



Meeting Minutes

Franklin Municipal Planning Commission

Thursday, June 24, 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.

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. • 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 are accepted until 12:00 PM (noon) on the day before the meeting. • Comment in-person in the Boardroom. Speakers will be asked to fill out a speaker card prior to the meeting starting. Speakers may sit in the Boardroom, or wait in the lobby. Staff will ensure that those speakers waiting in the lobby are called in when their item is being discussed.

This item was approved on the Consent Agenda.

CALL TO ORDER

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

Board Members Present: Michael Orr, Alderman Ann Petersen, Alma McLemore, Marcia Allen, Roger Lindsey, Jimmy Franks, Scott Harrison

Board Members Absent: Nick Mann and Jennifer Williamson

Chair Lindsey read the following statement:

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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.
- Email comments to planningintake@franklintn.gov to be provided in full to the Commission and included in the minutes, but not read aloud in their entirety during the meeting. Emailed comments are accepted until 12:00 PM (noon) on the day before the meeting.
- Comment in-person in the Boardroom. Speakers will be asked to fill out a speaker card prior to the meeting starting. Speakers may sit in the Boardroom, or wait in the lobby. Staff will ensure that those speakers waiting in the lobby are called in when their item is being discussed.

APPROVAL OF MINUTES

1. Consideration Of Approval Of The May 27, 2021 FMPC Minutes.

Sponsors:

Attachments:

1. DRAFT 2 FMPC Minutes May 2021

Chair Lindsey asked for a motion to approve the Minutes from the May 27, 2021 meeting.

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

Chair Lindsey asked for a roll call vote.

The motion passed unanimously.

ACTION: Motion to Approve the Minutes, Item 1, by Commissioner Scott Harrison
second by Commissioner Alma McLemore;

Motion Passed 7-0

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

NOES: None

ABSTAIN: None

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

The Chair asked for citizen comments. There were none.

ANNOUNCEMENTS

Ms. Emily Wright, Director of Planning and Sustainability, gave the following statement regarding Poplar Farms:

Although public notices were mailed for the Poplar Farms Plan of Services, Annexation, Zoning, and Development Plan, these items were removed from the agenda due to incomplete submittals. When these items are again placed on an FMPC agenda, a new public notice will be mailed.

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

2. Consideration Of Approval Of Items 3 and 9-12 On The Consent Agenda.

Sponsors:

Attachments:

None

Chair Lindsey stated that the vote for the Consent Agenda would include Items 3 and 9-12.

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 Consent Agenda, Item 2, by Commissioner Scott Harrison second by Commissioner Marcia Allen;
Motion Passed 7-0

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

NOES: None

ABSTAIN: None

SITE PLAN SURETIES

3. Spring Creek Subdivision, Site Plan, Section 1, Revision 4 (Spring Creek Center); Extend The Performance Agreement For Landscaping (Retail) Improvements To June 23, 2022. (CONSENT AGENDA)

Sponsors:

Paula
Kortas

Attachments:

None

ENVISION FRANKLIN PLAN AMENDMENTS

4. PUBLIC HEARING: Consideration Of Resolution 2021-104, A Resolution To Adopt An Envision Franklin Plan Amendment For A Portion Of The Property Located At 1740 New Hwy 96 W To Amend The Southeast Portion Of The Property From The Conservation Subdivision Design Concept To The Neighborhood Mixed-Use Design Concept And Create New Special Considerations.

Sponsors:

Emily Wright, Andrew Orr, Eric Conner

Attachments:

1. Applicant Submittal
2. Location Map
3. RESOLUTION 2021-104.Amend Envision Franklin_with Exhibits.Law Approved

Mr. Eric Conner, Principal Planner, stated that the subject property is located at the corner of future Mack Hatcher and New Hwy 96 W, and the applicant is requesting an amendment from Conservation Subdivision to Neighborhood Mixed-Use for the southeast section of the property and create two new special considerations, one for the Neighborhood Mixed-Use Design Concept, and one for the Conservation Subdivision Design Concept.

A virtual neighborhood meeting was held on May 12, 2021, a recording of which is available on the City website. The meeting was attended by many nearby residents, who brought up questions and comments regarding access, traffic, and density of the development. No Citizen comments were received related to this item.

Staff worked with the applicant on the verbiage of the special considerations and is comfortable with the wording, which can be found in the included attachments.

Mr. Conner noted that the conceptual plan that is included in this application is conceptual and has not been fully reviewed for compliance with Franklin's Zoning Ordinance. Should a plan amendment be approved, all specific plans for any development at this site will be reviewed as part of the Development Plan and Site Plan processes.

Staff and applicant responses to Envision Franklin's criteria for amendments have been provided in the staff report attached to this item in Civic Clerk. Staff does believe that this request meets the criteria and recommended approval of Resolution 2021-104.

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

The Applicant was represented by Mr. David Short. Mr. Short thanked Staff for their hard work. He stated that this vision was for the conservation of the property and the preservation of farming, which their family has a rich history in. This request is coming from a larger plan which the Short family has put together. They want to protect the open areas and greenways at the gateway to Franklin.

Mr. Daron Joffe stated that he has worked on conservation farm design projects for over twenty years. He stated that he initiated a study of agrihoods four years ago. He stated that this is a family driven development. He stated that the family wants to be a model for the area. They want to protect 50% of the land as a working farm which will help feed the community. He stated that by clustering the community, they are able to preserve the open spaces.

Mr. Greg Gamble is working with Mr. Joffe and the Short family. He stated that it is interesting to see how farming can be integrated into neighborhoods. He provided details for the special considerations. The Neighborhood Mixed Use policy is the platform for sales and worker spaces which are integrated into opportunities associated with farming. Examples would include a bee's wax candle shop. He stated this was a combination of Leiper's Fork and Westhaven. The Neighborhood Mixed Use is a transition between Westhaven and rural preservation aspects of the Harpeth Basin.

Chair Lindsey asked for a motion.

Commissioner Allen moved, seconded by Commissioner McLemore, to Approve Resolution 2021-104.

Chair Lindsey asked for any discussion on the motion.

Commissioner Allen stated that this reminded her of her Grandparent's farm in rural Williamson County. She sees this as an opportunity to educate children about farming. She stated that, as the City boundaries move out, she hopes that developers will look at this project design. She stated that this is a

great project.

Chair Lindsey asked for a vote on the motion.

Chair Lindsey asked for a roll call vote.

The motion carried unanimously.

ACTION: Motion to Approve the Resolution 2021-104, Item 4, by Commissioner Marcia Allen second by Commissioner Alma McLemore;
Motion Passed 7-0

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

NOES: None

ABSTAIN: None

REZONINGS/DEVELOPMENT PLANS

5. Consideration of Ordinance 2021-19, An Ordinance To Rezone 0.89 Acres From Residential-1 (R-1) District To Office Residential (OR) District For The Property Located East Of Franklin Road And South Of Country Road, Located At 532 Franklin Road.

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

Attachments:

1. MAP 532 Franklin Rd Rez
2. ORD 2021-19 532 Franklin Rd REZ_with Revised Map_Law Approved 2
3. 532 Franklin Rd Rez - SURVEY

Mr. Joseph Bryan, Principal Planner, stated that Envision Franklin places this parcel into the Office Residential Design Concept. Envision Franklin states that property within this design concept, "designates the transition area between more intensive commercial areas and the surrounding residential areas. Buildings, regardless of use, should maintain a single-family residential character." The proposed rezoning to Office Residential is consistent with the recommendations in Envision Franklin. No corresponding site plan for the property has been submitted for review at this time.

Staff recommended Approval of Ordinance 2021-19 to the Board of Mayor and Aldermen.

Chair Lindsey asked if there were any citizen comments.

The following citizens spoke concerning Item 5:

1. Mr. Greg Baker, 106 Century Oak - Opposed. Concerns include retail zoning and signage.
2. Mr. Ron Hope, 102 Century Oak - Opposed. Concerns include how rezoning will affect property values.
3. Mr. Marc Drossner, 101 Century Oak - Opposed. Concerns include natural greenspace going away.
4. Mr. Devon Phillips, 2056 Belmont Circle - Opposed. Concerns include that putting office space close to residential will take away from the neighborhood community. He was also concerned about traffic, signage, and lighting.

The Applicant was represented by Mr. Paul Lebovitz. Mr. Lebovitz stated that the property currently does not do much as a gateway into Franklin. He stated that there is no parking allowed in front of the

building. He stated that this will not be a high volume property. The property will be two stories high at most. He stated that the widening project on Franklin Road stops before this property. He stated that over five years, there has not been any desire by developers to build a residential home.

Chair Lindsey asked for a motion.

Commissioner Franks moved, seconded by Commissioner Orr, to recommend Approval of Ordinance 2021-19 to the Board of Mayor and Aldermen.

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 Recommend Approval to the Board of Mayor and Aldermen the Ordinance 2021-19, Item 5, by Commissioner Jimmy Franks second by Commissioner Michael Orr;

Motion Passed 7-0

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

NOES: None

ABSTAIN: None

6. Consideration of Ordinance 2021-05, An Ordinance To Rezone 233.66 Acres From Agricultural (AG) District And Civic Institutional (CI) District To Planned (PD 2.02) District For Several Properties Located Near The Intersection Of Hillsboro Road and Mack Hatcher Memorial Parkway (Brownland Farm PUD Subdivision).

Sponsors: Emily Wright, Amy Diaz-Barriga

Attachments:

1. ORD 2021-05 Brownland Farms PUD Rezoning_with Exhibits.Law Approved 2
2. SURVEY Browland Farms PUD Subdivision (Smaller)
3. MAP 7478, 7471 Brownland Farms Rezoning and Dev Plan Map
4. Planning intake emails Brownland

Ms. Chelsea Randolph, Principal Planner, stated that Envision Franklin places this development in both the Conservation Subdivision and the Conservation Design Concepts. Conservation Subdivision calls for the primary use to be single-family residential, and supports secondary uses of multiplexes and duplexes. Additionally, there is a special consideration for this area of the city that also supports townhomes as a secondary use. Conservation concepts does not support any residential uses, and only supports recreational uses that preserve the natural features of the area.

She stated that this plan includes additional housing types that are not supported by Envision Franklin, and also shows development encroaching significantly into the Conservation Design Concept. Because of these two factors, staff believes that the density they are proposing can only be achieved by a plan that is direct conflict with several components of Envision Franklin.

