



Meeting Minutes

Franklin Municipal Planning Commission

Thursday, February 25, 2021

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: 943 6767 7323; Password: 775780. 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 12:00 PM (noon) on the day before the meeting.
- Limited viewing will be available in the lobby at City Hall for up to ten persons, but in-person comment in the Boardroom will not be available.
- City YouTube: <https://www.youtube.com/user/CityOfFranklin>
- City Facebook Live: <https://www.facebook.com/CityOfFranklin>
- City website: <https://www.franklinton.gov/franklinton>

CALL TO ORDER

Chair Lindsey called the Planning Commission meeting to order at 7:02 PM.

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

1. Consideration Of Resolution 2021-21, A Resolution Declaring That The Franklin Municipal Planning

Commission Shall Meet On February 25, 2021, 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: Kelly Dannenfelser, Amy Diaz-Barriga

Attachments: 1. 2021-21 RES Declaring Need for Electronic Meeting_FMPC_02.25.21.Law Approved

Chair Lindsey asked for a motion to approve Resolution 2021-21.

Chair Lindsey asked for citizen comments. There were none.

Commissioner Harrison moved, seconded by Commissioner Allen, to approve Resolution 2021-21.

Chair Lindsey asked for a roll call vote.

The motion passed unanimously.

ACTION: Motion to Approve the Resolution 2021-21, Item 1, by Commissioner Scott Harrison second by Commissioner Marcia Allen;

Motion Passed 9-0

AYES: Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi, Nick Mann

NOES: None

ABSTAIN: None

Chair Lindsey read the following announcement:

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- Limited viewing will be available in the lobby at City Hall for up to ten persons, but in-person comment in the Boardroom will not be available.

APPROVAL OF MINUTES

2. Consideration Of Approval Of The January 28, 2021 FMPC Minutes.

Sponsors:

Attachments: 1. DRAFT FMPC Minutes January 2021 with Attachments

Chair Lindsey asked for a motion to approve the Minutes from the January 28, 2021 meeting.

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

Chair Lindsey asked for a roll call vote.

The motion passed unanimously.

ACTION: Motion to Approve the Minutes, Item 2, by Commissioner Alma McLemore second Alderman

Ann Petersen;

Motion Passed 9-0

AYES: Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi, Nick Mann

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 there were any announcements. There were none.

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 Approval Of Items 4 And 7 On The Consent Agenda.

Sponsors:

Attachments:

None

Chair Lindsey stated that the vote for the Consent Agenda would include Items 4 and 7.

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

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

Chair Lindsey called for a roll call vote.

The motion passed unanimously.

ACTION: Motion to Approve the Planning Item, Item 3, by Commissioner Scott Harrison second by Commissioner Marcia Allen;

Motion Passed 9-0

AYES: Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi, Nick Mann

NOES: None

ABSTAIN: None

SITE PLAN SURETIES

4. Westhaven PUD Subdivision, Site Plan, Section 25; Extend The Performance Agreement For Drainage Improvements To February 24, 2022. (CONSENT AGENDA)

Sponsors:

Paula Kortas

Attachments:

None

This item was approved on the Consent Agenda.

REZONINGS/DEVELOPMENT PLANS

5. Consideration of Ordinance 2021-01, An Ordinance To Rezone 140.81 Acres From Planned (PD 0.7/1,563,000) District To Planned (PD 11.72/1,573,500 SF/450 Keys) District For The Property Located

South Of Goose Creek Bypass And West Of Interstate 65, Located At 2409 Goose Creek Bypass (Berry Farms Chadwell PUD).

Sponsors:

Kelly Dannenfelser, Amy Diaz-Barriga, Joseph Bryan

Attachments:

1. MAP BF-Chadwell PUD Rez-DP Rev 1
2. ORD 2021-01 BF Chadwell PUD Rez._with Exhibits.Law Approved 2
3. Survey_BF Chadwell PUD Request
4. Chadwell PUD Public Comments Combined

Mr. Joseph Bryan, Principal Planner, stated that the applicant is requesting to rezone the property from Planned (PD 0.7/1,563,000) District To Planned (PD 11.72/1,573,500 SF/450 Keys) District to accommodate the proposed Berry Farms Chadwell PUD Subdivision. The current entitlements for the property were approved in July 2006 and the revised Development Plan for the Berry Farms Chadwell PUD Subdivision has been submitted concurrently with this rezoning request.

Envision Franklin places this parcel into the Regional Commerce and Neighborhood Mixed-Use Design Concepts. Envision Franklin states that areas within the Regional Commerce design concept, "contains high-intensity activity centers that attract large numbers of people and employers from both within and outside the City."

For Neighborhood Mixed-Use, Envision Franklin States that this 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."

The proposed rezoning to PD (11.72/1,573,500 SF/450 Keys) is appropriate to achieve the recommendations of the Regional Commerce and Neighborhood Mixed-Use Design Concepts as outlined in Envision Franklin and allow for the applicant to create a cohesive, integrated development that is pedestrian-oriented.

Mr. Bryan stated that staff had received many written email comments from citizens for both the Rezoning and Development Plan (Items 5 and 6). These comments were added as attachments for the Commissioners. Mr. Bryan stated that these comments could be discussed in detail during the Development Plan discussion. The citizen comments will be added to the minutes.

Staff recommended Approval of Ordinance 2021-01 to the Board of Mayor and Aldermen.

Chair Lindsey asked if there were any citizen comments.

Ms. Alexandra Farias, resident of Stream Valley, requested that a connector be added to Lazy Vale Way during Phase 1. She asked that the connector be added at this location instead of the front of the neighborhood. She stated that she was concerned about the additional traffic.

The Applicant was represented by Mr. Adam Ballash, Boyle Investment Company. The Applicant stated that Mr. Greg Gamble, Gamble Design Collaborative, and Mr. Ryan McMaster were also present. Mr. Ballash stated that they began discussing this project with staff last summer. He stated there had been delays due to infrastructure issues. He stated that they are looking to improve the layout of Berry Farms, the Chadwell PUD, in particular. He stated this would help create an economic growth for the City of Franklin for the next several years.

Mr. Gamble stated that they had reviewed all staff comments and agreed with all Conditions of Approval. He stated that Berry Farms is currently three separate PUD's: Rural Plans, Chadwell, and Reams Fleming. The current entitlements create a combined area of 4.9 million square feet of commercial and 1171 residential homes. He stated that 1.75 million square feet of the commercial has been constructed or approved for construction. He stated that they are requesting the rezoning of the Chadwell PUD. Mr. Gamble referred to a PowerPoint presentation. He stated that Envision Franklin has two policies on this property: Regional Commerce and Neighborhood Mixed Use. Mr. Gamble stated that he believed their rezoning request was in line with the two policies. He stated that he was available to answer any questions.

Chair Lindsey asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Orr, to recommend Approval, with conditions, of Ordinance 2021-

01 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

Commissioner Orr stated that he would like to discuss the concerns brought up by the citizen.

Ms. Amy Diaz-Barriga, Current Planning Supervisor, stated that it may be more beneficial to discuss this issue during the Development Plan. She stated that this issue related to the Development Plan, not the Rezoning.

Commissioner Orr agreed to discuss the issue during the Development Plan discussion.

Chair Lindsey asked for a vote on the motion.

Chair Lindsey asked for a roll call vote.

The motion carried unanimously.

ACTION:	Motion to Recommend Approval, with conditions, to the Board of Mayor and Aldermen of the Ordinance 2021-01, Item 5, by Commissioner Scott Harrison second by Commissioner Michael Orr; Motion Passed 9-0
AYES:	Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi, Nick Mann
NOES:	None
ABSTAIN:	None

6. Consideration of Resolution 2021-06, A Resolution Approving A Revised Development Plan For Berry Farms Chadwell PUD Subdivision With 2 Modifications Of Development Standards Relating To Signage And Storefront Requirements, For The Property Located South Of Goose Creek Bypass And West Of Interstate 65, Located At 2409 Goose Creek Bypass.

Sponsors: Kelly Dannenfelser, Amy Diaz-Barriga, Joseph Bryan

Attachments:

1. MAP BF-Chadwell PUD Rez-DP Rev 1
2. RES 2021-06 BF Chadwell PUD DP_with Exhibits.Law Approved 2
3. 7331 BF Chadwell PUD_DP_Rev1_Conditions of Approval_01
4. Pages 1-8 from 2021-02-04 Chadwell-Development Plan Resubmittal
5. Pages 9-16 from 2021-02-04 Chadwell-Development Plan Resubmittal-2
6. Pages 17-24 from 2021-02-04 Chadwell-Development Plan Resubmittal-3
7. Pages 25-32 from 2021-02-04 Chadwell-Development Plan Resubmittal-4
8. Pages 33-41 from 2021-02-04 Chadwell-Development Plan Resubmittal-5
9. 2021-02-04 Resubmittal_Chadwell Pattern Book
10. Chadwell Phasing Plan
11. Chadwell PUD Public Comments Combined

Mr. Bryan stated that the applicant is proposing a revision to the Berry Farms Chadwell PUD Subdivision Development Plan located at the southwest corner of the Goose Creek Bypass and Interstate-65 junction. The proposed development consists of 1,650 dwelling units, approximately 1,570,000 square feet of commercial space and 450 hotel rooms. The original concept plan and pattern book for the Berry Farms Chadwell PUD subdivision were approved in July 2006.

For the Regional Commerce Design Concept, Envision Franklin states, "New developments should have integrated designs with coordinated access, amenities, and cohesive architecture that fits within the context of the corridor."

Neighborhood Mixed-Use "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 plan as proposed presents responds to the recommendations of Envision Franklin through a cohesive design of mixed residential, retail, and office space that provides live-work opportunities and a pedestrian-oriented community. The higher density and larger scale of the development is concentrated along the interstate in the northern section with the southern section transitioning in height and use to the surrounding neighborhoods of Stream Valley and Goose Creek Estates. The plan provides ample open space and transitional green space between Berry Farms Chadwell and Goose Creek Estates.

Mr. Bryan stated that there are two Modification of Standards (MOS) requests.

MOS 1 is a request to modify the regulations for Monument Signage to allow four (4) free-standing arches over private roadway.

The applicant is requesting to modify the regulations for Monument Signage to allow four (4) free-standing arches over the main thoroughfare in the northern section of the Berry Farms Chadwell PUD Subdivision. The applicant additionally requests that the primary material for these four arched signs be metal. Section 15.11 "Monument Signage" of the Franklin Zoning Ordinance limits the height of signs to 6 feet and the overall height to 8 feet. It additionally limits the primary materials of monument signs to masonry. Given the size and scale of the development, and the proposed locations over a private road, staff can support the request for arched signage. This request is unique to the intent of this development and will enhance the overall design. As a condition of approval, any portion of the sign structure's base or foundation is not permitted to be located in public utility easements, and that all applicable standards and specifications for public infrastructure and utilities within the roadway being spanned shall be adhered to at Site Plan stage.

Staff recommended approval of MOS 1.

MOS 2 is a request to modify storefront regulations for the Commercial/Mixed-Use Building Type.

The applicant is requesting to modify the storefront regulations for the Commercial/Mixed-Use Building Type to eliminate the knee wall and extend storefront glass down to ground level. Additionally the applicant is requesting to modify the storefront requirements for flexibility on transom windows being required on all storefronts. Figure 6.6.1 in Section 6.8 "Commercial/Mixed-Use Building Type" of the Franklin Zoning Ordinance requires that retail storefronts have traditional features including knee walls to establish a clear and distinguishable base as well as transom windows. The standards for retail storefronts were included in the December 2019 edition of the Franklin Zoning Ordinance and were retained in the December 2020 Zoning Ordinance update. Staff stands with the regulations in the Ordinance and will not recommend support of the proposed modification to the storefront standards.

Staff recommended disapproval of MOS #2.

Mr. Bryan stated that staff had received several comments and concerns from neighboring citizens in Stream Valley regarding the connectivity and construction traffic. These comments were added as attachments for the Commissioners. The citizen comments will be added to the minutes.

Based on the Boyle team's recent submittal of the amended Chadwell Development Plan, City Staff and the Boyle team have agreed upon a "Phasing Plan" for the road network. The Phasing Plan outlines milestones that will trigger the construction of specific connections that provide access for emergency vehicles while also limiting construction traffic from having to utilize roads in Stream Valley. The Phasing Plan also provides for future connections to the Stream Valley neighborhood as infrastructure and new buildings are far enough along that the site can be safely accessed and open for use by the general public.

The Phasing Plan, a part of the Development Plan, was included as an attachment for the Commissioners. Mr. Bryan stated to please be advised that while construction activity has remained strong during the pandemic, it is always difficult to associate a timeframe on the timing of future projects. For this reason, the Phasing Plan takes into account the vehicular traffic that will be generated as buildings become occupied, the construction of related infrastructure is completed, and when construction traffic can be better managed on a site under construction. The Development Plan does include a connection to Lazy Vale Way in the future too.

Staff recommended Approval of Resolution 2021-06, with conditions, to the Board of Mayor and Aldermen.

Chair Lindsey asked if there were any citizen comments.

Ms. Alexandra Farias, resident of Stream Valley. She spoke about Item 5 and requested that the developer move the connector to Lazy Vale Way instead of at the front of the neighborhood. She stated that they want the connector during Phase 1, not at a later phase.

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative. The Applicant stated that the neighborhood entrance/exits are often blocked. She is concerned about access to the neighborhood, especially during an emergency.

