDING WITH GALVANIZED PIPE HANDRAIL (SEE ARCHITECTURAL PLANS)
25. TIE PROPOSED CONCRETE CURB AND GUTTER TO EXISTING
26. DUMPSTER ENCLOSURE (SEE ARCHITECTURAL PLANS)
27. 4'-2" TALL BLACK ALUMINUM FENCE (SEE ARCHITECTURAL PLANS)
28. RETAINING WALL WITH RAILING. RAILING SHALL BE PROVIDED FOR RETAINING WALL HEIGHTS THAT ARE GREATER THAN OR EQUAL TO 30 INCHES. (DESIGN BY OTHERS). SEE RETAINING WALL NOTES ON THIS SHEET.
29. PROPOSED PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENT
30. PROPOSED UTILITY AND DRAINAGE EASEMENT
31. PROPOSED GREEN INFRASTRUCTURE EASEMENT
32. PROPOSED PUBLIC ACCESS EASEMENT
33. PROPOSED SANITARY SEWER EASEMENT
34. CRUSHED STONE SEATING AREA (SEE SHEET L1.2 FOR DETAIL)
35. MULCH TRAIL (SEE SHEET L1.2 FOR DETAIL)
36. CITY OF FRANKLIN DWG. NO. RD-6 (ASPHALT PAVEMENT TRENCH REPAIR - LOCAL STREET) (SEE SHEET C5.3 FOR DETAIL)
37. CITY OF FRANKLIN DWG. NO. RD-7 (ASPHALT PAVEMENT TRENCH REPAIR - COLLECTOR AND ARTERIAL STREET) (SEE SHEET C5.3 FOR DETAIL)
38. REMOVE AND REPLACE CURB AND GUTTER AND SIDEWALK AS NEEDED FOR UTILITY PLACEMENT
CITY OF FRANKLIN DWG. NO. RP-1 (ARTERIAL AND COLLECTOR CURB AND GUTTER) (SEE SHEET C5.3 FOR DETAIL)
CITY OF FRANKLIN DWG. NO. RP-10 (SIDEWALK EXPANSION JOINT) AS NEEDED (SEE SHEET C5.3 FOR DETAIL)
CITY OF FRANKLIN DWG. NO. RP-11 (PERPENDICULAR CURB RAMP) WITH DETECTABLE WARNING TILE (SEE SHEET C5.3 FOR DETAIL)

SITE LAYOUT KEYNOTES:

39. CITY OF FRANKLIN DWG. NO. RP-8 (CONCRETE SIDEWALK) (SEE SHEET C5.3 FOR DETAIL)
40. INSTALL CITY OF FRANKLIN DWG. NO. RP-10 (SIDEWALK EXPANSION JOINT) AS NEEDED (SEE SHEET C5.3 FOR DETAIL)
41. CITY OF FRANKLIN DWG. NO. RP-11 (PERPENDICULAR CURB RAMP) WITH DETECTABLE WARNING TILE (SEE SHEET C5.3 FOR DETAIL)
42. INSTALL PERPENDICULAR CURB RAMP IN ACCORDANCE WITH CITY OF FRANKLIN DWG. NO. RP-16 (PERPENDICULAR RAMP LAYOUT) (SEE SHEET C5.3 FOR DETAIL)
43. CITY OF FRANKLIN DWG. NO. RD-7 (ASPHALT PAVEMENT TRENCH REPAIR - COLLECTOR AND ARTERIAL STREET) (SEE SHEET C5.3 FOR DETAIL), REMOVE AND REPLACE CURB AND GUTTER AS NEEDED FOR UTILITY PLACEMENT IN AREAS WHERE CURB AND GUTTER IS EXISTING.
CITY OF FRANKLIN DWG. NO. RP-1 (ARTERIAL AND COLLECTOR CURB AND GUTTER) (SEE SHEET C5.3 FOR DETAIL)
(COORDINATE PAVEMENT TRENCH REPAIR IN THIS AREA WITH THE SOUTH CAROTHERS ROAD IMPROVEMENTS CONTRACTOR)
44. MONUMENT SIGN (SEE ARCHITECTURAL PLANS)
45. CRUSHED STONE AREA (SEE SHEET L1.2 FOR DETAIL)
46. CORK/POURED RUBBER MULCH PLAYGROUND (PER MANUFACTURERS' SPECIFICATIONS)

CITY OF FRANKLIN RETAINING WALL NOTES:

1. DESIGN DRAWINGS, CALCULATIONS, AND FINISHES FOR RETAINING WALLS 4'-0" OR TALLER AS MEASURED FROM BOTTOM OF FOUNDATION TO TOP OF WALL SHALL BE SUBMITTED TO BUILDING & NEIGHBORHOOD SERVICES FOR RETAINING WALL REVIEW, APPROVAL, AND PERMITTING.
2. WALLS SHALL BE CLAD IN BRICK, NATURAL STONE, OR CULTERED STONE. WHERE NOT VISIBLE FROM A STREET, DRIVE, OR OPEN SPACE, STAINED OR STAMPED CONCRETE AND SPILT-FACE BLOCK ARE ALSO PERMITTED.
3. TIMBER WALLS SHALL NOT BE USED.
4. WALLS ADJACENT TO BIORETENTION AREAS SHALL NOT RELY ON BIORETENTION MEDIA OR STONE DRAINAGE MEDIA FOR STABILITY OR LATERAL RESISTANCE. BOTTOM OF WALL (OR BLOCK) / TOP OF FOOTING ELEVATION SHALL BE LOCATED AT OR BELOW OF LOWERMOST STONE DRAINAGE MEDIA.

REFERENCE:

1. SEE SHEET C0.1 FOR GENERAL NOTES AND LAYOUT NOTES.
2. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN IS BASED ON A GENERAL PROPERTY SURVEY WITH FIELD-RUN TOPOGRAPHY CONDUCTED BY CESO, INC., DATED AUGUST 2018.
3. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD) ACCORDING TO F.I.R.M. "WILLIAMSON COUNTY, TENNESSEE AND INCORPORATED AREAS" PANEL 214 OF 485, MAP NUMBER 47187C0214G. MAP REVISED ON DECEMBER 22, 2016.

NOTE:

1. SEE SHEET C0.0 FOR SITE DATA TABLE.

BASE TRIP GENERATION

LAND USE	SIZE	UNIT	WEEKDAY ADT	AM PEAK HOUR			MIDDAY PEAK HOUR			PM PEAK HOUR		
				TOTAL	ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL	ENTER	EXIT
DAY CARE CENTER (LUC 565)	10,250	SF	488	112	59	53	49	25	24	114	54	60
SHOPPING CENTER (LUC 820)	9,000	SF	695	34	21	13	63	32	31	60	29	31
TOTAL	19,250	SF	1,183	146	80	66	112	57	55	174	83	91

811 Know what's below. Call before you dig.

UNIFIED SITE PLAN NOTE

BULK REQUIREMENTS ARE CONSIDERED IN AGGREGATE AND INCLUDE BUFFERS, BUILDING SETBACKS, OPEN SPACE, LANDSCAPE SURFACE AREA, TREE PROTECTIONS, PARKING, AND STORMWATER REQUIREMENTS.

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VSR Partners Commercial Development

4401 & 4407 S. CAROTHERS ROAD, FRANKLIN, TENNESSEE
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Revision

COF Project Number 7217

HMH Job Number 18044

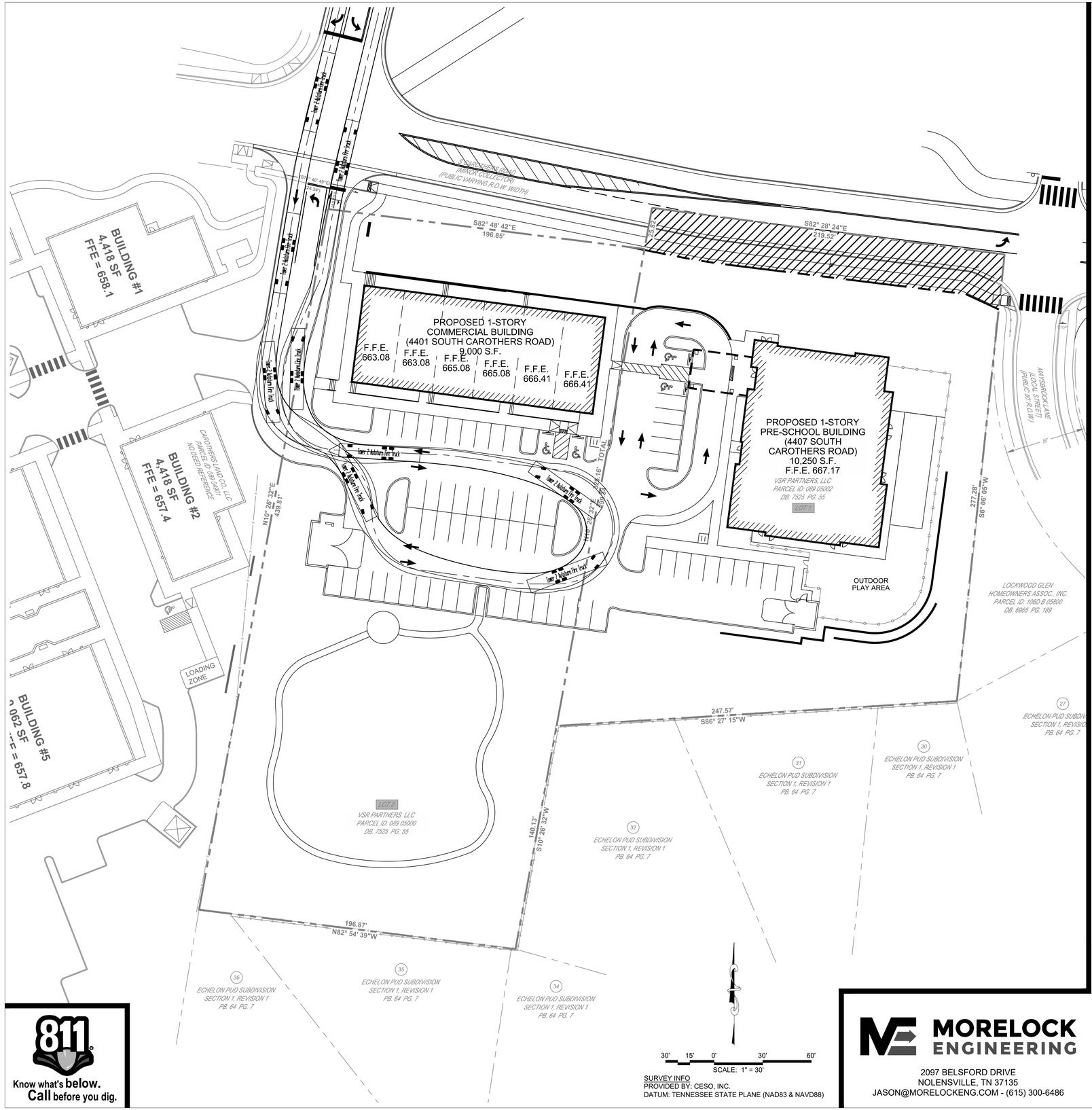
Drawn By JCM

Date 07.02.20

Drawing SITE LAYOUT PLAN

C2.1

Wed, 01. Jul 2020 - 14:40 C:\Users\Jason\OneDrive\Morelock Engineering\Hindman Architects\South Carothers Pre School\CAD\Sheet Files\SC-C2.1,C2.1 SITE LAYOUT PLAN



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DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD88)

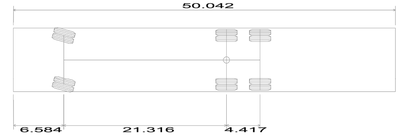
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2097 BELSFORD DRIVE
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Vehicle Tracking v17.00 - Pool

Vehicle Tracking Vehicle Details **Ref:**

Vehicle Name:	**Tower 2 Autoturn Fire Truck**
Type:	Rigid vehicle
Category	(Unspecified)
Classification	(Unspecified)
Source:	
Description:	
Notes:	
Unit 1 Name:	Tower 2 Autoturn Fire Truck Tractor



Tower 2 Autoturn Fire Truck	
Overall Length	50.042ft
Overall Width	8.333ft
Overall Body Height	9.358ft
Min Body Ground Clearance	0.699ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Wall to Wall Turning Radius	42.000ft

Every Effort Has Been Made To Ensure The Accuracy Of This Information
Please Check Data From Your Own Sources

Vehicle Tracking v17.00 - Pool

Vehicle Tracking Vehicle Details **Ref:**

Unit Name:	**Tower 2 Autoturn Fire Truck Tractor**
Type:	Tractor (with driver controlled steering)
Body style:	Fire Truck
Classification	(Unspecified)
Source:	
Description:	
Notes:	
Datum:	Front Primary Axle
Front Axle(s):	1 Ackerman (axles fixed, wheels turn)
Primary Front Axle Offset:	0.000ft
Effective Front Axle Offset:	0.000ft (Auto Calculated)
Maximum Wheel Angle:	Unlimited
Status:	Active Non Self-Steered
Track Width:	8.000ft
Total Wheels:	4 (positioned at the ends of the axle)
Tire Width:	0.800ft (Auto Calculated - proportion of Track Width)
Tire Diameter:	2.800ft (Auto Calculated - proportion of Track Width)
Rear Axle(s):	2 Fixed (All axles identical)
Primary Rear Axle Offset:	21.316ft (Innermost Axle behind Front Primary Axle)
Effective Rear Axle Offset:	23.524ft (Auto Calculated)
Maximum Wheel Angle:	Unlimited
Rear Axle Spacing:	4.417ft
Status:	Active Non Self-Steered
Track Width:	8.000ft
Total Wheels:	4 (positioned at the ends of the axle)
Tire Width:	0.800ft (Auto Calculated - proportion of Track Width)
Tire Diameter:	2.800ft (Auto Calculated - proportion of Track Width)
Steering:	Front Axle(s):
Min. Wall / Wall Turning Radius:	42.000ft (based upon body only)
Calculated Maximum Wheel Angle:	47.000deg
Lock-to-Lock Time (Fwd/Rev):	6.0sec / 6.0sec
Driver / Pilot	
Driver Offset Longitudinally:	1.662ft (in front of Front Primary Axle)
Driver / Pilot Offset Laterally:	-1.969ft (Right of Centerline)
Driver Height:	6.234ft (Above ground level)
Front Coupling:	None
Rear Coupling:	Generic
Coupling Offset:	21.316ft (behind Front Primary Axle)
Coupling Height:	2.800ft (Auto Calculated - proportion of Tire Diameter)
Capability:	Can Tow or be Towed
Max. Horizontal Articulation Angle:	90.000deg
Max. Vertical Articulation Angle:	10.000deg
Body outline (plan):	
Outline Type:	Rectangle
Offset (X,Y):	-6.584ft, 0.000ft
Length / Width:	50.042ft / 8.333ft

Every Effort Has Been Made To Ensure The Accuracy Of This Information
Please Check Data From Your Own Sources

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615.370.3252
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JASON C. MORELOCK — REGISTERED ENGINEER — AGRICULTURE — TENNESSEE No. 109803 — STATE OF TENNESSEE
07/02/20

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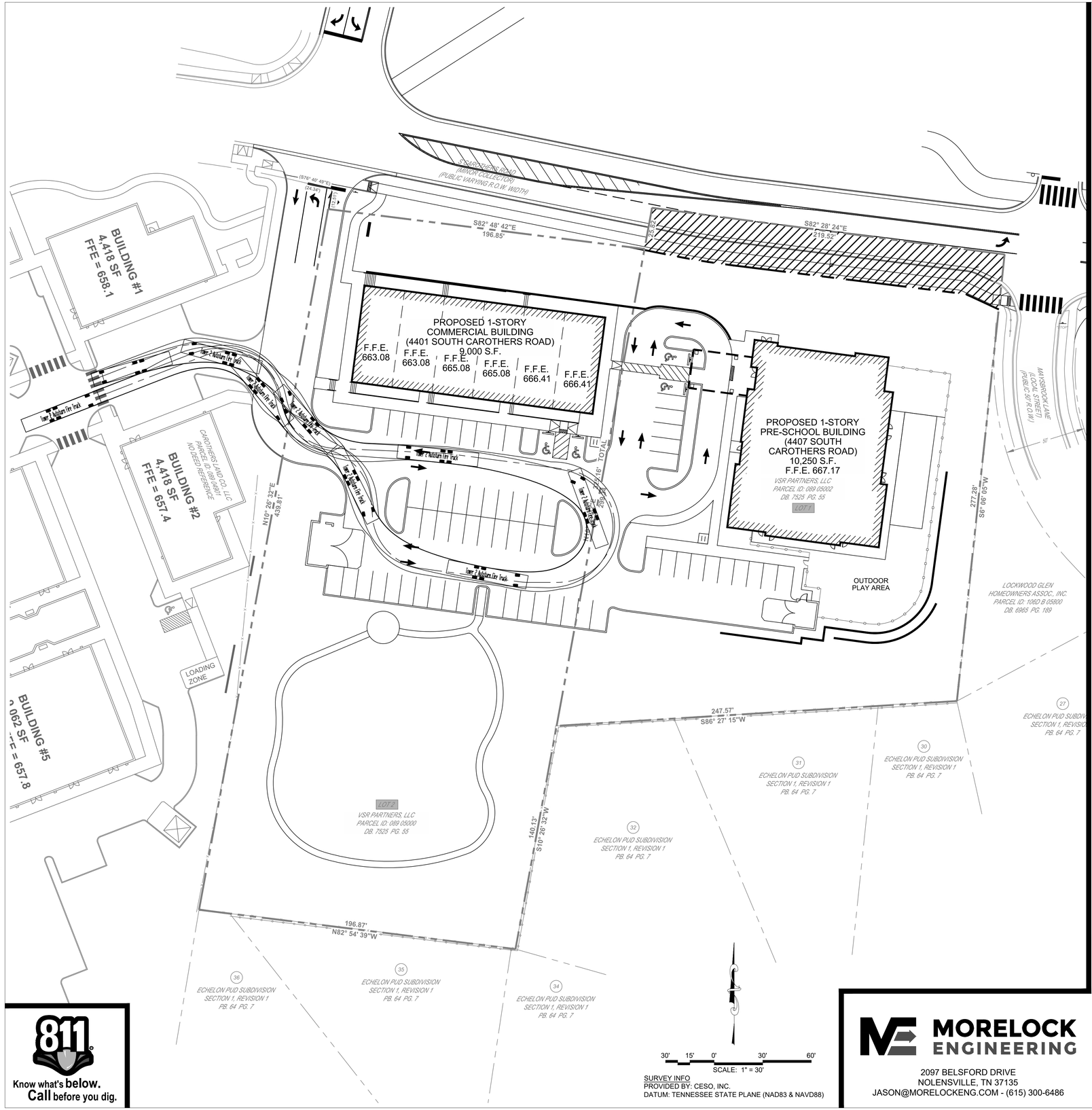
HMH Job Number
18044

Drawn By
JCM

Date
07.02.20

Drawing
AUTOTURN FIRE TRUCK PLAN
C2.2

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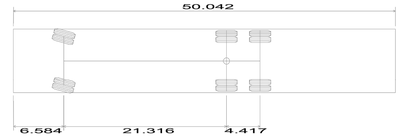
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2097 BELSFORD DRIVE
NOLENSVILLE, TN 37135
JASON@MORELOCKENG.COM - (615) 300-6486

Vehicle Tracking v17.00 - Pool

Vehicle Tracking Vehicle Details **Ref:**



Vehicle Name:	**Tower 2 Autoturn Fire Truck**
Type:	Rigid vehicle
Category	(Unspecified)
Classification	(Unspecified)
Source:	
Description:	
Notes:	
Unit 1 Name:	Tower 2 Autoturn Fire Truck Tractor



Tower 2 Autoturn Fire Truck	
Overall Length	50.042ft
Overall Width	8.333ft
Overall Body Height	9.358ft
Min Body Ground Clearance	0.699ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Wall to Wall Turning Radius	42.000ft

Every Effort Has Been Made To Ensure The Accuracy Of This Information
Please Check Data From Your Own Sources

Vehicle Tracking v17.00 - Pool

Vehicle Tracking Vehicle Details **Ref:**

Unit Name:	**Tower 2 Autoturn Fire Truck Tractor**
Type:	Tractor (with driver controlled steering)
Body style:	Fire Truck
Classification	(Unspecified)
Source:	
Description:	
Notes:	
Datum:	Front Primary Axle
Front Axle(s):	1 Ackerman (axles fixed, wheels turn)
Primary Front Axle Offset:	0.000ft
Effective Front Axle Offset:	0.000ft (Auto Calculated)
Maximum Wheel Angle:	Unlimited
Status:	Active Non Self-Steered
Track Width:	8.000ft
Total Wheels:	4 (positioned at the ends of the axle)
Tire Width:	0.800ft (Auto Calculated - proportion of Track Width)
Tire Diameter:	2.800ft (Auto Calculated - proportion of Track Width)
Rear Axle(s):	2 Fixed (All axles identical)
Primary Rear Axle Offset:	21.316ft (Innermost Axle behind Front Primary Axle)
Effective Rear Axle Offset:	23.524ft (Auto Calculated)
Maximum Wheel Angle:	Unlimited
Rear Axle Spacing:	4.417ft
Status:	Active Non Self-Steered
Track Width:	8.000ft
Total Wheels:	4 (positioned at the ends of the axle)
Tire Width:	0.800ft (Auto Calculated - proportion of Track Width)
Tire Diameter:	2.800ft (Auto Calculated - proportion of Track Width)
Steering:	Front Axle(s):
Min. Wall / Wall Turning Radius:	42.000ft (based upon body only)
Calculated Maximum Wheel Angle:	47.000deg
Lock-to-Lock Time (Fwd/Rev):	6.0sec / 6.0sec
Driver / Pilot	
Driver Offset Longitudinally:	1.662ft (in front of Front Primary Axle)
Driver / Pilot Offset Laterally:	-1.969ft (Right of Centerline)
Driver Height:	6.234ft (Above ground level)
Front Coupling:	None
Rear Coupling:	Generic
Coupling Offset:	21.316ft (behind Front Primary Axle)
Coupling Height:	2.800ft (Auto Calculated - proportion of Tire Diameter)
Capability:	Can Tow or be Towed
Max. Horizontal Articulation Angle:	90.000deg
Max. Vertical Articulation Angle:	10.000deg
Body outline (plan):	
Outline Type:	Rectangle
Offset (X,Y):	-6.584ft, 0.000ft
Length / Width:	50.042ft / 8.333ft

Every Effort Has Been Made To Ensure The Accuracy Of This Information
Please Check Data From Your Own Sources

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AGRICULTURE
COMMISSIONER
No. 108803
STATE OF TENNESSEE
07/02/20

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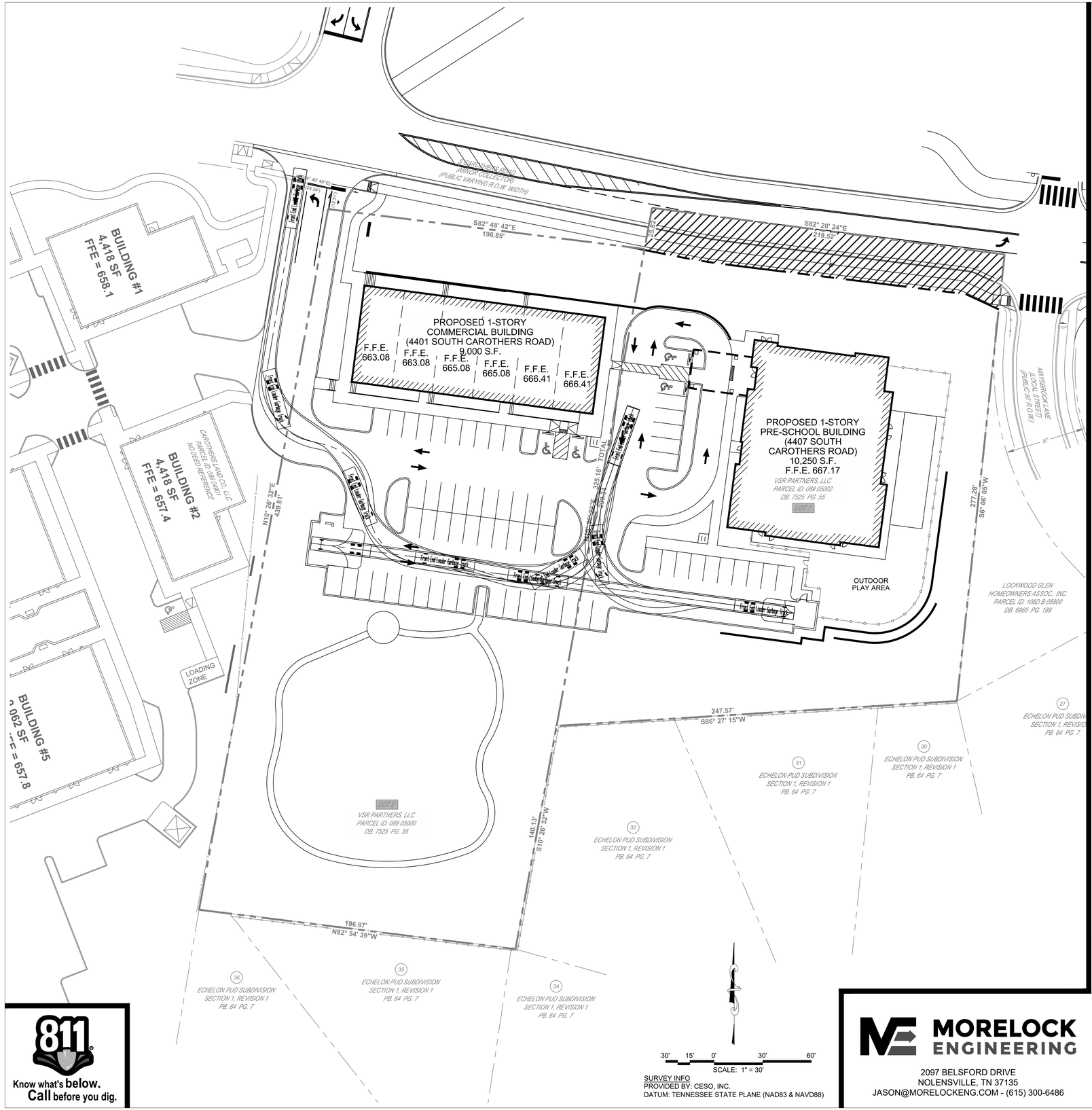
HMH Job Number
18044

Drawn By
JCM

Date
07.02.20

Drawing
AUTOTURN FIRE TRUCK PLAN
C2.3

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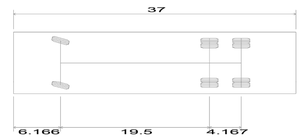
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2097 BELSFORD DRIVE
NOLENSVILLE, TN 37135
JASON@MORELOCKENG.COM - (615) 300-6486

Vehicle Tracking v17.00 - Pool

Vehicle Tracking Vehicle Details **Ref:**



Vehicle Name:	**Front End Loader Garbage Truck**
Type:	Refuse vehicle
Category	(Unspecified)
Classification	(Unspecified)
Source:	
Description:	
Notes:	
Unit 1 Name:	Front End Loader Garbage Truck Tractor



Front End Loader Garbage Truck	
Overall Length	37.000ft
Overall Width	8.083ft
Overall Body Height	10.218ft
Min Body Ground Clearance	1.048ft
Track Width	6.500ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	46.000ft

Every Effort Has Been Made To Ensure The Accuracy Of This Information
Please Check Data From Your Own Sources

Vehicle Tracking v17.00 - Pool

Vehicle Tracking Vehicle Details **Ref:**

Unit Name:	**Front End Loader Garbage Truck Tractor**
Type:	Tractor (with driver controlled steering)
Body style:	Refuse / Garbage Truck (Small)
Classification	(Unspecified)
Source:	No data
Description:	No data
Notes:	No data
Datum:	Front Primary Axle
Front Axle(s):	1 Ackerman (axles fixed, wheels turn)
Primary Front Axle Offset:	0.000ft
Effective Front Axle Offset:	0.000ft (Auto Calculated)
Maximum Wheel Angle:	Unlimited
Status:	Active Non Self-Steered
Track Width:	6.500ft
Total Wheels:	2 (positioned at the ends of the axle)
Tire Width:	0.650ft (Auto Calculated - proportion of Track Width)
Tire Diameter:	2.275ft (Auto Calculated - proportion of Track Width)
Rear Axle(s):	2 Fixed (All axles identical)
Primary Rear Axle Offset:	19.500ft (Innermost Axle behind Front Primary Axle)
Effective Rear Axle Offset:	21.583ft (Auto Calculated)
Maximum Wheel Angle:	Unlimited
Rear Axle Spacing:	4.167ft
Status:	Active Non Self-Steered
Track Width:	6.500ft
Total Wheels:	4 (positioned at the ends of the axle)
Tire Width:	0.650ft (Auto Calculated - proportion of Track Width)
Tire Diameter:	2.275ft (Auto Calculated - proportion of Track Width)
Steering:	Front Axle(s):
Min. Curb / Curb Turning Radius:	46.000ft (based upon active axles only)
Calculated Maximum Wheel Angle:	32.100deg
Lock-to-Lock Time (Fwd/Rev):	6.0sec / 6.0sec
Driver / Pilot	
Driver Offset Longitudinally:	1.245ft (in front of Front Primary Axle)
Driver / Pilot Offset Laterally:	-1.969ft (Right of Centerline)
Driver Height:	7.546ft (Above ground level)
Front Coupling:	None
Rear Coupling:	None
Body outline (plan):	
Outline Type:	Rectangle
Offset (X,Y):	-6.166ft, 0.000ft
Length / Width:	37.000ft / 8.083ft

Every Effort Has Been Made To Ensure The Accuracy Of This Information
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07/02/20

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7217

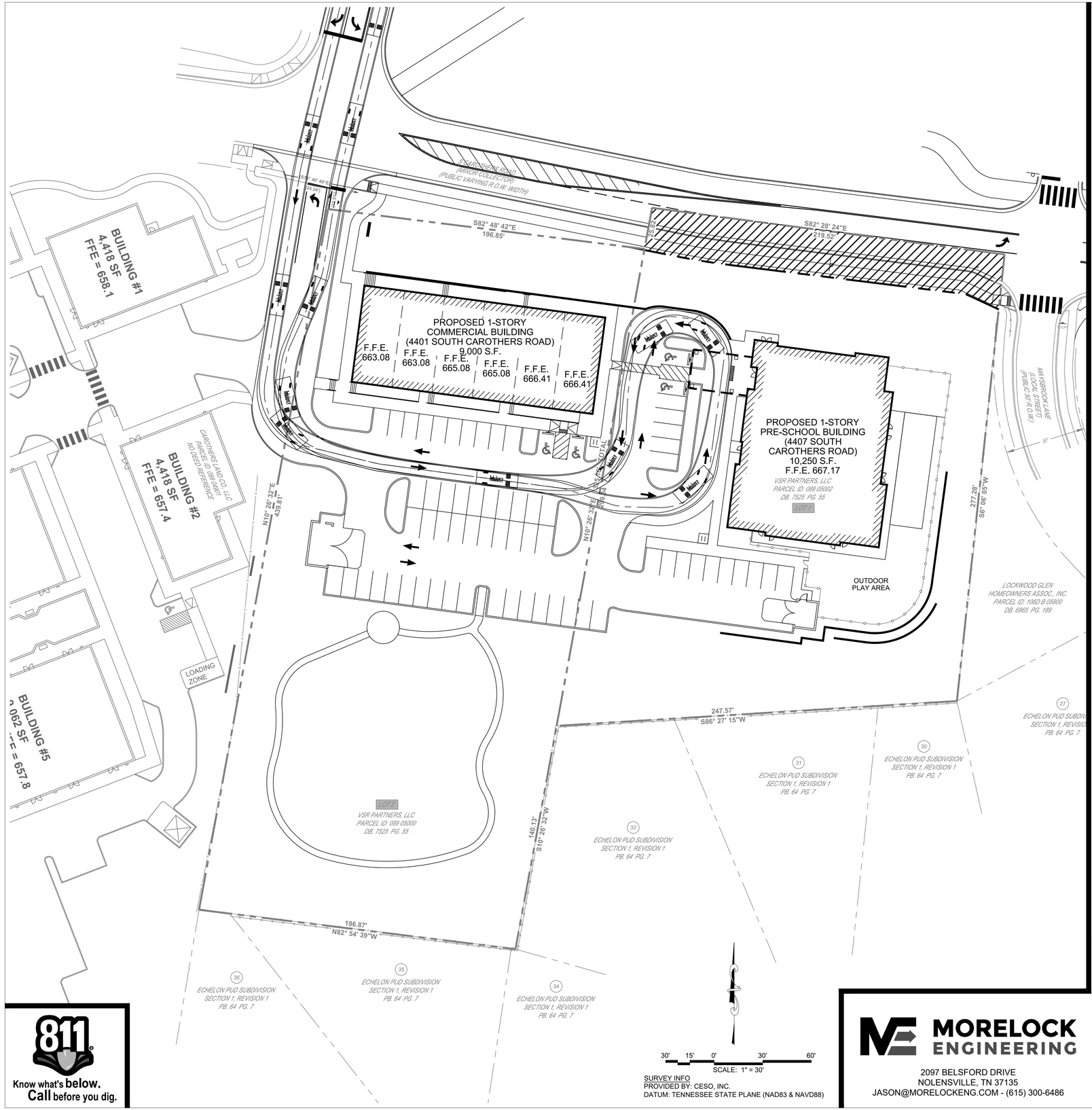
HMH Job Number
18044

Drawn By
JCM

Date
07.02.20

Drawing
AUTOTURN WASTE TRUCK PLAN
C2.4

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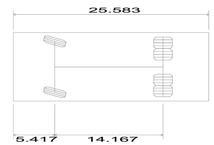
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2097 BELSFORD DRIVE
NOLENSVILLE, TN 37135
JASON@MORELOCKENG.COM - (615) 300-6486

Vehicle Tracking v18.00 - Pool

Vehicle Tracking Vehicle Details **Ref: 100012**

Vehicle Name:	**Ambulance**
Type:	Rigid vehicle
Category	Autodesk
Classification	Autodesk
Source:	Amherst, MA
Description:	Dimensions from Apparatus Dimensions
Notes:	
Unit 1 Name:	Ambulance Tractor



Ambulance	
Overall Length	25.583ft
Overall Width	9.000ft
Overall Body Height	13.381ft
Min Body Ground Clearance	1.002ft
Max Track Width	7.850ft
Lock-to-lock time	5.00s
Curb to Curb Turning Radius	24.667ft

Every Effort Has Been Made To Ensure The Accuracy Of This Information
Please Check Data From Your Own Sources

Vehicle Tracking v18.00 - Pool

Vehicle Tracking Vehicle Details **Ref: 100012**

Unit Name:	**Ambulance Tractor**
Type:	Tractor (with driver controlled steering)
Body style:	Ambulance
Classification	Autodesk
Source:	AASHTO handbook 2001
Description:	Design vehicle
Notes:	
Datum:	Front Primary Axle
Front Axle(s):	1 Ackerman (axles fixed, wheels turn)
Primary Front Axle Offset:	0.000ft
Effective Front Axle Offset:	0.000ft (Auto Calculated)
Maximum Wheel Angle:	Unlimited
Linkage:	Front axles linked to rear axles
Basis	Angle of rear wheels
Rule 1:	Forward and reverse from 0.00deg, 0.00 based upon Tangents
Status:	Active Non Self-Steered
Track Width:	7.600ft
Total Wheels:	2 (positioned at the ends of the axle)
Tire Width:	0.900ft
Tire Diameter:	2.900ft
Rear Axle(s):	1 Fixed
Primary Rear Axle Offset:	14.167ft (Innermost Axle behind Front Primary Axle)
Effective Rear Axle Offset:	14.167ft (Auto Calculated)
Maximum Wheel Angle:	Unlimited
Status:	Active Non Self-Steered
Track Width:	7.850ft
Total Wheels:	4 (positioned at the ends of the axle)
Tire Width:	1.500ft
Tire Diameter:	2.425ft
Steering:	Front Axle(s):
Min. Curb / Curb Turning Radius:	24.667ft (based upon all axles)
Calculated Maximum Wheel Angle:	47.600deg
Lock-to-Lock Time (Fwd/Rev):	5.0sec / 5.0sec
Driver / Pilot	
Driver Offset Longitudinally:	-0.495ft (in front of Front Primary Axle)
Driver / Pilot Offset Laterally:	-1.969ft (Right of Centerline)
Driver Height:	5.413ft (Above ground level)
Front Coupling:	None
Rear Coupling:	None
Body outline (plan):	
Outline Type:	Rectangle
Offset (X,Y):	-5.417ft, 0.000ft
Length / Width:	25.583ft / 9.000ft

Every Effort Has Been Made To Ensure The Accuracy Of This Information
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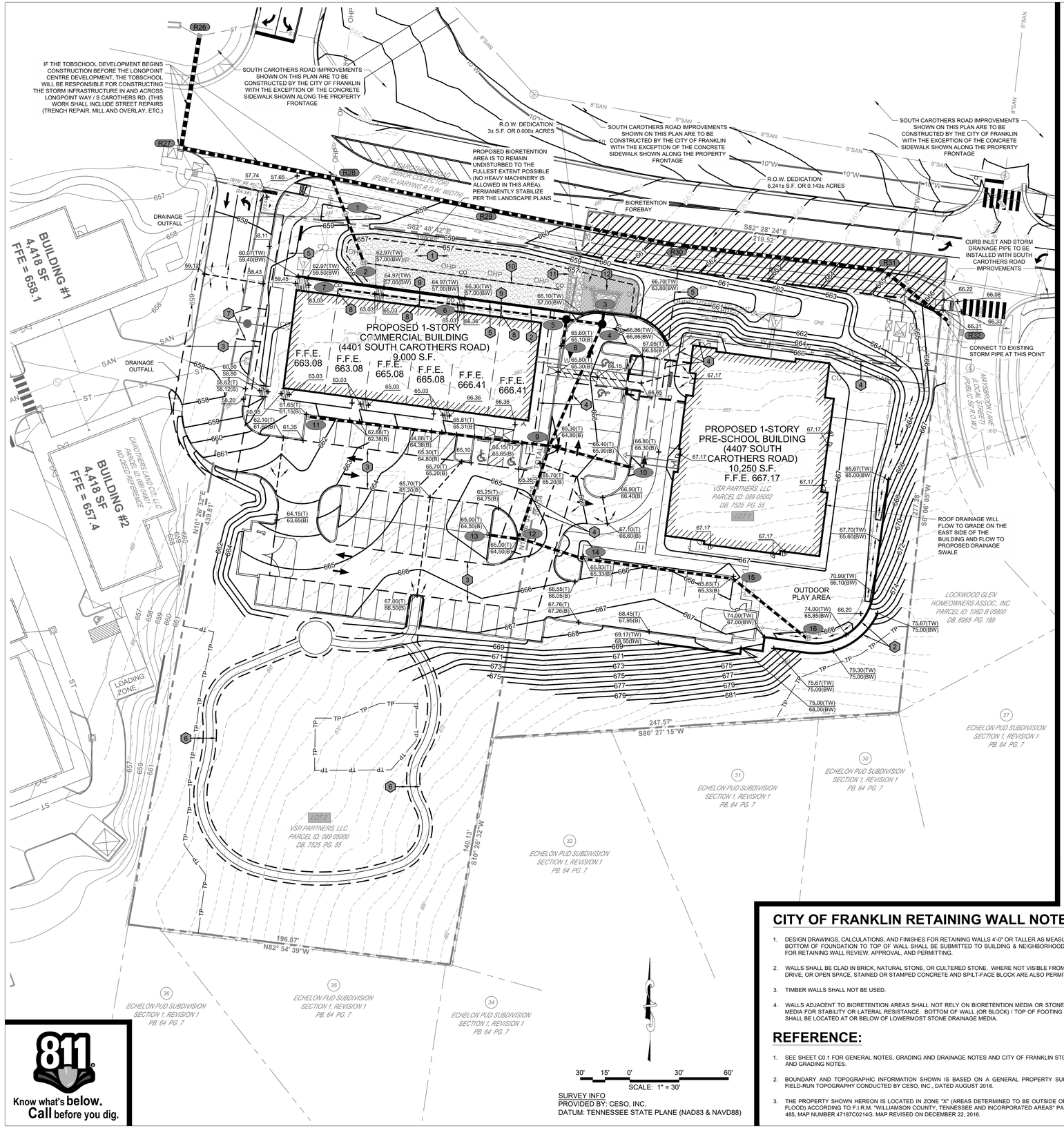
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18044

Drawn By
JCM

Date
07.02.20

Drawing
AUTOTURN AMBULANCE PLAN
C2.5

Wed, 01 Jul 2020 - 14:41 C:\Users\Jason\OneDrive\Morelock Engineering\Hindman Architects\South Carothers Pre School\CAD\Sheet Files\SC-C2.2,C2.5 AUTOTURN AMBULANCE PLAN



SURVEY INFO
PROVIDED BY: CESO, INC.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD88)

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SITE GRADING & DRAINAGE KEYNOTES:

1. LEVEL 2 BIORETENTION AREA
   TOP OF MULCH = 657.00
   TOP OF FILTER MEDIA = 656.75
   TOP OF #8 OR # 89 STONE = 653.75
   TOP OF #57 STONE = 653.41
   TOP OF UNDERDRAIN = 653.16
   BOTTOM OF UNDERDRAIN = 652.66
   BOTTOM OF #57 STONE = 651.66
2. RETAINING WALL WITH RAILING. RAILING SHALL BE PROVIDED FOR RETAINING WALL HEIGHTS THAT ARE GREATER THAN OR EQUAL TO 30 INCHES. (DESIGN BY OTHERS). SEE RETAINING WALL NOTES ON THIS SHEET.
3. PROPOSED PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENT
4. PROPOSED UTILITY AND DRAINAGE EASEMENT
5. PROPOSED GREEN INFRASTRUCTURE EASEMENT
6. PROPOSED PUBLIC ACCESS EASEMENT
7. PROPOSED SANITARY SEWER EASEMENT
8. 6" SDR 26 PVC OR ADS N-12 HDPE PIPE ROOF DRAIN LEADER @ MIN. 1.0% SLOPE
9. 6" INSERTA TEE © OR 12" x 6" TEE FITTING
10. INSTALL 6" PERFORATED PVC UNDERDRAIN W/ CLEANOUTS AS SHOWN
11. GRAVEL/STONE DIAPHRAGM FOR ADDITIONAL PRE-TREATMENT OF DRAINAGE ENTERING BIORETENTION FOREBAY
12. GRAVEL/STONE FLOW SPREADER FOR ADDITIONAL PRE-TREATMENT OF DRAINAGE ENTERING BIORETENTION FOREBAY

STORM DRAINAGE STRUCTURES

NO.	TYPE	* CASTING	ELEVATIONS: TOP OF GRATE @ FLOW LINE	ELEVATIONS: INVERT IN	ELEVATIONS: INVERT OUT	10-YR STORM FLOW (CFS)
1	AREA DRAIN	4300	657.60	652.44 (2)	652.44 (R28)	0.03
2	BIORETENTION OUTLET STRUCTURE	SEE DETAIL	657.50	652.66 (UD)	652.66 (1)	13.2
3	DAYLIGHT PIPE THROUGH RETAINING WALL	-	-	-	657.00 (4)	-
4	STORM MANHOLE	1150	665.75	658.04 (5) 657.04 (9)	657.04 (3)	-
5	STORM MANHOLE	1150	665.95	658.46 (6) 661.69 (8)	658.26 (4)	-
6	STORM CLEANOUT	8006	665.03	659.16 (7)	659.16 (5)	-
7	STORM CLEANOUT	8006	663.03	659.84 (RD)	659.84 (6)	-
8	SINGLE CURB INLET	3103	665.10	-	661.85 (5)	0.4
9	SINGLE CURB INLET	3103	664.80	661.55 (10) 657.44 (11) 660.56 (12)	657.44 (4)	0.5
10	SINGLE CURB INLET	3103	665.90	-	662.65 (9)	0.4
11	SINGLE CURB INLET	3103	661.15	-	658.18 (9)	2.1
12	SINGLE CURB INLET	3103	664.50	661.16 (13) 661.16 (14)	661.16 (12)	0.9
13	SINGLE CURB INLET	3103	664.50	-	661.25 (12)	1.5
14	SINGLE CURB INLET	3103	665.33	661.40 (15)	661.40 (12)	0.7
15	SINGLE CURB INLET	3103	665.33	661.85 (16)	661.85 (14)	1.5
16	AREA DRAIN	4310	665.40	-	662.15 (15)	0.9
R26	EXISTING JUNCTION BOX	EXISTING	656.81	651.47 (R27)	** 651.47 (EX)	-
R27	SINGLE CURB INLET (TDOT CATCH BASIN 10 OR APPROVED EQUAL)	TDOT STD. DWG. D-CBB-12A OR APPROVED EQUAL	656.85	651.82 (R28)	651.82 (R26)	1.0
R28	SINGLE CURB INLET (TDOT CATCH BASIN 10 OR APPROVED EQUAL)	TDOT STD. DWG. D-CBB-12A OR APPROVED EQUAL	657.85	652.29 (1) 652.49 (R29)	652.29 (R27)	0.5
R29	SINGLE CURB INLET (TDOT CATCH BASIN 10 OR APPROVED EQUAL)	TDOT STD. DWG. D-CBB-12A OR APPROVED EQUAL	658.70	654.70 (R31)	654.50 (R29)	0.5
R30	SINGLE CURB INLET (TDOT CATCH BASIN 10 OR APPROVED EQUAL)	TDOT STD. DWG. D-CBB-12A OR APPROVED EQUAL	660.74	656.74 (R31)	656.54 (R29)	0.5
R31	SINGLE CURB INLET (TDOT CATCH BASIN 10 OR APPROVED EQUAL)	TDOT STD. DWG. D-CBB-12A OR APPROVED EQUAL	664.42	660.52 (R32) *** 660.52	660.32 (R30)	0.2
R32	EXISTING SINGLE CURB INLET	EXISTING	666.90	** 661.10 (EX)	661.10 (R31)	2.0

* CASTINGS TO BE JOHN BOUCHARD & SON'S CO. OR APPROVED EQUAL UNLESS OTHERWISE NOTED
** CONTRACTOR SHALL VERIFY EXISTING INVERT ELEVATIONS PRIOR TO STRUCTURE FABRICATION
*** STORM DRAINAGE INFRASTRUCTURE TO BE INSTALLED AS PART OF THE COF 7217 SITE PLANS IN CONJUNCTION WITH THE SOUTH CAROTHERS ROAD IMPROVEMENTS PROJECT

STORM DRAINAGE PIPES

PIPE	SIZE (INCHES)	LENGTH (FEET)	SLOPE (%)	10-YEAR STORM FLOW (CFS)	FULL FLOW CAPACITY (CFS)	FULL FLOW VELOCITY (FPS)
** 1-R28	24	22	0.7	13.2	18.9	6.0
** 2-1	24	32	0.7	13.2	18.9	6.0
* 4-3	24	8	0.5	10.0	16.0	5.1
* 5-4	18	22	1.0	1.7	10.5	5.9
* 6-5	12	70	1.0	1.3	3.6	4.5
* 7-6	12	68	1.0	0.9	3.6	4.5
* 8-5	18	16	1.0	0.4	10.5	5.9
* 9-4	24	80	0.5	8.4	16.0	5.1
* 10-9	18	52	2.1	0.4	15.2	8.6
* 11-9	23 x 14	148	0.5	2.1	7.4	4.2
* 12-9	18	60	1.0	5.5	10.5	5.9
* 13-12	18	18	0.5	1.5	7.4	4.2
* 14-12	18	42	0.6	3.1	8.1	4.6
* 15-14	18	90	0.5	2.5	7.4	4.2
* 16-15	18	60	0.5	0.9	7.4	4.2
** R27-R26	30	69	0.5	28.9	29.0	5.9
** R28-R27	30	94	0.5	28.0	29.0	5.9
** R29-R28	24	96	2.1	15.2	32.8	10.4
** R30-R29	24	118	1.6	14.8	28.6	9.1
** R31-R30	24	128	2.8	14.4	37.9	12.0
** R32-R31	24	58	1.0	12.4	22.6	7.2

* ADS N-12 PIPE ** CLASS III RCP

GRADING & DRAINAGE DATA CHART (PROPOSED)

SITE AREA: 3.44 ACRES
IMPERVIOUS AREA: 1.48 ACRES
DISTURBED AREA: 3.20 ACRES
Rv VALUE: 0.174
CURVE NUMBER: 80.5
TIME OF CONCENTRATION: 6.0 MINUTES

PEAK FLOW RUNOFF:
2 YEAR: 9.70 CFS (BASED ON 24-HOUR RAINFALL DEPTH OF 3.71 INCHES)
5 YEAR: 13.49 CFS (BASED ON 24-HOUR RAINFALL DEPTH OF 4.52 INCHES)
10 YEAR: 16.60 CFS (BASED ON 24-HOUR RAINFALL DEPTH OF 5.17 INCHES)
25 YEAR: 20.89 CFS (BASED ON 24-HOUR RAINFALL DEPTH OF 6.06 INCHES)
50 YEAR: 24.49 CFS (BASED ON 24-HOUR RAINFALL DEPTH OF 6.79 INCHES)
100 YEAR: 28.18 CFS (BASED ON 24-HOUR RAINFALL DEPTH OF 7.53 INCHES)

LEGEND

- PROPOSED AREA DRAIN
- PROPOSED HEADWALL
- 500 PROPOSED CONTOURS
- PROPOSED STORM PIPE
- 65.50(T) / 65.00(B) TOP OF CURB / PROPOSED SPOT ELEVATION / BOTTOM OF CURB
- 78.00(TW) / 69.00(BW) TOP OF RETAINING WALL / PROPOSED SPOT ELEVATION / BOTTOM OF RETAINING WALL
- CO STORM CLEANOUT

CITY OF FRANKLIN RETAINING WALL NOTES:

1. DESIGN DRAWINGS, CALCULATIONS, AND FINISHES FOR RETAINING WALLS 4'-0" OR TALLER AS MEASURED FROM BOTTOM OF FOUNDATION TO TOP OF WALL SHALL BE SUBMITTED TO BUILDING & NEIGHBORHOOD SERVICES FOR RETAINING WALL REVIEW, APPROVAL, AND PERMITTING.
2. WALLS SHALL BE CLAD IN BRICK, NATURAL STONE, OR CULTERED STONE. WHERE NOT VISIBLE FROM A STREET, DRIVE, OR OPEN SPACE, STAINED OR STAMPED CONCRETE AND SPILT-FACE BLOCK ARE ALSO PERMITTED.
3. TIMBER WALLS SHALL NOT BE USED.
4. WALLS ADJACENT TO BIORETENTION AREAS SHALL NOT RELY ON BIORETENTION MEDIA OR STONE DRAINAGE MEDIA FOR STABILITY OR LATERAL RESISTANCE. BOTTOM OF WALL (OR BLOCK) / TOP OF FOOTING ELEVATION SHALL BE LOCATED AT OR BELOW OF LOWERMOST STONE DRAINAGE MEDIA.

REFERENCE:

1. SEE SHEET C0.1 FOR GENERAL NOTES, GRADING AND DRAINAGE NOTES AND CITY OF FRANKLIN STORMWATER AND GRADING NOTES.
2. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN IS BASED ON A GENERAL PROPERTY SURVEY WITH FIELD-RUN TOPOGRAPHY CONDUCTED BY CESO, INC., DATED AUGUST 2018.
3. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD) ACCORDING TO F.I.R.M. "WILLIAMSON COUNTY, TENNESSEE AND INCORPORATED AREAS" PANEL 214 OF 485, MAP NUMBER 47187C0214G. MAP REVISED ON DECEMBER 22, 2016.

CITY OF FRANKLIN STANDARD GRADING & DRAINAGE NOTES

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
4. DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, CULVERTS, DETENTION BASINS AND DITCHES, AS WELL AS THE ROADWAY SUB-GRADE, BASE STONE AND BINDER & SURFACE COARSE SHALL BE INSPECTED, TESTED AND GIVEN APPROVAL AT EACH STAGE OF INSTALLATION PRIOR TO PROCEEDING TO THE NEXT STAGE OF CONSTRUCTION. FINAL CONSTRUCTION INSPECTION FOR APPROVAL AND ACCEPTANCE OF STREETS AND DRAINAGE SYSTEMS WILL NOT BE GRANTED UNTIL ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.

STORMWATER NARRATIVE

STORMWATER QUALITY FOR THE PROJECT WILL BE PROVIDED BY UTILIZING BIORETENTION. OVERFLOWS WILL BE ROUTED VIA AN OVERFLOW STRUCTURE WITHIN THE BIORETENTION AREA TO A STORMWATER DETENTION POND TO ACCOMMODATE THE ADDITIONAL IMPERVIOUS AREA ON-SITE.

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JASON C. MORELOCK REGISTERED PROFESSIONAL ENGINEER AGRICULTURE CERTIFICATE No. 108805 STATE OF TENNESSEE 07/02/20

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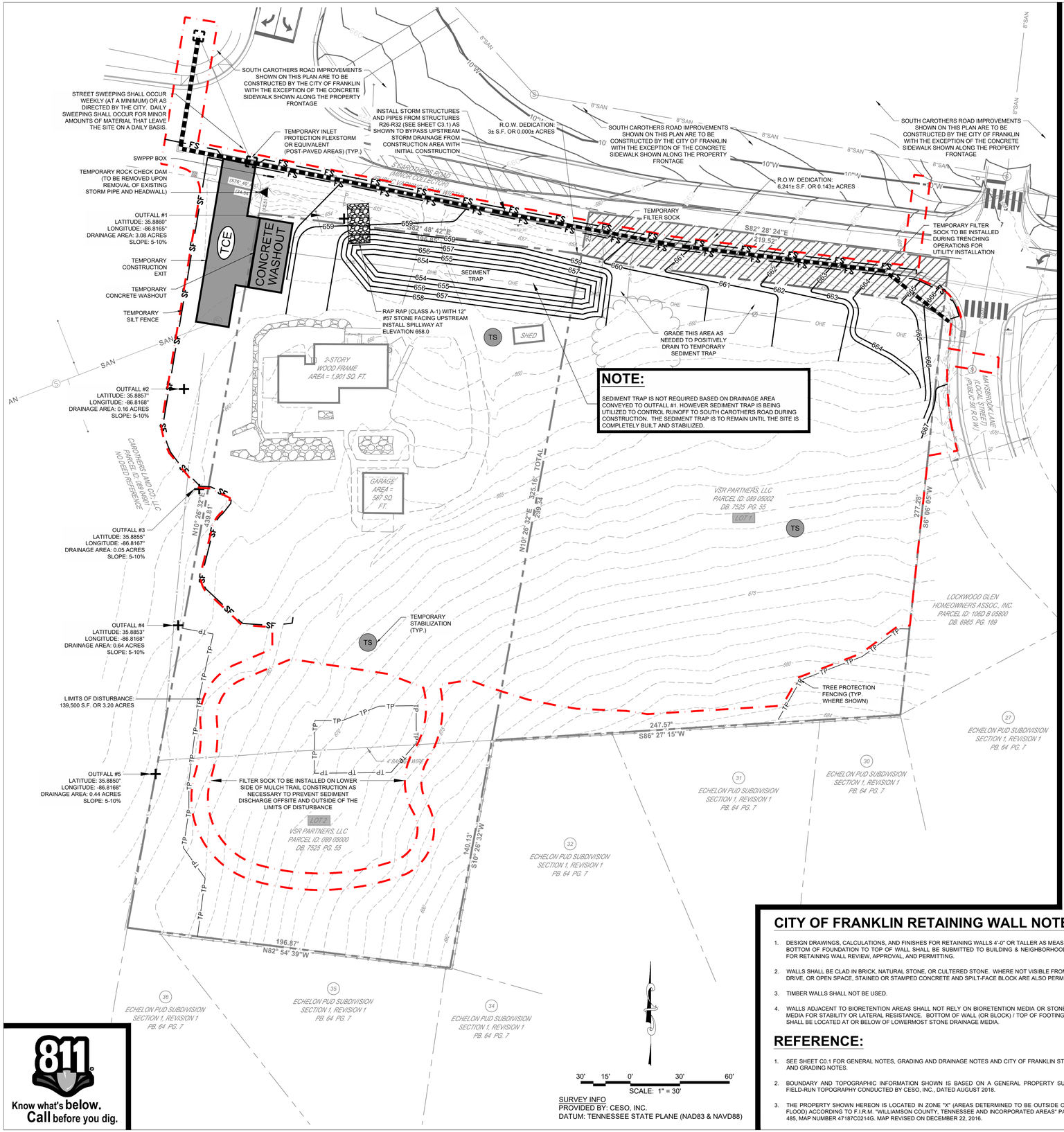
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TAX MAP 89, PARCELS 50.00 & 50.02, WILLIAMSON COUNTY, TN

VSR PARTNERS, LLC
1643 VALLE VERDE DRIVE, BRENTWOOD, TENNESSEE 37027

Revision

COF Project Number 7217
HMH Job Number 18044
Drawn By JCM
Date 07.02.20
Drawing GRADING & DRAINAGE PLAN
C3.1

Wed, 01 Jul 2020 - 14:41 C:\Users\Jason\OneDrive\Morelock Engineering\Hindman Architects\South Carothers Pre School\CAD\Sheet Files\SC-C3.1,C3.1 SITE GRADING & DRAINAGE PLAN



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BIORETENTION CELL OR WATER QUALITY SWALE CONSTRUCTION SEQUENCING

1. CONTRACTOR IS TO PROVIDE METHOD OF DIVERTING RUNOFF FLOW AROUND THE CONSTRUCTION OF THE BIORETENTION AREA DURING PERIODS OF RAINFALL TO ENSURE SEDIMENT DOES NOT ENTER BIORETENTION AREA.
2. EXCAVATE BIORETENTION AREA. EXCAVATORS OR BACKHOES SHOULD WORK FROM THE SIDES TO EXCAVATE THE BIORETENTION AREA TO THE DESIGN DEPTH AND DIMENSIONS. EXCAVATING EQUIPMENT SHOULD HAVE SCOOPS WITH ADEQUATE REACH SO THEY DO NOT SIT INSIDE THE FOOTPRINT OF THE BIORETENTION AREA.
3. SCARIFY SUBGRADE BY RIPPING THE BOTTOM SOILS TO A DEPTH OF 12 INCHES PRIOR TO STONE PLACEMENT.
4. **CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218.**
5. INSTALL WASHED STONE LAYER. INSTALL UNDERDRAIN PIPES AND CONNECT TO THE OUTLET STRUCTURE. INSTALL ADDITIONAL STONE ON THE UNDERDRAIN PIPES AS PER THE BIORETENTION SECTION DETAIL. CONTRACTOR TO FLAG THE UNDERDRAIN LOCATIONS (3 FT EACH SIDE) AS THE ADDITIONAL SECTIONS ARE BEING INSTALLED. A SMALL BOBCAT LOADER IS TO BE USED FOR PLACEMENT OF ADDITIONAL SECTIONS AND IS TO AVOID ACCESSING THE AREAS OF THE UNDERDRAIN PIPE INSTALLATION TO PREVENT DAMAGE TO THE PERFORATED PIPE.
6. DELIVER THE SOIL MEDIA AND STORE IT ON PLASTIC SHEETING WITH THE APPROPRIATE EROSION CONTROL MEASURES ON THE DOWNHILL AND BIORETENTION SIDES.
7. **CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218**
8. INSTALL THE SOIL MEDIA IN 12" LIFTS UNTIL THE DESIRED TOP ELEVATION IS ACHIEVED. WAIT A FEW DAYS TO CHECK FOR SETTLEMENT AND ADD ADDITIONAL MEDIA AS NEEDED TO ACHIEVE THE DESIGN ELEVATIONS. DO NOT COMPACT WITH EQUIPMENT.
9. PREPARE PLANTING HOLES FOR ANY TREES AND SHRUBS, INSTALL THE VEGETATION AND WATER ACCORDINGLY.
10. INSTALL SPECIFIED GROUNDCOVER IN BOTTOM OF BIORETENTION AREA.
11. SOD SLOPES.
12. CONTRACTOR TO FLAG LIMITS OF BIORETENTION BASIN FOR SURVEY TO LOCATE AND SHOW ON AS-BUILT PLANS.

