



Meeting Agenda

Franklin Municipal Planning Commission

Thursday, August 27, 2020

7:00 PM

Board Room

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

The typical process for discussing an item is as follows:

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

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

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

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

- Watch the meeting on FranklinTV or the City of Franklin website.
- Watch the live stream through the City of Franklin Facebook and YouTube accounts.
- Call in to the conference meeting 1-312-626-6799; Meeting ID: 910 5624 7555; Password: 178459. Callers will be unmuted and given the opportunity to comment during the meeting at specific times.
- 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 5:00 PM on the day before the meeting.
- Limited viewing will be available in the lobby of City Hall to watch the live video (face masks required).
- City YouTube: <https://www.youtube.com/user/CityOfFranklin>
- City Facebook Live: <https://www.facebook.com/CityOfFranklin>
- City website: <https://www.franklinton.gov/franklintonv>

CALL TO ORDER

1. Consideration Of Resolution 2020-150, A Resolution Declaring That The Franklin Municipal Planning Commission Shall Meet On August 27, 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: Amy Diaz-Barriga, Emily Wright

APPROVAL OF MINUTES

2. Consideration Of Approval Of July 23, 2020 Minutes.

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

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

ANNOUNCEMENTS

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

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

CONSENT AGENDA

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

3. Consideration Of Item 8 For Approval On The Consent Agenda.

ENVISION FRANKLIN PLAN AMENDMENTS

4. 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 Farm, 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: Eric Conner, Andrew Orr, Emily Wright

REZONINGS/DEVELOPMENT PLANS

5. Berry Farms Reams-Fleming Tract PUD Subdivision, Development Plan, Revision 2, Revising The Internal Street Network, On 45.17 Acres, Located South Of Peytonsville Road And West of Pratt Lane, At 1011 Reams Fleming Boulevard.

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

6. 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 2.26/250,000) District For The Property Located South Of Highway 96 And West Of Boyd Mill Pike (Westhaven PUD Subdivision).

Sponsors: Amy Diaz-Barriga, Emily Wright

7. 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: Amy Diaz-Barriga, Emily Wright

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

8. Watson Glen Subdivision, Final Plat, Section 2, Revision 2, Lot 32, Creating 1 Open Space Lot And Dedicating Right-Of-Way, On 15.66 Acres, Located North Of Oak Meadow Drive And West Of Interstate 65. (CONSENT AGENDA)

Sponsors: Amy Diaz-Barriga, Emily Wright

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

RESOLUTION 2020-150

A RESOLUTION DECLARING THAT THE FRANKLIN MUNICIPAL PLANNING COMMISSION SHALL MEET ON AUGUST 27, 2020, AND CONDUCT ITS ESSENTIAL BUSINESS BY ELECTRONIC MEANS RATHER THAN BEING REQUIRED TO GATHER A QUORUM OF THE MEMBERS PHYSICALLY PRESENT IN THE SAME LOCATION BECAUSE IT IS NECESSARY TO PROTECT THE HEALTH, SAFETY, AND WELFARE OF TENNESSEANS IN LIGHT OF THE COVID-19 OUTBREAK

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

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

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

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

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

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

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

WHEREAS, the Franklin Municipal Planning Commission believes it is in the best interest of the City of Franklin to conduct the August 27, 2020, meeting by electronic means.

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

The meeting scheduled for August 27, 2020, at 7 p.m. shall be conducted by electronic means rather than requiring a quorum of the members of the Franklin Municipal Planning Commission to attend in person to protect the health, safety, and welfare of Tennesseans in light of the COVID-19 Outbreak. Physical access in the meeting room will be limited. The public can view and participate in the meetings by watching the meeting live or later as a recording on FranklinTV, the City of Franklin website, the City of Franklin's Facebook page, and the City of Franklin's YouTube account. Specific dial-in and website links can be found on the City's website at:

<https://www.franklinton.gov/Home/Components/Calendar/Event/10420/1092>

IT IS SO RESOLVED AND DONE on this 27th day of August, 2020.

ATTEST:

By: _____
Emily Hunter
FMPC Secretary

CITY OF FRANKLIN, TENNESSEE:

By: _____
Mike Hathaway
FMPC Chair

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



Meeting Minutes

Franklin Municipal Planning Commission

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CALL TO ORDER

Chair Hathaway called the meeting to order at 7:00 pm.

Board Members Present: Michael Orr, Jenny Szilagyi, Mike Hathaway, Ann Petersen, Alma McLemore,

Marcia Allen, Roger Lindsey, Jimmy Franks

Board Members Absent: Scott Harrison

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

Sponsors:

Emily Hunter, Amy Diaz-Barriga

Attachments:

1. 2020-128 RES Declaring Need for Electronic Meeting_FMPC_07.23.20.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 McLemore moved, seconded by Commissioner Lindsey, to Approve the Resolution.

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

The motion passed unanimously.

ACTION: Motion to Approve Resolution 2020-128, Item 1, by Commissioner McLemore, second by Commissioner Lindsey ;

Motion Passed 8-0

AYES: Jimmy Franks, Ann Petersen, Marcia Allen, Mike Hathaway, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi

NOES: None

ABSTAIN: None

Chair Hathaway read the following statement:

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

- **Watch the meeting on FranklinTV or the City of Franklin website;**

- Watch the live stream through the City of Franklin Facebook and YouTube accounts;
- Call in to the conference meeting at 1-312-626-6799. The Meeting ID is 991 9500 9639 and the Password is 568074;
- Emailed comments were accepted until 5 PM yesterday. These email comments have been provided in full to the Commission and included in the minutes but will not be read aloud in their entirety during the meeting;
- Limited viewing is available in the lobby of City Hall to watch the live video, and face masks are required in City Hall.

APPROVAL OF MINUTES

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

Sponsors:

Attachments: 1. Final DRAFT FMPC Minutes June 2020 with attachments

Chair Hathaway asked for a motion to approve the Minutes from the June 25, 2020 meeting.

Commissioner Orr moved, seconded by Alderman Petersen, to Approve the Minutes.

Chair Hathaway asked for a roll call vote.

The motion passed unanimously.

ACTION: Motion to Approve the Minutes, Item 2, by Commissioner Michael Orr, second by Alderman Ann Petersen;

Motion Passed 8-0

AYES: Ann Petersen, Marcia Allen, Jimmy Franks, 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 Wright, Director of Planning and Sustainability, stated that Ms. Dianna Tomlin,

Principal Planner, would be leaving the City of Franklin to accept a position with the City of Nolensville. Ms. Wright wished Ms. Tomlin well. She stated that the Commissioners could reach out to Ms. Wright, Ms. Amy Diaz-Barriga, or Mr. Joseph Bryan if they had any questions.

Ms. Wright also stated that Governor's Executive Order had been extended and the Planning Commission meeting on August 27, 2020 would be virtual.

Chair Hathaway wished Ms. Tomlin well.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

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

CONSENT AGENDA

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

Sponsors:

Attachments:

None

Chair Hathaway stated that the vote for the Consent Agenda would include Items 4 and 12-16.

Chair Hathaway asked for a motion for the Approval of the Consent Agenda.

Commissioner Franks moved, seconded by Commissioner Allen, to Approve the Consent Agenda.

Chair Hathaway called for a roll call vote.

The motion passed unanimously.

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

SITE PLAN SURETIES

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

agreement for drainage/detention improvements to July 22, 2021. (CONSENT AGENDA)

Sponsors:

Paula
Kortas

Attachments:

None

This item was approved on the Consent Agenda.

ANNEXATIONS AND PLANS OF SERVICES

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

Sponsors:

Emily Hunter, Amy Diaz-Barriga, Joseph Bryan

Attachments:

1. MAP UGB South-Exhibit A
2. RES 2020-116 PLAN OF SERVICES SE PROPERTIES PEYTONSVILLE-LONG LN ANNEX_with Exhibit.Law Approved
3. 20-06-04 Annexation Parcels A-I_archive
4. Annexation by Referendum Timeline-Peytonsville Rd and Long Ln

Mr. Joseph Bryan, Principal Planner, stated that the City has received annexation requests for 9 properties in the Goose Creek Basin that are located outside the Franklin Urban Growth Boundary (UGB). In order for these properties to be annexed, a referendum amongst the owners of the properties to be annexed must be held pursuant to Tennessee Code Annotated (T.C.A.). The referendum was discussed at the April 28, 2020 Board of Mayor and Aldermen (BOMA) Work Session. BOMA will vote on September 8, 2020 at a public hearing on whether to request a referendum for annexation of the 9 properties. Should the referendum occur, the election is proposed to be held on November 3, 2020 in conjunction with the State General Election. Resolution 2020-116 is a City of Franklin drafted plan of services for the 9 properties being considered as part of the proposed referendum for annexation, Resolution 2020-115. The Plan of Services outlines how infrastructure will need to be provided to serve the 9 properties of approximately 340 acres, should the BOMA decide to hold a referendum and should the referendum pass. This Plan of Services is drafted to be contingent upon the certification of the election for annexation and take effect 30 days after the certification of the election to line up with the effective date of the annexation. Water is located within the Milcrofton Utility District. Water availability, adequate fire flow and pressure must be approved prior to development on any of the parcels. The extension of reclaimed water infrastructure will be required to be extended to serve any property pending jurisdiction of this area for reclaimed water. The property is within the Goose Creek and Mayes Creek Sewer Basins. The owner of each property shall be required to extend the sanitary sewer mains and interceptors necessary to provide service to the property. These mains and interceptors shall be sized according to the expected demands of development in these basins as determined by a sanitary sewer study. Access to the property shall be provided from various existing roadways within the region. As properties develop, road improvements and road extensions shall be required in accordance with Connect Franklin. No additional manpower or equipment will be necessary for either Fire or Police Protection. Since these parcels lie outside of the UGB, the Planning Commission will need to amend Envision Franklin to include these parcels in the document, including assigning them appropriate

Design Concepts, after annexation.

Staff recommended approval of Resolution 2020-116 to the Board of Mayor and Aldermen.

Chair Hathaway asked if there were any citizen comments.

Ms. Wright stated that there were no phone calls.

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative. Mr. Gamble stated that he had filed the application for the residents. He stated he was available to answer any questions.

Chair Hathaway asked for a motion.

Commissioner Franks moved, seconded by Commissioner McLemore, to recommend approval to the Board of Mayor and Aldermen.

Chair Hathaway asked for any discussion on the motion.

Commissioner Lindsey asked if there were nine separate applicants and if each applicant would be individually responsible for their share of the cost for the services.

Ms. Wright stated that the annexation application was filed as one joint application by all nine property owners. She stated that at the time a development plan is submitted, this would be evaluated. This is because the Plan of Services addresses extension of utilities at the time a development is moving forward through the approval process and construction.

Alderman Petersen stated that she appreciated the archive map that was included in the packet.

Chair Hathaway asked for a vote on the motion.

Chair Hathaway asked for a roll call vote.

The motion carried unanimously.

ACTION: Motion to Recommend Approval to the Board of Mayor and Aldermen of Resolution 2020-116, Item 5, by Commissioner Jimmy Franks, second by Commissioner Alma McLemore;

Motion Passed 8-0

AYES: Ann Petersen, Marcia Allen, Jimmy Franks, Mike Hathaway, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi

NOES: None

ABSTAIN: None

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

Sponsors:

Emily Hunter, Amy Diaz-Barriga, Joseph Bryan

Attachments:

1. MAP UGB South-Exhibit A
2. RES 2020-115 REFERENDUM PEYTONSVILLE-LONG LANE ANNEX_with Exhibit.Law Approved
3. 20-06-04 Annexation Parcels A-I_archive
4. Annexation by Referendum Timeline-Peytonsville Rd and Long Ln
5. Growth Priorities Special BOMA Work Session May 1 2018

Mr. Bryan stated that in May 2018, a Special Work Session was held to present and discuss annexation and growth priorities. Two drainage basins were identified as having short-term capability for annexation—the West Basin and the Goose Creek Basin. Additionally, the potential land uses that would be planned within the Goose Creek Basin would likely be a combination of commercial, office, and residential due to the properties' proximity to I-65 and major corridor extensions, such as Carothers Parkway. A copy of the presentation from 2018 is attached for reference.

The City has received annexation requests for 9 properties in the Goose Creek Basin that are located outside the UGB. A map of properties is attached. Annexation for the subject properties cannot occur until a referendum has been held, where the property owners requesting annexation vote to have their property annexed by the City of Franklin. This resolution authorizes the request to Williamson County Election Commission to hold a referendum on November 3, 2020 in conjunction with the State General Election for the annexation of these 9 properties.

Staff recommended approval of Resolution 2020-115 to the Board of Mayor and Aldermen.

Chair Hathaway asked if there were any citizen comments.

Ms. Wright stated that there were no phone calls.

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative. Mr. Gamble stated that he had filed the application for the residents. He stated he was available to answer any questions.

Chair Hathaway asked for a motion.

Commissioner Allen moved, seconded by Commissioner Szilagyi, to recommend approval to the Board of Mayor and Aldermen.

Chair Hathaway asked for any discussion on the motion.

Alderman Petersen stated that this was a motion to recommend approval to the Board of Mayor and Aldermen. Chair Hathaway confirmed this statement.

Chair Hathaway asked for a vote on the motion.

Chair Hathaway asked for a roll call vote.

The motion carried unanimously.

ACTION: Motion to Recommend Approval to the Board of Mayor and Aldermen of Resolution 2020-115, Item 6, by Commissioner Marcia Allen second by Commissioner Jenny Szilagyi;
Motion Passed 8-0

AYES: Ann Petersen, Marcia Allen, Jimmy Franks, Mike Hathaway, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi

NOES: None

ABSTAIN: None

REZONINGS/DEVELOPMENT PLANS

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

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

Attachments:

1. MAP UGB South-Exhibit A_With Zoning
2. ORD 2020-20 Ordinance to Zone Annexed Area-Peytonsville-Long Ln.with Exhibit.Law Approved
3. 20-06-04 Annexation Parcels A-I_archive
4. Annexation by Referendum Timeline-Peytonsville Rd and Long Ln

Mr. Bryan stated that the Ordinance 2020-20 would zone the 9 properties being considered as part of the proposed referendum for annexation, Resolution 2020-115, to Estate Residential (ER), should the Board of Mayor and Aldermen (BOMA) decide to hold a referendum and should the referendum pass. If the referendum passes, the annexation would become effective 30 days after the certification of the election. This Ordinance to Zone to ER is drafted to be contingent upon the certification of the election for annexation and take effect 30 days after the certification of the election to line up with the effective date of the annexation.

The parcels identified within this request are not identified within Envision Franklin, as they are outside the Urban Growth Boundary (UGB). As the decision to annex these parcels is regulated by a proposed referendum, Resolution 2020-115, it is appropriate to prepare a zoning district for the parcels should the referendum for annexation pass. Staff feels that the zoning district assigned to these parcels should be as close to their current entitlements of the County zoning as possible.

The current zoning within the County is Rural Development-1 (RD-1). RD-1 protects the rural character of Williamson County east of I-65 but also allows for low-density residential development where appropriate infrastructure is available. This district is also intended to support agricultural uses that are more prevalent in the eastern areas of the County. In comparison, Estate Residential provides for very low density detached residential development on large lots, but also permits agricultural uses.

Since these parcels lie outside of the UGB, the Planning Commission will need to amend Envision Franklin to include these parcels in the document, including assigning them appropriate Design Concepts, after annexation. Future rezoning requests should then comply with the amended Envision Franklin.

The following are Project Considerations:

RD-1 allows a maximum gross density of 1 dwelling unit per acre, and a minimum lot size of 43,560 square feet (1 acre). Estate Residential allows for a maximum gross density of 1 dwelling unit per 2 acres, and a minimum lot size of 45,000 square feet. Rezoning of the property to a higher intensity can be considered once Envision Franklin is amended and once a master plan for the properties is proposed to the City.

Staff recommended approval of Ordinance 2020-20 to the Board of Mayor and Aldermen.

Chair Hathaway asked if there were any citizen comments.

The following citizens commented by phone:

1. Mr. Robert Cullen, Opposed to Rezoning of Oak Meadow Properties. Concerns include increased traffic due to the proposed apartments and traffic study results.
2. Ms. Cathy Cullen, Opposed to Rezoning of Oak Meadow Properties. Concerns include the Town and Country policy. She asked that this policy be applied to this proposal since the area is very congested.

Ms. Wright stated that these comments were for Items 8 and 9, not the current item. These comments will be added to the record for each of these items.

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative. Mr. Gamble stated that he was available to answer questions.

Chair Hathaway asked for a motion.

Commissioner McLemore moved, seconded by Commissioner Orr, to recommend approval to the Board of Mayor and Aldermen.

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 Recommend Approval to the Board of Mayor and Aldermen of Ordinance 2020-20, Item 7, by Commissioner Alma McLemore, second by Commissioner Michael Orr; Motion Passed 8-0
AYES:	Ann Petersen, Marcia Allen, Jimmy Franks, Mike Hathaway, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi
NOES:	None
ABSTAIN:	None

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

Sponsors:

Emily Hunter, Amy Diaz-Barriga, Dianna Tomlin

Attachments:

1. MAP 7246 Vintage Watson Glen DP-RZ
2. 2020-10 ORD_ 7246 VIntage Watson Glen RZ_with Exhibits.Law Approved
3. COF 7246 SURVEY
4. citizen email 07.14.2020

Ms. Dianna Tomlin, Principal Planner, stated that this rezoning and the next item, the associated development plan, came before the May 28, 2020 meeting of the Franklin Municipal Planning Commission but had failed to properly notify residents of the surrounding area, per the Zoning Ordinance requirements. They were placed on an agenda for the Board of Mayor and Aldermen who voted unanimously to return the items to the Franklin Municipal Planning Commission and have the applicant send the appropriate, required notifications.

The applicant is requesting to rezone the property from Regional Commercial (RC-6) and General Office (GO) to Planned District (PD 11.35/12,320) to accommodate the proposed development plan for Vintage at Watson Glen. The development plan has been submitted concurrently.

Envision Franklin places this property in the Neighborhood Mixed-Use Design Concept. The Planned Development district is an appropriate base zone for this Design Concept.

Staff recommended approval of Ordinance 2020-10 to the Board of Mayor and Aldermen.

Chair Hathaway asked if there were any citizen comments.

Ms. Wright stated that there were no phone calls, but reminded the FMPC that there were two citizen comments provided by phone on the previous item that were intended for this item.

The following citizen comments, which were intended for Items 8 and 9, were given during Item 7, by phone.

1. Mr. Robert Cullen, Opposed. Concerns include increased traffic due to the proposed apartments and traffic study results.
2. Ms. Cathy Cullen, Opposed. Concerns include the Town and Country policy. She asked that this policy be applied to this proposal since the area is very congested.

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative. He apologized for this oversight and stated that they notified Staff as soon as they found out.

Mr. Gamble stated that this was a joint venture between Bob Goodall, TDK, and Warner Bass. Mr. Gamble stated that this was one of the last phases of the Watson Glen Subdivision which was started in the early 1990's. Envision Franklin identifies this area as Neighborhood Mixed-Use. It is an area in

transition between Regional Commerce to the north and Single-Family Policy to the south. Mr. Gamble referred to the Envision Franklin map showing the Regional Commerce area. These are transitional areas between the Regional Commercial and the adjacent Single-Family Residential.

The proposed Master Plan is a Mixed-Use Development complimentary to the existing development along Oak Meadow and Royal Oaks. Mr. Gamble stated that they had submitted a plan for the Riverside Extension to the Planning Staff and Engineering Staff. This is under review and they would like to start construction as soon as it is approved.

The portion plan which they are requesting rezoning on includes two one-story restaurants totaling 7900 square feet at the intersection of Royal Oaks and Oak Meadow.

Mr. Gamble stated that Somerby is predominantly four stories. The proposed office buildings will transition the building height to the south. The parking areas will be located behind the buildings and are screened from view behind the buildings. Mr. Gamble stated that there will be preservation of trees within the proposed 10.6-acre park along Watson's Branch. The park will be open to the public. There will be a public access easement.

Mr. Gamble stated that they had reduced the number of apartments to 241. There is approximately 9500 square feet of non-residential at ground level. The buildings closest to Oak Meadow are planned with uses such as office space, fitness and the resident's club. The office space area may be leased by any small business. Residences located on the ground floor will have stoops or porches with direct access to the sidewalks along Oak Meadow. The sidewalks are inter-connected throughout the Master Plan and will provide connection to the park and commercial businesses.

Mr. Gamble stated that they understood that this development will have an impact on traffic flow on Royal Oaks and Murfreesboro Road. He stated that the proposed arterial road impact fees estimated at \$850,000 will be used to make improvements to the intersection at Royal Oaks and address signal timing on Murfreesboro Road. There will be an additional \$900,000 of arterial impact fees that will be generated by the office area. There are multiple improvements that are required for the arterial road from Royal Oaks to Interstate 65. The Mixed-Use Development will be responsible for 100% of the improvements that are tied to capacity.

Mr. Gamble stated that their traffic analysis and studies included, not only the restaurants and offices in the Mixed-Use area, but the proposed offices located behind Home Depot. All 100% of the traffic impact was included in the traffic study. There is a safety consideration that they had been asked to study by City Staff and the third-party Traffic Engineer. That study includes considering construction of a five-foot median to go from Royal Oaks to Interstate-65. Mr. Gamble stated that, within this stretch of road, there were 105 traffic accidents from 2017-2019. He stated that this was almost four times the State average for four lanes or more. This safety consideration will require more analysis. They are meeting with area businesses to discuss inter-connectivity and safety considerations. They are looking at secondary accesses from Royal Oaks and from a road further to the north. Several intersections were studied prior to COVID 19 and while schools were still in session. Mr. Gamble stated that the previous proposal for the apartments did not include road improvements in the traffic study. The traffic study stated that the roads were sufficient. Mr. Gamble stated that this is not the case. Mr. Gamble stated that this proposal is an excellent example of how development can make improvements for growth, making the roads better than they are now. Mr. Gamble stated that without the proposed improvements, the intersections will be in worse condition within five years.

The proposed road improvements include improving the timing of the signals. Also they are proposing a third right turn lane from Royal Oaks to Murfreesboro Road. The turn lanes would be extended to 1200 feet. The intersections at Rand Place and Riverside Drive are failing intersections.

They propose to remove the median cut at Rand Place and provide a left turn only at Riverside Drive. These improvements would result in a level of service intersection and a reduction in time delays at the intersection.

Chair Hathaway asked for a motion.

Commissioner Orr moved, seconded by Commissioner Franks, to recommend approval to the Board of Mayor and Aldermen.

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 by the following vote (7-1). Commissioner Allen voted against the motion.

ACTION:	Motion to Recommend Approval to the Board of Mayor and Aldermen of Ordinance 2020-10, Item 8, by Commissioner Michael Orr, second by Commissioner Jimmy Franks; Motion Passed 7-1
AYES:	Ann Petersen, Jimmy Franks, Mike Hathaway, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi
NOES:	Marcia Allen
ABSTAIN:	None

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

Sponsors:

Emily Hunter, Amy Diaz-Barriga, Dianna Tomlin

Attachments:

1. MAP 7246 Vintage Watson Glen DP-RZ
2. 2020-47 RES_7246 Vintage at WatsonGlen_with Exhibits.Law Approved 2
3. COF 7247 COA July
4. COF 7247 Full DP
5. COF 7247 Vintage Watson GLen DP Survey
6. COF7247 vintage Watson Glen Elevations
7. citizen email 07.14.2020

Ms. Tomlin stated that Envision Franklin places this property in the Neighborhood Mixed-Use Design Concept. The Neighborhood Mixed-Use design concept provides a diverse mix of high activity uses with a connected and walkable layout. These centers and corridors should have coordinated development patterns at a pedestrian scale, with high quality architecture, plazas, sidewalks, and pedestrian and bicycle amenities to activate the street and connect these gathering places to the residential neighborhoods they support.

The proposed development meets the goals of the Design Concept. It has an active commercial corner and first floor commercial in buildings one, two and three, with multi-family residential units above. The project creates a walkable character both along the sidewalk at Oak Meadow and internally from the multi-family to the restaurant area. A large natural area will be developed with trails and offer a buffer between this development and the existing neighborhood.

Existing and future transit routes were discussed on May 12 with planning staff, Franklin Transit Authority, and the developer. Based on section 10.3.1 of the Franklin Zoning Ordinance it was determined that a transit stop would not be required with this development.

Staff recommended approval of Resolution 2020-47 to the Board of Mayor and Aldermen.

Chair Hathaway asked if there were any citizen comments.

Mr. Robert Cullen, 425 Valley View Drive, Opposed. Mr. Cullen stated, by phone, that he was opposed because of the traffic concerns due to the Oak Meadow apartments and their proximity to the Post Office.

The following citizen comments which were intended for Items 8 and 9 were given during Item 7.

1. Mr. Robert Cullen, Opposed. Concerns include increased traffic due to the proposed apartments and traffic study results.
2. Ms. Cathy Cullen, Opposed. Concerns include the Town and Country policy. She asked that this policy be applied to this proposal since the area is very congested.

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative. He stated that he was available to answer any questions. He also stated that, through this process, they had conducted eight neighborhood meetings and had received many positive comments.

Chair Hathaway asked for a motion.

Commissioner Franks moved, seconded by Commissioner Orr, to recommend approval to the Board of Mayor and Aldermen.

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 by the following vote (7-1). Commissioner Allen voted against the motion.

ACTION:	Motion to Recommend Approval to the Board of Mayor and Aldermen of Resolution 2020-47, Item 9, by Commissioner Jimmy Franks, second by Commissioner Michael Orr; Motion Passed 7-1
AYES:	Ann Petersen, Jimmy Franks, Mike Hathaway, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi
NOES:	Marcia Allen
ABSTAIN:	None

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

Sponsors:

Emily Hunter, Amy Diaz-Barriga, Dianna Tomlin

Attachments:

1. 2020-07-19 Westhaven Concept Plan Rev5 Request for Deferral
2. MAP 7214 Westhaven PUD Sub, REV 5
3. ORD 2019-57 Westhaven Development Plan_with updated Exhibits.Law Approved 3
4. Survey Westhaven PUD Subdivision Rezoning Revision 5
5. Combined Citizen Response May FMPC
6. compiled emails 2 May FMPC
7. combined emails 6.25.20 June FMPC

Ms. Tomlin stated that the Applicant had asked to defer both the Ordinance 2019-57 and Resolution 2019-130 to the Planning Commission meeting on August 27, 2020. She stated the Applicant is in the process of working with the residents on the revision.

Staff recommended deferral of this item to the Planning Commission meeting on August 27, 2020.

Chair Hathaway asked if there were any citizen comments.

Ms. Wright stated that there were no phone calls.

The Applicant was represented by Mr. Ben Crenshaw, Southern Land Company. Mr. Crenshaw stated that they were requesting to defer to the Planning Commission meeting on August 27, 2020. He stated that they are working with the citizens to reach a resolution.

Chair Hathaway asked for a motion.

Commissioner Allen moved, seconded by Commissioner McLemore, to defer Ordinance 2019-57 to the Planning Commission meeting on August 27, 2020.

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 Ordinance 2019-57 to the Planning Commission Meeting on August 27, 2020, Item 10, by Commissioner Marcia Allen, second by Commissioner Alma McLemore;

Motion Passed 8-0

AYES: Ann Petersen, Marcia Allen, Jimmy Franks, Mike Hathaway, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi

NOES: None

ABSTAIN: None

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

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

Attachments:

1. 2020-07-19 Westhaven Concept Plan Rev5 Request for Deferral
2. MAP 7214 Westhaven PUD Sub, REV 5
3. COF RES 2019-130_7133 Westhaven Development Plan_with updated Exhibits.Law Approved 3
4. Westhaven PUD- Development-Concept Plan
5. Westhaven PUD- Development- R5 Full
6. Conditions of Approval July 2020
7. Combined Citizen Response May FMPC
8. compiled emails 2 May FMPC
9. combined 6.25.20 June FMPC

Ms. Tomlin stated that the Applicant had requested to defer Resolution 2019-130 to the Planning Commission meeting on August 27, 2020.

Staff recommended deferral of Resolution 2019-130 to the Planning Commission meeting on August 27, 2020.

Chair Hathaway asked if there were any citizen comments.

Ms. Wright stated that there were no phone calls.

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

Chair Hathaway asked for a motion.

Commissioner Lindsey moved, seconded by Commissioner McLemore, to defer Resolution 2019-130 to the Planning Commission on August 27, 2020.

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 Resolution 2019-130 to the Planning Commission Meeting on August 27, 2020, Item 11, by Commissioner Roger Lindsey, second by Commissioner Alma McLemore;
MotionPassed8-0

AYES: Ann Petersen, Marcia Allen, Jimmy Franks, Mike Hathaway, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi

NOES: None

ABSTAIN: None

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

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

Sponsors:

Emily Hunter, Amy Diaz-Barriga, Joseph Bryan

Attachments:

1. MAP 7257 The Madison PUD SP
2. 7257 The Madison PUD SP_Conditions of Approval_01
3. The Madison at Franklin PUD Subdivision, Site Plan - submittal 004

This item was approved on the Consent Agenda.

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

Sponsors:

Emily Hunter, Amy Diaz-Barriga, Dianna Tomlin

Attachments:

1. MAP 7282 TOBSchool
2. COF 7217 COA TOBSchool Site Plan
3. COF 7217_TOBSchool Full Site Plan
4. COF 7217 Survey TOBSchool Site Plan
5. COF 7217 Elevations TOBSchool Site Plans-2

This item was approved on the Consent Agenda.

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

Sponsors:

Emily Hunter, Amy Diaz-Barriga, Dianna Tomlin

Attachments:

1. MAP 7282 TOBSchool
2. COF 7282 COA TOBSchool
3. COF 7282 Survey TOBSchool FP

This item was approved on the Consent Agenda.

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

Sponsors:

Emily Hunter, Amy
Diaz-Barriga, Dianna
Tomlin

Attachments:

1. MAP 7286
Wood Duck FP
2. COF 7286 COA
Wood Duck
3. cof 7286
Survey Wood
Duck Court FP

This item was approved on the Consent Agenda.

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

Sponsors:

Emily Hunter, Amy Diaz-Barriga, Dianna Tomlin

Attachments:

1. MAP 7219 Woodlands FP
2. COF 7219 COA Woodlands
3. COF 7219 Survey Woodlands Subdivision, Final Plat

This item was approved on the Consent Agenda.

NON-AGENDA ITEMS

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

ANY OTHER BUSINESS

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

ADJOURN

Commissioner Orr 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 Orr, second by Commissioner McLemore;

Motion Passed 8-0

AYES: Ann Petersen, Marcia Allen, Jimmy Franks, Mike Hathaway, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi

NOES: None

ABSTAIN: None

: There being no further business, the meeting adjourned at 7:51 p.m.

Chair

Date



File #: 20-0669

DATE: August 13, 2020
TO: Franklin Municipal Planning Commission
FROM: Eric Conner, Principal Planner
Andrew Orr, Long Range Planning Supervisor
Emily Wright, Planning Director

SUBJECT:

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 Farm, 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)

PURPOSE:

Project Information

COF Project Number: 7267
Applicant: Greg Gamble, Gamble Design Collaborative
Owner: Anderton Family Partnership

BACKGROUND/STAFF COMMENTS:

This item is a deferral from the June 25, 2020 FMPC meeting. The applicant requested deferral of this item in order to study the traffic impacts and traffic solutions in more detail.

The applicant has again requested deferral of this item to the September 24, 2020 FMPC meeting in order to provide time for city staff to review the Traffic Impact Analysis and other documents related to the proposal. Staff has not reviewed these documents and support the deferral.

This application is to amend the Envision Franklin Design Concepts Map for three parcels located along the west side of Hillsboro Road, including Brownland Farm and a portion of Christ Community Church, located roughly between Mack Hatcher Parkway and Monticello Road. The properties currently have the Conservation Subdivision Design Concept with portions of the site marked for Conservation. The applicant is requesting that the parcels receive a combination of the Neighborhood Mixed-Use, Multifamily Residential, Conservation Subdivision, and Conservation Design Concepts. The applicant intends to develop the site with a master planned approach consisting of single-family homes, townhomes, big houses, for-sale condominiums, for-rent apartments, and the possibility of senior housing or assisted living. Along with the residential component, the applicant also desires to include a mixed-use component involving residential and non-residential uses along and near Hillsboro Road, by the proposed main access point. Despite proximity to Mack Hatcher Parkway, this site will only have access to Hillsboro Road due to the environmental constraints.

The current design concept of Conservation Subdivision would allow for clustered residential uses of single-family homes, duplexes, and Big Houses while requiring at least 50% of the site be preserved for natural open space. A Special Consideration also provides the integration of townhomes for this site.

Any plan shown as part of this application is conceptual and has not been fully reviewed for compliance with Franklin's Zoning Ordinance. Specific plans for any development at this site are reviewed as a part of the Development Plan or Site Plan stage to ensure the development meets all requirements.

A virtual neighborhood meeting was held on May 13, 2020. A recording of the meeting is located on the City's website at www.franklintn.gov/neighborhoodmeetings.

Project Considerations

The project site contains a significant amount of floodplain. Regardless of which uses are proposed and ultimately approved, an in-depth study of the floodway and floodplain will need to occur during the rezoning and development plan process.

Neighboring land uses include single-family and institutional uses with a commercial node at the intersection of Hillsboro Road and Mack Hatcher Parkway. Buildings generally have deep setbacks, providing a more rural feel and characteristic. The project site is generally on the southern edge of this more rural section of Hillsboro Road, as commercial development exists on the opposite side of the Harpeth River from the site. While the Harpeth River provides for a good natural boundary to commercial development, a small amount of contextual nonresidential uses could be appropriate due to proximity to existing commercial development. While the overall conceptual design that has been shown largely aligns with the Envision Franklin Guiding Principles, the staff has concerns about the intensity and density of the proposed amendment, that integrating multifamily and mixed-use buildings will bring to this part of the community, especially considering the limited access points into the site. However, the applicant also stated they were seeking to work with local housing agencies in order to achieve 10% affordable units. Lastly, the staff has concerns about setting a precedent for this level of development intensity for this area and the implications it may have on future development requests for the agriculturally zoned properties along the Mack Hatcher Parkway Northwest extension.

The access to this site is currently limited to Hillsboro Road, with no potential for secondary access onto Mack Hatcher. A future bridge connection to properties to the west could be planned by providing right-of-way for a future crossing, but this connection would depend on future development requests and significant funding. If the site were to remain Conservation Subdivision and developed to its full potential, a traffic signal could be warranted by the number of trips generated from the new dwelling units. If the site were to be developed with the mix of design concepts as proposed, it is firmly believed that a traffic signal would be required at the main access of the development. If the main access of the development is located as proposed (across from Monticello Road), any potential traffic signal would not meet City of Franklin standards for distance from an existing traffic signal. The staff has concerns about installing a traffic signal at this location and has concerns about the limited site access in general, especially considering the floodplain issues.

The applicant has chosen to request deferral of this item, staff supports this request.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends deferral of this item to the September 24, 2020 FMPC meeting.



Brownland Farm

ENVISION FRANKLIN LAND USE PLAN AMENDMENT

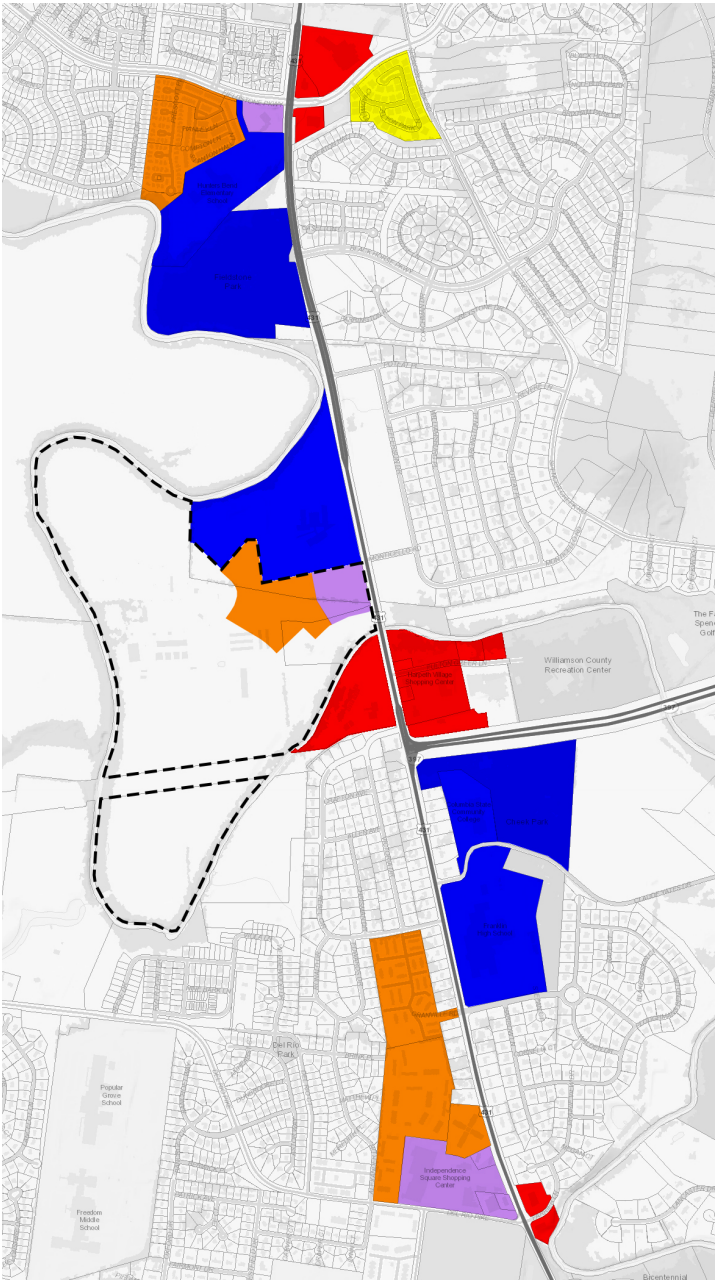
AUGUST 19, 2020

Development team: Miles River Partners
Mike Bradley and Kevin Estes

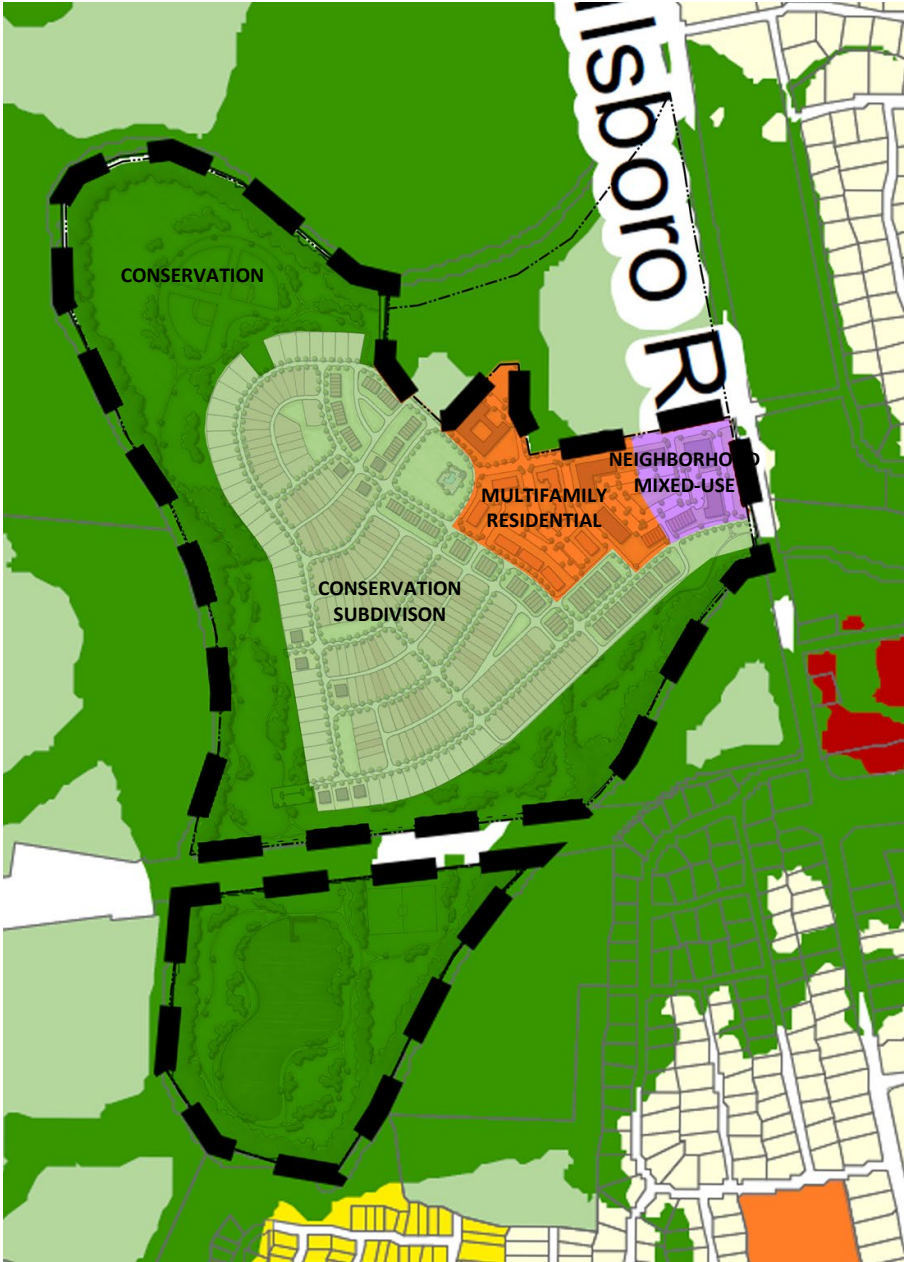
Consulting team: Gamble Design Collaborative
Land Solutions
Barge Design
Fischbach Transportation

PROPOSED HILLSBORO ROAD CORRIDOR

-  **DUPLEX**
-  **MULTIFAMILY**
-  **MIXED USE**
-  **COMMERCIAL**
-  **CIVIC - INSTITUTIONAL**



PROPOSED
DESIGN CONCEPTS



-  CONSERVATION
-  CONSERVATION SUBDIVISION
-  SINGLE-FAMILY RESIDENTIAL
-  MULTIFAMILY RESIDENTIAL
-  NEIGHBORHOOD COMMERCIAL
-  NEIGHBORHOOD MIXED-USE
-  MIXED RESIDENTIAL

PROPOSED LAND USE PLAN AMENDMENT

Conservation
Conservation Subdivision
Multifamily Residential
Neighborhood Mixed Use

Maintains over 60% open space.

Provides for a wider range of home types and price points

Provides a more vibrant neighborhood with walkable amenities.

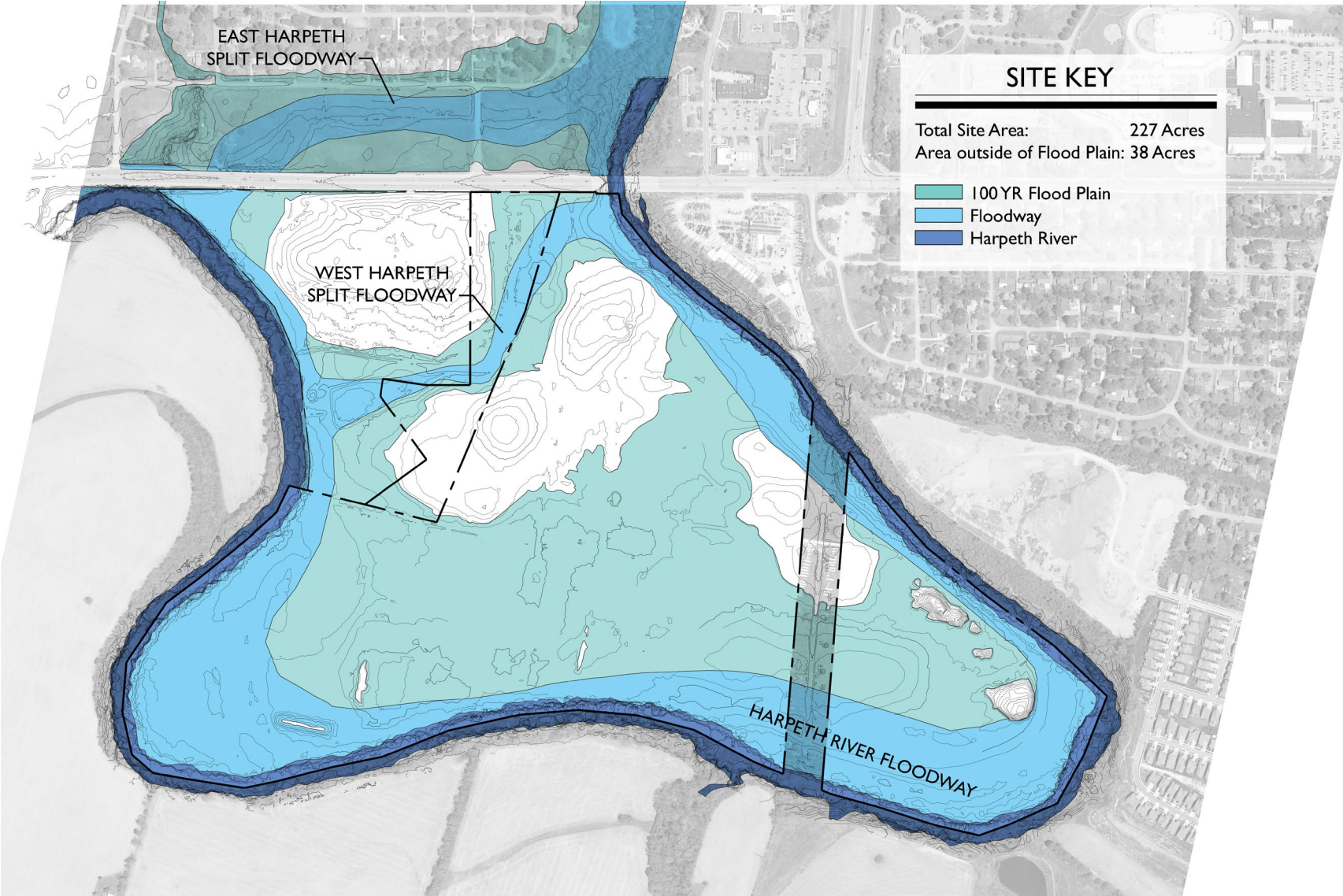
PROPOSED
DESIGN CONCEPTS



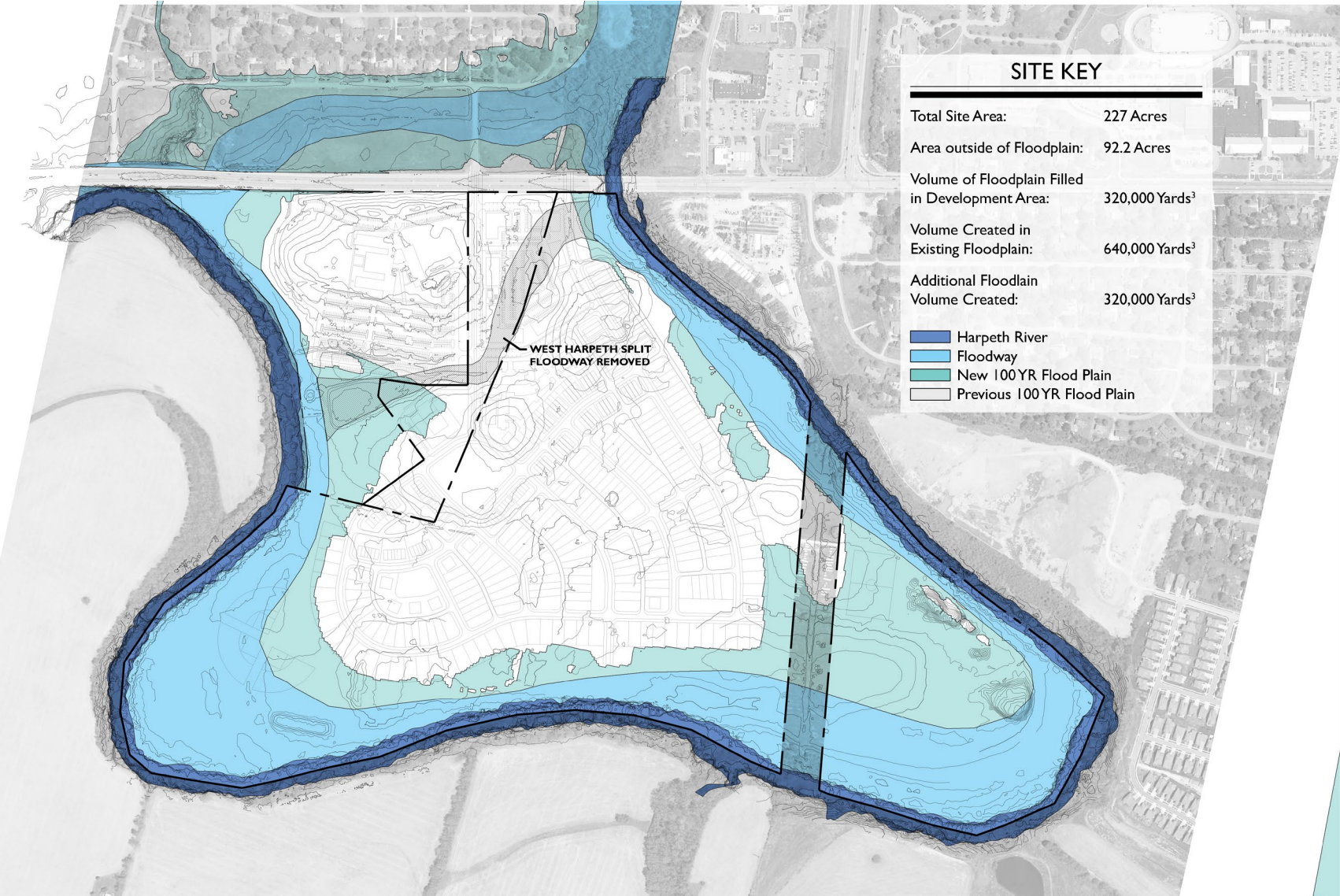
- CONSERVATION
- CONSERVATION SUBDIVISION
- SINGLE-FAMILY RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- NEIGHBORHOOD COMMERCIAL
- NEIGHBORHOOD MIXED-USE
- MIXED RESIDENTIAL

ACRES OF MULTIFAMILY:	16.1 (7%)
ACRES OF NEIGHBORHOOD MIXED-USE:	6.1 (3%)
ACRES OF CONSERVATION SUBDIVISION:	69.1 (30%)
ACRES OF CONSERVATION:	135.7 (60%)
TOTAL:	227.0 ACRES

EXISTING FLOODPLAIN



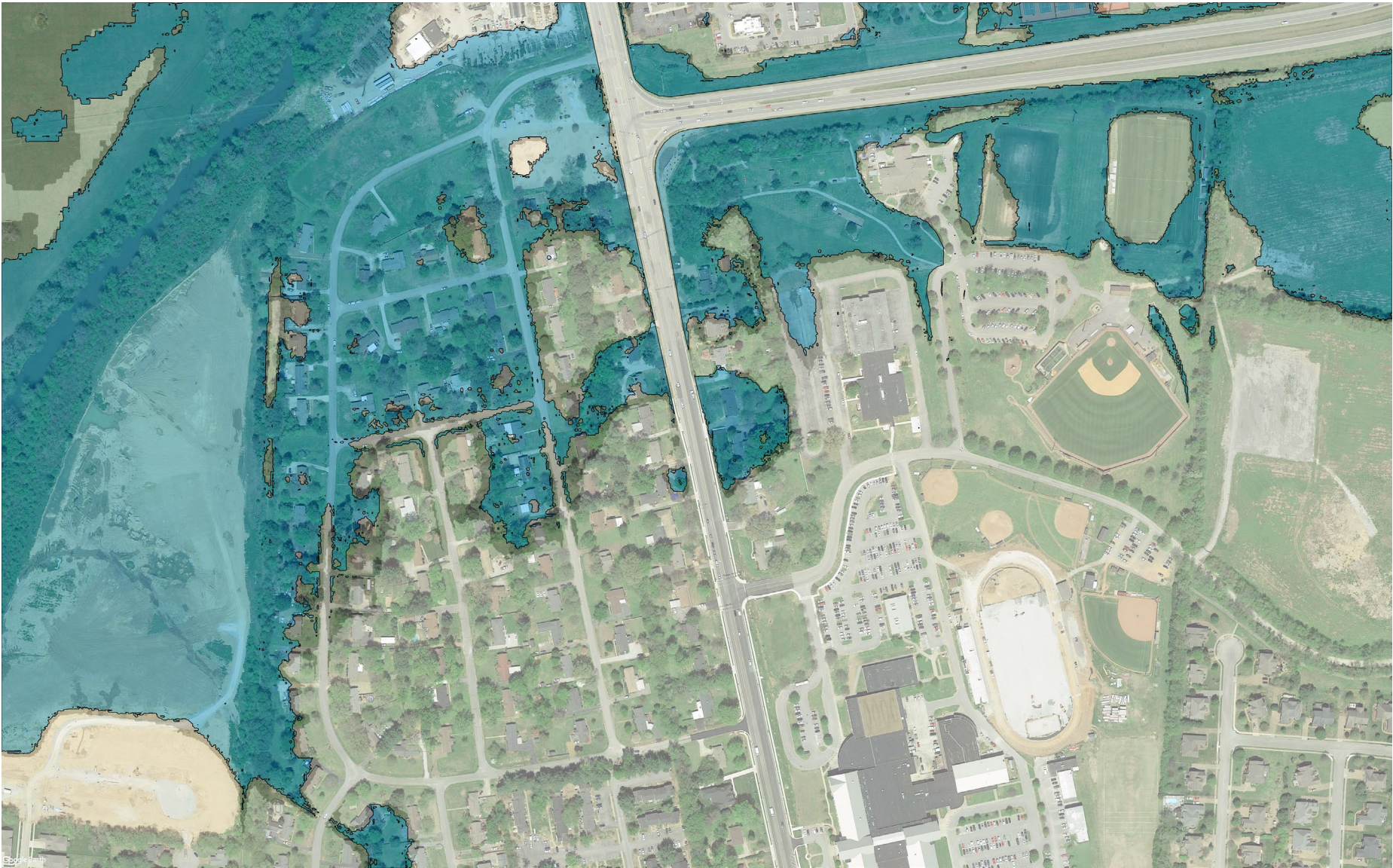
PROPOSED FLOODPLAIN



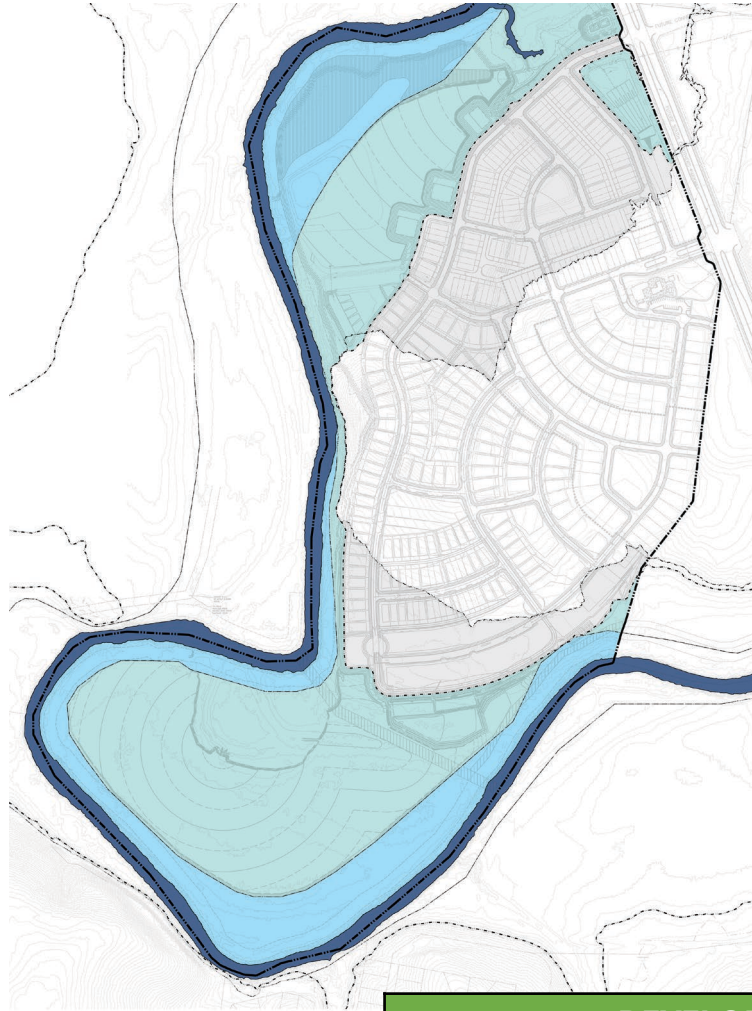
FLOOD PLAIN - BEFORE



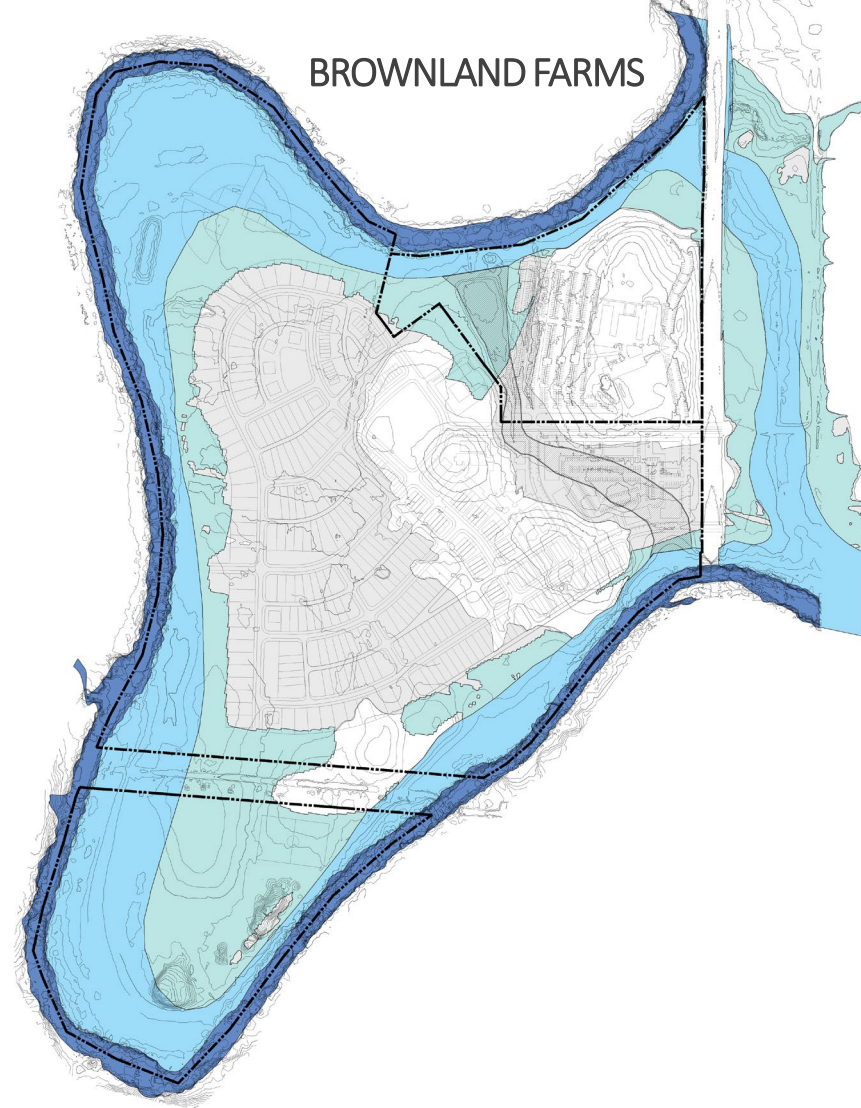
FLOOD PLAIN - AFTER



WATERS EDGE

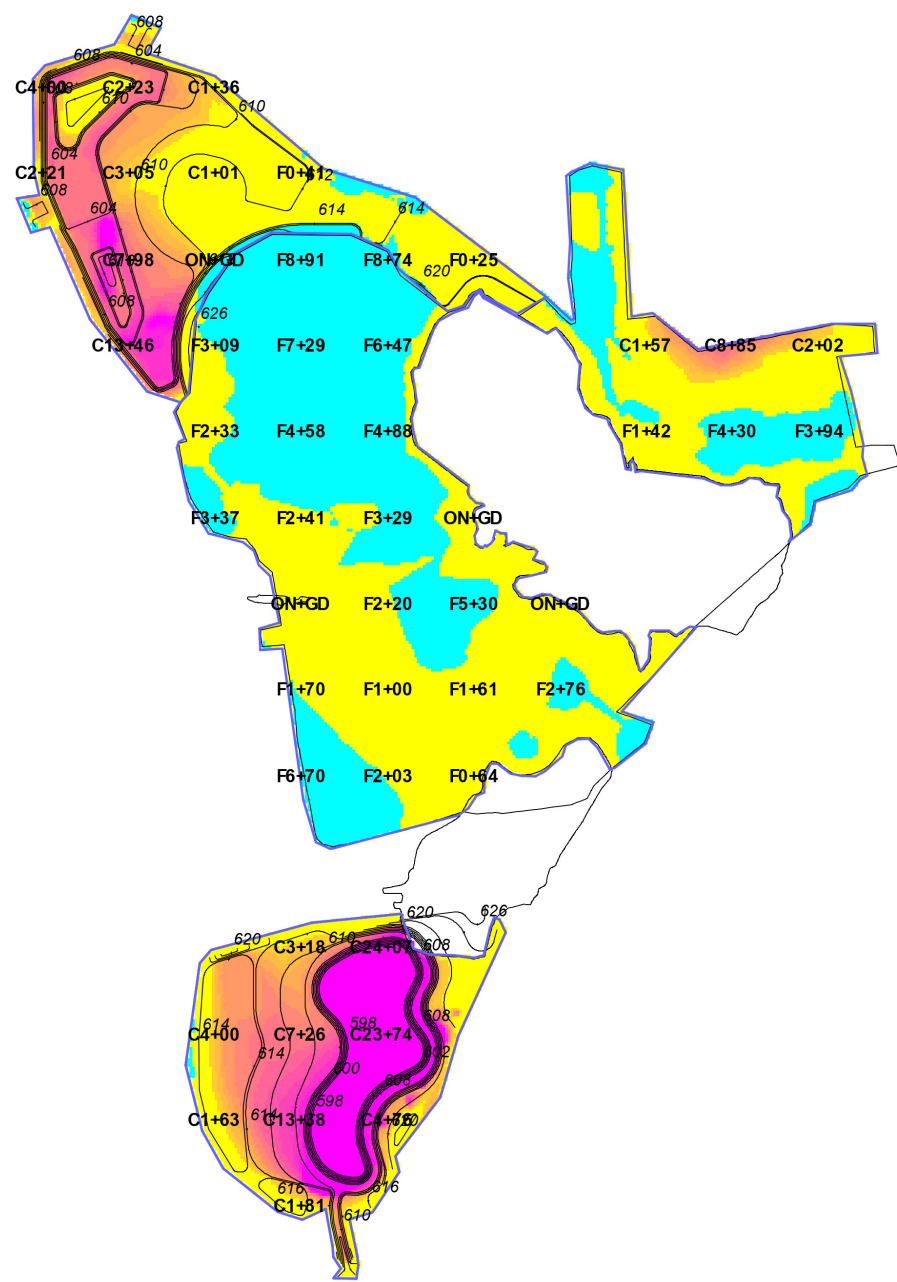


BROWNLAND FARMS



DEVELOPMENT COMPARISON		
DESCRIPTION	WATERS EDGE	BROWNLAND FARMS
SITE AREA	195 AC	227 AC
DEVELOPMENT AREA	92.1 AC	92.2 AC
FLOOD PLAIN VOLUME FILLED	290,000 YARDS ³	320,000 YARDS ³
FLOOD PLAIN VOLUME CREATED	304,000 YARDS ³	640,000 YARDS ³
CREATED/FILLED RATIO	1:1	2:1

CUT / FILL ANALYSIS

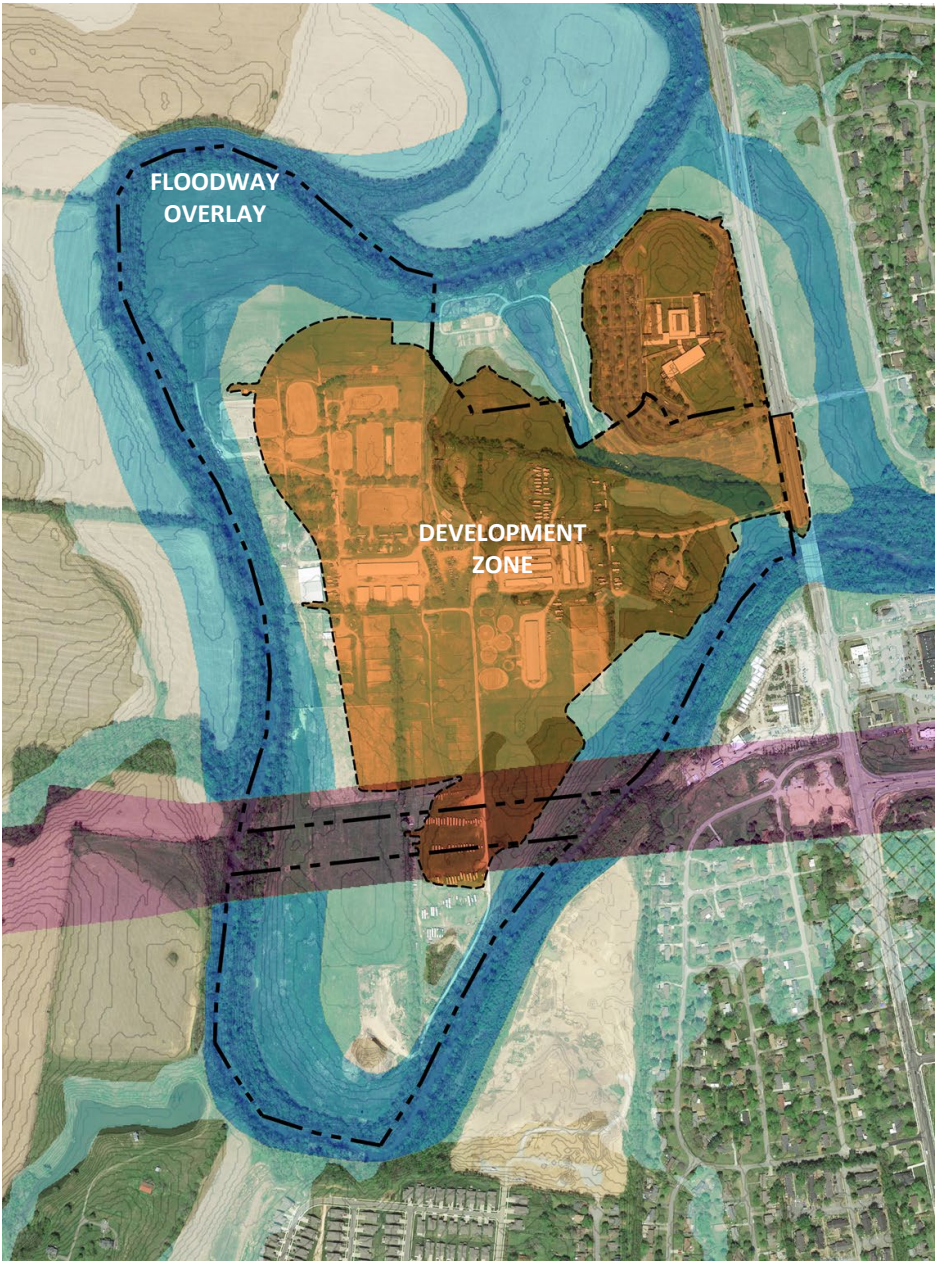


100 YEAR FLOOD PLAIN

The 100 year flood plain area has been surveyed and analyzed by the Development Team. Barge Design Solutions has led the process to provide us with the Ineffective Flow Area and the design solution to provide 150% flood plain storage after development.

Total Area: 227 acres

Proposed Development Area: 92.2 acres



MASTER PLAN

Brownland Farm - mixed neighborhood

Wide diversity of home sizes and types.

Preservation of the natural beauty

Environmental enhancement

A neighborhood that is vibrant and exceptional.

The Brownland Farm's Master Plan is a neighborhood within a Park.



Community Design Elements:

- Integration of Christ Community Church into the neighborhood
- Mix of Housing Types including Single Family Homes, Town Homes, For-Sale Condominiums, For-Rent Apartments, and Assisted Living
- Wide Range of purchase options
- Inclusion of Affordable Housing (Collaboration with Community Housing Partnership)
- Over 60% open space
- Park Amenities to include practice fields, pool, club house
- 3+ Miles of walking trails
- Fishing Pond and riverside park

NEIGHBORHOOD MIXED-USE POLICY: 3% OF TOTAL DEVELOPMENT



PREVIOUS DESIGN: ACCESS #1 AT MONTICELLO ROAD – VIEW WEST ACROSS HILLSBORO ROAD



NEW DESIGN: ACCESS #1 AT MONTICELLO ROAD – VIEW WEST ACROSS HILLSBORO ROAD



PROPOSED BUILDING MASSING MODEL



MULTIFAMILY POLICY: 7% OF TOTAL DEVELOPMENT



HILLSBORO ROAD ACCESS

The Brownland Farm master plan contemplates multiple access points to Hillsboro Road. It is anticipated that the access at Monticello Road will be signalized.

A future westerly connection over the Harpeth River is incorporated into the plan for future connection.



