



## City of Franklin

109 3<sup>rd</sup> Ave S  
Franklin, TN 37064  
(615) 791-3217

### Meeting Minutes

#### Franklin Municipal Planning Commission

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Thursday, March 25, 2021

7:00 PM

Board Room

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

*The typical process for discussing an item is as follows:*

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

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

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

The Franklin Municipal Planning Commission Meeting will limit physical access in the meeting room due to current limitations on public gatherings to prevent further spread of COVID-19 and to protect the health, safety, and welfare of the City of Franklin officials, staff, and citizens. Accommodations have been made to ensure that the public is able to participate in the meeting. The public may participate in the following ways: • Watch the meeting on FranklinTV or the City of Franklin website. • Watch the live stream through the City of Franklin Facebook and YouTube accounts. • Call in to the conference meeting 1-312-626-6799; Meeting ID: 990 0449 6156; Password: 476160. Callers will be unmuted and given the opportunity to comment during the meeting at specific times. • The public may email comments to [planningintake@franklintn.gov](mailto:planningintake@franklintn.gov) to be provided in full to the Commission and included in the minutes, but not read aloud in their entirety during the meeting. Emailed comments will be accepted until 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.franklintn.gov/franklintv>

#### 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 Williamson, Michael Orr, Scott Harrison, Jimmy Franks, Alma McLemore

1. Consideration Of Resolution 2021-50, A Resolution Declaring That The Franklin Municipal Planning Commission Shall Meet On March 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. 2021-50 RES Declaring Need for Electronic Meeting\_FMPC\_03.25.21.Law Approved

Chair Lindsey asked for a motion to approve Resolution 2021-50.

Chair Lindsey asked for citizen comments. There were none.

Commissioner Allen moved, seconded by Commissioner Harrison, to approve Resolution 2021-50.

Chair Lindsey asked for a roll call vote.

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

Motion Passed 9-0

**AYES:** Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Williamson, 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 February 25, 2021 FMPC Minutes.

**Sponsors:**

**Attachments:** 1. DRAFT FMPC Minutes February 2021 with attachments

Chair Lindsey asked for a motion to approve the Minutes from the February 25, 2021 meeting.

Commissioner Harrison moved, seconded by Commissioner Mann, 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 Scott Harrison second by Commissioner Nick Mann;



**Motion Passed 9-0**

AYES: Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Williamson, 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.

Ms. Kelly Dannenfelser, Assistant Director of the Planning and Sustainability Department, stated that City has launched the design process to envision a new City Hall. The new City Hall will be located on its current location on the Historic Public Square. The intent is to replace the old one-story City Hall building that has been used for almost forty years. The new City Hall will be more functional and collaborative and will contribute to the character of Downtown. Currently, they are in the information gathering process. There will be public meetings held on May 13th at 6 pm. There will be several other public meetings. The times for these meetings will be posted on the City website. Also, there will be a meeting with the Joint Conceptual Workshop on May 27th to obtain feedback from the Planning Commissioners and Board of Mayor and Aldermen. More information can be found at [www.Complete-the-Square.com](http://www.Complete-the-Square.com).

**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, 12, and 13 On The Consent Agenda.

**Sponsors:****Attachments:**

None

Chair Lindsey stated that the vote for the Consent Agenda would include Items 4, 12, and 13.

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

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

Chair Lindsey called for a roll call vote.

The motion passed unanimously.

ACTION: Motion to Approve the Consent Agenda, Item 3, by Commissioner Alma McLemore second by Commissioner Scott Harrison;

Motion Passed 9-0

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

NOES: None

ABSTAIN: None

**SITE PLAN SURETIES**

4. Nissan North America Subdivision, Site Plan, Revision 2 (Parking Addition); Extend The Performance Agreement For Drainage Improvements To March 24, 2022. (CONSENT AGENDA)

**Sponsors:**

Paula

Attachments:

Kortas

None

This Item was approved on the Consent Agenda.

**ENVISION FRANKLIN PLAN AMENDMENTS**

5. Consideration Of Resolution 2021-26, A Resolution To Adopt An Envision Franklin Plan Amendment For The Properties Located Between Sawyer Road And Lynnwood Way, Known As Map 036 Parcels 04000, 04100, 04200, And 04803 To Change The Design Concept From Conservation Subdivision To Multifamily Residential.

Sponsors:

Kelly Dannenfelser, Andrew Orr, Eric Conner

Attachments:

1. RES 2021-26 Amend Envision Franklin for Buckley Property.with Exhibit.Law Approved
2. Buckley Property Treemont Letter
3. Area Map
4. Staff Report

Mr. Andrew Orr, Long Range Supervisor, stated that this application must be deferred in order to meet state public hearing notification requirements. Notice of public hearing was not published in a newspaper of general circulation 30 days prior to the meeting as required by state law.

Staff recommended deferral until the April 22, 2021 Planning Commission.

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

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative. Mr. Gamble stated that they concurred with the Staff recommendation to defer the item until the Planning Commission meeting on April 22, 2021.

Chair Lindsey asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Orr, to defer Resolution 2021-26 to the Planning Commission meeting on April 22, 2021.

Chair Lindsey asked for any discussion on the motion.

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

Chair Lindsey asked for a roll call vote.

The motion carried unanimously.

**ACTION:** Motion to Defer the Resolution 2021-26 to the April 22, 2021 Planning Commission, 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 Williamson, Nick Mann

**NOES:** None

**ABSTAIN:** None

**REZONINGS/DEVELOPMENT PLANS**

6. Consideration of Ordinance 2020-36, An Ordinance To Rezone 35.36 Acres From Planned (PD) District To Planned (PD 0.17/14,300) District For The Property Located South Of Spencer Creek Road And North Of Mack Hatcher Parkway, Located At 285 Spencer Creek Road (Cheekwood North PUD).

Sponsors:

Kelly Dannenfelser, Amy Diaz-Barriga, Joseph Bryan



**Attachments:**

1. MAP Cheekwood North PUD Rez-DP
2. ORD 2020-36 Cheekwood North PUD Rez\_with Exhibits.Law Approved
3. 2021-03-04 Resubmittal Cheekwood North – Survey

Commissioner Franks recused himself from Item 6.

Mr. Joseph Bryan, Principal Planner, stated that the applicant is requesting to rezone 35.36 acres from Planned (PD) District to Planned (PD 0.17/14,300) District to accommodate the Cheekwood North PUD Subdivision. The proposed entitlements include density allowances for 6 single-family residential lots and 14,300 square feet of utility space for equipment storage. Envision Franklin places this parcel into the Single-Family Design Concept, which supports both single-family and recreational uses. The property is maintaining its use as a golf course and adding six residential lots so the proposed zoning with revised entitlements meet the recommendations of Envision Franklin. The corresponding development plan for the Cheekwood North PUD Subdivision will also be heard on this agenda.

Staff recommended Approval of Ordinance 2020-36 to the Board of Mayor and Aldermen.

Chair Lindsey asked if there were any citizen comments.

The following citizens spoke concerning Item 6:

1. Mr. Raymond Hicks, 104 Broadley Court - Opposed. Mr. Hicks stated that this property was floodplain and wetlands. He stated that the development would not transition with the look of the current neighborhood. He was concerned about future flooding caused by the development.
2. Ms. Deborah Hicks, 104 Broadley Court - Opposed. She stated that there was destruction done to the wetlands without permits and several trees were removed due to construction. She stated this will not transition with the look of their neighborhood.
3. Mr. Chuck Foster, 215 Cheekwood Court. Mr. Foster stated he would defer to the environmental engineers.
4. Mr. Rob Miller, 525 Dunwoody Court - Opposed. He stated that the homes will not transition well with the current neighborhood.
5. Mr. Jeff Dykes, 108 Broadley Court - Opposed. He stated that he emailed the Commissioners a letter and 16 questions. He was involved with the original developer of the current neighborhood. He stated that several changes had been made to the wetlands area without permits.
6. Ms. Anna Fitzhugh, 112 Broadley Court - Opposed. She stated that she is in favor of Cheekwood South, but is opposed to the plans for Cheekwood North.
7. Mr. Chuck Kirkpatrick, 116 Broadley Court - Opposed. Mr. Kirkpatrick stated that there had been destruction done to the wetlands without permits. He stated that the City of Franklin Stormwater Division had instructed the destruction to stop. He was also concerned about flooding.
8. Ms. Elizabeth Miller, 107 Broadley Court - Opposed. She stated that she was in agreement with the other neighbors who are opposed to this item.

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative. Mr. Gamble stated that he was excited to be a part of the consulting team for the Cheekwood project. Cheekwood North is a portion of the existing golf course. Envision Franklin identifies this property as Single Family Residential. He stated that part of the property is in the 100-Year Floodplain. There is an eastern portion that is outside the floodplain. The current zoning for the property is Planned District (PD). They are proposing the addition of six single family lots. He stated that there are several property owners involved. They are proposing to change the zoning for the property owned by the Cheekwood Golf Club. A portion of the property will still be used for golf. Mr. Gamble stated that it was recommended that all exotic invasives be removed from the stream channels and also along the Harpeth River. He stated this was being done in cooperation with the City of Franklin.

Chair Lindsey asked for a motion.

Commissioner Orr moved, seconded by Commissioner Harrison, to recommend Approval of Ordinance 2020-36 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

Commissioner Allen asked about the floodplain and erosion in this area. She directed her question to Staff.

Mr. Jimmy Wiseman, Assistant Director of Engineering, stated that the City of Franklin stopped the owner from clearing the area. He stated that this clearing was separate from the proposed development plan. The development plan will establish buffers. There will be a buffer mitigation plan with required plantings and removed easives. He stated that the citizen complaints about the clearing had been received and were being responded to. He stated, concerning the floodplain, the applicant is not required to go through the FEMA process at the development plan stage. The applicant will be required to have a Conditional Letter of Map Revision (CLOMR) and meet all of the Federal, State, and local floodplain requirements. He stated that they will look into the erosion and the concerns of the neighbors. He stated that the residents should speak with Doug Noonan in the Stormwater division.

Commissioner McLemore asked about the removal of the trees and whether permits were required.

Mr. Wiseman stated that they are looking into this.

Chair Lindsey asked about the CLOMR requirement. He asked if there was anticipation of the removal or disturbance of floodway along the Harpeth River.

Mr. Wiseman stated that he did not believe this affected the floodway along the Harpeth River at any point. He stated there would be a CLOMR, but not an H and H study.

Chair Lindsey asked for a vote on the motion.

Chair Lindsey asked for a roll call vote.

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

|                 |                                                                                                                                                                                        |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>ACTION:</b>  | Motion to Recommend Approval to the Board of Mayor and Aldermen the Ordinance 2020-36, Item 6, by Commissioner Michael Orr second by Commissioner Scott Harrison;<br>Motion Passed 8-0 |
| <b>AYES:</b>    | Ann Petersen, Marcia Allen, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Williamson, Nick Mann                                                                     |
| <b>NOES:</b>    | None                                                                                                                                                                                   |
| <b>ABSTAIN:</b> | None                                                                                                                                                                                   |

7. Consideration of Resolution 2020-298, A Resolution Approving A Development Plan For Cheekwood North PUD Subdivision, For The Property Located South Of Spencer Creek Road And North Of Mack Hatcher Parkway, Located At 285 Spencer Creek Road.

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

**Attachments:**

1. MAP Cheekwood North PUD Rez-DP
2. RES 2020-298 Cheekwood North PUD DP\_with Exhibit.Law Approved
3. 7414 Cheekwood North PUD DP\_Conditions of Approval\_01
4. 2021-03-04 Resubmittal Cheekwood North
5. Public Comments-Cheekwood North PUD

Commissioner Franks recused himself from Item 7.

Mr. Bryan stated that the applicant has submitted a development plan for the Cheekwood North PUD Subdivision to update the existing gold course and add housing on the property located at 285 Spencer Creek Road. The plan proposes six new single-family residential lots and 14,300 square feet of utility space for equipment storage and recreational use. The subject property is located in the Single-Family Design Concept per Envision Franklin. The Single-Family Design Concept allows for single-family, institutional and recreational uses.

The proposed architecture is compatible with that of the surrounding neighborhoods and meets the recommendations of

Envision Franklin. All new residential structures will be placed outside of the Floodway Fringe Overlay (FFO). The applicant has also indicated that they will relocate the existing pump station for City Water services away from the proposed residential lots. Specific location and design will be determined with the site plan submittal. The current administrative and recreational services on the property will be relocated to the Cheekwood South PUD Subdivision on the southern side of Mack Hatcher Parkway. That plan is also included on this agenda.

Staff recommended Approval, with conditions, of Resolution 2020-298 to the Board of Mayor and Aldermen.

Chair Lindsey asked if there were any citizen comments.

Mr. Bryan stated that several emails were received from citizens concerning the wetlands, traffic and the floodplain. Copies of these emails had been included in each Commissioner's packet. These comments will be included in the minutes.

The following citizens spoke concerning Item 7:

1. Mr. Jeff Dykes, 108 Broadley Court - Opposed. He stated that if homes are built, the lease will be in default. Their HOA owns a portion of the property. The property will no longer be able to be used for golf.
2. Ms. Deborah Hicks, 104 Broadley Court - Opposed. She stated that, even before any development takes place, they have already experienced flooding on their property. She wanted to know if the trees in the wetland area were going to be replaced.
3. Mr. Chuck Kirkpatrick, 116 Broadley Court - Opposed. Mr. Kirkpatrick asked for clarification on what was being considered. Mr. Kirkpatrick referred to his email. He stated that he was concerned about the flooding and how new construction would affect them.
4. Ms. Anna Fitzhugh, 112 Broadley Court - Opposed.
5. Ms. Candice Kirkpatrick, 116 Broadley Court - Opposed. She stated that her property backs up to the creek. She stated that that the wetlands had been damaged and cleared illegally. She was concerned about flooding.
6. Mr. Jeff Dykes, 108 Broadley Court - Opposed. **Mr. Dykes was concerned about traffic conditions due to the flooding on Spencer Creek Road.**

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative. Mr. Gamble stated that the consultant team was led by Nicholas Design. Nicholas Design has designed over 425 golf courses. He stated this was led by Jack Nicholas. Mr. Gamble stated that they were excited to bring this design. He stated that the golf course on the north side would be nine (par three) holes. The holes were designed within the property currently owned by the Cheekwood Golf Course. He stated that there would be no changes to the property that was currently leased. The area owned by Cheekwood Golf Course is approximately 35 acres. The plan includes incorporating a new pond adjacent to hole 7. He stated that the pond would be used to store additional water needed for the course. This side of the course would include a maintenance facility and a halfway house. The halfway house is designed in a historic style. The maintenance facility will include storage for carts and equipment. It will also be designed in a historic style. Mr. Gamble stated that the facility would be relocated further away from any single family homes. He stated that the proposed six single family homes are predominantly outside the 100-year floodplain. He stated that they do anticipate the manipulation of approximately .75 acres. They will follow both the City of Franklin and FEMA's process. They have not started the CLOMR, but have started evaluating the area. Lots 1-6 are alley-loaded single family detached homes. The homes are compatible in size to the homes on Dunwoody Court and surrounding area. The homes will be two story with porches and streetscapes.

Chair Lindsey asked for a motion.

Commissioner Orr moved, seconded by Commissioner McLemore, to recommend Approval of Resolution 2020-298 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

Commissioner Williamson asked if there was vegetation planned for the buffer. She also asked if considerations were made for any herbicides or pesticides.

Mr. Gamble gave the details for the planned buffers. To answer the second question, Mr. Gamble referred to Mr. Todd Jester, consultant for the Cheekwood North project. Mr. Jester discussed the guidelines that they plan to adopt for construction and maintenance. These guidelines address pest management and environmental concerns. He stated that they



plan to get certification.

Commissioner Williamson asked about the procedure for golf balls that are found downstream.

Mr. Jester stated that they will have areas where the golf balls cannot be retrieved. So, some balls may float downstream.

Mr. Wiseman stated that the golf balls are a pollutant, so a plan will need to be implemented to address this issue.

Mr. Gamble stated that many of the holes were designed to play away from the river.

Commissioner Mann addressed the flooding concerns about building homes near the 100-year floodplain. He referred to the proposed turn-around. He asked if Staff was agreeable to the design as proposed.

Mr. Wiseman stated that the applicant will have to go through the CLOMR process for approval. They will look closely at the site plan.

Mr. Gamble stated that the turn-around would be elevated out of the floodplain. He stated that the pond would also allow for floodplain storage.

Alderman Petersen stated that this was a recommendation for approval to the Board of Mayor and Aldermen (BOMA). She stated the BOMA would also vote on this item. Alderman Petersen clarified this for the citizens who had called in.

Chair Lindsey stated that this recommendation should include Staff's Conditions of Approval. He asked if there was a motion to amend the motion to include the Conditions of Approval.

Commissioner Orr moved, seconded by Commissioner McLemore, to amend the motion to recommend Approval of Resolution 2020-298, with conditions, to the Board of Mayor and Aldermen.

Chair Lindsey asked for a vote on the motion.

Chair Lindsey asked for a roll call vote.

The motion carried by the following vote (7-1). Commissioner Harrison voted against the motion. Commissioner Franks was recused from the vote.

|                 |                                                                                                                                                                                                           |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>ACTION:</b>  | Motion to Recommend Approval, with Conditions, to the Board of Mayor and Aldermen the Resolution 2020-298, Item 7, by Commissioner Michael Orr second by Commissioner Alma McLemore;<br>Motion Passed 7-1 |
| <b>AYES:</b>    | Ann Petersen, Marcia Allen, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Williamson, Nick Mann                                                                                                        |
| <b>NOES:</b>    | Scott Harrison                                                                                                                                                                                            |
| <b>ABSTAIN:</b> | None                                                                                                                                                                                                      |

8. Consideration of Ordinance 2020-37, An Ordinance To Rezone 53.52 Acres From Civic Institutional (CI) District To Planned (PD 58,909) District For The Property Located West Of Aldersgate Way And South Of Mack Hatcher Parkway (Cheekwood South PUD).