NOTE:
THE CONTRACTOR SHALL INSTALL CONSTRUCTION EXIT AND PERIMETER EROSION CONTROL MEASURES AS SHOWN ON THE INITIAL EROSION CONTROL PLAN PRIOR TO BEGINNING EARTH MOVING ACTIVITIES.

NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF ALL EPSC MEASURES SHOWN ON THE EPSC PLANS AND DESCRIBED WITHIN THE SWPPP.

NOTE:
WATER QUALITY BMP'S SHALL NOT BE INSTALLED UNTIL BUILD OUT IS NEAR COMPLETION TO PREVENT CONSTRUCTION SEDIMENT FROM ENTERING WATER QUALITY BMP'S. WATER QUALITY AREAS SHALL NOT BE USED AS SEDIMENT BASINS DURING CONSTRUCTION. INSTALLER'S OF WATER QUALITY BMP'S SHOULD FOLLOW ALL INSTALLATION GUIDELINES SET FORTH IN THE CITY OF FRANKLIN BMP MANUAL LOCATED ON THE CITY'S WEBSITE.

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LEGEND

- LIMITS OF DISTURBANCE — SF —
- SILT FENCE OR FILTER SOCK — SF —
- TCE — TEMPORARY CONSTRUCTION EXIT
- TREE PROTECTION FENCING — TP — TP — TP —
- TEMPORARY ROCK CHECK DAM
- TS — TEMPORARY STABILIZATION
- TEMPORARY INLET PROTECTION
- STORMWATER OUTFALL

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JASON C. MORELOCK — REGISTERED LANDSCAPE ARCHITECT — AGRICULTURE — COMMISSION No. 108803 — STATE OF TENNESSEE — 07/02/20

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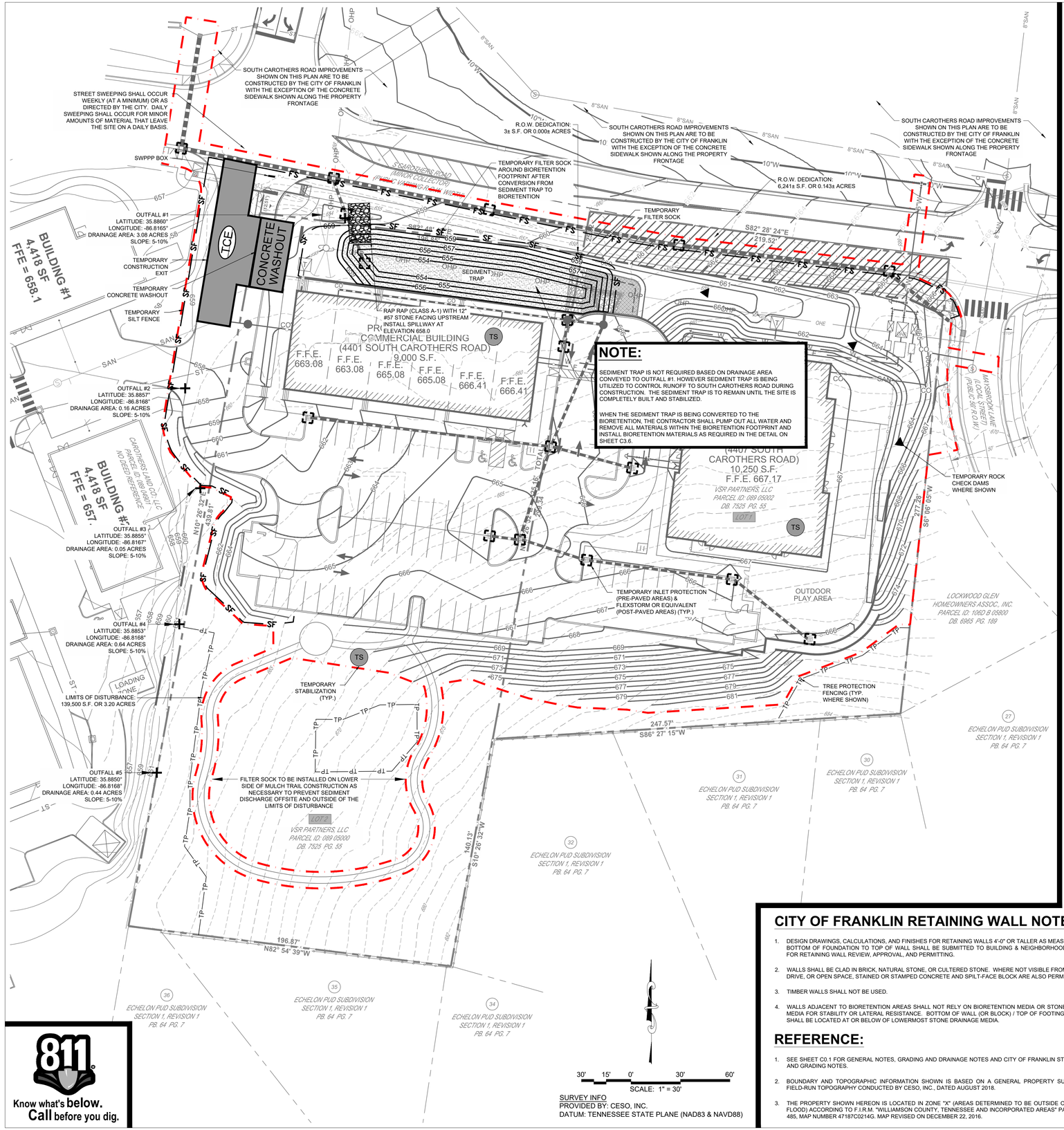
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Revision

COF Project Number 7217
HMH Job Number 18044
Drawn By JCM
Date 07.02.20
Drawing EPSC PLAN STAGE I
C3.2

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2. EXCAVATE BIORETENTION AREA. EXCAVATORS OR BACKHOES SHOULD WORK FROM THE SIDES TO EXCAVATE THE BIORETENTION AREA TO THE DESIGN DEPTH AND DIMENSIONS. EXCAVATING EQUIPMENT SHOULD HAVE SCOOPS WITH ADEQUATE REACH SO THEY DO NOT SIT INSIDE THE FOOTPRINT OF THE BIORETENTION AREA.
3. SCARIFY SUBGRADE BY RIPPING THE BOTTOM SOILS TO A DEPTH OF 12 INCHES PRIOR TO STONE PLACEMENT.
4. **CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218.**
5. INSTALL WASHED STONE LAYER. INSTALL UNDERDRAIN PIPES AND CONNECT TO THE OUTLET STRUCTURE. INSTALL ADDITIONAL STONE ON THE UNDERDRAIN PIPES AS PER THE BIORETENTION SECTION DETAIL. CONTRACTOR TO FLAG THE UNDERDRAIN LOCATIONS (3 FT EACH SIDE) AS THE ADDITIONAL SECTIONS ARE BEING INSTALLED. A SMALL BOBCAT LOADER IS TO BE USED FOR PLACEMENT OF ADDITIONAL SECTIONS AND IS TO AVOID ACCESSING THE AREAS OF THE UNDERDRAIN PIPE INSTALLATION TO PREVENT DAMAGE TO THE PERFORATED PIPE.
6. DELIVER THE SOIL MEDIA AND STORE IT ON PLASTIC SHEETING WITH THE APPROPRIATE EROSION CONTROL MEASURES ON THE DOWNHILL AND BIORETENTION SIDES.
7. **CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218**
8. INSTALL THE SOIL MEDIA IN 12" LIFTS UNTIL THE DESIRED TOP ELEVATION IS ACHIEVED. WAIT A FEW DAYS TO CHECK FOR SETTLEMENT AND ADD ADDITIONAL MEDIA AS NEEDED TO ACHIEVE THE DESIGN ELEVATIONS. DO NOT COMPACT WITH EQUIPMENT.
9. PREPARE PLANTING HOLES FOR ANY TREES AND SHRUBS, INSTALL THE VEGETATION AND WATER ACCORDINGLY.
10. INSTALL SPECIFIED GROUNDCOVER IN BOTTOM OF BIORETENTION AREA.
11. SOD SLOPES.
12. CONTRACTOR TO FLAG LIMITS OF BIORETENTION BASIN FOR SURVEY TO LOCATE AND SHOW ON AS-BUILT PLANS.

NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF ALL EPSC MEASURES SHOWN ON THE EPSC PLANS AND DESCRIBED WITHIN THE SWPPP.

NOTE:
EPSC MEASURES SHALL BE PROVIDED AROUND THE BUILDINGS, ALONG SIDEWALKS, AND/OR AND BEHIND CURBS TO PREVENT SEDIMENT FROM MIGRATING/DISCHARGING ONTO PAVED SURFACES.

NOTE:
WATER QUALITY BMP'S SHALL NOT BE INSTALLED UNTIL BUILD OUT IS NEAR COMPLETION TO PREVENT CONSTRUCTION SEDIMENT FROM ENTERING WATER QUALITY BMP'S. WATER QUALITY AREAS SHALL NOT BE USED AS SEDIMENT BASINS DURING CONSTRUCTION. INSTALLER'S OF WATER QUALITY BMP'S SHOULD FOLLOW ALL INSTALLATION GUIDELINES SET FORTH IN THE CITY OF FRANKLIN BMP MANUAL LOCATED ON THE CITY'S WEBSITE.

CITY OF FRANKLIN STANDARD GRADING & DRAINAGE NOTES

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
3. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
4. DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, CULVERTS, DETENTION BASINS AND DITCHES, AS WELL AS THE ROADWAY SUB-GRADE, BASE STONE AND BINDER & SURFACE COARSE SHALL BE INSPECTED, TESTED AND GIVEN APPROVAL AT EACH STAGE OF INSTALLATION PRIOR TO PROCEEDING TO THE NEXT STAGE OF CONSTRUCTION. FINAL CONSTRUCTION INSPECTION FOR APPROVAL AND ACCEPTANCE OF STREETS AND DRAINAGE SYSTEMS WILL NOT BE GRANTED UNTIL ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FRANKLIN UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS. THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.

LEGEND

- LIMITS OF DISTURBANCE
- SF — SILT FENCE OR FILTER SOCK
- TCE — TEMPORARY CONSTRUCTION EXIT
- TP — TREE PROTECTION FENCING
- TEMPORARY ROCK CHECK DAM
- TS — TEMPORARY STABILIZATION
- TEMPORARY INLET PROTECTION
- STORMWATER OUTFALL

STORMWATER NARRATIVE

STORMWATER QUALITY FOR THE PROJECT WILL BE PROVIDED BY UTILIZING BIORETENTION. OVERFLOWS WILL BE ROUTED VIA AN OVERFLOW STRUCTURE WITHIN THE BIORETENTION AREA TO A STORMWATER DETENTION POND TO ACCOMMODATE THE ADDITIONAL IMPERVIOUS AREA ON-SITE.

STORMWATER WILL THEN BE CONVEYED TO THE EXISTING OUTFALL AT THE NORTHWEST CORNER OF THE SITE, WHICH IS THE SAME DISCHARGE POINT AS IT IS CURRENTLY ON THE PROPERTY.

MORELOCK ENGINEERING
2097 BELSFORD DRIVE
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JASON@MORELOCKENG.COM - (615) 300-6486

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JASON C. MORELOCK — REGISTERED ENGINEER — AGRICULTURE — No. 108903 — STATE OF TENNESSEE — 07/02/20

VSR Partners Commercial Development

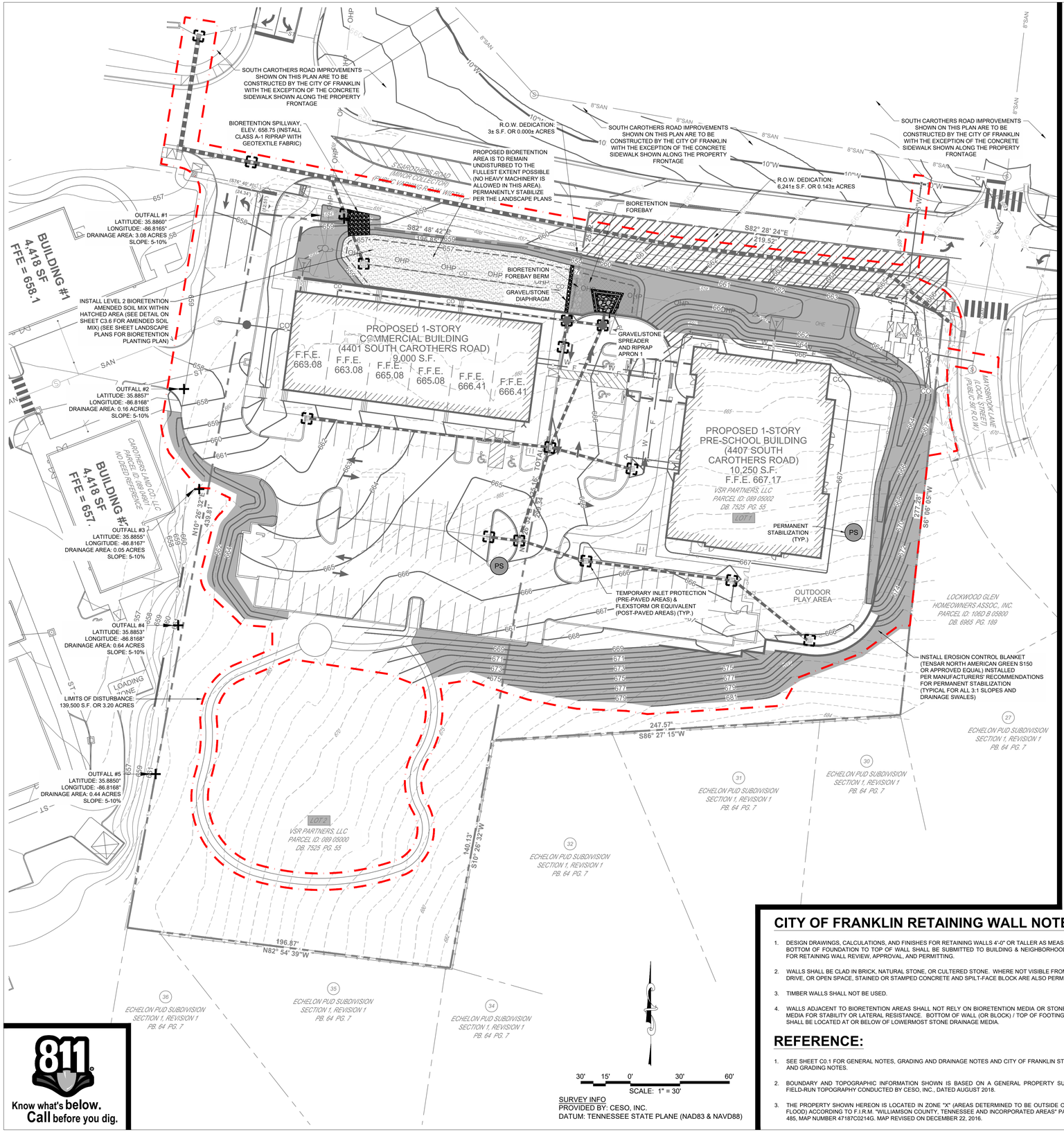
4401 & 4407 S. CAROTHERS ROAD, FRANKLIN, TENNESSEE
TAX MAP 89, PARCELS 50.00 & 50.02, WILLIAMSON COUNTY, TN

VSR PARTNERS, LLC
1643 VALLE VERDE DRIVE, BRENTWOOD, TENNESSEE 37027

Revision

COF Project Number 7217
HMH Job Number 18044
Drawn By JCM
Date 07.02.20
Drawing EPSC PLAN STAGE II
C3.3

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SURVEY INFO
PROVIDED BY: CESO, INC.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD88)

Know what's below. Call before you dig.

BIORETENTION CELL OR WATER QUALITY SWALE CONSTRUCTION SEQUENCING

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CITY OF FRANKLIN RETAINING WALL NOTES:

1. DESIGN DRAWINGS, CALCULATIONS, AND FINISHES FOR RETAINING WALLS 4'-0" OR TALLER AS MEASURED FROM BOTTOM OF FOUNDATION TO TOP OF WALL SHALL BE SUBMITTED TO BUILDING & NEIGHBORHOOD SERVICES FOR RETAINING WALL REVIEW, APPROVAL, AND PERMITTING.
2. WALLS SHALL BE CLAD IN BRICK, NATURAL STONE, OR CULTERED STONE. WHERE NOT VISIBLE FROM A STREET, DRIVE, OR OPEN SPACE, STAINED OR STAMPED CONCRETE AND SPILT-FACE BLOCK ARE ALSO PERMITTED.
3. TIMBER WALLS SHALL NOT BE USED.
4. WALLS ADJACENT TO BIORETENTION AREAS SHALL NOT RELY ON BIORETENTION MEDIA OR STONE DRAINAGE MEDIA FOR STABILITY OR LATERAL RESISTANCE. BOTTOM OF WALL (OR BLOCK) / TOP OF FOOTING ELEVATION SHALL BE LOCATED AT OR BELOW OF LOWERMOST STONE DRAINAGE MEDIA.

REFERENCE:

1. SEE SHEET C0.1 FOR GENERAL NOTES, GRADING AND DRAINAGE NOTES AND CITY OF FRANKLIN STORMWATER AND GRADING NOTES.
2. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN IS BASED ON A GENERAL PROPERTY SURVEY WITH FIELD-RUN TOPOGRAPHY CONDUCTED BY CESO, INC., DATED AUGUST 2018.
3. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD) ACCORDING TO F.I.R.M. "WILLIAMSON COUNTY, TENNESSEE AND INCORPORATED AREAS" PANEL 214 OF 485, MAP NUMBER 47187C0214G. MAP REVISED ON DECEMBER 22, 2016.

LEGEND

- LIMITS OF DISTURBANCE
- PERMANENT EROSION CONTROL BLANKET
- PS — PERMANENT STABILIZATION
- PERMANENT OUTLET PROTECTION
- STORMWATER OUTFALL

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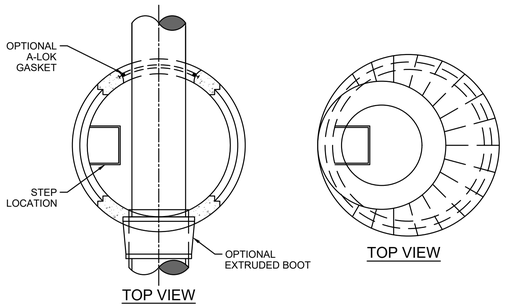
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Revision

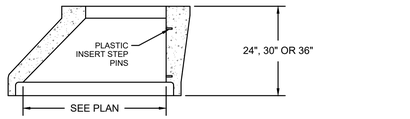
COF Project Number 7217
HMH Job Number 18044
Drawn By JCM
Date 07.02.20
Drawing EPSC PLAN STAGE III
C3.4

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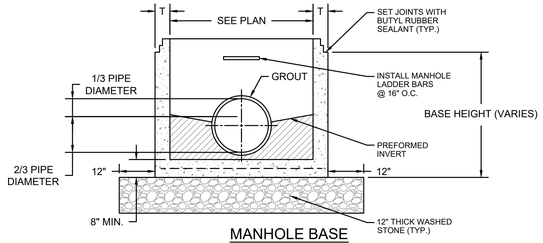


TOP VIEW

TOP VIEW



MANHOLE RISER



MANHOLE BASE

STORM MANHOLE

NOT TO SCALE

NOTES:

1. ALL MATERIAL, DESIGN, MANFACTURING, PHYSICAL TEST REQUIREMENTS, FINISH MARKING, INSPECTION, REJECTION AND REPAIRS TO MEET / OR EXCEED SPECIFICATIONS FOR PRECAST-REINFORCED CONCRETE MANHOLE SECTIONS". PER ASTM C-478 (LATEST REVISION).
2. MANHOLE SECTIONS TO BE TONGUE AND GROOVED.
3. BENCHES MUST BE PROVIDED IN ALL STORM MANHOLES.
4. USE JOHN BOUCHARD & SON'S CO. 1150, OR APPROVED EQUAL.
5. CASTINGS SHALL BE FURNISHED WITH MANUFACTURERS' STANDARD ASPHALT COATING.
6. GRATE AND STRUCTURE MUST MEET HEAVY DUTY TRAFFIC RATING (H20).
7. CONCRETE = MIN. 4000 PSI AT 28 DAYS.
8. REINFORCEMENT = MIN. 0.14 SQ. IN./SQ. FT., GRADE 60 BARS.

NOTES (CONTINUED):

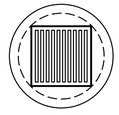
9. VERTICAL MANHOLE STEPS SHALL BE CONSISTENTLY SPACED AND SHALL COMPLY WITH OSHA (SUBPART D) "FIXED LADDERS" (SECTION 1910-27) AND/OR ASTM C-478.
10. INSTALL LADDER BAR @ 16" O.C. FRAME AND GRATE SHALL BE STAMPED WITH "NO DUMPING...DRAINS TO RIVER" OR CITY/COUNTY APPROVED EQUAL.

NOTES:

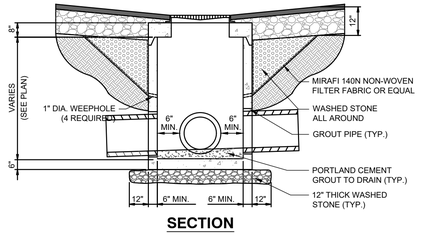
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4. CONCRETE = MIN. 4000 PSI AT 28 DAYS
5. REINFORCEMENT = MIN. 0.14 SQ. IN./SQ. FT., GRADE 60 STEEL
6. INSTALL MANHOLE STEPS 2146 TYPE TWO, GRADE 49108 @ 16" O.C.
7. AREA DRAINS SHALL BE CIRCULAR OR SQUARE PRECAST CONCRETE TDOT NO. 12. STRUCTURE TRAFFIC RATING (H-20). DIMENSIONS VARY DEPENDING ON PIPE SIZE AND ANGLE OF PIPES IN AND OUT OF STRUCTURE.

ADJUST DIMENSIONS OF STRUCTURE AS NEEDED TO ACCOMODATE PIPE SIZES AND ORIENTATION

JOHN BOUCHARD & SON'S CO.
1024 HARRISON STREET
NASHVILLE, TN 37203
615-256-0112 (PHONE)
615-327-2427 (FAX)



PLAN



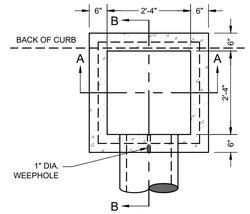
SECTION

AREA DRAIN

NOT TO SCALE

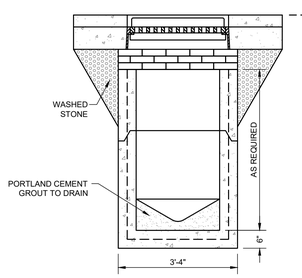
NOTES:

1. CASTING FOR STANDARD CURB AND GUTTER SHOWN. USE JOHN BOUCHARD & SON'S CO. 3103 & 3103-V FOR ROLLOVER CURB AND GUTTER OR APPROVED EQUAL. REFER TO STORM DRAINAGE SCHEDULES FOR CORRECT CASTING TYPE.
2. FRAME AND GRATE SHALL BE REQUIRED TO BE MARKED WITH "NO DUMPING...DRAINS TO RIVER" OR CITY/COUNTY APPROVED EQUAL.
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5. CONCRETE = MIN. 4000 PSI AT 28 DAYS
6. REINFORCEMENT = MIN. 0.14 SQ. IN./SQ. FT., GRADE 60 STEEL
7. PRECAST CIRCULAR MANHOLE SECTIONS MAY BE PROVIDED IN LIEU OF SQUARE OR RECTANGULAR BOXES. SUBSTITUTIONS AFTER BID AT NO ADDITIONAL COST TO OWNER, ANY COST SAVINGS SHALL BE CREDITED TO THE OWNER.
8. SINGLE INLET SHALL BE PROVIDED WITH ONE (1) 1"Ø WEEP HOLE ON THE SIDE FACING THE ASPHALT OR CONCRETE PAVEMENT.
9. INSTALL MANHOLE STEPS 2146 TYPE TWO, GRADE 49108 @ 16" O.C.
10. ADJUST ALL SIDES OF THE FRAME AND GRATE TO MATCH ROADWAY CROSS SLOPE AND LONGITUDINAL SLOPE,

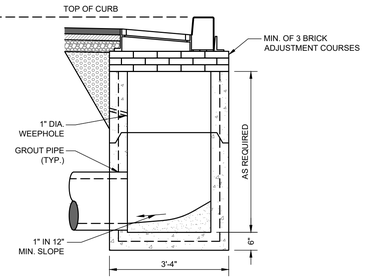


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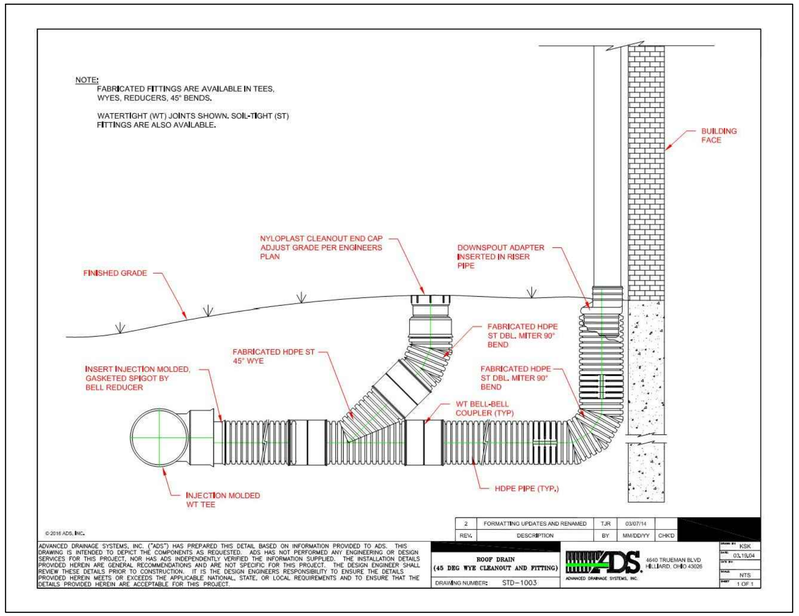
SECTION A-A



SECTION B-B

SINGLE CURB INLET

NOT TO SCALE



STORM CLEANOUT

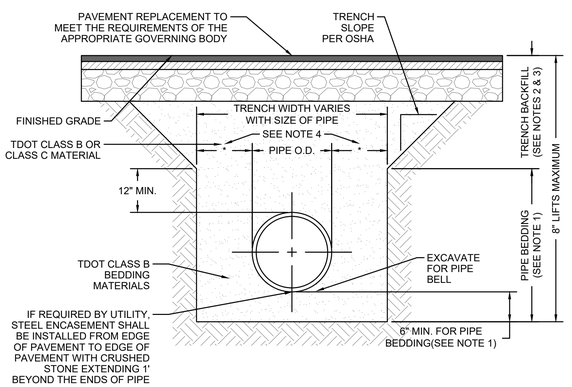
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Know what's below. Call before you dig.

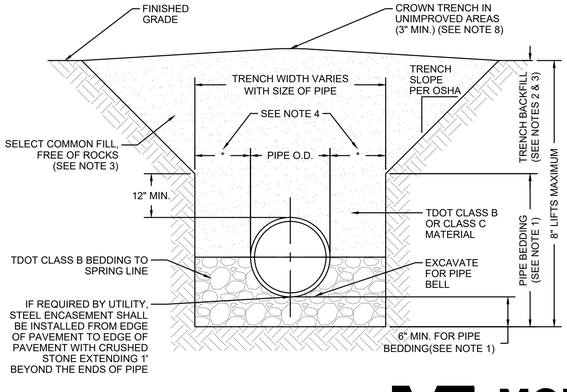
NOTES:

1. PIPE BEDDING: TDOT CLASS B BEDDING COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: TDOT CLASS B OR CLASS C MATERIAL COMPACTED TO 95% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. TRENCH BACKFILL UTILIZING SELECT COMMON FILL SHALL BE IN ACCORDANCE WITH TDOT SPECIFICATIONS.
4. (*): 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. SHEETING AND BRACING SHALL BE USED IN ACCORDANCE WITH CURRENT TRENCHING REGULATIONS AND WHERE UNSAFE CONDITIONS EXIST.
8. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH CITY OR TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.

SIEVE ANALYSIS CHART					
CRUSHED STONE ASTM D-448, NUMBER 67		SAND		SELECT NATIVE MATERIAL	
NOMINAL SIZE	% PASSING	NOMINAL SIZE	% PASSING	NOMINAL SIZE	% PASSING
1"	100	1"	100	1"	100
3/4"	90 - 100	#4	60 - 100	#4	40 - 100
3/8"	20 - 55	#200	0 - 5	#200	0 - 50
#4	0 - 10	MAXIMUM P.I. = 5			
#8	0 - 5	MAXIMUM L.L. = 30		MAXIMUM P.I. = 12	



PAVED AREAS



NON-PAVED AREAS

TYPICAL STORM BEDDING

NOT TO SCALE

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JASON C. MORELOCK — REGISTERED PROFESSIONAL ENGINEER — AGRICULTURE — COMMERCE — No. 108803 — STATE OF TENNESSEE — 07/2/20

VSR Partners Commercial Development

4401 & 4407 S. CAROTHERS ROAD, FRANKLIN, TENNESSEE
TAX MAP 89, PARCELS 50.00 & 50.02, WILLIAMSON COUNTY, TN

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1643 VALLE VERDE DRIVE, BRENTWOOD, TENNESSEE 37027

Revision

COF Project Number
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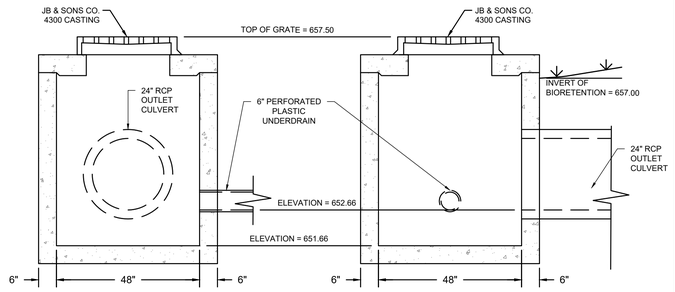
Drawing
GRADING, DRAINAGE & EPSC DETAILS

C3.5

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NOTES:

1. ALL CONCRETE SHALL BE CLASS A CONCRETE, 4000 PSI, 5% AIR ENTRAINED.
2. INLET JOINTS TO BE SEALED WITH 1" DIAMETER FLEXIBLE BUTYL RUBBER JOINT SEALANT, USE 1/2" DIAMETER FOR FRAME AND GRATE.
3. LIFTING HOLES TO BE POINTED WITH NON-SHRINK GROUT, AND LEFT WATERTIGHT, NEAT AND SMOOTH.
4. COAT GRATE WITH BITUMINOUS PAINT OR ASPHALT COATING.

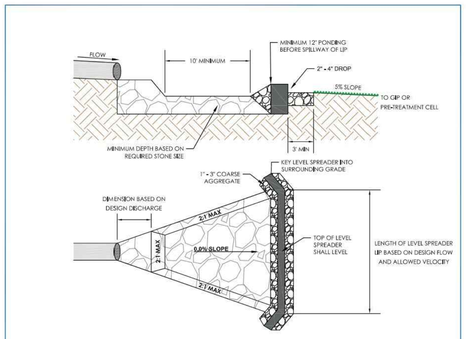


FRONT VIEW SIDE VIEW

BIORETENTION OUTLET STRUCTURE
NOT TO SCALE

BED DIMENSIONS:
EQUIVALENT DEPTH = 2.53 FT
Tv REQUIRED = 6,972 CF (FROM LID WORKSHEET)
PRETREATMENT CELL VOLUME REQUIRED (15% OF Tv) = 6,972 CF * 0.15 = **1,046 CF**
SURFACE AREA REQUIRED = 6,972 / 2.53 = **2,756 SF**
PRETREATMENT CELL AREA PROVIDED = 1,049 SF @ 1.00' DEPTH
PRETREATMENT CELL VOLUME PROVIDED = 1,049 SF * 1.00' = **1,049 CF**
POND SURFACE AREA PROVIDED = **4,172 SF**
THE ABOVE FOOTPRINTS CONVERTED TO Tv PROVIDED RESULTS IN 151%.

*NOTE: 3.00' MEDIA STORAGE (0.40 VOID RATIO) +
2.34' MULCH/STONE/SAND STORAGE (0.40 VOID RATIO) +
0.50' ABOVE GROUND STORAGE
= (3.00' x 0.40) + (2.09' x 0.40) + 0.50' = 2.53 ft



THE GRAVEL FLOW SPREADER IS LOCATED AT CURB CUTS, DOWNSPOUTS, OR OTHER CONCENTRATED INFLOW POINTS, AND SHALL HAVE A 2" - 4" ELEVATION DROP FROM A HARD-EDGED SURFACE INTO A GRAVEL OR STONE DIAPHRAGM. THE GRAVEL SHOULD EXTEND THE ENTIRE WIDTH OF THE OPENING AND CREATE A LEVEL STONE WEIR AT THE BOTTOM OR TREATMENT ELEVATION OF THE BASIN. CONSTRUCTION INSPECTION IS CRITICAL TO OBTAIN ADEQUATE SPOT ELEVATIONS, TO ENSURE THE GRAVEL FLOW SPREADER LIP IS LEVEL, KEYED INTO EXISTING CONTOURS, AND CONSTRUCTED TO THE CORRECT DESIGN ELEVATION.

LEVEL SPREADER NOTES:
1. ALL STONE SHALL BE WASHED BEFORE INSTALLATION
2. MINIMUM PONDING DEPTH OF 12" TO SPREADER LIP
3. THE FOREBAY SHALL BE SIZED TO ACCOMMODATE 0.2% OF THE CONTRIBUTING IMPERVIOUS AREA
4. THE LEVEL SPREADER LIP SHALL BE AN ACCEPTED, RIGID, NON-ERODIBLE MATERIAL; TIMBER WOOD IS NOT ACCEPTED
5. **SEE CITY BMP MANUAL FOR SPECIFIC DESIGN REQUIREMENTS**

N.T.S.

Pre-Treatment (concentrated flow)
GRAVEL/STONE FLOW SPREADER
TITLE

CITY OF FRANKLIN ENGINEERING
109 THIRD AVE SOUTH
FRANKLIN, TN 37064

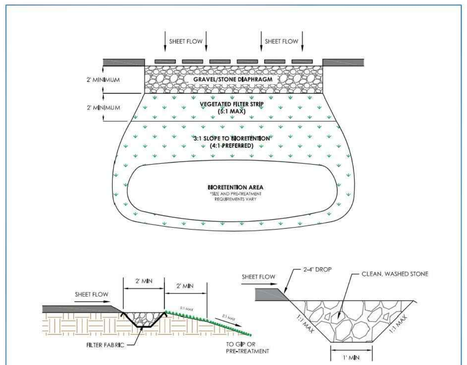
DWG.NO.

DIRECTOR OF ENGINEERING — 12/7/2017 DATE

02/20/2017 EFFECTIVE DATE

STORMWATER COORDINATOR — 12/7/2017 DATE

CITY OF FRANKLIN
PRE-TREATMENT (CONCENTRATED FLOW)
GRAVEL/STONE FLOW SPREADER
NOT TO SCALE



A GRAVEL DIAPHRAGM LOCATED AT THE EDGE OF THE PAVEMENT SHOULD BE ORIENTED PERPENDICULAR TO THE FLOW PATH TO PRE-TREAT LATERAL RUNOFF, AND SHALL RUN ALONG THE SAME CONTOUR AT THE TOP OF THE FILTER STRIP. A LAYER OF FILTER FABRIC SHOULD BE PLACED BETWEEN THE GRAVEL AND THE UNDERLYING SOIL TRENCH. IF THE CONTRIBUTING DRAINAGE AREA IS STEEP (6% OR GREATER), LARGER STONE SHOULD BE USED.

GRAVEL/STONE DIAPHRAGM NOTES:
1. A LAYER OF FILTER FABRIC SHALL BE PLACED BETWEEN THE GRAVEL AND THE UNDERLYING SOIL TRENCH
2. STONE SHALL BE SIZED ACCORDING TO THE EXPECTED RATE OF DISCHARGE

N.T.S.

Pre-Treatment (sheet flow)
GRAVEL/STONE DIAPHRAGM
TITLE

CITY OF FRANKLIN ENGINEERING
109 THIRD AVE SOUTH
FRANKLIN, TN 37064

DWG.NO.

DIRECTOR OF ENGINEERING — 12/7/2017 DATE

02/20/2017 EFFECTIVE DATE

STORMWATER COORDINATOR — 12/7/2017 DATE

CITY OF FRANKLIN
PRE-TREATMENT (SHEET FLOW)
GRAVEL/STONE DIAPHRAGM
NOT TO SCALE

DRAINAGE STRUCTURES, MANHOLES, GRATES, PIPE CULVERTS AND ENDWALLS

TYPE	TDOT STANDARD DRAWINGS
CATCH BASINS	TDOT CATCH BASINS 10, 12, 13, 14, 16 AND 17 TYPE
CATCH BASINS GRATES	D-CBB-12A AND D-CBB-13 (SEE NOTE 1 AND 2 BELOW)
AREA DRAINS – 1 GRATE	D-CB-42 SERIES
AREA DRAINS – 2 GRATES	D-CB-43 SERIES
AREA DRAIN GRATES	D-CBB-42
JUNCTION BOX	D-JBS-1 THRU D-JBS-5
MANHOLES	D-MH-2 THRU DRF-1
TRENCH DRAINS	D-TD-1
PROTECTED ENDWALLS	D-PE1 THRU D-PE-9F
PIPE CULVERTS AND FLUMES	D-FLU-1, D-PB-1 THRU D-PB-3
PIPE CULVERT INSTALLATION	D-PB-1, D-PB-2

NOTES
1. USE OF ROLLOVER CURB & GUTTER SHALL BE USED WITH A NENA R-3501-TR, R-3501-TL TYPE "L" GRATE WITH ENVIRONOTICE PLATES R-3000-C SURFACE MOUNT OR APPROVED EQUAL.
2. INLETS, DRAINS, GRATES, MANHOLES AND ENDWALLS TO BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE TDOT STANDRAD DRAWINGS

NOTE:
THIS DETAIL SHALL ONLY APPLY TO ELEMENTS IN ROW AND PUBLIC ACCESS EASEMENTS.

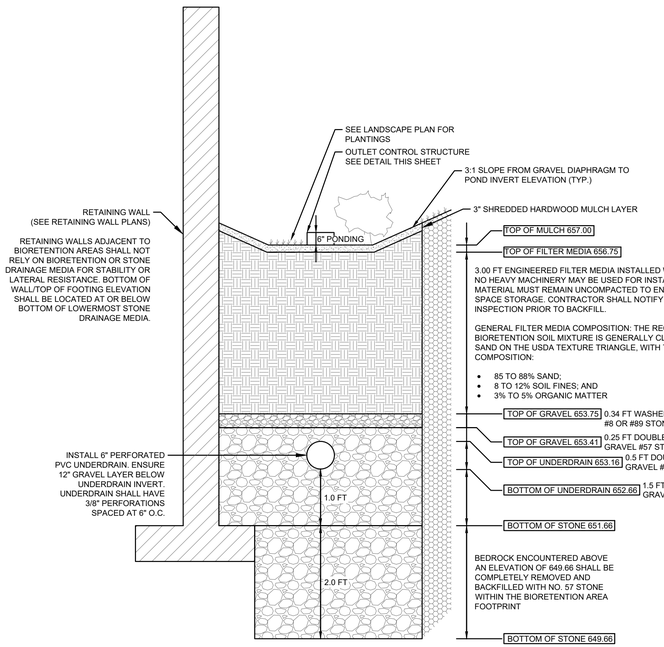
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HISTORIC FRANKLIN TENNESSEE

DRAINAGE STRUCTURES, MANHOLES, GRATES, AND ENDWALLS

CITY OF FRANKLIN — NOT TO SCALE
CITY ENGINEER: — DATE: 1/1/2020
DWG. NO. **D-1**

CITY OF FRANKLIN DWG. NO. D-1
DRAINAGE STRUCTURES, MANHOLES, GRATES, AND ENDWALLS
NOT TO SCALE



NOTE: IT IS OF HIGH IMPORTANCE THAT NO COMPACTION OF THE SUBSURFACE FILTER BED TAKES PLACE. BACKFILLED MATERIAL IS DESIGNED TO FILTER AND STORE RUNOFF FOR WATER QUALITY TREATMENT & DETENTION STORAGE. BACKFILL SHALL BE ACCOMPLISHED USING HAND TOOLS OR LIGHT DUTY EQUIPMENT. NO HEAVY EQUIPMENT SHALL BE PERMITTED IN OR AROUND THE FILTER BED OR POND.

LEVEL 2 BIORETENTION CROSS SECTION
NOT TO SCALE

BIORETENTION CELL OR WATER QUALITY SWALE CONSTRUCTION SEQUENCING

1. CONTRACTOR IS TO PROVIDE METHOD OF DIVERTING RUNOFF FLOW AROUND THE CONSTRUCTION OF THE BIORETENTION AREA DURING PERIODS OF RAINFALL TO ENSURE SEDIMENT DOES NOT ENTER BIORETENTION AREA.
2. EXCAVATE BIORETENTION AREA. EXCAVATORS OR BACKHOES SHOULD WORK FROM THE SIDES TO EXCAVATE THE BIORETENTION AREA TO THE DESIGN DEPTH AND DIMENSIONS. EXCAVATING EQUIPMENT SHOULD HAVE SCOOPS WITH ADEQUATE REACH SO THEY DO NOT SIT INSIDE THE FOOTPRINT OF THE BIORETENTION AREA.
3. SCARIFY SUBGRADE BY RIPPING THE BOTTOM SOILS TO A DEPTH OF 12 INCHES PRIOR TO STONE PLACEMENT.
4. **CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218.**
5. INSTALL WASHED STONE LAYER. INSTALL UNDERDRAIN PIPES AND CONNECT TO THE OUTLET STRUCTURE. INSTALL ADDITIONAL STONE ON THE UNDERDRAIN PIPES AS PER THE BIORETENTION SECTION DETAIL. CONTRACTOR TO FLAG THE UNDERDRAIN LOCATIONS (3 FT EACH SIDE) AS THE ADDITIONAL SECTIONS ARE BEING INSTALLED. A SMALL BOBCAT LOADER IS TO BE USED FOR PLACEMENT OF ADDITIONAL SECTIONS AND IS TO AVOID ACCESSING THE AREAS OF THE UNDERDRAIN PIPE INSTALLATION TO PREVENT DAMAGE TO THE PERFORATED PIPE.
6. DELIVER THE SOIL MEDIA AND STORE IT ON PLASTIC SHEETING WITH THE APPROPRIATE EROSION CONTROL MEASURES ON THE DOWNHILL AND BIORETENTION SIDES.
7. **CALL CITY OF FRANKLIN INSPECTOR FOR INSPECTION 615-791-3218**
8. INSTALL THE SOIL MEDIA IN 12" LIFTS UNTIL THE DESIRED TOP ELEVATION IS ACHIEVED. WAIT A FEW DAYS TO CHECK FOR SETTLEMENT AND ADD ADDITIONAL MEDIA AS NEEDED TO ACHIEVE THE DESIGN ELEVATIONS. DO NOT COMPACT WITH EQUIPMENT.
9. PREPARE PLANTING HOLES FOR ANY TREES AND SHRUBS, INSTALL THE VEGETATION AND WATER ACCORDINGLY.
10. INSTALL SPECIFIED GROUNDCOVER IN BOTTOM OF BIORETENTION AREA.
11. SOD SLOPES.
12. CONTRACTOR TO FLAG LIMITS OF BIORETENTION BASIN FOR SURVEY TO LOCATE AND SHOW ON AS-BUILT PLANS.

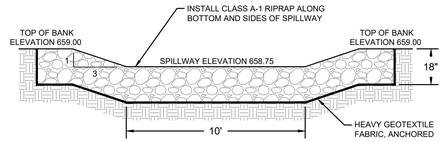
BIORETENTION NOTES PER GIP-01:

1. EXCAVATORS SHALL BE EQUIPPED IN ORDER TO WORK FROM THE OUTSIDE OF THE GIP FOOTPRINT. EXCAVATED AREAS SHALL NOT BE COMPACTED OR LOADED IN ANY WAY AS TO CAUSE SOIL COMPACTION.
2. DURING EXCAVATION, MOIST CONDITIONS MAY CAUSE FINES TO CLOG THE NATIVE SOIL SURFACE OF THE FACILITY. IF THE NATIVE SOIL HAS BEEN EXPOSED TO RAINFALL OR IF SMEARING OCCURS, HAND RAKE THE SURFACE TO A DEPTH OF 3" TO RESTORE INFILTRATION CAPACITY.
3. DURING CONSTRUCTION PHASE, CONTRACTOR SHALL DIVERT RUNOFF FLOW AROUND THE GIP AREAS TO ENSURE SEDIMENT DOES NOT ENTER.
4. RECYCLED MATERIAL IS NOT AN APPROVED FOR USE IN GIP FACILITIES.
5. UTILITIES, INCLUDING IRRIGATION ARE PROHIBITED WITHIN THE GIP FOOTPRINT UNLESS BELOW THE SECTION.

BIORETENTION NOTE: CONTRACTOR, ENGINEER OR OWNER'S REPRESENTATIVE SHALL NOTIFY FRANKLIN ENGINEERING DEPARTMENT AT LEAST 24 HOURS PRIOR TO THE INSTALLATION OF THE PLANTING SOIL FILTER BED. AT THE COMPLETION OF INSTALLATION, THE ABOVE REFERENCED PERSON WILL COLLECT ONE SAMPLE PER BIORETENTION BED FOR ANALYSIS AND CONFIRMATION OF THE SOIL CHARACTERISTICS AS DEFINED BY GIP-01, SECTION 6.6 ON PAGE 20.

PRETREATMENT CELL MAY BE FORMED BY A STONE CHECK DAM OR AN EARTHEN OR ROCK BERM. PRETREATMENT CELL DOES NOT NEED UNDERLYING ENGINEERED SOIL MEDIA, IN CONTRAST TO THE MAIN BIORETENTION CELL.

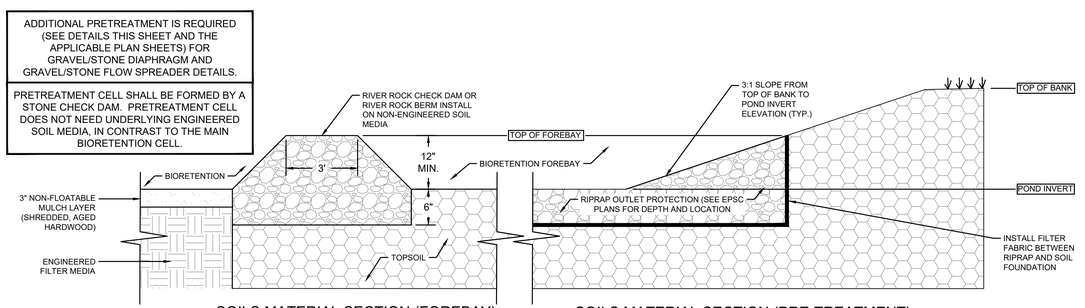
ENGINEERED FILTER MEDIA TO BE INSTALLED AFTER STABILIZATION.



SPILLWAY CROSS SECTION

ADDITIONAL PRETREATMENT IS REQUIRED (SEE DETAILS THIS SHEET AND THE APPLICABLE PLAN SHEETS) FOR GRAVEL/STONE DIAPHRAGM AND GRAVEL/STONE FLOW SPREADER DETAILS.

PRETREATMENT CELL SHALL BE FORMED BY A STONE CHECK DAM. PRETREATMENT CELL DOES NOT NEED UNDERLYING ENGINEERED SOIL MEDIA, IN CONTRAST TO THE MAIN BIORETENTION CELL.



SOILS MATERIAL SECTION (FOREBAY) SOILS MATERIAL SECTION (PRE-TREATMENT)

BIORETENTION FOREBAY
NOT TO SCALE

Know what's below. Call before you dig.

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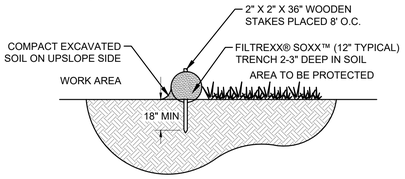
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Drawing
GRADING, DRAINAGE & EPSC DETAILS
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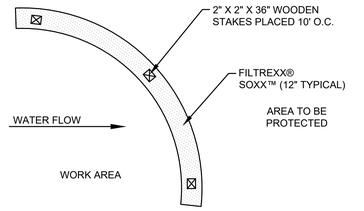
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NOTES:

1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
2. FILTER MEDIA™ FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY THE EROSION CONTROL SPECIALIST.
4. FILTER SOCK IS ALLOWED TO BE USED IN ROCKY AREAS IN LIEU OF SILT FENCE.



SECTIONAL VIEW
NOT TO SCALE



PLAN VIEW
NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

1. PROPER SITE PREPARATION IS ESSENTIAL TO ENSURE SEDIMENT WATTLES AND TUBES ARE IN COMPLETE CONTACT WITH THE UNDERLYING SOIL OR UNDERLYING SURFACE. REMOVE ALL ROCKS, CLODS, VEGETATION OR OTHER OBSTRUCTIONS SO INSTALLED SEDIMENT TUBES HAVE DIRECT CONTACT WITH THE UNDERLYING SOIL OR SURFACE.
2. INSTALL TUBES BY LAYING THEM FLAT ON THE GROUND. EXCAVATE A SMALL TRENCH 2-3 INCHES IN DEPTH ON THE CONTOUR AND PERPENDICULAR TO WATER FLOW. SOIL FROM THE EXCAVATION SHOULD BE STORED CLOSE BY FOR USE AFTER THE WATTLE HAS BEEN INSTALLED.
3. INSTALL TUBES SO NO GAPS EXIST BETWEEN THE SOIL AND THE BOTTOM OF THE SEDIMENT TUBE. LAP THE ENDS OF ADJACENT SEDIMENT TUBES A MINIMUM OF 6-INCHES TO PREVENT FLOW AND SEDIMENT FROM PASSING THROUGH THE FIELD JOINT.
4. WOODEN STAKES SHOULD BE USED TO FASTEN THE WATTLES TO THE SOIL. WHEN CONDITIONS WARRANT, A STRAIGHT METAL BAR CAN BE USED TO DRIVE A "PILOT HOLE" THROUGH THE WATTLE AND INTO THE SOIL.
5. DRIVE WOODEN STAKES THROUGH THE WATTLE AND ANGLED SLIGHTLY AGAINST THE DIRECTION OF FLOW (SEE FIGURE 7.37-1 OF THE TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK (AUGUST 2012)). INSTALL WOODEN STAKES AT 4 FEET INTERVALS, UNLESS THE WATTLE MANUFACTURER SPECIFIES OTHERWISE, LEAVING LESS THAN 1-2 INCHES OF STAKE EXPOSED ABOVE THE WATTLE. ALTERNATELY, STAKES MAY BE PLACED ON EACH SIDE OF THE WATTLE TYING ACROSS WITH A NATURAL FIBER TWINE OR STAKING IN A CROSSING MANNER ENSURING DIRECT SOIL CONTACT AT ALL TIMES.
6. TERMINAL ENDS OF WATTLES MAY BE DOG LEGGED UP SLOPE TO ENSURE CONTAINMENT AND PREVENT CHANNELING OF SEDIMENTATION.
7. BACKFILL THE UPSLOPE LENGTH OF THE WATTLE WITH THE EXCAVATED SOIL AND COMPACT.
8. CARE SHALL BE TAKEN DURING INSTALLATION SO AS TO AVOID DAMAGE OCCURRING TO THE WATTLE AS A RESULT OF THE INSTALLATION PROCESS. SHOULD THE WATTLE BE DAMAGED DURING INSTALLATION, A WOODEN STAKE SHALL BE PLACED EITHER SIDE OF THE DAMAGED AREA TERMINATING THE LOG SEGMENT.

MAINTENANCE AND INSPECTION POINTS

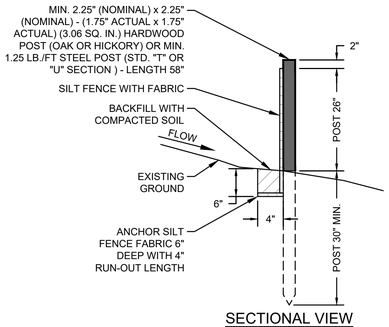
1. INSPECT WATTLES AND TUBES AFTER INSTALLATION FOR GAPS UNDER AND BETWEEN THE JOINTS OF ADJACENT ENDS OF WATTLES AND TUBES.
2. REPAIR ALL RILLS, GULLIES, AND UNDERCUTTING NEAR WATTLES AND TUBES.
3. REMOVE ALL SEDIMENT DEPOSITS THAT IMPAIR THE FILTRATION CAPABILITY OF THE TUBES WHEN THE SEDIMENT REACHES 1/3 THE HEIGHT OF THE EXPOSED TUBE.
4. REMOVE AND/OR REPLACE INSTALLED SEDIMENT TUBES AS REQUIRED TO ADAPT TO CHANGING CONSTRUCTION SITE CONDITIONS.
5. PRIOR TO FINAL STABILIZATION, BACKFILL ALL TRENCHES, DEPRESSIONS AND OTHER GROUND DISTURBANCES CAUSED BY THE REMOVAL OF THE DEVICES.

