



Meeting Minutes

Franklin Municipal Planning Commission

Thursday, June 25, 2020

7:00 PM

Board Room

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

The typical process for discussing an item is as follows:

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

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

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

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

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

CALL TO ORDER

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 McEwnn 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, Michelle 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 $\frac{1}{4}$ mile south of a city boundary, and approximately $\frac{1}{2}$ 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-Frklm 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.

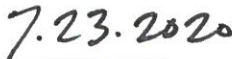
Chair Hathaway called for a roll call vote.

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@franklin.tn.gov>
Subject: support for the proposed Westhaven expansion plan

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

Good afternoon -

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

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

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

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

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

Andrea Arnold
233 Fitzgerald St.

Dianna Tomlin

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

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

Sent from my iPhone

Begin forwarded message:

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

To: Members of the Franklin Planning Commission

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

Re: Amendment to Westhaven Development Plan

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Dianna Tomlin

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

Hello,

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

Lana Baker

Sent from my iPhone

Sent from my iPhone

Dianna Tomlin

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

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

Sent from my iPhone

Begin forwarded message:

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

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

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

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

Dianna Tomlin

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

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

Sent from my iPhone

Begin forwarded message:

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

Dear Sir/Madame,

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

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

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

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

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

Thank you,

Brent Baldwin
1720 Championship Blvd
Franklin, TN 37064

[Sent from Yahoo Mail on Android](#)

Dianna Tomlin

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

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

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

Tony Bassano
Tbassano@icloud.com

Dianna Tomlin

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

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

Sent from my iPhone

Begin forwarded message:

From: Amy Diaz-Barriga <amy.diaz-barriga@franklin.tn.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@franklin.tn.gov>
Subject: SLC proposed gas station

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

Hello,

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

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

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

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

Thank you for your time.

Anne Beaumont

Dianna Tomlin

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

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

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

Dianna Tomlin

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

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

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

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

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

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

Amy Biagini
Founders Pointe

Dianna Tomlin

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

ATTENTION COF 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"

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

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

Amy Biagini
Founders Pointe

Dianna Tomlin

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

Hello,

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

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

Thank you,
Bryce Bruner
224-456-9165

Dianna Tomlin

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

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

Ms Tomlin and Diaz-Barriga

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

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

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

Richard and Tania Clark

Dianna Tomlin

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

Follow Up Flag: Follow up
Flag Status: Flagged

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

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

Richard and Tania Clark

Dianna Tomlin

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP Current Planning Supervisor

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

Phone: 615-550-6732

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

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

Franklin Planning Committee,

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

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

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

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

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

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

Sincerely,

Jackie Corino

--

Jackie Corino

336-269-3592

jcorino411@gmail.com

Dianna Tomlin

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP Current Planning Supervisor

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

Phone: 615-550-6732

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

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

Franklin Planning Committee,

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

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

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

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

Sincerely,

Jackie Corino

--

Jackie Corino

336-269-3592

jcorino411@gmail.com

Dianna Tomlin

From: John E. Walker <johnnewalker3@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 Guideline:

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

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

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

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

Error! Filename not specified.

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

Please vote yes for this application.

Thanks for your time,

Will & Barbara Patrick Crunk



Virus-free. www.avg.com

Dianna Tomlin

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

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

Dianna Tomlin, City Planner,

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

Betty Cunningham
402 Cornerstone Way
Franklin, Tn 37064

Dianna Tomlin

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

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

Sent from my iPhone, please excuse typos and brevity

Dianna Tomlin

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

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

Dear Franklin Municipal Commission,

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

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

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

With kind regards,

--

Fred Daniell

1623 Cooper Creek Ln, Franklin, TN 37064

Dianna Tomlin

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

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

Sent from my iPhone, please excuse typos and brevity

Dianna Tomlin

From: Fdaniell1 . <fdaniell.22579@gmail.com>
Sent: Friday, May 22, 2020 10:44 AM
To: Amy Diaz-Barriga; Dianna Tomlin; ken.moore@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 granting approval for this application.

With kind regards,

--

Fred Daniell

1623 Cooper Creek Ln, Franklin, TN 37064

Dianna Tomlin

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

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

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

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

Please do not approve this proposal!

Brenda Davis
1706 Townsend Blvd.

Dianna Tomlin

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

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

Please consider the residents.