Staff recommended Disapproval of Ordinance 2021-05 to the Board of Mayor and Aldermen.

Chair Lindsey asked if there were any citizen comments.

The following citizens spoke concerning Item 6:

1. Ms. Dorene Bolze, 201 Deerfield Lane - Opposed. She is the CEO of the Harpeth Conservancy. Concerns include floodplain issues and the safety for egress during a one hundred year flood event.
2. Mr. Devon Phillips, 2056 Belmont Circle - Opposed. Concerns include floodplain and density issues.
3. Mr. Stephen Kuhn, 311 Monticello Road - In Favor Of. Mr. Kuhn is the past President of the Monticello HOA and member of Christ Community Church. He stated this was the best plan they have seen for this land in many years, especially the proposed park.
4. Mr. Chris Ude, 222 Pearl Street - In Favor Of. He stated that he is a member of Christ Community Church. He is very excited about the design of the plan and the park, especially the river front access.
5. Mr. David Lawbaugh, 206 Revere Lane - Opposed. He stated that he would like to have more discussions with the applicant to address floodplain issues.
6. Mr. Owen Jones, 105 Monticello Road - In Favor Of. He is the Co-President and speaking on behalf of the Monticello HOA Board. He stated there were five meetings conducted with the applicant. The Board is in favor of the proposed plan which will protect property values and enhance community life.
7. Mr. Scott Black, resident of Fieldstone Farms - In Favor Of. He agrees with the comments from Mr. Kuhn and Mr. Ude. He stated that density is not a problem with the current infrastructure.
8. Mr. Brian Hayworth, 3214 Calvin Court - In Favor Of. Member of Christ Community Church. He supports the plan for the value that the parks will bring and affordable housing that would be provided.
9. Ms. Melanie Singamond, 126 Old Liberty Pike - Opposed. Concerns include density, the floodplain and the effect of new construction. She discussed the cost of flooding for homeowners.
10. Ms. Starr Beaudoin, 217 Greystone Drive - Opposed. Concerns include increased traffic and flooding problems that could be caused by construction. She is a member of Christ Community Church but does not support this plan.
11. Mr. Don Davis, 1035 Nealcrest/1215 Hillsboro Ave - In Favor Of. Business Administrator of Christ Community Church. He stated that the developer address many of their concerns with this plan.
12. Ms. Allie Wallace Adair, 118 Williamsburg Place - Opposed. She is a Monticello resident. She stated that this plan is in conflict with Envision Franklin. Concerns include floodplain and traffic.
13. Mr. Ken Leggett, 328 Stanley Park - In Favor Of. Member of Christ Community Church. This plan provides neighbors for the church and parks for the area.
14. Ms. Margaret Smith, 260 Wrennewood Lane - Opposed. Member of Christ Community Church. Concerns include flooding and increased traffic on Hillsboro Road.
15. Mr. Michael Smith, 106 Poteet Place - Opposed. He is a Monticello resident. He stated that the experts are recommending disapproval.
16. Mr. Adam Seger, 3035 Hartland Lane - In Favor Of. Mr. Seger is a member of Christ Community Church and a civil engineer specializing in floodplain management. He is also the applicant for Item 8. He agrees with the floodplain concerns, but sees the need for a development with additional floodplain storage.
17. Mr. Rob Anderton, 1155 Hillsboro Road - In Favor Of. He stated that this is a good plan.

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative. Mr. Gamble asked to

combine the presentation for the Rezoning request and the Development Plan request, since they are so closely tied together. Mr. Gamble provided the Commissioners with a handout that will be included with the minutes. He stated that comments from the previous Joint Conceptual Workshop included that the plan should:

- Be Lighter on the land;
- Have a smaller footprint;
- Have less manipulation of the floodplain;
- And develop less floodplain area.

Mr. Gamble stated that they have reduced the footprint from 93 acres to 75 acres. The floodplain manipulation area has been reduced from 55 acres to 37 acres. The average floodplain fill is 2.6 acres. The current Master Plan is 471 homes on 233 acres, which includes 49 acres of Christ Community Church (CCC). The portion being purchased from CCC shows that the Brownland PUD entrance will align with the Monticello entrance. He stated that they are removing a parking lot and relocating it behind the CCC. This will allow for a signalized intersection between the Brownland PUD entrance and the Monticello entrance. There are 471 homes, 206 will be single family detached homes. All of these will be for sale. The affordable housing plan portion has been removed from the Master Plan because the development footprint is now smaller. There will be 64 multifamily condominiums in three buildings. These will be the smaller, more attainable dwellings for the neighborhood. The desire is for this to be a true mixed income neighborhood. To accommodate Seniors, some of the multifamily buildings will have elevators. Mr. Gamble showed photographs of Brownland Farms during one of the horse show events where multiple cars and trailers were parked. They want to leave the land in a better condition than they found it.

For the floodplain presentation, Mr. Gamble introduced Mr. Ben Zoeller, Barge Design. Mr. Kevin Estes, Miles Rivers Partners, and Mr. Steve Casey, third party analyst for the flood study, also participated in the presentation. Mr. Zoeller spoke about the flood study. He discussed the current flow paths for the Harpeth River in this area and conditions for Brownland Farm. He discussed the current impediments for the floodplain on the property. The proposed plan removed many of these impediments from the floodway. Increased floodway storage capacity will be added. The floodplain improvements will achieve a no rise and slightly reduced flood elevation on the south and west side of Brownland Farm.

Mr. Gamble discussed the cross section in the southern bend. He stated that they were removing the impediments, creating the fishing pond, and the park. Storage will be created in this area by lowering the ground. He then showed examples of the architecture for the single family homes and condominiums which will have garages.

Chair Lindsey asked for a motion.

Commissioner Franks moved, seconded by Commissioner Orr, to recommend Approval of Ordinance 2021-05 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

Commissioner McLeMore asked Mr. Estes to provide information about the price points of the proposed homes.

Mr. Estes stated that they want to provide condominiums that range from the \$200,000 to \$400,000 range. This would include the 64 units. There are two types of townhomes which will start around \$320,000 and the larger townhomes will start in the high \$300,000 range. The single family homes would start in the higher \$500,000 range. These prices could change with inflation.

Commissioner McLemore asked about the school zones.

Mr. Gamble stated this has not been established at this time. He stated that Franklin High School has an occupancy of 86% and the elementary and middle schools are at 70-75%.

Commissioner Allen stated that this plan includes housing types that are not supported by Envision Franklin. She stated that she is concerned about the encroachment into the Conservation Design Concept. She discussed concerns about the floodplain. She stated that the Commission must consider what the worst possible flood situation will be. She stated for these reasons, she will not support this plan. She will support the staff recommendation.

Alderman Petersen stated that she will not support this plan because of concerns about the floodplain.

Chair Lindsey stated because this was the modification of a mapped floodway, the plan has to go through a FEMA approval process. It starts with a Conditional Letter of Map Revision (CLOMR). Chair Lindsey asked for a description of the CLOMR application process.

Mr. Zoeller described the application process. A CLOMR is a submission of a flood study to FEMA for a proposed design. FEMA decides whether the design will meet the National Flood Insurance Program (NFIP) requirements. There is a review process. The CLOMR letter states if the project is constructed, per the design, it will meet the NFIP requirements. If the project is constructed, there will be an as built survey conducted of the property to verify that it meets the design. After which, a letter of map revision is submitted to update the FEMA maps.

Mr. Gamble stated that the cut and fill would be done in one phase and surveyed at one time. He stated that CLOMR's are not uncommon in Franklin. With the proposed development of Brownland Farm, they will add 26 million gallons of additional storage capacity for the river in this bend. This amount is significant. Mr. Gamble stated this is what they mean when they say they will leave the site better than they found it today.

Chair Lindsey asked what the time frame would be to obtain a CLOMR for this project. He stated that until a CLOMR is received from FEMA, the project cannot move forward. He stated it would be at least six to 12 months. He stated that the City must also sign a community acknowledgement form which states this area is reasonably safe from flooding. He stated that there were still three rises shown in the model. This could be a stumbling block with the FEMA process. Chair Lindsey stated that the timeframe concerns him.

Mr. Zoeller stated that the three rises are very minor and will be worked out through the design process.

Commissioner Allen asked if the City was obligated to sign the acknowledgement CLOMR.

Chair Lindsey stated that the acknowledgement must be signed for the CLOMR process to move forward to FEMA. It is part of the application process.

Mr. Jimmy Wiseman, Assistant Director for the Engineering Department, stated that it would be up to the Flood Administrator to sign the acknowledgement. Also, Engineering would review it.

Mr. Estes stated that they are well aware of the timeframe to apply for the CLOMR.

Chair Lindsey stated the steps to rezone and approve the development plan are concerning to him because the CLOMR has not been processed. He is also concerned that this plan is inconsistent with Envision Franklin. He discussed the recent flood in March 2021 and the areas that were affected. He stated that this was a 10 year event. He stated that the bulk of the flow is for a 100 year event. He discussed the history and effects of recent rain events. He stated that there will be more significant flood events in the future. He is concerned about the manipulation of floodplains. For these reasons, he will not support this plan.

Commission Franks asked if there was specific reason that this plan could not go forward.

Chair Lindsey asked Ms. Wright to respond to this.

Ms. Wright stated that, if approved, this rezoning would grant the entitlements for the number of units allowed on the property. She stated that the Planning Commission's decision is a recommendation to the BOMA. While tonight's decision would not be final, if approved by BOMA, those entitlements would be granted. This is the time to discuss the number of units. The accompanying development plan shows the layout how the units will be arranged on the property. She stated that this is a request, at this time, for how many units and how the units will be laid out on the site. In the future, the applicant could revise the plan. However, the zoning would be granted if approved by the BOMA.

Chair Lindsey asked if there was a specific action that the Planning Commission would need to take to amend Envision Franklin.

Ms. Wright stated that there was a request by the applicant to amend Envision Franklin earlier to allow multifamily but the applicant pulled this request. However, at resubmittal, the applicant added multifamily buildings to the plan. This was part of the rationale for staff's recommendation for disapproval. The Planning Commission and the BOMA may still act on this development plan even though it does not match Envision Franklin.

Commissioner McLemore asked if the City agrees with the acknowledgement letter and the application is sent to FEMA, does FEMA have to approve the entire development.