NOTE:
INSTALLATION AND MAINTENANCE SHALL MEET THE REQUIREMENTS OF THE TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK, TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, LATEST EDITION.

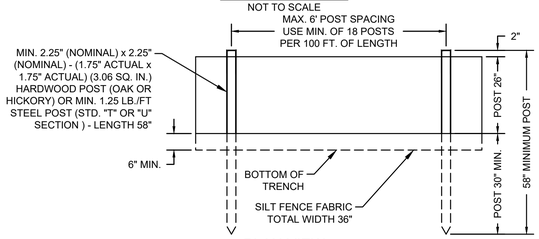
FILTER SOCK
NOT TO SCALE

NOTE

1. WHERE WIRE BACKING IS REQUIRED, WIRE SHALL BE A MINIMUM OF 32" IN WIDTH AND SHALL HAVE A MINIMUM OF 6 LINE WIRES WITH 12" STAY SPACING.
2. WHERE WIRE BACKING IS REQUIRED, MIDDLE AND VERTICAL WIRES SHALL BE 12 ½ GAUGE MIN.
3. WHERE WIRE BACKING IS REQUIRED, TOP AND BOTTOM WIRES SHALL BE 10 GAUGE MIN.



SECTIONAL VIEW
NOT TO SCALE



PLAN VIEW
NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

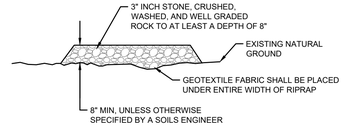
1. ENSURE THAT THE HEIGHT OF THE SEDIMENT FENCE DOES NOT EXCEED 24 INCHES ABOVE THE GROUND SURFACE. PONDING WATER DEPTH SHOULD NOT EXCEED 1.5 FEET. (HIGHER FENCES MAY IMPOUND VOLUMES OF WATER SUFFICIENT TO CAUSE FAILURE OF THE STRUCTURE.)
2. CONSTRUCT THE FILTER FABRIC FROM A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID JOINTS. WHEN JOINTS ARE NECESSARY, SECURELY FASTEN THE FILTER CLOTH ONLY AT A SUPPORT POST WITH 4 FEET MINIMUM OVERLAP TO THE NEXT POST OR ROLL THE FABRIC TOGETHER AND FASTEN TO ONE POST TO CREATE A STRONGER JOINT. WHERE JOINTS ARE NECESSARY, PLAN THE ROLL LAYOUT SO AS NOT TO HAVE JOINTS AT LOW POINTS.
3. DO NOT ATTACH FILTER FABRIC TO TREES.
4. WHEN SILT FENCE IS INSTALLED ADJACENT TO STREAMS, WETLANDS AND OTHER NATURAL RESOURCES, SILT FENCE WITH BACKING SHOULD BE USED.
5. INSTALL POSTS NO MORE THAN 6 FEET APART.
6. INSTALL POSTS 2 FEET DEEP ON THE DOWNSTREAM SIDE OF THE SILT FENCE, AND AS CLOSE AS POSSIBLE TO THE FABRIC, ENABLING POSTS TO SUPPORT THE FABRIC FROM UPSTREAM WATER PRESSURE.
7. SECURELY ATTACH THE SILT FENCE FABRIC TO THE POSTS ON THE UPSTREAM SIDE OF THE POSTS. FOR STEEL POSTS, ATTACH FABRIC TO THE POSTS USING WIRE OR PLASTIC ZIP TIES WITH A MINIMUM 50 POUND TENSILE STRENGTH, AT LEAST 5 TO A POST. THREE TIES SHOULD BE INSTALLED IN THE UPPER 8 INCHES FOR TOP STRENGTH. TIES SHOULD BE INSTALLED ON THE DIAGONAL, AS OPPOSED TO ON THE HORIZONTAL, TO GRAB MORE STRANDS. FOR HARDWOOD POSTS, ATTACH FABRIC WITH 17 GAUGE WIRE STAPLES (3/4" WIDE X 1/2" LONG), AT LEAST 5 TO A POST. 3 STAPLES SHOULD BE INSTALLED IN THE UPPER 8 INCHES FOR TOP STRENGTH.
8. INSTALL J-HOOKS FOR CONFINING THE WATER BEHIND THE FENCE AND MAXIMIZING THE TRAPPING EFFICIENCY. SEE FIGURE 7.34-1 OF THE TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK (AUGUST 2012).

MAINTENANCE AND INSPECTION POINTS

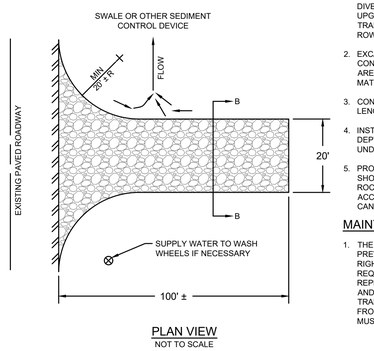
1. REMOVE SEDIMENT ONCE IT HAS ACCUMULATED TO ½ THE ORIGINAL HEIGHT OF THE BARRIER.
2. REPLACE FILTER FABRIC WHENEVER IT IS WORN OR HAS DETERIORATED TO SUCH AN EXTENT SO THAT THE EFFECTIVENESS OF THE FABRIC IS REDUCED.
3. ALL SEDIMENT ACCUMULATED AT THE FENCE SHOULD BE REMOVED AND PROPERLY DISPOSED OF BEFORE THE FENCE IS REMOVED.
4. REPAIR SAGGING SILT FENCE TO PREVENT FAILURE OR OVERTOPPING.
5. MONITOR THE TOE FOR EVIDENCE OF PIPING OR EROSION ALONG THE TOE. INSTALL J-HOOKS WHEREVER RUNOFF FLOWS ALONG THE TOE OF THE FENCING TO PREVENT UNDERMINING.
6. SILT FENCE SHOULD REMAIN IN PLACE UNTIL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.

NOTE:
INSTALLATION AND MAINTENANCE SHALL MEET THE REQUIREMENTS OF THE TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK, TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, LATEST EDITION.

SILT FENCE
NOT TO SCALE



SECTION B-B
NOT TO SCALE



PLAN VIEW
NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

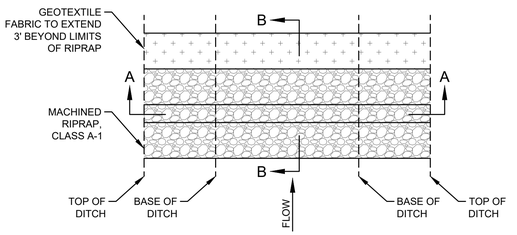
1. STORMWATER MANAGEMENT AROUND THE CONSTRUCTION EXIT MUST BE TAKEN INTO CONSIDERATION. IF STORMWATER RUNOFF FLOWS ACROSS THE STONE PAD AND ONTO THE PUBLIC RIGHT OF WAY, MUD ON THE PAD CAN BE WASHED INTO THE ROW AS WELL. DIVERSIONS OR WATERBARS SHOULD BE INSTALLED AT THE UPGRADIENT END OF THE PAD, DIRECTING RUNOFF INTO SEDIMENT TRAPS FOR TREATMENT PRIOR TO DISCHARGING RUNOFF INTO THE ROW.
2. EXCAVATE AREAS WHERE CONSTRUCTION EXITS ARE TO BE CONSTRUCTED TO A DEPTH OF AT LEAST 3 INCHES AND CLEAR THE AREA OF ALL VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL.
3. CONSTRUCTION EXIT AREAS SHOULD BE AT MINIMUM 50 FEET IN LENGTH BY 20 FEET IN WIDTH.
4. INSTALL A GEOTEXTILE UNDERLINER ACROSS THE FULL WIDTH AND DEPTH OF THE CONSTRUCTION EXIT TO SEPARATE THE ROCK FROM UNDERLYING SOIL.
5. PROVIDE CLEAN, WASHED STONE TO A DEPTH OF 8 INCHES. STONE SHOULD VARY IN SIZE FROM 2 TO 4 INCHES. ROCK MUST BE CLEAN ROCK WITH NO FINES. CRUSHER RUN AND ROAD BASE ARE NOT ACCEPTABLE MATERIALS FOR A CONSTRUCTION EXIT, AS THE FINES CAN BE TRACKED OUT ONTO THE ROAD.

MAINTENANCE AND INSPECTION POINTS

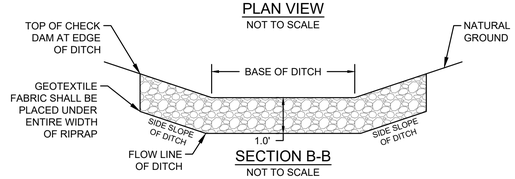
1. THE EXIT MUST BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOW OF MATERIAL ONTO PUBLIC RIGHTS-OF-WAY OR INTO THE STORM DRAIN SYSTEM. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH FRESH STONE OR FULL REPLACEMENT OF STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY RELATED DIVERSIONS AND SEDIMENT TRAPS. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES OR SITE ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED BY THE END OF THE DAY.

NOTE:
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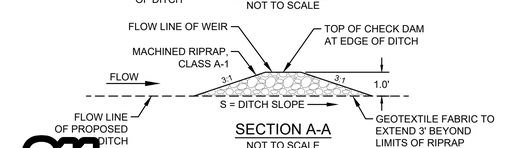
CONSTRUCTION EXIT
NOT TO SCALE



PLAN VIEW
NOT TO SCALE



SECTION B-B
NOT TO SCALE



SECTION A-A
NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

1. ROCK CHECK DAMS SHOULD BE CONSTRUCTED OUT OF MACHINED RIPRAP, CLASS A-1 (SEE TABLE 7.20-1 OF THE TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK (AUGUST 2012)) FOR STONE SIZE AND D50).
2. PLACE STONE TO THE LINES AND DIMENSIONS SHOWN IN THE PLAN ON A FILTER FABRIC FOUNDATION.
3. KEEP THE CENTER STONE SECTION AT LEAST 9 INCHES BELOW NATURAL GROUND LEVEL WHERE THE DAM ABUTS THE CHANNEL BANKS.
4. SET SPACING BETWEEN DAMS TO ASSURE THAT THE ELEVATION AT THE TOP OF WEIR SECTION OF THE LOWER DAM IS THE SAME AS THE TOE ELEVATION OF THE UPPER DAM.
5. EXTEND GEOTEXTILE FABRIC 3 FEET DOWN GRADIENT FROM THE TOE OF THE CHECK DAM TO PREVENT SCOUR AT THE TOE.
6. PROTECT THE CHANNEL AFTER THE LOWEST CHECK DAM FROM HEAVY FLOW THAT COULD CAUSE EROSION.
7. ENSURE THAT THE CHANNEL REACH ABOVE THE MOST UPSTREAM DAM IS STABLE.
8. ENSURE THAT OTHER AREAS OF THE CHANNEL, SUCH AS CULVERT ENTRANCES BELOW THE CHECK DAMS, ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONES.

MAINTENANCE AND INSPECTION POINTS

1. SEDIMENT SHOULD BE REMOVED BEFORE IT REACHES A DEPTH OF ONE-HALF THE ORIGINAL DAM HEIGHT.
2. ADD ROCK AS NEEDED TO MAINTAIN DESIGN HEIGHT AND CROSS SECTION.
3. IF THE AREA IS TO BE MOWED, CHECK DAMS MUST BE REMOVED ONCE FINAL STABILIZATION HAS OCCURRED, AFTER REMOVAL, THE DISTURBED AREA SHOULD BE SEEDED AND MULCHED IMMEDIATELY.

811 Know what's below. Call before you dig.

NOTE:
INSTALLATION AND MAINTENANCE SHALL MEET THE REQUIREMENTS OF THE TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK, TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, LATEST EDITION.

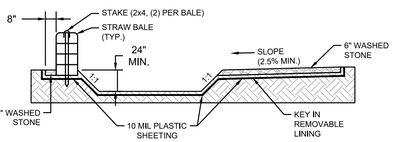
ROCK CHECK DAM
NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

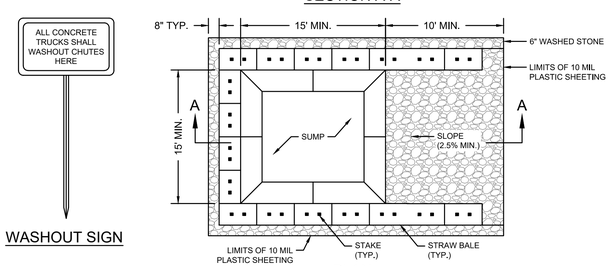
1. FACILITIES SHOULD ALSO BE LOCATED A MINIMUM OF 50 FEET AWAY FROM STORM DRAINS, OPEN DITCHES, AND WATERBODIES.
2. SITE-BUILT WASHOUTS SHOULD BE CONSTRUCTED BY PROVIDING A TEMPORARY PIT OR BERMED AREA SIZED LARGE ENOUGH TO HANDLE SOLIDS, WASH SLURRY, AND RAINFALL TO PREVENT OVERFLOW AND INCLUDE A MINIMUM OF 4" FREEBOARD.
3. THE STORAGE PIT AREA SHOULD BE LINED WITH A PERMEABLE GEOTEXTILE FABRIC.
4. DO NOT ALLOW RUNOFF FROM THE STORAGE AREA. CONSTRUCT A TEMPORARY PIT OR BERMED AREA LARGE ENOUGH TO CONTAIN ANTICIPATED SLURRY AMOUNT, SOLID WASTE, AND DIRECT RAINWATER.
5. WASH OUT WASTES INTO THE TEMPORARY PIT WHERE THE CONCRETE CAN SET, BE BROKEN UP, AND THEN DISPOSED PROPERLY.
6. AVOID CREATING RUNOFF BY DRAINING WATER TO A BERMED OR LEVEL AREA WHEN WASHING CONCRETE TO REMOVE FINE PARTICLES AND EXPOSE THE AGGREGATE.
7. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
8. PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.

MAINTENANCE AND INSPECTION POINTS

1. ENSURE CONTRACTORS AVOID MIXING EXCESS AMOUNTS OF FRESH CONCRETE AND PERFORM WASHOUT OF CONCRETE TRUCKS OFFSITE OR IN DESIGNATED AREAS ONLY. DO NOT ALLOW CONCRETE TRUCKS TO WASH INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS. DO NOT ALLOW EXCESS CONCRETE TO BE DUMPED ONSITE, EXCEPT IN DESIGNATED AREAS. DO NOT WASH SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO THE STREET OR STORM DRAINS.
2. TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE MAINTAINED TO PROVIDE ADEQUATE HOLDING CAPACITY WITH A MINIMUM FREEBOARD OF 4 INCHES FOR ABOVE GRADE FACILITIES AND 12 INCHES FOR BELOW GRADE FACILITIES. INSPECT PLASTIC LININGS AND SIDEWALLS OF SITE-BUILT WASHOUTS TO ENSURE THEY HAVE NOT BEEN DAMAGED DURING CONSTRUCTION ACTIVITIES. INSPECT ALL SURFACES OF PREFABRICATED WASHOUTS TO ENSURE THE CONTAINER IS NOT LEAKING.
3. WASHOUT FACILITIES MUST BE CLEANED, OR NEW FACILITIES MUST BE CONSTRUCTED AND READY FOR USE ONCE THE WASHOUT IS 75% FULL.
4. INSPECTORS SHOULD NOTE WHETHER WASHOUT FACILITIES ARE BEING USED AND MAINTAINED REGULARLY. IF INSPECTOR FINDS THAT CONCRETE TRUCKS ARE BEING WASHED OUT IN LOCATIONS OTHER THAN DESIGNATED WASHOUT AREAS, THE INSPECTOR SHOULD NOTIFY THE SITE SUPERINTENDENT IMMEDIATELY AND THE SITE SUPERINTENDENT SHOULD CORRECT THE ISSUE.



SECTION A-A



PLAN

NOTE:
INSTALLATION AND MAINTENANCE SHALL MEET THE REQUIREMENTS OF THE TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK, TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, LATEST EDITION.

CONCRETE WASHOUT
NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

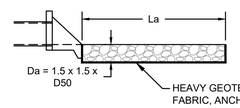
1. ENSURE THAT THE SUBGRADE FOR THE GEOTEXTILE AND RIPRAP FOLLOWS THE REQUIRED LINES AND GRADES SHOWN IN THE PLAN. COMPACT ANY FILL REQUIRED IN THE SUBGRADE TO THE DENSITY OF THE SURROUNDING UNDISTURBED MATERIAL. LOW AREAS IN THE SUBGRADE ON UNDISTURBED SOIL MAY ALSO BE FILLED BY INCREASING THE RIPRAP THICKNESS.
2. INSTALL A GEOTEXTILE LINER TO PREVENT SOIL MOVEMENT THROUGH THE OPENINGS IN THE RIPRAP.
3. THE GEOTEXTILE MUST MEET DESIGN REQUIREMENTS AND BE PROPERLY PROTECTED FROM PUNCHING OR TEARING DURING INSTALLATION. REPAIR ANY DAMAGE BY REMOVING THE RIPRAP AND PLACING ANOTHER PIECE OF GEOTEXTILE OVER THE DAMAGED AREA. ALL CONNECTING JOINTS SHOULD OVERLAP A MINIMUM OF 1 FOOT. IF THE DAMAGE IS EXTENSIVE REPLACE THE ENTIRE GEOTEXTILE LINER.
4. RIPRAP MAY BE PLACED BY EQUIPMENT, BUT TAKE CARE TO AVOID DAMAGING THE GEOTEXTILE.
5. THE MINIMUM THICKNESS OF THE RIPRAP SHOULD BE 1.5 TIMES THE MAXIMUM STONE DIAMETER, BUT NOT LESS THAN 6 INCHES.
6. THE OUTLET STRUCTURE MUST CONFORM TO THE SPECIFIED GRADING LIMITS SHOWN ON THE PLANS.
7. CONSTRUCT THE APRON ON ZERO GRADE WITH NO TURBULENCE AT THE END. MAKE THE TOP OF THE RIPRAP AT THE DOWNSTREAM END LEVEL WITH THE RECEIVING AREA OR SLIGHTLY BELOW IT.
8. ENSURE THAT THE APRON IS PROPERLY ALIGNED WITH THE RECEIVING STREAM AND, PREFERABLY, STRAIGHT THROUGHOUT ITS LENGTH.
9. IMMEDIATELY AFTER CONSTRUCTION, STABILIZE ALL DISTURBED AREAS WITH VEGETATION.
10. SELECT STONE FOR RIPRAP FROM FIELDSTONE OR QUARRY STONE. THE STONE SHOULD BE HARD, ANGULAR, AND HIGHLY WEATHER-RESISTANT. THE SPECIFIC GRAVITY OF THE INDIVIDUAL STONES SHOULD BE AT LEAST 2.5.

MAINTENANCE AND INSPECTION POINTS

INSPECT RIPRAP OUTLET STRUCTURES AFTER HEAVY RAINS TO SEE IF ANY EROSION AROUND OR BELOW THE RIPRAP HAS TAKEN PLACE. IF THE STONES HAVE BEEN DISLODGED, OR IF THE SEPARATOR HAS BEEN DAMAGED. IMMEDIATELY MAKE ALL NEEDED REPAIRS TO PREVENT FURTHER DAMAGE.

DETAIL NOTES

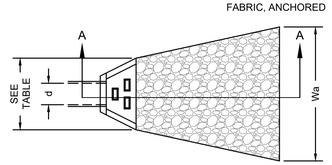
1. L_a IS THE LENGTH OF THE RIPRAP APRON.
2. D = 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESS THAN 6".
3. IF THE PIPE DISCHARGES DIRECTLY INTO A WELL-DEFINED CHANNEL, THE APRON SHOULD EXTEND ACROSS THE CHANNEL BOTTOM AND UP THE CHANNEL BANKS TO AN ELEVATION 1 FOOT ABOVE THE HIGH TAILWATER DEPTH OR TO THE TOP OF THE BANK (WHICHEVER IS LESS).
4. A FILTER BLANKET OR FILTER FABRIC SHALL BE INSTALLED BETWEEN THE RIPRAP AND SOIL FOUNDATION.



APRON LENGTH AND THICKNESS

THE APRON DIMENSIONS AND d_{50} STONE MEDIAN SIZE, SHALL BE AS FOLLOWS:

RIPRAP APRON NUMBER	RIPRAP APRON						
	PIPE DIAMETER d (INCHES)	FLOW Q (CFS)	SIZE D50 (INCHES)	LENGTH La (FEET)	INITIAL WIDTH WM (FEET)	TERMINAL WIDTH Wa (FEET)	Da (INCHES)
1	24	10.0	8	10	6	12	18



PLAN
PIPE OUTLET TO FLAT AREA

NOTE:
REFER TO PRE-TREATMENT (CONCENTRATED FLOW) GRAVEL/STONE FLOW SPREADER FOR AREA IMMEDIATELY ADJACENT TO DOWNSTREAM SIDE OF OUTLET PROTECTION RIPRAP APRON.

NOTE:
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OUTLET PROTECTION
NOT TO SCALE

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Revision

COF Project Number 7217
HMH Job Number 18044
Drawn By JCM
Date 07.02.20
Drawing GRADING, DRAINAGE & EPSC DETAILS
C3.7

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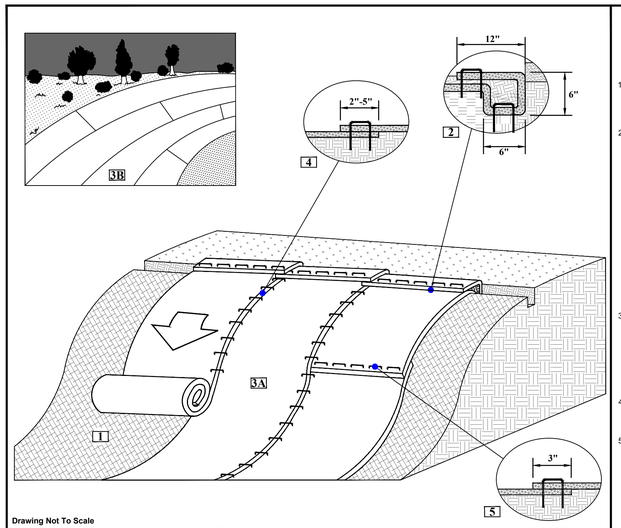
CONSTRUCTION SPECIFICATIONS

1. EVEN IF PROPERLY DESIGNED, IF NOT PROPERLY INSTALLED, EROSION CONTROL BLANKETS WILL LIKELY NOT FUNCTION AS DESIRED. PROPER INSTALLATION IS IMPERATIVE. EVEN IF PROPERLY INSTALLED, IF NOT PROPERLY TIMED AND NOURISHED, VEGETATION WILL LIKELY NOT GROW AS DESIRED. PROPER SEED/VEGETATION SELECTION IS ALSO IMPERATIVE. GRADE THE SURFACE OF INSTALLATION AREAS SO THAT THE GROUND IS SMOOTH AND SOIL LOOSE. WHEN SEEDING PRIOR TO INSTALLATION, FOLLOW THE STEPS FOR SEED BED PREPARATION, SOIL AMENDMENTS, AND SEEDING. ALL GULLIES, RILLS, AND ANY OTHER DISTURBED AREAS MUST BE FINE GRADED PRIOR TO INSTALLATION. SPREAD SEED BEFORE BLANKET INSTALLATION. (IMPORTANT: REMOVE ALL LARGE ROCKS, DIRT CLODS, STUMPS, ROOTS, GRASS CLUMPS, TRASH, AND OTHER OBSTRUCTIONS FROM THE SOIL SURFACE TO ALLOW FOR DIRECT CONTACT BETWEEN THE SOIL SURFACE AND THE BLANKET.) TERMINAL ANCHOR TRENCHES ARE REQUIRED AT BLANKET END. TERMINAL ANCHOR TRENCHES SHOULD BE A MINIMUM OF 12 INCHES IN DEPTH AND 6 INCHES IN WIDTH.
2. **INSTALLATION FOR SLOPES:** PLACE THE BLANKET 2-3 FEET OVER THE TOP OF THE SLOPE AND INTO AN EXCAVATED END TRENCH MEASURING APPROXIMATELY 12 INCHES DEEP BY 6 INCHES WIDE. PIN THE BLANKET AT 1 FOOT INTERVALS ALONG THE BOTTOM OF THE TRENCH, BACKFILL, AND COMPACT. UNROLL THE BLANKET DOWN (OR ALONG) THE SLOPE MAINTAINING DIRECT CONTACT BETWEEN THE SOIL AND THE BLANKET.

CONSTRUCTION SPECIFICATIONS

OVERLAP ADJACENT ROLLS A MINIMUM OF 3 INCHES. PIN THE BLANKET TO THE GROUND USING STAPLES OR PINS IN A 3 FOOT CENTER-TO-CENTER PATTERN OR AS RECOMMENDED BY MANUFACTURER.

3. **ANCHORING DEVICES:** 11 GAUGE, AT LEAST 6 INCHES LENGTH BY 1 INCH WIDTH, STAPLES OR 12 INCH MINIMUM LENGTH WOODEN STAKES ARE RECOMMENDED FOR ANCHORING THE BLANKET TO THE GROUND. DRIVE STAPLES OR PINS SO THAT THE TOP OF THE STAPLE OR PIN IS FLUSH WITH THE GROUND SURFACE. ANCHOR EACH BLANKET EVERY 3 FEET ALONG ITS CENTER. LONGITUDINAL OVERLAPS MUST BE SUFFICIENT TO ACCOMMODATE A ROW OF ANCHORS AND UNIFORM ALONG THE ENTIRE LENGTH OF OVERLAP AND ANCHORED EVERY 3 FEET ALONG THE OVERLAP LENGTH. ROLL ENDS MAY BE SPLICED BY OVERLAPPING 1 FOOT (IN THE DIRECTION OF WATER FLOW), WITH THE UPSTREAM/UPSLOPE MAT PLACED ON TOP OF THE DOWNSTREAM/DOWNSLOPE BLANKET. THIS OVERLAP SHOULD BE ANCHORED AT 1 FOOT SPACING ACROSS THE BLANKET. WHEN INSTALLING MULTIPLE WIDTH MATS HEAT SEAMED IN THE FACTORY. ALL FACTORY SEAMS AND FIELD OVERLAPS SHOULD BE SIMILARLY ANCHORED.



Drawing Not To Scale

SLOPE INSTALLATION DETAIL

1. Prepare soil before installing rolled erosion control products (RECPs), including any necessary application of lime, fertilizer, and seed.
2. Begin at the top of the slope by anchoring the RECPs in a 6"(15cm) deep X 6"(15cm) wide trench with approximately 12" (30cm) of RECPs extended beyond the up-slope portion of the trench. Anchor the RECPs with a row of staples/stakes approximately 12" (30cm) apart in the bottom of the trench. Backfill and compact the trench after stapling. Apply seed to the compacted soil and fold the remaining 12"(30cm) portion of RECPs back over the seed and compacted soil. Secure RECPs over compacted soil with a row of staples/stakes spaced approximately 12"(30cm) apart across the width of the RECPs.
3. Roll the RECPs (A) down or (B) horizontally across the slope. RECPs will unroll with appropriate side against the soil surface. All RECPs must be securely fastened to soil surface by placing staples/stakes in appropriate locations as shown in the staple pattern guide.
4. The edges of parallel RECPs must be stapled with approximately 2" - 5" (5-12.5cm) overlap depending on the RECPs type.
5. Consecutive RECPs spliced down the slope must be end over end (Shingle style) with an approximate 3"(7.5cm) overlap. Staple through overlapped area, approximately 12"(30cm) apart across entire RECPs width.

*NOTE:
In loose soil conditions, the use of staple or stake lengths greater than 6"(15cm) may be necessary to properly secure the RECP's.

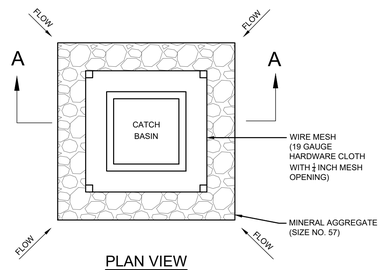
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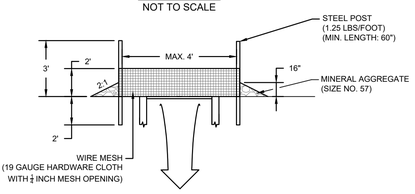
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NOTE:
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EROSION CONTROL BLANKET (SLOPE INSTALLATION)
NOT TO SCALE



PLAN VIEW
NOT TO SCALE



SECTION A-A
NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

1. UNIFORMLY GRADE A SHALLOW DEPRESSION APPROACHING THE INLET.
2. DRIVE 5-FOOT STEEL POSTS 2 FEET INTO THE GROUND SURROUNDING THE INLET. SPACE POSTS EVENLY AROUND THE PERIMETER OF THE INLET, A MAXIMUM OF 4 FEET APART.
3. SURROUND THE POSTS WITH WIRE MESH HARDWARE CLOTH. SECURE THE WIRE MESH TO THE STEEL POSTS AT THE TOP, MIDDLE, AND BOTTOM. PLACING A 2-FOOT FLAP OF THE WIRE MESH UNDER THE GRAVEL FOR ANCHORING IS RECOMMENDED.
4. PLACE CLEAN GRAVEL (#57 STONE) ON A 2:1 SLOPE WITH A HEIGHT OF 16 INCHES AROUND THE WIRE, AND SMOOTH TO AN EVEN GRADE.
5. ONCE THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED, REMOVE ACCUMULATED SEDIMENT, AND ESTABLISH FINAL GRADING ELEVATIONS.
6. COMPACT THE AREA PROPERLY AND STABILIZE IT WITH GROUNDCOVER.

MAINTENANCE AND INSPECTION POINTS

1. SEDIMENT SHOULD NOT BE ALLOWED TO WASH INTO THE INLET. IT SHOULD BE REMOVED FROM THE INLET PROTECTION AND DISPOSED OF AND STABILIZED SO THAT IT WILL NOT ENTER THE INLET AGAIN. REMOVE SEDIMENT FROM THE DEPOSITION AREAS WHEN HALF THE HEIGHT OF THE STORAGE AREA HAS BEEN FILLED.
2. CHECK MEASURE FOR DAMAGE OR EVIDENCE OF EROSION AND BYPASSING AROUND THE INLET PROTECTION. IF INLETS ARE IN SERIES, RUNOFF THAT BYPASSES AN UPGRADIENT INLET CAN OVERWHELM A DOWNGRADIENT INLET PROTECTION DEVICE. SAND BAGS, DIVERSIONS, OR OTHER METHODS SHOULD BE USED TO DIRECT RUNOFF INTO STORM DRAIN INLETS.
3. WHEN THE CONTRIBUTING DRAINAGE AREA HAS BEEN PERMANENTLY STABILIZED, ALL MATERIALS AND ANY SEDIMENT SHOULD BE REMOVED, AND EITHER SALVAGED OR DISPOSED OF PROPERLY. THE DISTURBED AREA SHOULD BE BROUGHT TO PROPER GRADE, THEN SMOOTHED AND COMPACTED APPROPRIATELY STABILIZE ALL DISTURBED AREAS AROUND THE INLET.

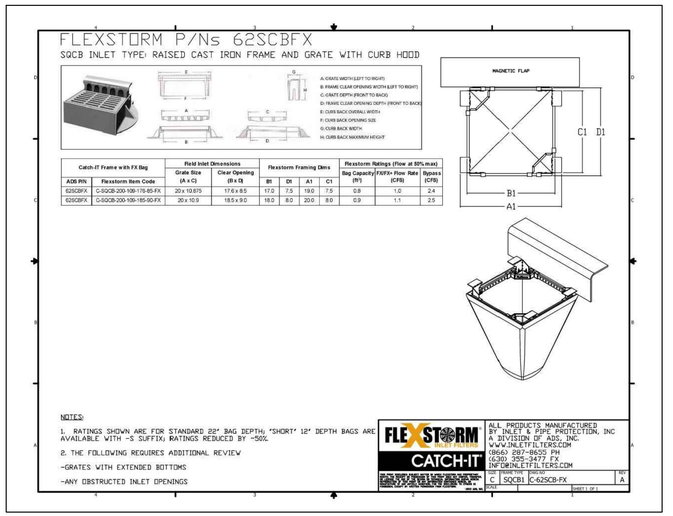
NOTE:
INSTALLATION AND MAINTENANCE SHALL MEET THE REQUIREMENTS OF THE TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK, TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, LATEST EDITION.

INLET PROTECTION (PRE-PAVED AREAS)
NOT TO SCALE

MAINTENANCE AND INSPECTION POINTS

1. GOOD CONTACT WITH THE GROUND MUST BE MAINTAINED, AND EROSION MUST NOT OCCUR BENEATH THE BLANKET.
2. ANY AREAS OF THE BLANKET THAT ARE DAMAGED OR NOT IN CLOSE CONTACT WITH THE GROUND SHALL BE REPAIRED AND STAPLED.
3. IF EROSION OCCURS DUE TO POORLY CONTROLLED DRAINAGE, THE PROBLEM SHALL BE FIXED AND THE ERODED AREA REPAIRED.
4. MONITOR AND REPAIR THE BLANKET AS NECESSARY UNTIL GROUND COVER IS ESTABLISHED. INSPECTIONS SHOULD INCLUDE WALKING ACROSS THE SLOPE TO CHECK FOR EROSION GULLIES THAT CAN BE FELT RATHER THAN SEEN.

* SUBSTITUTIONS SHALL BE CITY APPROVED EQUAL



INLET PROTECTION (POST-PAVED AREAS)
NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

GRADING AND SHAPING:
GRADING AND SHAPING MAY NOT BE REQUIRED WHERE HYDRAULIC SEEDING AND FERTILIZING EQUIPMENT IS TO BE USED. VERTICAL BANKS SHALL BE SLOPED TO ENABLE PLANT ESTABLISHMENT.

WHEN CONVENTIONAL SEEDING AND FERTILIZING ARE TO BE DONE, GRADE AND SHAPE THE SLOPE, WHERE FEASIBLE AND PRACTICAL, SO THAT EQUIPMENT CAN BE USED SAFELY AND EFFICIENTLY DURING SEEDBED PREPARATION, SEEDING, MULCHING, AND MAINTENANCE OF VEGETATION.

CONCENTRATIONS OF WATER THAT COULD CAUSE EXCESSIVE SOIL EROSION SHOULD BE DIVERTED TO A SAFE OUTLET. DIVERSIONS AND OTHER TREATMENT PRACTICES MUST CONFORM TO THE APPROPRIATE STANDARDS AND SPECIFICATIONS.

PLANT SELECTION: ONLY CERTIFIED SEED SHALL BE USED:
REFER TO TABLE 7.9-1 OF THE TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK (AUGUST 2012) FOR SUGGESTED SPECIES. GRASS TYPE SHOULD BE SELECTED ON THE BASIS OF SPECIES CHARACTERISTICS; SITE AND SOIL CONDITIONS; PLANNED USE AND MAINTENANCE OF THE AREA; TIME OF YEAR OF PLANTING, METHOD OF PLANTING; AND THE NEEDS AND DESIRES OF THE LAND USER.

PLANT SELECTION MAY ALSO INCLUDE ANNUAL COMPANION CROPS. ANNUAL COMPANION CROPS SHOULD BE USED ONLY WHEN THE PERENNIAL SPECIES ARE NOT PLANTED DURING THEIR OPTIMUM PLANTING PERIOD. CARE SHOULD BE TAKEN IN SELECTING COMPANION CROP SPECIES AND SEEDING RATES BECAUSE ANNUAL CROPS WILL COMPETE WITH PERENNIAL SPECIES FOR WATER, NUTRIENTS, AND GROWING SPACE. A HIGH SEEDING RATE OF THE COMPANION CROP MAY PREVENT THE ESTABLISHMENT OF PERENNIAL SPECIES.

RYEGRASS SHALL NOT BE USED IN ANY SEEDING MIXTURES CONTAINING PERMANENT, PERENNIAL SPECIES DUE TO ITS ABILITY TO OUT-COMPETE DESIRED SPECIES CHOSEN FOR PERMANENT PERENNIAL COVER. HOWEVER, CRIMSON, CLOVER, OATS AND WINTER WHEAT CAN BE PLANTED ANY TIME OF THE YEAR AND ARE RECOMMENDED AS A COVER CROP WITH NATIVE PERENNIAL SPECIES.

TOPSOIL:
TOPSOIL SHOULD BE REPLACED ON ALL AREAS TO BE SEEDED. SEE PRACTICE 7.3 OF THE TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK (AUGUST 2012) FOR MORE INFORMATION ON THE REMOVAL, STORAGE AND REAPPLICATION OF TOPSOIL.

SEEDBED PREPARATION:
WHEN CONVENTIONAL SEEDING IS TO BE USED, TOPSOIL SHOULD BE APPLIED TO ANY AREA WHERE THE DISTURBANCE RESULTS IN SUBSOIL AT THE FINAL GRADE SURFACE. FIGURE 7.9-3 OF THE TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK (AUGUST 2012) PROVIDES GUIDANCE ON THE VOLUME OF TOPSOIL REQUIRED TO PROVIDE SPECIFIC TOPSOIL DEPTHS. SOIL PH SHOULD BE ABOVE 5 – PREFERABLY BETWEEN 6.0 AND 6.5. SOIL ON THE SITE SHOULD BE TESTED TO DETERMINE LIME AND FERTILIZER RATES. SOIL SHOULD BE SUBMITTED TO A SOILS SPECIALIST OR COUNTY AGRICULTURAL EXTENSION AGENT FOR TESTING AND SOIL AMENDMENT RECOMMENDATIONS. IN THE ABSENCE OF SOIL TEST RESULTS, THE FOLLOWING APPLICATION RATES CAN BE USED:

GROUND AGRICULTURAL LIMESTONE:
- LIGHT-TEXTURED, SANDY SOILS: 1 - 1 1/2 TONS/ACRE
- HEAVY-TEXTURED, CLAYEY SOILS: 2 - 3 TONS/ACRE

FERTILIZER:
- GRASSES: 800-1200 LB/ACRE OF 10-10-10 (OR THE EQUIVALENT)
- GRASS-LEGUME MIXTURES: 800-1200 LB/ACRE OF 5-10-10 (OR THE EQUIVALENT)

BROADCAST SEEDING:
- SEEDBED PREPARATION MAY NOT BE REQUIRED WHERE HYDRAULIC SEEDING EQUIPMENT IS TO BE USED.
- TILLAGE, AT A MINIMUM, SHALL ADEQUATELY LOOSEN THE SOIL TO A DEPTH OF 4 TO 6 INCHES; ALLEVIATE COMPACTION; INCORPORATE TOPSOIL, LIME, AND FERTILIZER; SMOOTH AND FIRM THE SOIL; ALLOW FOR THE PROPER PLACEMENT OF SEED, SPRIGS, OR PLANTS; AND ALLOW FOR THE ANCHORING OF STRAW OR HAY MULCH IF A CRIMPER IS TO BE USED.
- TILLAGE MAY BE DONE WITH ANY SUITABLE EQUIPMENT.
- TILLAGE SHOULD BE DONE PARALLEL TO THE CONTOUR WHERE FEASIBLE.
- ON SLOPES TOO STEEP FOR THE SAFE OPERATION OF TILLAGE EQUIPMENT, THE SOIL SURFACE SHALL BE PITTED OR TRENCHED ACROSS THE SLOPE WITH APPROPRIATE HAND TOOLS TO PROVIDE CONSECUTIVE BEDS, 6 TO 8 INCHES APART, IN WHICH SEED MAY LODGE AND GERMINATE. HYDRAULIC SEEDING MAY ALSO BE USED.

INOCULANTS:
NATIVE LEGUME SEEDS DO NOT NEED TO BE INOCULATED. ALL NON-NATIVE LEGUME SEED SHALL BE INOCULATED WITH APPROPRIATE NITROGEN FIXING BACTERIA. THE INOCULANTS SHALL BE PURE CULTURE PREPARED SPECIFICALLY FOR THE SEED SPECIES AND USED WITHIN THE DATES ON THE CONTAINER. A MIXING MEDIUM RECOMMENDED BY THE MANUFACTURER SHALL BE USED TO BOND THE INOCULANTS TO THE SEED. FOR CONVENTIONAL SEEDING, USE TWICE THE AMOUNT OF INOCULANTS RECOMMENDED BY THE MANUFACTURER.

NOTE:
INSTALLATION AND MAINTENANCE SHALL MEET THE REQUIREMENTS OF THE TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK, TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION, LATEST EDITION.

PERMANENT SEEDING
NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

NO-TILL SEEDING:
NO-TILL SEEDING IS PERMISSIBLE INTO ANNUAL COVER CROPS WHEN PLANTING IS DONE FOLLOWING MATURITY OF THE COVER CROP OR IF THE TEMPORARY COVER STAND IS SPARSE ENOUGH TO ALLOW ADEQUATE GROWTH OF THE PERMANENT (PERENNIAL) SPECIES. NO-TILL SEEDING SHALL BE DONE WITH APPROPRIATE NO-TILL SEEDING EQUIPMENT. THE SEED MUST BE UNIFORMLY DISTRIBUTED AND PLANTED AT THE PROPER DEPTH. NATIVE GRASSES RESPOND VERY WELL TO DRILL SEEDING AT A DEPTH OF ONE-FOURTH INCH.

MULCH:
STRAW MULCH IS REQUIRED FOR ALL PERMANENT VEGETATION APPLICATIONS AND MUST BE APPLIED IMMEDIATELY AFTER THE APPLICATION OF SEED. THE APPLICATION RATE FOR MULCH IS 2 TONS PER ACRE WITH OVERALL UNIFORM SOIL COVERAGE OF 70%. ALL MULCH MUST BE ANCHORED. SEE PRACTICE 7.6 OF THE TENNESSEE EROSION & SEDIMENT CONTROL HANDBOOK (AUGUST 2012) FOR MORE INFORMATION ON STRAW MULCH.

MAINTENANCE AND INSPECTION POINTS:

ANY AREAS THAT HAVE WASHED OUT DUE TO HIGH STORMWATER FLOWS, AREAS THAT HAVE BEEN DISTURBED BY BLOWING WIND, AND AREAS THAT DO NOT SHOW GOOD GERMINATION SHOULD BE RETREATED.

INSPECT SEEDED AREAS FOR FAILURE AND MAKE NECESSARY REPAIRS AND RESEEDINGS WITHIN THE SAME SEASON, IF POSSIBLE.

RESEEDING: IF A STAND HAS INADEQUATE COVER, RE-EVALUATE CHOICE OF PLANT MATERIALS AND QUANTITIES OF LIME AND FERTILIZER. RE-ESTABLISH THE STAND AFTER SEEDBED PREPARATION OR OVER-SEED THE STAND. CONSIDER SEEDING TEMPORARY, ANNUAL SPECIES IF THE TIME OF YEAR IS NOT APPROPRIATE FOR PERMANENT SEEDING.

PERMANENT COVER SEEDING MIXTURES (PREFERRED)

ZONE		BEST	MARGINAL	PREFERRED RATE/MIX (lb/ac PLS)
REGION II	LOW MAINTENANCE; SLOPES AND POOR, SHALLOW SOILS	AUG 25 - SEPT 15 **FEB 15 - MAY 30**	SEPT 15 - OCT 25 MAR 21 - MAY 30	15 BROWNTOP MILLET* (NURSE CROP) 5 LITTLE BLUESTEM 2 SWITCH GRASS 2 TALL DROPSEED 5 SIDEOATS GRAMMA 2 BLACK-EYED SUSAN 2 PARTRIDGE PEA 1 GREYHEADED CONEFLOWER
	LOW MAINTENANCE; MODERATE SLOPES; SOILS >6in. DEPTH	AUG 25 - SEPT 15 **FEB 15 - MAY 30**	SEPT 15 - OCT 25 MAR 21 - APR 15	15 BROWNTOP MILLET* (NURSE CROP) 5 PURPLETOP 5 LITTLE BLUESTEM 5 VIRGINIA WILD RYE 2 BLACK-EYED SUSAN 2 PARTRIDGE PEA 1 GREYHEADED CONEFLOWER
	HIGH MAINTENANCE	AUG 30 - OCT 15	FEB 15 - APR 15	15 BROWNTOP MILLET* (NURSE CROP) 2 PARTRIDGE PEA 45 RED FESCUE* 45 HARD FESCUE* 25 CHEWING FESCUE*

NOTE:
IN TABLE, THE BOLD DATES ARE THE PREFERRED DATES FOR SEEDING. ALSO, HIGH MAINTENANCE AREAS INCLUDE LAWNS AND OTHER GRASSED AREAS THAT WILL BE MAINTAINED FOR AESTHETICS.

PERMANENT COVER SEEDING MIXTURES (ALLOWED)

ZONE		BEST	MARGINAL	PREFERRED RATE/MIX (lb/ac PLS)
REGION II	LOW MAINTENANCE; SLOPES AND POOR, SHALLOW SOILS	AUG 25 - SEPT 15 **FEB 15 - MAR 21**	SEPT 15 - OCT 25 MAR 21 - APR 15	100 PENSACOLA BAHIAGRASS 40 BERMUDAGRASS (HULLED) 20 KOREAN LESPEDEZA** 10 KOBE LESPEDEZA**
	LOW MAINTENANCE; MODERATE SLOPES; SOILS >6in. DEPTH	AUG 25 - SEPT 15 **FEB 15 - MAR 21**	SEPT 15 - OCT 25 MAR 21 - APR 15	80 PENSACOLA BAHIAGRASS 30 BERMUDAGRASS (HULLED) 20 KOREAN LESPEDEZA** 10 KOBE LESPEDEZA**
	HIGH MAINTENANCE	AUG 15 - OCT 15	FEB 15 - APR 15	200 KY 31 FESCUE**

NOTE:
IN TABLE, THE BOLD DATES ARE THE PREFERRED DATES FOR SEEDING. ALSO, HIGH MAINTENANCE AREAS INCLUDE LAWNS AND OTHER GRASSED AREAS THAT WILL BE MAINTAINED FOR AESTHETICS.

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CONSTRUCTION SPECIFICATIONS

GRADING AND SHAPING:
EXCESSIVE WATER RUNOFF SHALL BE REDUCED BY PROPERLY DESIGNED AND INSTALLED EROSION CONTROL PRACTICES SUCH AS DITCHES, DIKES, DIVERSIONS, AND SEDIMENT BASINS. NO SHAPING OR GRADING IS REQUIRED IF SLOPES CAN BE STABILIZED BY HAND-SEEDED VEGETATION OR IF HYDRAULIC SEEDING EQUIPMENT IS TO BE USED.

SEEDBED PREPARATION:
GOOD SEEDBED PREPARATION IS ESSENTIAL TO SUCCESSFUL PLANT ESTABLISHMENT. A GOOD SEEDBED IS WELL PULVERIZED, LOOSE AND UNIFORM. WHERE HYDROSEEDING METHODS ARE USED, THE SURFACE MAY BE LEFT WITH A MORE IRREGULAR SURFACE OF LARGE CLODS AND STONES.

LIMING:
APPLY LIME ACCORDING TO SOIL TEST RECOMMENDATIONS. IF THE PH (ACIDITY) OF THE SOIL IS NOT KNOWN, AN APPLICATION OF GROUND AGRICULTURAL LIMESTONE AT THE RATE TO 1 TO 1½ TONS/ACRE ON COARSE TEXTURED SOILS AND 2-3 TONS/ACRE ON FINE TEXTURED SOILS IS USUALLY SUFFICIENT. APPLY LIMESTONE UNIFORMLY AND INCORPORATE INTO THE TOP 4-6 INCHES OF SOIL. SOILS WITH A PH OF 6 OR HIGHER DO NOT NEED TO BE LIMED.

FERTILIZER:
BASE APPLICATION RATES ON SOIL TESTS. WHEN SOIL TESTS ARE NOT POSSIBLE, APPLY A 10-10-10 GRADE FERTILIZER AT 700-1000LB/ACRE. BOTH FERTILIZER AND LIME SHOULD BE INCORPORATED INTO THE TOP 4-6 INCHES OF SOIL. IF A HYDRAULIC SEEDER IS USED, DO NOT MIX SEED AND FERTILIZER MORE THAN 30 MINUTES BEFORE THE APPLICATION.

SURFACE ROUGHENING:
IF RECENT TILLAGE OPERATIONS HAVE RESULTED IN A LOOSE SURFACE, ADDITIONAL ROUGHENING MAY NOT BE NECESSARY, EXCEPT TO BREAK UP LARGE CLODS. IF RAINFALL CAUSED THE SURFACE TO BECOME SEALED OR CRUSTED, LOOSEN IT JUST PRIOR TO SEEDING BY DISKING, RAKING, HARROWING, OR OTHER SUITABLE METHODS. GROOVE OR FURROW SLOPES STEEPER THAN 3:1 ON THE CONTOUR BEFORE SEEDING.

CONSTRUCTION SPECIFICATIONS

SEEDING:
SELECT A NON-INVASIVE GRASS OR GRASS-LEGUME MIXTURE SUITABLE TO THE AREA AND SEASON OF THE YEAR. SEE FIGURES 7.8-1 TO 7.8-3 FOR SUGGESTIONS OF TEMPORARY SEEDING SPECIES. ALTHOUGH NATIVE PLANTS ARE PREFERRED, THERE ARE CURRENTLY NO AVAILABLE NATIVE SPECIES THAT ARE NOT COST PROHIBITIVE. NON-INVASIVE ANNUAL PLANTS ARE PREFERRED. SEED SHALL BE APPLIED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL, CULTIPACKER SEEDER, OR HYDRAULIC SEEDER. DRILL OR CULTIPACKER SEEDERS SHOULD NORMALLY PLACE SEED ¼ TO ½ INCHES DEEP. APPROPRIATE DEPTH OF PLANTING IS 10 TIMES THE SEED DIAMETER. SOIL SHOULD BE RAKED LIGHTLY TO COVER SEED WITH SOIL IF SEEDED BY HAND.

MULCHING:
THE USE OF MULCH WILL HELP ENSURE ESTABLISHMENT UNDER NORMAL CONDITIONS, AND IS ESSENTIAL TO SEEDING SUCCESS UNDER HARSH SITE CONDITIONS. HARSH SITE CONDITIONS INCLUDE:
- SEEDING IN FALL FOR WINTER COVER
- SLOPES STEEPER THAN 3:1
- EXCESSIVELY HOT OR DRY WEATHER
- ADVERSE SOILS (SHALLOW, ROCKY, OR HIGH IN CLAY OR SAND), AND
- AREAS RECEIVING CONCENTRATED FLOW.

IRRIGATION:
DURING TIMES OF DROUGHT, WATER SHALL BE APPLIED AT A RATE NOT CAUSING RUNOFF AND EROSION. THE SOIL SHALL BE THOROUGHLY WETTED TO A DEPTH THAT WILL ENSURE GERMINATION OF THE SEED. SUBSEQUENT APPLICATIONS SHOULD BE MADE AS NEEDED. NEWLY SEEDED AREAS REQUIRE MORE WATER THAN MORE MATURE PLANTS.

MAINTENANCE AND INSPECTION POINTS

RESEED AND MULCH AREAS WHERE SEEDLING EMERGENCE IS POOR OR WHERE EROSION OCCURS, AS SOON AS POSSIBLE. DO NOT MOW.

TEMPORARY COVER SEEDING MIXTURES

SEEDING DATES	GRASS SEED	SOIL AMENDMENTS	MULCH	MAINTENANCE
JANUARY 1 TO MAY 1	RYE (120 LB/ACRE)	FOLLOW RECOMMENDATIONS OF SOIL TESTS OR APPLY 2,000 LB/ACRE GROUND AGRICULTURAL LIMESTONE AND 750 LB/ACRE 10-10-10 FERTILIZER.	APPLY 4,000 LB/ACRE STRAW. ANCHOR STRAW BY TACKING WITH ASPHALT, NETTING, OR A MULCH ANCHORING TOOL. A DISK WITH BLADES SET NEARLY STRAIGHT CAN BE USED AS A MULCH ANCHORING TOOL.	REFERTILIZE IF GROWTH IS NOT FULLY ADEQUATE. RESEED, REFERTILIZE AND MULCH IMMEDIATELY FOLLOWING EROSION OR OTHER DAMAGE.
MAY 1 TO AUGUST 15	OATS (60 LB/ACRE)			
	BROWN TOP MILLET (30 LB/ACRE)			
AUGUST 15 - DECEMBER 31	OATS (30 LB/ACRE)			
	WINTER WHEAT (30 LB/ACRE)			

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TEMPORARY SEEDING
NOT TO SCALE

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VSR Partners Commercial Development

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TAX MAP 89, PARCELS 50.00 & 50.02, WILLIAMSON COUNTY, TN

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Revision

COF Project Number
7217

HMH Job Number
18044

Drawn By
JCM

Date
07.02.20

Drawing
GRADING, DRAINAGE & EPSC DETAILS

C3.8

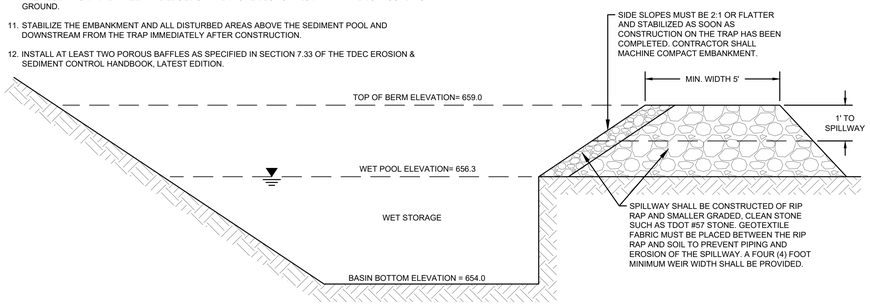
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CONSTRUCTION SPECIFICATIONS

1. CLEAR, GRUB, AND STRIP THE AREA UNDER THE EMBANKMENT OF ALL VEGETATION AND ROOT MAT. REMOVE ALL SURFACE SOIL CONTAINING HIGH AMOUNTS OF ORGANIC MATTER, AND STOCKPILE IT OR DISPOSE OF IT PROPERLY. HAUL ALL OBJECTIONABLE MATERIAL TO THE DESIGNATED DISPOSAL AREA.
2. ENSURE THAT FILL MATERIAL FOR THE EMBANKMENT IS FREE OF ROOTS, WOODY VEGETATION, ORGANIC MATTER, AND OTHER OBJECTIONABLE MATERIAL. PLACE THE FILL IN LIFTS NOT TO EXCEED 9 INCHES, AND MACHINE COMPACT IT. OVERFILL THE EMBANKMENT 6 INCHES TO ALLOW FOR SETTLEMENT.
3. CONSTRUCT THE OUTLET SECTION IN THE EMBANKMENT. PROTECT THE CONNECTION BETWEEN THE RIPRAP AND THE SOIL FROM PIPING BY USING GEOTEXTILE FABRIC BETWEEN THE RIP RAP AND SOIL. PLACE THE FILTER FABRIC BETWEEN THE SOIL AND RIP RAP. EXTEND THE FABRIC ACROSS THE SPILLWAY FOUNDATION AND SIDES TO THE TOP OF THE DAM.
4. CLEAR THE SEDIMENT TRAP STORAGE ZONE AREA BELOW THE ELEVATION OF THE CREST OF THE SPILLWAY TO FACILITATE CLEANOUT.
5. ALL CUT AND FILL SLOPES MUST BE 2:1 OR FLATTER.
6. ENSURE THAT THE STONE SECTION OF THE EMBANKMENT HAS A MINIMUM BOTTOM WIDTH OF 3 FEET AND MAXIMUM SIDE SLOPES OF 1:1 THAT EXTEND TO THE BOTTOM OF THE SPILLWAY SECTION.
7. CONSTRUCT THE MINIMUM FINISHED STONE SPILLWAY BOTTOM WIDTH, AS SHOWN ON THE PLANS, WITH 2:1 SIDE SLOPES EXTENDING TO THE TOP OF THE OVER FILLED EMBANKMENT. THE WEIR MUST BE LEVEL AND CONSTRUCTED TO THE WIDTH NOTED ON THE PLANS.
8. MATERIAL USED IN THE STONE SECTION SHOULD BE A WELL GRADED MIXTURE OF STONE WITH A D50 SIZE OF 9 INCHES (CLASS A-1). THE STONE CAN BE MACHINE PLACED AND THE SMALLER STONES WORKED INTO THE VOIDS OF THE LARGER STONES.
9. RUNOFF SHOULD BE DISCHARGED INTO THE TRAP IN A MANNER TO PREVENT EROSION. USE TEMPORARY SLOPE DRAINS OR DIVERSIONS WITH OUTLET PROTECTION TO DIVERT RUNOFF TO THE UPPER END OF THE STORAGE AREA TO IMPROVE TRAP EFFICIENCY. AVOID DISCHARGING RUNOFF OVER UNPROTECTED STEEP SIDE SLOPES.
10. ENSURE THAT THE STONE SPILLWAY OUTLET SECTION EXTENDS DOWNSTREAM PAST THE TOE OF THE EMBANKMENT UNTIL STABLE CONDITIONS ARE REACHED AND OUTLET VELOCITY IS ACCEPTABLE FOR THE RECEIVING SYSTEM. KEEP THE EDGES OF THE STONE SECTION FLUSH WITH THE SURROUNDING GROUND.
11. STABILIZE THE EMBANKMENT AND ALL DISTURBED AREAS ABOVE THE SEDIMENT POOL AND DOWNSTREAM FROM THE TRAP IMMEDIATELY AFTER CONSTRUCTION.
12. INSTALL AT LEAST TWO POROUS BAFFLES AS SPECIFIED IN SECTION 7.33 OF THE TDEC EROSION & SEDIMENT CONTROL HANDBOOK, LATEST EDITION.