The Applicant was represented by Mr. Adam Ballash, Boyle Investment Company. Mr. Gamble presented the information for this item. He stated that the current Master Plan for Berry Farms Chadwell was approved in 2006. The Master Plan is mostly made up of office and retail space and surface parking lots. The total commercial space is approximately 1.5 million square feet. The plan includes one hundred residential homes. Since 2006, there have been changes to the Stormwater Ordinance and FEMA flood maps. There have been changes to the demand for retail space and office development style. There is a great demand to have office integrated into Mixed-Use properties. The proposed Master Plan includes two villages: Chadwell North and Chadwell South. These two neighborhoods are connected for vehicular and pedestrian traffic circulation. The new plan has more open space. The main entrance will come from the Goose Creek By-Pass. Chadwell North has a greater density of uses and taller buildings. The overall commercial space will remain the same. In Chadwell North, they are adding 5000 square feet of civic space, 450 hotel rooms, and 771 multi-family dwelling units. Of the overall 1650 proposed dwelling units in the combined Chadwell villages, 45% will be for sale and 55% for rent. The buildings closest to the interstate will be the taller structures. The proposed architecture will hold the same standards as Rural Plains Town Center and the Ramsey campus. Chadwell South is primarily residential with a mixture of apartments, condominiums, and senior housing. There will be over 65,000 square feet of commercial uses integrated into the ground floor of the buildings around the open space parks and residential buildings. The architecture is smaller in scale as the transition moves closer to Stream Valley. The residential architecture will be similar to that in the Rural Plains area. The current Master Plan has office uses that back up to single family homes in Stream Valley. There is a 30 foot buffer with landscape, but this does not offer a great deal of protection. The proposed plan maintains the 30-foot landscape buffer but have now included an alley with detached garages which will improve the buffer. The condominiums will be 77 feet from the property line. Their team is coordinating with the City of Franklin Parks Department for an integrated network of open space which offers public greenway trails. The Five Mile Creek Park will be open to the public and include baseball fields and playgrounds. Concerning connectivity, the two north/south accesses are constructed, the road connection at Southbrooke is under construction, and the emergency connection will not be open during the construction phase. They have coordinated with the Fire Department, Engineering and Planning to develop the phasing plan. The plan was included in the Commissioner's packet. The construction traffic will enter and exit from Goose Creek By-Pass. The interior roadways will be developed incrementally as construction occurs. Boyle has agreed to connect both roads to Stream Valley during the build out of the Master Plan, and it will not be at the end of the development. The traffic study shows that the most significant improvement will be at the Chadwell entrance where turn lanes will be added. The intersection of Lewisburg Pike and Goose Creek By-Pass will also be improved during Southbrooke. There are two Modifications of Standards (MOS). MOS 1 is to include a monument sign which would span Main Street in four locations. They will work with the Fire Department for height and span requirements. MOS 2 is to allow for the glass storefronts to continue from the top of the building to the bottom. Currently, the glass is not allowed to continue to the ground. Mr. Gamble stated that they were available to answer questions.

Chair Lindsey asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Orr, to recommend Approval, with Conditions, of Resolution 2021-06 to the Board of Mayor and Aldermen.

Chair Lindsey asked for a motion to approve MOS 1. For MOS 1, the applicant is requesting to modify the regulations for Monument Signage to allow four (4) free-standing arches over the main thoroughfare in the northern section of the Berry Farms Chadwell PUD Subdivision. The applicant additionally requested that the primary material for these four arched signs be metal. Staff recommended approval for MOS 1.

Commissioner McLemore moved, seconded by Commissioner Harrison, to approve MOS 1.

Chair Lindsey asked for any discussion on the motion.

There being none, Chair Lindsey asked for a vote on the motion to approve MOS 1.

Chair Lindsey asked for a roll call vote.

The motion to approve MOS 1 carried unanimously. Commissioner Franks was absent from the vote.

ACTION:	Motion to Approve MOS 1 by Commissioner Alma McLemore second by Commissioner Scott Harrison; Motion Passed 8-0
AYES:	Ann Petersen, Marcia Allen, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi, Nick Mann
NOES:	None
ABSTAIN:	None

Chair Lindsey asked for a motion for MOS 2. For MOS 2, the applicant is requesting to modify the storefront regulations for the Commercial/Mixed-Use Building Type to eliminate the knee wall and extend storefront glass down to ground level. Additionally the applicant is requesting to modify the storefront requirements for flexibility on transom windows being required on all storefronts. Staff recommended disapproval of MOS 2.

Mr. Adam Ballash made a Point of Clarification. Mr. Ballash stated that all of the buildings have knee walls below the glass. He stated that some buildings have transoms, while others do not. He stated that they are looking for the flexibility to take the glass up or down, With regard to the knee walls, they are asking for this clarification on the Mixed-Use buildings. He stated that their pattern book and the Zoning Ordinance are very particular on establishing a base, middle and top for the design of a building. He stated that he understood the need to keep the base consistent around the building. He stated, in their design, that the entire ground floor is the base. In this instance, they are able to differentiate the base from the middle and top of the building.

Commissioner Allen moved, seconded by Commissioner Harrison, to disapprove MOS 2.

Chair Lindsey asked for any discussion on the motion to disapprove MOS 2.

Commissioner Allen stated that this requirement was reviewed in 2019 and 2020 for the Zoning Ordinance and was reviewed by professionals.

Alderman Petersen asked staff what was the point concerning the transom.

Mr. Bryan stated that the applicant is requesting more flexibility concerning the requirement for transoms for store frontage. Mr. Bryan stated that transom windows are required and the applicant is asking for this requirement to be removed.

Alderman Petersen asked what was the benefit for having a transom window.

Mr. Bryan stated that this requirement provides more light and reflects the classical, traditional storefront design that is found on a main street.

Ms. Kelly Dannenfelser, Assistant Director of Planning, stated that this requirement was added to the Zoning Ordinance after considerable public input in visual preference survey. She stated that a transom can be above a doorway or above windows. It increases the amount of light and transparency.

Ms. Szilagyi asked for more detail regarding the transom and the location.

Ms. Dannenfelser stated that there needs to be a transom above the door and a traditional storefront appearance. She stated that the standard is very flexible in the way it is written, but geared toward a more traditional approach in storefronts.

Chair Lindsey asked for a vote on the motion to disapprove MOS 2.

Chair Lindsey asked for a roll call vote.

The motion to disapprove MOS 2 carried unanimously. Commissioner Franks was absent from the vote.

ACTION: Motion to Disapprove MOS 2 by Commissioner Marcia Allen second by Commissioner Scott Harrison;
Motion Passed 8-0

AYES: Ann Petersen, Marcia Allen, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi, Nick Mann

NOES: None

ABSTAIN: None

Chair Lindsey asked for any discussion on the main motion, as amended.

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

Alderman Petersen asked for more information about the roads and the transition for Stream Valley.

Commissioner Mann asked for more information about the detached garages that will be adjacent to Stream Valley. He asked how the increased noise would be addressed.

Mr. Vernon Gerth, Assistant City Administrator of Development Services, stated that he would like to address Alderman Petersen's question. He stated that Mr. Jimmy Wiseman, Assistant Director of Engineering, had worked very closely with the Boyle team. He stated that he had spoken with some of the residents of Stream Valley and was hoping to meet with them in the near future. He shared with them the history and details associated with Stream Valley and Chadwell. He stated that the plan for Chadwell was well thought out, especially concerning traffic. He stated that, as they worked on larger developments, that it is important to phase the infrastructure so that it doesn't negatively affect the nearby residential area. He stated that there will be connectivity at the appropriate time. He stated that there was concern about the construction traffic. This concern was addressed by Mr. Gamble by saying that all construction traffic will enter and exit by Goose Creek By-pass. He stated that there will be connectivity for Stream Valley, but it will take time to evolve. Mr. Gerth, again, stated that he will meet with the residents of Stream Valley.

Mr. Wiseman stated that there was detail on page C-6.0 of the site plan.

Mr. Gamble addressed Commissioner Mann's question.

Mr. Ballash stated that there were several neighborhood meetings with the residents of Stream Valley. He stated that the new design was much better with the detached garages versus the earlier plan with lights from the office buildings and the surface parking lots.

Mr. Gamble stated that the Zoning Ordinance requires that the parking for the office buildings be located behind the building. He explained the options for the garage locations.

Chair Lindsey asked for a roll call vote.

The motion to recommend Approval, With Conditions, of the main motion, as amended, carried unanimously. Commissioner Franks was absent from the vote.

ACTION: Motion to Recommend Approval, with conditions, of the main motion, as amended, to the Board of Mayor and Aldermen, Item 6, by Commissioner Scott Harrison second by Commissioner Michael Orr;
Motion Passed 8-0

AYES: Ann Petersen, Marcia Allen, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi, Nick Mann
NOES: None
ABSTAIN: None

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

7. Lockwood Glen PUD Subdivision, Final Plat, Section 16, Creating 16 Townhome Lots, 10 Single Family Lots, 3 Open Space Lots, And Dedicating Right-Of-Way, On 5.92 Acres, Located At The Intersection of S. Carothers Road and Mount Castle Drive. (CONSENT AGENDA)

Sponsors:

Chelsea Randolph, Amy Diaz-Barriga, Emily Wright

Attachments:

1. MAP 7448 Lockwood Glen, Section 16 FP
2. 7448 -Lockwood Glen PUD Subdivision, Final Plat, Section 16 Conditions of Approval_01
3. Final Plat 7448 Lockwood Glen, Section 16

This item was approved on the Consent Agenda.

NON-AGENDA ITEMS

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

ANY OTHER BUSINESS

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

ADJOURN

Commissioner Orr moved, seconded by Commissioner Harrison, to adjourn.

Chair Lindsey asked for a vote on the motion.

The motion carried unanimously. Commissioner Franks was absent from the vote.

ACTION: Motion to Adjourn by Commissioner Michael Orr second by Commissioner Scott Harrison;
Motion Passed 8-0
AYES: Ann Petersen, Marcia Allen, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Szilagyi, Nick Mann
NOES: None
ABSTAIN: None

There being no further business, the meeting adjourned at 8:00 PM.


Roger Lindsey, Chair

3/25/2021
Date

From: [Amy Diaz-Barriga](#)
To: [Joseph Bryan](#)
Subject: FW: Lazy Vale Way access & egress - SAFETY Chadwell Development
Date: Wednesday, February 24, 2021 12:16:54 PM
Attachments: [Atth 1 - 2020-06-29 Chadwell Pre App Submittal.pdf](#)
[Atth 2 - 2016-05-27 Berry Farm Lot 902 Pre App Submittal.pdf](#)
[Atth 3 - 2021-02-04 Chadwell-Development Plan Resubmittal page 2.pdf](#)
[Atth 4 - 2020-06-29 Chadwell Pre App Subm Illustrative Master Plan page 3. pdf.pdf](#)
[Atth 5 - BF-Chadwell Dev Plan Sht C0.2 Connector Road.pdf](#)
Importance: High

AMY 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: Alexandra Farias (GDL) <alexandra.farias@flex.com>

Sent: Monday, February 15, 2021 11:52 AM

To: Vernon Gerth <vernon.gerth@franklintn.gov>; Alexandra Farias <alefasia@gmail.com>; Emily Wright <emily.wright@franklintn.gov>; Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>; Joseph Bryan <joseph.bryan@franklintn.gov>; Paul Holzen <paul.holzen@franklintn.gov>; Jimmy Wiseman <jimmy.wiseman@franklintn.gov>; Eric Stuckey <eric.stuckey@franklintn.gov>; aballash@boyle.com; Adam Moser <adam.moser@Franklintn.gov>; Greg Gamble <greg.gamble@gdc-tn.com>; Aaron Wood <Aewood21@gmail.com>; Richard Sutton <craig.sutton1226@att.net>

Subject: Lazy Vale Way access & egress - SAFETY Chadwell Development

Importance: High

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

Dear Mr. Speedy & COF, hope you are doing well and staying safe, healthy and warm!

Team, some of our neighbors have received the notification that the Chadwell development approval was put back into the agenda for Feb.25.2021 – our concerns are still not addressed and as per our further investigation, we find out that Residents of Stream Valley have already paid for the small connector road located in Lazy Vale Way. We want to make sure the money that we paid is used for our neighborhood and nothing else. The COF denials to our petition are adding a great risk to our lives by not adding an entrance/exit on that side of the neighborhood.

Now, important to mention that The residents of Stream Valley (SV) wish to thank the COF, Boyle Development (BD), and Gamble Design Collaborative (GDC) for the process review and interface with all parties for this new Chadwell Development, however; we are still extremely concerned on the impact to our beloved neighborhood since the decisions being made by the COF ~ the many pleas~ continue to be ignored.

We kindly ask you again to please consider building the extension for safety access and egress located in Lazy Vale Way. **It is CRITICAL for the safety of our residents**

Items:

#1. Boyle / GDC have agreed to start all construction and all project build-out from the north side entrance of Chadwell at Goose Creek Bypass.

#2. Boyle / GDC have advised that Streamside Lane access / egress will need to be completed for Fire Department protection during construction but will be locked and maintained with Knox Box control by FD and contractors. Once the project reaches a CO for any building structure, the access / egress through this public road will have to be opened, but the Boyle and contractors will prevent / control the access of materials and equipment through Streamside Lane. As part of the public right of way, contractor working personnel might use this access as a short cut but this will have to be allowed. Boyle and contractors will continue to monitor access to maintain appropriate use of Streamside Lane.

#3. Boyle is planning to install a 16" water line contract with COF/WCS scheduled to start in the second quarter of 2021. This line will cross the Chadwell site. Due to the safety concern for construction personnel, equipment, and material access will be needed from the south / Streamside Lane. Stream Valley has asked for notice (two weeks if possible) to residents of this action so that there will be no surprises or misunderstandings.

#4. Unfortunately, the requested safety and emergency entrance for northeast apartments and homes at Lazy Vale Way has not been approved at this time which brings a lot of discomfort to the residents and we ask for your re-consideration. Funds are already available which were paid by us, The Residents of Stream Valley and we don't see why they should be allocated to a different purpose. Please understand that by denying this access, the COF increases the risk and chances to have an accident. It impacts the safety of our children, families, pets and livability which the COF preaches so much about.

The following is an attempt to show the history on this access / egress to the Goose Creek Bypass for Stream Valley. There are a lot of words and dates in this, but **the goal was to show how this particular piece of a road was discussed as far back as 2004 to 2006.** If needed the planning depart could verify the information listed below. The attachments and narratives may show that this road was not acted on when other updates were considered.

a. Atth. 1 - 2020-06-29 Chadwell Pre App Submittal.pdf L-2 was issued on 1/10/2006, revised on 1/31/2006. C0.1 title of drawing in submittal.

a.1 Future Connection (left side of document) - Future Streamside Lane extension) into Chadwell. Still part of Chadwell proposal.

a.2 Future Connection (center left of document) - Future Lazy Vale Way.
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a.3 75' ROW belonging to SV developer (on west side of Chadwell property).
Connection onto Goose Creek Bypass. This 75' ROW was part of the SV plot but with the later build-out, TDOT complete rework of Goose Creek Bypass, and Berry Farms Development roads plotted. Still undeveloped and no known way to now connect to Goose Creek Bypass.

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d.3 Shows the 75' ROW belonging to SV developer (on west side of Chadwell property). Connection onto Goose Creek Bypass. This 75' ROW was part of the SV plot but with the later build-out, TDOT complete rework of Goose Creek Bypass, and Berry Farms Development roads plotted. Still undeveloped and no possible way to connect to Goose Creek Bypass.

e. Atth. 5 - BF - Chadwell Dev Plan Sheet C0.2 Connector Road.