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

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

Thank you for hearing my concerns.

Paige Dixon

Sent from my iPhone

Dianna Tomlin

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

LAST 1 OF 2

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

Hi,

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

Scott

Dianna Tomlin

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

Dear Planners,

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

Please oppose SouthernLands increases.

Thank you,

Dr. Nancy Farris
Sent from my iPad

Dianna Tomlin

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

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

Sent from my iPhone

Begin forwarded message:

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

Planning Intake email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

May 27, 2020

City of Franklin Planning and Sustainability Department

Franklin Municipal Planning Commission

109 3rd Avenue South, Suite 135,

Franklin, TN 37064

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

Dear Commissioners:

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

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

The attached presentation provides additional context.

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

Sincerely,

Marisa Fernandez
Franklin, TN 37064

Dianna Tomlin

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

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

Sent from my iPhone

Begin forwarded message:

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

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

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

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

Sincerely,

Marcia and John Fraser
1306 State Boulevard

Sent from my iPhone

Dianna Tomlin

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

Planning Commission,

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

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

Jennifer Freeman

--

Jennifer Freeman
jenfreeman315@gmail.com

Dianna Tomlin

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

Sent from my iPhone

Dianna Tomlin

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

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

Please stop the sprawl, including the gas station.

Thank you,

Neil Graver
412 Ripley Lane 37064

Dianna Tomlin

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

Amy Diaz-Barriga, AICP Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

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

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

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

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

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

Chris Turner
Franklin Green

Dianna Tomlin

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

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

Sent from my iPhone

Begin forwarded message:

From: Amy Diaz-Barriga <amy.diaz-barriga@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@franklin.tn.gov>
Subject: Westhaven Density - An honest perspective from a resident

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

Franklin Planning Commission,

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

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

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

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

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

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

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

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

Sincerely,

Brint Hahn

Dianna Tomlin

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

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

Sent from my iPhone

Dianna Tomlin

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

Planning Intake re: Westhaven

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

Attention Planning Committee,

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

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

Janet Haworth

Dianna Tomlin

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP Current Planning Supervisor

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

Phone: 615-550-6732

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

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

To the City of Franklin,

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

Traffic

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

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

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

Parks & Recreation

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

Police

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

Fire

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

Environment

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

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

Thank you.

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

Dianna Tomlin

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

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

Sent from my iPhone

Begin forwarded message:

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

Good evening.

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

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

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

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

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

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

Sent from my iPhone

Dianna Tomlin

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

To whom it may concern,

How can this be? There is no traffic light at either intersection to turn into or out of Westhaven. It is extremely dangerous!

We thought construction was to be halted until a traffic signal was installed. What happened to the plan? And four new condo buildings have popped up on a man made landfill in front of the lake! This is the cart before the horse! Please get this situation fixed BEFORE more development!

And Please don't allow a new road through our iconic Gentrys Farm!

Town and Country Plan, Please!!!

**Thank you,
Holly and Fred Arnold**

Dianna Tomlin

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

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

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

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

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

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

Amy Biagini
Founders Pointe

Dianna Tomlin

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

Importance: High

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

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

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

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

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

Bruce and Kris Johnson
1601 Cooper Creek Lane

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

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



Dianna Tomlin

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

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

Very best,
Duane Jones
Westhaven Resident
9021 Keats St

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

Dianna Tomlin

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

Amy Diaz-Barriga, AICP Current Planning Supervisor

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

Phone: 615-550-6732

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

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

To whom it may concern,

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

Regards,

Scott Jones

Dianna Tomlin

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP Current Planning Supervisor

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

Phone: 615-550-6732

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

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

Dear Care Takers of Franklin,

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

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

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

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

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

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

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

Sincerely,

Jessica Kelly
908.963.0715
Keats St

Dianna Tomlin

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

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

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

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

Thanks for taking the time to read this.

Sincerely,
Christopher Knotts

Dianna Tomlin

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

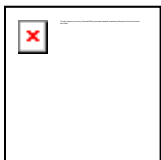
ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Board of Mayor and Aldermen,

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

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

Thank you for your consideration!