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

**Attachments:**

1. MAP Cheekwood South PUD Rez-DP
2. ORD 2020-37 Cheekwood South PUD Rez\_with Exhibits.Law Approved
3. 2021-03-04 Resubmittal Cheekwood South - Rezoning

Commissioner Franks recused himself from Item 8.

Mr. Bryan stated that the applicant is requesting to rezone the subject property from Civic Institutional (CI) District to Planned (PD 58,909) District to accommodate the Cheekwood South PUD Subdivision and construct golf course facilities. The parcel consists of 53.52 acres and is located South of Mack Hatcher Parkway and West of Aldersgate Way. The property is currently vacant. Envision Franklin places this parcel in the Recreation Design Concept which supports both public and private recreational opportunities. The proposed rezoning entitlements include 58,909 square feet of nonresidential space for the club house, driving range, etc. The rezoning is consistent with Envision Franklin and can be supported by Staff.

Staff recommended Approval of Ordinance 2020-37 to the Board of Mayor and Aldermen.

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

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative. Mr. Gamble stated that this property is located on the south side of Mack Hatcher Parkway. He stated that it is approximately 53 acres owned by the City of Franklin. The Envision Franklin policy is Recreation and the property is zoned Civic Institutional. The proposed zoning is Planned District to allow golf and the proposed development plan.

Chair Lindsey asked for a motion.

Commissioner Allen moved, seconded by Commissioner McLemore, to recommend Approval of Ordinance 2020-37 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

Commissioner Allen asked if this was a nineteen hole golf course.

Mr. Gamble stated that it was not. He stated that the golf course on the north side would be a nine hole (par three) course. The south side of the course would be a golf training facility.

Chair Lindsey asked for a vote on the motion.

Chair Lindsey asked for a roll call vote.

The motion carried unanimously. Commissioner Franks was recused from this item.

|                 |                                                                                                                                                                                        |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>ACTION:</b>  | Motion to Recommend Approval to the Board of Mayor and Aldermen the Ordinance 2020-37, Item 8, by Commissioner Marcia Allen second by Commissioner Alma McLemore;<br>Motion Passed 8-0 |
| <b>AYES:</b>    | Ann Petersen, Marcia Allen, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Williamson, Nick Mann                                                                     |
| <b>NOES:</b>    | None                                                                                                                                                                                   |
| <b>ABSTAIN:</b> | None                                                                                                                                                                                   |

9. Consideration of Resolution 2020-299, A Resolution Approving A Development Plan For Cheekwood South PUD Subdivision, For The Property Located West Of Aldersgate Way And South Of Mack Hatcher Parkway.

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

**Attachments:**

1. MAP Cheekwood South PUD Rez-DP
2. RES 2020-299 Cheekwood South PUD DP-with Exhibits.Law Approved
3. Conditions of Approval UPDATED 3.23.2021
4. 2021-02-04 Cheekwood South DP Resubmittal
5. Public Comments-Cheekwood North PUD

Commissioner Franks recused himself from Item 9.

Mr. Bryan stated that the applicant has submitted a development plan for the Cheekwood South PUD Subdivision to develop a golf course and driving range. The subject property consists of 53.52 acres and is located South of Mack Hatcher Parkway

and West of Aldersgate Way. The property is owned by the City of Franklin and currently vacant. Envision Franklin places this parcel in the Recreation Design Concept. Per Envision Franklin, the Recreation Design Concept supports both private and public recreational opportunities. Envision Franklin states that, " should be interconnected through bike lanes, multi-use paths, and sidewalks." The plan as proposed provides a safe connection to the parcel on the northside of Mack Hatcher and connects with established local trails. In addition to the course itself, the administrative offices, club house, and pro shop for both this development and the Cheekwood North PUD Subdivision are located on the property. The proposed architecture of the site facilities responds to the rural character of the Mack Hatcher corridor and is compatible with existing development in the immediate area.

Any golf balls that are hit into the surrounding jurisdictional features (wetlands, rivers, streams, etc.) shall be considered an illicit discharge followed by Notices of Violation and Civil Penalties per the City of Franklin Stormwater Ordinance, therefore additional information regarding nets for the driving range will be required at the site plan submittal to ensure proper protection of the Harpeth River and surrounding wetlands. There is also a condition of approval to remove the sidewalk currently shown encroaching into a protected wetland.

Staff recommended Approval, with conditions, of Resolution 2020-299 to the Board of Mayor and Aldermen.

Chair Lindsey asked if there were any citizen comments.

Mr. Thomas Herbert, 301 Stanley Park Lane, stated that he would like to know about any proposed changes to the floodway along the Harpeth River.

Chair Lindsey called for a fifteen minute recess at 8:19 pm due to weather conditions. The meeting resumed at 8:30 pm.

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative. Mr. Gamble stated that this side of Mack Hatcher will see the relocation of the Golf Club to this property. He stated that 40,000 vehicle trips per year use Spencer Creek Road to use the golf course. The use of the traffic signal will make access easier and reducing the traffic volume on Spencer Creek Road. The south side will be a golf training facility with trainers, a chipping area, a six hole practice course, and a driving range. This Williamson County GIS map shows the floodplain on the property. They will be manipulating 3.5 acres of the floodplain and replacing that volume on the course. There will be a complex of buildings on the property. Mr. Gamble compared the campus to the neighboring properties, such as the BGA campus. The buildings will include a club house, golf performance center, a golf house, and a teaching building. The club house will be open to the general public. The architecture will be reflective of rural equestrian.

Mr. Todd Jester stated that they are working toward a partnership with the Tennessee Golf Foundation. He discussed the plan to work with the youth and local school golf teams. He stated, per Nicholas Design, there is nothing like this design anywhere else in the nation. They are very excited about this project.

Chair Lindsey asked for a motion.

Commissioner Orr moved, seconded by Commissioner Harrison, to recommend Approval, with conditions, of Resolution 2020-299 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

Commissioner Allen asked if Cheekwood was going to buy or lease this property.

Mr. Gamble confirmed that Cheekwood would lease the property from the City of Franklin.

Commissioner Allen asked if this facility would be programmed all the time. She would like to see it available for seniors.

Mr. Jester stated that it would be a learning facility to encourage the youth to learn golf. He stated that this was also redesigned for seniors. He stated that golf courses are disappearing because of the value of land. They want to preserve the opportunity for the public to learn and play golf.

Commissioner Mann asked how many bays the driving range would have.



Mr. Jester stated that the covered area would have 68 bays and the teaching area would have 10 bays. He stated that this would be a multi-level (3 stories) facility.

Chair Lindsey asked if it would be similar to Top Golf and about the pricing.

Mr. Jester stated it would be an upgraded, state-of-the-art facility. He stated that the pricing will be competitive and open to the public. They want to introduce golf to the population.

Chair Lindsey asked for a vote on the motion.

Chair Lindsey asked for a roll call vote.

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

**ACTION:** Motion to Recommend Approval with Conditions to the Board of Mayor and Aldermen the Resolution 2020-299, Item 9, 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 Williamson, Nick Mann

**NOES:** None

**ABSTAIN:** None

10. Consideration Of Ordinance 2021-04, An Ordinance To Rezone 13.81 Acres From Estate Residential (ER) District To Planned (PD 3.12) District For The Property Located West Of Hillhaven Lane And North Of Arsenal Drive, Located At 171 Hillhaven Lane (Hillhaven PUD Subdivision).

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

- Attachments:**
1. MAP Hillhaven PUD Rez-DP
  2. ORD 2021-04 Hillhaven PUD Rez\_\_with Exhibits.Law Approved
  3. 2021-03-04 CHP Hill Haven Rezoning

Commissioner Harrison recused himself from Item 10.

Mr. Bryan stated that the applicant is requesting to rezone the subject property at 171 Hillhaven Lane from Estate Residential (ER) District to Planned (PD 3.12) District to accommodate the Hillhaven PUD Subdivision. The property consists of 13.81 acres and is currently vacant. Envision Franklin places this parcel in the Conservation Subdivision Design Concept, which recommends that 50% of the property be preserved and remain as open space. The proposed rezoning to Planned District with the corresponding development plan is consistent with the recommendations of Envision Franklin and can be supported. The Hillhaven PUD Subdivision Development Plan is also up for review on this agenda.

Staff recommended Approval of Ordinance 2021-04 to the Board of Mayor and Aldermen.

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

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative. Mr. Gamble stated that his presentation would be for both the rezoning and the development plan. This proposed community was in partnership with the Franklin Community Housing Partnership (FCHP). They are requesting a rezoning from Estate Residential to Planned District. Envision Franklin identifies the property as Conservation Subdivision. This requires an open space minimum of 50%. The Master Plan is for just over 13 acres. The open space would be over 60% of the site. Six acres would be developed with 40 units (8 Big Houses with 32 condos and 8 Single Family homes). There is a remediation plan to restore the HHO protected area to a natural state. The stream has 60 foot buffer. Staff comments include a Condition of Approval to remove Lot 11. Mr. Gamble stated that they are fine with this condition. For the 7 single family homes that back up to Arsenal Drive, he stated that the lot widths are the same as the homes on Arsenal Drive. They would create an area for stormwater conveyance and send it to a detention space. Mr. Gamble provided details for the plan. He stated that each Big House will have two homes on the top

and two homes on the bottom. He stated that the Big Houses are forty feet wide and compatible with the neighboring homes. He showed a comparison with the Iron Horse Big Houses. The homes inside will range from 1,000 to 1,200 square feet. Each home is 2 bedroom and 2 baths. They are not proposing garages, but someone may add a garage if they want. They received several comments from Neighborhood Meetings. Mr. Gamble showed the elevation in comparison to Roper's Knob. He discussed the traffic impact. He stated that the Housing Commission was concerned about parking. They are providing 1.5 parking spaces for each one bedroom and two spaces for each two bedroom unit.

Chair Lindsey asked for a motion.

Commissioner McLemore moved, seconded by Commissioner Williamson, to recommend Approval of Ordinance 2021-04 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

Commissioner Allen asked about the property owner.

Mr. Gamble stated that the Franklin Community Housing Partnership has an agreement to purchase the land from them.

Commissioner Williamson asked about the retention basin being in the scenic corridor buffer. She asked if there was landscaping planned for this buffer.

Mr. Gamble stated that they would be incorporating landscape.

Commissioner Williamson asked about the trailway issues.

Mr. Gamble stated that the additional cost would have affected the proposed home price and the ability of buyers to purchase the homes.

Commissioner Williamson asked if the field would be maintained or naturalistic.

Mr. Gamble stated it would be naturalistic.

Chair Lindsey asked for a vote on the motion.

Chair Lindsey asked for a roll call vote.

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

|                 |                                                                                                                                                                                             |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>ACTION:</b>  | Motion to Recommend Approval to the Board of Mayor and Aldermen the Ordinance 2021-04, Item 10, by Commissioner Alma McLemore second by Commissioner Jenny Williamson;<br>Motion Passed 7-0 |
| <b>AYES:</b>    | Ann Petersen, Marcia Allen, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Williamson, Nick Mann                                                                                          |
| <b>NOES:</b>    | None                                                                                                                                                                                        |
| <b>ABSTAIN:</b> | None                                                                                                                                                                                        |

11. Consideration Of Resolution 2021-51, A Resolution Approving A Development Plan For Hillhaven PUD Subdivision, For The Property Located West Of Hillhaven Lane And North Of Arsenal Drive, Located At 171 Hillhaven Lane.

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

**Attachments:**

1. MAP Hillhaven PUD Rez-DP
2. RES 2021-51 Hillhaven PUD DP\_with Exhibits\_Law Approved
3. 7372 Hillhaven PUD DP\_Conditions of Approval\_01

4. 2021.03.04 Hillhaven DP Resubmittal
5. Public Comment-Hillhaven PUD

Commissioner Harrison recused himself from Item 11.

Mr. Joseph Bryan stated that the Hillhaven PUD Subdivision consists of a total of 43 dwelling units, 11 single-family lots and 8 multiplex buildings with 4 attached dwelling units in each building. Envision Franklin places the subject property in the Conservation Subdivision Design Concept, which states, "New development should preserve a minimum of 50 percent open space, strategically targeted toward scenic vistas, greenways, pastures, trails, woodlands, or other uses that maintain scenic character, protect habitat value, and contribute to the quality of life for residents." The parcel lies adjacent to Roper's Knob at the end of Hillhaven Lane. The applicant has responded to the recommendations of Envision Franklin by offering a mixture of housing options while preserving the hillside views the community is accustomed to from this side of the natural feature.

Additionally, Envision Franklin states that, "Architectural sensitivity for new developments should be observed. The style and architecture should draw from the character of the surrounding area and historically significant buildings." The architectural conceptions provide a variety of styling that are compatible with the surrounding established neighborhoods.

Lot 11 is proposed to be in a location with more than 14% of natural slope. This area is located with the 500ft HHO Buffer and the Zoning Ordinance requires that when lots include this percentage slopes, new lots be minimally two acres in size. Further, the area remaining that is outside of the protected slopes does not have enough buildable area to warrant a single-family residential lot in this location. As a condition of approval, Lot 11 must be removed from the Hillhaven PUD Subdivision.

There is a Project Consideration. This proposal includes three lots that are well below the minimum lot size within any of the City's Base Zoning Districts. These three lots are an average size of 2,500 square feet. The size of the lots and the proposed setbacks can accommodate a house, but not necessarily on-site parking or a private yard. Open spaces are provided nearby in the neighborhood, and off-street parking is provided adjacent to the lots. Normally, staff would not support a lot this small. However, due to the mission of the organization developing the site, the limited number of sub-size lots being proposed, and the accommodation of parking and open space near the lots, staff can support these lots in this very specific case.

Staff recommended Approval, with conditions, of Resolution 2021-51 to the Board of Mayor and Aldermen.

Chair Lindsey asked if there were any citizen comments.

Mr. Bryan stated that Staff had received one letter expressing traffic and stormwater concerns. A copy of this letter was provided to the Commissioners and will be added to the minutes. Alderman Petersen stated that she was unable to open this attachment. Ms. Dannenfelser stated that she would provide Alderman Petersen a copy of the letter prior to the BOMA Worksession.

Ms. Dannenfelser stated that there were no other citizen comments.

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative. Mr. Gamble stated that the Development Plan was part of the mission of the Franklin Community Housing Partnership. He stated that it was the mission of the FCHP to provide attainable and affordable houses. He stated that these homes would not be leased and would be sold to persons with income at less than 80% of the median income.

Commissioner McLemore stated that this development needed to improve the architectural design and be brought to the Planning Commission at the site plan level.

Chair Lindsey asked for a motion.

Commissioner McLemore moved, seconded by Commissioner Allen, to recommend Approval, with conditions, of Resolution 2021-51 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

Commissioner Orr asked about the price point.

Mr. Gamble stated that the price had not be determined yet. However, the Franklin Community Housing Partnership was looking into grants and other opportunities to help first time home buyers. Mr. Gamble stated that the homes need to appraise at market rate.

Chair Lindsey asked for a vote on the motion.

Chair Lindsey asked for a roll call vote.

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

**ACTION:** Motion to Recommend Approval with Conditions, to the Board of Mayor and Aldermen the Resolution 2021-51, Item 11, by Commissioner Alma McLemore second by Commissioner Marcia Allen;

Motion Passed 7-0

**AYES:** Ann Petersen, Marcia Allen, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Williamson, Nick Mann

**NOES:** None

**ABSTAIN:** None

#### **SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS**

12. McEwen Place PUD Subdivision, Final Plat, Section 3, Revision 5, Lot 305 (McEwen Place Town Center PUD), Creating 1 Commercial Lot And 2 Open Space Lots, On 13.5 Acres, Located At The Intersection Of Aspen Grove Drive And Jordan Road. (CONSENT AGENDA)

**Sponsors:**

Kelly Dannenfelser, Amy Diaz-Barriga, Joseph Bryan

**Attachments:**

1. MAP McEwen TC PUD FP Rev 5
2. 7469 McEwen Place PUD FP Sec 4 Rev 5 Lot 305\_Conditions of Approval\_01
3. COF#7469 - 200430B-McEWEN PLACE PUD-SECT 3-REV 5-2 Sheets - 2021-03-03

This item was approved on the Consent Agenda.

13. Vintage at Watson Glen PUD Subdivision, Final Plat (Formerly Lot 24 of Watson Glen Subdivision, Section 1, Revision 10, and Lot 3 of Nashville Lodge No. 72, B.P.O Elks Subdivision), Creating Two Mixed-Use Lots And One Open Space Lot, On 21.24 Acres, Located At The Intersection Of South Royal Oaks Boulevard And Oak Meadow Drive. (CONSENT AGENDA)

**Sponsors:**

Kelly Dannenfelser, Amy Diaz-Barriga, Chelsea Randolph

**Attachments:**

1. FINAL PLAT 7475 Vintage at Watson Glen PUD Subdivision
2. MAP 7475 Vintage at Watson Glen PUD Subdivision, Final Plat
3. 7474 Vintage at Watson Glen Conditions of Approval\_01

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

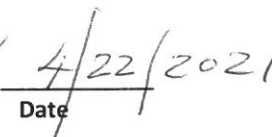
**AYES:** Ann Petersen, Marcia Allen, Scott Harrison, Roger Lindsey, Alma McLemore, Michael Orr, Jenny Williamson,  
Nick Mann

**NOES:** None

**ABSTAIN:** None

There being no further business, the meeting adjourned at 9:13 PM.