PROPOSED TRAFFIC CALMING



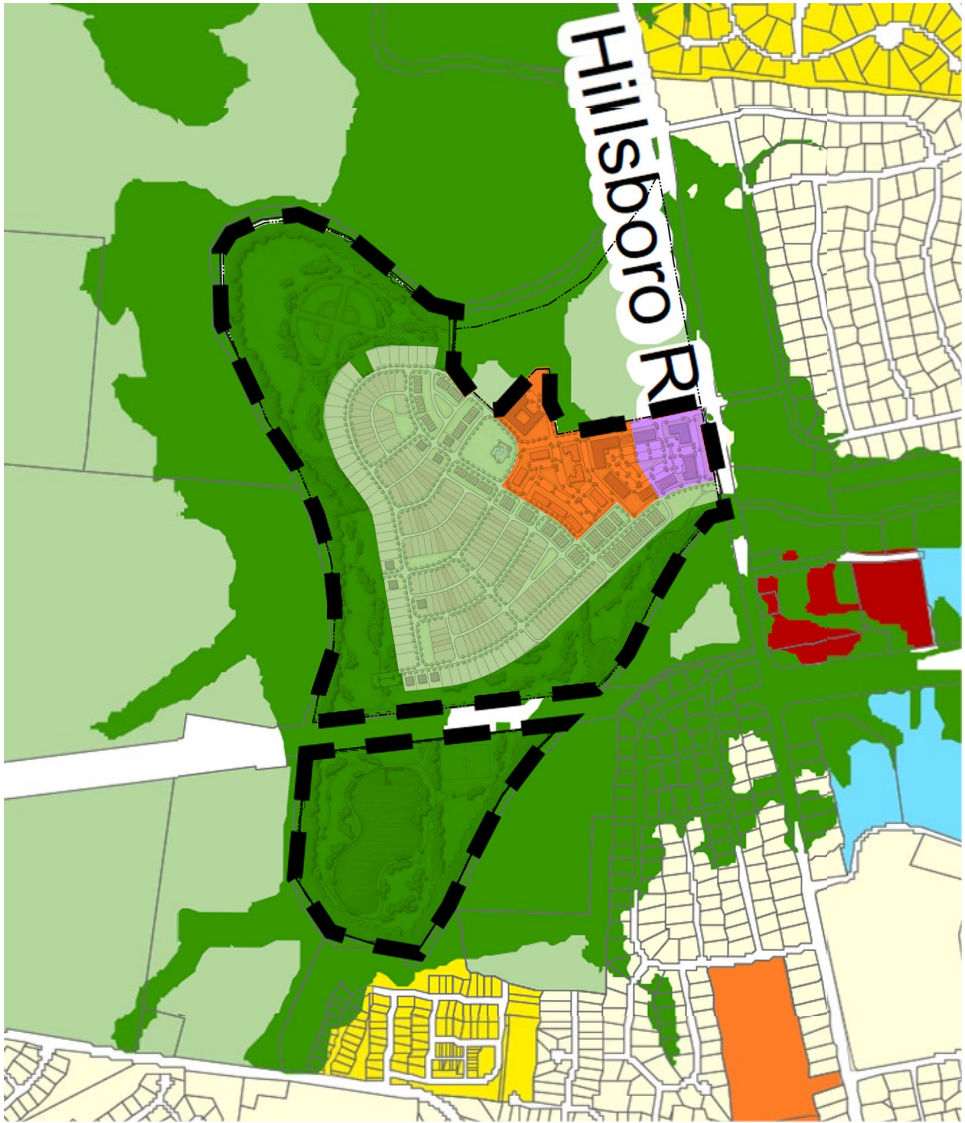
INTERSECTION SPEED TABLES



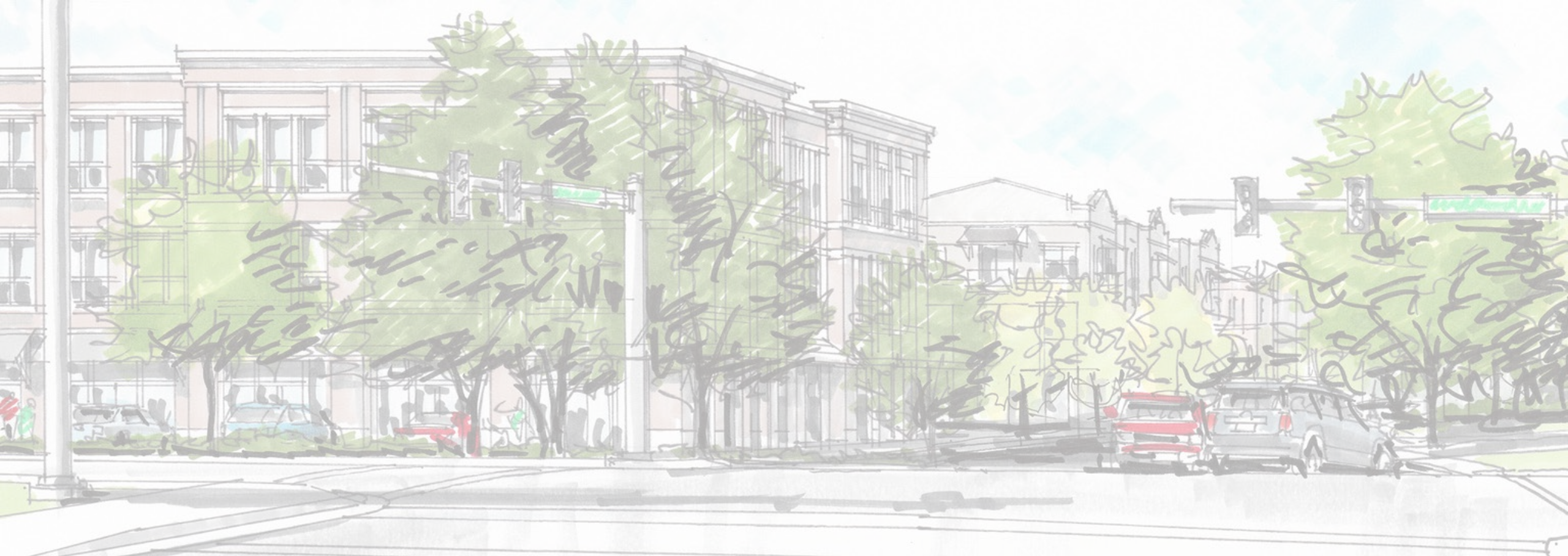
PROPOSED LOCATIONS

REQUEST FOR DEFERRAL

The applicant is requesting a deferral to the September 24th Planning Commission as traffic analysis is under further review.



- CONSERVATION
- CONSERVATION SUBDIVISION
- SINGLE-FAMILY RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- NEIGHBORHOOD COMMERCIAL
- NEIGHBORHOOD MIXED-USE
- MIXED RESIDENTIAL



Brownland Farm

ENVISION FRANKLIN LAND USE PLAN AMENDMENT

JUNE 4, 2019

COF # 7267



ENVISION FRANKLIN LAND USE PLAN AMENDMENT

DESCRIPTION

On behalf of the land owners and Miles River Properties, LLC, Gamble Design Collaborative requests an amendment to the Envision Franklin Plan map for the property known as Map 63, Parcels 2.00, 2.01, and 2.02. This request is to modify the parcels from existing Conservation Subdivision Design Concept to a proposed combination of Conservation Subdivision, Multifamily Residential, and Neighborhood Commercial Design Concepts.

Map 63 Parcels 2.00, 2.01, and 2.02

Current Design Concept:	Conservation Subdivision
Proposed Design Concepts:	Conservation Subdivision
	Multifamily
	Neighborhood Commercial

The Vision statement of Envision Franklin state that Franklin will be a connected community of vibrant neighborhoods with strategically managed growth. There is an emphasis on the preservation of our natural beauty and the design of exceptional places. Now that Hillsboro Road is improved, and Mack Hatcher Parkway is under construction. We believe that is appropriate to look to a unique and special combination of Land Use Policies for a unique and vibrant neighborhood at Brownland Farm.

Envision Franklin: “Vibrant Neighborhoods are essential to the overall health of the community and should include a range of housing options and price points (both for rent and for sale) interspersed within neighborhoods across the City.”

Gamble Design Collaborative, on behalf of the property owner, intends to participate in the future master planning of this parcel, adhering to the design concepts as outlined above and as described in the Envision Franklin Land Use Plan.

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LOCATION MAP AND SITE DATA

PARCEL 1:	
MAP AND PARCEL:	MAP 063, PARCELS 00200, 00201, 00202
ADDRESS:	1155 HILLSBORO ROAD
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
EXISTING ZONING	AGRICULTURE
OTHER APPLICABLE OVERLAYS:	FLOODWAY, FLOODWAY FRINGE
EXISTING DESIGN CONCEPT:	SINGLE FAMILY RESIDENTIAL
PROPOSED DESIGN CONCEPT:	CONSERVATION SUBDIVISION
ACREAGE OF SITE:	+/-189.17 ACRES
OWNER:	ADERTON FAMILY PARTNERSHIP
ADDRESS:	1155 HILLSBORO ROAD FRANKLIN, TN 37069
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
Address:	324 LIBERTY PIKE, SUITE 145 FRANKLIN, TN 37064
Phone No.:	(615) 975-5765
E-mail address:	greg.gamble@gdc-tn.com
Contact Name:	GREG GAMBLE



PHYSICAL FEATURES MAP

For as long as most Franklin Residents can remember, Bownland Farm has been a working horse farm with stables, arenas, and pasture land. There are certainly opportunities to capture this history on the property and tell the story of its past. This history should be evoked throughout the design in the neighborhood parks, open fields, and community spaces.

Existing Design Concept:

Conservation, Conservation Subdivision

Existing or Planned Road Network:

Parcels are adjacent to or can be served by Hillsboro Road and proposed local road connections to Hillsboro Road.

Natural Features that may limit development:

Floodway Overlay, Floodway Fringe Overlay, Scenic Corridor Overlay

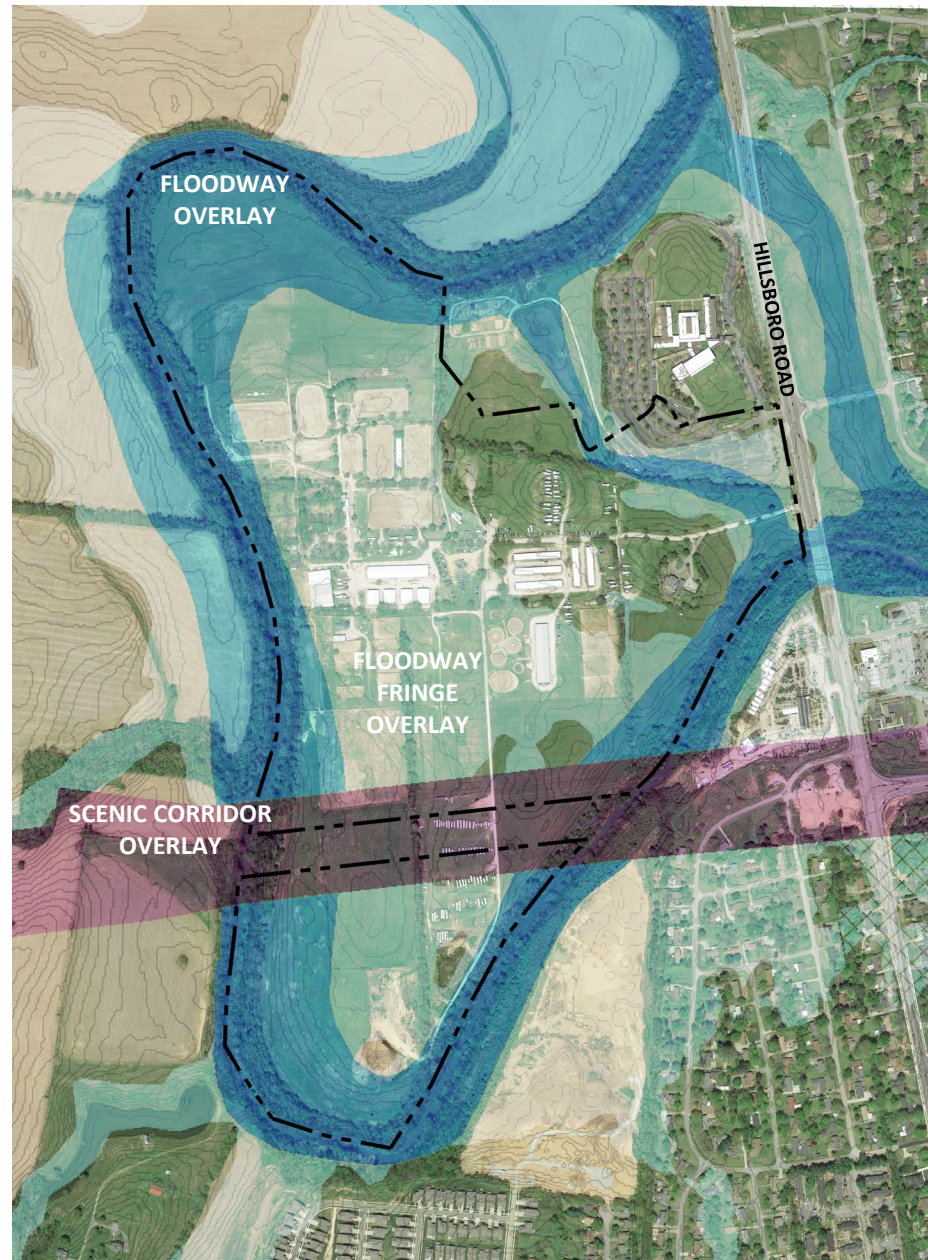
Environmental Opportunities:

Reduction in High Nutrient Run-off from Livestock to the Harpeth River

Enhancement of water quality along the Harpeth River

Flood Plain Volume expansion by 150%

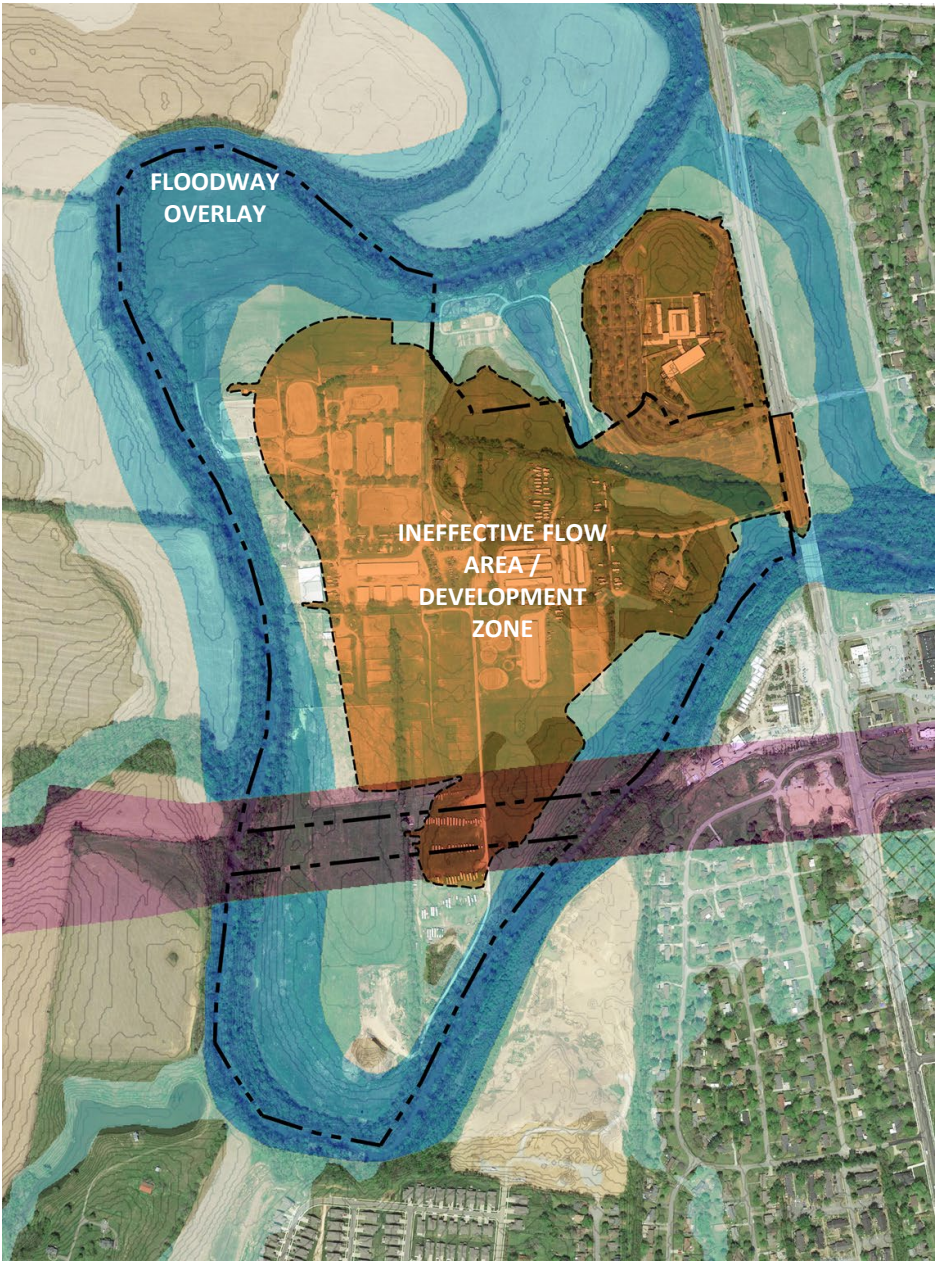
Re-establish tree canopy



100 YEAR FLOOD PLAIN

The 100 year flood plain area has been surveyed and analyzed by the Development Team. Barge Design Solutions has led the process to provide us with the Ineffective Flow Area and the design solution to provide 150% flood plain storage after development.

Total Area:	189.17 acres
Existing Area in Flood Plain:	158.8 acres
Proposed Area in Flood Plain:	104.32 acres
Proposed Development Area:	83.29 acres



EXISTING DESIGN CONCEPTS



- CONSERVATION
- CONSERVATION SUBDIVISION
- SINGLE-FAMILY RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- NEIGHBORHOOD COMMERCIAL
- NEIGHBORHOOD MIXED-USE
- MIXED RESIDENTIAL

EXISTING DESIGN CONCEPTS

Parcels 2.00, 2.01, 2.02: Conservation, Conservation Subdivision

The Conservation Subdivision design concept supports primarily single-family residential development that clusters lots and infrastructure, and sets aside a substantial amount of property as permanently protected open space in its natural state. New development should preserve a minimum of 50 percent open space, strategically targeted toward scenic vistas, greenways, pastures, trails, woodlands, or other uses that maintain scenic character, protect habitat value, and contribute to the quality of life for residents.

These areas generally have higher quantities of environmental resources in rural areas or along the periphery of the City that are desired to be preserved. Less dense development, planned with large, contiguous tracts of open space to be retained in perpetuity, is expected in these locations.

MASTER PLAN



The Brownland Farm master plan is proposed to be a mixed neighborhood with a wide diversity of home sizes and types. The master plan echoes the overarching Guiding Principles of Envision Franklin from the preservation of the natural beauty and environmental enhancement, to the creation of a neighborhood that is vibrant and exceptional.

“Neighborhoods should have a strong identity with intentional design and architectural features that are visually interesting. They will be beautiful places for multiple generations to enjoy, fostering community involvement and social activities, while maintaining a secure environment.”

The Brownland Farm’s Master Plan is a neighborhood within a Park.

Community Design Elements:

- Integration of Christ Community Church into the neighborhood
- Mix of Housing Types including Single Family Homes, Town Homes, For-Sale Condominiums, For-Rent Apartments, and Assisted Living
- Wide Range of purchase options
- Inclusion of Affordable Housing (Collaboration with Community Housing Partnership)
- Over 60% open space
- Park Amenities to include practice fields, pool, club house
- 3+ Miles of walking trails
- Fishing Pond and riverside park

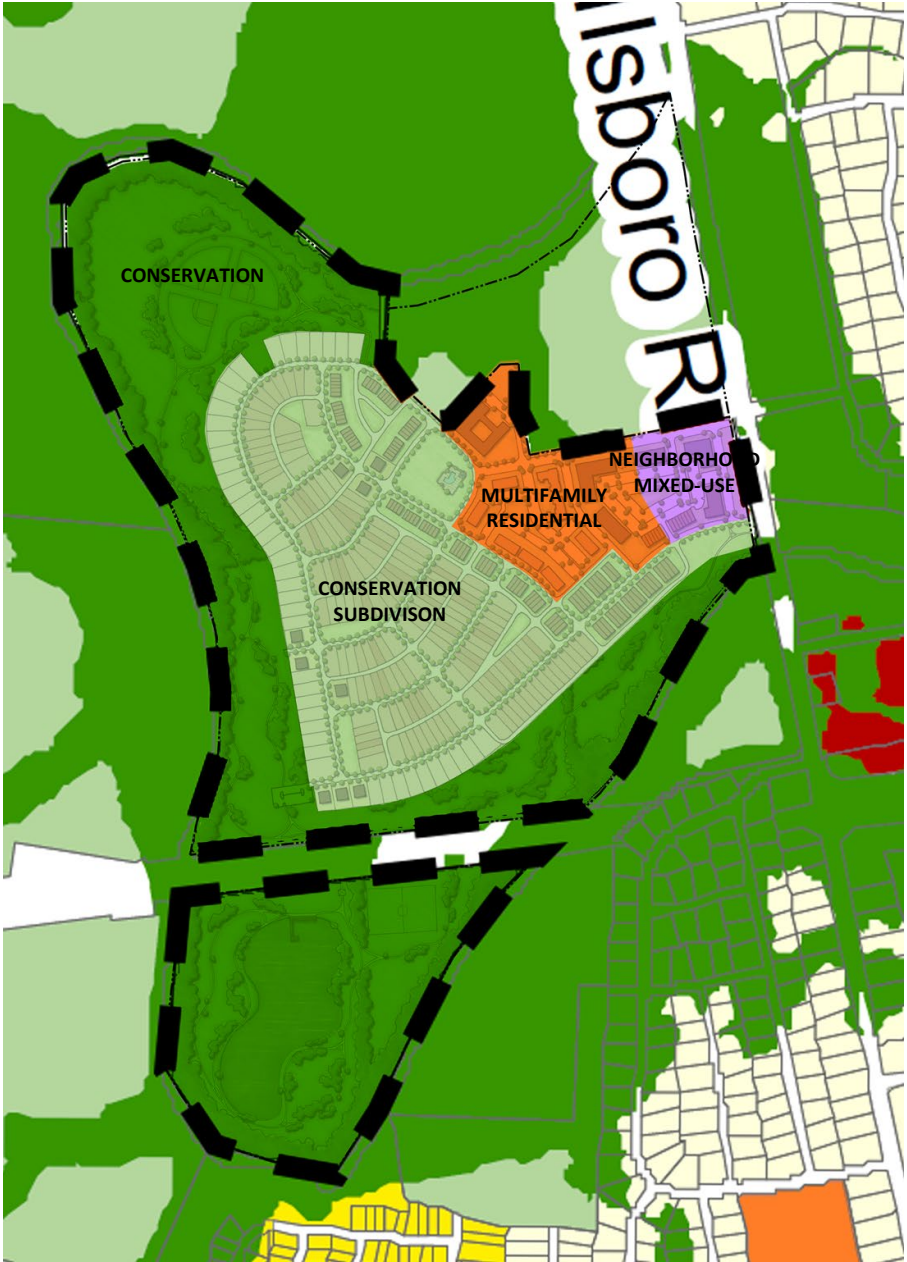
HILLSBORO ROAD ACCESS

The Brownland Farm master plan contemplates multiple access points to Hillsboro Road. It is anticipated that the access at Monticello Road will be signalized.

A future westerly connection over the Harpeth River is incorporated into the plan for future connection.



PROPOSED DESIGN CONCEPTS



PROPOSED LAND USE PLAN AMENDMENT (DESIGN CONCEPT) REQUEST AND JUSTIFICATION:

In addition to the existing Conservation and Conservation Subdivision Design Concepts, the applicant is requesting Multifamily Residential and Neighborhood Mixed-Use.

The City's investment in the extension of Mack Hatcher Parkway and the improvements to Hillsboro Road have changed the potential development pattern for Brownland Farm.

Given the opportunity to plan large contiguous tracts of land, it makes sense for Conservation Subdivision Policy to evolve into Multifamily and Neighborhood Mixed Use Policy along Hillsboro Road for a more vibrant neighborhood with significant preservation of the natural landscape. This proposed Design Concept is also consistent with adjacent parcels on Hillsboro Road where multifamily policy is integrated into a neighborhood.

If the Envision Franklin Plan is amended as requested, the proposed mix of policies would allow for pockets of targeted density in developable areas. These pockets of density support a broader permanent preservation of contiguous environmental resources including flood plain, stream buffers, and forested areas on over 50% of the area.

DESIGN CONCEPTS COMPARISON



EXISTING

- CONSERVATION
- CONSERVATION SUBDIVISION
- SINGLE-FAMILY RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- NEIGHBORHOOD COMMERCIAL
- NEIGHBORHOOD MIXED-USE
- MIXED RESIDENTIAL



PROPOSED

ACCESS #1 AT MONTICELLO ROAD – VIEW WEST ACROSS HILLSBORO ROAD



MULTIFAMILY RESIDENTIAL ARCHITECTURE AND STREETScape



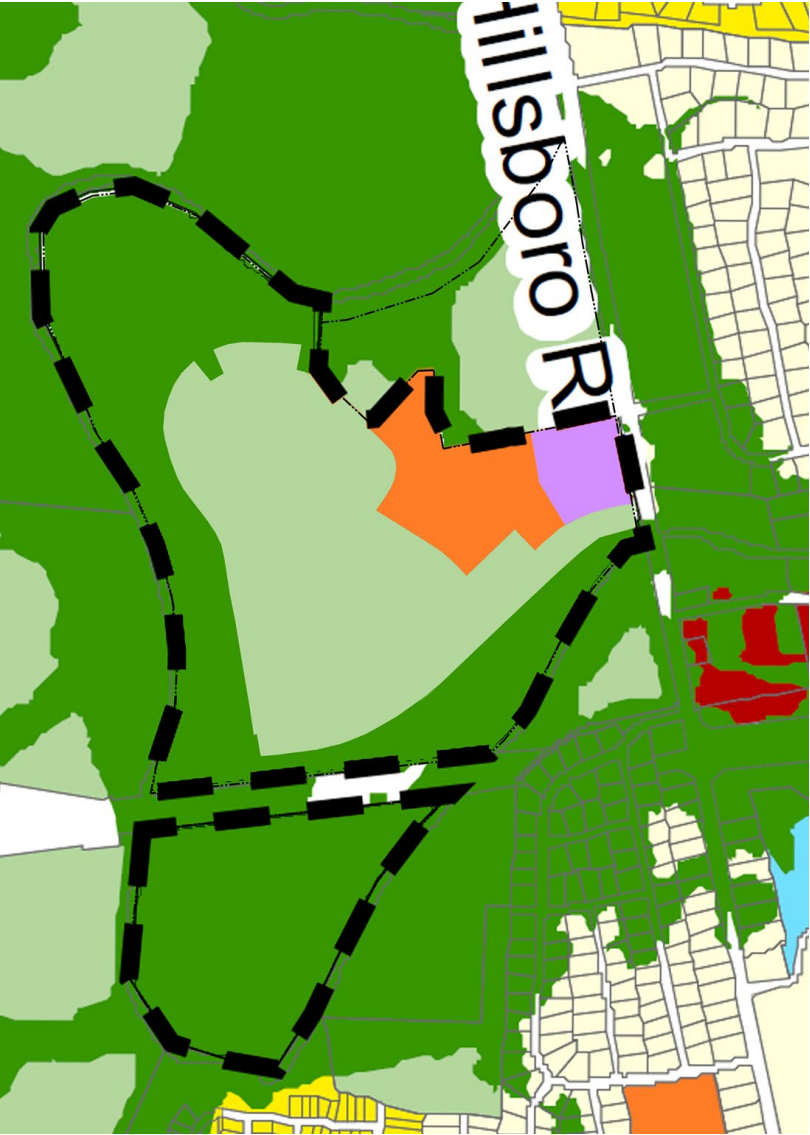
TOWNHOME ARCHITECTURE AND AMENITY AREA



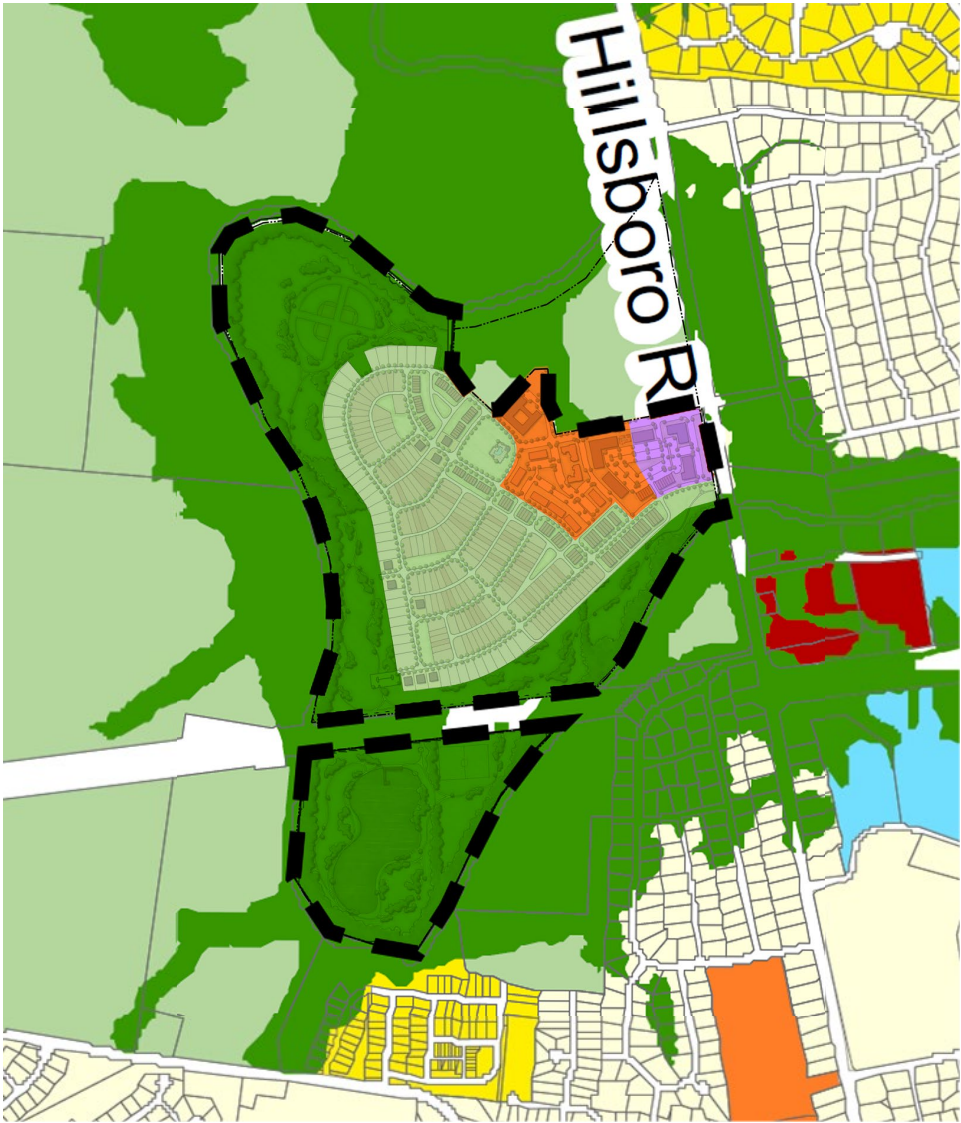
SINGLE FAMILY ARCHITECTURE AND PARK AREA



PROPOSED DESIGN CONCEPTS



- CONSERVATION
- CONSERVATION SUBDIVISION
- SINGLE-FAMILY RESIDENTIAL
- MULTIFAMILY RESIDENTIAL
- NEIGHBORHOOD COMMERCIAL
- NEIGHBORHOOD MIXED-USE
- MIXED RESIDENTIAL



Eric Conner

From: Greg Gamble <greg.gamble@gdc-tn.com>
Sent: Monday, August 17, 2020 10:45 AM
To: Andrew Orr
Cc: Eric Conner; kevin
Subject: RE: 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.

Andrew,
My client would like to request the opportunity to present our flood plain information for Brownland at the Planning Commission on August 27th, and we would like to defer to the September 24th Planning Commission.

I will email you our revised presentation this week.

Sincerely,

Greg Gamble



615.975.5765
324 Liberty Pike, Suite 145
Franklin, TN 37064

From: Andrew Orr <andrew.orr@franklintn.gov>
Sent: Monday, August 17, 2020 9:49 AM
To: Greg Gamble <greg.gamble@gdc-tn.com>
Cc: Eric Conner <eric.conner@franklintn.gov>
Subject: Brownland

Hey Greg,

Can you please confirm in writing that you wish to defer the Brownland Farm Plan Amendment to the September 24th FMPC agenda?

Thanks,

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

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.*

From: Greg Gamble <greg.gamble@gdc-tn.com>
Sent: Tuesday, June 16, 2020 12:11 PM
To: Andrew Orr <andrew.orr@franklintn.gov>; kevin@landsolutionsco.net
Cc: Adam Moser <adam.moser@franklintn.gov>; Emily Hunter <emily.hunter@franklintn.gov>; Eric Conner <eric.conner@franklintn.gov>; Lance Fittro <lance.fittro@franklintn.gov>; Jimmy Wiseman <jimmy.wiseman@franklintn.gov>; Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>; Kelly Dannenfelser <kellyd@franklintn.gov>; Lindsay Rackley <lindsay@gdc-tn.com>
Subject: RE: Brownland Farms

Andrew,

Please accept this email as my client's request to defer the Envision Franklin request for two months to the August 27 Planning Commission Meeting. We understand that the public hearing will be held, however we are requesting more time to better evaluate the traffic impacts of the proposed development on the existing traffic pattern of Hillsboro Road.

Sincerely,

Greg Gamble



615.975.5765
324 Liberty Pike, Suite 145
Franklin, TN 37064

From: Andrew Orr <andrew.orr@franklintn.gov>
Sent: Tuesday, June 16, 2020 12:01 PM
To: Greg Gamble <greg.gamble@gdc-tn.com>; kevin@landsolutionsco.net
Cc: Adam Moser <adam.moser@franklintn.gov>; Emily Hunter <emily.hunter@franklintn.gov>; Eric Conner <eric.conner@franklintn.gov>; Lance Fittro <lance.fittro@franklintn.gov>; Jimmy Wiseman <jimmy.wiseman@franklintn.gov>; Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>; Kelly Dannenfelser <kellyd@franklintn.gov>
Subject: Brownland Farms

Good Morning,

Per our conversation earlier today,

The public hearing for Brownland Farm was already published in the newspaper last month so the item will have to remain on the June agenda and the public hearing held. However, you can request deferral, in writing, before we publish packets, and our staff recommendation would also be for deferral. Please email us your request to defer as soon

as possible, but by no later than 5:00 pm today, and also state how long of a deferral (i.e. August FMPC). Since the initial consideration is still in June, the FMPC can choose to defer to the August meeting even though it is not a normal Envision Franklin month.

The July JCW is filling up quickly. We can get you on, but there are potentially three other items so we may have to limit this discussion to 15-20 minutes, depending.

Thanks,

Andrew

Andrew Orr, AICP, PEM | Long Range Planning Supervisor
109 3rd Avenue South | Franklin, Tennessee 37064
P: 615.550.6741 | E: andrew.orr@franklintn.gov

Andrew Orr

From: Amy Diaz-Barriga
Sent: Wednesday, August 26, 2020 1:47 PM
To: Andrew Orr
Cc: Eric Conner
Subject: FW: Vote No To Amendment

Amy 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: Abby Peterson <abbyspeterson@icloud.com>
Sent: Monday, August 24, 2020 9:05 AM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Vote No To 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.

Greetings and Thank you for your time.

I appreciate your reading my thoughts regarding making an amendment to the Envision Franklin Plan in order for the Brownland Farms Neighborhood Development to happen.

I have lived in Franklin for 17 years. I got married in the downtown Franklin Historic Cumberland Presbyterian Church and had our reception at the Factory. But I grew up in West Tennessee, in Jackson TN. I remember growing up and making the "big trip" to the "big city" of Nashville. Every so often we would make a detour and visit what we called "the sweet, small and intentional town of Franklin TN". Here is what we thought of Franklin as visitors: the town where everyone loved horses, the town where antiques and green space were appreciated, the town where it seemed as though everyone knew one another, the town where you could slow down and take a look around. My family loved visiting here as a kid and teen.

When it came time for me to make adult decisions and think about future family and planning ahead, Franklin was just the place for our family. We didn't want a town that reminded us of "just another suburb" where it would one day explode and every corner would look the same. We have owned and lived in two different homes in Franklin knowing that there would be *limited growth*. The 2017 Envision Franklin seemed to honor this thought - controlled growth.

Here are my concerns about Brownland Farms becoming a large neighborhood packed full of homes:

- Traffic - we don't want to become Atlanta! Traffic on Hillsboro is already an issue and still will be with the Mack Hatcher work
- Traffic evaluation by the builder/developer doesn't make sense
- Harpeth River preservation - Let's preserve, maintain and respect our beloved Harpeth
- Flood Plan - where does the water go.....the evaluation for floodway and floodplain feels uncertain and scary to me. I have serious and grave concerns about water
- Envision Franklin - the neighborhood plan does not meet the standards and vision of what we adopted in 2017
- Schools - Franklin High School will be at max capacity with a neighborhood of this size. FSSD is known for its small and personal take on education it is a treasure to this city why would we want to overload it
- Affordable Housing - nothing affordable will exist in this neighborhood. This issue is important to the citizens of Franklin! Including me! This development will be 1.7 miles from the beloved Hard Bargain Neighborhood. It feels contradictory and counter productive to the working class citizens of our town to put in \$800,000+ homes there! And a lot of them!!
- Cost - cost of new schools, new roads, etc. Yes there will be additional property taxes from the residents of these homes however - consider the cost for surrounding neighbors. First time flooding occurs - our insurance rates go up!
- Quality of Life - surrounding areas, neighborhoods and traffic flow suffer from this development. It is the "trickle down effect". Years and years of construction, road work, and eye sores then will result in a long term traffic issue along hillsboro road
- Other Ideas - has it been looked into if there is any other business interested in the Brownland Farm property who has a love of horses and horse shows? Has there been research done to consider other options for the property that benefit the City of Franklin as well as simultaneously honoring the Envision Franklin Plan? Let's keep looking. Let's find a way for the Brownland Farm Family to financially benefit from their sale as well as create a more appropriate use of the land for all of Franklin.

Can we work together to honor and uphold the much vastly approved and mutually agreed upon plan to maintain controlled growth as well as honoring the personality and charm of Franklin that makes us Franklin?

Thank you for considering my heart. Our family loves Franklin and wants it to be better - BIGGER DOES NOT ALWAYS MEAN BETTER.

Abby Peterson
abbyspeterson@icloud.com
 615-500-6521

Andrew Orr

From: Amy Diaz-Barriga
Sent: Wednesday, August 26, 2020 2:55 PM
To: Andrew Orr
Cc: Eric Conner
Subject: FW: Brownland Farms Proposal
Attachments: IMG_0227.jpg

One more.

Amy 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: Alex Short <ashort@streamlinetechnologies.com>
Sent: Wednesday, August 26, 2020 2:07 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Brownland Farms 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.

Franklin Planning Committee:

I'm writing to express concern regarding the proposed Brownland Farms development. The Lynwood Branch is in my back yard in the Hillsboro Acres subdivision. Attached is a picture from my back door during the 2010 flood. I understand the developer's claim to increase flood plain capacity, but I'm not sure the down stream effect of this project is fully known. In addition to the Fieldstone Farms and Cottonwood neighborhoods, I ask that you also consider the Lynwood Branch that runs through Meadowgreen and Hillsboro Acres in the evaluation. I wonder if the Brownland Farms property is one of the last and best chances we will have to address, in a major way, the flood risk on both sides.

I'm also concerned about the density and traffic that will be caused by 700 new homes in this area. Cut through traffic in Monticello, Spencer Creek and Brookside Drive (near my home) is sure to be a problem (it already is).

Finally, please consider what the best use of this land would be to make Franklin an even better place to live and work. Do you think this proposal is an improvement to the Envision Franklin plan? I don't know the answers, but I don't think it's 700 homes and risky (or even status quo) modification of the flood plain.

Thanks for your consideration.

Alex Short
1021 Chapel Court, Franklin, TN 37069
615-498-5800

Andrew Orr

From: Amy Diaz-Barriga
Sent: Wednesday, August 26, 2020 1:48 PM
To: Andrew Orr
Cc: Eric Conner
Subject: FW: Brownland Farm Property

Amy 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: AMANDA MERRIMAN <rwmrwm@aol.com>
Sent: Monday, August 24, 2020 3:06 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Brownland Farm Property

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

Planning Commission, I understand Action is coming up Wednesday on this property. After seeing proposed maps of how the floodplain will be altered I have great concern for what will happen to the property of those of us who live downstream on the Harpeth River. I live in Fieldstone Farms and I certainly don't need to describe what happened here 10 years ago. My property on Essex Park Circle is on the Harpeth River. The latest floodplain maps show that the back of my property is in the floodplain. I urge the MAOB to not approve any development plain that does not completely pass muster for not endangering property downstream.

Thank you,
Amanda Merriman
464 Essex Park Circle
Franklin, TN 37069

Sent from my iPhone

Andrew Orr

From: Amy Diaz-Barriga
Sent: Wednesday, August 26, 2020 4:57 PM
To: Andrew Orr
Cc: Eric Conner; Annette Dalrymple
Subject: FW: Help

Amy 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 Tiedt <tiedtandy@gmail.com>
Sent: Wednesday, August 26, 2020 4:02 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Help

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

Looking for your help to stop the Brownland Farm development. I live on Hillsboro Rd and can hardly get out of my driveway now I can't imagine what it will be like with that many homes being added so close to downtown Franklin. Not to mention environmental concerns, flooding, and concerns for how it will affect the Harpeth River.

Sent from my iPhone

Andrew Orr

From: Amy Diaz-Barriga
Sent: Wednesday, August 26, 2020 1:46 PM
To: Andrew Orr
Cc: Eric Conner
Subject: FW: No to High Density Developments.

Amy 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 Moseng <brent.moseng@gmail.com>
Sent: Sunday, August 23, 2020 10:57 AM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: No to High Density Developments.

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

Vote 'No' to amend Envision Franklin. This was a promise made to the people of Franklin and Williamson county. Many of us purchased homes because of it knowing this community was to remain smaller.

This Envision Franklin is a promise to me that means:

- We would not have the traffic issues of Nashville/ Atlanta
- We will maintain some of those things that make this one of the best small towns in the country
- Continue to have some of best schools in TN
- Make an amazing place to live.

Here are some specific reasons on why I am worried.

Traffic:

- Even with the mack hatcher work, traffic will still be bad.
- No way for high schoolers to get to Franklin High. That traffic is TERRIBLE in the AM
- No way to get to franklin high school games. That is already a very long wait.
- Adding more stop lights on Hillsboro road will make this even worse.
- More traffic making it difficult to get to downtown franklin.

Schools:

- Capacity is at 25 students per classroom. NONE of us want that. We want to keep it well below that. The developer says we are under capacity but our children are walking across a parking lot to get to their classes! We are over capacity of a relatively new building.
- Limited parking at franklin high
- Do we have enough schools? Who is going to bear the cost of these new schools?

Infrastructure

- Yes there will be new property taxes as a result of this but the cost to expand roads, build more schools. The burden is on the surrounding communities. In return they will have more traffic and more crowded schools. This is not a fair trade.
- This allows the developer to make money and leave the true cost of these homes to the other community members.
- Harpeth River changes will impact many communities downstream from this development. First time this place gets flooded I do not want to know what will happen to my insurance rates!

This proposal offers NO benefit to Franklin city and Williamson county. It is a cost to the hard working tax payers and will negatively impact our children while increasing traffic dramatically.

I am disappointed this is even being considered. I would encourage the city council to not even entertain any revisions to Envision Franklin in the future. These are promised to the people of Franklin and Wiliamson. Considering Envision Franklin is only 3 years old it is highly concerning this is being discussed.

Kind regards,
Brent

--

Brent Moseng
Cell 612-770-2077
Email brent.moseng@gmail.com

Andrew Orr

From: Amy Diaz-Barriga
Sent: Wednesday, August 26, 2020 4:57 PM
To: Andrew Orr
Cc: Eric Conner; Annette Dalrymple
Subject: FW: Brownland Development Floodplain

Amy 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: Chip Higgins <chip.higgins@comcast.net>
Sent: Wednesday, August 26, 2020 3:41 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Brownland Development Floodplain

ATTENTION COF 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've been following the proposed Brownland Farm development and have been a little over-focused on the hullabaloo over density/traffic woes. On that, I have no issue. I would welcome more homes, affordable homes, in the city perimeter. The floodplain issues are a COMPLETE NONSTARTER for me. While this is a city project and I live outside the city boundary, the flood plain issues I have recently researched will affect people, homes, and livelihoods well outside the city boundaries. I am adamantly opposed to a waiver of any flood ordinance after the damage and heartache we all experienced in 2010.

Respectfully,

Chip Higgins
903 Hawthorne Court
Franklin, TN 37069

Andrew Orr

From: Amy Diaz-Barriga
Sent: Wednesday, August 26, 2020 1:46 PM
To: Andrew Orr
Cc: Eric Conner
Subject: FW: Proposed Brownland Farm 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

From: Chris Chaney <cec246@gmail.com>
Sent: Sunday, August 23, 2020 2:34 PM
To: Michael Orr <michael.orr@franklintn.gov>; Scott Harrison <scott.harrison@franklintn.gov>; michael.hathaway@comcast.net; roger.lindsey@nashville.gov; Alma McLemore <alma.mclemore@franklintn.gov>; jimmy@tennesseevalleyhomes.com; annpetersen@comcast.net; mdadst@aol.com; Jennifer Szilagyi <jennifer.szilagyi@franklintn.gov>; Planning Intake <planningintake@franklintn.gov>; Ken Moore <ken.moore@franklintn.gov>; Scott Speedy <scott.speedy@franklintn.gov>; Clyde Barnhill <clyde.barnhill@franklintn.gov>
Subject: Proposed Brownland Farm 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 Planning Commision. Mayor Moore and Aldermen:

Our family has great concern over the proposed development on the Brownland Farm property.

The proposed plan is for a high density development that goes very much against the Envision Franklin Plan. Given that this plan was carefully crafted with citizen input, please do not allow this development to be given a pass on following the guidelines set forth in it.

The proposed property sits mostly in a flood plain. Given we live downstream from it on the banks of the Harpeth River, in a neighborhood overwhelmed by flood waters just 10 years ago; we are greatly concerned about any notion to override the current FEMA guidelines on the property. Brownland Farm itself sat underwater 10 years ago. Allowing such a high density development is not only irresponsible but ultimately unsafe.

On top of all of this, please consider the traffic implications. Two traffic lights are proposed on Hillsboro Road. A road already overrun with cars and about to be impacted even more by the Mack Hatcher extension.

Please consider Franklin High School. 800 homes will bring even more students to our already over-crowded high school.

Franklin is beautiful for many reasons, our rural land being one of them. Please consider a long-term plan that assures the Brownland Farm and Gentry's Farm are protected from over-development. Envision Franklin makes it clear that the citizens you represent desire our farm lands be preserved. It makes it clear we do not want high density developments such as this one.

Thank you for your service to our community.

Best regards --
Chris Chaney
Franklin, TN

Andrew Orr

From: Amy Diaz-Barriga
Sent: Wednesday, August 26, 2020 1:51 PM
To: Andrew Orr
Cc: Eric Conner
Subject: FW: Opposed to high density commercial development at Brownland Farms

Amy 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: Diane Lawbaugh <dianel6332@yahoo.com>
Sent: Wednesday, August 26, 2020 8:24 AM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Opposed to high density commercial development at Brownland Farms

ATTENTION COF 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 have lived in Monticello since 1997, so I have first hand experience of the 2010 flooding. My point today is to ask you to deny the rezoning request of Brownland Farm from agricultural to high density development. I am very concerned that the proposed development could have devastating flood effects on my neighborhood, Cottonwood and Fieldstone Farms.

I support what some Aldermen have already suggested that we need to preserve and protect the West Harpeth region which is the last rural area of our city that was not addressed in the Envision Franklin Planning Process.

Thank you for your consideration.
Diane Lawbaugh

Andrew Orr

From: Dorie Bolze <DorieBolze@harpethriver.org>
Sent: Wednesday, August 26, 2020 9:06 AM
To: Eric Stuckey; Vernon Gerth; Paul Holzen; Jimmy Wiseman; Lance Fittro; Shanna McCoy; Andrew Orr; Emily Wright; Kelly Dannenfelser; Eric Conner
Subject: FW: Input on Plan Amendment and Floodplain alteration proposal for Brownland Farm on Harpeth-- item 4 on PC agenda for August
Attachments: Harpeth Conservancy letter to PC re Brownland Farm proposal- Aug 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.*

Hello Eric, Vernon and the Planning and Engineering staff team,

I meant to include everyone in one fell swoop on our email and letter to the planning commission and BOMA regarding our input on Brownland Farm. But after hitting the send button I realized that I hadn't included any of the city staff and leadership team! Sorry about that!

The Envision Franklin Plan Amendment that is based on an extensive floodplain and floodway alteration proposal for Brownland Farm is a complicated one. Thank you all for helping us the many aspects of the city's review process, especially with regard to the floodplain proposal. Please continue to let us know how we can help you with your deliberations.

Dorie



Dorene Bolze
President/Chief Executive Officer

Harpeth Conservancy
215 Jamestown Park, Suite 101
Brentwood, TN 37027
o) 615-790-9767 m) 615-479-0181

HarpethConservancy.org



From: Dorie Bolze
Sent: Wednesday, August 26, 2020 8:53 AM
To: planningintake@franklintn.gov; Eric Stuckey (eric.stuckey@franklintn.gov) <eric.stuckey@franklintn.gov>; vernon.gerth@franklin-gov.com <vernon.gerth@franklintn.gov>; Alma McLemore (alma.mclemore@franklintn.gov) <alma.mclemore@franklintn.gov>; Alma McLemore (amclemore51@yahoo.com) <amclemore51@yahoo.com>; Ann Petersen (annpetersen@comcast.net) <annpetersen@comcast.net>; jennifer Szilagyi (jennifer.szilagyi@Franklintn.gov) <jennifer.szilagyi@Franklintn.gov>; Jimmy Franks (jimmy@tennesseevalleyhomes.com) <jimmy@tennesseevalleyhomes.com>; Marcia Allen (mdadst@aol.com) <mdadst@aol.com>; Michael Orr (michael.orr@franklintn.gov) <michael.orr@franklintn.gov>; Mike Hathaway (michael.hathaway@comcast.net) <michael.hathaway@comcast.net>; Roger Lindsey (rdlindsey@comcast.net) <rdlindsey@comcast.net>; Roger Lindsey (Roger.Lindsey@nashville.gov) <Roger.Lindsey@nashville.gov>; Scott Harrison (scott.harrison@franklintn.gov) <scott.harrison@franklintn.gov>; Bevelry Burger (bev@aldermanburger.com) <bev@aldermanburger.com>; Brandy B.

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Subject: Input on Plan Amendment and Floodplain alteration proposal for Brownland Farm on Harpeth-- item 4 on PC agenda for August

Dear Franklin Planning Commission
Franklin Board of Mayor and Aldermen,
Eric Stuckey, Vernon Gerth
Planning and Engineering Departments

The Harpeth Conservancy has been interested in the floodplain alteration proposal that is the foundation of the Plan Amendment proposal for higher density concepts for Brownland Farm that lies in a bend in the Harpeth River just north of downtown Franklin. This proposed plan amendment is based on a significant alteration to the natural floodplain and floodway channels in this unusual bend in the Harpeth that creates unique constraints for traffic, flood management, and public safety. There are complex issues in this proposal for this area of the Harpeth which is reflected in this proposal being deferred two times since June. We appreciate the time the city's planning and engineering staff have spent to provide us with input on the city's review process. We have also reached out to the community and to state and federal experts on floodplain alteration review processes to understand this proposal. We also appreciate the time that Kevin Estes at Land Solutions, Barge Design Solutions and Greg Gamble provided in late July to discuss their floodplain alteration concepts with us.

Please find attached our letter to the Planning Commission with our thoughts, recommendations, and information that we have provided to the city's staff that we hope will be useful in the city's deliberations on not just this proposal, but the larger issue of floodplain management and flood resiliency planning. Also here is a [link to the page on our web site](#) with more photos, video and documents that are referenced in this letter as well.

Harpeth Conservancy believes that this Envision Franklin plan amendment for higher density for this flood constrained river bend needs to be turned down. We support the staff concerns for traffic, public safety and emergency response because of the environmental constraints of the river and Hillsboro Road and lack of other access for people to get in and out of this area. This area was extensively flooded in 2010 including on Hillsboro Road. The maps from FEMA below show clearly that this area is completely surrounded by floodway which leaves the higher ground in the bend of the river isolated as an island until access out of flood waters is provided from the West as well as flooding issues along Hillsboro Road are addressed.



The first photo above is at the site in Monticello at Hillsboro Road and Poteat Place where the floodway called the “East Split” on the FEMA map covered Hillsboro Road. Across the street is Christ Community Church. There is also a [video](#) linked on our web site that shows the swift moving water during the flood over Hillsboro Road. The staff asked us to see if we could find images on the ground of flooding along Hillsboro Road that corroborates the FEMA maps. We reached out to people in the community who found numerous images on facebook. The other two photos show the second floodway that starts at the Brownland Farm entrance and the extensive flooding on the farm’s show grounds.

The floodplain alteration proposal is extensive and involves filling one of the floodways and extensive cuts along the main river that will substantially change the natural floodplain. During the joint BOMA and Planning Commission meeting in July when the developer/applicant presented an overview of this proposal, Planning Commissioner Roger Lindsay noted that this could be the first significant floodplain and floodway cut and fill proposal the city has seen in recent times. The process of the state and federal FEMA review of this proposal will take several months and will involve outside expert review from the engineering firm, AECOM, that did the work with the federal agencies to update the FEMA floodplain maps for the Harpeth. As of last week, we understand that the developer's floodplain alteration proposal has not been submitted to the city staff. This submittal starts the formal state and federal review process.

We understand that there are more of these floodplain alteration proposals around the state each year and that the expert review process has been valuable in revising and correcting problems in the proposals. It doesn't seem appropriate to consider a plan amendment that would establish entitlements that cannot be used if the floodplain alteration proposal they are based on have not been reviewed and approved by the state and national FEMA review process.

The proposed floodplain alteration concept includes removing 64.2 acres from the floodplain based on the applicant's presentation in the August Planning Commission package. The reduction of over 25% of the floodplain on the property goes counter to the city's Conservation Design Concept that applies to all the floodplain in [Envision Franklin](#). The Conservation design concept "contemplates as little development as possible in order to protect sensitive land and environmental features" such as floodplains. "The preservation of floodplains has a direct public-safety purpose and helps to minimize property damage during periods of flooding. Disruption in any Conservation area should be limited to preserve the function, form, and character of the area." (p. 32).

The May 2010 flood was caused by two intense rain events that set new historic records for the Nashville region. The entire Harpeth River flooded with the all-time rainiest day and third rainiest day coming back to back on the weekend of May 1 and 2. We have details of various analyses on [our web site](#). The press coverage of the May 2010 flood has extensive aerial footage of the flooding of residential sections in Monticello, Fieldstone Farms, Cottonwood and River Landing. We have photos of the flooding in this bend in the river on the farm and church as well as these aerials from the press.

The floodplain maps were updated for the entire Harpeth several years ago after the May 2010 flood. However that work and FEMA models used to propose changes to the floodplain DO NOT include projections of increased rainfall intensity that is occurring in this area from climate change. Nor do FEMA requirements incorporate targets to reduce downstream properties from the 100-year floodplain. New flood prediction models, called [Flood Factor](#), received national coverage (see story in [the New York Times](#)) and front page coverage in the [Tennessean](#) in early July this year with their focus on how to incorporate climate change predictions into FEMA's work.

The city has updated and added important additional requirements for new construction so homes are elevated above 100-year flood levels and additional requirements to account for some of the increased flood volume. However, the city does allow cut and fill in the floodway and floodplain in its stormwater ordinance. With the intent of Envision Franklin to preserve the function and form of floodplains by calling for limited disruption, the city will want to review how to limit the use of cut and fill in the floodway and for what purposes, such as limiting it to rectifying an existing man-made flooding condition.

At the same time as this plan amendment proposal for higher density development for Brownland Farm is the proposed annexation of the 58-acre Campbell property for a residential subdivision in the middle of rural land. The proposal is adjacent to the Gentry and Short farms, both TN Century Farms, and two home sites listed on the National Register of Historic Places that are north of Highway 96 West near the West Harpeth. We support the Heritage Foundation's recent recommendation as well for the city to not annex the Campbell property at this time.

Both of these development proposals highlight the need for a special plan for this last rural area of Franklin. This Northwest quadrant, from Brownland Farm in the East to Gentry Farm in the West north of highway 96

West, contributes greatly to the historic agricultural heritage of the city and county. As several aldermen noted in a recently discussion on the major thoroughfare plan for this rural area, “this area needs a different feel” from West Haven and “we need to go back to the drawing board on how to get this area developed more in keeping with the area North of 96.”

This updated plan would honor and invest in the historic and rural character that includes the deep history tied to the equestrian industry in Franklin, Williamson county and the region. This special plan also needs a specific floodplain risk reduction and resiliency plan that addresses current made-made flooding and reduces the risk to current property owners from flooding in the city and county downstream of downtown Franklin. There needs to be an intentional effort to have new development upstream in a floodplain reduce the number of existing properties in the floodplain that now have increased flood risk from the pattern of prior development and earlier requirements. Just like the city and county requires new development to provide funds through various means to cover costs of roads, schools, sewer and drinking water upgrades, any floodplain alteration plan needs to specifically analyze how it will reduce existing flood risk that is in this high density residential area of the Harpeth.

We would like to work with the city, county and agencies on a floodplain resiliency plan for the Harpeth River and West Harpeth river from downtown Franklin to Highway 100 Davidson county line as a key need for any future development in the rural Northwest quadrant of Franklin. A floodplain resiliency plan would have a goal to reduce property in the 100-year floodplain in subdivisions like Rebel Meadows, Fieldstone Farms, Monticello, Cottonwood, River Landing and others that were designed under prior rules and conditions. A floodplain resiliency plan needs to include climate change predictions to prevent future flooding, address current flooding caused by man-made conditions (such as roads, bridges, culverts and older development requirements), and protect the natural river floodplain by limiting cut and fill. Designing resilient communities is planning for the future and is a major lesson from the May 2010 flood, especially as this region continues to grow.

Sincerely,

Dorie Bolze



Dorene Bolze
President/Chief Executive Officer

Harpeth Conservancy
215 Jamestown Park, Suite 101
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Andrew Orr

From: Dorie Bolze <DorieBolze@harpethriver.org>
Sent: Tuesday, August 18, 2020 7:16 PM
To: Jimmy Wiseman; Lance Fittro; Shanna McCoy; Paul Holzen
Cc: Floyd Heflin (floyd.heflin@williamsoncounty-tn.gov); Emily Wright; Andrew Orr; Eric Conner
Subject: Resend- forgot links- PHotos and video of flood waters over Hillsboro Road-- Brownland Farm floodplain and floodway proposal and idea for a flood management plan for the NW area of the city
Attachments: New Data Reveals Hidden Flood Risk Across America - The New York Times 6-30-2020.pdf; TheTennessean July 3 2020 cover story on flood risk in TN.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.*

Hello Paul, Jimmy, Lance, and Shanna,

I am also copying Emily, Andrew and Eric from planning in this email so they have the email chain I have sent you all from yesterday regarding the floodplain and floodway proposal the developer is proposing for Brownland Farm. Thank you Jimmy for answering my questions on the process and what the city has received to date. That is very helpful. Your email that provides answers is below so everyone can see the email chain. Also, I had Shanna McCoy's email incorrect. UGH! I also decided to include Floyd Heflin at Williamson county because I think this might be of interest to both the city and the county with regard to future development in the NW quadrant of the city that is bonded by the Harpeth and West Harpeth.

The complex floodplain/floodway cut and fill proposal that Kevin Estes is proposing/contemplating with his rezoning proposal for Brownland Farms raises a broader issue that I wanted to touch on here as an initial idea. The Brownland property and the nearby area has some serious floodway/floodplain constraints that also affect traffic and emergency response. Also, just down river is Fieldstone Farms that was designed under older floodplain rules and information. Then just around the bend after the confluence with the West Harpeth is Cottonwood, in the county that was designed and built even before Fieldstone Farms. Homes in both of these communities are now in the 100 year floodplain that were not when built.

There is another proposed residential development under consideration on the Campbell property next to the Gentry farm that is up for annexation consideration. This and the Brownland Farm proposal beg the question, as some aldermen noted last week during the work session discussion of the major thoroughfare plan, that it is time to relook at the vision for this region of the city/county.

An updated vision of growth/development in this area also needs a floodplain plan, if you will, that both incorporates projections of future risk from increased rainfall events and a plan to reduce the number of residences in Cottonwood, Fieldstone Farms, Meadowgreen, Monticello, Rebel Meadows and others—existing residences/commercial- that are now in the 100 year floodplain. Such a plan would then provide the framework for development in this quadrant so that overall there is a reduction in current flood risk for existing development in this area of the Harpeth/West Harpeth floodplain. Another way to look at this, is that a “no-rise” doesn't reduce existing risk, it is all based on probability and historical data, and the FEMA work doesn't include future projections. But we all as a community could do this and there are people and agencies and experts that would be interested in this.

I don't know if you all saw the July press on the [First Street Foundation flood factor](#) study. It is fascinating and adds in future risk factors to the FEMA work. We are lucky in this area to have updated work after the May 2010 flood than many communities do not have. I attached the NYT and Tennessean press. Note the section on [environmental factors relevant to this region—the increase in intense rainfall](#).

To clarify on the city's typical approval process that Jimmy touched on below. It sounds like a proposal would go through approval processes prior to final review and approval of floodplain changes—CLMOR/LOMR-F and "no-rise." It seems that this rezoning proposal for increased density that the city's current plan relies on a significant floodway fill and cut. It would seem prudent to wait until the applicant's floodplain changes are reviewed and approved before considering rezoning options. In this instance the cart is before the horse. Since the applicant hasn't yet submitted their floodplain package to the city it seems that their rezoning request is premature and getting way ahead of things.

To wrap up: below are photos and video that people have helped pull together from the May 2010 flood that shows floodwaters over Hillsboro Road. Lance and Jimmy mentioned wanting this to help in considering emergency response and public risk with the high density proposal on Brownland and the flood work the developer is doing.

This video is the best and really shows the serious nature of the floodwaters and challenges for emergency response. Hillsboro Road was entirely underwater near the church. Also there are aerials of Mack Hatcher underwater at the approach to the Harpeth bridge beside the city sewer plant.

<https://www.facebook.com/amy.wolter.9/videos/1436167586030/?extid=WXCeLHYtgtPrpozO>

Here is a blog spot with photos from brownland Farms that weekend since there was a horse show. Look at the image of the high floodway moving across the front drive. That is Hapreth West Split from the FEMA map. (see emails below) <http://nancynickeycurran.blogspot.com/2010/05/franklin-flood.html>

Photos below are as flood waters are receding off Hillsboro Road. Facing south on Hillsboro Road with former Eatherly home and Monticello to the left. This is the Harpeth River East Split as labeled by the FEMA maps.



11 of 30



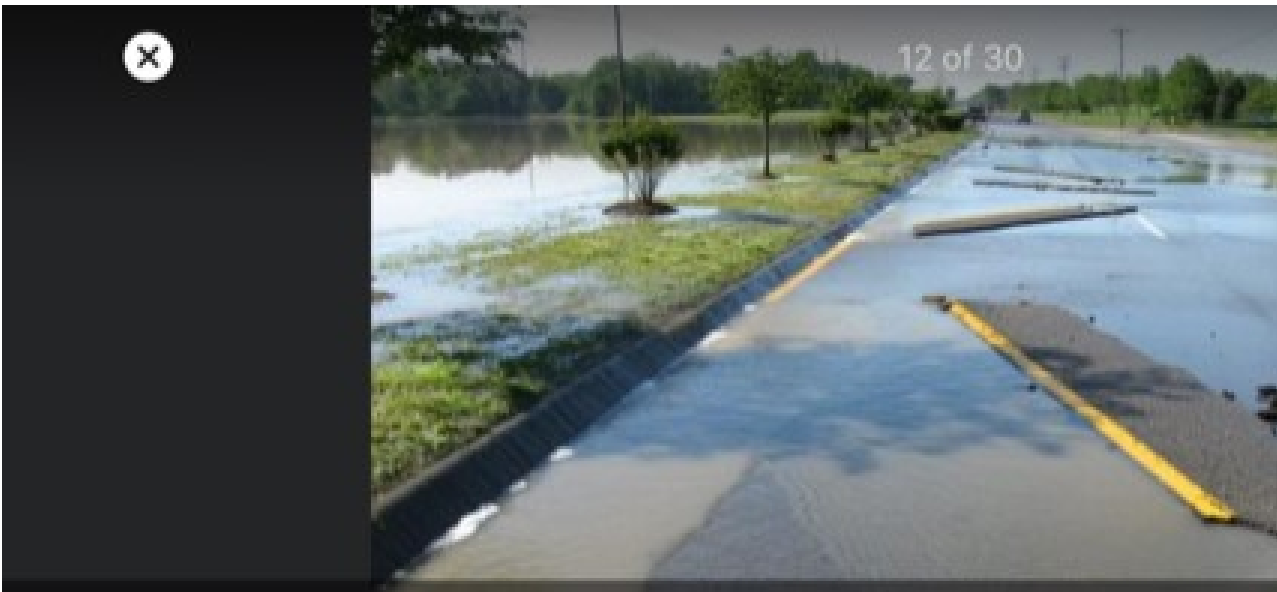
14 of 28





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This photo shows the opposite side of Hillsboro Road from the Eatherly house with flood waters receding off Hillsboro Road into the river where the road is right up at a the hairpin bend at the Christ Community Church north end.



Below is the photos I attached to the emails below. This is during the flood and is looking across Eatherly property in front of Monticello to the church.



Thank you all. Let's talk about what we could do as a community on a floodplain management plan that both reduces current residents that are now in the 100 year floodplain, incorporates some of the Flood Factor projections for increase rainfall intensity, and possibly provides some conceptual outlines of stormwater/floodplain management for different intensity of development scenarios.

Dorie



Dorene Bolze
President/Chief Executive Officer

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From: Jimmy Wiseman <jimmy.wiseman@franklinton.gov>

Sent: Tuesday, August 18, 2020 4:32 PM

To: Dorie Bolze <DorieBolze@harpethriver.org>; Lance Fittro <lance.fittro@franklinton.gov>; shanna.mcoy@franklinton.gov; Paul Holzen <paul.holzen@franklinton.gov>

Subject: RE: Brownland Farm floodplain and floodway proposal and photo of Harpeth flooding over Hillsboro Road in May 2010

Dorie,

Thanks for including me. Please see my answers below in red. Let me know if you have any additional questions.

Thank you,

Jimmy Wiseman
P – 615.550.6725
Assistant Director of Engineering
City of Franklin

From: Dorie Bolze <DorieBolze@harpethriver.org>

Sent: Monday, August 17, 2020 4:33 PM

To: Jimmy Wiseman <jimmy.wiseman@franklintn.gov>; Lance Fittro <lance.fittro@franklintn.gov>;
shanna.mcoy@franklintn.gov; Paul Holzen <paul.holzen@franklintn.gov>

Subject: FW: Brownland Farm floodplain and floodway proposal and photo of Harpeth flooding over Hillsboro Road in May 2010

ATTENTION COF 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 Paul, Jimmy, Lance and Shanna,

I wanted to send a brief update on my email regarding the Brownland Farm floodplain and floodway revision process the applicant is proposing. I meant to include Jimmy and thought I would resend to all of you.

Also the photo I attached shows the May 2010 floodwaters from Jefferson Dr in Monticello looking toward Christ Community Church. This photo does not clearly show Hillsboro Road flooded completely, though it might have captured that in the right end of the photo where the "harpeth East Split floodway" joins the Harpeth just north of the church property. Sorry about that confusion in my email from earlier today.

Also, I wanted to specifically ask if you all have received the floodway/floodplain revisions that the applicant is proposing. We would like to request that material when you receive it.

I just received an email from Andrew Orr that the Brownland Farm proposal is deferred to Sept, though Greg Gamble wants to present some new information. **We have not received their submittal at this time.**

My email below has details from my meeting with them in late July. They discussed their plans to apply for a Conditional Letter of Map Revision from FEMA. This can take 90 days minimum if there are no additional questions FEMA has for the applicant. Then another 90 days to reply. Also, since this is only conditional it still means the applicant needs to still apply for a final Letter of Map Revision from what I understand. Do you know if they have started this process yet?

They have not started the formal process. It is likely they have done most of the modeling at this point.

Lance and Jimmy explained to me in our June call that your process is to review the application submittal, then send it to Amy Wheeler Miller in the state office for review. My notes say that you all send that to the state office for "no-rise" reviews. Is the "no-rise" review separate from the review for the CLMOR? Does one go through the state and the other through the Atlanta FEMA region IV field office? I believe both will have outside engineering review of the hexraz model work done by the applicant. **Shanna, please correct me if I'm wrong but a "no-rise" goes to the State for review. A CLOMR/LOMR-F goes to FEMA. As far as I know, they plan to submit a CLOMR/LOMR-F to show a change in the floodplain/floodway. This would be a good question for their design team since we have not been sent anything at this time.**

We are very interested in understanding the process and review since this proposal is a major significant change to the floodway channels in this very complex area of the Harpeth. As your staff reports have already noted there are important constraints with Hillsboro Road in relation to the river and these 3 floodway channels that affect emergency access, traffic management, public safety, and more. At the June PC meeting, one of the commissioners, I believe Roger Lindsay, stated that this could be the first significant floodway fill proposal in the city in recent times.

This proposal is to fill the entire Harpeth West split floodway and is asking for higher density re-zonings to cover the eliminated floodway. There is also significant cut in the floodway along the main river along with significant fill to remove most of the Brownland Farm property from the 100 year floodplain. This proposal eliminates almost all of the floodplain in this major natural floodplain for the river. This proposal essentially is to move lots of water volume through the main channel versus using the natural floodplain. It would be hugely beneficial to the city to have the outside expert review of AECOM who worked with the Army Corp on the updated flood models and floodplain/FIRM maps. **I understand that AECOM reviews the CLOMR/LOMR-F as a 3rd party consultant for FEMA. Isn't that correct Shanna?**

With the applicant going through the heavy and expensive lift of a CLMOR, it seems the city might want to wait on final say from FEMA and the state's outside review and final determination, which will take a few months, before approving any rezoning proposals on this property. The proposed concept plan and rezoning relies on this major floodplain/floodway revision so it seems appropriate to see if FEMA's outside experts and internal review of this major change to a recently highly updated floodplain by the Corp after the May 2010 flood is approved.

Could you provide me with a basic outline of how the city's floodplain review process will work with this proposal? Are there two reviews going to happen both via the state flood office and FEMA in Atlanta? **We send the CLOMR/LOMR-F to FEMA and they have the final say in approval.**

Does this proposal wait until the final reviews are completed from FEMA and the state office before it can proceed to PC for consideration? **Historically, we have waited until the site plan stage for the FEMA approval on a CLOMR/LOMR-F. In essence, the developable land takes care of itself at this stage. Meaning, if they cannot appropriately remove lots from the floodplain, those lots are never platted or developed. Regardless of entitlements.**

The floodplain/floodway revision they are proposing is the core to their development proposal. It seems important to make sure the underlying floodplain/floodway work is reviewed by all the outside experts that FEMA at the Region IV and state level use before moving it to Planning commission for vote.

Feel free to call me anytime: 615-479-0181 and thank you for sending the applicant's floodplain related materials as they provide them to the city.

Dorie



Dorene Bolze
President/Chief Executive Officer

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From: Dorie Bolze

Sent: Monday, August 17, 2020 12:45 PM

To: Lance Fittro <lance.fittro@franklintn.gov>; shanna.mcoy@franklintn.gov

Subject: Brownland Farm floodplain and floodway proposal and photo of Harpeth flooding over Hillsboro Road in May 2010

Hello Lance and Shanna,

How are you all doing? First, thanks to Lance and Jimmy for talking to me back in June so I could get a better feel for the floodplain/floodway revision process that the developer for the Brownland Farm proposal needs to use as well as the city's process.

Back in June, Lance and Jimmy explained that a "no-rise" on flooding will go to Amy Miller at TEMA. I understand from talking to other experts that all of the "no-rise" determinations done in this area of TN are now going to the FEMA Atlanta office to have AEOCOM externally review.

Kevin Estes and Adrian at Barge Solutions were nice to have a detailed meeting with us in late July to go over their floodplain/way analysis and proposal to fill the West Harpeth Split. Below is the current FIRM maps with the cross sections. They stated they will need to get a CLOMR for this as well. Their proposal is based on their analysis that the two high floodway splits are actually not continuously dropping in elevation as the current FIRM maps show below. They explained to me that both had high points in the middle so are not moving significant water. This is a significant change from the latest flood maps that were done in detail after the May 2010 flood.

