



Meeting Minutes

Franklin Municipal Planning Commission

Thursday, August 26, 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.

CALL TO ORDER

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

Board Members Present: Nick Mann, Alderman Ann Petersen, Alma McLemore, Marcia Allen, Roger Lindsey, Jimmy Franks, Scott Harrison, and Jenny Williamson

Board Members Absent: Michael Orr

Chair Lindsey read the following statement:

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.

APPROVAL OF MINUTES

1. Consideration Of Approval Of The July 22, 2021 FMPC Minutes.

Sponsors:

Attachments:

1. DRAFT FMPC Minutes July 2021 with attachments

Chair Lindsey asked for a motion to approve the Minutes from the July 22, 2021 meeting.

Commissioner McLemore moved, seconded by Alderman Petersen, 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 Alma McLemore second by Alderman Ann Petersen;
Motion 8-0

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

Ms. Emily Wright, Director of Planning and Sustainability, stated the Planning Commission virtual training will be held on Friday, November 5th from 8 am to noon. This will complete the State requirement for continuing education. The course is sponsored by the Middle Tennessee Chapter of the America Planning Association. Registration information will be sent at a later date.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

The Chair asked for citizen comments. There were none.

CONSENT AGENDA

2. Consideration Of Approval Of Items 3, 25-27, and 29 On The Consent Agenda.

Sponsors:

Attachments:

None

Chair Lindsey stated that the vote for the Consent Agenda would include Items 3, 25-27, and 29.

Commissioner Harrison asked to add Item 28 to the Consent Agenda.

Ms. Wright stated that Staff did not have any objection, if it was the will of the Commission. She

stated that notices for the meeting had been sent to property owners who were within 500 feet of the property. She stated that the Commission could ask if there were any citizens present to comment on the item.

Chair Lindsey asked if any citizens were present who wished to comment on Item 28.

There was a citizen present who wished to speak concerning Item 28. After consideration, Commissioner Harrison removed the request to add Item 28 to the Consent Agenda.

Chair Lindsey asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Williamson, to approve the Consent Agenda to include Items 3, 25-27, and 29 .

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 Jenny Williamson;

Motion 8-0

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

NOES: None

ABSTAIN: None

SITE PLAN SURETIES

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

Sponsors:

Paula Kortas

Attachments:

None

This item was approved on the Consent Agenda.

PLANS OF SERVICES/ANNEXATIONS/REZONINGS/DEVELOPMENT PLANS

4. Consideration Of Resolution 2021-130, A Resolution Adopting A Plan Of Services For The Annexation Of Property North Of Henpeck Lane And West Of Lewisburg Pike, By The City Of Franklin, Tennessee.

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

Attachments:

1. MAP Johnson Prop Annex 2
2. RES 2021-130 Johnson Prop POS_with Exhibits_Law Approved
3. Johnson Property_Annexation Exhibit_20210707

Mr. Joseph Bryan, Principal Planner, stated that the Plan of Services that outlines how infrastructure will need to be provided to serve the property of 1.58 acres.

The property is located within the Goose Creek basin. The Goose Creek basin was identified as a short-term growth area in the 2018 growth study. The property owner shall be required to extend the sanitary sewer mains and interceptors necessary to provide service to the property.

Access to the property shall be provided from Lewisburg Pike. As properties in the area develop, road improvements and road extensions shall be required in accordance with Connect Franklin. No additional manpower or equipment will be necessary for either Fire, Police Protection, or Sanitation.

Staff recommended Approval of Resolution 2021-130 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. Nathan Bateman, T-Square Engineering. The Applicant stated that he was available to answer questions.

Chair Lindsey asked for a motion.

Commissioner Franks moved, seconded by Commissioner McLemore, to recommend Approval of Resolution 2021-130 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 Of Resolution 2021-130, to the Board of Mayor and Aldermen, Item 4, by Commissioner Jimmy Franks second by Commissioner Alma McLemore;

Motion Passed 8-0

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

NOES: None

ABSTAIN: None

5. Consideration Of Resolution 2021-131, A Resolution To Annex Parcel 106-9.00, Consisting Of 1.58 Acres, Property Located North Of Henpeck Lane And West Of Lewisburg Pike And Adjoining The City Limits Within The Southern Part Of The Franklin Urban Growth Boundary (UGB).

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

Attachments:

1. MAP Johnson Prop Annex 2
2. RES 2021-131 JOHNSON PROP ANNEX_with Exhibits_Law Approved
3. Johnson Property_Annexation Exhibit_20210707

Mr. Bryan, Principal Planner, stated that the property is contiguous to the City limits and is within the

City's Urban Growth Boundary (UGB). The property helps fill an existing hole in the city limit locations along Lewisburg Pike.

The subject property is within the Neighborhood Commercial Design Concept as defined by the Envision Franklin Land Use Plan. No development plan has been submitted at this time. A rezoning for the subject property is also included on this agenda.

Staff recommended Approval of Resolution 2021-131 to the Board of Mayor and Aldermen.

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

Chair Lindsey asked for a motion.

Commissioner Allen moved, seconded by Commissioner Harrison, to recommend Approval of Resolution 2021-131 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 of Resolution 2021-131 to the Board of Mayor and Aldermen, Item 5, by Commissioner Marcia Allen second by Commissioner Scott Harrison;

Motion Passed 8-0

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

NOES: None

ABSTAIN: None

6. Consideration Of Ordinance 2021-35, An Ordinance To Zone 1.58 Acres Into The Neighborhood Commercial (NC) District, For The Property Located North Of Henpeck Lane And West Of Lewisburg Pike.

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

Attachments:

1. MAP Johnson Prop Annex 2
2. ORD 2021-35 JOHNSON PROP ZONE_with Exhibits_Law Approved
3. Johnson Property - Rezoning

Mr. Bryan, Principal Planner, stated that Envision Franklin places this parcel into the Neighborhood Commercial Design District. Properties within the Neighborhood Commercial Design Concept, "contain a mix of active uses at key intersections that serve surrounding residential concentrations. These centers must be compatible with and contribute to neighborhood character and livability." The proposed rezoning request is consistent with the recommendation of Envision Franklin. No corresponding site plan or development plan has been submitted for review at this time.

Staff recommended Approval of Ordinance 2021-35 to the Board of Mayor and Aldermen.

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

Chair Lindsey asked for a motion.

Commissioner Mann moved, seconded by Commissioner McLemore, to recommend Approval of Ordinance 2021-35 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 2021-35, Item 6, by Commissioner Nick Mann second by Commissioner Alma McLemore;

Motion Passed 8-0

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

NOES: None

ABSTAIN: None

7. Consideration Of Resolution 2021-110, A Resolution Adopting A Plan Of Services For The Annexation Of 4416 Peytons ville Road, By The City Of Franklin, Tennessee.

Sponsors: Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

Attachments:

1. AERIAL 4416 Peytons ville Road
2. RES 2021-110 PLAN OF SERVICES 4416 PEYTONSVILLE ROAD_with Exhibit.Law Approved

Ms. Chelsea Randolph, Principal Planner, stated that the Plan of Services outlines how infrastructure will need to be provided to serve the proposed annexed property of approximately 2.86 acres, addressed as 4416 Peytons ville Road. The property lies within the short-term priority growth area and will be within the 500 ft. HHO Buffer upon annexation. The property is a City-owned property, acquired during the development of the recently constructed Fire Station Number 7.

Water is located within the Milcrofton service area. Reclaimed water will not be required to be extended to serve the properties. The property is within the Goose Creek Sewer Basin. No additional manpower or equipment will be necessary for either Fire or Police Protection. Future development will need to comply with the Regional Commerce Design Concept as outlined in Envision Franklin. The Major Thoroughfare Plan shows the extensions of Goose Creek Bypass extending east through the majority of this property.

Staff recommended Approval of Resolution 2021-110 to the Board of Mayor and Aldermen.

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

Chair Lindsey asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Franks, to recommend Approval of Resolution 2021-110 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 of Resolution 2021-110, Item 7, by Commissioner Scott Harrison second by Commissioner Jimmy Franks;

Motion Passed 8-0

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

NOES: None

ABSTAIN: None

8. Consideration Of Resolution 2021-111, A Resolution To Annex for 4416 Peytonsville Road, Consisting Of 2.86 Acres, Property Located At The Terminus Of The Intersection Of Goose Creek Bypass And Peytonsville Road And Adjoining The City Limits Within The Southern Part Of The Franklin Urban Growth Boundary (UGB).

Sponsors: Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

Attachments:

1. AERIAL 4416 Peytonsville Road
2. RES 2021-111 ANNEXATION 4416 PEYTONSVILLE ROAD_with Exhibit_Law Approved

Ms. Randolph Principal Planner, stated that the property is located at the terminus of the intersection of Goose Creek Bypass and Peytonsville Road. The property is within the City's southern portion of the Urban Growth Boundary (UGB) and designated in Envision Franklin as appropriate for Regional Commerce, Regional office, or Research and Development uses.

The City of Franklin acquired this property in the process of development of the new fire station adjacent to 4416 Peytonsville Road, and this annexation helps fill the gaps in the city limits. Future development will need to comply with the Regional Commerce Design Concept as outlined in Envision Franklin. A separate Zoning request and Plan of Services accompany this annexation request.

Staff recommended Approval of Resolution 2021-111 to the Board of Mayor and Aldermen.

Chair Lindsey asked if there were any citizen comments.

Ms. Irene McCray, 4430 Peytonsville Road - Opposed. She asked for details about the property. She stated that she is concerned about traffic and asked if there would be any secondary roads constructed.

Chair Lindsey asked for a motion.

Commissioner Allen moved, seconded by Commissioner Harrison, to recommend Approval of Resolution 2021-111 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 of Resolution 2021-111, Item 8, by Commissioner Marcia Allen second by Commissioner Scott Harrison;

Motion Passed 8-0

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

NOES: None

ABSTAIN: None

9. Consideration Of Ordinance 2021-22, An Ordinance To Zone 2.86 Acres Civic Institutional (CI) District For The Property Located At The Terminus Of The Intersection Of Goose Creek Bypass And Peytonsville Road And Adjoining The City Limits Within The Southern Part Of The Franklin Urban Growth Boundary (UGB) (4416 Peytonsville Road).

Sponsors: Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

Attachments:

1. AERIAL 4416 Peytonsville Road
2. ORD 2021-22__ZONING 4416 PEYTONSVILLE ROAD_with Exhibit.Law Approved

Ms. Randolph, Principal Planner, stated that the requested zoning for 4416 Peytonsville Road is Civic Institutional (CI). Envision Franklin places 4416 Peytonsville Road in the Regional Commerce Design Concept, and it states that parcels within this concept should be, "high-intensity activity centers that attract large numbers of people and employees from both within and outside of the City." Envision Franklin also supports the proposed CI zoning for this parcel, and CI zoning is most appropriate for government-owned properties. There is currently no proposed development for the property.

Staff recommended Approval of Ordinance 2021-22 to the Board of Mayor and Aldermen.

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

Chair Lindsey asked for a motion.

Commissioner McLemore moved, seconded by Alderman Petersen, to recommend Approval of Ordinance 2021-22 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

Alderman Petersen stated that this property is owned by the City of Franklin and there are no plans for development.

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 of Ordinance 2021-22, Item 9, by Commissioner Alma McLemore second by Alderman Ann Petersen;

Motion Passed 8-0

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

NOES: None

ABSTAIN: None

10. Consideration Of Resolution 2021-116, A Resolution Adopting A Plan Of Services For The Annexation Of 841 Old Charlotte Pike, By The City Of Franklin, Tennessee.

Sponsors: Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

Attachments:

1. AERIAL MAP 7161 ANNEXATION HAMILTON PUD SUBDIVISION
2. RES 2021- 116 PLAN OF SERVICES HAMILTON PUD SUBDIVISION_with Exhibit_Law Approved 2
3. SURVEY Annexation and POS - Hamilton PUD Subdivision

Ms. Randolph, Principal Planner, stated that the applicant is requesting a Plan of Services for a parcel located north of Old Charlotte Pike East and west of Del Rio Pike and adjoining the City limits within the western part of the Franklin Urban Growth Boundary (UGB). Resolution 2021-2116 is a City of Franklin drafted plan of services for the property being considered in the proposed request for annexation, Resolution 2021-121.

The property is located within the Hillsboro, Burwood & TS Utility District (HB&TS) Service Area. Water availability shall be approved and provided through HB&TS prior to annexation. The property lies within the West Basin service area. The owner shall be required to extend the sanitary sewer main from the Westhaven sanitary sewer lift station to the property to be annexed to provide service to the property. The owner shall be required to provide a completed study of the Westhaven sanitary sewer lift station to verify the lift station has the capacity to handle the additional flows generated by the associated development. In addition, the owner shall be required to provide engineering design,

construction, easements, rights-of-way, and the costs associated with the on-site sanitary sewer infrastructure required to serve the development of this property. The Plan of Services outlines that the property is within the Conservation Subdivision design concept in Envision Franklin. Access to the property shall be provided from Old Charlotte Pike. Currently, Carlisle Lane between Old Charlotte Pike and Del Rio Pike needs improvements prior to any additional traffic being added to the corridor. The roadways constructed as part of this development shall comply with the City street standards.

Staff recommended Approval of Resolution 2021-116 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. Jeff Rosiak, Gamble Design Collaborative. Mr. Rosiak gave a presentation for Items 10-13 with the permission of the Commission. Mr. Rosiak gave a history of the Hamilton PUD Development Plan. Mr. Rosiak stated that the initial plan was submitted in the Spring of 2020. A discussion was started concerning the infrastructure. The landowners expressed that the assumed densities were higher than what they had anticipated for the area. This plan is representative of the meetings held. The plan has areas that are similar to the original density of 2.5 dwelling units per acre. The plan gets less dense, with 1 unit per acre, as it moves away from Mack Hatcher Parkway. The new plan proposes 58 units on 58.6 acres. It has a rural development pattern. They are requesting one Modification of Standards for the Development Plan. This plan will have trails and open space (50%). This open space includes a 150 ft scenic corridor along the southern boundary and preservation of the stream. They will also have trails and a park in the centralized open space. The Hamilton-Brown house, a historic registered home, will have some surrounding open space and buffers. There will be a large amount of space surrounding the proposed homes. The internal buffers along the eastern property lines have a minimum of 40 ft. The western property line has a minimum of 125 ft. Mr. Rosiak showed examples of the architectural character for the neighborhood.

Chair Lindsey asked for a motion.

Commissioner McLemore moved, seconded by Commissioner Williamson, to recommend Approval of Resolution 2021-116 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

Alderman Petersen stated that the main service will be the sewer lift from Westhaven.

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 of Resolution 2021-116, Item 10, by Commissioner Alma McLemore second by Commissioner Jenny Williamson;
Motion Passed 8-0

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

NOES: None

ABSTAIN: None

11. Consideration Of Resolution 2021-121, A Resolution To Annex 841 Old Charlotte Pike, Consisting Of 58.64 Acres, Property Located North Of Old Charlotte Pike East And West Of Del Rio Pike And Adjoining The City Limits Within The Northwest Part Of The Franklin Urban Growth Boundary (UGB).

Sponsors: Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

Attachments:

1. AERIAL MAP 7161 ANNEXATION HAMILTON PUD SUBDIVISION
2. RES 2021- 121 ANNEXATION HAMILTON PUD SUBDIVISION_with Exhibit_Law Approved 2
3. SURVEY Annexation and POS - Hamilton PUD Subdivision

Ms. Randolph, Principal Planner, stated that the property being considered for annexation is located north of Old Charlotte Pike East and west of Del Rio Pike at 841 Old Charlotte Pike. It is contiguous to the City limits and is within the western portion of the City's Urban Growth Boundary (UGB). This property falls into the West drainage basin. The West basin was identified as a short-term capability area in the 2018 growth study. The subject property requesting annexation is within the Conservation Subdivision Design Concept as defined by the Envision Franklin Land Use Plan. It is the intention of the applicant to develop the property into single-family residential lots. A rezoning and development plan for the subject property is also included on this agenda.

Staff recommended Approval of Resolution 2021-121 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. Rosiak, Gamble Design Collaborative.

Chair Lindsey asked for a motion.

Commissioner Allen moved, seconded by Commissioner Harrison, to recommend Approval of Resolution 2021-121 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 of Resolution 2021-121, Item 11, by Commissioner Marcia Allen second by Commissioner Scott Harrison;
Motion Passed 8-0

AYES: Alderman Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger

Lindsey, Alma McLemore, Jenny Williamson, Nick Mann

NOES: None

ABSTAIN: None

12. Consideration Of Ordinance 2021-26, An Ordinance To Zone 58.64 Acres Planned (PD 1.00) District, Floodway Fringe Overlay (FFO) District, And Scenic Corridor Overlay (SCO) District For The Property Located North Of Old Charlotte Pike East And West of Del Rio Pike, 841 Old Charlotte Pike. (Hamilton PUD Subdivision)

Sponsors: Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

Attachments:

1. MAP HAMILTON PUD Subdivision Development Plan and Zoning
2. ORD 2021- 26 ZONING HAMILTON PUD SUBDIVISION_with Exhibit_Law Approved 3
3. ZONING EXHIBIT Hamilton PUD Subdivision, Zoning

Ms. Randolph, Principal Planner, stated that the applicant is requesting the zoning of 58.62 acres to Planned District (PD 1.00), Flood Fringe Overlay (FFO) District, and Scenic Corridor Overlay (SCO) to accommodate the proposed development plan for Hamilton PUD Subdivision. The Development Plan has been submitted concurrently.

Envision Franklin places this property in the Conservation Subdivision Design Concept. The Conservation Subdivision Design concept supports "primarily single-family residential development that clusters lots and infrastructure and sets aside a substantial amount of property as permanently protected open space in its natural state." The plan as proposed incorporates the recommendations and guiding principles of the Conservation Subdivision design concept by providing approximately 30 acres of open space which includes a curated pocket park, a multi-use path, and natural areas contributing to the quality of life for the future residents. The Conservation Subdivision Design Concept also highlights that, "Residential lots and infrastructure should be located to respect natural features and to maximize the proximity of lots to open space. Residential lots should be clustered to preserve a minimum of 50 percent of natural open space." The proposed development plan provides the 50% open space required in addition to respecting the features that exist on the property, such as the Historic Hamilton-Brown house. The proposed zoning is appropriate for this Design Concept.

Staff recommended Approval of Ordinance 2021-26 to the Board of Mayor and Aldermen.

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

Chair Lindsey asked for a motion.

Commissioner Harrison moved, seconded by Commissioner McLemore, to recommend Approval of Ordinance 2021-26 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 of Ordinance 2021-26, Item 12, by Commissioner Scott Harrison second by Commissioner Alma McLemore;
Motion Passed 8-0

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

NOES: None

ABSTAIN: None

13. Consideration Of Resolution 2021-122, A Resolution Approving A Development Plan For Hamilton PUD Subdivision, Including One Modification Of Standard (Block Length Perimeter), For A Property Located North Of Old Charlotte Pike And West Of Del Rio Pike.

Sponsors: Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

Attachments:

1. MAP HAMILTON PUD Subdivision Development Plan and Zoning
2. RES 2021- 122 HAMILTON PUD_with Exhibit_Law Approved 4
3. 7591 Hamilton PUD Subdivision, Development Plan Conditions of Approval_01_08.24.21
4. DEVELOPMENT PLAN 7591 Hamilton PUD Subdivision, Development Plan
5. CONCEPT ELEVATIONS 7591 Hamilton PUD Subdivision, Development Plan
6. DEVELOPMENT PLAN (Entire Set) 7591 Hamilton PUD Subdivision, Development Plan

Ms. Randolph, Principal Planner, stated that Envision Franklin places the subject parcels into the Conservation Subdivision Design Concept. The plan as proposed incorporates the recommendations and guiding principles of the Conservation Subdivision design concept by providing approximately 30 acres of open space which includes a curated pocket park, a multi-use path, and natural areas contributing to the quality of life for the future residents.

The lot size guidance within the Conservation Subdivision Design Concept states, "Single-family lots with dwellings having front-facing detached garages should have a minimum width of 50 feet and a minimum lot size of 5,500 square feet." The plan as proposed incorporates this requirement by providing 90-foot and 100-foot lot widths only and meet or exceed the minimum lot size for every proposed lot. For Building Character, Envision Franklin states in the Conservation Subdivision Design Concept 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 elevations included in the proposed development plan utilize the recommendations of Envision Franklin by providing conceptual elevations that honor the historical resources present adjacent to the site, the Hamilton-Brown House.

There is one Modifications of Standards:

The applicant is requesting one Modification of Standards to increase the maximum length of the block length from 2,400' to 3,200'. The Zoning Ordinance Section 9.5.2 allows for an increase to 3,200' administratively in cases:

1. Where environmental or topographic constraints exist;
2. Where the street classification prevents a connection; or
3. Where a proposal includes an internal parking structure.

The proposed plan does not meet any of the allowances to approve the increase administratively. The

proposed modification of standard is being requested to create a more rural pattern with larger lots and would allow for larger, contiguous open space. The requirement is meant to promote walkability and to encourage vehicular connectivity, easing traffic by dispersing into a street grid. Since recent discussions and decisions by BOMA have limited the future of connectivity in the larger area, with a focus instead on retaining the rural character of the area, and since the large central open space provides necessary pedestrian connections internal to the block, staff supports the modification of standards request.

Staff recommended approval of MOS #1.

Staff recommended Approval, with conditions, of Resolution 2021-122 to the Board of Mayor and Aldermen.

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

Chair Lindsey asked for a motion.

Commissioner McLemore moved, seconded by Commissioner Allen, to recommend Approval of Resolution 2021-122 to the Board of Mayor and Aldermen.

Chair Lindsey asked for a motion for MOS 1.

Commissioner Allen moved, seconded by Commissioner Harrison, to Approve MOS 1.

Chair Lindsey asked for any discussion on the motion for MOS 1.

Alderman Petersen asked to see the map of the development plan to see the area for MOS 1.

Ms. Randolph pointed out the area.

Commissioner Franks asked to see the eastern cul-de-sac.

Mr. Jimmy Wiseman, Assistant Director of Engineering, stated that the idea was to make Old Charlotte Pike a cul-de-sac due to its narrow nature.

Commissioner Allen asked about the connectivity for larger areas. She stated that they may need to discuss this at a Joint Conceptual Workshop with the Board of Mayor and Aldermen (BOMA).

Chair Lindsey asked if there was connectivity from the roadway to the common area.

Mr. Rosiak stated that the roadway surrounds the central open space. He stated that there was also a northern connection and a future eastern connection. There will also be an emergency connection. He presented information which identifies these connections. Mr. Rosiak stated that the Short property would have the flexibility to determine their future connections.

Alderman Petersen asked about the floodplain for lot 1.

Chair Lindsey asked about access from the roadway within the subdivision. He stated that there are several areas for people to walk to get to the common area.

Mr. Rosiak stated that the block is broken down by trails and open spaces.

Chair Lindsey asked for a roll call vote for the motion to approve MOS 1.

The motion to approve MOS 1 carried unanimously.

ACTION: Motion to Approve MOS 1, by Commissioner Marcia Allen second by Commissioner Scott Harrison;

Motion Passed 8-0

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

NOES: None

ABSTAIN: None

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

Alderman Petersen asked for more information about Lot 1, which is in the floodplain.

Mr. Rosiak stated that there would be some modification of the floodplain and the lot would be removed from the floodplain.

Alderman Petersen asked if all the trails have an 8 ft. width.

Mr. Rosiak stated that the trails next to Old Charlotte Pike would be 12 ft. trails since they are part of the Parkland Dedication. He stated that the central open space trails would be 8 ft. wide.

Alderman Petersen stated that it was good to see that the lots widths would be 90-100 ft.

Commissioner Mann asked if they could reduce the size of Lot 1 instead of modifying the floodplain.

Mr. Rosiak stated that the architectural footprints work better with the full lot depth. He stated that they were comfortable with modifying the edge of the FFO.

Commissioner Mann asked if any portion of the structure would sit in the floodplain as unmodified.

Mr. Rosiak stated that there is a 30 ft. rear building setback which is not shown. He stated that this takes the building envelope out of the floodplain, only leaving the back edge.

Alderman Petersen stated that the front of the lot must remain as is to connect to Old Charlotte.

Chair Lindsey asked if the buffer was outside of the Flood Fringe Overlay along the creek.

Mr. Rosiak stated they were, and that they are only manipulating the edge along lot 1.

Commissioner Franks asked where they were getting the dirt to compensate the floodplain.

Matt, an engineer with Kimley Horn, answered the question for Commissioner Franks, showing a map of the area.

Chair Lindsey asked what the compensation rate was.

The engineer stated that it was 1/2 to 1.

Commissioner Franks stated that they had to consider the floodplain areas, especially in light of the Waverly flood.

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

The main motion, as amended, carried unanimously.

ACTION: Motion to Recommend Approval to the Board of Mayor and Aldermen of Resolution 2021-122, Item 13, by Commissioner Alma McLemore second by Commissioner Marcia Allen;

Motion Passed 8-0

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

NOES: None

ABSTAIN: None

14. Consideration Of Resolution 2020-291, A Resolution Adopting A Plan Of Services For The Annexation Of Five Properties Southeast Of The Intersection Of Clovercroft Road and Oxford Glen Drive, Addressed As 4316 Murfreesboro Road, 4324 Murfreesboro Road, 4099 Clovercroft Road, and 4101 Clovercroft Road, By The City Of Franklin, Tennessee.

Sponsors: Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

Attachments:

1. MAP Poplar Farms Annex and POS RES 2020-291 and RES 2020-292
2. RES 2020-291 Plan of Service_Poplar Farms_with Exhibit A Law Approved 2
3. SURVEY Poplar Farms Annexation

Ms. Randolph, Principal Planner, stated that the applicant is requesting a Plan of Services for five parcels located south of Clovercroft Road and east of Oxford Glen Drive. Resolution 2020-291 is a City of Franklin drafted plan of services for the five properties being considered as part of the proposed request for annexation, Resolution 2020-292.

The properties are located within the Milcrofton service area. Water availability will be approved and provided through Milcrofton prior to annexation. The properties are located within the Watson Branch and Mayes Creek Basin service area. The owner shall be required to extend the sanitary sewer main from the nearest existing sanitary sewer infrastructure to the property to be annexed. The location of this connection and the alignment of the sanitary sewer main extension must be approved by the City of Franklin's Water Management Department.

Access to the property shall be provided from Clovercroft, Highway 96 and Market Street. The access location to Clovercroft and Highway 96 will be determined once a Traffic Impact Analysis is submitted and reviewed by the City of Franklin. All access points shall comply with the City of Franklin Transportation & Street Technical Standards. The development of this property will require the extension of Market Street in accordance with the City of Franklin Comprehensive Transportation Network Plan.

The Plan of Services outlines that the properties are within the Single Family Residential design concept in Envision Franklin.

Staff recommended Approval of Resolution 2020-291 to the Board of Mayor and Aldermen.

Chair Lindsey asked if there were any citizen comments.

The following citizens spoke concerning Item 14:

1. Mr. Gregg Lawrence, 4100 Clover Meadows Drive - Opposed. Mr. Lawrence is a County Commissioner 4th Ward. He is concerned about the proposed density and increased traffic.
2. Mr. Randy Fosler, 3475 Stagecoach Drive - Opposed. Mr. Fosler is concerned about the proposed Market Street location.

The Applicant was represented by Mr. John Haas, EDGE. The Applicant stated that they had conducted several meetings with Staff and the public over a period of years. They had worked hard to address the concerns of the neighbors. After 3.5 years, they have finally achieved a recommendation for approval from the Planning Staff.

Chair Lindsey asked for a motion.

Commissioner Franks moved, seconded by Commissioner Mann, to recommend Approval of Resolution 2020-291 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

Alderman Petersen stated that she would have a discussion during the following items.

Chair Lindsey asked for a vote on the motion.

Chair Lindsey asked for a roll call vote.

The motion carried by the following vote (6-2). Alderman Petersen and Commissioner Harrison voted against the motion.

ACTION: Motion to Recommend Approval to the Board of Mayor and Aldermen of Resolution 2020-291, Item 14, by Commissioner Jimmy Franks second by Commissioner Nick Mann;
Motion Passed 6-2

AYES: Marcia Allen, Jimmy Franks, Roger Lindsey, Alma McLemore, Jenny Williamson, Nick Mann

NOES: Ann Petersen, Scott Harrison

ABSTAIN: None

15. Consideration Of Resolution 2020-292, A Resolution To Annex Five Properties, Consisting Of 295.275 Acres, Located Southeast Of The Intersection Of Clovercroft Road and Oxford Glen Drive, Addressed As 4316 Murfreesboro Road, 4324 Murfreesboro Road, 4099 Clovercroft Road, and 4101 Clovercroft Road, And Adjoining The City Limits Within The Eastern Part Of The Franklin Urban Growth Boundary (UGB).