  
Roger Lindsey, Chair

  
Date

March 24, 2021

**I am opposed to adding any homes as provided in the referenced application. My concerns are due to the potential impact on the environment, flooding, traffic on Spencer Creek Road and our experience with the developer(s).**

I am also concerned with the destruction of wetlands, vegetation, waterways, and trees that has already taken place. In the past two weeks, crews have destroyed vegetation and trees along Deerfield Branch without a permit. On the first occurrence, my wife and a neighbor were told by the crew that they were instructed to stop if anyone asked them to do so. My wife asked them to stop. A week later, the crew was out again with heavy equipment, removing vegetation and trees from the creek, again without a permit. (See Photos) My wife called the city. An employee came out (Doug Noonan) and halted the destruction.

We often hear golf balls hitting trees along Deerfield Branch as inexperienced golfers try to come over the trees on #9. If those trees are removed as the developer/planner intends, there will be more golf balls in our yard and likely hitting our house.

The details of the development plan seem to be a ruse. The area along Deerfield Branch is labeled "Preserved Tree Canopy" yet the developers / planners have removed trees and continue to do so despite being told by Mr. Noonan to stop. On March 24, a tractor was working along the Branch removing trees and vegetation.

The developers have treated the homeowners disdainfully and have consistently acted without regard for law, regulation, or city ordinance. We do not want a bad neighbor to be allowed to continue with the proposed development. The neighborhood has acted in good faith only to be repaid with the opposite. Experience shows that if the city approves the plan, the developers will continue to act in their own interest, disregarding the environment, city, and neighbors.

Finally, adding five or six homes as proposed will destroy runoff and increase the likelihood of flooding. In the 2010 flood, the Branch spread into our backyard. Making drastic changes as planned would likely have a detrimental impact, increasing flood risk to homeowners.

Chuck Kirkpatrick  
116 Broadley Ct











**From:** [Amy Diaz-Barriga](#)  
**To:** [Joseph Bryan](#)  
**Subject:** FW: Cheekwood PD  
**Date:** Wednesday, March 24, 2021 3:26:15 PM

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**AMY DIAZ-BARRIGA, AICP**  
CURRENT PLANNING SUPERVISOR

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

Phone: 615-550-6732

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**From:** Thomas Herbert <thherbert@gmail.com>  
**Sent:** Wednesday, March 24, 2021 7:20 AM  
**To:** Planning Intake <planningintake@franklin.tn.gov>  
**Subject:** Cheekwood PD

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

Franklin Planning,

Good morning, my name is Thomas Herbert. I live off Spencer Creek Road and am interested in the Cheekwood N/S proposals. It is a very interesting project and one I could support very much.

BUT, I had a very hard time understanding the proposed changes to the Harpeth River floodway. Since the submittal (attached to the FMPC packet) has there been any clarification of that map/rendering. The etchings used made it impossible to discern where the new proposed floodway extent would be. The existing is quite clear. Unless I missed it, in both the N/S sections the designer proposes to move the right bank floodway by more than 300' in places.

So I figure, that could not be accurate, but wanted to be sure. Is there another rendering that could show that more clearly? Transparent overlap, clearer color differential, e.g. I think that would be pertinent to the community considering all the relevant and potential long term impacts of this proposal.

Respectfully,  
Thomas Herbert  
Franklin, TN 37069

**From:** [Amy Diaz-Barriga](#)  
**To:** [Joseph Bryan](#)  
**Subject:** FW: Deborah Allen Hicks... Fwd: Cheekwood Recent Events-----Before and after pictures creek destruction- Hlighted scale maps-Letter  
**Date:** Wednesday, March 24, 2021 3:05:33 PM  
**Attachments:** [mime-attachment.msg](#)

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**AMY DIAZ-BARRIGA, AICP**  
CURRENT PLANNING SUPERVISOR

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

Phone: 615-550-6732

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**From:** Deborah Allen <deborahallen@comcast.net>  
**Sent:** Tuesday, March 23, 2021 11:43 AM  
**To:** Planning Intake <planningintake@franklin.tn.gov>  
**Cc:** Raymond Hicks <raymondhicks@comcast.net>  
**Subject:** Deborah Allen Hicks... Fwd: Cheekwood Recent Events-----Before and after pictures creek destruction- Hlighted scale maps-Letter

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

**Subject:** Cheekwood Recent Events-----Before and after pictures creek destruction- Hlighted scale maps-Letter

Hello...

This is Deborah Allen-Hicks writing to you. My husband, Raymond Hicks and I live next door to Jeff Dykes in Cheekwood at 104 Broadley Court.

Rather than write a long letter... I will just copy you on a couple of emails from Jeff which contain excellent information. Raymond and I completely Agree with Jeff's opinions and findings. We feel very strongly about this. And what makes it even worse the way things have moved forward without permits and in general to the detriment of our properties.

Please know that we love our neighborhood and only want the best for all concerned, but we do feel very violated since our best interest seems to be the least of Mr Jester's concern.

This is our home and out life's investment. Thank you for taking the time to understand our point of view and your voice in helping us protect our properties and investment.

We are praying for your help on this matter.

Love and thank you,  
Deborah Allen Hicks  
615-476-4095

Dana, I am sorry for sending you so much information on this but I felt like you and others involved in the vote should know these very recent events; Also, I have attached the entire packet that was sent to all Cheekwood H.O.A. members:

Two Mondays ago, March 8<sup>th</sup>, I received a phone call from a frantic neighbor ( Candice Kirpatrick ), who said “ Jeff, There is a tractor cutting trees down , clearing out along creek banks behind my house “ . I told her I would come over and talk to the golf course employee doing the cutting/clearing with her. I went down to where this was happening with Candice. The tractor operator ask if there was a problem and Candice said “ Yes “ I do not want these trees cleared out behind my house along creek banks. The tractor man was nice and said “ I was told to clear all this out unless somebody complained and if anyone complains to stop” . There was no more clearing done that day.

Fast forward to yesterday, March 22<sup>nd</sup>. The same neighbor called me and said “ Jeff, the tractor is back and clearing banks again, but they are on the other side of creek ( golf course side ) working. My reply to Candice was to call the City of Franklin and let them know. Within 20 minutes a man named Doug, from the City of Franklin came out and put a stop work order on the golf course. Doug then came over to Candice’s house to explain what he told the golf course workers. He said that this creek is labeled a blue line creek and a wetland on County, City and Tdec maps.. He said, no one is allowed to work/cut/clear within a 60 foot swath along creek without a permit from state and local municipalities. Doug also said that the owner will have to replace every plant/tree that has been removed in that 60 foot swath.

Attached is the entire packet I sent to all Cheekwood Homeowners. It has pictures before the golf course changed ownership in 2014, of all the Cattails , native wetland plants that were growing in creek before removed by present ownership. There is also pictures of how it looks now. I have other pictures of the recent illegal work done along hundreds of feet of spencer creek banks, of course these are areas with no homes around so nobody knew this was going on except golf course management.

Dana, Can you please forward this email to all planning commissioners, aldermen and alderwomen ad all City of Franklin staff.

Thank You for your service,

Sincerely,

Jeff Dykes



**Jeff Dykes Construction, LLC**  
**108 Broadley Court**  
**Franklin, TN 37069**  
**TN Contractor Lic#36071**  
**615-456-7999 (cell)**

Hello 40 Cheekwood homeowners and H.O.A. members. I assume by now you all have received the North side Golf Course submittals for the public hearing at City Hall next Thursday March 25<sup>th</sup> at 7 pm. I know that everyone has their opinion and ideas for the proposed residential streets and homes along with maintenance building with 25 parking spaces. The following is my personal opinion of how this proposal will damage our beautiful neighborhood.

- 1) We all live on the edge of a huge flood basin. It is wrong to build that much of impervious materials, streets, curbs, sidewalks, alleys, parking lot, rooftops in the mouth of a Blue Line creek. I have lived here 26 yrs. and during several droughts in those times Spencer Creek still had running water headed to the Harpeth River.
- 2) I have witnessed in the 26 years living here that during moderate rainfalls, flash rains and such, the County and the City of Franklin street departments come out and put up barricades and Danger High Water signs on Spencer Creek Road at the mouth of the creek where the storm water runs over the road several inches deep and causes hydroplaning. I have seen several wrecks due to this issue and one B.G.A. student injured when he hydroplaned and hit the stone pillars. I do not think anybody has lost their life yet and I apologize if that's not the case. I have had multiple City of Franklin and Williamson County employees tell me that the road needs to raise a minimum of 3 feet, maybe more, and larger culverts put in under road to prevent this from happening, basically a Bridge built.
- 3) If you look at the plan for new city street it enters the proposed subdivision right at this lowest area. Not good engineering in my opinion. I do not see any plans of raising Spencer Creek Road on this plan.
- 4) The housing they are proposing to build is all siding farmhouse style design and will not blend with our traditional all Brick/Stucco neighborhood. It will actually stick out like a sore thumb. If this proposal was approved, Existing Homes on Dunwoody Ct. will be looking directly at the backyards, garages and alleys as they walked out their Front Door.
- 5) The original proposal was to move the Maintenance Bldg. to the South Side development so that noise pollution would be away from our neighborhood, this has changed on this proposal. This is a large Maintenance building that has 25 parking spaces. The golf course is proposing doubling in size, with the addition of South portion, I would assume that the maintenance equipment will at least double, as will the noise for nearby residences.
- 6) It is of the opinion of several experienced well established lawyers that our Lease Agreement with the golf course owners will be in default if this proposed development passes the vote and is approved. Our lease states that the adjacent land as plated that abuts our 24+ acres of common space can only be used for a golf course. It also states that no lighting can be installed/ added to any portion of the land adjacent to our common area. If the proposal passes there will be Street Lighting and multiple home lighting, landscape lighting, Maintenance building lighting, it could be very bright at night.
- 7) It is a state law that anyone that owns property with a blue line creek running through the property must obtain a permit to work within a 50 ft. area of the banks of the creek. That is to remove any vegetation or disturb any soil within that 50 ft. I have witnessed a large swath of natural filtration cattails and lily pads in the creek removed by the new golf course management. The water used to be crystal clear on the low side of the creek, now it is nothing but mud washing and banks eroding. As late as last week I saw a tractor clearing out trees on the bank of the creek, when I ask him if he had a permit or was using any erosion control, he said "No, but I was told to stop if anybody complained", and he left? There is a right way to work around and in creeks to improve them, but the first thing is to get a permit.
- 8) The owner of the golf course has also taken down many trees on your / our HOA 24+ acres without any contact to our association, any flagging or study of the trees, no notification whatsoever. Why would somebody who says they want to be a good neighbor do that with no discussion. Would you take down your neighbor's trees?
- 9) In closing, I do not think that Jack Nicklaus would support any of this development proposal to build a high quality golf course. If he does, my opinion of Nicklaus Design has changed drastically. I have played a few of Nicklaus public courses around Cincinnati and in Florida, and the managers that I have talked to on those courses have said there is nothing more important to them as courtesy to surrounding neighbors and the environment. That does not seem to be the case here. I 100% support the expansion of the Golf Course but 100% disagree with the sub-division/city street/commercial development proposal up for vote next Thursday March 25, 7 pm. This is a public zoom meeting so this is the chance our neighborhood has to speak with Planning Commission who will be voting.

Thank You for your time,  
Jeff Dykes



March 10, 2021

## **Public Notification Letter – Cheekwood**

### **PUBLIC NOTICE**

This letter is written to provide public notice that the Franklin Municipal Planning Commission (FMPC) will be considering a proposed Development Plan and Rezoning for the properties located at Map 063, Parcels 2101, 2102 and 2103, Map 052N A, Parcel 00100 and Map 063C A, Parcel 00100 at 285 Spencer Creek Road in Franklin, TN. The request will be heard by the FMPC on Thursday, March 25, 2021 at 7:00 pm in the Board Room at the Franklin City Hall. Please see the information below for more details.

### **APPLICANT**

Gamble Design Collaborative

### **APPLICANT'S REPRESENTATIVE**

Gamble Design Collaborative  
Greg Gamble 615-975-5765

324 Liberty Pike, Suite 145, Franklin, TN 37064  
greg.gamble@gdc-tn.com

### **APPLICATION TYPE**

Development Plan and Rezoning

### **DATE, TIME, AND PLACE OF PUBLIC MEETING**

Thursday, March 25, 2021 at 7:00 pm in the City Hall Board Room, located at 109 3<sup>rd</sup> Avenue in Franklin, Tennessee.

### **SUBJECT PROPERTY**

Map 063, Parcels 2.00, 2.01, 2.02. Map 052, Parcel 7.00 and Map 052O, Group A, Parcel 27.00

### **NATURE AND SCOPE OF THE APPLICANT REQUEST**

Two separate Development Plans and Rezoning, proposing a redesign of the Cheekwood Golf Course. The Development Plan for the north side of Mack Hatcher will redesign the golf course and add six residential lots. The Development Plan for the south side of Mack Hatcher will expand the golf course to the City-leased property. The clubhouse will be rebuilt on the southern property, as well as a golf practice facility with 3 story driving range and an associate restaurant.

### **WHERE TO VIEW THE PROPOSED PLAN**

The application may be viewed in the Planning and Sustainability Department, City Hall, 109 3<sup>rd</sup> Avenue South, Franklin, TN 37064. The Department phone number is 615-791-3212.

### **WHERE THE PUBLIC CAN BE HEARD**

Accommodations have been made to ensure that the public is able to participate in the meeting on Thursday, March 25, 2021 at 7:00 pm with respect to the application. The public may participate in the following ways:

- Watch the meeting on FranklinTV or the City of Franklin website <https://www.franklintn.gov/franklintv>
- Watch the live stream through the City of Franklin Facebook <https://www.facebook.com/CityOfFranklin> and YouTube accounts <https://www.youtube.com/user/CityOfFranklin>

- Call in to the conference meeting 1-312-626-6799; Meeting ID: 990 0449 6156; Password: 476160. Callers will be unmuted and given the opportunity to comment during the meeting at specific times.

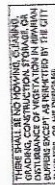
- The public may email comments to [planningintake@franklinton.gov](mailto:planningintake@franklinton.gov) to be provided in full to the Commission and included in the minutes, but not read aloud in their entirety during the meeting. Emailed comments will be accepted until 12:00 PM (noon) on the day before the meeting.

- Public comment options will be published with the agenda, or a citizen can call the City of Franklin Planning and Sustainability Department for more information at 615-791-3212.

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CAN IT BATH CONNECTION UNDER PAPER PLUMBING AND PLUMBING?

EXISTING CHEEK WOOD  
EXISTING BARN

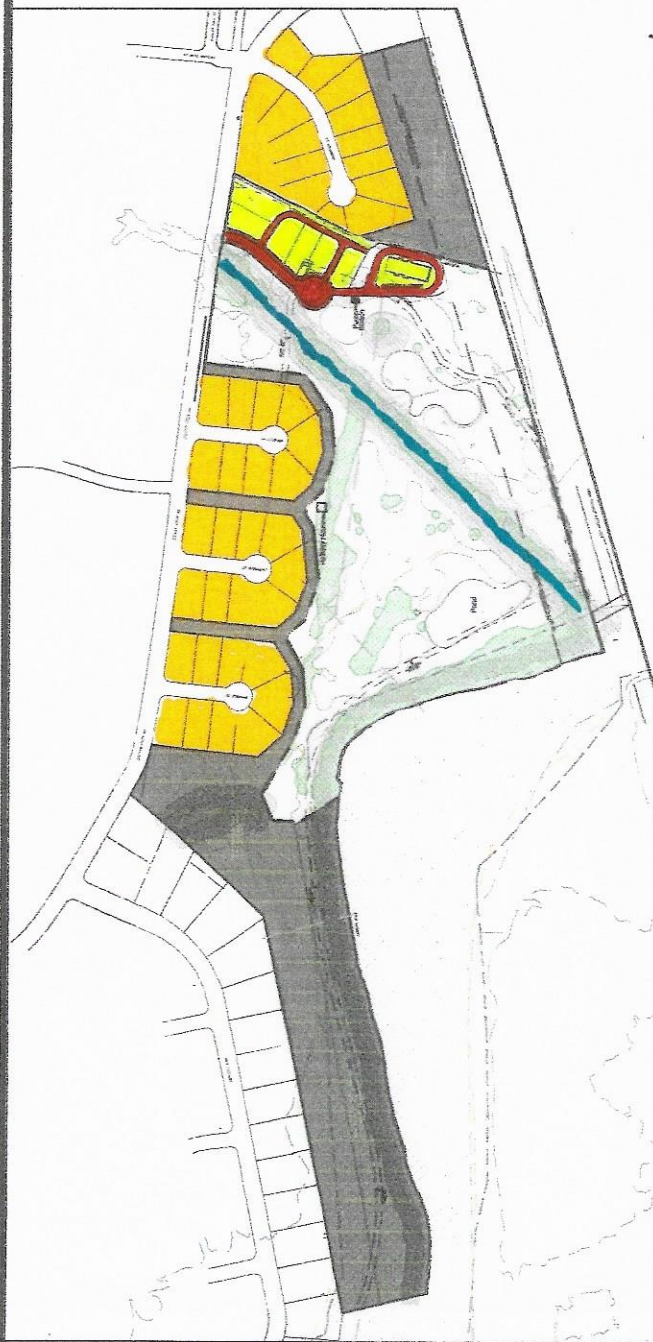


- |       |                                                               |
|-------|---------------------------------------------------------------|
| ArA   | Armour silt loam, 0 to 2 percent slopes                       |
| ArB   | Armour silt loam, 2 to 5 percent slopes                       |
| ArBz  | Armour silt loam, 2 to 5 percent slopes, eroded               |
| ArC   | Armour silt loam, 5 to 12 percent slopes, 1.6                 |
| ArCz  | Armour silt loam, 5 to 12 percent slopes, eroded              |
| BrCz  | Braxton cherty silt loam, 5 to 12 percent slopes, eroded      |
| Es    | Egan silt loam, phosphatic                                    |
| HBrCz | Hampshire silt loam, 5 to 12 percent slopes, eroded           |
| HnC3  | Huntabley clay loam, 5 to 12 percent slopes, severely eroded  |
| Lu    | London silt loam, phosphatic                                  |
| Lu    | London silt loam, 0 to 2 percent slopes, occasionally flooded |
| MbBz  | Mairy silt loam, 2 to 5 percent slopes, eroded                |
| MnC3  | Mairy silt loam, 5 to 12 percent slopes, severely eroded      |
| McD   | McSwain-Mimsa-tect outcrop complex, 5 to 15 percent slopes    |
| Rc    | Redford                                                       |
| W     | Water                                                         |

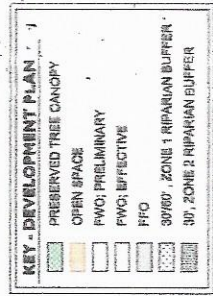
10/03/2011 11:00 AM

OVERALL  
EXISTING  
CONDITIONS  
SHEET  
C1.0





THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN NEPAIAN BLUFFS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNER.