Dan Kraus - NMLS# 40222
Sr. Home Loan Specialist



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Brentwood, TN 37027

(615) 767-5208

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Churchill Mortgage Corporation (NMLS ID 1591)



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

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

CMCDisclaimer

Dianna Tomlin

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

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

Sent from my iPhone

Begin forwarded message:

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

Planning Intake email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

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

Respectfully Submitted,

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

www.golfwesthaven.com

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Top Workplaces 2015, 2016 – The Tennessean

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Dianna Tomlin

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

Thanks SLC!
Keith Landry

Recd SK8
8:55am
ECE

TO:

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

FROM:

David and Michele Stephens
1644 Townsend Boulevard
Franklin, TN 37064

Also owners at:

1038 Meandering Way
Franklin, TN 37067

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

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

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

Please note citations added at end of document.

Areas of concern in this proposal:

NO NEED FOR STATION

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

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

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

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

Consider:

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

¹ Google Earth images

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

PLACEMENT of GAS STATION

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

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

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

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

SAFETY

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

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

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

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

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

² Google Earth image 1

³ Google Earth image 2

⁴ National Institutes of Health article

⁵ Google Earth Image

⁶ Hud.gov link

⁷ Vaping link

PROPERTY VALUES

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

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

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

We thank you for your thoughtful consideration of these comments.

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

Respectfully,

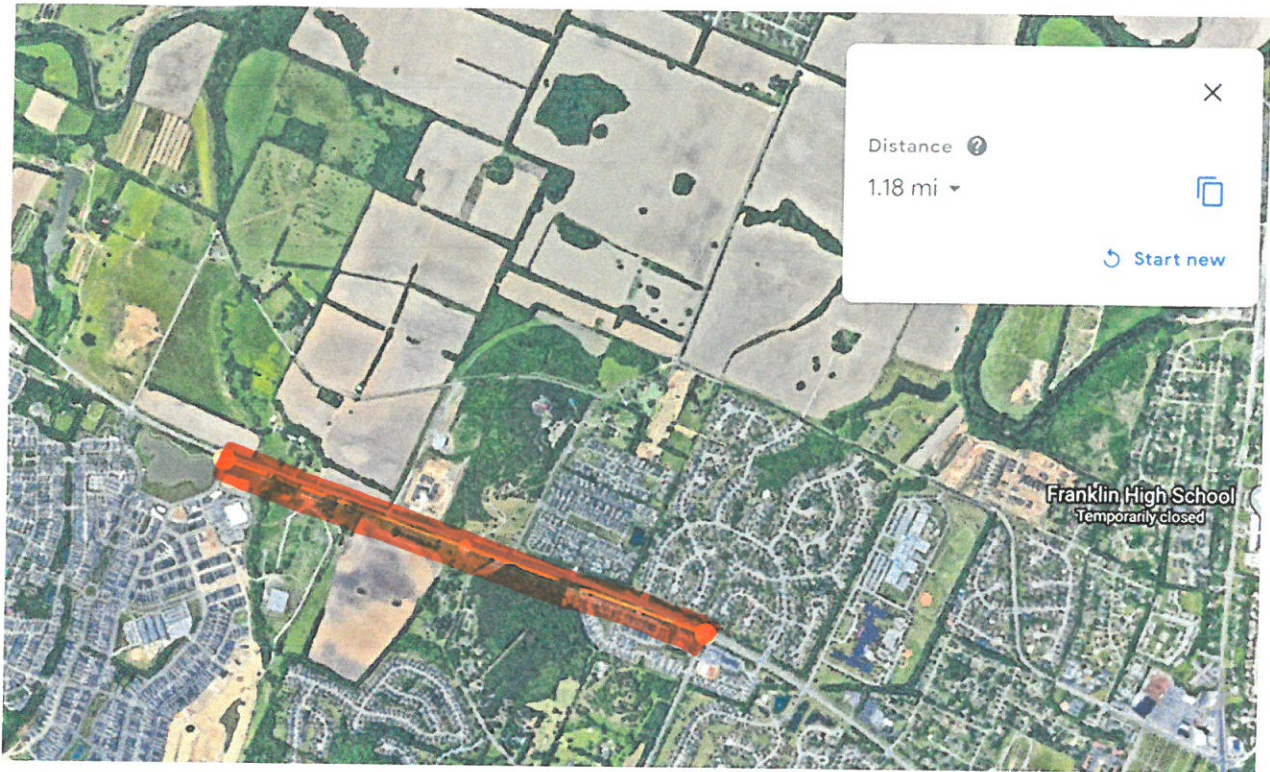


David and Michele Stephens

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

CITATIONS

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



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



CITATIONS



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



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

CITATIONS

3 Cont.

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

CITATIONS

TABLE 2

Studies of Residential Proximity to Potential Environmental Hazards and Childhood Cancer