MAINTENANCE AND INSPECTION POINTS

1. SEDIMENT TRAPS MUST BE MAINTAINED AND FUNCTION AS DESIGNED UNTIL ALL AREAS DRAINING TO THE TRAP HAVE BEEN STABILIZED.
2. THE STRUCTURE SHOULD BE CHECKED REGULARLY TO ENSURE THAT IT IS STRUCTURALLY SOUND AND HAS NOT BEEN DAMAGED BY EROSION OR CONSTRUCTION EQUIPMENT. THE HEIGHT OF THE STONE OUTLET SHOULD BE CHECKED TO ENSURE THAT ITS CENTER IS AT LEAST 1 FOOT BELOW THE TOP OF THE EMBANKMENT.
3. ANY RIP RAP DISPLACED FROM THE SPILLWAY MUST BE REPLACED IMMEDIATELY.
4. FILTER STONE SHOULD BE CHECKED TO ENSURE THAT FILTRATION PERFORMANCE IS MAINTAINED. REPLACE STONE CAKED WITH SEDIMENT.
5. SEDIMENT SHALL BE REMOVED WHEN IT HAS ACCUMULATED TO ONE HALF THE DESIGN VOLUME OF THE WET STORAGE. SEDIMENT REMOVED FROM THE TRAP SHOULD BE DEPOSITED IN AN AREA UP GRADIENT FROM THE SEDIMENT TRAP AND OTHER MEASURES AND STABILIZED OR REMOVED FROM THE SITE. DO NOT PLACE REMOVED SEDIMENT BELOW SEDIMENT CONTROLS.
6. ONCE THE AREAS DRAINING TO THE SEDIMENT TRAP HAVE BEEN STABILIZED, REMOVE THE STONE AND RIP RAP SPILLWAY AND BACKFILL THE SEDIMENT STORAGE AREA. STABILIZE THE AREA.



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TEMPORARY SEDIMENT TRAP
NOT TO SCALE

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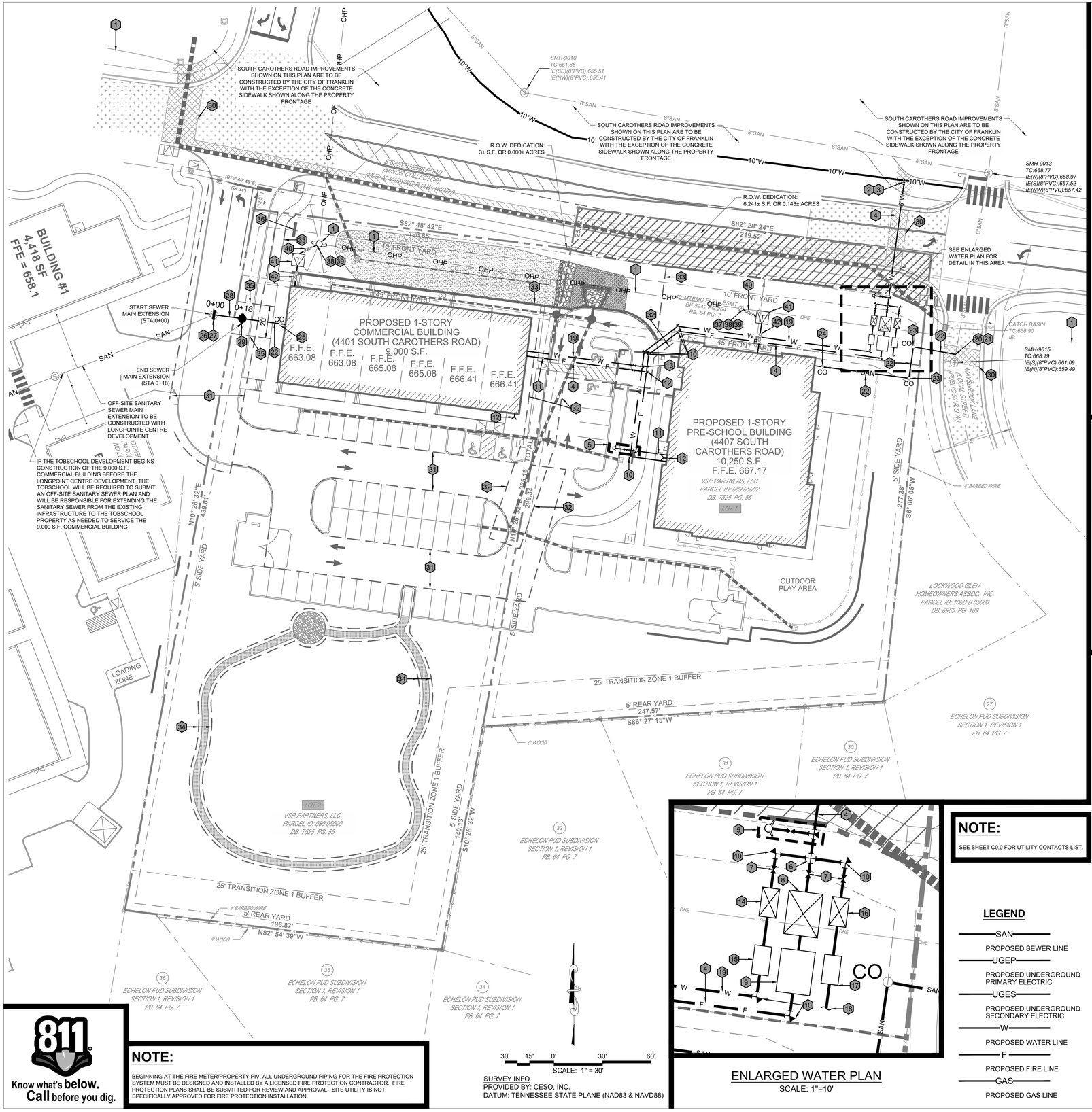
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Drawing
GRADING, DRAINAGE & EPSC DETAILS

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SURVEY INFO
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DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD88)

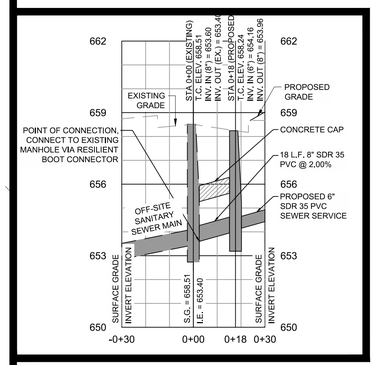
ENLARGED WATER PLAN
SCALE: 1"=10'

KEYNOTES:

1. RELOCATE MTEMC OVERHEAD LINES AND POLE AS SHOWN. COORDINATE WORK WITH MTEMC.
2. POINT OF CONNECTION - WATER SERVICE (VERIFY EXACT LOCATION OF MUD 10" WATER LINE)
3. INSTALL 10" x 6" TAPPING SADDLE & VALVE W/ CONCRETE KICKER (PER MUD SPECS)
4. INSTALL CLASS 52 DUCTILE IRON PIPE (PER MUD SPECS)
5. INSTALL 6" x 6" TEE, 6" GATE VALVE & BOX, FIRE HYDRANT ASSEMBLY & 2 CONCRETE KICKERS
6. INSTALL 6" x 2" CROSS (PER MUD SPECS)
7. INSTALL GATE VALVE & BOX (PER MUD SPECS)
8. INSTALL 6" FIRE METER SERVICE ASSEMBLY (PER MUD SPECS)
9. INSTALL 6" DOUBLE DETECTOR CHECK VALVE ASSEMBLY (PER MUD SPECS)
10. INSTALL BEND WITH CONCRETE KICKER (PER MUD SPECS)
11. INSTALL POST INDICATOR VALVE WITH TAMPER SWITCH (PER MUD SPECS)
12. INSTALL 6" x 6" TEE FITTING AND CONCRETE KICKER (PER MUD SPECS)
13. INSTALL 6" x 2" TEE FITTING AND CONCRETE KICKER (PER MUD SPECS)
14. INSTALL 2" DOMESTIC METER IN PRECAST CONCRETE METER BOX (PER MUD SPECS)
15. INSTALL 2" RPBP IN ABOVE GROUND HEATED ENCLOSURE (PER MUD SPECS) (CONTRACTOR TO ENSURE POWER IS PROVIDED TO ENCLOSURE FOR HEAT)
16. INSTALL 2" IRRIGATION METER IN PRECAST CONCRETE METER BOX (PER MUD SPECS)
17. INSTALL 2" IRRIGATION RPBP IN ABOVE GROUND HEATED ENCLOSURE (PER MUD SPECS) (CONTRACTOR TO ENSURE POWER IS PROVIDED TO ENCLOSURE FOR HEAT)
18. PLUG & MARK TYPE "K" COPPER IRRIGATION LINE FOR CONTINUATION BY IRRIGATION CONTRACTOR

KEYNOTES:

19. INSTALL 2" TYPE "K" COPPER WATER SERVICE (MIN. 36" COVER) (PER MUD SPECS AND LOCAL CODES)
20. POINT OF CONNECTION - PRIVATE SANITARY SEWER SERVICE
21. INSTALL 8" x 6" SDR 35 PVC TEE CONNECTION, I.E. = 659.5 ± (PER COF SPECS)
22. INSTALL 6" SDR 35 PVC SANITARY SEWER SERVICE LINES @ 2.0% MIN. SLOPE (PER COF SPECS)
23. INSTALL SEWER CLEANOUT (PER COF SPECS)
24. INSTALL TWO-WAY SEWER CLEANOUT (PER COF SPECS)
25. INSTALL TWO-WAY SEWER CLEANOUT IN TRAFFIC RATED BOX (PER COF SPECS)
26. POINT OF CONNECTION - OFF-SITE SANITARY SEWER MAIN EXTENSION TO BE CONSTRUCTED WITH LONGPOINTE CENTRE DEVELOPMENT
27. CONNECT TO MANHOLE VIA RESILIENT BOOT CONNECTOR (PER COF SPECS), T.C. = 658.51, INV. IN (6") = 653.6 ±, INV. OUT = 653.4 ±
28. INSTALL 18 L.F. 8" SDR 35 PVC SANITARY SEWER PUBLIC MAIN LINE @ 2.00% SLOPE (PER COF SPECS)
29. INSTALL SANITARY SEWER MANHOLE (PER COF SPECS), T.C. = 658.24, I.E. IN (6") = 654.16 ±, I.E. OUT (8") = 653.96
30. UTILITY TRENCH REPAIR AREA (SEE SHEET C5.1 FOR DETAIL)
31. PROPOSED PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENT
32. PROPOSED UTILITY AND DRAINAGE EASEMENT
33. PROPOSED GREEN INFRASTRUCTURE EASEMENT
34. PROPOSED PUBLIC ACCESS EASEMENT
35. PROPOSED SANITARY SEWER EASEMENT
36. MONUMENT SIGN (SEE ARCHITECTURAL PLANS)
37. EXISTING RISER POLE TO REMAIN
38. POINT OF CONNECTION - ELECTRICAL SERVICE (COORDINATE WITH MTEMC PRIOR TO INSTALLATION)
39. MTEMC TO FURNISH & INSTALL SCH 80 CONDUIT DOWN THE UTILITY POLE TO WITHIN 10' OF EXISTING GRADE. CONTRACTOR TO PROVIDE, INSTALL & BRACKET SCH 80 PVC CONDUIT FROM EXISTING GRADE 10' ABOVE EXISTING GRADE. CONTRACTOR TO INSTALL BRACKETS AT 7' SPACING AT BASE OF UTILITY POLE, 36" RADIUS SCH80 ELBOWS TO BE INSTALLED AT BASE OF UTILITY POLE AND AT PAD MOUNT TRANSFORMER.
40. PROPOSED DUAL 4" ELECTRICAL GRADE PVC CONDUITS FOR PRIMARY ELECTRICAL SERVICE (48" MINIMUM COVER). CONTRACTOR TO PROVIDE AND INSTALL A TRENCH AND PVC CONDUIT W/ PULL STRING FROM THE POLE TO THE TRANSFORMER PER MTEMC SPECS.
41. PROPOSED ELECTRICAL TRANSFORMER LOCATION (PAD BY GC, TRANSFORMER SET BY MTEMC)
42. UNDERGROUND ELECTRIC SECONDARY THREE PHASE SERVICE. CONTRACTOR TO PROVIDE AND INSTALL A TRENCH, (2) 4" SCHEDULE 40 ELECTRICAL GRADE PVC CONDUIT W/ PULL STRING AND CONDUCTOR WIRE PER MTEMC SPECS.



SANITARY SEWER PROFILE
SCALE: HORIZONTAL 1"=30', VERTICAL 1"=3'

WATER & SEWER GENERAL NOTES

1. ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
2. CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRECONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
   a. APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
   b. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
   c. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
   d. A COPY OF ALL APPROVED CUT SHEETS.
4. ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
5. PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE PLANNING AND SUSTAINABILITY DEPARTMENT.
6. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
7. ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR.

NOTE:
SEE SHEET C0.0 FOR UTILITY CONTACTS LIST.

LEGEND

- SAN — PROPOSED SEWER LINE
- UGEP — PROPOSED UNDERGROUND PRIMARY ELECTRIC
- UGES — PROPOSED UNDERGROUND SECONDARY ELECTRIC
- W — PROPOSED WATER LINE
- F — PROPOSED FIRE LINE
- GAS — PROPOSED GAS LINE

REFERENCE:

1. SEE SHEET C0.1 FOR GENERAL NOTES ANF UTILITY NOTES.
2. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN IS BASED ON A GENERAL PROPERTY SURVEY WITH FIELD-RUN TOPOGRAPHY CONDUCTED BY CESO, INC., DATED AUGUST 2018.
3. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD) ACCORDING TO F.I.R.M. "WILLIAMSON COUNTY, TENNESSEE AND INCORPORATED AREAS" PANEL 214 OF 485, MAP NUMBER 47187C0214G. MAP REVISED ON DECEMBER 22, 2016.

Know what's below. Call before you dig.

NOTE:
BEGINNING AT THE FIRE METER/PROPERTY PIV, ALL UNDERGROUND PIPING FOR THE FIRE PROTECTION SYSTEM MUST BE DESIGNED AND INSTALLED BY A LICENSED FIRE PROTECTION CONTRACTOR. FIRE PROTECTION PLANS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL. SITE UTILITY IS NOT SPECIFICALLY APPROVED FOR FIRE PROTECTION INSTALLATION.

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1607 Westgate Circle - Suite 100
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615.370.3252
www.hmharchitects.com

VSR Partners Commercial Development

4401 & 4407 S. CAROTHERS ROAD, FRANKLIN, TENNESSEE
TAX MAP 89, PARCELS 50.00 & 50.02, WILLIAMSON COUNTY, TN

VSR PARTNERS, LLC
1643 VALLE VERDE DRIVE, BRENTWOOD, TENNESSEE 37027

Revision

COF Project Number
7217

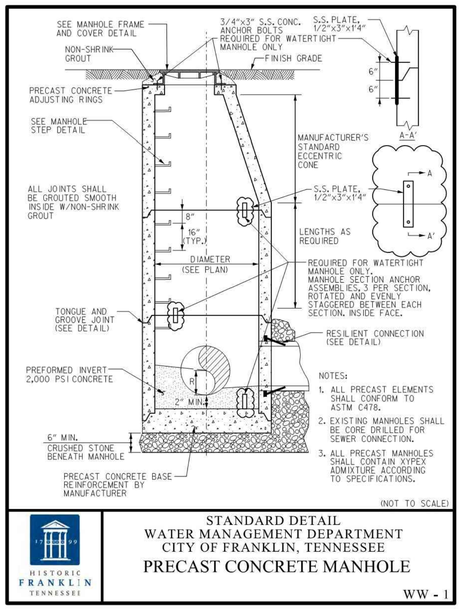
HMH Job Number
18044

Drawn By
JCM

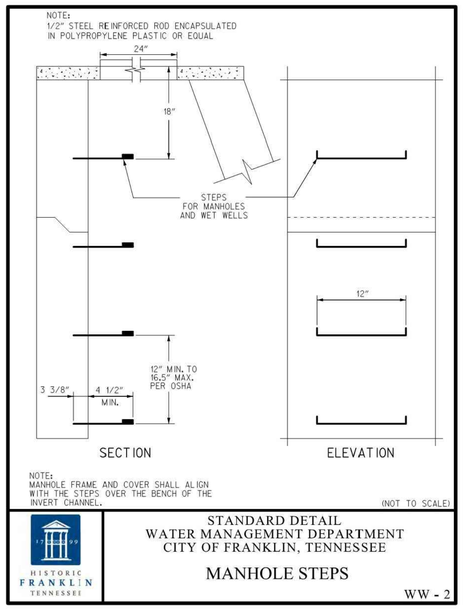
Date
07.02.20

Drawing
SITE UTILITY PLAN

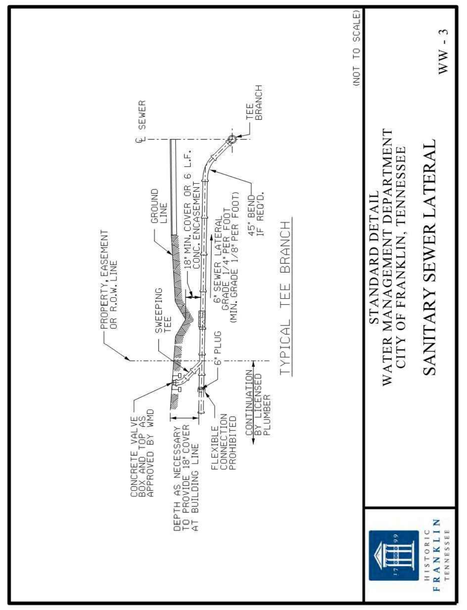
C4.1



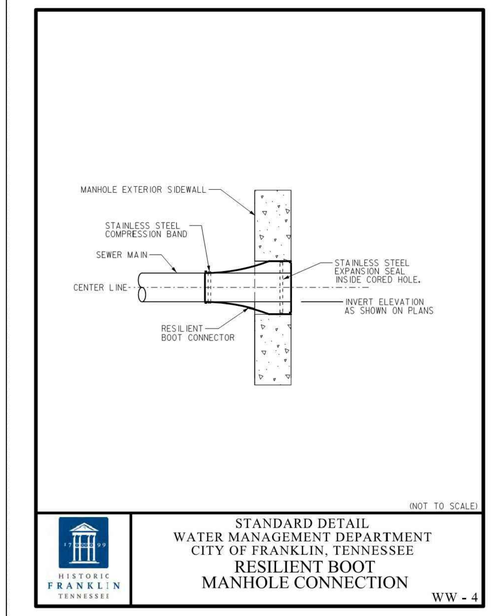
PRECAST CONCRETE MANHOLE
NOT TO SCALE



MANHOLE STEPS
NOT TO SCALE



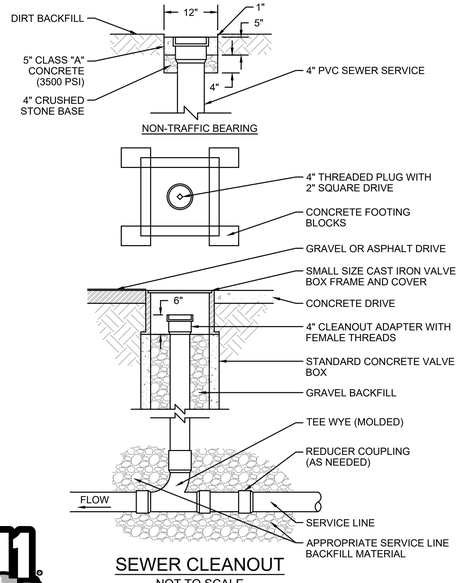
SANITARY SEWER LATERAL
NOT TO SCALE



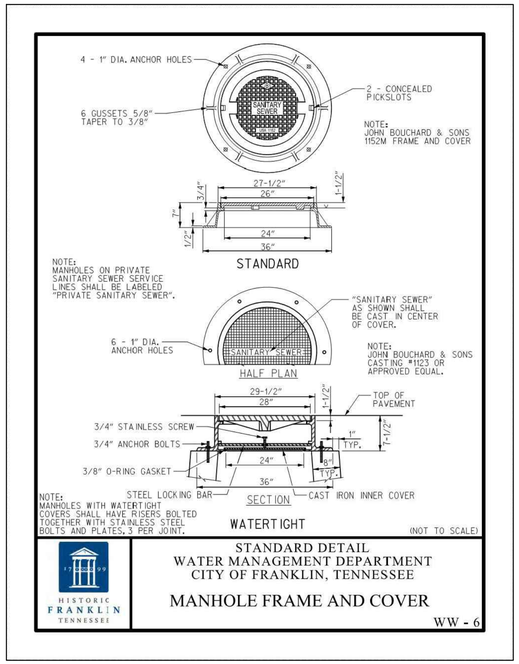
RESILIENT BOOT MANHOLE CONNECTION
NOT TO SCALE

NOTES:

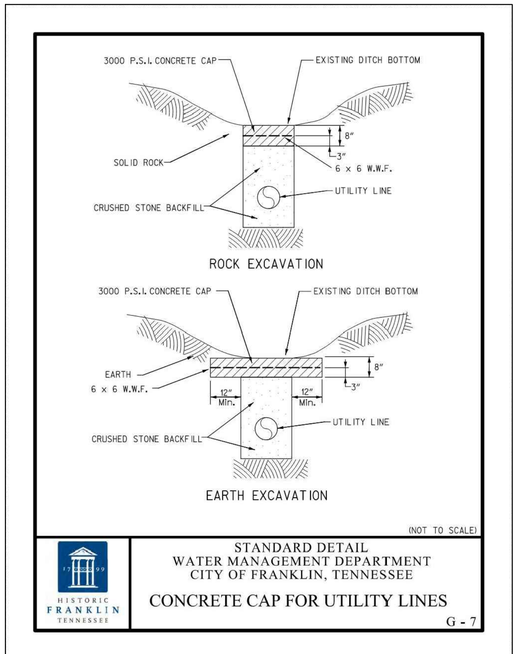
1. ALL FITTINGS AND LINES TO BE SDR 35 PVC.
2. WHEN SERVICE LINE FROM MAIN LINE IS 4", ALL FITTINGS AND LINES TO BE 4".
3. INSTALL TWO-WAY CLEANOUTS WHERE REQUIRED ON PLAN.



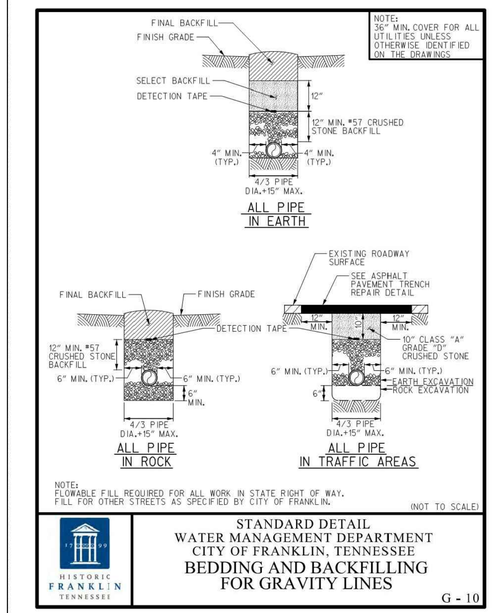
SEWER CLEANOUT
NOT TO SCALE



MANHOLE FRAME AND COVER
NOT TO SCALE



CONCRETE CAP FOR UTILITY LINES
NOT TO SCALE



BEDDING AND BACKFILLING FOR GRAVITY LINES
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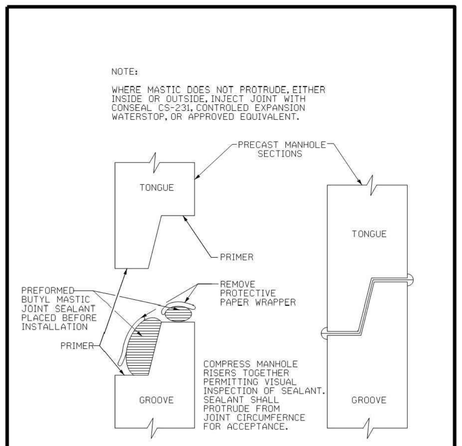
Date
07.02.20

Drawing
UTILITY DETAILS

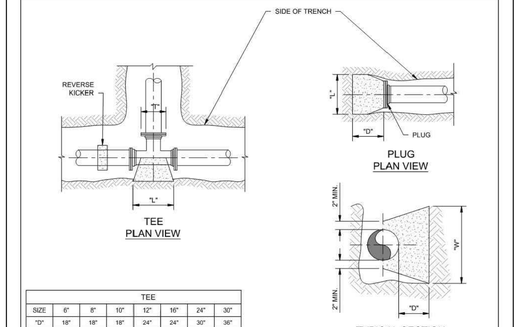
C4.2

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Wed, 01 Jul 2020 - 14:43 C:\Users\Jason\OneDrive\Morelock Engineering\Hindman Architects\South Carothers Pre School\CAD\Sheet Files\SC-C4.2,C4.2



BUTYL MASTIC GASKET
NOT TO SCALE



TEE							
SIZE	6"	8"	10"	12"	16"	24"	30"
"D"	18"	18"	18"	24"	24"	30"	36"
"L"	19"	25"	31"	38"	50"	75"	93"
"W"	19"	25"	31"	38"	50"	75"	93"
"T"	16"	16"	18"	18"	24"	36"	36"

PLUG							
SIZE	6"	8"	10"	12"	16"	24"	30"
"D"	18"	18"	18"	24"	24"	30"	36"
"L"	19"	25"	31"	38"	50"	75"	93"
"W"	19"	25"	31"	38"	50"	75"	93"
"T"	12"	12"	12"	12"	16"	30"	36"

NOTES
1. DEPTH "D" MAY BE GREATER THAN SPECIFIED TO ALLOW WORKING SPACE AGAINST UNDISTURBED EARTH.
2. ALL BOLTS AND FITTINGS MUST BE WRAPPED IN MINIMUM SIX (6) MIL. PLASTIC.
3. LEAVE APPROXIMATELY 12" CLEARANCE BETWEEN CONCRETE AND FITTING BELLS
4. THRUST BLOCK DIMENSIONS BASED ON 150PSI OPERATING PRESSURE AND 50% ADDITIONAL SURGE PRESSURE.
5. SOIL BEARING PRESSURE USED FOR THRUST BLOCK DIMENSIONS SHOWN IS 4000 PSF. IF SOIL SURROUNDING THRUST BLOCK DOES NOT HAVE THIS CAPACITY, ADDITIONAL THRUST BLOCK VOLUME MAY BE REQUIRED.
6. CONCRETE TO BE USED FOR THRUST BLOCKS TO BE 3500PSI CONCRETE.
7. LENGTH (L) AND WIDTH (W) DIMENSIONS CAN BE MODIFIED SLIGHTLY AS LONG AS TOTAL AREA DOES NOT CHANGE, BY WRITTEN DIRECTION OF MUD ONLY TO MEET SITE SPECIFIC CONCERNS.
8. ELEVATION OF GROUNDWATER IS ASSUMED TO BE BELOW BOTTOM OF THRUST BLOCK.

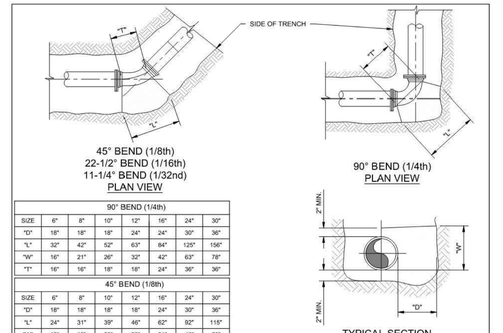
CONCRETE BLOCKING DETAILS

MILCROFTON UTILITY DISTRICT STANDARD DETAIL NO. 4

ISSUE DATE :	AUGUST 2018	DRAWN BY :	CCS
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CONCRETE BLOCKING DETAILS
NOT TO SCALE



90° BEND (1/4th)							
SIZE	6"	8"	10"	12"	16"	24"	30"
"D"	18"	18"	18"	24"	24"	30"	36"
"L"	32"	42"	52"	63"	84"	125"	156"
"W"	16"	21"	26"	32"	42"	63"	78"
"T"	16"	16"	18"	18"	24"	36"	36"

45° BEND (1/8th)							
SIZE	6"	8"	10"	12"	16"	24"	30"
"D"	18"	18"	18"	18"	24"	30"	36"
"L"	24"	31"	39"	46"	62"	92"	115"
"W"	12"	16"	20"	23"	31"	46"	58"
"T"	16"	16"	18"	18"	18"	24"	24"

22.5° BEND (1/16th)							
SIZE	6"	8"	10"	12"	16"	24"	30"
"D"	12"	12"	18"	18"	24"	24"	24"
"L"	17"	23"	28"	33"	44"	66"	82"
"W"	9"	12"	14"	17"	22"	33"	41"
"T"	16"	16"	18"	18"	18"	24"	24"

11.25° BEND (1/32nd)							
SIZE	6"	8"	10"	12"	16"	24"	30"
"D"	12"	12"	18"	18"	24"	24"	24"
"L"	12"	16"	20"	24"	32"	47"	59"
"W"	6"	8"	10"	12"	16"	24"	30"
"T"	16"	16"	18"	18"	18"	24"	24"

NOTES
1. DEPTH "D" MAY BE GREATER THAN SPECIFIED TO ALLOW WORKING SPACE AGAINST UNDISTURBED EARTH.
2. ALL BOLTS AND FITTINGS MUST BE WRAPPED IN MINIMUM SIX (6) MIL. PLASTIC.
3. LEAVE APPROXIMATELY 12" CLEARANCE BETWEEN CONCRETE AND FITTING BELLS
4. THRUST BLOCK DIMENSIONS BASED ON 150PSI OPERATING PRESSURE AND 50% ADDITIONAL SURGE PRESSURE.
5. SOIL BEARING PRESSURE USED FOR THRUST BLOCK DIMENSIONS SHOWN IS 4000 PSF. IF SOIL SURROUNDING THRUST BLOCK DOES NOT HAVE THIS CAPACITY, ADDITIONAL THRUST BLOCK VOLUME MAY BE REQUIRED.
6. CONCRETE TO BE USED FOR THRUST BLOCKS TO BE 3500PSI CONCRETE.
7. LENGTH (L) AND WIDTH (W) DIMENSIONS CAN BE MODIFIED SLIGHTLY AS LONG AS TOTAL AREA DOES NOT CHANGE, BY WRITTEN DIRECTION OF MUD ONLY TO MEET SITE SPECIFIC CONCERNS.
8. ELEVATION OF GROUNDWATER IS ASSUMED TO BE BELOW BOTTOM OF THRUST BLOCK.

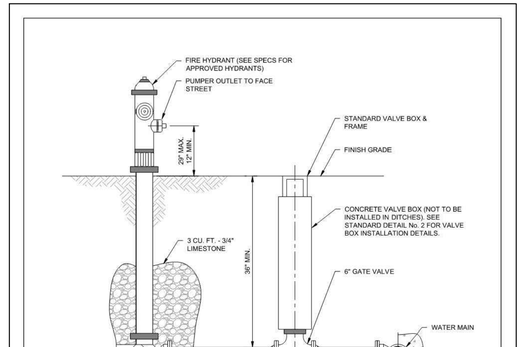
CONCRETE BLOCKING DETAILS

MILCROFTON UTILITY DISTRICT STANDARD DETAIL NO. 5

ISSUE DATE :	AUGUST 2018	DRAWN BY :	CCS
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CONCRETE BLOCKING DETAILS
NOT TO SCALE



NOTES
1. FIRE HYDRANT SHALL BE INSTALLED SO THE PUMPER NOZZLE IS POINTED TOWARD THE STREET.
2. ALL M.J. FITTINGS TO INCLUDE MEGA-LUG DEVICES.

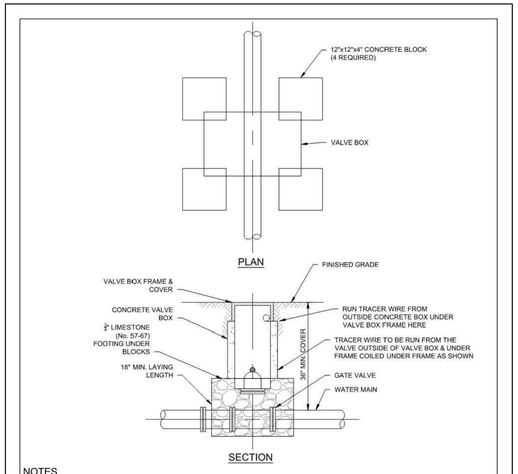
FIRE HYDRANT ASSEMBLY DETAIL

MILCROFTON UTILITY DISTRICT STANDARD DETAIL NO. 8

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FIRE HYDRANT ASSEMBLY DETAIL
NOT TO SCALE



NOTES
1. VALVE BOX SHALL BE INSTALLED SO THAT THE WORD "WATER" ON THE VALVE BOX LID IS PERPINDICULAR WITH THE FLOW LINE OF THE WATER LINE.
2. ALL VALVE BOXES SHALL BE SET TO BE FLUSH WITH FINAL GRADES AND SHALL NOT BE COVERED WITH ANY PAVING, DIRT, SOD, GRASSING, AND/OR LANDSCAPING.
3. THIS DETAIL IS VALID FOR 16" AND SMALLER VALVE SIZES. FOR LARGER SIZES, SEE CONTRACT SPECS. OR CONFIRM WITH DISTRICT.

LINE VALVE SETTING DETAIL

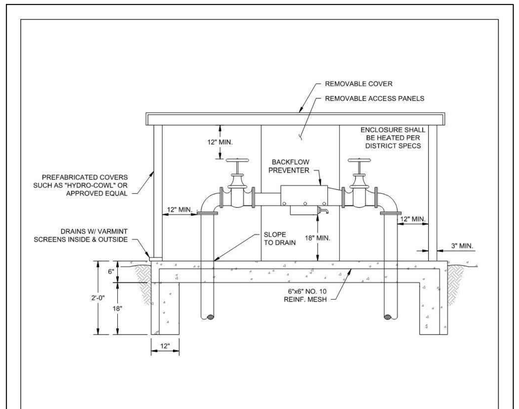
MILCROFTON UTILITY DISTRICT STANDARD DETAIL NO. 2

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LINE VALVE SETTING DETAIL
NOT TO SCALE



NOTE
1. COVERS SHALL HAVE A GALVANIZED STEEL LINING WITH HIGH PERFORMANCE CLOSED CELL INSULATION WHICH WILL NOT READILY ABSORB WATER.
2. THIS DRAWING INDICATES MINIMUM INSIDE DIMENSIONS FOR CLEARANCE AND ACCESS ONLY. THE TYPE OF OUTSIDE FINISH IS OPTIONAL WITH OWNER.
3. ¾" RADIO READ BYPASS METER REQUIRED. LOCATION OF METER TO BE APPROVED BY DISTRICT.

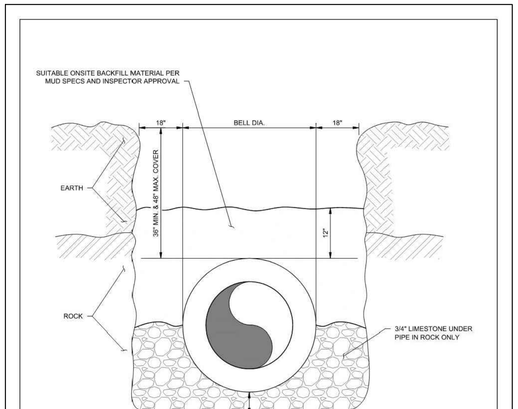
BACKFLOW PREVENTER - OUTDOOR INSTALLATION STANDARD DETAIL (DOUBLE DETECTOR CHECK BACKFLOW PREVENTER)

MILCROFTON UTILITY DISTRICT STANDARD DETAIL NO. 13

ISSUE DATE :	AUGUST 2018	DRAWN BY :	CCS
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BACKFLOW PREVENTER - OUTDOOR INSTALLATION
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LINE LAYING CONDITIONS IN ROCK OR EARTH

MILCROFTON UTILITY DISTRICT STANDARD DETAIL NO. 1

ISSUE DATE :	AUGUST 2018	DRAWN BY :	CCS
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LINE LAYING CONDITIONS IN ROCK OR EARTH
NOT TO SCALE

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Brentwood, Tennessee 37027
615.370.3252
www.hmharchitects.com

JASON C. MORELOCK — REGISTERED ENGINEER — AGRICULTURE — No. 108803 — STATE OF TENNESSEE — 07/02/20

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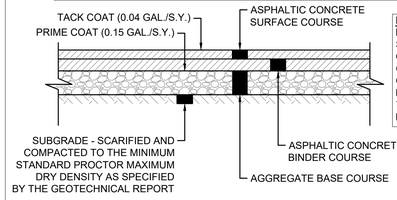
Drawing
UTILITY DETAILS

C4.3

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NOLENSVILLE, TN 37135
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FLEXIBLE PAVEMENT RECOMMENDATIONS			
MATERIALS	HEAVY DUTY ASPHALT PAVEMENT SECTION THICKNESS (INCHES)	LIGHT DUTY ASPHALT PAVEMENT SECTION THICKNESS (INCHES)	TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS
ASPHALTIC CONCRETE SURFACE COURSE	X = 1 1/2"	X = 2"	SECTION 411, SECTION E
ASPHALTIC CONCRETE BINDER COURSE	Y = 2 1/2"	Y = 0"	SECTION 307, SECTION B
AGGREGATE BASE COURSE	Z = 8"	Z = 8"	SECTION 303, TYPE A, CLASS A, GRADING D
COMPACTION DENSITY REQUIREMENTS BY MARSHALL METHOD SECTION 407.			

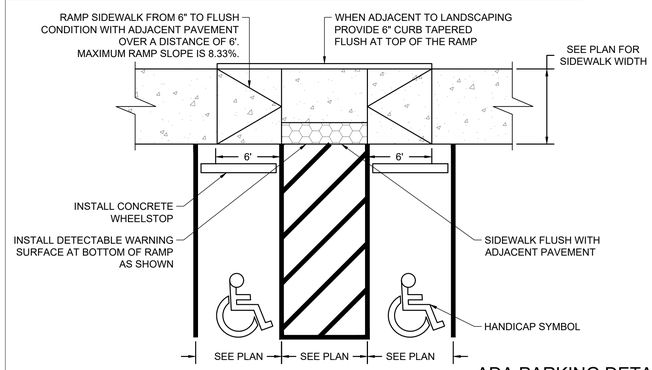


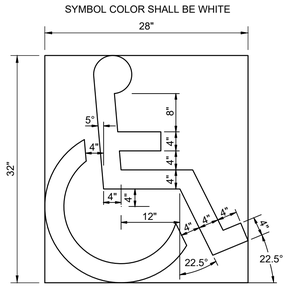
NOTE:
PAVING SECTION THICKNESSES SHOWN ARE NOT BASED ON A GEOTECHNICAL INVESTIGATION. OWNER SHALL ENGAGE A GEOTECHNICAL ENGINEER TO DETERMINE PROPER PAVEMENT THICKNESSES FOR THE DESIRED DESIGN LIFE.

ASPHALT PAVEMENT
NOT TO SCALE

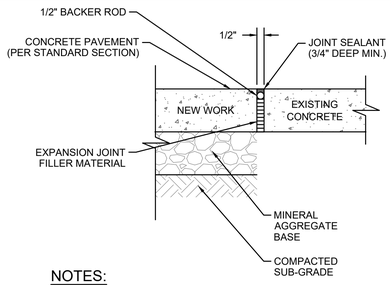
NOTES:

1. ALL WORK PERFORMED BY THE CONTRACTOR SHALL COMPLY THE PERTINENT PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT.
2. CROSS SLOPE OF THE RAMP SHALL NOT EXCEED 1:50.
3. SURFACE TEXTURE OF THE RAMP SHALL BE STABLE, FIRM AND SLIP RESISTANT. THE SURFACE SHALL BE COARSE BROOMED FINISH TRANSVERSE TO THE SLOPE OF THE RAMP.
4. MAXIMUM SLOPE OF 2% IN ANY DIRECTION WITHIN ADA PARKING SPACES



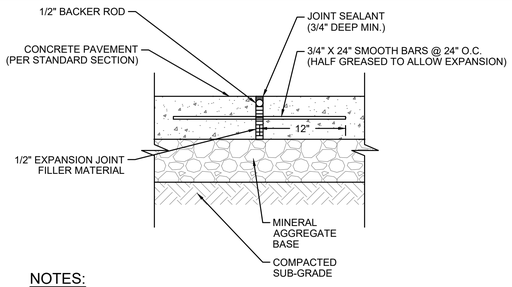


ADA PARKING DETAILS
NOT TO SCALE



NOTES:
1. INSTALL EXPANSION JOINTS @ 20' O.C. IN EACH DIRECTION AND AGAINST ASPHALT PAVEMENT AND STRUCTURES.

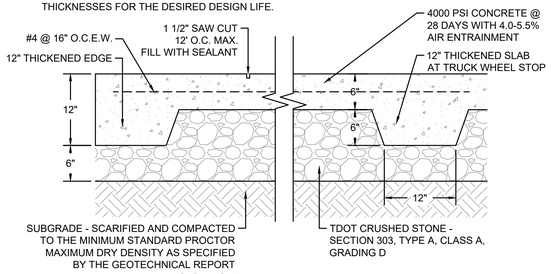
CONCRETE PAVEMENT EXPANSION JOINT
NOT TO SCALE



NOTES:
1. INSTALL CONSTRUCTION JOINTS WHEN CONTINUOUS POUR OPERATIONS ARE SUSPENDED FOR MORE THAN 30 MINUTES.

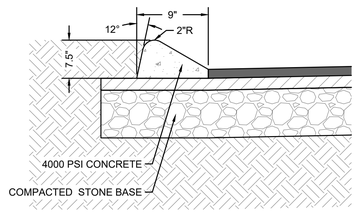
CONCRETE PAVEMENT CONSTRUCTION JOINT
NOT TO SCALE

NOTES:
1. MATERIALS AND CONSTRUCTION PROCEDURES SHALL BE IN ACCORDANCE WITH THE TDOT STANDARD SPECIFICATIONS, SECTION 501 FOR CONCRETE, AND SECTION 303 FOR BASE COURSE.
2. REFER TO DETAILS ON THIS SHEET FOR JOINT SPACING AND CONSTRUCTION.
3. PAVING SECTION THICKNESSES SHOWN ARE NOT BASED ON A GEOTECHNICAL INVESTIGATION. OWNER SHALL ENGAGE A GEOTECHNICAL ENGINEER TO DETERMINE PROPER PAVEMENT THICKNESSES FOR THE DESIRED DESIGN LIFE.

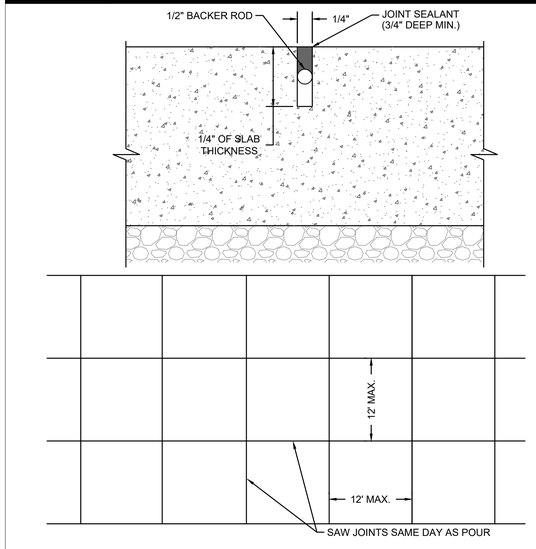


CONCRETE PAVEMENT
NOT TO SCALE

NOTES:
1. PREFORMED 3/4" EXPANSION JOINTS SHALL BE EQUALLY SPACED AT 50' O.C. (MAX). EXPANSION JOINTS SHALL ALSO BE PLACED AT TANGENT POINTS AND BETWEEN CURBS & RIGID OBJECTS.
2. EQUALLY SPACE ¾" CONTRACTION JOINTS AT 10' O.C. (MAX.) BETWEEN EXPANSION JOINTS.
3. PRIOR TO BACKFILLING, PREVENT WATER FROM PONDING BEHIND CURBS.
4. FINISH SHALL MATCH EXISTING EXPOSED AGGREGATE FINISH.



CONCRETE MOUNTABLE CURB
NOT TO SCALE



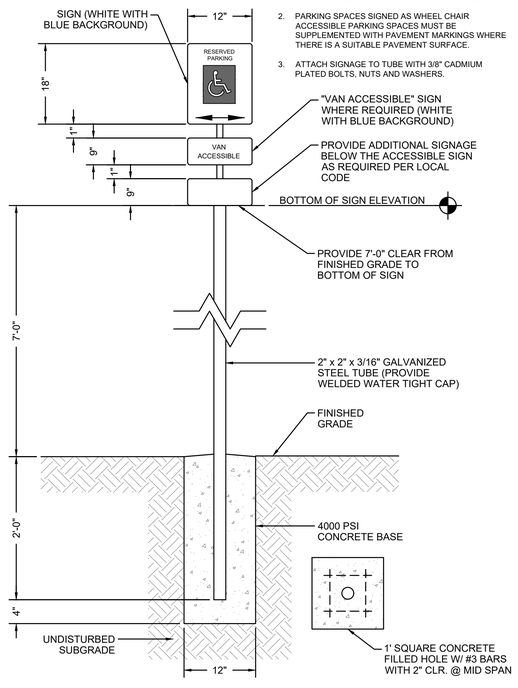
PLAN VIEW

NOTES:
1. INSTALL SAW CUT JOINTS WITHIN 24 HOURS OF FINISHING CONCRETE.

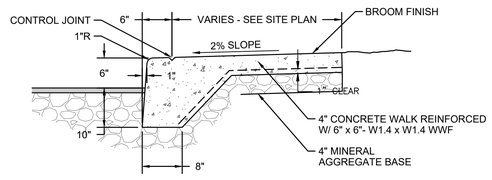
CONCRETE PAVEMENT SAW CUT JOINT
NOT TO SCALE

811 Know what's below. Call before you dig.

NOTES:
1. THE R7-8 SIGN SHOULD BE USED TO DEFINE WHICH PARKING SPACE OR SPACES ARE RESERVED FOR THE DISABLED OR WHEELCHAIR ACCESSIBLE IN ACCORDANCE WITH STATE & LAW ORDINANCE.
2. PARKING SPACES SIGNED AS WHEEL CHAIR ACCESSIBLE PARKING SPACES MUST BE SUPPLEMENTED WITH PAVEMENT MARKINGS WHERE THERE IS A SUITABLE PAVEMENT SURFACE.
3. ATTACH SIGNAGE TO TUBE WITH 3/8" CADMIUM PLATED BOLTS, NUTS AND WASHERS.

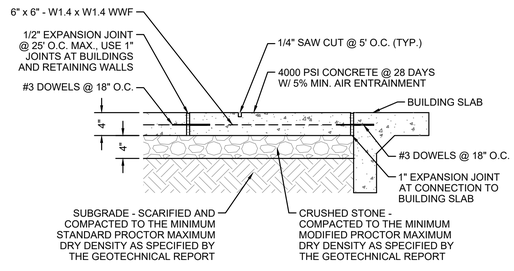


ACCESSIBLE PARKING SIGN & SYMBOL
NOT TO SCALE



NOTES:
1. PROVIDE CONTROL JOINTS SPACED EVERY 5 FEET AND EXPANSION JOINTS EVERY 25 FEET.

INTEGRAL CONCRETE CURB AND SIDEWALK
NOT TO SCALE



CONCRETE SIDEWALK
NOT TO SCALE

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www.hmharchitects.com

JASON C. MORELOCK — REGISTERED ENGINEER — AGRICULTURE — No. 108803 — STATE OF TENNESSEE
07/02/20

VSR Partners Commercial Development

4401 & 4407 S. CAROTHERS ROAD, FRANKLIN, TENNESSEE
TAX MAP 89, PARCELS 50.00 & 50.02, WILLIAMSON COUNTY, TN

VSR PARTNERS, LLC
1643 VALLE VERDE DRIVE, BRENTWOOD, TENNESSEE 37027

Revision

COF Project Number
7217

HMH Job Number
18044

Drawn By
JCM

Date
07.02.20

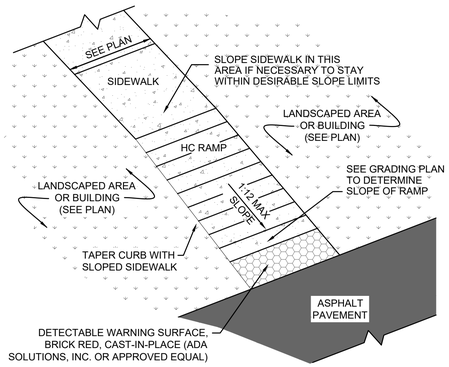
Drawing
SITE DETAILS

C5.1

Wed, 01 Jul 2020 - 14:43 C:\Users\Jason\OneDrive\Morelock Engineering\Hindman Architects\South Carothers Pre School\CAD\Sheet Files\SC-C5.1,C5.1 SITE DETAILS

NOTES:

1. ALL WORK PERFORMED BY THE CONTRACTOR SHALL COMPLY THE PERTINENT PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT.
2. CROSS SLOPE OF THE RAMP SHALL NOT EXCEED 1:50.
3. SURFACE TEXTURE OF THE RAMP SHALL BE STABLE, FIRM AND SLIP RESISTANT. THE SURFACE SHALL BE COARSE BROOMED FINISH TRANSVERSE TO THE SLOPE OF THE RAMP.



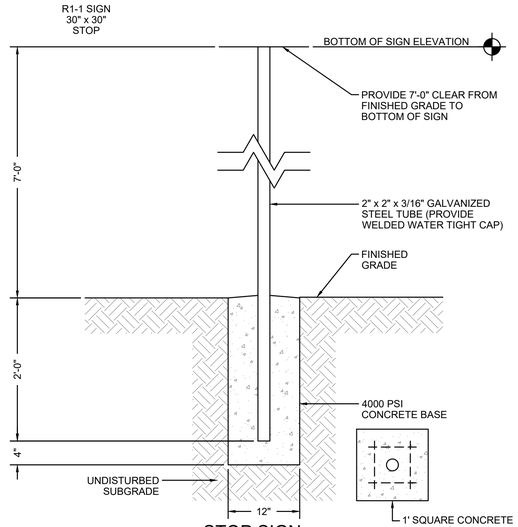
PARALLEL ACCESSIBLE RAMP
NOT TO SCALE

COLORS:
LEGEND - WHITE (RETROFELCTIVE)
BACKGROUND - RED (RETROFLECTIVE)

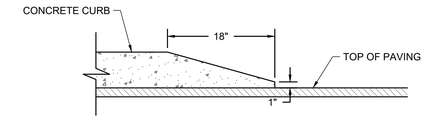


NOTES:

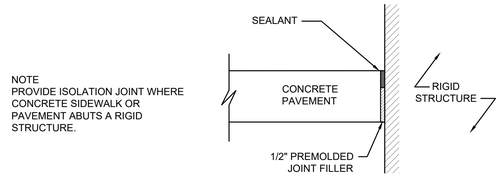
1. SET POSTS IN CONCRETE TO A MINIMUM DEPTH OF 24". SIGN PANELS SHALL BE 0.100 ALUMINUM WITH RAISED OR SILKSCREEN COPY.
2. FOR POST MOUNTING, USE NON-CORROSIVE 3/8" MACHINE BOLTS W/ WASHERS, 2 PER SIGN; OR IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
3. ALL SIGNAGE IS TO BE INSTALLED WITH THE BOTTOM EDGE OF THE LOWEST SIGN AT LEAST 60" ABOVE FINISHED GRADE, WHERE NO PEDESTRIAN TRAFFIC IS POSSIBLE.
4. ALL SIGNAGE IS TO BE INSTALLED WITH THE BOTTOM EDGE OF THE LOWEST SIGN AT LEAST 84", WHERE PEDESTRIAN TRAFFIC IS POSSIBLE.



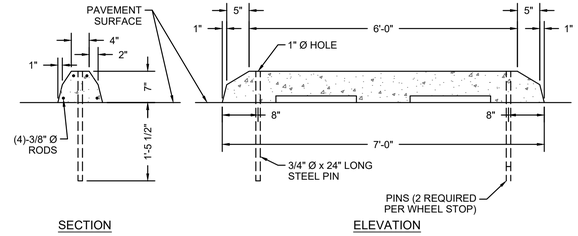
STOP SIGN
NOT TO SCALE



TAPERED CONCRETE CURB
NOT TO SCALE

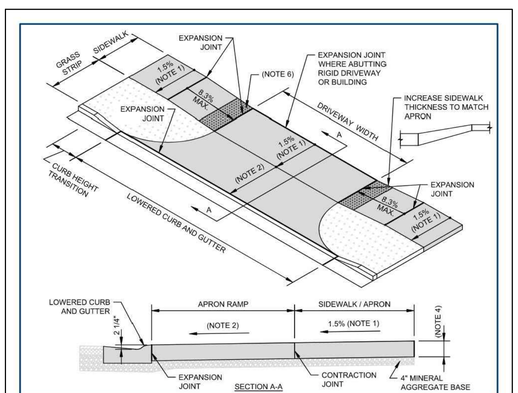


ISOLATION JOINT
NOT TO SCALE



NOTES:
1. RECESS PINS BELOW TOP OF WHEEL STOP 1/2".

CONCRETE WHEELSTOP
NOT TO SCALE

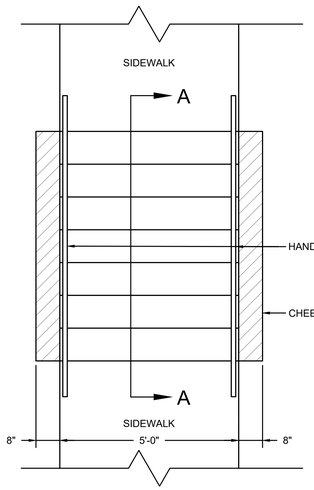


NOTES

1. SIDEWALK CROSS SLOPE: 1.5% DESIRABLE, 2.0% MAX.
2. APRON RAMP SLOPE:
   A. 8% MAX., 1.5% MIN. AT RESIDENTIAL DRIVEWAYS, EXCEPT MULTI-FAMILY RESIDENTIAL
   B. 6% MAX., 1.5% MIN. AT ALL OTHER DRIVEWAYS
3. MINERAL AGGREGATE BASE: 4" MIN. THICK 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D
4. CONCRETE: CLASS A (3,000 PSI, 6% AIR) WITH SYNTHETIC FIBER REINFORCEMENT
   A. 6" MIN. THICK AT RESIDENTIAL DRIVEWAYS, EXCEPT MULTI-FAMILY
   B. 8" MIN. THICK AT NONRESIDENTIAL, MIXED-USE, AND MULTI-FAMILY RESIDENTIAL DRIVEWAYS
5. EXPANSION JOINTS: 1/2" THICK U.N.O. (SEE ALSO DRAWING RP-10)
   A. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1)
   B. POLYPROPYLENE FOAM JOINT FILLER (ASTM D8139)
6. DETECTABLE WARNING SURFACE: BRICK RED, CAST-IN-PLACE (ADA SOLUTIONS, INC. OR APPROVED EQUAL)
   A. PROVIDE AT DRIVEWAYS WITH YIELD OR STOP CONTROL ONLY

CITY OF FRANKLIN TENNESSEE	LOWERED CONCRETE DRIVEWAY APRON WITH GRASS STRIP		DWG. NO.
CITY OF FRANKLIN	CITY ENGINEER: Paul P Holzen	DATE: 1/1/2020	RP-6
NOT TO SCALE			

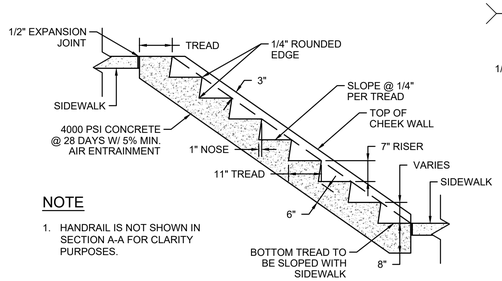
CITY OF FRANKLIN DWG. NO. RP-6
LOWERED CONCRETE DRIVEWAY APRON WITH GRASS STRIP
NOT TO SCALE



PLAN VIEW
NOT TO SCALE

NOTES

1. WIDTH OF STEPS SHALL BE MODIFIED AS NEEDED TO MATCH WIDTH OF SIDEWALK.
2. RISER HEIGHT AND TREAD WIDTH SHALL BE IN ACCORDANCE WITH LOCAL REGULATIONS.
3. A HANDRAIL SHALL BE PRESENT EVERY 60" HORIZONTALLY.