Sponsors: Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

Attachments:

1. EXHIBIT A MAP Poplar Farms Annex and POS RES 2020-291 and RES 2020-292
2. RES 2020-292 Annexation Poplar Farms_with ExhibitsLaw Approved 2
3. SURVEY Poplar Farms Annexation

Ms. Randolph, Principal Planner, stated that the property being considered for annexation is located southeast of the intersection of Clovercroft Road and Oxford Glen Drive. It is contiguous to the City limits and is within the eastern limits of the City's Urban Growth Boundary (UGB). This property falls into the Mayes Creek drainage basin. The Mayes Creek basin was identified as a mid-term capability area in the 2018 growth study.

The subject properties requesting annexation are within the Single Family Residential Design Concept as defined by the Envision Franklin Land Use Plan. It is the intention of the applicant to develop the property into single-family residential lots. A rezoning and development plan for the subject property are also included on this agenda.

Staff recommended Approval of Resolution 2020-292 to the Board of Mayor and Aldermen.

Chair Lindsey asked if there were any citizen comments.

The following citizens spoke concerning Item 15:

1. Ms. Janet Curtis, 3665 North Chapel Road - Opposed. Concerns included the effect the plan would have on roads and schools.
2. Ms. Kathy Hutcheson, 4115 Clovercroft Road - Opposed. Concerns included the proposed density of the plan and the plan is not transitional.
3. Ms. Kathy Webber, 1900 Springcroft Drive - Opposed. Concerns included the sewer, variances and density.
4. Ms. Lydia Stokes, 4104 Clovercroft Road - Opposed. Concerns included that Clovercroft Road needs to be addressed.
5. Mr. Randy Fosler, 3475 Stagecoach Drive - Opposed. Concerns included the location of Market Street and the proposed density of the plan.
6. Ms. Cheryl Blair, 2019 Noland Crest Way - Opposed. Concerns included the proposed density and traffic issues.

The Applicant was represented by Mr. John Haas, EDGE. Mr. Haas stated that they were in agreement with all staff comments. He stated that the lots are not smaller than Tap Root or Amelia and are not allowed to be without a design modification. They are not requesting any modifications.

Chair Lindsey asked for a motion.

Commissioner Mann moved, seconded by Commissioner Franks, to recommend Approval of Resolution 2020-292 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

Commissioner Harrison stated that he agreed with County Commissioner Lawrence. He stated that Clovercroft Road was in need of improvement, and he will not support any development in the area.

Commissioner Allen stated that she would not support development in this area because of the road. She stated that the County and City need to work together to find a solution.

Commissioner McLemore stated that she would support the annexation, but not the rezoning and the density.

Commissioner Mann and Commissioner Williamson stated that they support the annexation, but not the rezoning.

Commissioner Allen stated that she does not support the annexation because it makes it easier for the next developer.

Commissioner Franks stated that the POS and the infrastructure is important. He stated that he supports the annexation and POS, but not the development plan due to the proposed density.

Chair Lindsey asked for a vote on the motion.

Chair Lindsey asked for a roll call vote.

The motion carried by the following vote (5-3). Commissioner Allen, Commissioner Harrison, and Alderman Petersen voted against the motion.

ACTION: Motion to Recommend Approval to the Board of Mayor and Aldermen of Resolution 2020-292, Item 15, by Commissioner Nick Mann second by Commissioner Jimmy Franks;

Motion Passed 5-3

AYES: Jimmy Franks, Roger Lindsey, Alma McLemore, Jenny Williamson, Nick Mann

NOES: Ann Petersen, Marcia Allen, Scott Harrison

ABSTAIN: None

Hillside/Hillcrest Overlay (HHO) District, And Scenic Corridor Overlay (SCO) District For The Properties Located Southeast Of The Intersection Of Clovercroft Road and Oxford Glen Drive, Addressed As 4316 Murfreesboro Road, 4324 Murfreesboro Road, 4099 Clovercroft Road, and 4101 Clovercroft Road. (Poplar Farms PUD Subdivision)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

Attachments:

1. MAP 7419, 7420 Poplar Farms Rezoning and Development Plan
2. ORD 2020-34 Poplar Farms Zoning Ordinance_with Exhibits_Law Approved 2
3. ZONING EXHIBIT 7419 Poplar Farms PUD Subdivision, Rezoning
4. Planning Intake Citizen Emails - Poplar Farms

Ms. Randolph, Principal Planner, stated that the applicant is requesting to zone for 4 properties, Planned District (PD 1.84), Hillside/Hillcrest Overlay (HHO) District, and Scenic Corridor Overlay (SCO) District to accommodate the proposed development plan for Poplar Farms PUD Subdivision. The Development Plan is the next item on the agenda.

Envision Franklin places this property in the Single Family Residential Design Concept. Envision Franklin places the subject parcels into the Single Family Residential Design Concept. Envision Franklin states, "The Single Family Residential Design Concept consists of single-family residential neighborhoods, which provide a range of single-family dwellings and lot sizes." Envision Franklin further states, "New neighborhoods should have walkable, well-connected street systems that connect to surrounding neighborhoods and nearby destinations. They should be designed around natural features to highlight forested areas, hillsides and hilltops, streams, and tree rows as accessible community amenities." The plan as proposed incorporates the recommendations and guiding principles of the Single Family Residential Design Concept by providing approximately 16 acres of open space and approximately 124 acres of natural area. In addition, 7 different lot sizes are proposed within the plan to provide the range of single-family homes suggested within Envision Franklin. The proposed zoning is appropriate for this Design Concept.

Staff recommended Approval of Resolution 2020-34 to the Board of Mayor and Aldermen.

Chair Lindsey asked if there were any citizen comments.

The following citizens spoke concerning Item 16:

1. Mr. Randy Fosler, 3475 Stagecoach Drive - Opposed. His concerns included the density and transitional features of the plan.
2. Mr. Vincent Haile, 1130 Watkins Creek Drive - Opposed. His concerns included the character of this plan does not match the area and the placement and connection of Market Street.
3. Ms. Kathy Hutcheson, 4115 Clovercroft Road - Opposed. Her concerns included the density, lot sizes, and the current state of Clovercroft Road. She stated that there are not appropriate places for traffic signals to be added on Clovercroft due to the hills.
4. Ms. Janet Curtis, 3665 North Chapel Road - Opposed. Her concerns included the traffic and the state of Clovercroft Road.
5. Ms. Kimbra Krafft, 409 Clovercroft Road - Opposed. Her concerns included the traffic on Clovercroft Road and the density of the proposed plan.
6. Ms. Cheryl Blair, 2019 Noland Crest Way - Opposed. Her concern included the quality of the home builder.
7. Mr. Martin Cregg, 3495 Stagecoach Drive - Opposed. His concerns included the placement of the

proposed Market Street and the proposed density.

8. Ms. Marilyn Masnica, 3447 Stagecoach Drive - Opposed. Her concerns included the placement of the proposed Market Street and the density of the proposed plan.

9. Ms. Leigh Ann Stach, 3491 Stagecoach Drive -Opposed. Her concerns included the proposed density and the placement of the proposed Market Street and retention pond.

The Applicant was represented by Mr. John Haas, EDGE. Mr. Haas stated that they have tried to address the concerns of the neighbors. He stated that the initial submittal plan had 36 lots that were 45 ft. wide. He stated that they reduced the lots to 9 65 ft. wide lots. He stated that, in working with the City, they have completed a traffic study and are making improvements to Clovercroft Road. He stated that they had committed to a buffer and a berm for Market Street. There will also be landscape. He stated that there would be a grading berm for Market Street. He stated the right of way between Market Street and the proposed homes on 65 ft. lots is more than 300 ft away from the homes in Watkins Creek. He stated that there would be a 58 acre public park with greenway access. They have also increased the open space and now have 7 lot types. The majority where the lots are smaller, there will be alley loaded garages. The City calculates the density by how many units per acre. Mr. Rosiak stated that the Poplar Farms' density is lower than other subdivisions in the City. This development is a transition between the County and the City. He stated that 140 acres would be preserved. The improvements to the development plan are committed to.

The Design Engineer for the project addressed the traffic study. He stated that the development plan is required to do improvements to Clovercroft Road along their road frontage.

Chair Lindsey asked for a motion.

Commissioner Mann moved, seconded by Commissioner Allen, to recommend Disapproval of Resolution 2020-34 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

Commissioner Mann stated that he was voting against Staff recommendation. He stated that he voted for the POS and Annexation because he believes the property will be developed. He stated that this is more density or creates the appearance of more density than what is developed around the property. He also wants to address the infrastructure needs.

Commissioner Franks stated that developers meet with neighbors to work with their concerns. He would like to see the neighbors and developers come up with a compromise. He stated that he would ask for a deferral for the development plan. He stated that they may want to ask for a deferral for this item.

Commissioner McLemore stated that Staff had done their job in following the guidelines of Envision Franklin. However, due to the state of Clovercroft Road and the proposed density of the plan, she had concerns about the traffic on Clovercroft Road. She stated that she would not support this item.

Commissioner Allen stated that she would not support this item because the infrastructure is not in place at this time. She stated that connectivity is something that you want.

Commissioner Williamson stated that she had concerns about the state of Clovercroft Road and the proposed density.

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 Disapproval to the Board of Mayor and Aldermen of Ordinance 2020-34, Item 16, by Commissioner Nick Mann second by Commissioner Marcia Allen;
Motion Passed 8-0

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

NOES: None

ABSTAIN: None

17. Consideration Of Resolution 2020-293, A Resolution Approving A Development Plan For Poplar Farms PUD Subdivision, For Five Properties Located Southeast Of The Intersection Of Clovercroft Road and Oxford Glen Drive, Addressed As 4316 Murfreesboro Road, 4324 Murfreesboro Road, 4099 Clovercroft Road, and 4101 Clovercroft Road.

Sponsors: Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

Attachments:

1. MAP 7419, 7420 Poplar Farms Rezoning and Development Plan
2. RES 2020-293 Poplar Farms PUD Development Plan Resolution_with Exhibits_Law Approved 4
3. 7420 Poplar Farms PUD Subdivision, Development Plan Conditions of Approval_02
4. DEVELOPMENT PLAN 7420 Poplar Farms PUD Subdivision, Development Plan
5. CONCEPT ELEVATIONS 7420 Poplar Farms PUD Subdivision, Development Plan.
6. DEVELOPMENT PLAN (Entire Set) 7420 Poplar Farms PUD Subdivision, Development Plan
7. Planning Intake Citizen Emails - Poplar Farms

Ms. Randolph, Principal Planner, stated that the proposed Poplar Farms PUD Subdivision is a development consisting of approximately 295 acres located at the intersection of Clovercroft Road and Oxford Glen Drive. The plan consists of 546 residential dwelling units with varying lot sizes throughout the development.

Envision Franklin places the subject parcels into the Single Family Residential Design Concept. Envision Franklin states, "The Single Family Residential Design Concept consists of single-family residential neighborhoods, which provide a range of single-family dwelling and lot sizes." Envision Franklin further states, "New neighborhoods should have walkable, well-connected street systems that connect to surrounding neighborhoods and nearby destinations. They should be designed around natural features to highlight forested areas, hillsides and hilltops, streams, and tree rows as accessible community amenities." The plan as proposed incorporates the recommendations and guiding principles of the Single Family Residential Design Concept by providing approximately 140 acres of open space and of natural area. In addition, 7 different lot sizes are proposed within the plan to provide the range of single-family homes suggested within Envision Franklin.

In terms of lot size, Envision Franklin states, "Lots with single-family dwellings accessed by alleys should have a minimum lot width of 40 feet and a minimum lot size of 4,000 square feet. However, if infrastructure, drainage, and parking concerns are adequately addressed, up to 15 percent of the total number of residential units could be on narrower lots with a reduced minimum lot size as long as they are interspersed throughout the proposed development." The plan has a total of 10.62 percent of single-family alley-loaded lots that are less than 40 feet in lot width.

Building Character form with Envision Franklin states, "Dwellings within new developments should provide a mix of architectural styles and building materials that enhance the city's character. Architecture should contain a rich blending of designs that complement each other yet not be overly repetitive. The proportion, design, and façade width of a dwelling should not be dominated by garages. Rear and side-facing garages are encouraged, as well as front-facing garages that are substantially recessed from the front façade of the dwelling." The elevations included with the proposed development plan utilize the recommendations of Envision Franklin by providing a variation in architecture and by providing mostly rear and side-facing garages and substantially recessing front façade garages.

Staff recommended Approval, with Conditions, of Resolution 2020-293 to the Board of Mayor and Aldermen.

Chair Lindsey asked if there were any citizen comments.

The following citizens spoke concerning Item 17:

1. Mr. Randy Fosler, 3475 Stagecoach Drive - Opposed. His concerns included that Market Street is 50 ft from their backyards, and it is a collector road. He stated there are other places to put Market Street.
2. Mr. Stephen Arends, 1319 Cottingham Drive - Opposed. He stated that he sent a letter with attachments for the public record. He is concerned about the density of the proposed development and the traffic conditions of Clovercroft Road.
3. Ms. Lydia Stokes, Clovercroft Road - Opposed. Her concerns included that the integrity of the area should be preserved and the development does not meet the current character with the County. She is also concerned about the traffic on Clovercroft.
4. Mr. Mike Orr, 3487 Stagecoach Drive - Opposed. He is a school teacher for Williamson County. He stated that developments bring an influx of families. He is concerned about the impact on the schools.
5. Ms. Kathy Hutcheson, 4115 Clovercroft Road - Opposed. She stated that COVID 19 had changed the way people use their homes and neighborhoods. She stated that there is no opportunity with this plan for people to work from home and is an outdated plan.
6. Mr. Jeff Krafft, 4094 Clovercroft Road - Opposed. He asked to preserve this area with low density development, such as 5 acre lots.
7. Ms. Kimbra Krafft, 4094 Clovercroft Road - Opposed. She stated that this is a rural area and the density is too high.

The Applicant was represented by Mr. John Haas, EDGE. Mr. Haas stated that they were required to extend Market Street due to the Major Thoroughfare Plan (MTP). He stated that the MTP runs Market Street closer to Watkins Creek than their original proposed plan. He stated that the neighbors wanted the road to run all the way to Highway 96. They made this happen. He stated that the road is more than

50 ft. from the Watkins Creek properties. He appreciates Staff's recommendation and the Commission's consideration.

Chair Lindsey asked for a motion.

Alderman Petersen moved, seconded by Commissioner Harrison, to recommend Disapproval of Resolution 2020-293 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

Commissioner Williamson stated that on paper the density may look fine, but not compared to the adjacent properties.

Commissioner Allen agreed with Commissioner Williamson.

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 Disapproval to the Board of Mayor and Aldermen of Resolution 2020-293, Item 17, by Alderman Ann Petersen second by Commissioner Scott Harrison;

Motion Passed 8-0

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

NOES: None

ABSTAIN: None

18. Consideration Of Ordinance 2021-36, An Ordinance To Rezone 0.86 Acres From Residential 1 (R1) District To Residential 2 (R2) District For The Property Located South Of Boyd Mill Avenue And East Of Horton Lane, At 3104 Horton Lane.

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

Attachments:

1. MAP 3104 Horton Ln Rez
2. ORD 2021-36 3104 HORTON LN REZ_with Exhibits_Law Approved 2
3. 3104 Horton Lane rezoning exhibit 21.08.03

Mr. Bryan, Principal Planner, stated that the property is located in the Single-Family Residential Design Concept, which supports a range of single-family dwelling and lot sizes. The R2 District allows new single-family residential lots to be a minimum of 15,000 square feet. The property is 0.86 acres, or approximately 37,500 square feet. Should the lot be subdivided in the future, the new lots would meet the minimums for R2 and be compatible with the adjacent lots to the north along Boyd Mill Avenue. The proposed rezoning is consistent with the recommendations of Envision Franklin and the requirements for R2 in the Zoning Ordinance.

Staff recommended Approval of Ordinance 2021-36 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. Matt Huff, Gamble Design Collaborative.

Chair Lindsey asked for a motion.

Commissioner McLemore moved, seconded by Commissioner Harrison, to recommend Approval of Ordinance 2021-36 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

Commissioner Allen asked about the number of houses on the property.

Mr. Huff stated that there would be 2 houses on the property.

Alderman Petersen stated that the property located to the north was about the same size.

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 of Ordinance 2021-36, Item 18, by Commissioner Alma McLemore second by Commissioner Scott Harrison;

Motion Passed 8-0

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

NOES: None

ABSTAIN: None

19. Consideration Of Ordinance 2021-30, An Ordinance To Rezone 60.50 Acres From Planned (PD 6.45/155,679) District To Planned (PD 6.75/144,258) District For The Property Located South Of Lynnwood Way And West Of Franklin Road, At 120 Davenport Boulevard (Gateway Village PUD Subdivision).

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

Attachments:

1. MAP Gateway Village PUD DP Rev 7
2. ORD 2021-30 GATEWAY VILLAGE PUD REZ_with Exhibits_Law Approved 2
3. 2021-08-05 Zone Change Gateway Village Sec 3 Rev 7 CoF 7574

Mr. Bryan, Principal Planner, stated that the applicant is requesting to rezone the property from Planned (PD 6.45/155,679) District to Planned (PD 6.75/144,258) to accommodate the revised development plan for the Gateway Village PUD Subdivision (RES 2021-125). The revised entitlements remove commercial square footage and add multifamily residential units. Envision Franklin places this area in the Neighborhood Mixed-Use Design Concept, which supports the proposed Rezoning and

revised entitlements.

Staff recommended Approval of Ordinance 2021-30 to the Board of Mayor and Aldermen.

Chair Lindsey asked if there were any citizen comments.

The Applicant was represented by Mr. Jim Lukens, Lukens Engineering Consultants. Mr. Lukens stated that, to clarify, these units will be for sale units.

Chair Lindsey asked for a motion.

Commissioner Harrison moved, seconded by Commissioner McLemore, to recommend Approval of Ordinance 2021-30 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 of Ordinance 2021-30, Item 19, by Commissioner Scott Harrison second by Commissioner Alma McLemore;

Motion Passed 8-0

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

NOES: None

ABSTAIN: None

20. Consideration Of Resolution 2021-125, A Resolution Approving A Revised Development Plan For The Gateway Village PUD Subdivision, For The Property Located South Of Lynwood Way And West Of Franklin Road, At 120 Davenport Boulevard.

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

Attachments:

1. MAP Gateway Village PUD DP Rev 7
2. 7573 Gateway Village PUD DP Rev 7_Conditions of Approval_01
3. Gateway Village PUD DP Sheets
4. RES 2021-125 GATEWAY VILLAGE PUD DP REV 7_with Exhibits_Law Approved 2

Mr. Bryan, Principal Planner, stated that the applicant has submitted a revision to the development plan for the Gateway Village PUD Subdivision. The proposed revision removes approximately 11,000 square feet of commercial space in order to add six additional multifamily dwelling units, for a total of 408 dwelling units. The additional units are designated for Lot 134 of the development. The original concept plan for Gateway Village was approved by the Board of Mayor and Aldermen in September 2003.

Envision Franklin places this property in the Neighborhood Mixed-Use design concept, which states, "Multifamily and mixed use site design should integrate seamless pedestrian connectivity across the site and to other uses." The proposed revisions to the development plan leave ground floor commercial and retail space along the building elevation fronting Franklin Road and proposes the ground floor dwelling units to be located internal to the development along Davenport Boulevard. This revision maintains the foundation of what was previously approved, and meets the current recommendations of Envision Franklin. In order to continue the established pedestrian-oriented development, new ground floor units must be accessible from the street.

Staff recommended Approval, with conditions, of Resolution 2021-125 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. Jim Lukens, Lukens Engineering Consultants.

Chair Lindsey asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Franks, to recommend Approval of Resolution 2021-125 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 of Resolution 2021-125, Item 20, by Commissioner Scott Harrison second by Commissioner Jimmy Franks;
	Motion Passed 8-0
AYES:	Ann Petersen, Marcia Allen, Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Jenny Williamson, Nick Mann
NOES:	None
ABSTAIN:	None

21. Consideration of Ordinance 2021-33, An Ordinance To Rezone 197.82 Acres From Planned (PD 2.99/1,134,625) District To Planned (PD 5.44/1,050,926/345) District For The Property Located North Of Goose Creek Bypass And East Of Lewisburg Pike (Berry Farms Town Center PUD Subdivision).

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

Attachments:

1. MAP BFTC DP Rev 3
2. ORD 2021-33 BERRY FARMS TOWN CNTR PUD REZ_with Exhibits_Law Approved

3. COF 7610 BFTC Rezoning Application 210805
4. Berry Farms Petition Recd 8-24-21 Part 1
5. Berry Farms Petition Recd 8-24-21 Part 2
6. Planning Intake Citizen Emails

Mr. Bryan, Principal Planner, stated that the applicant is requesting to rezone the property from Planned (PD 2.99/1,134,625) District to Planned (PD 5.44/1,050,926/345) District to accommodate the proposed revision to the Berry Farms Town Center PUD Subdivision development plan (RES 2021-129) and the revised entitlements for the development. Envision Franklin places this area in the Neighborhood Mixed-Use Design Concept. Envision Franklin states that new developments in this concept, "provide a diverse mix of high-activity uses with a connected and walkable block layout. These centers and corridors should have coordinated development patterns at a pedestrian scale, with high-quality architecture, plazas, sidewalks, and pedestrian and bicycle amenities to activate the street and connect these gathering places to the residential neighborhoods they support." It supports a variety of primary uses such as local commercial, professional office, transitional office, and multifamily as well as other residential dwelling types.

The plan is proposing to reduce the amount of commercial square footage by 83,669 square feet and add an additional 406 multifamily dwelling units to the development. The revised development plan also revises the boundaries of the planned unit development to remove 25.18 acres from the PUD.

Staff recommended Approval of Ordinance 2021-33 to the Board of Mayor and Aldermen.

Chair Lindsey asked if there were any citizen comments.

Mr. Greg Huber, 1018 General Martin Lane, spoke in opposition of Item 21. Mr. Huber stated that this area where this development is being added has no green space. He stated that more units will bring more traffic and is concerned about the traffic analysis.

The Applicant was represented by Mr. Adam Ballash, Boyle Investment Company. Mr. Ballash stated that they concur with Staff.

Chair Lindsey asked for a motion.

Commissioner Franks moved, seconded by Commissioner Mann, to recommend Approval of Ordinance 2021-33 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

Commissioner Allen stated that staff got it right with Envision Franklin. She stated that this area should be Neighborhood Mixed Use with walkable layout. She stated that PD 2.99 is fine, but PD 5.44 is too much.

Commissioner Harrison asked if the units were for rent or for sale.

Mr. Ballash stated that this had not been determined at this time. He stated that there are 671 units in Berry Farms Town Center. Approximately less than 50% are for rent. He stated that they are requesting slightly over 400 residential units deemed multi-family by the Zoning Ordinance. He stated 25% of the

current families live in for sale attached units. He stated that they are not asking for 400 additional apartments. He stated that they are deleting 250,000 square feet of retail. This results in a net drop of 3500 cars per day.

Commissioner Williamson asked about the traffic impact.

Mr. Ballash stated, per the traffic analysis, there is an increase of 100 cars in the morning commute time. There was no increase during the PM peak hours. He stated that they are committed to making road improvements.

Alderman Petersen asked what type of structures would be built.

Mr. Ballash stated, on the Development Plan, there are numerous buildings listed as mixed use. All of the new buildings will be similar to those already constructed.

Chair Lindsey asked for a vote on the motion.

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

The motion carried by the following vote (6-2). Commissioner Allen and Alderman Petersen voted against the motion.

ACTION: Motion to Recommend Approval to the Board of Mayor and Aldermen of Ordinance 2021-33, Item 21, by Commissioner Jimmy Franks second by Commissioner Nick Mann;

Motion Passed 6-2

AYES: Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Jenny Williamson, Nick Mann

NOES: Ann Petersen, Marcia Allen

ABSTAIN: None

22. Resolution 2021-129, A Resolution Approving A Revised Development Plan For Berry Farms Town Center PUD Subdivision, For The Property Located North Of Goose Creek Bypass And East Of Lewisburg Pike.

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

Attachments:

1. MAP BFTC DP Rev 3
2. RES 2021-129 BFTC PUD DP_with Exhibits_Law Approved 2
3. 7611 BFTC PUD DP Rev 3_Conditions of Approval_01
4. BFTC Development Plan Sheet
5. COF 7611 BF Town Center Development Plan Re-submittal 210805_Part1
6. COF 7611 BF Town Center Development Plan Re-submittal 210805_Part2
7. COF 7611 BF Town Center Development Plan Re-submittal 210805_Part3
8. COF 7611 BF Town Center Development Plan Re-submittal 210805_Part4
9. COF 7611 BF Town Center Development Plan Re-submittal 210805_Part5
10. COF 7611 Berry Farms Pattern Book 210805_Part1
11. COF 7611 Berry Farms Pattern Book 210805_Part2
12. COF 7611 Berry Farms Pattern Book 210805_Part3
13. COF 7611 Berry Farms Pattern Book 210805_Part4

14. COF 7611 Berry Farms Pattern Book 210805_Part5
15. Berry Farms Petition Recd 8-24-21 Part 1
16. Berry Farms Petition Recd 8-24-21 Part 2
17. Planning Intake Citizen Emails

Mr. Bryan, Principal Planner, stated that the applicant has submitted a revised development plan for the Berry Farms Town Center PUD Subdivision that modifies the previously approved entitlements and alters the overall site layout. The concept plan for the Berry Farms Town Center PUD Subdivision was first approved in May 2005. The applicant is proposing to reduce the amount of commercial square footage by 83,669 square feet and add an additional 406 multifamily dwelling units to the development. The revised development plan also updates hotel room entitlements to comply with the current Zoning Ordinance and revises the boundaries of the planned unit development to remove 25.18 acres from the PUD. A rezoning for this property is also included on this agenda. With this submittal, the applicant provided a revised edition of the Berry Farms Town Center Pattern Book, which will be vested should the revised development plan be approved.

Envision Franklin places this area in the Neighborhood Mixed-Use Design Concept. Envision Franklin further states that, "New multifamily residential is encouraged to create lively, walkable neighborhoods near restaurants, shops, grocery stores, and workplaces. First floors are encouraged to have active commercial spaces, including retail, restaurants, leasing offices, and other amenities, which should be individually accessible from the street. In locations where commercial use on the first floor is not viable, multifamily units should provide individual ground floor entrances, stoops or front porches, and pedestrian connections to the street or to a drive resembling a street. Multifamily and mixed use site design should integrate seamless pedestrian connectivity across the site and to other uses." The proposed revisions to the Berry Farms Town Center PUD Subdivision development plan maintains the recommendations and principles of Envision Franklin and keeps the increased density closer to the Goose Creek Bypass-Interstate 65 intersection.

The Berry Farms development had a traffic impact study done in 2005 for the original PUD. With this current master plan update to the Berry Farms Town Center, the overall daily trip reduction is 3,180 from the original, approved master plan, however, 164 AM peak hour trips were added and 249 PM peak hour trips were deducted from the approved development. The increase in AM peak hour trips triggered a traffic impact study update, which was submitted by the developer on August 12, 2021. The study was updated using the latest impact study for the area, which was the Chadwell revised development. The AM and PM peak hour trips were updated and an analysis of the traffic showed levels of service failures that were similar to the Chadwell development. Those failures from the Chadwell traffic impact study were presented to the Board on October 13, 2020. The updated Berry Farms Town Center impact study recommended roadway improvements to mitigate the access delay caused by the added AM peak hour trips of this development, as well as assisting in reducing some delay of the background developments. With the roadway improvements, no additional delay to the study intersections is expected for this master plan update, per the revised traffic study. Due to the roadway realignments within this master plan update, an internal circulation study within the Berry Farms development will be required at with the first site plan within the PUD.

Mr. Bryan stated that several citizen emails were sent to Staff. Copies of these were included in the Commissioner's packets and will be added to the minutes.

Staff recommended Approval, with Conditions, of Resolution 2021-129 to the Board of Mayor and

Aldermen.

Chair Lindsey asked if there were any citizen comments.