2/4/2021 Boyle / GDC submitted an unmarked copy of this document for approval and apparent funding by "collector" funding. The marked roadway - dark purple - may have been submitted as a full collector road into Chadwell, but the marked roadway piece - dark green - shows the extension of Lazy Vale Way.

Summary - This piece of Lazy Vale Way shown in Atth. 5 could be funded by the monies already collected from the SV subdivision (approximately \$1.9m). The funding of this road connector should not set any precedent for future road work. This Lazy Vale Way extension for safety access and egress has been planned and discussed as "future construction", but it apparently was not acted on since 2004 - 2006. Lazy Vale Way extension apparently was shown in past revisions / updates (1/10/2006, 1/31/2006, 11/10/14, 9/17/2015, 6/29/2020 submissions and including TDOT rework of Goose Creek Bypass.

We are looking forward for your cooperation to allocate our money to the improvement of our neighborhood by building the Lazy Way Extension for safety access and egress.

Sincerely,

Alexandra Farias

A Resident of Stream Valley

Attachments:

- Atth. 1 - 2020-06-29 Chadwell Pre App Submittal.pdf
- Atth. 2 - 2016-05-27 Berry Farm Lot 902 Pre App Submittal.pdf
- Atth. 3 - 2021-02-04 Chadwell - Development Plan Resubmittal page 2.pdf
- Atth. 4 - 2020-06-29 Chadwell Pre App Subm Illustrative Master Plan page 3. pdf
- Att. 5 - BF-Chadwell Dev Plan Sht C0.2 Connector Road.pdf

From: Vernon Gerth <vernon.gerth@franklintn.gov>

Sent: Monday, January 11, 2021 5:06 PM

To: Alexandra Farias (GDL) <alexandra.farias@flex.com>; Alexandra Farias <alefasia@gmail.com>; Emily Wright <emily.wright@franklintn.gov>; Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>; Joseph Bryan <joseph.bryan@franklintn.gov>; Paul Holzen <paul.holzen@franklintn.gov>; Jimmy Wiseman <jimmy.wiseman@franklintn.gov>; Eric Stuckey <eric.stuckey@franklintn.gov>; aballash@boyle.com; Adam Moser <adam.moser@franklintn.gov>; Greg Gamble <greg.gamble@gdc-tn.com>

Subject: RE: Follow-up to inquiry from Alexandra Farias from Stream Valley regarding proposed Chadwell Development

Thank you for the reminder Alexandra. As my colleague Joey Bryan noted, we did receive an

amended Development Plan for the Chadwell tract late last week and just started reviewing it. If we determine this plan as able to be placed on the Franklin Municipal Planning Commission agenda scheduled for January 28, the applicant will be sending letters to property owners within 500 feet of this parcel. Additionally, since you have been so kind in keeping your neighbors updated, I would encourage you to contact Joey again early next week for an update. We will have completed our review by that time.

Best,

Vernon

Vernon J. Gerth, CEcD
Assistant City Administrator
Community & Economic Development
City of Franklin
109 Third Avenue South
Franklin, TN 37064
Office 615.550.6671
Mobile 615.332.2906
vernon.gerth@franklintn.gov

From: Alexandra Farias (GDL) <alexandra.farias@flex.com>

Sent: Monday, January 11, 2021 9:03 AM

To: Vernon Gerth <vernon.gerth@franklintn.gov>; Alexandra Farias <alefasia@gmail.com>; Emily Wright <emily.wright@franklintn.gov>; Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>; Joseph Bryan <joseph.bryan@franklintn.gov>; Paul Holzen <paul.holzen@franklintn.gov>; Jimmy Wiseman <jimmy.wiseman@franklintn.gov>; Eric Stuckey <eric.stuckey@franklintn.gov>; aballash@boyle.com; Adam Moser <adam.moser@franklintn.gov>; Greg Gamble <greg.gamble@gdc-tn.com>

Subject: RE: Follow-up to inquiry from Alexandra Farias from Stream Valley regarding proposed Chadwell 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.

Thank you Mr. Vernon – just as a friendly reminder on the neighborhood concerns/request

1. City of Franklin to approve the 3rd. entrance at STV which will also provide a entry/exit point to the new section which includes the apartments. The 3rd. entrance/exit will start

from North (Chadwell) to South (Stream Valley) and that will also help to minimize all the construction traffic coming through the neighborhood since it will be built from the Chadwell end .

2. If Stream Valley roads are used as a passthrough:

- Not only will significantly impact our lifestyle but it is a huge risk for the community specially with the COVID, kids are at home and playing outside, we have had very close calls already with the construction from Ryan Homes + the apartments, there is no room for extra trucks.
- In addition, the fact that there is not a 3rd entrance/exit available adds risk if an evacuation is needed – the density of the neighborhood is big and dealing with construction traffic once you are trying to exit the place won't help.

Please let me know if you guys are now seeing something different or if we are still on the same page.

Thanks

Alex

From: Vernon Gerth <vernon.gerth@franklintn.gov>

Sent: Monday, January 11, 2021 8:47 AM

To: Alexandra Farias (GDL) <alexandra.farias@flex.com>; Alexandra Farias <alefasia@gmail.com>; Emily Wright <emily.wright@franklintn.gov>; Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>; Joseph Bryan <joseph.bryan@franklintn.gov>; Paul Holzen <paul.holzen@franklintn.gov>; Jimmy Wiseman <jimmy.wiseman@franklintn.gov>; Eric Stuckey <eric.stuckey@franklintn.gov>; aballash@boyle.com; Adam Moser <adam.moser@franklintn.gov>; Greg Gamble <greg.gamble@gdc-tn.com>

Subject: RE: Follow-up to inquiry from Alexandra Farias from Stream Valley regarding proposed Chadwell Development

Good morning Alexandria and Happy New Year! We are continuing to collaborate with the Boyle development team as they prepare to submit an amended Development Plan for their Chadwell tract property. There remains a variety of infrastructure design details to work through before they will be able to complete this plan and submittal. Please feel free to check back in another 30-45 days for an update.

Best,

Vernon

From: Alexandra Farias (GDL) <alexandra.farias@flex.com>

Sent: Monday, January 11, 2021 8:39 AM

To: Vernon Gerth <vernon.gerth@franklintn.gov>; Alexandra Farias <alefasia@gmail.com>; Emily

Wright <emily.wright@franklintn.gov>; Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>; Joseph Bryan <joseph.bryan@franklintn.gov>; Paul Holzen <paul.holzen@franklintn.gov>; Jimmy Wiseman <jimmy.wiseman@franklintn.gov>; Eric Stuckey <eric.stuckey@franklintn.gov>; aballash@boyle.com; Adam Moser <adam.moser@franklintn.gov>; Greg Gamble <greg.gamble@gdc-tn.com>

Subject: RE: Follow-up to inquiry from Alexandra Farias from Stream Valley regarding proposed Chadwell Development

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Good morning everybody! Hope you had a fantastic holiday season! May 2021 bring you lots of joy, peace, prosperity and health!

Folks, may I please have an update as of where we are on the below?

Thank you.

Sincerely

Alex

From: Vernon Gerth <vernon.gerth@franklintn.gov>

Sent: Thursday, October 29, 2020 1:02 PM

To: Alexandra Farias <alefasia@gmail.com>; Emily Wright <emily.wright@franklintn.gov>; Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>; Joseph Bryan <joseph.bryan@franklintn.gov>; Paul Holzen <paul.holzen@franklintn.gov>; Jimmy Wiseman <jimmy.wiseman@franklintn.gov>; Eric Stuckey <eric.stuckey@franklintn.gov>; aballash@boyle.com; Adam Moser <adam.moser@franklintn.gov>; Greg Gamble <greg.gamble@gdc-tn.com>; Scott Speedy <scott.speedy@franklintn.gov>; Alexandra Farias (GDL) <alexandra.farias@flex.com>

Subject: RE: Follow-up to inquiry from Alexandra Farias from Stream Valley regarding proposed Chadwell Development

Good afternoon Alexandra.

The past Tuesday evening the BOMA voted not to recommend the local road that extends from Stream Valley, through the Chadwell parcel to Goose Creek Bypass be included on the City Major Thoroughfare Plan (Connect Franklin) as a collector road.

At this point in time the City is anticipating the re-submittal of the a revised Chadwell Development Plan by the Boyle Team. The next re-submittal date is November 5 which, if submitted could place this Development Plan on the Franklin Planning Commission agenda scheduled for December 10.

However, until this revised plan is submitted and, the City team has had an opportunity to review it, it is premature whether the City staff recommendation to the Planning Commission would be to recommend approval, approval w/conditions, denial, or deferral to the BOMA (the final approval authority).

Thank you again for sharing your expectations regarding construction traffic and connectivity. Be assured these items will be included in future discussions with the Boyle team, Planning Commission, and BOMA during the approval process. Equally important, in Franklin the approval of Development Plans such as this, does provide for Public Hearings before both the Planning Commission and BOMA.

I recommend you contact me or my colleague assigned to this project Joey Bryan 615-550-6730 prior to the Thanksgiving holiday to confirm the status of the Chadwell Development Plan and the approval/public hearing schedule.

I hope this helps.

Vernon

From: Alexandra Farias <alefasia@gmail.com>

Sent: Thursday, October 29, 2020 11:49 AM

To: Vernon Gerth <vernon.gerth@franklintn.gov>; Emily Wright <emily.wright@franklintn.gov>; Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>; Joseph Bryan <joseph.bryan@franklintn.gov>; Paul Holzen <paul.holzen@franklintn.gov>; Jimmy Wiseman <jimmy.wiseman@franklintn.gov>; Eric Stuckey <eric.stuckey@franklintn.gov>; aballash@boyle.com; Adam Moser <adam.moser@franklintn.gov>; Greg Gamble <greg.gamble@gdc-tn.com>; Scott Speedy <scott.speedy@franklintn.gov>; Alexandra Farias (GDL) <alexandra.farias@flex.com>

Subject: Follow-up to inquiry from Alexandra Farias from Stream Valley regarding proposed Chadwell Development

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

Good morning... May I please have a response / follow up to the Stream Valley concerns? Please kindly reply today with the outcome of the meeting that you guys (CoF/Gamble/Boyle) had this past Monday-Tuesday

Thank you

Alex.

On Tue, Oct 27, 2020, 10:08 AM Alexandra Farias <alefasia@gmail.com> wrote:

Mr. Gerth, I appreciate your personal follow up – the residents of Stream Valley want to be sure we don't get caught in the middle. Our request is simple:

1. Under NO circumstance BOYLE/Chadwell is to use Stream Valley roads as a pass through to begin construction on Chadwell development
2. Third point of entrance should be on the connection that is located crossing on Fernshaw street, we urgently need an entry/exit point on that side of the development which is heavily populated with increased risk to be trapped in case of an accident.

In regards of the below note:

In point one:

- Before; Boyle stated that work could not start from Goose Creek Bypass due to DOT modified Goose creek Bypass. It seems that they might now start with new the connector road from Fernshaw area. If you can please clarify on the intent of this new plan will be appreciated.
- In addition – we would like to see an approval declaration that connector road must be complete before grading permit issued.
- Another question to answer - Does this allow construction traffic on some SV roads if they cannot first start from Goose Creek Bypass please let us know if the grading permit allows ANY OTHER construction not directly related (might need to define "directly related") to completion of connector road before any other work including grading would start.

In point two:

- I believe the typical definition of "public use prior to the issuance of the first Certificate of Use and Occupancy" means the move in of people and furniture. This would not necessarily preclude any other construction work. Just wanting to understand completely the intent of these "powerful words". Please kindly clarify.

Again, Boyle along with Williamson County are showing wisdom and understanding of how the earlier approved plans were developed and (now) how the new developers are using "planned roads" to build new developments which **affect safety and lives of the existing home owners and families**. I believe that the developments to the south and west of SV plan to use existing roads to the developer benefits and should be reviewed in the **future for impacts on existing safety and traffic flow**.

We appreciate the team of the City of Franklin along with Boyle/Gamble and the SV Families for working out an apparent safety and progress win for all. I am expecting great things from this new development!

Looking forward for your updates. Please kindly let us know the agenda schedules so we can keep up with the updates on the request, we have been attending to the ones that are shared with us.

Sincerely

Alex

----- Forwarded message -----

From: **Vernon Gerth** <vernon.gerth@franklintn.gov>

Date: Mon, Oct 26, 2020, 4:24 PM

Subject: Follow-up to inquiry from Alexandra Farias from Stream Valley regarding proposed Chadwell Development

To: Alexandra Farias <alefasia@gmail.com>

Cc: Emily Wright <emily.wright@franklintn.gov>, Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>, Joseph Bryan <joseph.bryan@franklintn.gov>, Paul Holzen <paul.holzen@franklintn.gov>, Jimmy Wiseman <jimmy.wiseman@franklintn.gov>, Eric Stuckey <eric.stuckey@franklintn.gov>, Adam Ballash (aballash@boyle.com) <aballash@boyle.com>, Adam Moser <adam.moser@franklintn.gov>, Greg Gamble <greg.gamble@gdc-tn.com>, Scott Speedy <scott.speedy@franklintn.gov>

Good afternoon Alexandra and thank you phoning me for sharing you and your Steam Valley neighbors concerns/expectations regarding the pending development to be located on the adjacent Chadwell parcel in Berry Farms. I have attempted to summarize and address your concerns below.

1. Construction Traffic on Stream Valley Blvd. - Once a revised Development Plan is submitted and approved for the Chadwell parcel, erosion and storm water control measures will be put in place and inspected prior to a Grading Permit being activated. Included in these measures will be a temporary construction entrance with access off Goose Creek Bypass. Except for a unique situation, there should be no need for construction vehicles/workers to access the Chadwell parcel from Stream Valley Blvd. For clarity, City staff will ask the Board of Mayor to add this as a Condition of Approval of the revised Development Plan.
2. Connectivity. In the mid-2000's when the original Chadwell Concept Plan was approved a road that connects the adjacent Stream Valley neighborhood through Chadwell to Goose Creek Bypass was included. Regardless of the BOMA's decision on the revised Development Plan, City staff is recommending this road be installed, as approved, sooner than later and will ask the BOMA as a Conditional of Approval of the revised Development Plan, that this road be constructed and open for public use prior to the issuance of the first

Certificate of Use and Occupancy. There is no difference on the timing of this road whether it is designated a local road or, collector road.

In closing, even though Boyle is a valued development partner of the City, as with any project the economy generally dictates the timing and development of a property. Understandably, it was anticipated construction would have commenced on the Chadwell parcel shortly after the initial approval in the mid 2000's. We remain optimistic Boyle Investments is ready to proceed with the Chadwell parcel soon.