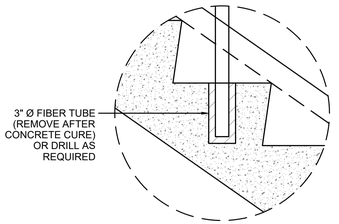
NOTE

1. HANDRAIL IS NOT SHOWN IN SECTION A-A FOR CLARITY PURPOSES.

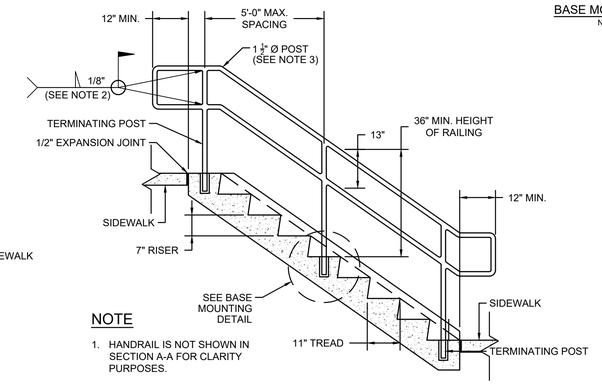
SECTION A-A
NOT TO SCALE

HANDRAIL NOTES

1. STEEL PIPE SHALL BE IN CONFORMANCE WITH ASTM A-53, TYPE E OR S, GRADE A OR B.
2. FITTINGS SHALL BE USED OR JOINTS SHALL BE WELDED.
3. RAILS SHALL BE STANDARD WEIGHT AND POSTS SHALL BE EXTRA STRONG STEEL PIPE.
4. HANDRAILS TO BE SHOP GALVANIZED OR PAINTED WITH 4 MILS EACH OF EPOXY PRIMER AND POLYANIDE TOP COAT.



BASE MOUNTING DETAIL
NOT TO SCALE



NOTE

1. HANDRAIL IS NOT SHOWN IN SECTION A-A FOR CLARITY PURPOSES.

STAIR SECTION WITH HANDRAIL
NOT TO SCALE

CONCRETE STEPS
NOT TO SCALE

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JASON C. MORELOCK — LICENSED PROFESSIONAL ENGINEER — AGRICULTURE — No. 108803 — STATE OF TENNESSEE — 07/2/20

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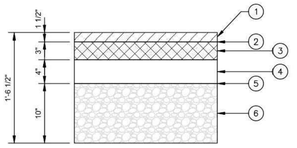
Drawn By
JCM

Date
07.02.20

Drawing
SITE DETAILS

C5.2

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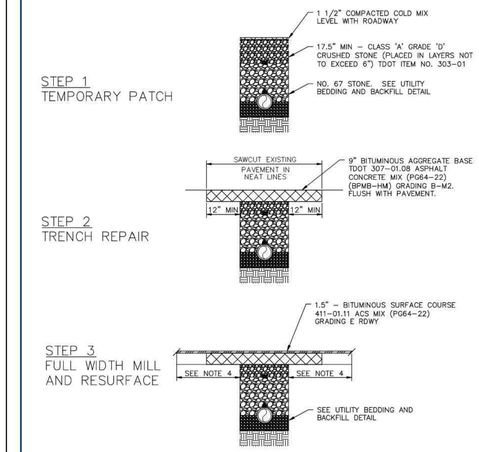
PAVEMENT SCHEDULE
(1) 1.5" - BITUMINOUS SURFACE COURSE 411-02.10 ACS MIX (PG 70-22) GRADING D
(2) TACK COAT 403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) @0.07 GAL/SY (@0.10 GAL/SY MILLED SURFACES)
(3) 3" - BITUMINOUS AGGREGATE BASE 307-02.08 ASPHALT CONCRETE MIX (PG 70-22) (BPMB-HM) GRADING B-M2
(4) 4" - BITUMINOUS AGGREGATE BASE (460 LB/SY) 307-02.01 ASPHALT CONCRETE MIX (PG 70-22) (BPMB-HM) GRADING A
(5) PRIME COAT 402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) @0.30-0.35 GAL/SY 402-02 AGGREGATE FOR COVER MATERIAL (PC) @8-12 LB/SY
(6) 10" - MINERAL AGGREGATE BASE 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D

NOTES

1. THICKNESSES SHOWN ARE MINIMUMS. FINAL DESIGN THICKNESS TO BE DETERMINED BY A GEOTECHNICAL ENGINEER.
2. REFERENCE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION

HISTORIC FRANKLIN TENNESSEE	MAJOR AND MINOR COLLECTOR PAVEMENT SECTION			DWG. NO.
	CITY OF FRANKLIN NOT TO SCALE	CITY ENGINEER:	DATE: 1/1/2020	RD-2

CITY OF FRANKLIN DWG. NO. RD-2
MAJOR AND MINOR COLLECTOR PAVEMENT SECTION
NOT TO SCALE

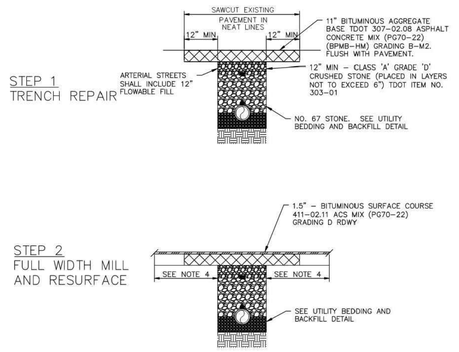


NOTE:
1) CONTRACTOR SHALL COORDINATE TRENCH INSPECTIONS, BASE STONE INSPECTIONS AND PAVEMENT INSPECTIONS WITH THE CITY OF FRANKLIN STREET DEPARTMENT.
2) ALL WORK PERFORMED SHALL BE FREE FROM WORKMANSHIP DEFECTS FOR A MINIMUM OF (1) YEAR AFTER THE DATE OF ACCEPTANCE.
3) EXISTING PAVEMENTS, BASES, CURB & GUTTER AND SIDEWALKS SHALL BE CUT AND BROUGHT TO A NEAT LINE.
4) REPAIRS IN STREETS SHALL INCLUDE MILLING AND RESURFACING 50 FEET PAST THE TRENCH EDGE IN EACH DIRECTION. FINAL LIMITS TO BE DETERMINED BY THE CITY ENGINEER AND SHOWN ON THE SITE PLAN.

N.T.S

HISTORIC FRANKLIN TENNESSEE	ASPHALT PAVEMENT TRENCH REPAIR PARKING LOCAL STREET			DWG. NO.
	CITY OF FRANKLIN NOT TO SCALE	CITY ENGINEER:	DATE: 1/1/2020	RD-6

CITY OF FRANKLIN DWG. NO. RD-6
ASPHALT PAVEMENT TRENCH REPAIR - LOCAL STREET
NOT TO SCALE

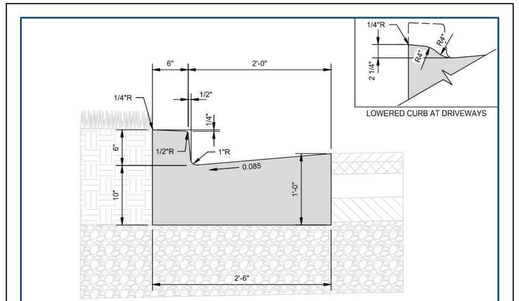


NOTE:
1) CONTRACTOR SHALL COORDINATE TRENCH INSPECTIONS, BASE STONE INSPECTIONS AND PAVEMENT INSPECTIONS WITH THE CITY OF FRANKLIN STREET DEPARTMENT.
2) ALL WORK PERFORMED SHALL BE FREE FROM WORKMANSHIP DEFECTS FOR A MINIMUM OF (1) YEAR AFTER THE DATE OF ACCEPTANCE.
3) EXISTING PAVEMENTS, BASES, CURB & GUTTER AND SIDEWALKS SHALL BE CUT AND BROUGHT TO A NEAT LINE.
4) REPAIRS IN STREETS SHALL INCLUDE MILLING AND RESURFACING 50 FEET PAST THE TRENCH EDGE IN EACH DIRECTION. FINAL LIMITS TO BE DETERMINED BY THE CITY ENGINEER AND SHOWN ON THE SITE PLAN.

N.T.S

HISTORIC FRANKLIN TENNESSEE	ASPHALT PAVEMENT TRENCH REPAIR PARKING COLLECTOR AND ARTERIAL STREET			DWG. NO.
	CITY OF FRANKLIN NOT TO SCALE	CITY ENGINEER:	DATE: 1/1/2020	RD-7

CITY OF FRANKLIN DWG. NO. RD-7
ASPHALT PAVEMENT TRENCH REPAIR - COLLECTOR AND ARTERIAL STREET
NOT TO SCALE

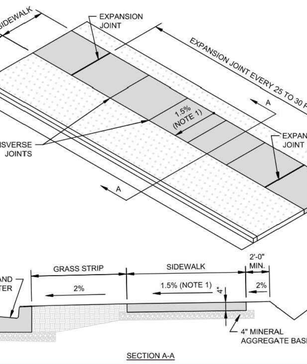


NOTES

1. REFERENCE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION, SECTION 702 - CEMENT CONCRETE CURB, GUTTER, AND COMBINED CURB AND GUTTER
2. THE FRONT FACE OF THE CONCRETE CURBS FOR ALL DEGREES OF CURVATURE SHALL CONFORM TO THE CONTOUR OF THE CURVE. NO CHORD SECTIONS WILL BE PERMITTED.
3. CONCRETE: CLASS A (3,000 PSI, 6% AIR)
4. EXPANSION JOINTS: 1/2" THICK U.N.O. (SEE ALSO DRAWING RP-10)
   A. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1)
   B. POLYPROPYLENE FOAM JOINT FILLER (ASTM D8139)
5. EXPANSION JOINTS SHALL BE PLACED AS FOLLOWS:
   A. AT TANGENT POINTS OF CIRCULAR CURBS
   B. BETWEEN CURBS AND ABUTTING RIGID OBJECTS
   C. AT OTHER PLACES WHERE STRESSES MAY DEVELOP
   D. TO LINE UP WITH PAVEMENT JOINTS WHERE THE ADJACENT PAVEMENT IS CONCRETE.
   E. AT A MAXIMUM SPACING OF 100 FEET
6. CONTRACTION JOINTS: SPACED AT 10 FEET. SPACING MAY BE REDUCED FOR CLOSURES, BUT NOT LESS THAN 6 FEET.
7. COMBINED CURB AND GUTTER BASED ON TDOT STD. DRAWING RP-VC-10
8. INLET CASTING: JBS 3300-V OR APPROVED EQUAL WITH DIRECTIONAL VANE GRATES AND SURFACE MOUNT ENVIRONOTICE PLATES STATING "DUMP NO WASTE DRAINS TO RIVER"

HISTORIC FRANKLIN TENNESSEE	ARTERIAL AND COLLECTOR CURB AND GUTTER			DWG. NO.
	CITY OF FRANKLIN NOT TO SCALE	CITY ENGINEER:	DATE: 1/1/2020	RP-1

CITY OF FRANKLIN DWG. NO. RP-1
ARTERIAL AND COLLECTOR CURB AND GUTTER
NOT TO SCALE



SECTION A-A

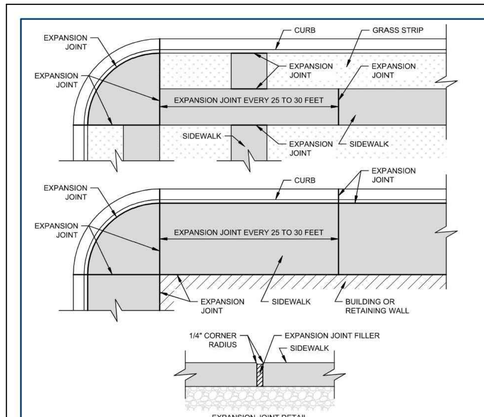
NOTES

1. SIDEWALK CROSS SLOPE: 1.5% DESIRABLE, 2.0% MAX.
2. MINERAL AGGREGATE BASE: 4" MIN. THICK 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D
3. CONCRETE: 4" MIN. THICK CLASS A (3,000 PSI, 6% AIR) WITH SYNTHETIC FIBER REINFORCEMENT, BROOM FINISH
4. EXPANSION JOINTS: SEE DRAWING RP-10
5. PROVIDE TRANSVERSE JOINTS FORMING BLOCKS AS NEARLY TO SQUARE AS PRACTICAL
6. PROVIDE A LONGITUDINAL JOINT CENTERED ON WALK WHERE SIDEWALK WIDTH IS 8'-0" OR GREATER

HISTORIC FRANKLIN TENNESSEE	CONCRETE SIDEWALK			DWG. NO.
	CITY OF FRANKLIN NOT TO SCALE	CITY ENGINEER:	DATE: 1/1/2020	RP-8

CITY OF FRANKLIN DWG. NO. RP-8
CONCRETE SIDEWALK
NOT TO SCALE

NOTE:
THE DETAILS SHOWN ON THIS SHEET APPLY TO ALL ELEMENTS IN ROW AND PUBLIC ACCESS EASEMENTS.



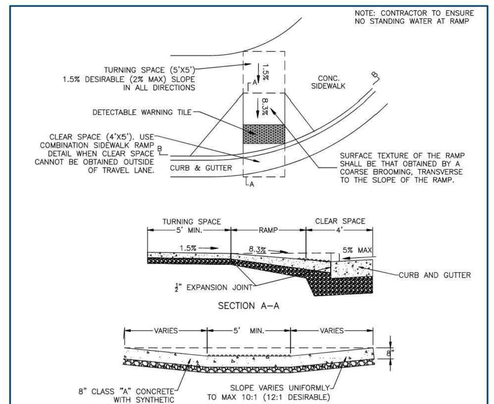
EXPANSION JOINT DETAIL

NOTES

1. EXPANSION JOINTS:
   A. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1)
   B. POLYPROPYLENE FOAM JOINT FILLER (ASTM D8139)
2. 1/2" THICK EXPANSION JOINTS SHALL BE PLACED AS FOLLOWS:
   A. TRANSVERSE TO SIDEWALK AT 25 TO 30 FEET APART DEPENDING ON TRANSVERSE JOINT MARKINGS
   B. TRANSVERSE TO SIDEWALK AT CURB EXPANSION JOINTS WHERE SIDEWALK IS BUILT DIRECTLY AGAINST CURB
   C. BETWEEN CURB AND SIDEWALK WHERE SIDEWALK IS BUILT DIRECTLY AGAINST CURB
   D. AT ABUTTING RIGID DRIVEWAYS OR OTHER SIDEWALKS
   E. AT CHANGES IN SIDEWALK DIRECTION, INCLUDING AT STREET CORNERS AND AT CURVED SECTIONS
   F. AT OTHER PLACES WHERE STRESSES MAY DEVELOP
3. 1" THICK EXPANSION JOINTS SHALL BE PLACED WHERE SIDEWALK ABUTS CIRCULAR CURBS, BUILDINGS, AND WALLS.

HISTORIC FRANKLIN TENNESSEE	SIDEWALK EXPANSION JOINT			DWG. NO.
	CITY OF FRANKLIN NOT TO SCALE	CITY ENGINEER:	DATE: 1/1/2020	RP-10

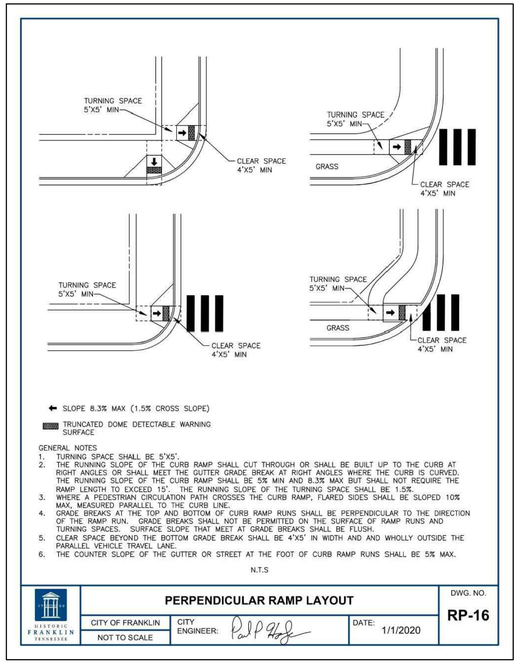
CITY OF FRANKLIN DWG. NO. RP-10
SIDEWALK EXPANSION JOINT
NOT TO SCALE



GENERAL NOTES
1. A VARIATION OF THE RAMP MAY BE USED IN CERTAIN CIRCUMSTANCES BUT MUST COMPLY WITH PROPOSED ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES IN THE PUBLIC RIGHT-OF-WAY
2. DESIRABLE SLOPE TO BE USED UNLESS OTHERWISE DIRECTED BY THE CITY OF FRANKLIN.
3. MINIMUM TURNING SPACE IS 5'X5'.
4. RAMPS SHALL BE PROVIDED AT ALL STREET INTERSECTIONS, WALK LOCATIONS AND MID-BLOCK LOCATIONS.
5. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMP RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACES. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
6. 4" MIN BASE STONE (303-01 MINERAL AGGREGATE, TYPE "A" BASE, GRADING "D" REQUIRED UNDER ALL SIDEWALKS.
7. DETECTABLE WARNING SURFACES SHALL BE CAST-IN-PLACE SURFACES BY ADA SOLUTIONS, INC. OR APPROVED EQUAL. SURFACE COLOR SHALL BE BRICK RED WITHIN CITY OF FRANKLIN ROW, OR YELLOW WITHIN STATE OF TENNESSEE ROW. SURFACES SHALL EXTEND THE FULL WIDTH OF THE CURB RAMP (EXCLUSIVE OF FLARED SIDES), AND SHALL EXTEND ONLY 2 FEET IN THE DIRECTION OF TRAVEL.

HISTORIC FRANKLIN TENNESSEE	PERPENDICULAR CURB RAMP			DWG. NO.
	CITY OF FRANKLIN NOT TO SCALE	CITY ENGINEER:	DATE: 1/1/2020	RP-11

CITY OF FRANKLIN DWG. NO. RP-11
PERPENDICULAR CURB RAMP
NOT TO SCALE



GENERAL NOTES
1. TURNING SPACE SHALL BE 5'X5'.
2. THE RUNNING SLOPE OF THE CURB RAMP SHALL CUT THROUGH OR SHALL BE BUILT UP TO THE CURB AT RIGHT ANGLES OR SHALL MEET THE GUTTER GRADE BREAK AT RIGHT ANGLES WHERE THE CURB IS CURVED. THE RUNNING SLOPE OF THE CURB RAMP SHALL BE 5% MIN AND 8.3% MAX BUT SHALL NOT REQUIRE THE RAMP LENGTH TO EXCEED 15'. THE RUNNING SLOPE OF THE TURNING SPACE SHALL BE 1.5%.
3. WHERE A PEDESTRIAN CIRCULATION PATH CROSSES THE CURB RAMP, FLARED SIDES SHALL BE SLOPED 10% MAX, MEASURED PARALLEL TO THE CURB LINE.
4. GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMP RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF RAMP RUNS AND TURNING SPACES. SURFACE SLOPE THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
5. CLEAR SPACE BEYOND THE BOTTOM GRADE BREAK SHALL BE 4'X5' IN WIDTH AND AND WHOLLY OUTSIDE THE PARALLEL VEHICLE TRAVEL LANE.
6. THE COUNTER SLOPE OF THE GUTTER OR STREET AT THE FOOT OF CURB RAMP RUNS SHALL BE 5% MAX.

N.T.S

HISTORIC FRANKLIN TENNESSEE	PERPENDICULAR RAMP LAYOUT			DWG. NO.
	CITY OF FRANKLIN NOT TO SCALE	CITY ENGINEER:	DATE: 1/1/2020	RP-16

CITY OF FRANKLIN
DWG. NO. RP-16
PERPENDICULAR
RAMP LAYOUT
NOT TO SCALE

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JASON C. MORELOCK — REGISTERED PROFESSIONAL ENGINEER — AGRICULTURE — No. 108803 — STATE OF TENNESSEE — 07/02/20

VSR Partners Commercial Development

4401 & 4407 S. CAROTHERS ROAD, FRANKLIN, TENNESSEE
TAX MAP 89, PARCELS 50.00 & 50.02, WILLIAMSON COUNTY, TN

VSR PARTNERS, LLC
1643 VALLE VERDE DRIVE, BRENTWOOD, TENNESSEE 37027

Revision

COF Project Number
7217

HMH Job Number
18044

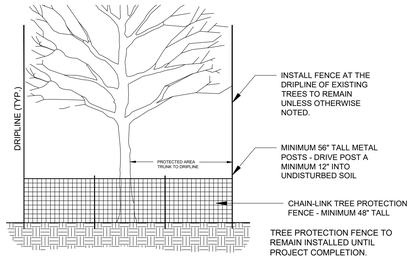
Drawn By
JCM

Date
07.02.20

Drawing
SITE DETAILS

C5.3

Wed, 01, Jul 2020 - 14:43 C:\Users\Jason\OneDrive\Morelock Engineering\Hindman Architects\South Carothers Pre School\CAD\Sheet Files\SC-C5.1-5.3 SITE DETAILS

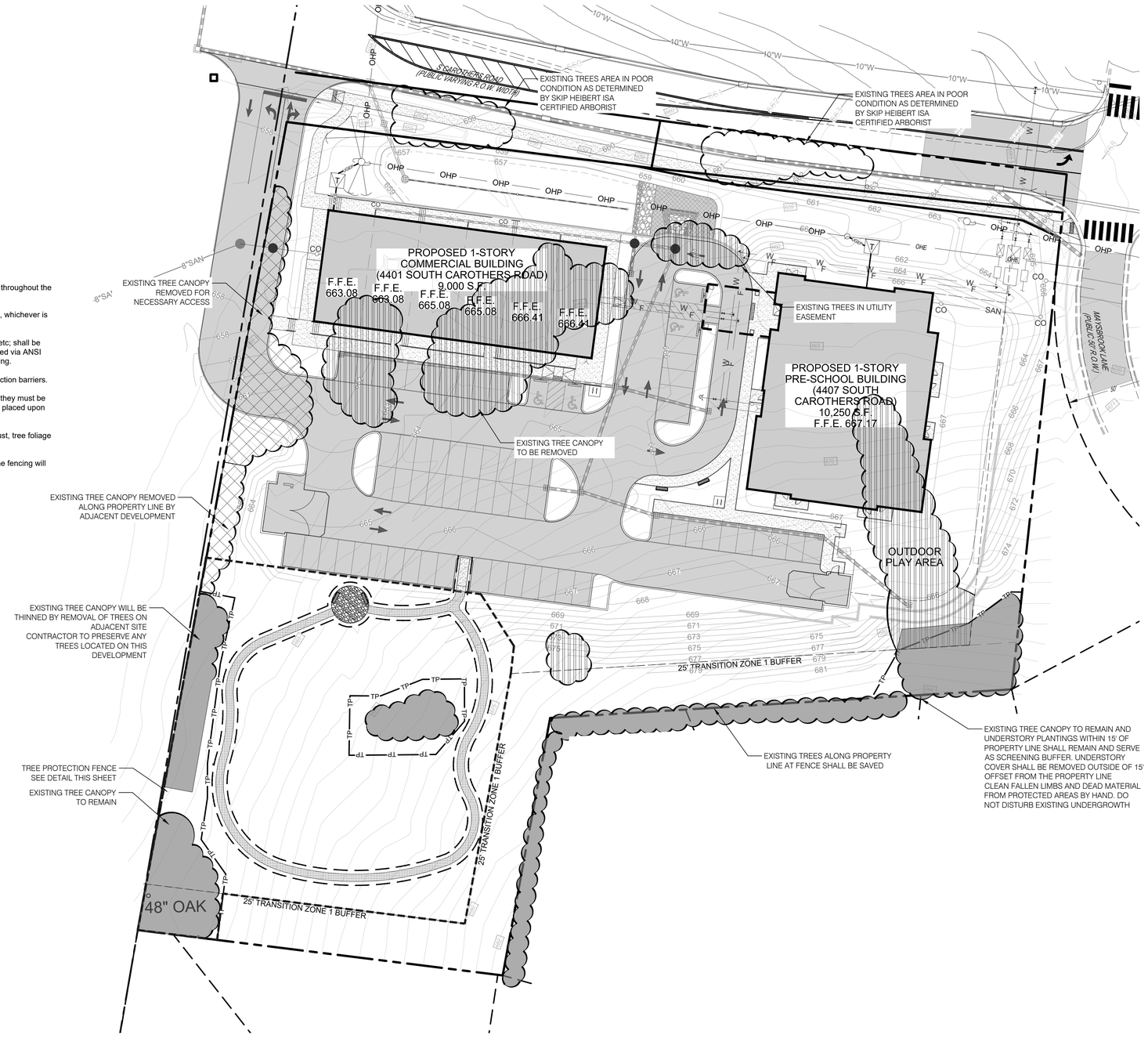


CHAIN LINK FENCING TREE PROTECTION

TREE PROTECTION NOTES:

1. The tree protection barriers shall be constructed before the issuance of any permits, and shall remain intact throughout the entire period of construction.
2. The tree protection barrier shall be installed as labeled on this plan or a distance to the radius of the dripline, whichever is greatest, as measured from the trunk of the protected tree.
3. Any required excavation in or around the protection zone to accommodate underground services, footings, etc; shall be indicated on the plan, and shall be excavated by hand. In addition, related root pruning shall be accomplished via ANSI A-300 standard so as to minimize compact on the general root system. Root prunning to occur prior to grading.
4. The storage of building materials or stockpiling shall not be permitted within the limits of or against the protection barriers.
5. Trees within the protection barriers must be adequately cared for throughout the construction pro cess (i.e., they must be watered sufficiently, particularly if the tree's root system has been disturbed by excavation.) Fill shall not be placed upon the root system as to endanger the health or life of the affected tree.
6. Heavy accumulation of dust from construction activity may occur on the surface of tree foliage. To control dust, tree foliage may be hosed down upon the request of the Landscape Architect or Owners Representative.
7. Removal of all tree protection fencing will be done by the Contractor. Restoration of all areas disturbed by the fencing will be the Contractor's responibility.

Total Healthy Trees to Remain <14": 1	
Total ACI of Trees <14" to Remain: 48	
Total Healthy Trees to Remain >14": 0	
Total ACI of Trees >14" to Remain: 0	
Total Healthy Trees to be Removed >24": 0	
Total Caliper Inch of Replacement: (0"x2) = 0" REPLACEMENT INCHES	
EXISTING TREE CANOPY:	24,146 sf (.554 AC)
REMOVED DUE TO ACCESS / ADJACENT DEVELOPMENT	4,748 sf (.109 AC)
CALCULATED TREE CANOPY:	19,398 sf (.445 AC)
REQ. CANOPY RETENTION (26% OF EXISTING COVER)	5,043 sf (.116 AC)
PROPOSED CANOPY RETENTION	(26.6%) 5,163 sf (.119 AC)



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CONNOR L. BALL REGISTERED LANDSCAPE ARCHITECT 11/24/2020

Revision

COF Project Number
7217

HMH Job Number
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Drawn By
JCM

Date
05.07.20

Drawing
TREE PRESERVATION
L1.0

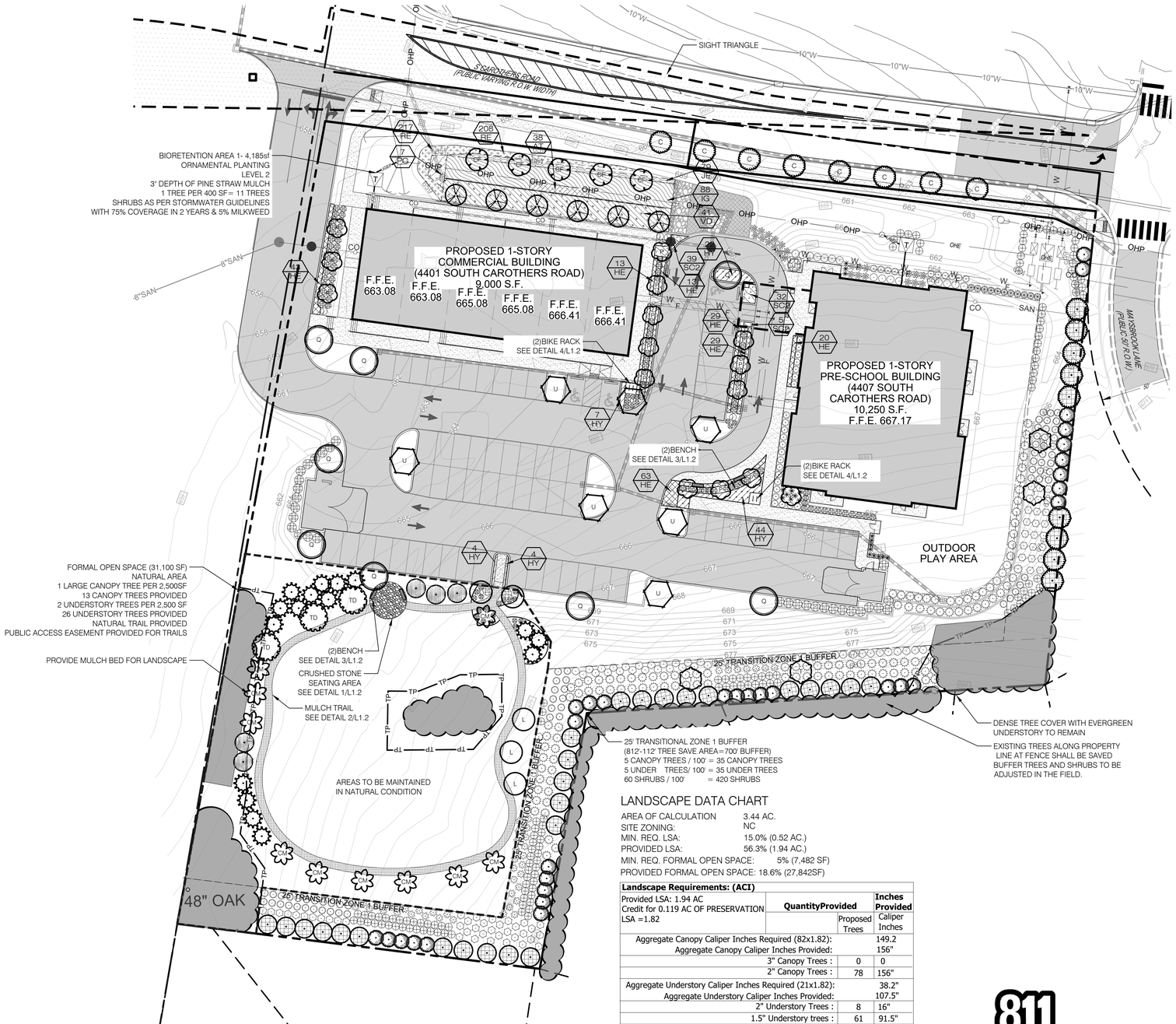
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PLANT SCHEDULE BIORETENTION PLANTS

BIORETENTION TREES	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
	AG	6	Serviceberry `Autumn Brilliance` / Amelanchier x grandiflora (Clump) Clump. Evenly Branched. Full Symmetrcal Crown. See Tree Specifications.	B & B	3 -1" Canes	10` HT
CF CF	CF	5	Stellar Pink Kousa Dogwood / Cornus florida `Stellar Pink 3` Clear Trunk. Full Symmetrcal Crown. See Tree Specifications	B & B	1.5"Cal	8`-10` HT
BIORETENTION PLANTS	CODE	QTY	COMMON / BOTANICAL NAME	CONT		
	AT	38	Butterfly Milkweed / Asclepias tuberosa Full, Well Rooted Containers. Installed 18" O.C.	1 Quart		
	IG	88	Butterfly Bush / Buddleia davidii Full, Well Rooted Containers #3 Containers Installed 48" O.C. in Triangular Pattern	#3 Container		
	JE	79	Soft Rush / Juncus effusus Full Container. Well Rooted 1 Pint Containers installed 24" O.C. in Trangular Pattern	#1 Container		
	PC	7	Cheyenne Sky Switch Grass / Panicum virgatum `Cheyenne Sky` Full, Well Rooted Containers #1 Containers Installed 54" O.C. in Triangular Pattern	#1 Container		
	RE	217	Coneflower Mix / Rudbeckia / Echinacea 40% Echinacea purpurea 60% Rudbeckia hirta Install Conflower within BES masses Install in Trianglar spacing 18" O.C.	#1 Container		
	VD	41	Arrowwood Viburnum / Viburnum dentatum Full, Well Rooted Containers #1 Containers Installed 72" O.C. in Triangular Pattern	30" HT		

PLANT SCHEDULE LANDSCAPE

BUFFER CANOPY TREES	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
	MD	9	D.D. Blanchard Magnolia / Magnolia grandiflora `D.D. Blanchard` TM Full To Base. Full Dense Form. See Tree Specifications	B & B	2"Cal	8`-10` HT
	TG	26	Green Giant Arborvitae / Thuja standishii x plicata `Green Giant` Full To Base. Full; Dense Form	B & B	2"Cal	6`-8` HT
BUFFER UNDERSTORY TREES	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
	IN	31	Nellie Stevens Holly / Ilex x `Nellie R Stevens` Full to Base. Full Dense Form. See Tree Specifications	B & B	1.5"Cal	6`-8` HT
T	T	4	Thundercloud Plum / Prunus cerasifera `Thundercloud` Single Trunk. Evenly Branched. Full Symmetrcal Crown. See Tree Specifications	B & B	1.5"Cal	8`-10` HT
CANOPY TREES	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
L	L	5	Tulip Poplar / Liriodendron tulipifera 5` Clear Trunk. Single; Columnar, Straight Central Leader. Full Upswept Branching. Even Branching. See Tree Specifications.	B & B	2"Cal	12`-14` HT
PN	PN	5	Virginia Pine / Pinus virginiana Full To Base. See Tree Specifications	B & B	2"Cal	6`-8` HT
Q	Q	8	Hightower Willow Oak / Quercus phellos `Hightower 5` Clear Trunk. Single; Straight Central Leader. Evenly Branched. Full Symmetrcal Crown. See Tree Specifications.	B & B	2"Cal	12`-14` HT
P	P	15	Green Pillar Oak / Qurcus palustris `Pingreen` 3` Clear Trunk. MATCHED. Pyramidal Form. Strong Central Leader. Evenly Branched. Full Symmetrcal Crown. See Tree Specifications	B & B	2"Cal	10`-12` HT
TD	TD	3	Bald Cypress / Taxodium distichum Well Branched. Symmetrical Full Crown.	B & B	2"Cal	10`-12` HT
U	U	7	Allee Elm / Ulmus parvifolia "Emer II" 5` Clear Trunk. Single; Straight Central Leader. Full Upswept Branching. Even Branching. See Tree Specifications.	B & B	2"Cal	12`-14` HT
UNDERSTORY TREES	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
CM	CM	10	Purple Leaf Redbud / Cercis canadensis `Merlot` Single Stem. 5` Clear Trunk. Evenly Branched. Full Symmetrcal Crown. See Tree Specifications.	B & B	1.5"Cal	10`-12` HT
C	C	8	Oklahoma Redbud / Cercis canadensis `Oklahoma` 4` Clear Single Trunk. Evenly Branched. Full Symmetrcal Crown. See Tree Specifications	B & B	2"Cal	10`-12` HT
JC	JC	16	Hollywood Juniper / Juniperus chinensis `Torulosa` Full Dense Form. Full To Base See Tree Specifications	B & B	1.5"Cal	6`-8` HT
SHRUBS	CODE	QTY	COMMON / BOTANICAL NAME	CONT	WIDTH	
J	J	1	Tobiosho Japanese Maple / Acer palmatum `Tobiosho` Perfect Specimen. See Tree Specifications Matched	4` HT		
KF	KF	20	Karl Foerster Feather Reed Grass / Calamagrostis x acutiflora `Karl Foerster` Full; Well Rooted Containers	#1 Container		
DV	DV	34	Vintage Jade Distylium / Distylium x Vintage Jade Full; Dense; Well Rooted	18" Width		
HL	HL	10	Little Lime Hydrangea / Hydrangea paniculata `Little Lime` Full; Dense; Well Rooted	#3 Container		
JU	JU	32	Blue Point Juniper / Juniperus chinensis `Blue Point` Full; Dense Form	6` HT		
JO	JO	24	Grey Owl Juniper / Juniperus virginiana `Grey Owl` Full. Heavy. Well Branched.	18" Width		
JH	JH	11	Hetzii Columnaris Juniper / Juniperus x media `Hetzii Columnaris` Heavy, Well Branched. Virtacle Growth	36" HT		
NW	NW	5	Walkers Low Catmint / Nepeta x faassenii `Walkers Low` Full; Heavy; Well Rooted	#1 Container		
PE	PE	28	Fountain Grass / Pennisetum alopecuroides Full; Dense; Well Rooted	#1 Container		
PL	PL	84	Chestnut Hill Laurel / Prunus laurocerasus `Chestnut Hill` Full; Dense Form	18" HT		
TM	TM	16	Hicks Yew / Taxus x media `Hicksii` Full. Heavy. Well Branched.	30" HT		
BUFFER SHRUBS	CODE	QTY	COMMON / BOTANICAL NAME	CONT	WIDTH	
FI	FI	47	Lynwood Gold Forsythia / Forsythia x intermedia `Lynwood Gold` Full, Dense; Well Rooted	24" HT		
ID	ID	133	Dwarf Burford Holly / Ilex cornuta `Burfordii Nana` Full, Dense Form	30" HT		
IV	IV	49	Virginia Sweetspire / Itea virginica `Little Henry` TM Full; Dense Form	24" HT		
PV	PV	66	Heavy Metal Switch Grass / Panicum virgatum `Heavy Metal Full, Well Rooted Containers #3 Containers	#3 Container		
PH	PH	62	Ninebark / Physocarpus opulifolius Full; Dense Form	24" HT		
VP	VP	126	Prague Viburnum / Viburnum x pragense Full; Dense Form	30" HT		
GROUND COVERS	CODE	QTY	COMMON / BOTANICAL NAME	CONT		
HE	HE	260	Pardon Me Daylily / Hemerocallis x `Pardon Me` #1 Container Plants installed in triangular spacing 24" O.C.	#1 Container		
HY	HY	82	Golden Rule Hypericum / Hypericum calycinum `Golden Rule` Installed Triangular Spacing 30" O.C.	#1 Container		
SC2	SC2	76	Selection of Perennial, Annuals, and Grasses / Seasonal Color Selection of annuals, grasses and perennials Installed an appealing layered look.	Mixed Sizes		



LANDSCAPE DATA CHART

AREA OF CALCULATION	3.44 AC.
SITE ZONING:	NC
MIN. REQ. LSA:	15.0% (0.52 AC.)
PROVIDED LSA:	56.3% (1.94 AC.)
MIN. REQ. FORMAL OPEN SPACE:	5% (7,482 SF)
PROVIDED FORMAL OPEN SPACE:	18.6% (27,842SF)

Landscape Requirements: (ACI)		
Provided LSA: 1.94 AC Credit for 0.119 AC OF PRESERVATION LSA =1.82	**QuantityProvided**	**Inches Provided**
	Proposed Trees	Caliper Inches
Aggregate Canopy Caliper Inches Required (82x1.82):		149.2
Aggregate Canopy Caliper Inches Provided:		156"
3" Canopy Trees :	0	0
2" Canopy Trees :	78	156"
Aggregate Understory Caliper Inches Required (21x1.82):		38.2"
Aggregate Understory Caliper Inches Provided:		107.5"
2" Understory Trees :	8	16"
1.5" Understory trees :	61	91.5"
Replacement Caliper Inches Required (0"):		0"
Replacement Caliper Inches Provided:		0"
3" Replacement Trees :	0	0"
2: Replacement Trees :	0	0
Total Shrubs Required (96x1.82):	175	
Min. 18" Height Shrubs:	248	
Min. 30" Height Shrubs:	417	
Total Shrubs Provided:	665	

STREET TREES: 1 CANOPY TREE PER 25' OF FRONTAGE
PARKING PERIMETER TREES: 3 TREES PER 100' OF PARKING PERIMETER

PLAN NOTES:
1. ALL LANDSCAPE BEDS SHALL BE NEATLY TRENCHED WITH A BED EDGE
2. LANDSCAPE AREAS AROUND BUILDING FOUNDATION TO BE MULCHED WITH 2"-4" INDIAN CREEK STONE MULCH. SAMPLE TO BE SUBMITTED TO THE LANDSCAPE ARCHITECT OF RECORD FOR APPROVAL
7. BUFFER SHALL BE MULCHES AS ONE LARGE LANDSCAPE BED WITH 3" PINE STRAW MULCH
8. LANDSCAPE BEDS SHALL BE MULCHED WITH 3" PINE STRAW MULCH
9. SEE PLANS FOR BIO-RETENTION POND MULCH TYPES
10. ALL TREES AND SHRUBS SHALL BE COORDINATED WITH LIGHTING PLAN PRIOR TO INSTALLATION.
11. ALL TREES AND SHRUBS SHALL BE PLANTED 3' BEHIND BACK OF CURB.
12. ALL AREAS OF DISTURBANCE OUTSIDE OF LANDSCAPE BEDS TO BE SODDED WITH REBEL III TALL FESCUE

811 Know what's below. Call before you dig.

NORTH

0 30 60 90 feet

SCALE: 1" = 30'

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CONNOR L. BALL REGISTERED LANDSCAPE ARCHITECT TENNESSEE

Revision

COF Project Number 7217

HMH Job Number 18044

Drawn By JCM

Date 05.07.20

Drawing LANDSCAPE PLAN

L1.1

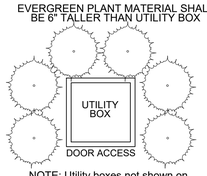
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BIORETENTION NOTES:

1. Verify that the bioretention areas have been constructed in compliance of the requirements of the construction documents prior to beginning work
2. Care should be taken to minimize compaction to soils within the limits of the bioretention area(s)
3. No machinery (other than walk behind rototillers) shall be used within the limits of the bioretention area(s)
4. Dig a test percolation pit (1'x1'x1'x deep and fill with water. Monitor to verify that all the water has drained from the pit within a 24 hour period. If water remains after 24 hours, cease all work on the bioretention area(s) and contact the Civil Engineer for further instructions
5. The work required for construction of the bioretention area(s) consists of removal of weeds, preparation of planting areas, mulching, and clean up.
6. Contractor is responsible for keeping the bioretention area free from sediment resulting from storm-water runoff.
7. The contractor shall conduct all site preparation activities to not allow "sediment loss" to the bioretention areas.
8. Provide or verify installation of a silt fence prior to commencement of construction around the circumference of the bioretention area(s)
9. Begin construction of the bioretention area(s) after adjacent areas have been stabilized with stone or vegetation.
10. Comply with the Water Quality Control Act of 1971, including revisions, and other applicable laws, ordinances, and regulations.
11. The Contractor shall correct, at his own expense, any work that does not comply with the requirements of the contract.
12. The Contractor shall assume responsibility for protection of public streets, curbs, and utilities from damages from the Contractor's operations. Plan work to avoid ponding, flooding, ad sediment loss on site and upon adjacent properties.
13. Meet the requirements of all rules and regulations governing the respective utilities. Protect active utilities from damage during construction.
14. If active utilities are encountered in the course of excavation other than those indicated on the survey or civil plans, protect them from damage and relocate them in accordance with the Engineer's written instructions. Remove inactive utilities if such are encountered
15. The finished surface shall be free from any lumps of earth, rocks, stones, debris, or other improper materials. No trees, trunks, shrubs, stumps, undergrowth, or building rubbish will be permitted in the grading grading.
16. 17. Scarify top 6" of soil by hand or with a walk behind rototiller to the planting area. Tractors or other heavy machinery are NOT allowed within the bioretention area(s)
17. Remove all weeds with three applications (at 2 week intervals) of a systemic herbicide such as Roundup during the period that weeds are actively growing and prior to preparing the bioretnetion area for planting.

PLANTING NOTES:

1. Refer to all written specifications; adhere to Plans and Specifications for all phases of work.
2. Verify all utility locations in the field before work begins. Repair damaged utilities to owners satisfaction at no additional cost.
3. Verify all material quantities on the drawing during bidding and pricing. In the event of a discrepancy, the quantities drawn on the plan will take precedence over the material schedule.
4. All materials are subject to the approval of the Landscape Architect, City, and Owner.
5. Once unloaded from truck, immediately stand all trees up. DO NOT lie the trees down. This will reduce the risk of sunscald.
6. Plants shall meet specifications. Root balls shall meet or exceed size standards as set forth by 'American Standards for Nursery Stock'. Main leaders of all trees shall remain intact.
7. Mulch plant pits and planting beds with specified mulch to the depth indicated on drawings.
8. Prepare all topsoil used in tree, shrub, and seed mixes in accordance with the specifications
9. Discard any material which turns brown or defoliates within 5 days after planting. Replace immediately with approved specified material at no additional cost.
10. Maintain all plant material and lawns until project is accepted in full by the City.
11. Guarantee all workmanship and materials for a period of 1 calendar year.
12. Install all plant material in accordance with all local codes and ordinances. Obtain any required permits necessary to complete the work.
13. Provide 6" of topsoil for lawn areas (12" min. over rock), min. 24" of topsoil for shrub zones, and min. 48" deep for tree pits. Refer to specific root ball sizes for the min. diameter tree pit.
14. Trees shall be first quality representatives of their species and shall meet all requirements otherwise stipulated. The Landscape Architect reserves the right to reject plant materials in the field, at the growing location, or at the job site at any time during the project.
15. Test all tree pits for drainage. Any tree pit that holds water for more than 24 hours shall be installed using filter fabric wrapped perforated drainage tube (sloped to low point) and a washed pea gravel pit well drain



NOTE: Utility boxes not shown on plans shall be identified in the field and screened with evergreen plants as shown above

1 UTILITY SCREEN
3" = 1'-0" S-HB-25

PLANT STANDARDS

The standards set forth in "American Standard for Nursery Stock" represent general guideline specifications only and will constitute minimum quality requirements for plant material. All plants must meet minimum size noted at the materials schedule. And meet the characteristics stated on this drawing. All material installed on the site MUST meet or exceed these specifications. Any trees or shrubs not meeting these standards can be rejected at time of inspection.

TREE SPECIFICATIONS: ALL TREES SHALL HAVE THE FOLLOWING CHARACTERISTICS:

1. Deciduous trees shall have one dominant single straight trunk with the tip of the leader on the main trunk left intact and the terminal bud on the central leader is at the highest point on the tree.
2. Trees with forked trunks are acceptable if all the following conditions are met:
   a. The fork occurs in the upper 1/3 of the tree.
   b. One fork is less than 2/3 the diameter of the dominant fork.
   c. The top 1/3 of the smaller fork is removed at the time of planting.
3. No branch is greater than 2/3 the diameter of the trunk directly above the branch.
4. The trunk and/or major branches shall not touch
5. Several branches are larger in diameter and obviously more dominant.
6. Branching habit is more horizontal than vertical, and no branches are oriented nearly vertical to the trunk.
7. Branches are evenly distributed around the trunk with no more than one major branch located directly above another and the crown is full of foliage evenly distributed around the tree
8. Crown spread shall look proportional to the tree.
9. NO flush cuts or open trunk wounds or other bark injury
10. Root ball meets all ANSI standards and is appropriately sized

DEFICIENCIES NOT ACCEPTED:

1. Tip dieback on 5% of branches
2. Crown thin/spasely foliated
3. Included bark
4. Major Branches touching
5. Asymmetrical branching

Landscape shall not obstruct visibility or access to fire protection equipment including, but not limited to, fire hydrants and fire department connections

FRANKLIN WATER MANAGEMENT IS NOT RESPONSIBLE TO MAINTAIN OR REPLACE ANY PROPOSED LANDSCAPING WITHIN THE SANITARY SEWER EASEMENT.

NOTE TO CONTRACTOR
*Shrubs installed at the perimeter parking strip shall be located 3' behind the curb.

ATTENTION OWNER/INSTALLER:
This landscape plan has been designed to meet the minimum requirements of the City of Franklin zoning ordinance, the approval of the planning commission, and planning department policy. Relocating, substituting, resizing, reducing, or deleting material may cause the site to no longer conform to the requirements; thus problems may arise with releasing the performance/maintenance surety for the landscape material.
Deviation from the approved landscape plan shall not be made without first consulting the Landscape Architect who designed the project. The designing Landscape Architect shall review proposed substitutions to ensure that all City standards and requirements are met. The City shall be notified in writing upon final approval of any plant substitutions.

LANDSCAPE NOTES:

1. Contractor responsible for locating and protecting all underground utilities prior to digging.
2. Contractor responsible for protecting existing trees from damage during construction as shown on plans.
3. Contractor to install 6" minimum depth of clean, friable topsoil at all planting beds and lawn areas prior to fine grading. see topsoil specification sheet I-1.3.
4. All shrub beds (existing and new) to be mulched with a 3-4 inch minimum layer of mulch .
5. Existing grass in proposed planting areas to be killed and removed and area to be hand raked to remove all rocks and debris larger than 1 inch in diameter prior to planting shrubs or laying sod. Landscape contractor to provide fine grading.
6. Any existing grass disturbed during construction to be fully removed, re-graded and replaced. All tire marks and indention to be repaired.
7. Soil to be tested to determine fertilizer and lime requirements and distributed prior to laying sod.
8. Sod to be delivered fresh (cut less than 24 hours prior to arriving on site), laid immediately, rolled, and watered thoroughly immediately after planting. edge of sod adjacent to mulch beds to be shovel cut. All sod to be delivered in largest rolls available. there shall be no gaps between sod joints.
9. Planting mix to be provided as specified in the landscape specifications.
10. The landscape contractor shall guarantee all plants installed for one full year from date of acceptance. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period. The landscape contractor shall not be responsible for acts of god or vandalism.
11. Any plant that is determined dead, in an unhealthy or unsightly condition, lost its shape due to dead branches or other symptoms of poor, non-vigorous growth, as determined by the landscape architect, shall be replaced by the landscape contractor at no cost to owner.
12. Prior to installation, the landscape contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve topsoil provided by general contractor and observe the site conditions under which the work is to be done. Notify general contractor of any unsatisfactory conditions, and work shall not proceed until such conditions have been corrected.
13. Water all plant material that are newly planted thoroughly twice in first 24 hours and apply mulch immediately.
14. All trees and shrubs shall be coordinated with lighting plan prior to installation.
15. All shrubs to be 3' back of curb.
16. All areas of disturbance outside of landscape beds shall be repaired with turf.
17. Any utility structure, light poles, sign, or other feature may not be added to any required landscape island in such a manner that would displace the required element(s) (trees, shrubs, etc.)

SUBSTITUTION NOTE:

1. Requirements shown are per the City Zoning Ordinance. Substitutions are not allowed unless approved by the City and Heibert+Ball Land Design

TO AVOID OVERHEAD LIGHT POLE CONFLICTS:

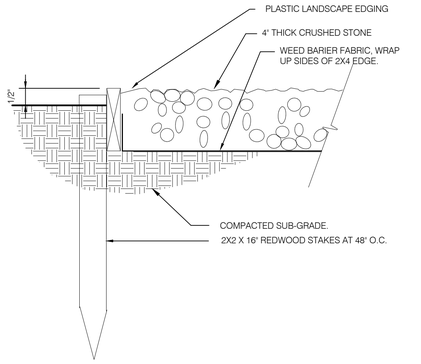
In the event proposed canopy trees are in conflict (within 10') with proposed or existing light pole locations, the landscape contractor shall stop work and contact Heibert+Ball Land Design immediately for coordination and field adjustment

TO AVOID OVERHEAD UTILITY CONFLICTS:

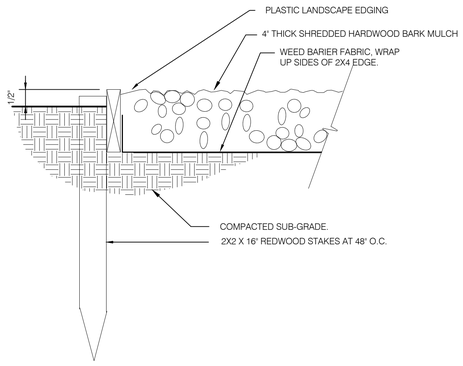
In the event proposed canopy trees are in conflict (within 25') with proposed or existing overhead utility locations, the landscape contractor shall stop work and contact Heibert+Ball Land Design immediately for coordination and field adjustment.