**OPEN SPACE REQUIREMENT**

MINIMUM CUSH: 2" AND REQUIREMENT AS  
"BULB" - 15" TOTAL - 1" 17" AC  
100% AVAILABLE AREA - 100% 100% 100%  
REQUIREMENT: 100% 100% 100% 100%

**THREE CANOPY RETENTION**

Overall: 88% male, 12% female

1986-1987 only

1988-1990: 50% canopy  
1991-1993: 40% canopy  
1994-1995: 20% canopy

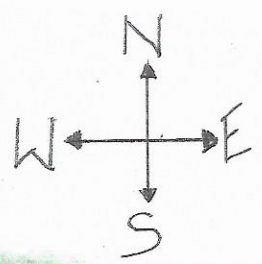
1986-1995: 70% canopy

[illegible]

|                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>1. 1990년대 초반부터 시작된 '신용회수' 운동은 주로 대기업과 중소기업 간의 거래에서 발생하며, 이는 기업의 신용회수율을 높이고 자금회전을 촉진하는 데 목적이 있다.</p> <p>2. 신용회수율은 기업의 재무상태를 평가하는 중요한 지표로, 이는 기업의 신용회수율을 높이고 자금회전을 촉진하는 데 목적이 있다.</p> <p>3. 신용회수율은 기업의 재무상태를 평가하는 중요한 지표로, 이는 기업의 신용회수율을 높이고 자금회전을 촉진하는 데 목적이 있다.</p> | <p>1. 1990년대 초반부터 시작된 '신용회수' 운동은 주로 대기업과 중소기업 간의 거래에서 발생하며, 이는 기업의 신용회수율을 높이고 자금회전을 촉진하는 데 목적이 있다.</p> <p>2. 신용회수율은 기업의 재무상태를 평가하는 중요한 지표로, 이는 기업의 신용회수율을 높이고 자금회전을 촉진하는 데 목적이 있다.</p> <p>3. 신용회수율은 기업의 재무상태를 평가하는 중요한 지표로, 이는 기업의 신용회수율을 높이고 자금회전을 촉진하는 데 목적이 있다.</p> | <p>1. 1990년대 초반부터 시작된 '신용회수' 운동은 주로 대기업과 중소기업 간의 거래에서 발생하며, 이는 기업의 신용회수율을 높이고 자금회전을 촉진하는 데 목적이 있다.</p> <p>2. 신용회수율은 기업의 재무상태를 평가하는 중요한 지표로, 이는 기업의 신용회수율을 높이고 자금회전을 촉진하는 데 목적이 있다.</p> <p>3. 신용회수율은 기업의 재무상태를 평가하는 중요한 지표로, 이는 기업의 신용회수율을 높이고 자금회전을 촉진하는 데 목적이 있다.</p> | <p>1. 1990년대 초반부터 시작된 '신용회수' 운동은 주로 대기업과 중소기업 간의 거래에서 발생하며, 이는 기업의 신용회수율을 높이고 자금회전을 촉진하는 데 목적이 있다.</p> <p>2. 신용회수율은 기업의 재무상태를 평가하는 중요한 지표로, 이는 기업의 신용회수율을 높이고 자금회전을 촉진하는 데 목적이 있다.</p> <p>3. 신용회수율은 기업의 재무상태를 평가하는 중요한 지표로, 이는 기업의 신용회수율을 높이고 자금회전을 촉진하는 데 목적이 있다.</p> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



FIELDSTONE  
FARMS



DEERFIELD

MONTICELLO

SPENCER CREEK RD.

CAROLINA  
CLOSE

PROPOSED  
REZONE

BGA

CHEEKWOOD NORTH  
PUD

MAC K H A T C H E R

CHEEKWOOD SOUTH  
PUD

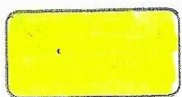
FRANKLIN  
HIGH SCHOOL



CHEEKWOOD-EXISTING 40 HOMES



NEW FLOOD PLAIN OVERLAY



PROPOSED DEVELOPMENT

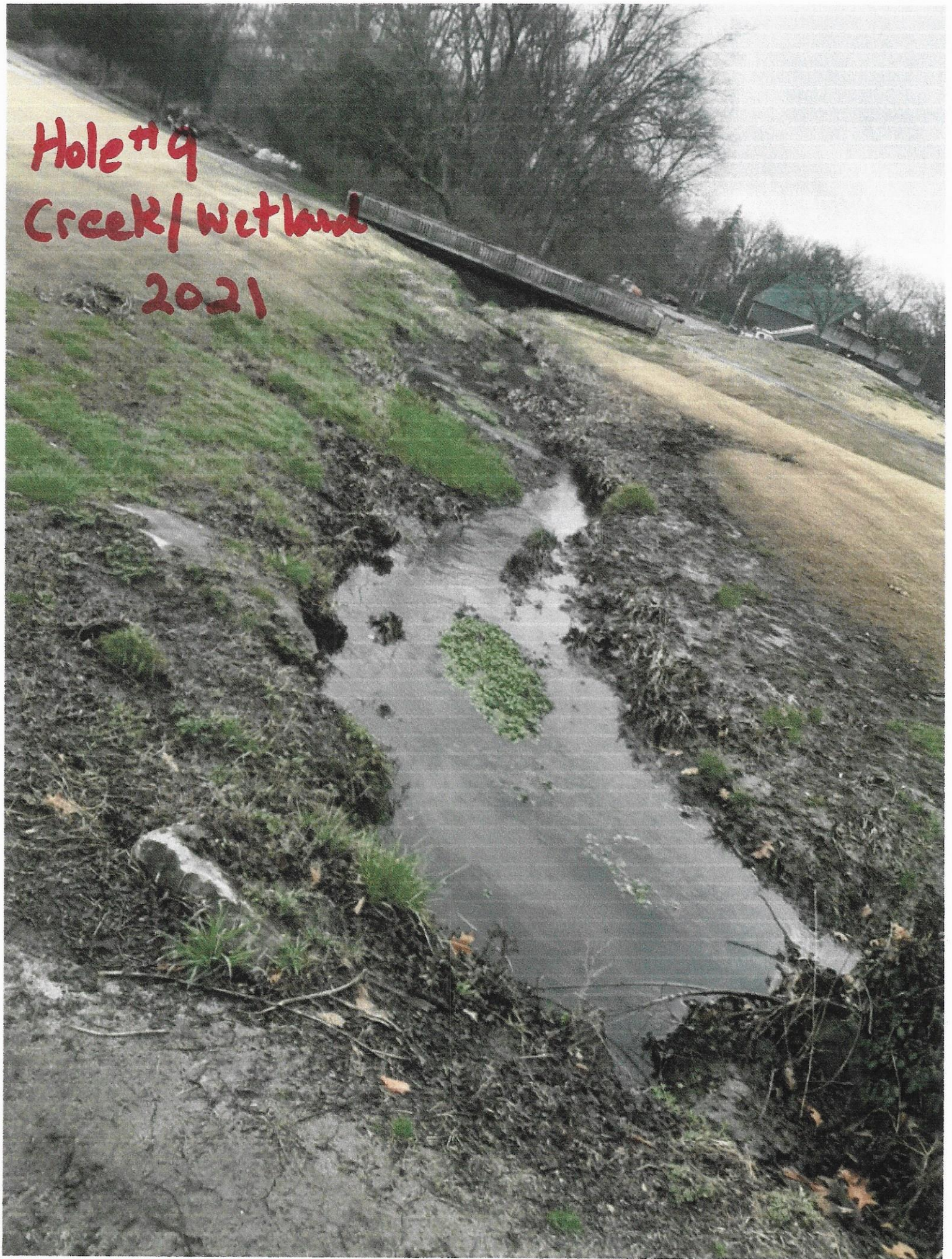


Hole #9  
Creek/Wetland  
2014





Hole #9  
Creek/Wetland  
2021





Hole #9  
Creek/Wetland 2021





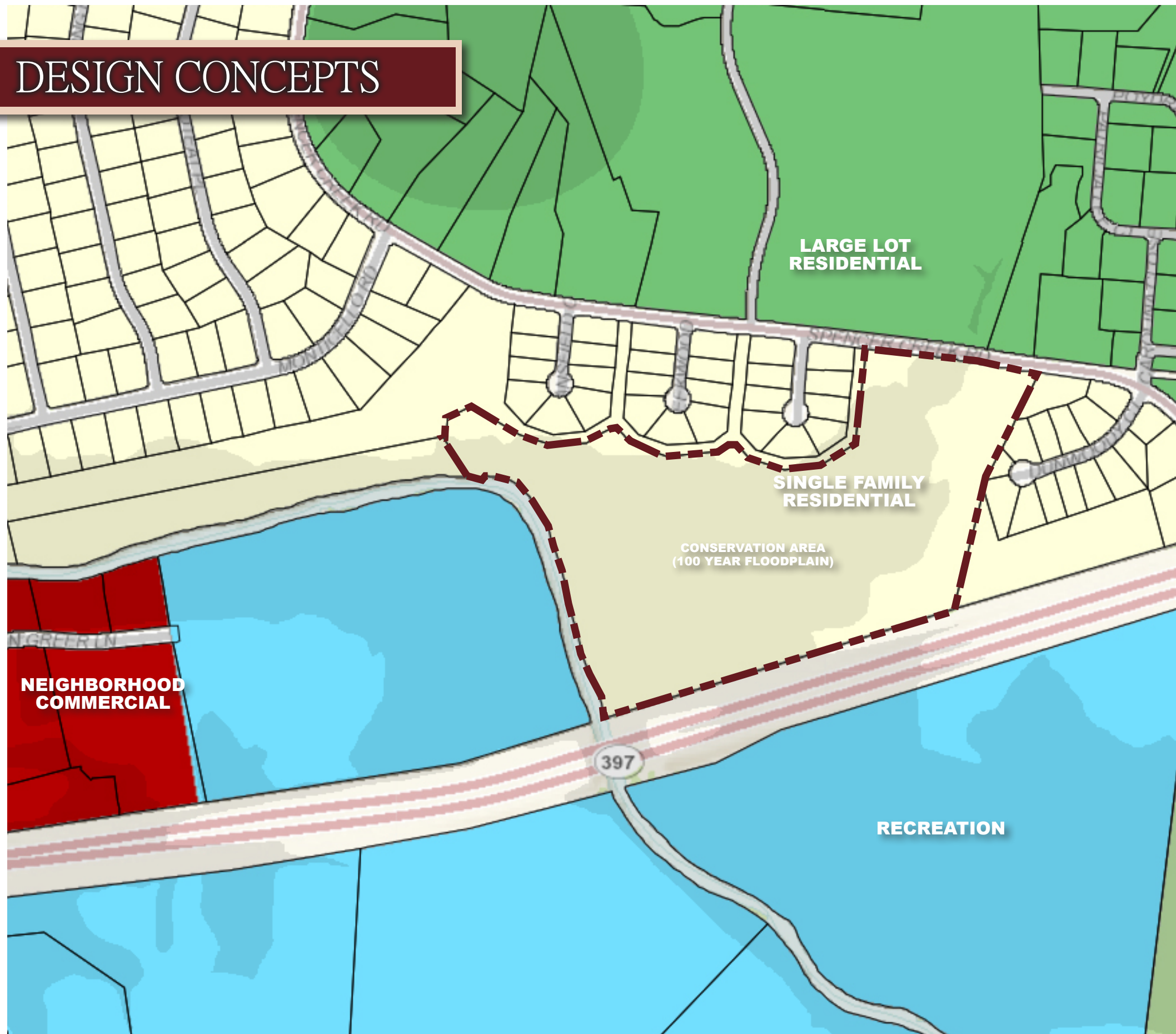








## DESIGN CONCEPTS



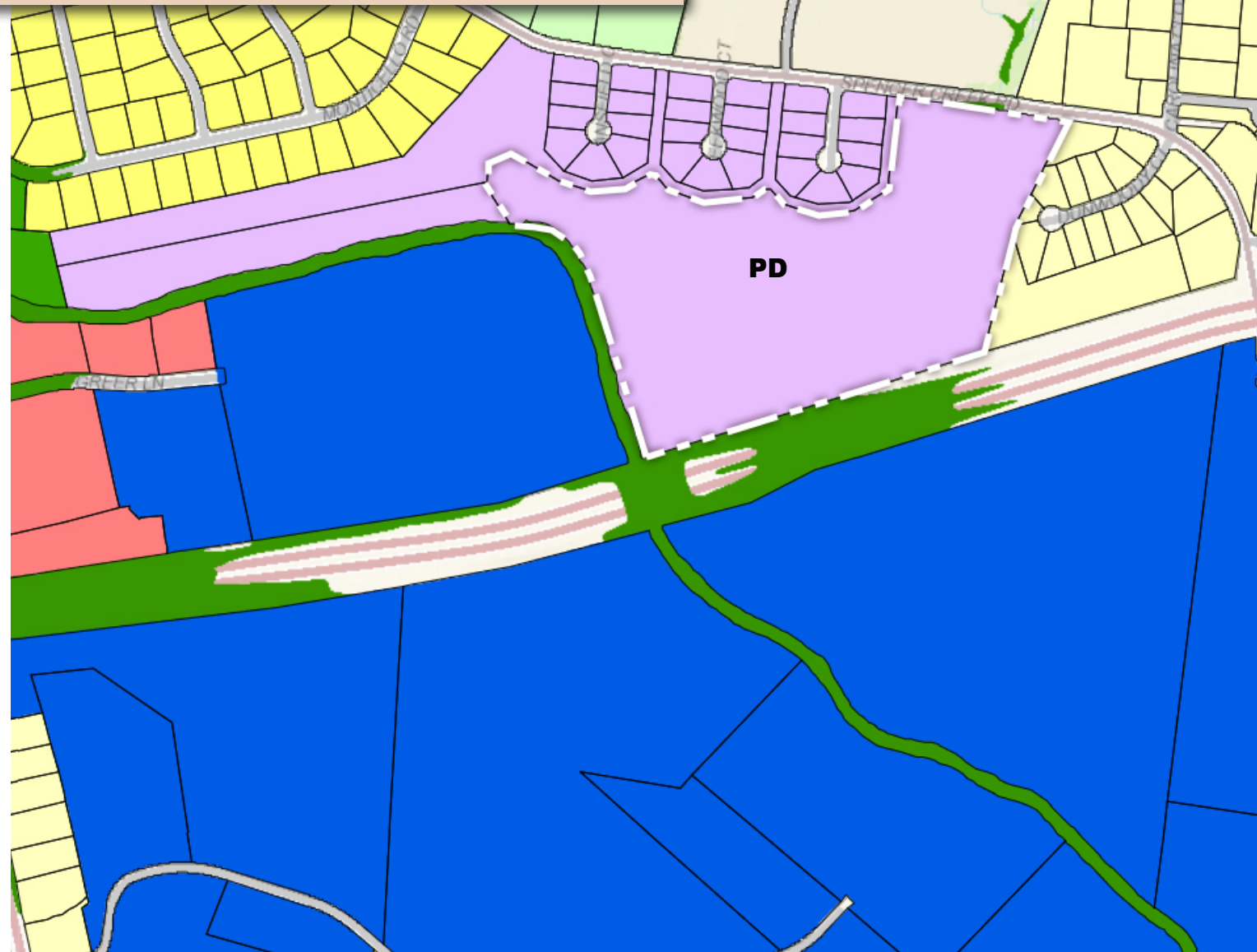
### **SINGLE FAMILY RESIDENTIAL**

The Single-Family Residential design concept consists of single-family residential neighborhoods, which provide a range of single-family dwelling lots and sizes.