The following citizens spoke concerning Item 22:

1. Mr. Greg Huber, 1018 General Martin Lane - Opposed. Presented Staff and the Commission with a handout. This information, including the petition, will be added to the minutes. Mr. Huber was the author of the neighborhood signed petition against the revised development plan. The petition was signed by 500 people, including over half of the Berry Farms residents. Concerns included the increased density and anticipated traffic problems.
2. Mr. Max Thompson, 3097 Rural Plains Circle - Opposed. Spoke concerning the neighborhood signed petition against the revised development plan. He stated that the traffic study from 2005 was outdated.
3. Mr. Tim Greer, 1059 General Martin Lane - Opposed. Concerns included traffic problems, including the safety for children, due to the increased density.
4. Ms. Kim Brey, 3054 General Martin Lane - Opposed. Concerns included traffic exiting onto Peytonsville Road. She stated that there is a backup in the turn lane without any further development. She was also concerned whether the dwelling units would be for sale or for rent.
5. Mr. Wally Burchfield 201 Swain Circle - Opposed. Concerns included traffic and infrastructure. He would like to see the improvements completed before the construction of the dwelling units.
6. Ms. Midge Miller, 5001 Captain Freeman Parkway - Opposed. Concerns included density and traffic flow. She stated that there are problems exiting from Captain Freeman onto Lewisburg and there needs to be a traffic signal.
7. Ms. Traci Teroaka, 3067 Rural Plains Circle - Opposed. Concerns included the quality of life impact that the density and infrastructure issues would have on the residents.
8. Ms. Lynn Barrington, 6051 Rural Plains Circle - Opposed. Concerns included the density and the effect that for lease units will have on the property values.
9. Mr. Pat Bronssard, 4060 General Martin Lane - Opposed. Concerns included traffic and safety for children. He also stated there is a need for an updated traffic study.
10. Ms. Irene McCray, 4430 Peytonsville Road - Opposed. Concerns about the traffic, growth and development of the area.
11. Mr. Matt Regenold, 605 Ellington Drive - Opposed. Concerns included density and traffic. He asked for more time to consider the neighbor's concerns.
12. Mr. Dan Parkey, 218 Walter Roberts Street - In Favor Of. He stated that the proposed dwelling units would attract retail and restaurants. He stated Berry Farms could be similar to Downtown Franklin. He also stated that Boyle would address the traffic concerns.
13. Ms. Mary Gail Broussard, 4060 General Martin Lane - Opposed. Concerns included traffic safety, the quality of life for the residents, and the need for an updated traffic study.
14. Mr. Dan Klatt, 3036 General Martin Lane - In Favor Of. Stated that Berry Farms was a well thought out community with walkability to restaurants and retail. He welcomed the multi-family and mixed use. He stated that Boyle will address the traffic concerns with this plan and conduct a new traffic study.
15. Ms. Kate Pfiffer, Rural Plains Circle - Opposed. Concerns included the density, traffic, and the effect that 400 for lease units would have on the area. She asked that the traffic be routed through Goose Creek Parkway.

The Applicant was represented by Mr. Adam Ballash, Boyle Investment Company. Mr. Ballash stated

that they agreed with Staff's recommendation. Mr. Ballash addressed several of the neighbor's concerns. He stated that they are not requesting any Modifications of Standards (MOS) from the current development plan as it relates to infrastructure. All of the roadways in this plan match the plan that has already been approved. A diagram was shown of the roadways that were approved several years ago. The majority of the road networks have been built with plats and bonds in place. He stated that areas within the red lines are where they are seeking to modify the uses within those areas. He stated that they have had several meetings including those with the City and Neighborhood residents. Following the meeting, the HOA sent a summary of concerns to Mr. Ballash. This document was given to the City of Franklin Planning Staff. He stated that several of those points made it into the plans. One main point that did not make it into the plans regarded Village Plains. This road is proposed to go through the center of the development and connect through the apartments without requiring a vehicle to go back through Captain Freeman. Prior to building anything else in the "red" district, Section 11, Boyle will complete Village Plains first. This would be the only construction entrance throughout the community. There are also several improvements which include lengthening turn lanes. Also, the traffic study has been updated. He discussed the plans for improvements to the intersections. He stated that, while these improvements are not required, they are adding these improvements as a requirement to the project. They are also happy to comply with the Village Plains extension and use it as the construction entrance. Referring to green space and amenities, Mr. Ballash stated that this new plan is a 140% increase in green space for Sections 10 and 11 over the current plan. He stated that it is not correct that 5% of the traffic will go through the residential area. Mr. Ballash referred to page 4 of his presentation. The area in green shows the residential community area. The document states that 5% of the traffic will be generated by the residential community. He gave details about the improvements to Lewisburg Pike prior to building homes. He stated that they want their streets to have slow traffic and walkability. He stated that a traffic signal was approved for the intersection of Lewisburg Pike and Captain Freeman. The project was turned down due to warrants by the State. There is currently a CIP plan for a signal at Old Peytonsville Road and Lewisburg Pike. Mr. Ballash stated that they have had discussions with the City of Franklin Engineering Department.

Commissioner Franks referred to a handout, provided by a citizen. He asked for details for the red area on page 2 of the presentation.

Mr. Ballash stated that the site plan for this area was already approved. He stated that there was a suggestion for a Condition of Approval for an Internal Circulation Study. This would be submitted with the site plan for this project.

Chair Lindsey asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Franks, to recommend Approval, with Conditions, of Resolution 2021-129 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

Commissioner Williamson stated that it was a good idea to have a final traffic impact analysis as part of the conditions. She asked if the improvements would be required to be completed prior to any additional changes.

Mr. Ballash stated that they have not finalized the Conditions of Approval, which would be presented to BOMA. Their proposal is to make the improvements to Captain Freeman and Berry Farms Crossing with the first site plan approval.

Commissioner McLemore asked for information about the traffic studies for the residential areas and the previously zoned commercial areas.

Mr. Ballash stated that the submitted, new traffic study shows that there is an improvement in the traffic by changing the uses. The study shows that there would be a drop in approximately 3500 cars per day. There will be a slight increase in traffic during the AM peak hours.

Commissioner McLemore asked Mr. Ballash to elaborate on rentals vs. for sale properties.

Mr. Ballash stated that they are not proposing 406 for rent units. He stated that there is an exhibit within the development plan which labels the areas for mixed use. He stated that, currently, Berry Farms is a 50-50 split between large multi-family rental project and fee-simple (condominium-owned) projects. They anticipate some of the larger projects will be for rent. He presented details concerning the planned buildings and adjacent areas.

Commissioner Allen asked for the estimated effect on the school system.

Ms. Katie Rodowsky stated that they have submitted the school district, but they have not heard back what the estimation will be.

Commissioner Mann stated that he supported looking at the Master Plan. He stated that the commercial model is not compatible with today's economics. He is concerned about the traffic and the ownership of the proposed units. He stated that he would like this to be addressed before they approve the plan. He stated that the community buy-in is critical.

Chair Lindsey stated that there is an overwhelming response from the community about the density and traffic. He asked how they would address the timing.

Mr. Ballash stated that the recommended requirements and conditions of approval would have to be approved with the first site plan. He stated that there the City is in control of most of the streets in Berry Farms Town Center. He stated that if there is a modification required, they have to work with the City staff. He stated that they are committed to work with Staff. Regarding traffic circulation, Mr. Ballash stated that there has not been any modification to the development plan for the alignment of the roadways in this submittal. He stated that there was a submittal approved three years ago. He stated that the changes of use will be an improvement and not have a negative impact on the community.

Commissioner Allen stated that she is looking at the big picture. She is looking at the percentages of multi-family houses vs. single family.

Chair Lindsey asked for a vote on the motion.

Chair Lindsey asked for a roll call vote.

The motion carried by the following vote (6-2). Alderman Petersen and Commissioner Allen voted against the motion.

ACTION: Motion to Recommend Approval with Conditions to the Board of Mayor and Aldermen of Resolution 2021-129, Item 22, by Commissioner Scott Harrison second by Commissioner Jimmy Franks;
Motion Passed 6-2

AYES: Jimmy Franks, Scott Harrison, Roger Lindsey, Alma McLemore, Jenny Williamson, Nick Mann

NOES: Ann Petersen, Marcia Allen

ABSTAIN: None

23. Consideration Of Ordinance 2021-34, An Ordinance To Rezone 25.18 Acres From Planned (PD) District To Regional Commerce 6 (RC6) District For The Property Located South Of Old Peytonsville Road And West Interstate 65.

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

Attachments:

1. MAP BFTC Parcel Removal Rez
2. ORD 2021-34 BFTC PARCEL REMOVAL REZ_with Exhibits_Law Approved
3. Parcels 106-111.00 and 106-32.13 Rezoning Package

Mr. Bryan, Principal Planner, stated that the applicant is requesting to rezone 25.18 acres along Old Peytonsville Road from Planned (PD) District to Regional Commerce 6 (RC6) District. The property was formerly part of the Berry Farms Town Center PUDS Subdivision. Upon approval of Resolution 2021-129, the boundaries of Berry Farms Town Center have been revised to remove this section from the PUD. The Zoning request is consistent with the recommendations of Envision Franklin and is compatible with the zoning of the parcels in the immediate vicinity of the subject property.

Staff recommended Approval of Ordinance 2021-34 to the Board of Mayor and Aldermen.

Chair Lindsey asked if there were any citizen comments.

Mr. Trevor Anderson, 1105 Warrior Drive, asked if there was a plan for this item.

Mr. Bryan stated that there was, currently, no site plan or development plan associated with this item. This item was a rezoning.

The Applicant was represented by Mr. Adam Ballash, Boyle Investment Company.

Chair Lindsey asked for a motion.

Commissioner Harrison moved, seconded by Commissioner McLemore, to recommend Approval of Ordinance 2021-34 to the Board of Mayor and Aldermen.

Chair Lindsey asked for any discussion on the motion.

Commissioner Franks asked what the zoning request was.

Mr. Ballash stated the zoning would be RC-6 which is Regional Commercial up to six stories. He stated that there is a component which allows for 40% Multi-family.

Ms. Amy Diaz-Barriga, Current Planning Supervisor, stated that Regional Commercial allows for 40% Multi-family to be built within a project if done with commercial spaces.

Commissioner Franks stated that there needs to be units for more attainable housing.

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 of Ordinance 2021-34, Item 23, by Commissioner Scott Harrison second by Commissioner Alma McLemore;

Motion Passed 8-0

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

NOES: None

ABSTAIN: None

24. Berry Farms Reams-Fleming Tract PUD Subdivision, Development Plan, Revision 3, Relocating Previously Approved Entitlements Of 300,000 Square Feet Of Office Space, 74,200 Square Feet Of Commercial, And 400 Multifamily Residential Units Within The Boundaries Of The Development, On 40.47 Acres, Located South Of Peytonsville Road And West Of Pratt Lane.

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

Attachments:

1. MAP Berry Farms Reams Fleming PUD DP Rev 3
2. BFRF DP Rev 3_Conditions of Approval_01
3. COF 7571 BF Reams-Fleming Re-submittal 210805

Mr. Bryan, Principal Planner, stated that the applicant has submitted a development plan revision for the Berry Farms Reams-Fleming PUD Subdivision, located south of Peytonsville Road and West of Pratt Lane. The applicant is proposing to revise the development layout and relocate previously entitled square footage and density within the established boundaries of the PUD. Approximately 375,000 square feet of office and commercial space and 400 multifamily residential lots are proposed to be rearranged between Lots 1 and 3. Envision Franklin places this area into the Regional Commerce Design Concept, which states this concept, "contains high-intensity activity centers that attract large numbers of people and employers from both within and outside the City. These areas include major employment and revenue generators that are valuable community resources." It supports regional office, regional commercial, and multifamily within the Regional Commerce Design Concept.

The proposed development plan revision maintains the recommendations and principles of Envision Franklin. No additional square footage or density is being proposed with this revision.

Staff recommended Approval, with conditions, of Item 24.

Chair Lindsey asked if there were any citizen comments.

The following citizens spoke concerning Item 24:

1. Ms. Irene McCray, 4430 Peytons ville Road - Opposed. Her concerns included that Peytons ville Road needs to be widened for future traffic. She did not think the original plan needed to be changed.
2. Ms. Kellye Beasley, 4440 Peytons ville Road - In Favor Of. he stated that she has 160 acres near by the property. Her concerns were answered by the Developer Representative.

The Applicant was represented by Mr. Adam Ballash, Boyle Investment Company. Mr. Ballash stated that they appreciated the work and comments of the City Staff.

Chair Lindsey asked for a motion.

Commissioner Allen moved, seconded by Commissioner Harrison, to recommend Approval, with conditions, of Item 24.

Chair Lindsey asked for any discussion on the motion.

Commissioner Harrison stated he was concerned about the safety of Peytons ville Road.

Mr. Ballash stated they were concerned, as well. He stated that they would not change the ingress or egress. They are requesting to modify the location of the multi-family units to the north and shift the commercial entitlements south. There are specific conditions set forth by BOMA concerning the infrastructure for the Reams-Fleming Subdivision. Mr. Ballash discussed some of the specifics of the conditions.

Commissioner Harrison stated that commercial office creates more traffic than residential.

Commissioner Franks asked about the proposed roundabouts. He stated that traffic is terrible at the Ramsey campus in the afternoon.

Mr. Ballash stated that there will be right-of-way dedication for the connector road, and the plans are for Peytons ville Road to be four lanes.

Commissioner Franks asked if this would be like Goose Creek Parkway.

Mr. Jimmy Wiseman stated that Peytons ville Road will be a four lane road as part of the Major Thoroughfare Plan.

Commissioner Allen asked if the conditions are being met.

Mr. Wiseman stated that conditions are being met.

Commissioner Franks asked when the improvements will begin.

Mr. Ballash stated when a development is built adjacent to Peytonsville Road, it will trigger the improvements. He discussed other improvements which will need to be met.

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, with conditions, Item 24 by Commissioner Marcia Allen second by Commissioner Scott Harrison;
Motion Passed 8-0

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

NOES: None

ABSTAIN: None

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

25. 4309 S. Carothers Road Subdivision, Site Plan, Constructing A 6,000 Square Foot Retail Building, A 9,500 Square Foot Daycare Building, And A 3,888 Square Foot Convenience Store, On 5.35 Acres, Located East Of Interstate 65 And West Of S. Carothers Road, At 4309 S. Carothers Road. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

Attachments:

1. MAP 7541 4309 S. Carothers Subdivision, Site Plan
2. 7541 4309 S. Carothers Subdivision, Site Plan Conditions of Approval_02
3. LAYOUT PLAN 7541 4309 S. Carothers Road Subdivision, Site Plan
4. ELEVATIONS 7541 4309 S. Carothers Road Subdivision, Site Plan
5. SITE PLAN 7541 4309 S. Carothers Subdivision, Site Plan

This item was approved on the Consent Agenda.

26. 4404 Peytonsville Road Subdivision, Final Plat, Creating 2 Commercial Lots, On 4.61 Acres, Located At The Intersection Of Peytonsville Road And Long Lane, At 4404 Peytonsville Road. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Joseph Bryan

Attachments:

1. 7608 4404 Peytonsville FP_Conditions of Approval_01
2. MAP 7608 4404 Peytonsville Rd FP
3. 2995601 V-Survey-18 x 24 Plat_21-0805

This item was approved on the Consent Agenda.

27. Parish Presbyterian Church, Site Plan (Multi-Purpose Building), Constructing A 9,910 Square Foot Multi-Purpose Building, On 13.86 Acres, Located Near The Intersection Of Clovercroft Road And Wilson Pike. (CONSENT AGENDA)

Sponsors:

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

Attachments:

1. MAP 7606 Parish Presbyterian Church, Site Plan
2. 7606 Parish Presbyterian Church, Site Plan (Multi-Purpose Building) Conditions of Approval_01
3. LAYOUT PLAN 7606 Parish Presbyterian Church, Site Plan (Multi-Purpose Building)
4. ELEVATIONS 7606 Parish Presbyterian Church, Site Plan (Multi-Purpose Building)
5. SITE PLAN 7606 Parish Presbyterian Church, Site Plan (Multi-Purpose Building)

This item was approved on the Consent Agenda.

28. Tavistock Subdivision, Preliminary Plat, Creating 7 Single Family Residential Lots, 2 Open Space Lots, And Dedicating Right-Of-Way On 7.43 Acres, Located West of Kirkwood Drive and North Of Clovercroft Road, At 4060 Clovercroft Road.

Sponsors:

Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

Attachments:

1. MAP 7605 Tavistock Subdivision, Preliminary Plat
2. 7605 Tavistock Subdivision, Preliminary Plat Conditions of Approval_01
3. PLAT 7605 Tavistock Subdivision, Preliminary Plat

Ms. Randolph, Principal Planner, stated that the purpose of this preliminary plat is to subdivide the existing single-family residential lot (of 7.43 acres in size) into seven single family residential lots, two open space lots, and dedicate right-of-way. The property is zoned Residential 2 District (R-2), which supports the proposed residential lots. The plan, along with the attached conditions of approval, meet the requirements of the Zoning Ordinance.

Staff recommended Approval, with conditions, of Item 28.

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

The Applicant was represented by Mr. Nick Wells, Turnberry Homes, developer of the project.

Chair Lindsey asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Franks, to recommend Approval, with conditions, of Item 28.

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 Approve, with Conditions, Item 28, by Commissioner Scott Harrison second by Commissioner Jimmy Franks;
Motion Passed 8-0

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

NOES: None

ABSTAIN: None

29. Tohrner and Cannons Addition, Final Plat, Revision 1, Lot 34, Creating 2 Single Family Residential Lots, On 0.208 Acres, Located Near The Intersection Of Park Street And 11th Avenue South. (CONSENT AGENDA)

Sponsors: Emily Wright, Amy Diaz-Barriga, Chelsea Randolph

Attachments:

1. MAP 7604 Tohrner and Cannons Addition, Final Plat
2. 7604 Tohrner and Cannons Addition, Final Plat, Revision 1, Lot 34 Conditions of Approval_01
3. PLAT 7604 Tohrner and Cannons Addition, Final Plat

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 McLemore moved, seconded by Commissioner Harrison, to Adjourn.

Chair Lindsey called for a roll call vote.

The motion Passed unanimously.

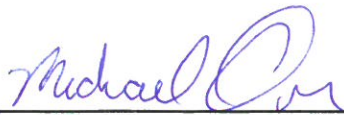
ACTION: Motion to Adjourn by Commissioner Scott Harrison second by Commissioner Alma McLemore;
Motion Passed 8-0

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

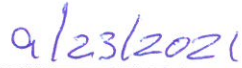
NOES: None

ABSTAIN: None

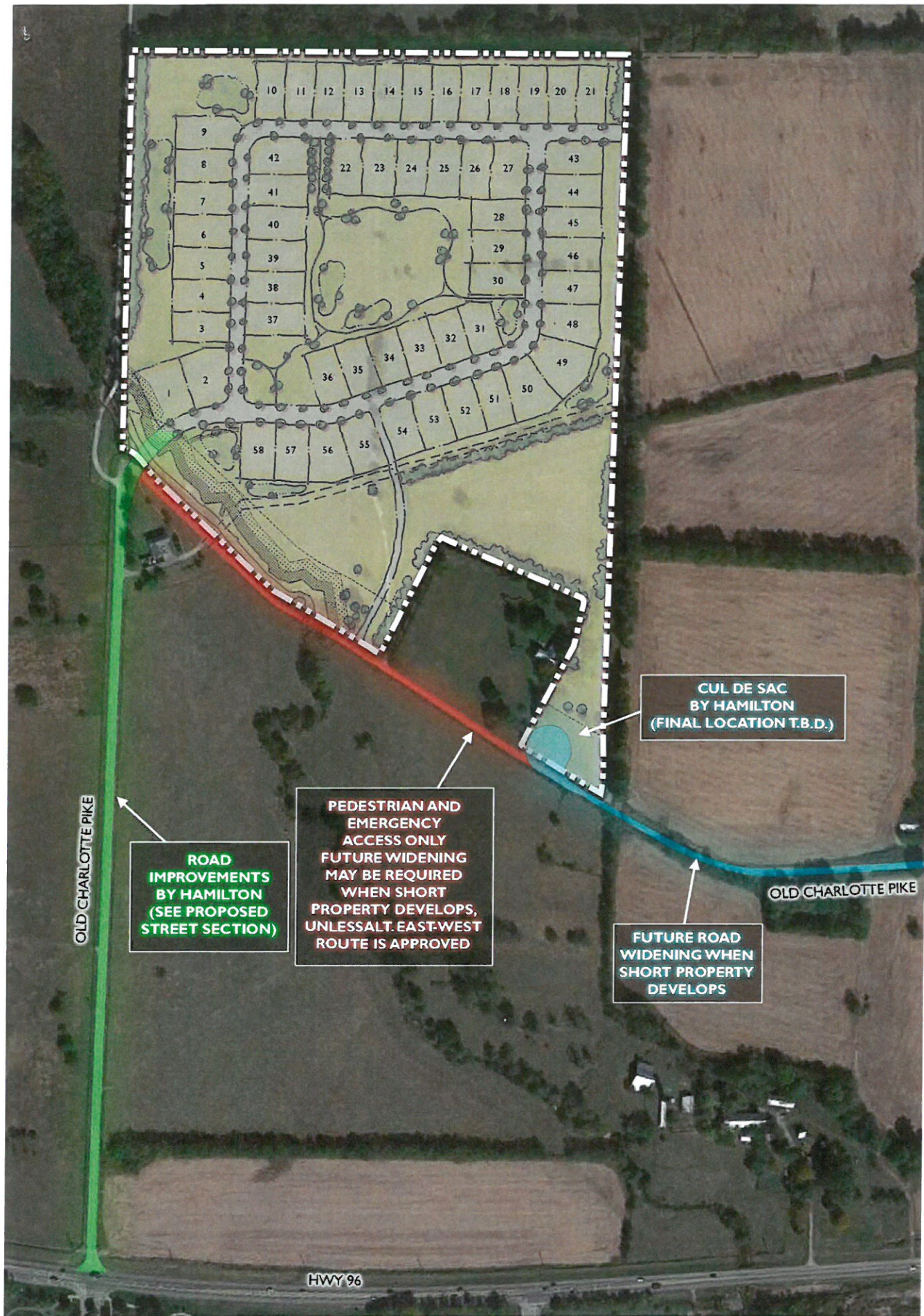
There being no further business, the meeting adjourned at 11:40 p.m.

A handwritten signature in blue ink, appearing to read "Michael Orr", written over a horizontal line.

Chair

A handwritten date in blue ink, "9/23/2021", written over a horizontal line.

Date



Item
13



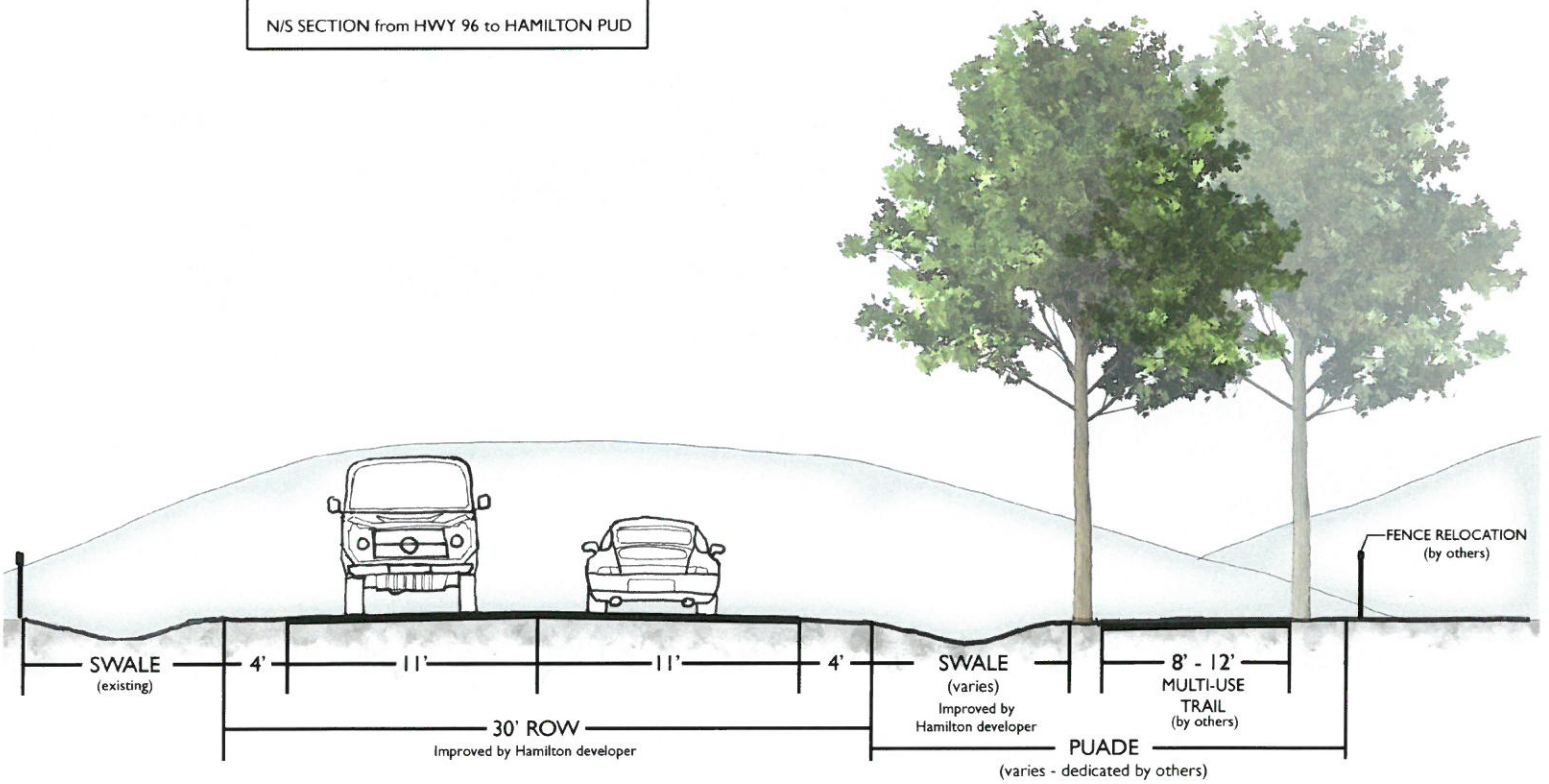
0 200 400
GRAPHIC SCALE 1"=200'

CPS - OLD CHARLOTTE PIKE ROAD IMPROVEMENTS

August 25, 2021

GDC
gamble design collaborative

OLD CHARLOTTE PIKE IMPROVEMENTS
N/S SECTION from HWY 96 to HAMILTON PUD



Items 14-17 Citizen Comments FMPC 8-26-21

From: [Amy Diaz-Barriga](#)
To: [Chelsea Randolph](#)
Subject: PLANNING INTAKE FW: Development of Clovercroft Rd. Rescheduled August 26 at 7:00pm
Date: Tuesday, August 24, 2021 8:43:49 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: Elliott Franklin <elliott@elliottfranklin.com>
Sent: Monday, August 23, 2021 7:00 AM
To: Planning Intake <planningintake@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>; annpetersen@comcast.net; Clyde Barnhill <clyde.barnhill@franklintn.gov>; Brandy Blanton <brandy.blanton@franklintn.gov>; John Schroer <john.schroer@franklintn.gov>
Subject: Development of Clovercroft Rd. Rescheduled August 26 at 7:00pm

ATTENTION COF 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 and Zoning and City Council Members:

Thank you for your work in keeping the city of Franklin safe and well planned out. We all understand that no one can stop growth, but planning can help by establishing boundaries and understating infrastructure limitations, draining, easements, etc.

The new development on Clovercroft Rd is no different. The roads around this development are in bad shape and there is really no way to make them safer (similar to Arno road). As such, I strongly encourage and ask that you would vote to reduce the density of these homes. With over 5,000 new automobile trips per day as estimated by the developer, the existing infrastructure will crumble. This is not safe and does not align with the existing long term plans for the city. We should follow the lead of other healthy cities of similar size and require the developer to have a minimum lot size of 5 acres and build parks, ball fields, etc with a large portion of the space to reduce the strain on

our infrastructure, public works and safety, etc.

Thank you!

Elliott Franklin
Franklin, TN

From: [Amy Diaz-Barriga](#)
To: [Chelsea Randolph](#)
Subject: PLANNING INTAKE FW: TapRoot dev
Date: Tuesday, August 24, 2021 8:41:18 PM

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

From: Ginger <mrshirling@gmail.com>
Sent: Tuesday, August 24, 2021 11:58 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: TapRoot dev

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

Ginger Shirling
2227 OSBURN Road
Arrington TN

NO. Please follow ENVISION FRANKLIN. Please recognize the property owners on the boundary of this dense development. They VOTE! They are organized. There are consequences for your decisions.