UTILITY SCREEN

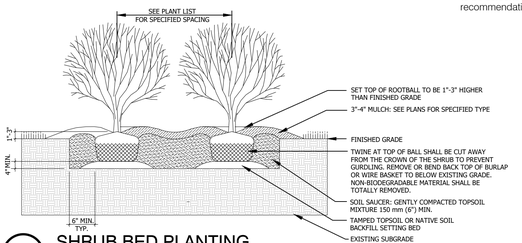
All utility structures, transformers, meters, and/or units shall be screened with plant material tall enough to provide an effective screen. Structures not shown on landscape plans will be required to be screened. If utilities are added to the site, contact Heibert+Ball Land Design for screening recommendations



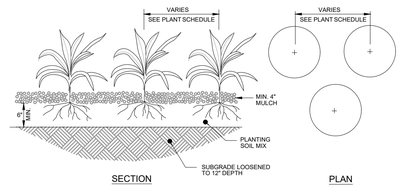
1 EDGE AT GRAVEL PAVING
3" = 1'-0"



2 MULCH TRAIL
3" = 1'-0"

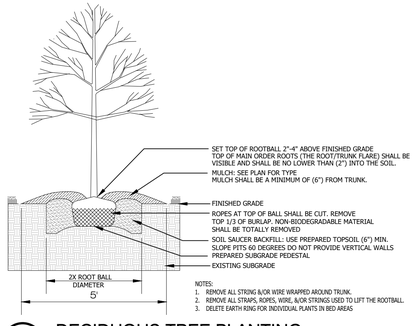


SHRUB BED PLANTING



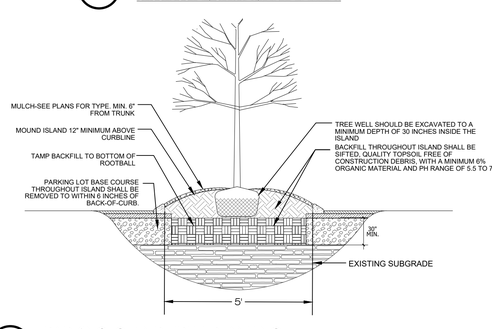
GROUNDCOVER PLANTINGS

GROUNDCOVER, GRASSES, AND PERENNIALS



DECIDUOUS TREE PLANTING

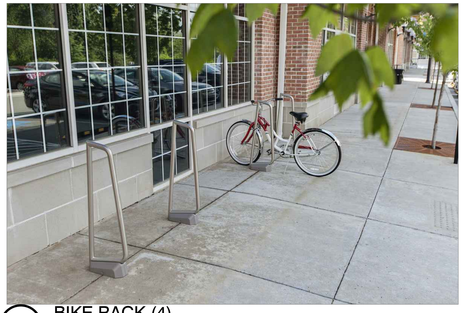
P-NO-12



PARKING ISLAND TREE PLANTING
FOR PARKING LOT ISLAND OR MEDIAN



3 BENCH (4)
FORMS+SURFACES - APEX BENCH



4 BIKE RACK (4)
FORMS+SURFACES -SUMMIT-SURFACE MOUNT

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VSR PARTNERS, LLC
1643 VALLE VERDE DRIVE, BRENTWOOD, TENNESSEE 37027

CONNOR L. BALL REGISTERED LANDSCAPE ARCHITECT TENNESSEE 3717 LANDSCAPE ARCHITECT

Revision

COF Project Number 7217
HMH Job Number 18044
Drawn By JCM
Date 05.07.20
Drawing LANDSCAPE NOTES
L1.2

Tue, 30, Jun 2020 - 11:13 C:\Users\sconner\AppData\Local\Temp\AcPublish_16400\20146-LSCP-REV1.LAYOUT1 (3)

BASIC REQUIREMENTS

1. GENERAL
   - 1.A. GENERAL CONTRACT PROVISIONS APPLY TO THE WORK OF THIS SECTION.
   - 1.B. CODE: COMPLY WITH THE REQUIREMENTS OF THE NATIONAL ELECTRIC CODE (NEC), ALL GOVERNING BUILDING CODES AND ENERGY CODES, NATIONAL FIRE PROTECTION ASSOCIATION (NFPA), UNDERWRITER'S LABORATORIES (UL), AUTHORITIES HAVING JURISDICTION (AHJ), AND ALL APPLICABLE RULES AND REGULATIONS OF LOCAL AND STATE LAWS AND ORDINANCES.
   - 1.C. PROVIDE ALL NECESSARY PERMITS, LICENSES, INSPECTIONS AND APPROVALS AS REQUIRED BY THE UTILITY COMPANY AND LOCAL AHJ. CONTRACTOR IS RESPONSIBLE FOR PAYING ALL ASSOCIATED AND REQUIRED FEES IN CONNECTION WITH THE WORK OF THIS CONTRACT.
   - 1.D. ALL ELECTRICAL MATERIALS, EQUIPMENT, APPLIANCES, ETC. SHALL HAVE THE LISTING OF THE UNDERWRITER'S LABORATORIES, INC., AND SHALL BE TYPES APPROVED BY LOCAL AUTHORITIES HAVING JURISDICTION.
2. WORK INCLUDED
   - 2.A. UNLESS NOTED AS EXISTING OR PROVIDED BY OTHERS, CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS SHOWN ON DRAWINGS AND INDICATED WITHIN THESE SPECIFICATIONS.
   - 2.B. ALL MATERIALS PROVIDED SHALL BE NEW AND UNUSED.
   - 2.C. THESE SPECIFICATIONS AND ACCOMPANYING DRAWINGS ARE INTENDED TO SECURE THE PROVISIONS OF ALL MATERIAL AND LABOR NECESSARY FOR THE COMPLETE INSTALLATIONS, TESTED AND READY FOR SERVICE, TOGETHER WITH COMPLETE ELECTRICAL WORK AS CALLED FOR HEREIN AND AS INDICATED ON THE DRAWINGS. WHEN CONFLICTS OCCUR IN THE SPECIFICATIONS OR ON THE DRAWINGS, OR BETWEEN EITHER, THE ITEMS OF GREATER QUANTITY OR HIGHER COST SHALL BE PROVIDED.
   - 2.D. PROVIDE A COMPLETE WIRING SYSTEMS FOR LIGHTING AND POWER INSTALLATION, HVAC, PLUMBING AND SPRINKLER SYSTEMS AND MISCELLANEOUS DEVICES.
   - 2.E. A GENERAL DESCRIPTION OF THE ELECTRICAL WORK INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING:
     - 2.E.A. RELOCATION AND/OR REMOVAL OF EXISTING ELECTRICAL WORK IN ACCORDANCE WITH DEMOLITION SCHEME, OR AS DIRECTED AND REQUIRED. RESTORATION OF ELECTRICAL SERVICE IN AFFECTED ADJOINING AREAS WHICH ARE TO CONTINUE TO FUNCTION.
     - 2.E.B. REMOVAL AND/OR REINSTALLATION OF EXISTING CONSTRUCTION (CEILINGS, LIGHTING, ELECTRICAL EQUIPMENT, FIRE ALARM DEVICES, FURNISHINGS, ETC.) AS NECESSARY TO COMPLETE THE REMOVALS AND RENOVATION WORK REQUIRED BY THE DRAWINGS AND SPECIFICATIONS. REPLACE ANY ITEMS DAMAGED BY OR DUE TO THIS REMOVAL AND REINSTALLATION WITH NEW ITEMS TO MATCH EXISTING.
     - 2.E.C. TEMPORARY LIGHT AND POWER FOR CONSTRUCTION PURPOSES.
     - 2.E.D. ELECTRICAL SERVICE INSTALLATION.
     - 2.E.E. BRANCH CIRCUIT WIRING, SWITCHES, RECEPTACLES, TELEPHONE AND SIGNAL OUTLETS, AND ALL ASSOCIATED RACEWAYS. UNLESS NOTED OTHERWISE, WIRING, CONDUIT ROUTING, RACEWAYS, ETC. SHALL BE CONCEALED ABOVE ACCESSIBLE CEILINGS, IN WALLS, OR BENEATH FINISHED FLOORS IN ALL FINISHED SPACES. UNLESS NOTED OTHERWISE, DEVICES SHALL BE FLUSH MOUNTED IN ALL FINISHED SPACES.
     - 2.E.F. LIGHTING FIXTURES AND LAMPS.
     - 2.E.G. POWER WIRING TO MECHANICAL EQUIPMENT.
     - 2.E.H. CUTTING AND ROUGH PATCHING REQUIRED TO PERFORM ELECTRICAL WORK, UNLESS NOTED OTHERWISE ON THE DRAWINGS. IN ADDITION, PATCH ALL OPENINGS CREATED BY ELECTRICAL DEMOLITION ACTIVITIES WHICH ARE NOT BEING UTILIZED FOR CONSTRUCTION. PATCH TO MATCH EXISTING ADJACENT SURFACES IN MATERIAL FINISH, TEXTURE, AND COLOR.
     - 2.E.I. FURNISHING AND SETTING OF ALL SLEEVES THROUGH FLOORS, WALLS, WHERE REQUIRED, INCLUDING WATERPROOF AND FIREPROOF SEALING.
     - 2.E.J. FIRE SEALING AROUND ALL BOXES, RACEWAYS, SLEEVES, ETC. WHERE PASSING THROUGH OR PENETRATING CONCRETE SLABS/WALLS AND ALL OTHER FIRE PARTITIONS. FIRE SEAL SHALL BE APPROVED AND INSTALLED IN ACCORDANCE WITH ASTM E814 AND AHJ REQUIREMENTS.
     - 2.E.K. CORE DRILLING ASSOCIATED WITH THE ELECTRICAL WORK.
     - 2.E.L. POWER AND LIGHT DISTRIBUTION SYSTEM
     - 2.E.M. PANELBOARDS.
     - 2.E.N. SAFETY DISCONNECT SWITCHES WHERE REQUIRED, UNLESS FURNISHED WITH STARTERS OR ON EQUIPMENT.
     - 2.E.O. GROUNDING AS REQUIRED BY CODE.
     - 2.E.P. IDENTIFICATION OF EQUIPMENT.
     - 2.E.Q. PRIME PAINTING ELECTRICAL EQUIPMENT AND INSTALLATION COMPONENTS.
     - 2.E.R. FIRE ALARM, SMOKE DETECTION AND SPRINKLER ALARM SYSTEMS.
     - 2.E.S. CABLE SUPPORT AND PULLBOXES.
     - 2.E.T. TELEPHONE AND LOW-VOLTAGE SYSTEM EMPTY CONDUIT SYSTEMS.
     - 2.E.U. WHERE INDICATED, INSTALLATION OF EQUIPMENT FURNISHED BY OTHERS.
     - 2.E.V. HANGERS, ANCHORS, INSERTS, SUPPORTS, SLEEVES, CHASES, ETC. AS REQUIRED TO SECURELY FASTEN ELECTRICAL WORK TO BUILDING STRUCTURE.
     - 2.E.W. STORAGE, RIGGING, SCAFFOLDING AND HANDLING OF ALL MATERIALS AND EQUIPMENT.
     - 2.E.X. TESTS AND INSPECTIONS OF ALL SYSTEMS UNDER THIS SECTION.
     - 2.E.Y. PAYING ALL FEES AND PERFORMING ALL TESTING AND ADJUSTING, AND FURNISHING ALL CERTIFICATES OF APPROVAL.
3. SUBMITTALS/SHIPPING & HANDLING
   - 3.A. SUBMITTAL SHALL INCLUDE MANUFACTURER'S STANDARD DATA, INSTALLATION INSTRUCTIONS AND SPECIFICATIONS.
   - 3.B. SUBMIT SAMPLES FOR EACH ITEM AS REQUIRED.
   - 3.C. SUBMIT SHOP DRAWINGS FOR ALL ITEMS DESCRIBED IN THE CONTRACT DOCUMENTS OR AS MAY BE REQUIRED BY THE ARCHITECT AND/OR ENGINEER INCLUDING (BUT NOT LIMITED TO):
     - 3.C.A. LIGHT FIXTURES
     - 3.C.B. POWER DISTRIBUTION EQUIPMENT (PANELBOARDS, TRANSFORMERS, SWITCHES, ETC.)
     - 3.C.C. WIRING DEVICES
     - 3.C.D. RACEWAY AND BOXES
     - 3.C.E. WIRING
     - 3.C.F. FIRE ALARM SYSTEM
   - 3.D. CONTRACTOR IS RESPONSIBLE FOR SHIPPING AND STORING OF ALL MATERIALS. HANDLE PRODUCTS CAREFULLY DURING SHIPPING, STORING, AND INSTALLING. DO NOT INSTALL DAMAGED DOWN ONLY DURING THE TIME ACTUALLY REQUIRED TO MAKE NECESSARY CONNECTIONS.
4. MATERIAL AND WORKMANSHIP
   - 4.C. ALL MATERIAL AND EQUIPMENT SHALL COMPLY WITH ALL ASSOCIATED CODES AND STANDARDS FOR THE INTENDED MATERIAL AND EQUIPMENT. CODES AND STANDARDS INCLUDE, BUT ARE NOT LIMITED TO, NATIONAL ELECTRIC CODE (NEC), UL, NMEA/ICEA, IEEE, AND NFPA.
   - 4.D. ALL MATERIAL SHALL BE NEW AND OF THE BEST QUALITY AND SHALL HAVE THE APPROVED UNDERWRITER'S LABEL ATTACHED. THE LABEL OF APPROVAL SHALL BE OF THE TYPE FOR THE INTENDED APPLICATION. THE WORK THROUGHOUT SHALL BE EXECUTED IN THE BEST AND MOST THOROUGH MANNER UNDER THE DIRECTION OF, AND TO THE SATISFACTION OF, THE OWNER WHO WILL INTERPRET THE MEANINGS OF THE DRAWINGS AND SPECIFICATIONS, AND THE OWNER SHALL HAVE THE POWER TO REJECT ANY WORK AND MATERIALS WHICH, IN THEIR OPINION, IS NOT IN FULL CONFORMANCE THEREWITH.
   - 4.E. IF, AFTER INSTALLATION, OPERATION OF THE EQUIPMENT PROVES TO BE UNSATISFACTORY TO THE OWNER BY REASONS OF DEFECTS, ERRORS OR OMISSIONS, THE OWNER RESERVES THE RIGHT TO OPERATE THE EQUIPMENT UNTIL IT CAN BE REMOVED FROM SERVICE FOR CORRECTION BY THE CONTRACTOR. THE CONTRACTOR SHALL PAY FOR ALL DAMAGES TO WORK OF OTHER TRADES CAUSED BY THIS DEFECTIVE EQUIPMENT AND ITS REPLACEMENT.
   - 4.F. FURNISH WRITTEN GUARANTEE COVERING MATERIAL, OPERATION, AND WORKMANSHIP FOR A PERIOD OF ONE YEAR.
   - 4.G. INSTALL ALL CIRCUITRY PARALLEL OR PERPENDICULAR TO WALLS, FLOOR, AND CEILING.
   - 4.H. REMOVE MATERIALS AS WORK PROGRESSES, UPON COMPLETION OF WORK. LEAVE AREAS IN A CLEAN CONDITION.
   - 4.I. PROVIDE A COMPETENT SUPERINTENDENT WHO SHALL BE IN CHARGE OF THE WORK TO BE INSTALLED UNDER THIS SECTION OF THE SPECIFICATIONS.
5. LABELING
   - 5.A. ALL DEVICE AND EQUIPMENT LABELING SHALL BE TYPEWRITTEN. HANDWRITTEN LABELS WILL NOT BE ACCEPTED.
   - 5.B. ALL DEVICE LABELING SHALL BE TYPEWRITTEN USING A LABEL MAKER AND SHALL BE PERMANENTLY AFFIXED TO EACH FACEPLATE.
   - 5.C. FOR ALL EQUIPMENT PROVIDED UNDER PROJECT, PROVIDE STANDARD PHENOLIC NAMEPLATE WITH 1" MINIMUM SIZE ENGRAVED LETTERING INDICATING LOAD SERVED, POWER SOURCE, VOLTAGE, PHASE, AND CIRCUIT NUMBER. NAMEPLATES SHALL BE WHITE LETTERING ON BLACK BACKGROUND OR AS DIRECTED BY OWNER TO MATCH EXISTING LABELING.
   - 5.D. UPON COMPLETION OF PROJECT, THE CONTRACTOR SHALL PROVIDE TYPEWRITTEN, UP-TO-DATE CIRCUIT BREAKER DIRECTORIES FOR ALL EXISTING PANELBOARDS IMPACTED BY PROJECT TO DESCRIBE NEW EQUIPMENT AND DEFINE THEIR CORRESPONDING CIRCUIT BREAKER.
   - 5.E. UPON COMPLETION OF PROJECT, THE CONTRACTOR SHALL PROVIDE TYPWRITTEN, UP-TO-DATE CIRCUIT BREAKER DIRECTORIES FOR ALL NEW PANELBOARDS PROVIDED UNDER PROJECT.
   - 5.F. EACH RECEPTACLE AND SWITCH PROVIDED OR ALTERED UNDER THIS CONTRACT SHALL BE LABELED WITH THE CORRESPONDING POWER PANEL NAME AND CIRCUIT BREAKER NUMBER.
   - 5.G. ALL JUNCTION BOXES, OUTLET BOXES, PULL BOXES, ETC. SHALL BE CLEARLY LABELED WITH BLACK PERMANENT MAKER IDENTIFYING THE ASSOCIATED PANELBOARD AND CIRCUIT NUMBER.
6. FINAL INSPECTIONS, TESTS, AND CLOSE-OUTS
   - 6.A. UPON COMPLETION OF THE ELECTRICAL INSTALLATION, CONDUCT A LOAD TEST BY TURNING ON ALL ELECTRICAL EQUIPMENT THROUGHOUT THE ENTIRE PROJECT FOR A CONTINUOUS PERIOD. ALTER FUSES, CIRCUIT BREAKERS, CIRCUIT CONNECTION ARRANGEMENTS, ETC. AS REQUIRED TO PERMIT SATISFACTORY PERFORMANCE. LOAD SHALL BE BALANCED WITHIN 5%.
   - 6.B. AT THE TIME OF THE FINAL INSPECTION AND TESTS, ALL CONNECTIONS AT PANELS AND ALL SPLICES, ETC., MUST BE MADE. ALL FUSES MUST BE IN PLACE AND THE CIRCUITS CONTINUOUS FROM SERVICE SWITCHES TO ALL PANELS, RECEPTACLES, OUTLETS, MOTORS, ETC. EACH ENTIRE WIRING SYSTEM MUST TEST FREE FROM ALL SHORT CIRCUITS AND FROM GROUNDS AS REQUIRED BY THE N.E.C..
   - 6.C. AFTER SUBSTANTIAL COMPLETION, PROVIDE OWNER DESIGNATED PERSONNEL WITH INSTRUCTIONS ON INSTALLED SYSTEMS.
   - 6.D. PROVIDE OWNER WITH AN OPERATION AND MAINTENANCE MANUAL FOR EACH INSTALLED SYSTEM.

LIGHT FIXTURES

1. FURNISH AND INSTALL LIGHTING FIXTURES COMPLETE AS INDICATED ON THE DRAWINGS AND SCHEDULES.
2. PROVIDE LIGHT FIXTURES COMPLETE WITH, BUT NOT LIMITED TO, HOUSINGS, LAMPS, LAMP HOLDERS, REFLECTORS, TRIM, WIRING, ETC.
3. LAMPS/LIGHT SOURCE:
   - 3.A. 2' T8 FLUORESCENT: TCLP COMPLIANT, ENERGY SAVING TYPE, EXTRA LOW MERCURY, MIN 1500 INITIAL LUMENS, MIN CRI 85, 3500K COLOR TEMP (UNLESS OTHERWISE INDICATED ON SCHEDULES), 30,000 HOURS RATED LIFE.
   - 3.B. 4' T8 FLUORESCENT: TCLP COMPLIANT, ENERGY SAVING TYPE, EXTRA LOW MERCURY, MIN 3100 INITIAL LUMENS, MIN CRI 85, 3500K COLOR TEMP (UNLESS OTHERWISE INDICATED ON SCHEDULES), 30,000 HOURS RATED LIFE.
   - 3.C. LED: PROVIDE LED LIGHT SOURCE INTEGRAL TO LIGHT FIXTURE. LIGHT FIXTURE SHALL BEAR THE UL LABEL AND CONSIST OF UL LABELED COMPONENTS. PROVIDE INTEGRAL OR REMOTE BALLAST AS REQUIRED BY LIGHT FIXTURE MANUFACTURER. MIN CRI 80, 3500 COLOR TEMP (UNLESS OTHERWISE INDICATED ON SCHEDULES), 50,000 HOURS RATED LIFE.
4. FLUORESCENT BALLASTS: ELECTRONIC, UL 935 AND ANSI C82.11 COMPLIANT, CLASS A SOUND RATING. PROVIDE BALLASTS FOR SPECIFIED LAMPS PER LUMINAIRE SCHEDULE AND LIGHT FIXTURE MANUFACTURER RECOMMENDATIONS.
5. THE INSTALLATION AND PRACTICES SHALL COMPLY WITH NEC, NEMA, ANSI, AND THE UL LISTING REQUIREMENTS FOR THE LIGHT FIXTURES USED.
6. LIGHT FIXTURE PARTS SHALL BE PAINTED AFTER FABRICATION.
7. PROVIDE LIGHT FIXTURES WITH NECESSARY MOUNTING COMPONENTS AS REQUIRED TO INSTALL FIXTURES AT LOCATIONS/ELEVATIONS SHOWN ON DRAWINGS. MOUNTING COMPONENTS INCLUDE, BUT ARE NOT LIMITED TO, INTERMEDIATE STEEL, CHAIR, AIR CRAFT CABLE, BOXES, HANGERS, ETC.
8. PROVIDE LIGHT FIXTURES AND/OR FIXTURE OUTLET BOXES WITH HANGERS TO PROPERLY SUPPORT FIXTURE WEIGHT. SUPPORT FIXTURES INDEPENDENT OF CEILING TO BUILDING STRUCTURE FROM AT LEAST TWO (2) FIXTURE POINTS OF CONNECTION.
9. PROVIDE A COMPLETE DIMMING SYSTEM AS INDICATED ON DRAWINGS, INCLUDING, BUT NOT LIMITED TO, DIMMER CONTROLS, WIRING FROM CONTROLS TO FIXTURES, DIMMABLE BALLASTS/FIXTURE DRIVERS, ETC. PROVIDE ALL WORK AS REQUIRED FOR A COMPLETE AND OPERABLE DIMMING SYSTEM AS INDICATED ON DRAWINGS. WHERE POSSIBLE, PROVIDE LIGHT FIXTURES COMPATIBLE WITH SAME DIMMING PROTOCOLS. WHERE NOT POSSIBLE, PROVIDE QUANTITY OF DIMMING PROTOCOLS (INCLUDING DIMMERS, WIRE, ETC.) AS REQUIRED FOR A COMPLETE DIMMING SYSTEM.
10. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR EXACT PLACEMENT OF ALL LIGHT FIXTURES.
11. LIGHT FIXTURES SHALL BE CLEAN AND LAMPED WITH NEW LAMPS AT THE TIME OF FINAL INSPECTION.
12. UPON COMPLETION OF INSTALLATION OF LIGHT FIXTURES, DEMONSTRATE COMPLIANCE WITH REQUIREMENTS. WHERE POSSIBLE, CORRECT MALFUNCTIONING UNITS AT SITE, THEN RETEST TO DEMONSTRATE COMPLIANCE; OTHERWISE REMOVE AND REPLACE WITH NEW UNITS AND PROCEED WITH RETESTING.

ELECTRICAL SYMBOL LEGEND

SYMBOL	DESCRIPTION	REMARKS
LINE WEIGHT & LINE TYPE DESIGNATIONS		
	EXISTING (UNLESS OTHERWISE INDICATED)	
	PROVIDE AS NEW (UNLESS OTHERWISE INDICATED)	
BASIC DRAWING		
#	KEYED DRAWING NOTE	
	REMOVALS	
	CIRCUIT	
LIGHTING (LETTER INDICATES TYPE, REFER TO LIGHT FIXTURE SCHEDULE FOR ADDITIONAL INFORMATION)		
	LIGHT FIXTURE	WALL MOUNTED
	EMERGENCY LIGHT FIXTURE	WALL MOUNTED
	LIGHT FIXTURE	CEILING MOUNTED
	EMERGENCY LIGHT FIXTURE	CEILING MOUNTED
	LIGHT FIXTURE	CEILING MOUNTED
	EMERGENCY LIGHT FIXTURE	CEILING MOUNTED
	LIGHT FIXTURE	WALL MOUNTED
	EMERGENCY LIGHT FIXTURE	WALL MOUNTED
	STRIP LIGHT FIXTURE	CEILING MOUNTED
	EXIT LIGHT (HATCHING/ARROW INDICATES FACE/DIRECTION)	CEILING MOUNTED
	EXIT LIGHT (HATCHING/ARROW INDICATES FACE/DIRECTION)	WALL MOUNTED
	EMERGENCY BATTERY PACK LIGHT FIXTURE	WALL MOUNTED
S	SINGLE POLE SWITCH	MOUNT AT 48" AFF, UNO
S3	SINGLE POLE SWITCH (3-WAY)	MOUNT AT 48" AFF, UNO
S4	SINGLE POLE SWITCH (4-WAY)	MOUNT AT 48" AFF, UNO
SD	SINGLE POLE SWITCH (DIMMER)	MOUNT AT 48" AFF, UNO
OS	OCCUPANCY SENSOR/WALL SWITCH (SUBSCRIPT INDICATES TYPE)	MOUNT AT 48" AFF, UNO
OS	OCCUPANCY SENSOR (SUBSCRIPT INDICATES TYPE)	CEILING MOUNTED
PC	PHOTOCELL	
TC	TIME CLOCK	
	SITE LIGHT FIXTURE	POLE MOUNTED

ABBREVIATIONS

A	AMPERE(S)	JB	JUNCTION BOX
AC	ALTERNATING CURRENT	KAIC	1000 AMPERE INTERRUPTING CAPACITY
ADA	AMERICANS WITH DISABILITIES ACT		
AFCI	ARC-FAULT CIRCUIT INTERRUPTER	KCMIL	1000 CIRCULAR MIL(S)
AFF	ABOVE FINISHED FLOOR	KVA	KILOVOLT AMPERE(S)
AFG	ABOVE FINISHED GRADE	KW	KILOWATT(S)
AHJ	AUTHORITY HAVING JURISDICTION	LTG	LIGHTING
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	MC	MECHANICAL CONTRACTOR
		MCA	MINIMUM CIRCUIT AMPACITY
ATS	AUTOMATIC TRANSFER SWITCH	MCB	MAIN CIRCUIT BREAKER
AWG	AMERICAN WIRE GUAGE	MIC	MICROWAVE
BLDG	BUILDING	MISC	MISCELLANEOUS
C	CONDUIT	MIN	MINIMUM
CB/CKT BKR	CIRCUIT BREAKER	MFR	MANUFACTURER
CL	CLOSET	MH	MOUNTING HEIGHT
CLG	CEILING	MTD	MOUNTED
CKT	CIRCUIT	N	NEUTRAL
CO	CONDUIT ONLY	NC	NORMALLY CLOSED
CONC	CONCRETE	NEC	NATIONAL ELECTRIC CODE
COND	CONDUCTOR	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
CONST	CONSTRUCTION		
CONT	CONTRACT	NL	NIGHT LIGHT
CP	CONTROL PANEL	NO	NORMALLY OPEN
CT	CURRENT TRANSFORMER	NTS	NOT TO SCALE
CU	COPPER	P	POLE
DED	DEDICATED	PB	PULL BOX
DISC	DISCONNECT	PC	PLUMBING CONTRACTOR
DISH	DISHWASHER	PH/Ø	PHASE
DISP	DISPOSAL	PNL	PANEL
DIV	DIVISION	PRI	PRIMARY
DT	DUAL TECHNOLOGY (IR/US)	PWR	POWER
DWG	DRAWING	QTY	QUANTITY
EA	EACH	REC/RECEPT	RECEPTACLE
EC	ELECTRICAL CONTRACTOR	REF	REFRIGERATOR
ELEC	ELECTRIC	SEC	SECONDARY
EM/EMER	EMERGENCY	SPEC	SPECIFICATION
ER	EXISTING TO RELOCATE	SW	SWITCH
EX/EXIST	EXISTING	TEL	TELEPHONE
F	FUSE	TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSION
FA	FIRE ALARM		
FBO	FURNISHED BY OTHERS	TYP	TYPICAL
FDR	FEEDER	UG	UNDERGROUND
FL	FLOOR	UL	UNDERWRITER'S LABORATORIES
FLA	FULL LOAD AMPS	UNO	UNLESS NOTED OTHERWISE
FLUOR	FLUORESCENT	UON	UNLESS OTHERWISE NOTED
FT	FEET	UPS	UNINTERRUPTIBLE POWER SUPPLY
G/GND	GROUND	US	ULTRASONIC
GC	GENERAL CONTRACTOR	UV	ULTRAVIOLET
GFI	GROUND FAULT INTERRUPTER	V	VOLT(S)
HC	HUNG CEILING	VA	VOLTAMPERE(S)
HOA	HAND-OFF-AUTO SELECTOR SWITCH	VFD	VARIABLE FREQUENCY DRIVE
HP	HORSEPOWER	W	WATT(S)
IR	INFRARED	WP	WEATHERPROOF

GENERAL NOTES

1. THE GENERAL NOTES APPLY TO ALL DRAWINGS UNDER THIS CONTRACT. REFER TO INDIVIDUAL DRAWINGS FOR ADDITIONAL NOTES.
2. ALL ELECTRICAL WORK SHOWN SHALL BE PROVIDED AS NEW UNLESS OTHERWISE NOTED.
3. DRAWINGS ARE DIAGRAMMATIC AND INDICATE GENERAL ARRANGEMENT OF SYSTEMS AND WORK. FOLLOW DRAWING IN LAYING OUT WORK AND CHECK DRAWINGS OF OTHER TRADES TO VERIFY SPACE CONDITIONS. MAINTAIN HEADROOM AND SPACE CONDITIONS. BRANCH CIRCUIT NUMBERS ARE FOR REFERENCE ONLY. CONTRACTOR SHALL DETERMINE THE CIRCUIT NUMBERS AND PROVIDE A SCHEDULE IN PANEL IDENTIFYING BRANCH CIRCUITS.
4. NO ELECTRICAL RACEWAYS OR CONDUCTORS SHALL BE INSTALLED WITHIN 3 INCHES OF STEAM OR HOT WATER PIPES, OR APPLIANCES, EXCEPT FOR CROSSING WHERE RACEWAYS SHALL BE AT LEAST 1 INCH FROM PIPE COVER.
5. SUFFICIENTLY LONG WIRE SLACK SHALL BE LEFT IN RUNS TO ALLOW FOR MAKING PROPER FINAL CONNECTIONS. ALL EMPTY CONDUITS SHALL BE PROVIDED WITH #12 AWG STEEL DRAG WIRES.
6. ALL WIRING SHALL BE ROUTED IN AN ORGANIZED AND NEAT MANNER.
7. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LIGHT FIXTURES, REMOTE BALLASTS AND ASSOCIATED WIRING, SUPPORTS, HARDWARE, AND ACCESSORIES AS REQUIRED.
8. SYMBOLS AND LEGENDS SHOWN ON THIS DRAWING ARE FOR ELECTRICAL DRAWINGS ONLY. SEE ARCHITECTURAL DRAWINGS AND TRADE DRAWINGS FOR RESPECTIVE SYMBOLS AND LEGENDS.
9. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL SLAB CUTS, FOUNDATION WALL PENETRATIONS, WALL OPENINGS, CORE DRILLING, ROOF PENETRATIONS, ETC. AND PATCHING AS REQUIRED TO PROVIDE ALL ELECTRICAL WORK. FOR FOUNDATION WALL PENETRATIONS PROVIDE 4"X4"X3/8" WELDED STEEL ANGLE BY THE CONTRACTOR AND APPROVED BY THE STRUCTURAL ENGINEER AND PROVIDE WATER PROOFING . ALL ROOF, TUNNEL AND FOUNDATION PENETRATIONS SHALL BE WATER PROOFED. COORDINATE WORK SO AS TO MAINTAIN ANY AND ALL WARRANTIES FOR ROOF SYSTEMS, FOUNDATIONS, ETC.
10. SEPARATE RACEWAYS SHALL BE PROVIDED FOR CONDUCTORS OF NORMAL AND EMERGENCY CIRCUITS.
11. THE ELECTRICAL CONTRACTOR SHALL NOT INSTALL MORE THAN THE NUMBER OF CIRCUITS SHOWN IN ANY HOMERUN CIRCUIT.
12. CONTRACTOR TO PROVIDE FIRE PROOFING AT ALL PENETRATIONS OF RATED PARTITIONS, FLOORS, AND WHERE THE EXISTING FIRE PROOFING WAS REMOVED TO EXPOSE EXISTING STEEL FOR NEW HANGER INSTALLATION. REFER TO SPECIFICATION SECTION FIRE PROOFING.
13. EXACT LOCATION OF LIGHTING FIXTURES SHALL BE IN ACCORDANCE WITH BOTH CIVIL AND ARCHITECTURAL REFLECTED CEILING PLANS, ELEVATIONS, DIMENSIONED PLANS OR AS DIRECTED BY THE CIVIL ENGINEER AND/OR ARCHITECT.
14. ALL RACEWAYS, WIRING, AND ASSOCIATED ELECTRICAL EQUIPMENT SHALL BE ROUTED CONCEALED EXCEPT IN UNFINISHED AREAS.
15. ALL EQUIPMENT, MATERIALS, ETC. SHALL BE SUBMITTED TO ENGINEER FOR APPROVAL. REFER TO SPECIFICATIONS FOR ADDITIONAL ACTION SUBMITTAL AND SHOP DRAWING REQUIREMENTS.
16. WHERE CONFLICTS EXIST BETWEEN THE INFORMATION INCLUDED IN THESE DRAWINGS OR BETWEEN INFORMATION PROVIDED IN THESE DRAWINGS AND THE PROJECT SPECIFICATIONS OR WITHIN THE PROJECT SPECIFICATIONS, THE MORE STRINGENT AND/OR HIGHEST COST REQUIREMENTS SHALL APPLY. SHOULD THE CONTRACTOR REQUIRE FURTHER CLARIFICATION, AN RFI SHALL BE SUBMITTED FOR CLARIFICATION. WHERE CONFLICTS DO EXIST, THE PROJECT ENGINEER OF RECORD SHALL HAVE THE SOLE DISCRETION AND RIGHT TO PROVIDE INTERPRETATION OF INTENT OF THE CONTRACT DOCUMENTS AS REQUIRED AND THIS INTERPRETATION SHALL SERVE TO DIRECT THE CONTRACTOR IN ACCORDANCE WITH THE IMPLIED INTENT OF THE CONSTRUCTION DOCUMENTS WITHOUT ADDITIONAL COST TO THE PROJECT.

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PRELIMINARY

VSR Partners Commercial Development

4419 S. CAROTHERS ROAD, FRANKLIN, TENNESSEE
TAX MAP 89, PARCELS 50.00 & 50.02, WILLIAMSON COUNTY, TN

VSR PARTNERS, LLC
1643 VALLE VERDE DRIVE, BRENTWOOD, TENNESSEE 37027

Revision

HMH Job Number 18044

Drawn By DMS

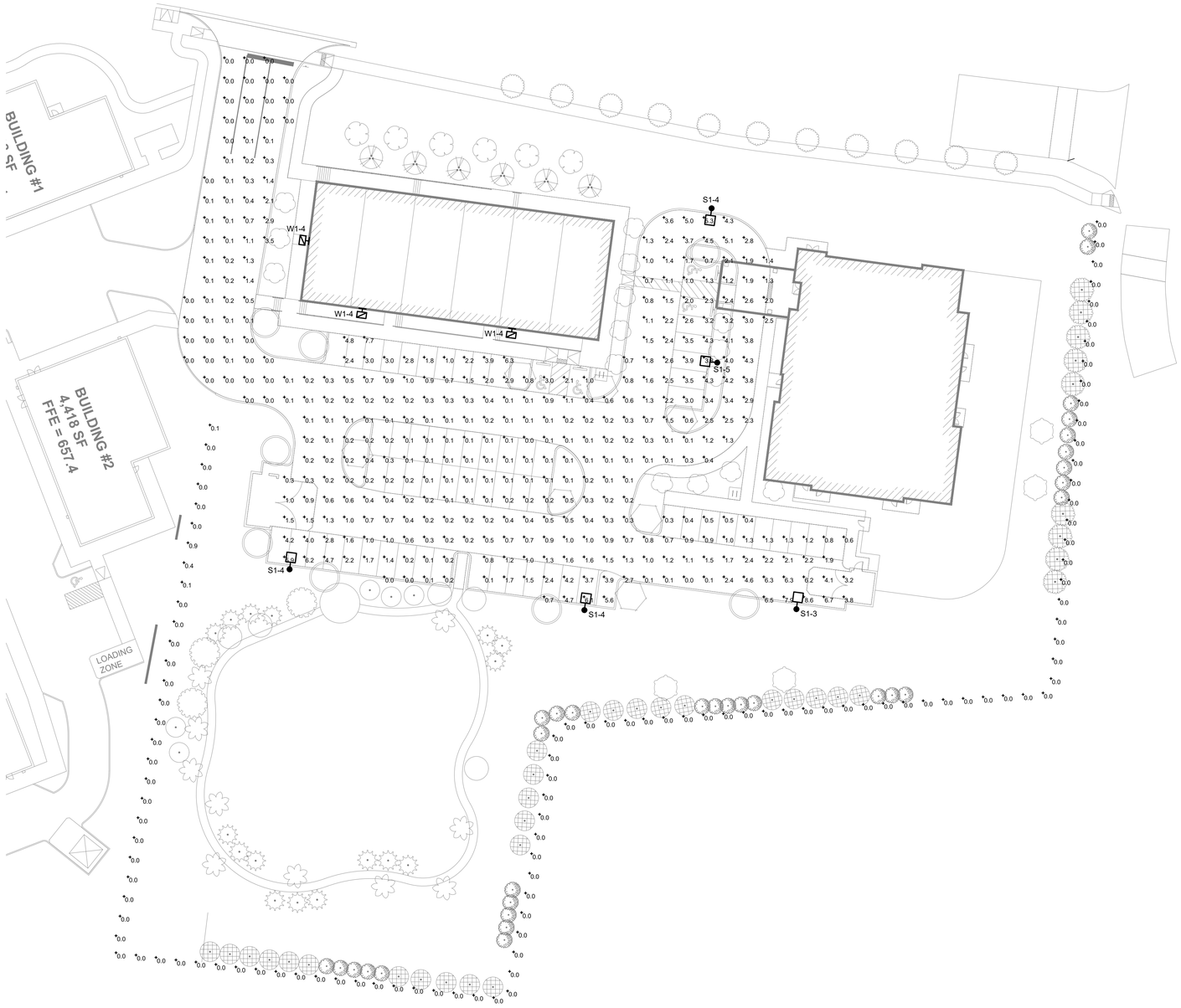
Date 03.09.20

Drawing GENERAL INFO

E0.1

genesis engineering group, llc.
224 third avenue north
franklin, tn 37064
project #20-042
www.geneng.net

Fri, 29. May 2020 - 9:53 W:\2020\20-042-TN VSR Development\CAD\Electrical\20-042 - ELECTRICAL - SITE LIGHTING,E0.1



GENERAL NOTES

1. COORDINATE ALL WORK WITH CIVIL/SITE DRAWINGS.
2. REFER TO CIVIL/SITE DRAWINGS FOR ADDITIONAL SITE INFORMATION, INCLUDING ROADWAY LIGHTING, DIMENSIONED PLANS, UNDERGROUND UTILITIES, ETC.
3. PROVIDE GROUNDING PER NEC FOR ALL EQUIPMENT AND DEVICES.
4. LOCATIONS OF EQUIPMENT AND DEVICES SHOWN ARE APPROXIMATE. ALL LOCATIONS SHALL BE FIELD VERIFIED BY CONTRACTOR AND COORDINATED WITH ARCHITECTURAL AND CIVIL PLANS AND ELEVATIONS AND NEC DEVICE SPACING REQUIREMENTS.
5. LOT PHOTOMETRIC STATISTICS:
   AVERAGE: 1.2 FC
   MAXIMUM: 8.6 FC
   MINIMUM: 0.0 FC
6. PROPERTY LINE STATISTICS:
   AVERAGE: 0.0 FC
   MAXIMUM: 0.9 FC
   MINIMUM: 0.0 FC

Site Photometric Plan

Scale: 1"=30'

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DMS

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03.09.20

Drawing
SITE PHOTO. PLAN

E1.1

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LUMINAIRE SCHEDULE

TAG	TYPE	MANUFACTURER	CATALOG NUMBER	VOLT	LAMP	TOTAL WATTS	LUMENS	INSTALLATION	REMARKS
S1-3	POLE-MOUNT SITE LIGHT, TYPE 3 DISTRIBUTION	VISIONAIRE LIGHTING	VMX-1-T3-64LC-7-4K-UNV-AM-CC-CLS	120/277	LED, 4000K	142	17612	POLE MOUNT, 20' AFG	1
S1-4	POLE-MOUNT SITE LIGHT, TYPE 4 DISTRIBUTION	VISIONAIRE LIGHTING	VMX-1-T4-64LC-7-4K-UNV-AM-CC-CLS	120/277	LED, 4000K	142	17006	POLE MOUNT, 20' AFG	1
S1-5	POLE-MOUNT SITE LIGHT, TYPE 5 DISTRIBUTION	VISIONAIRE LIGHTING	VMX-1-T5-64LC-7-4K-UNV-AM-CC-CLS	120/277	LED, 4000K	142	17339	POLE MOUNT, 20' AFG	1
W1-3	WALL-MOUNT SITE LIGHT, TYPE 3 DISTRIBUTION	VISIONAIRE LIGHTING	VMX-1-T3-48LC-7-4K-UNV-WM-CC	120/277	LED, 4000K	106	12668	WALL-MOUNT	1
W1-4	WALL-MOUNT SITE LIGHT, TYPE 4 DISTRIBUTION	VISIONAIRE LIGHTING	VMX-1-T4-48LC-7-4K-UNV-WM-CC	120/277	LED, 4000K	106	12232	WALL-MOUNT	1

GENERAL NOTES, LUMINAIRE SCHEDULE

1. MODEL IS GIVEN FOR QUALITY ONLY, SUBSTITUTE LIGHT FIXTURES SHALL BE OF EQUAL OR GREATER QUALITY AND MATCH THE DESIGN INTENT OF THE ENGINEER/LIGHTING SYSTEM DESIGNER.
2. ALL FIXTURES TO BE PROVIDED WITH LAMPS INSTALLED.
3. ALL FIXTURES TO BE PROVIDED WITH REQUIRED MOUNTING HARDWARE FOR INSTALLATION TYPE SHOWN. VERIFY FINAL CEILING TYPES WITH ARCHITECTURAL PLANS PRIOR TO ORDERING.
4. ANY SITE LIGHTING SUBSTITUTIONS SHALL BE ACCOMPANIED BY COMPLETE POINT-BY-POINT SITE PHOTOMETRICS AND SHALL MEET DESIGNED LIGHT LEVELS AND CUT-OFFS. ANY SUBSTITUTIONS SUBMITTED WITHOUT CALCULATIONS WILL BE REJECTED.
5. ALL FINISHES AND COLORS SHALL BE VERIFIED WITH THE OWNER/ARCHITECT PRIOR TO ORDERING.
6. ALL 0-10 VOLT DIMMABLE LUMINIARES REQUIRE THE CONTRACTOR TO PROVIDE AND INSTALL ADDITIONAL LOW-VOLTAGE WIRING FROM THE LUMINAIRE TO THE CONTROL LOCATION, INCLUDING, BUT NOT LIMITED TO: EMERGENCY BATTERY BACK-UP, POWER FROM INVERTERS CONTAINING DIMMING FOR LUMINIARES TO OPERATE LESS THAN 100%, AND ALL LIGHTING CONTROL SYSTEM REQUIREMENTS.
7. PROVIDE ALL REQUIRED CONTROL WIRING, FIXTURE MODULES, DEVICES, ETC. TO ACCOMMODATE CONTROLS AS INDICATED ON FLOOR PLANS, INCLUDING, BUT NOT LIMITED TO: DIMMING, AUTOMATIC ON/OFF, DAYLIGHT HARVESTING, ETC.

REMARKS, LUMINAIRE SCHEDULE

1. COORDINATE FINISH WITH OWNER'S REPRESENTATIVE.

VMX LED Specifications



Project Name:

Catalog Number:

Type:

The VMX LED Series offers clean, functional styling that is defined by its sleek low profile design and rugged construction. It combines the latest LED technology, advanced LED thermal management and provides outdoor lighting that is both energy efficient and aesthetically pleasing.

The LED's performance and the driver's life are maximized by enclosing them in two separate cast aluminum housings. Easy tool-less access for mounting and maintenance.

The LED light assemblies come with 48 to 96 LEDs. Eight optical distribution patterns are available. Choose between 3000, 4000 or 5000 Kelvin temperature of the LEDs.

A durable polyester powder coat finish is guaranteed for five years; and is available in standard or custom colors.

The VMX LED series is an exceptional choice for commercial parking lots, office complexes, architectural projects, and other general lighting projects.

Ordering Information

MODEL	OPTICS	LEDs	CURRENT	KELVIN	VOLTAGE	MOUNTING	FINISH	OPTIONS	OPTIONS
VMX-1	**T1** Type I **T2** Type II **T3** Type III **T4** Type IV **T4A** Type IV Asymmetric **T5** Type V **T5W** Type V Wide **T5WR** Type V Wide Right	**48LC** 48 LEDs **64LC** 64 LEDs **80LC** 80 LEDs **96LC** 96 LEDs	**3** 350mA **5** 530mA **7** 700mA **10** 1050mA *Not available in 96LC	**3K** 3000K **4K** 4000K **5K** 5000K	**UNV** 120-277V **8** 347V **5** 480V *347/4.8 480V not available in 80LC/ 350mA	**AM** Arm Mount **WM** Wall Mount *Requires BAWP Round Pole/Plate Adaptors (RPP) are to be ordered separately. SMRP to be ordered separately.	**BZ** Bronze **BK** Black **SBK** Smooth Black **WH** White **SWH** Smooth White **GP** Graphite **GY** Grey **SL** Silver Metallic **CC** Custom Color	**PCR-120** Photocell & Receptacle **PCR-208** Photocell & Receptacle **PCR-240** Photocell & Receptacle **PCR-277** Photocell & Receptacle **PCR-480** Photocell & Receptacle **PER** 20A Weld Receptacle **5PINPER** 5-Pin Photo Receptacle w/dimming cap Requires Dimming Driver **7PINPER** 7-Pin Photo Receptacle w/dimming cap Requires Dimming Driver **DIM** 0-10v Dimming Driver **WSC-8** Motion Sensor 8' Mounting Height **WSC-20** Motion Sensor 20' Mounting Height **WSC-40** Motion Sensor 21-40' Mounting Height *Requires Dimming Driver (DIM) (120-480 Vac) Activate, Programming & Testing **VWC** Wireless Control Module *Consult Factory	**RPP3** For 3" Pole – Round Pole Plate Adaptor **RPP4** For 4"ID Pole – Round Pole Plate Adaptor **RPP5** For 5"ID Pole – Round Pole Plate Adaptor **UPMA-S** Universal Square Pole Mount Adaptor **UPMA-R** Universal Round Pole Mount Adaptor **BAWP** Wall Mount Plate **ROT-R** Rotated Optics Right Cutoff **ROT-L** Rotated Optics Left Cutoff **CLS** Back Side Cutoff Louver Shield **RCLS** Right Side Cutoff Louver Shield **LCLS** Left Side Cutoff Louver Shield

VISIONAIRE LIGHTING

VMX LED Specifications

Photometric Optical Summary

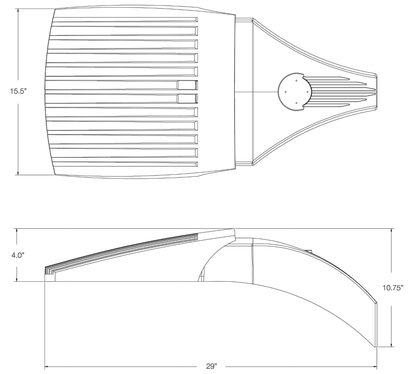
Not all optics are available on all fixtures. Check ordering chart for availability



EPA Data	0.75	1.47	1.5	2.22	2.1	2.22

Dimensions

Width:	VMX-1	15.5"
Depth:	VMX-1	29"
Height:	VMX-1	4.0"
Overall Height:	VMX-1	10.75"
Weight:	49 LBS	



VISIONAIRE LIGHTING

Features & Specifications

VMX

Heatsink
- Cast aluminum heatsink with integral cooling fins for thermal management.

Mounting Arm/Driver Compartment
-Durable two-piece die cast aluminum driver compartment utilizes a tool-less push button latch for ease of maintenance and sealed with a one-piece silicone gasket.
Meets ANSI C136.31-2010 1.5G Vibration Standards.

Thermal Management
- The VMX series provides excellent thermal management by mounting the LEDs to the substantial heat sink of the housing. This enables the Luminaire to withstand higher ambient temperatures and driver currents without degrading LED life.
- The L70 test determines the point in an LEDs life when it reaches 70 percent of its initial output. The VMX series LEDs have been determined to last 100,000+ hours in 25° C environments when driven at 350 mA.

Optical System
- The highest lumen output, LEDs are utilized in the VMX series. IES distribution Types I, II, II, III, IV and V are available. The optical system qualifies as IES full cutoff to restrict light trespass, glare and light pollution.
- CRI values are 70..

Quali-Guard® Finish
- The finish is a Quali-Guard® textured, chemically pretreated through a multiple-stage washer, electrostatically applied, thermoset polyester powder coat finish, with a minimum of 3-5 millimeter thickness. Finish is oven-baked at 400° F to promote maximum adherence and finish hardness. All finishes are available in standard and custom colors.
- Finish is guaranteed for five (5) years.

Electrical Assembly
- The VMX LED series is supplied with a choice of 350, 530, 700 or 1000 mA high-performance LED drivers that accept 120v thru 480v, 50 Hz to 60 Hz, input. Power factor of 90%. Rated for -40°C operations.
- 10 kV surge protector supplied as standard.
- Terminal block supplied as standard.

Warranty
- Five (5) year Limited Warranty on entire system, including finish. For full warranty information, please visit visionairelighting.com.

Options
- Photocell & receptacle
- Photo receptacle
- Round pole plate adapter
- Cast Wall Plate
- 0-10v Dimming Driver
- Motion Sensor
- Wireless Control
- Universal Pole Mount Adaptor
- Cut-Off Louver Shield
- Emergency Battery Pack

Listings
- The VMX Series is cUL Listed
- IP65 Rated
- Powder Coated Tough
- DLC Listed
- IDA Certification

DesignLights Consortium (DLC) qualified Product. Some configurations of this product family may not be DesignLights Consortium (DLC) listed, please refer to the DLC qualified products list to confirm listed configurations. http://www.designlights.org/
3000K must be selected for IDA certification.

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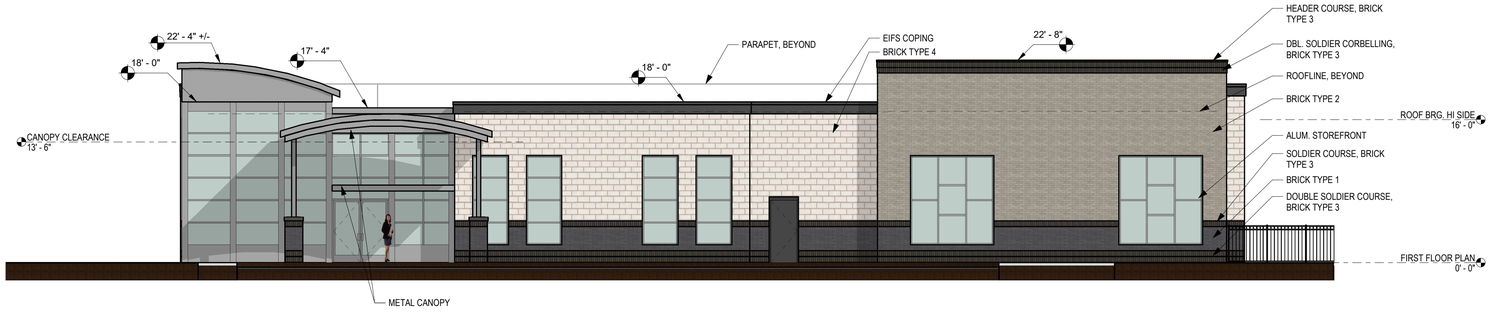
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03.09.20

Drawing
SCHED. & DIAG.

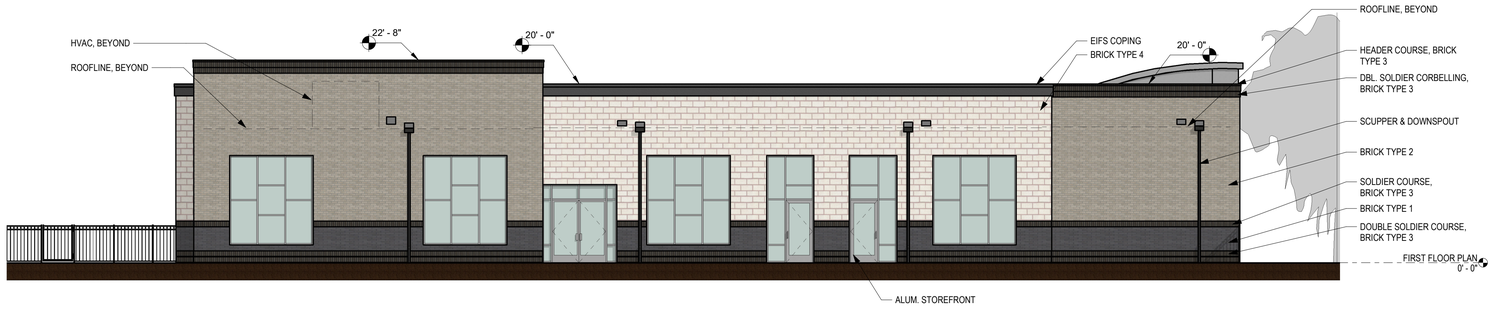
E6.1

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project #20-042
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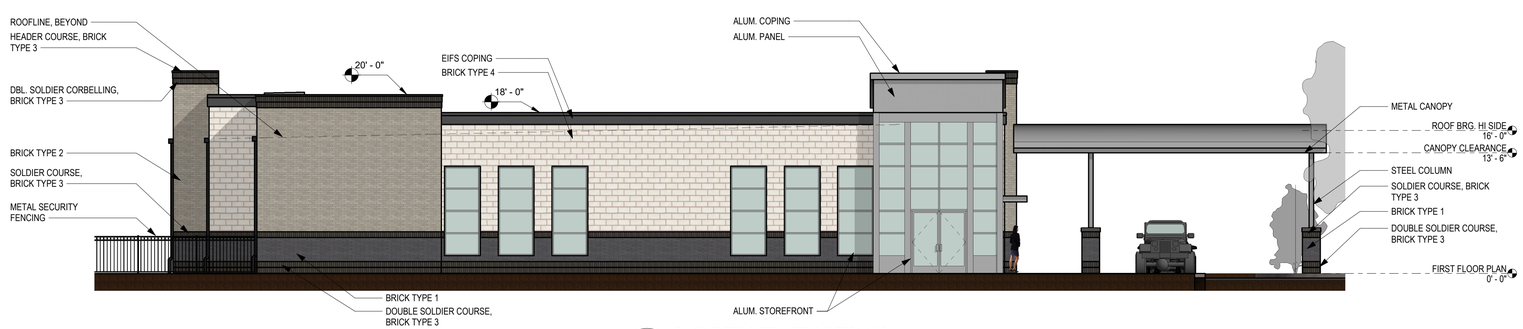
4 A01 **WEST ELEVATION**
SCALE: 1/8" = 1'-0"



3 A01 **EAST ELEVATION**
SCALE: 1/8" = 1'-0"



2 A01 **SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"



1 A01 **NORTH ELEVATION**
SCALE: 1/8" = 1'-0"

MATERIAL CALCULATIONS

EAST ELEVATION

	AREA	% OF NET
GROSS WALL AREA	2,504 S.F.	NA%
NET WALL AREA	1,934 S.F.	100%
BRICK AREA	1,907 S.F.	95%
E.I.F.S. AREA	79 S.F.	4%
METAL PANEL/CANOPY	27 S.F.	1%

NORTH ELEVATION

	AREA	% OF NET
GROSS WALL AREA	2,005 S.F.	NA%
NET WALL AREA	1,360 S.F.	100%
BRICK AREA	1,327 S.F.	75%
E.I.F.S. AREA	83 S.F.	5%
METAL PANEL/CANOPY	215 S.F.	20%

WEST ELEVATION

	AREA	% OF NET
GROSS WALL AREA	2,372 S.F.	NA%
NET WALL AREA	1,590 S.F.	100%
BRICK AREA	1,421 S.F.	73%
E.I.F.S. AREA	85 S.F.	4%
METAL PANEL/CANOPY	211 S.F.	23%

SOUTH ELEVATION

	AREA	% OF NET
GROSS WALL AREA	2,171 S.F.	NA%
NET WALL AREA	1,676 S.F.	100%
BRICK AREA	1,424 S.F.	80%
E.I.F.S. AREA	62 S.F.	4%
METAL PANEL/CANOPY	139 S.F.	16%

MATERIAL AREA NOTES

1. MINOR MATERIALS INCLUDING COPINGS, FLASHINGS, AND TRIM INSTALLED OVER BRICK ARE NOT INCLUDED IN MATERIAL AREA CALCULATIONS.
2. NET WALL AREA EXCLUDES STOREFRONT, DOORS, LOUVERS AND MINOR TRIM.

EXTERIOR FINISH LEGEND

BRICK, TYPE 1
STYLE/SIZE: NORMAN
COLOR: TBD
MANUFACTURER: TBD
MORTAR: TBD
MORTAR MANUF.: HOLCIM

BRICK, TYPE 2
STYLE/SIZE: MODULAR
COLOR: TBD
MANUFACTURER: TBD
MORTAR: TBD
MORTAR MANUF.: HOLCIM

BRICK, TYPE 3 - ACCENT
STYLE/SIZE: MODULAR
COLOR: TBD
MANUFACTURER: TBD
MORTAR: TBD
MORTAR MANUF.: HOLCIM

BRICK, TYPE 4
STYLE/SIZE: DBL TITAN
COLOR: TBD
MANUFACTURER: TBD
MORTAR: PINK
MORTAR MANUF.: TBD

STOREFRONT & CURTAIN WALL
STYLE/SIZE: ALUMINUM RECTANGULAR
COLOR: CLEAR ANODIZED ALUMINUM
MANUFACTURER: TUBELITE TU24000, OR EQUAL

GLAZING
STYLE/SIZE: 1" INSULATED SUPER NEUTRAL 54
COLOR: CRYSTAL GRAY
MANUFACTURER: GUARDIAN SUNGARD

PREFINISHED METAL PARAPET COPING
STYLE/SIZE: SMOOTH METAL PANEL
COLOR: BURNISHED SLATE
MANUFACTURER: PAC-CLAD OR APPROVED EQUAL

METAL PANEL CANOPY
STYLE/SIZE: SMOOTH METAL PANEL
COLOR: BURNISHED SLATE
MANUFACTURER: PAC-CLAD OR EQUAL

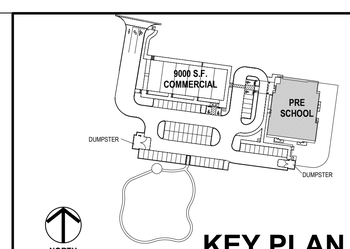
METAL PANEL CLERESTORY
STYLE/SIZE: SMOOTH METAL PANEL
COLOR: GRANITE
MANUFACTURER: PAC-CLAD OR EQUAL

EIFS CORNICE & ACCENT BAND
STYLE/SIZE: SAND PEBBLE FINE
THICKNESS PER DWGS
COLOR: #620 PEWTER
MANUFACTURER: DRYVIT, STO, OR APPROVED EQUAL

PAINT
STYLE/SIZE: TBD
COLOR: TBD
MANUFACTURER: SHERWIN WILLIAMS

EXTERIOR FINISH NOTES:

1. PLEASE NOTE THAT DRAWINGS PRINTED IN COLOR MAY NOT PRECISELY MATCH ACTUAL COLORS DUE TO VARIANCE IN MONITOR AND PRINTER CALIBRATIONS.
2. IT IS THE INTENT AND PURPOSE OF THE ARCHITECT TO PROVIDE A BASIC REPRESENTATION OF FINISH SYSTEM COLORS. THE COLOR NOTED ON THE FINISH SCHEDULE SHALL NOT BE USED FOR FINAL COLOR SELECTION AS COLOR DIFFERENCES MAY OCCUR FROM ONE MANUFACTURER TO ANOTHER. ACTUAL COLOR SELECTION SHOULD BE MADE FROM 4' X 8' MOCK-UP UTILIZING EACH FINISH TYPE, TEXTURE AND COLOR TO BE USED ON THE PROJECT. SAMPLES SHALL BE PREPARED USING THE SAME TOOLS AND TECHNIQUES PROPOSED FOR THE ACTUAL INSTALLATION BY THE APPLICATOR/CONTRACTOR AND SUBMITTED TO THE ARCHITECT FOR FINAL APPROVAL.
3. SPECIFIED MATERIALS MAY CHANGE SUBJECT TO AVAILABILITY AT TIME OF CONSTRUCTION AND SUBJECT TO APPROVAL OF BNS DEPARTMENT OR PLANNING COMMISSION.
4. THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE BNS DEPARTMENT OR THE PLANNING COMMISSION.
5. HVAC UNITS WILL BE LOCATED ON THE ROOFS OF THE BUILDING AND SCREENED FROM PUBLIC VIEW BY PARAPET WALLS OR ROOF SCREENING WALLS.
6. LOCATON AND NUMBERS OF STOREFRONT DOORS SUBJECT TO CHANGE PER TENANT REQUIREMENTS.
7. LOCATION AND NUMBERS OF REAR & EGRESS DOORS SUBJECT TO CHANGE PER TENANT REQUIREMENTS.
8. TENANT SIGNS WILL BE SUBMITTED FOR APPROVAL AS TENANT REQUIREMENTS ARE DETERMINED.
9. THE CONTRACTOR SHALL ENSURE THAT ALL ROOFTOP MECHANICAL EQUIPMENT IS COMPLETELY SCREENED BY THE PROPOSED BUILDING PARAPET FROM ALL DIRECTIONS AND OFF SITE VIEWS. THE CHANGE OUT OF ANY EQUIPMENT TO A LARGER DIMENSIONAL HEIGHT OR MOUNTING HEIGHT WILL REQUIRE THAT THE BUILDING PARAPET BE RAISED TO MEET CITY OF FRANKLIN SCREENING REQUIREMENTS.