Mr. Estes stated that this was correct.

Commissioner McLemore stated that she would support the plan since FEMA has to approve the entire plan.

Chair Lindsey confirmed that the entitlements would still be granted if the rezoning is approved, whether

FEMA approved the plan or not.

Ms. Wright stated that Mr. Wiseman could speak to this issue.

Mr. Wiseman stated that, if the CLOMR is not approved, then the development plan would not be built as shown and potential units would be lost.

Ms. Wright stated that the Commissioners would see the revised development plan at that point. She stated that they could not speculate, at this time, about the number of units.

Chair Lindsey asked for a vote on the motion.

Chair Lindsey asked for a roll call vote.

The motion failed by the following vote (3-4).

ACTION: Motion to Recommend Approval to the Board of Mayor and Aldermen the Ordinance 2021-05, Item 6, by Commissioner Jimmy Franks second by Commissioner Michael Orr;

Motion Failed 3-4

AYES: Jimmy Franks, Alma McLemore, Michael Orr

NOES: Ann Petersen, Marcia Allen, Scott Harrison, Roger Lindsey

ABSTAIN: None

7. Consideration Of Resolution 2021-53, A Resolution Approving A Development Plan For Brownland Farm PUD Subdivision, For Several Properties Located Near The Intersection Of Hillsboro Road And Mack Hatcher Memorial Parkway.

Sponsors: Emily Wright, Amy Diaz-Barriga

- Attachments:**
1. MAP 7478, 7471 Brownland Farms Rezoning and Dev Plan Map
 2. RES 2021-53 Brownland Farms PUD_with Exhibits_Law Approved 2
 3. 7478 Brownland Farm PUD Subdivision, Development Plan Conditions of Approval_01
 4. Floodplain disturbance Brownland Farms
 5. Pages 1-8 from BROWNLAND development plan
 6. Pages 9-16 from BROWNLAND development plan-2
 7. Pages 17-24 from BROWNLAND development plan-3
 8. Pages 25-32 from BROWNLAND development plan
 9. Pages 33-40 from BROWNLAND development plan-3
 10. Pages 41-48 from BROWNLAND development plan
 11. Pages 49-56 from BROWNLAND development plan-2
 12. Pages 57-64 from BROWNLAND development plan-3
 13. Pages 65-71 INCLUDING ELEVATIONS from BROWNLAND development plan-4
 14. Planning intake emails Brownland

Ms. Randolph stated that the Brownland Farm Development Plan proposes a mix of housing options across a grid of street network, and provides a variety of open spaces that are easily accessible to the proposed residents of the development. On another site in a different Design Concept, staff would most likely support this development. However, staff cannot support the plan as shown because several key components of the plan are not consistent with the City's Long Range Plan, Envision Franklin.

First, the plan proposes development in approximately 52 acres of land currently within the floodplain. Staff attached an exhibit to this staff report to highlight the areas of the plan where development is proposed within the current limits of the floodplain. These areas coincide with the Conservation Design Concept of Envision Franklin. The Conservation Design Concept specifically states that "Conservation of floodplains....has an inherent long-term value. The preservation of floodplains has a direct public-safety purpose and helps to minimize property damage during periods of flooding. Disruption in any Conservation area should be limited to preserve the function, form, and character of the area."

Conservation of floodplain is not a new concept in our long range land use plans. Envision Franklin merely highlights it in a more consistent way. While it can be pointed out that we have previously allowed manipulation of the floodplain with past residential developments, staff heard loud and clear during our Land Use Plan update that conserving our floodplain areas was of extreme importance to our citizens and elected and appointed officials. Therefore staff stands behind Envision Franklin and cannot support any development within the current limits of the floodplain.

Additionally, the plan includes three multifamily buildings averaging 21 units per building, which are in direct conflict to the uses supported in Envision Franklin for this area, under the Conservation Subdivision Design Concept. In fact, the applicant had previously applied for an amendment to Envision Franklin to change the Design Concept to Multifamily Residential, but ultimately withdrew this application prior to a Planning Commission vote.

Ms. Randolph stated that there were many Neighborhood Meetings held concerning the property. During the last Neighborhood Meeting, multifamily was not included on the site. Multifamily was added during resubmittal.

Currently, the only housing type along this stretch of Hillsboro Road between the Harpeth River and Anderson Creek (just south of Fieldstone Parkway) are single-family residential homes. The only exception to this building type along this stretch of Hillsboro Road is Christ Community Church. During the adoption of Envision Franklin, it was contemplated whether additional building types and densities were appropriate in these areas. It was determined that additional housing types could be supported, but in smaller scale and by retaining the character of single-family homes. Higher intensity uses, such as multifamily and commercial, were best concentrated at nodes of the major intersections of Hillsboro Road and Mack Hatcher and Hillsboro Road and Fieldstone Parkway. Staff supports only the smaller scale housing types of townhomes and multiplexes (max of 4 units per building) on this site, but not multifamily buildings like those proposed.

Staff is recommending disapproval of this plan not because of its layout or design but because of its direct conflict with multiple sections of Envision Franklin.

Staff recommended Disapproval of Resolution 2021-53 to the Board of Mayor and Aldermen.

Chair Lindsey asked if there were any citizen comments.

The following citizens spoke concerning Item 7:

1. Mr. Michael Smith, 106 Poteet Place - Opposed. Concerns include altering the floodplain. Mr. Smith submitted an email detailing his concerns. He stated that he does not agree with the Monticello HOA

recommendation of this plan.

2. Mr. Owen Jones, 105 Monticello Road - In Favor Of. Mr. Jones is the Co-president of the Monticello HOA and wrote the letter stating that the HOA Board had approved the proposal. He stated that he wished more residents had attended the meetings.

3. Mr. David Lawbaugh, 206 Revere Lane - In Favor Of. Mr. Lawbaugh spoke on behalf of the Monticello HOA. He is the Co-president of the HOA.

4. Mr. Adam Seger, - In Favor Of - Mr. Seger is a member of Christ Community Church. He is also a Civil Engineer for Floodplain Management.

The Applicant was represented by Mr. Greg Gamble, Gamble Design Collaborative. Mr. Gamble gave the combined presentation for both the Rezoning and Development Plan during Item 6.

Mr. Kevin Estes, the Applicant, stated that they had worked on this plan for two years. He stated that earlier they had considered requesting an Envision Franklin Land Use Amendment to avoid the floodplain issues. He stated that they conducted several Neighborhood Meetings with the community including a Zoom meeting with 100 Monticello residents.

Chair Lindsey asked for a motion.

Commissioner Allen moved, seconded by Alderman Ann Petersen, to recommend Disapproval of Resolution 2021-53 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

Chair Lindsey asked for a vote on the motion.

Chair Lindsey asked for a roll call vote.

The motion carried by the following vote (4-3).

ACTION:	Motion to Recommend Disapproval to the Board of Mayor and Aldermen the Resolution 2021-53, Item 7, by Commissioner Marcia Allen second by Alderman Ann Petersen;
	Motion Passed 4-3
AYES:	Ann Petersen, Marcia Allen, Scott Harrison, Roger Lindsey
NOES:	Jimmy Franks, Alma McLemore, Michael Orr
ABSTAIN:	None

8. Consideration of Resolution 2021-54, A Resolution Approving A Revised Development Plan for Christ Community Church For The Property Located West Of Hillsboro Road And South Of The Harpeth River (1215 Hillsboro Road).

Sponsors: Emily Wright, Amy Diaz-Barriga

Attachments:

1. MAP 7480 Christ Community Church Development Plan
2. RES 2021-54 Christ Community Church_with Exhibits.Law Approved 2
3. 7480 Christ Community Church PUD Subdivision, Development Plan, Revision 1 Conditions

- of Approval_01
4. Christ Community Development Plan Revision

Ms. Randolph stated that the purpose of this Development Plan Revision is to update the PUD to coincide with a potential land sale of a portion of the property. The layout has been revised so that the plan still meet the required parking and stormwater infrastructure needed. No major changes are being made to the future structures, and the use will continue to be a Church, which is permitted in the base zoning district of Civic Institutional and supported by Envision Franklin.

Staff recommended Approval of Resolution 2021-54 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. Adam Seger. Civil Engineer, on behalf of Christ Community Church. Mr. Seger stated that this item was related to Items 6 and 7. He stated that this was simply reorienting a property line in relation to a potential property sale.

Chair Lindsey asked for a motion.

Commissioner Allen moved, seconded by Commissioner McLemore, to recommend Approval of Resolution 2021-54 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

Alderman Petersen asked, if the Board of Mayor and Aldermen (BOMA) approve this item, how would it affect the use of the land at this time.

Ms. Wright stated that this changes the boundaries of the development plan for Christ Community Church. This will allow for some of the land to go into the Brownland Farm PUD as this item is related to Items 6 and 7. At this point, the recommendation for this item will travel on to BOMA. She stated that the real implication will come with the final approval. She stated that, at the final approval, all three items would, most likely, receive the same decision from BOMA. If there are different decisions for the items, the church would need to meet with Staff to see if they still want to move forward. Ms. Wright stated since these were only recommendations to BOMA, there is no final action needed at this meeting.

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 to the Board of Mayor and Aldermen the Resolution 2021-54, Item 8, by Commissioner Marcia Allen second by Commissioner Alma McLemore;
Motion Passed 7-0

AYES: Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey,

Alma McLemore, Michael Orr

NOES: None

ABSTAIN: None

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

9. Cherokee Place PUD Subdivision, Final Plat (Includes a Portion of the Chickasaw PUD Subdivision), Creating 2 Multifamily Lots, On 10.39 Acres, Located At 1101 Shawnee Drive. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

Attachments:

1. MAP Cherokee Place PUD FP
2. 7521 Cherokee Place PUD FP_Conditions of Approval_01
3. COF 7521 - FINAL PLAT - Resubmittal 20210603 - Cherokee Place PUD

This item was approved on the Consent Agenda.

10. Morton Subdivision, Final Plat, Creating 3 Duplex Lots And One Open Space Lot, On 0.39 Acres, Located At 207 Fairground Street. (CONSENT AGENDA).

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

Attachments:

1. MAP Morton Sub FP
2. 7552 Morton Sub FP_Conditions of Approval_01
3. Morton Sub_Final_Plat_060221-signed

This item was approved on the Consent Agenda.