I was wondering if Shanna had a few minutes to chat in the next few days. I want to understand better how you all will review their proposal and how the planning approval process works while their floodplain revisions and CLMOR application are under review by FEMA which I hear can take 6-9 months. What is it that you all provide in the staff report and recommendations to the PC? When will that be ready before the August 27 PC meeting?

Do you all sometimes recommend waiting on the review from FEMA before PC reviews proposed re-zonings? It would seem that with this significant change in the floodplain and floodway based on a major change in how the Corp's current flood maps show the 3 major floodway paths, that it would be wise to wait before approving rezonings and plans for this challenging section of the river. Also the existing road ways do not offer any other access that is out of flood waters. Also it seems that it would be valuable to consider how the existing repeat flooding in Monticello could be mitigated. I suggested this to Kevin Estes during our call.

Lance mentioned an interest in photos from the flood that could confirm that water went over Hillsboro road. I have attached one that show this occurring during the May 2010 flood where the East Split merges with the river at Jefferson Drive. From our discussion in June and listening to the June and July PC meetings, it sounds like that the city's emergency response team is very concerned about traffic and access during flooding with the proposed increase in residents in this bend in the river. There are quite a lot of unique conditions in this area, aren't there?

Shanna, don't hesitate to give me a call, or email a time that works for me to call you!



THANKS!!

Dorie



Dorene Bolze
President/Chief Executive Officer

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Andrew Orr

From: Amy Diaz-Barriga
Sent: Wednesday, August 26, 2020 4:59 PM
To: Andrew Orr
Cc: Eric Conner; Annette Dalrymple
Subject: FW: Brownland Farm Proposed Development 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: Glenda Gabriel <glendagabriel64@gmail.com>
Sent: Wednesday, August 26, 2020 4:50 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Brownland Farm Proposed Development 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.

We are residents of Monticello subdivision. Contrary to what Gregg Gamble told you at the City of Franklin, Joint BOMA/Planning Workshop on 7-23-2020, we are NOT excited or positive about the proposed development of Brownland Farm. In fact we are highly concerned about several aspects of the proposal. We urge you to deny the proposal to change the 2017 Envision Franklin Plan to allow for higher density on Brownland Farm as proposed by the developer. We urge you to deny their rezoning request.

Our Concerns

1. Cut/fill Floodway and Floodplain - At our July 16, 2020 Monticello neighborhood meeting with the developer, we were told they plan to cut and fill the whole site (92 acres). This was astounding to hear and seems like a monumental undertaking. No one can truly predict how the Harpeth, especially with its bends and loops, would flow during flooding conditions after the cut/fill. In 2010 after floodwaters had subsided some, we drove on Hillsboro road and saw that the entire Monticello section 1 was still flooded with absolutely no access via Monticello road or via Poteet road. Since then, our experience here is that it does not take much for Spencer Creek road near Cheekwood Golf Course to become covered in water. With the cut/fill, we are concerned that a serious flood could further impact Hillsboro Road at the bend of the Harpeth close to Hillsboro Road across from the Poteet entrance to Monticello. Based on

accounts and pictures from others, Hillsboro Road along that area was flooded during 2010. It also looks like overflow could fill the Monticello Creek ravine that runs behind several houses along Poteet.

At about mid-2014, FEMA issued a new flood rate insurance map. This increased the number of properties in Monticello subdivision that are in the 100-year flood zone. The count on the new map was 26 properties. This is just Monticello and does not include surrounding neighborhoods such as Rebel Meadows, Cottonwood, Fieldstone Farms and others that experienced flooding in 2010. The Harpeth River has not changed. So why would FEMA give this developer any type of approval to cut/fill, especially the large acreage that can potentially create devastation for so many families?

The developer has not submitted his plans to FEMA for review. It seems the developer is putting the City Planning Commission in an awkward position by asking for changes to the zoning and the 2017 Envision Franklin Plan before going to FEMA. It is our understanding that a section of the site proposed for development is classified by FEMA as a floodway, which is supposed to be kept free of encroachment. If the City Planning Commission allows the requested changes and FEMA denies the cut/fill in the floodway and the floodplain as proposed by the developer, the developer would have put the City Planning Commission in conflict with FEMA. In that case, would the City Planning Commission revert to the original zoning and the original 2017 Envision Franklin Plan? Also, how would all of this impact the City's eligibility for the National Flood Insurance Program?

2. Erosion and Sedimentation – What impact would the cut/fill process and the final result have on the erosion and sedimentation of the Harpeth River? Sediment is usually a major pollutant on construction sites. With the construction process of breaking ground, clearing the vegetation and cutting/filling the site, the drainage areas would be transformed. It seems that eliminating the floodplain and the floodway as proposed would stop natural dispersion of the river's overflow and instead concentrate the flow so that it would be deeper and more forceful. Wouldn't this cause more significant erosion of the riverbanks? Additional, it seems the construction process itself as well as the resulting change in dispersion of the river's overflow have potential to adversely increase sediment in the river. Sediment can degrade the water quality and impact the biology of the river. Also, wouldn't water treatment for communities relying on the Harpeth River be more costly due to increased sediment?

3. Intense Density and Traffic – The proposed approximate 750 residences, which would include everything from single-family houses to condos, apartments, townhouses and an assisted living facility, would bring a tremendous amount of traffic. As a guestimate we assume 2 cars per household equaling 1500 cars. Add to that the traffic from the proposed office and retail spaces and ballparks. This traffic would be accessing the development only from Hillsboro Road, mainly at an entrance across from Monticello Drive. The developer mentioned another potential access around the church parking lot to the north end intersecting with Hillsboro Road. The traffic density will already be increased by traffic coming from Westhaven and HWY 96 through the new part of Mack Hatcher Parkway. Further, what impact would be added by the Cheekwood Golf Course proposed development and the Grassland Village development concept? This tremendous increase in traffic is a public safety concern as well as a quality of life concern for our neighborhoods. Already accesses from Monticello Road and Poteet Road to Hillsboro Road are safety concerns.

What is the impact on the schools and City services in this area due to the proposed density of the Brownland development? Is there adequate city water and sewer planned?

Is this development appropriate for what has been a bucolic corridor to Franklin? Does this fit the character of Franklin? Our answer to these questions is "no". Our opinion is that this development would destroy the peace and comfort of our neighborhoods and destroy the character of our City.

4. Development of Monticello Section 1 - At our July 16, 2020 Monticello neighborhood meeting with the developer, we were told by the developer of their letter of intent to buy 7 acres at the North end of Monticello Section 1. Their drawing proposed 6 houses (3 of them to be alley houses) and 2 townhouse buildings of 4 units each (aka big houses). 3 houses would be on the North side of the Poteet entrance to Monticello. The townhouse buildings would border Hillsboro Road with parking lots behind them. The alley houses would be behind that development. The development of the townhouses and the alley houses on the South side of the Poteet entrance to Monticello would also require some cut/fill. The South side of Poteet a few feet from this proposed site is where the original old house was which was flooded in 2010. Again, please note that in 2010 both the Poteet entrance and the Monticello entrance were flooded. This proposal also means the townhouses would be front and center to the Hillsboro Road corridor into Franklin.

Our concerns about this development are basically the same as expressed in numbers 1-3 above. They include the dangers to lives and property from floodplain manipulation, the intense density of the project, the traffic, the impediment of safe access to/from Hillsboro Road into Monticello and the peace, comfort and character of our neighborhood and City.

Gabriel and Glenda Katona

Andrew Orr

From: Amy Diaz-Barriga
Sent: Wednesday, August 26, 2020 1:47 PM
To: Andrew Orr
Cc: Eric Conner
Subject: FW: Brownland Farm

Amy 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: Glenn Visbeen <visbeenglenn@gmail.com>
Sent: Monday, August 24, 2020 11:01 AM
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 turn down the proposal to change the 2017 Envision Franklin Plan to allow for higher density on Brownland Farm as proposed by the developer. Changing the floodplain and filling in the natural floodways is ludicrous. So many efforts have gone into reestablishing the natural beauty of the river, how can this proposal be prudent. The rezoning request also raises serious public safety concerns for traffic, flooding, and emergency response for future residents and the current residents living along the Harpeth. Enough development and traffic. Please say no.

glenn

Glenn A. Visbeen
cell: 615 772 5538
visbeenglenn@gmail.com
HOME
400 Coburn Lane
Franklin, TN 37069

Andrew Orr

From: Amy Diaz-Barriga
Sent: Wednesday, August 26, 2020 1:48 PM
To: Andrew Orr
Cc: Eric Conner
Subject: FW: Oppose 2017 Envision Franklin

Amy 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: Heidi Welch <welchart4@gmail.com>
Sent: Monday, August 24, 2020 1:18 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Cc: Heidi Welch <welchart4@gmail.com>
Subject: Oppose 2017 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,

I write to express my deep concern in having the Brownland Farm and Gentry Farm areas developed with high residential housing, or even low residential housing. This is a floodplain area and should not be considered for this type of construction. This is one of the last rural and also HISTORIC areas of Franklin that needs to be preserved.

There has been much construction in Middle TN during the last decade and building in flood plain areas is a mistake. Many of the houses build in flood plains have numerous flooding issues. Too many trees that help with storm water and erosion control are cut down during construction which makes the flood plains even more prone to flooding. Also, with weather patterns changing, with increases in storms, building in flood plain areas is downright irresponsible and foolish.

Please help preserve these special, historic and rural areas. PLEASE TURN DOWN THIS REZONING REQUEST.

Best, Heidi

--

Heidi Welch
welchart4@gmail.com

Please wear your masks. Masks are a sign of respecting and caring for each other. Limit your travel/errand destinations.
Wash your hands for a full 20 seconds.

Andrew Orr

From: Amy Diaz-Barriga
Sent: Wednesday, August 26, 2020 4:58 PM
To: Andrew Orr
Cc: Eric Conner; Annette Dalrymple
Subject: FW: Brownland Farm Rezoning

Amy 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: Henry Zoller <hankzoller@aol.com>
Sent: Wednesday, August 26, 2020 4:10 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Brownland Farm Rezoning

ATTENTION COF 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 oppose the Harpeth River Floodplain re-zoning to accommodate the high density residential proposal at Brownland Horse Farm. In our opinion this is a dangerous precedent and should not be approved.

Best regards,

Henry Zoller
hankzoller@aol.com

Andrew Orr

From: Amy Diaz-Barriga
Sent: Wednesday, August 26, 2020 1:45 PM
To: Andrew Orr
Cc: Eric Conner
Subject: FW: The Brownland Property

Amy 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: Jack and Starr Beaudoin <jackandstarr@comcast.net>
Sent: Tuesday, August 11, 2020 12:56 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: FW: The Brownland Property

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

From: Jack and Starr Beaudoin [<mailto:jackandstarr@comcast.net>]
Sent: Tuesday, August 11, 2020 12:51 PM
To: 'mike.hathaway@franklin.tn.gov'
Subject: FW: The Brownland Property

From: Jack and Starr Beaudoin [<mailto:jackandstarr@comcast.net>]
Sent: Friday, August 07, 2020 3:31 PM
To: clyde.barnhill@franklin.tn.gov
Subject: FW: The Brownland Property

To Our Good Franklin Planners:

Recently, I know the Aldermen and the Planning Commission heard the proposal from the developer for the Brownland property on Hillsboro Rd. As a member of Christ Community Church, my husband and I voted against selling part of our property to this developer. The church vote was 222 for and 116 against---about 1/3 of us. We care about our neighbors who would have to deal with this HUGE development.

The reasons WHY we voted against it :

- *It goes against the carefully researched and established the Envision Franklin Plan which needs to be implemented as is.

- *Because of the traffic problem it would create on the already maxed-out Hillsboro Rd. (People need to get to and from Franklin High and down town!)

- *The possible “flood plain” problem it could cause in the future-even ten years down the road after the developer is gone and has no legal responsibility.

- *The resulting traffic increase on Spencer Creek Rd. going to Mack Hatcher. (Battle Ground Academy traffic is already a challenge during school hours.)

- *The density of 800 residences in that area of Hillsboro Rd. is honestly, ridiculous! It would have to be rezoned and that should never happen.

I know you care and want to hear from us out here. Thank you for giving of your time and effort for the good of our community. Your faithful service is appreciated!

Respectfully,
Starr Beaudoin
A Resident of Fieldstone Farms

Andrew Orr

From: Amy Diaz-Barriga
Sent: Wednesday, August 26, 2020 1:49 PM
To: Andrew Orr
Cc: Eric Conner
Subject: FW: Brownland Farms

Amy 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: Jean Houghton <jean.houghton@me.com>
Sent: Tuesday, August 25, 2020 1:19 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Brownland Farms

ATTENTION COF 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 urge you to turn down the proposal to revise Envision Franklin from the applicant interested in Brownland Farm. I first learned about this proposal because my property is within 500' of this project.

I feel this applicant's request to amend the Envision Franklin Design Concept on this site from Conservation Subdivision to a combination of 3 design concepts should be rejected.

This application goes against the long-term vision that the Franklin Municipal Planning Commission adopted.

The thought of 750 homes on 83.3 acres is unacceptable. Greg Gamble explained in the Zoom meeting to affected homeowners 200 single family homes, 150 townhomes and 180 multi family homes for a total resident count of 1600-1700. Then he said that the traffic impact study is not ready. He tried to tell us that Franklin High School would only be impacted by an additional 100 students.

The traffic alone along Hillsboro road would choke the city and county on a daily basis. There are safety concerns for flooding and change to the floodplain.

The developer also indicated there would be a canoe launch and walking trails, but no parking for those using the canoe launch from outside the development. Rizer Point subdivision's canoe launch has been a nightmare for our subdivision and has washed away twice in two years and 100's use this launch during the summer. Cars are parked everywhere. This new development would face the same problems.

Although affordable housing would be included in this development, I wonder how homeowners could bear the homeowners dues associated with everything that is being asked for in this plan.

Please vote no for the revision! Keep the Envision Franklin Plan in place as is!

Thank you for your time.

Jean and Dan Houghton
1017 Reese Drive
Franklin

Andrew Orr

Subject: RE: Proposal Brownland Farm/Gentry Farm

From: Jennifer Worden <babyhonu7@gmail.com>
Sent: Wednesday, August 26, 2020 12:33 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Proposal Brownland Farm/Gentry 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.

August 26, 2020

To the City of Franklin Planning Intake,

My family and I have been residents of Franklin since 1998. We moved here when our oldest was about to start kindergarten and we wanted a home in a community that was welcoming and beautiful. Both of my children attended the Grassland school system and graduated from Franklin High School.

We are fortunate enough to have known and lived in Franklin before the aggressive approval of high-density subdivisions, the lack of infrastructure to support these developments, and the lack of planning that seems to only benefit the developers. All of these factors are destroying our rich natural environment, and the beauty that drew us here in the first place.

Living in the Temple Hills area, we are experiencing firsthand the tragic effects of the Stephens Valley subdivision and its direct impact on our daily lives. From our historic roads being torn up by construction vehicles and increased traffic, to ground rumblings from blasting at all times of the day and evening, to the displacement of wildlife and the eradication of the beautiful lands that made this area so special.

And now we see that there is a proposal to destroy the historically beautiful areas of Brownland Farm and Gentry Farm and Old Charlotte Pike East. These areas should be preserved and protected by our planning committees, as you represent the current residents of Franklin, our wishes, our lifestyles and our home values.

As a resident of Franklin for over 20 years, I vehemently oppose the destruction of any more of our historic lands. The past can't be bought, please, protect it.

Respectfully,

Jennifer Worden

106 Doral Drive, 37069

Andrew Orr

From: Amy Diaz-Barriga
Sent: Wednesday, August 26, 2020 1:47 PM
To: Andrew Orr
Cc: Eric Conner
Subject: FW: 'NO' to Envision Franklin Amendment & Brownland Farms

Amy 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: Jim Peterson <kaowsp@gmail.com>
Sent: Sunday, August 23, 2020 9:12 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: 'NO' to Envision Franklin Amendment & Brownland Farms

ATTENTION COF 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 am emailing to express my deep concern for the high density Brownland Farms development and the negative effects it will have on our community. I implore you to vote 'NO' to the amendment of the Envision Franklin Plan.

What is the purpose of the Envision Franklin Plan if it is continually altered to allow developments that it was written to prevent? Please know, I am not opposed to growth but I am opposed to high density developments in the heart of our town. I would love to see development continue, if and only if, it falls within the guidelines put forth.

The Envision Franklin Plan was implemented to:

- Protect our schools and ensure we are some of the best in the nation for years to come
- Control and protect the infrastructure of our town
- Prevent traffic issues
- Protect the integrity and charm of the town we all love dearly
- Control growth by providing regulations for responsible growth
- Bottom line, to make Franklin TN the best place on earth to live!!!

I am concerned about the following:

- Traffic
 - The influx of traffic on that intersection will certainly negatively effect the surrounding communities
 - The additional traffic lights on Hillsboro within such a short span will further add to the ability to easily navigate our streets.
 - During events at Franklin High or Christ Community traffic is currently a struggle. Adding 800 homes will severely effect this even worse.
 - The Mack Hatcher extension will not be effective with this increase in resident numbers. We will be back to square one in a sense.
- Schools
 - Capacity - Time and time again, I have heard the developer mention we are not at capacity. THIS IS A GOOD THING. Franklin at capacity of 25 will NOT provide the teacher to student ratio that makes Franklin schools amazing
 - WIf we had to add a new school to sustain this growth, where would mitt go and how would we fund that?
 - Events & Parking will be an even bigger issue.
- Our Beloved Town
 - I care deeply about Franklin. The developer cares about his profit.
 - In spite if the “Sales Pitch” given by the developer about the “enhancements” that will be made to make that area better. I believe the opposite will take place when we alter a flood plane / flood way and add that much density
 - In spite of Christ Community voting to sell the land, there is a VERY LARGE group of congregational members that are against the development. It’s is clear the churches interests lie in the monetary gain allowing them to complete their development rather than protecting the integrity of our town.
 - The surrounding communities are speaking out against this because they love our city. Listen to the voices and concerns on Nedxtdoor, Petitions, Christ Community congregational meetings, etc.
 - Harpeth River Impact - In spite of the flood study, the downstream effect form this development could be devastating. The land currently retains that water to prevent another devastating flood event. Regarding that will, inevitably cause a negative impact.

I find it deeply disturbing and insulting to the people of Franklin that this development has even made it this far. The Envision Franklin plan exists for a reason and we need to stop making exceptions for Developers.

Again, I implore you to put a stop to this development by saying NO to what has been implemented to protect us and our town.

Thank you for your time and attention to the matter.

Best Regards,
 Jim Peterson
 615-478-0805

Andrew Orr

From: Amy Diaz-Barriga
Sent: Wednesday, August 26, 2020 4:56 PM
To: Andrew Orr
Cc: Eric Conner; Annette Dalrymple
Subject: FW: Brownland Farm potential 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

From: Julie Smith <juliedavissmith@gmail.com>
Sent: Wednesday, August 26, 2020 3:02 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Brownland Farm potential 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,

I am a homeowner in River Landing, and previously lived in Cottonwood since 2002. I have serious concerns about the proposed development of Brownland Farm, as outlined below.

1. Floodplain: My home at 339 Gillette Dr. is within the 100-year floodplain. In the flood of 2010, only the home's crawl space flooded. Any additional structures added to the floodplain upriver from my home will most certainly impact the flow of water in our area. The next flood could cause devastating damage to my home that can be prevented by stopping this development.

2. Traffic: I have children in the school system. I witness first hand the traffic congestion that occurs on Hillsboro Rd when I drop my children off at Grassland Middle School and Franklin High School. The afternoon and evening traffic is even worse. We have hundreds of teenage drivers driving themselves to and from school in a very stressful traffic situation. I can't even imagine the additional congestion that would occur with the addition of 800 homes all accessing Hillsboro Rd each morning and afternoon. Often traffic is backed up in the morning going south all the way to Christ Community Church. Adding 800 or more cars entering the road at that point would create certain gridlock for those of us coming from the north. It currently takes at least 20-30 minutes to travel the 5 miles from our home to school, but could easily become 45 minutes or more.

3. Envision Franklin Plan: The Envision Franklin Plan was created and adopted for a reason and purpose. What is the purpose of adopting a plan if it can be amended and changed just because a greedy developer asks? There is a reason the Envision plan limited this property's use to Conservation and Conservation Subdivision; please do not thwart and betray the original plan's intention. Saying yes to this development sets a precedent to allow other harmful amendments to the Envision Franklin Plan.

Franklin is a unique and wonderful community that has experienced astounding growth over the past decades. However, there comes a tipping point when continued high-density development begins to erode the beautiful landscape and charming atmosphere that all of us enjoy. As you consider this decision, please place the needs and desires of your current residents above the wishes of an outside developer.

I urge you to turn down the proposal to change the Envision Franklin Plan to allow for higher density development at Brownland Farm. Further, I encourage you to develop a special plan for the Northwest city quadrant from Brownland Farm to Gentry Farm that would honor its historic and rural character, as well as prevent increases in floodplain risk to current downstream property owners. Thank you for your time and consideration.

Sincerely,

Julie Smith
339 Gillette Dr.
Franklin, TN 37069

Signature: Katherine S. Jenks

City, State, Zip code: 100 Poteat Place
Franklin, TN 37064

Reason for signing:

I have great concern that any changes to current major floodplain will have a very adverse effect on Monticello properties.

Andrew Orr

From: Amy Diaz-Barriga
Sent: Wednesday, August 26, 2020 1:45 PM
To: Andrew Orr
Cc: Eric Conner
Subject: FW: Deny proposed rezoning of Brownland Farm property

Amy 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: Laura Smith <lbt1048@aol.com>
Sent: Sunday, August 23, 2020 10:06 AM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Deny proposed rezoning of Brownland Farm property

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

Elected Officials, City of Franklin and the Planning Commission:

Our family has lived in the Monticello neighborhood for eighteen years and have lived in Franklin for over 23 years. We previously expressed our concerns regarding certain aspects of the proposed development at the Brownland Farm property and a portion of the Christ Community Church property. We have attached the text of that email below for your reference. Based on recent information that the developer, Land Solutions LLC, is asking the City of Franklin to rezone those properties prior to submitting their plans for reworking the floodplain for the required state and federal FEMA reviews, we are writing again asking that the City of Franklin deny the rezoning proposal so that the proper studies regarding the proposed flood plan alteration can be made.

Our additional concerns include the following:

1. In 2010, flood water covered and closed Hillsboro Road at the entrance to the proposed new development (the intersection of Monticello Rd. and Hillsboro Rd.). There is only one way in and out of the new development and if that area were to flood again residents and businesses would essentially be on an island surrounded by water. This presents serious health, emergency response and safety concerns.

2. There was serious flooding on the South side of Monticello, extending onto Hillsboro Road and along the property running along the front of the neighborhood known as the Etherley property, which needs to be further studied to address exactly how changes to the flood plan, including the filling of an existing floodway channel, would impact this area.

Page 21 of the Envision Franklin plan states the following: *Project design should carefully address the potential undesirable impacts on existing uses, including traffic, parking, circulation, safety issues, light and glare, noise, and other environmental concerns.*

I am asking that the City of Franklin and the Planning Commission follow their own plan and **deny** the proposed rezoning of the Brownland property from the current agricultural zoning designation.

Thank you,

Michael and Laura Smith
106 Poteat Place
Franklin, TN 37064

June 24, 2020 email to Franklin Planning Commission:

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

Laura Taylor Smith
106 Poteat Place
Franklin, TN 37064
615-545-4594

Andrew Orr

From: Amy Diaz-Barriga
Sent: Wednesday, August 26, 2020 1:46 PM
To: Andrew Orr
Cc: Eric Conner
Subject: FW: No to high density developments

Amy 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: Sunday, August 23, 2020 11:40 AM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: No to high density developments

ATTENTION COF 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:
Please do not allow high density developments to be built in Franklin/ Williamson County.

Currently our schools are packed. Those kids going to Franklin High School already need to walk outside to their classes. We want to keep our classes small to provide our children the best education we can.

Traffic is difficult. Hard to get up and down Hillsboro Road already. I can not imagine adding two more stop lights and thousands of homes!

I am disappointed that there is even a consideration of revising Envision Franklin. We want the planning commission to take a strong stance on these proposals and give a firm no to these revisions. Franklin is a special community please keep it that way!

Kind regards,
Marie

Andrew Orr

From: JOHN HENDERSON <john.henderson57@comcast.net>
Sent: Wednesday, August 26, 2020 4:24 PM
To: Andrew Orr
Subject: Brownland Farms Floodplain Alteration 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 Mr. Orr,

As twenty-five residents of Monticello, one of the oldest subdivisions in Franklin, my husband John and I are definitely against the dramatic floodplain alteration proposal of Brownland Farms. This flood plain proposal does not fix any of the flooding issues involved with the purchase of the Eatherly property. We live on Monticello Creek, which was blocked in the 2010 flood at the underpasses and the creek rose 10 feet in six hours. We were blocked in our subdivision except for a one foot overflow over Spencer Creek Road. We literally drove around the whole town to get to CVS store on Farrier Lane at Hillsboro Road to pick up medical supplies. The existing flood issues are still present to this day and are even worse with the rapidity of climate change.

This proposed development affects the whole Grassland area, downtown Franklin business and residents close to the river. In March, the land-use plan was implemented by vote of the Williamson County Commission for "natural resource protection, the careful planning of transportation infrastructure, as they stressed the importance of county and municipalities, the city, coordinating on growth plans." The threat of flood would be the first reason for a much lower density of development.

Traffic patterns increase exponentially, simple math, as 800 residents would have to move on already crowded conditions during busy times, school and work-day routines. The lack of a back exit would be a disaster for the safety of residents during a flood. Franklin Special Schools are located off Hillsboro Road. 40% of students are driven to school by their parents.

The idea of a high school being built in West Haven is a false presentation. According to the future proposed plans by the Williamson County Board of Education, the only proposal on record is for a high school in northwest Williamson County in five years, not West Haven. Franklin High School can accept only 200 more students until it reaches 2,000, its maximum, according to the director of secondary schools.

The fiscal recession does not look good for at least three years. The County is already behind in its infrastructure budget. The Envision-Franklin guideline and zoning rules were written to protect our citizenry from this outrageous dense development. A bad precedent would be in place for the rest of the city development. This area is way too close to the historic district and the downtown area. This is one of the main entrances to our small city. The architectural elements need harmony in design, not a three-story high rise along our entrance. This concept does not fit the area. Hopefully, the wisdom and judgment of this committee will turn down the proposal to change the 2017 Envision-Franklin Plan and develop a plan for the last rural area of the city and protect our beautiful small historic city from urban sprawl.

Sincerely yours,

Nell Henderson
202 Revere Lane
Franklin, TN 37064

Andrew Orr

From: scott.black1 <scott.black1@comcast.net>
Sent: Sunday, July 5, 2020 1:00 PM
To: Ken Moore; Dana McLendon III; Margaret Martin; Pearl Bransford; Ann Petersen; Brandy Blanton; Clyde Barnhill; Scott Speedy; Beverly Burger
Cc: Andrew Orr; Emily Hunter; Kelly Dannenfelser
Subject: Brownland Farms

ATTENTION COF 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 ladies and gentlemen,

I am writing to you in support of the proposed design for the Brownland Farms on Hillsboro Road. It is important to note, that this is exactly the type of project that should go in that location.

As large tracts of land like this come available, it is imperative that we support comprehensive mixed-use solutions, such as this.

As a resident of Fieldstone Farms, I certainly recognize the positive benefits to this side of town.

With Hillsboro Road and Mack Hatcher, the transportation infrastructure is definitely adequate to support a community of this size.

I know that there is some question about the impact to schools. While this could possibly challenge the Williams County School Board on the districts for their system, as a city, we must consider all infrastructure and realize that a project of this scale and size works best for our overall infrastructure of water, sewer, transportation, and security (police & fire). By allowing communities like this to happen closer in, it reduces so many other infrastructure burdens vs. the alternative of sprawling design.

Because we have created such a great community, people will continue to come. If they are coming, and we are growing, let's grow in a way that respects the land and resources that we have and locate density in such a way that it enhances existing infrastructure. By doing so, it allows us to preserve land further out that would otherwise be scarred by lower density development (needed because people are moving here).

The fact that this developer has demonstrated some creative design solutions through a few different methods, should also be commended. First, through collaboration with the church to develop a better land-use development. This shouldn't be seen as a "land-grab", because the easier way would be to not engage the church. But to engage the church seems to show me that this is a developer who is trying to do the right land design. Secondly, the action of acquiring the Monticello property and creating a park. Again, this is a wise land design decision. Because this design seems to go above and beyond normal development practices to accomplish the desired design, should be acknowledged. (Note, I do not know this developer)

Thanks for your time and consideration.

Thanks,
Scott



August 26, 2020

City of Franklin Planning Commission

Via Email

RE: Envision Franklin Plan Amendment Proposal for higher density for Brownland Farm on the Harpeth River- item 4. Comments and input on the floodplain alteration proposal to be presented

Dear Franklin Planning Commission:

On Thursday's Planning commission agenda is the proposal to amend the Envision Franklin plan for higher density residential and neighborhood commercial design concepts for portions of Brownland Farm. This proposed plan amendment higher density concepts than the plan's current Conservation Subdivision concept is based on a significant alteration to the natural floodplain and floodway channels in this unusual bend in the Harpeth that creates unique constraints for traffic, flood management, and public safety. There are complex issues in this proposal for this area of the Harpeth which is reflected in this proposal being deferred two times since June. We appreciate the time the city's planning and engineering staff have spent to provide us with input on the review process. We have also reached out to the community and to state and federal experts on floodplain alteration review processes to understand this proposal. We also appreciate the time that Kevin Estes at Land Solutions, Barge Design Solutions and Greg Gamble provided in late July to discuss their floodplain alteration concepts with us.

With this letter we would like to provide the Planning Commission with our thoughts, recommendations, and information that we have provided to the city's staff that we hope will be useful in the city's deliberations on not just this proposal, but the larger issue of floodplain management and flood resiliency planning.

You can also see more photographs, video, and documents that are referenced here on our [web site page](#).¹ I have also provided some of that information here to make it easy for you to choose the format your prefer.

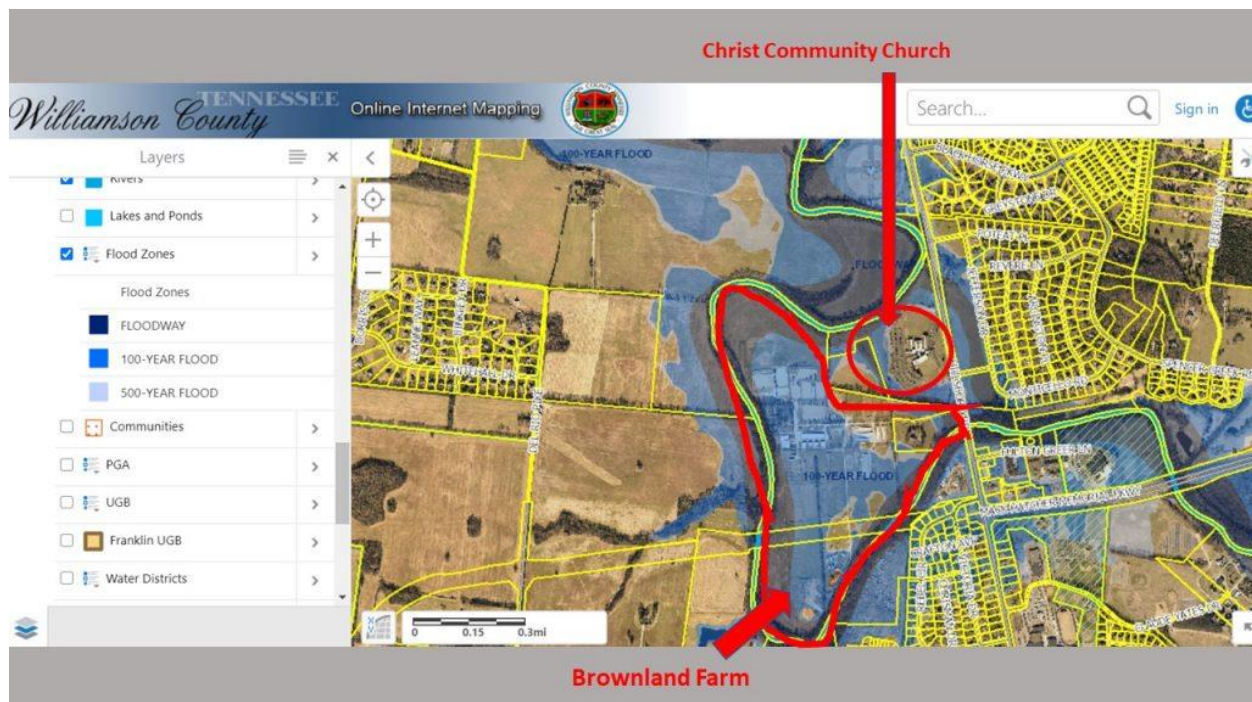
In summary with details below, Harpeth Conservancy believes that this Envision Franklin plan amendment for higher density for this flood constrained river bend needs to be turned down. We support the staff concerns for traffic, public safety and emergency response because of the environmental constraints of the river and Hillsboro Road and lack of other access for people to get in and out of this area. This area was extensively flooded in 2010 including on Hillsboro Road. The maps from FEMA below show clearly that this area is completely surrounded by floodway which leaves the higher ground in the bend of the river isolated as an island until access out of flood waters is provided from the West as well as flooding issues along Hillsboro Road are addressed.

¹ <https://harpethconservancy.org/uncategorized/major-issues-with-high-density-development-proposal-in-harpeth-floodplain-up-for-approval-by-franklin-planning-commission/>

In addition, the floodplain alteration proposal is extensive and involves filling one of the floodways and extensive cuts along the main river that will substantially change the natural floodplain. During the joint BOMA and Planning Commission meeting in July when the developer/applicant presented an overview of this proposal, Planning Commissioner Roger Lindsay noted that this could be the first significant floodplain and floodway cut and fill proposal the city has seen in recent times. The process of the state and federal FEMA review of this proposal will take several months and will involve outside expert review from the engineering firm, AECOM, that did the work with the federal agencies to update the FEMA floodplain maps for the Harpeth. As of last week, we understand that the developer's floodplain alteration proposal has not been submitted to the city staff. This submittal starts the formal state and federal review process.

A proposal for this bend in the Harpeth for Brownland Farm and any portion of Christ Community Church needs to be resubmitted after all of the state and federal review processes for the floodplain alteration proposal are completed. We understand that there are more of these floodplain alteration proposal around the state each year and that the expert review process has been valuable in revising and correcting problems in the proposals. It doesn't seem appropriate to consider a plan amendment or approve a plan following the city's current plan that would establish entitlements that can not be used if the floodplain alteration proposal they are based on have not been reviewed and approved by the state and national FEMA review process.

Specific Points on the floodplain alteration proposal:



Caption: This map shows the current floodplain in Harpeth River bend where Brownland Farm is located. There are TWO floodway channels that cut across this bend. One is west of Christ Community Church and Hillsboro Road. Another floodway channel cuts over the entrance to Brownland Farm and flows behind the church. See photos and video below from the May 2010 flood.

The rezoning proposal is based on a dramatic change in the Harpeth river's large natural floodplain and high flood channels. Brownland Farm and Christ Community Church are situated on this large bend in the Harpeth. From the FEMA map below it appears to more than 75% of the land in the bend is in floodplain and cut off by two high flood channels, called floodways. The 100-year floodplain (dark gray) and floodway channels (hatched area in dark gray) flow over Hillsboro Road, which is the only way out of this bend in the river. During the historic May 2010 flood, floodwaters covered Hillsboro Road and flooded much of the river bend and the farm entrance (see photos below).



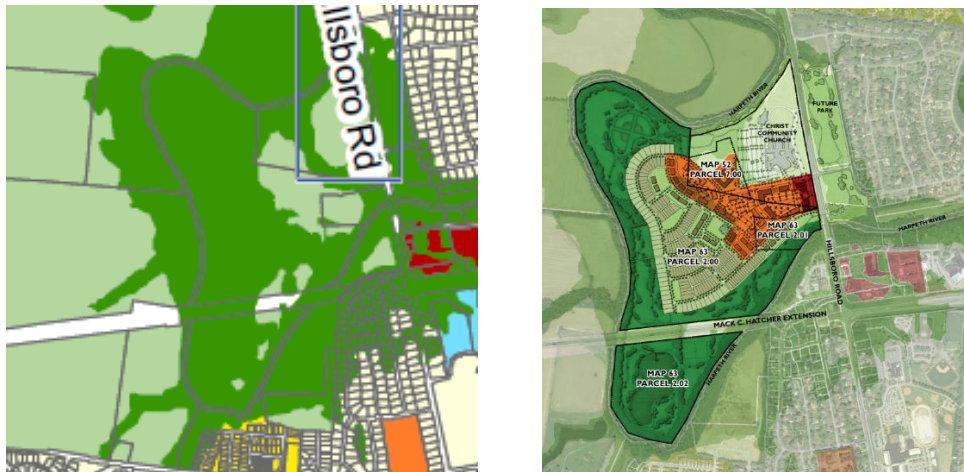
Caption: The 100-year floodplain is defined as having a 1% occurrence every year. These events can happen every year and more than once a year though. The floodway indicates where the main channel of swift water is. The wavy lines are FEMA determined elevations.



This map from the developer's presentation shows the two floodway channels that cut off the bend in the river. Hillsboro Road is on the right running North to South. The pink band is Mack Hatcher Parkway. There is no access to this bridge for any development in the bend according to the staff report.

1. The proposed reduction of 25% of the floodplain runs counter the Envision Franklin's Conservation Design concept which calls for limited disruption in these areas.

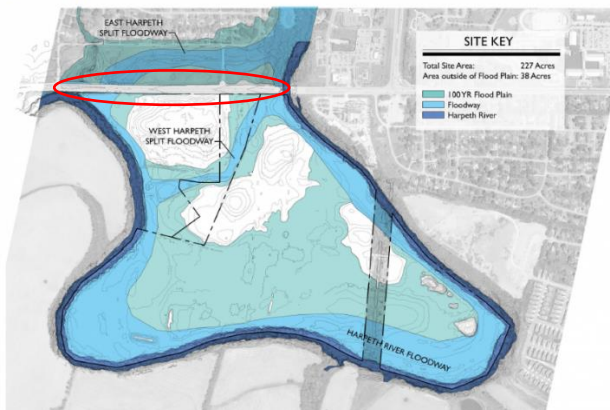
The drastic floodplain alteration not only proposes filling the floodway, but also to remove 64.2 acres from the floodplain. The reduction of over 25% of the floodplain on the property goes counter to the city's Conservation Design Concept that applies to all the floodplain in Envision Franklin. The Conservation design concept "contemplates as little development as possible in order to protect sensitive land and environmental features" such as floodplains. "The preservation of floodplains has a direct public-safety purpose and helps to minimize property damage during periods of flooding. Disruption in any Conservation area should be limited to preserve the function, form, and character of the area." (p. 32).



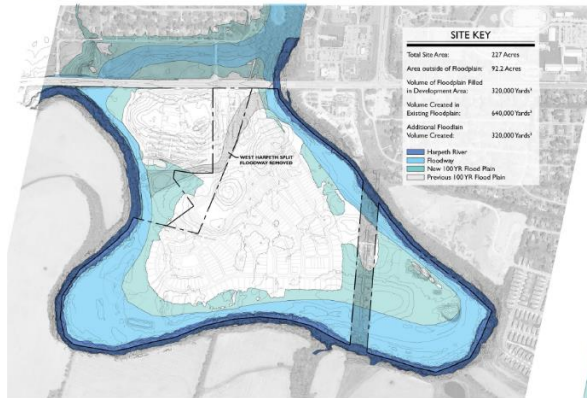
Caption: The left image is the Envision Franklin plan of Conservation Concept design for the floodplain and Conservation Subdivision concept (light green) on those small portions of Brownland Farm and the church not in the floodplain. The plan amendment proposal is for Multi-family Residential (orange) and Neighborhood Commercial (red) which are over one of the floodway channels proposed to be filled.

These two maps below are from the developer's presentation to show the existing and proposed floodplain and floodway changes. The Existing Floodplain map does NOT show the 100-year floodplain (green) or floodway (blue) going over (covering) Hillsboro Road as the FEMA map shows (most of the area inside red oval area). This map does not seem to be a correct representation of the FEMA maps of the existing conditions.

EXISTING FLOODPLAIN



PROPOSED FLOODPLAIN



2. Harpeth Conservancy supports the significant concerns raised in the staff report with traffic, safety, and emergency response since the only way in and out of this area is on Hillsboro road which is blocked with floodway and 100-year floodplain flows.

Very importantly for public safety, there is no way out of this bend in the river across the Harpeth to the west. For public safety reasons alone this plan amendment proposal needs to be turned down. Any development proposal that follows the city's current Envision Franklin plan needs to wait until the state and federal reviews of any floodplain alteration proposal is completed.

The city engineering staff were interested in photos and video of the May 2010 flood that would corroborate the FEMA maps. We asked folks in the community who helped to find these images and video which were found on various people's facebook accounts.



The photos above are at the site on Hillsboro Road and Poteat Place where the floodway called the "East Split" on the FEMA map covered Hillsboro Road. There is also a [video](#) linked on our web site that shows the swift moving water during the flood over Hillsboro Road.

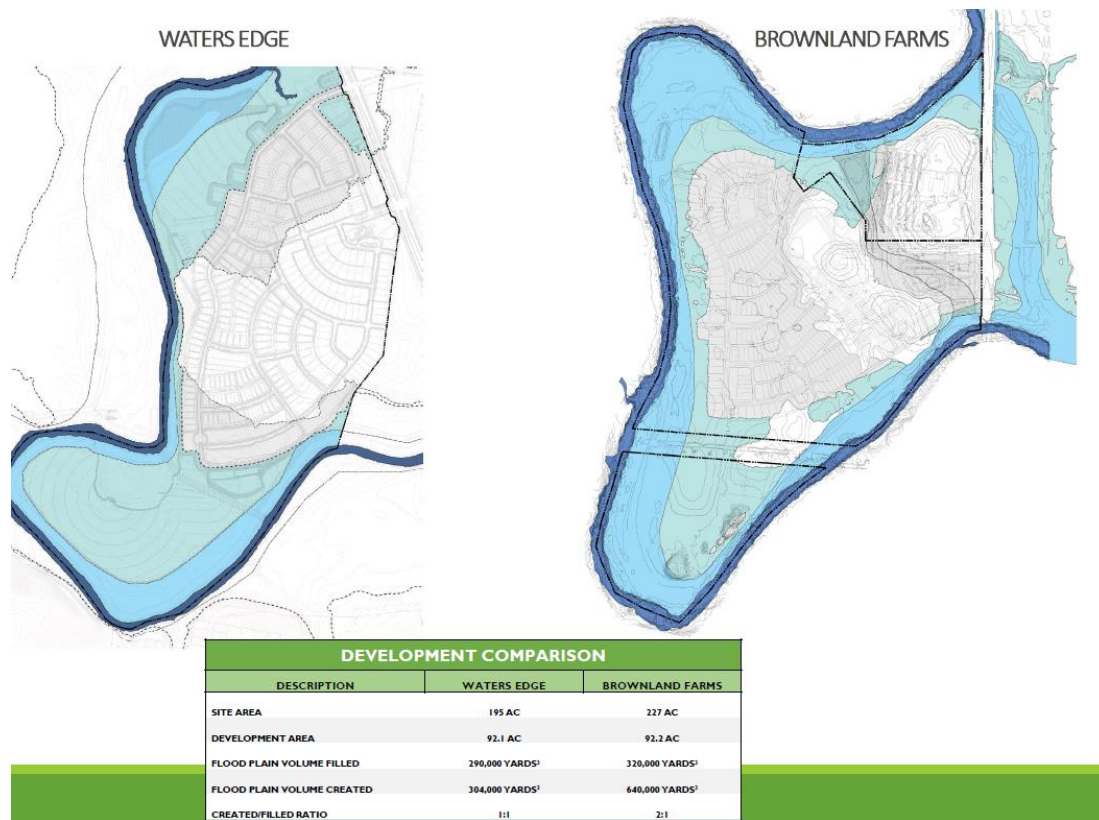
The photos below show the extend of floodwaters in the bend on Brownland Farm and the church property. The first photo is at the Brownland Farm entrance at the “West Split” floodway. The next two are from Brownland Farms in the middle of the property. The last is of the Stewards garden behind Christ Community Church.



3. There are two Fundamental Differences Between the Floodplain Alteration at Waters Edge and what is proposed for Brownland Farm.

- Waters Edge’s floodplain alteration does not appear to have filled floodway
- Brownland Farm is surrounded by floodway channels. Waters Edge is not.

The big difference is that Brownland and Christ Community Church are situated on a bend of the river that is on an island surrounded by the floodway. Waters Edge is situated with higher slopes on the other side of Carothers parkway. The slide from the developer’s presentation is below and shows this distinct and important difference.



4. An extensive Floodplain and floodway alteration plan just for the Brownland Farm property is too short sighted and too narrowly focused because of the naturally large and mostly unaltered floodplain, the river's meandering natural channel, and the existing roads and developments in the area.

While FEMA minimum requirements are that alternations not increase the probability of flood risk in the 100-year floodplain, this will not guarantee that downstream properties will not see more flood water or not flood more often. For example, the Brownland Farm floodplain alteration plan does not help to reduce flood risk downriver in Fieldstone Farms or Cottonwood that were built under earlier requirements and floodplain extent. Many homes are now in the 100-year floodplain that were not when built. A key reason is that FEMA flood models are based on historical data and do not include the increase in intense rain events from climate change that is affecting our region (see below). Floodplain models also are predicting based on one rain event, not several back to back.

Also though this development proposal includes the Eatherly property where one of the floodway channel flows in front of Monticello, the floodplain alteration proposal does not appear to reduce flooding in Monticello along Jefferson road or Monticello Road. This floodway channel, the "East Split," runs parallel to and over Hillsboro Road as happened during the May 2010 flood. As discussed above, the current FEMA map shows the floodway and 100-year floodplain covering Hillsboro Road. It is vital for any high-density residential development in this area of the Harpeth to have two accesses with one not being Hillsboro Road.

These photos below are aeries of the extensive flooding to nearby residential areas. From top to bottom are Fieldstone farms, Fieldstone Ball park next to Christ Community Church, and Mack Hatcher Parkway crossing the Harpeth looking west to Hillsboro road. (sewer plant is left).



The May 2010 Historic Flood was a Huge Wake-Up call to the greater Nashville Region

The May 2010 flood was caused by two intense rain events that set new historic records for the Nashville region. The entire Harpeth River flooded with the all-time rainiest day and third rainiest day coming back to back on the weekend of May 1 and 2. We have details of various analyses on [our web site](#).² The floodplain maps were updated for the entire Harpeth several years ago after the May 2010 flood. However that work and FEMA models used to propose changes to the floodplain DO NOT include projections of increased rainfall intensity that is occurring in this area from climate change. Nor do FEMA requirements incorporate targets to reduce downstream properties from the 100-year floodplain. New flood prediction models, called [Flood Factor](#), received national coverage (see story in [the New York Times](#))³ and front page coverage in the [Tennessean](#)⁴ in early July this year with their focus on how to incorporate climate change predictions into FEMA's work.

The city has also updated and added important additional requirements for new construction, so homes are elevated above flood levels, and additional requirements to account for some of the increased flood volume. However, the city does allow cut and fill in the floodway and floodplain. With the intent of Envision Franklin to preserve the function and form of floodplains by calling for limited disruption, the city will want to review how to limit the use of cut and fill in the floodway and for what purposes, such as limiting it to rectifying an existing man-made flooding condition.

But there needs to be an intentional effort to have new development upstream in a floodplain reduce the number of existing properties in the floodplain that now have increased flood risk from the pattern of prior development and earlier requirements. Just like the city and county requires new development to provide funds through various means to cover costs of roads, schools, sewer and drinking water upgrades, any floodplain alteration plan needs to specifically analyze how it will reduce existing flood risk that is in this high density residential area of the Harpeth. As a community we can development these goals and specific requirements to protect current residents and property owners and provide ways for possible public investment that is complemented by private investment from any new development.

Other Residential Proposals nearby highlight the need for a special plan for the last rural and historic area of Franklin bounded by the Harpeth and West Harpeth north of new Highway 96 West

At the same time as this plan amendment proposal for higher density development for Brownland Farm is the proposed annexation of the 58-acre Campbell property for a residential subdivision in the middle of rural land. The proposal is adjacent to the Gentry and Short farms, both TN Century Farms, and two home sites listed on the National Register of Historic Places that are north of Highway 96 West near the West Harpeth. We support the Heritage Foundation's recent recommendation as well for the city to not annex the Campbell property at this time.

² <https://harpethconservancy.org/programs/clean-water-protection/retrospective-on-may-2010-flood/>

³ "New Data Reveals Hidden Flood Risk Across America," New York Times, June 29, 2020.

⁴ "What's the Real Flood Danger? New data shows risks across Tennessee," Tennessean, July 3, 2020

Both of these development proposals highlight the need for a special plan for this last rural area of Franklin. This Northwest quadrant, from Brownland Farm in the East to Gentry Farm in the West north of highway 96 West, contributes greatly to the historic agricultural heritage of the city and county. As several aldermen noted in a recently discussion on the major thoroughfare plan for this rural area, “this area needs a different feel” from West Haven and “we need to go back to the drawing board on how to get this area developed more in keeping with the area North of 96.”

This updated plan would honor and invest in the historic and rural character that includes the deep history tied to the equestrian industry in Franklin, Williamson county and the region. This special plan also needs a specific floodplain risk reduction and resiliency plan that addresses current made-made flooding and reduces the risk to current property owners from flooding in the city and county downstream of downtown Franklin.



This map shows the city’s Northwest quadrant that is bounded by large floodplains of the West Harpeth (left) and main Harpeth.

The Equestrian industry is important to Franklin and Williamson County’s heritage and current economy

HC participated in and supported Williamson County’s recently adopted Williamson2040 plan that has a key goal to preserve the rural character of the county. Infrastructure costs in terms of schools and roads were studied in this plan and by others in this region. A key recommendation as well is to work on a rural agricultural plan that prioritizes rural land uses such as agri-hoods, small farms, the equestrian industry and more.

The equestrian industry is a major part of this area’s history and current culture. The city invested in this with the purchase and creation of Franklin’s Park at Harlinsdale Farm. On Brownland Farm, Cissy Anderton and her family created and have run a renowned horse show business for nearly 60 years. This includes the high caliber Music Country Grand Prix show jumping competition that is also featured charity fundraising event for Saddle Up. A 2010 [Williamson Herald](#) story notes that \$30 million is generated in local revenue from horse

industry, much from Brownland Farm.⁵ It is important for the city and county to consider how both land use plans and other programs can incentivize this important industry to the local economic economy that has little burden on infrastructure.

An special plan for the NW quadrant for Envision Franklin could focus on how to support the agricultural and lower density uses of this area, which will translate into much reduced cost in infrastructure needs from roads, schools, sewer and drinking water expansion, and public safety risk from flooding. The 2018 study by Dr. Sims of the U. of Tennessee on the loss of farmland across the region highlights the economic value to integrating into land use plans ways to prioritize low density and agricultural based land uses.⁶

A Floodplain Resiliency Plan is Needed for this area and likely in others

We would like to work with the city, county and agencies on a floodplain resiliency plan for the Harpeth River and West Harpeth river from downtown Franklin to Highway 100 Davidson county line as a key need for any future development in the rural Northwest quadrant of Franklin. A floodplain resiliency plan would have a goal to reduce property in the 100-year floodplain in subdivisions like Rebel Meadows, Fieldstone Farms, Monticello, Cottonwood, River Landing and others that were designed under prior rules and conditions. A floodplain resiliency plan needs to include climate change predictions to prevent future flooding, address current flooding caused by man-made conditions (such as roads, bridges, culverts and older development requirements), and protect the natural river floodplain by limiting cut and fill. Designing resilient communities is planning for the future and is a major lesson from the May 2010 flood especially as this region continues to grow.

Sincerely,



Dorie Bolze
CEO
Harpeth Conservancy

Cc: Franklin Board of Mayor and Aldermen
Eric Stuckey
Vernon Gerth
Planning Department staff
Engineering Department staff

⁵ "Giddy up: Equine industry has major economic impact on Williamson County," Williamson Herald, May 19, 2010.

⁶ [The economic value of open space in the Cumberland Region](#), Dr. Sims, May 2018. Funded by Cumberland Region Tomorrow.

Andrew Orr

From: Amy Diaz-Barriga
Sent: Wednesday, August 26, 2020 1:51 PM
To: Andrew Orr
Cc: Eric Conner
Subject: FW: Item 4 for 8/27 Planning Commission Meeting - Brownland Farm
Attachments: petition_comments_jobs_24142196_20200826034144.pdf; petition_signatures_jobs_24142196_20200826034045.pdf; Katherine Jenks petition - Aug 24 2020 - 4-46 PM.pdf; Flood 2010 029(1) (1).mp4

Amy 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: Kathryn Webber <kathrynwebber@bellsouth.net>
Sent: Tuesday, August 25, 2020 11:27 PM
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; Alma McLemore <alma.mclemore@franklintn.gov>; jimmy@tennesseevalleyhomes.com; annpetersen@comcast.net; mdadst@aol.com; Jennifer Szilagyi <jennifer.szilagyi@franklintn.gov>
Cc: Bev Burger <bev@aldermanburger.com>; Ken Moore <ken.moore@franklintn.gov>; Scott Speedy <scott.speedy@franklintn.gov>; Brandy Blanton <brandy.blanton@franklintn.gov>; Clyde Barnhill <clyde.barnhill@franklintn.gov>; Ann Petersen <annpetersen@comcast.net>; Dana McClendon <danamclendon@mac.com>; Pearl Bransford <bransfordpearl@aol.com>; Margaret Martin <margaret.martin@franklintn.gov>
Subject: Item 4 for 8/27 Planning Commission Meeting - 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.*

Dear Planning Commissioners and Staff,

The Keep Williamson County Livable Team was asked by the neighboring community of Brownland Farm to create a petition for citizens opposed to the rezoning of Brownland Farm. On their behalf, I am attaching for your review the 1340 signatures and comments obtained in just one weeks time. This petition will remain open and will continue receiving signatures. We note that since it is a free web based petition, some out of Tennessee have signed in support, but we also found out that

some of these people are those who have been involved in the equestrian competitions and shows at Brownland and feel they have a vested interest and concern. Some have actually financially invested into Williamson County.

To view Petition:

www.change.org/p/oppose-high-density-and-mixed-use-development-on-brownland-farm



In The Franklin City survey and those conducted by our County Government and Franklin Tomorrow's Table Talks, citizens are opposed to the continued push to develop every square inch of open space in the City of Franklin or to have mini cities pop up in a field where the character of the area becomes totally destroyed. The infrastructure does not support the masses that are here now and there is not enough money or revenue source to provide what is necessary.

The Brownland Farm has many environmental constraints for development and the citizens do not want to see the Harpeth River, floodway, or floodplain altered in any way. They know to do so only will create problems for those currently living in neighborhoods along the river and for those who may choose to live on this developed land. When the river floods, it travels over Hillsboro Road and traffic is a major concern for them. They are concerned about emergency first responders' ability to assist in the event of a major disaster. To quote one comment from the petition:

"My house exploded on Burlington pass due to the Harpeth river flooding in May 2010. No family should have to go through what we did. No family should have to live with without baby photos, videos and precious momentos. Please vote against this plan to expand".

Attached is also a video of the flood that the citizens wanted you to view showing the force of water crossing Hillsboro Rd by Christ Community and Brownland Farm.

Just like a developer can submit a proposal to the Planning Commission for a revision to Envision Franklin, citizens want to do this as well. The current design concept in Envision Franklin for Brownland Farm and the entire Northwest rural area of Franklin is Conservation subdivision. There are concerns that citizens and Aldermen have recently raised that the Conservation Subdivision concept will **NOT** enable the city to meet one of its key guiding principles of historic preservation in Envision Franklin. The last large rural area is crucial to the city and the regions' rural, agricultural and historic character. It includes the deep history of the equestrian industry that is a core character to

Franklin's history. Citizens would like to work with the city to review and update a special plan for this area to explore how to support the city's rural heritage and equestrian industry.

As stated from the cover of our petition, please **consider** the importance to the local economy from the equestrian industry, where TN ranks 4th in the nation in equine population that generates \$30 million annually just in Williamson County. Brownland Farm alone generates \$22.8 million for local businesses annually.

For the health, welfare and safety of our community, please do not approve the rezoning of Brownland Farm.

Regards,

Keep Williamson County Livable

Keep Williamson County Livable

Recipient: City of Franklin Elected and Appointed Officials

Letter: Greetings,

Please Vote NO on Brownland Farm Rezoning

Comments

Name	Location	Date	Comment
Kathy Webber	Franklin, TN	2020-08-17	"Altering 54 acres of floodplain to build a dense community will endanger all living in the area."
Kathy Webber	Franklin, TN	2020-08-17	"189 acres with 158 acres of flood plain proposing to reduce flood plain to 104 acres. Leaving 83 acres to build 750 homes and commercial buildings!!! This is unsafe especially in the event of a disaster. Too many people in a small area pinned in by the river that floods. This property should remain as zoned in hopes that someone else will buy to protect the equestrian needs in the area."
Kathy Webber	Franklin, TN	2020-08-17	"189 acres with 158 acres of flood plain proposing to reduce flood plain to 104 acres. Leaving 83 acres to build 750 homes and commercial buildings!!! This is unsafe especially in the event of a disaster. Too many people in a small area pinned in by the river that floods. This property should remain as zoned in hopes that someone else will buy to protect the equestrian needs in the area."
Kathy Webber	Franklin, TN	2020-08-17	"189 acres with 158 acres of flood plain proposing to reduce flood plain to 104 acres. Leaving 83 acres to build 750 homes and commercial buildings!!! This is unsafe especially in the event of a disaster. Too many people in a small area pinned in by the river that floods. This property should remain as zoned in hopes that someone else will buy to protect the equestrian needs in the area."
Caroline Bradshaw	Nashville, TN	2020-08-18	"Horses not houses"
Andreana Flenner	Wilmington, NC	2020-08-18	"This is a vital part of local lore and economics"
Jocelyn Stephens	Franklin, TN	2020-08-18	"I'm a local equestrian. I have watch one beautiful horse farm after another chopped up into mega builds. While the area is growing, more needs to be done to develop with intention and care for those very features that attracted people here in the first place. Why can't it be made easier to increase density in existing neighborhoods? There are so many, after all."
Cheryl Nesbit	Franklin, TN	2020-08-18	"Leave some land for beauty and other uses than making a developer wealthy. Why are people wanting to live here? Because in Franklin you can breathe and it is beautiful. Keep it that way!"
Anne Goetze	Franklin, TN	2020-08-18	"A Land Use Plan has saved many a city, which is what Franklin has become. Ours must be implemented and not ignored or we will all suffer the consequences."
Denise Hopkins	columbia, TN	2020-08-18	"Franklin is already a huge congested mess. 750 new homes, this close, is just ridiculous. Money and Greed have already mis-shaped the beautiful small town of Franklin. no!!!"
Pamela Woods-Lunny	Sonoma, CA	2020-08-18	"I live in Franklin and don't want to see this horse property destroyed and/or high density building in this area."

Name	Location	Date	Comment
Becky Wenzel	Brentwood, TN	2020-08-18	"Too many high density neighborhoods are ruining Franklin. We need responsible growth!"
Dan Miller	Nine Mile Falls, WA	2020-08-18	"This is a common problem across America and frankly it needs to stop."
Linda McGill	Franklin, TN	2020-08-18	"I moved here for the supposed promise of protected green spaces, protected hilltops, historic preservation values, and gorgeous horse country. The planning commission is ignoring all these former Franklin values."
nancy oleary	Franklin, TN	2020-08-18	"My house exploded on Burlington pass due to the Harpeth river flooding in May 2010. No family should have to go through what we did. No family should have to live with without baby photos, videos and precious momento's. Please vote against this plan to expand."
Brenda Kessell	Franklin, TN	2020-08-18	"Development of this property is not in the long term best interests of Williamson County. It is a short term money grab."
Barbara Knieriem	La Vergne, TN	2020-08-18	"Barbara Knieriem Franklin TN"
Amanda Merriman	Franklin, TN	2020-08-18	"I have great concern about altering the flood plan along the Harpeth River. These issues must be fully addressed before any development is allowed to proceed."
Rosa Jean Thompson	Culleoka, TN	2020-08-18	"I'm a local equestrian and have shown at Brownland and/or visited there several times. I say NO, a resounding NO to the 84 acre development. It will ruin everything. Is nothing sacred anymore except money?"
Patricia Reddick	Franklin, TN	2020-08-18	"Patricia Reddick"
Melanie lemon	Franklin, TN	2020-08-18	"Melanie lemon"
Debbie Priester	Franklin, TN	2020-08-18	"I am signing because I value the beautiful farm land and pastures in Williamson county. I am concerned about the impact of high density development in the quality of life for people already calling Williamson County home. The traffic will only get worse and the schools will be overwhelmed. Current tax payers will pick up the cost of this. Biggest concern is flooding of areas downstream of projected development on their property."
michael williams	Franklin, TN	2020-08-18	"Hate to see such a nice horse facility go and 700 houses go on it. Plus all the traffic this will put in that area. They also want to reroute the flood plan area. Vote NO on this zoning. We do not need all this development in Franklin and Williamson Country."
Amy Biagini	Nashville, US	2020-08-18	""Franklin, my dear, I don't give a damn" is what we keep hearing. Tired of it."
Kyzlic Lyman	Franklin, TN	2020-08-18	"The heritage and history of brownland needs to be preserved! Countless parts of Franklin are being destroyed or run out for nothing more that tourist attractions! Brownland is an important place for many of us born and raised in this town! It is ridiculous

Name	Location	Date	Comment
			and unfathomable to get rid of such a important place within our community!"
David Henderson	Franklin, TN	2020-08-18	"Floodplain!"
jones jones	Brentwood, US	2020-08-18	"I love horses and would love to see this land preserved"
Judy Flatt	Brentwood, TN	2020-08-18	"We absolutely LOVE the picturesque beauty of Williamson County - so many beautiful farms and green spaces. There are some things that money can't buy - please do not destroy the natural beauty of this county buy bulldozing and paving over our pastures, fields and forests!!!"
Dewayne Brown	Franklin, TN	2020-08-18	"- move back to wherever you came from !! Franklin is FULL"
Lee Williams	Franklin, US	2020-08-19	"I am signing as I do not think this is the appropriate development for this property. Ideally it would stay an equine event facility or boarding training farm but barring that high density is not the way to go in this location. Monticello across the road has larger lot sizes, the homes behind there on Deerfield lane and Deerfield Court have acreage around them. On that side of Mack Hatcher the Rec Center has open space, BGA has it also. The Methodist church has many acres although they may at sometime decide to sell but right now lower density is what fits the area. Lets keep higher density development in Cool Springs and the I-65 corridor. I am also concerned about the flood potential. The engineer for the developer says he can move around dirt and mitigate the risk of flooding."
Winifred Kraft	Franklin, TN	2020-08-19	"No building should ever be permitted on flood plain."
Leslie Edwards	Brentwood, TN	2020-08-19	"I do not want to see more horse farms destroyed in the area. Love the land and want it preserved. No more homes"
Jennifer Reimold	Orange Park, FL	2020-08-19	"As the mother of seven children, including four little girls that ride, we moved into an existing home in Franklin due to its farms and charming community appeal. We evacuated here from Florida during Hurricane Irma and fell in love with the town. One of the major reasons we left Florida was due to over development and houses being built on top of one another destroying the local infrastructure. As the daughter of a land developer, I understand the need for growth however it should not come at the cost of historic green spaces and farms that are a symbol of this community."
Taylor Topping	Franklin, TN	2020-08-19	"Brownland Farm and the horse shows hosted there provide timeless memories for people of all ages. It is a part of the history of Franklin and deserves a chance to remain active in peoples lives - not be destroyed by developers looking to make a quick dollar. I grew up riding at Brownland and it will forever hold a special place in my heart and so deserves a chance to provide theses memories for generations to come."
Martha Smith	Franklin, TN	2020-08-19	"I am signing this petition because I feel that the proposed plan will create an overload of traffic in this area. This land is beautiful and the current plan should be scrapped and conservation of this land should be reinstated."

Name	Location	Date	Comment
Andrea Creek	Franklin, TN	2020-08-19	"Envision Franklin plan was created for a reason, and it needs to be upheld. Overriding it for this development will open the way for other requests like this one to be approved in the future. A less dense development makes much more sense here. Also, I can't understand how this won't impact flooding in surrounding areas or that it won't be a significant traffic issue—it's already very congested in this area at busy times of the day. (I have seen/read the developer's plan.)"
Bettina Carpenter	Franklin, TN	2020-08-19	"Bettina Carpenter"
Margaret Christian	Nashville, TN	2020-08-19	"Because this is wrong. We need this historic land."
Dena DiVito	Franklin, TN	2020-08-19	"Enough is enough! The powers that be are ruining what made Franklin so special!!!"
Katie Decker	Franklin, TN	2020-08-19	"I don't want the flood plain for my neighborhood to be disturbed!"
Sarah Blair	Nolensville, TN	2020-08-19	"We must maintain some green space and farms that protect the beauty, history, and character of this county!"
Ellie Chason	Franklin, TN	2020-08-20	"I've lived in area for 20 years. Brownland should remain an equestrian event center or become park/green space similar to Harlindale Farms. We do not need another heavily developed subdivision this close to Fieldstone Farms and Westhaven."
Jennifer Bangham	Georgetown, TN	2020-08-20	"I live here and I don't want our property values to decrease."
Cheryl Crockett	Franklin, TN	2020-08-20	"I am a resident that could be affected by the change in the floodplain. Also I moved to Franklin 30 years ago because of the beauty of the surrounding area. It is no longer as beautiful. I will be looking to move in the next few years. Very sad."
Michelle Gonzales	Brentwood, TN	2020-08-20	"Williamson County is overgrown for it's infrastructure now. Stop adding new developments until there is work done NOW.....not in 10 years!"
Karen Logan	Franklin, TN	2020-08-20	"We don't have natural lakes, ocean or mountains in Middle TN. All we have are the rolling hills, and wide open spaces. Farms with horses, bison & llamas. If we over develop this area what are we left with? In the words of Joni Mitchell, "Oh it always seems to go, that we don't know what we got till it's gone. Pave paradise, & put in a parking lot.""
Elizabeth Havert	Murfreesboro, TN	2020-08-20	"The equine community has too many shrinking options in middle Tennessee....this place is important!"
Carolyn Richardson	Brentwood, TN	2020-08-20	"The facilities that honor our traditions in Williamson County are disappearing. If places where high level horse shows are taken away, then the farms and riding stables will be close behind them, changing forever the essence of our way of life."
Abigail Griffith	Franklin, TN	2020-08-21	"High density should not consume what's left of this precious area of the county. More homes means more roads and less countryside"

Name	Location	Date	Comment
Richard Hitt	Franklin, TN	2020-08-21	"Franklin's infrastructure doesn't support even the current population. Such high-density structures so near an already over-used intersection will only make matters worse."
Emily Nevils	Nashville, TN	2020-08-21	"It's the right thing to do"
Marianne England	Murfreesboro, TN	2020-08-22	"Brownland Farm is an epically beautiful space that allows the Harpeth River it's space for nature and also an staple of the Middle TN equine culture."
Diane Hash	Santa Fe, TN	2020-08-22	"This kind of density sets a bad precedent. 750 homes on 84 acres?!? Do the math. Unless you add high rise developments and that would be disastrous."
Laura Ippuner	Columbia, TN	2020-08-22	"Keep Harpeth Park zoned Agricultural. Let's not lose our beautiful surroundings to greedy developers."
Theresa Laflamme	Springfield, TN	2020-08-22	"This land needs to stay agricultural."
Cindy Love	Brentwood, TN	2020-08-22	"As a local Equestrian farm owner, we moved here because of the beautiful farm land, open spaces. We were told the communities, Franklin, College Grove, etc... would protect and keep green spaces. Very disappointed and sad."
April Marbury	Brentwood, TN	2020-08-22	"The pull to Williamson County includes many facets...good schools, good jobs, great community feel...BUT, the beauty of the rolling green hills, big farms, green space is what makes the county unique and attractive. It provides the complete "package" to why Williamson County is special."
Ame Van Iden	Sherman Oaks, CA	2020-08-22	"We need to protect the natural beauty of this area -it's why many people move and visit here."
Lee Williams	Franklin, US	2020-08-22	"I am signing for several reasons. The density is too high for this piece of property. The high density developments need to be in Cool Springs and along the I-65 corridor. If someone could reasonably buy this property and keep it a equestrian facility it would continue to support the vital equine community of Franklin & Williamson County. The proposed changes to the flood plain are concerning. The proposed development would have many acres of green space that would supposedly be open to the citizens of Franklin but I have not gotten an answer from Franklin Parks as to whether they would maintain it or the developments HOA fees would. If the HOA fees would go towards the maintenance then I don't see how it would be open to the citizens at large."
Marisa Fernandez	Franklin, TN	2020-08-23	"I'm an equestrian and have attended shows at Brownland many times, and volunteered at events including Saddle Up's fundraiser. It is so disappointing to learn that this gem of a show ground might be replaced with 1000 homes. This uncontrolled development must be reined in before every hillside, open space and farm in Franklin is paved over. Horses and other livestock require acreage and green space. Those organic veggies/fruits sold at the Farmer's Market don't grow in concrete. Our elected officials must be urged to stop ruining the quality of life in Franklin!"

Name	Location	Date	Comment
Margie Thessin	Franklin, TN	2020-08-23	"WHY do we continually make zoning plans and then allow variances? Make a plan and stick to it. It is also not necessary to develop every square inch of Franklin, especially land in flood plain. Enough!"
Katelyn Harris-Schuman	Madison, TN	2020-08-23	"There are too few open spaces left and I am an active member of the equestrian community."
Karen Boates	Gurley, AL	2020-08-23	"We all need to have some open space."
Joanne lowery	Fayetteville, TN	2020-08-23	"There are precious few properties like this one left and it would be a shame to see the history and memories of so many equestrian's wiped from the face of the earth."
Shevawn Stewart	Franklin, TN	2020-08-23	"We came up with a zoning plan to protect our rural landscape. Why are we trying to change that?? We need to keep this area the beautiful place we know and love!"
H Chris	Japan	2020-08-24	"I think that this is a disgrace. Development is permanent. I am investing most of my money into Williamson County into preserving land, but I cannot fight the dirty developers who flout the rules by changing them to their advantage."
Pat Garmezzy	Nashville, TN	2020-08-24	"Franklin needs to keep its green space; wall to wall home will ruin the charm of Franklin and what makes Franklin special"
Joy Brandon	Franklin, TN	2020-08-24	"Gentry Farm is a Franklin ICON and must be preserved!!# Ask anyone who grew up here where to get a pumpkin in Fall! ##💎💎"
Cheryl Tallyn	Franklin, TN	2020-08-24	"We need to preserve our historic, rural landscape"
Donna Montague	Franklin, US	2020-08-24	"Developers only think of MONEY"
Haylee Hall	Nashville, TN	2020-08-24	"This shouldn't pass as homes will be in an area that WILL flood."
June arnold	fairview, TN	2020-08-24	"I want To!"
teri copeland-wilson	Franklin, US	2020-08-24	"I am signing this because I highly oppose rerouting or restructuring the Historic River to make way for 800 more homes in this area and doing it for the sake of having to build on land that I have seen flooded. No one knows what this will do for the hundreds of homes that are downstream from there. I oppose this because I live here and plan to live here until my life is over. Please don't allow this aggregious plan to happen and ruin the beauty of this side of Franklin and cause traffic headaches we already have worse."
Beth Stark	Franklin, TN	2020-08-24	"too much development already in this area. leave the green spaces alone."
Nancy Lemon	Franklin, TN	2020-08-24	"We need to preserve the floodplain and the last rural area of our county!!!"
Cindy Whitt	Franklin, TN	2020-08-24	"I want to protect the Harpeth River!"