KEY PLAN
SCALE: NTS

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VSR Partners Commercial Development

4419 S. CAROTHERS ROAD, FRANKLIN, TENNESSEE
TAX MAP 89, PARCELS 50.00 & 50.02, WILLIAMSON COUNTY, TN

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. Revisions
CITY COMMENTS 04/23/2020

HMH Job Number
18044

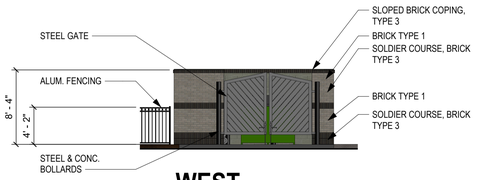
Drawn By
DMG

Date
03/09/2020

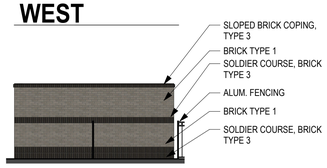
Drawing
PRE-SCHOOL BLDG. ELEVATIONS

A01

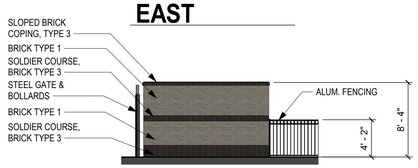
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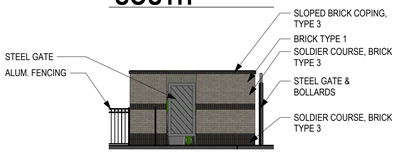
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EAST



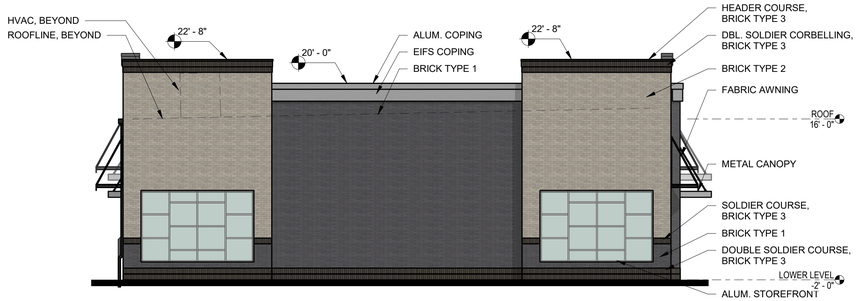
SOUTH



NORTH

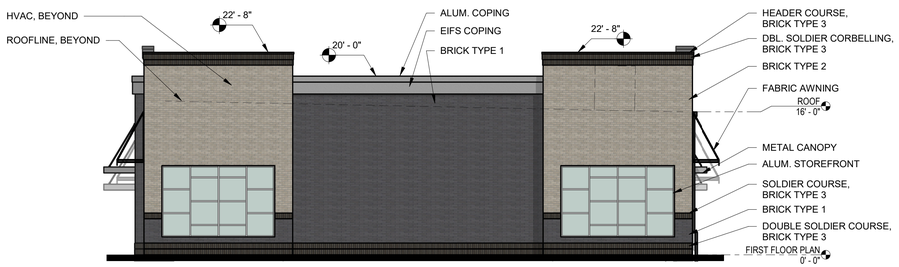
DUMPSTER ELEVATIONS

SCALE: 1/8" = 1'-0"



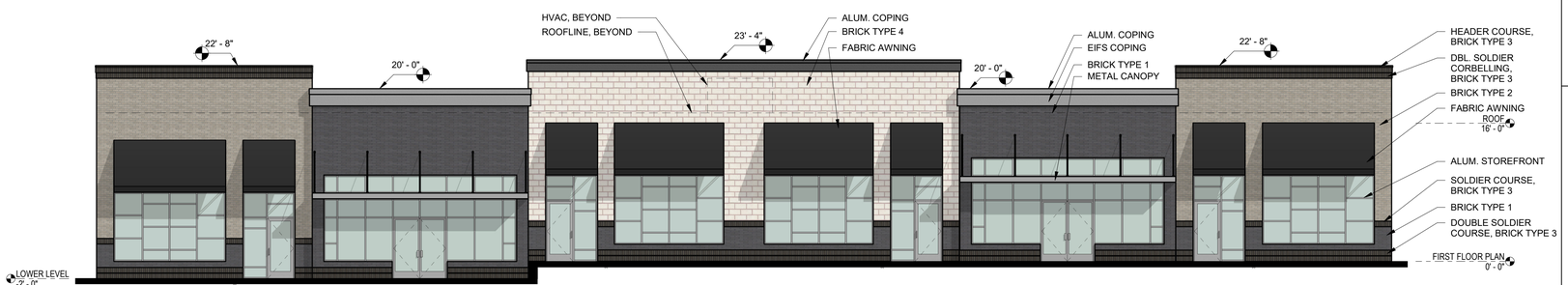
4 WEST ELEVATION

A02 SCALE: 1/8" = 1'-0"



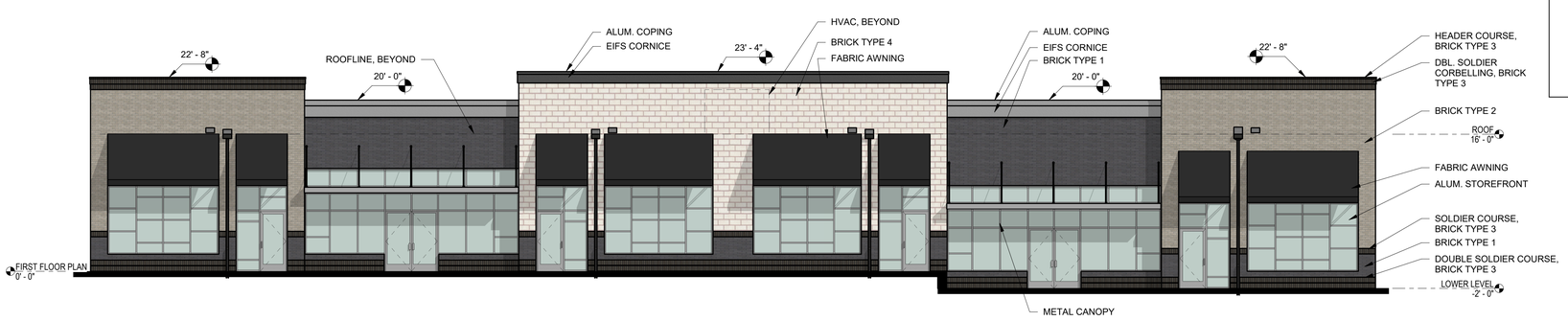
3 EAST ELEVATION

A02 SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION

A02 SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION

A02 SCALE: 1/8" = 1'-0"

MATERIAL CALCULATIONS

EAST ELEVATION

	AREA	% OF NET
GROSS WALL AREA	1,346 S.F.	NA%
NET WALL AREA	1,143 S.F.	100%
BRICK AREA	1,094 S.F.	96%
E.I.F.S. AREA	43 S.F.	4%
METAL PANEL/CANOPY	6 S.F.	<1%

NORTH ELEVATION

	AREA	% OF NET
GROSS WALL AREA	3,436 S.F.	NA%
NET WALL AREA	2,261 S.F.	100%
BRICK AREA	2,061 S.F.	91%
E.I.F.S. AREA	167 S.F.	7%
METAL PANEL/CANOPY	33 S.F.	2%

WEST ELEVATION

	AREA	% OF NET
GROSS WALL AREA	1,471 S.F.	NA%
NET WALL AREA	1,268 S.F.	100%
BRICK AREA	1,219 S.F.	96%
E.I.F.S. AREA	43 S.F.	4%
METAL PANEL/CANOPY	6 S.F.	<1%

SOUTH ELEVATION

	AREA	% OF NET
GROSS WALL AREA	3,436 S.F.	NA%
NET WALL AREA	2,261 S.F.	100%
BRICK AREA	2,061 S.F.	91%
E.I.F.S. AREA	167 S.F.	7%
METAL PANEL/CANOPY	33 S.F.	2%
GLASS & FRAME	433	

MATERIAL AREA NOTES

1. MINOR MATERIALS INCLUDING COPINGS, FLASHINGS, AND TRIM INSTALLED OVER BRICK ARE NOT INCLUDED IN MATERIAL AREA CALCULATIONS.
2. NET WALL AREA EXCLUDES STOREFRONT, DOORS, LOUVERS AND MINOR TRIM.

EXTERIOR FINISH LEGEND

BRICK, TYPE 1
STYLE/SIZE: NORMAN
COLOR: TBD
MANUFACTURER: TBD
MORTAR: TBD
MORTAR MANUF.: HOLCIM

BRICK, TYPE 2
STYLE/SIZE: MODULAR
COLOR: TBD
MANUFACTURER: TBD
MORTAR: TBD
MORTAR MANUF.: HOLCIM

BRICK, TYPE 3 - ACCENT
STYLE/SIZE: MODULAR
COLOR: TBD
MANUFACTURER: TBD
MORTAR: TBD
MORTAR MANUF.: HOLCIM

BRICK, TYPE 4
STYLE/SIZE: DBL TITAN
COLOR: TBD
MANUFACTURER: TBD
MORTAR: PINK
MORTAR MANUF.: TBD

STOREFRONT & CURTAIN WALL
STYLE/SIZE: ALUMINUM RECTANGULAR
COLOR: CLEAR ANODIZED ALUMINUM
MANUFACTURER: TUBELITE TU24000, OR EQUAL

GLAZING
STYLE/SIZE: 1" INSULATED SUPER NEUTRAL 54
COLOR: CRYSTAL GRAY
MANUFACTURER: GUARDIAN SUNGARD

PREFINISHED METAL PARAPET COPING
STYLE/SIZE: SMOOTH METAL PANEL
COLOR: BURNISHED SLATE
MANUFACTURER: PAC-CLAD OR APPROVED EQUAL

METAL PANEL CANOPY
STYLE/SIZE: SMOOTH METAL PANEL
COLOR: BURNISHED SLATE
MANUFACTURER: PAC-CLAD OR EQUAL

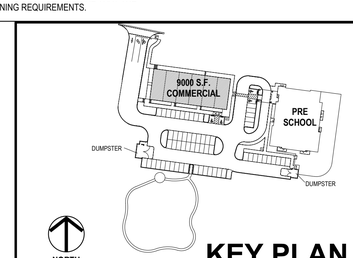
METAL PANEL CLERESTORY
STYLE/SIZE: SMOOTH METAL PANEL
COLOR: GRANITE
MANUFACTURER: PAC-CLAD OR EQUAL

EIFS CORNICE & ACCENT BAND
STYLE/SIZE: SAND PEBBLE FINE THICKNESS PER DWGS
COLOR: #6520 PEWTER
MANUFACTURER: DRYVIT, STO, OR APPROVED EQUAL

PAINT
STYLE/SIZE: TBD
COLOR: TBD
MANUFACTURER: SHERWIN WILLIAMS

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SCALE: NTS

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. Revisions

CITY COMMENTS	04/23/2020

HMH Job Number 18044

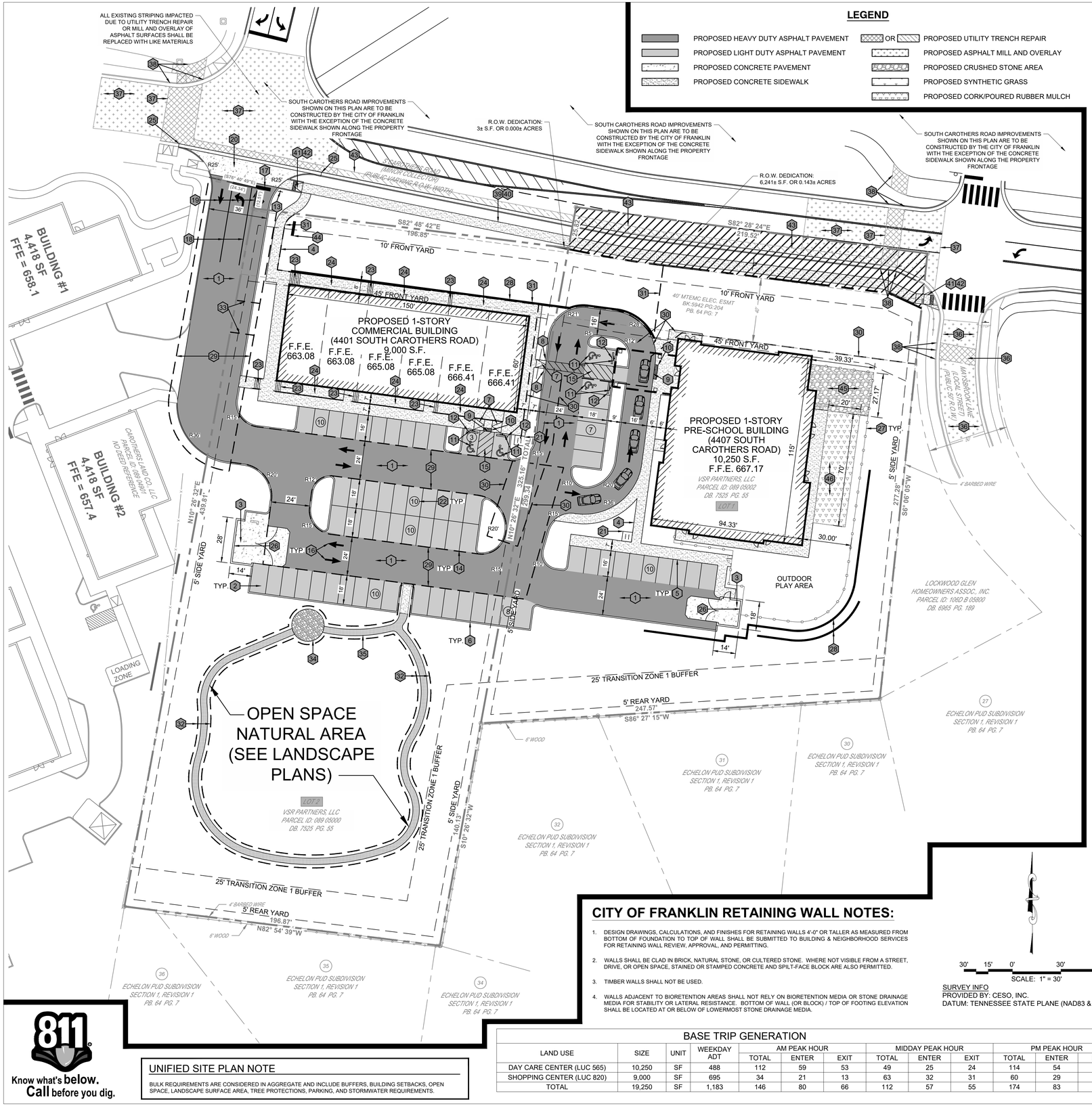
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Date 02/21/2020

Drawing 9000 SF COMMERCIAL BLDG. ELEVATIONS

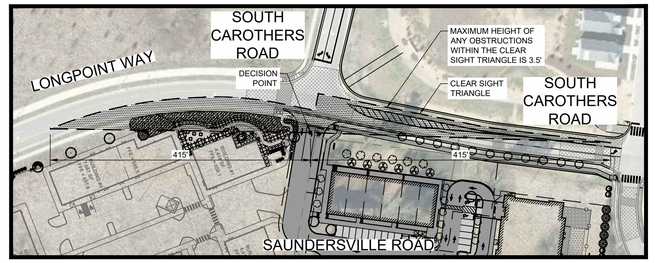
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LEGEND

- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- OR PROPOSED UTILITY TRENCH REPAIR
- PROPOSED ASPHALT MILL AND OVERLAY
- PROPOSED CRUSHED STONE AREA
- PROPOSED SYNTHETIC GRASS
- PROPOSED CORK/POURED RUBBER MULCH



INTERSECTION SIGHT DISTANCE EXHIBIT

SCALE: 1"=100'

SITE LAYOUT KEYNOTES:

1. HEAVY DUTY ASPHALT PAVEMENT (SEE SHEET C5.1 FOR DETAIL)
2. LIGHT DUTY ASPHALT PAVEMENT (SEE SHEET C5.1 FOR DETAIL)
3. CONCRETE PAVEMENT (SEE SHEET C5.1 FOR DETAIL)
4. CONCRETE SIDEWALK (SEE SHEET C5.1 FOR DETAIL)
5. INTEGRAL CONCRETE CURB AND SIDEWALK (SEE SHEET C5.1 FOR DETAIL)
6. CONCRETE MOUNTABLE CURB (SEE SHEET C5.1 FOR DETAIL)
7. PARALLEL ACCESSIBLE RAMP (SEE SHEET C5.2 FOR DETAIL)
8. TAPER CONCRETE CURB (SEE SHEET C5.2 FOR DETAIL)
9. FLUSH CONCRETE SIDEWALK AT PAVEMENT FOR ACCESSIBILITY
10. DETECTABLE WARNING SURFACE, BRICK RED, CAST-IN-PLACE (ADA SOLUTIONS, INC. OR APPROVED EQUAL)
11. VAN ACCESSIBLE PARKING SIGN & SYMBOL (SEE SHEET C5.1 FOR DETAIL)
12. CONCRETE WHEELSTOP (SEE SHEET C5.2 FOR DETAIL)
13. STOP SIGN (SEE SHEET C5.2 FOR DETAIL)
14. 4" WIDE PAINTED WHITE LINE
15. 4" WIDE PAINTED WHITE STRIPES, 3' O.C. @ 45°
16. WHITE PAINTED DIRECTIONAL ARROW
17. 24" WIDE WHITE THERMOPLASTIC STOP BAR
18. 4" WIDE THERMOPLASTIC WHITE LINE
19. THERMOPLASTIC WHITE DIRECTIONAL ARROW
20. CITY OF FRANKLIN DWG. NO. RP-6 (LOWERED CONCRETE DRIVEWAY APRON WITH GRASS STRIP) (SEE SHEET C5.2 FOR DETAIL)
21. TWO (2) BIKE RACKS (SEE LANDSCAPE PLANS FOR MORE INFORMATION)
22. INDICATES NUMBER OF PARKING SPACES PER BAY
23. EXTERIOR STAIRS (SEE ARCHITECTURAL PLANS)
24. CONCRETE LANDING WITH GALVANIZED PIPE HANDRAIL (SEE ARCHITECTURAL PLANS)
25. TIE PROPOSED CONCRETE CURB AND GUTTER TO EXISTING
26. DUMPSTER ENCLOSURE (SEE ARCHITECTURAL PLANS)
27. 4'-2" TALL BLACK ALUMINUM FENCE (SEE ARCHITECTURAL PLANS)
28. RETAINING WALL WITH RAILING. RAILING SHALL BE PROVIDED FOR RETAINING WALL HEIGHTS THAT ARE GREATER THAN OR EQUAL TO 30 INCHES. (DESIGN BY OTHERS). SEE RETAINING WALL NOTES ON THIS SHEET.
29. PROPOSED PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENT
30. PROPOSED UTILITY AND DRAINAGE EASEMENT
31. PROPOSED GREEN INFRASTRUCTURE EASEMENT
32. PROPOSED PUBLIC ACCESS EASEMENT
33. PROPOSED SANITARY SEWER EASEMENT
34. CRUSHED STONE SEATING AREA (SEE SHEET L1.2 FOR DETAIL)
35. MULCH TRAIL (SEE SHEET L1.2 FOR DETAIL)
36. CITY OF FRANKLIN DWG. NO. RD-6 (ASPHALT PAVEMENT TRENCH REPAIR - LOCAL STREET) (SEE SHEET C5.3 FOR DETAIL)
37. CITY OF FRANKLIN DWG. NO. RD-7 (ASPHALT PAVEMENT TRENCH REPAIR - COLLECTOR AND ARTERIAL STREET) (SEE SHEET C5.3 FOR DETAIL)
38. REMOVE AND REPLACE CURB AND GUTTER AND SIDEWALK AS NEEDED FOR UTILITY PLACEMENT
CITY OF FRANKLIN DWG. NO. RP-1 (ARTERIAL AND COLLECTOR CURB AND GUTTER) (SEE SHEET C5.3 FOR DETAIL)
CITY OF FRANKLIN DWG. NO. RP-10 (SIDEWALK EXPANSION JOINT) AS NEEDED (SEE SHEET C5.3 FOR DETAIL)
CITY OF FRANKLIN DWG. NO. RP-11 (PERPENDICULAR CURB RAMP) WITH DETECTABLE WARNING TILE (SEE SHEET C5.3 FOR DETAIL)

SITE LAYOUT KEYNOTES:

39. CITY OF FRANKLIN DWG. NO. RP-8 (CONCRETE SIDEWALK) (SEE SHEET C5.3 FOR DETAIL)
40. INSTALL CITY OF FRANKLIN DWG. NO. RP-10 (SIDEWALK EXPANSION JOINT) AS NEEDED (SEE SHEET C5.3 FOR DETAIL)
41. CITY OF FRANKLIN DWG. NO. RP-11 (PERPENDICULAR CURB RAMP) WITH DETECTABLE WARNING TILE (SEE SHEET C5.3 FOR DETAIL)
42. INSTALL PERPENDICULAR CURB RAMP IN ACCORDANCE WITH CITY OF FRANKLIN DWG. NO. RP-16 (PERPENDICULAR RAMP LAYOUT) (SEE SHEET C5.3 FOR DETAIL)
43. CITY OF FRANKLIN DWG. NO. RD-7 (ASPHALT PAVEMENT TRENCH REPAIR - COLLECTOR AND ARTERIAL STREET) (SEE SHEET C5.3 FOR DETAIL), REMOVE AND REPLACE CURB AND GUTTER AS NEEDED FOR UTILITY PLACEMENT IN AREAS WHERE CURB AND GUTTER IS EXISTING.
CITY OF FRANKLIN DWG. NO. RP-1 (ARTERIAL AND COLLECTOR CURB AND GUTTER) (SEE SHEET C5.3 FOR DETAIL)
(COORDINATE PAVEMENT TRENCH REPAIR IN THIS AREA WITH THE SOUTH CAROTHERS ROAD IMPROVEMENTS CONTRACTOR)
44. MONUMENT SIGN (SEE ARCHITECTURAL PLANS)
45. CRUSHED STONE AREA (SEE SHEET L1.2 FOR DETAIL)
46. CORK/POURED RUBBER MULCH PLAYGROUND (PER MANUFACTURERS' SPECIFICATIONS)

CITY OF FRANKLIN RETAINING WALL NOTES:

1. DESIGN DRAWINGS, CALCULATIONS, AND FINISHES FOR RETAINING WALLS 4'-0" OR TALLER AS MEASURED FROM BOTTOM OF FOUNDATION TO TOP OF WALL SHALL BE SUBMITTED TO BUILDING & NEIGHBORHOOD SERVICES FOR RETAINING WALL REVIEW, APPROVAL, AND PERMITTING.
2. WALLS SHALL BE CLAD IN BRICK, NATURAL STONE, OR CULTERED STONE. WHERE NOT VISIBLE FROM A STREET, DRIVE, OR OPEN SPACE, STAINED OR STAMPED CONCRETE AND SPILT-FACE BLOCK ARE ALSO PERMITTED.
3. TIMBER WALLS SHALL NOT BE USED.
4. WALLS ADJACENT TO BIORETENTION AREAS SHALL NOT RELY ON BIORETENTION MEDIA OR STONE DRAINAGE MEDIA FOR STABILITY OR LATERAL RESISTANCE. BOTTOM OF WALL (OR BLOCK) / TOP OF FOOTING ELEVATION SHALL BE LOCATED AT OR BELOW OF LOWERMOST STONE DRAINAGE MEDIA.

30' 15' 0' 30' 60'

SCALE: 1" = 30'

SURVEY INFO
PROVIDED BY: CESO, INC.
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD88)

REFERENCE:

1. SEE SHEET C0.1 FOR GENERAL NOTES AND LAYOUT NOTES.
2. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN IS BASED ON A GENERAL PROPERTY SURVEY WITH FIELD-RUN TOPOGRAPHY CONDUCTED BY CESO, INC., DATED AUGUST 2018.
3. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF 500 YEAR FLOOD) ACCORDING TO F.I.R.M. "WILLIAMSON COUNTY, TENNESSEE AND INCORPORATED AREAS" PANEL 214 OF 485, MAP NUMBER 47187C0214G. MAP REVISED ON DECEMBER 22, 2016.

NOTE:

1. SEE SHEET C0.0 FOR SITE DATA TABLE.

BASE TRIP GENERATION

LAND USE	SIZE	UNIT	WEEKDAY ADT	AM PEAK HOUR			MIDDAY PEAK HOUR			PM PEAK HOUR		
				TOTAL	ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL	ENTER	EXIT
DAY CARE CENTER (LUC 565)	10,250	SF	488	112	59	53	49	25	24	114	54	60
SHOPPING CENTER (LUC 820)	9,000	SF	695	34	21	13	63	32	31	60	29	31
TOTAL	19,250	SF	1,183	146	80	66	112	57	55	174	83	91

811 Know what's below. Call before you dig.

UNIFIED SITE PLAN NOTE

BULK REQUIREMENTS ARE CONSIDERED IN AGGREGATE AND INCLUDE BUFFERS, BUILDING SETBACKS, OPEN SPACE, LANDSCAPE SURFACE AREA, TREE PROTECTIONS, PARKING, AND STORMWATER REQUIREMENTS.

MORELOCK ENGINEERING
2097 BELSFORD DRIVE
NOLENSVILLE, TN 37135
JASON@MORELOCKENG.COM - (615) 300-6486

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1607 Westgate Circle - Suite 100
Brentwood, Tennessee 37027
615.370.3252
www.hmharchitects.com

JASON C. MORELOCK — REGISTERED LANDSCAPE ARCHITECT — AGRICULTURE — COMMERCE — No. 108803 — STATE OF TENNESSEE — 07/02/20

VSR Partners Commercial Development

4401 & 4407 S. CAROTHERS ROAD, FRANKLIN, TENNESSEE
TAX MAP 89, PARCELS 50.00 & 50.02, WILLIAMSON COUNTY, TN

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Revision

COF Project Number 7217

HMH Job Number 18044

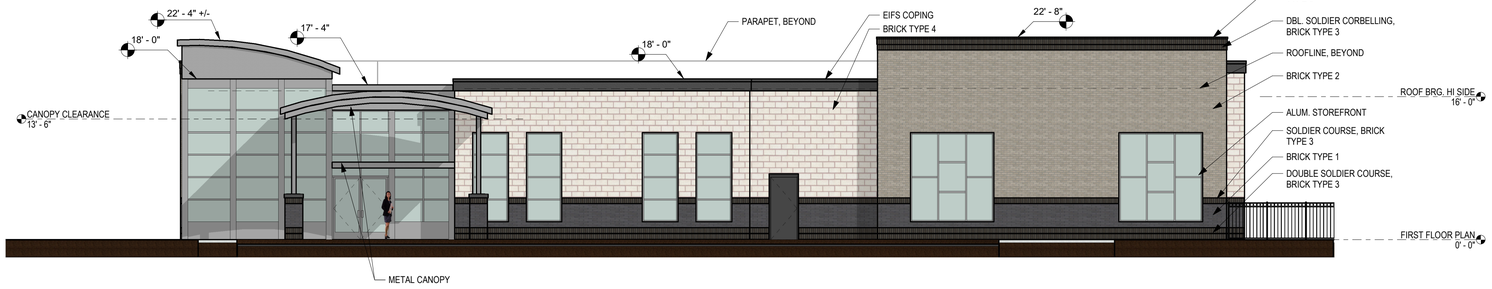
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Date 07.02.20

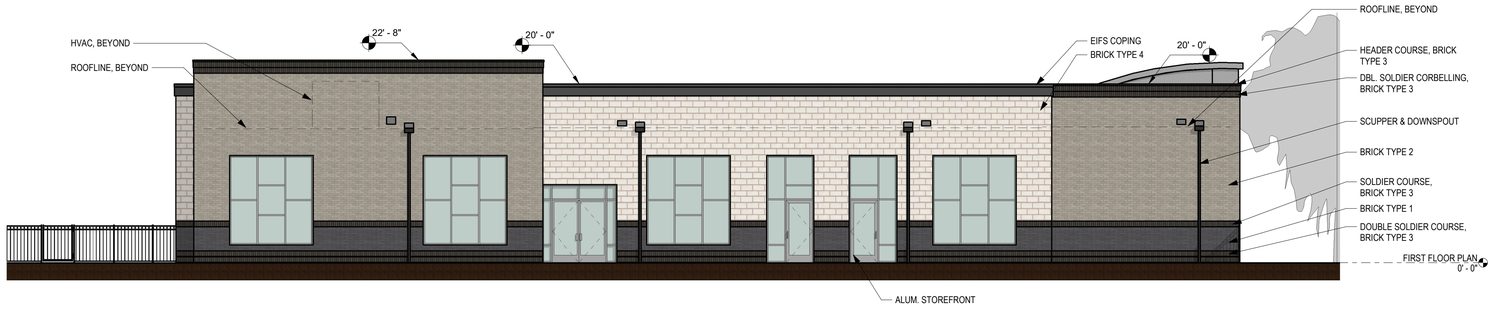
Drawing SITE LAYOUT PLAN

C2.1

Wed, 01 Jul 2020 - 14:40 C:\Users\Jason\OneDrive\Morelock Engineering\Hindman Architects\South Carothers Pre School\CAD\Sheet Files\SC-C2.1,C2.1 SITE LAYOUT PLAN



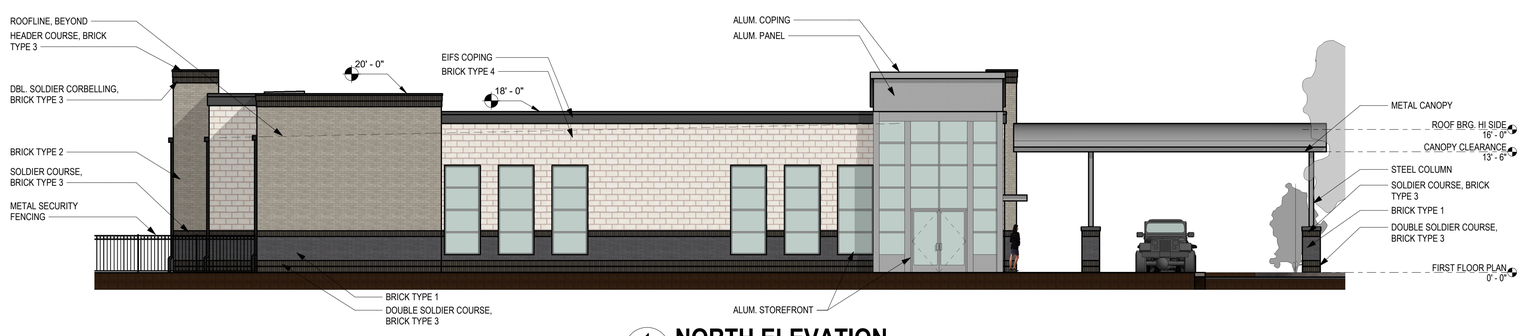
4 A01 **WEST ELEVATION**
SCALE: 1/8" = 1'-0"



3 A01 **EAST ELEVATION**
SCALE: 1/8" = 1'-0"



2 A01 **SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"



1 A01 **NORTH ELEVATION**
SCALE: 1/8" = 1'-0"

MATERIAL CALCULATIONS

EAST ELEVATION

	AREA	% OF NET
GROSS WALL AREA	2,504 S.F.	NA%
NET WALL AREA	1,934 S.F.	100%
BRICK AREA	1,907 S.F.	95%
E.I.F.S. AREA	79 S.F.	4%
METAL PANEL/CANOPY	27 S.F.	1%

NORTH ELEVATION

	AREA	% OF NET
GROSS WALL AREA	2,005 S.F.	NA%
NET WALL AREA	1,360 S.F.	100%
BRICK AREA	1,327 S.F.	75%
E.I.F.S. AREA	83 S.F.	5%
METAL PANEL/CANOPY	215 S.F.	20%

WEST ELEVATION

	AREA	% OF NET
GROSS WALL AREA	2,372 S.F.	NA%
NET WALL AREA	1,590 S.F.	100%
BRICK AREA	1,421 S.F.	73%
E.I.F.S. AREA	85 S.F.	4%
METAL PANEL/CANOPY	211 S.F.	23%

SOUTH ELEVATION

	AREA	% OF NET
GROSS WALL AREA	2,171 S.F.	NA%
NET WALL AREA	1,676 S.F.	100%
BRICK AREA	1,424 S.F.	80%
E.I.F.S. AREA	62 S.F.	4%
METAL PANEL/CANOPY	139 S.F.	16%

MATERIAL AREA NOTES

1. MINOR MATERIALS INCLUDING COPINGS, FLASHINGS, AND TRIM INSTALLED OVER BRICK ARE NOT INCLUDED IN MATERIAL AREA CALCULATIONS.
2. NET WALL AREA EXCLUDES STOREFRONT, DOORS, LOUVERS AND MINOR TRIM.

EXTERIOR FINISH LEGEND

BRICK, TYPE 1
STYLE/SIZE: NORMAN
COLOR: TBD
MANUFACTURER: TBD
MORTAR: TBD
MORTAR MANUF.: HOLCIM

BRICK, TYPE 2
STYLE/SIZE: MODULAR
COLOR: TBD
MANUFACTURER: TBD
MORTAR: TBD
MORTAR MANUF.: HOLCIM

BRICK, TYPE 3 - ACCENT
STYLE/SIZE: MODULAR
COLOR: TBD
MANUFACTURER: TBD
MORTAR: TBD
MORTAR MANUF.: HOLCIM

BRICK, TYPE 4
STYLE/SIZE: DBL TITAN
COLOR: TBD
MANUFACTURER: TBD
MORTAR: PINK
MORTAR MANUF.: TBD

STOREFRONT & CURTAIN WALL
STYLE/SIZE: ALUMINUM RECTANGULAR
COLOR: CLEAR ANODIZED ALUMINUM
MANUFACTURER: TUBELITE TU24000, OR EQUAL

GLAZING
STYLE/SIZE: 1" INSULATED SUPER NEUTRAL 54
COLOR: CRYSTAL GRAY
MANUFACTURER: GUARDIAN SUNGARD

PREFINISHED METAL PARAPET COPING
STYLE/SIZE: SMOOTH METAL PANEL
COLOR: BURNISHED SLATE
MANUFACTURER: PAC-CLAD OR APPROVED EQUAL

METAL PANEL CANOPY
STYLE/SIZE: SMOOTH METAL PANEL
COLOR: BURNISHED SLATE
MANUFACTURER: PAC-CLAD OR EQUAL

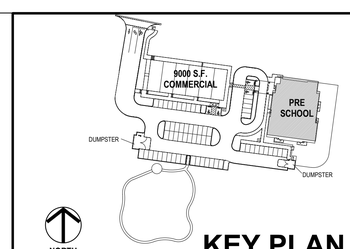
METAL PANEL CLERESTORY
STYLE/SIZE: SMOOTH METAL PANEL
COLOR: GRANITE
MANUFACTURER: PAC-CLAD OR EQUAL

EIFS CORNICE & ACCENT BAND
STYLE/SIZE: SAND PEBBLE FINE
THICKNESS PER DWGS
COLOR: #620 PEWTER
MANUFACTURER: DRYVIT, STO, OR APPROVED EQUAL

PAINT
STYLE/SIZE: TBD
COLOR: TBD
MANUFACTURER: SHERWIN WILLIAMS

EXTERIOR FINISH NOTES:

1. PLEASE NOTE THAT DRAWINGS PRINTED IN COLOR MAY NOT PRECISELY MATCH ACTUAL COLORS DUE TO VARIANCE IN MONITOR AND PRINTER CALIBRATIONS.
2. IT IS THE INTENT AND PURPOSE OF THE ARCHITECT TO PROVIDE A BASIC REPRESENTATION OF FINISH SYSTEM COLORS. THE COLOR NOTED ON THE FINISH SCHEDULE SHALL NOT BE USED FOR FINAL COLOR SELECTION AS COLOR DIFFERENCES MAY OCCUR FROM ONE MANUFACTURER TO ANOTHER. ACTUAL COLOR SELECTION SHOULD BE MADE FROM 4' X 8' MOCK-UP UTILIZING EACH FINISH TYPE, TEXTURE AND COLOR TO BE USED ON THE PROJECT. SAMPLES SHALL BE PREPARED USING THE SAME TOOLS AND TECHNIQUES PROPOSED FOR THE ACTUAL INSTALLATION BY THE APPLICATOR/CONTRACTOR AND SUBMITTED TO THE ARCHITECT FOR FINAL APPROVAL.
3. SPECIFIED MATERIALS MAY CHANGE SUBJECT TO AVAILABILITY AT TIME OF CONSTRUCTION AND SUBJECT TO APPROVAL OF BNS DEPARTMENT OR PLANNING COMMISSION.
4. THESE ELEVATIONS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED ELEVATIONS UNLESS APPROVED BY EITHER THE BNS DEPARTMENT OR THE PLANNING COMMISSION.
5. HVAC UNITS WILL BE LOCATED ON THE ROOFS OF THE BUILDING AND SCREENED FROM PUBLIC VIEW BY PARAPET WALLS OR ROOF SCREENING WALLS.
6. LOCATON AND NUMBERS OF STOREFRONT DOORS SUBJECT TO CHANGE PER TENANT REQUIREMENTS.
7. LOCATION AND NUMBERS OF REAR & EGRESS DOORS SUBJECT TO CHANGE PER TENANT REQUIREMENTS.
8. TENANT SIGNS WILL BE SUBMITTED FOR APPROVAL AS TENANT REQUIREMENTS ARE DETERMINED.
9. THE CONTRACTOR SHALL ENSURE THAT ALL ROOFTOP MECHANICAL EQUIPMENT IS COMPLETELY SCREENED BY THE PROPOSED BUILDING PARAPET FROM ALL DIRECTIONS AND OFF SITE VIEWS. THE CHANGE OUT OF ANY EQUIPMENT TO A LARGER DIMENSIONAL HEIGHT OR MOUNTING HEIGHT WILL REQUIRE THAT THE BUILDING PARAPET BE RAISED TO MEET CITY OF FRANKLIN SCREENING REQUIREMENTS.



KEY PLAN
SCALE: NTS

H. Michael Hindman
Architects, P.C.
1607 Westgate Circle - Suite 100
Brentwood, Tennessee 37027
615.370.3252
www.hmharchitects.com

VSR Partners Commercial Development

4419 S. CAROTHERS ROAD, FRANKLIN, TENNESSEE
TAX MAP 89, PARCELS 50.00 & 50.02, WILLIAMSON COUNTY, TN

VSR PARTNERS, LLC
1643 VALLE VERDE DRIVE; BRENTWOOD, TENNESSEE 37027

. Revisions

CITY COMMENTS 04/23/2020

HMH Job Number
18044

Drawn By
DMG

Date
03/09/2020

Drawing
PRE-SCHOOL BLDG. ELEVATIONS

A01

6/18/2020 4:40:28 PM H:\Dawning Design\Projects\Projects for Others\Projects_HMH\18044 VSR PARTNERS COMMERCIAL DEVELOPMENT\23 - Revit Central Model\Schematic Design\18044 OLD CAROTHERS PRE-SCHOOL_SD03.rvt

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 20-0940

DATE: July 9, 2020

TO: Franklin Municipal Planning Commission

FROM: Emily Hunter, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Dianna Tomlin, Principal Planner

SUBJECT:
TOBSchool Subdivision, Final Plat, Creating 2 Commercial Lots And Establishing Easements, On 3.5 Acres, Located West Of Maysbrook Lane And South Of South Carothers Road. (CONSENT AGENDA)

PURPOSE:
Project Information

COF Project Number 7282
Applicant: Mike Kindred, CESO, Inc
Owner: Neeti Agarwal, VSR Partners, LLC

BACKGROUND/STAFF COMMENTS:
The purpose of this plat is to create 2 commercial lots on 3.5 acres located at 4419 South Carothers Road. A unified site plan is running simultaneous to this plat and on the same FMPC agenda.

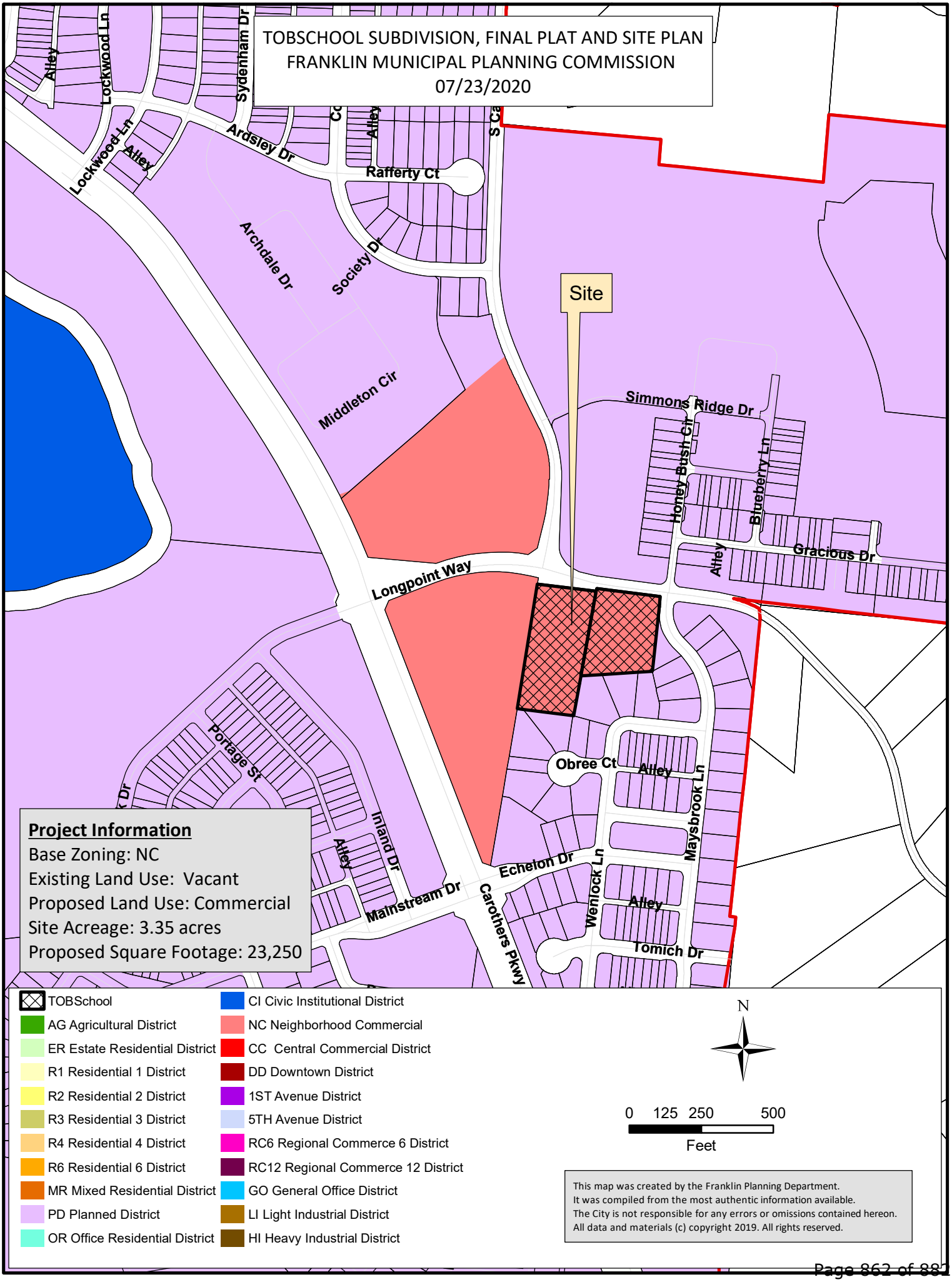
PROCEDURAL REQUIREMENTS:

1. In addition to uploading the corrected plat to the online plan review website (https://franklin.contractorsplanroom.com/secure/), the applicant shall submit the Mylar, to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The mylar shall be 18 inches by 24 inches in size. The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review. With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. The city's project identification number shall be included on all correspondence with any city department relative to this project.
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in

Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

FINANCIAL IMPACT:
Unknown.

RECOMMENDATION:
Staff recommends approval with conditions. See attached conditions of approval.


TOBSCHOOL SUBDIVISION, FINAL PLAT AND SITE PLAN
FRANKLIN MUNICIPAL PLANNING COMMISSION
07/23/2020
Site
Alley
Lockwood Ln
Sydenham Dr
Ardsley Dr
Rafferty Ct
Archdale Dr
Society Dr
Middleton Cir
Simmons Ridge Dr
Honey Bush Cir
Blueberry Ln
Gracious Dr
Longpoint Way
Obree Ct
Maysbrook Ln
Portage St
Inland Dr
Echelon Dr
Mainstream Dr
Carothers Pkwy
Wenlock Ln
Tomich Dr
Project Information
Base Zoning: NC
Existing Land Use: Vacant
Proposed Land Use: Commercial
Site Acreage: 3.35 acres
Proposed Square Footage: 23,250
TOBSchool
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
N
0 125 250 500
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2019. All rights reserved.

COF no: 7282

CONDITIONS OF APPROVAL:

Open Issues: 6 These issues are currently being filtered

Engineering - Final Plat Checklist

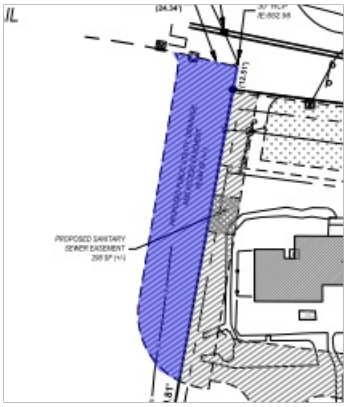
General Issues

1. Final Plat Shall Match Site Plan

joe.marlo@franklintn.gov Applicant shall ensure that any modifications to the site plan (COF 7217), which is being reviewed concurrently with this final plat, are reflected on the final plat. The final plat shall match the site plan.

2. Easements

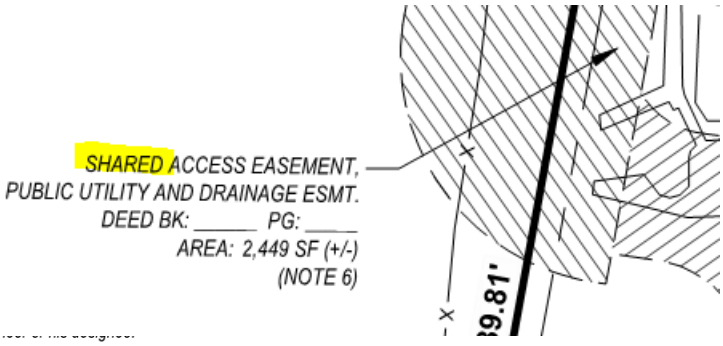
joe.marlo@franklintn.gov **Prior to One Stop approval**, Applicant shall record the full shared access easement by separate instrument with the County and reference the deed book and page of the recorded document on this final plat.



20. C. Final Plat

lance.fittro@franklintn.gov The previous comment, "*Indicate the access shared with the adjacent development as a "Cross Access Easement" on the plat to match the terminology used in Note 12. The "Public Utility" and "Dranage" portions of the label are fine*" has not been properly addressed.

Applicant to change "shared" to "cross" in the easement labels to match the wording of general note 12:



12. Cross Access Easements shall provide perpetual, non-exclusive access for the purposes of vehicular and pedestrian ingress and egress across the Cross Access Easement. Property Owner(s) shall maintain and keep the Cross Access Easement within their development in a commercially reasonable condition and state of repair.

23. C. Final Plat

lance.fittro@franklintn.gov The previous comment, "*Per Sec. 23-106.(2)(f) of the Stormwater Ordinance: (ii) All newDevelopment and Redevelopment shall be designed and graded so that a minimum ten (10) foot public drainage easement and Stormwater conveyance exist between each property*

Applicant shall ensure all storm drainage through private property has appropriate infrastructure and easements to support proposed drainage. Provide public drainage easements for stormwater runoff from adjacent properties that crosses the platted property. At a minimum, the platted property shall provide the required 5' drainage easement for the common property lines with the residential development to the south and east, and the commercial development to the west." has not been addressed.

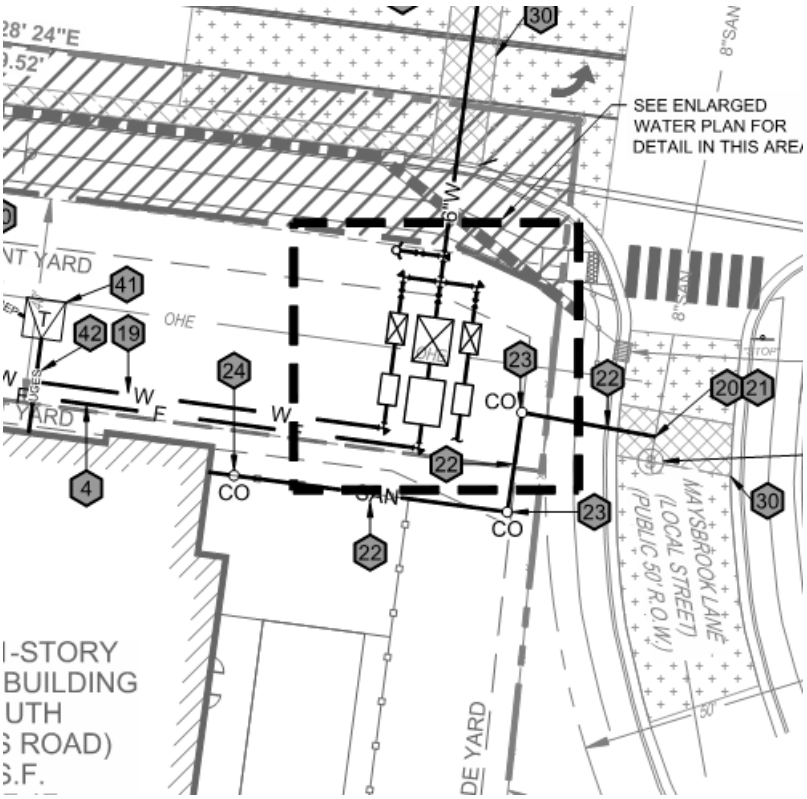
Applicant shall provide the required 5' drainage easement for the common property lines with the residential development to the south and east, and the commercial development to the west.

Fire Protection Review

General Issues

18. Water lines

curt.edelmann@franklintn.gov Plat needs to show water lines that will be part of the MUD system along with required easements.