11. Westhaven PUD Subdivision, Final Plat, Section 58, Creating 39 Residential Lots, Three Open Space Lots, And Reserving And Dedicating Right-Of-Way, On 17.824 Acres, Located Near The Intersection Of Cavanaugh Lane And Bonaire Lane. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

Attachments:

1. MAP 7545 Westhaven, Section 58 FP
2. PLAT 7545 Westhaven PUD Subdivision, Section 58
3. 7545 Westhaven PUD Subdivision, Final Plat, Section 58 Conditions of Approval_01

This item was approved on the Consent Agenda.

12. Westhaven PUD Subdivision, Final Plat, Section 59, Creating 62 Residential Lots And Reserving And Dedicating Right-Of-Way, On 10.578 Acres, Located Near The Intersection Of Stonewater Boulevard And Boyd Mill Pike. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

Attachments:

1. MAP 7546 Westhaven, Section 59 FP
2. 7546 Westhaven PUD Subdivision, Final Plat, Section 59 Conditions of Approval_01
3. PLAT 7546 Westhaven PUD Subdivision, Section 59

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 Harrison moved, seconded by Commissioner Allen, to Adjourn.

Chair Lindsey called for a roll call vote.

The motion Passed unanimously.

ACTION: Motion to Adjourn by Commissioner Scott Harrison second by Commissioner Marcia Allen;

Motion Passed 7-0

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

NOES: None

ABSTAIN: None

There being no further business, the meeting adjourned at 9:02 pm.

Roger A. Lindsey 7/22/2021
Chair Date

Attachment 1:
Citizen Emails for Items 6 and 7
Brownland Farm Rezoning and DP

From: Ehab Kasasbeh <ehab_k78@hotmail.com>
Sent: Sunday, June 20, 2021 6:14 AM
To: Planning Intake <planningintake@franklintn.gov>
Cc: Ken Moore <ken.moore@franklintn.gov>; John Schroer <john.schroer@franklintn.gov>;
Bev@aldermanburger.com; Brandy Blanton <brandy.blanton@franklintn.gov>; Roger Lindsey
<roger.lindsey@franklintn.gov>; Nick Mann <nick.mann@franklintn.gov>
Subject: Brownland — Vote NO — Items 6,7,8 (2021-05, 2021-53, 2021-54)

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

As a resident of the area since 2007, I feel this is detrimental to the community and will add much traffic, take away from the country feel that our area has and destroy the beautiful scenery while removing the lovely equestrian show grounds all at the same time.

Please don't approve this

Dr Ehab Kasasbeh

Sent from my iPhone

From: Chris Chaney <cec246@gmail.com>

Sent: Monday, June 21, 2021 3:31 PM

To: Michael Orr <michael.orr@franklintn.gov>; Scott Harrison <scott.harrison@franklintn.gov>; roger.lindsey@nashville.gov; Alma McLemore <alma.mclemore@franklintn.gov>; jimmy@tennesseevalleyhomes.com; annpetersen@comcast.net; mdadst@aol.com; Jennifer Williamson <jennifer.williamson@franklintn.gov>

Cc: Ken Moore <ken.moore@franklintn.gov>; bev@aldermanburger.com; danamclendon@mac.com; Scott Speedy <scott.speedy@franklintn.gov>; Margaret Martin <margaret.martin@franklintn.gov>; Clyde Barnhill <clyde.barnhill@franklintn.gov>; Brandy Blanton <brandy.blanton@franklintn.gov>; Planning Intake <planningintake@franklintn.gov>

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

Dear Franklin Planning Commission and BOMA members:

As a resident of Cottonwood I am against the proposed Brownland Development. I am very concerned about the possibility of the Franklin Planning Staff recommendation not being heeded and this development allowed to move forward.

As you all surely know, just a couple of months ago that property flooded along with much of Franklin, including Cottonwood, River Landing and Meadowgreen. Allowing development on that parcel of land will surely make the next flood even worse for those of us downstream. It seems irresponsible to allow such a density of homes to be built in such a flood-prone area.

Aside from flooding concerns, the traffic pattern the proposed entrances and traffic lights to come with it will create a bottleneck on Hillsboro. With children in in WCS, one headed to an already crowded FHS, I worry that many family homes will result in overcrowding.

While I appreciate that Franklin is a desirable community and we have an influx of new residents, allowing a massive development like this will make our part of Franklin less desirable.

I am sure the developer, Monticello HOA and representatives from Christ Community will be present to persuade you that the community is supportive of this development. We are not! Those three entities stand to make a great financial gain should the land sell and be developed as proposed. As a personal note, I am a member of Christ Community Church. I can assure you that the vote to sell that parcel of land was not conducted when a vast majority of members could be present to vote.

Please do not allow this development to move forward.

Thank you for your service to our great community.

Sincerely,
Chris E Chaney
Franklin, TN resident

From: Tonya Whitaker <sntwhit615@bellsouth.net>

Sent: Monday, June 21, 2021 8:18 PM

To: Planning Intake <planningintake@franklintn.gov>

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

Dear Planning Staff,

We respectfully ask you vote NO regarding the Brownland Farm development project. It will not benefit the land or people of this area. As long-time residents of Meadowgreen and Cottonwood subdivisions, we have seen firsthand the effects of flash flooding and rising rivers in our neighborhood. Re-routing flood plans with increased building is not the answer. Please preserve our land for the future generations and help us provide for the safest and healthiest path moving forward.

Thank you,
Scot & Tonya Whitaker

From: scott.black1@comcast.net <scott.black1@comcast.net>

Sent: Tuesday, June 22, 2021 9:26 AM

To: Ken Moore <ken.moore@franklintn.gov>; bev@aldermanburger.com; danamclendon@comcast.net; danamclendon@mac.com; Scott Speedy <scott.speedy@franklintn.gov>; Margaret Martin <margaret.martin@franklintn.gov>; annpetersen@comcast.net; Clyde Barnhill <clyde.barnhill@franklintn.gov>; Brandy Blanton <brandybblanton@gmail.com>; John Schroer <john.schroer@franklintn.gov>; Michael Orr <michael.orr@franklintn.gov>; Scott N. Harrison <scottnharrison@yahoo.com>; Nick Mann <nick.mann@franklintn.gov>; Roger Lindsey <rdlindsey@comcast.net>; amclemore51@yahoo.com; jimmy@tennesseevalleyhomes.com; mdadst@aol.com; Jennifer Williamson <jennifer.williamson@franklintn.gov>

Cc: Emily Wright <emily.wright@franklintn.gov>; Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>; Kelly Dannenfelser <kellyd@franklintn.gov>; 'Greg Gamble' <greg209@bellsouth.net>

Subject: Brownland Farms

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

Good morning,

Let me start by expressing my gratitude to all of you for the service that you personally provide to our city through your time and efforts. I am writing to you today to express my strong support for the proposed development at Brownland Farms. To keep this simple, below are my bullet points of support for this community:

1. As a 20+ year resident of Fieldstone Farms, I welcome the idea of new growth to our side of town. Over the last 2 decades a great deal of new growth has happened in other sectors of our community (Westhaven, McEwen, Carothers, etc.). And this, I believe will bring a great boost to our side of the overall community.
2. With the additional passive parkland along Hillsboro Road with a formal design will do nothing but enhance the entire area, including the adjacent Monticello neighborhood.

- 2.
3. This is the **RIGHT** place for a development like this for the following reasons:
 - a. Since moving to Fieldstone Farm, I watched our community spend a great deal of money on the road systems for the expansion of Hillsboro Road (in front of our neighborhood) and the expansion of Mack Hatcher. Brownland Farms sits at the intersection of those investments. This is why a project like this (or even higher density) is appropriate.
 - b. This current design has a well-balanced design that will locate the density closer to the major thoroughfares and leave open the land closest to the river, giving that open space over for community use and recreation. It is very important that each community is equipped with its own natural features and they have done that with this design.
4. When it comes to our community growth, you are faced with many variables to address. In this case, we have a natural green space that has been used as an active horse farm for over 7 decades. There are several variables that stem from this point:
 - a. As one who believes in limited government, I believe every land owner should have choices about what they can do with their land. I also believe that this should fit within how the growth of the city has been planned. Based strictly on the invested infrastructure, this is absolutely, the right place for this community design. We, as a city, have already signaled that this is the place for higher density with the infrastructure provided.
 - b. As one who believes in being fiscally conservative, I think that we should always introduce more density where the infrastructure (roads, sewer, safety, etc.) will allow. This site clearly meets that. Any major opposition to a design like this, is simply because it is different than what it has always been on that site. And that is not a guide by which we should make decisions about our city growth. If someone wants to maintain an active horse farm on this site, they should step forward to do so, at the price that is appropriate.
 - c. This design respects that natural features and works to enhance those, while at the same time providing a node of density in the appropriate location.
 - d. I recognize that this design actually works with the river flow in the area and tries to enhance that and make viable places for community use.

A few things that I would suggest about this current design:

1. Mixed-use is always a good thing. It provides the opportunity to reduce transportation demand on our system. There could be commercial component introduced to this design and that would be a great thing.
2. As an apartment developer, the current multifamily building configurations (in the front) are going to be a harder design to develop. When you are under 100 units per building, it is very difficult to develop effectively. I would advocate for more density. If you review the current traffic demands from the 2 or 3 apartment communities within a 3 mile radius, I think you will discover it is not as bad as people think (I drive them daily). This site has the capacity for more density.

I tried to keep these ideas simple. Thanks for taking time to read through them. Please vote to support this project.

Cordially,
Scott Black

From: Elizabeth Fuller <ebfuller13@gmail.com>

Sent: Tuesday, June 22, 2021 9:43 AM

To: Planning Intake <planningintake@franklintn.gov>

Cc: Michael Orr <michael.orr@franklintn.gov>; Scott Harrison <scott.harrison@franklintn.gov>; Nick Mann <nick.mann@franklintn.gov>; Roger Lindsey <roger.lindsey@franklintn.gov>; amclemore51@yahoo.com; Alma McLemore <alma.mclemore@franklintn.gov>; jimmy@tennesseevalleyhomes.com; annpetersen@comcast.net; mdadst@aol.com; Jennifer Williamson <jennifer.williamson@franklintn.gov>; Ken Moore <ken.moore@franklintn.gov>; Bev@aldermanburger.com; Danamcclendon@mac.com; Scott Speedy <scott.speedy@franklintn.gov>; Margaret Martin <margaret.martin@franklintn.gov>; Clyde Barnhill <clyde.barnhill@franklintn.gov>; Brandy Blanton <brandy.blanton@franklintn.gov>; John Schroer <john.schroer@franklintn.gov>

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

Please vote NO on the Brownland Farms development!