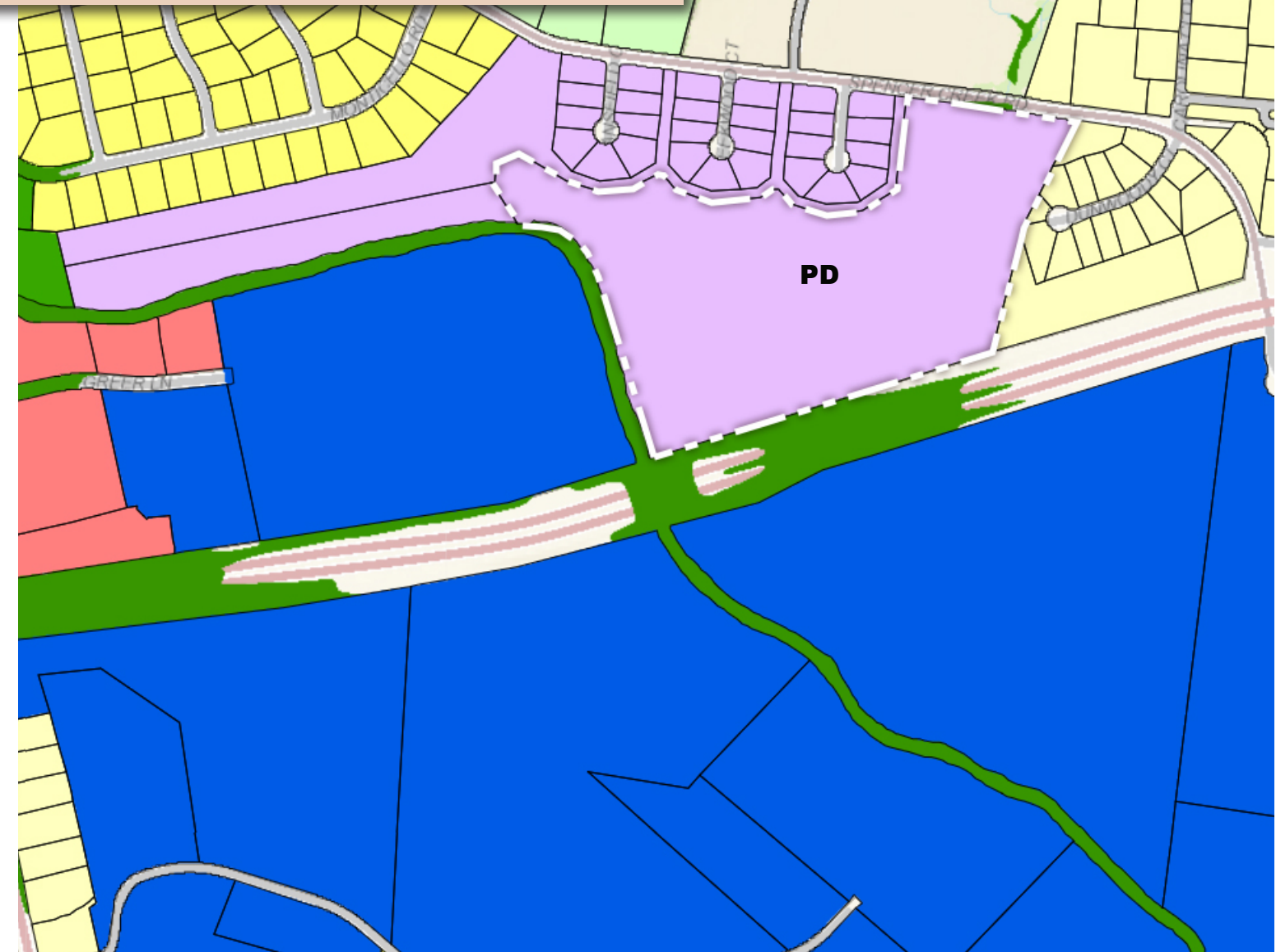


# ENVISION FRANKLIN

## EXISTING ZONING



## PROPOSED ZONING

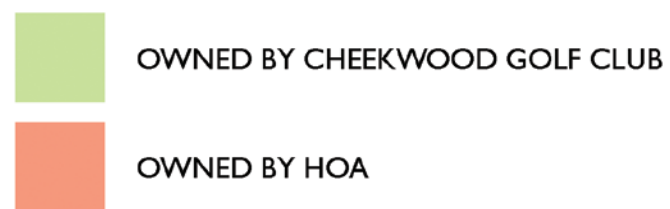


### **PD - PLANNED DISTRICT**

The PD district is intended to:

- A. Allow for the review and approval of a development plan that establishes the entitlements for a property, including a customized combination of permitted uses, building types, frontage types, setbacks, and any modifications of standards in accordance with Section 20.8, Development Plan;
- B. Allow for the implementation of Envision Franklin guiding principles and design concepts; and
- C. Utilize the planned unit development process in accordance with State law. (COF ZO)





# CHEEKWOOD GOLF CLUB





WILLIAMSON COUNTY  
RECREATION CENTER

BATTLE GROUND  
ACADEMY

MACK HATCHER MEMORIAL PARKWAY

FRANKLIN FIRST  
UNITED METHODIST



# CONTEXT MAP





**SITE DATA**

|                        |           |
|------------------------|-----------|
| CHEEKWOOD NORTH PD:    | 35.36 AC  |
| RESIDENTIAL LOTS:      | 6         |
| MAINTENANCE FACILITY:  | 13,000 SF |
| HALFWAY HOUSE:         | 1,200 SF  |
| PUMP HOUSE:            | 100 SF    |
| TOTAL NON-RESIDENTIAL: | 14,300 SF |

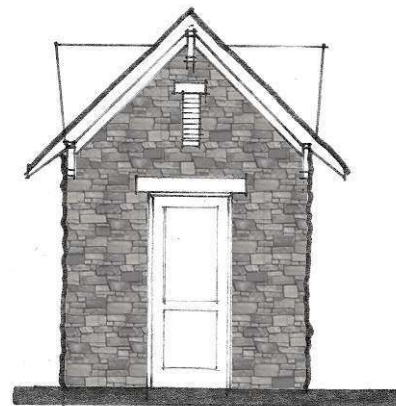
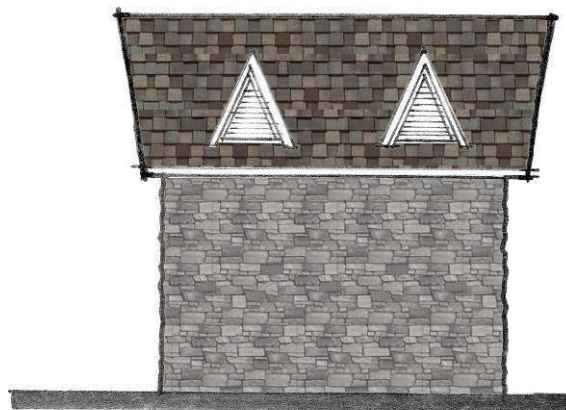


## HALFWAY HOUSE



**HALFWAY HOUSE CHARACTER IMAGES**

## PUMP HOUSE



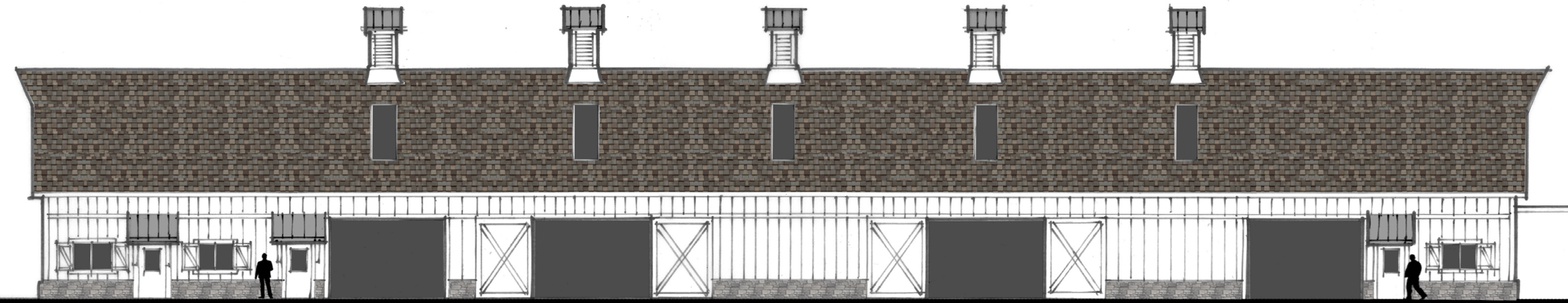
**PUMP HOUSE CHARACTER IMAGES**



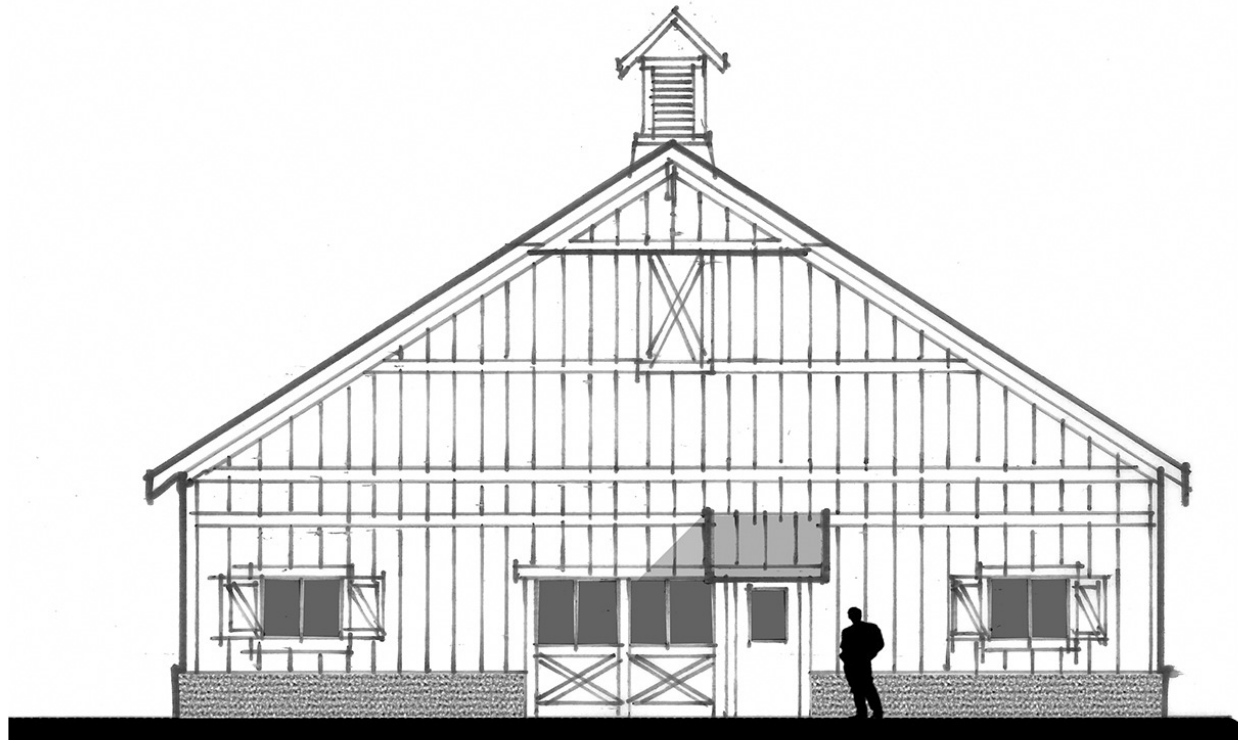
CHEEKWOOD NORTH ARCHITECTURE



MAINTENANCE FACILITY



FRONT ELEVATION



SIDE ELEVATION



CHARACTER IMAGES



EXISTING



PROPOSED



NORTH PROPERTY COMPARISON



## RESIDENTIAL LOTS



ARCHITECTURAL CHARACTER IMAGES



# CHEEKWOOD NORTH ARCHITECTURE





**SITE DATA**

|                        |           |
|------------------------|-----------|
| CHEEKWOOD NORTH PD:    | 35.36 AC  |
| RESIDENTIAL LOTS:      | 6         |
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| PUMP HOUSE:            | 100 SF    |
| TOTAL NON-RESIDENTIAL: | 14,300 SF |





# CHEEKWOOD SOUTH PUD

## FRANKLIN MUNICIPAL PLANNING COMMISSION

MARCH 24, 2021









## DESIGN CONCEPTS

**SINGLE FAMILY  
RESIDENTIAL**

**LARGE LOT  
RESIDENTIAL**

**RECREATION**

**CONSERVATION  
SUBDIVISION**

### **RECREATION**

The Recreation design concept comprises areas of public and private recreational opportunities.

These areas include active and passive open spaces, as well as City parks, and should be interconnected through bike lanes, multi-use paths, and sidewalks.

Institutional facilities, such as water treatment and wastewater treatment plants, are also assigned to this design concept and fulfill significant municipal functions.



# ENVISION FRANKLIN



## EXISTING ZONING



### **CI - CIVIC AND INSTITUTIONAL DISTRICT**

The CI district is intended to accommodate civic, recreational, and institutional uses of public and semi-public gathering that support the common good.

## PROPOSED ZONING



### **PD - PLANNED DISTRICT**

The PD district is intended to:

- A. Allow for the review and approval of a development plan that establishes the entitlements for a property, including a customized combination of permitted uses, building types, frontage types, setbacks, and any modifications of standards in accordance with Section 20.8, Development Plan;
- B. Allow for the implementation of Envision Franklin guiding principles and design concepts; and
- C. Utilize the planned unit development process in accordance with State law. (COF ZO)





WILLIAMSON COUNTY  
RECREATION CENTER

BATTLE GROUND  
ACADEMY

MACK HATCHER MEMORIAL PARKWAY

FRANKLIN FIRST  
UNITED METHODIST

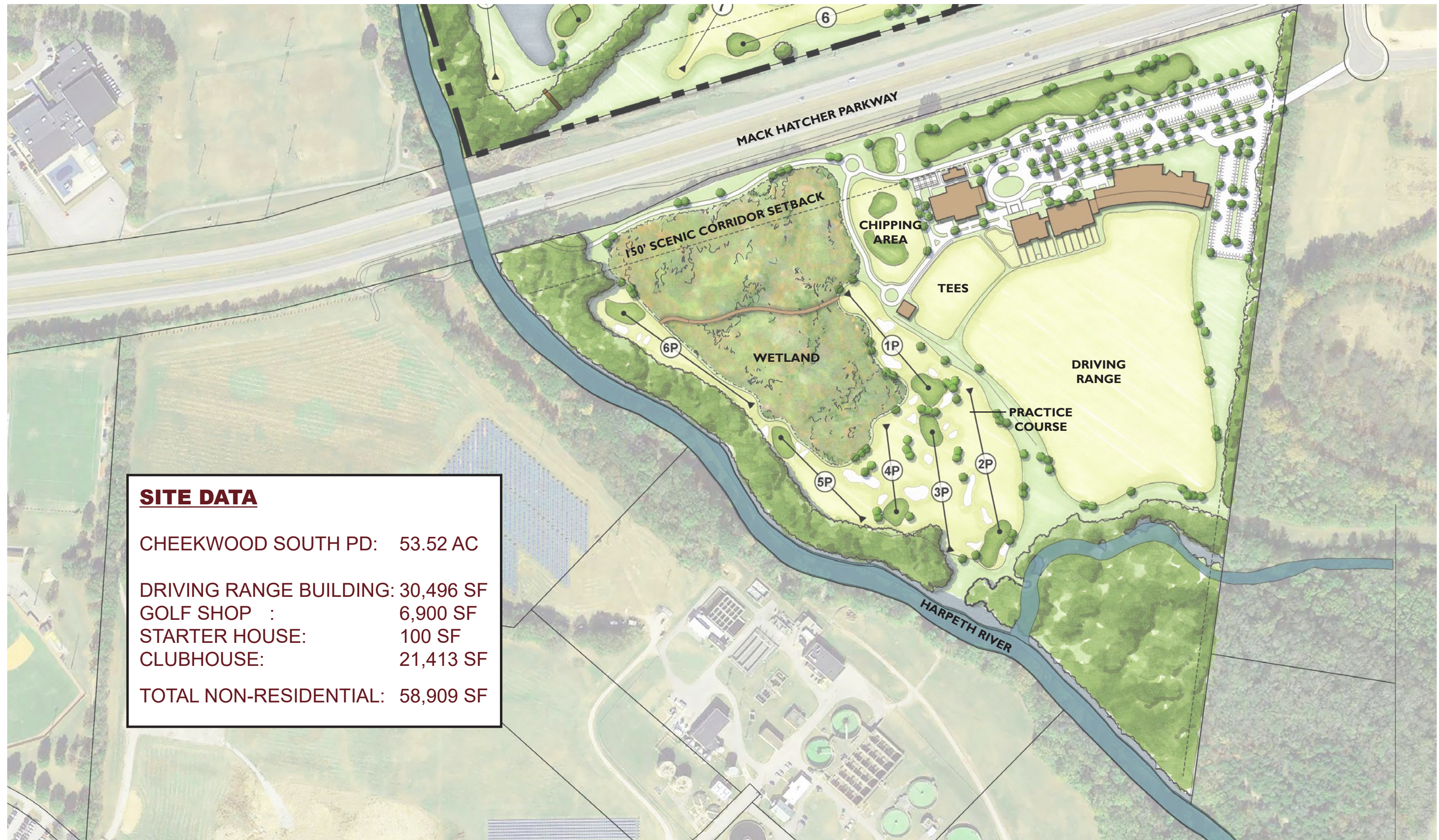


# CONTEXT MAP



### **SITE DATA**

CHEEKWOOD SOUTH PD: 53.52 AC  
DRIVING RANGE BUILDING: 30,496 SF  
GOLF SHOP : 6,900 SF  
STARTER HOUSE: 100 SF  
CLUBHOUSE: 21,413 SF  
TOTAL NON-RESIDENTIAL: 58,909 SF