Please feel free to phone us should you have any additional questions.

Vernon

Vernon J. Gerth, CEcD
Assistant City Administrator
Community & Economic Development
City of Franklin
109 Third Avenue South
Franklin, TN 37064
Office 615.550.6671
Mobile 615.332.2906
vernon.gerth@franklintn.gov

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From: [Amy Diaz-Barriga](#)
To: [Joseph Bryan](#)
Subject: FW: Chadwell Development on South Side of Goose Creek Bypass
Date: Wednesday, February 24, 2021 12:17:48 PM
Attachments: [Atth 5 - BF-Chadwell Dev Plan Sht C0.2 Connector Road.pdf](#)
[Atth 4 - 2020-06-29 Chadwell Pre App Subm Illustrative Master Plan page 3. pdf.pdf](#)
[Atth 3 - 2021-02-04 Chadwell Dev Plan Resubmittal page 2.pdf](#)
[Atth 1 - 2020-06-29 Chadwell Pre App Submittal.pdf](#)
[Atth 2 - 2016-05-27 Berry Farm Lot 902 Pre App Submittal.pdf](#)

AMY 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 <goldmanchris4@gmail.com>
Sent: Monday, February 15, 2021 8:10 PM
To: Scott Speedy <scott.speedy@franklin.tn.gov>; Emily Wright <emily.wright@franklin.tn.gov>; Amy Diaz-Barriga <amy.diaz-barriga@franklin.tn.gov>; Joseph Bryan <joseph.bryan@franklin.tn.gov>; Paul Holzen <paul.holzen@franklin.tn.gov>; Jimmy Wiseman <jimmy.wiseman@franklin.tn.gov>; Eric Stuckey <eric.stuckey@franklin.tn.gov>; Adam Moser <adam.moser@Franklin.tn.gov>
Subject: Chadwell Development on South Side of Goose Creek Bypass

ATTENTION COF 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: City of Franklin (TN)
From: Stream Valley Subdivision
Subject: Chadwell Development on South Side of Goose Creek Bypass
Feb.25 Hearing on Chadwell Development which is approaching approval.

Dear City of Franklin,
The residents of Stream Valley (SV) wish to thank the COF, Boyle Development (BD), and Gamble Design Collaborative (GDC) for the process review and interface with all parties for this new Chadwell Development, however; we are still extremely concerned on the impact to our beloved neighborhood since the decisions being made by the COF ~ the many pleas ~ continue to be ignored.

We kindly ask you again to please consider building the extension for safety access and egress located in Lazy Vale Way. It is CRITICAL for the safety of our residents

Items:

#1. Boyle / GDC have agreed to start all construction and all project build-out from the north side entrance of Chadwell at Goose Creek Bypass.

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#4 Unfortunately, the requested safety and emergency entrance for northeast apartments and homes at Lazy Vale Way has not been approved at this time which brings a lot of discomfort to the residents and we ask for your re-consideration. Funds are already available which were paid by us, The Residents of Stream Valley and we don't see why they should be allocated to a different purpose. Please understand that by denying this access, the COF increases the risk and chances to have an accident. It impacts the safety of our children, families, pets and livability which the COF preaches so much about.

The following is an attempt to show the history on this access / egress to the Goose Creek Bypass for Stream Valley. There are a lot of words and dates in this, but the goal was to show how this particular piece of a road was discussed as far back as 2004 to 2006. If needed the planning depart could verify the information listed below. The attachments and narratives may show that this road was not acted on when other updates were considered. Please note that due to size – our neighbor Alexandra Farias has sent the attachments directly to Scott Speedy, Vernon Gerth, Amy Diaz Barriga, Jimmy Wiseman and Joseph Bryan on February 15/2021

a. Atth. 1 - 2020-06-29 Chadwell Pre App Submittal.pdf L-2 was issued on 1/10/2006, revised on 1/31/2006. CO.1 title of drawing in submittal.

a.1 Future Connection (left side of document) - Future Streamside Lane extension) into Chadwell. Still part of Chadwell proposal.

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c. Atth. 3 - Application Submittal 004 - 2021-02-04 Chadwell Development Plan - Resubmitted Plan - No longer showing the project #29 New 2 Lane Road on the Drawing L-2 (this time with Drawing L-2 as part of C0.1 with stamped date of 02/04/2021) but still showing the future connection at Streamside Lane extension, still showing the Stream Valley 75' ROW, and Future Connection (center left of document) - Future Lazy Vale Way into Chadwell.

d. Atth. 4 - Berry Farms - Chadwell Development Plan with Illustrative Master Plan, Sheet C0.2 - Pre-Submittal dated 6/29/2020. Illustrates the same drawings as in section "a." above but does not reference the Project #69 New 2 Lane Road any more. Nor does it show the Lazy Vale Way road into Chadwell.

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2/4/2021 Boyle / GDC submitted an unmarked copy of this document for approval and apparent funding by "collector" funding. The marked roadway - dark purple - may have been submitted as a full collector road into Chadwell, but the marked roadway piece - dark green - shows the extension of Lazy Vale Way.

Summary - This piece of Lazy Vale Way shown in Atth. 5 could be funded by the monies already collected from the SV subdivision (approximately \$1.9m). The funding of this road connector should not set any precedent for future road work. This Lazy Vale Way extension for safety access and egress has been planned and discussed as "future construction", but it apparently was not acted on since 2004 - 2006. Lazy Vale Way extension apparently was shown in past revisions / updates (1/10/2006, 1/31/2006, 11/10/14, 9/17/2015, 6/29/2020 submissions and including TDOT rework of Goose Creek Bypass.

We are looking forward for your cooperation to allocate our money to the improvement of our neighborhood by building the Lazy Way Extension for safety access and egress.

Sincerely,

Christopher Goldman
A Resident of Stream Valley
1025 Belamy Lane
Franklin, TN 37064

From: [Amy Diaz-Barriga](#)
To: [Joseph Bryan](#)
Subject: FW: Chadwell Development on South Side of Goose Creek Bypass (Feb. 25th Hearing on Chadwell Development which is approaching approval)
Date: Wednesday, February 24, 2021 12:13:45 PM

AMY DIAZ-BARRIGA, AICP
CURRENT PLANNING SUPERVISOR

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

Phone: 615-550-6732

From: bmiller8711 <bradley.miller992@gmail.com>

Sent: Monday, February 15, 2021 11:36 AM

To: Scott Speedy <scott.speedy@franklintn.gov>; Emily Wright <emily.wright@franklintn.gov>; Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>; Joseph Bryan <joseph.bryan@franklintn.gov>; Paul Holzen <paul.holzen@franklintn.gov>; Jimmy Wiseman <jimmy.wiseman@franklintn.gov>; eric.stucky@franklintn.gov; Adam Moser <adam.moser@Franklintn.gov>

Subject: Chadwell Development on South Side of Goose Creek Bypass (Feb. 25th Hearing on Chadwell Development which is approaching approval)

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Sincerely,

Bradley Miller
A Resident of Stream Valley

From: [Amy Diaz-Barriga](#)
To: [Joseph Bryan](#)
Subject: FW: Chadwell Development on South Side of Goose Creek Bypass and East of Feb.25 Hearing on Chadwell Development which is approaching approval.
Date: Wednesday, February 24, 2021 12:16:47 PM

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

From: David Gauthier <dgauthier5@yahoo.com>
Sent: Monday, February 15, 2021 2:29 PM
To: Scott Speedy <scott.speedy@franklintn.gov>; Emily Wright <emily.wright@franklintn.gov>; Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>; Joseph Bryan <joseph.bryan@franklintn.gov>; Paul Holzen <paul.holzen@franklintn.gov>; Jimmy Wiseman <jimmy.wiseman@franklintn.gov>; Eric Stuckey <eric.stuckey@franklintn.gov>; Adam Moser <adam.moser@Franklintn.gov>
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David Gauthier
A Resident of Stream Valley

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To: [Joseph Bryan](#)
Subject: FW: Chadwell Development on South Side of Goose Creek Bypass and East of Feb.25 Hearing on Chadwell Development which is approaching approval.
Date: Wednesday, February 24, 2021 12:17:43 PM

AMY DIAZ-BARRIGA, AICP
CURRENT PLANNING SUPERVISOR

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

Phone: 615-550-6732

From: Paul Havlicek <staffofficer1@bellsouth.net>

Sent: Monday, February 15, 2021 8:45 PM

To: Scott Speedy <scott.speedy@franklintn.gov>; Emily Wright <emily.wright@franklintn.gov>; Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>; Joseph Bryan <joseph.bryan@franklintn.gov>; Paul Holzen <paul.holzen@franklintn.gov>; Jimmy Wiseman <jimmy.wiseman@franklintn.gov>; Eric Stuckey <eric.stuckey@franklintn.gov>; Adam Moser <adam.moser@Franklintn.gov>

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Sincerely,

Pauk Havlicek

A Resident of Stream Valley

□

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To: [Joseph Bryan](#)
Subject: FW: Chadwell Development on South Side of Goose Creek Bypass and East of Feb.25 Hearing on Chadwell Development which is approaching approval.
Date: Wednesday, February 24, 2021 12:14:48 PM

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

From: Christopher and Diamond Molini <cdmolini2018@gmail.com>
Sent: Monday, February 15, 2021 11:46 AM
To: Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>; Joseph Bryan <joseph.bryan@franklintn.gov>; Paul Holzen <paul.holzen@franklintn.gov>; Jimmy Wiseman <jimmy.wiseman@franklintn.gov>; Eric Stuckey <eric.stuckey@franklintn.gov>; Adam Moser <adam.moser@Franklintn.gov>
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Sent from my iPhone

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To: [Joseph Bryan](#)
Subject: FW: Chadwell Development on South Side of Goose Creek Bypass and East of 65 Feb.25 Hearing on Chadwell Development which is approaching approval.
Date: Wednesday, February 24, 2021 12:14:35 PM

AMY DIAZ-BARRIGA, AICP
CURRENT PLANNING SUPERVISOR

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

Phone: 615-550-6732

From: Nate Ragan <nate@nateragan.com>
Sent: Monday, February 15, 2021 11:41 AM
To: Nate Ragan <nate@nateragan.com>
Subject: Chadwell Development on South Side of Goose Creek Bypass and East of 65 Feb.25 Hearing on Chadwell Development which is approaching approval.

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

Dear City of Franklin TN,

The residents of Stream Valley (SV) wish to thank the COF, Boyle Development (BD), and Gamble Design Collaborative (GDC) for the process review and interface with all parties for this new Chadwell Development, however; we are still extremely concerned on the impact to our beloved neighborhood since the decisions being made by the COF ~ the many pleas~ continue to be ignored.

We kindly ask you again to please consider building the extension for safety access and egress located in Lazy Vale Way. It is CRITICAL for the safety of our residents
Items:

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2. Boyle / GDC have advised that Streamside Lane access / egress will need to be completed for Fire Department protection during construction but will be locked and maintained with Knox Box control by FD and contractors. Once the project reaches a CO for any building structure, the access / egress through this public road will have to be opened, but the Boyle and

contractors will prevent / control the access of materials and equipment through Streamside Lane. As part of the public right of way, contractor working personnel might use this access as a short cut but this will have to be allowed. Boyle and contractors will continue to monitor access to maintain appropriate use of Streamside Lane.

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The following is an attempt to show the history on this access / egress to the Goose Creek Bypass for Stream Valley. There are a lot of words and dates in this, but the goal was to show how this particular piece of a road was discussed as far back as 2004 to 2006. If needed the planning depart could verify the information listed below. The attachments and narratives may show that this road was not acted on when other updates were considered. Please note that due to size – our neighbor Alexandra Farias has sent the attachments directly to Scott Speedy, Vernon Gerth, Amy Diaz Barriga, Jimmy Wiseman and Joseph Bryan on February 15/2021

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- a.2 Future Connection (center left of document) - Future Lazy Vale Way.
- into Chadwell.
- a.3 75' ROW belonging to SV developer (on west side of Chadwell property). Connection onto Goose Creek Bypass. This 75' ROW was part of the SV plot but with the later build-out, TDOT complete rework of Goose Creek Bypass, and Berry Farms Development roads plotted. Still undeveloped and no known way to now connect to Goose Creek Bypass.
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Sincerely,
Nate Ragan
A Resident of Stream Valley

nate ragan

From: [Amy Diaz-Barriga](#)
To: [Joseph Bryan](#)
Subject: FW: Chadwell Development on South Side of Goose Creek Bypass and East of Feb.25 Hearing on Chadwell Development which is approaching approval.
Date: Wednesday, February 24, 2021 12:17:43 PM

AMY DIAZ-BARRIGA, AICP
CURRENT PLANNING SUPERVISOR

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

Phone: 615-550-6732

From: Sarah Hillard <shillard1013@gmail.com>

Sent: Tuesday, February 16, 2021 11:05 AM

To: Scott Speedy <scott.speedy@franklintn.gov>; Emily Wright <emily.wright@franklintn.gov>; Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>; Joseph Bryan <joseph.bryan@franklintn.gov>; Paul Holzen <paul.holzen@franklintn.gov>; Jimmy Wiseman <jimmy.wiseman@franklintn.gov>; Eric Stuckey <eric.stuckey@franklintn.gov>; Adam Moser <adam.moser@Franklintn.gov>

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To: City of Franklin (TN)

From: Stream Valley Subdivision

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□

Sincerely,

□

Sarah Hillard

A Resident of Stream Valley

From: [Amy Diaz-Barriga](#)
To: [Joseph Bryan](#)
Subject: FW: Chadwell Development on South Side of Goose Creek Bypass and East of Feb.25 Hearing on Chadwell Development which is approaching approval.
Date: Wednesday, February 24, 2021 12:16:48 PM

AMY DIAZ-BARRIGA, AICP
CURRENT PLANNING SUPERVISOR

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

Phone: 615-550-6732

From: Satish Maddukuri <nzsatish@gmail.com>

Sent: Monday, February 15, 2021 7:04 PM

To: Scott Speedy <scott.speedy@franklintn.gov>; Emily Wright <emily.wright@franklintn.gov>; Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>; Joseph Bryan <joseph.bryan@franklintn.gov>; Paul Holzen <paul.holzen@franklintn.gov>; Jimmy Wiseman <jimmy.wiseman@franklintn.gov>; Eric Stuckey <eric.stuckey@franklintn.gov>; Adam Moser <adam.moser@Franklintn.gov>

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Sincerely,

Satish Maddukuri

A Resident of Stream Valley

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Thanks

Satish M

916 717 0991

From: [Amy Diaz-Barriga](#)
To: [Joseph Bryan](#)
Subject: FW: Chadwell Development on South Side of Goose Creek Bypass, West of I-65
Date: Wednesday, February 24, 2021 12:17:55 PM

AMY DIAZ-BARRIGA, AICP
CURRENT PLANNING SUPERVISOR

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

Phone: 615-550-6732

From: Geary Tanner <gearytanner@gmail.com>

Sent: Tuesday, February 16, 2021 2:13 PM

To: Scott Speedy <scott.speedy@franklin.tn.gov>; Emily Wright <emily.wright@franklin.tn.gov>; Amy Diaz-Barriga <amy.diaz-barriga@franklin.tn.gov>; Joseph Bryan <joseph.bryan@franklin.tn.gov>; Paul Holzen <paul.holzen@franklin.tn.gov>; Jimmy Wiseman <jimmy.wiseman@franklin.tn.gov>; Eric Stuckey <eric.stuckey@franklin.tn.gov>; Adam Moser <adam.moser@franklin.tn.gov>

Subject: Chadwell Development on South Side of Goose Creek Bypass, West of I-65

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To: City of Franklin (TN)

From: Geary Tanner at Stream Valley Subdivision

Subject: Chadwell Development on South Side of Goose Creek Bypass

Feb.25 Hearing on Chadwell Development which is approaching approval.