Name	Location	Date	Comment
Susan Bess	Brentwood, TN	2020-08-25	"I would like future generations see the beautiful Green land in our county!"
Lisa Dammert	Franklin, TN	2020-08-25	"Once gone, nature cannot be replaced."
Holly Rehrig	Franklin, TN	2020-08-25	"I oppose this change."
Terri Cook	Columbia, TN	2020-08-25	"Terri Cook Clay"
Ranita Standridge	Gosnell, AR	2020-08-25	"This one single comment should say enough: To consider the importance to the local economy from the equestrian industry, where TN ranks 4th in the nation in equine population that generates \$30 million annually just in Williamson County. Brownland Farm alone generates \$22.8 million for local businesses annually."
Meridith Starling	Nashville, TN	2020-08-25	"enough is enough in Franklin. The Harpeth River floods, more homes/more concrete = less water run=off areas. Not to mention over crowding."
Dawn Reynolds	Franklin, TN	2020-08-25	"I'm sick of Franklin being destroyed. Even more, knowing the the leaders truly care nothing for Franklin or the folks who have resided here the longest. The selfishness of this has brought a cloud over Franklin. No one gets pulled over for running red lights or tail gating, our insurance has sky rocketed. This is the new culture. This new normal was forced on us. Quit passive aggressively kicking out the locals. Now they are are going to flood out what locals we have left. Those in charge of destroying everything here, and not listening to the people who matter most, will meet their maker one day."
Molly Zirkle	Franklin, TN	2020-08-25	"I want to keep more green space in Franklin. This area is near my hone, and I don't want more congestion in the area."
Tom Adkinson	Nashville, TN	2020-08-25	"We must learn from lessons from the river. Building in the area proposed is simply imprudent."
Alyce Tucker	Franklin, TN	2020-08-25	"Alyce Tucker"
Lizzie Ferrell	Collierville, TN	2020-08-25	"This farm is too good to lose. Great purpose and great energy and we can't lose it!"
Sarah Zuckerman	Germantown, TN	2020-08-25	"I have fond memories of years of shows at Brownland and can't imagine not returning for years to come."
Rachel M	Spring Hill, TN	2020-08-25	"Overdevelopment is going to the ruin the beauty of Franklin, and this high use development will further burden our already struggling infrastructure."
Cheri Thomas	Lynnville, TN	2020-08-25	"The land was appropriately zoned and should remain so."
Josephine Leece	Saint Petersburg, FL	2020-08-25	"My family and I visit the area often and always am impressed my the open fields/grounds. The beautiful environment that makes up Franklin,TN.It is so important to take care of the land as stated in the 2017 plans For Franklin. Take the time to think of the future . The path, once opened up to such Reckless development , will

Name	Location	Date	Comment
			forever in danger those in flood zones, impact infrastructure and social needs of the area. Do not let this happen to the West Harpeth region. Think carefully, over population cannot be turned a round. We are , and have lived through this growth nightmare in Florida area!"

Keep Williamson County Livable

Recipient: City of Franklin Elected and Appointed Officials

Letter: Greetings,

Please Vote NO on Brownland Farm Rezoning

Signatures

Name	Location	Date
Kathy Webber	Brentwood, TN	2020-08-17
Elena Carmichael	Franklin, TN	2020-08-17
ron webber	Franklin, TN	2020-08-17
Daniela Duran	Florida	2020-08-17
Andres Langlois	San Francisco, CA	2020-08-17
Surya K	New York, NY	2020-08-17
Caroline Bradshaw	Nashville, TN	2020-08-18
Bella Reed	Madison, AL	2020-08-18
Judith Fontanetta	Murfreesboro, TN	2020-08-18
Kathryn Davis	Auburn, AL	2020-08-18
Erin Gaskill	Lebanon, TN	2020-08-18
Heidi Olson	Murfreesboro, TN	2020-08-18
Ava Gingerich	Hendersonville, TN	2020-08-18
Nora Goldfarb	Franklin, TN	2020-08-18
Catherine McNamara	Brentwood, TN	2020-08-18
Victoria Stafford	Thompsons Station, TN	2020-08-18
Ashley DiStefano	Hendersonville, TN	2020-08-18
Diana Schneider	Franklin, TN	2020-08-18
Lauren Yates	Franklin, TN	2020-08-18
Lauren Nethery	Midway, KY	2020-08-18

Name	Location	Date
Jennifer Pirkle	Mount Juliet, TN	2020-08-18
Jennifer Demes	US	2020-08-18
Belle Berg	Spring Hill, TN	2020-08-18
Georgette Held	Dickson, TN	2020-08-18
Savannah Kennedy	Ardmore, AL	2020-08-18
Brad Dickens	Franklin, TN	2020-08-18
Jenn June	US	2020-08-18
Rachael Lipsey	Nashville, TN	2020-08-18
Andreana Flenner	Wilmington, NC	2020-08-18
kendall darks	Hendersonville, TN	2020-08-18
Meredith Johnson	Dickson, US	2020-08-18
Kiahna Bolton	Gallatin, TN	2020-08-18
Jocelyn Stephens	Franklin, TN	2020-08-18
Elizabeth Zuelke	Nashville, TN	2020-08-18
Melissa Thomson	Franklin, TN	2020-08-18
Ariel Hammers	Rockvale, TN	2020-08-18
sophie young	Murfreesboro, TN	2020-08-18
Brieanne Butler	Franklin, TN	2020-08-18
Lee Thornton	Franklin, TN	2020-08-18
Michaela Watts	Buford, TN	2020-08-18
Bob Bowles	Franklin, TN	2020-08-18
Rachel Whitfield	Nashville, TN	2020-08-18

Name	Location	Date
Christy Elrod-Church	Franklin, TN	2020-08-18
Alex Green	Loudon, TN	2020-08-18
Brian Johnson	Beechgrove, US	2020-08-18
Patti Salmon	Shelbyville, TN	2020-08-18
Kyle Berg	Spring Hill, TN	2020-08-18
Cassi Poorman	Franklin, TN	2020-08-18
Cheryl Nesbit	Franklin, TN	2020-08-18
Laura Smith	Franklin, TN	2020-08-18
chad story	franklin, TN	2020-08-18
Ivan Bell	Brentwood, TN	2020-08-18
Alexandria Adair	Franklin, TN	2020-08-18
Lauren Johnson	Franklin, TN	2020-08-18
Robert Poorman	Franklin, TN	2020-08-18
Ira Weiss	Franklin, TN	2020-08-18
Tiffani Gray	Franklin, TN	2020-08-18
Allison Sturtevant	Franklin, TN	2020-08-18
Frank Jones	Brentwood, TN	2020-08-18
Linda Troutman	Franklin, TN	2020-08-18
Chris Andrews	Franklin, TN	2020-08-18
Holly Winn	Franklin, TN	2020-08-18
Anne Goetze	Franklin, TN	2020-08-18
James Peterson	Franklin, TN	2020-08-18

Name	Location	Date
Ashley Wethington	Franklin, TN	2020-08-18
Denise Hopkins	columbia, TN	2020-08-18
Jon Miller	Franklin, TN	2020-08-18
Daniella Koduah	Union, US	2020-08-18
Katie Mendes	Nashville, TN	2020-08-18
Jessica Jenkins	Eagleville, TN	2020-08-18
Laurie Brooks	Franklin, TN	2020-08-18
Heather Johnson	Murfreesboro, TN	2020-08-18
Robert Peterman	Nashville, TN	2020-08-18
Cate Thomas	Nashville, TN	2020-08-18
James Head	Franklin, TN	2020-08-18
angelina imeri	Saint Charles, US	2020-08-18
Angel Vargas	White Springs, US	2020-08-18
Jeremy Smith	Franklin, TN	2020-08-18
Mariah McEvoy	Franklin, TN	2020-08-18
Lauren Barbic	Franklin, TN	2020-08-18
eva hill	Franklin, TN	2020-08-18
Abby Peterson	Franklin, TN	2020-08-18
Carrie Heldman	Franklin, TN	2020-08-18
Courtney Ashburn	Franklin, TN	2020-08-18
Marion Seaton	Franklin, TN	2020-08-18
Noelle Matthys	Lewisburg, TN	2020-08-18

Name	Location	Date
Hannah Tiblier	Franklin, TN	2020-08-18
Bethany Miller	Franklin, TN	2020-08-18
Larry Kaplan	Franklin, TN	2020-08-18
Paul Christoph	Franklin, TN	2020-08-18
James Gatzka	Franklin, TN	2020-08-18
Pamela Woods-Lunny	Sonoma, CA	2020-08-18
Marilyn Millhollin	Franklin, TN	2020-08-18
Michelle Neece	Nashville, TN	2020-08-18
Patricia Ricketts	Nashville, TN	2020-08-18
Suzy St. clair	Brentwood, TN	2020-08-18
Gabriel Katona	Franklin, TN	2020-08-18
Holly Evans	Madison, AL	2020-08-18
Amy Weitlauf	Franklin, TN	2020-08-18
Jennifer Martínez	Hutto, US	2020-08-18
Jordan Knight	Nashville, TN	2020-08-18
Blake Smith	Franklin, TN	2020-08-18
Linda Fulcher	Franklin, TN	2020-08-18
Matthew Wall	Franklin, TN	2020-08-18
Breckyn Bauer	Emporia, US	2020-08-18
Dewayne Brown	Franklin, TN	2020-08-18
Randall Trigg	Franklin, TN	2020-08-18
Colleen Steele	Brentwood, TN	2020-08-18

Name	Location	Date
Leslie Ponder	Franklin, TN	2020-08-18
Sharon Howard	Franklin, TN	2020-08-18
Beverly Evans	Franklin, TN	2020-08-18
Abigail Drahman	Auburn, AL	2020-08-18
Kathy Vehring	Nashville, TN	2020-08-18
Thomas Jantz	Brentwood, TN	2020-08-18
Allison Miner	Brentwood, US	2020-08-18
Lynne Hedden	Franklin, TN	2020-08-18
Dallis Polk	Brentwood, TN	2020-08-18
Becky Wenzel	Brentwood, TN	2020-08-18
Linda Homan	Franklin, TN	2020-08-18
Diana Brenes	El Salvador	2020-08-18
Katie Dickerson	Lexington, KY	2020-08-18
Alexa Gordon	Metropolis, IL	2020-08-18
Kaci Gooch	Franklin, TN	2020-08-18
Margaret Weatherford	Franklin, TN	2020-08-18
Shirley Malchow	Franklin, TN	2020-08-18
Lillian Stewart	Atlanta, GA	2020-08-18
Chris Konecny	Franklin, TN	2020-08-18
Joy Inman	Franklin, TN	2020-08-18
Jinan Mula Hmadi	Franklin, TN	2020-08-18
Dan Miller	Nine Mile Falls, WA	2020-08-18

Name	Location	Date
Marie Lemmons	Franklin, TN	2020-08-18
Linda McGill	Franklin, TN	2020-08-18
grace allison	Brentwood, TN	2020-08-18
Lee Anne Williams	Franklin, TN	2020-08-18
Shelby Evans	Murfreesboro, TN	2020-08-18
Bernadette McFarland	US	2020-08-18
Karen Smith	Brookeland, TX	2020-08-18
kelly Rinehart	Columbia, TN	2020-08-18
Sandra Walker	Franklin, TN	2020-08-18
Hannah Lopez	Franklin, TN	2020-08-18
Rebecca Murphy	Franklin, TN	2020-08-18
Geraldine Cook	Brentwood, TN	2020-08-18
Kerri Romagna	Franklin, US	2020-08-18
Margaret Healy	Franklin, TN	2020-08-18
Patrick Tate	Franklin, TN	2020-08-18
Crystal Estes	Franklin, TN	2020-08-18
Pamela Perkins	Nashville, TN	2020-08-18
Elizabeth Holtz	Hendersonville, TN	2020-08-18
Carolyn Niles	Franklin, TN	2020-08-18
Sarah Hill	Franklin, TN	2020-08-18
Donna sava	Franklin, TN	2020-08-18
Regina Evans	Franklin, TN	2020-08-18

Name	Location	Date
Chris Lewis	Franklin, TN	2020-08-18
nancy oleary	Franklin, TN	2020-08-18
Jane Duncan	Franklin, TN	2020-08-18
Brenda Kessell	Franklin, TN	2020-08-18
Alison Carpenter	Franklin, TN	2020-08-18
Barbara Knieriem	La Vergne, TN	2020-08-18
James Britz	Franklin, TN	2020-08-18
Suzanne Cox	Franklin, TN	2020-08-18
Candi Baker	Nashville, TN	2020-08-18
Barbra Bedwell	Franklin, TN	2020-08-18
Amanda Merriman	Franklin, TN	2020-08-18
Marnie Sherman	Franklin, TN	2020-08-18
Shelby Taylor	Nashville, TN	2020-08-18
Christine Kong	Franklin, TN	2020-08-18
Caroline Lee	Brentwood, TN	2020-08-18
Naomi jakes	Franklin, TN	2020-08-18
Sara Gatchell	Maine	2020-08-18
Kristen Steop	Franklin, TN	2020-08-18
Nicole Mac Girr	Canton, GA	2020-08-18
Kitty Holbrook	Franklin, TN	2020-08-18
Harper Lundy	Mount Pleasant, SC	2020-08-18
RYAN BREBNER	Franklin, TN	2020-08-18

Name	Location	Date
Jane Hay	Franklin, TN	2020-08-18
Liz Janicak	Franklin, TN	2020-08-18
Rosa Jean Thompson	Culleoka, TN	2020-08-18
Christy White	Nashville, TN	2020-08-18
Arlene Bruning	Brentwood, TN	2020-08-18
Julia Diederich	Franklin, TN	2020-08-18
Stephanie Castrillo	Franklin, TN	2020-08-18
Kim Gibbons	Franklin, TN	2020-08-18
David Tomlin	Franklin, TN	2020-08-18
Michael Ray Williams	Franklin, TN	2020-08-18
Ana Bougrat	Franklin, TN	2020-08-18
William Garner	Franklin, TN	2020-08-18
Becky Barkley	Franklin, TN	2020-08-18
Karissa Sanabria	Franklin, TN	2020-08-18
Hollie Rollons	Franklin, TN	2020-08-18
Chris Chaney	Franklin, TN	2020-08-18
Debbie Simms	Franklin, TN	2020-08-18
Jamie Freiberg	Brentwood, TN	2020-08-18
Aimee Lawson	Franklin, TN	2020-08-18
tanya click	Franklin, TN	2020-08-18
Debianne Peterman	Franklin, TN	2020-08-18
Patricia Reddick	Franklin, TN	2020-08-18

Name	Location	Date
Caitie Beasley	Lancaster, SC	2020-08-18
Katherine Fish	Franklin, TN	2020-08-18
Marshall Bryan	Franklin, TN	2020-08-18
Mary Sanders	Louisville, KY	2020-08-18
Natalie Hanlon	Brentwood, TN	2020-08-18
Olivia Gould	Simpsonville, SC	2020-08-18
Olivia Dodd	Smiths Station, AL	2020-08-18
Rick Simms	Franklin, TN	2020-08-18
Pam Reed	Franklin, TN	2020-08-18
Thomas Osborn	Franklin, TN	2020-08-18
Anne Buckley	Franklin, TN	2020-08-18
Lesa Pearce	Franklin, TN	2020-08-18
Melanie Gentr	Franklin, TN	2020-08-18
Joy Dunavant	Nashville, TN	2020-08-18
Melanie lemon	Franklin, TN	2020-08-18
Victoria Vermilye	Franklin, TN	2020-08-18
Christina martin	Franklin, TN	2020-08-18
David Mahand	Franklin, TN	2020-08-18
SB Walters	Franklin, TN	2020-08-18
Debbie Priester	Franklin, TN	2020-08-18
Tamara Kirkendall	Franklin, TN	2020-08-18
Lisa Gorman	Franklin, TN	2020-08-18

Name	Location	Date
Janeane Decker	Franklin, TN	2020-08-18
Jennifer Kirkpatrick	Franklin, TN	2020-08-18
William Webb	Knoxville, TN	2020-08-18
Lillian Watkins	Vero Beach, FL	2020-08-18
Heather Phillips	Franklin, TN	2020-08-18
Lydia Spears	Hohenwald, TN	2020-08-18
Bob Vermilye	Franklin, TN	2020-08-18
Rochelle Berg Berg	Franklin, TN	2020-08-18
beverly Wilson	Franklin, TN	2020-08-18
Kimberly Jones-Osborn	Franklin, TN	2020-08-18
Jeannie Williams	Brentwood, TN	2020-08-18
Michael Cathey	Spring Hill, TN	2020-08-18
Molly Robinson	Franklin, TN	2020-08-18
Katie Stuart	Franklin, TN	2020-08-18
Francine Pivacco-Nunez	Franklin, TN	2020-08-18
Patience McCauley	Franklin, TN	2020-08-18
Patrice McGuinness	Brentwood, TN	2020-08-18
Shannon Kozimor	College Grove, TN	2020-08-18
Morgan Bradbury	Franklin, TN	2020-08-18
Kerri Metoyer	Franklin, TN	2020-08-18
Susan Brown	Franklin, TN	2020-08-18
Annie Brackman	Franklin, TN	2020-08-18

Name	Location	Date
Amy Biagini	Nashville, US	2020-08-18
Ninette Menna	Nashville, TN	2020-08-18
Megan Gentry	Franklin, TN	2020-08-18
Michelle Zimmer	Franklin, TN	2020-08-18
James Deck	Franklin, TN	2020-08-18
Kyzlic Lyman	Franklin, TN	2020-08-18
Johanna Byrd Davis	Nashville, TN	2020-08-18
Heather Argo	Franklin, TN	2020-08-18
Laura Sparer	Franklin, TN	2020-08-18
Jarrold McCauley	Franklin, TN	2020-08-18
Brent Moseng	Franklin, TN	2020-08-18
Landon Riffe	Richlands, US	2020-08-18
Janet Curtis	Franklin, TN	2020-08-18
Eliza Price	Winooski, US	2020-08-18
Brad Johnson	Franklin, TN	2020-08-18
Margaret Smith	Franklin, TN	2020-08-18
JaMallia Burks	Clovis, US	2020-08-18
Alex Vorhaus	Brentwood, TN	2020-08-18
Jill Dufresne	Franklin, TN	2020-08-18
Taylor Stengel	Chicago, US	2020-08-18
Lauren Bower	Franklin, TN	2020-08-18
Anita Weimar	Franklin, TN	2020-08-18

Name	Location	Date
Theress Stephenson	FRANKLIN, TN	2020-08-18
Betsy Hester	Franklin, TN	2020-08-18
Barbara Hendrix	Franklin, TN	2020-08-18
Chris Downs	College Grove, TN	2020-08-18
Trudy Kerlin	Franklin, TN	2020-08-18
Landon Poorman	Franklin, TN	2020-08-18
Alicia Gordon	Franklin, TN	2020-08-18
Iaura fry	Franklin, TN	2020-08-18
Misty Watkins	Cassville, US	2020-08-18
ethan douthit	mabelvale, US	2020-08-18
Selena Garrett	Belle Plaine, US	2020-08-18
Candy Henderson	Kokomo, US	2020-08-18
Patricia Wells	Franklin, TN	2020-08-18
Morgan Middleton	Fayetteville, US	2020-08-18
Jazmin Valentin	Bronx, US	2020-08-18
Jacquelyn Carr	US	2020-08-18
Don King	Franklin, TN	2020-08-18
David Henderson	Franklin, TN	2020-08-18
Zoe Smith	Chicago, IL	2020-08-18
JoAnn Brundage	Brentwood, TN	2020-08-18
Monzerrath Mendoza	Winfield, US	2020-08-18
emily moore	US	2020-08-18

Name	Location	Date
Jazmin Reveles	Fort Lauderdale, US	2020-08-18
Heidi Rockhold	Georgetown, KY	2020-08-18
Rafael Bougrat	Franklin, TN	2020-08-18
Brittany Day	Franklin, TN	2020-08-18
jones jones	Brentwood, US	2020-08-18
Caroline Burkhart	Lewisburg, TN	2020-08-18
Vicki Dvoracek	Franklin, TN	2020-08-18
Luther Tanley	Franklin, TN	2020-08-18
Andy Tiedt	Franklin, TN	2020-08-18
Deborah Safar	Franklin, TN	2020-08-18
Julie Upshur	Antioch, TN	2020-08-18
Angie Truelove	Franklin, TN	2020-08-18
Gary Gunn	Franklin, TN	2020-08-18
Katarina Midgley	Nashville, TN	2020-08-18
stephanie steele	Fort Collins, CO	2020-08-18
Brooke Borders	Smyrna, TN	2020-08-18
Kim Cotton	Franklin, TN	2020-08-18
William Canada	Franklin, TN	2020-08-18
Jean Cathey	Franklin, TN	2020-08-18
Kelly Sailors	Franklin, TN	2020-08-18
Elizabeth Dickerson	Chicago, IL	2020-08-18
Janice Hardison	Spring Hill, TN	2020-08-18

Name	Location	Date
David Brundage	Franklin, TN	2020-08-18
Judy Flatt	Brentwood, TN	2020-08-18
Raquel Babb	Franklin, TN	2020-08-18
Makenna St. Clair	Franklin, TN	2020-08-18
Dewayne Brown	Franklin, TN	2020-08-18
Stephanie White	Franklin, TN	2020-08-18
Katie Grant	US	2020-08-18
Natalie Burkhart	Lewisburg, TN	2020-08-18
René Vance	Franklin, TN	2020-08-18
Michelle Sutton	Franklin, TN	2020-08-19
Mandy Adams	Franklin, TN	2020-08-19
Callie DeLong	Arrington, TN	2020-08-19
cliff houston	Franklin, TN	2020-08-19
Kristen Fluss	Franklin, TN	2020-08-19
Carole Long	Ellijay, GA	2020-08-19
Jennifer Brownlee	Franklin, TN	2020-08-19
Winifred Kraft	Franklin, TN	2020-08-19
Ann Gilliam	Franklin, TN	2020-08-19
Cannon Mayes	Nolensville, TN	2020-08-19
Leslie Edwards	Brentwood, TN	2020-08-19
Catie McLaughlin	Franklin, TN	2020-08-19
Susanne Riess	Nashville, TN	2020-08-19

Name	Location	Date
Elizabeth Heaston	Nashville, TN	2020-08-19
Kim Hagan	Brentwood, TN	2020-08-19
Cathy Garrett	Franklin, TN	2020-08-19
Sandy Miller	Franklin, TN	2020-08-19
Sybil Lheureux	Franklin, TN	2020-08-19
Randy Gott	Brentwood, TN	2020-08-19
April Eshelman	Franklin, TN	2020-08-19
Marie Moseng	Franklin, TN	2020-08-19
Amanda Little	Brentwood, TN	2020-08-19
Anisha Singh	Knoxville, TN	2020-08-19
Julie Anderson	Chapel Hill, TN	2020-08-19
Josh Dubin	Franklin, TN	2020-08-19
Joel Fine	Brentwood, TN	2020-08-19
Elizabeth Vanzo	Franklin, TN	2020-08-19
Heather Klausner	Franklin, TN	2020-08-19
Aurora Pierson	Franklin, TN	2020-08-19
Nancy Cross	Franklin, TN	2020-08-19
Tom White	Franklin, TN	2020-08-19
Colby Baker	Franklin, TN	2020-08-19
Melissa Melton Jones	Franklin, TN	2020-08-19
Roma Goebel	Brentwood, TN	2020-08-19
John Wylie	Franklin, TN	2020-08-19

Name	Location	Date
Kat Pope	Franklin, TN	2020-08-19
Jeanene Vaughn	Franklin, TN	2020-08-19
Carole Horlacher	Franklin, TN	2020-08-19
Brenda Johnson	Franklin, TN	2020-08-19
Barb Taylor	Franklin, TN	2020-08-19
Jane Melrose	Franklin, TN	2020-08-19
Ryan Sutton	Franklin, TN	2020-08-19
Jim Melrose	Franklin, TN	2020-08-19
Abby Osburn	Franklin, TN	2020-08-19
Joyce Brinsfield	Lexington, KY	2020-08-19
Mirella Neely	Franklin, TN	2020-08-19
Debbie Murry	Franklin, TN	2020-08-19
Lori Brown	Franklin, TN	2020-08-19
Judy Griggs	Franklin, TN	2020-08-19
Cathy Longeway	Nashville, TN	2020-08-19
Mary Hallum	Brentwood, TN	2020-08-19
S. Taylor	Franklin, TN	2020-08-19
Gloria Reardon	Franklin, TN	2020-08-19
Jessica Siegal	Franklin, TN	2020-08-19
Amy Newell	Brentwood, TN	2020-08-19
Melissa Pewitt	Brentwood, TN	2020-08-19
Jeff Osburn	Franklin, TN	2020-08-19

Name	Location	Date
Danette Buchanan	Franklin, TN	2020-08-19
Ron Imbrecht	Franklin, TN	2020-08-19
Zac Hawkins	Franklin, TN	2020-08-19
Paula Sullivan	Franklin, TN	2020-08-19
Laura Faber	Franklin, TN	2020-08-19
Matt Huesmann	Thompsons Station, TN	2020-08-19
Savannah Headrick	Granbury, US	2020-08-19
William Frame	Queen Creek, US	2020-08-19
Roger Fonorow	Brentwood, TN	2020-08-19
Vickie Geny	Fairview, TN	2020-08-19
John Kramer	Marshfield, US	2020-08-19
Ken Carnes	Cibolo, US	2020-08-19
bri baker	Yakima, US	2020-08-19
Saraphym Wright	Brookline, US	2020-08-19
Madeleine Morstadt	Cincinnati, US	2020-08-19
Joanna Shillingford	Homestead, US	2020-08-19
Esther Brown	Twin Falls, US	2020-08-19
Aaliyah Houston	Romeoville, US	2020-08-19
Alexa Clements	Gloucester, US	2020-08-19
Helen Bellos	Franklin, TN	2020-08-19
Lori Holcomb	Edmond, US	2020-08-19
Kelly Andrews-Wahl	Franklin, TN	2020-08-19

Name	Location	Date
Jennifer Alexander	Franklin, TN	2020-08-19
Jenny Reimold	Franklin, TN	2020-08-19
Kelly Barrett	Brentwood, TN	2020-08-19
Alexa Vernon	College Grove, TN	2020-08-19
Saya Gae	Atlanta, US	2020-08-19
Emily Love	Brentwood, TN	2020-08-19
Maria Palma	Orlando, US	2020-08-19
Jenifer Quigley	Philadelphia, US	2020-08-19
kendra coleman	Matteson, US	2020-08-19
Colleen Tillotson	Sanford, US	2020-08-19
Rosemarie Coffey	North Wales, US	2020-08-19
Emma Smith	Franklin, TN	2020-08-19
Valerie Blackburn	Franklin, TN	2020-08-19
Kristy Phillips	Franklin, TN	2020-08-19
Meliah Carrel	Cynthiana, KY	2020-08-19
James Atkins	Franklin, TN	2020-08-19
Keith Cronin	Brentwood, TN	2020-08-19
Grant Halloran	Franklin, TN	2020-08-19
Elena Graves	Nashville, TN	2020-08-19
Larry Esposito	Franklin, TN	2020-08-19
Lisa Stone	Franklin, TN	2020-08-19
Jennifer Ross	Franklin, TN	2020-08-19

Name	Location	Date
Monica Bostelman	Franklin, TN	2020-08-19
Marcia Hestle	Franklin, TN	2020-08-19
Marita Halloran	Franklin, TN	2020-08-19
Elliott Franklin	Franklin, TN	2020-08-19
Lindy Holt	Franklin, TN	2020-08-19
Starr Beaudoin	Franklin, TN	2020-08-19
Daphne Caveness	Franklin, TN	2020-08-19
Paula Singer	Lexington, KY	2020-08-19
Mary Thompson	Brentwood, TN	2020-08-19
Mandy Alexander	Georgetown, KY	2020-08-19
Belinda Leslie	Franklin, TN	2020-08-19
Terrie Lane	Franklin, TN	2020-08-19
Susan Strayer	Franklin, TN	2020-08-19
Amber Gates	Franklin, TN	2020-08-19
Monterey Fleet	Saint Augustine, FL	2020-08-19
Ella Obrien	Winchester, KY	2020-08-19
Lydia Miller	Franklin, TN	2020-08-19
Shawn Shepherd	Franklin, TN	2020-08-19
Carolyn Vermilye	Franklin, TN	2020-08-19
Lindsey Rogers	Brentwood, TN	2020-08-19
Rhonda Oldham	Franklin, TN	2020-08-19
Harrison Rogers	Franklin, TN	2020-08-19

Name	Location	Date
Michelle Davelaar	Franklin, TN	2020-08-19
Crystal Koss	Nashville, TN	2020-08-19
Susan Banner	Franklin, TN	2020-08-19
Richard Sanders	Franklin, TN	2020-08-19
Barbara Smith	Franklin, TN	2020-08-19
Beth Tucker	Franklin, TN	2020-08-19
Katie Mosley	Franklin, TN	2020-08-19
John Walsh	Franklin, TN	2020-08-19
Tom Nigro	Franklin, TN	2020-08-19
Jerry Berg	Franklin, TN	2020-08-19
Jennie Harshman	franklin, TN	2020-08-19
Amanda Birriel	Morehead, KY	2020-08-19
Shelly Calhoun	Franklin, TN	2020-08-19
Marlena jenkins	Brentwood, TN	2020-08-19
Patricia Keef	Franklin, TN	2020-08-19
Alexander Oldham	Franklin, TN	2020-08-19
Jill David	Franklin, TN	2020-08-19
Shelly Calhoun	Franklin, TN	2020-08-19
Emma Smith	Nashville, TN	2020-08-19
Leslie Lewis	Franklin, TN	2020-08-19
Larry Banner	Franklin, TN	2020-08-19
Beverly McManus	Franklin, TN	2020-08-19

Name	Location	Date
Taylor Topping	Franklin, TN	2020-08-19
Paul Baioni	Memphis, US	2020-08-19
Morgan Clarke	Columbus, OH	2020-08-19
Sofia Capozucca	Columbus, US	2020-08-19
Keira Dunn	San Diego, US	2020-08-19
Frostburn's Reptiles	Bardwell, US	2020-08-19
Sarah Smith	Franklin, TN	2020-08-19
Leah Sadlowski	Sewell, US	2020-08-19
Rita Wright	Tulahoma, US	2020-08-19
Melissa Heithaus	Mckinney, US	2020-08-19
Jordyn Archuleta	Albuquerque, US	2020-08-19
Leovigildo Lorenzo	San Leandro, US	2020-08-19
IRENE SEDLACKO	Wakefield, US	2020-08-19
Tyler Feller	Rockville, US	2020-08-19
Timothy Wallace	Brentwood, TN	2020-08-19
anisa johnson	murrieta, US	2020-08-19
Kayla Hull	Owosso, US	2020-08-19
Kiyori Hammerle	Los Angeles, US	2020-08-19
Melissa Perry	Brentwood, TN	2020-08-19
Bailey Decker	Columbus, OH	2020-08-19
Tatiana Cameron	Franklin, TN	2020-08-19
Taylor Stillwachs	East Hampton, NY	2020-08-19

Name	Location	Date
Candee Duggan	Brentwood, TN	2020-08-19
Rhonda Parry	Brentwood, TN	2020-08-19
Robin Lashinsky	Franklin, TN	2020-08-19
Jill Franks	Franklin, TN	2020-08-19
Julie Smith	Franklin, TN	2020-08-19
Martha Smith	Franklin, TN	2020-08-19
Kiana Chitsazan	Stockton, US	2020-08-19
Nathan Lomeli	Long Beach, US	2020-08-19
Abria Ralph	Orlando, US	2020-08-19
Toni Hamilton	Clawson, US	2020-08-19
Isabella Costanza	Brentwood, US	2020-08-19
Grace Stockman	Goodlettsville, TN	2020-08-19
Michelle Dzul	Los Angeles, US	2020-08-19
Kaylan Martin	Norcross, US	2020-08-19
William Howard	Gainesville, US	2020-08-19
patti coleman	Brentwood, TN	2020-08-19
Melony Dunlap	Indianapolis, US	2020-08-19
Karin Bargsten	Franklin, TN	2020-08-19
Andrew Murtha	Guilford, US	2020-08-19
josh pacheco	Chico, US	2020-08-19
Bonnie Spangenberg	Freehold, US	2020-08-19
marshall Paulasosa	Eagle Pass, US	2020-08-19

Name	Location	Date
Jean Chagnon	Montréal, US	2020-08-19
Theresa Giffin	Reading, US	2020-08-19
Miranda Bone	Franklin, TN	2020-08-19
faith bolt	Franklin, TN	2020-08-19
Marky Garabedian	Glen Allen, US	2020-08-19
Charles Ingram	Nashville, TN	2020-08-19
Carina Salazar	South Jordan, US	2020-08-19
Andrea Creek	Franklin, TN	2020-08-19
Allie Forlini	West Nyack, US	2020-08-19
Daniel Harris	Muskegon, US	2020-08-19
Meridith Vantrease	Franklin, TN	2020-08-19
Lucy Massey	Nashville, TN	2020-08-19
Brittany Martin	Franklin, TN	2020-08-19
Bettina Carpenter	Franklin, TN	2020-08-19
Jordan Hallum	Franklin, TN	2020-08-19
meredith bare	franklin, TN	2020-08-19
Angelika Krawczyk	Franklin, TN	2020-08-19
Patrice Chesbro	Franklin, TN	2020-08-19
Kate Goeringer	Franklin, TN	2020-08-19
Mackenzie McLean	Franklin, TN	2020-08-19
Mary Campbell	Franklin, TN	2020-08-19
Jeff Bradford	Franklin, TN	2020-08-19

Name	Location	Date
Emilio Cueto	Franklin, TN	2020-08-19
Jeanette Higbe	Franklin, TN	2020-08-19
Margaret Christian	Nashville, TN	2020-08-19
Pamela Johnston	Franklin, TN	2020-08-19
Jordan Schalk	Franklin, TN	2020-08-19
Barry Jarnagin	Franklin, TN	2020-08-19
Jill Wimsatt	Franklin, TN	2020-08-19
Merissa Costanza	Brentwood, TN	2020-08-19
Yavette Peace	Franklin, TN	2020-08-19
Hilary Timmons	Franklin, TN	2020-08-19
brenna simmonds wood	Brentwood, TN	2020-08-19
Emma Willsky	Aspen, CO	2020-08-19
Adam Anderson	Franklin, TN	2020-08-19
Tara Schuster	Thompsons Station, TN	2020-08-19
Michael Evans	Franklin, TN	2020-08-19
Robert Johnson	Franklin, TN	2020-08-19
Carolyn Johnson	Gainesville, FL	2020-08-19
Linda Canada	Franklin, TN	2020-08-19
Dena DiVito	Franklin, TN	2020-08-19
Jane Herron	Franklin, TN	2020-08-19
Samuel Johnson	Franklin, TN	2020-08-19
Jenny Lunsford	Franklin, TN	2020-08-19

Name	Location	Date
Greta Flynn	Franklin, TN	2020-08-19
Heather Adams	Franklin, TN	2020-08-19
Mike Pierson	Franklin, TN	2020-08-19
Bobby Johnson	Franklin, TN	2020-08-19
Sloan Bishop	Franklin, TN	2020-08-19
Katherine Fish	Murfreesboro, TN	2020-08-19
Ellen Gregory	Columbus, MS	2020-08-19
Ron Hinds	Nashville, TN	2020-08-19
Robert Heriges	Nashville, TN	2020-08-19
Laura Benneyworth	Franklin, TN	2020-08-19
Sandra Chapman	Kansas City, MO	2020-08-19
Lauren Daugherty	Franklin, TN	2020-08-19
Scott Butler	Franklin, TN	2020-08-19
Jessica Adair	Franklin, TN	2020-08-19
Lea Adams	Nashville, TN	2020-08-19
Debby Reeder	Franklin, TN	2020-08-19
Theresa Picone	Franklin, TN	2020-08-19
Felicia Palmer	Franklin, TN	2020-08-19
Patty Jarnagin	Franklin, TN	2020-08-19
Melinda Nowers	Franklin, TN	2020-08-19
Debbie Robert	Franklin, TN	2020-08-19
Katie Decker	Franklin, TN	2020-08-19

Name	Location	Date
BETTY RYE	Elizabethtown, KY	2020-08-19
Tiffany Williams	Brentwood, TN	2020-08-19
Chris Decker	Franklin, TN	2020-08-19
Adrienne Ohrt	Franklin, TN	2020-08-19
Deborah Boan	Franklin, TN	2020-08-19
Sarah Armstrong	Franconia, NH	2020-08-19
Elizabeth Nigh	Franklin, TN	2020-08-19
CHERIE REYBURN	Williamson County, TN	2020-08-19
Patricia Johs	Franklin, TN	2020-08-19
Steve Olesky	Franklin, TN	2020-08-19
Jack Lance	Franklin, TN	2020-08-19
Ashleigh Lawrence	Franklin, TN	2020-08-19
brad rowland	Franklin, TN	2020-08-19
Kathryn Ponchak	Franklin, TN	2020-08-19
Charles Bradley	Franklin, TN	2020-08-19
Bryan Sturtevant	Franklin, TN	2020-08-19
Susie Kartchner	Franklin, TN	2020-08-19
Barbie Gonzales	Franklin, TN	2020-08-19
Neil Henry	US	2020-08-19
Debi Fusacchia	Franklin, TN	2020-08-19
Sarah Blair	Nolensville, TN	2020-08-19
Melissa Cathey	Brentwood, TN	2020-08-19

Name	Location	Date
Melissa Stevens	Franklin, TN	2020-08-19
Armanda Costanza	Franklin, TN	2020-08-19
Julie Putnam	Franklin, TN	2020-08-19
doria wosk	miami, FL	2020-08-19
Janet Masters	Brentwood, TN	2020-08-19
Helen Gleason	La Vergne, TN	2020-08-19
Sherry Lamb	Franklin, TN	2020-08-19
Andrew Bolze	Boston, MA	2020-08-19
David Williams	Franklin, TN	2020-08-20
Ginny Glass	Franklin, TN	2020-08-20
Adam Mittelberg	Franklin, TN	2020-08-20
Natalie Alexander	Irvine, CA	2020-08-20
Janice Holland	Midway, KY	2020-08-20
Bailey Kellogg	Franklin, TN	2020-08-20
Linda Larson	La Habra, CA	2020-08-20
Rachelle Dunavant	Franklin, TN	2020-08-20
Linda Allen	Spring Hill, TN	2020-08-20
Ellie Chason	Franklin, TN	2020-08-20
Raquel Bowers	Lexington, KY	2020-08-20
Kim Brooks	Franklin, TN	2020-08-20
Adrienne Frey	Franklin, TN	2020-08-20
Monique Koupal	Franklin, US	2020-08-20

Name	Location	Date
Kevin Bond	Franklin, TN	2020-08-20
Frances Carpenter	Franklin, TN	2020-08-20
Michelle Jaeger	Nashville, TN	2020-08-20
Lauren Jensen	Brentwood, TN	2020-08-20
coylene cates	Franklin, TN	2020-08-20
Sue Gross	Murfreesboro, TN	2020-08-20
Margie Taylor	Franklin, TN	2020-08-20
Brian D Clayton	Elk City, OK	2020-08-20
Myrna Teague	Brentwood, TN	2020-08-20
Trelucia Okechukwu	California	2020-08-20
Michaela Messina	Franklin, TN	2020-08-20
Luke Elmore	Franklin, TN	2020-08-20
Jennifer Bangham	Georgetown, TN	2020-08-20
Lori Johnsen	Franklin, TN	2020-08-20
Patricia Walker	Franklin, TN	2020-08-20
Mark Neach	Franklin, TN	2020-08-20
Jared King	Franklin, TN	2020-08-20
Julia Nolan	Franklin, TN	2020-08-20
Reagan King	Franklin, TN	2020-08-20
Sally Johnson	Franklin, TN	2020-08-20
Bud Matto	Franklin, TN	2020-08-20
Richard Reece	Waynesboro, GA	2020-08-20

Name	Location	Date
Cheryl Crockett	Franklin, TN	2020-08-20
Debbie Butner	Franklin, TN	2020-08-20
Denise Madden	Franklin, TN	2020-08-20
Margaret Smith	Brentwood, TN	2020-08-20
Jennifer Gibbs	Columbia, TN	2020-08-20
Ann Marie Brown	Franklin, TN	2020-08-20
David Stone	Franklin, TN	2020-08-20
Deborah Dobbins	Franklin, TN	2020-08-20
Laura Roberts	Franklin, TN	2020-08-20
Jen Smith	Franklin, TN	2020-08-20
Phoebes Deng	West Lafayette, IN	2020-08-20
Cassie Nivens	Brentwood, TN	2020-08-20
Joan Stroginis	Franklin, TN	2020-08-20
Bright Weatherly	Brentwood, TN	2020-08-20
Deborah Pomeroy	Franklin, TN	2020-08-20
Emily Mills	Franklin, TN	2020-08-20
Nicole Romeo	Franklin, TN	2020-08-20
susanne callahan	Franklin, TN	2020-08-20
Christy Collins	Franklin, TN	2020-08-20
Deborah Whitley	Franklin, TN	2020-08-20
Jim Cornwell	Franklin, TN	2020-08-20
Clif Butner	Franklin, TN	2020-08-20

Name	Location	Date
Michelle Gonzales	Brentwood, TN	2020-08-20
Corinne Ruty	Franklin, TN	2020-08-20
Abbey Butner	Franklin, TN	2020-08-20
Sareya Kidd	Franklin, TN	2020-08-20
Charles Layne	Brentwood, TN	2020-08-20
Christel Uhde	Nolensville, TN	2020-08-20
Frances Dick	Baton Rouge, U.S. Outlying Islands	2020-08-20
Brian Weiss	Brentwood, TN	2020-08-20
Carrie Reed	Bon Aqua, TN	2020-08-20
Luanne McConnell	Franklin, TN	2020-08-20
Kim Spiegel	Franklin, TN	2020-08-20
Nichole Johnson	Franklin, TN	2020-08-20
Melissa Sumrall	Buford, GA	2020-08-20
Robert Stude	Franklin, TN	2020-08-20
Travis Polk	Brentwood, TN	2020-08-20
Jacob Stern	Brentwood, TN	2020-08-20
Karen Logan	Franklin, TN	2020-08-20
Jennifer Worden	Nashville, TN	2020-08-20
Traci Singleton	Franklin, TN	2020-08-20
Michelle Phillips	Nashville, TN	2020-08-20
Matt Russo	Franklin, TN	2020-08-20
Christina Fortugno	US	2020-08-20

Name	Location	Date
Brannon Hendricks	Franklin, TN	2020-08-20
Kelly Ortega	Franklin, TN	2020-08-20
Lori Jenkins	Brentwood, TN	2020-08-20
Borbala Toth	Tennessee	2020-08-20
Karen Pope	Franklin, TN	2020-08-20
Ronald Topinka	Franklin, TN	2020-08-20
Joseph Hallett	Pinehurst, NC	2020-08-20
Janni Snider	Franklin, TN	2020-08-20
Sarah Reeder	Franklin, TN	2020-08-20
BILL HOLLAND	Brentwood, TN	2020-08-20
Graham Buttrey	Nashville, TN	2020-08-20
Shelli Isiminger	Franklin, TN	2020-08-20
Gale Campbell	Franklin, TN	2020-08-20
AMY KING	Franklin, TN	2020-08-20
Shelby Hood	Franklin, TN	2020-08-20
Ned Hawn	Franklin, TN	2020-08-20
Sara Lee	US	2020-08-20
Patrick B	Oxford, MS	2020-08-20
Elizabeth Havert	Murfreesboro, TN	2020-08-20
Betty Jean Marlin	Old Hickory, TN	2020-08-20
Maria Thomas	Franklin, TN	2020-08-20
Barbara Owens	Brentwood, TN	2020-08-20

Name	Location	Date
Lynette Bailey	Franklin, TN	2020-08-20
Susan Miller	Nashville, TN	2020-08-20
anna kate wilson	Hendersonville, TN	2020-08-20
Harris Smith	Irvine, KY	2020-08-20
Amanda Moore	Franklin, TN	2020-08-20
Gloria Mercado	Franklin, TN	2020-08-20
Carl Campbell	Franklin, TN	2020-08-20
Diane Smith	Franklin, TN	2020-08-20
Deborah Miller	Franklin, US	2020-08-20
Carolyn Richardson	Brentwood, TN	2020-08-20
Chitra Nair Nair	North Potomac, MD	2020-08-21
Heaven Macpherson	Cliffside Park, NJ	2020-08-21
Stacy Lambert	Nashville, TN	2020-08-21
Convonnia RUSSELL RUSSELL	Nashville, TN	2020-08-21
Holly Childress	Buford, GA	2020-08-21
Michelle Steffen	Shelbyville, TN	2020-08-21
Tonya Whitaker	Franklin, TN	2020-08-21
Becky Carter	Franklin, TN	2020-08-21
William Swafford Swafford	Franklin, TN	2020-08-21
Alex Short	Franklin, TN	2020-08-21
Melissa Redlin	Franklin, TN	2020-08-21
Maria Duffy	Franklin, TN	2020-08-21

Name	Location	Date
Melissa Howell	Franklin, TN	2020-08-21
Athena Kurzrock	Nashville, TN	2020-08-21
Lori Sullivan	Franklin, TN	2020-08-21
Elizabeth Johnson	Nashville, US	2020-08-21
Josh Conley	Brentwood, TN	2020-08-21
Sara Walker	Franklin, TN	2020-08-21
Julie Grad	Franklin, TN	2020-08-21
kate morales	franklin, TN	2020-08-21
Stephen Clinton	Franklin, TN	2020-08-21
Carol Coker	Nashville, TN	2020-08-21
Denise Johnson	Franklin, TN	2020-08-21
John Gibbs	Columbia, TN	2020-08-21
Tammy Simpkins	Knoxville, TN	2020-08-21
Connie Blevins	Franklin, TN	2020-08-21
Mark King	Franklin, TN	2020-08-21
Kimberly Nevils	Franklin, TN	2020-08-21
Bonnie Ferguson	Franklin, TN	2020-08-21
Stacy Lomantini	Brentwood, TN	2020-08-21
Nancy Moulton	Maitland, FL	2020-08-21
Abby Thompson	Franklin, TN	2020-08-21
Deb Mannix	Avon, IN	2020-08-21
Robin Buchanan	Brentwood, TN	2020-08-21

Name	Location	Date
Harley Williams	Cookeville, TN	2020-08-21
Leslie Ankerhove	Nashville, TN	2020-08-21
Tom Lamb	Thompsons Station, TN	2020-08-21
Michael White	Franklin, TN	2020-08-21
Susan Swanson-Moore	Franklin, TN	2020-08-21
Linda Schujahn	Franklin, TN	2020-08-21
Ruth Haskins	Franklin, TN	2020-08-21
Judith Watson	Franklin, TN	2020-08-21
Lisa Campbell	Franklin, TN	2020-08-21
Cindy Waldrup	Murfreesboro, TN	2020-08-21
Joni Mattingly	Franklin, TN	2020-08-21
PATTY WILLIAMS	FAIR LAWN, NJ	2020-08-21
John O'Connell	West Milford, US	2020-08-21
Abigail Griffith	Franklin, TN	2020-08-21
Tamara Sweeney	Manvel, ND	2020-08-21
Allison Cannon	Franklin, TN	2020-08-21
Dan Mattingly	Greensburg, IN	2020-08-21
Nell Simpson	Conneaut Lake, PA	2020-08-21
Chris McCollum	Franklin, TN	2020-08-21
PATRICIA STEINFORTH	Franklin, TN	2020-08-21
BA Richardson	US	2020-08-21
Tommy Catlett	Franklin, TN	2020-08-21

Name	Location	Date
alison kropf	Frankfort, KY	2020-08-21
jim fordice	Brentwood, TN	2020-08-21
Milinda Kurts	Franklin, TN	2020-08-21
Geoffrey Smith	Franklin, TN	2020-08-21
John Mattingly	Chattanooga, TN	2020-08-21
Andy Norris	Franklin, TN	2020-08-21
Susan Phelps	Franklin, TN	2020-08-21
becky kemper	Crestwood, KY	2020-08-21
Richard Hitt	Franklin, TN	2020-08-21
Mary Prince	Franklin, TN	2020-08-21
Mary Mattingly	Louisville, KY	2020-08-21
rourk mulderig	Franklin, TN	2020-08-21
Whitney Banks	Brentwood, TN	2020-08-21
Emily Nevils	Nashville, TN	2020-08-21
Lyn Knopf	Franklin, TN	2020-08-21
Bruce Lake	Franklin, TN	2020-08-21
Sara Holt	Franklin, TN	2020-08-21
Maria Zarcone	Franklin, TN	2020-08-21
Jennifer Besco	Franklin, TN	2020-08-21
Kristina Campbell	Franklin, TN	2020-08-21
Robin Williams	Atlanta, GA	2020-08-21
Nicole Ochs	Franklin, TN	2020-08-21

Name	Location	Date
David Fleming	Arlington, VA	2020-08-21
Teresa Barry	Brentwood, TN	2020-08-21
Brenda Peterson	Franklin, TN	2020-08-21
Carl taylor	Brentwood, TN	2020-08-21
Heidi Kaye	Franklin, TN	2020-08-21
Emily Marks Woods	Franklin, TN	2020-08-21
Rebecca Haskins	Franklin, TN	2020-08-21
Kim Acree	Franklin, TN	2020-08-21
Barry Kimbro	Nashville, TN	2020-08-21
Debbie Coppinger	Franklin, TN	2020-08-21
Athena West	Franklin, TN	2020-08-21
JoAnne Martin	Franklin, TN	2020-08-21
chloe b	Bothell, US	2020-08-22
Bella Sousa	Newman, US	2020-08-22
Mark Harp	Philadelphia, US	2020-08-22
Andrea Encinas	Long Beach, US	2020-08-22
Javier Fuentes	US	2020-08-22
Michael Perez	Hanford, US	2020-08-22
Elisa Cisneros	Davenport, US	2020-08-22
Marley Jean-Louis	Pompano Beach, US	2020-08-22
Mario Medina	Hutchinson, US	2020-08-22
Maddie Foster	Cedar Park, US	2020-08-22

Name	Location	Date
Jamir H	Savannah, US	2020-08-22
Ansley Hutcheson	Monticello, US	2020-08-22
Brayden Self	Yoakum, US	2020-08-22
Lila Denning	San Diego, US	2020-08-22
Carrie Powell	Birmingham, US	2020-08-22
Sophie Triche	cedar park, US	2020-08-22
Matthew Alexander	North Branch, US	2020-08-22
Israel Bacchus	Concord, US	2020-08-22
Bella Gonzales	Laramie, US	2020-08-22
Calila Grijalva	Bloomington, US	2020-08-22
Kalista Cielak	Bolingbrook, US	2020-08-22
Ambar Tejada Diaz	Colorado Springs, US	2020-08-22
jennifer m	Poway, US	2020-08-22
angel zannou	Irvington, US	2020-08-22
Bella Jones	Torrance, US	2020-08-22
Kiera Truex	Middletown, US	2020-08-22
laura columbis white	belmont, US	2020-08-22
Lori Staley	Pottstown, US	2020-08-22
Zobeida García	Bronx, US	2020-08-22
Sofia Martinez	Chicago, US	2020-08-22
james gregory	Bellevue, US	2020-08-22
Delaney Butterly	Elmhurst, US	2020-08-22

Name	Location	Date
Kevin Higgins	Brentwood, TN	2020-08-22
Garland Green	Franklin, TN	2020-08-22
Jeff Bordulis	Spring Hill, TN	2020-08-22
Ann Bodnar	Franklin, TN	2020-08-22
Jody Smith	Brentwood, TN	2020-08-22
Leilani Herbert	Thompson's Station, TN	2020-08-22
Jana Roberts	Franklin, TN	2020-08-22
Sheila Morreale	Franklin, TN	2020-08-22
Shawn Steele	Franklin, TN	2020-08-22
Carol Miller	Franklin, TN	2020-08-22
Susie Woodard	Lebanon, TN	2020-08-22
Jeanne Brock	Atlanta, US	2020-08-22
Tiffany Sexton	Franklin, TN	2020-08-22
Marylou Martin	Franklin, TN	2020-08-22
Marianne England	Murfreesboro, TN	2020-08-22
Kimberly Kilgore	Franklin, TN	2020-08-22
Diane Hash	Santa Fe, TN	2020-08-22
Victoria Finney	Cookeville, TN	2020-08-22
Denny Hemphill	Murfreesboro, TN	2020-08-22
Sarah McAfee	Marietta, US	2020-08-22
Deana Raby	Brentwood, TN	2020-08-22
Laura lippuner	Columbia, TN	2020-08-22

Name	Location	Date
Tiffany Cole	Nolensville, TN	2020-08-22
Courtney Sachtleben	Brentwood, TN	2020-08-22
Savannah Luoma	Nashville, TN	2020-08-22
Gavriel Rose	Pleasant View, TN	2020-08-22
Mary McQueen	Marion, NC	2020-08-22
Theresa Laflamme	Springfield, TN	2020-08-22
Robert McClurkan	Franklin, TN	2020-08-22
Dana Gosford	Franklin, TN	2020-08-22
Heather Pudil	Bid Rock, TN	2020-08-22
Brenda Phillips	Franklin, TN	2020-08-22
Susan Massey	Brentwood, TN	2020-08-22
Katharina NowotnyBoles	Shelbyville, TN	2020-08-22
Cindy Love	Brentwood, TN	2020-08-22
Lamonique Allen	Harker Heights, US	2020-08-22
Stephanie R.	Los Angeles, US	2020-08-22
Paloma Rodriguez	Santa Ana, US	2020-08-22
Kaylee Johnson	Greenville, US	2020-08-22
Jack Curry	Fayetteville, US	2020-08-22
Johnny Lawrence	Memphis, TN	2020-08-22
Meghan Elsik	College Station, TX	2020-08-22
Diane LeJeune	Fairview, TN	2020-08-22
Suzannah Gersten	Franklin, TN	2020-08-22

Name	Location	Date
Jacinta Roberts	Knoxville, TN	2020-08-22
Paul Goco	Murfreesboro, TN	2020-08-22
Hilary Hoffman	Rockvale, TN	2020-08-22
Lisha LaBrec	Franklin, TN	2020-08-22
Debra Oriez	Franklin, TN	2020-08-22
Cara Scott	Fayetteville, US	2020-08-22
Pamela Fisher	Franklin, TN	2020-08-22
Mary Brownlie	Amherstburg's, Canada	2020-08-22
Marcia Richardson	Franklin, TN	2020-08-22
nadine dargo	springfield, TN	2020-08-22
April Marbury	Brentwood, TN	2020-08-22
Sharyn Nathanson	Thompsons Station, TN	2020-08-22
Allyson Kelly	Nolensville, TN	2020-08-22
Adrienne Freeman	Franklin, TN	2020-08-22
Will Dodson	Franklin, TN	2020-08-22
Rhonda St Holmes	Franklin, TN	2020-08-22
Brooke Doswell	Pawleys Island, SC	2020-08-22
Ted Campbell	Franklin, TN	2020-08-22
Valerie Levay	Nashville, TN	2020-08-22
Lucy Parker	Franklin, TN	2020-08-22
Dana Casey	Brentwood, TN	2020-08-22
Sarah Norris	Franklin, TN	2020-08-22

Name	Location	Date
Dana Langfitt	Franklin, TN	2020-08-22
Alicia Landman	Nashville, TN	2020-08-22
Jennifer Reininger	Loveland, OH	2020-08-22
Ame Van Iden	sherman oaks, CA	2020-08-22
Chad Fitzgerald	Franklin, TN	2020-08-22
Mega Purino	Franklin, TN	2020-08-22
cathey mitchell	Murfreesboro, TN	2020-08-22
Kelly Rudland	Holland, MI	2020-08-22
Lexy Johnson	Tucson, AZ	2020-08-22
Louise Renaudin	Franklin, TN	2020-08-22
Natalie Edwards	Nashville, TN	2020-08-22
Lauren Satchell	Antioch, TN	2020-08-22
Brianna Jones	Columbia, TN	2020-08-22
Neely Green	Franklin, TN	2020-08-22
Teri Frye	Cookeville, TN	2020-08-22
Judy Sandstrom	Franklin, TN	2020-08-22
Jerry Miele	Brentwood, TN	2020-08-22
Susan Stark	FRANKLIN, TN	2020-08-22
Brian Bowman	Brentwood, TN	2020-08-22
Jodie Spelman	Franklin, TN	2020-08-22
Kathleen Sterling	Liberty, TN	2020-08-22
Maggie Steen	Franklin, TN	2020-08-22

Name	Location	Date
Sara Seiberling	Brentwood, TN	2020-08-22
Wendell Harris	Franklin, TN	2020-08-22
Floyd Dean	Brentwood, TN	2020-08-22
Frank McCain	Franklin, TN	2020-08-22
James Moore	Franklin, TN	2020-08-22
Leslie Cox	Franklin, US	2020-08-22
Michaela Blacker	Hendersonville, TN	2020-08-22
Harmony Horn	Franklin, TN	2020-08-22
Kelly Cheveallier	Franklin, TN	2020-08-22
Robin Wright	Franklin, TN	2020-08-22
Gail Dady	Alexandria, VA	2020-08-22
Barbara Baydoun	Brentwood, TN	2020-08-22
Bree Rosales	Ocala, FL	2020-08-22
Holidae Hayes	Washington, DC	2020-08-22
Claudio Oscar Krapp	Buenos Aires, Argentina	2020-08-22
Keara Olson	St. Charles, IL	2020-08-22
Martha Megredy	Lexington, KY	2020-08-22
Michael Alexander	Los Angeles, CA	2020-08-23
Marisa Fernandez	Franklin, TN	2020-08-23
Hanna Carey	Fredericksburg, VA	2020-08-23
Rebecca May	Lexington, KY	2020-08-23
claire perrigo	Clyde, NC	2020-08-23

Name	Location	Date
Pam Pedler	Warren, RI	2020-08-23
Courtney Tarvis	Tiverton, RI	2020-08-23
Rebecca Gunter	Nashville, TN	2020-08-23
Nancy Whitman	Murfreesboro, TN	2020-08-23
Brycia James	Columbia, TN	2020-08-23
Mary Dean	Franklin, TN	2020-08-23
Margie Thessin	Franklin, TN	2020-08-23
Beth Bryson	Nashville, TN	2020-08-23
Debb Pyle	Palmyra, VA	2020-08-23
Anna Sierra	Franklin, TN	2020-08-23
Mary McCrackan	Brentwood, TN	2020-08-23
Catherine Gorzkowski	Odenton, MD	2020-08-23
Christy James	Brentwood, TN	2020-08-23
Jen Johnson	Nashville, TN	2020-08-23
Katelyn Harris-Schuman	Madison, TN	2020-08-23
Cristin Jordan	Franklin, TN	2020-08-23
Marissa Brockett	Shelbyville, TN	2020-08-23
Becky Schneider	Brentwood, TN	2020-08-23
Samantha Lum	Franklin, TN	2020-08-23
Karen Choate	Dickson, TN	2020-08-23
Agustin Rosales	Ocala, FL	2020-08-23
Allyson Wamble	Franklin, TN	2020-08-23

Name	Location	Date
Johnna Elmore	Franklin, TN	2020-08-23
Amanda Morgan	Franklin, TN	2020-08-23
Tim Morgan	Franklin, TN	2020-08-23
Becky Hicks	Nashville, TN	2020-08-23
Maddie Burns	Thompsons Station, TN	2020-08-23
Kristin Bishop	Franklin, TN	2020-08-23
Marguerite Courtney	Westbury, NY	2020-08-23
Kerri Egbert	Franklin, TN	2020-08-23
Rita Brady	Antioch, TN	2020-08-23
Jenny Kemp	Franklin, TN	2020-08-23
Patricia Petrous	Mount Juliet, TN	2020-08-23
Kate Rogers	Franklin, TN	2020-08-23
Anne Carter	Franklin, TN	2020-08-23
Sheryl Roos	Nashville, TN	2020-08-23
Karen Boates	Gurley, AL	2020-08-23
Joanne lowery	Fayetteville, TN	2020-08-23
Lisa Bechtol	Lexington, KY	2020-08-23
Jacquelyn Veith	Clarksville, TN	2020-08-23
Mary Biddix	Chattanooga, TN	2020-08-23
Beth Huff	Nashville, TN	2020-08-23
Marie Marquardt	hutto, TX	2020-08-23
Bill Denny	North Augusta, SC	2020-08-23

Name	Location	Date
Renee Farkas	Franklin, TN	2020-08-23
Sandra Zimmerli	Fairfax Station, VA	2020-08-23
Jennifer Housley	Franklin, TN	2020-08-23
Frances Blacker	Ashland City, TN	2020-08-23
Boney George	Franklin, TN	2020-08-23
Kelly Cummins	Franklin, TN	2020-08-23
Peter Wasner	Franklin, TN	2020-08-23
Sandra Collier	Franklin, TN	2020-08-23
Pam Gillihan	Franklin, TN	2020-08-23
Shevawn Stewart	Franklin, TN	2020-08-23
Carla Pawlowski	Gatlinburg, TN	2020-08-23
Cyndy Keenan	Franklin, TN	2020-08-23
Allison Driver	Arrington, FL	2020-08-23
Kristyn Rogers	Franklin, TN	2020-08-23
Katie Duncan	Franklin, TN	2020-08-24
Steve durr	Nashville, TN	2020-08-24
Eydie Hassell	Franklin, TN	2020-08-24
Wendy Gillette	Franklin, TN	2020-08-24
ronnie beard	Franklin, TN	2020-08-24
Susan Banner	Franklin, TN	2020-08-24
Alex Van Weelden	Franklin, TN	2020-08-24
Dennis Nickle	Franklin, TN	2020-08-24

Name	Location	Date
Kim Sharp	Brentwood, TN	2020-08-24
Princilla Crane	Franklin, TN	2020-08-24
Robin Lockwood	Franklin, TN	2020-08-24
Libby Sieveking	Franklin, TN	2020-08-24
Nancy Dillon	franklin, TN	2020-08-24
Tom Cullen	Spring Hill, TN	2020-08-24
Katy Dodson	Franklin, TN	2020-08-24
Carol Warren	Nashville, TN	2020-08-24
Helen Alexander	Franklin, TN	2020-08-24
Eric Lewis	Nashville, TN	2020-08-24
christine toscano	Franklin, TN	2020-08-24
H Chris	Japan	2020-08-24
Joslyn Hebda	Nashville, TN	2020-08-24
Carrie Rohde	Nashville, TN	2020-08-24
Olivia Barnes	Smyrna, TN	2020-08-24
Abby Bowlin	Franklin, TN	2020-08-24
brady haston	Nashville, TN	2020-08-24
Pat Garmezy	Nashville, TN	2020-08-24
Thomas McRae	Nashville, TN	2020-08-24
Maurice Sartin	Franklin, TN	2020-08-24
Doug Hite	Franklin, TN	2020-08-24
Elizabeth Sulkowski	Franklin, TN	2020-08-24

Name	Location	Date
Mario Genovese	Franklin, TN	2020-08-24
Jean Houghton	Franklin, TN	2020-08-24
Patricia Dishman	Nashville, TN	2020-08-24
elaine rohrig	Brentwood, TN	2020-08-24
Nicole Greer	Brentwood, TN	2020-08-24
Sarah Williams	Nashville, TN	2020-08-24
breck curnutte	Nashville, TN	2020-08-24
Colleen Handte Jones	Charlotte, NC	2020-08-24
Joy Brandon	Franklin, TN	2020-08-24
West Lee	Nashville, TN	2020-08-24
Glenn Visbeen	Franklin, TN	2020-08-24
Dayl Collins	Franklin, TN	2020-08-24
Misty Carson	Franklin, TN	2020-08-24
Lee Ann Runyeon	Murfreesboro, TN	2020-08-24
James Crutchfield	Franklin, TN	2020-08-24
Kathryn Henshaw	Franklin, TN	2020-08-24
Andrea Bassi	Franklin, TN	2020-08-24
Cheryl Tallyn	Franklin, TN	2020-08-24
Virginia Jones	Laurel, MS	2020-08-24
Claudia Gifford	Brentwood, TN	2020-08-24
Julie Gallina	Franklin, TN	2020-08-24
Bonnie Garner	Nashville, TN	2020-08-24

Name	Location	Date
Sara Posthuma	Coatesville, PA	2020-08-24
Christopher Baxley	Nashville, TN	2020-08-24
Faith Ellis	Franklin, TN	2020-08-24
Robin Holbrook	Franklin, TN	2020-08-24
Donna Montague	Franklin, US	2020-08-24
Phyllis Tatum	Brentwood, TN	2020-08-24
Laura Watson	Nashville, TN	2020-08-24
Amy Wells	Thompsons Station, TN	2020-08-24
Anna Laidler	East Stroudsburg, US	2020-08-24
Erica Collins	Nashville, TN	2020-08-24
Lisa York	Nashville, TN	2020-08-24
Olivia Elliott	Franklin, TN	2020-08-24
Haylee Hall	Nashville, TN	2020-08-24
Jamie Hunter	Sumter, SC	2020-08-24
Christine Phillips	Franklin, TN	2020-08-24
June arnold	fairview, TN	2020-08-24
Elaine Redfern	Brentwood, TN	2020-08-24
Kathleen Dennis	Brentwood, TN	2020-08-24
Carrie DuRard	Franklin, TN	2020-08-24
Kay Heller	Franklin, TN	2020-08-24
Jan Cook	Franklin, TN	2020-08-24
Rebecca Evans-Deas	Franklin, TN	2020-08-24

Name	Location	Date
Heidi Welch	Nashville, TN	2020-08-24
Rick Leet	Franklin, TN	2020-08-24
Derrick Casteel	Nashville, US	2020-08-24
Lori Mullican	Franklin, TN	2020-08-24
Nick Proia	Franklin, TN	2020-08-24
Gina Bashour	Franklin, TN	2020-08-24
Cammy Bethea	Franklin, TN	2020-08-24
Carolyn Pewett	Franklin, US	2020-08-24
Pam Leet	Germantown, TN	2020-08-24
Brandon Baca	Oklahoma City, US	2020-08-24
Barbara Bond	Nashville, TN	2020-08-24
Jan Quarles	Murfreesboro, TN	2020-08-24
James Nance	Nashville, TN	2020-08-24
Michael Wells	Franklin, US	2020-08-24
lisa b morgan	franklin, TN	2020-08-24
teri copeland-wilson	Franklin, US	2020-08-24
Matt Ockerman	Franklin, TN	2020-08-24
Evelyn Allen	Nashville, TN	2020-08-24
Lauren Morgan	Nashville, TN	2020-08-24
Jennifer Walton	Nashville, TN	2020-08-24
Evelyn Young	Franklin, TN	2020-08-24
Mary Irwin	Franklin, TN	2020-08-24

Name	Location	Date
Alyssa Nichols	Murfreesboro, TN	2020-08-24
connor ball	Wise, VA	2020-08-24
Russell Collins	Franklin, TN	2020-08-24
Eve Boger	Franklin, TN	2020-08-24
Tracey Ponce	Franklin, TN	2020-08-24
Kristin Heil	Franklin, TN	2020-08-24
Patrick Wells	Greenville, SC	2020-08-24
Cynthia Rex	Franklin, TN	2020-08-24
Clara Murff	Nashville, TN	2020-08-24
Joe Priester, Jr.	Nashville, TN	2020-08-24
Laura Brigham	Mcewen, TN	2020-08-24
Alicia Vance	Franklin, TN	2020-08-24
Beth Stark	Franklin, TN	2020-08-24
Nancy Lemon	Franklin, TN	2020-08-24
Michelle Blackwelder	Franklin, TN	2020-08-24
Marilyn Trussell	Franklin, TN	2020-08-24
Debbie Bauman	Nashville, TN	2020-08-24
Clarice Tate	Williamsport, TN	2020-08-24
Natalie Abruzzo	Franklin, TN	2020-08-24
Adam Barncard	Chicago, IL	2020-08-24
Andrea Georgiou	Nashville, TN	2020-08-24
Cindy Whitt	Franklin, TN	2020-08-24

Name	Location	Date
Adrian Wilson	Lewisville, TX	2020-08-24
Virginia Brewer	Franklin, TN	2020-08-24
Myron Frey	Franklin, TN	2020-08-24
Amanda Counts	Nashville, TN	2020-08-24
Isabell Thomasson	Franklin, TN	2020-08-24
Michelle Turner	Franklin, US	2020-08-24
Lucinda White	Franklin, TN	2020-08-25
Susan Bess	Brentwood, TN	2020-08-25
Lisa Dammert	Franklin, TN	2020-08-25
Rachel Zegley	Franklin, TN	2020-08-25
Kathy Hall	Franklin, TN	2020-08-25
Cindy Kelly	Franklin, TN	2020-08-25
Katherine Davis	Franklin, TN	2020-08-25
Stacy Hensley, RN	Brentwood, TN	2020-08-25
Angelica campos	Franklin, TN	2020-08-25
Holly Rehrig	Franklin, TN	2020-08-25
Bondsy Puryear Dillard	Franklin, TN	2020-08-25
Robert Akin	Brentwood, US	2020-08-25
Mary Barnett	Franklin, TN	2020-08-25
Angela Robles	Lebanon, TN	2020-08-25
Michaela Hamer	Franklin, TN	2020-08-25
Claudia Wadzinski	Franklin, TN	2020-08-25

Name	Location	Date
Dawn Kirlin	Milford, NH	2020-08-25
Joseph Boone	Brentwood, TN	2020-08-25
Steve Anderson	Brentwood, TN	2020-08-25
Ellen Clark	Franklin, TN	2020-08-25
Chevonne Farler	Franklin, TN	2020-08-25
Pamela Miller	Franklin, TN	2020-08-25
Shelly Watts	Nolensville, TN	2020-08-25
Rachael Richardson	Kingston Springs, TN	2020-08-25
D.M. Hoover	Franklin, TN	2020-08-25
April Hoare	Johnson City, TN	2020-08-25
Maureen Errico	Franklin, TN	2020-08-25
Evelyn Leonard	Franklin, TN	2020-08-25
Jennifer Wilds	Brentwood, TN	2020-08-25
Melissa Proctor	Franklin, TN	2020-08-25
Ashlie Freeman	Franklin, TN	2020-08-25
Deloras McMurray	Franklin, TN	2020-08-25
Carrie Reale	Franklin, TN	2020-08-25
Terry Shafer	Franklin, TN	2020-08-25
Matthew Jordan	Knoxville TN, TN	2020-08-25
roger van doorene	Franklin, TN	2020-08-25
Kelly Morelli	Moretown, VT	2020-08-25
Holly Royer	Brentwood, TN	2020-08-25

Name	Location	Date
Kimberly Lear	US	2020-08-25
Lauren Barrett	brentwood, TN	2020-08-25
Mark Miller-McLemore	Brentwood, TN	2020-08-25
Natasha Kirchmann	Johannesburg, South Africa	2020-08-25
Molly Brinkmann	Franklin, TN	2020-08-25
Karen benson	mooreville, NC	2020-08-25
Cody Blair	Nashville, TN	2020-08-25
Laney Burns	Franklin, TN	2020-08-25
Terri Cook	Columbia, TN	2020-08-25
Riki Scruton	Cape Town, South Africa	2020-08-25
Nancy Stetten	Nashville, TN	2020-08-25
Meghan Scalf	Franklin, TN	2020-08-25
Ranita Standridge	Gosnell, AR	2020-08-25
Amanda Van doorene	New York, NY	2020-08-25
Regi Higley	Springfield, IL	2020-08-25
Mary Bawcom	Spring Hill, US	2020-08-25
Anita Chavez	Nolensville, TN	2020-08-25
Jason McAfee	Franklin, TN	2020-08-25
Meridith Starling	Nashville, TN	2020-08-25
Dawn Reynolds	Franklin, TN	2020-08-25
Jo Ann D'Andrea	Franklin, TN	2020-08-25
Jaime Zoller	Stanfordville, NY	2020-08-25

Name	Location	Date
Lynn D'Amico	Franklin, TN	2020-08-25
Pete Wallen	Gallatin, TN	2020-08-25
Amy Wagner	Fairview, TN	2020-08-25
Lindsay Roseberry	Nashville, TN	2020-08-25
JERRY CHANDLER	Okemos, MI	2020-08-25
Polly Case	Franklin, TN	2020-08-25
Libby Smallbone	Franklin, TN	2020-08-25
Missy Hayes	Franklin, TN	2020-08-25
Stephanie Becker	Nashville, TN	2020-08-25
Rose Mary Gorman	Nashville, TN	2020-08-25
Molly Zirkle	Franklin, TN	2020-08-25
stella harley	newport, TN	2020-08-25
Cindy Haley	Franklin, TN	2020-08-25
Nancy Entrekin	Nashville, TN	2020-08-25
Jackson Regen	Savannah, GA	2020-08-25
William Proctor	Nashville, TN	2020-08-25
patsy quintus	Tenino, WA	2020-08-25
Brant Bousquet	Franklin, TN	2020-08-25
LK Andrews	Franklin, TN	2020-08-25
Tom Adkinson	Nashville, TN	2020-08-25
Denise Lennington	Nashville, TN	2020-08-25
Diana Rabb	Lexington, SC	2020-08-25

Name	Location	Date
Mike Jordan	Spring Hill, TN	2020-08-25
Amanda Butters	Franklin, TN	2020-08-25
Alicia Bolin	Franklin, TN	2020-08-25
Sarah Cherry	Franklin, TN	2020-08-25
Cheryl Webster	Nashville, TN	2020-08-25
Kevin Caldwell	152 Carphilly Circle, TN	2020-08-25
Herschel Ware	Franklin, TN	2020-08-25
Jason Bullock	Franklin, TN	2020-08-25
Scott Toncray	Brentwood, TN	2020-08-25
Tracy Gatlin	Franklin, TN	2020-08-25
James Hoey	Franklin, TN	2020-08-25
Donald Gome	Franklin, TN	2020-08-25
Lori pentlicki	Dickson, TN	2020-08-25
Sandra Dean	Franklin, TN	2020-08-25
Robert Farrar	Franklin, TN	2020-08-25
Rose Mary Muirhead	Franklin, TN	2020-08-25
Mark Meyers	Mount Juliet, TN	2020-08-25
missy bez	Franklin, TN	2020-08-25
Britt Hahn	Franklin, TN	2020-08-25
Lindsey Keenan	Franklin, TN	2020-08-25
Maxine Star Schatten	New York, NY	2020-08-25
Edward Spitzer	Franklin, TN	2020-08-25

Name	Location	Date
Brock Hetherington	Port Coquitlam, Canada	2020-08-25
Anne Shaw	Greenville, SC	2020-08-25
Eleanor Deck	Franklin, TN	2020-08-25
Lisa Geiger	Nashville, TN	2020-08-25
Sandra Pickford	Franklin, TN	2020-08-25
Anne Jones	Saint Charles, IL	2020-08-25
Austin Pickford	Franklin, TN	2020-08-25
Jim Pickford	Franklin, TN	2020-08-25
Leslie Cain	Orlando, FL	2020-08-25
robin young	hernando, MS	2020-08-25
Joyce Spears	Franklin, TN	2020-08-25
Alyce Tucker	Franklin, TN	2020-08-25
Heather Sabellico	Franklin, TN	2020-08-25
Robyn Collins	Flower Mound, TX	2020-08-25
Carl Weitlauf	Franklin, TN	2020-08-25
Beth Johnson	Nolensville, TN	2020-08-25
Brooke Trauger	Franklin, TN	2020-08-25
Tanner Boyd	Franklin, TN	2020-08-25
Joanie Bowles	Franklin, TN	2020-08-25
Lizzie Ferrell	Collierville, TN	2020-08-25
Kiersten Sudlow	Germantown, TN	2020-08-25
Stephanie LeVasseur	Franklin, TN	2020-08-25

Name	Location	Date
Danielle Tursky	Memphis, TN	2020-08-25
Patricia Deck	Franklin, TN	2020-08-25
Hallie Graves	Franklin, TN	2020-08-25
Lynn Gore	Franklin, TN	2020-08-25
ann wolff	Franklin, TN	2020-08-25
Brian Wittmer	Franklin, TN	2020-08-25
Kim Merrell	Franklin, TN	2020-08-25
Miranda Strafuss	collierville, TN	2020-08-25
Brian Bartley	Franklin, TN	2020-08-25
Renee Wray-Davis	Cedar Hill, TN	2020-08-25
Nicole Woods	Franklin, TN	2020-08-25
MaShon Fine	Louisville, KY	2020-08-25
Delaney Wright	Orlando, FL	2020-08-25
Christie Johnson	Nashville, TN	2020-08-25
sophia zuckerman	Germantown, TN	2020-08-25
Karen Williams	Thompsons Station, TN	2020-08-25
Julie Garland	Brentwood, TN	2020-08-25
Suzi Mountain	Franklin, TN	2020-08-25
Sarah Zuckerman	Germantown, TN	2020-08-25
Dolores Bruno	Nashville, TN	2020-08-25
Nanci Bryon	Franklin, TN	2020-08-25
Meredith Tipton	Hernando, MS	2020-08-25

Name	Location	Date
Natalie Sanders	Tuscaloosa, AL	2020-08-25
Lisa Gill	Olive Branch, MS	2020-08-25
Jean Scherer	Stevens Point, WI	2020-08-25
Christina Allen	Franklin, US	2020-08-25
Sally Brewer	Olive Branch, MS	2020-08-25
Ashley Cunnyingham	Franklin, TN	2020-08-25
Campbell Swanner	Farmington, MI	2020-08-25
Sela Cooper	Collierville, TN	2020-08-25
Juleen Axelsen	Aransas Pass, TX	2020-08-25
Angelique Van der made	Madison, NJ	2020-08-25
Rachel M	Spring Hill, TN	2020-08-25
Lily Wray-Davis	Nashville, TN	2020-08-25
Margaret Walton	Franklin, TN	2020-08-25
Nancy Moore	Chicago, IL	2020-08-25
Jessica Moses	Nashville, TN	2020-08-25
Kent Krisle	Dickson, TN	2020-08-25
Ryan Daniel	Pulaski, TN	2020-08-25
Julie Wilson	Oxford, MS	2020-08-25
Jordan McCutchen	West Memphis, AR	2020-08-25
Jessica Clayton	Nesbit, MS	2020-08-25
Marissa hromadka	Franklin, TN	2020-08-25
Cheri Thomas	Lynnville, TN	2020-08-25

Name	Location	Date
Louis Glaser	Franklin, TN	2020-08-25
Karen Costello	Franklin, TN	2020-08-25
sharon surber	chula vista, CA	2020-08-25
Lilly Johnson	Germantown, TN	2020-08-25
Mike McGinnis	Chattanooga, TN	2020-08-25
Josephine Leece	Saint Petersburg, FL	2020-08-25
Wendy Carnes	Franklin, TN	2020-08-25
Kaitlin Dunn	El Paso, TX	2020-08-25
Jennifer Hoey	Franklin, TN	2020-08-25
David Zuckerman	Germantown, US	2020-08-25
Lisa Overton	Franklin, TN	2020-08-25
ella holland	Germantown, TN	2020-08-25
Jen Sanning	Franklin, TN	2020-08-25
Gwendolynn Ghrist	Murray, IA	2020-08-25
Chris Sanning	Franklin, TN	2020-08-25
Paige Heimendinger	Franklin, US	2020-08-26
Elizabeth Caldwell	Knoxville, TN	2020-08-26
sonia perrone	Franklin, TN	2020-08-26
Lori Brown	Vacaville, CA	2020-08-26

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@franklin.tn.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@franklintn.gov>
Subject: Opposition to Resolution 2020-78 (proposed Brownland Farms development)

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

Our family has lived in the Monticello neighborhood for eighteen years. Our home is located on the north end of the neighborhood two houses east of the large lot adjacent to Hillsboro Road and within sight of one of the two main neighborhood entrances. We are **writing to you to address our concerns and opposition to certain aspects of the proposed development at the Brownland Farm property and a portion of the Christ Community Church parking lot, specifically a change in design concept.**

The developers have proposed an amendment changing the classification of part of the properties from Conservation Subdivision to "Neighborhood Commercial fronting Hillsboro Rd" and "Multi-Family Residential behind." Doing so would be against both the role and major objectives of Envision Franklin as outlined on page 7 of the plan. Additionally, the proposed amendment does not "demonstrate its need and justification" according to the criteria on page 108 of the plan. Keeping the area a Conservation Subdivision would provide all of the benefits to the development and the surrounding community as outlined in the Envision Franklin plan without the negative impacts of a more dense development.