Sent from my iPhone Ginger

From: [Amy Diaz-Barriga](#)
To: [Chelsea Randolph](#)
Subject: PLANNING INTAKE FW: Tap Root/Poplar Farm Development - Planning Commission
Date: Tuesday, August 24, 2021 8:42:42 PM
Importance: High

AMY DIAZ-BARRIGA, AICP
CURRENT PLANNING SUPERVISOR

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

Phone: 615-550-6732

From: wilsonjw03@yahoo.com <wilsonjw03@yahoo.com>
Sent: Monday, August 23, 2021 4:11 PM
To: Planning Intake <planningintake@franklintn.gov>; Michael Orr <michael.orr@franklintn.gov>; Scott Harrison <scott.harrison@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>
Cc: Ken Moore <ken.moore@franklintn.gov>; bev@aldermanburger.com; Clyde Barnhill <clyde.barnhill@franklintn.gov>; danamclendon@mac.com; Scott Speedy <scott.speedy@franklintn.gov>; Margaret Martin <margaret.martin@franklintn.gov>; Annpetersen@comcast.net; Brandy Blanton <brandy.blanton@franklintn.gov>; John Schroer <john.schroer@franklintn.gov>
Subject: Tap Root/Poplar Farm Development - Planning Commission
Importance: High

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

Hi City of Franklin Planning Commission,

As I understand the Poplar Farm/ Tap Root Farm Development by Meritage Homes' proposal is up for review at this Thursday's meeting I wanted to share my sincere concern with you all for even remotely considering Meritage's high-density development for this site.

We live at 890 Market Street in Amelia Park and cannot imagine the absolute mess such a large development would bring to the area. I have read the proposal suggests small, narrow lot sizes to

cram as many houses as possible into portions of the area. I would invite each and everyone of you to take a drive through Amelia Park to see the mess Pulte has built with narrow lot sizes. While Pulte's lot sizes are not even as narrow as what you all are considering from Meritage Homes, I would like everyone to consider the 'human' element when houses are built so closely. People parking on the street, blocking emergency vehicles and neighbors, in addition the noise and increased traffic. They are not 'free standing homes'....rather glorified townhouses. Please consider if you, a family member or friend would want to live in a supposed 'free standing home' so close to your neighbor that you can hear them talking outside when you are inside. Or how about those that smoke cigarettes or other substances outside with the smoke wafting through the air, effectively ruining the enjoyment of anyone who is outside and may be in the way of the pollution.

Over 5k more cars per day in the area with this proposed development. You can effectively forget ever getting to anywhere on time already with Nashville traffic and each and everyone of you can be the ones to thank if you approve this development for standstill traffic on these backroads.

Should this proposal by Meritage be approved by you, I would also like you to think long and hard about the irreversible loss of habitat for NATURE!

You may say to yourself, well...the land right now is just farmland...just a rotation of soybeans and corn year after year. Well guess what, birds, turtles, coyotes, fox, opossum, deer, armadillos, owls, frogs, pollinators, hawks, raccoons, bobcats, turkeys are just SOME of the residents of the land. Would you like to see an x-fold increase in roadkill in the area? Along with this aspect, do you know we 120% REGRET moving to the City of Franklin. Any available greenspace/farm land left is getting annexed by you all into the City to chop up and give developers what they want. Thank you all for climate change also. Do you know within Amelia Park our HOA rules prevent us from even putting up solar panels on our roof?? What in the world. And I suspect if Tap Root is developed it will be no different.

Approving a high-density proposal as Meritage's will not displace but KILL our remaining animals in this area, bottle neck traffic, make shopping at Publix a nightmare along with placing a higher load on the already strained water/sewer system. Not to mention the sheer number of families and strain that will be placed on the school systems.

With all concerns, I also offer suggestions. I strongly recommend you all reject any proposal for residential development for the land and instead turn the property into a park/conservatory. Portions of the land can be converted to allotment gardens with bike and walkway paths. The 100 plus+ year old trees can be saved so owls, songbirds, squirrels and chipmunks can continue to call the area home. Cattle can be brought back to the land along with other animals, saved from becoming someone's meal to live out their days in peace and solitude. Schools can target the area as the ideal field trip locations to learn about agriculture and what happens when people reject greed and residential development.

Please do NOT approve a high-density development proposal such as Meritage's. Think about how each one of you can impact this world by opposing this type of development that is not in line with a small town feel. At the end of the day, once land is developed it is never **EVER** going to be the same

again.

Don't make us regret moving to Franklin even more.

I appreciate your open ears.

Regards,

Jonathan & Meg Wilson
615.260.3861
890 Market Street
Franklin TN 37067

From: [Amy Diaz-Barriga](#)
To: [Chelsea Randolph](#)
Subject: PLANNING INTAKE FW: Poplar Farms
Date: Tuesday, August 24, 2021 8:41:46 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: Kimbra Krafft <knkprimary@gmail.com>
Sent: Tuesday, August 24, 2021 10:18 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Poplar Farms

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

I live across Clovercroft Rd from the proposed Poplar Farms development. The name is a misnomer. These will not be Farms. It would be a city density subdivision in the midst of a rural county environment. The land in question is surrounded by 1/2 to 10 acre plots. Across the street the lots are 32, 5, 7.5, and 10 acres.

This development is not on keeping with Envision Franklin. In order to fit in with the neighborhood, housing lots should be a minimum 1/2 acre lots.

Additionally, the traffic projections are horrendous. Clovercroft can not handle the Additional 5,460 car trips per day. It is a 2 lane country road with no shoulder.

Please do not approve this development.

Thank you,

Kimbra Krafft

From: [Amy Diaz-Barriga](#)
To: [Chelsea Randolph](#)
Subject: PLANNING INTAKE FW: Opposing development off of Clovercroft Road
Date: Tuesday, August 24, 2021 8:42:22 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: manju koster <manjukoster@hotmail.com>
Sent: Monday, August 23, 2021 8:01 PM
To: Planning Intake <planningintake@franklintn.gov>; Scott Harrison <scott.harrison@franklintn.gov>; Roger Lindsey <roger.lindsey@franklintn.gov>; Michael Orr <michael.orr@franklintn.gov>; 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>; danamclendon@mac.com; Margaret Martin <margaret.martin@franklintn.gov>; Clyde Barnhill <clyde.barnhill@franklintn.gov>; Brandy Blanton <brandy.blanton@franklintn.gov>; bev@aldermanburger.com; Scott Speedy <scott.speedy@franklintn.gov>; Annpetersen@comcast.net; John Schroer <john.schroer@franklintn.gov>
Subject: Opposing development off of Clovercroft Road

ATTENTION COF 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 development off of Clovercroft Road. This is not in step with careful planning to keep Franklin beautiful. Throwing up a bunch of houses just to make money makes the land ugly and takes away the beautiful land that Franklin once was. Why would you allow this? Does money really rule more than having a conscience? People that love the land would never allow this to happen. It's embarrassing that so few people in this area vote and even fewer even know what an alderman is or what their job entails. That is part of why this has been allowed to continue, overdevelopment and crude use of resources. I urge you to really look at your lives and what you want your legacy to be.

Sincerely, Manju Carrow Franklin resident

From: [Amy Diaz-Barriga](#)
To: [Chelsea Randolph](#)
Subject: PLANNING INTAKE FW: the Poplar Farms/Tap Root Farms Petition
Date: Tuesday, August 24, 2021 8:43:09 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: Kemlepj <kemlepj@kemle.net>
Sent: Monday, August 23, 2021 1:39 PM
To: Planning Intake <planningintake@franklintn.gov>; Michael Orr <michael.orr@franklintn.gov>; Scott Harrison <scott.harrison@franklintn.gov>; Nick Mann <nick.mann@franklintn.gov>; Roger Lindsey <roger.lindsey@franklintn.gov>; Ken Moore <ken.moore@franklintn.gov>; bev@aldermanburger.com; danamclendon@mac.com; danamclendon@mac.com; Scott Speedy <scott.speedy@franklintn.gov>
Subject: the Poplar Farms/Tap Root Farms Petition

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

I am like so many citizens trying to keep Franklin and the sounding areas as livable as possible. The Poplar Farms/Tap Root Farm is another example of causing a huge impact on our schools, water, and sewer infrastructure. What has Franklin done to minimize the traffic on rural roads? Has Franklin thought about alternative transportation to these high density areas? It would be much better for Franklin's future to stay on course with Envision Franklin and allow development that fits in with the character of the surrounding areas. I am sure you are aware of the burden this high density development will have on our schools, water and sewer infrastructure. Where is the breaking point for the City of Franklin to be able to financially afford to upgrade roads, water, and sewer infrastructure? Tell the developer no to this high density development because Franklin is sticking with their Envision Franklin plan.

Sincerely,

Penny Kemle

From: [Amy Diaz-Barriga](#)
To: [Chelsea Randolph](#)
Subject: PLANNING INTAKE FW: Request: Please oppose Poplar Farms/Tap Root development as presented
Date: Wednesday, August 25, 2021 10:20:20 AM

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

From: Bill and Regina Hark <teamharktn@gmail.com>
Sent: Wednesday, August 25, 2021 10:09 AM
To: Planning Intake <planningintake@franklintn.gov>; Michael Orr <michael.orr@franklintn.gov>; Scott Harrison <scott.harrison@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>
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>; annpetersen@comcast.net; Clyde Barnhill <clyde.barnhill@franklintn.gov>; Brandy Blanton <brandy.blanton@franklintn.gov>; John Schroer <john.schroer@franklintn.gov>
Subject: Request: Please oppose Poplar Farms/Tap Root development as presented

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

Dear Franklin Municipal Planning Commission Staff, Mayor and Aldermen:

Thank you for the opportunity to provide comments on the Poplar Farms development, which is covered in items 14-17 on tomorrow night's Municipal Planning Commission meeting.

My family and I recently relocated to Franklin, specifically to the Amelia Park subdivision, from northern New Jersey due to a transfer opportunity offered by my employer. Over the course of my career I've lived in several states in the Northeast, Midwest and South. This experience allowed me to see all types of housing situations and development, from the high density of a New York City suburb to truly rural communities. When my family and I came to Franklin to house hunt prior to accepting my new position we were floored. Franklin truly has an excellent combination of amenities, space, economics and lifestyle that is hard to beat anywhere in the country. You and your colleagues have done an excellent job in making Franklin a great place to live and work!

Recently a few neighbors brought the current plan for Poplar Farms to my attention. I am concerned about this plan for a few key reasons: First and foremost, the housing density proposed seems like a recipe for gridlock and constraints. The units per acre calculation seems flawed since it's based on acreage that includes unbuildable land. While the developer claims the plan is in line with the MRU guidelines of Envision Franklin most of the proposed lot sizes are at the bare minimum of 4,000 square feet. I spent my early childhood in Queens, NY, part of the city. Our home was on a 4,000 square foot lot and the house was just barely 1,300 square feet. As a child I could reach

out of our side door and touch the neighbor's house. This density may have been appropriate for New York City's infrastructure, but I don't see how the area in question could support 540 homes in such a small space!

My second concern is safety: We use Clovercroft road multiple times a day. I've seen multiple near misses and at least one car end up in a ditch near the intersection with Oxford Glen. Simply put, it doesn't seem like this road, nor some of the other key arteries like Market Street, Oxford Glen Road, Liberty Pike, etc. were built for the potential of safely handling 5,400+ trips per day.

Finally, I am concerned about the impact to our schools and taxes: It's my understanding Page Middle and High Schools are already overcrowded. How do we ensure these schools can grow with the population without additional burden? When I lived in Hampton Roads, VA our area had an explosion of development. The increase in students vs. the amount of proffers the city collected from developers was out of proportion. The result was schools using portable trailer classrooms for years due to the inability to pay for school expansion without increasing taxes. It's no secret the quality education and low property taxes are a massive benefit to living here. How do we ensure the burden on schools is properly handled?

Based on these 3 concerns, I ask that you request the developers for Poplar Farms to reduce the density of the proposed subdivision. It would be hypocritical for me, a newcomer who lives just down the road, to fully oppose development. We love this area and think others would, too. But the proposed density does not make sense.

Thanks for your consideration.

Sincerely,
Bill Hark
1110 Amelia Park Drive

From: [Amy Diaz-Barriga](#)
To: [Chelsea Randolph](#)
Subject: PLANNING INTAKE FW: NO - TO DENSE DEVELOPMENT - CLOVERCROFT/POPLAR FARMS/TAP ROOT FARMS
Date: Wednesday, August 25, 2021 2:51:59 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: karen smith <smithkaren222@gmail.com>
Sent: Wednesday, August 25, 2021 1:30 PM
To: Planning Intake <planningintake@franklintn.gov>; Michael Orr <michael.orr@franklintn.gov>; Scott Harrison <scott.harrison@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>
Cc: Ken Moore <ken.moore@franklintn.gov>; bev@aldermanburger.com; Clyde Barnhill <clyde.barnhill@franklintn.gov>; danamclendon@mac.com; Scott Speedy <scott.speedy@franklintn.gov>; Margaret Martin <margaret.martin@franklintn.gov>; Brandy Blanton <brandy.blanton@franklintn.gov>; John Schroer <john.schroer@franklintn.gov>
Subject: NO - TO DENSE DEVELOPMENT - CLOVERCROFT/POPLAR FARMS/TAP ROOT 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 City of Franklin Planning Commission, Mayor Moore, and Franklin City Aldermen,

We are expressing our concerns about the proposed high density development off of Clovercroft Rd. -- Poplar Farms/Tap Root Farms. Cramming +550 homes on 34x40 foot wide lots is not what this community is all about. If you all personally had a home in this area, you would not be in favor of cramming as many small houses into such a tiny area, thus adding tremendous strain on Clovercroft road. We should build homes that fit within our Envision Plan and not deviate -- just so developers can make more money.

PLEASE - No dense development bordering county established communities.

Respectfully,

Karen Smith
North Chapel Road
Franklin, TN 37067



August 24, 2021

To Kathy Webber
Steering Committee Member
Keep Williamson County Liveable

RE: Overview of Franklin Sewer Capacity for Built-out of Currently Approved Growth

Per your request, here is an overview of the sewer capacity needs of the approved development that has not yet been built and how that relates to the city of Franklin's current sewer capacity once the newly expanded sewer plant is completed sometime in the summer of 2022. Please note that these are estimates using city of Franklin reports to the state, the city's 2020 Development Report¹, and assumptions of sewer flow for various residential and commercial land use types that city consultants have used in sewer planning. The city sewer department can provide a more exact analysis. This work does not include any approved development in 2021.

Summary:

Current sewer flows to and from the sewer plant Design capacity- 12 million gallons a day (MGD) (2020 average from monthly reports)	14.68 MGD influent into plant 10.62 MGD effluent from plant
Sewer Capacity needed for new approved development	3.07 MGD
Total Sewer capacity needs: existing and approved	13.69 MGD - 17.76 MGD
Expanded sewer plant design capacity	16 MGD

1. The sewer capacity for built-out of currently approved development that has not yet been built

The 2020 Development report totals 10,816 approved but not yet built residential housing units and breaks these into different types (p. 17). Different housing types generate different sewer flows. These calculations are based on using assumptions that the city's consultant used for the sewer basin studies.² The 350 gallons per day (gpd) sewer flow for single family homes was used for the single family and West haven units in the table. The 250 gpd sewer flow was used for all the other housing types. The non-residential new development approved in 2020 is on page 12. The average was used of the sewer capacity flows between office and retail since some of the information in the report was aggregated.

¹ <https://web.franklintn.gov/FlippingBook/2020DevelopmentReport/>

² SSR (Smith Seckman Reid) did sewer basin capacity studies. In these, they used 350 gallons per day (gpd) for a single family residence; 250 gpd for multi-family; 0.15 gpd/sft for retail; and 0.10 gpd/sft for office.

Residential sewer capacity for not yet built housing:

$$2251 \text{ units} \times 350 \text{ gpd} = 787,850 \text{ gpd}$$

$$\underline{8565 \text{ units} \times 250 \text{ gpd} = 2,141,250 \text{ gpd}}$$

$$10,816 \text{ housing units} = 2,929,100 \text{ gpd sewer flow for capacity planning purposes}$$

Non-residential 2020 approval:

a. Approved as Site Plan:

$$232,254 \text{ square feet- retail} \times 0.15 \text{ gpd} = 34,838 \text{ gpd}$$

$$\underline{150,377 \text{ square feet- office} \times 0.10 \text{ gpd} = 15,038 \text{ gpd}}$$

$$382,631 \text{ square feet by site plan approved} = 49,876 \text{ gpd}$$

b. Approved as Development Plan:

$$794,884 \text{ square feet} \times 0.12 \text{ gpd} = 89,986 \text{ gpd}^*$$

*The development report did not break down into office or retail types

Total non-residential:

$$1,132,515 \text{ square feet} = 139,862 \text{ gpd}$$

Total Sewer Capacity estimated for approved but not yet built development:

$$\text{Residential: } 2,929,100 \text{ gpd}$$

$$\underline{\text{Non-residential: } 139,862 \text{ gpd}}$$

$$3,068,962 \text{ gpd or } 3.07 \text{ MGD}$$

2. Sewer flow capacity at the current sewer plant

The tables below are compiled from the monthly operating reports the city submits to TDEC per the state sewer plant discharge permit. The tables pulled the monthly average from the city reports. The tables show an average for the year of these 12 monthly averages of daily flow data. The amount of sewer flow the plant processes is the first column, called influent. The monthly influent to the sewer plant is higher in January through May because of additional flow from rain and groundwater that gets into the sewer lines (known as inflow and infiltration). The city has an effluent reuse program, so the total sewer processed is the total of the effluent and reuse flows in columns 2 and 3. TDEC noted in prior inspection reports that the total effluent flow is less than total influent flow when these are expected to be close to equal. This discrepancy is being addressed with the sewer plant expansion.

Since the design flow of a sewer plant is based on the flow into the sewer plant, the summary table includes both the 2020 annual sewer influent and effluent flows since these are different. Based on this analysis, the sewer capacity needs of the currently approved but not yet build development will take up a significant portion of the expansion to 16 MGD. The city is in the process of conducting a pilot sewer plant as part of a study of options for further increasing sewer capacity by 8 MGD in the southern part of the city, since discharge into the Harpeth is severely limited.

Month in 2018	Average Influent (MGD)	Average Effluent (MGD)	Average Reuse Flow (MGD)	Max Influent (MGD)	Max Effluent (MGD)	Max Reuse Flow (MGD)	Total Rainfall (in)	Total Rain Days
Jan 2018	11.1	7.12	0.53	12.52	13.87	1.69	1.24	7
Feb 2018	22.85	16.36	0.42	30.69	23.59	1.03	10.44	19
Mar 2018	16.54	10.8	0.26	30.89	22.86	0.84	4.9	14
Apr 2018	16.77	10.94	0.6	31.51	23.35	1.32	6.19	11
May 2018	12.01	7.54	1.5	16	10.56	2.69	3.11	15
Jun 2018	11.71	7.32	1.53	25.44	17.34	2.42	7.15	13
Jul 2018	10.69	6.52	2.05	13.79	8.66	4.21	1.78	6
Aug 2018	10.57	6.49	1.57	12.64	8.04	2.25	5.19	11
Sep 2018	13.1	8.46	1.69	28.08	20.16	3.32	6.13	11
Oct 2018	11.73	7.38	1.37	14.71	9.59	2	2.4	14
Nov 2018	13.39	8.51	0.37	21.22	13.67	0.78	4.82	14
Dec 2018	14.69	9.55	0.24	30.52	22.3	0.52	5.53	16
Monthly Average	13.76	8.92	1.01	22.33	16.17	1.92	4.91	12.58

Month in 2019	Average Influent (MGD)	Average Effluent (MGD)	Average Reuse Flow (MGD)	Max Influent (MGD)	Max Effluent (MGD)	Max Reuse Flow (MGD)	Total Rainfall (in)	Total Rain Days
Jan 2019	18.92	12.62	0.19	30.06	21.88	0.36	6.32	14
Feb 2019	21.34	13.99	0.15	30.21	21.38	0.37	9.63	14
Mar 2019	15.47	10.22	0.27	26.54	18.24	1	3.89	11
Apr 2019	16.04	10.53	0.5	25.14	17.01	1.42	6.07	11
May 2019	11.51	7.14	1.54	13.5	8.59	3.37	2.05	15
Jun 2019	12.07	7.59	1.86	16.68	11.55	3.44	4.61	12
Jul 2019	12.18	7.72	1.64	17.08	11.71	3.29	4.13	12
Aug 2019	11.37	7.21	1.67	13.9	9.33	3.73	4.45	12
Sep 2019	9.5	5.9	2.54	10.2	6.31	4.7	0.06	1
Oct 2019	11.63	7.54	1.58	20.22	13.9	4.72	6.32	14
Nov 2019	13.56	9.14	0.36	23.75	16.81	0.84	3.91	10
Dec 2019	16.66	11.4	0.27	30.58	23.91	0.53	6.4	14
Monthly Average	14.19	9.25	1.05	21.49	15.05	2.31	4.82	11.67

Month in 2020	Average Influent (MGD)	Average Effluent (MGD)	Average Reuse Flow (MGD)	Max Influent (MGD)	Max Effluent (MGD)	Max Reuse Flow (MGD)	Total Rainfall (in)	Total Rain Days
Jan 2020	19.57	13.16	0.25	29.06	21.28	0.42	4.73	14
Feb 2020	20.71	14.77	0.13	29.48	22.78	1.11	6.15	18
Mar 2020	18.28	12.7	0.27	28.61	20.57	0.68	6.13	17
Apr 2020	15.88	10.69	0.21	29.5	21.63	0.82	4.24	11
May 2020								
Jun 2020	11.32	7.36	1.88	15	10.47	3.93	3.69	9
Jul 2020	11.57	7.58	1.71	17.82	11.73	2.78	5.02	10
Aug 2020	11.91	7.62	1.42	17.23	12.13	3.21	5.35	9
Sep 2020	15.17	10.01	1.08	29.03	21.52	2.47	5.74	11
Oct 2020	11.72	7.39	1.22	15.11	10.27	2.53	3.01	8
Nov 2020	10.85	6.59	0.75	13.22	7.96	1.51	1.4	6
Dec 2020	14.45	9.29	0.75	22.8	16.48	1.33	3.38	10
Monthly Average	14.68	9.74	0.88	22.44	16.07	1.89	4.44	11.18

Note: The May monthly report wasn't available on the state dateviewer. This doesn't reflect that the city did not submit it.

From: [Amy Diaz-Barriga](#)
To: [Joseph Bryan](#)
Subject: PLANNING INTAKE FW: Berry Farms Comments - Planning Commission Meeting August 26, 2021
Date: Tuesday, August 24, 2021 8:44:13 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: W Wfhcrub <wfhcrub@gmail.com>
Sent: Tuesday, August 24, 2021 8:42 PM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Berry Farms Comments - Planning Commission Meeting August 26, 2021

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

My name is Wally Burchfield. I am a resident of Berry Farms in Franklin TN, 201 Swain Circle Suite 202. I have lived in Franklin since 2011 and benefited from a great environment and residential community. We are

certainly experiencing unprecedented growth in our area. Planning for this growth, making adjustments as conditions change is critical to maintain the high quality of life we have in our community. I have lived in Berry

Farms for 2 years and own my condominium. I appreciate the plans the city and Boyle development have jointly developed and are currently executing in our area. Unfortunately, I do feel the current PUD proposal by

Boyle to adjust to changing conditions in Berry Farms is missing some areas of focus. The impact to traffic in the residential Berry Farms area for the current and proposed PUD changes is not acceptable. The roads

developed for our community will not sustain the now proposed increase in traffic. My condo faces the Boyle development and I encourage the Planning commission to consider not allowing the Henry

Russell Road to be

an entrance/exit for the development to dump many of its renters traffic right into our residential community. I recognize there is some consideration for a larger direct exit for the Boyle development to GooseCreek. I

recommend the commission require Boyle to implement this entrance/exit immediately to support continuous construction as well future traffic load as the apartments fill up. As you can see and have heard from much of the

Berry Farms homeowner community, we enjoy the larger development that is underway, but we request the planning commission take action in regards to the traffic flow immediately protecting the residential roads in our

community. I believe having the proper entrance/exit routes to Publix, GooseCreek and to the existing hotel/office building is needed while respecting the residential needs in the community.
Thank you

Wally Burchfield
President - WHB & Associates, LLC
615-927-2551
wfhcrub@gmail.com

From: [Amy Diaz-Barriga](#)
To: [Joseph Bryan](#)
Subject: PLANNING INTAKE FW: Berry Farms Town Center - reconsider/alter proposed Rev 3
Date: Wednesday, August 25, 2021 2:51:40 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: Patricia Cronin <patricia.cronin10@gmail.com>
Sent: Wednesday, August 25, 2021 11:40 AM
To: Planning Intake <planningintake@franklintn.gov>
Cc: Kevin Cronin <croninkevin11@gmail.com>
Subject: Berry Farms Town Center - reconsider/alter proposed Rev 3

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

Dear Sirs and Madams,

Please know that we, homeowners in the Franklin-based Berry Farms Town Center subdivision, are concerned about the proposed Revision 3 to the Berry Farms Town Center PUD Development plan.

Among the most concerning elements of the proposed changes is the high level of traffic and accompanying safety risks to our residential streets that the plan will bring, should more reasonable paths not be confirmed. We echo the multiple concerns and recommendations of the recent petition that we and hundreds of our equally concerned and sensible neighbors/homeowners also signed.

Kindly give our petition careful attention. We think you will find its specific recommendations helpful. We look forward to your balanced consideration – with the future of this lovely Franklin corner and those who live and/or move through it fully in mind.

Thank you.

Sincerely,

(Helen) Patricia Cronin and Kevin E. Cronin
1047 General Martin Lane

patricia.cronin10@gmail.com

615-806-2806

From: [Amy Diaz-Barriga](#)
To: [Joseph Bryan](#)
Subject: PLANNING INTAKE FW: No to Berry Farms Development
Date: Tuesday, August 24, 2021 8:35:39 PM

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

From: Elizabeth Etherton <etherton.elizabeth@gmail.com>
Sent: Monday, August 23, 2021 6:54 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: No to Berry Farms Development

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

To whom it may concern-

I am a UNICORN! Born and raised in Franklin. I actually remember Berrys Farm when it was a beautiful field with cattle and one of the most stunning trees in Williamson County.

Those are no longer there obviously. I encourage growth in our amazing county, but correct growth. Just growth so big developers can make a fortune is not in our best interest.

PLEASE vote to keep the massive apartment development OUT OF BERRYS FARM!

From: [Amy Diaz-Barriga](#)
To: [Joseph Bryan](#)
Subject: PLANNING INTAKE FW: Berryfarms
Date: Tuesday, August 24, 2021 8:34:33 PM

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

From: joe fazio <jfazio13@icloud.com>
Sent: Tuesday, August 24, 2021 9:34 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Berryfarms

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

Good afternoon,

I was originally going to attend the meeting but with the covid cases on the rise I have decided not to attend in person. With that being said my concern are .

- # 1 , all the new traffic for the roads already in place .
- #2 , will there be another pool added for the new live / work units planned?
- #3 speed bumps installed and better signage at the circles ?
- # 4 , larger play area and dog park added?

Thank you, Joe Fazio
4000-202 Rural Plains Circle

Sent from my iPhone

From: [Amy Diaz-Barriga](#)
To: [Joseph Bryan](#)
Subject: PLANNING INTAKE FW: Berry Farms Changes
Date: Tuesday, August 24, 2021 8:32:39 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: Thomas R Golden <golden436@comcast.net>
Sent: Tuesday, August 24, 2021 1:17 PM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Berry Farms Changes

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

My name is Tom Golden and I have lived in Franklin for 17 years. In April 2020, I sold my home in Sullivan Farms and purchased a one-level condo in Berry Farms. Since moving to Franklin, I have been an active volunteer for the city as well as the Heritage Foundation: the downtown holiday lighting committee, I am one of the founders of the on-street "Franklin Locals" program, the holiday tree lighting ceremony, the Downtown Franklin Association, plus the various downtown events & festivals. I am also a proud graduate of the "Visit Franklin Ambassador" program. I tell you all this to demonstrate my love for this city and my passion to make it even better.