Italy ⁴³	case-control study; Varese Province	leukemia cases diagnosed 1978–1997	Exposure: distances of childhood addresses at time of diagnosis from highly trafficked roads; traffic densities in surrounding area; estimation of benzene concentrations with Gaussian diffusion model	benzene concentrations were not expected to reach traffic emissions ($<0.1 \text{ ug m}^{-3}$ benzene as estimated by the model), risk of leukemia with benzene concentration $>10 \text{ ug m}^{-3}$ (OR = 3.91; 95% CI = 1.36, 11.27)
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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 $\leq 100 \text{ m}$ from gas station or a zone 100 m from a main road	Findings ^a : From case-control study, ORs = 1.61 (95% CI = 0.90, 2.87) and 1.99 (95% CI = 0.73, 5.43) for living $\leq 100 \text{ m}$ of a main road or gas station, respectively; incidence ratios from cohort analysis = 1.16 (95% CI = 0.74, 1.72) for proximity to roads and 1.48 (95% CI = 0.65, 2.93) for proximity to gas stations .
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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.
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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		Pet
GUIDE 127		FLAMMABLE LIQUIDS (WATER-MISCIBLE)
POTENTIAL HAZARDS		
FIRE OR EXPLOSION		
• HIGHLY FLAMMABLE: Will be easily ignited by heat, sparks or flames. • Vapors may form explosive mixtures with air. • Vapors may travel to source of ignition and flash back. • Most vapors are heavier than air. They will spread along ground and collect in low or confined areas (sewers, basements, tanks). • Vapor explosion hazard indoors, outdoors or in sewers. • Those substances designated with a (P) may polymerize explosively when heated or involved in a fire. • Runoff to sewer may create fire or explosion hazard. • Containers may explode when heated. • Many liquids are lighter than water.		
HEALTH		
• Inhalation or contact with material may irritate or burn skin and eyes. • Fire may produce irritating, corrosive and/or toxic gases. • Vapors may cause dizziness or suffocation. • Runoff from fire control may cause pollution.		
PUBLIC SAFETY		
• CALL EMERGENCY RESPONSE Telephone Number on Shipping Paper first. If Shipping Paper available or no answer, refer to appropriate telephone number listed on the inside back cover. • As an immediate precautionary measure, isolate spill or leak area for at least 50 meters (150 feet) in all directions. • Keep unauthorized personnel away. • Stay upwind, uphill and/or upstream. • Ventilate closed spaces before entering.		
PROTECTIVE CLOTHING		
• Wear positive pressure self-contained breathing apparatus (SCBA). • Structural firefighters' protective clothing will only provide limited protection.		
EVACUATION		
Large Spill		
• Consider initial downwind evacuation for at least 300 meters (1000 feet).		
Fire		
• If tank, rail car or tank truck is involved in a fire, ISOLATE for 800 meters (1/2 mile) in all directions; at least 1000 meters (3/4 mile) if fire is serious.		

CITATIONS

7 - Teen Smoking and Vaping

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

Dianna Tomlin

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP Current Planning Supervisor

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

Phone: 615-550-6732

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

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

Dear Planning Commission,

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

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

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

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

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

William Little

Dianna Tomlin

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

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

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

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

Gideon and Carole Long
850-974-4123

Dianna Tomlin

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

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

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

Gideon and Carole Long
850-974-4123

Dianna Tomlin

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

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

Sent from my iPhone

Begin forwarded message:

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

Dear Commission:

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

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

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

Thank you for your consideration.

Sincerely,

Matthew D. Magallanes

514 Ardmore Place

Franklin, TN 37064

Personal Work Phone: 615-778-3939

Matthew D. Magallanes

Chairman

Education Foundation for Williamson County, LLC

118 Front Street, Suite 116-Box 76

Franklin, TN 37064

Dianna Tomlin

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

Dear Elected Officials,

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

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

Sincerely,

Mark & Karen McCutcheon

1900 Townsend Blvd

Franklin TN 37064

615-394-7782

Dianna Tomlin

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

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

Sent from my iPhone

Begin forwarded message:

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

Please do not approve.