This development is not in the best interest of our community. We need to pay attention to the natural beauty of this area and preserve it. More people and more buildings/houses are causing environmental concerns, traffic concerns, and flooding concerns. Our great schools are already overcrowded. The roads are keeping up with the growth as it is. It takes FOREVER to make improvements to our infrastructure so why add to it?

I lived in Fieldstone Farms for 8 years and now live in Cheekwood in the area (since 2003). Our current Cheekwood neighborhood is being ruined by development (damaging the natural landscape and will cause more flooding), and I don't want to see this happen to my neighbors.

Thank you.
Elizabeth Brown Fuller
cell - 615-305-9518
Native Middle Tennessean

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

From: Judith Mathis <jsm1014@comcast.net>

Sent: Tuesday, June 22, 2021 1:33 PM

To: Planning Intake <planningintake@franklintn.gov>

Subject: Brown land Farm development

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

My husband and I vote NO to all aspects of the planned Development.

Thank you,

Sid and Judy Mathis

From: Lee Anne Williams <wleeanne@hotmail.com>

Sent: Tuesday, June 22, 2021 8:51 PM

To: Planning Intake <planningintake@franklintn.gov>; Michael Orr <michael.orr@franklintn.gov>; Michael Orr <michael.orr@franklintn.gov>; Nick Mann <nick.mann@franklintn.gov>; Roger Lindsey <roger.lindsey@franklintn.gov>; Alma McLemore <alma.mclemore@franklintn.gov>; jimmy@tennesseevalleyhomes.com; annpetersen@comcast.net; mdadst@aol.com; Jennifer Williamson <jennifer.williamson@franklintn.gov>; John Schroer <john.schroer@franklintn.gov>; Scott Speedy <scott.speedy@franklintn.gov>; Brandy Blanton <brandy.blanton@franklintn.gov>; Ken Moore <ken.moore@franklintn.gov>

Subject: Brownland Farm Development

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

Dear all,

This email is in support of the Planning Commission's recommendation to deny the Brownland Farms development plan as currently written. Our main concern is the flood plain. The engineer for the project said he can "move alot of dirt" to mitigate any flooding concerns and he may be able to do that and do it well but we would like the city to get approval from TEMA and FEMA before approving any plans for this property. Without their approval it is like putting the cart before the horse. While the 2010 flood may not ever occur again we do not need a smaller flood event from a new man-made issue.

Secondly the plan seeks to make a significant change to the Envision Franklin Plan for this area. We believe the plan was fair and many people had input and worked hard to bring it forward, it should be followed as much as possible.

In briefly reviewing the proposal and comments it seems there are many unanswered questions that should be cleared up before approval, such as the floodplain, sewer etc. While we would like to see this property stay agricultural, I believe the Andertons have rights as property owners but this is not the correct plan for this parcel of land.

Thank you,

Lee Anne & Michael Williams

2305 Bryana Ct

Franklin 37064

From: jesse.tumblin@gmail.com <jesse.tumblin@gmail.com>

Sent: Wednesday, June 23, 2021 10:45 AM

To: jesse.tumblin@gmail.com

Subject: Browland Farms

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

Dear Planning Commission,

It's my understanding that your staff are going to recommend against approving the Brownland Farms development tomorrow. I'd urge you to accept that recommendation and reject the development.

There are many compelling reasons not to further destroy the land and character of this town with another large development. It will make Hillsboro even less usable than it already is, and put population pressure on the surrounding homes, schools, and businesses, for example.

The land also floods. I would know—my childhood home across the street in Rebel Meadows was destroyed completely in 2010. Thousands of tons of steel and concrete now stand where it was, all there to try to ensure that the river doesn't destroy the Mack Hatcher extension they paved over it. Time will tell on that. There were sinkholes in all our yards along that street as well. As difficult as it is to muster preemptive sympathy for the middle-class people from California who will buy whatever ghastly dwellings are built at Brownland Farms, they don't deserve to flee the environmental disasters that are currently destroying their state just to have their new homes destroyed again. As much as I'd prefer my old home back to my current one in Fieldstone Farms, the fact of the matter is that land near the river isn't good for building homes, and too many homes in this county are built on suboptimal land due to greed and regulatory fecklessness. Engineering and survey reports with vested interests may be telling you otherwise. You live here. You know what happens when it rains.

The deeper point here is that land has intrinsic value beyond its use for “development.” It may be that the folks who own Brownland Farms have irresistible profit incentives to sell it; it may be that the land’s death warrant has already been signed via zoning decisions. The farm is beautiful. Housing developments are not, regardless of the aesthetically vacuous lies we tell ourselves to the contrary. The farm sustains culture and activity that is authentic to this area in the form of equestrian events. A housing development will not. The farm’s fields and paddocks can survive and thrive through flooding. A housing development cannot.

People from all over the country are scrambling to buy up homes and land in this town and county, as you undoubtedly know best. The easiest thing imaginable would be to meet that demand by building more homes in bad locations. Do the hard thing.

Sincerely,

Jesse Tumblin, PhD

The Quest for Security: Sovereignty, Race, and the Defense of the British Empire, 1898-1931

Cambridge University Press, 2020

From: Glenda Gabriel <glendagabriel64@gmail.com>
Sent: Wednesday, June 23, 2021 11:42 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: BROWNLAND – PLEASE VOTE “NO”

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

Please vote “no” on all items pertaining to the proposed Brownland Farms development. Please support the City Planning Staff’s recommendations of denial. We are residents in the Monticello subdivision. We oppose the Brownland Farms Development, contrary to the position of the Monticello HOA.

My husband and I ask the City to stick with the current Envision Plan and preservation of the floodplains for the best interest of its citizens. We believe the Envision Plan was developed for the good of the citizens who live here, not the developers who may not live in the area, nonetheless in the neighborhoods near the proposed development. Attached are pictures we took along Monticello Road during the last Spring flood. This exemplifies a reason not to disrupt the floodplain for development.

Our objection to this proposed development is based on the following:

1. Cut/fill Floodway and Floodplain - No one can truly predict how the Harpeth, especially with its bends and loops, would flow during flooding conditions after the cut/fill. This has not been reviewed and approved by FEMA.

At about mid-2014, FEMA issued a new flood rate insurance map. This increased the number of properties in Monticello subdivision that are in the 100-year flood zone. The count on the new map was 26 properties. This is just Monticello and does not include surrounding neighborhoods such as Rebel Meadows, Cottonwood, Fieldstone Farms and others that experienced flooding in 2010 and Spring 2021. The Harpeth River has not changed. So why would FEMA give this developer any type of approval to cut/fill, especially the large acreage that can potentially create devastation for so many families?

It seems the developer is putting the City Planning Commission in an awkward position by asking for changes to the zoning before going to FEMA. If the City Planning Commission allows the requested changes and FEMA denies the cut/fill in the floodway and the floodplain as proposed by the developer, the developer would have put the City Planning Commission in conflict with FEMA. In that case, would the City Planning Commission revert to the original zoning? Also, how would all of this impact the City's eligibility for the National Flood Insurance Program?

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

3. Intense Density and Traffic – The 3 multifamily buildings with many units are not compliant with the housing types in Envision Franklin. Also traffic density will already be increased by traffic coming from Westhaven and HWY 96 through the new part of Mack Hatcher Parkway. Further, what impact would be added by the Cheekwood Golf Course proposed development and the Grassland Village development concept? This tremendous increase in traffic is a public safety concern as well as a quality of life concern for our neighborhoods. Already accesses from Monticello Road and Poteet Road to Hillsboro Road are safety concerns.

Thank you for your leadership and for listening to the community.

Glenda and Gabriel Katona

Attachment 2 Items 6 and 7
Brownland Farms Information for Presentation from the
Applicant



Civil & Environmental Consultants, Inc.

June 24, 2021

Mr. Michael Bradley
Miles River Partners, LLC
30 Jelliff Lane
Southport, CT 06890
Delivered via electronic mail to: mbradley@milesrp.com

Dear Mr. Bradley:

Subject: Brownland Farms
Independent Review of Barge Design Solutions Flood Study (CLOMR)
CEC Project 305-055

At the request of the City of Franklin, CEC has contracted with you to perform an independent review of the flood study (CLOMR) prepared by Barge Design Solutions. The purpose of the flood study is to support a Conditional Letter of Map Revision (CLOMR) request to FEMA that is required for the proposed development. The flood study included removal of an existing floodway across the referenced project and other aspects of the project within the special flood hazard area.

Our review included:

- 1) Technical review of the flood modeling based on FEMA requirements and guidelines and our experience performing flood studies.
- 2) Consistency check between the proposed floodplain development shown in the site plans and the flood modeling.
- 3) Compliance evaluation of the proposed floodplain development shown in the site plans with City of Franklin and FEMA requirements.
- 4) Preparation of a technical memo summarizing our findings.

Based on our review, the study was performed in accordance with FEMA floodplain modeling standards except where further clarification or modeling adjustments were noted in our technical review memo dated June 24, 2021. In our opinion, the proposed conditions model supports the removal of the existing floodway across the subject property.