Dear COF,

□

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Sincerely,

Geary Tanner

A Resident of Stream Valley

□

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Geary Tanner

112 Stream Valley Blvd.

Franklin, TN 37064

615-767-3992

From: [Amy Diaz-Barriga](#)
To: [Joseph Bryan](#)
Subject: FW: Hearing on Chadwell Development which is approaching approval.
Date: Wednesday, February 24, 2021 12:15:05 PM

AMY DIAZ-BARRIGA, AICP
CURRENT PLANNING SUPERVISOR

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

Phone: 615-550-6732

From: Wes Wooden <wwooden@gmail.com>

Sent: Monday, February 15, 2021 11:49 AM

To: Scott Speedy <scott.speedy@franklintn.gov>; Emily Wright <emily.wright@franklintn.gov>; Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>; Joseph Bryan <joseph.bryan@franklintn.gov>; Paul Holzen <paul.holzen@franklintn.gov>; Jimmy Wiseman <jimmy.wiseman@franklintn.gov>; Eric Stuckey <eric.stuckey@franklintn.gov>; Adam Moser <adam.moser@Franklintn.gov>

Subject: Hearing on Chadwell Development which is approaching approval.

ATTENTION COF 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 everyone. My name is Wes Wooden and I am a resident of Stream Valley (113 Stream Valley Blvd; 37064). Below is a form letter detailing some concerns relating to the Chadwell Development which abuts our subdivision. Bottom line: we want to limit construction traffic through our neighborhood and alleviate traffic in general. **The crux of this request is to gain commitment from the city to build out the requested safety and emergency entrance for the northeast apartments and homes at Lazy Vale Way.**

Sincerely,
Wes Wooden
wwooden@gmail.com
615-957-5641

Dear City of Franklin,

□

The residents of Stream Valley (SV) wish to thank the COF, Boyle Development (BD), and Gamble Design Collaborative (GDC) for the process review and interface with all parties for this new Chadwell Development, however; we are still extremely concerned on the impact to our beloved neighborhood since the decisions being made by the COF ~ the many pleas~ continue to be ignored.

We kindly ask you again to please consider building the extension for safety access and egress located in Lazy Vale Way. It is CRITICAL for the safety of our residents

Items:

#1. Boyle / GDC have agreed to start all construction and all project build-out from the north side entrance of Chadwell at Goose Creek Bypass.

#2. Boyle / GDC have advised that Streamside Lane access / egress will need to be completed for Fire Department protection during construction but will be locked and maintained with Knox Box control by FD and contractors. Once the project reaches a CO for any building structure, the access / egress through this public road will have to be opened, but the Boyle and contractors will prevent / control the access of materials and equipment through Streamside Lane. As part of the public right of way, contractor working personnel might use this access as a short cut but this will have to be allowed. Boyle and contractors will continue to monitor access to maintain appropriate use of Streamside Lane.

#3. Boyle is planning to install a 16" water line contract with COF/WCS scheduled to start in the second quarter of 2021. This line will cross the Chadwell site. Due to the safety concern for construction personnel, equipment, and material access will be needed from the south / Streamside Lane. Stream Valley has asked for notice (two weeks if possible) to residents of this action so that there will be no surprises or misunderstandings.

#4 Unfortunately, the requested safety and emergency entrance for northeast apartments and homes at Lazy Vale Way has not been approved at this time which brings a lot of discomfort to the residents and we ask for your re-consideration. Funds are already available which were paid by us, The Residents of Stream Valley and we don't see why they should be allocated to a different purpose. Please understand that by denying this access, the COF increases the risk and chances to have an accident. It impacts the safety of our children, families, pets and livability which the COF preaches so much about.

The following is an attempt to show the history on this access / egress to the Goose Creek Bypass for Stream Valley. There are a lot of words and dates in this, but the goal was to show how this particular piece of a road was discussed as far back as 2004 to 2006. If needed the planning depart could verify the information listed below. The attachments and narratives may show that this road was not acted on when other updates were considered. Please note that due to size – our neighbor Alexandra Farias has sent the attachments directly to Scott Speedy, Vernon Gerth, Amy Diaz Barriga, Jimmy Wiseman and Joseph Bryan on February 15/2021

a. Atth. 1 - 2020-06-29 Chadwell Pre App Submittal.pdf L-2 was issued on 1/10/2006, revised on 1/31/2006. C0.1 title of drawing in submittal.

a.1 Future Connection (left side of document) - Future Streamside Lane extension) into Chadwell. Still part of Chadwell proposal.

a.2 Future Connection (center left of document) - Future Lazy Vale Way.

into Chadwell.

a.3 75' ROW belonging to SV developer (on west side of Chadwell property). Connection onto Goose Creek Bypass. This 75' ROW was part of the SV plot but with the later build-out, TDOT complete rework of Goose Creek Bypass, and Berry Farms Development roads plotted. Still undeveloped and no known way to now connect to Goose Creek Bypass.

b. Atth. 2 - Application Submittal 001 - Berry Farm Lot 902, Pre Application Site Plan 2016-05-27. Drawing C1-00 (dated 11/10/14 with a revision 6 dated 9/17/2015) shows the Stream Valley 75' ROW and a Project #69 New 2 Lane Road. Drawing does not reflect the Lazy Vale Way but does show other accesses that were not chosen or allowed.

c. Atth. 3 - Application Submittal 004 - 2021-02-04 Chadwell Development Plan - Resubmitted Plan - No longer showing the project #29 New 2 Lane Road on the Drawing L-2 (this time with Drawing L-2 as part of C0.1 with stamped date of 02/04/2021) but still showing the future connection at Streamside Lane extension, still showing the Stream Valley 75' ROW, and Future Connection (center left of document) - Future Lazy Vale Way into Chadwell.

d. Atth. 4 - Berry Farms - Chadwell Development Plan with Illustrative Master Plan, Sheet C0.2 - Pre-Submittal dated 6/29/2020. Illustrates the same drawings as in section "a." above but does not reference the Project #69 New 2 Lane Road any more. Nor does it show the Lazy Vale Way road into Chadwell.

d.1 Shows a Connection (left side of document) - Future Streamside Lane extension) into Chadwell. Still part of Chadwell proposal.

d.2 Does not show a Future Connection (center left of document) - Future Lazy Vale Way into Chadwell.

d.3 Shows the 75' ROW belonging to SV developer (on west side of Chadwell property). Connection onto Goose Creek Bypass. This 75' ROW was part of the SV plot but with the later build-out, TDOT complete rework of Goose Creek Bypass, and Berry Farms Development roads plotted. Still undeveloped and no possible way to connect to Goose Creek Bypass.

e. Atth. 5 - BF - Chadwell Dev Plan Sheet C0.2 Connector Road.

2/4/2021 Boyle / GDC submitted an unmarked copy of this document for approval and apparent funding by "collector" funding. The marked roadway - dark purple - may have been submitted as a full collector road into Chadwell, but the marked roadway piece - dark green - shows the extension of Lazy Vale Way.

Summary - This piece of Lazy Vale Way shown in Atth. 5 could be funded by the monies already collected from the SV subdivision (approximately \$1.9m). The funding of this road connector should not set any precedent for future road work. This Lazy Vale Way extension for safety access and egress has been planned and discussed as "future construction", but it apparently was not acted on since 2004 - 2006. Lazy Vale Way extension apparently was shown in past revisions / updates (1/10/2006, 1/31/2006, 11/10/14, 9/17/2015, 6/29/2020 submissions and including TDOT rework of Goose Creek Bypass.

We are looking forward for your cooperation to allocate our money to the improvement of our neighborhood by building the Lazy Way Extension for safety access and egress.

Sincerely,

Wes Wooden

A Resident of Stream Valley

From: [Amy Diaz-Barriga](#)
To: [Joseph Bryan](#)
Subject: FW: Public Comment - Chadwell - Berry Farms - January 28, 2021
Date: Wednesday, February 24, 2021 12:13:18 PM

AMY DIAZ-BARRIGA, AICP
CURRENT PLANNING SUPERVISOR

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

Phone: 615-550-6732

From: Maria Caulder <mncaulder@gmail.com>
Sent: Tuesday, January 26, 2021 6:32 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Public Comment - Chadwell - Berry Farms - January 28, 2021

ATTENTION COF 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 Maria Caulder, I live on 2012 Fernshaw Ln, Franklin, TN.

My house is located next to the proposed roadway connecting the development and Stream Valley. The second roadway entry (near I-65) to Stream Valley will be closer to the apartments and townhomes. My concern is this roadway will be used by the residents living in those multi-family units as a cut through from Goose Creek Bypass. Since the traffic impact will be greater due to the number of people residing in these multi-family units, the traffic safety will be more at risk with the small children living on that street.

Previous request was to add this roadway closer to I-65 where traffic would flow directly to the apartments and townhomes roadway.

Please consider this when approving the revised proposed plan.

Thank you,

--

Maria Neff Caulder
407-409-6609 (Cell)

From: [Amy Diaz-Barriga](#)
To: [Joseph Bryan](#)
Subject: FW: Public comment on Berry Frams- Chadwell development plan
Date: Wednesday, February 24, 2021 12:13:03 PM

AMY DIAZ-BARRIGA, AICP
CURRENT PLANNING SUPERVISOR

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

Phone: 615-550-6732

From: Matthew Dobberfuhl <widobberman@hotmail.com>
Sent: Sunday, January 17, 2021 7:53 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Public comment on Berry Frams- Chadwell development plan

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

From: Matt Dobberfuhl, 513 Downy Meade Drive, Goose Creek Estates
Conclusion: support 100% this redevelopment plan
Reasons: Our property has the longest property line adjoining Chadwell of any private property owner. As such, I have been very involved over the past decade in issues regarding this property, including the favorable resolution to not build a road on the ROW from Stream Valley to Goose Creek Bypass.

This new plan meshes much better with the surrounding neighborhoods, particularly Goose Creek Estates which borders the entire west side of Chadwell. The plan condenses development, creates more green, quiet, unlit space and is significantly better than the existing development plan. Please approve this new plan

From: [Amy Diaz-Barriga](#)
To: [Joseph Bryan](#)
Subject: FW: Stream Valley Subdivision
Date: Wednesday, February 24, 2021 12:13:31 PM

AMY DIAZ-BARRIGA, AICP
CURRENT PLANNING SUPERVISOR

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

Phone: 615-550-6732

From: Ashley Mulkey <ashleymulkey@gmail.com>
Sent: Monday, February 15, 2021 11:26 AM
Subject: Stream Valley Subdivision

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

To: City of Franklin (TN)

From: Stream Valley Subdivision

Subject: Chadwell Development on South Side of Goose Creek Bypass and East of

Feb.25 Hearing on Chadwell Development which is approaching approval.

Dear COF,

The residents of Stream Valley (SV) wish to thank the COF, Boyle Development (BD), and Gamble Design Collaborative (GDC) for the process review and interface with all parties for this new Chadwell Development, however; we are still extremely concerned on the impact to our beloved neighborhood since the decisions being made by the COF ~ the many pleas~ continue to be ignored.

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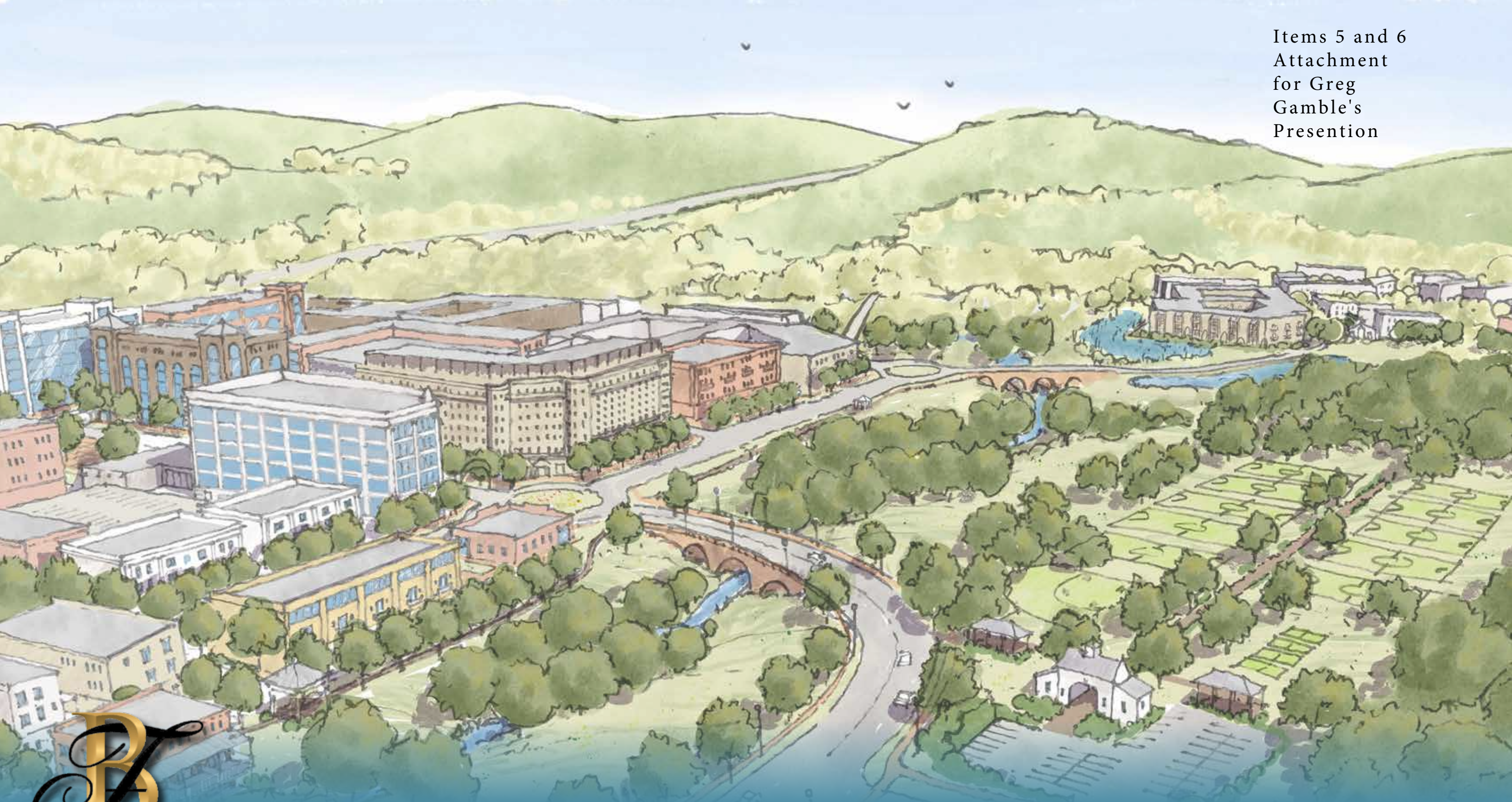
We are looking forward to your cooperation to allocate our money to the improvement of our neighborhood by building the Lazy Way Extension for safety access and egress.