# CHEEKWOOD SOUTH MASTER PLAN





DRIVING RANGE



## **SITE DATA**

CHEEKWOOD SOUTH PD: 53.52 AC

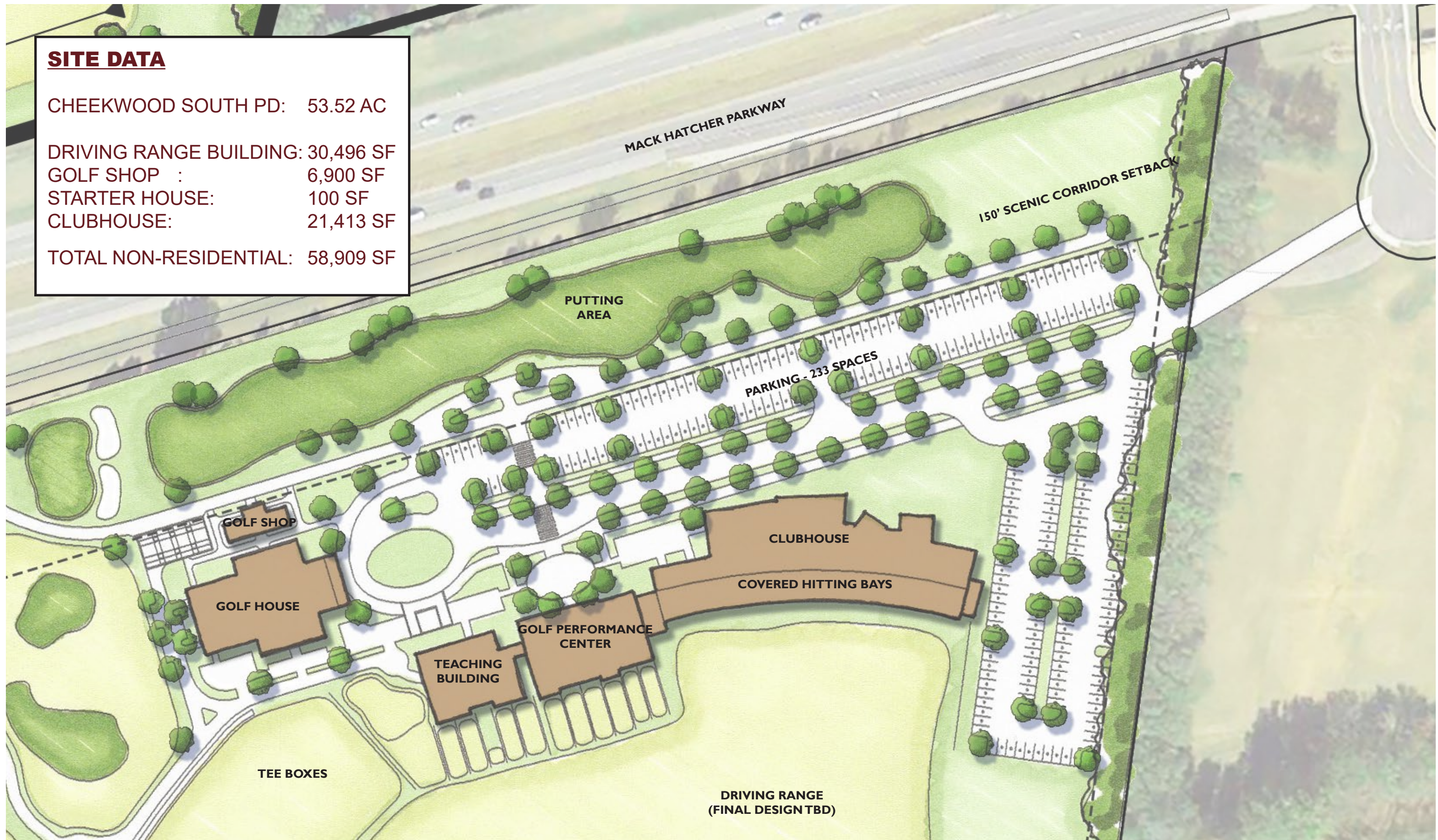
DRIVING RANGE BUILDING: 30,496 SF

GOLF SHOP : 6,900 SF

STARTER HOUSE: 100 SF

CLUBHOUSE: 21,413 SF

TOTAL NON-RESIDENTIAL: 58,909 SF



# CHEEKWOOD SOUTH MASTER PLAN





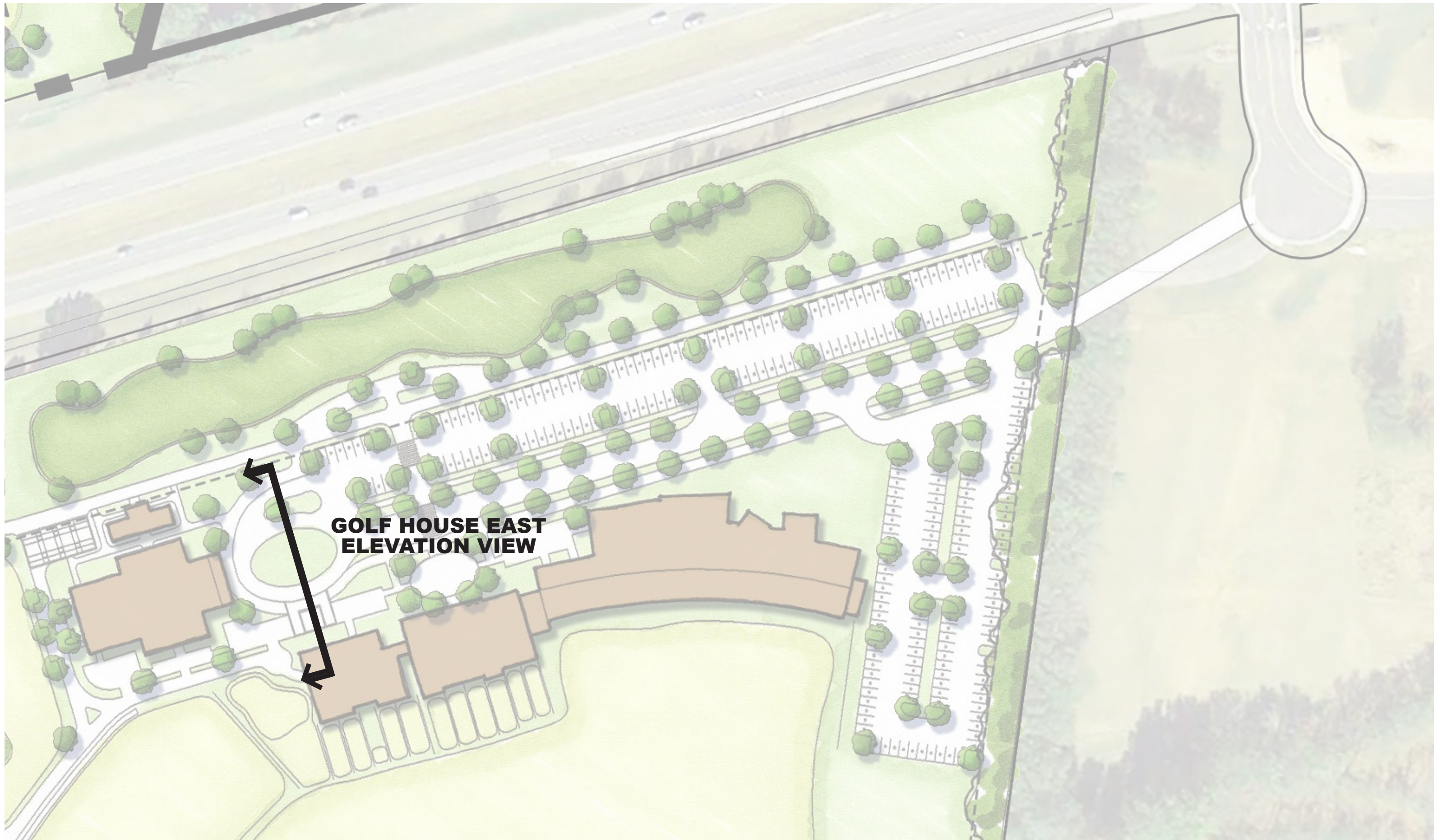












**GOLF HOUSE EAST  
ELEVATION VIEW**



**CHEEKWOOD SOUTH MASTER PLAN**



# GOLF HOUSE

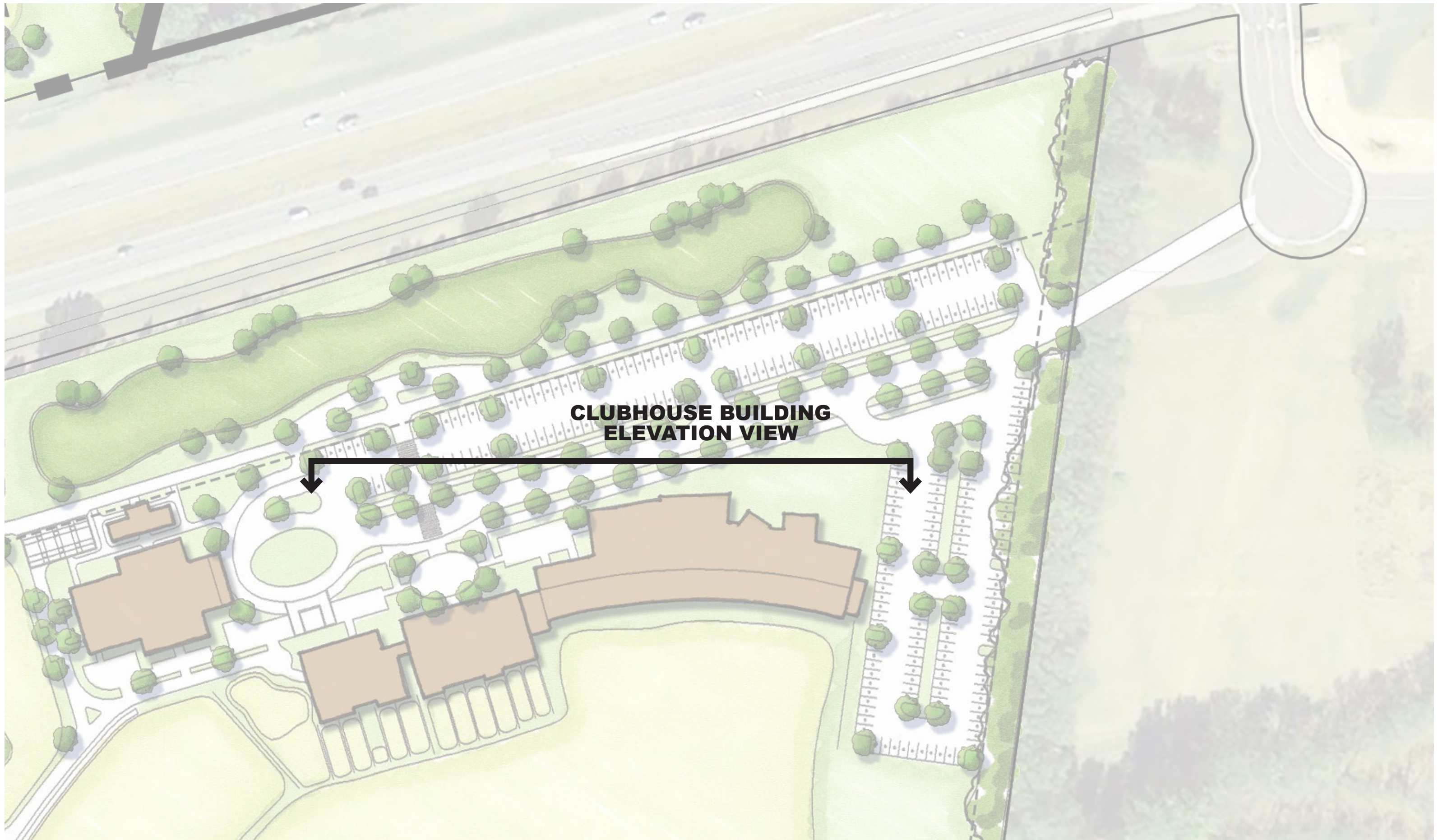


**GOLF HOUSE CHARACTER IMAGES**



# CHEEKWOOD SOUTH ARCHITECTURE





CHEEKWOOD SOUTH MASTER PLAN



CLUBHOUSE BUILDING



CLUBHOUSE BUILDING (MACK HATCHER) ELEVATION



CLUBHOUSE BUILDING CHARACTER IMAGES

STARTER HOUSE

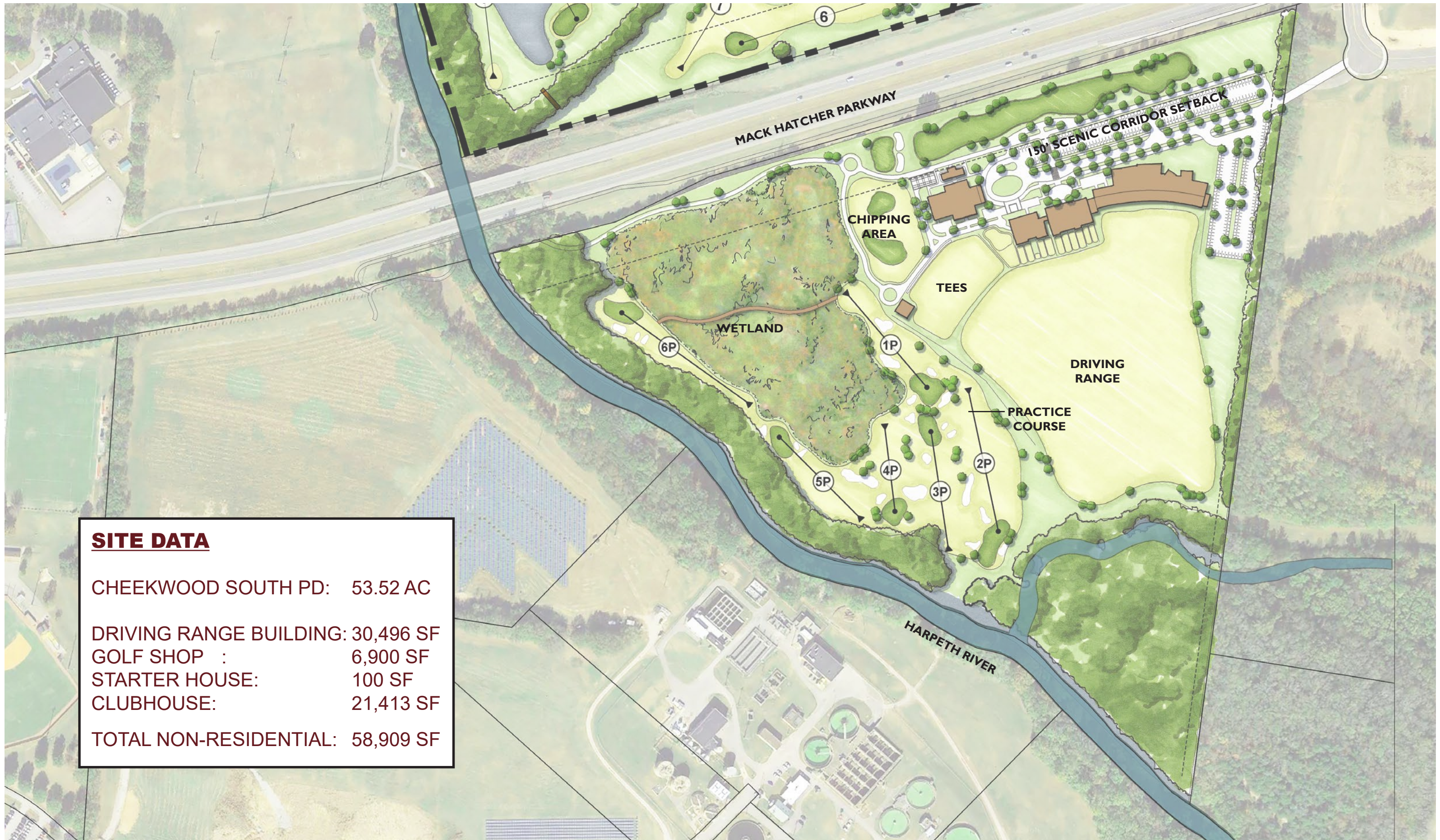


STARTER HOUSE ELEVATIONS



STARTER HOUSE CHARACTER IMAGES





| SITE DATA               |           |
|-------------------------|-----------|
| CHEEKWOOD SOUTH PD:     | 53.52 AC  |
| DRIVING RANGE BUILDING: | 30,496 SF |
| GOLF SHOP :             | 6,900 SF  |
| STARTER HOUSE:          | 100 SF    |
| CLUBHOUSE:              | 21,413 SF |
| TOTAL NON-RESIDENTIAL:  | 58,909 SF |



**From:** [Amy Diaz-Barriga](#)  
**To:** [Joseph Bryan](#)  
**Subject:** FW: Rezoning Map 062, Parcel 00100 171 Hillhaven Lane Franklin  
**Date:** Wednesday, March 24, 2021 3:27:17 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:** Tami Ryan <tamiatcova@gmail.com>  
**Sent:** Monday, March 15, 2021 9:14 AM  
**To:** Planning Intake <planningintake@franklin.tn.gov>  
**Subject:** Rezoning Map 062, Parcel 00100 171 Hillhaven Lane Franklin

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

Good Morning

My address is 145 Arsenal Drive, Franklin and I am writing regarding the above rezoning project. I am asking that this NOT be approved. This is an established very quiet neighborhood with all single family homes. This project will cause nothing but a noise and traffic nightmare. Getting onto Liberty Pike from Hillhaven is almost impossible. It is too close to the Mack Hatcher intersection and making a left at certain times of the day takes forever. 43 new units means an average of 86 additional cars. It will take a nanosecond to figure out all they have to do is turn on Arsenal then Genedier to Cadet and they are on Liberty Pike. This will now be a traffic nightmare for this quiet neighborhood. Not to mention the construction traffic and noise constantly for, I'm sure a year. They will also recognize the hassle of getting to Liberty Pike from Hillhaven and will figure out the Arsenal Drive back door route and then our quiet neighborhood will be inundated with construction traffic as well. All those heavy vehicles will ruin the roads in our neighborhood. Currently you can barely hear Mack Hatcher traffic in our backyards, but adding all that traffic onto Hillhaven will be a constant noise issue. There are NO multifamily units anywhere in this area and putting one on the top of hillhaven will destroy this quiet neighborhood.

Thank you for the time you took to read my email and ask that you truly consider the people that live in this neighborhood instead of a company out to make money.