Thank you!
Carmen McKinley

Dianna Tomlin

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

Hi,

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

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

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

Sincerely,

A concerted mother

Sent from my iPhone

Dianna Tomlin

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

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

Thank you.

Dan Mills

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

Dianna Tomlin

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

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

Sent from my iPhone

Begin forwarded message:

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

Planning Intake email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

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

Dianna Tomlin

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

Thanks in advance,
KK Moore

Dianna Tomlin

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

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

Sent from my iPhone

Begin forwarded message:

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

Dear Members of the Franklin Planning Commission,

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

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

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

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

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

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

Respectfully,

Dale Mowry

Westhaven Resident

Dianna Tomlin

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

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

Sent from my iPhone

Begin forwarded message:

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

Planning Intake email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

Hello,

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

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

Thank you,
Sue Niedrich
818 Stonewater Blvd.

Dianna Tomlin

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

Dear Members of the Franklin Plan Commission,

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

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

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

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

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

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

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

Sincerely,

Richard Niedrich
818 Stonewater Blvd.

847-344-5731

Dianna Tomlin

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

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

Sent from my iPhone

Begin forwarded message:

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

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

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

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

Jennifer Vanden Oever
310-704-8372

Dianna Tomlin

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

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

Sent from my iPhone

Begin forwarded message:

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

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

Dianna Tomlin

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

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

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

Thanks,

Rob Parrish
222 Prospect Avenue
Franklin, TN 37064
615.400.1604

Dianna Tomlin

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

Amy Diaz-Barriga, AICP Current Planning Supervisor

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

Phone: 615-550-6732

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

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

TO WHOM IT MAY CONCERN

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

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

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

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

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

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

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

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

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

I received just one acknowledgment: from the Mayor.

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

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

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

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

Yours,

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

Dianna Tomlin

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP Current Planning Supervisor

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

Phone: 615-550-6732

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

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

Hello!

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

Thank you for your time,
Tami Polak

1007 Oleander Street
Franklin TN 37064



C:615-517-4955

Dianna Tomlin

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

LAST 2 OF 2

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

Good Afternoon,

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

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

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

Thank you,
Concerned resident, Ramona Hahn

Sent from my iPhone

May 16, 2020

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

Subject: Westhaven Rezoning Plan

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

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

Please do not approve this proposal.

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

Judith A. Swartz
Westhaven resident

1 Attachment

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

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

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

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

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

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

Dianna Tomlin

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

City of Franklin Planning and Sustainability Department:

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

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

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

Your consideration of these concerns is appreciated.

Best regards,

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@franklin.tn.gov>
Cc: Jessica Hart <jessica.hart51@gmail.com>
Subject: Concerns about growth of Westhaven

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

Good Afternoon,

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

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

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

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

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

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

Regards,
Jeremy Robb
633 Stonewater Blvd Franklin TN 37069

Dianna Tomlin

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

Follow Up Flag: Follow up
Flag Status: Flagged

Amy Diaz-Barriga, AICP

Current Planning Supervisor

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

Phone: 615-550-6732

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

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

Dear Ms. Diaz-Barriga,

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

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

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

Cordially,
Martha Rudman
Carlisle
newtonmiz@aol.com

Dianna Tomlin

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

To Whom It May Concern:

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

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

Sincerely,
Andy Russell

Sent from my iPad

Dianna Tomlin

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP Current Planning Supervisor

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

Phone: 615-550-6732

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

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

To Whom It May Concern,

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

Thank you for your consideration.