Sincerely,

Zach and Ashley Mulkey

A Residents of Stream Valley

Items 5 and 6
Attachment
for Greg
Gamble's
Presentation



BERRY FARMS
CHADWELL

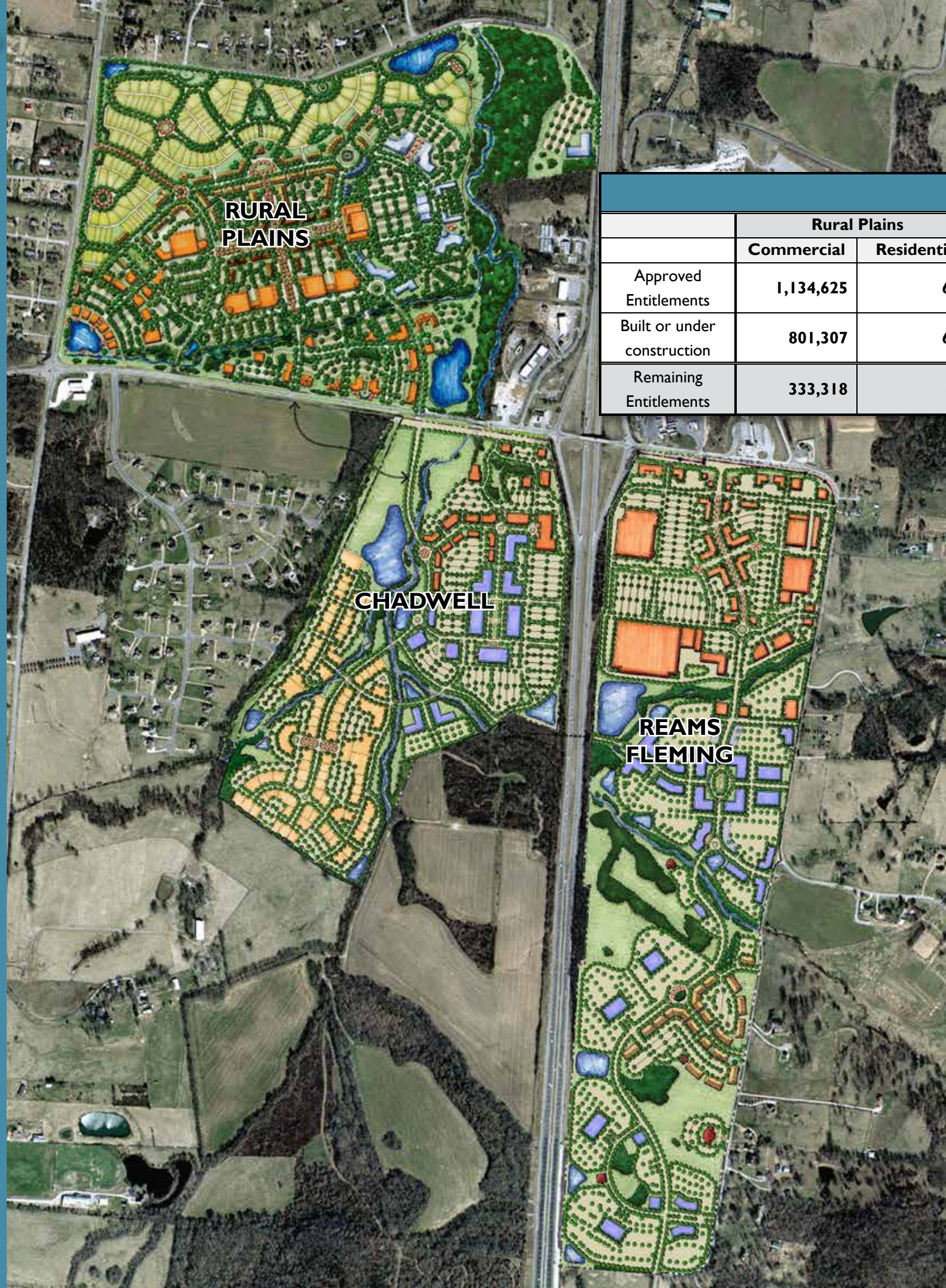
PLANNING COMMISSION
FEBRUARY 25, 2021

Kimley»Horn

HISTORICAL
· CONCEPTS ·
ARCHITECTURE & PLANNING

GDC
gamble design collaborative

BOYLE

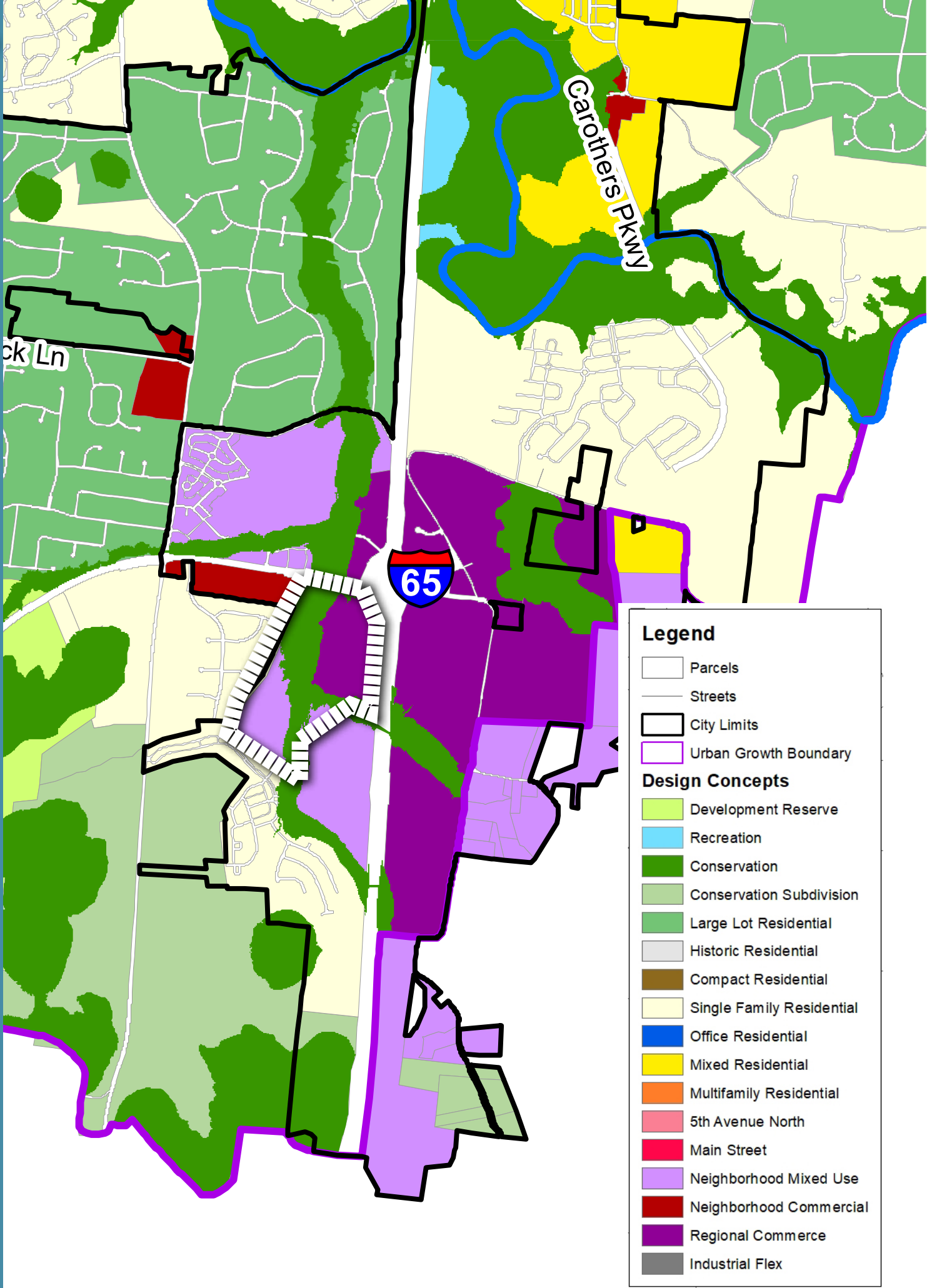


BERRY FARMS CURRENTLY APPROVED								
	Rural Plains		Chadwell		Reams Fleming		Total	
	Commercial	Residential	Commercial	Residential	Commercial	Residential	Commercial	Residential
Approved Entitlements	1,134,625	671	1,563,000	100	2,212,700	400	4,910,325	1,171
Built or under construction	801,307	671	-	-	733,619		1,534,926	671
Remaining Entitlements	333,318	-	1,563,000	100	1,479,081	400	3,375,399	500

- BERRY FARMS
RURAL PLAINS (PARTIALLY CONSTRUCTED)
- CHADWELL (CURRENTLY VACANT)
- REAMS FLEMING (PARTIALLY CONSTRUCTED)

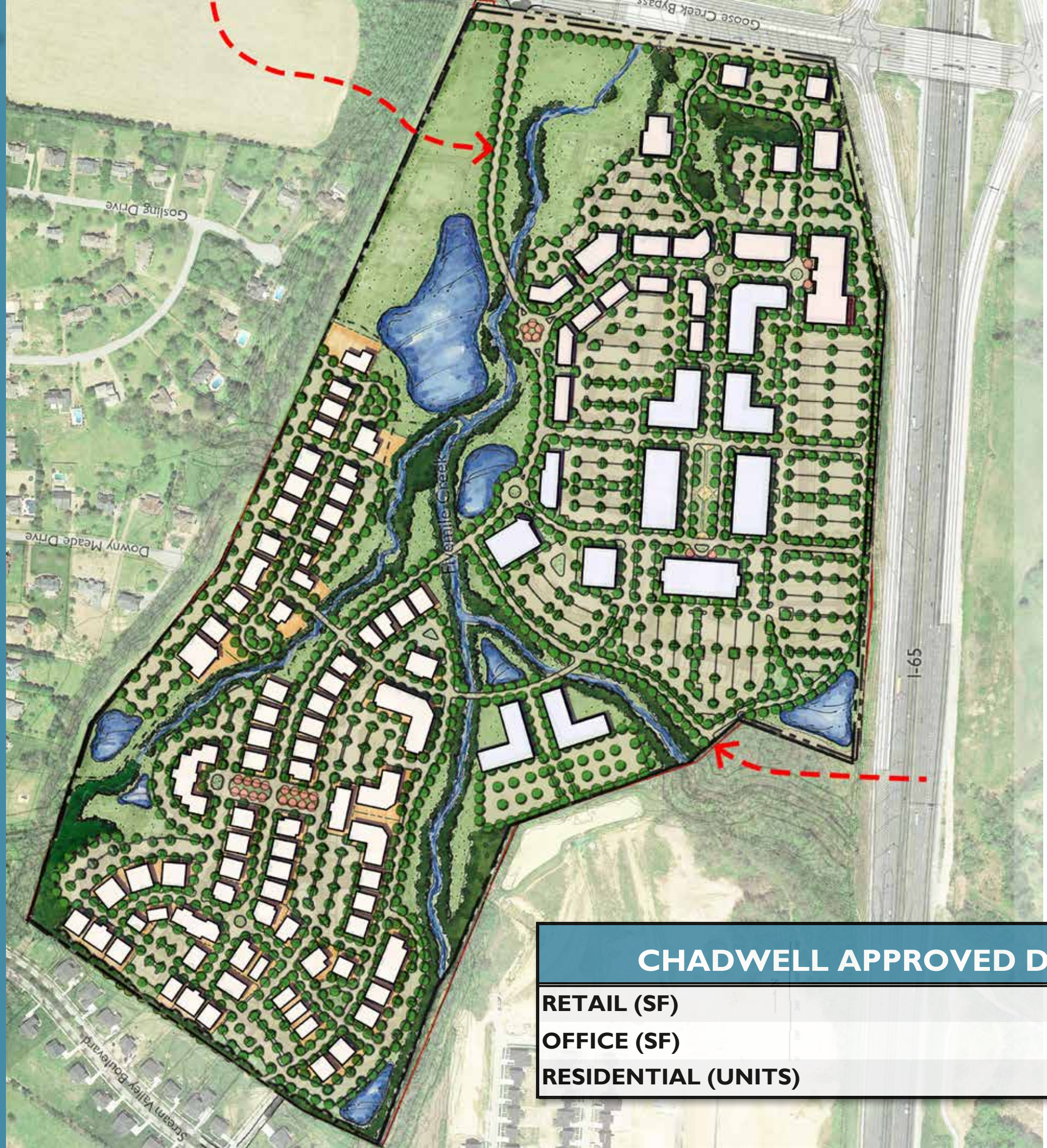


BERRY FARMS CHADWELL





BERRY FARMS
CHADWELL



CHADWELL APPROVED DEVELOPMENT PROGRAM	
RETAIL (SF)	393,500
OFFICE (SF)	1,169,500
RESIDENTIAL (UNITS)	100



WHAT HAS CHANGED?