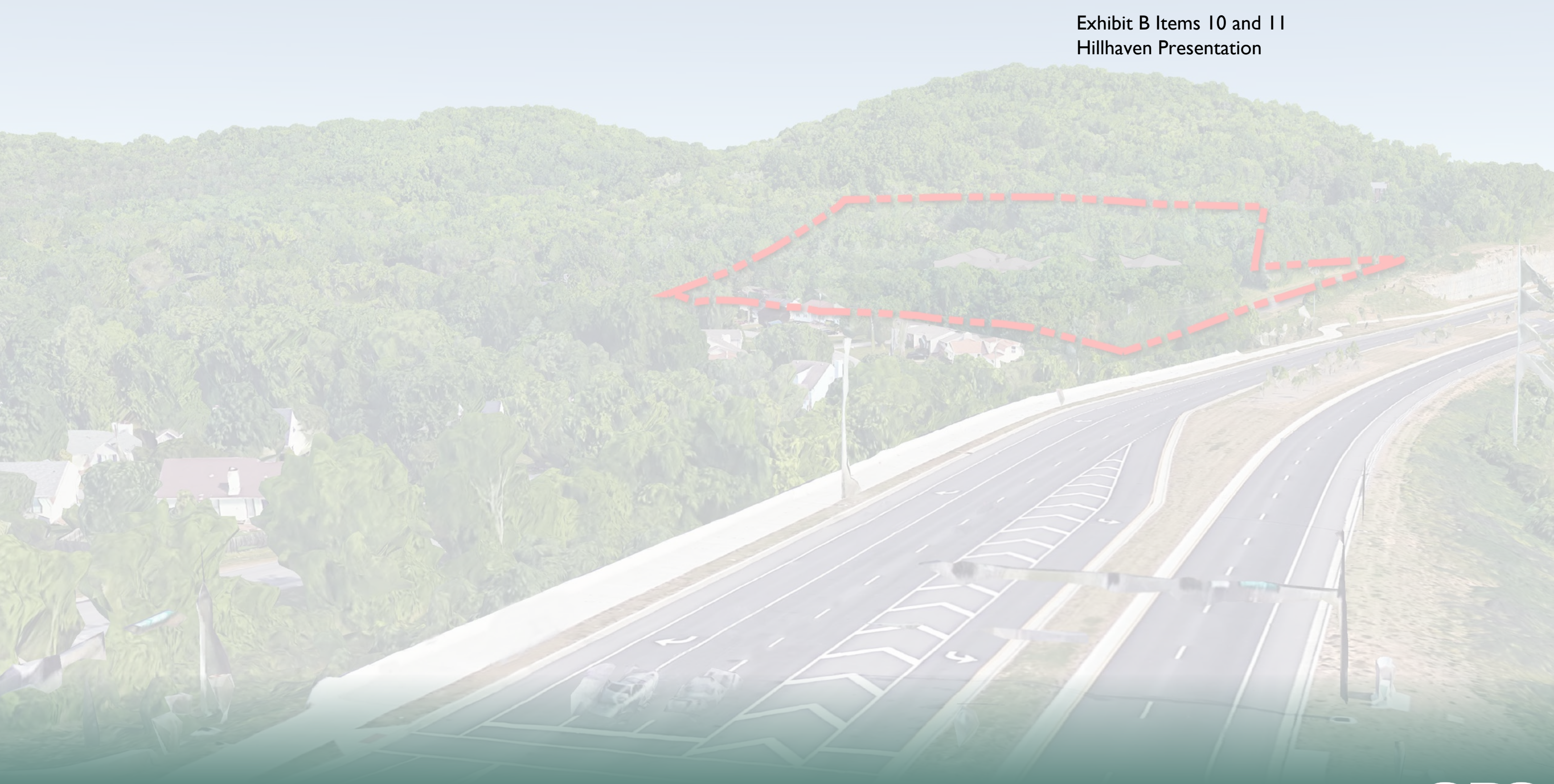


--

Tami Ryan

Actions Always Speak Louder Than Words





COMMUNITY HOUSING  
PARTNERSHIP  
OF WILLIAMSON COUNTY

# HILLHAVEN

FRANKLIN MUNICIPAL PLANNING COMMISSION  
DEVELOPMENT PLAN  
MARCH 25, 2021



Civil & Environmental Consultants, Inc.





COMMUNITY HOUSING  
PARTNERSHIP  
OF WILLIAMSON COUNTY



# HILLHAVEN

DEVELOPMENT PLAN





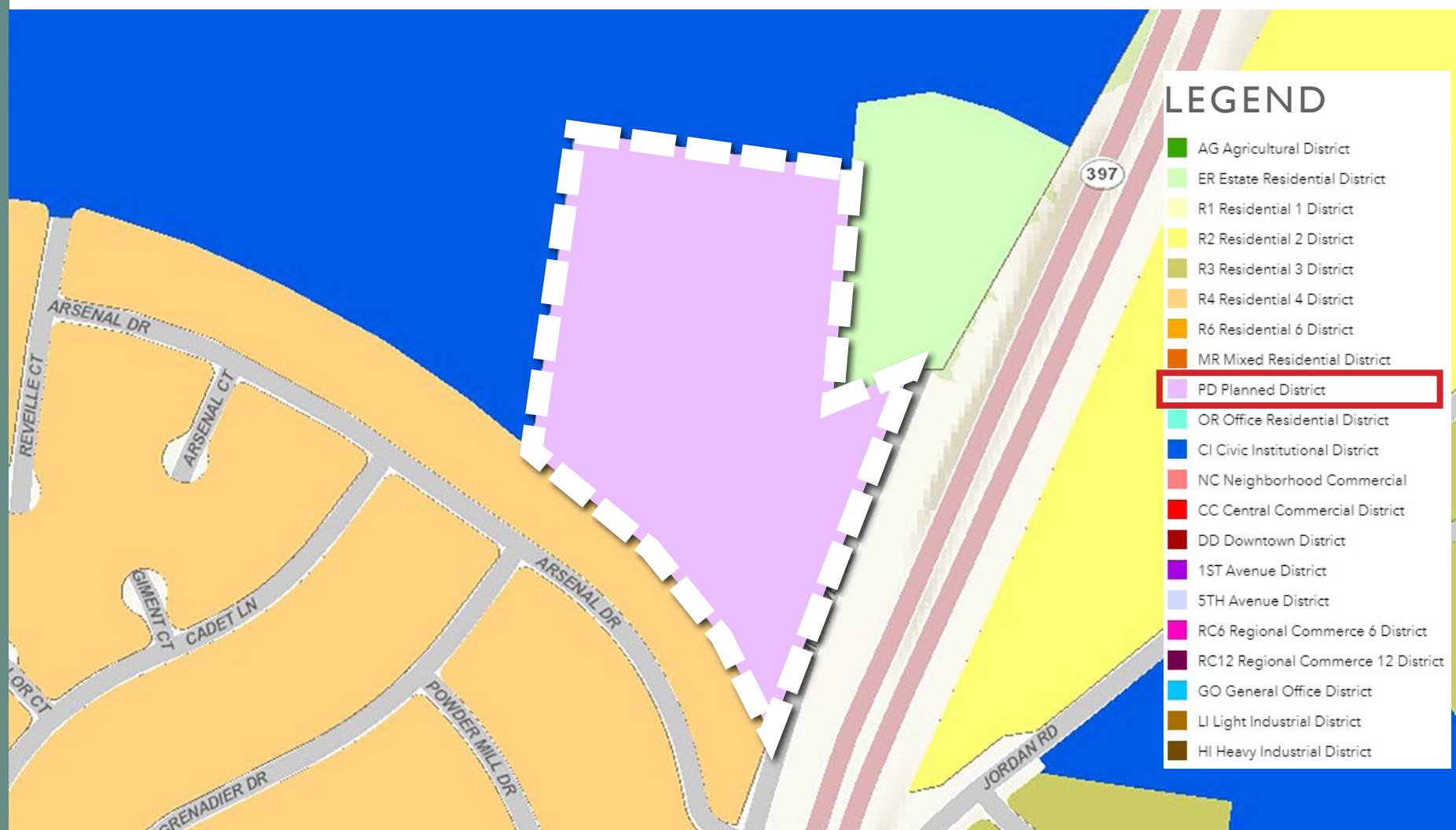


## CURRENT & PROPOSED ZONING

### CURRENT ZONING:

#### ESTATE RESIDENTIAL (ER):

The ER district is intended to provide for single-family residential on estate-sized lots and for preservation of rural character. (COF ZO)



### PROPOSED ZONING:

#### PLANNED DISTRICT (PD):

The PD district is intended to:

A. Allow for the review and approval of a development plan that establishes the entitlements for a property, including a customized combination of permitted uses, building types, frontage types, setbacks, and any modifications of standards in accordance with Section 20.8, Development Plan;

B. Allow for the implementation of Envision Franklin guiding principles and design concepts; and

C. Utilize the planned unit development process in accordance with State law. (COF ZO)





**Legend**

- Parcels
- City Limits
- Harpeth River
- Urban Growth Boundary

**Design Concepts**

- Development Reserve
- Recreation
- Conservation
- Conservation Subdivision
- Large-Lot Residential
- Historic Residential
- Compact Residential
- Single-Family Residential
- Office Residential
- Mixed Residential
- Multifamily Residential
- Fifth Avenue North
- Main Street
- Neighborhood Mixed-Use
- Neighborhood Commercial
- Regional Commerce
- Industrial Flex

## ENVISION FRANKLIN

### CONSERVATION SUBDIVISION:

- SINGLE FAMILY, DUPLEXES, AND BIG HOUSE
- OPEN SPACE (50%)
- OPEN SPACE SHOULD INCLUDE SCENIC VISTAS, WOODLANDS, MAINTAIN SCENIC CHARACTER AND HABITAT VALUE





**MASTER PLAN**

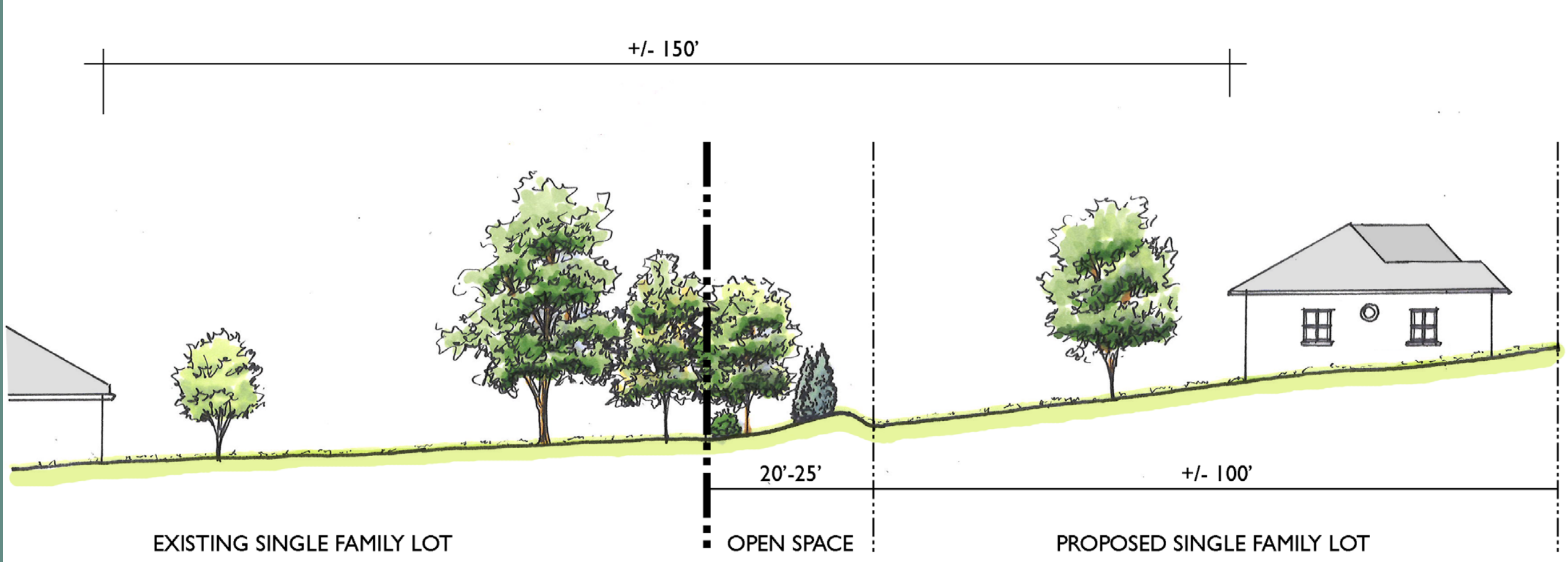
SITE ACREAGE: 13.81 AC

40 UNITS:  
(8) SINGLE-FAMILY  
(32) CONDOS (8 BIG HOUSES)

OPEN SPACE:  
68.7% OF SITE  
(413,220 SF / 9.49 AC)