Having lived in Berry Farms for 15 months, I've noticed the ever-increasing traffic winding its way through our relatively narrow streets. At some times of the day, it is already difficult to exit Berry Farms and onto Goose Creek Bypass. I can only imagine what it will be like once the 300+ apartments now under construction come on-line. Current expansion plans by Boyle will make matters worse (meaning traffic congestion and resulting air pollution). They want to add over 400 more apartments. That would virtually make Berry Farms an apartment complex instead of a commercial-residential planned community. The streets here are not designed to handle that kind of volume. Come down and drive the neighborhood streets and see for yourself. Adding hundreds of more apartments means adding hundreds of more cars leading to possible rush hour gridlock. And I don't believe that is an exaggeration.

The current Boyle plan will have a devastating effect on our beautiful and peaceful neighborhood. I'm asking that you please reject the Boyle proposal as well as any height variance requests that they may make (I believe the current height limit is 4-stories). We sure don't need any tall buildings here. Those belong in Cool Springs.

Thank you for all you do to keep Franklin a vibrant, beautiful and livable city.

P.S. The attached photo is of me and Kristy Williams getting ready to hand out glowsticks at the holiday tree lighting ceremony in 2018. In 2019, I worked the "green room" in City Hall for the Kathie Lee Gifford performance. I attach it so hopefully some of you will say "Oh, I know who that is".

Tom Golden
4000 Rural Plains Circle unit #306
Franklin, TN 37064
golden436@comcast.net
615-477-0316

From: [Amy Diaz-Barriga](#)
To: [Joseph Bryan](#)
Subject: PLANNING INTAKE FW: Planning is out of control
Date: Tuesday, August 24, 2021 8:35:07 PM

Amy Diaz-Barriga, AICP
Current Planning Supervisor

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

Phone: 615-550-6732

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

From: My Mail <hancock11720@yahoo.com>
Sent: Tuesday, August 24, 2021 3:10 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Planning is out of control

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

We moved to Franklin we didn't realize every inch of space would be turned into commercial and rezoned The little residential space left like in Ladd Park and Berry Farms. This growing is not sustainable and you're ruining the area for which everybody came to ... it's turning into a city we have Nashville Bring back the charm that Franklin once had which was for greenery and architecture.

Sent from my mobile device

From: [Amy Diaz-Barriga](#)
To: [Joseph Bryan](#)
Subject: PLANNING INTAKE FW: Proposed Changes at Berry Farms
Date: Tuesday, August 24, 2021 8:34:08 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: Richard Hughes <rthughes@lipscomb.edu>
Sent: Tuesday, August 24, 2021 9:56 AM
To: Planning Intake <planningintake@franklin.tn.gov>
Subject: Proposed Changes at Berry 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 Commission Members,

We have owned our home in Berry Farms for five and one-half years. We bought a home in this subdivision based on what we understood was the firm commitment of the developer to create no more than 400 apartments. Now the developer proposes to nearly double the number of apartments originally scheduled.

It seems to us that the developer has a moral obligation to the homeowners in Berry Farms who purchased homes in this subdivision based on what we understood was a firm commitment on the part of the developer. For the developer to now seek to almost double the number of apartment homes strikes us as a betrayal of the people who put their trust in the developer and the vision to which the developer said it was committed some five and six years ago.

Beyond that, for the developer to now propose no outlet from the apartment area directly to Goosene Creek Bypass and to now seek to route all that traffic through the residential area is a massive betrayal of trust.

For all these reasons, we urge that you reject the developer's petition for changes to the Berry

Farms master plan.

Respectfully,

Jan and Richard Hughes
3007 General Martin Lane
Berry Farms

From: [Amy Diaz-Barriga](#)
To: [Joseph Bryan](#)
Subject: PLANNING INTAKE FW: Concern over Berry Farm changes/expansion
Date: Wednesday, August 25, 2021 9:41:26 AM

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: Kim Ray <kimberlyrayrn@gmail.com>
Sent: Wednesday, August 25, 2021 7:15 AM
To: Planning Intake <planningintake@franklintn.gov>
Subject: Concern over Berry Farm changes/expansion

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

I live in the homes of Berry Farms. I would like to express my concern over the expansion plans. Boyle wanted to plan for Box stores but no one shops that way anymore. Now they want to add 400 new apartments instead. I believe that traffic will be appalling for all of us plus 800 or so new folks in the apartments. currently there are only 2 ways out of the subdivision that are near the apartments. In case of emergency, these would be crammed. I went out the exit yesterday that is next to Publix. I was the 8th car waiting at the light AND NO ONE IS IN THE APARTMENTS YET.

I would like to see Boyle widen the road by Publix that exits onto Peytonsville Road and then open up a second exit that crosses over the creek and goes by McDonalds. We need more exits in case of emergency.

Please do not approve this expansion without the added roads. I would not mind if they built a few parks, dog parks, picnic areas in that space instead.

Thank you,

Kim Ray
3054 General Martin Lane

Franklin 37064
615-815-5148

PETITION TO DECLINE THE BERRY FARMS TOWN CENTER PUD SUBDIVISION REV 3 PROPOSAL

August 11, 2021

From: Concerned Homeowners of Berry Farms Town Center

To: City of Franklin Municipal Planning Commission

Cc: City of Franklin Engineering Department
City of Franklin Board of Mayor and Aldermen

Subject: Berry Farms Town Center Homeowner Objections and Recommendation to DECLINE the Proposed Revision 3 to the Berry Farms Town Center PUD Development Plan

Attachments: Appendix 1 - References
Appendix 2 - Signatures

PREAMBLE

WHEREAS the Berry Farms Town Center Pattern Book rev 3 states on p.29 that only 5% of the total traffic flow for Berry Farms Town Center will be in the residential area. The residential area streets were built accordingly, with all of these being "local TS-6" except for Captain Freeman Parkway and Rural Plains Circle, which are "local TS-5". The Pattern Book dated June 3, 2005 shows the apartments and commercial buildings in center area of Berry Farms Town Center (Section 11) being serviced by a 4-lane commercial boulevard leading directly to Goose Creek Bypass. The August 5, 2021 revision also says 5% even though the street configuration in Section 11 has dramatically changed and there are 406 additional residential units in Section 10 & 11. This is unrealistic!

WHEREAS Revision 1 and 2 of the Berry Farms Town Center PUD Plan for Section 11 were created and approved without any neighborhood involvement. These revisions dramatically changed Section 11 relative to the Master Plan for Berry Farms Town Center that homeowners had been shown and relied upon when purchasing their properties. The changes included:

- (1) a huge increase in the height and mass of the apartment buildings facing the residential area townhomes on Rural Plains Circle. The apartment buildings are now massive 4-story buildings instead of apartment buildings which homeowners were told would look like the townhouses across the street,
- (2) the re-routing of Village Plains Blvd so that it no longer leads from Goose Creek Bypass to the parking area for the 311 apartments,
- (3) the addition of commercial mixed-use buildings and parking garages that greatly increased the overall building density of Section 11, and

WHEREAS the proposal for Revision 3 of the Development Plan for Berry Farms Town Center PUD Subdivision communicated to Berry Farms Town Center homeowners on July 15, 2021 is seeking to convert significant commercial office and retail mixed-use space in the currently approved PUD development plan into multifamily residences, adding 406 multifamily residences (most likely rentals) to the existing 340 homes in the residential area and the 311 apartments currently under construction

- 177 of the proposed additional residential units will be near the northern intersection of Berry Farms Xing and Rural Plains Circle, which is near where the neighborhood pool is located.
- 229 of the units will be in mixed-use buildings near where Village Plains Blvd will enter Section 11.

WHEREAS Boyle, the developer, chose to make the virtual meeting on 7/8/2021, which Berry Farms Town Center homeowners were told was for the “surrounding neighborhoods”, the official neighborhood meeting required by the City of Franklin instead of the in-person meeting on 7/15/2021, which was promoted as the meeting for the Berry Farms Town Center homeowners. Boyle submitted questions asked at the 7/8/2021 virtual meeting to the City to fulfill the requirement related to neighborhood meetings, but submitted nothing related to the more contentious 7/15/2021 homeowners meeting. The homeowners meeting raised significant issues related to increases in traffic, congestion, noise, and police actions; negative impacts on home values; and broken promises.

WHEREAS the I-65 overpass connecting Long Lane to Old Peytonsville Road, which has been approved and has a project completion date of June 30, 2026, will result in a significant increase in traffic coming to Berry Farms Town Center across this new overpass and through the residential neighborhood streets, as this will be the most direct route. The City of Franklin has stated that no Traffic Impact Analysis has been done for this overpass.

WHEREAS the Berry Farms Chadwell Development, which was recently approved to include 1650 residences, and additional developments in the Berry Farms area, will create a significant increase in traffic accessing Publix and other Berry Farms Town Center commercial establishments, thereby cause additional congestion on roads leading from Goose Creek Bypass into Berry Farms Town Center.

WHEREAS all the streets in the Berry Farms Town Center residential area are local streets, with those leading to Old Peytonsville Road being TS-6 (low volume local streets) and only Captain Freeman Parkway and Rural Plains Circle being TS-5 (high volume local streets). The parameters for these streets in the Franklin Transportation & Street Technical Standards include low traffic volumes and very low continuity of travel. A TS-6 street does not allow bi-directional traffic if there are cars parallel parked on both sides of the road, which is allowed.

WHEREAS the Berry Farm Town Center residential area is a walkable community with children, grandchildren, people riding bikes and walking dogs, golf carts, parallel parking on all streets, homes very close to the street (5-10 feet from the sidewalks), driveways connecting to the street, frequent package deliveries, and a pool and playground that require crossing Berry Farms Xing for access. Berry Farms Xing, a TS-6 street, is the primary direct route from Sections 10 and 11 of Berry Farms Town Center to Old Peytonsville Road, which leads to Lewisburg Pike to the West and will lead Long Lane via the I-65 overpass when this is finished.

WHEREAS Berry Farms Town Center is defined a “Neighborhood Mixed Use” Design Concept per Figure 4.1 of Envision Franklin and is a “Planned District” in the City of Franklin Zoning Map. A broad definition of a “Planned District” is on p.38-39 of the Zoning Ordinance.

WHEREAS Planned Developments that are Traditional Neighborhood Developments (TNDs), as is Berry Farms Town Center, are subject to the procedures and standards for Traditional Neighborhood Developments in the Guidebook to Hamlets, Conservation Subdivisions, and Traditional Neighborhood Development on the City’s web site. This includes standards for the mix of residential uses, including:

- (1) no fewer than 15% being vertically-oriented attached residential units (e.g., townhouses),
- (2) no more than 50% being horizontally-oriented attached residential units (e.g., apartments), and
- (3) three different lot sized for detached residential units.

WHEREAS proposed changes to the Berry Farms Town Center PUD Subdivision must comply with current Zoning Ordinances and City Standards

CONCERNS

1. The layout of buildings approved in Rev 1 for Berry Farms Town Center Section 11 removed the street that would have been the primary way for renters of the 331 apartments under construction to get out of the development. Currently there are two narrow and busy streets going from Section 11 to Goose Creek Bypass:
 - a. Berry Farms Xing, which goes between the Hampton Inn and Holiday Inn Express and services 345 hotel rooms, four existing large office buildings, and existing neighborhood traffic, and
 - b. Captain Freeman Parkway, which provides community access to Publix and various retail stores.The congested access available using these streets and the current Section 11 street configuration will compel renters of the 311 apartments to exit the apartment parking area through the residential neighborhood on streets that were not designed for this level of traffic – especially peak hour traffic. This will create congestion and safety issues for the neighborhood and be destructive to the character of the residential neighborhood!
2. While Boyle plans to build Village Plains Blvd before starting additional construction, this is intended to only be a construction entrance for the new mixed-use area and, in any case, this street is not currently designed to go to the parking area for the 311 apartments under construction, nor the 177 proposed additional units near the northern intersection of Berry Farms Xing and Rural Plains Circle. Only 229 of the new residential units in the mixed-use buildings will be effectively served by this new street.
3. The residential unit mix in the current Berry Farms Town Center plan does not comply with the standard for Traditional Mixed-Use Neighborhoods, which Planned Developments are subject to. The proposed addition of 22 condo units, 50 townhomes, and 328 multifamily units will make this much worse. In addition, the addition of 406 rental units will change the composition of Berry Farms Town Center into primarily a rental community, not a residential community, with ~70% of the residences being rental units instead of currently ~49% being rentals.
4. The increased density of Section 11 of Berry Farms Town Center and the proposed increase in density for Section 10 are inconsistent with the Master Plan that Berry Farms Town Center homeowners were shown and relied upon when they purchased their properties and violates the trust the homeowners placed in Boyle.
5. Increases in density, traffic, and the number of rental units in Berry Farms Town Center is likely to negatively affect home values and may also lead to increased crime.
6. While Boyle Investment Company has a good reputation for building commercial buildings and managing them, recent actions related to Berry Farms Town Center indicate that they are not considering the interests of the 340 homeowners in Berry Farms Town Center in their recent planning.

RECOMMENDATIONS

The Berry Farms Town Center homeowners and other concerned citizens who have signed this petition (see Appendix 2) urge the City of Franklin to decline the Berry Farms Town Center PUD Subdivision Rev 3 proposal due to the negative impact on the homeowners and the issues related to compliance with City standards.

The Berry Farms Town Center homeowners do understand Boyle Investment Company's desire to make changes to improve their profit outlook for Berry Farms Town Center and propose the following changes to enable them to do this without negatively impacting the current residential community.

1. Implement changes to the Revision 3 plan that will dramatically reduce traffic in the residential neighborhood and return to the 5% of traffic flow stated in the Berry Farms Pattern Book
 - Remove the street near the center of the apartment parking area leading to Swain Circle and convert the area between the apartment buildings into a dog park. This will keep apartment renters from using Mary Webb Street or Henry Russell Street (which are both TS-6 local streets) to get to Old Peytonsville Road and then to Lewisburg Pike, or the I-65 overpass to Long Lane in the future. [Note: It is assumed that emergency vehicles will come from Fire Station #7 via Goose Creek Bypass.]
 - Remove the exits from the apartment building parking area that are adjacent to Building B1 (leading to Berry Farms Xing) and Building A1 (leading to Captain Freeman Blvd). This will reduce apartment renter traffic to/from Old Peytonsville Road via Berry Farms Xing (a TS-6 local street) and to Lewisburg Pike via Captain Freeman Blvd (a TS-5 local street) by pushing the apartment traffic to use Hughes Crossing or Village Plains Blvd to exit Section 11 and then go to Goose Creek Bypass.
 - Revise the path of Village Plains Blvd inside Section 11 so that it leads directly to the parking area for the B-building section of the 331 apartments under construction and ensure that this street can handle the combined volume of commercial and apartment traffic as it provides an easy exit from the apartments to Goose Creek Bypass. This street should be completed immediately and be open to both apartment residents and construction traffic for Section 11. [Note: This is similar to the original PUD design, but with a different route due to buildings already under construction.]
 - Limit ALL new multifamily residential units to the area near the entrance of Village Plains Blvd to Section 11, so that people in these units will enter and exit via Village Plains Blvd to Goose Creek Bypass and not add traffic on residential neighborhood streets.
 - Make some new residential units in the area of Buildings C1, C2, and D1 in the current proposed plan townhouses or live-work in order to increase the percentage of units that are vertically-oriented attached residential units and reduce the percentage of residential units that are horizontally-oriented attached residential units
 - Remove Buildings A, B, and B5 from the plan as residential units, as these would add traffic to Berry Farms Xing and will add to the anticipated conflict related to the use of the nearby residential neighborhood pool and playground. Consider adding recreational facilities such as tennis courts, pickleball courts, sand volleyball courts, basketball courts, a large park, and/or a large playground where Buildings A, B, and B5 are currently located in the proposed plan. This will increase the overall appeal of Berry Farms Town Center for residents and office tenants and also reduce the overall building density.
2. Make it clear to people coming across the I-65 bypass, once completed, that the entrances into the Berry Farms Residential Neighborhood from Old Peytonsville Road are for residents only.
3. Add additional speed limit signs, stop signs, and crosswalks in the residential neighborhood in order to facilitate greater safety.

PETITION TO DECLINE THE BERRY FARMS TOWN CENTER PUD SUBDIVISION REV 3 PROPOSAL

APPENDIX 1 – REFERENCES

1. Envision Franklin
2. 2020 Franklin Zoning Ordinance
3. Franklin Transportation & Streets Technical Standards Tables 2.2(1) and 2.3(1) [attached]
4. Connect Franklin Comprehensive Transportation Network Plan
5. Old Peytonsville Road & Long Lane Bridge & Connector (project 16)
6. Berry Farms Town Center Design Guidelines (Pattern Book) rev3 dated June 3, 2005, p28, 29,32,33, and 35 [attached]
7. Berry Farms Town Center Design Guidelines (Pattern Book) rev3 dated August 5, 2005, p28 & 29 [attached]
8. Berry Farms Town Center Original Master Plan in 2005 [attached]
9. Berry Farms Town Center Master Plan effective as of the end of 2018 [attached]
10. Berry Farms Town Center Master Plan effective as Rev 1 in February 2019 [attached]
11. Berry Farms Town Center Master Plan proposed with Rev 3 [attached]
12. Berry Farms Town Center PUD Subdivision Development Plan, Section 11, Revision 1 sheet numbers C0.1 (the originally approved plan), C2.0, and C2.1 [attached]
13. Berry Farms Town Center PUD Subdivision Development Plan, Section 11, Revision 2, sheet number C2.1 [attached]
14. Berry Farms Town Center PUD Subdivision Development Plan Revision 3, sheet number C2.0 [attached]
15. City of Franklin Guidebook to Hamlets, Conservation Subdivisions, and Traditional Neighborhood Development pages 11-14 [attached]

upon the type and extent of the development and zoning they serve. Local streets may be terminated by a "cul-de-sac" where necessary due to topographic or other constraints.

(5) Alley / Mews

Alleys and mews are intended to primarily serve very slow speeds and volumes associated with the rear access and service functions for residential and commercial properties. Mews are a special type of alley that serves as the only vehicular and emergency access for lots abutting the mews. No vehicle parking area, fence, structure, vegetation, or wall shall be erected, maintained, or planted within the alley / mews right-of-way or within two feet of the edge of the alley / mews pavement/curb, whichever is greater.

(6) Private Streets

Private streets are streets that provide access to more than one lot but are not owned, operated and maintained by the City. Private streets shall be required to meet City design standards as determined by the City Engineer.

(7) Frontage Roads

Frontage roads are streets that normally run parallel to major roadways, usually arterials, to provide access to adjacent properties. Such streets greatly reduce the level of private driveway access to the major streets. Frontage roads are not typically used in the City and must be approved in advance by the City Engineer.

2.2.3 Cross Sections

Typical features and dimensions of standard City streets are illustrated in the Typical Section Drawings. These standard sections may be revised by the City Engineer on a case-by-case basis, to meet specific needs that may exist, or are projected to exist, along a particular street section. The following table summarizes for each standard section the primary design elements and their dimensions.

Table 2.2 (1) Street Typical Cross Section Elements by Classification

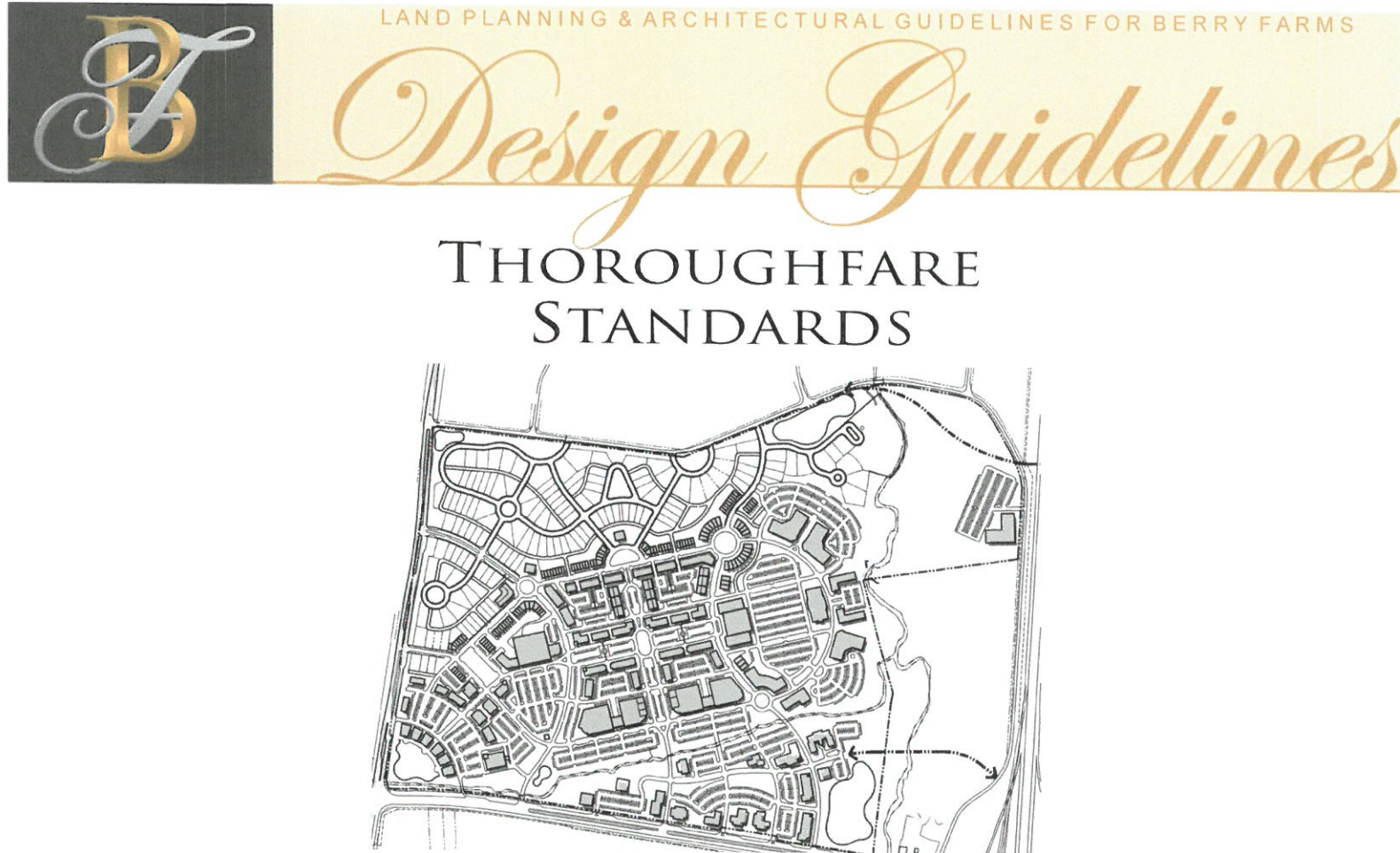
STD DWG #	Street Classification	Right- of-Way	Travel Lanes	Median	Bike Lanes	Sidewalks	Multi-Use Path	Parking Lane
TS-1	Major Arterial	136'	Four @ 12'	40'	Two @ 5'	Two @ 6'	No	No
TS-1	Major Arterial	132'	Four @ 12'	40'	No	One @ 6'	One @ 12'	No
TS-2	Minor Arterial	132'	Four @ 12'	36'	Two @ 5'	Two @ 6'	No	No
TS-2	Minor Arterial	128'	Four @ 12'	36'	No	One @ 6'	One @ 12'	No
TS-3	Major Collector	126'	Four @ 12'	30'	Two @ 5'	Two @ 6'	No	No
TS-3	Major Collector	122'	Four @ 12'	30'	No	One @ 6'	One @ 12'	No
TS-4	Minor Collector	79'	Three @ 12'	No	Two @ 5'	Two @ 6'	No	8' Parking Allowed
TS-4	Minor Collector	75'	Three @ 12'	No	Two @ 5'	Two @ 6'	No	8' Parking Allowed
TS-5	High Volume Local	54'	Two @ 12'	No	No	Two @ 5'	No	8' Parking Allowed
TS-6	Low Volume Local	52'	Two @ 11'	No	No	Two @ 5'	No	8' Parking Allowed
TS-7	Alley / Mews	Varies	Varies	No	No	No	No	No

TABLE 2.3 (1) STREET STANDARDS – GENERAL PARAMETERS

Design Feature or Characteristic	Street Classification and Typical Section									
	4-Lane Major Arterial TS-1	4-Lane Major Arterial TS-1	4-Lane Minor Arterial TS-2	4-Lane Minor Arterial TS-2	4-Lane Major Collector TS-3	4-Lane Major Collector TS-3	2-Lane Minor Collector TS-4	2-Lane Minor Collector TS-4	2-Lane High Volume Local TS-5	2-Lane Low Volume Local TS-6
Right of Way (ROW) Width	136'	132'	132'	128'	126'	122'	79'	75'	54'	52'
No. of Travel Lanes	4	4	4	4	4	4	3	3	2	2
Minimum Lane Width	12'	12'	12'	12'	12'	12'	12'	12'	12'	11'
Minimum Lane Width (total)	48'	48'	48'	48'	48'	48'	36'	36'	24'	22'
Median Width	40'	40'	36'	36'	30'	30'	n/a	n/a	n/a	n/a
Curb & Gutter: Vertical or Mountable	V	V	V	V	V	V	V	V	V	V or M
Designated Bike Lanes?	Yes	No	Yes	No	Yes	No	Yes	No	No	No
Bike Lane Width per side	5'	n/a	5'	n/a	5'	n/a	5'	n/a	n/a	n/a
Parking Lane Width	n/a	n/a	n/a	n/a	n/a	n/a	8'	8'	8'	8'
Minimum Sidewalk Width	6'	6' (1 side)	6'	6' (1 side)	6'	6' (1 side)	6'	6' (1 side)	5'	5'
Multi-Use Path	No	12' (1 side)	No	12' (1 side)	No	12' (1 side)	No	12' (1 side)	No	No
Grass Strip Width	6'	6'	6'	6'	6'	6'	6'	6'	6'	6'
Left Turn Lanes Req'd?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes ^c	No
Right Turn Lanes Req'd?	Yes	Yes	Yes	Yes	Maybe	Maybe	Maybe	Maybe	No	No
Traffic Volume Capacity (1000 veh/day)	>35	>35	25-35	20-25	15-20	15-20	10-15	10-15	2-5	<2
Speed Limit, MPH ^{note a}	45	45	40	40	35	35	30	30	25	25 or 20
Driveway & Street Access	Very Ltd	Very Ltd	Limited	Limited	Limited	Limited	Frequent	Frequent	Frequent	Unlimited
Continuity of Travel	Very High	Very High	High	High	Moderate	Moderate	Moderate	Low	Very Low	Very Low
Street Lights	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Partial	Partial	Partial
Traffic Calming	None	None	None	None	None	None	None	None	Possible	Possible

- NOTES:
- a. Design speed shall be a minimum of 5mph above the posted speed limit.
 - b. Vertical curb requires shoulder separation from travel lane on posted speeds of 50 mph or greater.
 - c. Separate Left Turn Lanes required in Commercial or Mixed-Use developments and at all traffic signals.

2005 PATTERN BOOK



2005 PATTERN BOOK



Design Guidelines

LAND PLANNING & ARCHITECTURAL GUIDELINES FOR BERRY FARMS



PHASING PLAN

1. Infrastructure improvements to Lewisburg Pike and Goose Creek Bypass shall be completed concurrently with the initial phases of development.
2. The amount of impervious surface shall be minimized, using techniques such as parking structures, pervious pavement and other accepted practices.
3. Phase B shall be contingent upon the completion of all of the improvements on Lewisburg Pike.
4. Phase C, except for the fire station, shall not begin until improvements to the Goose Creek/ Lewisburg Pike intersection are complete.
5. Phase D shall not begin until Goose Creek is improved and the interchange construction has started.