With best regards,
Sandy Schlicht

Dianna Tomlin

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

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

Dear Franklin City Planner Dianna Tomlin:

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

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

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

Raymond P. Schmidt, Cornerstone Circle

Dianna Tomlin

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

Hi,

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

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

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

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

Dianna Tomlin

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

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

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

Dianna Tomlin

From: 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@franklin.tn.gov>
Subject: Westhaven addition

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

To whom it may concern,

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

Sincerely,
Heather Soriano

Sent from my iPhone

Dianna Tomlin

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

Dianna Tomlin

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

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

Sent from my iPhone

Begin forwarded message:

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

City of Franklin Planning and Sustainability Department

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

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

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

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

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

Regards,

Adam and Kristi Strei

8024 Keats St.

Franklin, TN 37064

akstrei@msn.com

Dianna Tomlin

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

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

Mayor, Aldermen, and Planning staff:

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

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

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

Donna and Bill Sumners

1408 Primrose Lane, Franklin, TN

Dianna Tomlin

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

Good Morning

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

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

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

Thank you for your attention

Jeanne TenBrink

Sent from my iPad

Dianna Tomlin

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

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

Sent from my iPhone

Begin forwarded message:

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

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

Thank you. Sincerely, Rob Tiede

Dianna Tomlin

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

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

Thank you,

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

dkfister@bellsouth.net

Dianna Tomlin

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

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

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

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

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

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

Amy Biagini
Founders Pointe

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

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

RE: WESTHAVEN DEVELOPMENT PLAN

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

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

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

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

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

Kind regards,

Faye and Richard Sturm

Dianna Tomlin

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

Amy Barriga, Planning Supervisor,

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

Betty Cunningham
402 Cornerstone Way
Franklin, Tn 37064

Dianna Tomlin

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

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

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

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

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

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

Dianna Tomlin

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

Planning Intake Email regarding WESTHAVEN

Amy Diaz-Barriga, AICP Current Planning Supervisor

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

Phone: 615-550-6732

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

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

Good Afternoon

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

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

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

Best regards,

Tanya Wierschke

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

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

To Franklin Planning Commission and Franklin Town Council

Your Honors

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

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

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

Thanks for your consideration. We await your responsive decision.

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

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 Developmmment 05-25-2020.pdf](#)

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

Dear Members of the Franklin Municipal Planning Commission:

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

Kind regards,

R. Greg Hughes

+1.865.207.3451 (mobile)



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

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

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

To Whom it may concern:

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

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

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

Regards, Karen Peterson

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

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

City of Franklin Planning Commission:

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

Richard and Ellen Rust
1200 Porter Street — Westhaven

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

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

Dear Members of the Franklin Municipal Planning Commission:

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

Sincere Regards,

Sara Morris

BEAUTYCOUNTER

Sally Sara Morris

Executive Director

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

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



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

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

To whom it may concern,

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

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

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

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

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

Thanks for your time,

Cat Aquino

Sent from my iPhone

From: [Cynthia Townsend](#)
To: [Planning Intake](#)
Subject: Westhaven & SLC development
Date: Thursday, May 28, 2020 3:56:32 PM

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

Good day Mayor, Alderman, & Planning Commissioners,

I have lived in Westhaven for 10 years. All the new, planned development by Southern Land Company will be detrimental to the character & atmosphere of Westhaven & the western Franklin area.

Please take into consideration the quality of life & landscape for this area.

- More density is not needed. There is an abundance of homes already with more being built each day. Most residents love the 'open country feel' that is now present.

- Traffic is already dense as well. With the school, narrow streets, no parking, unsafe streets...more cars will add even more unsafe streets, not to mention the infrastructure can not handle it & air quality will be worse.

- The planned gas station is not needed since there are several within 2 miles. It will be a health hazard from emissions & spills plus too close to homes & an elementary school.

—Larger lots, less density, more green space, a park, walking trails, & playground would look much better & all are needed. With the amount of people & homes now & in already approved plans, more amenities are much needed.

Please take these items into consideration for the current residents in this area who love Franklin as it is & for the future of our children. We do not want Franklin to lose its charm from overbuilding & overcrowding!

Thank you,

Cynthia Townsend

P

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 development
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 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.

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 wants 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@franklinton.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 is 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@southernland.com, tim.downey@southernland.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@franklin.tn.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 parameters. 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. Don't have the hillside dotted with rooftops.

Development can and should be done along this section to complement the surroundings.

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 Moore's 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 their 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; rdilindsey@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](https://www.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; Ima.mcmore@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@franklin.tn.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 1/3 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@franklin.tn.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@franklin.tn.gov>
Subject: Crossway/Lewisburg pike development

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

What is the point of spending millions in studies and time to come up with Envision Franklin mandates and recommendations, if we are going to grant any developer an amendment because they feel they need to put more houses on a piece of property? Seems like efforts to come up with a sustainable growth pattern are futile if we are going to annex and amend Mandates for every developer that comes, especially if it was just passed.