1. Changes to the COF Stormwater Ordinance and the FEMA Floodplain.
2. Demand and style of retail has changed.
3. The style of office development has changed.
4. Desire to more heavily integrate residential and mixed-use properties.

CHADWELL APPROVED DEVELOPMENT PROGRAM

RETAIL (SF)	393,500
OFFICE (SF)	1,169,500
RESIDENTIAL (UNITS)	100



BERRY FARMS
CHADWELL

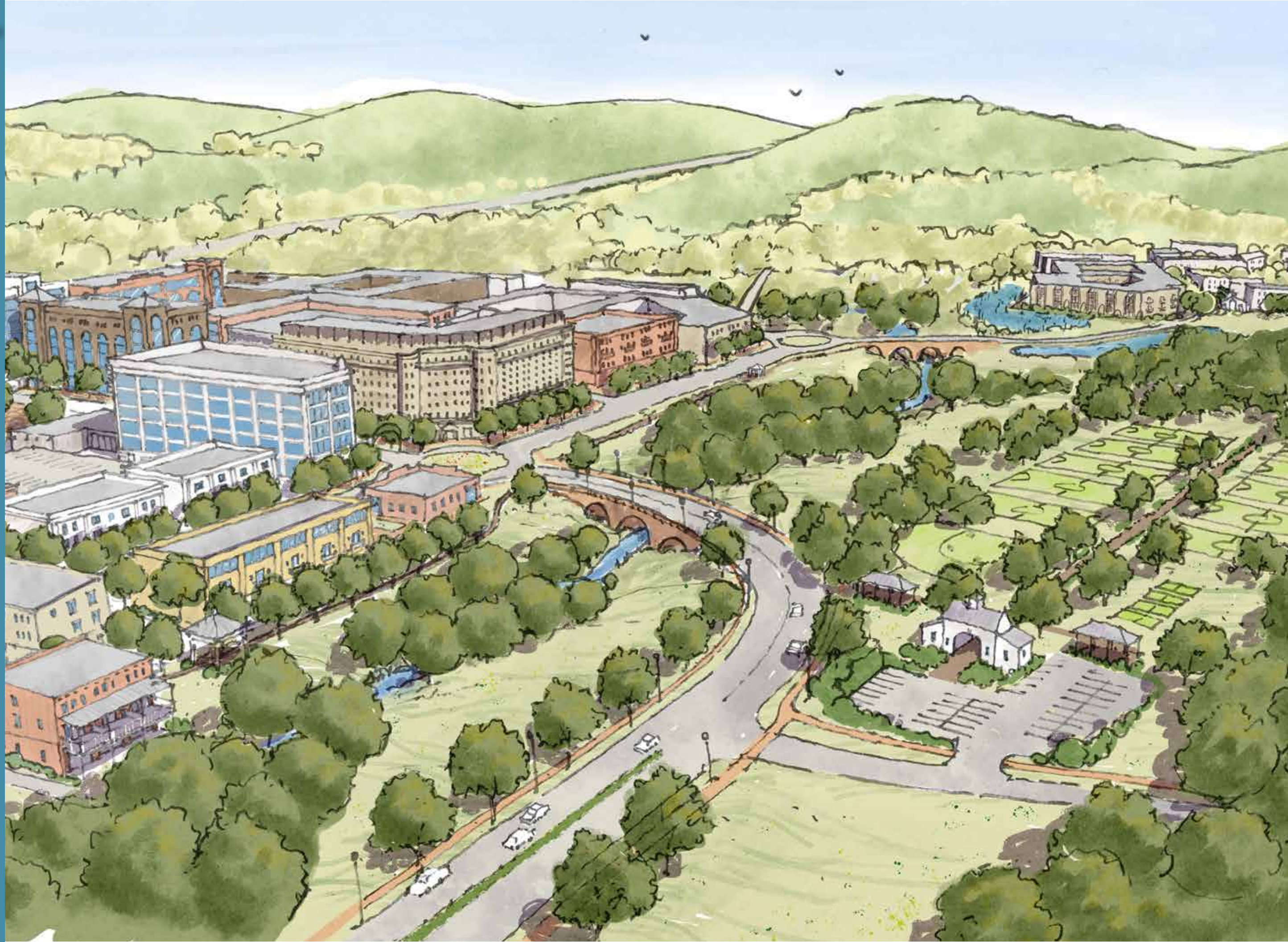


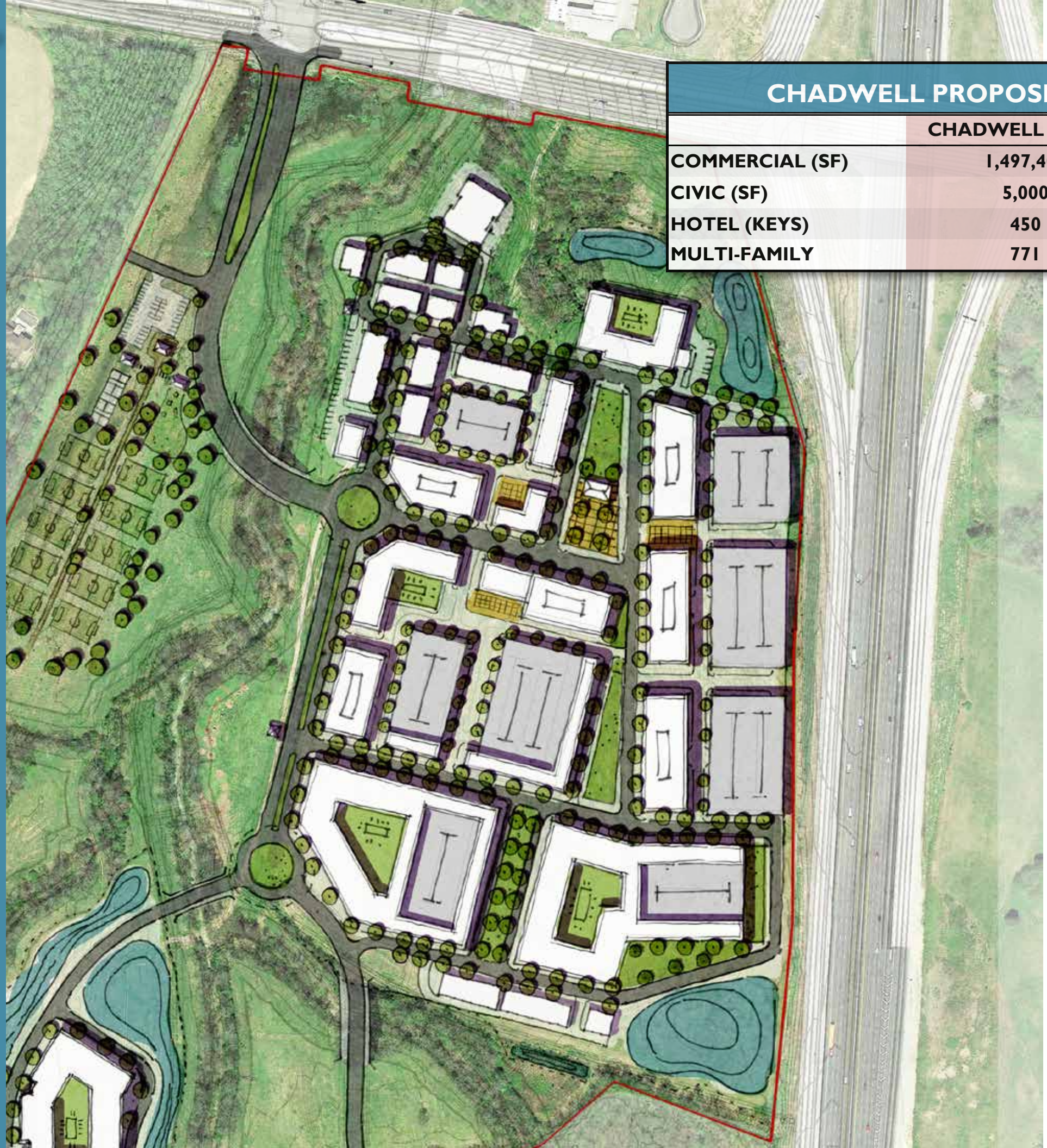
CHADWELL PROPOSED DEVELOPMENT PROGRAM			
	CHADWELL NORTH	CHADWELL SOUTH	TOTALS
COMMERCIAL (SF)	1,497,400	65,600	1,563,000
CIVIC (SF)	5,000	5,500	10,500
HOTEL (KEYS)	450	0	450
MULTI-FAMILY	771	879	1,650

Plan graphic and specific entitlements for north and south villages are illustrative. Overall entitlements may be reasonably shifted from north village to south village and from south village to north



BERRY FARMS CHADWELL





CHADWELL PROPOSED DEVELOPMENT PROGRAM			
	CHADWELL NORTH	CHADWELL SOUTH	TOTALS
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BERRY FARMS CHADWELL



CHADWELL NORTH CHARACTER



CHADWELL PROPOSED DEVELOPMENT PROGRAM			
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Plan graphic and specific entitlements for north and south villages are illustrative. Overall entitlements may be reasonably shifted from north village to south village and from south village to north





BERRY FARMS CHADWELL

=



CHADWELL SOUTH CHARACTER



BERRY FARMS
CHADWELL



CHADWELL PROPOSED DEVELOPMENT PROGRAM			
	CHADWELL NORTH	CHADWELL SOUTH	TOTALS
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CIVIC (SF)	5,000	5,500	10,500
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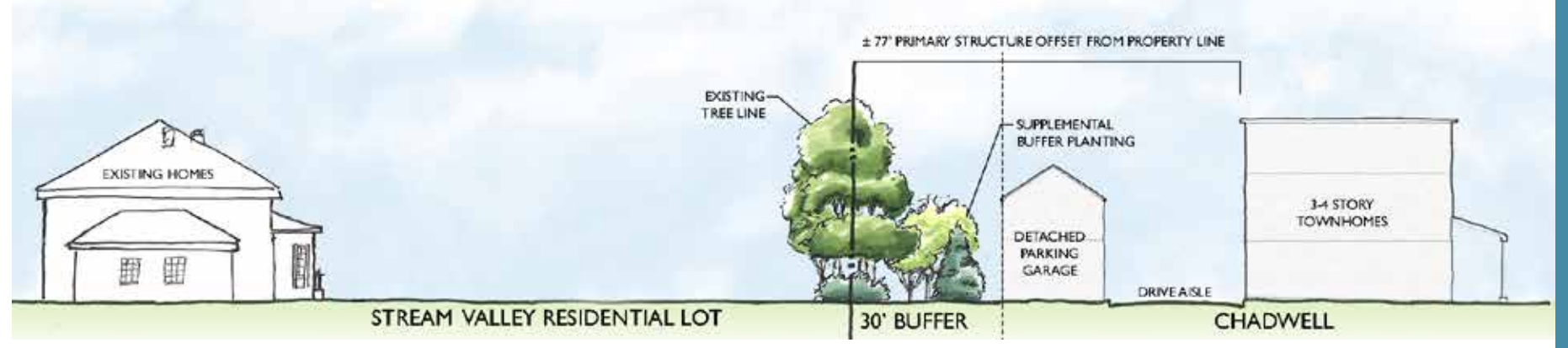
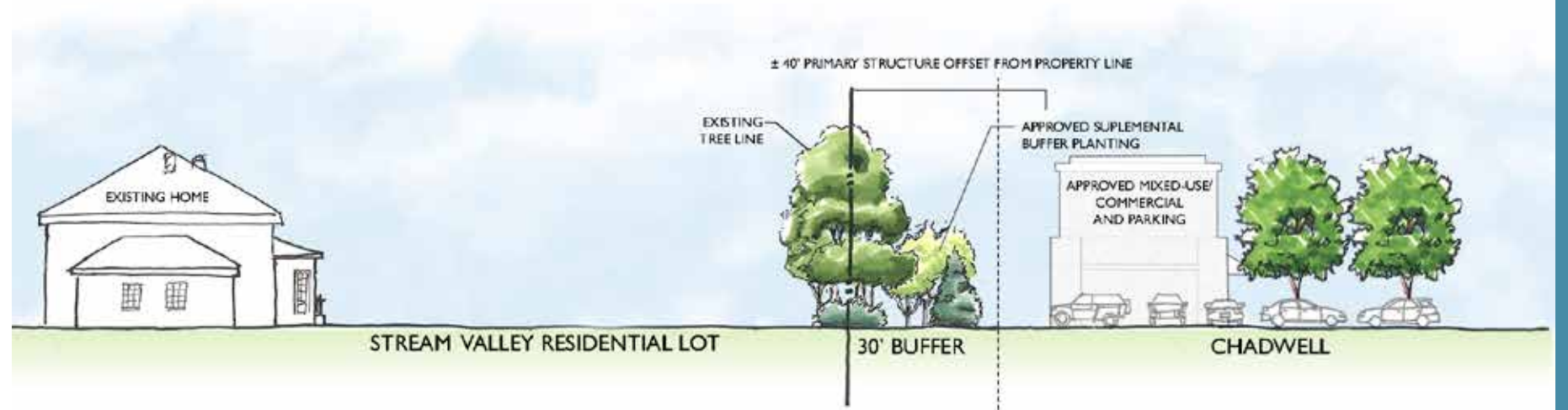




APPROVED BUFFER SECTION



PROPOSED BUFFER SECTION





SCHOOL PROJECTIONS:

Elementary Students Generated by Chadwell: 205

Elementary School: Oakview Elementary
Location: Henpeck Lane
Capacity: Currently at 58%
(695 students capacity)

Elementary School: Creekside Elementary
Location: Gosey Hill Road
Capacity: Currently at 54%
(890 student capacity)

Middle School Students Generated by Chadwell: 90

Middle School: Legacy Middle School
Location: Henpeck Lane
Capacity: Currently at 42%
(1000 student capacity)

High School Students Generated by Chadwell: 81

Middle School: Thompson's Station Middle School
Location: Clayton Arnold Road
Capacity: Currently at 81%
(800 student capacity)

High School: Independence High School
Location: Columbia Pike
Capacity: Currently at 88%
(2200 student capacity)

PROJECTED SCHOOL IMPACT FEES

School Impact Fees - \$8,096,790.00



BERRY FARMS CHADWELL

PARKLAND DEDICATION:

5 MILE CREEK PARK:

DUAL SHADE STRUCTURES
BATHROOMS/CONCESSIONS
(3) U12 + (12) U6 FIELDS
(3) TENNIS COURTS / PICKLE BALL / SPORTS COURT
PLAYGROUND
TRAILHEAD
DOG PARK
PARKING LOT
SITE WORK + LANDSCAPING

TRAILS:

6,500 LINEAR FEET OF 12' MULTI-USE TRAILS

ADDITIONAL AMENITIES

PLAZAS OPEN TO THE PUBLIC
PRIVATE COURTYARDS



GREENWAY TRAILS

5 MILE CREEK PARK

ADDITIONAL TRAILS
(ALONG ROAD)

UNDERPASS TRAIL
CONNECTION TO
TOWN CENTER

PARKLAND DEDICATION



BERRY FARMS CHADWELL



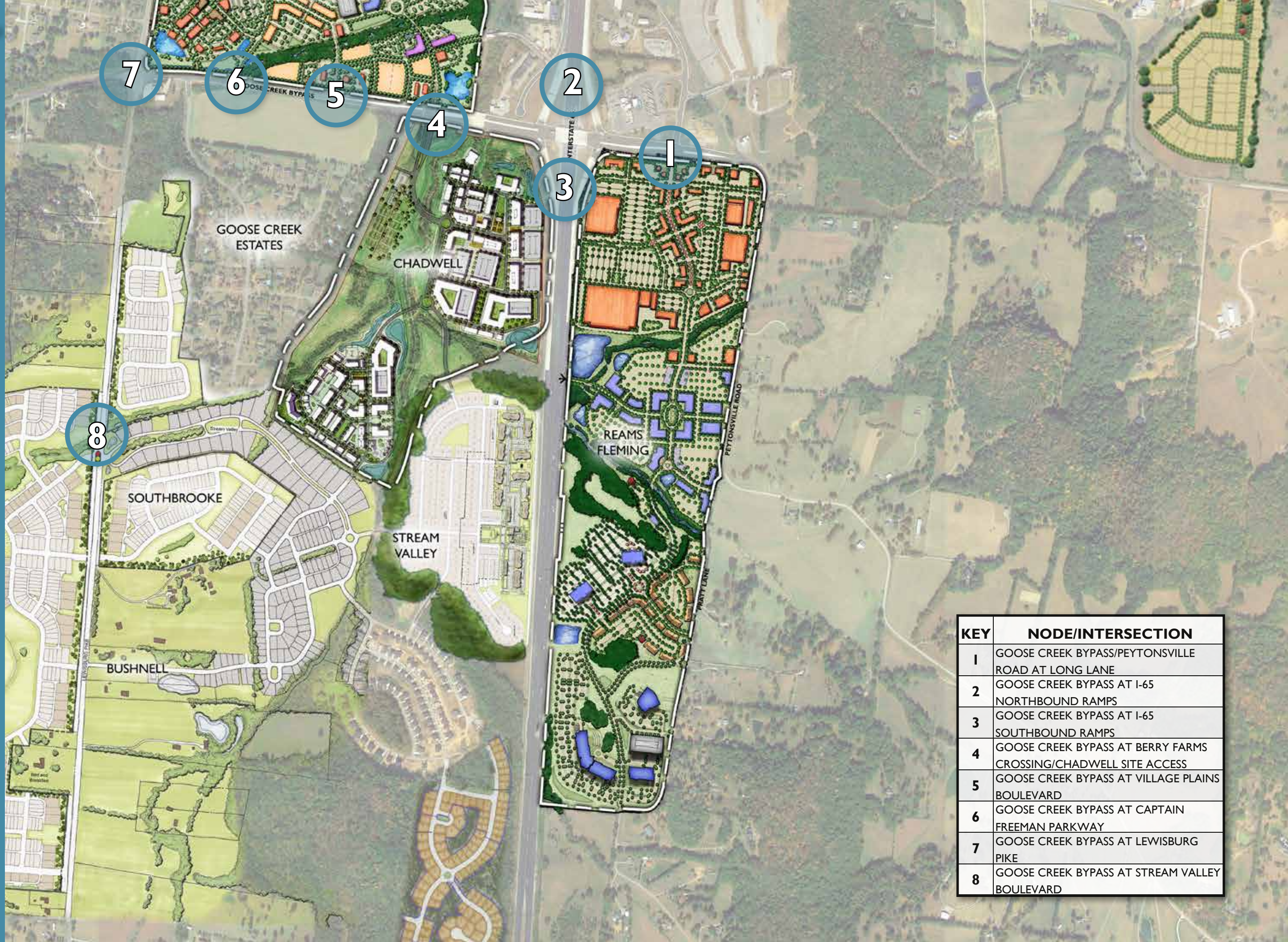


BERRY FARMS CHADWELL





BERRY FARMS CHADWELL



KEY	NODE/INTERSECTION
1	GOOSE CREEK BYPASS/PEYTONSVILLE ROAD AT LONG LANE
2	GOOSE CREEK BYPASS AT I-65 NORTHBOUND RAMP
3	GOOSE CREEK BYPASS AT I-65 SOUTHBOUND RAMP
4	GOOSE CREEK BYPASS AT BERRY FARMS CROSSING/CHADWELL SITE ACCESS
5	GOOSE CREEK BYPASS AT VILLAGE PLAINS BOULEVARD
6	GOOSE CREEK BYPASS AT CAPTAIN FREEMAN PARKWAY
7	GOOSE CREEK BYPASS AT LEWISBURG PIKE
8	GOOSE CREEK BYPASS AT STREAM VALLEY BOULEVARD



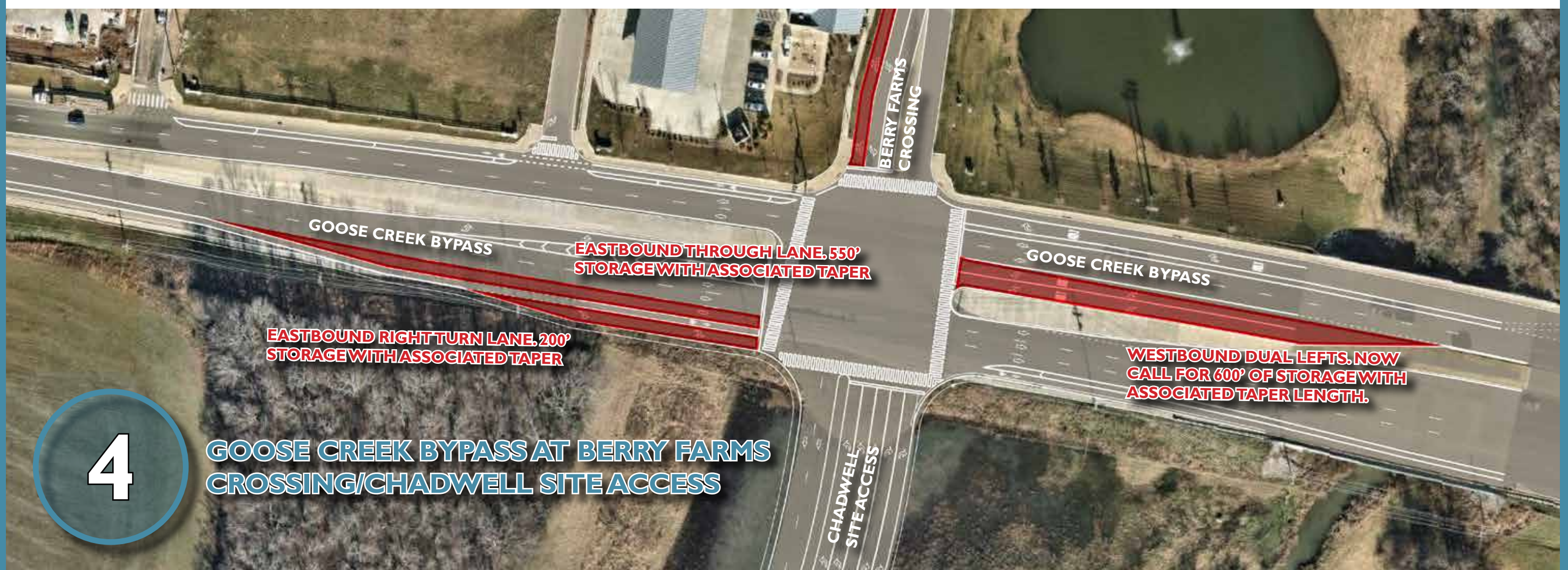
BERRY FARMS CHADWELL



CHADWELL TRAFFIC COMPARISON		
INTERSECTION	AM PEAK HOUR	PM PEAK HOUR
SR-96 at ROYAL OAKS BLVD	4,528	5,539
MALLORY LN at COOL SPRINGS BLVD	4,429	5,823
GOOSE CREEK BYPASS at BERRY FARMS CROSSING/CHADWELL SITE ACCESS	4,873	6,538

CHADWELL TRAFFIC ANALYSIS (FUTURE 2030)									
KEY	NODE/INTERSECTION	EXISTING 2020		AM PEAK HOUR		DIFFERENCE (IN SECONDS)	PM PEAK HOUR		DIFFERENCE (IN SECONDS)
		AM	PM	ENTITLED	PROPOSED		ENTITLED	PROPOSED	
4	GOOSE CREEK BYPASS AT BERRY FARMS CROSSING/CHADWELL SITE ACCESS	B (10.3)	B (17.1)	E (62.0)	E (66.6)	4.6	F (90.5)	F (104.4)	13.9

 PROPOSED IMPROVEMENTS



4

GOOSE CREEK BYPASS AT BERRY FARMS
CROSSING/CHADWELL SITE ACCESS

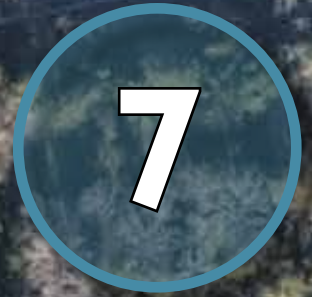


CHADWELL TRAFFIC COMPARISON		
INTERSECTION	AM PEAK HOUR	PM PEAK HOUR
SR-96 at ROYAL OAKS BLVD	4,528	5,539
CAROTHERS PKWY at COOL SPRINGS BLVD	5,089	5,281
GOOSE CREEK BYPASS at LEWISBURG PIKE	4,172	5,166

CHADWELL TRAFFIC ANALYSIS (FUTURE 2030)									
KEY	NODE/INTERSECTION	EXISTING 2020		AM PEAK HOUR		DIFFERENCE (IN SECONDS)	PM PEAK HOUR		DIFFERENCE (IN SECONDS)
		AM	PM	ENTITLED	PROPOSED		ENTITLED	PROPOSED	
7	GOOSE CREEK BYPASS AT LEWISBURG PIKE	D (41.8)	C (32.7)	E (79.7)	F (84.6)	4.9	E (63.5)	E (67.3)	3.8

 PROPOSED IMPROVEMENTS

*IMPROVEMENTS BY SOUTHBROOKE



GOOSE CREEK BYPASS AT
LEWISBURG PIKE



MODIFICATION OF STANDARDS I:

Section 15.11 Monument Sign Standards:

Materials - The sign area shall be surrounded by a brick, natural stone, cultured stone, or concrete frame

Height - Maximum of six feet at the top of the sign area, measured from the height of the centerline of the adjacent right-of-way

Additional Standards - The overall height of the sign structure shall not exceed eight feet, measured from the centerline of the adjacent right-of-way

A Modification of this standard is requested to allow the inclusion of four (4) free-standing arches over "Main Street" and to allow metal to be the primary material.

Justification:

1. The modification will enhance the design of the development more than if the standards were strictly adhered to:

This modification would allow the creation of a unique, place-making, vertical sign element that would distinguish the community from any other in the middle Tennessee region while still incorporating the established style of Berry Farms.

2. The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property:

This modification specifically seeks to create a unique element that would not be applicable elsewhere.

3. The modification is consistent with the intent of Envision Franklin: Envision Franklin encourages the creation of exceptional places.

This modification creates a unique, vertical element that would be a dynamic and unmistakable architectural feature to the Berry Farms Chadwell Development.

NOTE: THE ARCH SIGNS HAVE A PROPOSED HEIGHT OF 28' AND WILL HAVE A CLEARANCE HEIGHT OF 16' PER COORDINATION WITH FIRE.





EXAMPLE FROM DOWNTOWN FRANKLIN



ILLUSTRATIVE EXAMPLE FROM FRANKLIN ZONING ORDINANCE

EXAMPLES OF APPROPRIATE ARCHITECTURE WITH WINDOWS TO GROUND (NO KNEE-WALL)



MODIFICATION OF STANDARDS 2:

Section 6.8 Commercial / Mixed-Use Building

Standard: Building Elements – Retail Storefronts – Any storefront shall have display windows, transom windows, knee walls of between 18 and 24 inches tall...

A Modification of this standard is requested to allow storefront glass to the ground at multi-story Commercial / Mixed-Use Buildings. This modification additionally seeks flexibility such that transom windows are not required at **ALL** Commercial /Mixed-Use Buildings. This modification provides the opportunity to incorporate architectural variety throughout the development.

Justification:

1.The modification will enhance the design of the development more than if the standards were strictly adhered to:

This requested modification simply seeks to continue the ability to apply creative and unique architecture in the Berry Farms development. At multistory buildings (does not apply to single story buildings) this modification requests that glass storefronts be permitted to extend to the ground level to incorporate architectural variety. Similarly, the modification requests that not **all** commercial/mixed-use buildings require transoms.

2.The conditions upon which the request is based are unique to the design intent for the development and are not applicable generally to other property:

This modification is related to the size and scale of the development and seeks to have multiple tools available to incorporate architectural variety.

3. The modification is consistent with the intent of Envision Franklin:

Envision Franklin consistently refers to preserving the City's established character. This Modification of Standards would allow Commercial/ Mixed-Use Buildings with glass to the ground level and/or without transoms as are already established in downtown Franklin and in mixed-use developments in cool springs both of which are prime example of successful, attractive mixed-use developments.



EXAMPLES OF APPROPRIATE ARCHITECTURE WITHOUT TRANSOM WINDOWS (FROM DOWNTOWN FRANKLIN)



MODIFICATION OF STANDARDS 2:

Section 6.8 Commercial / Mixed-Use Building

Standard: Building Elements – Retail Storefronts – Any storefront shall have display windows, transom windows, knee walls of between 18 and 24 inches tall...

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BERRY FARMS CHADWELL

GOOSE CREEK
ESTATES

STREAM VALLEY