We oppose the change of the re-classification from Conservation Subdivision for several reasons:

1. First, there are already condominiums, townhomes, apartments and senior and assisted living dwellings as well as business spaces available both north and south of the proposed development. Passing this amendment would result in an addition of 750+ homes, plus businesses, to this area. A lower density Conservation Subdivision development would have a lower traffic impact, maintain the character of the area, and not create a further burden on the schools.
2. If the amendment is passed, traffic volume (which is already high) will increase dramatically. Additionally, adding a four-way traffic intersection with a light at Monticello Road will lead to increased traffic cutting through the neighborhood to get to Spencer Creek Road. This is already a significant problem which we don't think can be remedied by simply adding "traffic calming" devices as the developers suggest. To suggest that the traffic will turn right and get on Mack Hatcher rather than cutting through Monticello (and avoiding lights) is disingenuous.
3. There has been a proposal to build five "big box homes" along the north end of the vacant lot in front of Monticello. In addition to the flood plain concerns discussed below, this design concept does not match any existing homes that we are aware of in the area and would change the look of the area while negatively impacting the scenic approach into Franklin. Single family homes, built on land not currently in the flood plain would be more appropriate.

4. Lastly, although not a part of the current resolution, building this new development would require significant cut and fill to build in what is now in a flood plain. In 2010, while our neighbors to the south had their properties flooded, we watched as the formerly dry gully along our street filled to the brim and moved toward our homes. This gully continues into Monticello Creek on the part of Monticello where they propose that big box homes be built after altering the topography. I am attaching pictures we took during the Flood of 2010. The first shows a red car on Jefferson approaching Monticello Road. You can see the road sign in the background. The second shows a portion of the Monticello property where they propose to cut and fill in order to build the big box homes – the area of Monticello Creek mentioned above. The brick home was demolished, but the small white garage remains. As you can see, both areas are flooded. Altering the flood plain will not alter the volume of water, just where it goes. I would hate for it to impact more structures than it did in 2010.





While it would be nice to have the properties remain untouched, we realize that development is inevitable and are asking that the City of Franklin follow through with the plans articulated in the Envision Franklin Design Concept by opposing the amendment to the plan. We appreciate your time and your continued support of Monticello.

Best regards,

Michael and Laura Smith

106 Poteat Place

Franklin, TN 37064

615-545-4594

Andrew Orr

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

Planning intake

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

From: Richard Stempel <richard@trackersystems.net>
Sent: Wednesday, June 24, 2020 9:56 PM
To: michael.hathaway@comcast.net; roger.lindsey@nashville.gov; rdlinsey@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: [Andrew Orr](#)
To: [Eric Conner](#)
Subject: FW: Questions for the Brownland Farm Neighborhood meeting
Date: Tuesday, May 12, 2020 6:47:16 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Fyi

From: Dorie Bolze <DorieBolze@harpethriver.org>
Sent: Tuesday, May 12, 2020 6:36 PM
To: greg.gamble@gdc-tn.com
Cc: Andrew Orr <andrew.orr@franklin.tn.gov>
Subject: Questions for the Brownland Farm Neighborhood meeting

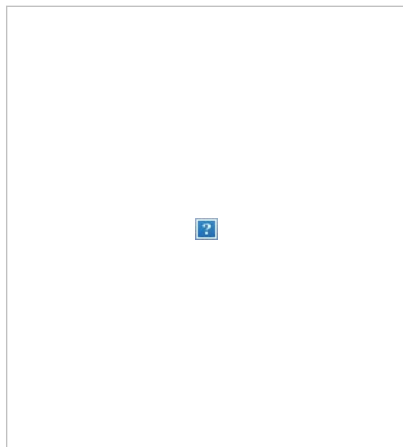
ATTENTION COF staff: *This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.*

Hi Greg,

How are you doing? I hope your family is adjusting alright under the circumstances.

Based on your confirmation email for the Brownland Neighborhood meeting tomorrow evening, here are a few questions I would like to provide ahead of time.

1. One of our biggest concerns on first review is that the proposed high density zoning changes are in a major bend in the Harpeth that has floodway flow that cuts off the bend to create a small island of land that is not in the 100 year floodplain. The Brownland farm current entrance is in the floodway and the neighborhood multifamily residential (orange area that wraps behind Christ Community Church) is on top of the flood way that cuts across the church property. See below where the floodway (darkest color blue/green) flows behind the church is on Map 52 parcel 7.00. How does this proposal prevent all these residents from getting cut off and isolated during a flood?
2. Is this development plan predicated on the sale of property from the church or has the church already sold some of its parking and the parcel, Map 52. Parcel 7.00, to the development interests?
3. The proposed development plan in the information packet appears to include some area that is currently in the 100-floodplain. Does that mean this plan will need cut and fill? (I am working off the floodway maps from the county web site which are included below.)
4. Is it possible to make an entrance/exit onto Mack Hatcher (toward the southern bend)? Would this be a better second entrance than having to purchase the church entrance that is already very close to the current Brownland Farm drive that is in the floodway. How does this plan protect residents during a flood if both entrances are so close on Hillsboro in the floodway/100-year floodplain? The nature of the bend in the Harpeth, current roads system, and cut-through floodway all offer a unique set of flood risks for residential development in this bend in the Harpeth since current flood patterns surround the small amount of non-floodplain property.



A close up of a map Description automatically generated



These zoom/webex/internet forums offer some interesting challenges. I have heard from one resident who called our office yesterday that they know of older citizens that are not familiar with the technology. As we work with TDEC on some of the recent public hearings the agency held during the COVID-19 pandemic “stay at home” emergency, there have been a number of glitches and challenges with both people sick, without access to the internet, and difficulties using the technologies. We are all working on how to make better use of these tools while also enabling all members of the public to participate in government.

“See you” tomorrow evening!

Dorie



Dorene Bolze
President/Chief Executive Officer

Harpeth Conservancy
[215 Jamestown Park, Suite 101](#)
[Brentwood, TN 37027](#)
o) 615-790-9767 m) 615-479-0181
[HarpethConservancy.org](#)


Andrew Orr

From: Andrew Orr
Sent: Tuesday, June 16, 2020 4:10 PM
To: Eric Conner
Subject: FW: Brownland Farms Development Update

From: Shanna McCoy <shanna.mccoy@franklintn.gov>
Sent: Friday, May 15, 2020 2:49 PM
To: David Lawbaugh <davel6332@yahoo.com>
Cc: Andrew Orr <andrew.orr@franklintn.gov>; Eric Conner <eric.conner@franklintn.gov>; Jimmy Wiseman <jimmy.wiseman@franklintn.gov>
Subject: RE: Brownland Farms Development Update

Good Afternoon Mr. Lawbaugh,

I cannot speak to any contact that Mr. Estes has had with Assistant Director of Engineering, Jimmy Wiseman, however, whenever the plans are submitted, Jimmy and the engineering team will be reviewing them thoroughly. When the City Engineering team has reviewed and deemed the plans correct, I, as the floodplain administrator, will sign the community acknowledgement form. Mr. Estes and his team would be responsible for submitting the application for the Letter of Map Revision to FEMA. The City of Franklin will not be applying for the LOMR.

Once FEMA reviews the application and makes a determination, the City and the applicant will get a letter from FEMA with their decision. If FEMA approves the LOMR, then it must go to BZA for reinterpretation of the FFO/FWO boundary. FEMA at that point has already approved the change to the floodplain and/or floodway and the City is mandated to adopt FEMA's maps. The only reason it must go the BZA is because the FFO and FWO are zoning overlay districts. Many jurisdictions do not have the "added" overlay districts on the floodplain, it's just designated as floodplain or floodway per the FEMA FIRM panel. So in regard to your question of speaking at BZA, yes you could, however, the maps would already be approved by FEMA at that time and again, the City must adopt/regulate from FEMA's maps.

Regarding contacting FEMA directly, I am happy to provide you with contact information for Tamara Hansen. She is the FEMA Region IV Floodplain Management Specialist. Her phone number is 770-220-5288 ext. 554. I will add that she will not have any knowledge of the project at this point as nothing has been submitted to FEMA.

I reached out to Andrew Orr, City of Franklin Long Range Planning Supervisor, and he has advised that the information regarding Conservation Subdivisions can be found at the following link to Envision Franklin on pages 34-38. <https://www.franklintn.gov/home/showdocument?id=25769>

Thank you and have a nice weekend!

Shanna McCoy, CFM
Zoning/Floodplain Administrator

From: David Lawbaugh <davel6332@yahoo.com>
Sent: Monday, May 11, 2020 6:01 PM

To: Shanna McCoy <shanna.mccoy@franklintn.gov>

Subject: Re: Brownland Farms Development Update

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

Hi Ms McCoy,

Thanks for your responses and answers to my questions and concerns. I have some more.

Since hearing from you I've talked with Kevin Estes and asked why he hasn't been in contact with you regarding his development of Brownland Farms. He told me that Jimmy Wiseman has been reviewing the flood models for the City of Franklin, and once Jimmy was finished with his review, he'd be the one to make the request to FEMA for the Letter of Map Revision (CLOMR). Kevin also said that you should not have to deal with this since no developed property will be in the revised floodplain. This seems odd to me. Given your position with the City of Franklin, shouldn't you be involved with this or does this seem procedurally correct?

You mentioned once the Letter of Map Revision was approved, it would then go to the City of Franklin Board of Zoning Appeals. If/when this happens, will the public be able to attend this meeting and express their concerns? The residents of Monticello would like to do this, if possible.

Also, is there any way for us (the residents of Monticello) to contact FEMA directly to effectively communicate with the proper people there to express our concerns?

I've looked through Envision Franklin and the City of Franklin Guidebook to Hamlets, Conservation Subdivisions, and Tradition Neighborhood Development to find a good explanation of the process for classifying or designating a conservation subdivision. I've yet to find this. Could you help me understand how this process takes place?

Thanks again for your help and your patience with my questions,

David Lawbaugh
Co-President
Monticello Homeowners Association

On Friday, May 1, 2020, 04:25:47 PM CDT, Shanna McCoy <shanna.mccoy@franklintn.gov> wrote:

Good Afternoon Mr. Lawbaugh,

Please see responses below. Please understand that no plans related to the floodplain/floodway mitigation has been submitted to the City or FEMA for review at this time. I hope that the explanations below help.

Feel free to contact me if I can be of further assistance.

Thank you and have a great weekend!

Shanna McCoy, CFM

Zoning/Floodplain Administrator

From: David Lawbaugh <davel6332@yahoo.com>
Sent: Thursday, April 30, 2020 2:53 AM
To: Shanna McCoy <shanna.mccoy@franklin.tn.gov>
Subject: Brownland Farms Development Update

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

Hi Ms McCoy

My name is David Lawbaugh. I've communicated with you several times on behalf of the Monticello Homeowners Association, of which I am Co-President. The last time we spoke was on March 2nd at the Floodplain Regulations meeting. I asked you if you knew anything about the proposed development and rezoning of the Brownland Farm. You said you'd heard the developer wanted to get the floodplain/floodway classification changed on that land so he could build there.

The Monticello HOA board met via Zoom with Kevin Estes of Land Solutions and his team. At our HOA board's request Alderman Dana McClendon was also part of the meeting. Kevin and his team presented their proposal to our board. He had some very startling and unsettling things to say and that's why I'm writing you.

Kevin said he'd hired the Barge Design Group and they'd prepared a flood study of the Brownland property. He said a flood modeler named Adrian at the Barge Design Group did all the work. Kevin also said that Adrian does all the flood models for the City of Franklin as well as some for FEMA. Do you know Adrian and is this information correct? **Barge has done work for the City and I believe Adrian may be working on some of the park plans, but he does not do ALL flood studies for the City.**

Kevin's group claims they have done a more detailed survey of the floodplain/floodway than FEMA has done. They claim no portion of Hillsboro Rd is in the 100 year flood plain even though the Williamson county GIS shows it is. They also claim the area of Brownland Farm where they want to build is "shallow floodplain", so this gives them the opportunity to manipulate the land so there wouldn't be as much floodplain there after development. I assume using some kind of fill is part of this but they didn't say. They also didn't say if any fill they'd use would have to come from the property itself. As far as I know that's the rule for the Eatherly property/Monticello section 1. Is it the same for the Brownland property? **Fill can be brought in from offsite but the City's cut/fill requirements have to be met. Cut typically only takes place on the property itself. This is true for any property within the floodplain.**

To come to their conclusions, Adrian looked at the flood model which currently exists for the Brownland property and it's Ineffective Flow Area. Kevin's residential/commercial buildings would exist in the Ineffective Flow Area - however - they will still have to provide 1.5 times the floodplain volume which currently exists. Kevin said once they do this they can decrease the floodway all over the Brownland property - to the point where they could apply for and have floodplain/floodway classifications removed from this property.

How can this be? When I talked to FEMA after the flood of 2010, they told me emphatically that the floodway and adjacent floodplain areas must be kept free of any encroachments - forever. Has FEMA somehow changed their minds and policies about this? **FEMA allows for encroachments into the floodway as long as a Hydraulic & Hydrologic Study is completed, shows No Rise and is reviewed and approved by FEMA. They would have to apply for a Letter of Map**

Revision from FEMA and once approved, it would have to go before the City of Franklin Board of Zoning Appeals for re-interpretation of the FFO boundary.

In addition to the Brownland Property, Kevin and his group are also considering buying the 27 acres of farmland in front of Monticello known as Monticello Section 1. He said because of how they are decreasing the floodplain/floodway on the Brownland property, he could also apply for and have the floodway/floodplain removed from Monticello Section 1 as well. Is this possible? **Same as previous answer above.**

I have a couple of other questions which may be out of your area but I hope you can still help. Kevin said if he would purchase Monticello Section 1 he would have it be a Conservation Subdivision. He said this wouldn't require rezoning but would be a stipulation on the land. If he buys all 27 acres, he wants to build "Big Houses" on the 7 acres North of Monticello Creek which would be developable outside of the floodway/floodplain classification. As far as I know this land is now zoned agricultural, so how could he build residential structures on it without having it rezoned? **Under this scenario, the applicant would need to request an amendment to Envision Franklin to a design concept that would support big houses. If approved by the Planning Commission, a rezoning would need to be filed, which requires Planning Commission review and final approval by the BOMA. .**

Yesterday I got an email from the Gamble Design Collaborative to invite me to a neighborhood Zoom meeting regarding the Brownland Property. This group is part of Kevin's team. The stated purpose of the meeting is to present the following :

"This is a proposed revision to Envision Franklin. The applicant is requesting an amendment to the Envision Franklin Design Concept on this site from Conservation Subdivision to a combination of 3 design concepts. The design concepts would transition westward from Neighborhood Commercial fronting Hillsboro Road to Multi-Family Residential behind and ending with Conservation Subdivision at the rear of the property and running along the Harpeth River."

If I'm understanding this right, Envision Franklin has all ready classified this area as Conservation Subdivision? **Yes it is currently Conservation Subdivision** Last I heard this was zoned agricultural. **Yes, it is zoned Agricultural** Has Envision Franklin all ready changed this area? **No, it has not. The applicant is proposing an Envision Franklin amendment that would be considered by the Planning Commission at their June 25th meeting. If approved, the applicant would then file a rezoning request.**

I'm very concerned about all the ramifications of this development. If Kevin does get approval for all he wants and develops recklessly in terms of floodwater handling, thousands of lives and a lot of property could be adversely affected in the Hillsboro Rd Corridor.

Thanks in advance for your help,

David Lawbaugh

Co-President

Monticello Homeowners Association

Andrew Orr

From: scott.black1 <scott.black1@comcast.net>
Sent: Sunday, July 5, 2020 1:00 PM
To: Ken Moore; Dana McLendon III; Margaret Martin; Pearl Bransford; Ann Petersen; Brandy Blanton; Clyde Barnhill; Scott Speedy; Beverly Burger
Cc: Andrew Orr; Emily Hunter; Kelly Dannenfelser
Subject: Brownland Farms

ATTENTION COF 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 ladies and gentlemen,

I am writing to you in support of the proposed design for the Brownland Farms on Hillsboro Road. It is important to note, that this is exactly the type of project that should go in that location.

As large tracts of land like this come available, it is imperative that we support comprehensive mixed-use solutions, such as this.

As a resident of Fieldstone Farms, I certainly recognize the positive benefits to this side of town.

With Hillsboro Road and Mack Hatcher, the transportation infrastructure is definitely adequate to support a community of this size.

I know that there is some question about the impact to schools. While this could possibly challenge the Williams County School Board on the districts for their system, as a city, we must consider all infrastructure and realize that a project of this scale and size works best for our overall infrastructure of water, sewer, transportation, and security (police & fire). By allowing communities like this to happen closer in, it reduces so many other infrastructure burdens vs. the alternative of sprawling design.

Because we have created such a great community, people will continue to come. If they are coming, and we are growing, let's grow in a way that respects the land and resources that we have and locate density in such a way that it enhances existing infrastructure. By doing so, it allows us to preserve land further out that would otherwise be scarred by lower density development (needed because people are moving here).

The fact that this developer has demonstrated some creative design solutions through a few different methods, should also be commended. First, through collaboration with the church to develop a better land-use development. This shouldn't be seen as a "land-grab", because the easier way would be to not engage the church. But to engage the church seems to show me that this is a developer who is trying to do the right land design. Secondly, the action of acquiring the Monticello property and creating a park. Again, this is a wise land design decision. Because this design seems to go above and beyond normal development practices to accomplish the desired design, should be acknowledged. (Note, I do not know this developer)

Thanks for your time and consideration.

Thanks,
Scott

Andrew Orr

From: Dorie Bolze <DorieBolze@harpethriver.org>
Sent: Tuesday, August 18, 2020 7:16 PM
To: Jimmy Wiseman; Lance Fittro; Shanna McCoy; Paul Holzen
Cc: Floyd Heflin (floyd.heflin@williamsoncounty-tn.gov); Emily Wright; Andrew Orr; Eric Conner
Subject: Resend- forgot links- PHotos and video of flood waters over Hillsboro Road-- Brownland Farm floodplain and floodway proposal and idea for a flood management plan for the NW area of the city
Attachments: New Data Reveals Hidden Flood Risk Across America - The New York Times 6-30-2020.pdf; TheTennessean July 3 2020 cover story on flood risk in TN.pdf

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Hello Paul, Jimmy, Lance, and Shanna,

I am also copying Emily, Andrew and Eric from planning in this email so they have the email chain I have sent you all from yesterday regarding the floodplain and floodway proposal the developer is proposing for Brownland Farm. Thank you Jimmy for answering my questions on the process and what the city has received to date. That is very helpful. Your email that provides answers is below so everyone can see the email chain. Also, I had Shanna McCoy's email incorrect. UGH! I also decided to include Floyd Heflin at Williamson county because I think this might be of interest to both the city and the county with regard to future development in the NW quadrant of the city that is bonded by the Harpeth and West Harpeth.

The complex floodplain/floodway cut and fill proposal that Kevin Estes is proposing/contemplating with his rezoning proposal for Brownland Farms raises a broader issue that I wanted to touch on here as an initial idea. The Brownland property and the nearby area has some serious floodway/floodplain constraints that also affect traffic and emergency response. Also, just down river is Fieldstone Farms that was designed under older floodplain rules and information. Then just around the bend after the confluence with the West Harpeth is Cottonwood, in the county that was designed and built even before Fieldstone Farms. Homes in both of these communities are now in the 100 year floodplain that were not when built.

There is another proposed residential development under consideration on the Campbell property next to the Gentry farm that is up for annexation consideration. This and the Brownland Farm proposal beg the question, as some aldermen noted last week during the work session discussion of the major thoroughfare plan, that it is time to relook at the vision for this region of the city/county.

An updated vision of growth/development in this area also needs a floodplain plan, if you will, that both incorporates projections of future risk from increased rainfall events and a plan to reduce the number of residences in Cottonwood, Fieldstone Farms, Meadowgreen, Monticello, Rebel Meadows and others—existing residences/commercial- that are now in the 100 year floodplain. Such a plan would then provide the framework for development in this quadrant so that overall there is a reduction in current flood risk for existing development in this area of the Harpeth/West Harpeth floodplain. Another way to look at this, is that a “no-rise” doesn’t reduce existing risk, it is all based on probability and historical data, and the FEMA work doesn’t include future projections. But we all as a community could do this and there are people and agencies and experts that would be interested in this.

I don't know if you all saw the July press on the [First Street Foundation flood factor](#) study. It is fascinating and adds in future risk factors to the FEMA work. We are lucky in this area to have updated work after the May 2010 flood than many communities do not have. I attached the NYT and Tennessean press. Note the section on [environmental factors relevant to this region—the increase in intense rainfall](#).

To clarify on the city's typical approval process that Jimmy touched on below. It sounds like a proposal would go through approval processes prior to final review and approval of floodplain changes—CLMOR/LOMR-F and "no-rise." It seems that this rezoning proposal for increased density that the city's current plan relies on a significant floodway fill and cut. It would seem prudent to wait until the applicant's floodplain changes are reviewed and approved before considering rezoning options. In this instance the cart is before the horse. Since the applicant hasn't yet submitted their floodplain package to the city it seems that their rezoning request is premature and getting way ahead of things.

To wrap up: below are photos and video that people have helped pull together from the May 2010 flood that shows floodwaters over Hillsboro Road. Lance and Jimmy mentioned wanting this to help in considering emergency response and public risk with the high density proposal on Brownland and the flood work the developer is doing.

This video is the best and really shows the serious nature of the floodwaters and challenges for emergency response. Hillsboro Road was entirely underwater near the church. Also there are aerials of Mack Hatcher underwater at the approach to the Harpeth bridge beside the city sewer plant.

<https://www.facebook.com/amy.wolter.9/videos/1436167586030/?extid=WXCeLHYtgtPrpozO>

Here is a blog spot with photos from brownland Farms that weekend since there was a horse show. Look at the image of the high floodway moving across the front drive. That is Hapreth West Split from the FEMA map. (see emails below) <http://nancynickeycurran.blogspot.com/2010/05/franklin-flood.html>

Photos below are as flood waters are receding off Hillsboro Road. Facing south on Hillsboro Road with former Eatherly home and Monticello to the left. This is the Harpeth River East Split as labeled by the FEMA maps.



11 of 30



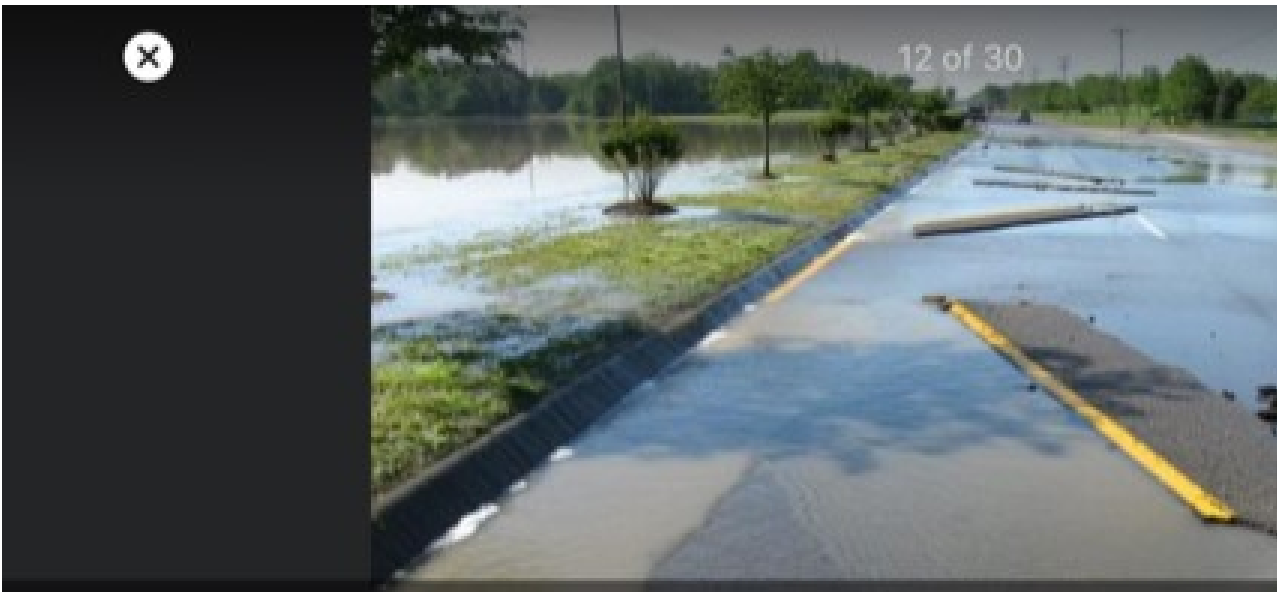
14 of 28





10 of 30





This photo shows the opposite side of Hillsboro Road from the Eatherly house with flood waters receding off Hillsboro Road into the river where the road is right up at a the hairpin bend at the Christ Community Church north end.



Below is the photos I attached to the emails below. This is during the flood and is looking across Eatherly property in front of Monticello to the church.



Thank you all. Let's talk about what we could do as a community on a floodplain management plan that both reduces current residents that are now in the 100 year floodplain, incorporates some of the Flood Factor projections for increase rainfall intensity, and possibly provides some conceptual outlines of stormwater/floodplain management for different intensity of development scenarios.

Dorie



Dorene Bolze
President/Chief Executive Officer

Harpeth Conservancy
215 Jamestown Park, Suite 101
Brentwood, TN 37027
o) 615-790-9767 m) 615-479-0181

HarpethConservancy.org



From: Jimmy Wiseman <jimmy.wiseman@franklintn.gov>

Sent: Tuesday, August 18, 2020 4:32 PM

To: Dorie Bolze <DorieBolze@harpethriver.org>; Lance Fittro <lance.fittro@franklintn.gov>; shanna.mcoy@franklintn.gov; Paul Holzen <paul.holzen@franklintn.gov>

Subject: RE: Brownland Farm floodplain and floodway proposal and photo of Harpeth flooding over Hillsboro Road in May 2010

Dorie,

Thanks for including me. Please see my answers below in red. Let me know if you have any additional questions.

Thank you,

Jimmy Wiseman
P – 615.550.6725
Assistant Director of Engineering
City of Franklin

From: Dorie Bolze <DorieBolze@harpethriver.org>

Sent: Monday, August 17, 2020 4:33 PM

To: Jimmy Wiseman <jimmy.wiseman@franklintn.gov>; Lance Fittro <lance.fittro@franklintn.gov>;
shanna.mcoy@franklintn.gov; Paul Holzen <paul.holzen@franklintn.gov>

Subject: FW: Brownland Farm floodplain and floodway proposal and photo of Harpeth flooding over Hillsboro Road in May 2010

ATTENTION COF 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 Paul, Jimmy, Lance and Shanna,

I wanted to send a brief update on my email regarding the Brownland Farm floodplain and floodway revision process the applicant is proposing. I meant to include Jimmy and thought I would resend to all of you.

Also the photo I attached shows the May 2010 floodwaters from Jefferson Dr in Monticello looking toward Christ Community Church. This photo does not clearly show Hillsboro Road flooded completely, though it might have captured that in the right end of the photo where the "harpeth East Split floodway" joins the Harpeth just north of the church property. Sorry about that confusion in my email from earlier today.

Also, I wanted to specifically ask if you all have received the floodway/floodplain revisions that the applicant is proposing. We would like to request that material when you receive it.

I just received an email from Andrew Orr that the Brownland Farm proposal is deferred to Sept, though Greg Gamble wants to present some new information. **We have not received their submittal at this time.**

My email below has details from my meeting with them in late July. They discussed their plans to apply for a Conditional Letter of Map Revision from FEMA. This can take 90 days minimum if there are no additional questions FEMA has for the applicant. Then another 90 days to reply. Also, since this is only conditional it still means the applicant needs to still apply for a final Letter of Map Revision from what I understand. Do you know if they have started this process yet?

They have not started the formal process. It is likely they have done most of the modeling at this point.

Lance and Jimmy explained to me in our June call that your process is to review the application submittal, then send it to Amy Wheeler Miller in the state office for review. My notes say that you all send that to the state office for "no-rise" reviews. Is the "no-rise" review separate from the review for the CLMOR? Does one go through the state and the other through the Atlanta FEMA region IV field office? I believe both will have outside engineering review of the hexraz model work done by the applicant. **Shanna, please correct me if I'm wrong but a "no-rise" goes to the State for review. A CLOMR/LOMR-F goes to FEMA. As far as I know, they plan to submit a CLOMR/LOMR-F to show a change in the floodplain/floodway. This would be a good question for their design team since we have not been sent anything at this time.**

We are very interested in understanding the process and review since this proposal is a major significant change to the floodway channels in this very complex area of the Harpeth. As your staff reports have already noted there are important constraints with Hillsboro Road in relation to the river and these 3 floodway channels that affect emergency access, traffic management, public safety, and more. At the June PC meeting, one of the commissioners, I believe Roger Lindsay, stated that this could be the first significant floodway fill proposal in the city in recent times.

This proposal is to fill the entire Harpeth West split floodway and is asking for higher density re-zonings to cover the eliminated floodway. There is also significant cut in the floodway along the main river along with significant fill to remove most of the Brownland Farm property from the 100 year floodplain. This proposal eliminates almost all of the floodplain in this major natural floodplain for the river. This proposal essentially is to move lots of water volume through the main channel versus using the natural floodplain. It would be hugely beneficial to the city to have the outside expert review of AECOM who worked with the Army Corp on the updated flood models and floodplain/FIRM maps. **I understand that AECOM reviews the CLOMR/LOMR-F as a 3rd party consultant for FEMA. Isn't that correct Shanna?**

With the applicant going through the heavy and expensive lift of a CLMOR, it seems the city might want to wait on final say from FEMA and the state's outside review and final determination, which will take a few months, before approving any rezoning proposals on this property. The proposed concept plan and rezoning relies on this major floodplain/floodway revision so it seems appropriate to see if FEMA's outside experts and internal review of this major change to a recently highly updated floodplain by the Corp after the May 2010 flood is approved.

Could you provide me with a basic outline of how the city's floodplain review process will work with this proposal? Are there two reviews going to happen both via the state flood office and FEMA in Atlanta? **We send the CLOMR/LOMR-F to FEMA and they have the final say in approval.**

Does this proposal wait until the final reviews are completed from FEMA and the state office before it can proceed to PC for consideration? **Historically, we have waited until the site plan stage for the FEMA approval on a CLOMR/LOMR-F. In essence, the developable land takes care of itself at this stage. Meaning, if they cannot appropriately remove lots from the floodplain, those lots are never platted or developed. Regardless of entitlements.**

The floodplain/floodway revision they are proposing is the core to their development proposal. It seems important to make sure the underlying floodplain/floodway work is reviewed by all the outside experts that FEMA at the Region IV and state level use before moving it to Planning commission for vote.

Feel free to call me anytime: 615-479-0181 and thank you for sending the applicant's floodplain related materials as they provide them to the city.

Dorie



Dorene Bolze
President/Chief Executive Officer

Harpeth Conservancy
215 Jamestown Park, Suite 101
Brentwood, TN 37027
o) 615-790-9767 m) 615-479-0181

HarpethConservancy.org



From: Dorie Bolze

Sent: Monday, August 17, 2020 12:45 PM

To: Lance Fittro <lance.fittro@franklintn.gov>; shanna.mcoy@franklintn.gov

Subject: Brownland Farm floodplain and floodway proposal and photo of Harpeth flooding over Hillsboro Road in May 2010

Hello Lance and Shanna,

How are you all doing? First, thanks to Lance and Jimmy for talking to me back in June so I could get a better feel for the floodplain/floodway revision process that the developer for the Brownland Farm proposal needs to use as well as the city's process.

Back in June, Lance and Jimmy explained that a "no-rise" on flooding will go to Amy Miller at TEMA. I understand from talking to other experts that all of the "no-rise" determinations done in this area of TN are now going to the FEMA Atlanta office to have AEOCOM externally review.

Kevin Estes and Adrian at Barge Solutions were nice to have a detailed meeting with us in late July to go over their floodplain/way analysis and proposal to fill the West Harpeth Split. Below is the current FIRM maps with the cross sections. They stated they will need to get a CLOMR for this as well. Their proposal is based on their analysis that the two high floodway splits are actually not continuously dropping in elevation as the current FIRM maps show below. They explained to me that both had high points in the middle so are not moving significant water. This is a significant change from the latest flood maps that were done in detail after the May 2010 flood.

I was wondering if Shanna had a few minutes to chat in the next few days. I want to understand better how you all will review their proposal and how the planning approval process works while their floodplain revisions and CLMOR application are under review by FEMA which I hear can take 6-9 months. What is it that you all provide in the staff report and recommendations to the PC? When will that be ready before the August 27 PC meeting?

Do you all sometimes recommend waiting on the review from FEMA before PC reviews proposed re-zonings? It would seem that with this significant change in the floodplain and floodway based on a major change in how the Corp's current flood maps show the 3 major floodway paths, that it would be wise to wait before approving rezonings and plans for this challenging section of the river. Also the existing road ways do not offer any other access that is out of flood waters. Also it seems that it would be valuable to consider how the existing repeat flooding in Monticello could be mitigated. I suggested this to Kevin Estes during our call.

Lance mentioned an interest in photos from the flood that could confirm that water went over Hillsboro road. I have attached one that show this occurring during the May 2010 flood where the East Split merges with the river at Jefferson Drive. From our discussion in June and listening to the June and July PC meetings, it sounds like that the city's emergency response team is very concerned about traffic and access during flooding with the proposed increase in residents in this bend in the river. There are quite a lot of unique conditions in this area, aren't there?

Shanna, don't hesitate to give me a call, or email a time that works for me to call you!



THANKS!!

Dorie



Dorene Bolze
President/Chief Executive Officer

Harpeth Conservancy
215 Jamestown Park, Suite 101
Brentwood, TN 37027
o) 615-790-9767 m) 615-479-0181

HarpethConservancy.org





File #: 20-01039

DATE: August 10, 2020
TO: Franklin Municipal Planning Commission
FROM: Joseph Bryan, Principal Planner
Amy Diaz-Barriga, Planning Supervisor
Emily Wright, Planning Director

SUBJECT:

Berry Farms Reams-Fleming Tract PUD Subdivision, Development Plan, Revision 2, Revising The Internal Street Network, On 45.17 Acres, Located South Of Peytonsville Road And West of Pratt Lane, At 1011 Reams Fleming Boulevard.

PURPOSE:

PROJECT INFORMATION

COF Project Number: 7295
Applicant: Davide Tocci, Gresham Smith + Partners
Owner: Matt 5:14-16, LLC, Winston Cruze, Rep.

BACKGROUND/STAFF COMMENTS:

The purpose of this revision to the Berry Farms Reams-Fleming PUD Subdivision Development Plan is to revise the internal street network within the development. The subject property is comprised of 45.17 acres and is located at 1011 Reams Fleming Boulevard. There are no requests to revise the entitlements or change the development boundaries with this request. The original concept plan for this property was approved in July 2006. A revised Development Plan incorporating the Ramsey Solutions Headquarters campus was approved in March 2015.

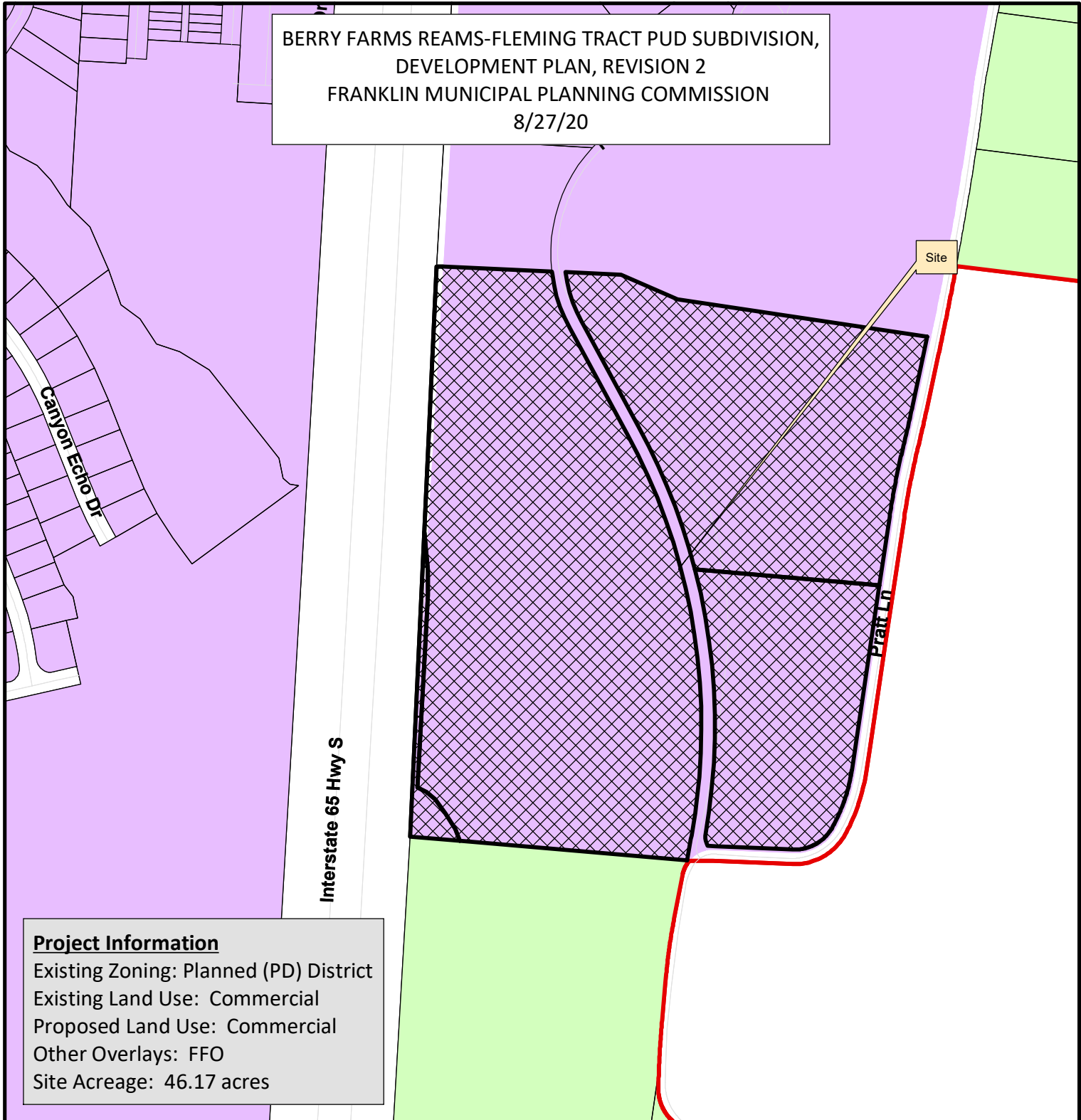
FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval with conditions of the revised Development Plan for the Berry Farms Reams-Fleming Tract PUD Subdivision. See attached sheets for Conditions of Approval.

BERRY FARMS REAMS-FLEMING TRACT PUD SUBDIVISION,
DEVELOPMENT PLAN, REVISION 2
FRANKLIN MUNICIPAL PLANNING COMMISSION
8/27/20

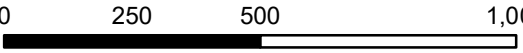


Project Information
Existing Zoning: Planned (PD) District
Existing Land Use: Commercial
Proposed Land Use: Commercial
Other Overlays: FFO
Site Acreage: 46.17 acres

- | | |
|--|------------------------------------|
| Berry Farms Reams-Fleming PUD, DP, Rev 2 | CI Civic Institutional District |
| AG Agricultural District | NC Neighborhood Commercial |
| ER Estate Residential District | CC Central Commercial District |
| R1 Residential 1 District | DD Downtown District |
| R2 Residential 2 District | 1ST Avenue District |
| R3 Residential 3 District | 5TH Avenue District |
| R4 Residential 4 District | RC6 Regional Commerce 6 District |
| R6 Residential 6 District | RC12 Regional Commerce 12 District |
| MR Mixed Residential District | GO General Office District |
| PD Planned District | LI Light Industrial District |
| OR Office Residential District | HI Heavy Industrial District |



N



0 250 500 1,000
Feet

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2016. All rights reserved.

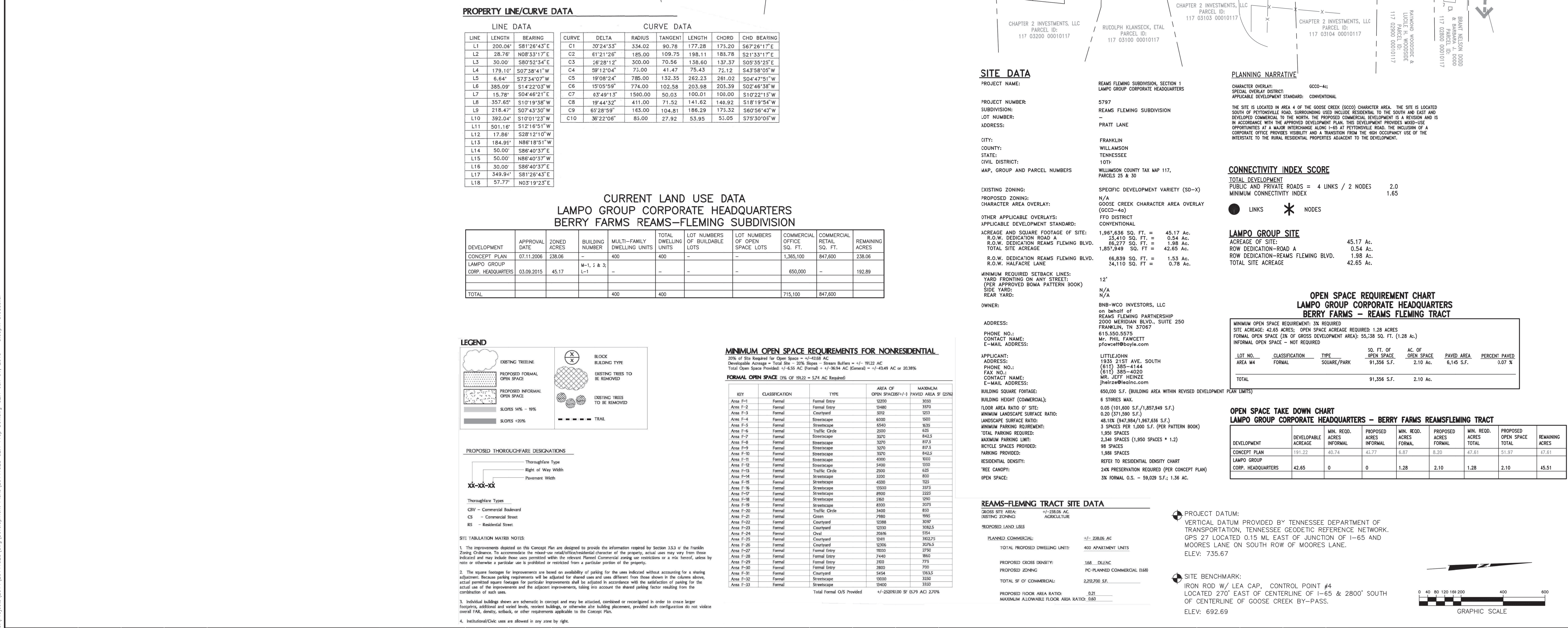
BERRY FARMS REAMS-FLEMING TRACT PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 2

1011 REAMS FLEMING BOULEVARD
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE 37064

COF PROJECT #7295



This Line Is 3 Inches When Printed Full Size

 Littlejohn

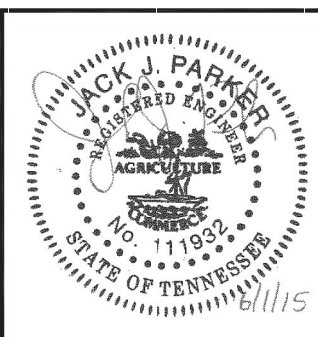
1935 21st Avenue South, NASHVILLE, TENNESSEE 37212
T 615.385.4144 F 615.385.4020 www.lesinc.com

CITY OF FRANKLIN PROJECT NO. 5797

REVISED DEVELOPMENT PLAN SUBMITTAL
LAMPO GROUP CORPORATE HEADQUARTERS
BERRY FARMS - REAMS-FLEMING TRACT
 FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

**BNB-WCO
INVESTORS, LLC**
ON BEHALF OF
**REAMS FLEMING
PARTNERSHIP**
2000 MERIDIAN BOULEVARD
SUITE 250
FRANKLIN, TN 37067
615.550.5575



06.01.15	REVISED DEVELOPMENT PLAN
DATE	REVISIONS
03.09.2015	20141528

C2.1

PROPOSED
DEVELOPMENT
PLAN



**Gresham
Smith**

GreshamSmith.com

222 Second Avenue South
Suite 1400
Nashville, TN 37201

615.770.8100

RAMSEY
SOLUTIONS

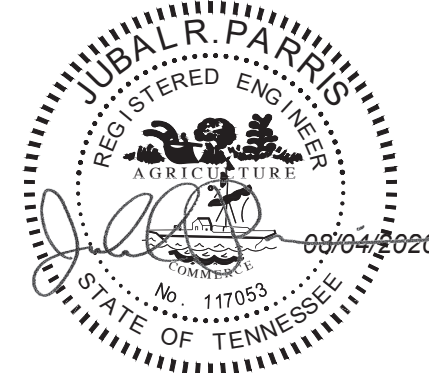
BERRY FARMS
REAMS-FLEMING
TRACT PUD
SUBDIVISION,
DEVELOPMENT
PLAN, REVISION 2

MATT 5:14-16, LLC.

1011 REAMS FLEMING BLVD
FRANKLIN, TN 37064

THIS PLAN HAS BEEN DESIGNED TO MEET THE
BERRY FARMS REAMS FLEMING PATTERN BOOK.
CHANGES SHALL NOT BE MADE TO THE APPROVED
PLAN UNLESS ALSO APPROVED BY THE BERRY
FARMS REAMS FLEMING ARCHITECTURAL REVIEW
COMMITTEE

COF #7295



THIS PLAN HAS BEEN SIGNED, SEALED, AND DATED DIGITALLY.

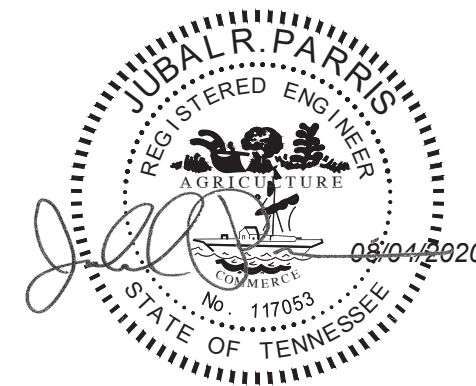
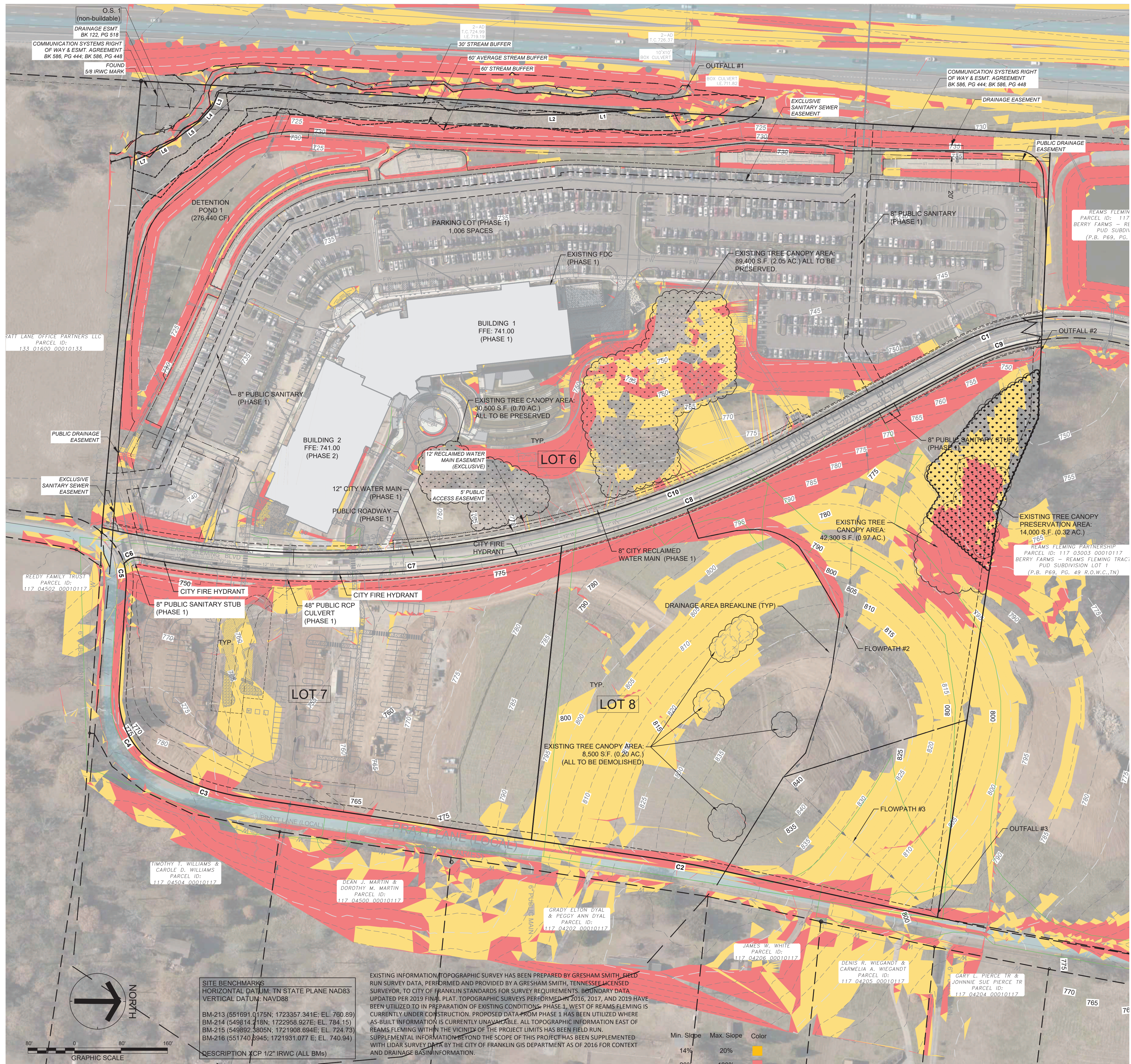
[illegible]

EXISTING OVERALL PUD
PLAN

C1.0A

41138.02
06/25/2020

<u>APPLICABLE PROJECT NAME(S)</u>		<u>COF PROJECT NUMBER(S)</u>		
REAMS FLEMING TRACT LAMPO GROUP CORP PUD	5797			
BERRY FARMS REAMS-FLEMING TRACT PUD SUB. REV 2	6896	NOT APPROVED		
RAMSEY SOLUTIONS - PHASE 1 SITE PLAN	6430			
RAMSEY SOLUTIONS - PHASE 1 SITE PLAN - REV 1	7000			
<u>ZONING</u>				
EXISTING ZONING	SD-X SPECIFIC DEVELOPMENT - VARIETY			
CHARACTER AREA OVERLAY	GCCO-4A			
OTHER APPLICABLE OVERLAYS	FFO			
APPLICABLE DEVELOPMENT STANDARD	CONVENTIONAL			
PROPOSED USE	OFFICE			
OCCUPANCY TYPE	N/A			
<u>LAND AREA</u>				
TOTAL PROJECT AREA	1,967,636.84 SF +/- (45.17 ACRES +/-)			
O.S.1	22,635 SF +/- (0.52 AC +/-)			
LOT 6	999,483 SF +/- (22.94 AC +/-)			
LOT 7	300,253 SF +/- (6.89 AC +/-)			
LOT 8	540,841 SF +/- (12.42 AC +/-)			
PRATT LANE ROW DEDICATION	45,127 SF +/- (1.04 AC +/-)			
REAMS FLEMING ROW DEDICATION	62,551 SF +/- (1.44 AC +/-)			
<u>EXISTING TREE CANOPY</u>				
3.68 ACRES (8.2% OF 45.25 ACRE TOTAL PROJECT AREA)				
3.07 ACRES OR 83% OF EXISTING CANOPY TO BE PRESERVED				
<u>STORMWATER</u>				
STREAM NAME	TRIBUTARY TO FIVEMILE CREEK			
	TN05130204016, 1350			
ATTAINMENT	NON-SUPPORTING			
OUTFALL LOCATION (LAT, LONG)	35.84325, -86.83259			
CONTRIBUTING DRAINAGE AREA:	0.83 SQUARE MILES			
REQUIRED STREAM BUFFER	COF APPROVED PUD: 25' MIN			
	STATE 30' MIN + 30' AVG			
60' AVG STREAM BUFFER AREA REQUIRED:	66,054 SF			
60' AVG STREAM BUFFER AREA PROVIDED:	68,809 SF			
<u>HISTORIC PROPERTY</u>				
THIS PROPERTY DOES NOT AFFECT ANY KNOWN HISTORIC SITES				
<u>MINERAL RIGHTS</u>				
THIS PROPERTY DOES NOT HAVE ANY KNOWN MINERAL RIGHTS AGREEMENTS				
<u>RIPIARIAN BUFFERS (SOUTHWEST SIDE OF SITE)</u>				
THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE				
VEGETATION IN RIPIARIAN BUFFERS EXCEPT BY THE CITY ENGINEER OR HIS DESIGNEE				



THIS PLAN HAS BEEN SIGNED, SEALED, AND DATED DIGITALLY

[illegible]

EXISTING CONDITIONS & PROPERTY

C1.0B

41138.02
06/25/2020



222 Second Avenue South
Suite 1400
Nashville, TN 37201
615.770.8100

RAMSEY
SOLUTIONS

BERRY FARMS
REAMS-FLEMING
TRACT PUD
SUBDIVISION,
DEVELOPMENT
PLAN, REVISION 2

MATT 5:14-16, LLC
1011 REAMS FLEMING BLVD
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FARMS REAMS FLEMING ARCHITECTURAL REVIEW
COMMITTEE

COF #7295

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OVERALL PUD LAYOUT

C2.0A

41138.02
06/25/2020

This Line Is 3 Inches When Printed Full Size



GRESHAM SMITH
222 Second Avenue South
Suite 1400
Nashville, Tennessee 37201
615.770.8100

Contact: Mark D. Spalding, P.E.
Phone: 615.770.8441
mark.spalding@greshamsmith.com

OWNER / DEVELOPER

Ramsey Solutions
MATT 5:14-16, LLC
1011 Reams Fleming Boulevard
Franklin, Tennessee 37064

Contact: Winston Cruze
winston@capitalrealtytn.com

SITE DATA

PROPERTY

PLANNED UNIT DEVELOPMENT NAME

ADDRESS

CITY
COUNTY
STATE
CIVIL DISTRICT
MAP, GROUP AND PARCEL NO.

ZONING

EXISTING ZONING
CHARACTER AREA OVERLAY
OTHER APPLICABLE OVERLAYS
APPLICABLE DEVELOPMENT STANDARD
PROPOSED USE
OCCUPANCY TYPE

IMPACT STATEMENT

THE PROPOSED DEVELOPMENT IS A PORTION OF A LARGER PUD PLAN PREVIOUSLY APPROVED BY THE BOARD OF MAYOR AND ALDERMAN. THE IMPACT ON CITY RESOURCES SUCH AS POLICE, FIRE, SOLID WASTE, PUBLIC RECREATIONAL FACILITIES, ETC AS A RESULT OF THE PROPOSED REVISION DOES NOT HAVE ANY KNOWN ADVERSE IMPACT BEYOND THE ORIGINAL APPROVAL.

LAND AREA

YARD FRONTING ON ANY STREET
SIDE YARD
REAR YARD

12 FT
N/A
N/A

MINIMUM LANDSCAPE SURFACE RATIO	0.20 (371,590 SF)
FORMAL OPEN SPACE REQUIRED	3%

0.20 (371,590 SF
3%

LAND AREA NOTES: MINIMUM REQUIRED SETBACK LINES TAKEN FROM REAMS-FLEMING DESIGN GUIDELINES PATTERN BOOK. REFER TO THE REAMS-FLEMING DESIGN GUIDELINES PATTERN BOOK FOR ALL OTHER SITE DEVELOPMENT GUIDELINES.

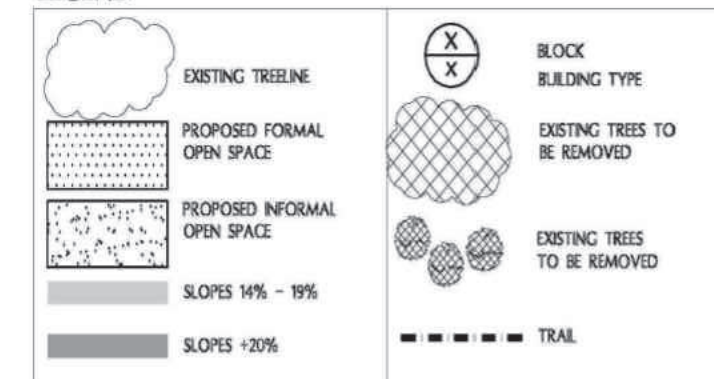
DEVELOPMENT	APPROVAL DATE	ZONED AC	BUILDING NO.	MULTI-FAMILY UNITS	TOTL DWELLING UNITS	LOT NO. OF BUILDABLE LOTS	LOT NO. OF OPEN SPACE LOTS	COMMERCIAL OFFICE SQ.F	COMMERCIAL RETAIL SQ.FT	REMAINING AC
REAMS FLEMING TRACT CONCEPT PLAN	7/11/2006	238.06		400	400			1,365,100	847,600	238.06
RAMSEY SOLUTIONS HEADQUARTERS	3/9/2015	45.17	1, 2, 3, 4			101, 102, 103		650,000		45.17
REMAINING		192.89		400	400			715,100	847,600	192.89

LAND USE TABLE

<

BERRY FARMS REAMS FLEMING TRACT EXISTING SITE DATA TO REMAIN

LEGEND



PROPOSED THOROUGHFARE DESIGNATIONS



Thoroughfare Type

CBV - Commercial Boulevard
CS - Commercial Street
RS - Residential Street

SITE TABULATION MATRIX NOTES

1. The improvements depicted on this Concept Plan are designed to provide the information required by Section 3.5.3 of the Franklin Zoning Ordinance. To accommodate the mixed-use retail/office/residential character of the property, actual uses may vary from those indicated and may include those uses permitted within the relevant Planned Commercial zoning use restrictions or a mix thereof, unless by note or otherwise a particular use is prohibited or restricted from a particular portion of the property.

2. The square footages for improvements are based on availability of parking for the uses indicated without accounting for a sharing adjustment. Because parking requirements will be adjusted for shared uses and uses different from those shown in the columns above, actual permitted square footages for particular improvements shall be adjusted in accordance with the satisfaction of parking for the actual use of the improvements and the adjacent improvements, taking into account the shared parking factor resulting from the combination of such uses.

3. Individual buildings shown are schematic in concept and may be attached, combined or reconfigured in order to create larger footprints, additional and varied levels, reorient buildings, or otherwise alter building placement, provided such configurations do not violate overall FAR, density, setback, or other requirements applicable to the Concept Plan.

4. Institutional/Civic uses are allowed in any zone by right.

THE PROPOSED SITE CONSISTS OF NEW ROADWAYS, BUILDINGS, PARKING AND OTHER MINOR IMPERVIOUS SURFACES. STORMWATER QUALITY MANAGEMENT IS PROPOSED TO COMPLY WITH THE CITY'S CURRENT REGULATIONS FOR EACH PHASE OF CONSTRUCTION. STORMWATER QUANTITY INCREASES ARE PROPOSED TO BE OFFSET UTILIZING DETENTION PROVIDED IN THE EXISTING (BUILT IN PHASE 1) AND FUTURE DETENTION PONDS FOR EACH OUTFALL LOCATION.

THROUGHOUT THE DURATION OF THE MULTIPHASE DEVELOPMENT, STORMWATER WILL BE HANDLED ON A PHASE TO PHASE BASIS. SOME STORMWATER FEATURES MAY SERVE MULTIPLE PHASES OF DEVELOPMENT, BUT IS GENERALLY NOT EXPECTED TO RELY ON A SIGNIFICANT REGIONAL CONTROL STORMWATER FACILITIES. PEAK FLOW RATES WILL BE NEGATED BY A SERIES OF STORMWATER CONTROLS, ENSURING NO IMPACT ON ADJACENT PROPERTIES.

STORAGE VOLUME REQUIRED BASED ON ANALYSIS OF 1 ACRE OF MEADOW (CN 65) TO IMPERVIOUS AREA (CN 98) RESULTING IN AN INCREASE OF 12,000 CF OF INCREASED VOLUME PER ACRE.

SURFACE AREA OF DETENTION BASED ON AN ASSUMED
DEPTH OF 4FT.

WATER QUALITY VOLUME REQUIRED BASED ON ANALYSIS OF 1 ACRE OF IMPERVIOUS AREA TO BIORETENTION LEVEL II DESIGN RESULTING IN A TREATMENT VOLUME OF 4,311 CF REQUIRED PER ACRE OF IMPERVIOUS SURFACE.

WATER QUALITY SURFACE AREA BASED ON AN EFFECTIVE
DEPTH OF 2.5 FT.