Max Fort

Sent from my iPhone

Andrew Orr

From: Amy Diaz-Barriga
Sent: Thursday, June 25, 2020 8:14 AM
To: Andrew Orr
Subject: FW: Amending Envision Franklin

Planning intake

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

From: Richard Stempel <richard@trackersystems.net>
Sent: Wednesday, June 24, 2020 9:56 PM
To: michael.hathaway@comcast.net; roger.lindsey@nashville.gov; rdindsey@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 should 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 discontinuous, 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 available 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 discontinuous 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; rdilindsey@comcast.net; Michael Orr; Scott Harrison; amclemore51@yahoo.com; Alma McLemore; jimmy@tennesseevalleyhomes.com; annpetersen@comcast.net; mdadst@aol.com; Jennifer Szilagyi; Kelly Dannenfelser; Amy Diaz-Barriga; Andrew Orr; Andrew Orr
Subject: Annexation Of 2208 Crossway Drive And 1190 Lewisburg Pike
Follow Up Flag: Follow up
Flag Status: Flagged

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

Hello, I'd like to express my desire for this proposal to be denied as this would greatly affect all communities around it in a very negative way.

Please reconsider and stick with the original Envision Franklin promises which would stop this from happening.

Thank you for your consideration.

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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@franklin.tn.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@franklin.tn.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 proposed 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@franklinn.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 McLendon.

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 McLendon,

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@franklin.tn.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@franklin.tn.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](https://www.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@franklin.tn.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@franklin.tn.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@franklin.tn.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@franklinn.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; rdilindsey@comcast.net; Michael Orr <michael.orr@franklintn.gov>; Scott Harrison <scott.harrison@franklintn.gov>; amcmore51@yahoo.com; Alma McLeMore <alma.mcmore@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: 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](https://www.change.org) and view the petition entitled - [STOP the OVERDEVELOPMENT by the City of Franklin](#). This petition specifically addresses the proposed Lewisburg Pike/Crossway Drive development, and is noteworthy for the following reasons:

- More than 1300 residents (and counting!) have signed this petition.
 - Elected officials may want to compare this number to their margin-of-victory votes from recent elections.
- According to the comments submitted by signers of this petition, the common themes of dissatisfaction are related to the proposed use of fractional-acre lots, which is inconsistent with:
 - the Envision Franklin Land Use Policy, which seeks to maintain the existing standards of neighborhoods – which in this case are one-acre lot requirements for both...
 - the site's current neighborhood – Oakwood Estates, and
 - the site's surrounding neighborhoods.
- Also worth noting, is the fact that the developer seeks to use city acquisition as a means of applying City of Franklin Land Use Codes, which would allow fractional-acre lots, and thus bypassing the letter and intent of the Envision Franklin Land Use Policy.

James Britz

Oakwood Estates

Andrew Orr

From: Amy Diaz-Barriga
Sent: Thursday, June 25, 2020 8:14 AM
To: Andrew Orr
Subject: FW: Amending Envision Franklin

Planning intake

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

From: Richard Stempel <richard@trackersystems.net>
Sent: Wednesday, June 24, 2020 9:56 PM
To: michael.hathaway@comcast.net; roger.lindsey@nashville.gov; rdilndsey@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,

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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@franklin.tn.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@franklin.tn.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 sidewalks 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@franklin.tn.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](https://www.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@franklin.tn.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



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

This email and any files transmitted with it may contain PRIVILEGED or CONFIDENTIAL information and may be read or used only by the intended recipient. If you are not the intended recipient of the email or any of its attachments, please be advised that you have received this email in error and that any use, dissemination, distribution, forwarding, printing, or copying of this email or any attached files is strictly prohibited. If you have received this email in error, please immediately purge it and all attachments and notify the sender by reply email or contact the sender at the number listed.

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@franklin.tn.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; rdlinsey@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@franklinn.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@franklin.tn.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@franklin.tn.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 <gilrerkr@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@franklin.tn.gov>
Cc: Andrew Orr <andrew.orr@franklin.tn.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 commissioners,

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; rdindsey@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@franklin.tn.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@franklin.tn.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; rdindsey@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@franklin.tn.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@franklinn.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@franklin.tn.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