Performance Agreement and Surety

General Issues

19. Engineering Sureties

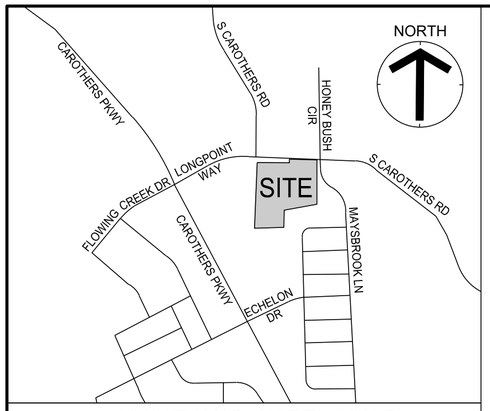
kevin.long@franklintn.gov

Applicant shall post sureties in the following amounts, from the associated Site Plan COF# 7217 (TOB school, Site Plan):	
I. City Water:	$ -
II. City Sewer:	**$7,000**
III. Public Sidewalk:	**$29,000**
IV. City Streets:	**$94,000**
V. Private Streets (Including Shared Access):	**$54,000**
VI. Street Access	**$10,000**
VII. Temporary Turnarounds	$ -
VIII. Traffic Signals:	$ -
IX. ITS Elements:	$ -
X. Stormwater Drainage:	**$66,000**
XI. Green Infrastructure:	**$28,000**

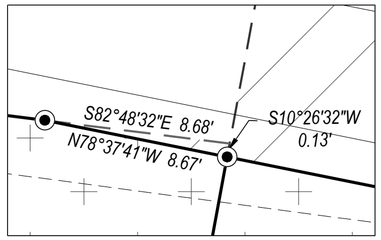
NOTE: Performance Calculations - Sureties are calculated from the Site Plan and approved during the Site Plan approval process. Sureties shall be posted prior to obtaining a building permit. Where a building permit is not expected, sureties shall be posted prior to obtaining a grading permit. If a Final Plat is approved at any time during the development process, all sureties will be transferred to said plat as a Condition of Approval. Sureties posted should include Public Infrastructure, Erosion Control, Street Access, and all necessary repairs for work completed within the public right-of-way. ***Any driveway or related encroachment on City of Franklin right-of-way, including the modification, revision, or change in use of any existing driveway facilities, shall require a Street Access Surety.*** *A 10% contingency is applied to each surety category. EPSC is based on a flat $7,500 per acre of disturbed area and is distributed proportionally across all surety categories.*

Line Items (For Reference Only:)		
8" MAIN	18	LF
4' MANHOLES	1	EA
CONCRETE SIDEWALK (4" CLASS A, 4" BASE)	2445	SF
MULTI-USE PATH - CONCRETE (4" CLASS A, 4" BASE)	135	SF
HANDICAP RAMP AND DETECTABLE WARNING	3	EA
LOCAL AND ALLEY PAVEMENT (1.5", 3", 8")	707	SY
MAJOR AND MINOR COLLECTOR PAVEMENT (1.5", 2", 4", 8")	161	SY
CONCRETE DRIVEWAY - COMMERCIAL (8" CLASS A, 4" BASE)	697	SF
CONCRETE CURB AND GUTTER	295	LF
SIGNS/STRIPING/ETC	0.05	OF TOTAL
SHARED ACCESS DRIVE	682	SY
CONCRETE CURB	346	LF
SIGNS/STRIPING/ETC	0.05	OF TOTAL
(ANY NEW OR MODIFIED CONNECTIONS TO EXISTING PUBLIC OR PRIVATE STREETS)	1	EA
24" RCP CULVERT	400	LF
30" RCP CULVERT	163	LF
SINGLE INLET/JUNCTION BOX	5	EA
DETENTION POND OUTLET STRUCTURE	1	EA
BIORETENTION/RAIN GARDEN (Water Quality Volume)	385	CY

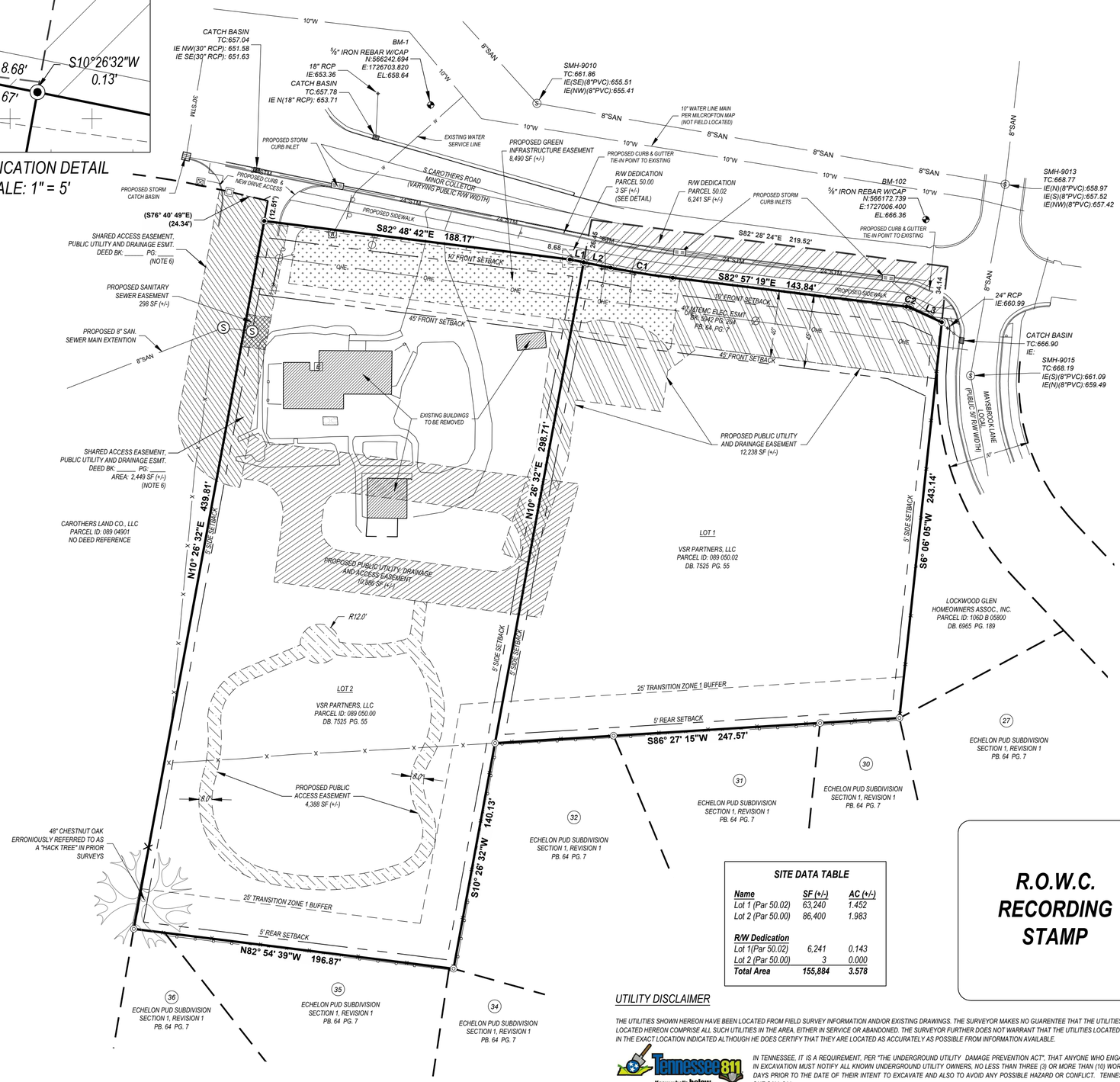
[Edited By Kevin Long]



VICINITY MAP - NOT TO SCALE



R/W DEDICATION DETAIL
SCALE: 1" = 5'



SURVEY NOTES

1. The purpose of this plat is to plat two buildable lots, create easements and dedicate R/W.
2. This property is zoned: NC - Neighborhood Commercial District
3. Survey is in the Tennessee State Plane Coordinate System, Zone 5301, Fipszone 4100 (NAD 83).
4. FEMA Flood Panel Number: FM47187C0214G Dated: December 22, 2016 Zone "X"
5. Bulk requirements considered in aggregate on the unified site plan, including buffers, building setbacks, open space, landscape surface area, tree protections, parking and stormwater requirements, shall be the responsibility of property owner(s) or the HOA.
6. Lots shall not have direct access to Longpoint Way or S. Carothers Road except at the access easement shared with the Longpoint Centre Subdivision recorded in deed book _____ page _____ .
7. Sidewalks and trails outside of public right-of-way shall be Public Access Easements and shall be maintained by the property owner(s) or the HOA.
8. All open space shall be Public Utility, Drainage, and Access Easements and shall be maintained by the property owner(s) or the HOA.
9. Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA.
10. No obstructions or encroachments which impede the flow of stormwater shall be permitted within Drainage Easements. The City of Franklin is not responsible for repair or replacement of any encroachments that are damaged or removed in the course of maintenance activity within easements.
11. Green Infrastructure Easements are exclusive easements defining areas set aside for the construction, maintenance, repair, monitoring, and other activities necessary for the furtherance of water quality features designated as green infrastructure practices by the City of Franklin, and to provide public access to such features. Any and all activities, except as specifically permitted by notation on the current plat of record and/or within the recorded Long Term Maintenance Agreement, shall be strictly prohibited without the written consent of the City Engineer or his designee.
12. Cross Access Easements shall provide perpetual, non-exclusive access for the purposes of vehicular and pedestrian ingress and egress across the Cross Access Easement. Property Owner(s) shall maintain and keep the Cross Access Easement within their development in a commercially reasonable condition and state of repair.
13. The City of Franklin Water Management department has unrestricted access to its domestic water, sanitary sewer, reclaim water lines or system improvements located within its exclusive easements within the development. In the event landscaping, fencing, concrete or other structures are installed or placed within a City of Franklin easement, the City of Franklin shall have the right to remove such encroachments within the easement as may be necessary for the City of Franklin to repair, maintain or replace its infrastructure which is now or in the future may be located within the easement without obtaining any further permission from the property owner or HOA. The property owner or HOA shall be responsible for repairing and/or replacing any such landscaping, fencing, concrete or other structures removed or disturbed by the City of Franklin in common open space lots and in areas owned by the property owner or HOA at no expense to the City of Franklin. Individual homeowners shall be responsible for structures removed or disturbed by the City of Franklin within an easement on the homeowner's lot at the homeowner's expense.
14. Within new developments and for off-site lines constructed as a result of, or to provide service to the new development, all utilities including (cable television, electrical, natural gas, sewer, telephone, and water lines) shall be placed underground, with the exception of Light Industrial and Heavy Industrial (HI) Districts, where their off-site lines may be overhead.
15. All street light locations and quantities are approximate. Final positioning and quantity shall be at the direction of MTEMC.
16. Recorded documents do not indicate ownership of Mineral Rights or Statement of Claim in accordance with TCA Code 67-5-90.
17. The location of the property boundaries depicted heron, based on the appropriate boundary law principles governed by the facts and evidence gathered during the course of this survey. Per accuracy and precision required by the State of Tennessee, in the opinion of this surveyor the monuments shown represents corners of the property. Corners have been found or set as indicated hereon. This survey represents a professional opinion, and carries no guarantees or warranties, expressed or implied.
18. Any improvements depicted may be demolished. The depiction of any improvements on this plat does not create any easement, setback, building pad, or other matter and is for informational purposes only as of the date and time of the recording of this plat.
19. Survey not final without Seal and Signature of Surveyor.
20. All set property corners are marked with 5/8" diameter rebar with a CESO cap.
21. As shown on survey, there are no gaps or gores between tracts.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S78° 37' 41"E	8.67'
L2	S78° 37' 41"E	16.81'
L3	S65° 08' 30"E	21.08'

CURVE TABLE					
CURVE #	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	TANGENT
C1	508.50'	S80° 47' 30"E	38.40'	38.40'	19.21'
C2	8.50'	S74° 02' 55"E	2.63'	2.64'	1.33'

LEGEND

- BENCHMARK
- IRON PIN (FOUND)
- IRON PIN (SET)
- MONUMENT (FOUND)
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- CATCH BASIN
- ELECTRIC/COMM. BOX
- SEWER MANHOLE
- STORM MANHOLE
- GUY WIRE
- LIGHT POLE
- UTILITY POLE
- CLEAN OUT
- P.U.D.E. PUBLIC UTILITY & DRAINAGE ESMT.
- M.B.S.L. MINIMUM BUILDING SETBACK LINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- FENCE LINE
- WATER LINE
- STORM LINE
- SEWER LINE
- OVERHEAD ELECTRIC LINE
- UNDEGROUND FIBER OPTIC LINE
- PROPOSED PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENT
- PROPOSED PUBLIC ACCESS EASEMENT
- PROPOSED PUBLIC UTILITY, DRAINAGE EASEMENT
- PROPOSED GREEN INFRASTRUCTURE EASEMENT
- PROPOSED SAN. SEWER EASEMENT
- R/W DEDICATION

SITE DATA TABLE		
Name	**SF (+/-)**	**AC (+/-)**
Lot 1 (Par 50.02)	63,240	1.452
Lot 2 (Par 50.00)	86,400	1.983
R/W Dedication		
Lot 1(Par 50.02)	6,241	0.143
Lot 2 (Par 50.00)	3	0.000
Total Area	**155,884**	**3.578**

R.O.W.C. RECORDING STAMP

OWNER
VSR Partners, LLC
2000 Mallory Lane, Suite 130-525
Franklin, TN 37067
Office:
Email:

SURVEYOR
William J. Huffman, TN RLS 1754
Sr. Survey Manager, CESO, INC
216 Centerview Drive, Suite 150
Brentwood, Tennessee, 37027
Office: 615-238-0690
Mobile: 423-676-3977
Email: huffman@cesoinc.com

UTILITY DISCLAIMER

THE UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARENTEE THAT THE UTILITIES LOCATED HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES LOCATED ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

Tennessee811 Know what's below. Call before you dig.

IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) OR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.

50 0 50 100
GRAPHIC SCALE

REVISIONS

NO.	DATE	DESCRIPTION
1	7/2/2020	REVISIONS PER COF PLANNING COMMENTS REVIEW NO.1 (6/23/2020)

FINAL PLAT

TOBSCHOOL SUBDIVISION

CITY OF FRANKLIN PROJECT NO: 7282

4419 S. CAROTHERS RD — TAX MAP 89 PARCEL(S) 50.00 & 50.02
FRANKLIN - 14TH CIVIL DISTRICT - WILLIAMSON COUNTY, TENNESSEE

SCALE: 1" = 50' | DATE: JUNE 8, 2020 (REV 7/2/2020)

DESIGN: N/A
DRAWN: PMK
CHECKED: WJH

CESO
WWW.CESOINC.COM

JOB NO.: 755657
SHEET NO.: 1 OF 2

W:\PROJECTS\LITTLE PRACTICE\755657-4419 S CAROTHERS RD\04-SURVEY\DWG\755657_4419_S-CAROTHERS_PLAT.DWG - 7/1/2020 3:57 PM

File #: 20-0939

DATE: July 9, 2020

TO: Franklin Municipal Planning Commission

FROM: Emily Hunter, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Dianna Tomlin, Principal Planner

SUBJECT:

Wood Duck Court PUD Subdivision, Final Plat, (Formerly Wild Duck Realty Subdivision, Lot 6 and Franklin Commons South Subdivision, Section 4, Lots 12 and 15) Creating 1 Residential Lot And 2 Open Space Lots, On 21.05 Acres, Located South Of Rosa Helms Way And East Of Carothers Parkway. (CONSENT AGENDA)

PURPOSE:

Project Information

COF Project Number:7286
Applicant: Stephen Vander Horst, Civil & Engineering Consultants, Inc
Owner: Stephen Murray, Community Housing Partnership of Williamson County

BACKGROUND/STAFF COMMENTS:

The Purpose of this plat is to create 1 multi-family residential lot and two open space lots. This plat is for the Wood Duck Court PUD complex. The Development Plan for Wood Duck Court PUD was approved in September 2019 and the Site Plan was approved in April 2020.

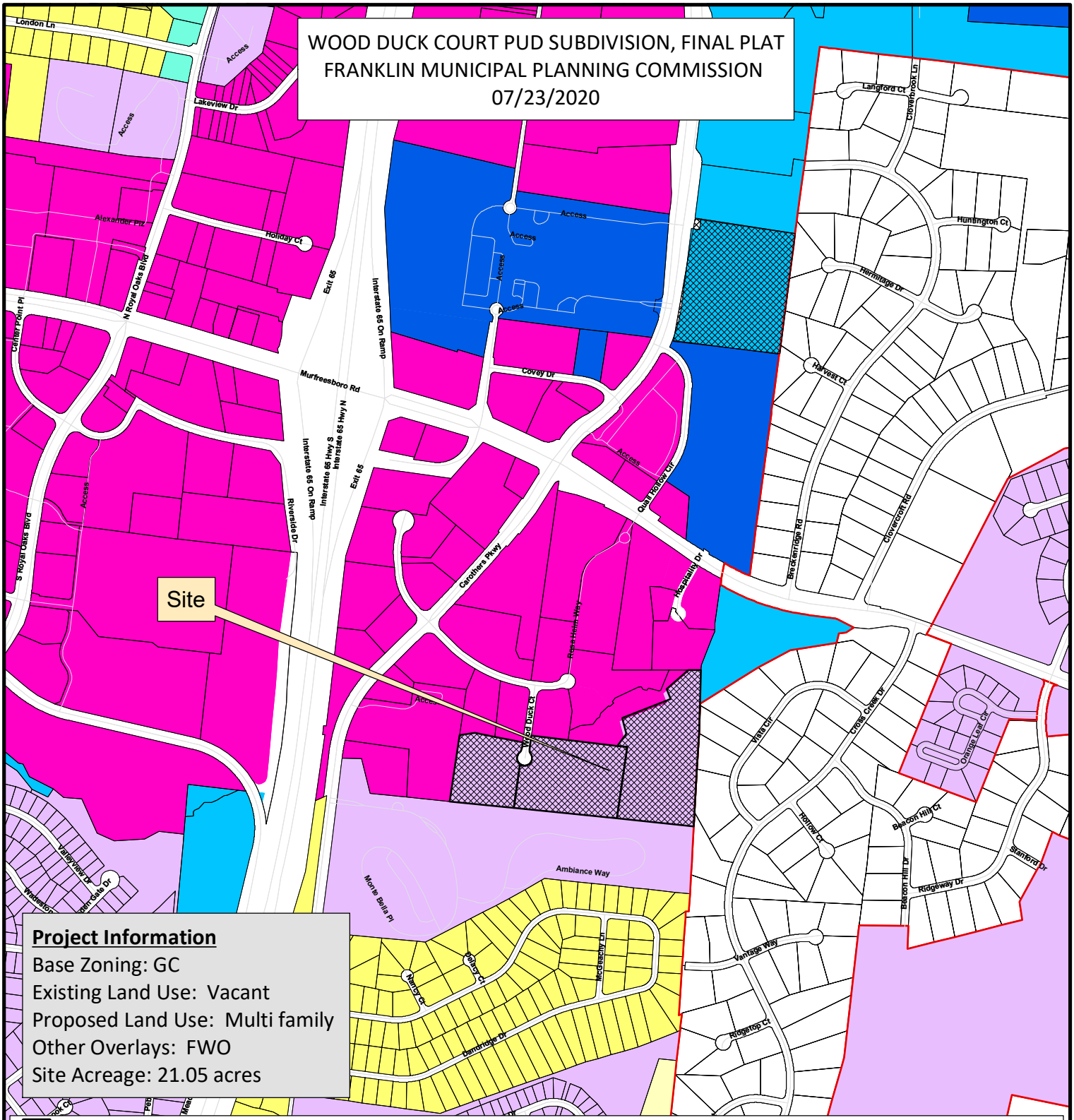
PROCEDURAL REQUIREMENTS:

1. In addition to uploading the corrected plat to the online plan review website (https://franklin.contractorsplanroom.com/secure/), the applicant shall submit the Mylar, to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The mylar shall be 18 inches by 24 inches in size. The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review. With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. The city's project identification number shall be included on all correspondence with any city department relative to this project.
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in

Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

FINANCIAL IMPACT:
Unknown.

RECOMMENDATION:
Staff recommends approval with conditions.
See attached conditions of approval.


WOOD DUCK COURT PUD SUBDIVISION, FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
07/23/2020
Site
Project Information
Base Zoning: GC
Existing Land Use: Vacant
Proposed Land Use: Multi family
Other Overlays: FWO
Site Acreage: 21.05 acres
Wood Duck Court PUD Final Plat
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
N
0 125 250 500
Feet
This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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COF no: 7286

CONDITIONS OF APPROVAL:

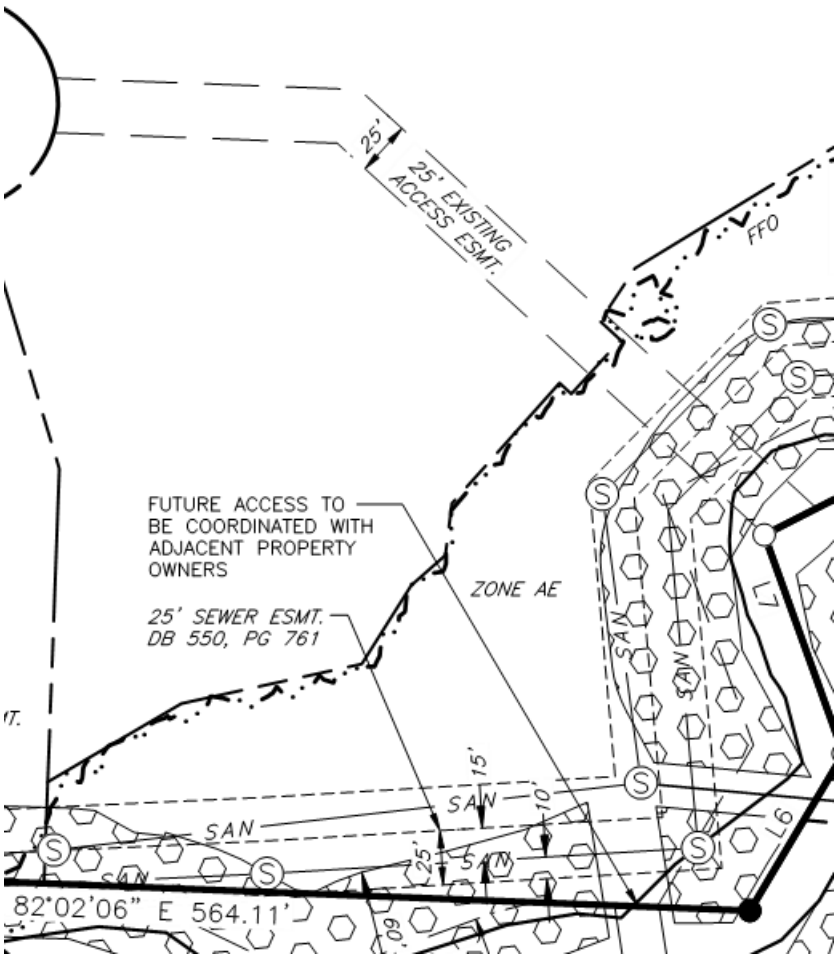
Open Issues: 16 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

10. Final Plat Shall Match Site Plan

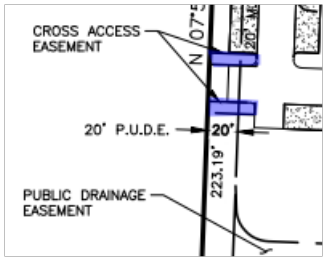
joe.marlo@franklintn.gov Applicant shall ensure that any changes to Site Plan COF 7186 which is being reviewed concurrently with this Final Plat, are reflected on the Final Plat. The Final Plat shall match the Site Plan, including for the location of the cross-access to the adjacent property:



[Edited By Lance Fittro]

19. Easements

joe.marlo@franklintn.gov Applicant shall label the easements highlighted below (SV-03) and revise the leader for the cross access easement label in the vicinity to point to the correct line.



23. Easements

joe.marlo@franklintn.gov Applicant shall dimension the widths of the cross access easements shown on the final plat.

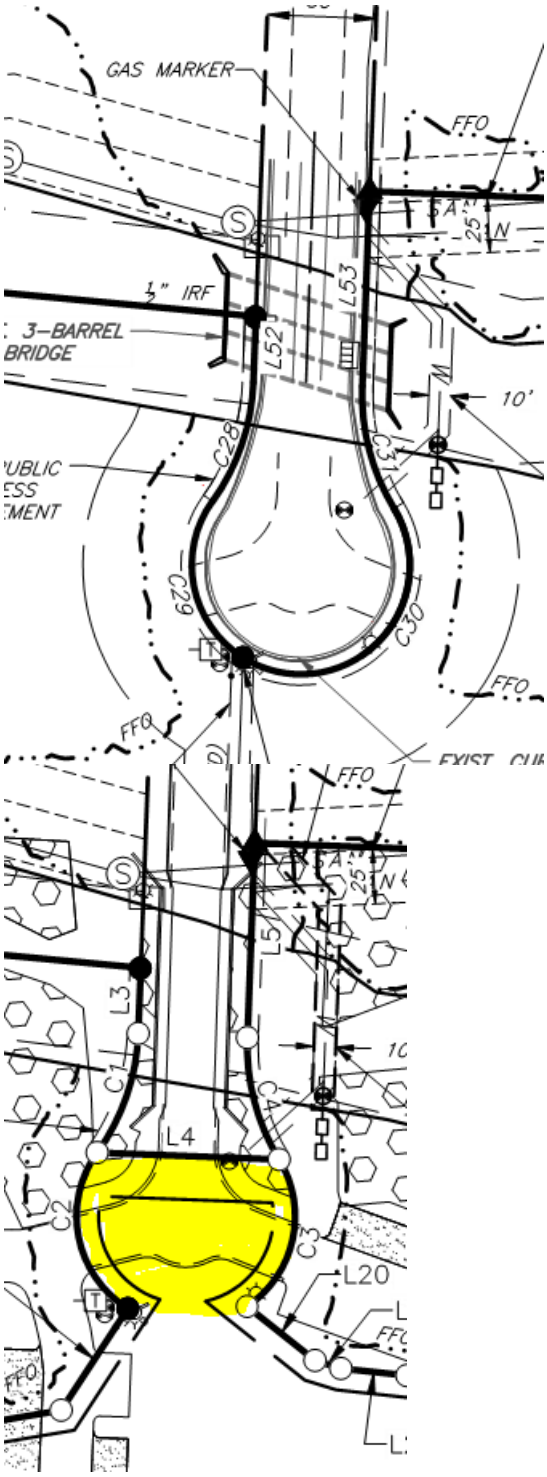
24. Final Plat Notes

joe.marlo@franklintn.gov Applicant shall revise Note 3 to reference the Tennessee State Plan Coordinate System, Zone 5301, Fipszone 4100 in addition to the NAD 83 datum.

48. ROW Abandonment

lance.fittro@franklintn.gov As a condition of approval, the applicant shall successfully complete the surplus property request to the BOMA for the ROW abandonment indicated on the plat for the cul-de-sac.

Upon completion of the surplus property / ROW abandonment process for the portion of the cul-de-sac to be incorporated into the property being developed, applicant shall reflect the book and page number of the quitclaim deed for the abandoned ROW parcel on the plat along with the resulting boundary line, and indicate the abandoned ROW parcel being consolidated with the lot(s) being resubdivided. The public utility, drainage and access easement (PUDAE) over the abandoned ROW parcel shall also be reflected on the plat.



Performance Agreement and Surety

General Issues

34. Engineering Sureties

kevin.long@franklintn.gov Any unposted sureties associated with this development from site plan COF# 7186 (Wood Duck Court PUD Subdivision, Site Plan (Walker Place)) shall be transferred to this final plat as a condition of approval.

Planning

General Issues

35. plat easement separately

dianna.tomlin@franklintn.gov	Easement must be created on separate plat

36. ROW abandonment

dianna.tomlin@franklintn.gov	Submittal of plat to one stop after ROW abandonment and quit claim deed recorded. If not approved, plat is invalid.

45. remove access easement shown on lots not within pl

dianna.tomlin@franklintn.gov	Remove access easement shown on lots not within the plat

46. show measurement

dianna.tomlin@franklintn.gov	Show measurement of easements

47. record access easement

dianna.tomlin@franklintn.gov	Plat may not be approved at One stop for recording until access easement is moved and recorded on adjacent property creating the easement. (Daryl Waltrip property)

Stormwater

General Issues

38. Plats

jeff.willoughby@franklintn.gov	• Buffer encroachment areas shall still be shown as riparian buffer area on plat unless being replaced by a structure. In cases where they are they shall be shown up to where the structure begin/ends • Buffer mitigation areas shall be shown and labeled separately. Label as "Riparian buffer mitigation zone width varies". • Label top of bank • Any unnamed water resources shall be labeled as "Unnamed Tributary to Watson Branch" • Label wetland as "Wetland" • Zones shall be labeled in the following format, "Width, Riparian Buffer, Zone designation" for example "60' Riparian Buffer Zone 1"

41. Plats

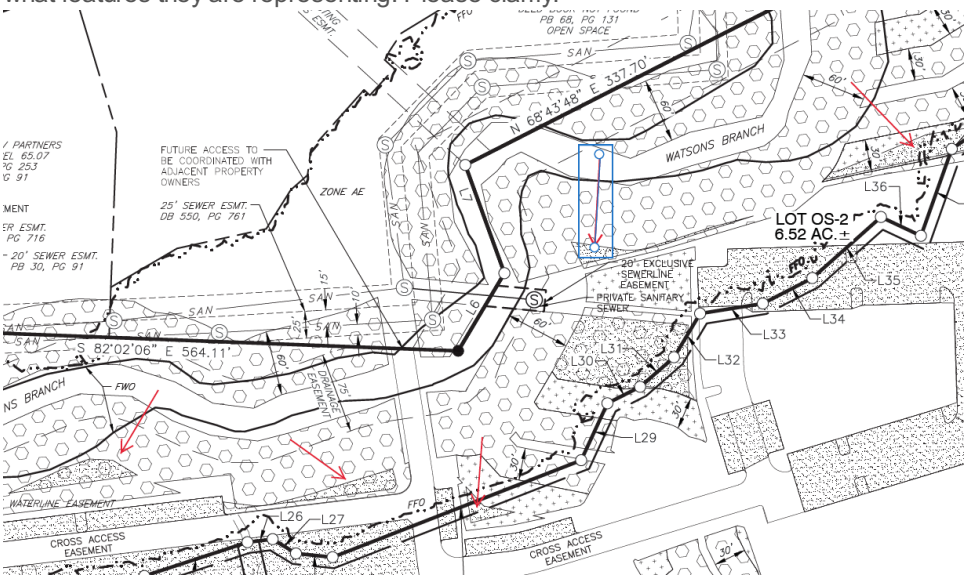
jeff.willoughby@franklintn.gov	Green infrastructure easements for reforestation areas shall be shown

43. Plats

jeff.willoughby@franklintn.gov	Drainage easements for detention ponds and level spreaders shall be shown

44. Plats

jeff.willoughby@franklintn.gov There are several areas as shown by below screenshot and arrows that are unclear of what features they are representing. Please clarify.

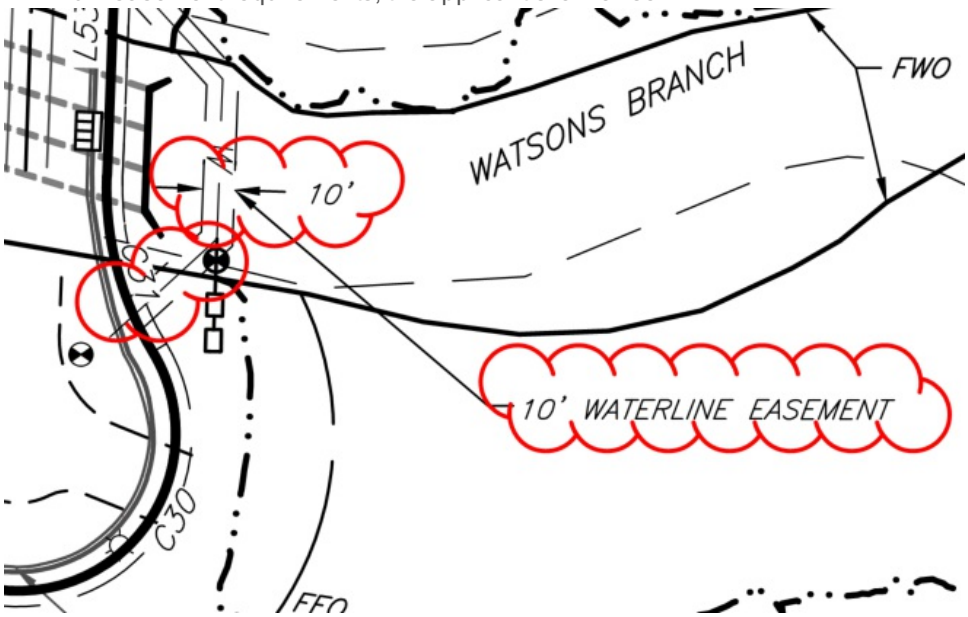


Water/Sewer

General Issues

27. Utility easement

ben.mcneil@franklintn.gov Applicant failed to address the issue, the 10' waterline easement does not meet minimum easement requirements, the applicant shall revise.



Applicant shall label the Public water sewer lines as exclusive easements. The guidelines below shall be followed.

EASEMENTS

A. Water, Wastewater and/or Reclaimed Water Mains: When required, permanent exclusive easements must be provided with a minimum width of 20 feet. Easement width requirements are as follow:

1. 0'-12' depth requires 20' easement.

2. 13'-20' depth requires 30' easement.

3. Depths greater than 20' requires prior approval.

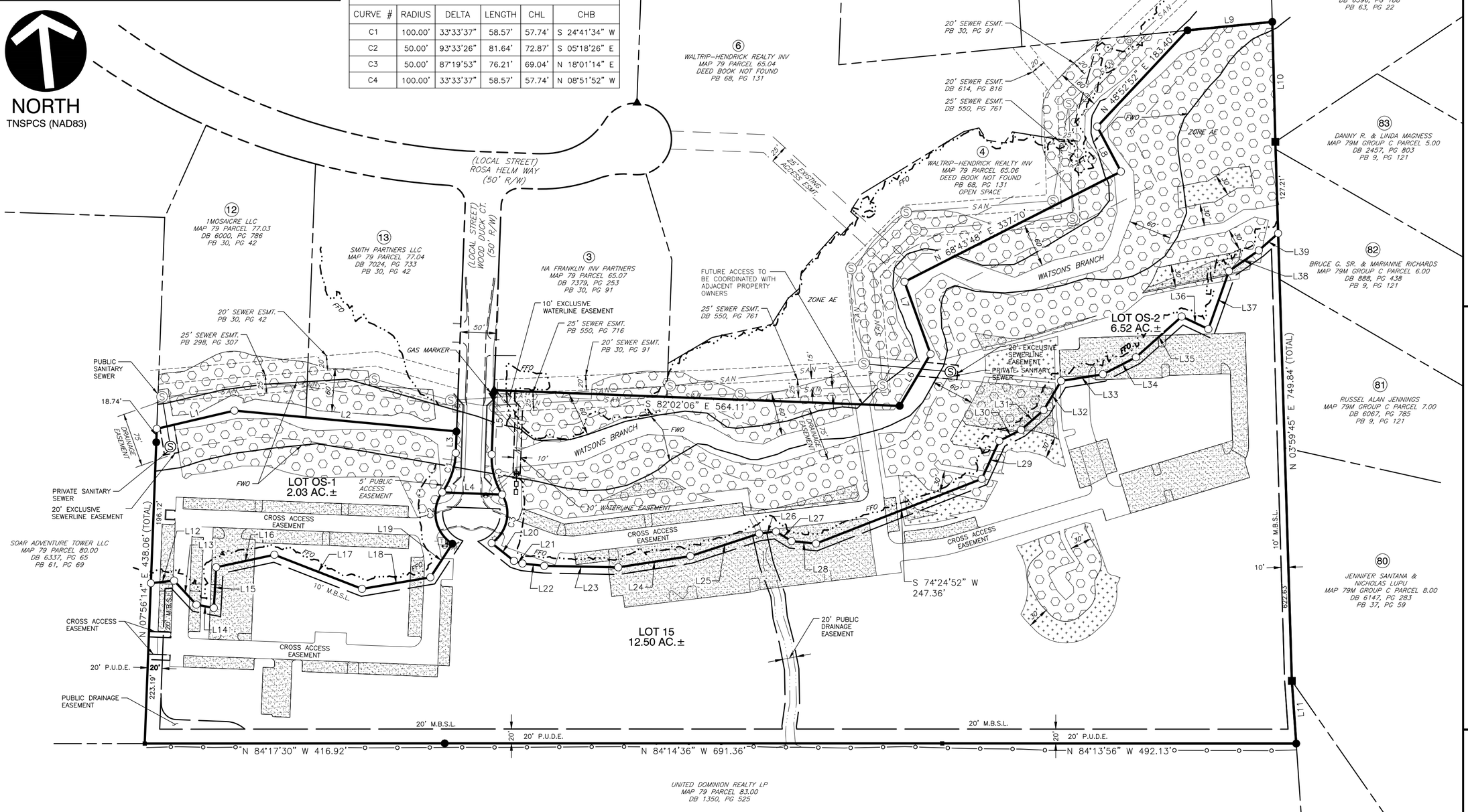
A minimum 10-foot wide temporary construction easement on each side of the permanent easement must also be provided. No trees shall be planted within the permanent easements.

REVISION RECORD		
NO	DATE	DESCRIPTION
1	07/02/2020	REVISIONS PER THE CITY OF FRANKLIN

SURVEYOR'S NOTES:

1. PROPOSED UTILITIES SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY AND ARE NOT INTENDED TO BE USED FOR CONSTRUCTION.

PROPOSED CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHL	CHB
C1	100.00'	33°33'37"	58.57'	57.74'	S 24°41'34" W
C2	50.00'	93°33'26"	81.64'	72.87'	S 05°18'26" E
C3	50.00'	87°19'53"	76.21'	69.04'	N 18°01'14" E
C4	100.00'	33°33'37"	58.57'	57.74'	N 08°51'52" W



LEGEND:

- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT
- M.B.S.L. MINIMUM BUILDING SETBACK LINE
- EXISTING FARM FENCE
- EXISTING CHAIN LINK FENCE
- SAN EXISTING SANITARY SEWER LINE
- ST EXISTING STORM SEWER LINE
- W EXISTING WATER LINE
- RIPARIAN ZONE '1'
- RIPARIAN ZONE '2'
- GREEN INFRASTRUCTURE EASEMENT
- PROPOSED EASEMENT
- IRON REBAR FOUND (IRF)
- MAG / PK NAIL FOUND
- CONCRETE MONUMENT FOUND
- FENCE POST FOUND
- IRON REBAR SET W/CAP
- LIGHT STANDARD
- GAS LINE MARKER
- SANITARY MANHOLE (D=DEPTH)
- SANITARY VENT PIPE
- WATER VALVE
- FIRE HYDRANT
- E ELECTRIC CONTROL CABINET (ABOVE GRADE)
- T TELEPHONE PEDESTAL
- 13 LOT NUMBER
- FWO FLOODWAY OVERLAY
- FFO FLOODPLAIN FRINGE OVERLAY

PROPOSED LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N 82°32'18" E	110.83'
L2	S 78°53'52" E	310.14'
L3	S 07°54'51" W	30.15'
L4	S 82°05'13" E	83.33'
L5	N 07°54'51" E	89.38'
L6	N 36°28'24" E	83.92'
L7	N 14°08'29" W	106.71'
L8	N 21°59'05" W	70.63'
L9	S 89°57'36" E	118.44'
L10	S 04°16'57" W	166.97'
L11	S 01°44'38" W	87.43'
L12	N 89°23'28" E	32.44'
L13	S 37°06'08" E	45.58'

PROPOSED LINE TABLE		
LINE #	DIRECTION	LENGTH
L14	S 73°23'02" E	24.76'
L15	N 08°58'14" E	56.77'
L16	N 83°41'44" E	82.79'
L17	S 62°59'11" E	130.67'
L18	N 86°08'23" E	96.38'
L19	N 38°52'35" E	55.73'
L20	N 45°44'14" W	39.75'
L21	N 67°02'26" W	12.36'
L22	N 78°07'42" W	30.38'
L23	N 83°07'05" W	102.84'
L24	S 86°53'46" W	101.56'
L25	S 77°36'56" W	100.58'
L26	S 88°43'12" W	23.50'

PROPOSED LINE TABLE		
LINE #	DIRECTION	LENGTH
L27	N 52°52'36" W	25.43'
L28	N 78°20'31" W	34.06'
L29	S 30°31'24" W	58.16'
L30	S 68°53'23" W	33.92'
L31	S 54°36'15" W	41.74'
L32	S 36°34'15" W	47.19'
L33	S 86°38'53" W	58.93'
L34	S 68°30'12" W	51.66'
L35	S 54°01'04" W	85.17'
L36	N 58°58'46" W	41.01'
L37	S 25°13'55" W	85.57'
L38	S 61°06'20" W	50.51'
L39	S 54°11'38" W	35.85'

SCALE IN FEET
0 100 200

*HAND SIGNATURE ON FILE

STEPHEN VANDER HEYDT
REGISTERED LAND SURVEYOR
AGRICULTURE & COMMERCE
7-2-2020
TENNESSEE NO. 3041

CEC
Civil & Environmental Consultants, Inc.
117 Seaboard Lane · Suite E-100 · Franklin, TN 37067
615-333-7797 · 800-763-2326
www.cecinc.com

FINAL PLAT - CONSOLIDATION
WOOD DUCK COURT PUD SUBDIVISION, FORMERLY WILD DUCK REALTY SUBD., LOT 5 AND FRANKLIN COMMONS SOUTH SUBDIVISION, SECTION 4 LOTS 14 AND 15
REVISED LOT 15 OPEN SPACE1 & OPEN SPACE 2

DRAWN BY:	KLU
DATE:	JUNE 5, 2020
CHECKED BY:	JRC
DWG SCALE:	1"=100'
PROJECT NO:	183-027
APPROVED BY:	*SVH

DRAWING NO.: **SV-03**

SHEET 3 OF 3

P:\2016\183-027-Survey\Dwg\183027-SV01-SRV_1.dwg[SV-03] LS:(02/07/2020 - kunderwood) - LP: 7/2/2020 3:09 PM

City of Franklin

109 3rd Ave S.
Franklin, TN 37064
(615) 791-3217

File #: 20-0945

DATE: July 10, 2020

TO: Franklin Municipal Planning Commission

FROM: Emily Hunter, Planning Director
Amy Diaz-Barriga, Planning Supervisor
Dianna Tomlin, Principal Planner

SUBJECT:
Woodlands Subdivision, Final Plat, Revision 10, Lot 21, Creating 1 Multi-Family Lot And 1 Open Space Lot, On 5.19 Acres, Located West Of Hatfield Drive And South Of Oak Meadow Drive, At 780 Oak Meadow Drive. (CONSENT AGENDA)

PURPOSE:
Project Information

COF Project Number: 7219
Applicant: Clint Head, Young Hobbs Assoc
Owner: John Kennedy, SWJ2 Tennessee, LLC

BACKGROUND/STAFF COMMENTS:
The purpose of this plat is to create 1 multi-family lot and 1 open space lot on 5.19 acres located at 780 Oak Meadow Drive. The Site Plan for the Woodland Subdivision was approved administratively in March 2020.

PROCEDURAL REQUIREMENTS:

1. In addition to uploading the corrected plat to the online plan review website (https://franklin.contractorsplanroom.com/secure/), the applicant shall submit the Mylar, to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The mylar shall be 18 inches by 24 inches in size. The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review. With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. The city's project identification number shall be included on all correspondence with any city

department relative to this project.

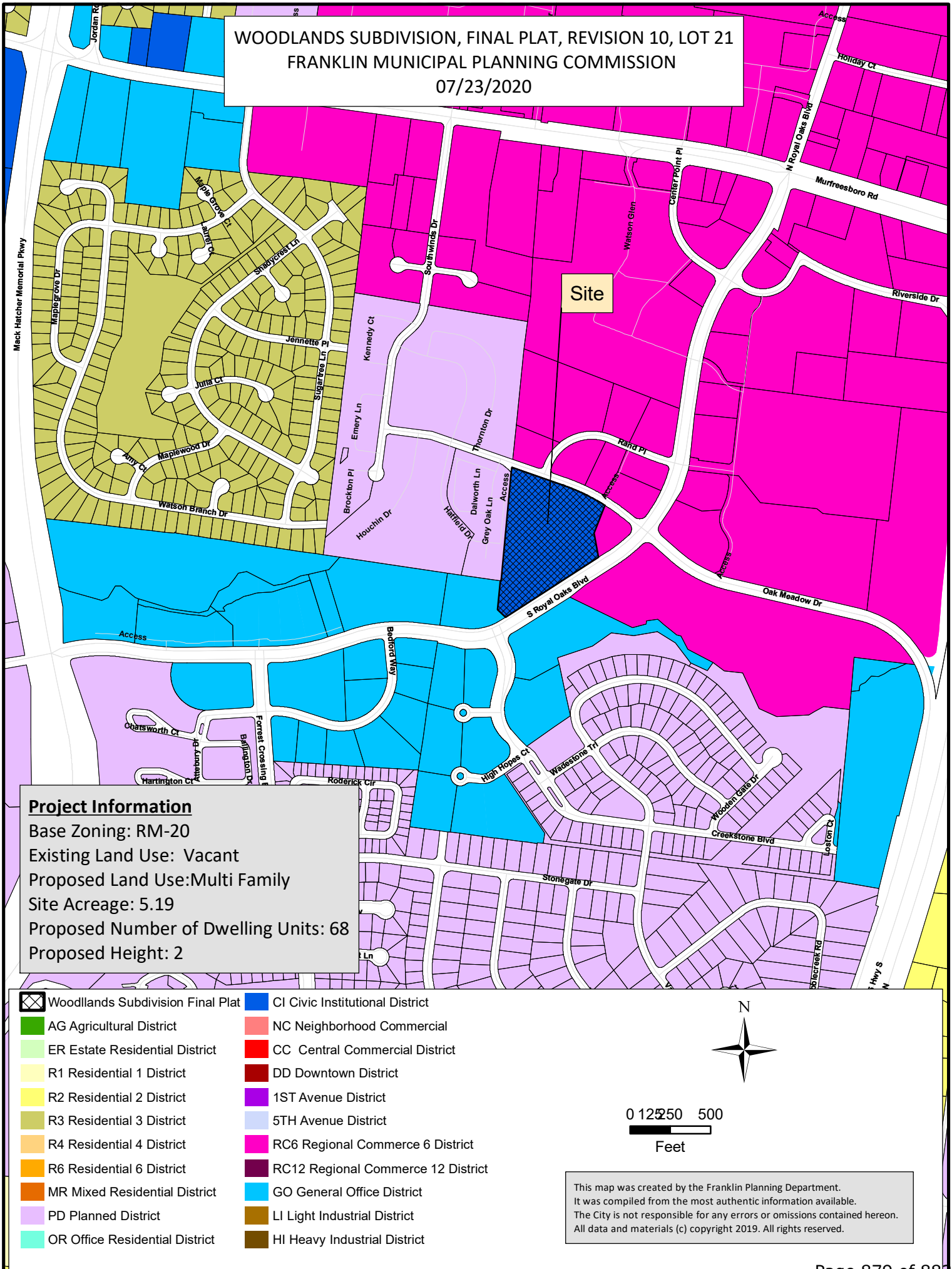
3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval with conditions. See attached conditions of approval.


WOODLANDS SUBDIVISION, FINAL PLAT, REVISION 10, LOT 21
FRANKLIN MUNICIPAL PLANNING COMMISSION
07/23/2020
Site
Project Information
Base Zoning: RM-20
Existing Land Use: Vacant
Proposed Land Use:Multi Family
Site Acreage: 5.19
Proposed Number of Dwelling Units: 68
Proposed Height: 2
Woodllands Subdivision Final Plat
AG Agricultural District
ER Estate Residential District
R1 Residential 1 District
R2 Residential 2 District
R3 Residential 3 District
R4 Residential 4 District
R6 Residential 6 District
MR Mixed Residential District
PD Planned District
OR Office Residential District
CI Civic Institutional District
NC Neighborhood Commercial
CC Central Commercial District
DD Downtown District
1ST Avenue District
5TH Avenue District
RC6 Regional Commerce 6 District
RC12 Regional Commerce 12 District
GO General Office District
LI Light Industrial District
HI Heavy Industrial District
N
0 125 250 500
Feet
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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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COF no: 7219

CONDITIONS OF APPROVAL:

Open Issues: 8 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

1. C. Final Plat

lance.fittro@franklintn.gov Prior to submittal to One Stop, the private easements indicated to be abandoned on the plat shall be abandoned by separate recorded instrument, and the book and page number of the abandonment referenced on the plat for documentation.

Performance Agreement and Surety

General Issues

9. Engineering Sureties

kevin.long@franklintn.gov Any unposted sureties associated with this development from site plan **COF# 7157 (Woodlands Subdivision, Site Plan, Revision 4)** shall be transferred to this final plat as a condition of approval.

Planning

General Issues

2. Mineral rights

dianna.tomlin@franklintn.gov You must state on the plat who owns the mineral rights. If you find no history of transfer of mineral rights but are uncomfortable stating you own the mineral rights then place a note on the plate indicating that no transfer of rights is known.

33. Open space lot

dianna.tomlin@franklintn.gov open space lot must be given a lot number
[Edited By Dianna Tomlin]

34. Title

dianna.tomlin@franklintn.gov Title shall read

Woodlands subdivision, Final Plat, Revision 10, Lot 21

Stormwater

General Issues

31. Plats

jeff.willoughby@franklintn.gov Green infrastructure easement shall be located outside of riparian buffer zones

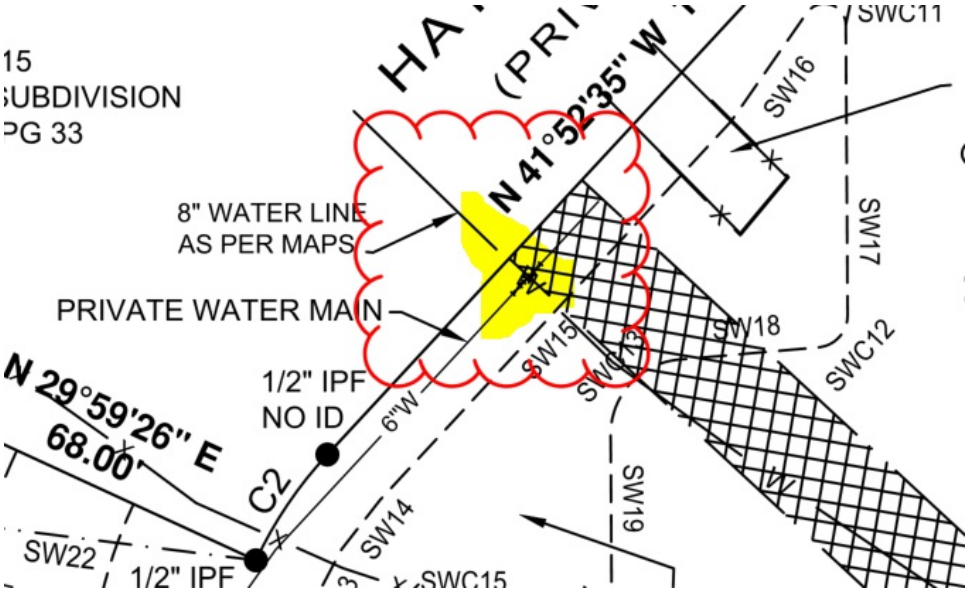
Label all water resource by their corresponding name as shown on the most current USGS maps.

Water/Sewer

General Issues

13. Water

ben.mcneil@franklintn.gov The applicant shall show the proposed water connection and the public portion of line into the property. The area around the public water shall have a 20' water easement.



Zoning

General Issues

30. FFO

shanna.mccoy@franklintn.gov Please assign and label lot number to open space lot.

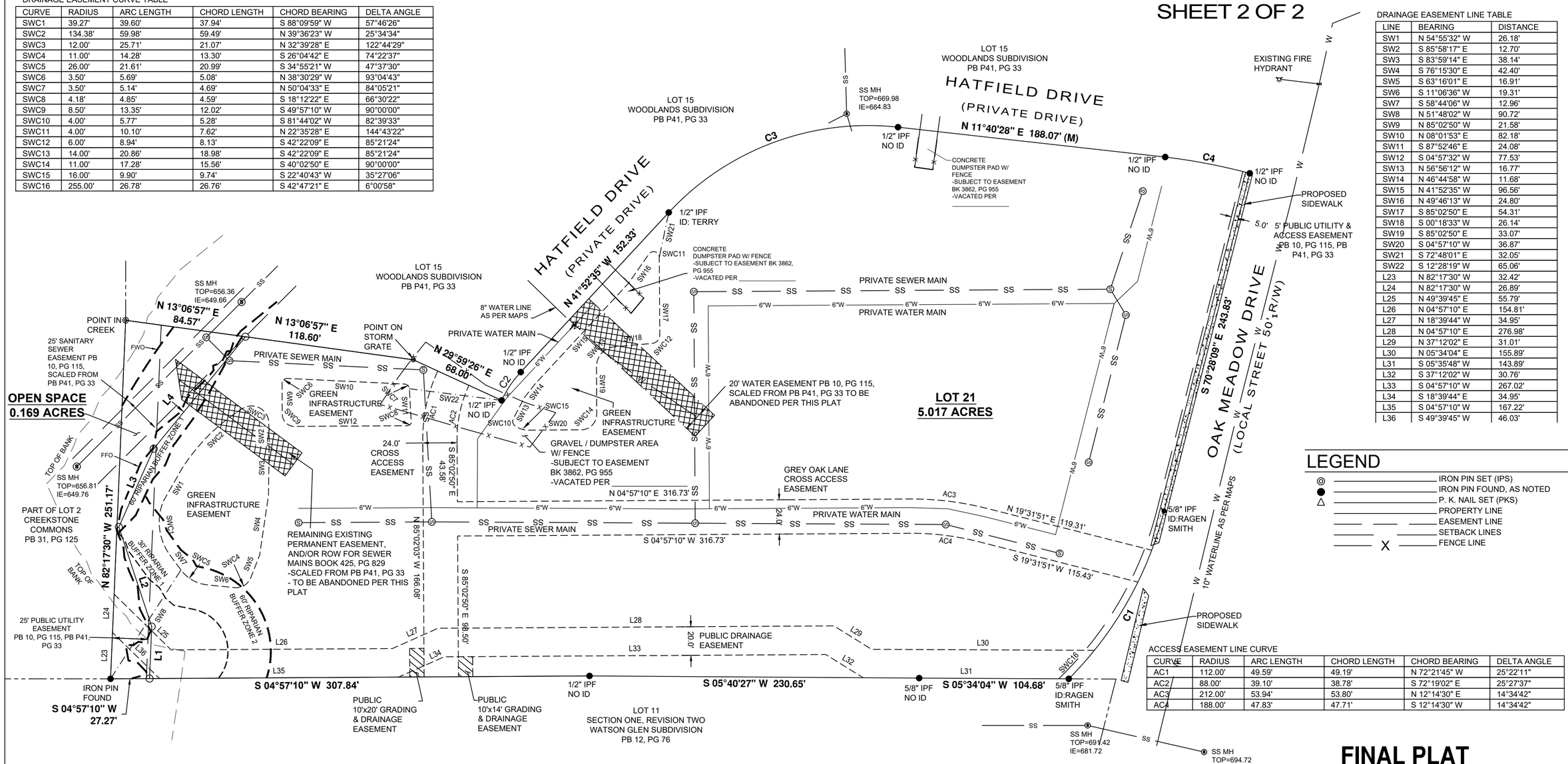
SHEET 2 OF 2

DRAINAGE EASEMENT CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
SWC1	39.27'	39.60'	37.94'	S 88°09'59" W	57°46'26"
SWC2	134.38'	59.98'	59.49'	N 39°36'23" W	25°34'34"
SWC3	12.00'	25.71'	21.07'	N 32°39'28" E	122°44'29"
SWC4	11.00'	14.28'	13.30'	S 26°04'42" E	74°22'37"
SWC5	26.00'	21.61'	20.99'	S 34°55'21" W	47°37'30"
SWC6	3.50'	5.69'	5.08'	N 38°30'29" W	93°04'43"
SWC7	3.50'	5.14'	4.69'	N 50°04'33" E	84°05'21"
SWC8	4.18'	4.85'	4.59'	S 18°12'22" E	66°30'22"
SWC9	8.50'	13.35'	12.02'	S 49°57'10" W	90°00'00"
SWC10	4.00'	5.77'	5.28'	S 81°44'02" W	82°39'33"
SWC11	4.00'	10.10'	7.62'	N 22°35'28" E	144°43'22"
SWC12	6.00'	8.94'	8.13'	S 42°22'09" E	85°21'24"
SWC13	14.00'	20.86'	18.98'	S 42°22'09" E	85°21'24"
SWC14	11.00'	17.28'	15.56'	S 40°02'50" E	90°00'00"
SWC15	16.00'	9.90'	9.74'	S 22°40'43" W	35°27'06"
SWC16	255.00'	26.78'	26.76'	S 42°47'21" E	6°00'58"

DRAINAGE EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
SW1	N 54°55'32" W	26.18'
SW2	S 85°58'17" E	12.70'
SW3	S 83°59'14" E	38.14'
SW4	S 76°15'30" E	42.40'
SW5	S 63°16'01" E	16.91'
SW6	S 11°06'36" W	19.31'
SW7	S 58°44'06" W	12.96'
SW8	N 51°48'02" W	90.72'
SW9	N 85°02'50" W	21.58'
SW10	N 08°01'53" E	82.18'
SW11	S 87°52'46" E	24.08'
SW12	S 04°57'32" W	77.53'
SW13	N 56°56'12" W	16.77'
SW14	N 46°44'58" W	11.68'
SW15	N 41°52'35" W	96.56'
SW16	N 49°46'13" W	24.80'
SW17	S 85°02'50" E	54.31'
SW18	S 00°18'33" W	26.14'
SW19	S 85°02'50" E	33.07'
SW20	S 04°57'10" W	36.87'
SW21	S 72°48'01" E	32.05'
SW22	S 12°28'19" W	65.06'
L23	N 82°17'30" W	32.42'
L24	N 82°17'30" W	26.89'
L25	N 49°39'45" E	55.79'
L26	N 04°57'10" E	154.81'
L27	N 18°39'44" W	34.95'
L28	N 04°57'10" E	276.98'
L29	N 37°12'02" E	31.01'
L30	N 05°34'04" E	155.89'
L31	S 05°35'48" W	143.89'
L32	S 37°12'02" W	30.76'
L33	S 04°57'10" W	267.02'
L34	S 18°39'44" E	34.95'
L35	S 04°57'10" W	167.22'
L36	S 49°39'45" W	46.03'



ACCESS EASEMENT LINE CURVE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
AC1	112.00'	49.59'	49.19'	N 72°21'45" W	25°22'11"
AC2	88.00'	39.10'	38.78'	S 72°19'02" E	25°27'37"
AC3	212.00'	53.94'	53.80'	N 12°14'30" E	14°34'42"
AC4	188.00'	47.83'	47.71'	S 12°14'30" W	14°34'42"

BOUNDARY CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	136.71'	255.00'	30°43'03"	S 55°08'24" E	135.08'
C2	23.98'	76.18'	18°02'00"	N 50°40'38" W	23.88'
C3	177.56'	190.16'	53°30'01"	N 15°06'59" W	171.18'
C4	60.29'	431.53'	8°00'16"	N 16°11'19" E	60.24'

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	N 82°17'30" W	36.41'
L2	S 77°03'26" W	73.44'
L3	N 60°43'06" W	59.90'
L4	N 45°23'55" W	101.33'

BASIS OF BEARINGS:
TN STATE PLANE COORDINATE SYSTEM
ZONE 5301, FIPSZONE 4100
NAD 83

LEGEND

- IRON PIN SET (IPS)
- IRON PIN FOUND, AS NOTED
- P. K. NAIL SET (PKS)
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINES
- FENCE LINE

FINAL PLAT

REPLAT OF LOT 21
WOODLANDS SUBDIVISION
PLAT BOOK P41, PAGE 33
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE
9TH CIVIL DISTRICT
ZONING: PD
OTHER APPLICABLE OVERLAYS: FWO &FFO
COF PROJECT #7219

YOUNG HOBBS AND ASSOCIATES
1202 CROSSLAND AVE.
CLARKSVILLE, TN 37040
(931)645-2524 FAX:(931)645-2768

03/6/2020	OWNER - SWJ2 TENNESSEE LLC
DATE	4716 WILD CHERRY RD
	CRYSTAL LAKE, IL 60012
	CMap 079J, Parcel 01401

TOTAL ACRES	5.19 ACRES ±	TOTAL LOTS	2 LOTS
TOTAL UNITS	68	FEET OF NEW ROAD	0

SCALE: 1"=50'

50 0 50 100