STORMWATER MANAGEMENT AREA 2	
- ADD. IMPERVIOUS AREA:	5 ACRES:
- APPROX. STORAGE VOLUME REQUIRED:	60,000 CFS
- APPROX. STORAGE SURFACE AREA	15,000 SF
- APPROX. WQ TREATMENT VOLUME REQUIRED:	25,000 CFS
- APPROX. WQ TREATMENT SURFACE AREA REQD:	8,500 SF
- STORMWATER AREA 2A	21,000 SF
- STORMWATER AREA 2B	2,500 SF

STORMWATER MANAGEMENT AREA 3	
- ADD. IMPIEVIOUS AREA:	3 ACRES
- APPROX. STORAGE VOLUME REQUIRED	36,000 CFS
- APPROX. STORAGE SURFACE AREA	9,000 SF
- APPROX. WQ TREATMENT VOLUME REQUIRED:	13,000 CFS
- APPROX. WQ TREATMENT SURFACE AREA REQD:	5,000 SF
- STORMWATER AREA 3A	6,500 SF
- STORMWATER AREA 3B	3,000 SF
- STORMWATER AREA 3C	12,000 SF

STORMWATER MANAGEMENT AREA 4	
- ADD. IMPERVIOUS AREA:	1 ACRE
- APPROX. STORAGE VOLUME REQUIRED	12,000 CF
- APPROX. STORAGE SURFACE AREA	3,000 SF
- APPROX. WQ TREATMENT VOLUME REQUIRED:	4,300 CF
- APPROX. WQ TREATMENT SURFACE AREA REQD:	1,700 SF
- STORMWATER AREA 4:	5,500 SF



GreshamSmith.com

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Suite 1400
Nashville, TN 37201

615.770.8100

RAMSEY
SOLUTIONS

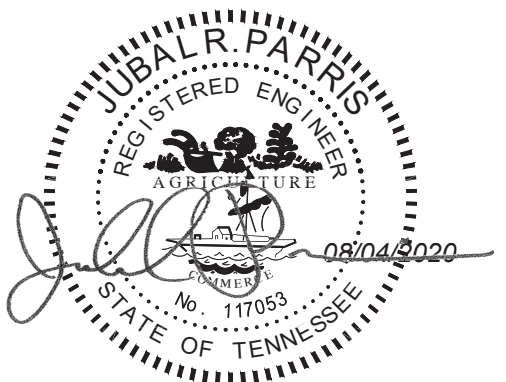
BERRY FARMS
REAMS-FLEMING
TRACT PUD
SUBDIVISION,
DEVELOPMENT
PLAN, REVISION 2

MATT 5:14-16, LLC.

1011 REAMS FLEMING BLVD
FRANKLIN, TN 37064

THIS PLAN HAS BEEN DESIGNED TO MEET THE
BERRY FARMS REAMS FLEMING PATTERN BOOK.
CHANGES SHALL NOT BE MADE TO THE APPROVED
PLAN UNLESS ALSO APPROVED BY THE BERRY
FARMS REAMS FLEMING ARCHITECTURAL REVIEW
COMMITTEE

COF #7295



THIS PLAN HAS BEEN SIGNED, SEALED, AND DATED DIGITALLY

[illegible]PUD GRADING, DRAINAGE, AND
STORMWATER PLAN

C3.0

41138.02
06/25/2020

MOST CURRENT TRAFFIC IMPACT STUDY, COMPLETED BY FISCHBACK TRANSPORTATION GROUP, LLC
ON OCTOBER 1TH, 2015.

ALL STREET LIGHTS SHALL COMPLY WITH BERRY FARMS REAMS-FLEMING STANDARDS

STREET LIGHTS FOR PUBLIC/PRIVATE STREETS SHALL BE INSTALLED AT THE LOCATIONS NOTED BELOW:

1. A MINIMUM OF TWO LIGHTS AT EVERY UNSIGNALIZED INTERSECTION.
2. A MINIMUM OF ONE LIGHT AT EVERY ALLEY INTERSECTION.
3. A MINIMUM OF FOUR LIGHTS AT EVERY SIGNALIZED INTERSECTION.
4. A MAXIMUM OF 300 FEET SPACING ALONG ALL LOCAL STREETS.
5. A MINIMUM OF ONE LIGHT AT END OF EVERY CUL-DE-SAC, OR DEAD END STREET (TEMPORARY OR PERMANENT).

ALL PUBLIC INFRASTRUCTURE SHALL BE LOCATED WITHIN PUBLIC ROW OR PUBLIC UTILITY AND DRAINAGE EASEMENT. ROW DEDICATION AND PUBLIC EASEMENTS SHALL BE DEDICATED VIA FINAL PLAT PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

TRIP GENERATION (FROM TRAFFIC IMPACT STUDY)						
LAND USE	SIZE	DAILY TRAFFIC	GENERATED TRAFFIC			
			AM PEAK	PM PEAK	ENTER	EXIT
BUILDING 1	205,000	1,400	200	27	41	199
REMAINING	445,000	3,038	435	60	88	433
TOTAL	650,000	4,438	635	87	129	632

NOTE: DESIGN SPEED 5 MPH

Tower 2 Fire Truck
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Wall to Wall Turning Radius

50.
8.
10.
0.8
8.
6.0
42.

SECTION OF REAMS FLEMING GATED
AND IS RESTRICTED TO EMERGENCY
PERSONNEL ONLY. ACCESS TO PRATT
LANE PROHIBITED BY THE AUTHORITY
OF THE CITY OF FRANKLIN

10' EASEMENT

5'-0" WALK

6'-0" GRASS STRIP

12'-6"

11'-0"

2.0%

37' R.O.W.

12'-6"

6'-0" GRASS STRIP

5'-0" WALK

10' EASEMENT

3:1 MAX

COMPACTED SUBGRADE

PROFILE GRADE

TANGENT SECTION

(BASED ON STD. DWG. R001-TS-6A)
PRATT LANE
(13' GRADED STRIP EAST SIDE)

The diagram shows a cross-section of a composite material. The top layer is hatched with diagonal lines. Below it is a layer with a circular pattern. Arrows point to various layers and interfaces, labeled with circled numbers 1 through 5.

- PAVEMENT SCHEDULE

- ① 1.5" - BITUMINOUS SURFACE COURSE
411-01.11 ACS MIX(PG64-22) GRADING E RDWY
- ② TACK COAT
403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) @0.02 GAL/SY
- ③ 3" - BITUMINOUS AGGREGATE BASE
307-01.08 ASPHALT CONCRETE MIX (PG64-22)(BPMB-HM) GRADING B-M2
- ④ PRIME COAT
402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) @0.30-0.35 GAL/SY
402-02 AGGREGATE FOR COVER MATERIAL (PC) 08-12LBS/SY
- ⑤ 8" MINERAL AGGREGATE BASE 303-01 MINERAL
303-01 MINERAL AGGREGATE, TYPE "A" BASE, GRADING"D"

GENERAL NOTES

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

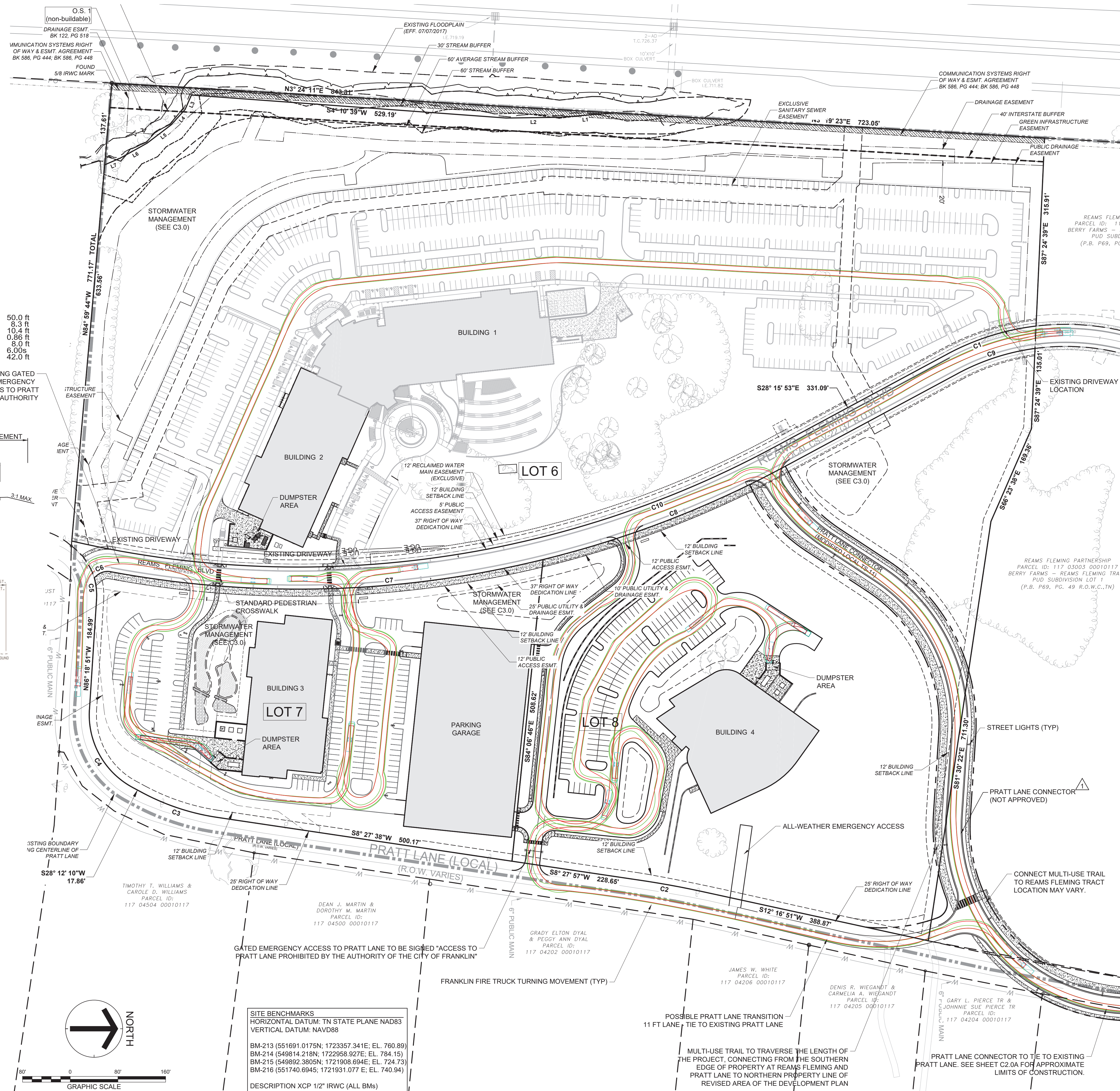
CITY OF FRANKLIN

LOCAL AND A

EFFECTIVE DATE: 7/1/2017

Paul P. G. 7/1/2017
CITY ENGINEER DATE

7/1/2017
ASST. DIRECTOR OF ENG. DATE



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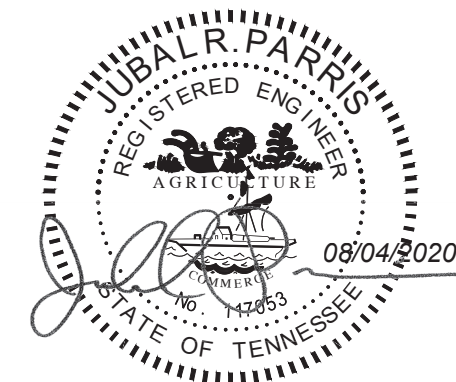
BERRY FARMS
REAMS-FLEMING
TRACT PUD
SUBDIVISION,
DEVELOPMENT
PLAN, REVISION 2

MATT 5:14-16, LLC.

1011 REAMS FLEMING BLVD
FRANKLIN, TN 37064

THIS PLAN HAS BEEN DESIGNED TO MEET THE
BERRY FARMS REAMS FLEMING PATTERN BOOK.
CHANGES SHALL NOT BE MADE TO THE APPROVED
PLAN UNLESS ALSO APPROVED BY THE BERRY
FARMS REAMS FLEMING ARCHITECTURAL REVIEW
COMMITTEE

COF #7295



THIS PLAN HAS BEEN SIGNED, SEALED, AND DATED DIGITALLY

[illegible]PUD ROW & TOWER
TRUCK ACCESS PLAN

C4.0A

41138.02
06/25/2020

MOST CURRENT TRAFFIC IMPACT STUDY, COMPLETED BY FISCHBACK TRANSPORTATION GROUP, LLC
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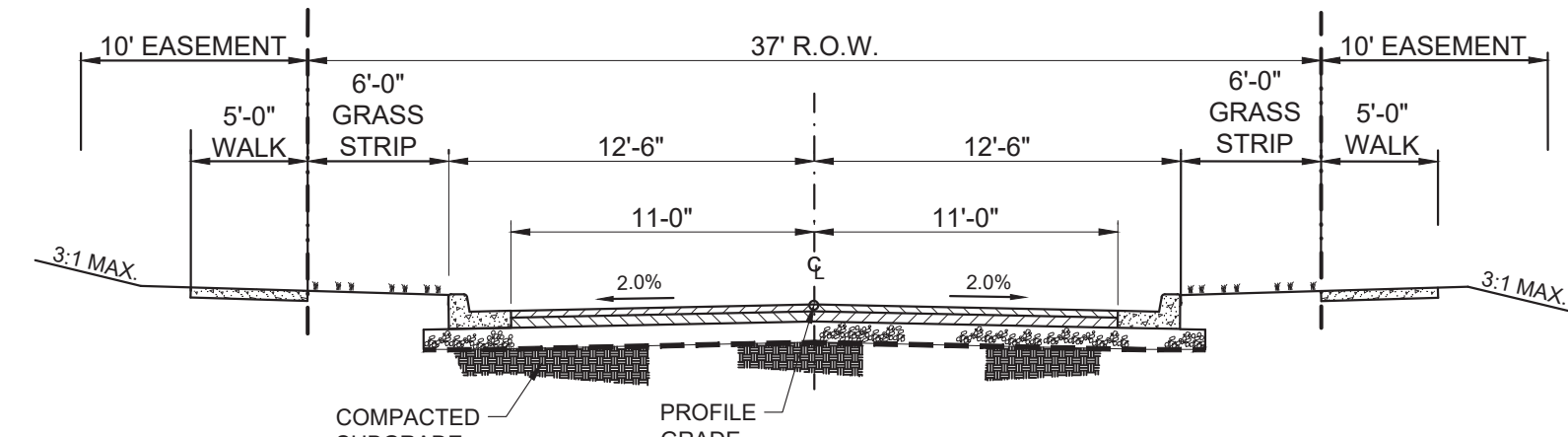
TRIP GENERATION (FROM TRAFFIC IMPACT STUDY)						
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REMAINING	445,000	3,038	435	60	88	433
TOTAL	650,000	4,438	635	87	129	632

Franklin Garbage Truck
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock-to-lock time
Curb to Curb Turning Radius

35.000ft
8.100ft
12.027ft
0.716ft
6.600ft
4.00s
46.000ft

NOTE: DESIGN SPEED 5 MPH

SECTION OF REAMS FLEMING GATED -
AND IS RESTRICTED TO EMERGENCY
PERSONNEL ONLY. ACCESS TO PRATT
LANE PROHIBITED BY THE AUTHORITY
OF THE CITY OF FRANKLIN



CONST. ESMT. SLOPE

EXISTING GROUND

VAR.

2'

12' MULTI-USE PATH 0.015 F/F

6' DRAINAGE BUFFER (SSD)

12' FINISHED GRADE 0.02 F/F

12' 0.02 F/F

6' GRADED STRIP 0.015 F/F

13' FUTURE GRASS BUFFER

2' SLOPE

CONST. ESMT.

EXISTING GROUND

VAR.

62' RIGHT-OF-WAY

The diagram shows a cross-section of a composite material. The top layer is hatched with diagonal lines. Below it is a layer with a circular pattern. Arrows point to various layers and interfaces, labeled with circled numbers 1 through 5.

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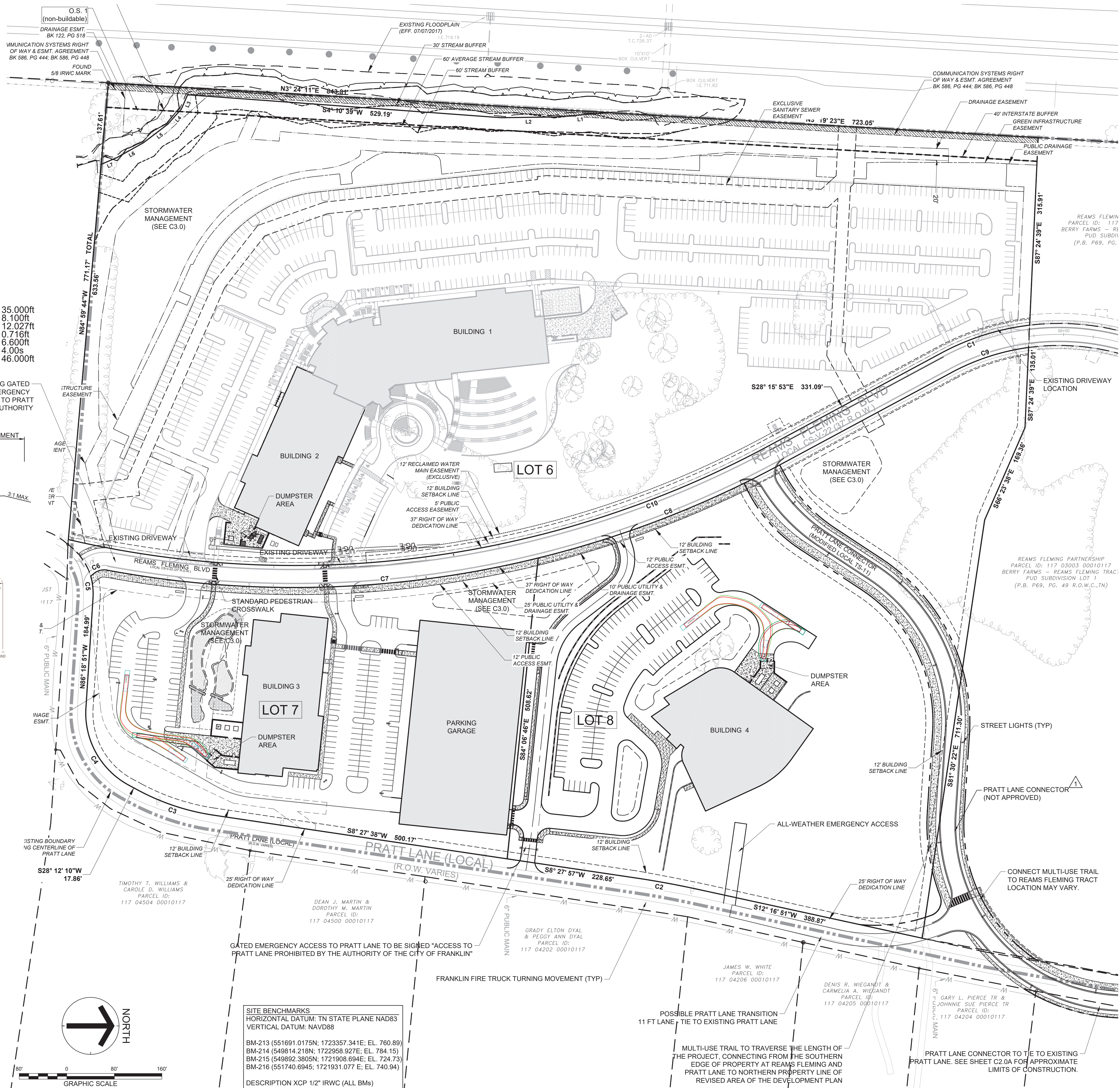
LOCAL AND ALLEY PAVEMENT SECTION

DWG. NO. RD-3

EFFECTIVE DATE: 7/1/2017

CITY ENGINEER 7/1/2017
DATE

Asst. Director of Eng. 7/1/2017
DATE



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Suite 1400
Nashville, TN 37201

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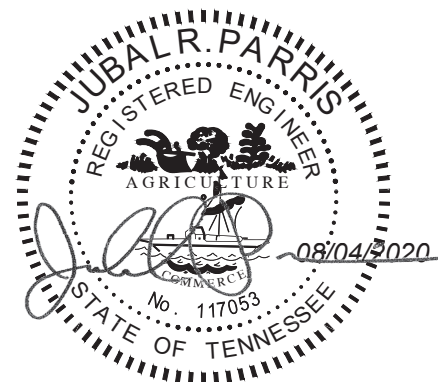
BERRY FARMS
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COMMITTEE

COF #7295



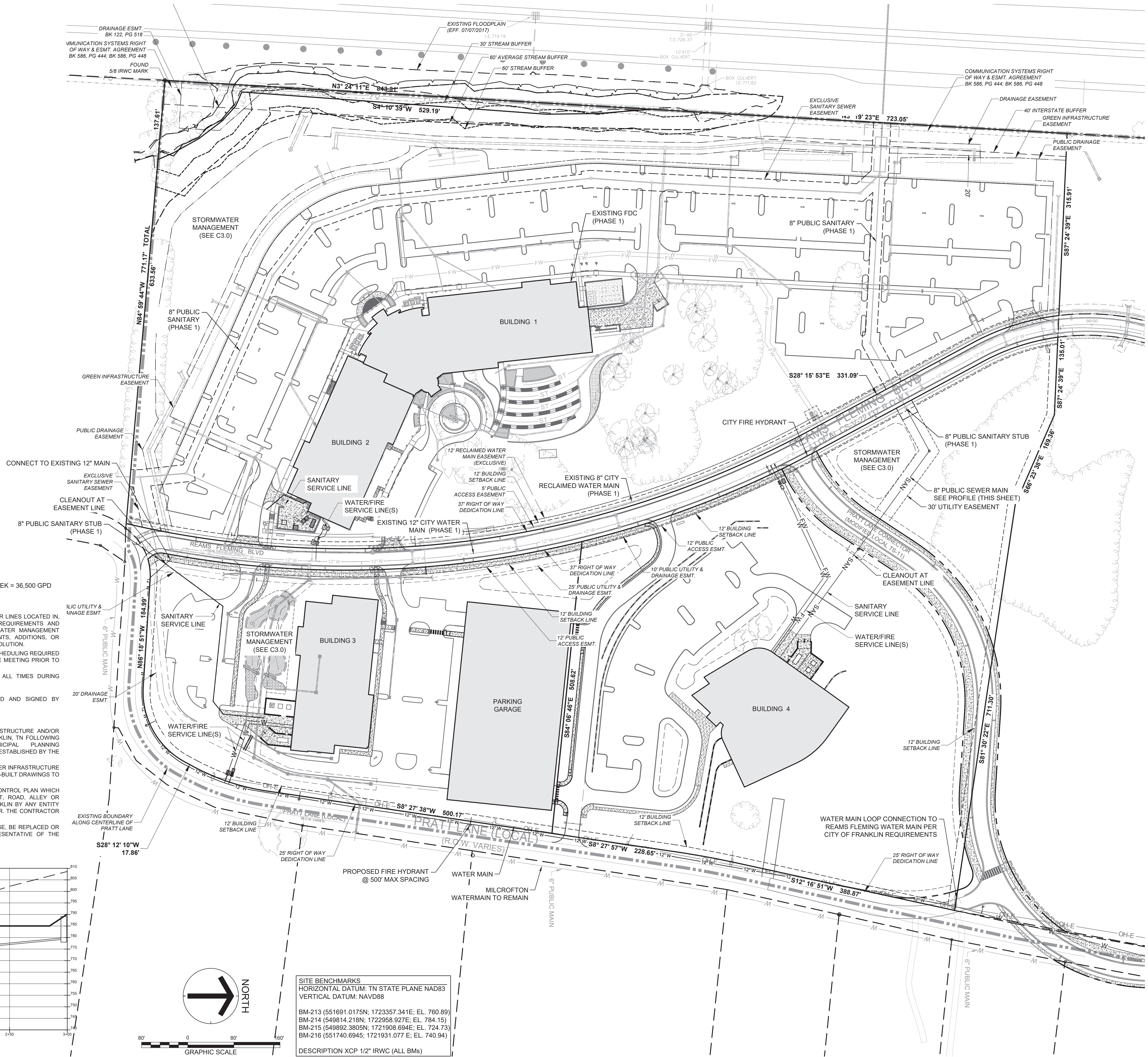
THIS PLAN HAS BEEN SIGNED, SEALED, AND DATED DIGITALLY

[illegible]

PUD ROW & GARBAGE
TRUCK ACCESS PLAN

C4.0B

41138.02
06/25/2020



PUBLIC SANITARY PROFILE (LOT 108)
SCALE: H=1"=8' V=1"=4'

The graph displays the vertical alignment of the sanitary sewer system. The vertical axis represents elevation in feet, ranging from 740 to 810. The horizontal axis represents stationing, ranging from 0+00 to 3+00. A dashed line indicates the 'EXISTING GRADE', and a solid line indicates the 'PROPOSED GRADE'. Two pipe segments are shown: an 8" PVC pipe at a 15% slope from station 0+00 to approximately 0+90, and another 8" PVC pipe at a 5% slope from station 0+90 to 3+00. The profile shows a transition from a steeper slope to a shallower one, with a manhole structure indicated at station 0+90.

41138.02
06/25/2020

1 ANY ELEVATIONS NOT SHOWN WILL MEET THE REGULATIONS OF THE APPROVED PATTERN BOOK AND THE FRANKLIN ZONING ORDINANCE AT THE RESPECTIVE SITE PLAN SUBMITTAL.

CONDITIONS OF APPROVAL:

Open Issues: 2 These issues are currently being filtered

Fire-Planning

General Issues

12. Fire Protection

curt.edelmann@franklin.tn.gov I'm going to keep this comment open as a reminder to staff that a hydrant flow test is required. The fire department usually requires a hydrant test at the development stage. However, since major changes to the water system are planned, in this case it seems appropriate to wait until those changes are completed.

Water/Sewer

General Issues

1. Water

ben.mcneil@franklin.tn.gov ***Advisory Comment does not stop approval of development plan.***

No site plan can be approved until the 16" water main from Chadwell Property to Reams Fleming has been designed, approved and sureties in place.. No CO will be issued until the waterline has been installed, tested, approved and entered into service.



File #: 20-01035

DATE: August 7, 2020
TO: Franklin Municipal Planning Commission
FROM: Amy Diaz-Barriga, Planning Supervisor
Emily Wright, Planning Director

SUBJECT:

Consideration Of Ordinance 2019-57, An Ordinance To Rezone 1520.03 Acres From Planned (PD 1.80/500,000) District And Detached Residential 1 (R-1) District To Planned (PD 2.26/250,000) District For The Property Located South Of Highway 96 And West Of Boyd Mill Pike (Westhaven PUD Subdivision).

PURPOSE:

Project Information

COF Project Number: 7154

Applicant: Southern Land Company, LLC, Richard Burge

Owner: 96 West Holdings, LLC, Brian Sewell

BACKGROUND/STAFF COMMENTS:

This item was deferred at the May 28, June 25, and July 23, 2020 Franklin Municipal Planning Commission meetings.

The applicant is requesting to rezone the property from Planned District (PD 1.80/500,000) to Planned District (PD 2.26/250,000) to accommodate the proposed development plan revisions for Westhaven PUD Subdivision. This rezoning changes commercial entitlements from 500,000 square feet to 250,000 square feet. 178,902 commercial square feet currently exist, leaving 71,098 for future commercial development.

The residential entitlement request of 3,441 units is a reduction from the original request of 3,516 residential units. It is an increase from the current entitlement of 2,750 residential units. An additional 7 acres are being added to the project area from the previous approved development plan.

The development plan has been submitted concurrently. In addition to scaling back on the additional residential units requested with this revision, the development plan no longer proposes gas pumps.

Envision Franklin identifies this area with the Design Concepts of Mixed Residential and Neighborhood Mixed Use. Planned Development Zoning is an appropriate zoning for these categories. The majority of the project area has been historically zoned SD-X and had similar entitlements as to those asked for in this revision.

PROCEDURAL REQUIREMENTS:

1. The city's project identification number shall be included on all correspondence with any city department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval of Ordinance 2019-57 to the Board of Mayor and Aldermen.

WESTHAVEN PUD SUBDIVISION
 ORDINANCE 2019-57
 RESOLUTION 2019-130
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 8/27/20

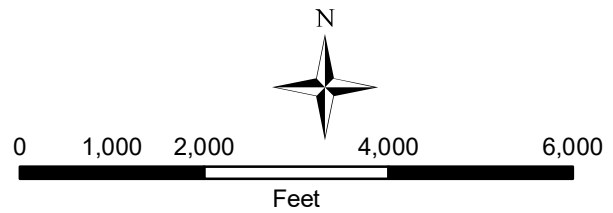
Site

Project Information

Existing Zoning: PD 1.80/500,000
 Proposed Zoning: PD 2.26/250,000
 Existing Land Use: Mixed
 Proposed Land Use: Mixed
 Other Overlays: FFO, FWO, HHO
 Site Acreage: 1520.03 acres
 Proposed Number of Dwelling Units: 3441
 Proposed Building Height: 4 stories max

- | | |
|---|--|
|  Westhaven PUD |  OR Office Residential District |
|  AG Agricultural District |  CI Civic Institutional District |
|  ER Estate Residential District |  NC Neighborhood Commercial |
|  R1 Residential 1 District |  CC Central Commercial District |
|  R2 Residential 2 District |  DD Downtown District |
|  R3 Residential 3 District |  1ST Avenue District |
|  R4 Residential 4 District |  5TH Avenue District |
|  R6 Residential 6 District |  RC6 Regional Commerce 6 District |
|  MR Mixed Residential District |  RC12 Regional Commerce 12 District |
|  PD Planned District |  GO General Office District |

- | |
|--|
|  LI Light Industrial District |
|  HI Heavy Industrial District |



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 It was compiled from the most authentic information available.
 The City is not responsible for any errors or omissions contained herein.
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ORDINANCE 2019-57

AN ORDINANCE TO REZONE 1520.03 ACRES FROM PLANNED DEVELOPMENT (PD 1.80/500,000) DISTRICT AND DETACHED RESIDENTIAL 1 (R-1) DISTRICT TO PLANNED DEVELOPMENT (PD 2.26/250,000) DISTRICT FOR THE PROPERTY LOCATED SOUTH OF HIGHWAY 96 WEST AND WEST OF BOYD MILL PIKE, (WESTHAVEN PUD SUBDIVISION)

WHEREAS, the City of Franklin, Tennessee, encourages responsible growth and the sensible transition of land uses and densities; and

WHEREAS, the Planned District provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; and

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, adopted Resolution 2019-130, approving a Development Plan as required by the Franklin Zoning Ordinance; and

WHEREAS, the zoning has been reviewed and approved by BOMA after a public hearing and a recommendation by the Franklin Municipal Planning Commission.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification of PD (1.80, 500,000) And Detached Residential 1 (R-1) District to PD (2.26, 250,000) District.

PREMISES CONSIDERED	
Map-Parcel	Acres
64 28,28.02,12,23.01, 23.02,25.02 Map 77 1,1.01,1.02, 1.03,10.4 Map 64O A-G Map 77B A-G	1513.91
Map 64, 28.02	7.27
TOTAL	1520.03

SECTION II. That the attached Location Map and Survey shall serve the purpose of further delimiting the geographical boundaries as described by this Ordinance.

SECTION III. BE IT FINALLY ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Ordinance shall take effect from and after its passage on third and final reading, the health, safety, and welfare of the citizens requiring it.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Eric S. Stuckey
City Administrator/Recorder

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

WESTHAVEN PUD SUBDIVISION
 ORDINANCE 2019-57
 RESOLUTION 2019-130
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 8/27/20

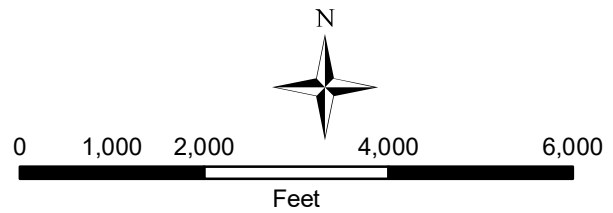
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- | | |
|--------------------------------|------------------------------------|
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| ER Estate Residential District | NC Neighborhood Commercial |
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| R2 Residential 2 District | DD Downtown District |
| R3 Residential 3 District | 1ST Avenue District |
| R4 Residential 4 District | 5TH Avenue District |
| R6 Residential 6 District | RC6 Regional Commerce 6 District |
| MR Mixed Residential District | RC12 Regional Commerce 12 District |
| PD Planned District | GO General Office District |

- | |
|------------------------------|
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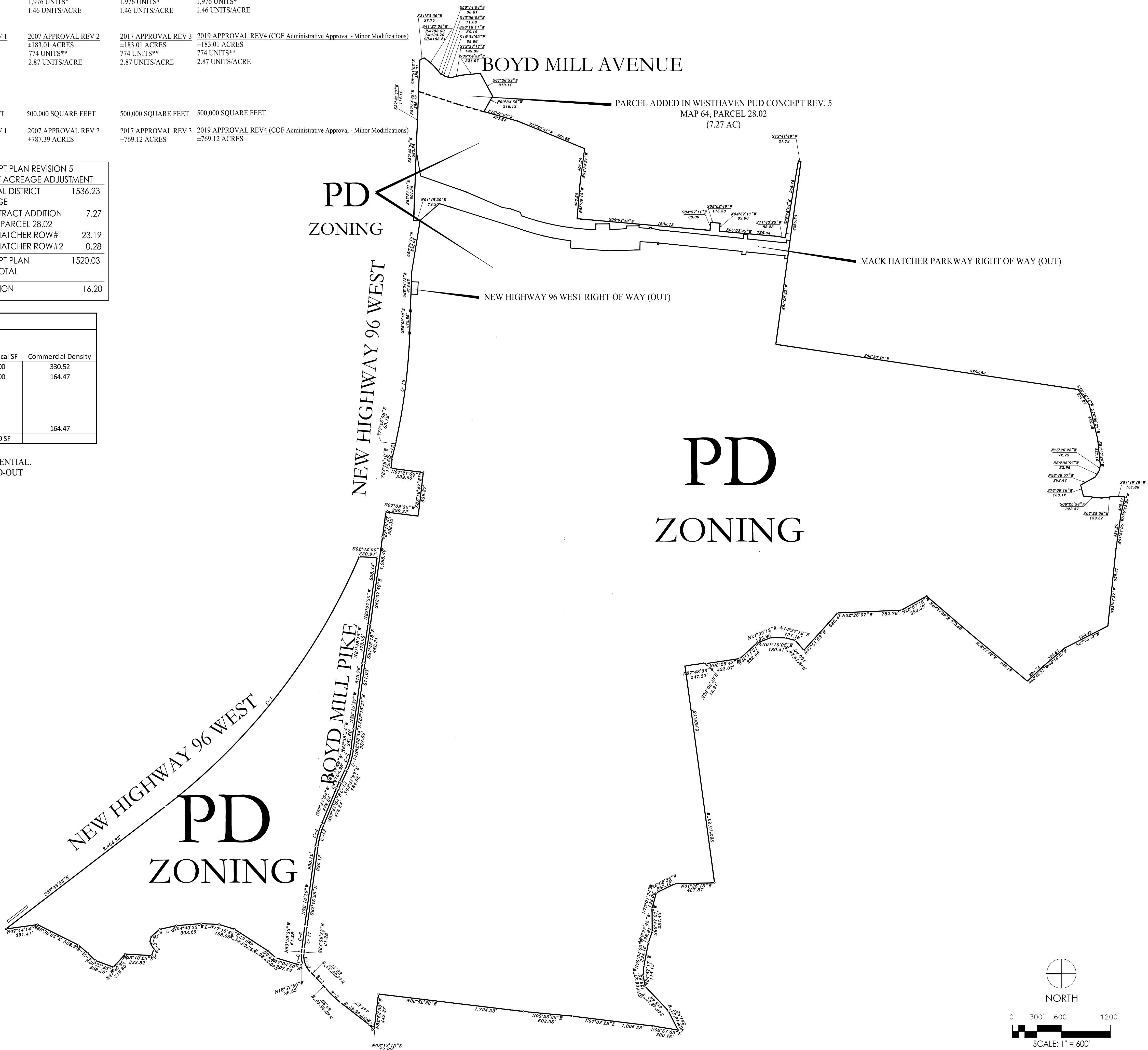
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A. TOTAL SITE ACREAGE		1,520.03 ACRES				
B. PREVIOUS APPROVALS						
PLANNED RESIDENTIAL (PR) DEVELOPMENT		2001 APPROVAL	2003 APPROVAL REV 1	2007 APPROVAL REV 2	2017 APPROVAL REV 3	2019 APPROVAL REV4 (COF Administrative Approval - Minor Modifications)
TOTAL ACREAGE		±1,305.39 ACRES	±1,359.00 ACRES	±1,354.17 ACRES	±1,354.17 ACRES	±1,354.17 ACRES
PROPOSED NUMBER OF DWELLING UNITS*		1,565 UNITS	1,976 UNITS*	1,976 UNITS*	1,976 UNITS*	1,976 UNITS*
GROSS DENSITY		1.20 UNITS/ACRE	1.46 UNITS/ACRE	1.46 UNITS/ACRE	1.46 UNITS/ACRE	1.46 UNITS/ACRE
*DOES NOT INCLUDE ALLOWABLE ACCESSORY APARTMENTS ("GRANNY FLATS").						
PLANNED COMMERCIAL (PC) DEVELOPMENT		2001 APPROVAL	2003 APPROVAL REV 1	2007 APPROVAL REV 2	2017 APPROVAL REV 3	2019 APPROVAL REV4 (COF Administrative Approval - Minor Modifications)
TOTAL ACREAGE		±230.84 ACRES	±177.23 ACRES	±183.01 ACRES	±183.01 ACRES	±183.01 ACRES
PROPOSED NUMBER DWELLING UNITS		435 UNITS	774 UNITS**	774 UNITS**	774 UNITS**	774 UNITS**
GROSS DENSITY		1.88 UNITS/ACRE	2.96 UNITS/ACRE	2.87 UNITS/ACRE	2.87 UNITS/ACRE	2.87 UNITS/ACRE
**INCLUDES UP TO FIVE HUNDRED (500) TOTAL PERMITTED CONDOMINIUM UNITS, APARTMENT UNITS, AND LIVE/WORK UNITS AND UP TO TWO HUNDRED AND FIFTY (250) TOTAL PERMITTED SENIORS HOUSING UNITS INCLUDING INDEPENDENT LIVING AND ELDERLY HOUSING UNITS.						
TOTAL PROPOSED COMMERCIAL SPACE		500,000 SQUARE FEET	500,000 SQUARE FEET	500,000 SQUARE FEET	500,000 SQUARE FEET	500,000 SQUARE FEET
OPEN SPACE ACREAGE		2001 APPROVAL ±813.44 ACRES	2003 APPROVAL REV 1 ±706.50 ACRES	2007 APPROVAL REV 2 ±787.39 ACRES	2017 APPROVAL REV 3 ±769.12 ACRES	2019 APPROVAL REV4 (COF Administrative Approval - Minor Modifications) ±769.12 ACRES

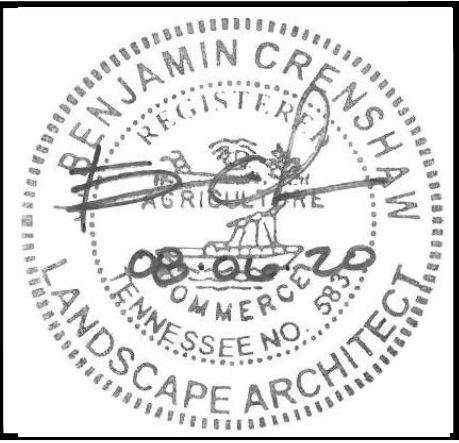
C. CURRENT CONCEPT PLAN - REV 5			
TOTAL ACREAGE (PD DISTRICT)		1520.03	CONCEPT PLAN REVISION 5 DISTRICT ACREAGE ADJUSTMENT ORIGINAL DISTRICT ACREAGE JEWELL TRACT ADDITION MAP 64 PARCEL 28.02 MACK HATCHER ROW#1 MACK HATCHER ROW#2 CONCEPT PLAN REV. 5 TOTAL REDUCTION
TOTAL NUMBER DWELLING UNITS		3441 UNITS	
GROSS RESIDENTIAL DENSITY		2.26 UNITS/ACRE	
PROPOSED COMMERCIAL SPACE		250,000 SQUARE FEET	
OPEN SPACE ACREAGE		±770.51 ACRES	

Westhaven PUD Entitlements					
Westhaven PUD Entitlements					
	Area (Ac)	Residential Units	Residential Density	Commerical SF	Commercial Density
Existing (Revision 4)	1512.76	2750	1.82	500000	330.52
Proposed (Revision 5)	1520.03	3441	2.26	250000	164.47
J&J Farms Proposed Entitlements					
Area	7.27				
Density			2.26		164.47
Net Proposed Entitlements		16,43 Units		1195.69 SF	

NOTE:
PROPOSED ENTITLEMENT TOTALS ARE NOTING MAXIMUM BUILD-OUT POTENTIAL.
THE DEVELOPMENT PLAN BEING PROVIDED DOES NOT SHOW A FULL BUILD-OUT
OF THESE ENTITLEMENTS.



SOUTHERN LAND COMPANY
Southern Land Company, LLC
3990 Hillsboro Pk. Sulte 400 - Nashville, Tennessee 37215
Office (615) 778-3150 - Fax (615) 778-2875 - www.southernland.com



**WESTHAVEN PUD SUBDIVISION - REZONING
REZONING APPLICATION**
FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

REVISIONS:	
1	03/05/20: REVISED PER CITY COMMENTS
2	04/02/20: REVISED PER CITY COMMENTS
3	05/07/20: REVISED PER CITY COMMENTS
4	06/04/2020 FMPC DEFERRAL
5	07/02/2020 FMPC DEFERRAL
6	08/06/2020 FMPC DEFERRAL

DATE: 012/09/19
JOB #: 1143-04
PROJECT #: COF #7154

**PD ZONING
DISTRICT
BOUNDARY PLAN**

SHEET NO.
L3.00

From: [Kyle Hodes](#)
To: [Planning Intake](#)
Subject: Concept Plan Revision for Westhaven Resident Support
Date: Monday, August 24, 2020 1:27:04 PM

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

City of Franklin Planning Commission,

I'm Kyle Hodes and live at 2014 Championship Blvd, Franklin, TN in Westhaven. I fully support Southern Land Company and their proposed changes to the concept plan, as well as their plans for the Jewell Property.

Thanks,

Kyle Hodes
2014 Championship Blvd
Franklin, TN 37064

From: [Mark Ward](#)
To: [Planning Intake](#)
Cc: SLCWesthaveninfo@southernland.com
Subject: Concept Plan Revision for Westhaven
Date: Tuesday, August 25, 2020 7:51:42 PM

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

My name is Mark Ward and live at 438 Wild Elm St in Westhaven. I fully support Southern Land Company and their proposed changes to the concept plan, as well as, their plans for the Jewell Property”.

Thank You
Mark W

From: [Dave Scherer](#)
To: [Planning Intake](#)
Cc: SLCWesthaveninfo@southernland.com
Subject: Concept Plan Revision for Westhaven
Date: Tuesday, August 25, 2020 6:44:51 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.

I'm Dave Scherer and live at 435 Pearre Springs Way in Westhaven. I fully support Southern Land Company and their proposed changes to the concept plan, as well as, their plans for the Jewell Property. Franklin is a great place to live and the development of Westhaven by Southern Land Company has been a great addition. I also cannot imagine any other company developing the Jewell property other than them.

Thank you,

Dave Scherer

From: [Dana Hardy](#)
To: [Planning Intake](#)
Cc: SLCWesthaveninfo@southernland.com
Subject: Concept Plan Revision for Westhaven
Date: Saturday, August 22, 2020 9:05:00 AM

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

Hello. My name is Dana Hardy. I am a long-time resident of Westhaven. My address is 205 Prospect Avenue. I am writing to give my full support to Southern Land Company and their proposed changes to the concept plan, as well as their plans for the Jewell Property.

Thank you.

From: [Richard Clark](#)
To: [Planning Intake](#)
Subject: Consideration Of Resolution 2019-130
Date: Wednesday, August 26, 2020 9:01:24 AM
Attachments: [image001.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.

Proposed Access Road to Boyd Mill Ave (Consideration Of Resolution 2019-130)

We (Richard and Tania Clark) wish to stringently oppose the development of the proposed access road onto Boyd Mill Ave as part of a Revised Development Plan For Westhaven PUD Subdivision For The Property Located South Of Highway 96 West And West Of Boyd Mill Pike.

- There is presently an alarmingly high volume of traffic on Boyd Mill Ave and this proposed residential/mixed use development and proposed entry road to Boyd Mill Ave will add a significant number of vehicles, to include many years of heavy construction traffic, and new commuters to an already overburdened and increasingly dangerous minor roadway.
- Boyd Mill Ave is continually backed up with traffic, only easing up on weekday 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 this past weekend, a vehicle went spinning off Boyd Mill Ave, coming around the 20 mile an hour bend, landing in the ditch alongside our property and destroying the road sign while leaving a litter of debris including exterior parts of the vehicle.
- In the close to 3 years we have owned our property, I have witnessed five instances where vehicles crashed have through the fence at 1711 New Hwy 96 W , hit a tree on our property at 3270 Boyd Mill Ave or landed in the ditch requiring rescue by first responders and tow trucks. A 40 ft section of the fence at 1711 New Hwy 96 W has been destroyed due to numerous accidents and has yet to be repaired.
- 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 often 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, and large construction trucks, farm vehicles, school buses, will lead to significant frustration, delays and hazards to all citizens including children, that live along and utilize Boyd Mill Ave. There are no streetlights on Boyd Mill Ave, it is very dark along this roadway, causing visibility issues for commuters and citizens backing out of their driveways

- 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 vote on 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 Blvd and New Hwy 96 W presently laid out in the plan.

Richard and Tania Clark
3270 and 3244 Boyd Mill Ave



ODYSSEY BEHAVIORAL HEALTHCARE
— FROM JOURNEY COMES POSSIBILITY —

Disclaimer

This email and any files transmitted with it are considered confidential and is intended only for the individual named. This communication may contain material protected by HIPAA legislation (45 CFR, Parts 160 & 164). If you are not the named addressee, you should not disseminate, distribute or copy this email. Please notify the sender immediately by email if you have received this email by mistake and delete this email from your system. Email transmission cannot be guaranteed to be secure or error-free, as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. The sender, therefore, does not accept liability for any errors or omissions in the contents of this message which arise as a result of email transmission. If verification is required, please request a hard-copy version. Confidential health information is protected by state and federal law, including, but not limited to, the Health Insurance Portability and Accountability Act (HIPAA) of 1996 and related regulations. The reporting of any breach in HIPAA will follow the HITECH ACT guidelines (Health Information Technology for Economic and Clinical Health).

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From: [Angie Johnson](#)
To: [Emily Wright](#); [Amy Diaz-Barriga](#)
Subject: FW: Westhaven Revision 5
Date: Monday, August 24, 2020 7:49:47 AM
Attachments: [image001.png](#)

Emily and Amy,

This email was forwarded by the Mayor. He says it's for FMPC, but I'll let you determine if it should be part of public comment. It was not emailed to the recorder email address for public comment. Let me know what you think. Thanks.

Angie Johnson, PHR
Deputy Assistant City Recorder
City of Franklin
109 3rd Ave S, Franklin, TN 37064
615.550.6707
www.franklintn.gov



From: Ken Moore <ken.moore@franklintn.gov>
Sent: Sunday, August 23, 2020 12:14 PM
To: Angie Johnson <angie.johnson@franklintn.gov>
Subject: Fwd: Westhaven Revision 5

Citizen comments for planning commission. Said she could not get a response.

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Cindy <cindy.whitt@comcast.net>
Sent: Sunday, August 23, 2020 11:33:30 AM
To: Ken Moore <ken.moore@franklintn.gov>
Subject: Re: 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.

Thank you and sorry to bother you it just is very difficult to submit comments and thought you should know. Here it is:

From: Cindy <cindy.whitt@comcast.net>
Date: June 24, 2020 at 7:08:45 AM CDT
To: Ben Crenshaw
<ben.crenshaw@southernland.com>, brian.sewell@southerland.com, tim.downey@southerland.com,
Amy Law <amy.law@southernland.com>
Subject: Westhaven Revision 5

June 24, 2020

Southern Land/Westhaven,

I am in the high risk category for covid 19 and unable to attend any of the meetings to provide my comments. I hope you will read this and consider it comes from honesty with the desire to find a win/win solution for all. Ben was very gracious to send me detailed plans which I could review from home. My concerns relate to quality of life and health related issues which are adversely impacted by density, traffic, pollution and lack of connection to nature.

My overall concerns have grown over the 13 years I have lived here and are the result of watching as failed promises have been made. I totally understand some of these failed promises such as a bank, hardware store, etc as the area isn't big enough to support the current businesses and I applaud your acknowledgement of that in the reduction of the overall commercial space for Westhaven. Other promises which have been broken I do not understand or support: amphitheater, no houses on golf course, senior living in town center, church, and usable open space for family life. All of the amenities promised are necessary to the community vision you sold to all of the residents: past, current and future. Many have been waiting for years for recreational facilities promised but undelivered. It took almost 15 years before trees were planted around the large retention pond at the front of the development which was an eyesore for years. The retention pond on Westhaven Blvd took years to landscape. The new community development at the Large retention pond was funded by the residents and not Southern Land. The trails on the hillside which you bragged about at the public meeting were built and maintained by residents not Southern Land. I didn't expect to have to build and pay for amenities when I moved into Westhaven. So it is from this threshold of failed promises that I come to these recommendations for a win/win solution.

1. Remove all land on the other side of Mack Hatcher from the Westhaven Plan or at least develop it totally separately as once Mack Hatcher is extended it will not be part of Westhaven. Do not use the golf course and hillside for the open space required for its development. Consider the wishes of surrounding residents and develop that portion with separate amenities and plenty of open space to ensure quality of life.
2. Maintain the other side of Mack Hatcher at the current entitlement of 2750 and a density in line with the current average of 1.8 units per acre or actually it will drop slightly as you take the current 56 acres out of the plan. As the remaining sections are built add open space in each section for all ages to enjoy. Delete the houses from the golf course as originally promised.
3. Build the senior housing on the property behind Kroger within the existing 2750 entitlements as originally planned so the residents may walk to grocery, doctor, PT, restaurants and shops. This is very important to the quality of life for seniors and would be a real draw to maintain a full facility. Quit pretending they would have access if on other side of Mack Hatcher.
4. Maintain the wetland area behind the Kroger and partner with City of Franklin and Audubon Society or other groups to make it a bird sanctuary with easy access to the senior housing. This would be a win for all and help Franklin with it's quest to become a top green city. Use the wetlands as a teaching resource for the local school and others as it will be close to 96. Senior residents and

others would love to sit and watch the water and other birds at the wetlands. If there is enough space consider putting soccer or open fields adjacent to wetlands for play to enhance the feel of open space. Seniors love watching kids play and would have chances to interact with the Westhaven Community.

5. Work with the City of Franklin to address traffic issues and slow the flow of traffic.

6. Agree to a conservation easement for the hillside property to be turned over to HOA at end of the development to ensure it remains part of Westhaven.

7. Do not build any more buildings around the large retention pond to maintain the open feel.

8. Deliver on prior promises for amenities: pool, amphitheater, playgrounds, basketball, baseball, dog parks and all the other things that make this a livable community.

I believe this offers a solution and hope you will carefully consider the ideas. I am glad to discuss via telephone.

Cindy Whitt

[305 White Moss Pl](#)

[615-202-5761](#)

Sent from my iPhone

On Aug 23, 2020, at 11:05 AM, Ken Moore <ken.moore@franklintn.gov> wrote:

Send me what you want forwarded and I will take care of it.

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Cindy <cindy.whitt@comcast.net>
Sent: Sunday, August 23, 2020 10:55:35 AM
To: Ken Moore <ken.moore@franklintn.gov>
Subject: Re: 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.

Thank you, please submit it for the record as I was not able to get it through to planning staff. I tried about 4 times and got rejections. Just wanted you to know something was wrong concerning the procedures and email availability.

Sent from my iPhone

On Aug 23, 2020, at 8:21 AM, Ken Moore <ken.moore@franklintn.gov> wrote:

I have received and read you email.
Ken

From: Cindy <cindy.whitt@comcast.net>
Sent: Saturday, August 22, 2020 10:58 AM
To: Ken Moore <ken.moore@franklintn.gov>
Subject: Re: 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.

I have gotten a reject notice on the email but it doesn't tell me who has an incorrect address. I apologize for sending multiple times but am quite frustrated by the error message and unclear if the message went through. I am copying others on this one in hopes it goes through. I would appreciate a confirmation that these comments and my previous comments will be included in the official packet for review and action. Thanks,
Cindy

Dianna,
I definitely would like these comments and my previous comments be sent to the board. I did not find any public comments attached to the meeting materials. Thank you,
Cindy Whitt

Sent from my iPhone

On Jun 24, 2020, at 8:27 AM, Cindy <cindy.whitt@comcast.net> wrote:

Yes thank you!

Sent from my iPhone

On Jun 24, 2020, at 8:19 AM, Dianna Tomlin
<dianna.tomlin@franklintn.gov> wrote:

Cindy would you like these comments sent to the Planning Commission as well?

Dianna

From: Cindy <cindy.whitt@comcast.net>
Sent: Wednesday, June 24, 2020 7:23 AM
To: Dianna Tomlin <dianna.tomlin@franklintn.gov>
Subject: Fwd: Westhaven Revision 5

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

Just wanted you to have my comments. Thanks again for your help in understanding the zoning process and for all you do to make Franklin livable.

Sent from my iPhone

Begin forwarded message:

From: Cindy <cindy.whitt@comcast.net>
Date: June 24, 2020 at 7:08:45 AM CDT
To: Ben Crenshaw
<ben.crenshaw@southernland.com>,
brian.sewell@southerland.com,
tim.downey@southerland.com, Amy Law
<amy.law@southernland.com>
Subject: Westhaven Revision 5

June 24, 2020

Southern Land/Westhaven,

I am in the high risk category for covid 19 and unable to attend any of the meetings to provide my comments. I hope you will read this and consider it comes from honesty with the desire to find a win/win solution for all. Ben was very gracious to send me detailed plans which I could review from home. My concerns relate to quality of life and health related issues which are adversely impacted by density, traffic, pollution and lack of connection to nature.

My overall concerns have grown over the 13 years I have lived here and are the result of watching as failed promises have been made. I totally understand some of these failed promises such as a bank, hardware store, etc as the area isn't big enough to support the current businesses and I applaud your acknowledgement of that in the reduction of the overall commercial space for Westhaven. Other promises which have been broken I do not

understand or support: amphitheater, no houses on golf course, senior living in town center, church, and usable open space for family life. All of the amenities promised are necessary to the community vision you sold to all of the residents: past, current and future.

Many have been waiting for years for recreational facilities promised but undelivered. It took almost 15 years before trees were planted around the large retention pond at the front of the development which was an eyesore for years. The retention pond on Westhaven Blvd took years to landscape. The new community development at the Large retention pond was funded by the residents and not Southern Land.

The trails on the hillside which you bragged about at the public meeting were built and maintained by residents not Southern Land. I didn't expect to have to build and pay for amenities when I moved into Westhaven. So it is from this threshold of failed promises that I come to these recommendations for a win/win solution.

1. Remove all land on the other side of Mack Hatcher from the Westhaven Plan or at least develop it totally separately as once Mack Hatcher is extended it will not be part of Westhaven. Do not use the golf course and hillside for the open space required for its development. Consider the wishes of surrounding residents and develop that portion with separate amenities and plenty of open space to ensure quality of life.

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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

From: [Cindy](#)
To: [Planning Intake](#)
Subject: Fwd: Westhaven Revision 5 public comment
Date: Wednesday, August 26, 2020 2:13:18 PM

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

>
> Dear Board Members,
> I have submitted previous comments but want to add a few additional concerns after reviewing the revised plans and the Hydrological Determination made by TDEC.
>
> I have serious concerns that the concept plans submitted to the neighborhood and the City of Franklin will not be able to be built based on the streams and wetlands identified by TDEC. If the land will not support the structures proposed, where will the entitlements be built and what type of public review will be allowed before decisions are made?
>
> I also have serious concerns about infrastructure to support the additional entitlements:
>
> Water and sanitary sewers are not adequate
>
> Roads and exits from the neighborhood are not adequate
>
> Additional open space was not placed inside the areas to be developed which would allow play space for children
>
> Stress will be placed on the school system which has not been able to keep up with existing and already approved developments
>
> City staff are not adequate to over see and monitor compliance with zoning laws and stormwater laws which will pose additional harm to the environment
>
> The addition of this many units and streets, alleys and sidewalks will add enormous amounts of stormwater runoff and it appears after every rain the existing controls are not adequate at current levels.
>
> Please carefully consider all of these factors before making a decision as well as all previously approved developments in this area. The cumulative impact should be considered not just the incremental impact. Thank you,
>
> Cindy Whitt
> 305 White Moss Pl
> Franklin, TN 37064
>
>
>
> Sent from my iPhone

From: [Michele Stephens](#)
To: [Planning Intake](#)
Subject: In support of SLC proposal for Jewell Property
Date: Monday, August 24, 2020 4:20:25 PM

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

As a resident of Westhaven, I'd like to voice my support for the age restricted use proposed by SLC for the Jewell Property.

I feel the type resident of that area will offer less stress to our schools and to our traffic.

Southern Land also has a demonstrated ability to create attractive features and landscapes and will build in a style complimentary to the existing Westhaven community.

I feel they should be the developer of the Jewell Property and I am in favor of a 55+ community in that space.

--

Michele Stephens
1644 Townsend Blvd, Franklin, TN 37064

From: Will%40WillFranks.com
To: [Planning Intake](#)
Subject: Jewell Property
Date: Tuesday, August 25, 2020 1:22:19 PM

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

Hello,

I'm a long time resident of Franklin and currently live in Westhaven. I fully support the Southern Land concept plan for the use of the Jewell Property.

Will Franks
1138 Westhaven Blvd
Franklin, TN 37064
615-587-2115

Sent from Xfinity Connect Application

From: [Michael Bouey](#)
To: [Planning Intake](#); Michael.orr@franklin.gov; scott.harrison@franklin.gov; Michael.hathaway@comcast.net; roger.lindsey@nashville.gov; amclemore51@yahoo.com; jimmy@tennesseevallyhomes.com; annpeterson@comcast.net; mdadst@aol.com; [Jennifer Szilagyi](#)
Cc: [Jan Cooper](#); [Renee Bouey](#)
Subject: LETTER of SUPPORT for the WESTHAVEN CONCEPT PLAN CHANGES - August 27, 2020 @ 7:00pm Meeting
Date: Tuesday, August 25, 2020 1:26:20 PM
Attachments: [SUPPORT for SOUTHERN LAND COMPANY - Westhaven Concept Plan to the Franklin Planning Commission - 2020.doc](#)

ATTENTION COF 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 refer to the LETTER of SUPPORT Below:

From: [Gabrielle](#)
To: [Planning Intake](#)
Subject: Opinion on Westhaven planning commission hearing
Date: Tuesday, August 25, 2020 11:49:53 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.

I absolutely do NOT support the change to the Westhaven community plan. They have not included the residents in these decisions but have rather 'told' us what they are going to do and acting like we have voiced support, but none of us have had an opportunity to discuss this with them, and none of their 'supposedly scheduled meetings with residents' have occurred.

The last thing we need are more homes in Westhaven, unless they want to do an affordable housing initiative. I cannot and will not support more homes vs commercial.

Sincerely,

Gabrielle Hanson

--



Gabrielle Hanson, Principal Broker
Williamson Real Estate
5085 Donovan Street
Franklin, TN 37064
(615)946-4200
[2020 Williamson County Association of Realtors RPAC Chair](#)
[WCAR Platinum Award Winner](#)

From: [Jan Cooper](#)
To: [Planning Intake](#)
Cc: [SLC Westhaven Info](#)
Subject: Petition Names for Support - Westhaven Concept Plan and Jewell Property
Date: Wednesday, August 26, 2020 12:15:17 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 Afternoon – During the month of July, 2020, residents of Westhaven were surveyed to gauge interest in the active adult and independent living concepts proposed for the Jewell Property.

The following residents asked that their names be included on a petition as supporters for the proposed development of the Jewell Property, along with, supporting the changes to the Westhaven Concept Plan. These individual resident's names take the place of 129 separate emails being sent in to the Planning Commission for support of both initiatives to be discussed Thursday evening, August 27, 2020.

Virginia Walker
Barbara Forbes
Dan Rutherford
Steve Lewis
Richard Dahl
Kathy Bivona
Matt Abrams
Chris Marin
Tony McLarty
Scott Ramey
Mark Ready
Steve Tiscareno
Linda K. Klein
Sarah Webster
Michele Stephens
James Dillard
Krysia Rozanska
David Costello
Jacinda Foster
Mark McCutcheon
John (JD) Fraser
John/ Carolyn Farrington
Cynthia Dillworth
Sandy Schlicht
Tom Dugger

Lee Farabaugh
Jennifer Freeman
PJ Littleton
Jeanne SM Smith
Michael L. Bouey
Lee Gerhard
Robert Vogenthaler
Monica Garvey
Edward Wozniak
Judith Walter
Voncille Huddleston
Thomas Otte
Wayne Tober & Diane Friedman
Phyllis Coulter
Tom Otte & Rusty Culp (Otte)
Bruce Simpson
Richard Egnor
Michael "Jason" Rucker
Roy and Pam Moore
Brenda Peterson
Rosie Mitchell
Todd Hoppenstedt
Sean & Suzanne Jackson
Kathleen Zachry
Harold Sparks
Roger Cottrell
Barbara Cottrell
SUSI and Paul Heidenreich
Irma Jauregui
David Jones
Ronald J Simko
Jim Martin
Thomas
James Artman
Trisha Selph
Lloyd Ramer
Pat Nickell
Michelle Veale
Gary Curtis
Meg Curtis
Jane Vander Velde
Robert Wilson
Pamela Legner
Dave A Scherer
Rita Jo Dedek

Timothy Travis Nickell
Donna Knight
Ruth Allison
Jennifer Bramlett
Zack Lawson
Melanie Stallings
Alexis Brown
Troy Wierman
William J Root
Rick Leet
Vicki Oglesby
Stephanie Marin
Marilyn S. Hoff
Rose Scherer
Christine Blossom
Ted S Barfield
Dennis Brink
John Lord
Kim Church
Jeff Sander
Tom Gilliland
Snyder Charles
Rye Kamibayashi
Ellen M Kelly
Dave Scherer
Rose Scherer
Lane Siddal
Lindsey Siddal
Pam Leet
Melissa Clough
Andy Clough
Tom Skube
Jenny Skube
Colin McArthur
Carol McArthur
Ron Forehand
Laura Forehand
mike Anderson
Anne Anderson
Kenneth Schreiber
Debbie Schreiber
Blake Stinnette
Mary Bryant
Mike Corollo
Will Franks

Mark Lubbers
Michelle Lubbers
Frank Babish
JoAnn Babish
Susan Ramer
Charles Miller
Judith Miller
Sylvia Evans
Jeff Sowell
Ryan Sanford
Don Bryan
Kelly Bryan
Marie Halford

Jan Cooper

Jan Cooper | Vice President Residential Single Family Marketing
Southern Land Company
3990 Hillsboro Pike, Suite 400 | Nashville, TN 37215
| **M** | 770-876-0991
| **E** | jan.cooper@southernland.com

www.southernland.com

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From: [John Fraser](#)
To: [Planning Intake](#)
Subject: Planning Commission Meeting. August 27, 2020
Date: Wednesday, August 26, 2020 11:33:49 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.

We write in support of the Westhaven Concept Plan that will be considered on this coming Thursday, August 27, 2020

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

From: [SUE NIEDRICH](#)
To: [Planning Intake](#)
Subject: Question for SLC - Westhaven
Date: Wednesday, August 26, 2020 2:28:44 PM

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

Hello-

My main question is to get confirmation that there will NOT be any plans for attached homes or townhomes on Stonewater Boulevard as part of the revised density plan for Westhaven. This street along with Championship Boulevard should be maintained as single-family homes. We are in an area of custom homes, so adding attached or townhomes on the extension of Stonewater Boulevard would detract from the overall esthetics of our street, including adding additional traffic and congestion in the area.

Thank you
Sue Niedrich
818 Stonewater Blvd.

From: [Tom](#)
To: [Planning Intake](#)
Cc: SLCwesthaven@southernland.com; [Tom Hanson](#)
Subject: Re: Against: Initiative 1 & 2.
Date: Tuesday, August 25, 2020 12:24:01 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.

Attention:

I am against Initiatives One & Two.

Thank you.

Tom Hanson



 Hanson Commercial Real Estate
2 E. Erie Street
Chicago, IL 60611
5085 Donovan Street
Franklin, TN 37064
(312)629-3333
(312)629-3335 Fax

On 08/25/2020 10:21, Tom wrote:

Attention,

I am against Initiatives One & Two.

Thank you.

Tom Hanson

--



 Hanson Commercial Real Estate
2 E. Erie Street
Chicago, IL 60611
5085 Donovan Street
Franklin, TN 37064
(312)629-3333
(312)629-3335 Fax

From: [Sara Lavagnino](#)
To: [Planning Intake](#); SLCWesthaveninfo@southernland.com
Subject: Southern Land Company
Date: Wednesday, August 26, 2020 11:41:02 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.

I'm Sara Lavagnino and live on championship Blvd in Westhaven. I have lived in Westhaven for 15 years. I fully support Southern Land Company and their proposed changes to the concept plan, as well as, their plans for the Jewell Property. Thank you

Sara Lavagnino

From: [Brandon Robinson](#)
To: [Planning Intake](#); SLCWesthaveninfo@southernland.com
Subject: Southern Land Company
Date: Wednesday, August 26, 2020 2:57:29 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'm Brandon Robinson and I live at 2002 Championship Blvd. I've lived in Westhaven for the last 5 years. I fully support SLC and their proposed changes to the concept as well as their plans for the Jewell Property.

Thank you.

Brandon Robinson
301-385-4752
Sent from my iPhone

From: [Colin McArthur](#)
To: [Planning Intake](#)
Subject: Southern Land's Proposed Concept Changes & the Jewell Property
Date: Tuesday, August 25, 2020 11:32:31 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.

My name is Colin McArthur, and I live at 1306 Jewell Ave in Westhaven. Having lived in and been President of a gated 900 home HOA in the Beaufort-Hilton Head, SC area, I am very familiar with both resident-owned and developer managed communities. I strongly support Southern Land Company's (SLC) proposed changes to their concept plan and their plans for the Jewell property. I would appreciate the strong support of these plans as I believe SLC and their leadership under Tom Downey, will provide Franklin another well thought out design.

Thanks,
COL Mac

From: [Kelly Bryan](#)
To: [Planning Intake](#); slcwesthaveninfo@southerland.com
Subject: Support for concept changes in Westhaven plan
Date: Wednesday, August 26, 2020 8:09:07 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.

My name is Kelly Bryan and I live at 1602 Championship Blvd, Franklin, TN 37064 in Westhaven. I love this community and think Southernland has done a great job not only in its development, but also in fostering the activities and connections that make this neighborhood special.

I fully support their proposed concept changes especially as they relate to the future use of the Jewel property. My husband and I are in our 60s and have found Westhaven a great place to be retired and this has been further emphasized during this time of the corona virus.

As we continue to age, I can see a time where we will need independent living facilities. I think that move would be far more successful within a neighborhood where we already comfortable and have a strong support network.

Thank you,
Kelly Bryan

From: [Jim & Anne Sewell](#)
To: [Planning Intake](#)
Subject: Support for Southern Land company's proposal
Date: Wednesday, August 26, 2020 8:46:22 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.

I support the submittal for SLC's proposal. James W Sewell

From: [David Costello](#)
To: [Planning Intake](#)
Cc: ["Southern Land Company"](#)
Subject: Support for Southern Land plan
Date: Monday, August 24, 2020 9:44:32 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.

We're David & Sally Costello and live at 1354 Jewell Avenue in Westhaven. We fully support Southern Land Company and their proposed changes to the concept plan, as well as, their plans for the Jewell Property. The Senior living options being planned by Southern Land are attractive to us as we plan for our next residential chapter in our lives.

From: [Meg Curtis](#)
To: [Planning Intake](#)
Cc: SLCWesthaveninfo@southernland.com
Subject: Support of SLC.
Date: Tuesday, August 25, 2020 9:22:28 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.

Dear members of the Franklin Tn planning commission.

My name is Meg Butler Curtis and live at 250 Pearl Street. (We have lived in Westhaven for 16 years.)

My family and I are in full support of Southern Land Company and the changes to the concept plan as well as the proposals for the Jewel Property.

My family has been in Franklin for nine generations, including your alderman Margaret Martin, my mother. Southern land has created a true traditional neighborhood development where my family has felt comfortable and was so blessed to be here over the last 16 years. Their decisions have been spot on in creating this type of environment that my father, Robert Martin, your past planning director, supported for Westhaven. We are in full support of SLC and what they have planned. This is what they do best.

Sincerely,

Meg Butler Curtis

Sent from my iPhone

From: [PJ Littleton](#)
To: [Planning Intake](#)
Cc: [SLC Westhaven Info](#)
Subject: WESTHAVEN - Franklin Planning Commission
Date: Tuesday, August 25, 2020 5:43:28 PM

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

Dear Franklin Planning Commission,

My name is PJ LITTLETON and I have lived with my family at 219 Pearl Street in Westhaven for over 18 years.

I want to go on record that I fully support Southern Land Company and their proposed changes to the concept plan, as well as their plans for the Jewell Property. Thank You.

PJ Littleton | Affiliate Broker/REALTOR® GRI,
C-RCS, SRES

Westhaven Realty
Westhaven, A Southern Land Company Community

[1001 Westhaven Boulevard, Suite 100 -
Franklin, TN 37064](#)

| O | [615 599 1764](tel:6155991764) | M | [615 604 4624](tel:6156044624)
| E | pj.littleton@southernland.com

www.westhaventn.com

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From: [Jennifer Krahenbill](#)
To: [Planning Intake](#)
Cc: SLCWesthaveninfo@southernland.com
Subject: Westhaven
Date: Tuesday, August 25, 2020 3:45:51 PM

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Dear Planning Commission Members,

I am Jennifer Krahenbill and I have lived at 111 Pearl Street in Westhaven since December 2003. I fully support Southern Land Company and their proposed changes to the Concept Plan as well as their plans for the Jewell Property which will provide additional lifestyle options for Seniors.

Thank you for your careful consideration of these two initiatives at your meeting on Thursday, August 27, 2020.

From: [G And M](#)
To: [Planning Intake](#); SLCWesthaveninfo@southernland.com
Subject: Westhaven
Date: Wednesday, August 26, 2020 9:04:47 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.

I'm Gilberto Martinez (G and M drywall and Paint) and work in Westhaven. I fully support Southern Land Company and their proposed changes to the concept plan, as well as, their plans for the Jewell Property..

Gilberto Martinez

From: [tara baldwin](#)
To: [Ken Moore](#); [Margaret Martin](#); [Brandy Blanton](#); [Pearl Bransford](#); [Clyde Barnhill](#); [annpetersen@comcast.net](#); [bev@aldermanburger.com](#); [danamclendon@mac.com](#); [Scott Speedy](#)
Cc: [Planning Intake](#)
Subject: Westhaven /HWY 96 /Gentry Farm
Date: Wednesday, August 26, 2020 4:52:16 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 Afternoon, I am writing to express my deep concern for the current landscape of development in the HWY 96 corridor. As a native of the area, I have witnessed much change over the years. I understand that farming isn't what it used to be and that families may not be able to afford to keep large parcels of expensive land these days. Therefore, it is even more imperative for the Board and Planning Commission to have and stick to a vision of development for the area when it MUST happen. The natural landscape and open spaces draw people to this side of Franklin. It certainly did for us. Sadly though, it seems to be viewed as "The Field of Dreams" now, attempting to grow and destroy the very essence of the area. I certainly see where the concept of Westhaven would have been viewed as cutting edge and exciting, but it has become a beast. It is, itself, suburban sprawl when looking westward from the traffic light at Hwy 96 and Carlisle Ln. BOMA and the Planning Commission allowed the developer to cut into the hillside and to count a private golf course into the matrix for meeting green/open space requirements. Now the developer wants to cram even more small houses onto smaller lots and it just doesn't meet the aesthetic of the original part of Westhaven. I feel there is always an element of compromise to be had and hope that the Board will take the time to look at a variety of options before giving SLC carte blanche on their high-density requests. I still support SLC's desire to develop the property east of the Mack Hatcher extension for an age-restricted development as it will not negatively impact WCS schools and would certainly be more aesthetically pleasing than a Walmart. But I cannot see a plus to allowing nearly 3500 homes in the current space of Westhaven, especially if to do so negatively impacts Gentry Farm to increase roads, sewer, etc.