Sincerely,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

Steven E. Casey, P.E.
Vice President

Brownland Farm and Christ Community Church

DEVELOPMENT PLANS

JUNE 24, 2021

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



LOCATION MAP

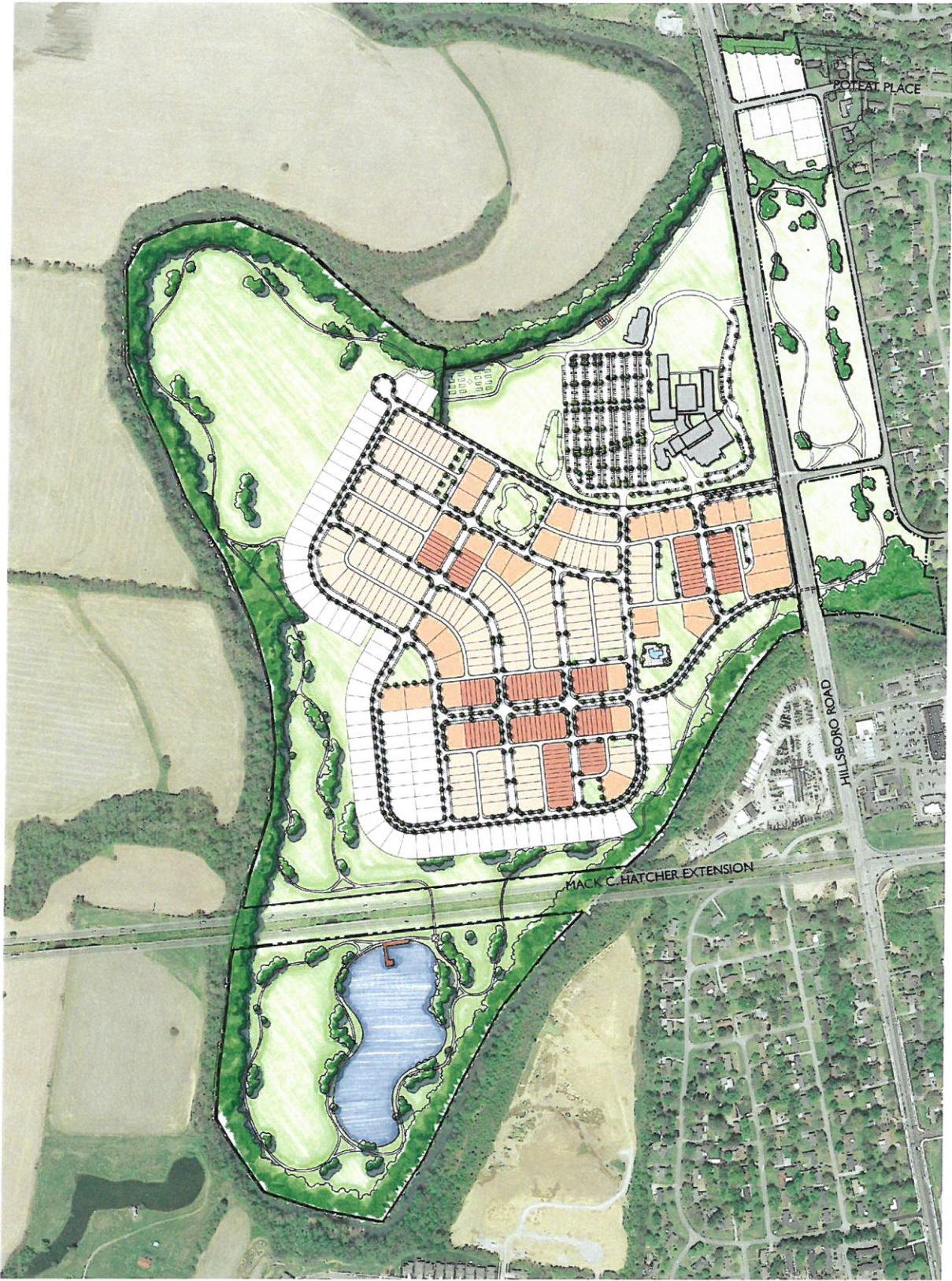
Total Area: 233.64 Acres
Existing Zoning: Agriculture,
Civic & Institutional



PREVIOUS MASTER PLAN

Proposed Zoning: Planned District
Envision Franklin: Conservation Subdivision
Total Units: 485
Total Open Space: 145.63 Acres (62.8%)
New Church Area: 49 Acres

- Street-Access Single Family Home
- Alley-Access Single Family Home
- Alley- Access Townhomes
- 4-Unit Multiplex Lot



WHAT WE HEARD

February 25 – Joint Workshop

- Development footprint should feel “lighter on the land”
- This feels like to much floodplain manipulation
- There is an appropriate project for Brownland Farms
- Filling of West Split is a major concern

NEW MASTER PLAN

Proposed Zoning: Planned District
Envision Franklin: Conservation Subdivision
Total Units: 471
Total Open Space: 157.75 Acres (67.5%)
New Church Area: 49 Acres

- Street-Access Single Family Home
- Alley-Access Single Family Home
- Alley- Access Townhomes
- 4-Unit Multiplex Lot
- 16-Unit Condo Building



STEPS WE'VE TAKEN

- **March 23, 2021:**
On-site visit with city staff
- **March 26, 2021:**
Meeting with city staff
- **April 4, 2021:**
Meeting with Monticello HOA and residents
- **May 20, 2021:**
On-site meeting with Monticello residents and Christ Community Church leadership
- **June 17, 2021:**
On-site meeting with Fieldstone Farms and Cottonwood residents

CHRIST COMMUNITY CHURCH DEVELOPMENT PLAN REVISION

- Removal of parking south of the church along Hillsboro Road
- Parking replacement Plan to be located west of the church
- New Church entrances
- New Church loop road
- Access to Steward's Garde
- Greenway trail connections
- Equestrian style horse fence and landscape screening along the Brownland entrance road up to second parking entrance



CHURCH PARKING RELOCATION



NEW MASTER PLAN

Proposed Zoning: Planned District
Envision Franklin: Conservation Subdivision
Total Units: 471
Total Open Space: 157.75 Acres (67.5%)
New Church Area: 49 Acres

Community Design Elements:

- Integration of Christ Community Church into the neighborhood
- Mix of Housing Types including Single Family Homes, Town Homes, Condos, and Big Houses
- Range of purchase options

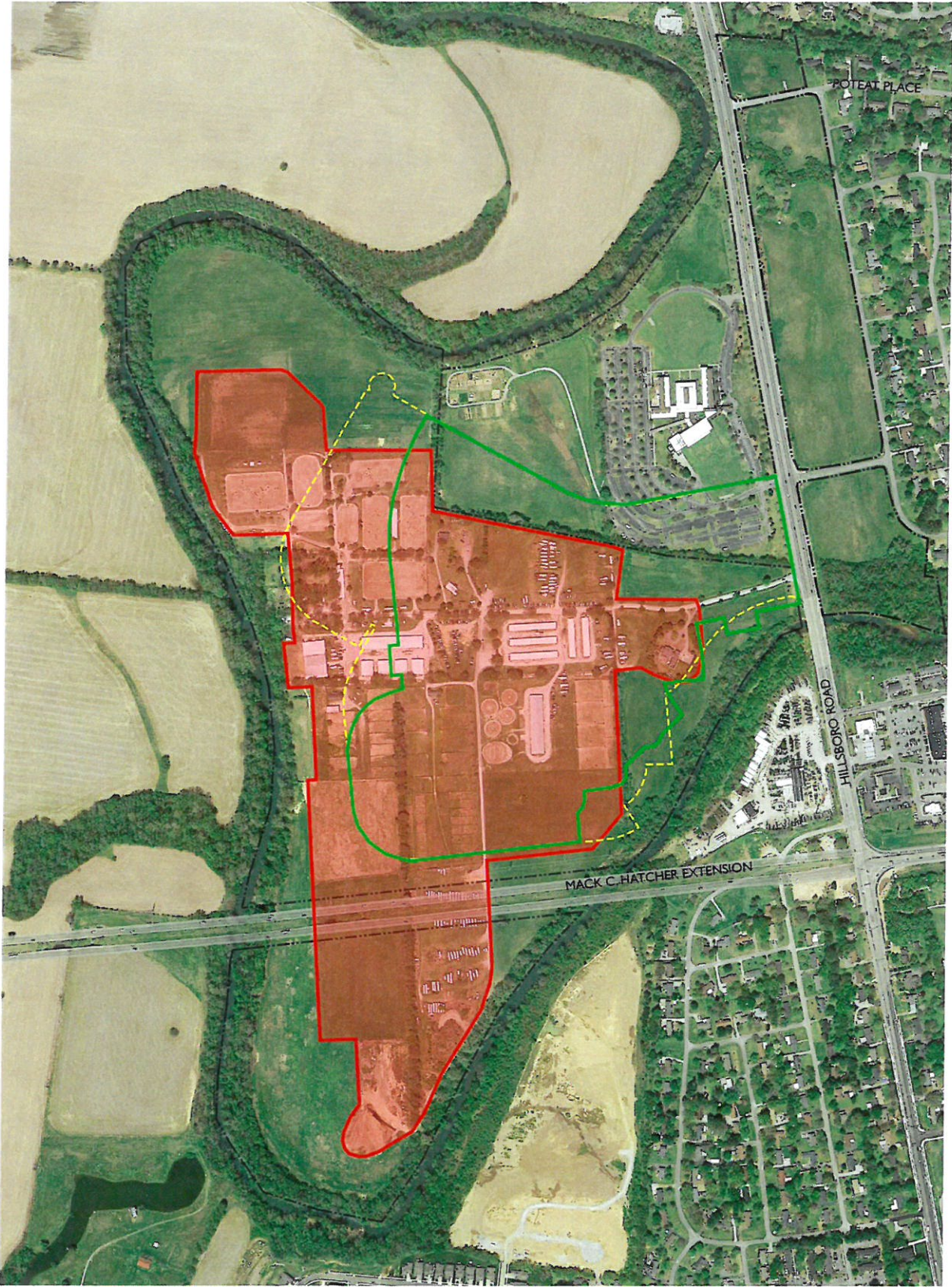
-  Street-Access Single Family Home
-  Alley-Access Single Family Home
-  Alley- Access Townhomes
-  4-Unit Multiplex Lot
-  16-Unit Condo Building



RIVER CONSERVATION AND STEWARDSHIP

Lighter on the land

- Proposed plan has been revised to be more respectful of the land and remediate existing issues