THOROUGHFARE STANDARDS

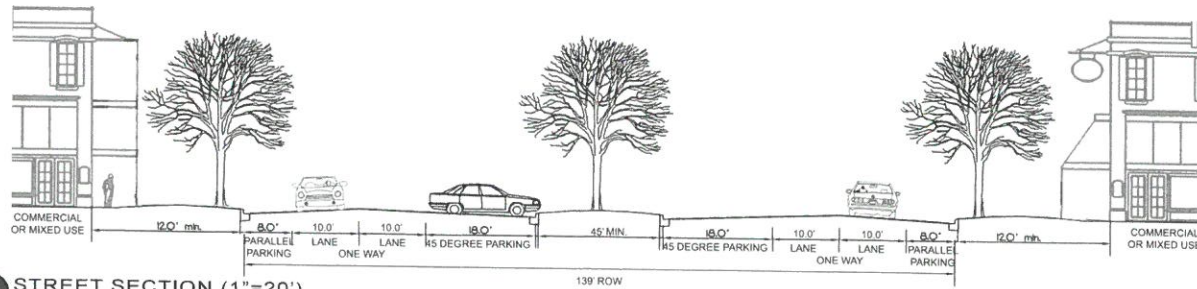
PHASING PLAN

2005 PATTERN BOOK

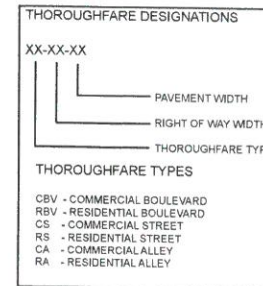
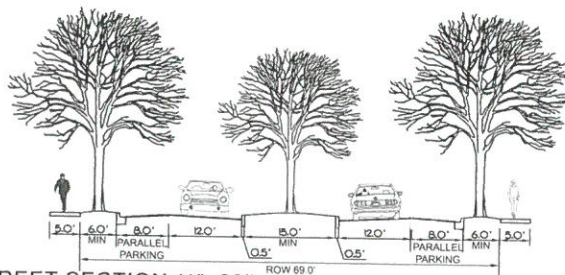


Design Guidelines

LAND PLANNING & ARCHITECTURAL GUIDELINES FOR BERRY FARMS



5 STREET SECTION (1"=20')
CBV-139-92



CAPTAIN FREEMAN PKWY (TS-5)

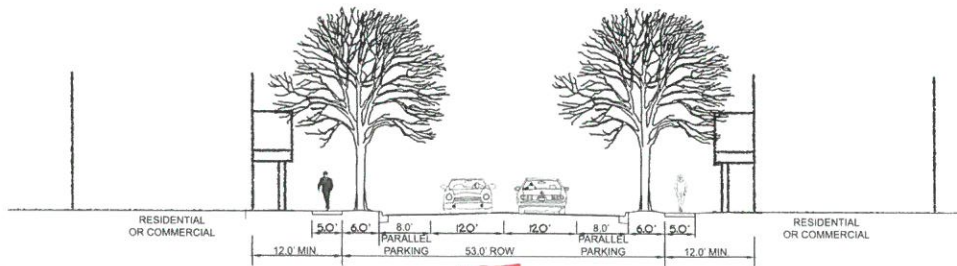
2005 PATTERN BOOK



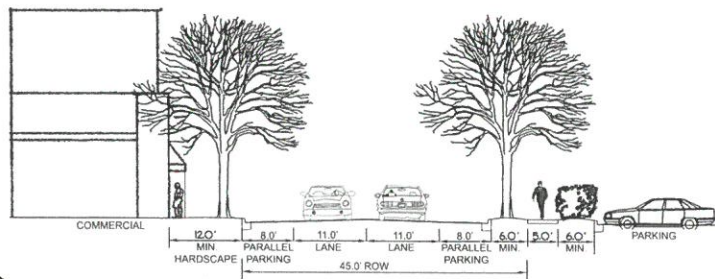
Design Guidelines

LAND PLANNING & ARCHITECTURAL GUIDELINES FOR BERRY FARMS

POPLAR ST
RURAL PLAINS CIR
CAPTAIN FREEMAN PKWY
(TS-5?)



7 STREET SECTION 'G' (1"=20')
CS-53-38



8 STREET SECTION (1"=20')
CS-45-38

THOROUGHFARE DESIGNATIONS	
XX-XX-XX	
—	PAVEMENT WIDTH
—	RIGHT OF WAY WIDTH
—	THOROUGHFARE TYPE
THOROUGHFARE TYPES	
CBV	COMMERCIAL BOULEVARD
RBV	RESIDENTIAL BOULEVARD
CS	COMMERCIAL STREET
RS	RESIDENTIAL STREET
CA	COMMERCIAL ALLEY
RA	RESIDENTIAL ALLEY



THOROUGHFARE STANDARDS

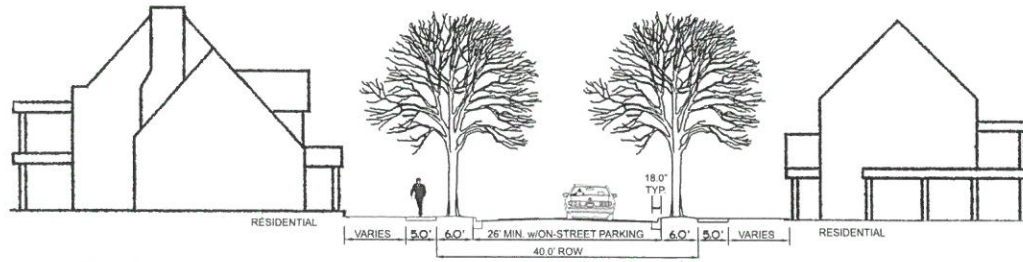
STREET TYPES/SECTIONS

2005 PATTERN BOOK

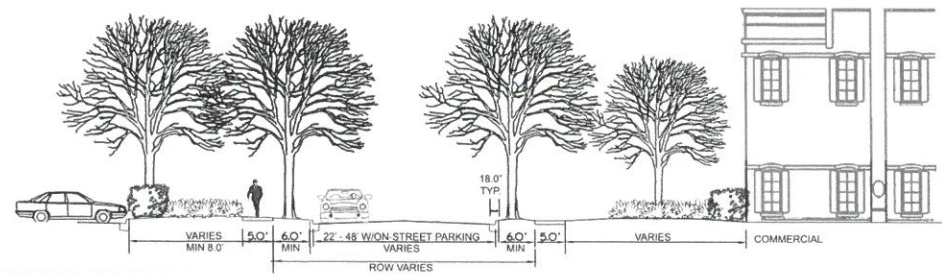


Design Guidelines

LAND PLANNING & ARCHITECTURAL GUIDELINES FOR BERRY FARMS



11 STREET SECTION (1"=20')
RS-40-27



12 STREET SECTION (1"=20')
CS-V-24

MARY WEBB ST
HENRY RUSSELL ST
GENERAL MARTIN LN
BERRY FARMS XING
WALTER ROBERTS ST
HUGHES LN

(← TS-6)



NOTE: NOT FINAL STREET LAYOUT

THOROUGHFARE DESIGNATIONS	
XX-XX-XX	
—	PAVEMENT WIDTH
—	RIGHT OF WAY WIDTH
—	THOROUGHFARE TYPE
THOROUGHFARE TYPES	
CBV	- COMMERCIAL BOULEVARD
RBV	- RESIDENTIAL BOULEVARD
CS	- COMMERCIAL STREET
RS	- RESIDENTIAL STREET
CA	- COMMERCIAL ALLEY
RA	- RESIDENTIAL ALLEY



THOROUGHFARE STANDARDS

STREET TYPES/SECTIONS

PATTERN BOOK REVISION DATED 8/5/2021



LAND PLANNING & ARCHITECTURAL GUIDELINES FOR BERRY FARMS

Design Guidelines

THOROUGHFARE STANDARDS



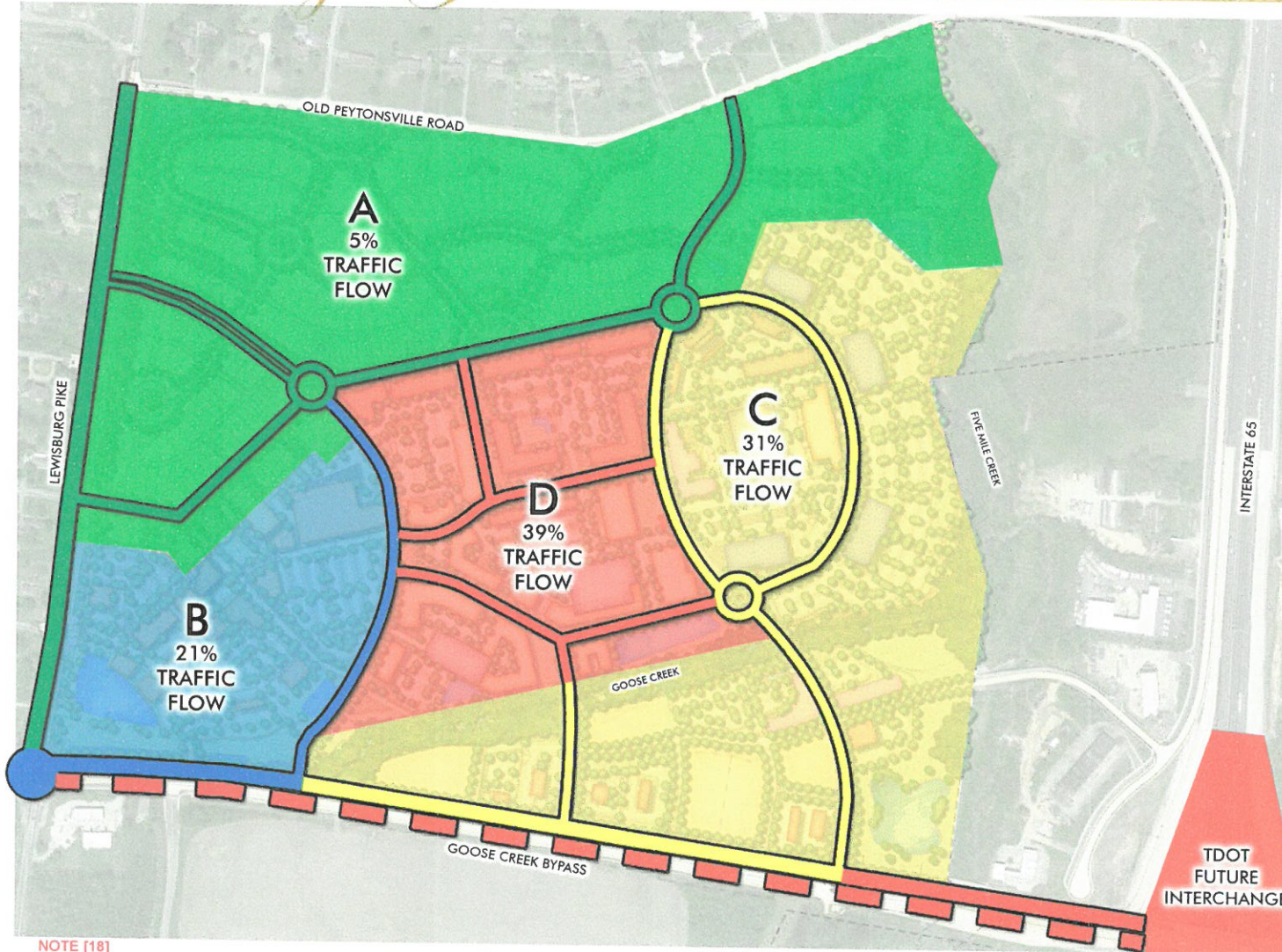
NOTE [17]

PATTERN BOOK REVISION DATED 8/5/2021



Design Guidelines

LAND PLANNING & ARCHITECTURAL GUIDELINES FOR BERRY FARMS



NOTE [18]

THOROUGHFARE STANDARDS
PHASING PLAN

PHASING PLAN

1. Infrastructure improvements to Lewisburg Pike and Goose Creek Bypass shall be completed concurrently with the initial phases of development.
2. The amount of impervious surface shall be minimized, using techniques such as parking structures, pervious pavement and other accepted practices.
3. Phase B shall be contingent upon the completion of all of the improvements on Lewisburg Pike.
4. Phase C, ~~except for the fire station~~, shall not begin until improvements to the Goose Creek/Lewisburg Pike intersection are complete.
5. Phase D shall not begin until Goose Creek is improved and the interchange construction has started.

NOTE; UPDATED TO SHOW
PROPOSED DEVELOPMENT
PLAN; NO CHANGE IN
TRAFFIC FLOW PERCENTAGES
DESPITE MAJOR CHANGES
IN STREET LAYOUTS,
APARTMENT LOCATION,
AND BUILDING DENSITY



BOYLE®

THE ORIGINAL
PLAN

Original Approved PUD Development Plan (2005)
BERRY FARMS TOWN CENTER
FRANKLIN, WILLIAMSON COUNTY, TN

➤ Center Street goes to apartment parking

KV+D
KISER VOGRIN DESIGN
Kimley»Horn

HC
HISTORICAL CONCEPTS
INCORPORATED



REFERENCE # 9

RETAIL & RESTAURANTS

Artistry Salon South
 Benchmark Sports Pub & Eatery
 Berry Farms Animal Hospital
 Berry Farms Chiropractic
 Berry Farms Dental
 Berry Farms Eyecare/The Look
 Berry Farms Wine & Spirits
 Coffee & Coconuts
 DSA Master Crafted Doors
 Fantastic Sams
 Farm Bureau
 First Farmers Bank
 For Every Child
 Franklin Synergy Bank
 Happy Tales Humane
 Lucas Orthodontics
 Physicians Urgent Care
 Polka Dots & Happy Thoughts
 SoulShine Pizza Factory
 State Farm Insurance
 Sunny Kitchen Express Chinese
 The Barre at Berry Farms
 The Goddard School
 The Nail Parlor
 The Tutoring Center
 Tito's Mexican Restaurant
 Twice Daily
 Umi Japanese Restaurant
 Whit's Frozen Custard



**PLAN EFFECTIVE AS OF
THE END OF 2018**

BERRYFARMSTN.COM

- **Center Street goes to apartment parking**
- **Apartment buildings to look like townhouses**

Artistry Salon South
 Benchmark Sports Pub & Eatery
 Berry Farms Animal Hospital
 Berry Farms Chiropractic
 Berry Farms Dental
 Berry Farms Eyecare
 Berry Farms Wine & Spirits
 Chick Fil A
 Coffee & Coconuts
 Crossfit Goose Creek
 DSA Master Crafted Doors
 Fantastic Sams
 Farm Bureau
 First Farmers Bank
 For Every Child
 Franklin Synergy Bank
 Lucas Orthodontics

McDonalds
 No. 1 Chinese
 Panda Express
 Physicians Urgent Care
 Sonic
 SoulShine Pizza Factory
 State Farm Insurance
 The Barre at Berry Farms
 The Goddard School
 The Look Facial Aesthetic Boutique
 The Nail Parlor
 The Tutoring Center
 Tito's Mexican Restaurant
 Twice Daily
 Umi Japanese Restaurant
 Whit's Frozen Custard



BERRYFARMSTN.COM

- Apartments pushed toward neighborhood in large buildings
- Street to apartment parking area re-routed
- No neighborhood involvement
- Rev 2 changed from 316 to 331 apartments



BOYLE. Kimley»Horn



MASTER PLAN
BERRY FARMS TOWN CENTER
FRANKLIN, WILLIAMSON COUNTY, TN

REV 3 PROPOSAL - JUNE 2021

- Reduce commercial space and ADD 406 RESIDENCES (rentals)
- Add a parking garage
- Further increase density

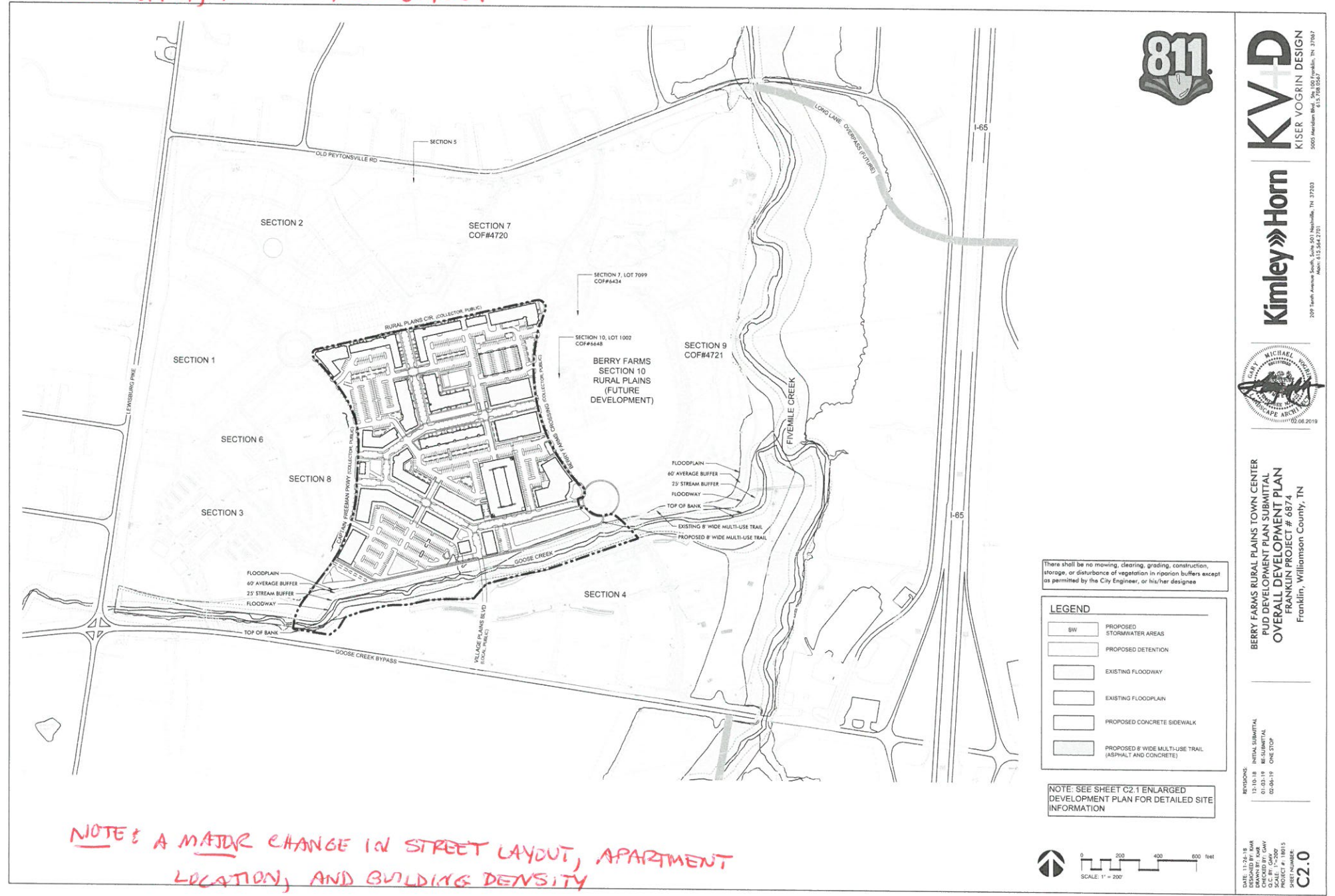
June 28, 2021
Project # 21010





NOTE: APARTMENT BUILDINGS WERE TO LOOK SIMILAR TO TOWNHOUSE BUILDINGS IN THE RESIDENTIAL COMMUNITY

SECTION 11, REV 1 - NEW LAYOUT



KV+D
KISER VOGGIN DESIGN
5005 Hamilton Blvd., Ste 100 Franklin, TN 37067
615.788.0567

Kimley»Horn
209 Tenth Avenue South, Suite 501 Nashville, TN 37203
615.384.2701

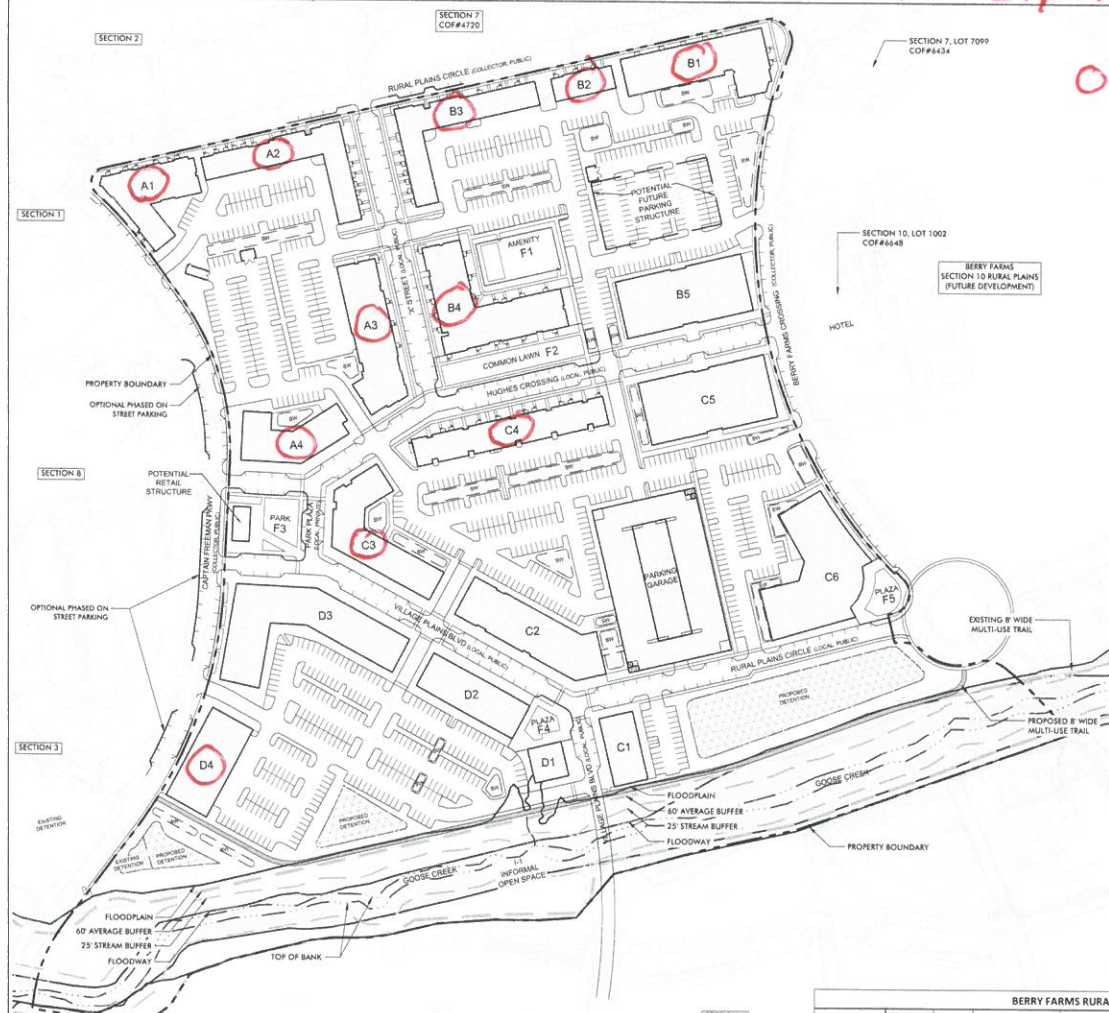


**BERRY FARMS RURAL PLAINS TOWN CENTER
PUD DEVELOPMENT PLAN SUBMITTAL
OVERALL DEVELOPMENT PLAN
FRANKLIN PROJECT # 6874
Franklin, Williamson County, TN**

REVISIONS:
02-08-18 INITIAL SUBMITTAL
02-08-19 RE-SUBMITTAL
02-08-19 ONE STOP
PROJECT # 18015

C2.0
DATE: 11-15-18
DESIGNED BY: KMR
DRAWN BY: KMR
CHECKED BY: KMR
DATE: 11-15-18
PROJECT # 18015
SHEET NUMBER

SECTION 11, REV 1 - ENLARGED VIEW OF NEW LAYOUT



O = BUILDINGS WITH APARTMENTS

BERRY FARMS (SECTION 11) PROPOSED FORMAL OPEN SPACE					
KEY	CLASSIFICATION	TYPE	AREA (SF)	AREA (AC)	MAX PAVED AREA (SF)
F1	FORMAL	AMENITY	22,436	0.52	5,009
F2	FORMAL	COMMON LAWN	17,517	0.40	4,379
F3	FORMAL	PARK	14,925	0.34	3,731
F4	FORMAL	PLAZA	6,764	0.15	1,601
F5	FORMAL	PLAZA	7,375	0.17	1,844
	FORMAL	TOTAL	69,017	1.60	17,254

BERRY FARMS (SECTION 11) PROPOSED INFORMAL OPEN SPACE					
KEY	CLASSIFICATION	TYPE	AREA (SF)	AREA (AC)	MAX PAVED AREA (SF)
I-1	INFORMAL	GREENWAY/FLOODPLAIN	300,762	6.90	75,191

BERRY FARMS RURAL PLAINS FORMAL OPEN SPACE TAKE DOWN CHART					
DEVELOPMENT	KEY	MIN REQ. FORMAL AC	PROPOSED FORMAL AC	REMAINING AC	
CONCEPT PLAN					
SECTION 1					
SECT. 1 LOT 13	1-A	0.715	11.41		
SECT. 1 LOT 25	1-B	1.721	9.67		
SECT. 1 LOT 62	1-C	0.345	9.33		
SECT. 1 LOT 63	1-D	0.180	9.15		
SECT. 1 LOT 89	1-E	0.300	8.85		
SECT. 1 LOT 90	1-F	0.398	8.45		
SECTION 2					
SECT. 2 LOT 123	2-A	0.120	8.33		
SECT. 2 LOT 143	2-B	0.000	8.27		
SECT. 2 LOT 150	2-C	0.180	8.09		
SECT. 2 LOT 131	2-D	1.043	7.95		
SECTION 3					
SECT. 3 LOT 1	3-A	0.652	6.39		
SECTION 4					
SECT. 4 LOT 196	4-A	0.027	6.37		
SECT. 4 LOT 205	4-B	0.177	6.19		
SECT. 4 LOT 208	4-C	0.068	6.12		
SECT. 4 LOT 208	4-D	0.041	6.08		
SECTION 5					
SECTION 6					
SECT. 6 LOT 7107	7-A	3.480	2.60		
SECT. 7 LOT 7108	7-B	0.090	2.51		
SECT. 7 LOT 7110	7-C	1.410	1.30		
SECT. 7 LOT 7098	7-D	0.820	0.28		
SECT. 7 LOT 7103	7-E	0.660	0.00		
SECT. 7 LOT 7104	7-F	0.360	0.00		
SECT. 7 LOT 7105	7-G	0.210	0.00		
SECTION 8					
SECT. 8 LOT 904	8-A	0.130	0.00		
SECT. 8 LOT 903	8-B	0.340	0.00		
SECTION 10					
SECT. 10 LOT 1002	10-A	0.320	0.00		
SECTION 11					
SECT. 11 F3	11-A	0.520	0.00		
SECT. 11 F2	11-B	0.400	0.00		
SECT. 11 F1	11-C	0.340	0.00		
SECT. 11 F4	11-D	0.160	0.00		
SECT. 11 F5	11-E	0.170	0.00		

BERRY FARMS RURAL PLAINS RETAIL/OFFICE TAKE DOWN CHART									
DEVELOPMENT	APPROVAL DATE	ZONE	ACRES	USE	LOT NUMBER OF BUILDABLE LOTS	RETAIL/OFFICE SQ. FT.	CIVIC USE SQ. FT.	LOT NUMBER OF OPEN SPACE LOTS	REMAINING ACRES
CONCEPT PLAN									
SECTION 1									
SECTION 2									
SECT. 2 LOT 305	2.24.2005	16.4	305	RETAIL & RESTAURANT	301-303	44,705	1,134,625	300, 303, 312, & 313	125.6
SECT. 3 LOT 306		1.34	306	SCHOOL	304	8,154			
SECT. 3 LOT 307		0.8	307	BANK	308	6,961			
SECT. 3 LOT 308		0.93	308	RETAIL	309	6,500			
SECT. 3 LOT 315		0.93	315	RESTAURANT	310	1,008			
SECT. 4 LOT 196		1.15	196	RESTAURANT	194	2,200			
SECT. 4 LOT 195		1.05	195	BANK	196	4,365			
SECT. 4 LOT 196		1.05	196	RESTAURANT	197	4,995			
SECT. 4 LOT 197		2.82	197	HOTEL	199	74,873			
SECT. 4 LOT 203		1.26	203	CONVENIENCE STORE	201	4,800			
SECT. 4 LOT 207		1.11	207	OFFICE	207	14,879			
SECT. 4 LOT 208		1.34	208	HOTEL	208	58,600			
SECT. 10 LOT 1002		2.82	1002	HOTEL	1002	89,837			
SECTION 6									
SECT. 6 LOT 7107		0.81	7107	RETAIL	1	1,257			
SECT. 7 LOT 7107			7107	AMENITY CENTER	7107	1,259			
SECT. 7 LOT 7098			7098	AMENITY CENTER	7098	2,428			
SECT. 9 LOT 901		7.9	901	GROCERY	1	66,691			
SECT. 9 LOT 902		2.19	902	OFFICE	901	34,350			
SECT. 9 LOT 903		7.84	903	OFFICE	902	109,195			
SECT. 9 LOT 903		8.68	903	OFFICE	903	99,556			
SECTION 11		88.46		OFFICE & RETAIL		271,110			

BERRY FARMS RURAL PLAINS RESIDENTIAL TAKE DOWN CHART									
DEVELOPMENT	APPROVAL DATE	PR ZONED ACRES	SINGLE FAMILY DWELLING UNITS	MULTI-FAMILY DWELLING UNITS	LIVE/WORK DWELLING UNITS	TOTAL DWELLING UNITS	LOT NUMBER OF BUILDABLE LOTS	LOT NUMBER OF OPEN SPACE LOTS	REMAINING ACRES
CONCEPT PLAN									
SECTION 1									
SECTION 2									
SECTION 3									
SECTION 5									
SECTION 7									
SECT. 7 LOT 7097									
SECT. 7 LOT 7099									
SECTION 11									

DEVELOPMENT SITE DATA

PROJECT NAME: BERRY FARMS RURAL PLAINS TOWN CENTER
CIP PROJECT NUMBER: TBD
MAP PARCEL NUMBER: 18-0302
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 14

EXISTING ZONING: BDA - BPRECIFIC DEVELOPMENT VARIETY
CHARACTER AREA: DIVERSITY 1 (CDBS)
OTHER APPLICABLE OVERLAYS: FPO, PW

APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL
SITE AREA: 38.48 AC
SITE SQUARE FOOTAGE: 1,682,811 SF
PUD SITE ACREAGE: 41,233.80 AC
EXISTING TREE CANOPY: 10% CANOPY
PARKLAND DEDICATION REQUIREMENT: N/A
TOTAL SITE OPEN SPACE: 17.83 AC
TOTAL FORMAL OPEN SPACE: 1.6 AC
BUILDING SQUARE FOOTAGE: 2,711,110 SF
BUILDING DATA ON SHEET C2.1
BUILDING HEIGHT: 14 STORIES
RESIDENTIAL DENSITY: 8.22 DUA

MINIMUM PERIMETER REQUIRED SETBACK LINES: PER APPROVED PATTERN BOOK, VILLAGE CORE AND VILLAGE CENTER TRAMSECT GUIDELINES PAGES 18 & 24, AND ARCHITECTURAL GUIDELINE APPENDIX PAGE A3

BERRY FARMS TOWN CENTER (SECTION 11) BUILDING DATA					
Group	Bldg	Retail	Office	Apts.	
A	1			27	
A	2			22	
A	3			28	
A	4	12,110		20	
Subtotal		12,110		97	
B	1			45	
B	2			6	
B	3			24	
B	4			56	
B	5			67,000	
Subtotal				67,000	131
C	1			7,000	
C	2	19,800	19,800		
C	3	17,000			
C	4			48	
C	5			73,500	
C	6			83,500	
Subtotal		43,800	175,800	78	
D	1	3,600			
D	2	13,350	13,350		
D	3	23,200	14,300		
D	4	5,000			
Subtotal		45,150	27,650	10	
Total		101,060	270,450	316	

GENERAL NOTES:

1. This Berry Farms Town Center Building Data chart is only to provide the City of Franklin an estimate for the intended use and determine whether each section of the development is in the best interest of the City of Franklin and the applicant, the land owners reserve the right to adjust this chart based on market conditions that may affect the absorption of other residential units or commercial square footage as long as the approved entitlements are not exceeded.