Respectfully,
Tara Baldwin

From: [jane venn](#)
To: [Planning Intake](#); SLCWesthaveninfo@southernland.com
Subject: Westhaven Concept Plan - We Support
Date: Monday, August 24, 2020 1:18:38 PM

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

Hello there!

I'm Jane Venn and my husband Garrison and I live at 1431 Westhaven Blvd in Westhaven. We support Southern Land Company and their proposed changes to the concept plan, as well as their plans for the Jewell Property.

Thank you!

Jane Venn
Cell: 617.784.7708

From: [JIM SHAFFER](#)
To: [Planning Intake](#)
Subject: Westhaven Concept Plan / Jewell Property
Date: Tuesday, August 25, 2020 1:44:55 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.

With the purchase of the property adjacent to the Westhaven subdivision along Highway 96, Carlisle / Boyd Mill intersection, and Mack Hatcher Parkway and with the plans to construct facilities for 'aging in place' an additional living option will be provided on the western side of Franklin. Since the facility would be nestled between Carlisle / Boyd Mill, Highway 96, and Mack Hatcher Parkway there could potentially be three (3) entry / exit points which would allow those residents to determine which street to travel and avoid downtown Franklin. This proposal could potentially result in a near zero impact on traffic.

With the aging in place option for many citizens, it provides the opportunity for many to continue living in an area of the town / county close to family and friends which in turn results in more social interaction for the elderly and less reliance on other facilities and government services.

Jim and Linda Shaffer

From: [Laurie Weakley](#)
To: [Planning Intake](#)
Subject: Westhaven Concept Plan / Jewell property
Date: Tuesday, August 25, 2020 11:16:36 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.

Dear Planning Commission -

Thank you for all the work you do to make Franklin such a great place to live.

I am writing with my input on the Westhaven Concept Plan / Jewell property plans which will be discussed this Thursday evening at the Planning Commission meeting. It is my understanding that emails will not be read at the meeting, which will probably save a great deal of time! I suspect that my input is similar to many others.

I have lived in Westhaven since 2006. I read the City's land use plan carefully before deciding to buy in Westhaven. I was impressed by the multi-generational opportunities Southern Land presented with a variety of housing layouts in same neighborhood along with plenty of green space.

I have watched both Franklin and Westhaven grow and I've been impressed. It isn't an easy job!

My husband and I intend to live here in Westhaven for the remainder of our days. I am very interested in more housing options for seniors and pocket parks / green space. I am just barely a senior, but my mother lives in our garage apartment. This is a fine option for now, but may not work as she grows older.

I support Southern Land's proposal for the Jewell property.
I would like to see the areas on each side of Mack Hatcher connected by a tunnel.

The Westhaven concept plan changes also have my support, with these comments:
I think we need more live/work friendly housing (perhaps even more than is under consideration now) and a continued attention to green space. Southern Land has delivered in the past, and I trust them to do a fine job in these areas. I understand why they've decreased the amount of retail and commercial. This change preceded the pandemic and certainly looks prescient now.

Thank you for the opportunity to email my input,
Laurie Weakley
713 Pearre Springs Way

From: [Berry Brooks](#)
To: [Planning Intake](#)
Cc: SLCWesthaveninfo@southernland.com
Subject: Westhaven Concept Plan and Purchase of Jewell Property
Date: Monday, August 24, 2020 11:55:04 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.

I have been involved with Southern Land and their Westhaven Development for almost 20 Years and can attest to the reliability, quality, and beauty of their work. I am in favor of their changes to the Concept Plan and for their plans with the Jewell property.

Thank you very much.

Berry Brooks
First Farmers and Merchants Bank
931-380-8387

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From: [Tom Otte](#)
To: [Planning Intake](#)
Subject: Westhaven Concept Plan changes
Date: Tuesday, August 25, 2020 12:38:48 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.

Planning Commissioners,

There have been numerous meetings in the last few months between Westhaven residents and the Southern Land executives. I believe these meetings were extremely informative to all in attendance. The give and take was quite useful for both the residents and the developer. I know that I was in awe of the care, thought and planning that was given to past and current projects. We have a great history in Westhaven of watching exactly how Southern Land projects turn out and that is why people want to live here. I strongly support the Westhaven Concept Plan changes and the proposed plans for the Jewell property. Southern Land's commitment to Franklin and Westhaven is quite refreshing and a great asset to our city.

Thanks,
Tom Otte
416 Pearre Springs Way
Franklin
AMI Direct Marketing
615-479-4144

From: [Jim Dillard](#)
To: [Planning Intake](#)
Subject: Westhaven Concept Plan Proposed Changes...
Date: Tuesday, August 25, 2020 5:44:19 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.

Ladies & Gentlemen,

Thank you for all the work you do to preserve our quality of life in Franklin. We know you're probably getting inundated with e-mail, however we'd like to offer our **FULL SUPPORT** for the Westhaven Concept Plan changes that will be discussed at the Planning Commission meeting this Thursday evening, August 27th.

Thank you for your consideration.

Respectfully,

Jim & Kathy Dillard
1808 Keats Street
Franklin, TN 37064

From: [Susan Littleton](#)
To: [Planning Intake](#)
Subject: Westhaven Concept Plan Revision and Jewell Property
Date: Wednesday, August 26, 2020 12:20:27 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'm Susan Littleton and live at 219 Pearl Street in Westhaven. I fully support Southern Land Company and their proposed changes to the concept plan as well as their plans for the Jewell property.

From: [Jeff](#)
To: [Planning Intake](#)
Cc: [Southern Land Company](#)
Subject: Westhaven Concept Plan Revision
Date: Tuesday, August 25, 2020 11:35:19 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.

My name is Jeff Sowell. I live in Westhaven at 226 Fitzgerald St.

I fully support Southern Land Company and their proposed changes to the concept plan, as well as, their plans for the Jewell Property.

Thanks

Jeff

Jeff Sowell
SGS
226 Fitzgerald St. | Franklin, TN | 37064
615.504.4588
jeff@thesgs.com

From: [Chuck Miller](#)
To: [Planning Intake](#)
Subject: Westhaven Concept Plan Revision
Date: Tuesday, August 25, 2020 11:55:20 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.

We Charles L. & Judith A. Miller live at 217 Fitzgerald Street in Westhaven. We fully support Southern Land Company and their proposed changes to the concept plan, as well as, their plans for the Jewell Property”.

From: [Anderson, Mike](#)
To: [Planning Intake](#)
Cc: [andersonanne187@gmail.com](#); [Michael Orr](#); [Scott Harrison](#); [michael.hathaway@comcast.net](#); [roger.lindsey@nashville.gov](#); [Alma McLemore](#); [jimmy@tennesseevalleyhomes.com](#); [annpetersen@comcast.net](#); [mdadst@aol.com](#); [Jennifer Szilagyi](#)
Subject: Westhaven Concept Plan Revision
Date: Tuesday, August 25, 2020 4:51:18 PM

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

Good Evening,

My wife and I, Anne and Mike Anderson, live at 440 Wild Elm Street in Westhaven. We fully support Southern Land Company and their proposed changes to the concept plan, as well as, their plans for the Jewell Property.

Please let us know how we can assist these efforts.

Respectfully,

Mike Anderson, PMP, GISP, CFM
Vice President
Stantec
(202) 955-7138
Mike.Anderson@stantec.com

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From: [Judith Walter](#)
To: [Planning Intake](#)
Subject: Westhaven Concept Plan
Date: Wednesday, August 26, 2020 12:32:58 PM

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

My name is Judith Walter and I reside at 6000 Keats Street, Unit 102, Franklin, TN.

I would like to express my support for the Southernland Company's plan for a senior living community made up of individual residences and a building of independent living apartments. I currently reside in Westhaven in a condominium that has been a wonderful alternative to a house. However, as my husband and I age, the idea of an age restricted community, including an independent living apartment option with additional amenities and no responsibilities as a homeowner, is not only appealing but will also become a necessity. We do not want to live in an assisted living community, unless there are health care needs to be met. This proposed community offers what many/most of us will need as we grow older. There are many residents in Westhaven who are approaching the age served by the Amended Concept Plan and most of us would welcome the opportunity to continue life in this community.

I appreciate your consideration of this plan to serve the growing senior community in Franklin.

Sincerely,

Judith Walter

From: [Chris Marin](#)
To: [Planning Intake](#)
Subject: Westhaven Concept Plan
Date: Tuesday, August 25, 2020 1:13:03 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.

Dear Planning Commission Members,

We are in full support of the Westhaven Concept Plan changes. We have had the opportunity to review these changes, in detail, with representatives of Southern Land and believe these changes are in the best interests of our Westhaven Community, in particular, and of greater Franklin, in general.

We have lived in Westhaven for 6 years and have found the leadership of Southern Land to be highly responsible, ethical, professional, and always sensitive to the interests of its residents.

We are fortunate to have them responsible for the development and ongoing operations of our Westhaven community.

Thank you for your consideration of this plan.

Respectfully,
Chris and Stephanie Marin
1338 Jewell Ave, Franklin, TN 37064

From: [Laurie McDaniel](#)
To: [Planning Intake](#)
Cc: [Southern Land Company](#)
Subject: Westhaven Jewell Property
Date: Tuesday, August 25, 2020 8:06:50 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.

We are Mike and Laurie McDaniel and we live at 1005 Clifton St in Westhaven. We fully support SLC and their proposed changes to the concept plan and well as their plans for the Jewell Property.

Thank you for your consideration in this matter
Mike and Laurie

Laurie McDaniel
630-808-4079
laurie.diane.mcdaniel@gmail.com

From: [Cindy](#)
To: [Dianna Tomlin](#); [Amy Diaz-Barriga](#); [Emily Wright](#); [Planning Intake](#)
Subject: Westhaven Revision 5
Date: Monday, August 24, 2020 8:14:09 AM
Attachments: [image0.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.

Ms. Hunter,

I attempted to submit prior comments to be attached to the record and got email rejections 4 times. I sent the comments to Mayor Moore and he assured me he would get them included.

I would like an electronic copy of the Hydrological Determination Report submitted with the plans. I am attaching the reference to the report on the plans which are available online. I noticed some of the concept plans include large buildings in the marked riparian buffer zones and wondered if you could explain how this will be allowed.

Thank you,

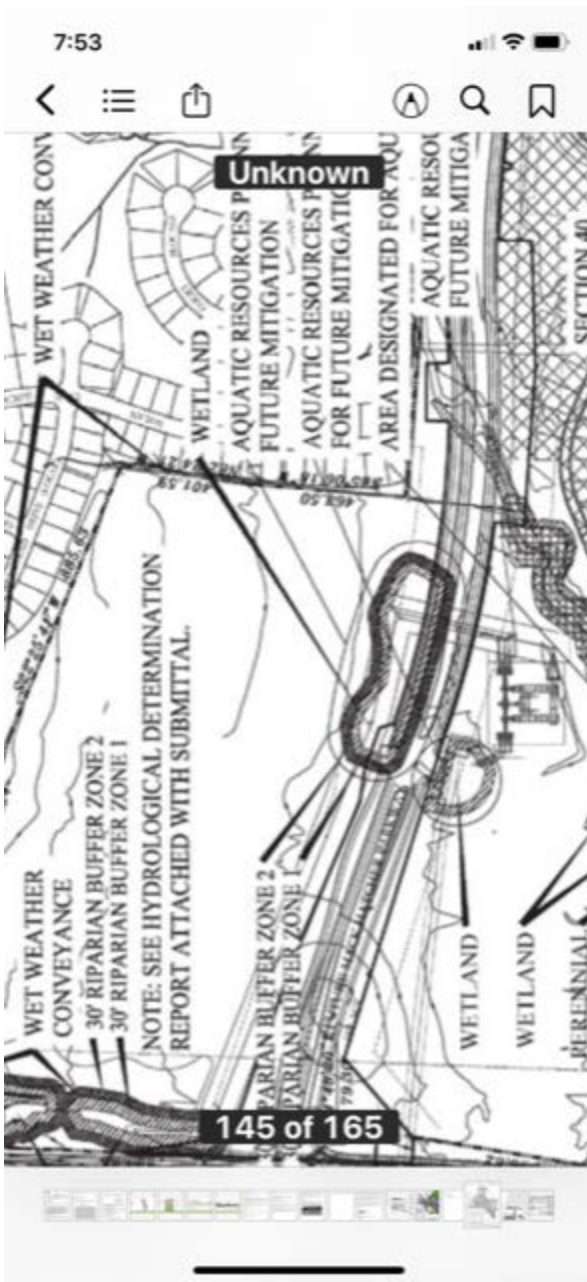
Cindy Whitt

305 White Moss Pl

Franklin, TN 37064

Cindy.whitt@comcast.net

615-202-5761



Sent from my iPhone

From: [Jason Kaplan](#)
To: [Planning Intake](#)
Cc: SLCWesthaveninfo@southernland.com
Subject: Westhaven zoning
Date: Monday, August 24, 2020 12:09:35 PM

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

Hello,

I'm Jason Kaplan and I live at 1633 Grassmere Rd in Westhaven. I fully support Southern Land Company and their proposed changes to the concept plan, as well as, their plans for the Jewell Property. I have lived in Westhaven for 13 years and trust Southern Land's vision.

Thank you,

Jason Kaplan
Vice President
Mortgage Loan Originator

1015 Westhaven Blvd
Suite 150
Franklin, TN 37064
O - 615-656-5893
C - 615-939-1491
F - 615-656-5901
NMLS# 659311

Apply Online: <https://www.franklinsynergybank.com/banker/jason-kaplan/>



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From: [Larry Karlin](#)
To: [Planning Intake](#)
Cc: [Southern Land Company](#); [David Bracht](#)
Subject: Westhaven
Date: Wednesday, August 26, 2020 4:05:50 PM

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

My name is Larry Karlin. I live, along with my wife Marcie, on Townsend Boulevard in Westhaven. We both fully support Southern Land Company and their proposed changes to the concept plan, as well as, their plans for the Jewell Property. We urge you to approve this plan.

Larry & Marcie Karlin



File #: 20-01036

DATE: August 7, 2020
TO: Franklin Municipal Planning Commission
FROM: Amy Diaz-Barriga, Planning Supervisor
Emily Wright, Planning Director

SUBJECT:

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

PURPOSE:

Project Information

COF Project Number: 7133

Applicant: Southern Land Company, LLC, Richard Burge

Owner: 96 West Holdings, LLC, Brian Sewell

BACKGROUND/STAFF COMMENTS:

This item was deferred at the May 28, June 25, and July 23, 2020 Franklin Municipal Planning Commission meetings.

This development plan revision is consistent with Envision Franklin and maintains the vision of the original concept for the Westhaven development. The area is in Envision Franklin Design Concepts of Mixed Residential and Neighborhood Mixed Use.

The Mixed Residential design concept contains residential neighborhoods with a combination of single family dwellings, big houses, duplexes and townhomes. The defined character across this design concept may vary by neighborhood, but new development should transition from existing development patterns in adjacent neighborhoods.

The Neighborhood Mixed Use design concept provides a diverse mix of high activity uses with a connected and walkable block layout. These centers and corridors should have coordinated development patterns at a pedestrian scale, with high quality architecture, plazas, sidewalks, and pedestrian and bicycle amenities to activate the street and connect these gathering places to the residential neighborhoods they support.

The proposed development plan is consistent with the goals and guidelines of Envision Franklin. This proposal changes commercial entitlements from 500,000 square feet to 250,000 square feet. 178,902 commercial square feet currently exist, leaving 71,098 for future commercial development.

The residential unit count reflects a reduction from the original request of 3,516 residential units. It is an increase to 3,444 residential units from the current entitlement of 2,750 residential units. An

additional 7 acres are being added to the project area from the previous approved development plan.

In addition to scaling back on the additional residential units requested with this revision, the development plan no longer proposes gas pumps.

Westhaven PUD Subdivision, Development Plan, Revision 4 was approved administratively in December 2019.

PROJECT CONSIDERATIONS:

Westhaven is proposing a flexibility in their unit types of 20%; therefore the actual number of each unit type could vary by 20% without returning to FMPC or BOMA for approval, but the overall total count of residential units will not increase. For example, the current plan shows 150 townhomes, a variation of 20% would be an additional 30 townhomes. So, the actual total of number of townhomes could be 180. The current plan shows a total of 895 single family homes, this could decrease as much as 179 units to a total of 716 dwelling units.

The plan shown in the submitted documents do not show all entitlements asked for by the applicant. Their entitlement request is a maximum, but full build out is not portrayed on their plans.

PROCEDURAL REQUIREMENTS:

1. The applicant shall upload the corrected plan to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>). All revisions to the approved plans shall be "clouded." With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. The city's project identification number shall be included on all correspondence with any city department relative to this project.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval with conditions of Resolution 2019-130 to the Board of Mayor and Aldermen. See attached sheets for Conditions of Approval.

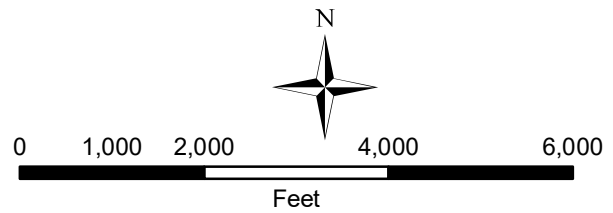
WESTHAVEN PUD SUBDIVISION
 ORDINANCE 2019-57
 RESOLUTION 2019-130
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 8/27/20

Site

Project Information
 Existing Zoning: PD 1.80/500,000
 Proposed Zoning: PD 2.26/250,000
 Existing Land Use: Mixed
 Proposed Land Use: Mixed
 Other Overlays: FFO, FWO, HHO
 Site Acreage: 1520.03 acres
 Proposed Number of Dwelling Units: 3441
 Proposed Building Height: 4 stories max

- | | |
|--------------------------------|------------------------------------|
| Westhaven PUD | OR Office Residential District |
| AG Agricultural District | CI Civic Institutional District |
| ER Estate Residential District | NC Neighborhood Commercial |
| R1 Residential 1 District | CC Central Commercial District |
| R2 Residential 2 District | DD Downtown District |
| R3 Residential 3 District | 1ST Avenue District |
| R4 Residential 4 District | 5TH Avenue District |
| R6 Residential 6 District | RC6 Regional Commerce 6 District |
| MR Mixed Residential District | RC12 Regional Commerce 12 District |
| PD Planned District | GO General Office District |

- | |
|------------------------------|
| LI Light Industrial District |
| HI Heavy Industrial District |



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 It was compiled from the most authentic information available.
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RESOLUTION 2019-130

A RESOLUTION APPROVING A REVISED DEVELOPMENT PLAN FOR WESTHAVEN PUD SUBDIVISION FOR THE PROPERTY LOCATED SOUTH OF HIGHWAY 96 WEST AND WEST OF BOYD MILL PIKE

WHEREAS, the Planned Unit Development (PUD) process is a review procedure that is intended to encourage innovative land planning and design and avoid the monotony sometimes associated with large developments by:

- (a) Reducing or eliminating the inflexibility that sometimes results from strict application of zoning standards that were designed primarily for individual lots;
- (b) Allowing greater freedom in selecting the means to provide access, light, open space, and design amenities;
- (c) Encouraging a sensitive design that respects the surrounding established land use character and natural or man-made features of the site including, but not limited to, trees, historic features, streams, hillsides, and floodplains;
- (d) Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and
- (e) Allowing deviations from certain zoning standards that would otherwise apply if not contrary to the general spirit and intent of this ordinance; and

WHEREAS, the PUD process requires the approval of a Development Plan that is reviewed and approved by the Board of Mayor and Aldermen (BOMA) after a public hearing and a recommendation by the Franklin Municipal Planning Commission (FMPC).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. That the legal description of the property included in the Development Plan, as amended, is as follows:

PREMISES CONSIDERED	
Map-Parcel	Acres
64 28,28.02,12,23.01, 23.02,25.02 Map 77 1,1.01,1.02, 1.03,10.4 Map 64O A-G Map 77B A-G	1513.91
Map 64, 28.02	7.27
Total	1520.03

SECTION II: That the attached Location Map and Survey shall serve the purpose of further delimiting the geographical boundaries as described by this Resolution.

SECTION III: That the overall entitlements, as amended, for the Westhaven PUD Subdivision are as follows:

Entitlements	Westhaven
Base Zone District	PD (2.26, 250,000)
Other Zoning Overlays	FFO, FWO, HHO
Number of Dwelling Units	3441
Number of Nonresidential Square Footage	250,000
Open Space Requirements	770.04
Original Development Plan Approval	Ordinance No. 2001-11 Date of approval: 6/19/2001
Revision Number	5

SECTION IV: That the Development Plan, the exhibits accompanying the Development Plan, and all conditions and restrictions placed upon the Development Plan by the Franklin Municipal Planning Commission and this Board shall be made a part of this Resolution as though copied verbatim herein, and that a permanent record of the Development Plan, the exhibits accompanying the Development Plan, and all such conditions and restrictions shall be kept in the Franklin Planning and Sustainability Department.

SECTION V. That this Resolution shall take effect from and after its passage on its first and final reading, the health, safety, and welfare of the citizens requiring it.

ERIC S. STUCKEY
City Administrator

DR. KEN MOORE
Mayor

Approved as to form by:

Sauna R. Billingsley
City Attorney

PREAPPLICATION CONFERENCE:

10/8/2019

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP:

12/12/2019

NEIGHBORHOOD MEETING:

10/17/2019

PLANNING COMMISSION RECOMMENDED APPROVAL:

PUBLIC HEARING AND BOMA APPROVAL:

WESTHAVEN PUD SUBDIVISION
 ORDINANCE 2019-57
 RESOLUTION 2019-130
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 8/27/20

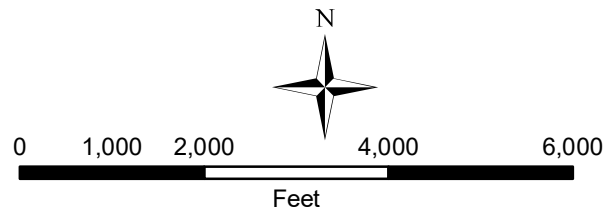
Site

Project Information

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- | | |
|---|--|
|  Westhaven PUD |  OR Office Residential District |
|  AG Agricultural District |  CI Civic Institutional District |
|  ER Estate Residential District |  NC Neighborhood Commercial |
|  R1 Residential 1 District |  CC Central Commercial District |
|  R2 Residential 2 District |  DD Downtown District |
|  R3 Residential 3 District |  1ST Avenue District |
|  R4 Residential 4 District |  5TH Avenue District |
|  R6 Residential 6 District |  RC6 Regional Commerce 6 District |
|  MR Mixed Residential District |  RC12 Regional Commerce 12 District |
|  PD Planned District |  GO General Office District |

- | |
|--|
|  LI Light Industrial District |
|  HI Heavy Industrial District |



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CONDITIONS OF APPROVAL:

Open Issues: 8 These issues are currently being filtered

Boyd Mill

General Issues

99. Boyd Mill

joe.marlo@franklin.tn.gov

The traffic study states the following:

"The section of Boyd Mill Avenue just south of its intersection with Highway 96 has an existing curve that is signed for 20 mph. Proposed Site Access C is planned provide a connection to the Eastern Property of the project site via Boyd Mill Avenue. The approximate location of Site Access C is shown in Figure 7. As shown, the site access will be located approximately 280 feet south of the middle of the existing curve in Boyd Mill Avenue. Based on the proposed location of Site Access C and the current speed limit of 30 mph, it appears that adequate sight distance (200 feet for stopping sight distance and 335 feet for intersection sight distance) will be available for traffic turning from Site Access C onto Boyd Mill Avenue.

Because the curve requires a reduction in speed below the 30 mph speed limit it would be ideal to realign Boyd Mill Avenue in order to straighten the road and eliminate the curve. However, this would require a significant shift of the roadway to the east which would require additional right-of-way on the east side of the current alignment of Boyd Mill Pike and would be a substantial roadway construction project. It is recommended that this realignment be considered if the property on the east side of Boyd Mill Avenue is redeveloped in the future or as a future capital project for the City of Franklin."

The City of Franklin requires the frontage improvements to Boyd Mill Ave upon connection by the developer. This requires bringing the road up to collector standards including the following:

- 35 mph design speed for both vertical and horizontal alignments
- 12 travel and turn lanes (left turn lanes are required on minor collector roadways)
- Curb and gutter on both sides
- Bike lanes on both sides
- 6' grass strip on both sides
- 6' sidewalk on both sides

17 BOYD MILL AVENUE HIGHWAY 96 WEST (SR-96W) TO FRANKLIN GREEN PARKWAY

Boyd Mill Avenue is a major collector that needs to be upgraded to City standards. The upgrade will occur from Highway 96 West (SR-96W) and Franklin Green Parkway. Boyd Mill is a key residential roadway that moves residents from their neighborhood to Highway 96 so they can access the larger network and get through the City or to the interstate. The 2015 LOS is C. The 2040 LOS after improvements changes the LOS to B.



126

CONNECT FRANKLIN: A Comprehensive Transportation Network Plan

PROJECT OVERVIEW	
OVERALL COST:	\$3,300,000
TIME FRAME:	Short
PROJECT DRIVER:	City of Franklin

PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Minor Collector
SEGMENT LENGTH:	0.48 miles
EXISTING LANES:	2
PROPOSED LANES:	2
PROPOSED RIGHT OF WAY:	79 feet

PROJECT SPECIFICS	
LANE WIDTH:	12 feet
MEDIAN:	No
CURB & GUTTER:	Yes
PARKING:	No
PEDESTRIAN FACILITY:	Sidewalk (East and West Side)
BICYCLE FACILITY:	Bike-lane (East and West Side)
TRANSIT FACILITY:	No

The developer may request a road impact offset agreement for the fees being paid by this development to design and construct this roadway. The agreement must be presented to the Board of Mayor and Aldermen in conjunction with this development plan.

The construction of Boyd Mill shall occur in conjunction with the development of the adjacent parcel.

Engineering - Development Plan Checklist

General Issues

59. B. General Information

- joe.marlo@franklintn.gov A meeting was held on 5-18-20 to discuss the Traffic Impact Study and the required improvements in addition to the improvements on Boyd Mill. The developer is responsible for the following improvements:
- A traffic signal at Stonewater Blvd and SR 96 should be installed at approximately 25% buildout of proposed Western Property development. When installed, the traffic signal should include protected/permissive left-turn signal phasing for the westbound approach of Highway 96. The traffic signal should also include a right-turn overlap for the northbound approach of Stonewater Boulevard.
 - At SR 96 @ Mack Hatcher, install an additional eastbound left on Hwy 96. The City will coordinate with TDOT and attempt to incorporate this into the current construction of the intersection.
 - Install a southbound left on Mack Hatcher at the Townsend Boulevard/Access A intersection. The City will coordinate with TDOT and attempt to incorporate this into the construction of the intersection.

Parks

General Issues

40. Parkland Impact Fee

kevinl@franklintn.gov

A parkland note must be added to one of the site data charts or in a clouded area.

ADD-

Parkland Note:

766 units x \$4,304=\$3,296,864

25% of the total shall be due at the final plat which includes the 2751 dwelling unit plus pro rated permit amount with in the plat for what units are being delivered in the first plat.

Parkland Impact fees are being requested through Parkland Impact Agreement.

The Parkland Impact Agreement has been received and is under review at this time 5-12-20.

Applicant shall add to the plan set at OneStop.

110. Parkland information

kevinl@franklintn.gov

The Parkland Agreement has been approved by Law. Once the development plan goes to the BOMA and approved by the BOMA then it will be sent out for signatures to the applicant and back to Law for execution.

Planning

General Issues

105. Provide detail

amy.diaz-
barriga@franklintn.gov

Prior to One Stop, Applicant shall list the number of single-family/duplex and townhome units actually shown on the plan as drawn. Staff suggests listing this information in one of the areas shown below, from page CP-3.

Westhaven PUD Additional Lot Comparison Chart

	Concept Plan Rev 4	Concept Plan Rev 5
Residential Entitlements		
Westhaven West of Mack Hatcher (Original PUD)	2750	3025
Jewell Property (Original PUD)	0	400
J & J Farms (7.27 Acres Added to PUD)	0	16*
Total	2750	3441
Commercial Entitlements		
Westhaven West of Mack Hatcher	500000	250000
Jewell Property	0	0
J & J Farms (7.27 Acres)	0	0
Total	500000	250000

*Approximate Total Based on Total Density of PUD Applied to 7.27 Acres
Proposed Lot Configuration Crosses Original PUD Boundary.

NOTES:

1. THIS CONCEPT PLAN UPDATE PROPOSES AN INCREASE IN RESIDENTIAL DWELLING UNITS OF 691.
2. THIS CONCEPT PLAN UPDATE PROPOSES A DECREASE IN ALLOWED COMMERCIAL SPACE OF 250,000 SQUARE FEET.

109. detail of provided open space

amy.diaz-
barriga@franklin.tn.gov

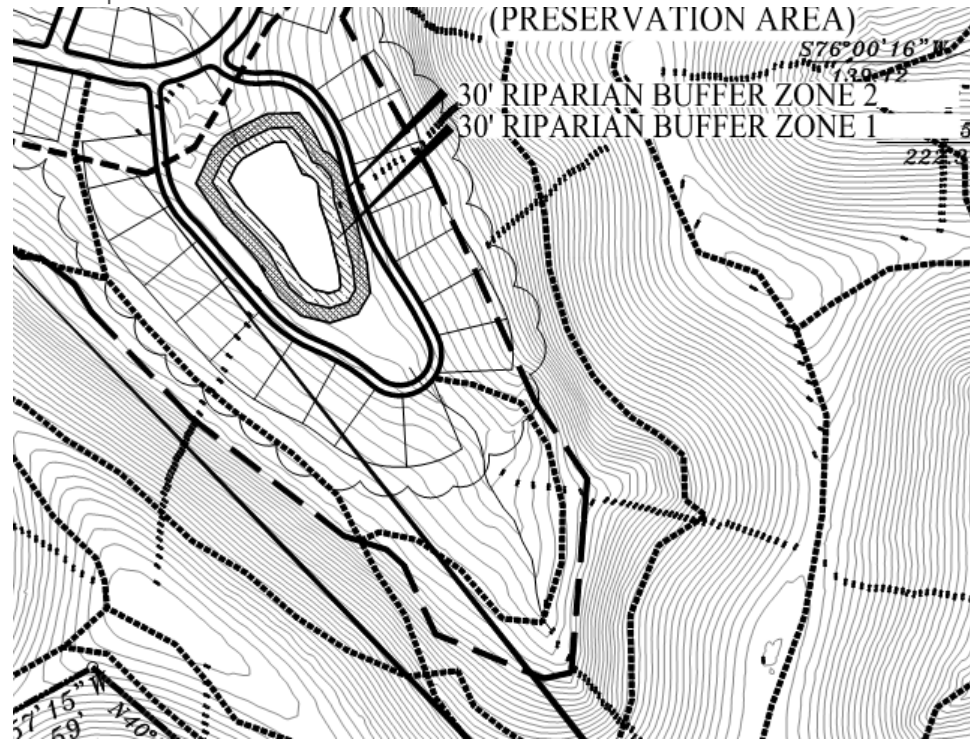
Applicant shall add a radius graphic, showing the distance from all proposed open spaces from one another.

Westhaven has previously described their open spaces as all being within 0.25 mile walk from any residential unit. Provide this graphic to show how all not-yet-constructed open spaces on the development plan align with this statement.

111. Street frontage for lots

amy.diaz-
barriga@franklin.tn.gov

The lots shown below are to have frontage onto a street, not an alley or mews. **At site plan**, the street classification will be identified and the appropriate ROW width provided. This comment does not hinder approval of the Development, or approval at One-Stop.



Water/Sewer

General Issues

49. Sanitary sewer

ben.mcneil@franklin.tn.gov This comment is to remain open as a reminder to staff. It does not hinder the approval of the proposed plan..

Condition of approval for Planning commission and BOMA

It is understood that the applicant is currently engaged in sanitary sewer analyses for Westhaven. The Water Management Department is aware of the progress of these studies and await the results.

The owner/developer should be advised that obtaining approval of this development plan revision before the studies are completed and before required infrastructure improvements are identified will require the owner/developer to accept full financial responsibility for the cost of any infrastructure upgrades identified by the sewer studies and agreed to by the City of Franklin.

After the development plan revision has been approved and after identification of sanitary sewer upgrades required, the owner/developer can make a request to the Board of Mayor and Aldermen for the city to participate in the cost of the upgrades, if Westhaven is not the sole contributor to the capacity issues. At such time, a resolution would have to be brought forth to the Board of Mayor and Aldermen requesting the city partner with Westhaven to some extent on the upgrades. Thus, approval of this development plan prior to completion of the sanitary sewer studies is at the risk of the owner/developer.

A. TOTAL SITE ACREAGE	1,520.03 ACRES
B. PREVIOUS APPROVALS	
PLANNED RESIDENTIAL (PR) DEVELOPMENT	
TOTAL ACREAGE	2001 APPROVAL 11,365.39 ACRES
PROPOSED NUMBER OF DWELLING UNITS*	2003 APPROVAL REV 1 1,565 UNITS*
GROSS DENSITY	2007 APPROVAL REV 2 146 UNITS/ACRE
DOES NOT INCLUDE ALLOWABLE ACCESSORY ADJUTMENTS (GRANNY FLATS)	
PLANNED COMMERCIAL (PC) DEVELOPMENT	
TOTAL ACREAGE	2001 APPROVAL 4230.84 ACRES
PROPOSED NUMBER DWELLING UNITS	2003 APPROVAL REV 1 435 UNITS
GROSS DENSITY	2007 APPROVAL REV 2 1.88 UNITS/ACRE

**INCLUDES UP TO FIVE HUNDRED (500) TOTAL PERMITTED CONDOMINIUM UNITS, APARTMENT UNITS, AND LIVE/WORK UNITS AND UP TO TWO HUNDRED AND FIFTY (250) TOTAL PERMITTED SENIORS HOUSING UNITS INCLUDING INDEPENDENT LIVING AND ELDERLY HOUSING UNITS.

TOTAL PROPOSED COMMERCIAL SPACE	500,000 SQUARE FEET
OPEN SPACE ACREAGE	2001 APPROVAL 4813.44 ACRES
	2003 APPROVAL REV 1 4706.50 ACRES
	2007 APPROVAL REV 2 4787.39 ACRES
	2017 APPROVAL REV 3 4769.12 ACRES
	2019 APPROVAL REV 4 (COF Administrative Approval - Minor Modifications) 4769.12 ACRES

C. CURRENT CONCEPT PLAN - REV 5	
TOTAL ACREAGE (PD DISTRICT)	1520.03
TOTAL NUMBER DWELLING UNITS	3441 UNITS
GROSS RESIDENTIAL DENSITY	2.26 UNITS/ACRE
PROPOSED COMMERCIAL SPACE	250,000 SQUARE FEET
OPEN SPACE ACREAGE	4770.51 ACRES

Proposed Product Type Comparison	Revision 4	Revision 5
Single-Family/Townhome/Duplex-Completed	2116	2116
Single-Family/Duplex-To-Go	269**	842**
Townhomes	**	341*
Senior Housing	250	0*
Apartment/Condominium/Multifamily	95	312*
Live/Work	20	30*
Total	2481	3441

*Note: 20 Total Live/Work Units to date Existing or Approved.
*Note: Individual product types may vary by 20% of listed totals without Planning Commission Approval. The overall total of these product types may not vary and must remain 3,441.
**Note: Townhome numbers for Revision 4 included in the Single-Family/Duplex - to go totals have been separated for revisions 5.

Westhaven PUD Additional Lot Comparison Chart	Concept Plan Rev. 4	Concept Plan Rev. 5
Residential Entitlements		
Westhaven West of Mack Hatcher (Original PUD)	2750	3025
Jewell Property (Original PUD)	0	406
A & J Farms (7.27 Acres Added to PUD)	0	34*
Total	2750	3441
Commercial Entitlements		
Westhaven West of Mack Hatcher (Jewell Property)	500000	250000
A & J Farms (7.27 Acres)	0	0
Total	500000	250000

*Approximate Total Based on Total Density of PUD Applied to 7.27 Acres Proposed Lot Configuration Crosses Original PUD Boundary.

NOTES:

- THIS CONCEPT PLAN UPDATE PROPOSES AN INCREASE IN RESIDENTIAL DWELLING UNITS OF 691.
- THIS CONCEPT PLAN UPDATE PROPOSES A DECREASE IN ALLOWED COMMERCIAL SPACE OF 250,000 SQUARE FEET.
- AREAS SHOWN AT RIGHT WITHIN CLOUDS GRAPHICALLY INDICATE REVISIONS TO CONCEPT PLAN WHEN COMPARED TO 2017 REVISION 3 APPROVED PLANS.
- THE HILLSIDE/HILLCREST OVERLAY (HHO) IS SHOWN ON THIS PLAN FOR COMPARISON AND INFORMATIONAL PURPOSES ONLY. THIS REVISION TO THE WESTHAVEN CONCEPT PLAN IS AN UPDATE TO PREVIOUSLY APPROVED DEVELOPMENT LIMITS WHICH PREDATE THE HHO AND ENCROACH THE INTO HHO BOUNDARY. BASED ON THOSE PREVIOUS APPROVALS AND AGREEMENTS WITH THE CITY OF FRANKLIN, FUTURE DEVELOPMENT MAY ENCROACH THE HHO BOUNDARY; HOWEVER, MUST REMAIN WITHIN THE LINE SHOWN AS DEVELOPMENT LIMITS OF THOSE PREVIOUSLY APPROVED PLANS.
- AT THE FUTURE INTERSECTION OF THE PROPOSED EXTENSION OF TOWNSEND BOULEVARD AND MACK HATCHER PARKWAY:
 - EXISTING DEVELOPMENT AND (SOON TO BE) EXISTING MACK HATCHER ALIGNMENT.
 - *FULL ACCESS (INTERSECTION) TOWNSEND @ MACK HATCHER ALLOWING ALL MOVEMENTS (THRU, LEFTS, RIGHTS).
 - *FULL ACCESS SHALL BE A SINGLE LANE FOR EACH MOVEMENT AT THE INTERSECTION.
 - FOLLOWING MACK HATCHER SW EXTENSION ALIGNMENT:
 - *AT GRADE RIGHT IN, RIGHT OUT OF TOWNSEND ONTO MACK HATCHER ON EAST AND WEST SIDE OF MACK HATCHER TO DEVELOPMENT.
 - *CALCULATE/SHOW THE VIABILITY OF WEAVING (LANE/ACCELERATION LENGTH NEEDED) OF NB RIGHT OUT TRAFFIC TO TURN LEFT ON SR 96 WEST W/ SW MACK HATCHER EXTENSION IN FULL OPERATION AT 55 MPH.

General Notes

- Refer to the traffic study being completed by KCI Technologies Inc. consultants submitted concurrently for the final design report generated by the proposed development.
- Street serving this project shall be public.
- The applicant will dedicate the necessary utility easements for the installation of public utilities.
- The nearest police station is located at 900 Columbia Avenue, which is approximately 3.0 miles from the development.
- The nearest city fire station is located within Westhaven in the corner of Trout Street and 11th Street.
- The nearest park and recreational facilities are located approximately 1.3 miles southeast of the development on Boyd Mill Avenue at Jim Warren Park. The Williamson County Soccer Association game fields are located adjacent to Trout Creek Drive. Check Park and the Williamson County Recreation Center are approximately 4 miles from the development.
- Refuse collection and disposal shall be provided by the City of Franklin.
- Stormwater detention facilities will be constructed to minimize impacts of increased runoff on downstream properties. The existing and proposed tanks will be used for the majority of all detention/retention requirements.
- The applicant will cooperate with the City of Franklin Sewer and Water Department and SR & TS Utility District to provide adequate utility infrastructure to this development.
- Lighting will be provided to ensure safe movement of pedestrians, bicycles and for security purposes. Street lighting shall be designed by a registered Professional Engineer. Directional lighting will be designed so as to minimize glare and reflection on adjacent properties.
- Proposed lighting shall include:
 - *Minimum street lighting of street.
 - *Lighting of identification signage located at development and neighborhood entrances.
 - *All exterior building lighting.
 - *Central Village Green and courtyard lighting.
- Signs will meet the requirements of City of Franklin Zoning Ordinance, Chapter 7 Signs. Sign content will be established, for the development, to safely facilitate pedestrian and vehicle movement in an attractive and efficient manner. Signage will be compatible with the surroundings, will be appropriate to residential scale and express the identity of the development.
- Majority of the vegetation and buffers shall be preserved to maintain a natural vegetative buffer between adjacent land and proposed use. The applicant will endeavor to preserve existing standing trees along the edges and the interior of the site. Existing trees to be saved will be flagged prior to the commencement of construction.
- Preservation of trees over 8" shall be accomplished by constructing temporary tree protection fencing to prohibit construction traffic and material storage within the tree drip-line, thereby protecting the tree root system.
- The site is located on the south side of New Highway 96 West and is bisected by the Proposed Mack Hatcher Parkway. New Highway 96 West is a Major Arterial and Mack Hatcher is an Expressway. This location allows dispersal of traffic to the east and west via New Highway 96 West and north and south via Mack Hatcher.
- All property east of Mack Hatcher Parkway shall be served by the City of Franklin Water System.
- There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation in riparian buffers except as permitted by the City Engineer or designer.
- Areas noted as pond and wetland areas shall be assessed and permitted accordingly for before site plan approval.
- For all Future Site Plan submittals, the Franklin Fire Department will require review of access into, around, and leaving the property to ensure that emergency vehicles are able to negotiate turning movements without causing damage to parked vehicles, landscaping, buildings, etc. This review will be conducted based on an on-site/developed provided Accession (Illustration) using the "Turner 2" template at all proposed intersections and roadway entry/exit which shows the full vehicle swing path showing unobstructed travel. Any areas based on this review that are not deemed feasible may require revisions during the Site Plan submittal prior to final approval.
- There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation in riparian buffers except as permitted by the City Engineer, or its designee.

LEGEND

- AREAS OF COMPLETED/PLANNED SECTIONS
- AREAS OF APPROVED SECTIONS
- 30' RIPARIAN BUFFER ZONE 1 PER DEC/COF STANDARDS
- 30' RIPARIAN BUFFER ZONE 2 PER DEC/COF STANDARDS

AREA DESIGNATED FOR AQUATIC MITIGATION

NEW HIGHWAY 96 WEST 120' R.O.W. (MAJOR ARTERIAL)

WESTHAVEN HOA MAINTAINED ATHLETIC PRACTICE FIELDS (UNLIT) GLASS INDIAN MOUND AS LISTED ON NRHP

300' DEVELOPMENT SETBACK

PROPOSED SINGLE-FAMILY DETACHED LOTS

30' RIPARIAN BUFFER ZONE 2

30' RIPARIAN BUFFER ZONE 1

GLASS INDIAN MOUND AS LISTED ON NRHP

NEIGHBORHOOD AMENITY CENTER #2

GOLF CLUBHOUSE

PROPOSED COMMUNITY AMENITY

AQUATIC RESOURCES PLANNED FOR FUTURE MITIGATION

PROPOSED CONDOMINIUM BUILDINGS

PROPOSED MAIL KIOSK LOCATION

PROPOSED TOWNHOMES, DUPLEXES AND DETACHED LOTS

30' RIPARIAN BUFFER ZONE 2

30' RIPARIAN BUFFER ZONE 1

PROPOSED INDEPENDENT LIVING FACILITY

80' MACK HATCHER PARKWAY STREET BUFFER

SINGLE GARAGES FOR CONDOMINIUMS, TYP.

300' DEVELOPMENT SETBACK

PROPOSED MAIL KIOSK LOCATION

PROPOSED COMMUNITY AMENITY

PROPOSED CONDOMINIUM & TOWNHOMES

PROPOSED COMMERCIAL USES

LIVE/WORK UNITS (MAY BE DESIGNED AS RESIDENTIAL ONLY USE)

BUFFER PER BLAKEFORD MASS GRADING PLANS, DATED 11/01/18

300' DEVELOPMENT SETBACK TOWN CENTER

LIVE/WORK UNITS (L - EXISTING)

SECTION 24

SECTION 25

SECTION 15

SECTION 21

SECTION 5

SECTION 2

SECTION 8

SECTION 13

SECTION 16

SECTION 10

SECTION 14

SECTION 17

SECTION 19

SECTION 22

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SECTION 97

SECTION 98

SECTION 99

SECTION 100

NEIGHBORHOOD AMENITY CENTER #1

OPEN SPACE (PRESERVATION AREA)

HILLSIDE/HILLCREST OVERLAY

DEVELOPMENT LIMITS OF PREVIOUSLY APPROVED CONCEPT PLANS

25' BUFFER PER WEST MASS GRADING PLANS, COF. APPROVED 01/2015

EXISTING NATURE TRAILS

4'-47" DISTANCE FROM CENTER OF CUL-DE-SAC TO RIGHT-OF-WAY AT ADJOINING STREET

HILLSIDE/HILLCREST OVERLAY

DEVELOPMENT LIMITS OF PREVIOUSLY APPROVED CONCEPT PLANS

25' BUFFER PER WEST MASS GRADING PLANS, COF. APPROVED 01/2015

PROPOSED MAIL KIOSK LOCATION

AQUATIC RESOURCE PLANNED FOR FUTURE MITIGATION

30' RIPARIAN BUFFER ZONE 2

30' RIPARIAN BUFFER ZONE 1

LOTS DENOTED WITH ** SYMBOL WILL REQUIRE A FIRE SPRINKLER SYSTEM TO BE INSTALLED IN ACCORDANCE WITH NFPA STANDARDS DUE TO LENGTH OF CUL-DE-SAC STREET.

AQUATIC RESOURCE PLANNED FOR FUTURE MITIGATION

30' RIPARIAN BUFFER ZONE 2

30' RIPARIAN BUFFER ZONE 1

AQUATIC RESOURCE PLANNED FOR FUTURE MITIGATION

PROPOSED TOWNHOMES & SINGLE-FAMILY DETACHED LOTS

4'-772" DISTANCE FROM CENTER OF CUL-DE-SAC TO RIGHT-OF-WAY AT ADJOINING STREET

EXISTING NATURE TRAILS

HILLSIDE/HILLCREST OVERLAY

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CONCEPT PLANS FOR
WESTHAVEN
DEVELOPMENT PLAN - REV 5
A PLANNED RESIDENTIAL COMMUNITY

FIFTH CIVIL DISTRICT | C.O.F. PROJECT #7133

CITY OF FRANKLIN | WILLIAMSON COUNTY | TENNESSEE

DEVELOPER:

**SOUTHERN LAND
COMPANY**

Southern Land Company, LLC
3990 Hillsboro Pike, Suite 400
Nashville, Tennessee 37215
(615) 778-3150 | www.southernland.com

NOTE:

COMPREHENSIVE REVIEW OF ROADWAY, STORMWATER, AND UTILITY ELEMENTS BY CITY OF FRANKLIN STAFF WILL OCCUR AT THE SITE PLAN STAGE. PROJECT ENTITLEMENTS APPROVED WITHIN CONCEPT PLANS DO NOT CONSTITUTE APPROVAL BY THE CITY OF FRANKLIN. STREET, STORMWATER, AND UTILITY STANDARDS AT THE SITE PLAN STAGE. THE APPLICANT CANNOT ACHIEVE THE MAXIMUM APPROVED ENTITLEMENTS, THE APPLICANT SHALL BE CONFINED TO THE ENTITLEMENTS ACHIEVABLE FROM THE APPLICATION OF SAID STANDARDS.



PROJECT OWNERSHIP:

WESTHAVEN PARTNERS, LLC
96 WEST LAND HOLDINGS, LLC
96 WEST LAND HOLDINGS II, LLC

Individual owners with 5% or greater interest:

The Verallio Foundation | JOKEFA Investment Company, L.P. |
PPMC Limited Partnership | Springlake, G.P.
c/o Southern Land Company, LLC 3990 Hillsboro Pike, Suite 400, Nashville, TN 37215

J&J FARM

OWNERSHIP: John B. Jewell III & Estate of James W. Jewell Sr.

c/o Southern Land Company, LLC 3990 Hillsboro Pike, Suite 400, Nashville, TN 37215

INDEX OF SHEETS

Sheet	Description
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CP-2	EXISTING CONDITIONS AND SITE DATA
CP-3	CONCEPT PLAN
CP-4	TRANSECT REGULATION PLAN
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CP-11	CONCEPTUAL EAST UTILITY PLAN
CP-12	CONCEPTUAL SOUTH UTILITY PLAN
CP-13	SLOPE ANALYSIS PLAN

APPLICANT:
SOUTHERN LAND COMPANY, LLC
3990 Hillsboro Pike, Suite 400
Nashville, Tennessee 37215
(615) 778-3150





BUILDING	PROPERTY LINE	30' RIPARIAN BUFFER ZONE 1 PER TDEC/COF STANDARDS	30' RIPARIAN BUFFER ZONE 2 PER TDEC/COF STANDARDS
			

WESTHAVEN

CONCEPT PLAN - REVISION 5 MAJOR MODIFICATIONS

FIFTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

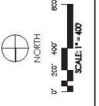
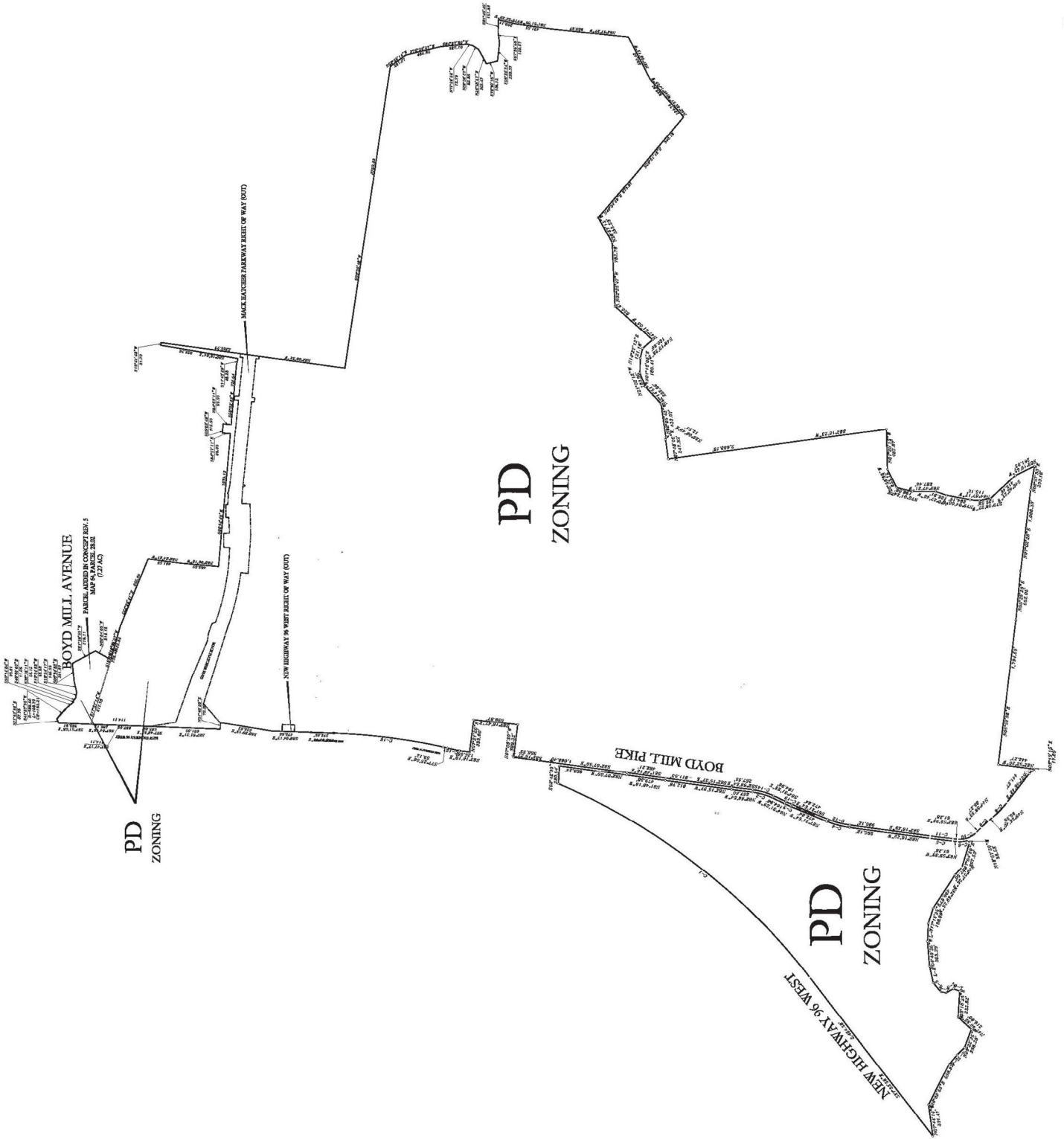
SOUTHERN LAND COMPANY
 17700 Highway 100, Suite 100, Nashville, Tennessee 37217
 (615) 951-1000 • Fax (615) 951-1001 • www.southernland.com

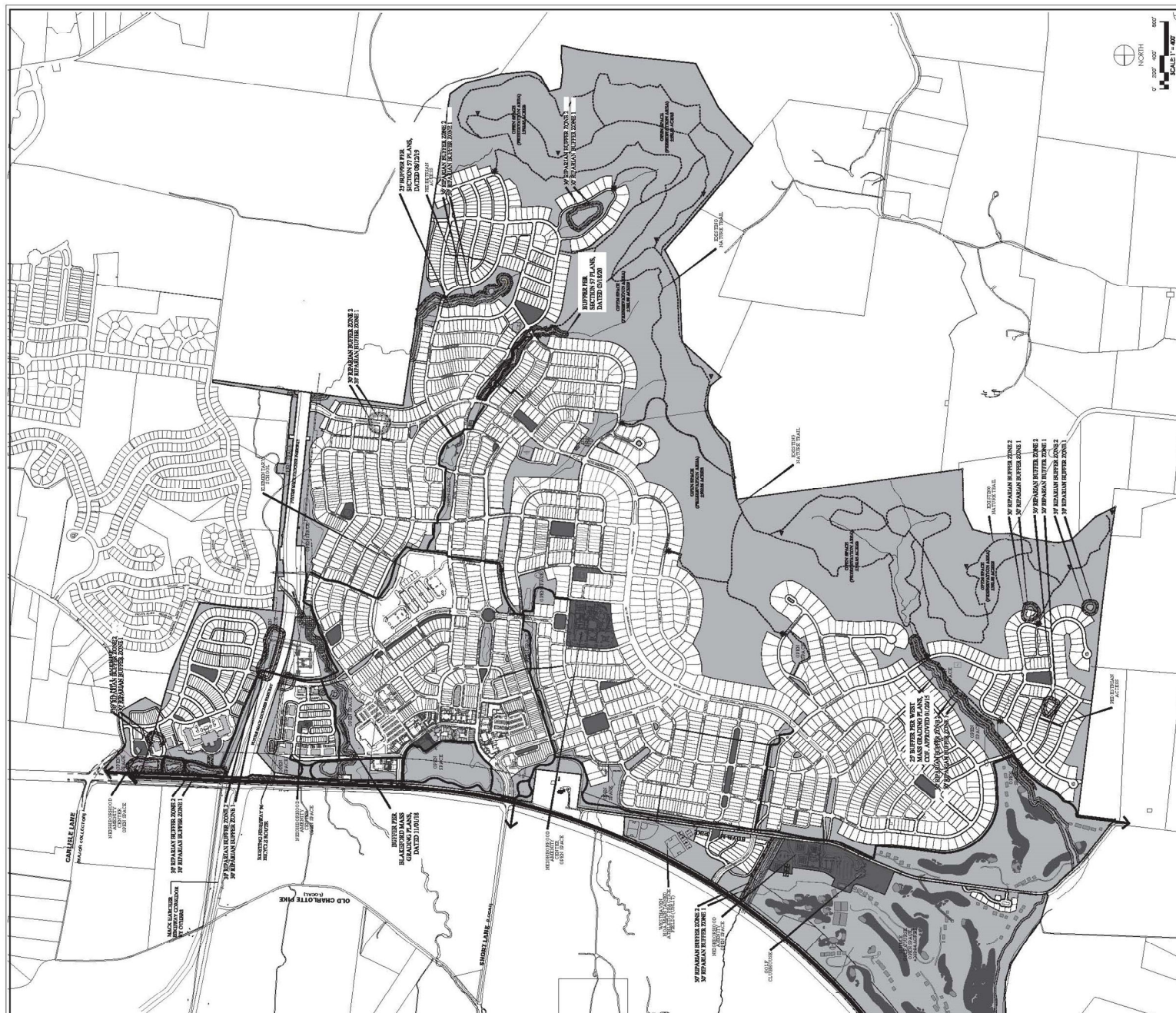
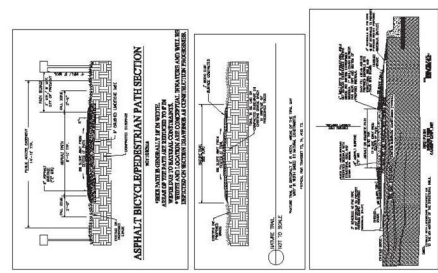


NOTES:
 1. This plan was prepared by Southern Land Company, Inc. for the City of Franklin, Tennessee. It is to be used for the purpose of the City of Franklin, Tennessee, and is not to be used for any other purpose.
 2. This plan was prepared by Southern Land Company, Inc. for the City of Franklin, Tennessee. It is to be used for the purpose of the City of Franklin, Tennessee, and is not to be used for any other purpose.
 3. This plan was prepared by Southern Land Company, Inc. for the City of Franklin, Tennessee. It is to be used for the purpose of the City of Franklin, Tennessee, and is not to be used for any other purpose.

DATE	12/20/2012
PROJECT #	2012-001
DATE	12/20/2012
PROJECT #	2012-001
DATE	12/20/2012
PROJECT #	2012-001
DATE	12/20/2012
PROJECT #	2012-001

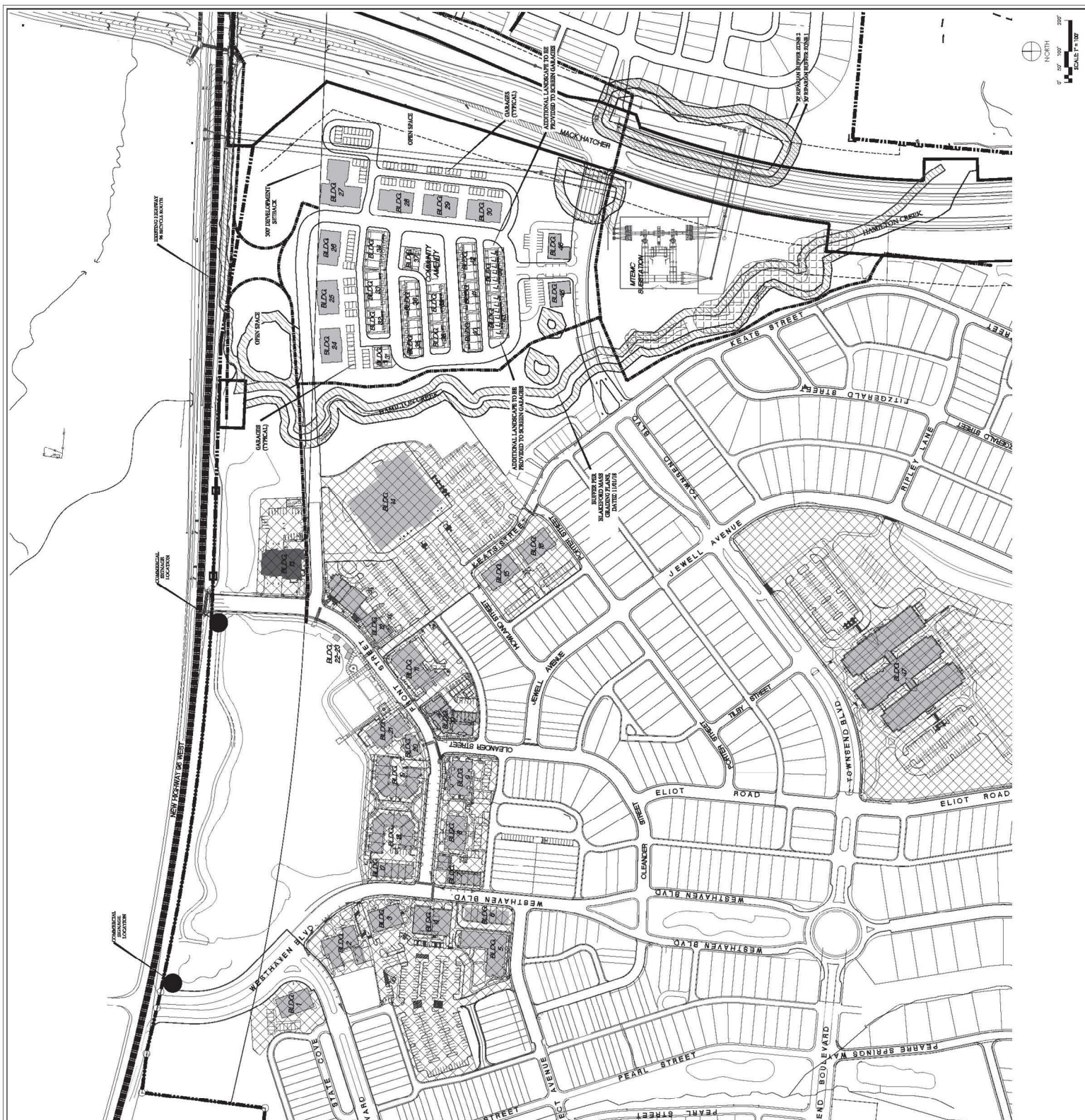
PD ZONING DISTRICT BOUNDARY PLAN
 SHEET NO. CP-6



[illegible]

***NOTE:** WESTHAVEN IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF BIKEWAYS AND TRAILS OUTSIDE OF THE WESTHAVEN BOUNDARY.





WATERLINE	POTENTIAL FLOOR	POTENTIAL USES
1	Basement	Unfinished basement
2	Basement	Basement
3	Basement	Basement
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5	Basement	Basement
6	Basement	Basement
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100	Basement	Basement

THIS TABLE IS FOR INFORMATIONAL PURPOSES ONLY. IT FLOORS AND CEAS ARE ROUNDED AND APPROXIMATE AND SUBJECT TO CHANGE WITHOUT NOTICE. THE ROSSIGNOL IS NOT INTENDED TO OFFER ANY SPECIFIC CLAIM TO ANY FLOORING OR ANY FLOOR WITHIN A BUILDING.

Legend

	STREET
	RESERVED BUFFER ZONE 1 & DECOY STANDARDS
	REPAIR BUFFER ZONE 2 & DECOY STANDARDS



WESTHAVEN
 CONCEPT PLAN - REVISION 5 MAJOR MODIFICATIONS
 FIFTH CIVIL DISTRICT
 CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

NOTES:
 1. ALL DISTRICTS ARE SUBJECT TO THE CITY OF FRANKLIN ZONING ORDINANCE.
 2. THE CITY OF FRANKLIN ZONING ORDINANCE IS THE GOVERNING DOCUMENT FOR THIS PROJECT.
 3. THE CITY OF FRANKLIN ZONING ORDINANCE IS THE GOVERNING DOCUMENT FOR THIS PROJECT.
 4. THE CITY OF FRANKLIN ZONING ORDINANCE IS THE GOVERNING DOCUMENT FOR THIS PROJECT.
 5. THE CITY OF FRANKLIN ZONING ORDINANCE IS THE GOVERNING DOCUMENT FOR THIS PROJECT.

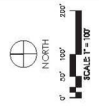
DATE	12/16/2019
BY	JANIS K. BARNES
PROJECT NO.	17-13
SHEET NO.	CP-9

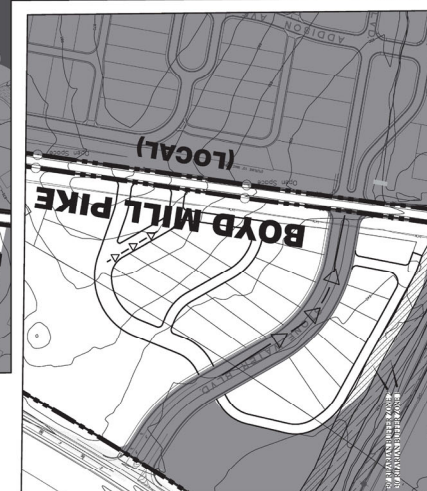


NOTE:
 SIDEWALKS IN THESE AREAS WILL BE PROVIDED TO MEET
 TYPICAL WESTHAVEN STANDARDS FOR PEDESTRIAN
 TRAVEL. THESE WILL BE SHOWN IN DETAIL AT SITE
 PLAN SUBMITTAL.

LEGEND

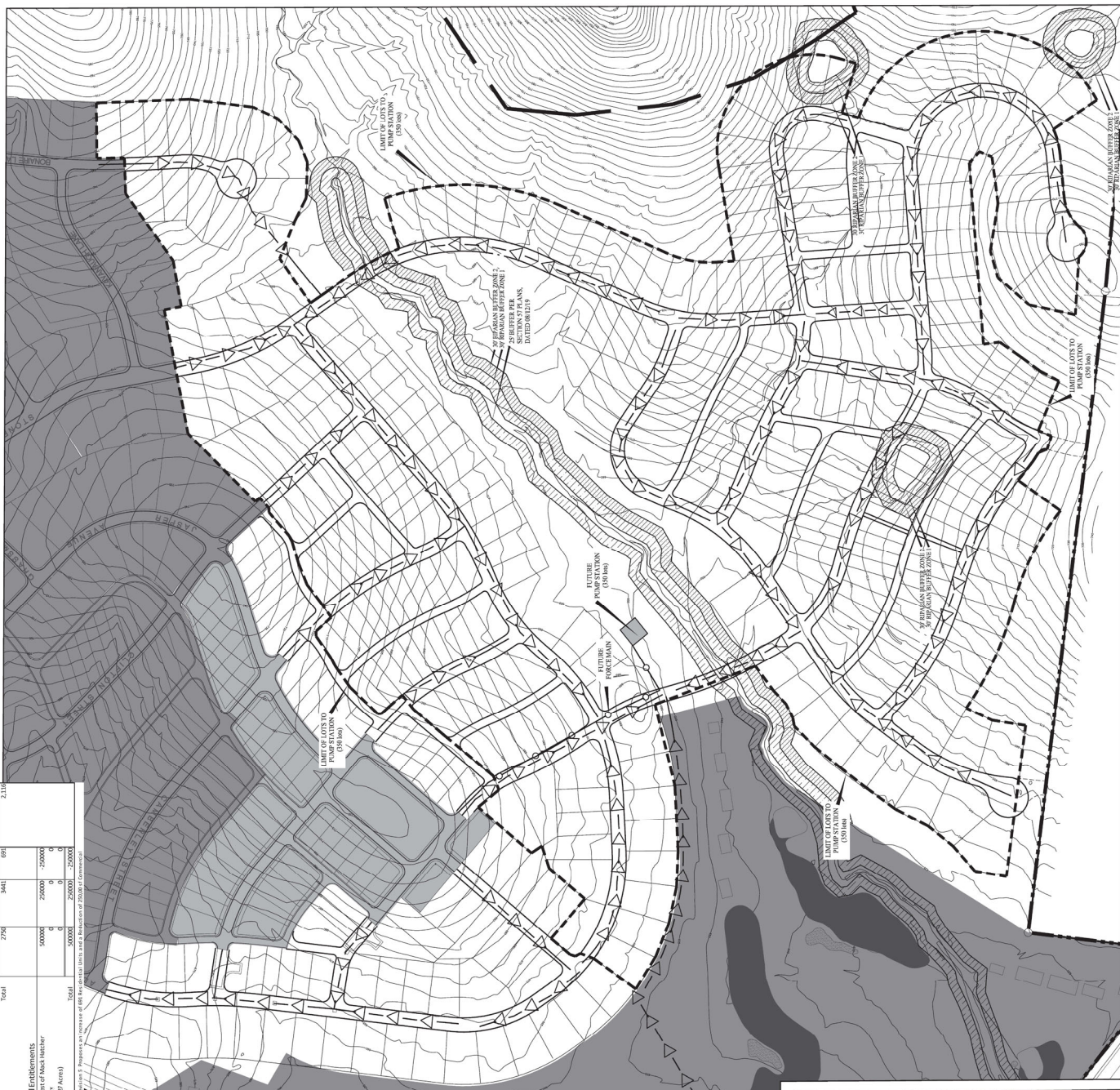
[Pattern]	APPROVED BUILDINGS AND LOTS
[Pattern]	WESTHAVEN BUFFER ZONE 1 FOR THROUGH STANDARD
[Pattern]	WESTHAVEN BUFFER ZONE 2 FOR THROUGH STANDARD





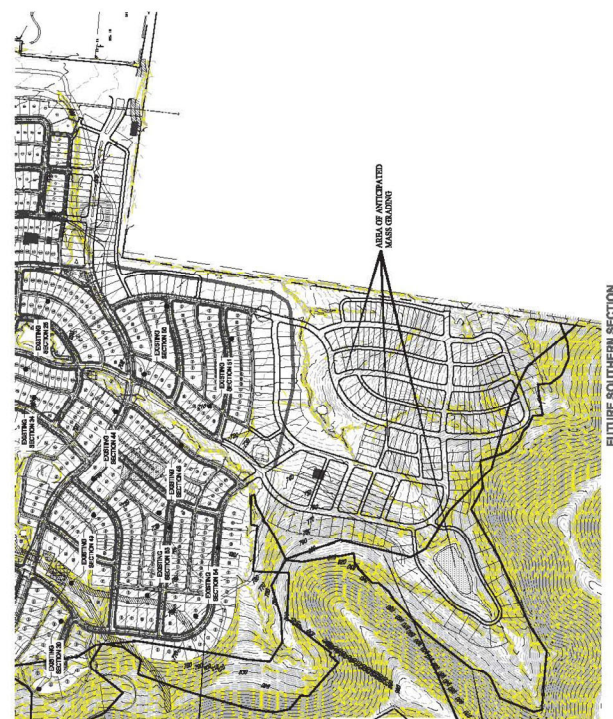
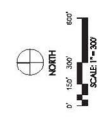
Aggregated Concept Plan 2024-2026		Proposed Concept Plan 2024-2026	Delta	Sectional Committee Sec. 1, Item Sec 55	Residential Entitlements to be Built
					West Side South Side Total
Residential Entitlements					
Westhaven West of Moss Heather	2750	3020	270		400
Westhaven West of Moss Heather & I Farm (7.7 Acres Added to N60)	150	460	310		310
		150	150		310
Total	2750	3441	691	2,110	1320
Commercial Entitlements					
Westhaven West of Moss Heather	50000	25000	-25000		400
		0	0		310
		0	0		310
Total	50000	25000	-25000		1320

Credits are in increments per column
 1320



WEST AREA CONCEPTUAL UTILITY PLAN

WEST AREA CONCEPTUAL UTILITY PLAN



NOTE: THE HILLSBORO FOREST DISPLAY (HFD) IS SHOWN ON THIS PLAN FOR COMPARISON AND TO PREVIOUSLY APPROVED DEVELOPMENT UNITS WHICH PREDED THE HFO AND ENCOMPASS THE HFO BOUNDARY. BASED ON THOSE PREVIOUS APPROVALS AND AGREEMENTS WITH THE CITY OF FRANKLIN, DEVELOPMENT MAY ENCOMPASS THE HFO BOUNDARY. HOWEVER, MUST REMAIN WITHIN THE LINE SHOWN AS DEVELOPMENT LIMITS OF THOSE PREVIOUSLY APPROVED PLANS. PER AGREEMENT WITH THE CITY OF FRANKLIN, DEVELOPMENT UNITS ARE NOT SUBJECT TO CITY OF FRANKLIN SLOPE REQUIREMENTS. THESE AREAS WILL BE ALLOWED BY THE CITY OF FRANKLIN TO BE MASS GRADED PENDING APPROVAL OF GRADING PLANS.