-  EQUESTRIAN FACILITY FOOTPRINT
-  PROPOSED BROWNLAND DEVELOPMENT FOOTPRINT
-  FEBRUARY 25 PROPOSED FOOTPRINT

CURRENT USE

Brownland Horse shows

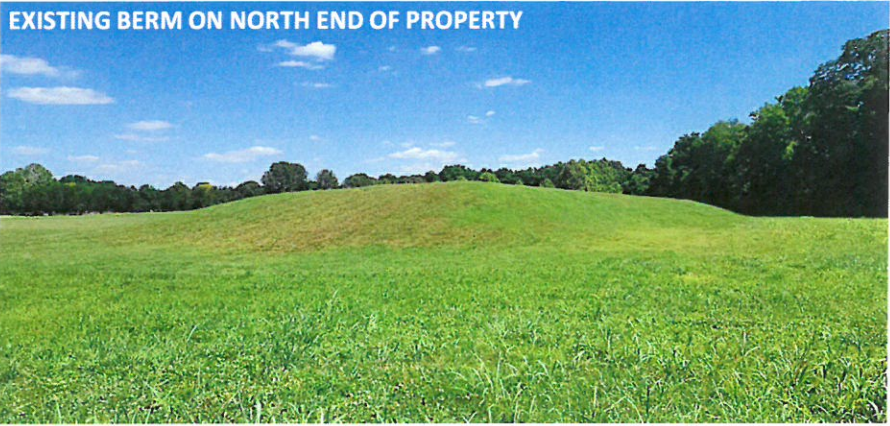
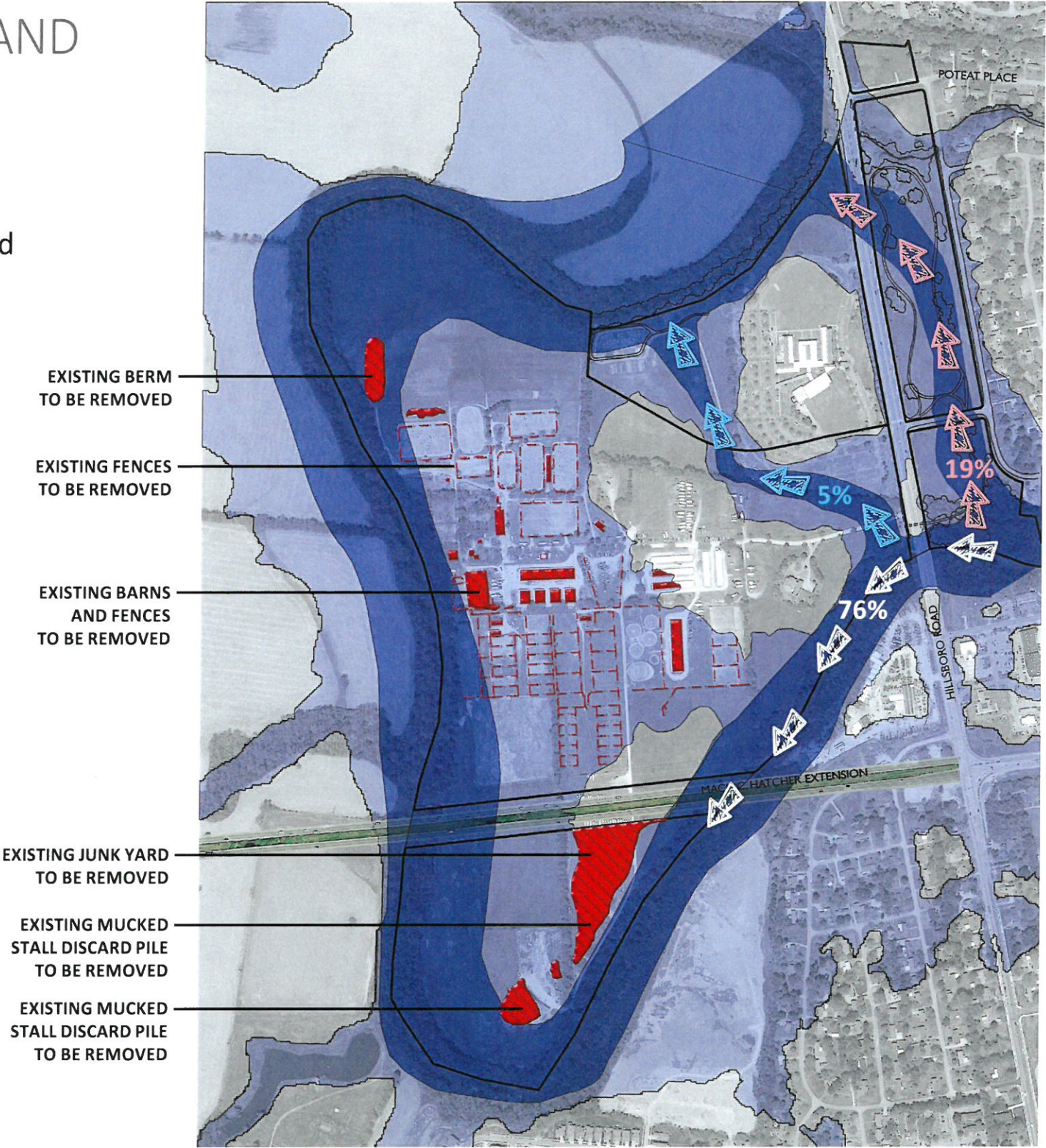
- 12 shows per year
- About 2,500 visitors per event
- 450 to 530 horses
- Over 490 trailers
- Farm has 530 stalls
- 8 horse rinks



RIVER CONSERVATION AND STEWARDSHIP

Existing Environmental Issues

- Impediments in the floodway and floodplain that restrict the natural flow of the river and introduce potential pollutants
 - Berms
 - Barns
 - Fences
 - Mechanical Storage
 - Organic matter
- Inefficient Floodplain
 - Inability for water to “cut the corner” during flood events
 - Reduced flood storage