2. Building heights shall be as defined by the approved pattern book. Generally building height from 1st floor shall be further defined on subsequent site plan submissions, for reference see Architectural Meeting Study on sheet A1.0.

3. Refer to approved Land Planning & Architectural Guidelines for Berry Farms Design Guidelines Pattern Book for detailed information regarding proposed development, plan alignment, plan area, building details, architectural landscape & parking lot, building height and signage standards.

4. Planning and corresponding infrastructure related to each phase will generally occur in groups A-D.

5. These building uses may allow for the facility to convert to condominium units pending market demand.

6. There shall be no mining, clearing, blasting, construction, storage or disturbance of vegetation in riparian buffers except as permitted by the City Engineer, or higher designations.

LEGEND

- SW
- PROPOSED STORMWATER AREAS
- PROPOSED DETENTION
- EXISTING FLOODWAY
- EXISTING FLOODPLAIN
- PROPOSED CONCRETE SIDEWALK
- PROPOSED 8' WIDE MULTI-USE TRAIL (ASPHALT AND CONCRETE)

DATE: 11-26-18
DRAWN BY: KIMLEY HORN
CHECKED BY: KIMLEY HORN
SCALE: 1"=100'
PROJECT # 18015
SHEET # 11

KV+D
KISER VOGGIN DESIGN

Kimley»Horn

**BERRY FARMS RURAL PLAINS TOWN CENTER
PUD DEVELOPMENT PLAN SUBMITTAL
ENLARGED DEVELOPMENT PLAN
FRANKLIN PROJECT # 6874**

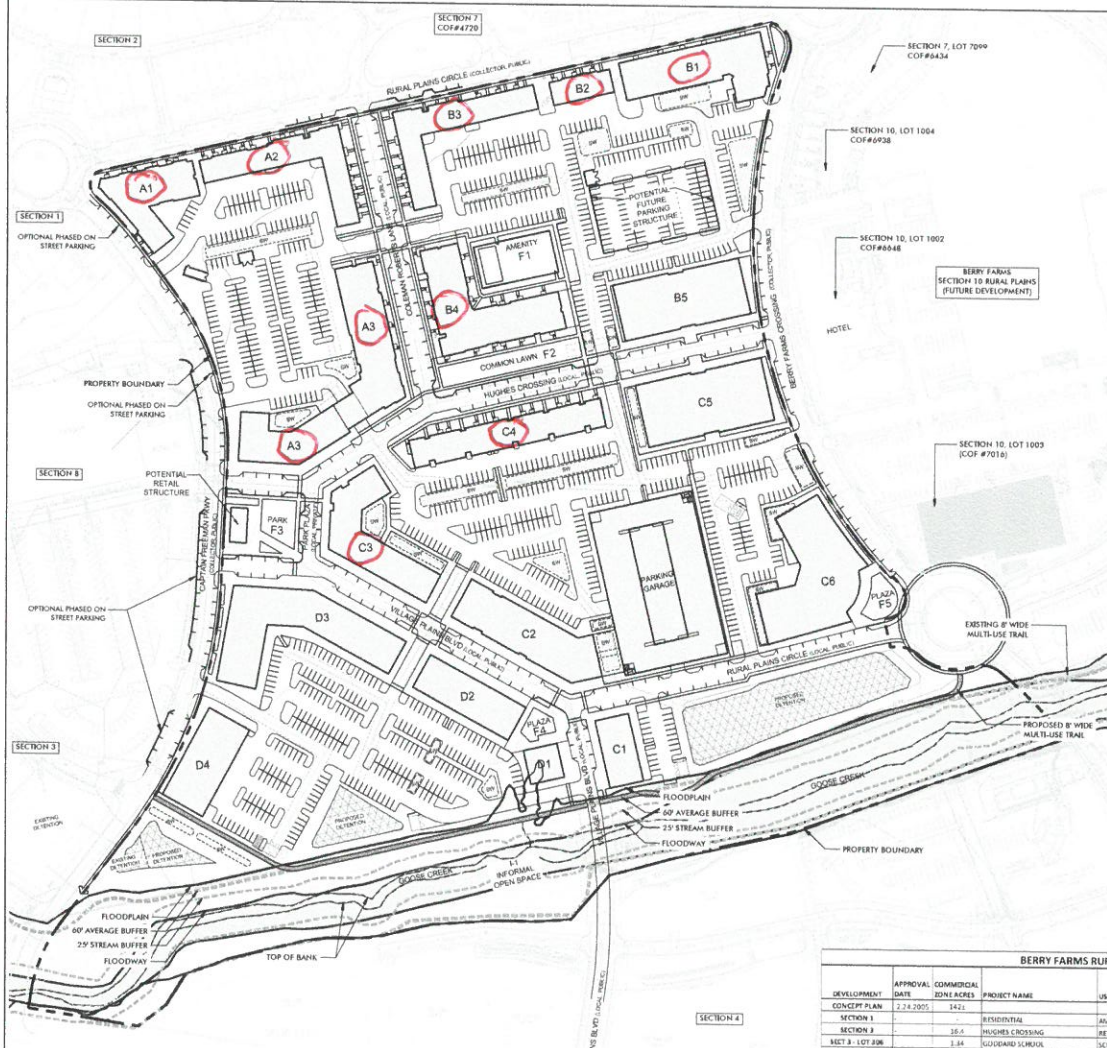
Franklin, Williamson County, TN

REVISIONS:
12-19-18 INITIAL SUBMITTAL
01-03-19 RE-SUBMITTAL
02-06-19 ONE STOP

DATE: 11-26-18
DRAWN BY: KIMLEY HORN
CHECKED BY: KIMLEY HORN
SCALE: 1"=100'
PROJECT # 18015
SHEET # 11

3000 Audubon Blvd., Ste. 100 Franklin, TN 37067
615.708.5567
Fax: 615.544.2701

SECTION 11, REV 2 - INCREASE FROM 316 APARTMENTS TO 331



DEVELOPMENT SITE DATA

PROJECT NAME: BERRY FARMS RURAL PLAINS TOWN CENTER
 CDP PROJECT NUMBER: 180
 MAP PARCEL NUMBER: 106, 4202
 CITY: FRANKLIN
 COUNTY: WILLIAMSON
 STATE: TENNESSEE
 CDB DISTRICT: 10

EXISTING ZONING: RD - AGRICULTURAL DEVELOPMENT VARIETY
 CHARACTER AREA: OVERLAY - BERRY
 OTHER APPLICABLE OVERLAYS: FPD 10

APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL
 SITE AREA: 40.88 AC
 SITE SQUARE FOOTAGE: 4,183,811 SF

PUD SITE AREA: 40.88 AC
 EXISTING TREE CANOPY: 11% CANOPY
 PARKLAND DEVIATION REQUIREMENT: N/A
 TOTAL SITE OPEN SPACE: 40.88 AC
 TOTAL FORMAL OPEN SPACE: 1.8 AC
 BUILDING SQUARE FOOTAGE: SEE BERRY FARMS TOWN CENTER BUILDING DATA ON SHEET C2.1

BUILDING HEIGHT: 4-6 STORIES
 RESIDENTIAL DENSITY: 8.41 DU/A

MINIMUM PERMITTER REQUIRED DETRACK LINES PER APPROVED PATTERN BOOK, VILLAGE CORE AND VILLAGE CENTER TRANSECT OVERLAYS PAGES 10 & 14, AND ARCHITECTURAL GUIDELINE APPENDIX (PAGE 10)

PROPOSED FORMAL OPEN SPACE

KEY	CLASSIFICATION	TYPE	AREA (SF)	AREA (AC)	MAX. PAVED AREA (SF)
F1	FORMAL	AMENITY	22,438	0.52	5,509
F2	FORMAL	COMMON LAWN	17,517	0.40	4,370
F3	FORMAL	PARK	14,925	0.34	3,731
F4	FORMAL	PLAZA	6,794	0.15	1,691
F5	FORMAL	PLAZA	7,275	0.17	1,844
F6	FORMAL	TOTAL	69,957	1.60	17,244

PROPOSED INFORMAL OPEN SPACE

KEY	CLASSIFICATION	TYPE	AREA (SF)	AREA (AC)	MAX. PAVED AREA (SF)
I1	INFORMAL	GREENWAY/ODDPLAIN	300,762	6.90	75,191

NOTE: ADJACENT INFRASTRUCTURE (SIDEWALK, CURB, GUTTER, MANHOLE/PARKING ETC.) SHALL BE ADJUSTED TO ACCORDANCE WITH CDP AND BROWNS EXPOSURE TO ACCORDANCE WITH CDP (ON-STREET PARKING)

O = BUILDINGS WITH APARTMENTS

BERRY FARMS RURAL PLAINS RETAIL/OFFICE TAKE DOWN CHART

DEVELOPMENT	APPROVAL DATE	CONCEPT PLAN	2024 ACRES	PROJECT NAME	USE	LOT NUMBER OF BUILDABLE LOTS	COMMERICAL	OFFICE	LOT NUMBER OF OPEN SPACE LOTS	REMAINING	COMMERICAL	OFFICE	TOTAL SQ. FT.
SECTION 1	2/24/2005	1423	1423	RESIDENTIAL	AMENITY CENTER	503	3,134,625.00	-	-	1423	3,134,625.00	-	3,134,625.00
SECTION 2	10/10/2005	1423	1423	RESIDENTIAL	AMENITY CENTER	503	3,134,625.00	-	-	1423	3,134,625.00	-	3,134,625.00
SECTION 3	10/10/2005	1423	1423	RESIDENTIAL	AMENITY CENTER	503	3,134,625.00	-	-	1423	3,134,625.00	-	3,134,625.00
SECTION 4	10/10/2005	1423	1423	RESIDENTIAL	AMENITY CENTER	503	3,134,625.00	-	-	1423	3,134,625.00	-	3,134,625.00
SECTION 5	10/10/2005	1423	1423	RESIDENTIAL	AMENITY CENTER	503	3,134,625.00	-	-	1423	3,134,625.00	-	3,134,625.00
SECTION 6	10/10/2005	1423	1423	RESIDENTIAL	AMENITY CENTER	503	3,134,625.00	-	-	1423	3,134,625.00	-	3,134,625.00
SECTION 7	10/10/2005	1423	1423	RESIDENTIAL	AMENITY CENTER	503	3,134,625.00	-	-	1423	3,134,625.00	-	3,134,625.00
SECTION 8	10/10/2005	1423	1423	RESIDENTIAL	AMENITY CENTER	503	3,134,625.00	-	-	1423	3,134,625.00	-	3,134,625.00
SECTION 9	10/10/2005	1423	1423	RESIDENTIAL	AMENITY CENTER	503	3,134,625.00	-	-	1423	3,134,625.00	-	3,134,625.00
SECTION 10	10/10/2005	1423	1423	RESIDENTIAL	AMENITY CENTER	503	3,134,625.00	-	-	1423	3,134,625.00	-	3,134,625.00
SECTION 11	10/10/2005	1423	1423	RESIDENTIAL	AMENITY CENTER	503	3,134,625.00	-	-	1423	3,134,625.00	-	3,134,625.00

BERRY FARMS TOWN CENTER BUILDING DATA

Group	Bldg	Retail	Office	Apts.
A	1			25
A	2			36
A	3	12,110		67
Subtotal		12,110		128

Group	Bldg	Retail	Office	Apts.
B	1			36
B	2			6
B	3			36
B	4			60
B	5			67,000
Subtotal				138

Group	Bldg	Retail	Office	Apts.
C	1	7,000		
C	2	19,800	19,800	
C	3	15,371		35
C	4			30
C	5			73,500
C	6			82,500
Subtotal		42,171	175,800	65

Group	Bldg	Retail	Office	Apts.
D	1	3,600		
D	2	13,350	13,350	
D	3	23,200	14,300	
D	4	10,000		
Subtotal		50,150	27,650	

Group	Bldg	Retail	Office	Apts.
E	1			
E	2			
E	3			
E	4			
Subtotal				

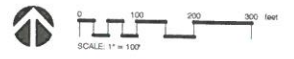
Group	Bldg	Retail	Office	Apts.
F	1			
F	2			
F	3			
F	4			
Subtotal				

Group	Bldg	Retail	Office	Apts.
Total		104,431	270,450	331

- GENERAL NOTES:
- The Berry Farms Town Center Building Data chart is only to provide the City of Franklin an overview for the intended use and describe within each section of the development the right to adjust the chart based on market conditions that may affect the conceptual or other associated units or commercial square footage as long as the approved amendments are not exceeded.
 - Building heights shall be as stated in the approved pattern book. Generally building heights from 1-6 stories but will be further defined in subsequent plan sheets for reference. See Architectural Mapping Study on sheet A1.1.
 - Refer to Approved Land Planning & Architectural Guidelines for Berry Farms Development Guidelines. Further Bank has detailed information regarding project description, plan alignment, district plan, business details, architectural guidelines & parking strategy building height and signage standards.
 - Planning and conceptual information related to each phase will generally occur in groups A-D.
 - Officer building may be in addition to the units listed in the above building units per the previously approved PUD.
 - These building units may allow for the flexibility to convert to commercial units pending market demand.
 - There shall be no moving, clearing, grading, construction, storage, or disturbance of vegetation in riparian buffers except as permitted by the City Engineer or his/her designee.

LEGEND

- SW PROPOSED STORMWATER AREAS
- PROPOSED DETENTION
- EXISTING FLOODWAY
- EXISTING FLOODPLAIN
- PROPOSED CONCRETE SIDEWALK
- PROPOSED 8' WIDE MULTI-USE TRAIL (ASPHALT AND CONCRETE)



KV+D
 KISER VOGGIN DESIGN
 3005 Macomber Blvd., Ste. 100 Franklin, TN 37067
 615.788.0247

Kimley»Horn
 200 South Avenue South, Suite 301 Nashville, TN 37203
 615.564.2701



BERRY FARMS TOWN CENTER PUD SUBDIVISION
 DEVELOPMENT PLAN, SECTION 11, REVISION 2
 ENLARGED DEVELOPMENT PLAN
 CDP PROJECT #7169
 Franklin, Williamson County, TN

REVISIONS:

DATE: 01/15/2024
 DESIGNED BY: KAH
 DRAWN BY: KAH
 CHECKED BY: KAH
 PROJECT # 18015
 SHEET NUMBER
 C2.1

DEVELOPMENT PLAN REV 3 PROPOSAL



LEGEND

- SW PROPOSED STORMWATER AREAS
- PROPOSED DETENTION
- PROPOSED 8' WIDE AULUSIDE TRAIL
- MATCHLINES

SITE DATA CHART:

PROJECT NAME: BERRY FARMS TOWN CENTER PUD
SUBDIVISION: DEVELOPMENT PLAN, REVISION 3
COF PROJECT NUMBER: 7611
TAX MAP: 106
PARCELS NUMBER: 02302, 03215, 03213
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 10

ORIGINAL PUD SITE AREA: 233.92 AC (P. 711, 880 S)
REV 3 PUD SITE AREA TO BE REMOVED: 25.18 AC
REV 3 PUD SITE AREA: 177.82 AC (8,817,088 S)
(233.92 AC - 25.18 AC = 177.82 AC)

REGULATIONS:
DATE ZONING: PD 24.44 DU/A / 1,334,875 Commercial + Office / 24.44 DU/A
RECORDING: PD 24.44 DU/A / 1,334,875 Commercial + Office / 24.44 DU/A
OVERLAY ZONING: PUD, PUD

EXISTING TREE CANOPY: N/A
REQUIRED OPEN SPACE: 2-4C
NORMAL OPEN SPACE PROVIDED: 120.961 SP+
MINIMUM OPEN SPACE PROVIDED: 300.12 SP+
MIN. LANDSCAPE SURFACE AREA: 20% (54 SP+ AC)

GENERAL NOTES:
1. THE BERRY FARMS TOWN CENTER BUILDING DATA CHART IS ONLY TO PROVIDE THE CITY OF FRANKLIN AN ESTIMATE FOR THE EXTENDED USES AND DISTRICTS WITHIN EACH SECTION OF THE DEVELOPMENT. IN THE BEST INTEREST OF THE CITY OF FRANKLIN AND THE APPLICANT, THE LAND OWNERS RESERVE THE RIGHT TO ADJUST THIS CHART BASED ON MARKET CONDITIONS THAT MAY AFFECT THE ABSORPTION OF OTHER RESIDENTIAL UNITS OR COMMERCIAL SQUARE FOOTAGE AS LONG AS THE APPLICANT'S BUILDING HEIGHTS SHALL BE AS DERIVED BY THE APPROVED PATTERN BOOK. GENERALLY, BUILDING HEIGHTS FROM 1-6 STORIES WILL BE FURTHER DETERMINED ON SUBSEQUENT SITE PLAN SUBMITTALS FOR REFERENCE. SEE ARCHITECTURAL GUIDELINES STUDY ON SHEET A1.0
2. REFER TO APPROVED LAND PLANNING & ARCHITECTURAL GUIDELINES FOR BERRY FARMS DESIGN GUIDELINES PATTERN BOOK FOR DETAILED INFORMATION REGARDING PROJECT DESCRIPTION, PLAN OBJECTIVES, OBJECT PLANS, ILLUSTRATIVE DETAILS, ARCHITECTURAL/LANDSCAPE & PARKING/STREET, BUILDING HEIGHT AND DENSITY STANDARDS.
3. THESE BUILDING UNITS WILL ALLOW FOR THE FLEXIBILITY TO CONVERT TO CONDOMINIUM UNITS PENDING MARKET DEMAND.

NOTE: THERE SHALL BE NO MOORING, CLADDING, CLADDING, CONSTRUCTION, STORAGE OR DEPOSIT OF VEGETATION IN BUFFER AREAS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR OTHER DESIGNER.

O = NEW BUILDINGS WITH RESIDENCES
• 177 ADD TRAFFIC TO BERRY FARMS XING (A,B, & B5)

BERRY FARMS PROPOSED FORMAL OPEN SPACE

KEY	CLASSIFICATION	TYPE	AREA (SF)	AREA (AC)	PROPOSED FEATURES
PHASE 1					
F1	FORMAL	AMENITY	22,436	0.52	
F2	FORMAL	COMMON LAWN	17,517	0.40	
F3	FORMAL	PARK	34,925	0.34	
PHASE 2					
F4	FORMAL	PLAZA	16,798	0.41	HARDSCAPE DESIGN, LANDSCAPING, SITE FURNISHINGS
F5	FORMAL	PLAZA	19,906	0.21	HARDSCAPE DESIGN, LANDSCAPING, SITE FURNISHINGS
F6	FORMAL	PLAZA	24,955	0.57	HARDSCAPE DESIGN, LANDSCAPING, SITE FURNISHINGS
F7	FORMAL	NEIGHBORHOOD AMENITY	10,025	0.23	HARDSCAPE DESIGN, LANDSCAPING, SITE FURNISHINGS
F8	FORMAL	POCKET PARK	2,330	0.05	HARDSCAPE DESIGN, LANDSCAPING, SITE FURNISHINGS
FORMAL TOTAL			120,585	2.77	

BERRY FARMS PROPOSED INFORMAL OPEN SPACE

KEY	CLASSIFICATION	TYPE	AREA (SF)	AREA (AC)	PROPOSED FEATURES
I-1	INFORMAL	GREENWAY/LOCOPAIN	300,762	6.90	N/A

Revision 3 Berry Farms Town Center Development - Proposed Remaining Entitlements

Section	Lot (If applicable)	Building Name	Building Use	Stories	Office	Bed/B	Residential	Total	Parking Second	Parking Permitted
Section 3										
Lot 203	Section 3	Commercial					9,600			
Section 4										
Lot 192	A1 & A3a	Commercial					12,420			
Lot 195	A13	Commercial					6,952			
Lot 201	A3	Commercial					12,000			
Lot 204	A3b	Commercial					12,500			
Section 10										
Block A	Civic Building	Multi-family	3-4				22	37		
Block B	Warehouse	Multi-family	3-4				59	84		
Lot 1001	Strip, Town Center	Mixed Use / Commercial	3-4	23,000	23,000					
Lot 1002	Random Inn - Bedding	Hotel	3	83,414			118	70		
Lot 1003	Two-Town Center - Bedding	Office	3					147		
Lot 1004	Strip West - Bedding	Strip/Mixed	3		5,000		3	25		
									723	812
Section 11										
Block B										
B1	Bedding	Multi-family	3-4	2,000			34	60		
B2	Bedding	Multi-family	3-4				8	10		
B3	Bedding	Multi-family	3-4				40	100		
B4	Bedding	Multi-family	3-4				100	147		
									297	297
Block C										
C1	Multi-family / Mixed Use / Commercial		3-4				24	20		
C2	Multi-family / Mixed Use		3-4	18,430			41	133		
C3	Bedding	Multi-family	3				20	42		
C4	Bedding	Multi-family	3				15	15		
C5	Commercial / Mixed Use		3-4	10,000	15,371		25	215		
C6	Commercial / Mixed Use		3-4	10,000			215	215		
									478	478
Block D										
D1	Multi-family / Mixed Use		3-4				124	178		
D2	Multi-family		3-4	31,300	31,000		0	133		
D3	Mixed Use		3-4	20,000	10,000		0	17		
									207	210
ENTIREMENT REMAINING										
Office				485,970	131,154		809			
Hotel				83,414	25,371		203			
Mixed				374,400	140,855		404			
Remaining BPTC PUD Entitlements				973,787	297,380		5			
Additional New BPTC PUD Entitlements				13,664	104		104			

Kimley-Horn & Associates, Inc.
KVD
KIMLEY-HORN & ASSOCIATES, INC.
1000 N. 10TH ST., SUITE 100
FRANKLIN, TN 37067
TEL: 615.798.1000
WWW.KIMLEY-HORN.COM

**BERRY FARMS TOWN CENTER PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 3
COF PROJECT # 7611
FRANKLIN, WILLIAMSON COUNTY, TN**

DATE 07/28/21 **DATE** 7/13/21 **DATE** 8/10/21 **DATE** 8/10/21

DESIGNED BY GWH
DRAWN BY CWC
CHECKED BY GWH
DATE 07/13/2021

KVD PROJECT NO. 21010
DRAWING TITLE OVERALL DEVELOPMENT PLAN-PROPOSED
SHEET NUMBER C2.0

This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific project and location for which it was prepared. Review of and reliance on this document without written authorization and adaptation by Kimley-Horn & Associates, Inc. shall be without liability to Kimley-Horn & Associates, Inc.

Traditional Neighborhood Development

Traditional Neighborhood Development uses design in the tradition of small American villages and neighborhoods that flourished during the nineteenth and early twentieth centuries. These standards are intended to create developments including the following elements: 1) a mix of residential and neighborhood-serving nonresidential uses; 2) a focus on street character through use of front porches and gardens; 3) a sensitive approach to the design and location of off-street parking and service areas; 4) the incorporation of public parks, greens, or village squares; and 5) good access to integrated transportation networks, with the pedestrian and mass transit having equal consideration to the automobile.

Procedure

Traditional neighborhood developments (TND) are subject to the procedures and standards in Subsection 2.4.2 of the *Franklin Zoning Ordinance*, Planned Unit Developments. If not a Planned Unit Development, TNDs are subject to the procedures of a Preliminary Subdivision Plat and/or Site Plan.

Compliance with Development Standards

TNDs should comply with the standards in this guidebook and Table 3-8 of the *Franklin Zoning Ordinance*, Site Development Requirements for Traditional Areas.

Principle Elements of Traditional Neighborhood Development

Traditional neighborhood developments should include the following eight principle elements.

A Variety of Street Types within an Interconnected Network

By providing a variety of street types, TND

encourages a variety of uses and land use characters within a district. Each TND should provide an interconnected street network that promotes interaction among uses and connectivity for automobiles as well as pedestrians.

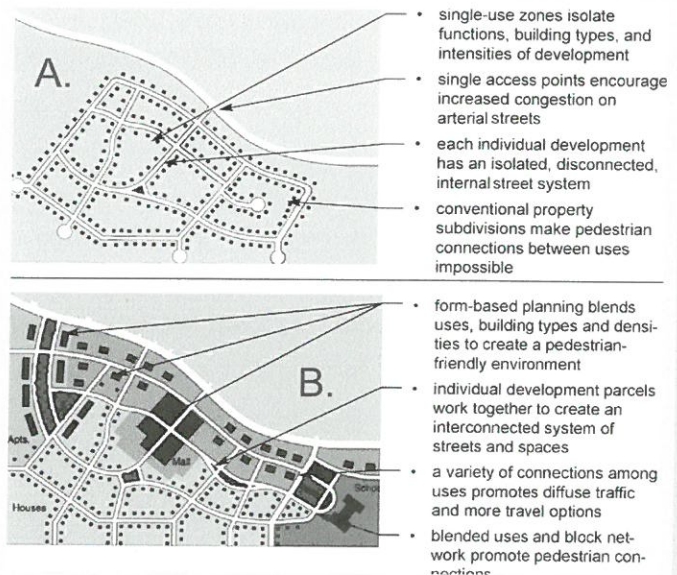


Figure 3. Conventional Development (Diagram A) compared to Traditional Neighborhood Development (Diagram B).