From: [Kyle Hodes](#)
To: [Planning Intake](#)
Subject: Concept Plan Revision for Westhaven Resident Support
Date: Monday, August 24, 2020 1:27:04 PM

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

City of Franklin Planning Commission,

I'm Kyle Hodes and live at 2014 Championship Blvd, Franklin, TN in Westhaven. I fully support Southern Land Company and their proposed changes to the concept plan, as well as their plans for the Jewell Property.

Thanks,

Kyle Hodes
2014 Championship Blvd
Franklin, TN 37064

From: [Mark Ward](#)
To: [Planning Intake](#)
Cc: SLCWesthaveninfo@southernland.com
Subject: Concept Plan Revision for Westhaven
Date: Tuesday, August 25, 2020 7:51:42 PM

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

My name is Mark Ward and live at 438 Wild Elm St in Westhaven. I fully support Southern Land Company and their proposed changes to the concept plan, as well as, their plans for the Jewell Property”.

Thank You
Mark W

From: [Dave Scherer](#)
To: [Planning Intake](#)
Cc: SLCWesthaveninfo@southernland.com
Subject: Concept Plan Revision for Westhaven
Date: Tuesday, August 25, 2020 6:44:51 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.

I'm Dave Scherer and live at 435 Pearre Springs Way in Westhaven. I fully support Southern Land Company and their proposed changes to the concept plan, as well as, their plans for the Jewell Property. Franklin is a great place to live and the development of Westhaven by Southern Land Company has been a great addition. I also cannot imagine any other company developing the Jewell property other than them.

Thank you,

Dave Scherer

From: [Dana Hardy](#)
To: [Planning Intake](#)
Cc: SLCWesthaveninfo@southernland.com
Subject: Concept Plan Revision for Westhaven
Date: Saturday, August 22, 2020 9:05:00 AM

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

Hello. My name is Dana Hardy. I am a long-time resident of Westhaven. My address is 205 Prospect Avenue. I am writing to give my full support to Southern Land Company and their proposed changes to the concept plan, as well as their plans for the Jewell Property.

Thank you.

From: [Richard Clark](#)
To: [Planning Intake](#)
Subject: Consideration Of Resolution 2019-130
Date: Wednesday, August 26, 2020 9:01:24 AM
Attachments: [image001.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.

Proposed Access Road to Boyd Mill Ave (Consideration Of Resolution 2019-130)

We (Richard and Tania Clark) wish to stringently oppose the development of the proposed access road onto Boyd Mill Ave as part of a Revised Development Plan For Westhaven PUD Subdivision For The Property Located South Of Highway 96 West And West Of Boyd Mill Pike.

- There is presently an alarmingly high volume of traffic on Boyd Mill Ave and this proposed residential/mixed use development and proposed entry road to Boyd Mill Ave will add a significant number of vehicles, to include many years of heavy construction traffic, and new commuters to an already overburdened and increasingly dangerous minor roadway.
- Boyd Mill Ave is continually backed up with traffic, only easing up on weekday 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 this past weekend, a vehicle went spinning off Boyd Mill Ave, coming around the 20 mile an hour bend, landing in the ditch alongside our property and destroying the road sign while leaving a litter of debris including exterior parts of the vehicle.
- In the close to 3 years we have owned our property, I have witnessed five instances where vehicles crashed have through the fence at 1711 New Hwy 96 W , hit a tree on our property at 3270 Boyd Mill Ave or landed in the ditch requiring rescue by first responders and tow trucks. A 40 ft section of the fence at 1711 New Hwy 96 W has been destroyed due to numerous accidents and has yet to be repaired.
- 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 often 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, and large construction trucks, farm vehicles, school buses, will lead to significant frustration, delays and hazards to all citizens including children, that live along and utilize Boyd Mill Ave. There are no streetlights on Boyd Mill Ave, it is very dark along this roadway, causing visibility issues for commuters and citizens backing out of their driveways

- 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 vote on 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 Blvd and New Hwy 96 W presently laid out in the plan.

Richard and Tania Clark
3270 and 3244 Boyd Mill Ave



ODYSSEY BEHAVIORAL HEALTHCARE
— FROM JOURNEY COMES POSSIBILITY —

Disclaimer

This email and any files transmitted with it are considered confidential and is intended only for the individual named. This communication may contain material protected by HIPAA legislation (45 CFR, Parts 160 & 164). If you are not the named addressee, you should not disseminate, distribute or copy this email. Please notify the sender immediately by email if you have received this email by mistake and delete this email from your system. Email transmission cannot be guaranteed to be secure or error-free, as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. The sender, therefore, does not accept liability for any errors or omissions in the contents of this message which arise as a result of email transmission. If verification is required, please request a hard-copy version. Confidential health information is protected by state and federal law, including, but not limited to, the Health Insurance Portability and Accountability Act (HIPAA) of 1996 and related regulations. The reporting of any breach in HIPAA will follow the HITECH ACT guidelines (Health Information Technology for Economic and Clinical Health).

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From: [Angie Johnson](#)
To: [Emily Wright](#); [Amy Diaz-Barriga](#)
Subject: FW: Westhaven Revision 5
Date: Monday, August 24, 2020 7:49:47 AM
Attachments: [image001.png](#)

Emily and Amy,

This email was forwarded by the Mayor. He says it's for FMPC, but I'll let you determine if it should be part of public comment. It was not emailed to the recorder email address for public comment. Let me know what you think. Thanks.

Angie Johnson, PHR
Deputy Assistant City Recorder
City of Franklin
109 3rd Ave S, Franklin, TN 37064
615.550.6707
www.franklintn.gov



From: Ken Moore <ken.moore@franklintn.gov>
Sent: Sunday, August 23, 2020 12:14 PM
To: Angie Johnson <angie.johnson@franklintn.gov>
Subject: Fwd: Westhaven Revision 5

Citizen comments for planning commission. Said she could not get a response.

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Cindy <cindy.whitt@comcast.net>
Sent: Sunday, August 23, 2020 11:33:30 AM
To: Ken Moore <ken.moore@franklintn.gov>
Subject: Re: 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.

Thank you and sorry to bother you it just is very difficult to submit comments and thought you should know. Here it is:

From: Cindy <cindy.whitt@comcast.net>
Date: June 24, 2020 at 7:08:45 AM CDT
To: Ben Crenshaw
<ben.crenshaw@southernland.com>, brian.sewell@southerland.com, tim.downey@southerland.com,
Amy Law <amy.law@southernland.com>
Subject: Westhaven Revision 5

June 24, 2020

Southern Land/Westhaven,

I am in the high risk category for covid 19 and unable to attend any of the meetings to provide my comments. I hope you will read this and consider it comes from honesty with the desire to find a win/win solution for all. Ben was very gracious to send me detailed plans which I could review from home. My concerns relate to quality of life and health related issues which are adversely impacted by density, traffic, pollution and lack of connection to nature.

My overall concerns have grown over the 13 years I have lived here and are the result of watching as failed promises have been made. I totally understand some of these failed promises such as a bank, hardware store, etc as the area isn't big enough to support the current businesses and I applaud your acknowledgement of that in the reduction of the overall commercial space for Westhaven. Other promises which have been broken I do not understand or support: amphitheater, no houses on golf course, senior living in town center, church, and usable open space for family life. All of the amenities promised are necessary to the community vision you sold to all of the residents: past, current and future. Many have been waiting for years for recreational facilities promised but undelivered. It took almost 15 years before trees were planted around the large retention pond at the front of the development which was an eyesore for years. The retention pond on Westhaven Blvd took years to landscape. The new community development at the Large retention pond was funded by the residents and not Southern Land. The trails on the hillside which you bragged about at the public meeting were built and maintained by residents not Southern Land. I didn't expect to have to build and pay for amenities when I moved into Westhaven. So it is from this threshold of failed promises that I come to these recommendations for a win/win solution.

1. Remove all land on the other side of Mack Hatcher from the Westhaven Plan or at least develop it totally separately as once Mack Hatcher is extended it will not be part of Westhaven. Do not use the golf course and hillside for the open space required for its development. Consider the wishes of surrounding residents and develop that portion with separate amenities and plenty of open space to ensure quality of life.
2. Maintain the other side of Mack Hatcher at the current entitlement of 2750 and a density in line with the current average of 1.8 units per acre or actually it will drop slightly as you take the current 56 acres out of the plan. As the remaining sections are built add open space in each section for all ages to enjoy. Delete the houses from the golf course as originally promised.
3. Build the senior housing on the property behind Kroger within the existing 2750 entitlements as originally planned so the residents may walk to grocery, doctor, PT, restaurants and shops. This is very important to the quality of life for seniors and would be a real draw to maintain a full facility. Quit pretending they would have access if on other side of Mack Hatcher.
4. Maintain the wetland area behind the Kroger and partner with City of Franklin and Audubon Society or other groups to make it a bird sanctuary with easy access to the senior housing. This would be a win for all and help Franklin with it's quest to become a top green city. Use the wetlands as a teaching resource for the local school and others as it will be close to 96. Senior residents and

others would love to sit and watch the water and other birds at the wetlands. If there is enough space consider putting soccer or open fields adjacent to wetlands for play to enhance the feel of open space. Seniors love watching kids play and would have chances to interact with the Westhaven Community.

5. Work with the City of Franklin to address traffic issues and slow the flow of traffic.

6. Agree to a conservation easement for the hillside property to be turned over to HOA at end of the development to ensure it remains part of Westhaven.

7. Do not build any more buildings around the large retention pond to maintain the open feel.

8. Deliver on prior promises for amenities: pool, amphitheater, playgrounds, basketball, baseball, dog parks and all the other things that make this a livable community.

I believe this offers a solution and hope you will carefully consider the ideas. I am glad to discuss via telephone.

Cindy Whitt

[305 White Moss Pl](#)

[615-202-5761](#)

Sent from my iPhone

On Aug 23, 2020, at 11:05 AM, Ken Moore <ken.moore@franklintn.gov> wrote:

Send me what you want forwarded and I will take care of it.

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Cindy <cindy.whitt@comcast.net>
Sent: Sunday, August 23, 2020 10:55:35 AM
To: Ken Moore <ken.moore@franklintn.gov>
Subject: Re: 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.

Thank you, please submit it for the record as I was not able to get it through to planning staff. I tried about 4 times and got rejections. Just wanted you to know something was wrong concerning the procedures and email availability.

Sent from my iPhone

On Aug 23, 2020, at 8:21 AM, Ken Moore <ken.moore@franklintn.gov> wrote:

I have received and read you email.
Ken

From: Cindy <cindy.whitt@comcast.net>
Sent: Saturday, August 22, 2020 10:58 AM
To: Ken Moore <ken.moore@franklintn.gov>
Subject: Re: 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.

I have gotten a reject notice on the email but it doesn't tell me who has an incorrect address. I apologize for sending multiple times but am quite frustrated by the error message and unclear if the message went through. I am copying others on this one in hopes it goes through. I would appreciate a confirmation that these comments and my previous comments will be included in the official packet for review and action. Thanks,
Cindy

Dianna,
I definitely would like these comments and my previous comments be sent to the board. I did not find any public comments attached to the meeting materials. Thank you,
Cindy Whitt

Sent from my iPhone

On Jun 24, 2020, at 8:27 AM, Cindy <cindy.whitt@comcast.net> wrote:

Yes thank you!

Sent from my iPhone

On Jun 24, 2020, at 8:19 AM, Dianna Tomlin
<dianna.tomlin@franklintn.gov> wrote:

Cindy would you like these comments sent to the Planning Commission as well?

Dianna

From: Cindy <cindy.whitt@comcast.net>
Sent: Wednesday, June 24, 2020 7:23 AM
To: Dianna Tomlin <dianna.tomlin@franklintn.gov>
Subject: Fwd: Westhaven Revision 5

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

Just wanted you to have my comments. Thanks again for your help in understanding the zoning process and for all you do to make Franklin livable.

Sent from my iPhone

Begin forwarded message:

From: Cindy <cindy.whitt@comcast.net>
Date: June 24, 2020 at 7:08:45 AM CDT
To: Ben Crenshaw
<ben.crenshaw@southernland.com>,
brian.sewell@southerland.com,
tim.downey@southerland.com, Amy Law
<amy.law@southernland.com>
Subject: Westhaven Revision 5

June 24, 2020

Southern Land/Westhaven,

I am in the high risk category for covid 19 and unable to attend any of the meetings to provide my comments. I hope you will read this and consider it comes from honesty with the desire to find a win/win solution for all. Ben was very gracious to send me detailed plans which I could review from home. My concerns relate to quality of life and health related issues which are adversely impacted by density, traffic, pollution and lack of connection to nature.

My overall concerns have grown over the 13 years I have lived here and are the result of watching as failed promises have been made. I totally understand some of these failed promises such as a bank, hardware store, etc as the area isn't big enough to support the current businesses and I applaud your acknowledgement of that in the reduction of the overall commercial space for Westhaven. Other promises which have been broken I do not

understand or support: amphitheater, no houses on golf course, senior living in town center, church, and usable open space for family life. All of the amenities promised are necessary to the community vision you sold to all of the residents: past, current and future.

Many have been waiting for years for recreational facilities promised but undelivered. It took almost 15 years before trees were planted around the large retention pond at the front of the development which was an eyesore for years. The retention pond on Westhaven Blvd took years to landscape. The new community development at the Large retention pond was funded by the residents and not Southern Land.

The trails on the hillside which you bragged about at the public meeting were built and maintained by residents not Southern Land. I didn't expect to have to build and pay for amenities when I moved into Westhaven. So it is from this threshold of failed promises that I come to these recommendations for a win/win solution.

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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

From: [Cindy](#)
To: [Planning Intake](#)
Subject: Fwd: Westhaven Revision 5 public comment
Date: Wednesday, August 26, 2020 2:13:18 PM

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

>
> Dear Board Members,
> I have submitted previous comments but want to add a few additional concerns after reviewing the revised plans and the Hydrological Determination made by TDEC.
>
> I have serious concerns that the concept plans submitted to the neighborhood and the City of Franklin will not be able to be built based on the streams and wetlands identified by TDEC. If the land will not support the structures proposed, where will the entitlements be built and what type of public review will be allowed before decisions are made?
>
> I also have serious concerns about infrastructure to support the additional entitlements:
>
> Water and sanitary sewers are not adequate
>
> Roads and exits from the neighborhood are not adequate
>
> Additional open space was not placed inside the areas to be developed which would allow play space for children
>
> Stress will be placed on the school system which has not been able to keep up with existing and already approved developments
>
> City staff are not adequate to over see and monitor compliance with zoning laws and stormwater laws which will pose additional harm to the environment
>
> The addition of this many units and streets, alleys and sidewalks will add enormous amounts of stormwater runoff and it appears after every rain the existing controls are not adequate at current levels.
>
> Please carefully consider all of these factors before making a decision as well as all previously approved developments in this area. The cumulative impact should be considered not just the incremental impact. Thank you,
>
> Cindy Whitt
> 305 White Moss Pl
> Franklin, TN 37064
>
>
>
> Sent from my iPhone

From: [Michele Stephens](#)
To: [Planning Intake](#)
Subject: In support of SLC proposal for Jewell Property
Date: Monday, August 24, 2020 4:20:25 PM

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

As a resident of Westhaven, I'd like to voice my support for the age restricted use proposed by SLC for the Jewell Property.

I feel the type resident of that area will offer less stress to our schools and to our traffic.

Southern Land also has a demonstrated ability to create attractive features and landscapes and will build in a style complimentary to the existing Westhaven community.

I feel they should be the developer of the Jewell Property and I am in favor of a 55+ community in that space.

--

Michele Stephens
1644 Townsend Blvd, Franklin, TN 37064

From: Will%40WillFranks.com
To: [Planning Intake](#)
Subject: Jewell Property
Date: Tuesday, August 25, 2020 1:22:19 PM

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

Hello,

I'm a long time resident of Franklin and currently live in Westhaven. I fully support the Southern Land concept plan for the use of the Jewell Property.

Will Franks
1138 Westhaven Blvd
Franklin, TN 37064
615-587-2115

Sent from Xfinity Connect Application

From: [Michael Bouey](#)
To: [Planning Intake](#); Michael.orr@franklin.gov; scott.harrison@franklin.gov; Michael.hathaway@comcast.net; roger.lindsey@nashville.gov; amclemore51@yahoo.com; jimmy@tennesseevallyhomes.com; annpeterson@comcast.net; mdadst@aol.com; [Jennifer Szilagyi](#)
Cc: [Jan Cooper](#); [Renee Bouey](#)
Subject: LETTER of SUPPORT for the WESTHAVEN CONCEPT PLAN CHANGES - August 27, 2020 @ 7:00pm Meeting
Date: Tuesday, August 25, 2020 1:26:20 PM
Attachments: [SUPPORT for SOUTHERN LAND COMPANY - Westhaven Concept Plan to the Franklin Planning Commission - 2020.doc](#)

ATTENTION COF 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 refer to the LETTER of SUPPORT Below:

From: [Gabrielle](#)
To: [Planning Intake](#)
Subject: Opinion on Westhaven planning commission hearing
Date: Tuesday, August 25, 2020 11:49:53 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.

I absolutely do NOT support the change to the Westhaven community plan. They have not included the residents in these decisions but have rather 'told' us what they are going to do and acting like we have voiced support, but none of us have had an opportunity to discuss this with them, and none of their 'supposedly scheduled meetings with residents' have occurred.

The last thing we need are more homes in Westhaven, unless they want to do an affordable housing initiative. I cannot and will not support more homes vs commercial.

Sincerely,

Gabrielle Hanson

--



Gabrielle Hanson, Principal Broker
Williamson Real Estate
5085 Donovan Street
Franklin, TN 37064
(615)946-4200
[2020 Williamson County Association of Realtors RPAC Chair](#)
[WCAR Platinum Award Winner](#)

From: [Jan Cooper](#)
To: [Planning Intake](#)
Cc: [SLC Westhaven Info](#)
Subject: Petition Names for Support - Westhaven Concept Plan and Jewell Property
Date: Wednesday, August 26, 2020 12:15:17 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 Afternoon – During the month of July, 2020, residents of Westhaven were surveyed to gauge interest in the active adult and independent living concepts proposed for the Jewell Property.

The following residents asked that their names be included on a petition as supporters for the proposed development of the Jewell Property, along with, supporting the changes to the Westhaven Concept Plan. These individual resident's names take the place of 129 separate emails being sent in to the Planning Commission for support of both initiatives to be discussed Thursday evening, August 27, 2020.

Virginia Walker
Barbara Forbes
Dan Rutherford
Steve Lewis
Richard Dahl
Kathy Bivona
Matt Abrams
Chris Marin
Tony McLarty
Scott Ramey
Mark Ready
Steve Tiscareno
Linda K. Klein
Sarah Webster
Michele Stephens
James Dillard
Krysia Rozanska
David Costello
Jacinda Foster
Mark McCutcheon
John (JD) Fraser
John/ Carolyn Farrington
Cynthia Dillworth
Sandy Schlicht
Tom Dugger

Lee Farabaugh
Jennifer Freeman
PJ Littleton
Jeanne SM Smith
Michael L. Bouey
Lee Gerhard
Robert Vogenthaler
Monica Garvey
Edward Wozniak
Judith Walter
Voncille Huddleston
Thomas Otte
Wayne Tober & Diane Friedman
Phyllis Coulter
Tom Otte & Rusty Culp (Otte)
Bruce Simpson
Richard Egnor
Michael "Jason" Rucker
Roy and Pam Moore
Brenda Peterson
Rosie Mitchell
Todd Hoppenstedt
Sean & Suzanne Jackson
Kathleen Zachry
Harold Sparks
Roger Cottrell
Barbara Cottrell
SUSI and Paul Heidenreich
Irma Jauregui
David Jones
Ronald J Simko
Jim Martin
Thomas
James Artman
Trisha Selph
Lloyd Ramer
Pat Nickell
Michelle Veale
Gary Curtis
Meg Curtis
Jane Vander Velde
Robert Wilson
Pamela Legner
Dave A Scherer
Rita Jo Dedek

Timothy Travis Nickell
Donna Knight
Ruth Allison
Jennifer Bramlett
Zack Lawson
Melanie Stallings
Alexis Brown
Troy Wierman
William J Root
Rick Leet
Vicki Oglesby
Stephanie Marin
Marilyn S. Hoff
Rose Scherer
Christine Blossom
Ted S Barfield
Dennis Brink
John Lord
Kim Church
Jeff Sander
Tom Gilliland
Snyder Charles
Rye Kamibayashi
Ellen M Kelly
Dave Scherer
Rose Scherer
Lane Siddal
Lindsey Siddal
Pam Leet
Melissa Clough
Andy Clough
Tom Skube
Jenny Skube
Colin McArthur
Carol McArthur
Ron Forehand
Laura Forehand
mike Anderson
Anne Anderson
Kenneth Schreiber
Debbie Schreiber
Blake Stinnette
Mary Bryant
Mike Corollo
Will Franks

Mark Lubbers
Michelle Lubbers
Frank Babish
JoAnn Babish
Susan Ramer
Charles Miller
Judith Miller
Sylvia Evans
Jeff Sowell
Ryan Sanford
Don Bryan
Kelly Bryan
Marie Halford

Jan Cooper

Jan Cooper | Vice President Residential Single Family Marketing
Southern Land Company
3990 Hillsboro Pike, Suite 400 | Nashville, TN 37215
| **M** | 770-876-0991
| **E** | jan.cooper@southernland.com

www.southernland.com

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From: [John Fraser](#)
To: [Planning Intake](#)
Subject: Planning Commission Meeting. August 27, 2020
Date: Wednesday, August 26, 2020 11:33:49 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.

We write in support of the Westhaven Concept Plan that will be considered on this coming Thursday, August 27, 2020

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

From: [SUE NIEDRICH](#)
To: [Planning Intake](#)
Subject: Question for SLC - Westhaven
Date: Wednesday, August 26, 2020 2:28:44 PM

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

Hello-

My main question is to get confirmation that there will NOT be any plans for attached homes or townhomes on Stonewater Boulevard as part of the revised density plan for Westhaven. This street along with Championship Boulevard should be maintained as single-family homes. We are in an area of custom homes, so adding attached or townhomes on the extension of Stonewater Boulevard would detract from the overall esthetics of our street, including adding additional traffic and congestion in the area.

Thank you
Sue Niedrich
818 Stonewater Blvd.

From: [Tom](#)
To: [Planning Intake](#)
Cc: SLCwesthaven@southernland.com; [Tom Hanson](#)
Subject: Re: Against: Initiative 1 & 2.
Date: Tuesday, August 25, 2020 12:24:01 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.

Attention:

I am against Initiatives One & Two.

Thank you.

Tom Hanson



 Hanson Commercial Real Estate
2 E. Erie Street
Chicago, IL 60611
5085 Donovan Street
Franklin, TN 37064
(312)629-3333
(312)629-3335 Fax

On 08/25/2020 10:21, Tom wrote:

Attention,

I am against Initiatives One & Two.

Thank you.

Tom Hanson

--



 Hanson Commercial Real Estate
2 E. Erie Street
Chicago, IL 60611
5085 Donovan Street
Franklin, TN 37064
(312)629-3333
(312)629-3335 Fax

From: [Sara Lavagnino](#)
To: [Planning Intake](#); SLCWesthaveninfo@southernland.com
Subject: Southern Land Company
Date: Wednesday, August 26, 2020 11:41:02 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.

I'm Sara Lavagnino and live on championship Blvd in Westhaven. I have lived in Westhaven for 15 years. I fully support Southern Land Company and their proposed changes to the concept plan, as well as, their plans for the Jewell Property. Thank you

Sara Lavagnino

From: [Brandon Robinson](#)
To: [Planning Intake](#); SLCWesthaveninfo@southernland.com
Subject: Southern Land Company
Date: Wednesday, August 26, 2020 2:57:29 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'm Brandon Robinson and I live at 2002 Championship Blvd. I've lived in Westhaven for the last 5 years. I fully support SLC and their proposed changes to the concept as well as their plans for the Jewell Property.

Thank you.

Brandon Robinson
301-385-4752
Sent from my iPhone

From: [Colin McArthur](#)
To: [Planning Intake](#)
Subject: Southern Land's Proposed Concept Changes & the Jewell Property
Date: Tuesday, August 25, 2020 11:32:31 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.

My name is Colin McArthur, and I live at 1306 Jewell Ave in Westhaven. Having lived in and been President of a gated 900 home HOA in the Beaufort-Hilton Head, SC area, I am very familiar with both resident-owned and developer managed communities. I strongly support Southern Land Company's (SLC) proposed changes to their concept plan and their plans for the Jewell property. I would appreciate the strong support of these plans as I believe SLC and their leadership under Tom Downey, will provide Franklin another well thought out design.

Thanks,
COL Mac

From: [Kelly Bryan](#)
To: [Planning Intake](#); slcwesthaveninfo@southerland.com
Subject: Support for concept changes in Westhaven plan
Date: Wednesday, August 26, 2020 8:09:07 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.

My name is Kelly Bryan and I live at 1602 Championship Blvd, Franklin, TN 37064 in Westhaven. I love this community and think Southernland has done a great job not only in its development, but also in fostering the activities and connections that make this neighborhood special.

I fully support their proposed concept changes especially as they relate to the future use of the Jewel property. My husband and I are in our 60s and have found Westhaven a great place to be retired and this has been further emphasized during this time of the corona virus.

As we continue to age, I can see a time where we will need independent living facilities. I think that move would be far more successful within a neighborhood where we already comfortable and have a strong support network.

Thank you,
Kelly Bryan

From: [Jim & Anne Sewell](#)
To: [Planning Intake](#)
Subject: Support for Southern Land company's proposal
Date: Wednesday, August 26, 2020 8:46:22 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.

I support the submittal for SLC's proposal. James W Sewell

From: [David Costello](#)
To: [Planning Intake](#)
Cc: ["Southern Land Company"](#)
Subject: Support for Southern Land plan
Date: Monday, August 24, 2020 9:44:32 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.

We're David & Sally Costello and live at 1354 Jewell Avenue in Westhaven. We fully support Southern Land Company and their proposed changes to the concept plan, as well as, their plans for the Jewell Property. The Senior living options being planned by Southern Land are attractive to us as we plan for our next residential chapter in our lives.

From: [Meg Curtis](#)
To: [Planning Intake](#)
Cc: SLCWesthaveninfo@southernland.com
Subject: Support of SLC.
Date: Tuesday, August 25, 2020 9:22:28 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.

Dear members of the Franklin Tn planning commission.

My name is Meg Butler Curtis and live at 250 Pearl Street. (We have lived in Westhaven for 16 years.)

My family and I are in full support of Southern Land Company and the changes to the concept plan as well as the proposals for the Jewel Property.

My family has been in Franklin for nine generations, including your alderman Margaret Martin, my mother. Southern land has created a true traditional neighborhood development where my family has felt comfortable and was so blessed to be here over the last 16 years. Their decisions have been spot on in creating this type of environment that my father, Robert Martin, your past planning director, supported for Westhaven. We are in full support of SLC and what they have planned. This is what they do best.

Sincerely,

Meg Butler Curtis

Sent from my iPhone

From: [PJ Littleton](#)
To: [Planning Intake](#)
Cc: [SLC Westhaven Info](#)
Subject: WESTHAVEN - Franklin Planning Commission
Date: Tuesday, August 25, 2020 5:43:28 PM

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

Dear Franklin Planning Commission,

My name is PJ LITTLETON and I have lived with my family at 219 Pearl Street in Westhaven for over 18 years.

I want to go on record that I fully support Southern Land Company and their proposed changes to the concept plan, as well as their plans for the Jewell Property. Thank You.

PJ Littleton | Affiliate Broker/REALTOR® GRI,
C-RCS, SRES

Westhaven Realty
Westhaven, A Southern Land Company Community

[1001 Westhaven Boulevard, Suite 100 -
Franklin, TN 37064](#)

| O | [615 599 1764](tel:6155991764) | M | [615 604 4624](tel:6156044624)
| E | pj.littleton@southernland.com

www.westhaventn.com

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"For what can be imagined more beautiful than the sight of a perfectly just city rejoicing in justice alone."

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From: [Jennifer Krahenbill](#)
To: [Planning Intake](#)
Cc: SLCWesthaveninfo@southernland.com
Subject: Westhaven
Date: Tuesday, August 25, 2020 3:45:51 PM

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

Dear Planning Commission Members,

I am Jennifer Krahenbill and I have lived at 111 Pearl Street in Westhaven since December 2003. I fully support Southern Land Company and their proposed changes to the Concept Plan as well as their plans for the Jewell Property which will provide additional lifestyle options for Seniors.

Thank you for your careful consideration of these two initiatives at your meeting on Thursday, August 27, 2020.

From: [G And M](#)
To: [Planning Intake](#); SLCWesthaveninfo@southernland.com
Subject: Westhaven
Date: Wednesday, August 26, 2020 9:04:47 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.

I'm Gilberto Martinez (G and M drywall and Paint) and work in Westhaven. I fully support Southern Land Company and their proposed changes to the concept plan, as well as, their plans for the Jewell Property..

Gilberto Martinez

From: [tara baldwin](#)
To: [Ken Moore](#); [Margaret Martin](#); [Brandy Blanton](#); [Pearl Bransford](#); [Clyde Barnhill](#); [annpetersen@comcast.net](#); [bev@aldermanburger.com](#); [danamclendon@mac.com](#); [Scott Speedy](#)
Cc: [Planning Intake](#)
Subject: Westhaven /HWY 96 /Gentry Farm
Date: Wednesday, August 26, 2020 4:52:16 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 Afternoon, I am writing to express my deep concern for the current landscape of development in the HWY 96 corridor. As a native of the area, I have witnessed much change over the years. I understand that farming isn't what it used to be and that families may not be able to afford to keep large parcels of expensive land these days. Therefore, it is even more imperative for the Board and Planning Commission to have and stick to a vision of development for the area when it MUST happen. The natural landscape and open spaces draw people to this side of Franklin. It certainly did for us. Sadly though, it seems to be viewed as "The Field of Dreams" now, attempting to grow and destroy the very essence of the area. I certainly see where the concept of Westhaven would have been viewed as cutting edge and exciting, but it has become a beast. It is, itself, suburban sprawl when looking westward from the traffic light at Hwy 96 and Carlisle Ln. BOMA and the Planning Commission allowed the developer to cut into the hillside and to count a private golf course into the matrix for meeting green/open space requirements. Now the developer wants to cram even more small houses onto smaller lots and it just doesn't meet the aesthetic of the original part of Westhaven. I feel there is always an element of compromise to be had and hope that the Board will take the time to look at a variety of options before giving SLC carte blanche on their high-density requests. I still support SLC's desire to develop the property east of the Mack Hatcher extension for an age-restricted development as it will not negatively impact WCS schools and would certainly be more aesthetically pleasing than a Walmart. But I cannot see a plus to allowing nearly 3500 homes in the current space of Westhaven, especially if to do so negatively impacts Gentry Farm to increase roads, sewer, etc.

Respectfully,
Tara Baldwin

From: [jane venn](#)
To: [Planning Intake](#); SLCWesthaveninfo@southernland.com
Subject: Westhaven Concept Plan - We Support
Date: Monday, August 24, 2020 1:18:38 PM

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

Hello there!

I'm Jane Venn and my husband Garrison and I live at 1431 Westhaven Blvd in Westhaven. We support Southern Land Company and their proposed changes to the concept plan, as well as their plans for the Jewell Property.

Thank you!

Jane Venn
Cell: 617.784.7708

From: [JIM SHAFFER](#)
To: [Planning Intake](#)
Subject: Westhaven Concept Plan / Jewell Property
Date: Tuesday, August 25, 2020 1:44:55 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.

With the purchase of the property adjacent to the Westhaven subdivision along Highway 96, Carlisle / Boyd Mill intersection, and Mack Hatcher Parkway and with the plans to construct facilities for 'aging in place' an additional living option will be provided on the western side of Franklin. Since the facility would be nestled between Carlisle / Boyd Mill, Highway 96, and Mack Hatcher Parkway there could potentially be three (3) entry / exit points which would allow those residents to determine which street to travel and avoid downtown Franklin. This proposal could potentially result in a near zero impact on traffic.

With the aging in place option for many citizens, it provides the opportunity for many to continue living in an area of the town / county close to family and friends which in turn results in more social interaction for the elderly and less reliance on other facilities and government services.

Jim and Linda Shaffer

From: [Laurie Weakley](#)
To: [Planning Intake](#)
Subject: Westhaven Concept Plan / Jewell property
Date: Tuesday, August 25, 2020 11:16:36 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.

Dear Planning Commission -

Thank you for all the work you do to make Franklin such a great place to live.

I am writing with my input on the Westhaven Concept Plan / Jewell property plans which will be discussed this Thursday evening at the Planning Commission meeting. It is my understanding that emails will not be read at the meeting, which will probably save a great deal of time! I suspect that my input is similar to many others.

I have lived in Westhaven since 2006. I read the City's land use plan carefully before deciding to buy in Westhaven. I was impressed by the multi-generational opportunities Southern Land presented with a variety of housing layouts in same neighborhood along with plenty of green space.

I have watched both Franklin and Westhaven grow and I've been impressed. It isn't an easy job!

My husband and I intend to live here in Westhaven for the remainder of our days. I am very interested in more housing options for seniors and pocket parks / green space. I am just barely a senior, but my mother lives in our garage apartment. This is a fine option for now, but may not work as she grows older.

I support Southern Land's proposal for the Jewell property.
I would like to see the areas on each side of Mack Hatcher connected by a tunnel.

The Westhaven concept plan changes also have my support, with these comments:
I think we need more live/work friendly housing (perhaps even more than is under consideration now) and a continued attention to green space. Southern Land has delivered in the past, and I trust them to do a fine job in these areas. I understand why they've decreased the amount of retail and commercial. This change preceded the pandemic and certainly looks prescient now.

Thank you for the opportunity to email my input,
Laurie Weakley
713 Pearre Springs Way

From: [Berry Brooks](#)
To: [Planning Intake](#)
Cc: SLCWesthaveninfo@southernland.com
Subject: Westhaven Concept Plan and Purchase of Jewell Property
Date: Monday, August 24, 2020 11:55:04 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.

I have been involved with Southern Land and their Westhaven Development for almost 20 Years and can attest to the reliability, quality, and beauty of their work. I am in favor of their changes to the Concept Plan and for their plans with the Jewell property.

Thank you very much.

Berry Brooks
First Farmers and Merchants Bank
931-380-8387

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From: [Tom Otte](#)
To: [Planning Intake](#)
Subject: Westhaven Concept Plan changes
Date: Tuesday, August 25, 2020 12:38:48 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.

Planning Commissioners,

There have been numerous meetings in the last few months between Westhaven residents and the Southern Land executives. I believe these meetings were extremely informative to all in attendance. The give and take was quite useful for both the residents and the developer. I know that I was in awe of the care, thought and planning that was given to past and current projects. We have a great history in Westhaven of watching exactly how Southern Land projects turn out and that is why people want to live here. I strongly support the Westhaven Concept Plan changes and the proposed plans for the Jewell property. Southern Land's commitment to Franklin and Westhaven is quite refreshing and a great asset to our city.

Thanks,
Tom Otte
416 Pearre Springs Way
Franklin
AMI Direct Marketing
615-479-4144

From: [Jim Dillard](#)
To: [Planning Intake](#)
Subject: Westhaven Concept Plan Proposed Changes...
Date: Tuesday, August 25, 2020 5:44:19 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.

Ladies & Gentlemen,

Thank you for all the work you do to preserve our quality of life in Franklin. We know you're probably getting inundated with e-mail, however we'd like to offer our **FULL SUPPORT** for the Westhaven Concept Plan changes that will be discussed at the Planning Commission meeting this Thursday evening, August 27th.

Thank you for your consideration.

Respectfully,

Jim & Kathy Dillard
1808 Keats Street
Franklin, TN 37064

From: [Susan Littleton](#)
To: [Planning Intake](#)
Subject: Westhaven Concept Plan Revision and Jewell Property
Date: Wednesday, August 26, 2020 12:20:27 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'm Susan Littleton and live at 219 Pearl Street in Westhaven. I fully support Southern Land Company and their proposed changes to the concept plan as well as their plans for the Jewell property.

From: [Jeff](#)
To: [Planning Intake](#)
Cc: [Southern Land Company](#)
Subject: Westhaven Concept Plan Revision
Date: Tuesday, August 25, 2020 11:35:19 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.

My name is Jeff Sowell. I live in Westhaven at 226 Fitzgerald St.

I fully support Southern Land Company and their proposed changes to the concept plan, as well as, their plans for the Jewell Property.

Thanks

Jeff

Jeff Sowell
SGS
226 Fitzgerald St. | Franklin, TN | 37064
615.504.4588
jeff@thesgs.com

From: [Chuck Miller](#)
To: [Planning Intake](#)
Subject: Westhaven Concept Plan Revision
Date: Tuesday, August 25, 2020 11:55:20 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.

We Charles L. & Judith A. Miller live at 217 Fitzgerald Street in Westhaven. We fully support Southern Land Company and their proposed changes to the concept plan, as well as, their plans for the Jewell Property”.

From: [Anderson, Mike](#)
To: [Planning Intake](#)
Cc: [andersonanne187@gmail.com](#); [Michael Orr](#); [Scott Harrison](#); [michael.hathaway@comcast.net](#); [roger.lindsey@nashville.gov](#); [Alma McLemore](#); [jimmy@tennesseevalleyhomes.com](#); [annpetersen@comcast.net](#); [mdadst@aol.com](#); [Jennifer Szilagyi](#)
Subject: Westhaven Concept Plan Revision
Date: Tuesday, August 25, 2020 4:51:18 PM

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

Good Evening,

My wife and I, Anne and Mike Anderson, live at 440 Wild Elm Street in Westhaven. We fully support Southern Land Company and their proposed changes to the concept plan, as well as, their plans for the Jewell Property.

Please let us know how we can assist these efforts.

Respectfully,

Mike Anderson, PMP, GISP, CFM
Vice President
Stantec
(202) 955-7138
Mike.Anderson@stantec.com

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 Please consider the environment before printing this email.

From: [Judith Walter](#)
To: [Planning Intake](#)
Subject: Westhaven Concept Plan
Date: Wednesday, August 26, 2020 12:32:58 PM

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

My name is Judith Walter and I reside at 6000 Keats Street, Unit 102, Franklin, TN.

I would like to express my support for the Southernland Company's plan for a senior living community made up of individual residences and a building of independent living apartments. I currently reside in Westhaven in a condominium that has been a wonderful alternative to a house. However, as my husband and I age, the idea of an age restricted community, including an independent living apartment option with additional amenities and no responsibilities as a homeowner, is not only appealing but will also become a necessity. We do not want to live in an assisted living community, unless there are health care needs to be met. This proposed community offers what many/most of us will need as we grow older. There are many residents in Westhaven who are approaching the age served by the Amended Concept Plan and most of us would welcome the opportunity to continue life in this community.

I appreciate your consideration of this plan to serve the growing senior community in Franklin.

Sincerely,

Judith Walter

From: [Chris Marin](#)
To: [Planning Intake](#)
Subject: Westhaven Concept Plan
Date: Tuesday, August 25, 2020 1:13:03 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.

Dear Planning Commission Members,

We are in full support of the Westhaven Concept Plan changes. We have had the opportunity to review these changes, in detail, with representatives of Southern Land and believe these changes are in the best interests of our Westhaven Community, in particular, and of greater Franklin, in general.

We have lived in Westhaven for 6 years and have found the leadership of Southern Land to be highly responsible, ethical, professional, and always sensitive to the interests of its residents.

We are fortunate to have them responsible for the development and ongoing operations of our Westhaven community.

Thank you for your consideration of this plan.

Respectfully,
Chris and Stephanie Marin
1338 Jewell Ave, Franklin, TN 37064

From: [Laurie McDaniel](#)
To: [Planning Intake](#)
Cc: [Southern Land Company](#)
Subject: Westhaven Jewell Property
Date: Tuesday, August 25, 2020 8:06:50 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.

We are Mike and Laurie McDaniel and we live at 1005 Clifton St in Westhaven. We fully support SLC and their proposed changes to the concept plan and well as their plans for the Jewell Property.

Thank you for your consideration in this matter
Mike and Laurie

Laurie McDaniel
630-808-4079
laurie.diane.mcdaniel@gmail.com

From: [Cindy](#)
To: [Dianna Tomlin](#); [Amy Diaz-Barriga](#); [Emily Wright](#); [Planning Intake](#)
Subject: Westhaven Revision 5
Date: Monday, August 24, 2020 8:14:09 AM
Attachments: [image0.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.

Ms. Hunter,

I attempted to submit prior comments to be attached to the record and got email rejections 4 times. I sent the comments to Mayor Moore and he assured me he would get them included.

I would like an electronic copy of the Hydrological Determination Report submitted with the plans. I am attaching the reference to the report on the plans which are available online. I noticed some of the concept plans include large buildings in the marked riparian buffer zones and wondered if you could explain how this will be allowed.

Thank you,

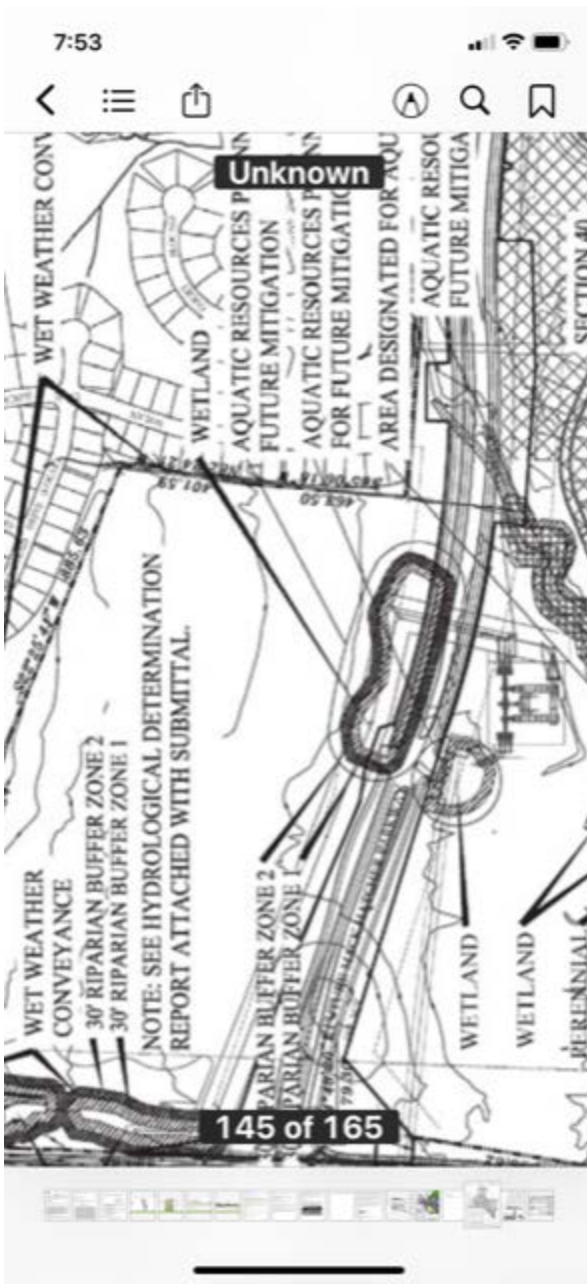
Cindy Whitt

305 White Moss Pl

Franklin, TN 37064

Cindy.whitt@comcast.net

615-202-5761



Sent from my iPhone

From: [Jason Kaplan](#)
To: [Planning Intake](#)
Cc: SLCWesthaveninfo@southernland.com
Subject: Westhaven zoning
Date: Monday, August 24, 2020 12:09:35 PM

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

Hello,

I'm Jason Kaplan and I live at 1633 Grassmere Rd in Westhaven. I fully support Southern Land Company and their proposed changes to the concept plan, as well as, their plans for the Jewell Property. I have lived in Westhaven for 13 years and trust Southern Land's vision.

Thank you,

Jason Kaplan
Vice President
Mortgage Loan Originator

1015 Westhaven Blvd
Suite 150
Franklin, TN 37064
O - 615-656-5893
C - 615-939-1491
F - 615-656-5901
NMLS# 659311

Apply Online: <https://www.franklinsynergybank.com/banker/jason-kaplan/>



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From: [Larry Karlin](#)
To: [Planning Intake](#)
Cc: [Southern Land Company](#); [David Bracht](#)
Subject: Westhaven
Date: Wednesday, August 26, 2020 4:05:50 PM

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

My name is Larry Karlin. I live, along with my wife Marcie, on Townsend Boulevard in Westhaven. We both fully support Southern Land Company and their proposed changes to the concept plan, as well as, their plans for the Jewell Property. We urge you to approve this plan.

Larry & Marcie Karlin



File #: 20-01043

DATE: August 11, 2020
TO: Franklin Municipal Planning Commission
FROM: Amy Diaz-Barriga, Planning Supervisor
Emily Wright, Planning Director

SUBJECT:

Watson Glen Subdivision, Final Plat, Section 2, Revision 2, Lot 32, Creating 1 Open Space Lot And Dedicating Right-Of-Way, On 15.66 Acres, Located North Of Oak Meadow Drive And West Of Interstate 65. (CONSENT AGENDA)

PURPOSE:

PROJECT INFORMATION

COF Project Number: 7296
Applicant: Ted Stevenson, Ragan Smith
Owners: Franklin Investment Holdings, LLC

BACKGROUND/STAFF COMMENTS:

This plat dedicates right-of-way along the eastern property line of Lot 32 of the Watson Glen Subdivision. The right of way is generally in the same location as the current access driveway on the site. The roadway improvements are approved, with conditions, through a site plan (COF 7279) on August's Administrative Agenda.

FINANCIAL IMPACT:

Unknown.

RECOMMENDATION:

Staff recommends approval, with conditions.

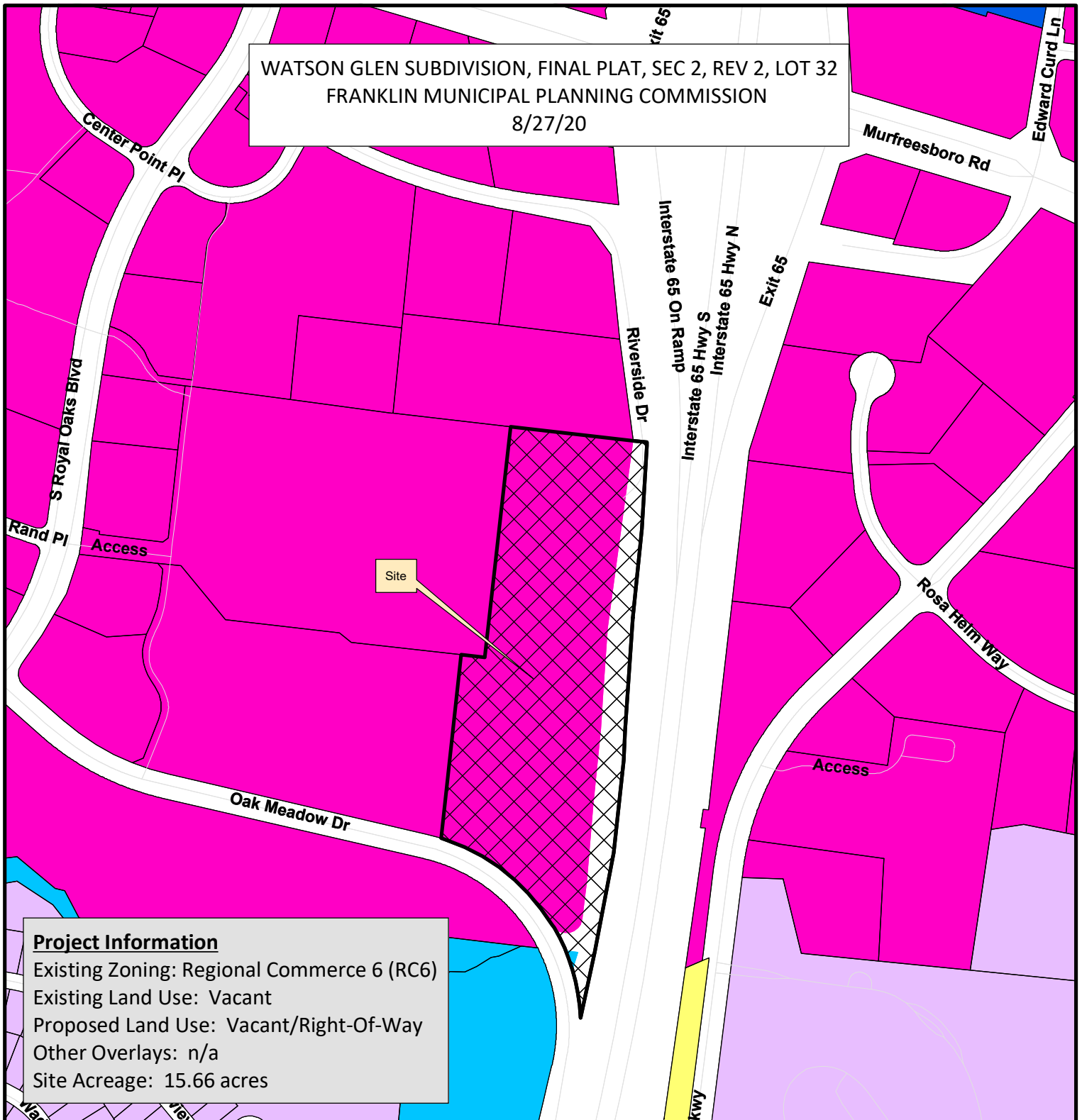
PROCEDURAL REQUIREMENTS:

1. In addition to uploading the corrected plat to the online plan review website (<https://franklin.contractorsplanroom.com/secure/>), the applicant shall submit the Mylar, to the Department of Building and Neighborhood Services (Suite 110, Franklin City Hall). The mylar shall be 18 inches by 24 inches in size. The Certificates of Approval for the Subdivision Name and Street Names, Water System (if not COF Water), Survey, and Ownership shall be signed when the plat is resubmitted. The Mylar shall be submitted to BNS within five (5) business days of the corrected electronic plat being uploaded to the online plan review website (or vice versa) or the item shall be rejected as incomplete for City review. With the resubmittal, each condition of approval/open issue in the online plan review system shall contain a full response from the applicant as to the satisfaction or completion of that condition.
2. The city's project identification number shall be included on all correspondence with any city

department relative to this project.

3. The applicant shall upload a .dwg copy of the final plat through the IDT system (link above) in Tennessee state plan coordinates, NAD 83, NAVD 88, zone 4100/5301 for incorporation of the plat into the Franklin GIS database.

WATSON GLEN SUBDIVISION, FINAL PLAT, SEC 2, REV 2, LOT 32
FRANKLIN MUNICIPAL PLANNING COMMISSION
8/27/20



Project Information

Existing Zoning: Regional Commerce 6 (RC6)
Existing Land Use: Vacant
Proposed Land Use: Vacant/Right-Of-Way
Other Overlays: n/a
Site Acreage: 15.66 acres

Watson_Glen_FP_Lot_32	CI Civic Institutional District
AG Agricultural District	NC Neighborhood Commercial
ER Estate Residential District	CC Central Commercial District
R1 Residential 1 District	DD Downtown District
R2 Residential 2 District	1ST Avenue District
R3 Residential 3 District	5TH Avenue District
R4 Residential 4 District	RC6 Regional Commerce 6 District
R6 Residential 6 District	RC12 Regional Commerce 12 District
MR Mixed Residential District	GO General Office District
PD Planned District	LI Light Industrial District
OR Office Residential District	HI Heavy Industrial District



0 250 500 1,000
Feet

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

Open Issues: 10 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

9. Concurrent Site Plan Review

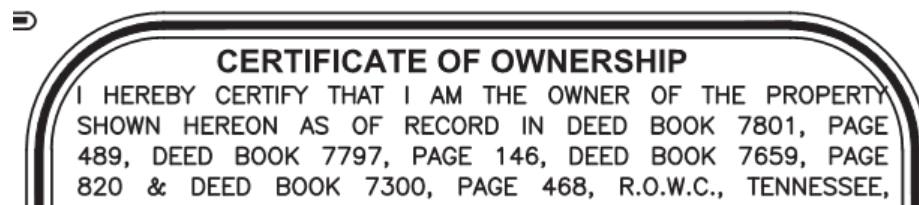
joe.marlo@franklin.tn.gov Applicant shall ensure that the Final Plat reflects elements shown on the associated Site Plan #7279, including any review comments made to the Site Plan. The Final Plat shall match the Site Plan.

11. ROW Abandonment

lance.fittro@franklin.tn.gov The previous comment, "*Applicant shall provide deed references and clarify boundaries of all affected parcels on the final plat, including the excess land parcel acquired from TDOT. Clarify the portion of land retained by TDOT in I-65 ROW, and distinguish TDOT ROW from that retained or being dedicated as ROW to City of Franklin on the plat.*" has not been addressed appropriately.

Applicant shall clarify the parcel boundaries and deed references as they exist at the time of platting on the plat, and identify any parcel lines or lot lines being abandoned, as well as ownership of adjacent parcels. The explanation of chain of title for the parcel acquired from TDOT is appreciated by staff, but the parcel ID and current ownership are to be made on the plat plan view for the benefit of future users who will not have the benefit of this detailed explanation.

The information verbally stated in the Certificate of Ownership:



shall be visually depicted and labeled on the exhibit / plan view.

15. Street ROW and Classification

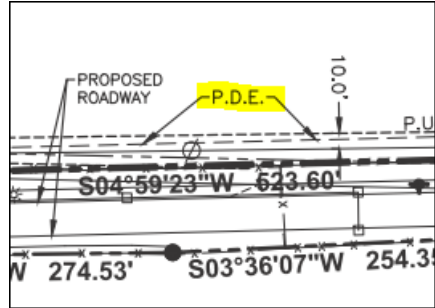
joe.marlo@franklin.tn.gov Applicant shall revise the street classification for Oak Meadow Drive to read 'Local' (and not Major Collector).

17. Easements

joe.marlo@franklintn.gov The location of the PDE on the west side of the street is to be modified per Comment #41 on the associated Site Plan #7279

Applicant shall show a Public Drainage Easement extending 10 feet from both sides of the centerline of stormwater infrastructure/ditch located outside of ROW on the west side of the roadway, corresponding to Comment #41 on the associated Site Plan (COF 7279).

Applicant shall provide a description for "PDE" in the legend.



Performance Agreement and Surety

General Issues

5. Engineering Sureties

Applicant shall post sureties in the following amounts, based on site plan [COF# 7279 \(Watson Glen Subdivision, Site Plan, Section 2, Revision 1 \(Riverside Drive Improvements\)\)](#):

I. City Water:	\$ -
II. City Sewer:	\$ -
III. Public Sidewalk:	\$176,000
IV. City Streets:	\$133,000
V. Private Streets (Including Shared Access):	\$ -
VI. Street Access	\$ -
VII. Temporary Turnarounds	\$ -
VIII. Traffic Signals:	\$ -
IX. ITS Elements:	\$ -
X. Stormwater Drainage:	\$217,000
XI. Green Infrastructure:	\$42,000

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

Line Items (For Reference Only:)		
MULTI-USE PATH - CONCRETE (4" CLASS A, 4" BASE)	18827	SF
LOCAL AND ALLEY PAVEMENT (1.5", 3", 8")	1350.11	SY
CONCRETE CURB	1573	LF
SIGNS/STRIPING/ETC	0.05	OF TOTAL
SIGNS/STRIPING/ETC	0.05	OF TOTAL
18" RCP CULVERT	952	LF
24" RCP CULVERT	792	LF
HEADWALLS (Concrete Volume)	40	CY
SINGLE INLET/JUNCTION BOX	17	EA
DOUBLE INLET	2	EA
SPECIAL ITEM 01 (UNDERGROUND DETENTION, ETC.)	2	EA
BIORETENTION/RAIN GARDEN (Water Quality Volume)	890	CY

Planning

General Issues

7. MTEMC note

amy.diaz-
barriga@franklintn.gov

Applicant shall include the signature block for MTEMC.

8. property owner

amy.diaz-
barriga@franklin.tn.gov

The applicant shall add the names of all subdivisions and **land owners** owning lots adjacent to the site, with tax map, parcel number, and deed and plat references, including lot 31.

22. owner signature block

amy.diaz-
barriga@franklin.tn.gov

Provide the accurate owners name in the signature block; deeds provided show ownership with "Franklin Investment Holdings, LLC".

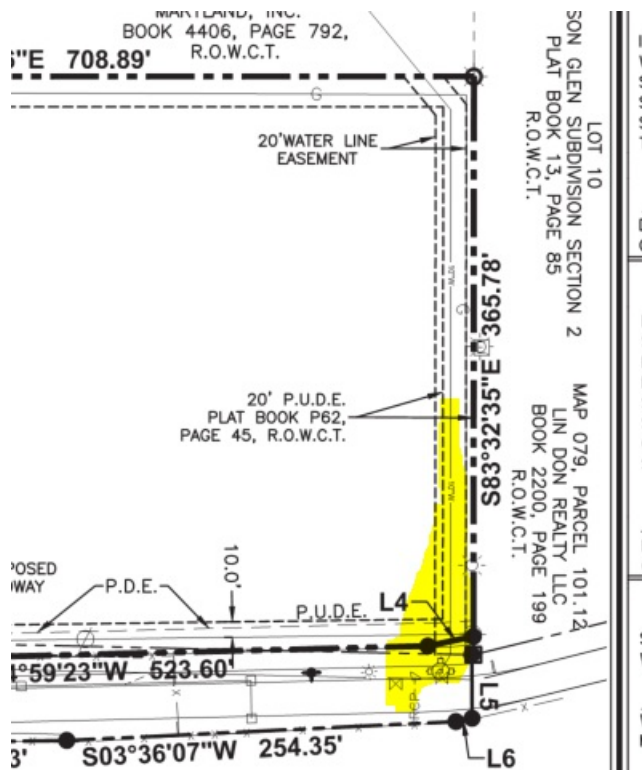
Water/Sewer

General Issues

2. Water

ben.mcneil@franklin.tn.gov

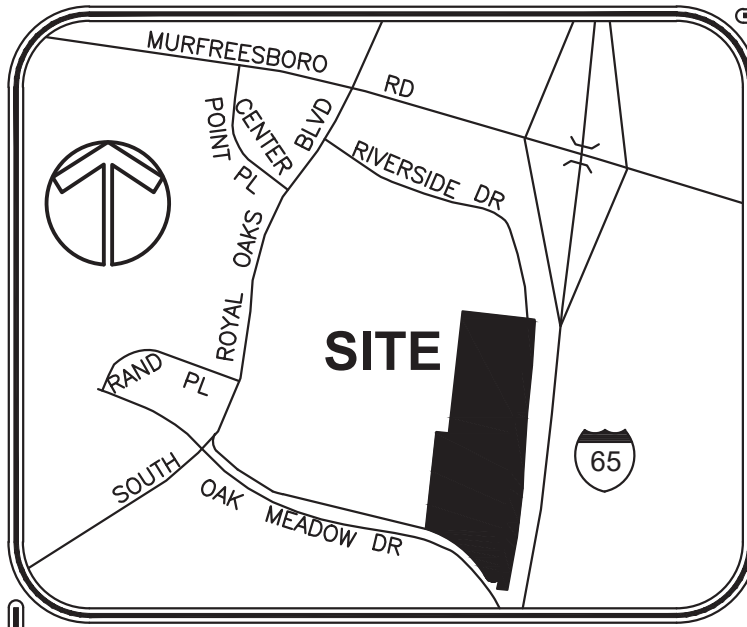
The applicant has provided the water line as requested, but there is questions on the site plan as to the routing and the connection point. the applicant shall collaborate with the civil engineer and ensure that the waterline is shown as the site plan shows. The line location must be verified.



21. COF plat responsibility note

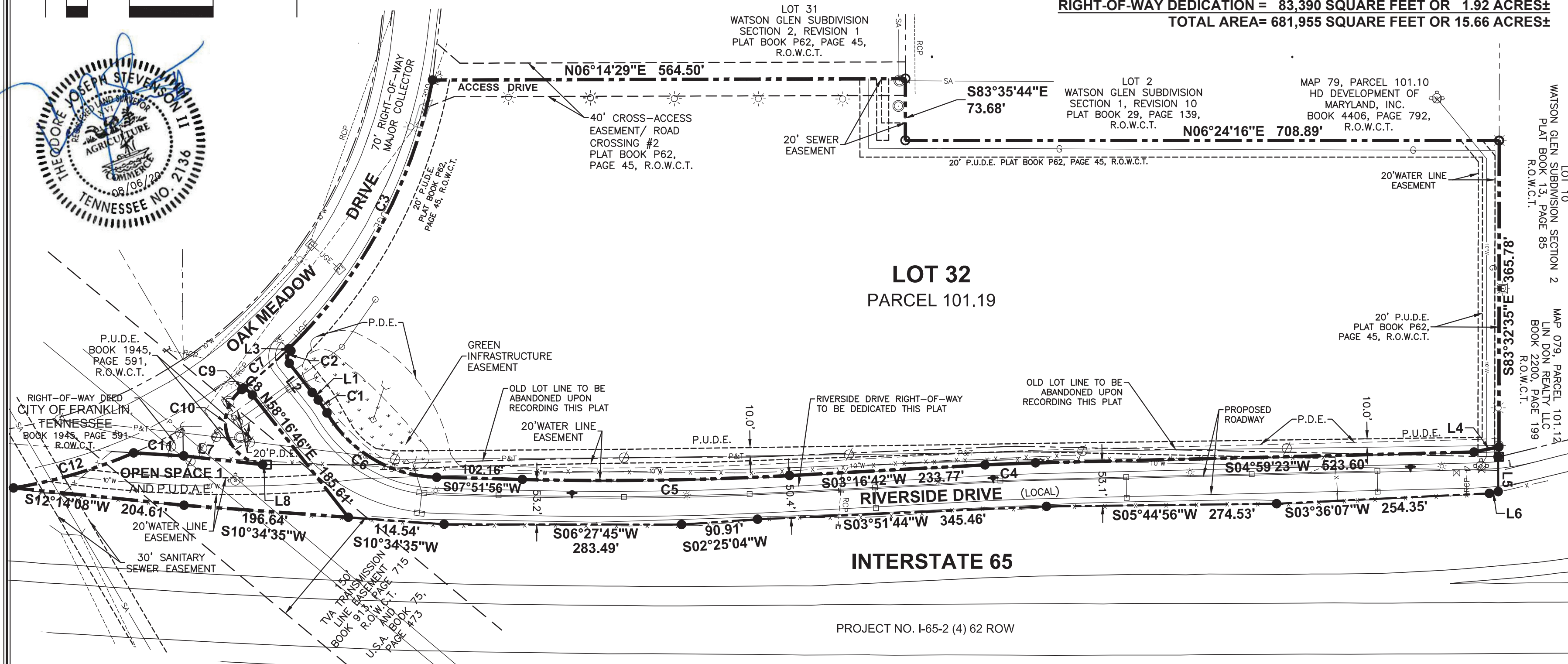
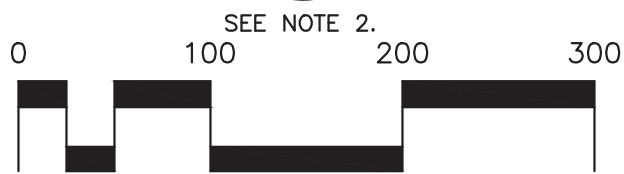
ben.mcneil@franklin.tn.gov Applicant shall add the following note to the plat notes. The note was missed during the previous review.

- The City of Franklin Water Management department has unrestricted access to its domestic water, sanitary sewer, reclaim water lines or system improvements located within its exclusive easements within the development. In the event landscaping, fencing, concrete or other structures are installed or placed within a City of Franklin easement, the City of Franklin shall have the right to remove such encroachments within the easement as may be necessary for the City of Franklin to repair, maintain or replace its infrastructure which is now or in the future may be located within the easement without obtaining any further permission from the property owner or HOA. The property owner or HOA shall be responsible for repairing and/or replacing any such landscaping, fencing, concrete or other structures removed or disturbed by the City of Franklin in common open space lots and in areas owned by the property owner or HOA at no expense to the City of Franklin. Individual homeowners shall be responsible for structures removed or disturbed by the City of Franklin within an easement on the homeowners' lot at the homeowners' expense.



LOCATION MAP

NTS



LEGEND

	IRON ROD (OLD)		UTILITY POLE
	IRON ROD (NEW)		UTILITY POLE W/ ANCHOR
	(5/8\"/>		UTILITY POLE W/ LIGHT
	PK NAIL (OLD)		GAS METER
	FIRE HYDRANT		TELEPHONE RISER
	WATER VALVE		OVERHEAD ELECTRIC POWER LINE
	WATER METER		OVERHEAD TELEPHONE LINE
	CATCH BASIN		OVERHEAD POWER AND TELEPHONE LINES
	SANITARY SEWER MANHOLE		SANITARY SEWER LINE
	LIGHT STANDARD		WATER LINE
	R.O.W.C.T.		PUBLIC UTILITY DRAINAGE AND ACCESS EASEMENT
	REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE		REINFORCED CONCRETE PIPE
			CORRUGATED METAL PIPE

GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO CREATE TWO LOTS AND DEDICATE ROAD RIGHT-OF-WAY.
- BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983, ZONE 5301, FIPZONE 4100; NAD 83 DATUM.
- THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES THE RECORDING OF LOT 32 AS SHOWN ON THE PLAT ENTITLED "WATSON GLEN SUBDIVISION, SECTION 2 - REVISION 1, RESUBDIVISION OF LOT 31" OF RECORD IN PLAT BOOK P62, PAGE 45, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
- THIS PROPERTY IS CURRENTLY ZONED RC6 (REGIONAL COMMERCE 6). MINIMUM YARD REQUIREMENTS TO BE DETERMINED BY CITY ORDINANCE.
- BEING PARCEL NUMBER 101.19 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 79.
- THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.

- ALL OPEN SPACE SHALL BE PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.
- MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THE HOA.
- NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
- GREEN INFRASTRUCTURE EASEMENTS ARE EXCLUSIVE EASEMENTS DEFINING AREAS SET ASIDE FOR THE CONSTRUCTION, MAINTENANCE, REPAIR, MONITORING, AND OTHER ACTIVITIES NECESSARY FOR THE FURTHERANCE OF WATER QUALITY FEATURES DESIGNATED AS GREEN INFRASTRUCTURE PRACTICES BY THE CITY OF FRANKLIN, AND TO PROVIDE PUBLIC ACCESS TO SUCH FEATURES. ANY AND ALL ACTIVITIES, EXCEPT AS SPECIFICALLY PERMITTED BY NOTATION ON THE CURRENT PLAT OF RECORD AND/OR WITHIN THE RECORDED LONG TERM MAINTENANCE AGREEMENT, SHALL BE STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE CITY ENGINEER OR HIS DESIGNEE.
- CROSS ACCESS EASEMENTS SHALL PROVIDE PERPETUAL, NON-EXCLUSIVE ACCESS FOR THE PURPOSES OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS ACROSS THE CROSS ACCESS EASEMENT. PROPERTY OWNER(S) SHALL MAINTAIN AND KEEP THE CROSS ACCESS EASEMENT WITHIN THEIR DEVELOPMENT IN A COMMERCIALY REASONABLE CONDITION AND STATE OF REPAIR.
- BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0212F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 47206, PANEL NO. 0212, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

- THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNER'S LOT AT THE HOMEOWNER'S EXPENSE.
- WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE, AND WATER LINES) SHALL BE PLACED UNDERGROUND.
- ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.
- THE CITY OF FRANKLIN HAS THE RIGHT TO ENTER THE PRIVATE PROPERTY TO PERFORM EMERGENCY MAINTENANCE TO THE PRIVATE SANITARY SEWER SYSTEM AT THE PROPERTY OWNERS EXPENSE. THIS MUST BE DEEMED NECESSARY BY TDEC OF FRANKLIN WATER MANAGEMENT TO CORRECT THE SEWER SYSTEM IN THE EVENT OF DAMAGES TO PUBLIC UTILITIES RESULTING FROM THE PRIVATE SYSTEM. THE SANITARY SEWER SYSTEM SHALL REMAIN OPERATIONAL AND NOT IMPACT CITY OF FRANKLIN PUBLIC SEWER SYSTEM.
- THE MINERAL RIGHTS FOR THIS PROPERTY ARE HELD BY THE OWNER.
- SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.

LOT 32 = 576,821 SQUARE FEET OR 13.24 ACRES±
OPEN SPACE 1 = 21,744 SQUARE FEET OR 0.50 ACRES±
RIGHT-OF-WAY DEDICATION = 83,390 SQUARE FEET OR 1.92 ACRES±
TOTAL AREA= 681,955 SQUARE FEET OR 15.66 ACRES±

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON AS OF RECORD IN DEED BOOK 7801, PAGE 489, DEED BOOK 7797, PAGE 146, DEED BOOK 7659, PAGE 820 & DEED BOOK 7300, PAGE 468, R.O.W.C., TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT(S) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED, OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK _____, PAGE _____, R.O.W.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY. I (WE) FURTHER CERTIFY THAT THERE ARE NO LIENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK _____, PAGE _____, R.O.W.C., TENNESSEE.

FRANKLIN CAPITAL INVESTMENT, LLC

BY: _____ DATE _____

CERTIFICATE OF SURVEY

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 28TH DAY OF JANUARY, THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1: 10,000.

TED J. STEVENSON II, TN RLS NO. 2136 08/06/20
DATE

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT:(1) THE WATER SYSTEM DESIGNATED IN WATSON GLEN SUBDIVISION, HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$ _____ FOR THE WATER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEM.

MILCROFTON UTILITY DISTRICT DATE _____

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I HEREBY CERTIFY THAT:(1) THE SEWER SYSTEM DESIGNATED IN WATSON GLEN, HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$ _____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEM.

DIRECTOR WATER MANAGEMENT DEPARTMENT DATE _____
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS

I HEREBY CERTIFY THAT:(1) THE STREETS, DRAINAGE AND SIDEWALKS DESIGNATED IN WATSON GLEN, HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$ _____ FOR STREETS, \$ _____ FOR DRAINAGE, AND \$ _____ FOR SIDEWALKS, HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

DIRECTOR, STREETS DEPARTMENT DATE _____
CITY OF FRANKLIN TENNESSEE

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES, AND ADDRESSING

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY.

WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY DATE _____

CITY OF FRANKLIN DATE _____

CERTIFICATE OF APPROVAL FOR RECORDING

APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH CONDITIONS, IF ANY, AS ARE NOTED IN THE PLANNING COMMISSION MINUTES FOR THE _____ DAY OF _____, 20____, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY.

SECRETARY, FRANKLIN MUNICIPAL PLANNING COMMISSION DATE _____

FINAL PLAT

WATSON GLEN SUBDIVISION

SECTION 2, REVISION 2, LOT 32
880 OAK MEADOW DRIVE
COF#7296

9TH CIVIL DISTRICT, CITY OF FRANKLIN,
WILLIAMSON COUNTY, TENNESSEE
SCALE: 1"=100'
DATE: AUGUST 06, 2020
JOB NO 14034 WO 1215
SHEET 1 of 1

RAGAN•SMITH

315 WOODLAND ST. NASHVILLE, TN, 37206
(615) 244-8591 t Stevenson@ragansmith.com
CONTACT: TED J. STEVENSON II