EXISTING BERM ON NORTH END OF PROPERTY TO BE REMOVED



EXISTING MUCKED STALL DISCARD AT SOUTH END OF PROPERTY TO BE REMOVED



EXISTING MECHANICAL STORAGE AT SOUTH END OF PROPERTY TO BE REMOVED

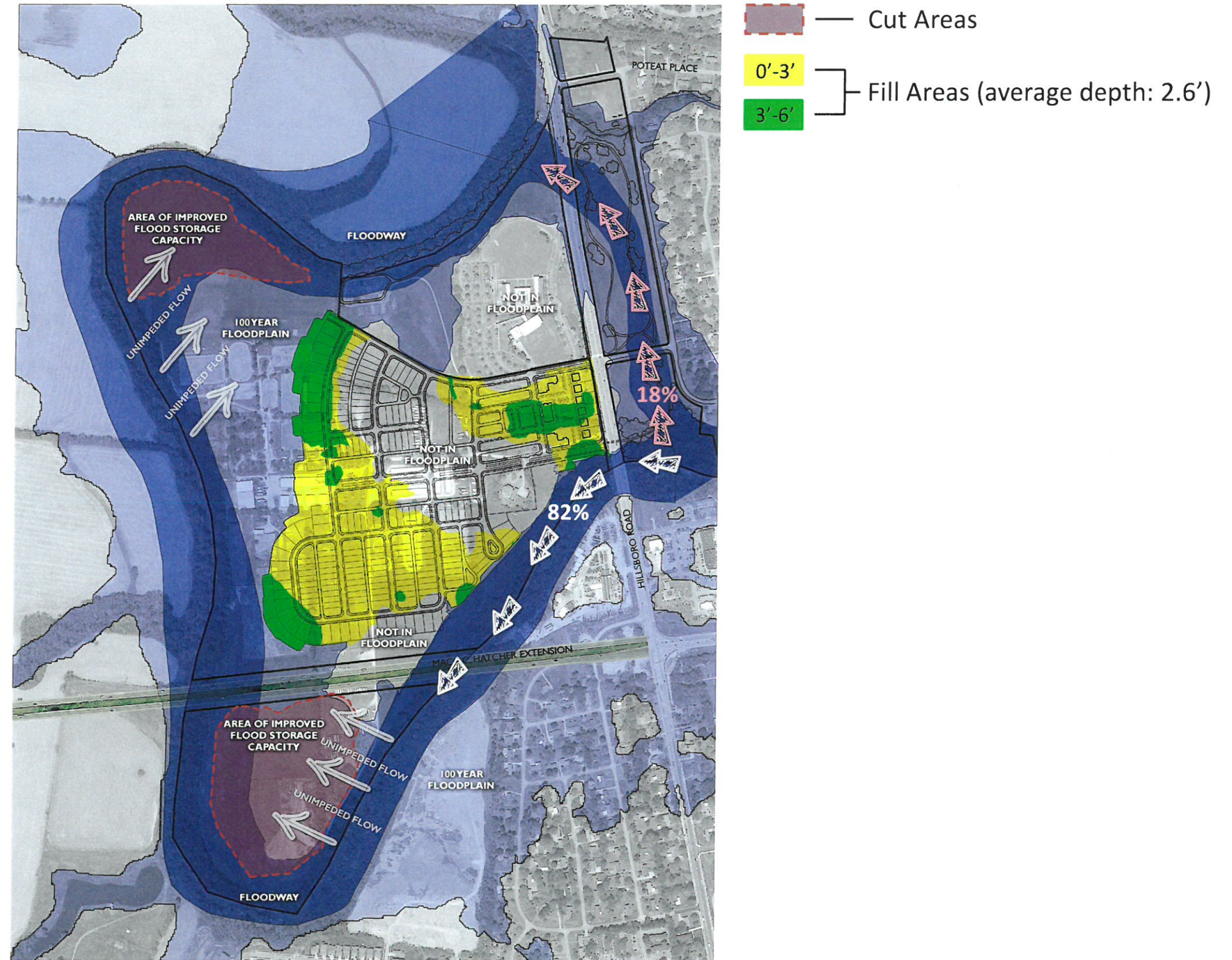


EXISTING BARN AND FENCES IN FLOODWAY AND FLOODPLAIN TO BE REMOVED

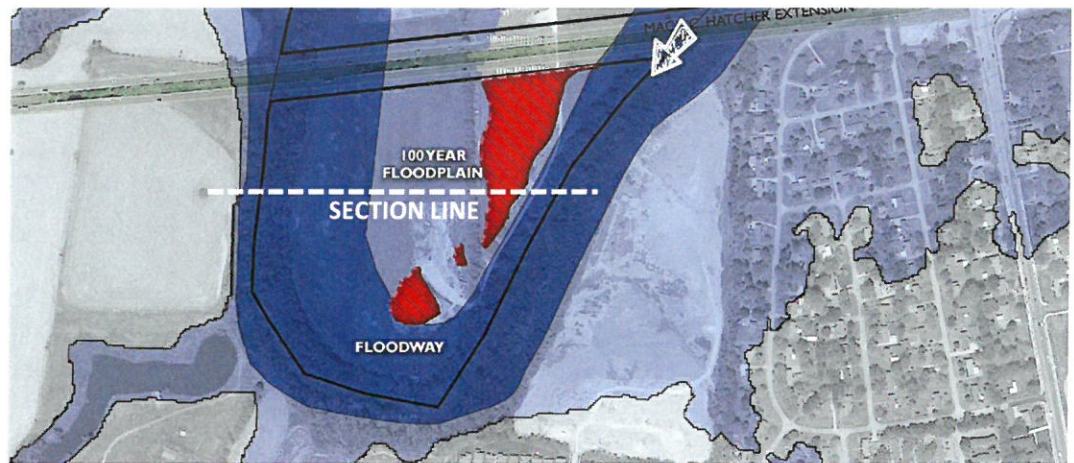
RIVER CONSERVATION AND STEWARDSHIP

Better tomorrow than today

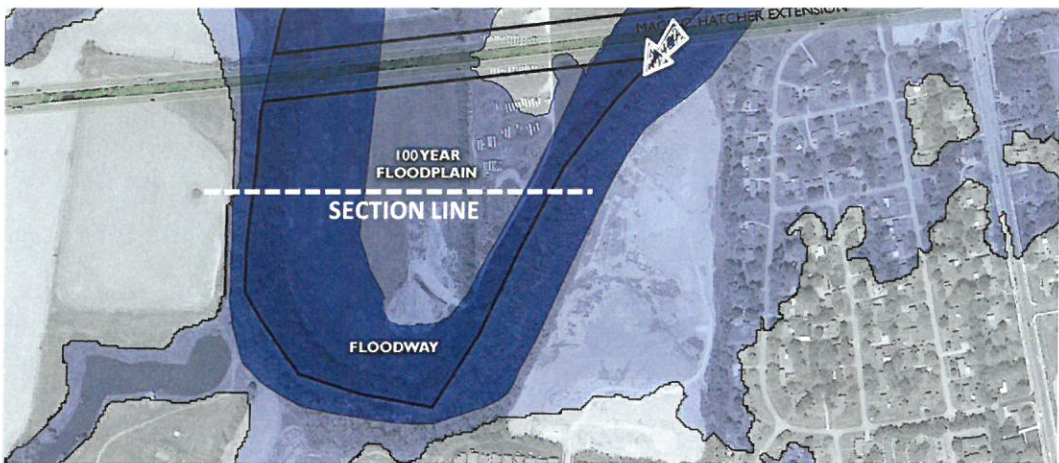
- Removal of obstructions in the floodway and floodplain
- Restoration of floodplain area to a more natural condition
- Increased storage capacity in the floodplain
- Providing the opportunity for the Harpeth River to return to its naturally occurring flow patterns



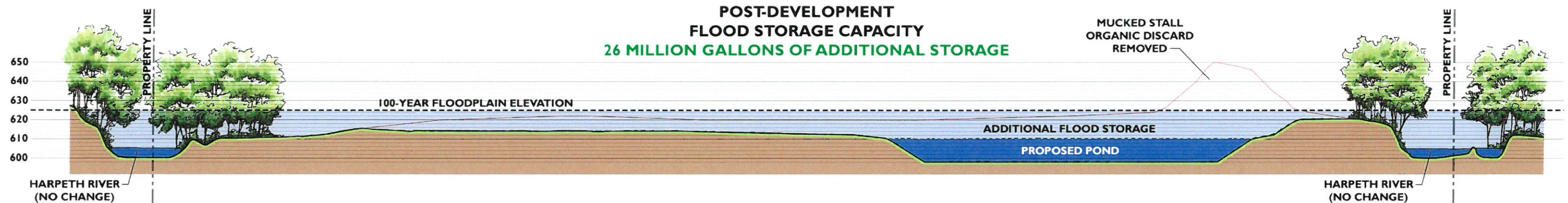
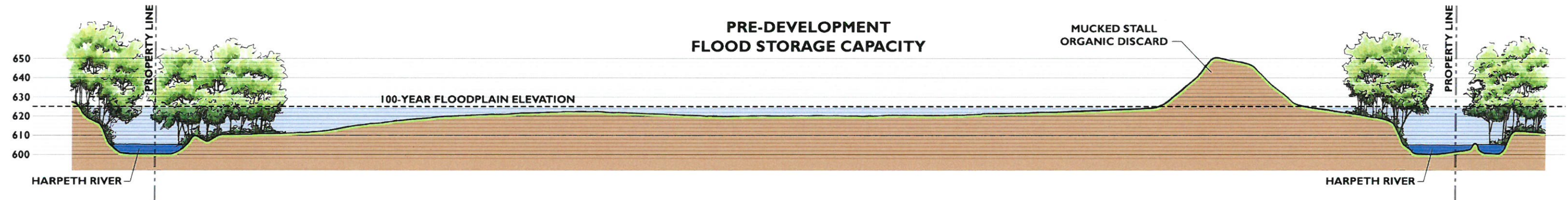
IMPROVED FLOODPLAIN SECTIONS



PRE-DEVELOPMENT



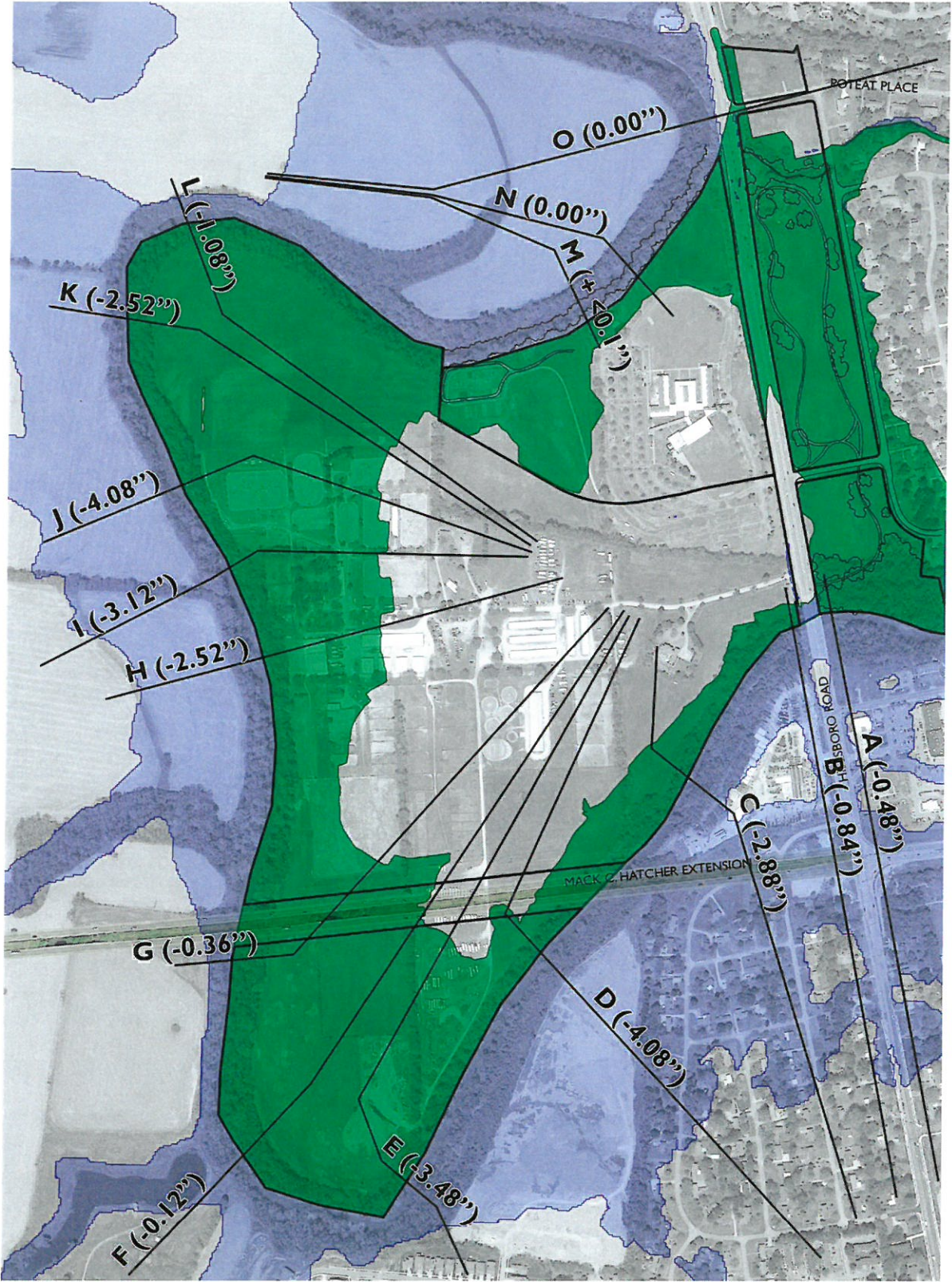
POST-DEVELOPMENT



RIVER CONSERVATION AND STEWARDSHIP

Better tomorrow than today

- Reduced floodplain elevations
- Reduction in floodplain acreage, but increase in floodplain volume



100 YR Flood Plain
Elevation Reduced
(Maximum: -4.08")
(Average: -1.32")

FLOODPLAIN CONSERVATION PLAN

- Site plan retains 150 of existing 187 acres of floodplain
- Total floodplain volume will be increased
- Over 80 percent of the existing floodplain will remain undeveloped
- No rise in floodplain elevations downstream or upstream from the site
- All residential lots are 2' above the 100yr floodplain and above the 500yr floodplain
- All Harpeth River buffers remain undisturbed
- No construction will begin prior to FEMA's approval of the floodplain model
- Preservation of 40.67 acres of trees (170% of required)

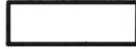
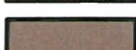


NEW MASTER PLAN

Proposed Zoning: Planned District
Envision Franklin: Conservation Subdivision
Total Units: 471
Total Open Space: 157.75 Acres (67.5%)
New Church Area: 49 Acres

Community Design Elements:

- Integration of Christ Community Church into the neighborhood
- Mix of Housing Types including Single Family Homes, Town Homes, and Big Houses
- Range of purchase options

-  Street-Access Single Family Home
-  Alley-Access Single Family Home
-  Alley- Access Townhomes
-  4-Unit Multiplex Lot
-  16-Unit Condo Building



CONCEPTUAL ARCHITECTURE



Townhomes



Condos



Single Family - Alley-Access



Single Family - Street-Access



4-Unit Multiplex



Single Family - Street-Access

FLOOD SAFETY ROUTE

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