# HILLHAVEN DEVELOPMENT PLAN

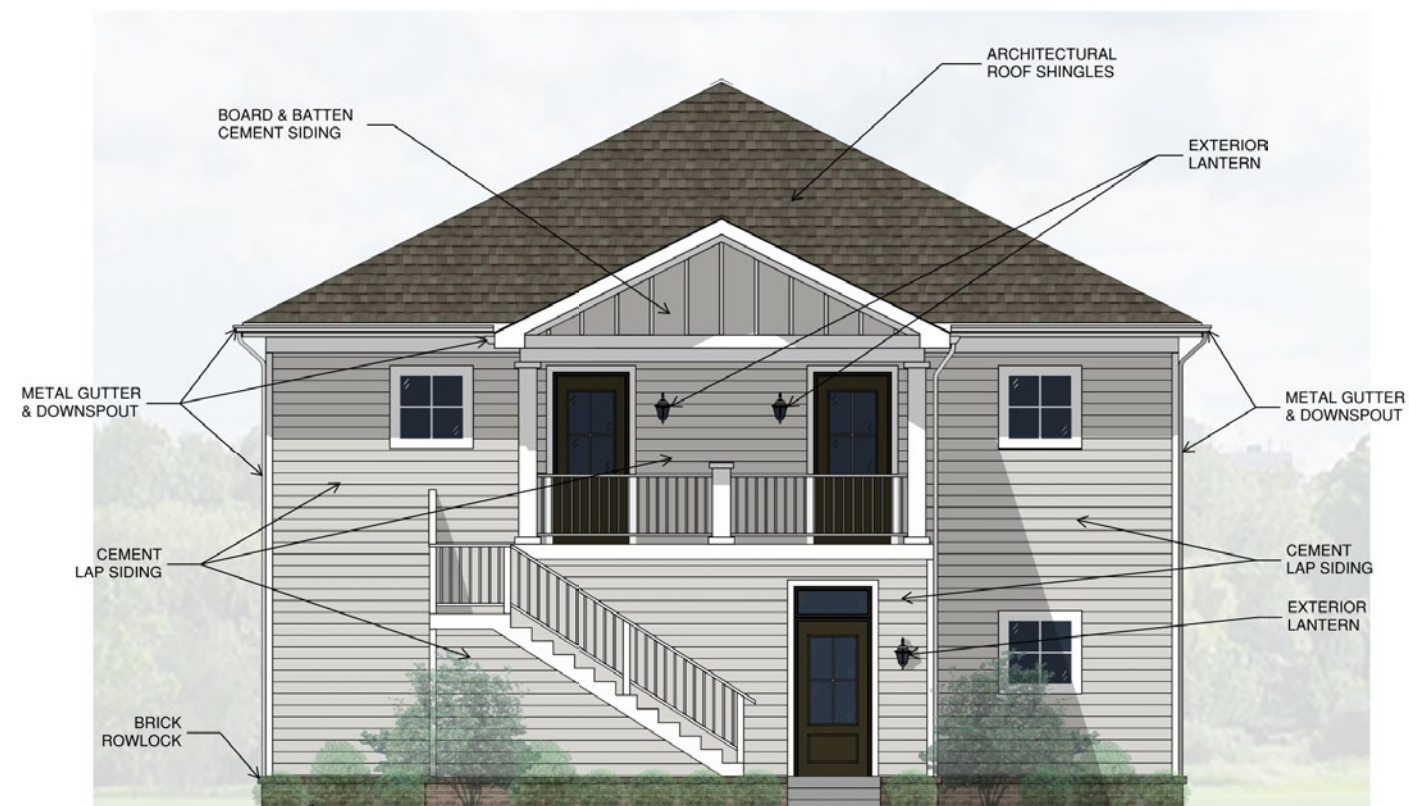




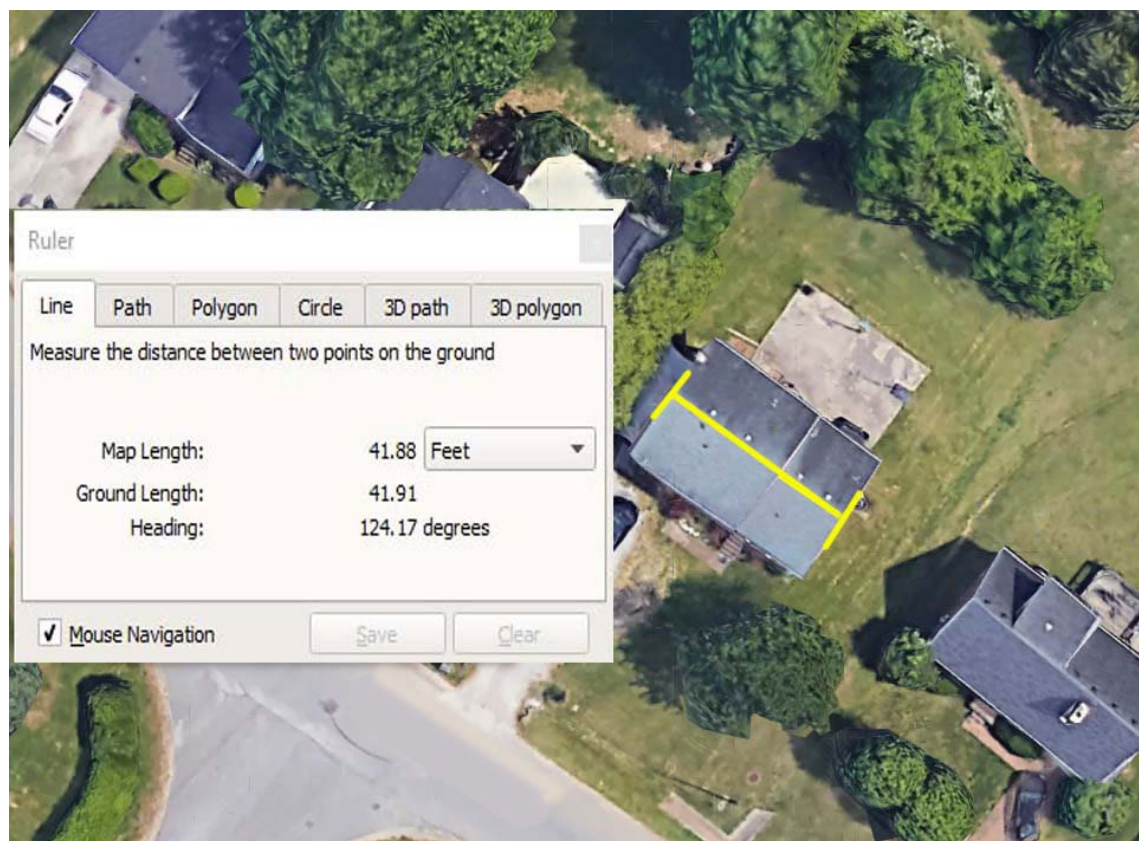
## EXAMPLE ARCHITECTURE - BIG HOUSE



FRONT ELEVATION - 40' WIDE  
WIDTH MATCHES 2 STORY HOMES ON ARSENAL DRIVE



REAR ELEVATION



SIDE ELEVATION - 55' LONG



EXAMPLE ARCHITECTURE - BIG HOUSE



40' WIDTH

HILLHAVEN FRONT ELEVATION

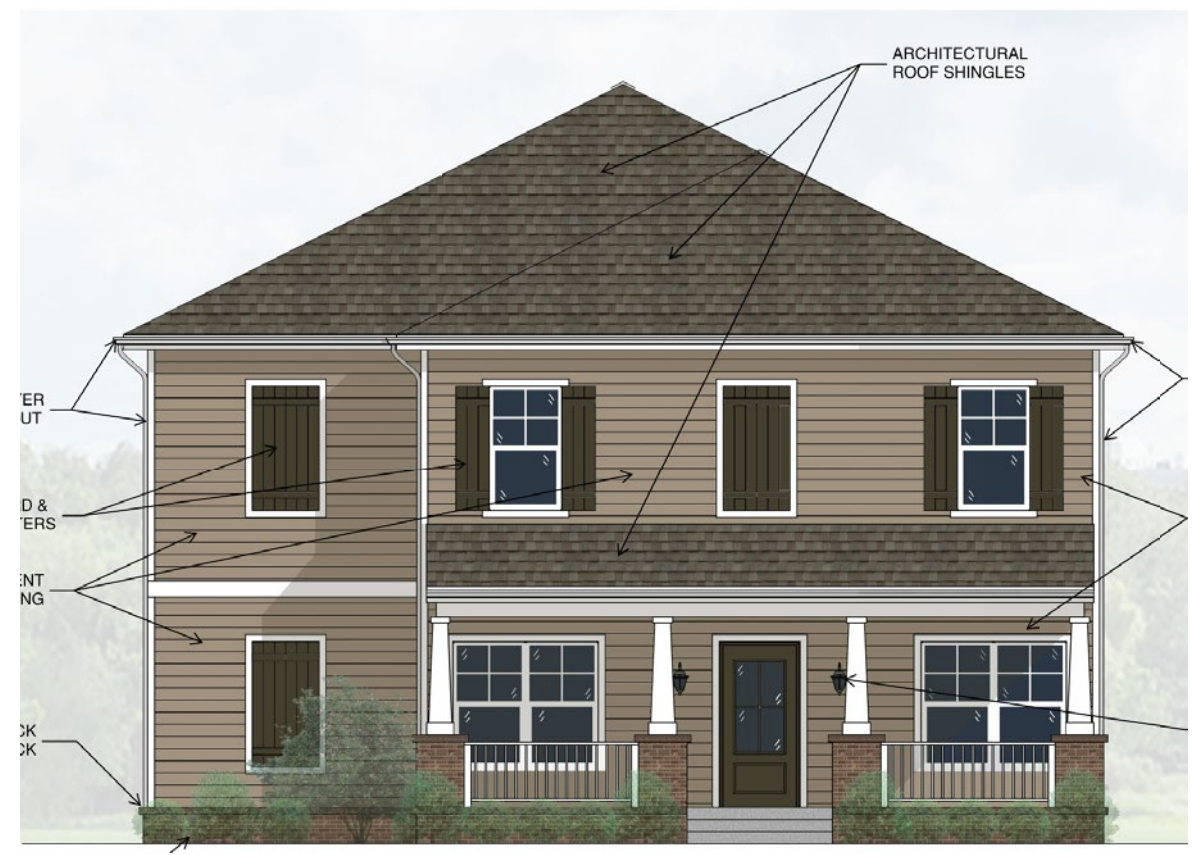
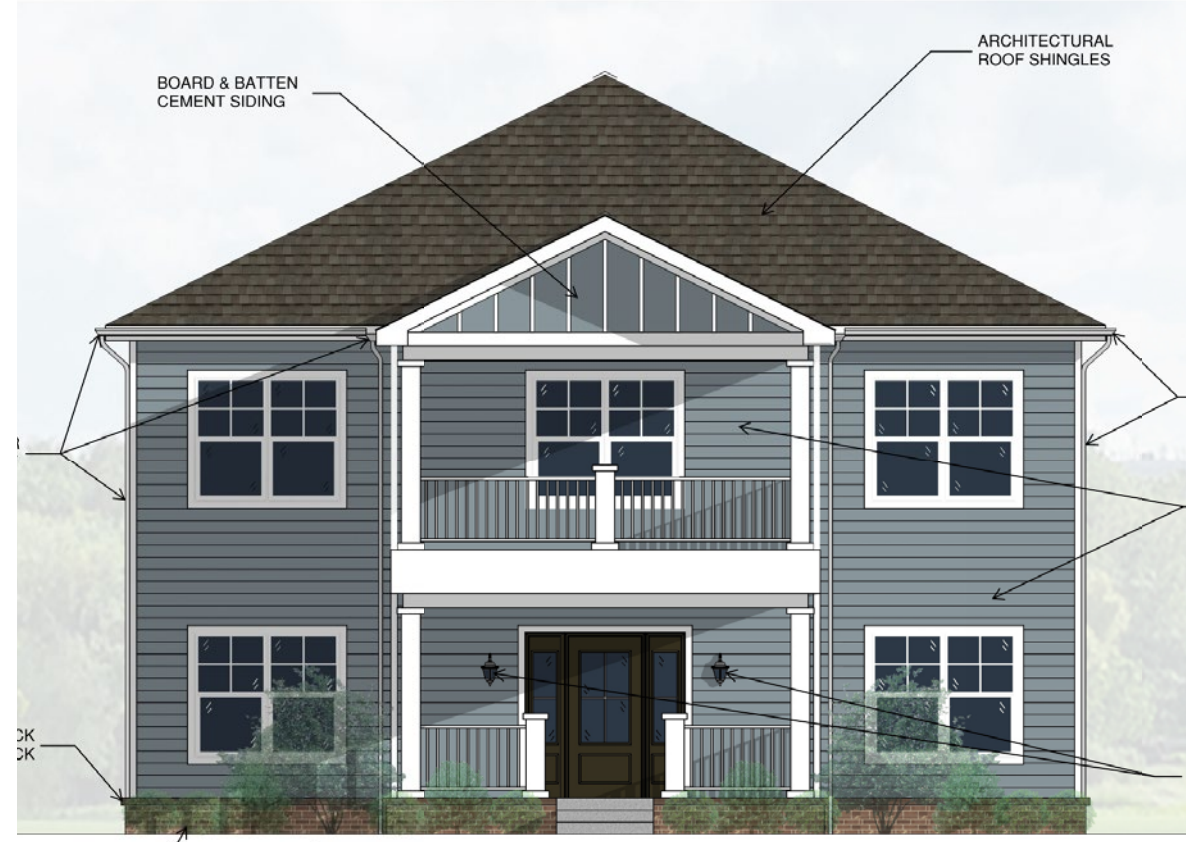


80' WIDTH

IRON HORSE - FRONT ELEVATION



EXAMPLE ARCHITECTURE - BIG HOUSE





## EXAMPLE ARCHITECTURE - SINGLE FAMILY







EXISTING HOME ON  
NEIGHBORING PROPERTY

MASTER PLAN

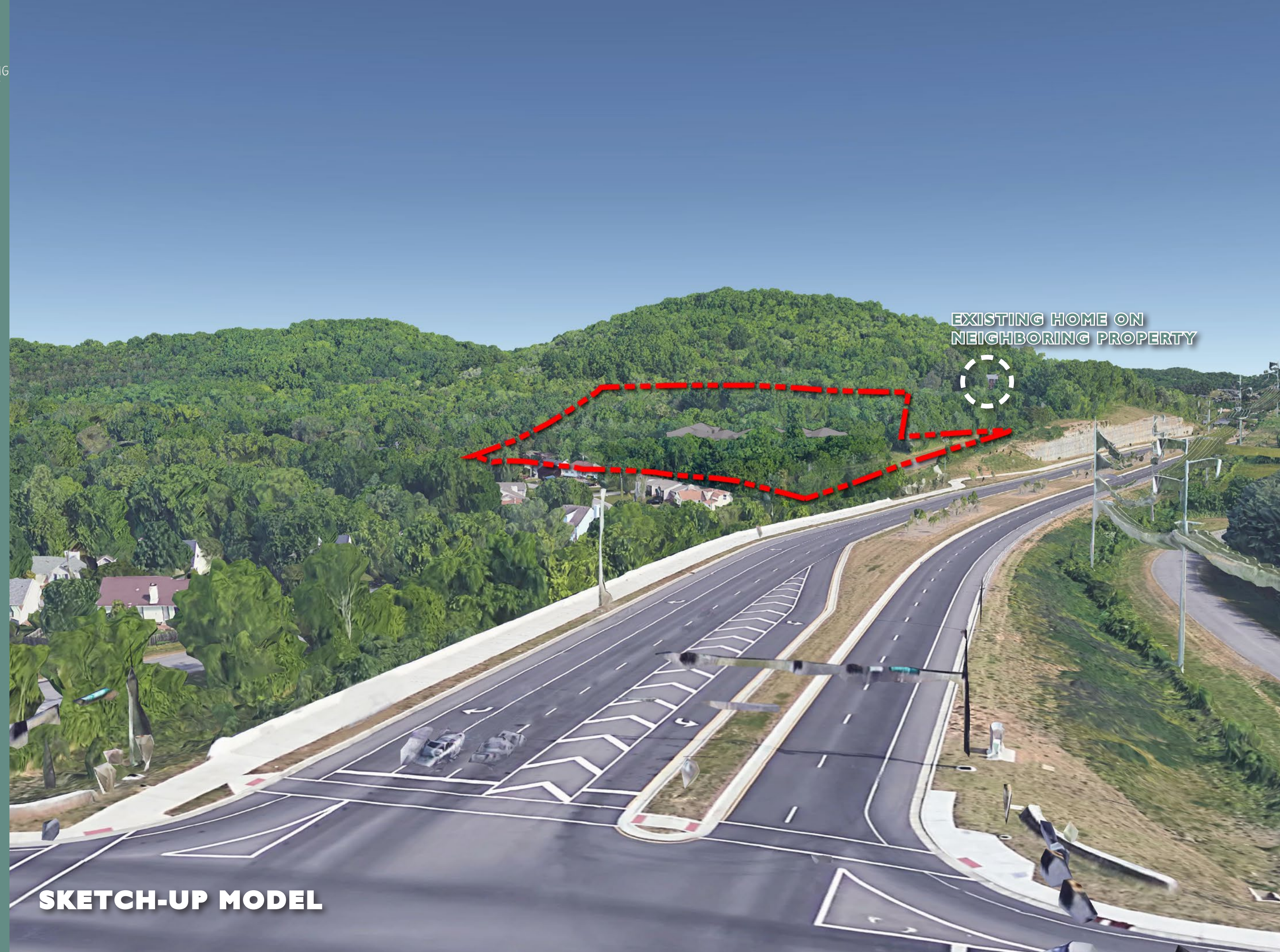
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40 UNITS:  
(8) SINGLE-FAMILY  
(32) CONDOS (8 BIG HOUSES)

OPEN SPACE:  
68.7% OF SITE  
(413,220 SF / 9.49 AC)



HILLHAVEN  
DEVELOPMENT PLAN

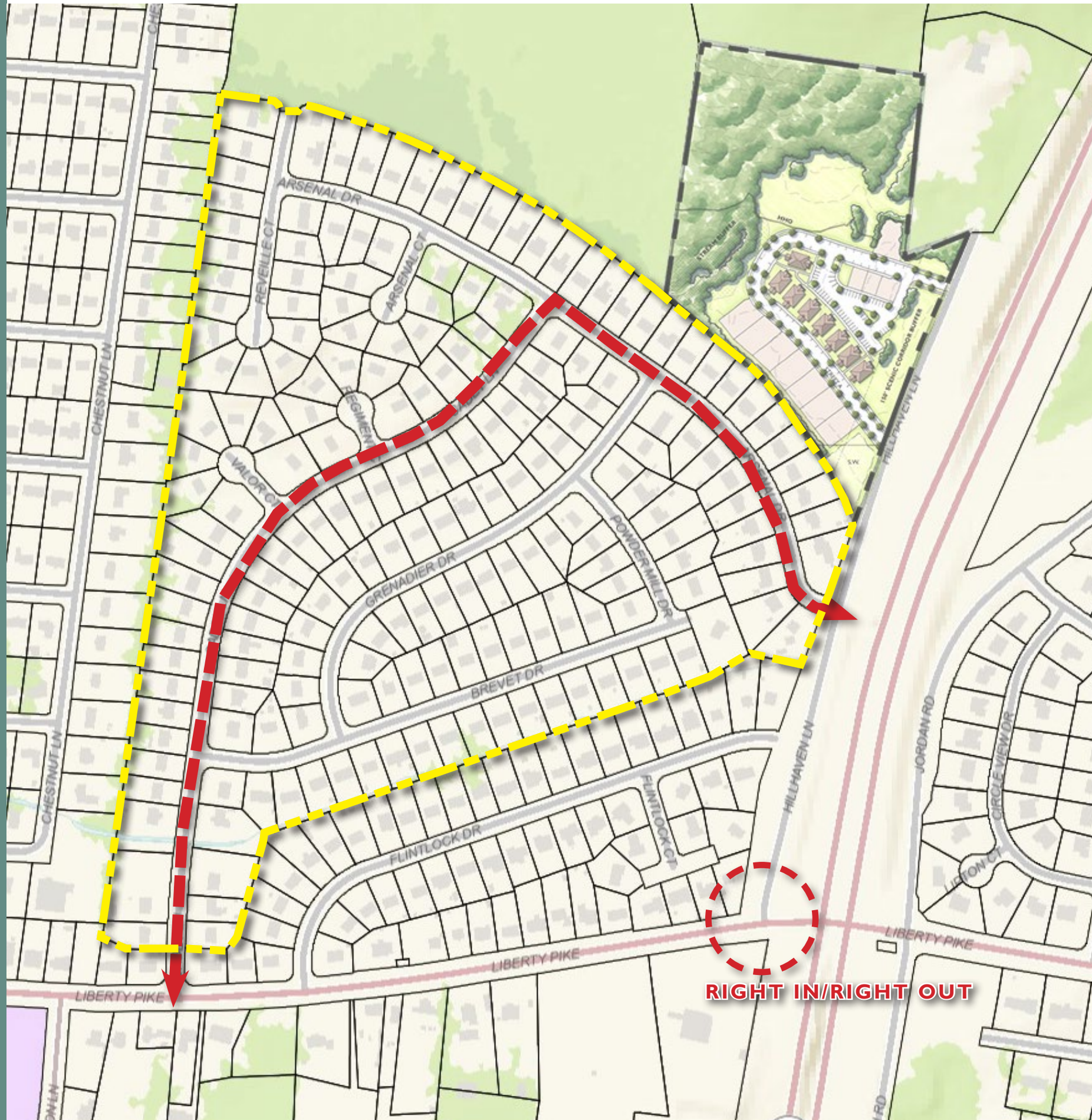


EXISTING HOME ON  
NEIGHBORING PROPERTY

SKETCH-UP MODEL



## TRAFFIC ANALYSIS



### CADET NEIGHBORHOOD

|     |                               |
|-----|-------------------------------|
| 193 | Existing Homes                |
| 43  | Additional Homes              |
| 236 | Total Homes<br>(22% increase) |

### TOTAL DAILY TRIPS (CADET+LIBERTY)

|       |                     |
|-------|---------------------|
| 1,903 | Existing Trips      |
| 167   | Additional Trips    |
| 2,070 | Total (8% increase) |

### PEAK HOUR (AM)

|     |                       |
|-----|-----------------------|
| 627 | Existing Condition    |
| 31  | Additional Impact     |
| 658 | Total (4.3% increase) |

1 car added every two minutes



# HILLHAVEN DEVELOPMENT PLAN



## MASTER PLAN

SITE ACREAGE: 13.81 AC

40 UNITS:  
(8) SINGLE-FAMILY  
(32) CONDOS (8 BIG HOUSES)

OPEN SPACE:  
68.7% OF SITE  
(413,220 SF / 9.49 AC)