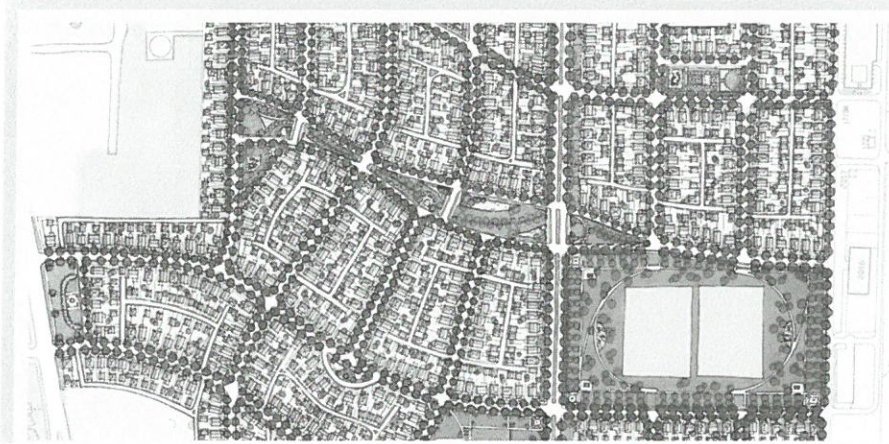


Figure 4. An example of a varied and interconnected TND street grid.

A Variety of Housing Types

TNDs should include a variety of detached and attached housing types within a district. This encourages greater diversity in the population with a mix of prices, ownership types, and plan options.

A Mix of Uses

Each TND neighborhood should have a mix of uses that serve the neighborhood including schools, churches, services, shopping, entertainment, and offices, in an amount proportionate to the size and population of the community.

Institutions or Neighborhood-Serving Commercial as Focal Points

TNDs should provide a variety of neighborhood-serving sites and community focal points such as retail stores, schools, services, libraries, post offices, civic uses and parks within a ten minute walk (approximately one-half mile) of the majority of dwelling units within a neighborhood. Small mixed-use districts at a key intersection, a public plaza surrounded by live/work units, or a school with community and recreation facilities are examples of design elements that serve as community gathering spaces and focal points for TND.

Minimum Density

TNDs should include an appropriate residential density to establish the critical mass or market shed necessary to support retail, transit, and civic uses. While this figure will vary based upon the size of the TND and the mix of uses, all TNDs should attain a net density not less than four units per acre, excluding public right-of-way and open space set-asides.

Pedestrian-and Transit

Orientation

TNDs are configured to improve the pedestrian experience by providing narrow streets, generous sidewalks, on-street parking, and alley-loaded lots. By lessening the amount of pavement at pedestrian crossings and removing driveways from front yards, car/pedestrian conflicts are minimized.

An Interconnected Network of Open Space

An interconnected network of public open space is an integral component to be provided in a TND. A network of open spaces encourages interaction among neighbors and reinforces strong pedestrian and bikeway connections.

Sites for Civic Uses

Prominent or significant sites that terminate vistas, front open space, or anchor primary intersections



Figure 5. A street elevation showing a hypothetical mix of residential building types.

should be reserved for civic and institutional uses or buildings in a TND.

Principle Elements of Lots in a TND

A traditional neighborhood development should have a mix of lots covering a variety of sizes and uses in accordance with the following standards.

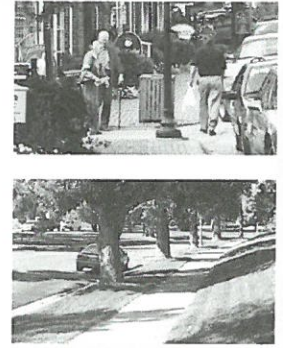
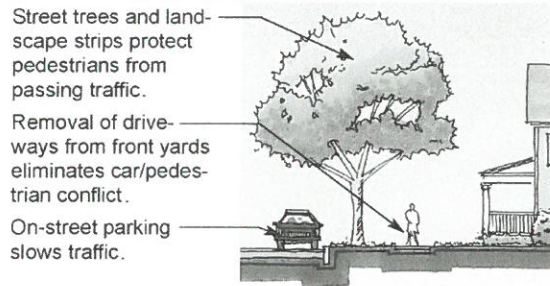


Figure 6. A typical section through a residential streetscape and photos of pedestrian-friendly center (top) and neighborhood (bottom).

Lot Types

Each TND should include at least four of the following five basic lot types:

- Alley-loaded detached residential;
- Street-loaded detached residential;
- Attached residential;
- Mixed-use; and
- Nonresidential.

Lot Elements

- **Front Yard Setback**

The front yard setback is the minimum setback requirement for the building from the main frontage street right-of-way.

- **Side Yard Setback**

The side yard setback is the minimum setback requirement for the building to the side property lines or side street right-of-way.

- **Rear Yard Setback**

The rear yard setback is the minimum setback requirement for any building to the rear property line or alley right-of-way.

Mix of Uses

Each TND should include a mix of uses in accordance with the following:

- **Residential Uses**

Residential lots cover a broad range of sizes and house types, from attached residential, to semi-detached units, to single-family detached houses. Residential uses within a TND should be subject to the following standards:

* Vertically-oriented attached residential units, such as townhouses, should comprise at least 15 percent of the total number of attached residential units.

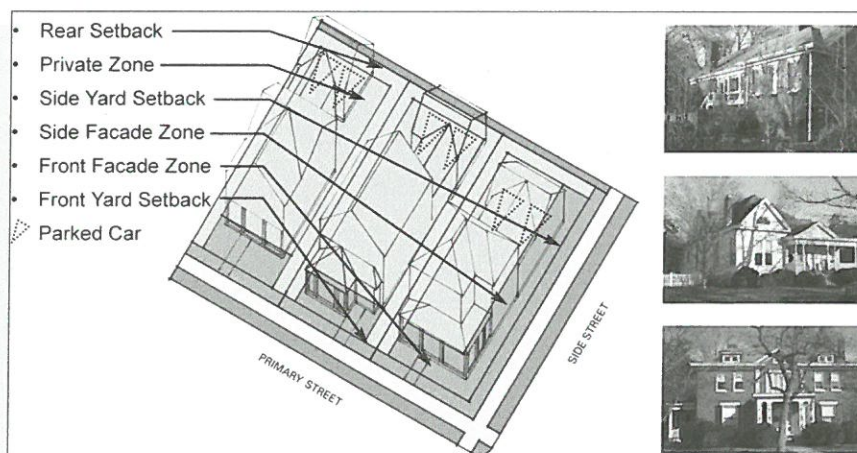


Figure 7. An example of traditional residential lot elements.

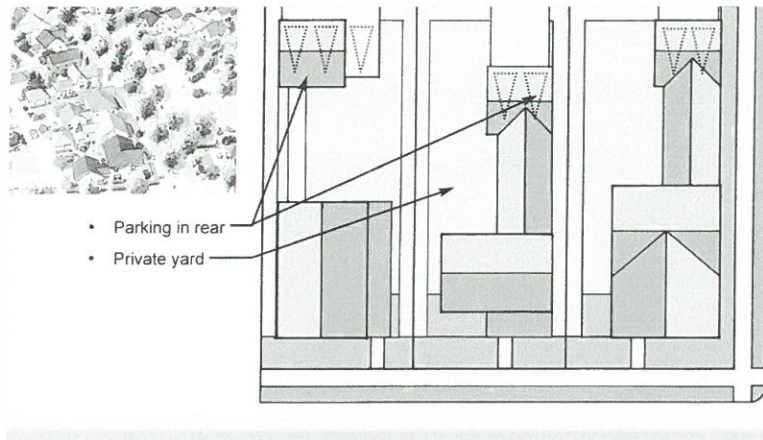


Figure 8. Alley-loaded lot plan and aerial views.

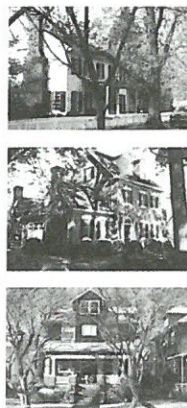
- * Lots containing detached residential units should have at least three distinctly different lot sizes covering a range of lot widths from 35 feet wide and wider.
- * Horizontally-oriented attached residential development, such as stacked flats or apartments, should comprise no more than 50 percent of the total dwelling units in a TND, including residential uses located within mixed-use buildings.
- Nonresidential Uses

A minimum of two of the following nonresidential use types should be accommodated in every TND:

 - * Park, recreation, or open space;
 - * Commercial (including offices or retail);
 - * Institutional; and
 - * Public buildings or uses.

Individual Lot Types

The application prepared for a TND should depict the location and configuration of proposed lot types in accordance with the following standards:



Alley-Loaded Detached Residential Lots

Alley-loaded detached residential lots are lots where garages are accessed from an alley rather than a front driveway, and are especially common where narrower lot widths, such as 50 feet or less, are desired. Alley-loaded detached residential lots have the following characteristics, and are designed in accordance with Subsection 5.10.8(2) of the *Franklin Zoning Ordinance, Alleys*.

- Side Wing Encroachments

One to one-and-one-half story side wings are encouraged. These side wings should be set back from the front facade of the dwelling's main body by a distance equal to or greater than the width of the side wing.
- Porch Encroachments

Porches may extend up to eight feet into the front yard setback. Bay windows may extend up to two feet into the front yard setback.
- Garage Requirements

Garages are to be designed in accordance with Subsection 5.3.5(2)(d) of the *Franklin Zoning Ordinance, Garage Standards*, and should maintain a consistent level of architectural styling

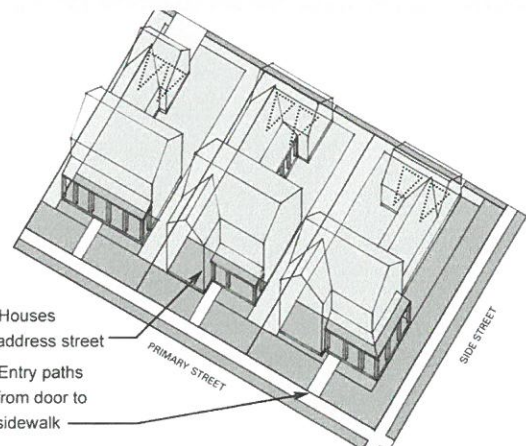


Figure 9. Alley-loaded lot photos and renderings.

PETITION TO DECLINE THE BERRY FARMS TOWN CENTER PUD SUBDIVISION REV 3 PROPOSAL

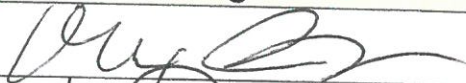
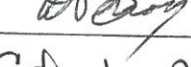
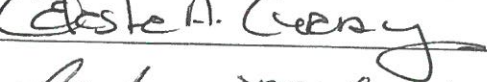
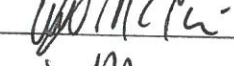
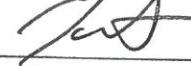
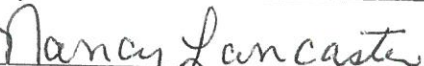
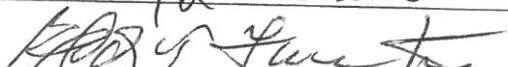
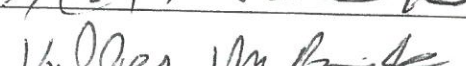
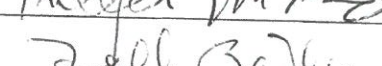
APPENDIX 2 – SIGNATURES

The Petition has received a total of 419 signatures as of August 23, 2021 at 3PM. There have been 159 in-person signatures and an additional 260 on-line signatures since the web site <https://www.myberryfarms.com> went live. These numbers are continuing to increase.

The signature sheets are attached. If not attached, then they have been provided in a separate file.

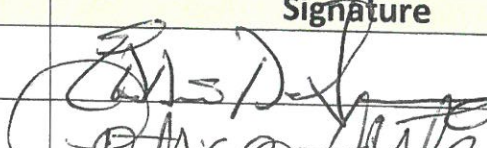
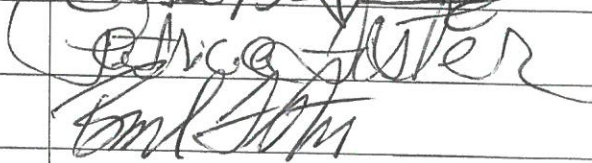
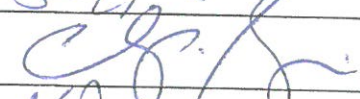
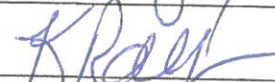
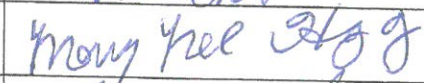
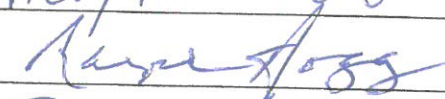
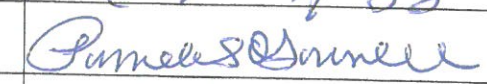
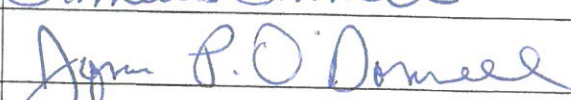
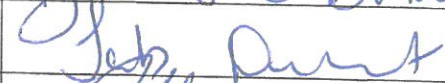
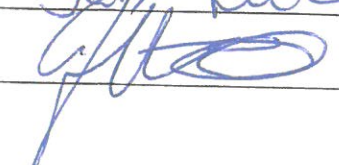
Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 – Signatures

Address	Owner Name	Signature
3097 Rural Plains Cir	Max Thompson	
3091 Rural Plains Cir.	Justin Robertson	
3091 Rural Plains C.K	Melissa Chera	
9067 Berry Farms Crossing	Donald Gray	
9067 Berry Farms Crossing	Celeste A. Gray	
261 Swain Circle #201	Barbara McCarter	
2006 General Martin Lane	Skip, Anita + Joy Richard	
98 Poplar St.	Cathy, Mac, Andrew McCain	
4054 General Martin Ln	Mary Speciale	
3085 RURAL PLAINS Cir	MELODIE JAMISON	
3085 Rural Plains Cir	Justin Jamison	
6002 Captain Freeman Pkwy	Nancy Lancaster	
6002 Captain Freeman Pkwy	EDD LANCASTER	
2042 General Martin Lane	Keller McBride	
2048 General Martin Lane	Holly Bailey	

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 – Signatures

Address	Owner Name	Signature
207 WALTER ROBERTS ST	EDDIE DE GARMO	
2031 General Martin Lane	Patricia Fister	
2031 General Martin Lane	BRAD FISTER	
93 Poplar St.	Michael Neill	
93 Poplar St.	Betty Neill	
4003 General Martin	Shirley Breda	
4054 General Martin	Christopher P. Speciale	
3054 General Martin	Kimberly Ray	
9019 Berry Farms Xing	Matt Oddo	
1012 General Martin Lane	Mary Nell Hogg	
1012 General Martin Lane	Ralph Hogg	
208 Old Peytonsville Rd.	Pamela O'Donnell	
208 Old Peytonsville Rd	JAMES O'DONNELL	
5013 Captain Freeman Parkway	Tab Dehainant	
5013 Captain Freeman Parkway	Jeff Dehainant	

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 – Signatures

Address	Owner Name	Signature
2078 General Martin Ln	Kevin Miller	Kevin Miller
2078 General Martin Ln	JOANNE Miller	Joanne Miller
1032 Rural Plains Circle	Lee Ann Lopp	Lee Ann Lopp
4030 General Martin LN.	Steve Elmore	Steve Elmore
4030 General Martin LN.	Kim Elmore	Kimberly Elmore
2009 Rural Plains Ci	Elaine Jones	E Jones
3079 Rural Plains Circle	Kay Pfeiffer	K Pfeiffer
3025 Rural Plains Circle	Joseph Heithcock	Joseph Heithcock
3025 Rural Plains Circle	Allyson Heithcock	Allyson Heithcock
3055 GENERAL MARTIN LN.	Tim Massey	Tim Massey
1033 RURAL PLAINS CIRCLE	ROB EYNATTEN	Rob Eynatten
5001 Popton ^{Tollway} Freeman	Margaret Miller	Margaret Miller
98 Poplar Street	Linn McCain	Linn McCain
98 Poplar St	Andrew McCain	Andrew McCain
207 WALTER ROBERTS ST.	SUSAN DE GARMO	Susan De Garmo

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 – Signatures

Address	Owner Name	Signature
9049 BERRY FARMS KING	STEPHANIE THORNE	Stephanie Thorne
9049 BERRY FARMS KING	JAMES EDEN	James Eden
4060 General Martin Ln.	MaryGail Broussard	MaryGail Broussard
4060 General Martin Ln.	Patrick Broussard	Patrick Broussard
312 Walter Roberts St	Jeff Wright	Jeff Wright
201 Swain Circle Suite 202	Wally Buchsfield	Wally Buchsfield
1017 General Martin Lane	Elise Stacey	Elise Stacey
1006 General Martin Ln	Rebecca Veazey	Rebecca Veazey
8024 GENERAL MARTIN LN	LONNIE YOUNGER	Lonnie Younger
2024 General Martin Ln	Cindy Younger	Cindy Younger
1031 Rural Plains Cir.	Sheila Ventable	Sheila Ventable
1059 GENERAL MARTIN LN.	Tim Greer	Tim Greer
6009 CAPTAIN FREEMAN PKWY	HARVEY CRUMM	Harvey Crumm
200 Mary Webb St	Daniel Gould for Nondas Plesiotis	Daniel Gould
6161 Rural Plains Cr.	Tammy Jones	Tammy Jones

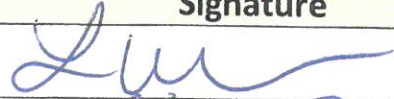
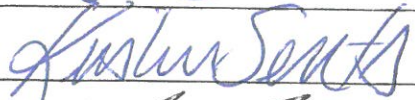
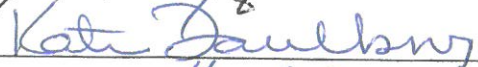
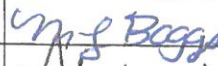
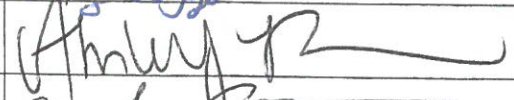
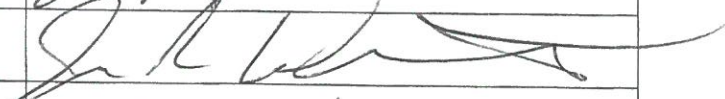
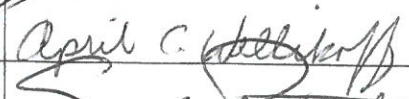
Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 – Signatures

	Address	Owner Name	Signature
✓✓	1024 General Martin LN	T Scott Hart	T Scott Hart
✓✓	6003 Captain Freeman	Jonathan Morford	Jonathan Morford
✓✓	6003 Captain Freeman	KAREN MORFORD	Karen Morford
✓✓	1053 GENERAL/MARTIN LANE	Thomas Lu Stroop	Thomas Lu Stroop
✓✓	" " " "	Valerie Stroop	Valerie Stroop
✓✓	1047 General Martin Lane	(Helen) Patricia Cronin	Patricia Cronin
✓✓	" "	KEVIN CRONIN	Kevin Cronin
✓✓	4002 General Martin Lane	Jennifer Walker	Jennifer Walker
✓✓	9031 Berry Farms Crossing	LINDA Schwader	Linda Schwader
✓✓	2054 General/Martin Ln	Scott Coop	Scott Coop
✓✓	" " " "	Beth Coop	Beth Coop
✓✓	2066 General Martin Ln	Heather Dennis	Heather Dennis
✓✓	2037 General Martin Ln	NATHAN BASLER	Nathan Basler
✓✓	2037 General Martin Ln	Carla Basler	Carla Basler
✓✓	1041 General Martin Ln.	Stephanie Hastings	Stephanie Hastings

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 – Signatures

Address	Owner Name	Signature
806 Walter Roberts	Liz Welker	
6159 Rural Plains Cir	Kristin Sents	
6159 Rural Plains Cr.	David Sents	
1035 General Martin Ln	Katie Faulkner	
1023 General Martin Ln	Timothy Roman	
1023 General Martin Ln	Dee Roman	
2012 General Martin Ln	Denise Jones	
320 Hughes Ln	Will Boggs	
320 Hughes LN	Mindy Boggs	
306 Walter Roberts St.	Ashley Robling	
306 Walter Roberts St.	Erik Robling	
321 HUGHES LN	JASON WELLIKOFF	
321 HUGHES LN	APRIL WELLIKOFF	
302 Hughes Lane	Susan Poteet	
302 HUGHES LN	JASON POTEET	

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 – Signatures

Address	Owner Name	Signature
1018 General Martin Lane	Greg Huber	Greg Huber
2018 General Martin Ln.	Anita Howard	Anita Howard
2018 General Martin Ln	Mike Howard	Mike Howard
2007 General Martin Ln	Bruce Scoggins	Bruce Scoggins
2007 General Martin Ln	Ginny Scoggins	Ginny Scoggins
5002 CAPTAIN FREEMAN	TERREY TORRACA/PAM DUMAU	Terrey Torraca
5004 Captain Freeman	Jaye Vicki Parlin	Jaye Parlin
601 Rieves Circle	Lisa Larking	Lisa Larking
601 Rieves Circle	STU LARKING	Stu Larking
3043 General Martin	Walter & Colleen Goggin	Walter Goggin
1018 General Martin	Anna Huber	Anna Huber
1024 General Martin	Bridget Hart	Bridget Hart
407 HENRY RUSSELL ST	KEN LECLAIR	Ken LeClair
407 Henry Russell St.	Julie LeClair	Julie LeClair

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 – Signatures

Address	Owner Name	Signature
9007 Berry Farms Xing	Julie A. Windmiller	Julie A. Windmiller
9043 Berry Farms Xing	Ken & Janet Edwards	
9043 Berry Farms Xing	Ken & Janet Edwards	Janet Edwards
6151 Rural Plains Cir #305	Carson Hill	Carson Hill
1028 Rural Plains Circle	Carol Stankiewicz	Carol Stankiewicz
319 Levisa Lane	Geri Gragnano	Geri Gragnano
319 Levisa Lane	Jerry Siefert	Jerry Siefert
4000 Rural Plains Circle #102	Kimberly Young	Kimberly Young
4000 Rural Plains Circle #306	Thomas Golden	Thomas Golden
4000 Rural Plains Circle, 206	Cynthia M. (Cindy) Sweatt	Cynthia M. Sweatt

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 – Signatures

[illegible]

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 – Signatures

[illegible]

APPENDIX 2 – SIGNATURES

[illegible]

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 – Signatures

[illegible]

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 – Signatures

[illegible]

Petition to Decline the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 – Signatures

[illegible]

100

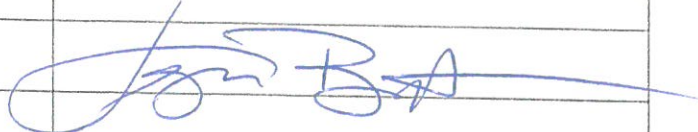
Appendix 2 – Signatures

[illegible]

6051 Rural Plains Circle, Franklin, TN 37067

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 – Signatures

Address	Owner Name	Signature
#207		
#208		
#209		
#301		
#302		
#303	Lynn Barrington	
#304		
#305		
#306		
#307	Steve Buell	Online
#308		
#309	Shirley Spycher	x Shirley Spycher

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 – Signatures

[illegible]

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 – Signatures

[illegible]

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 – Signatures

[illegible]

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 – Signatures

[illegible]

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 – Signatures

[illegible]

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 - Online Signatures

Name	City	State	Postal Code	Country	Signed On
Max Thompson		TN		US	8/16/2021
Margaret Miller	Franklin	TN	37064	US	8/18/2021
Katherine Miller	Franklin	TN	37064	US	8/18/2021
Paul Miller	Franklin	TN	37064	US	8/18/2021
Julie Farro	Franklin	TN	37064	US	8/18/2021
Jacquelyn Huxford	Franklin	TN	37064	US	8/18/2021
David Richardson	Franklin	TN	37064	US	8/18/2021
Renee Shafer	Franklin	TN	37064	US	8/18/2021
Payton James	Franklin	TN	37064	US	8/18/2021
Cam Harrington	Houston	TX	77064	US	8/19/2021
Sheron Langston	Franklin	TN	37064	US	8/19/2021
Katie Ramos	Dallas		75235	US	8/19/2021
Christopher Vale	Franklin	TN	37064	US	8/19/2021
Rick Perry	Franklin	TN	37064	US	8/19/2021
Angelia Van Vranken				US	8/19/2021
Andrea Logan	Franklin	TN	37064	US	8/19/2021
James Huffman	Searcy		72143	US	8/19/2021
Wade Wilson	Franklin	TN	37064	US	8/19/2021
Damian Husak	Franklin	TN	37064	US	8/19/2021
Cathy Peterson	Franklin	TN	37064	US	8/19/2021
lauren crockett	Franklin	TN	37064	US	8/19/2021
Kencia Cummings	Cumming	GA	30041	US	8/19/2021
Alison Sargent	Franklin	TN	37064	US	8/19/2021
Karelle Dean	Olympia	WA	98501	US	8/19/2021
Yvonne Deheide	Brentwood	TN	37027	US	8/19/2021
Dana Dashiell	Franklin	TN	37064	US	8/19/2021
Wilka Camacho	Arlington		76005	US	8/19/2021
Jana Patterson	Franklin	TN	37064	US	8/19/2021
Joel Bowman	Murfreesboro	TN	37130	US	8/19/2021
Kellie Butler	Franklin	TN	37064	US	8/19/2021
Luanne Mcconnell	Franklin	TN	37064	US	8/19/2021
Tim Corl	Franklin	TN	37064	US	8/19/2021
Bette Ray	Chapel Hill	TN	37034	US	8/19/2021
Barkley Landis	Franklin	TN	37064	US	8/19/2021
David Prichard	Columbus	OH	43219	US	8/19/2021
sandy overton-springer	Franklin	TN	37064	US	8/19/2021
Ashley Mills	Chapel Hill	TN	37034	US	8/19/2021
Anita Prichard	Franklin	TN	37064	US	8/19/2021
Madison Pierce	Franklin	TN	37064	US	8/19/2021
mckenna pierce	Nashville	TN	37211	US	8/19/2021
Marybeth Averill	Franklin	TN	37064	US	8/19/2021
Jeri Vincent	Franklin	TN	37064	US	8/19/2021
Paul Beck	Atlanta	GA	30341	US	8/19/2021
Mia Fowler	Meridianville		35759	US	8/19/2021

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 - Online Signatures

Name	City	State	Postal Code	Country	Signed On
Kirsten Immel	Franklin	TN	37064	US	8/19/2021
John Woodhouse	Franklin	TN	37064	US	8/19/2021
Tamera Alexander	Winchester	TN	37398	US	8/19/2021
Gloria Woodhouse	Franklin	TN	37064	US	8/19/2021
Chris Hensley	Franklin	TN	37064	US	8/19/2021
Michael Thomas	Franklin	TN	37064	US	8/19/2021
Lorie Thomas	Franklin	TN	37064	US	8/19/2021
Tammy Bowman	Franklin	TN	37064	US	8/19/2021
Joseph Thomas	Franklin	TN	37064	US	8/19/2021
Andrew Hansen	Franklin	TN	37064	US	8/19/2021
Carolyn Rambo	Nashville	TN	37212	US	8/19/2021
Amy Drescher	Franklin	TN	37067	US	8/19/2021
Shawn Luman	Brentwood	TN	37067	US	8/20/2021
Heidi Holloran	Kahului		96732	US	8/20/2021
Sherry Foust	White Bluff	TN	37187	US	8/20/2021
Rodney Williams	Franklin	TN	37064	US	8/20/2021
Sarah Gengl	Franklin	TN	37064	US	8/20/2021
Toni Eaton	Franklin	TN	37064	US	8/20/2021
Carole Long	Brentwood	TN	37027	US	8/20/2021
Tracy Sauers	Franklin	TN	37064	US	8/20/2021
Jenny Johns	Murfreesboro	TN	37130	US	8/20/2021
Adriane Bittong	Franklin	TN	37064	US	8/20/2021
Joseph Etherton	Franklin	TN	37064	US	8/20/2021
James Jihns	Birmingham	AL	35213	US	8/20/2021
Emma Kenton	Franklin	TN	37067	US	8/20/2021
Kevin Mulder	Franklin	TN	37064	US	8/20/2021
Dave McDaniel	Franklin	TN	37066	US	8/20/2021
Katherine E. Pope	Franklin	TN	37064	US	8/20/2021
Jordan G	Brentwood	TN	37027	US	8/20/2021
Shelby Hood	Franklin	TN	37064	US	8/20/2021
Jill Wilford	Brentwood	TN	37027	US	8/20/2021
Dena Doom	Franklin	TN	37064	US	8/20/2021
Jim Eaton	Franklin	TN	37064	US	8/20/2021
Savannah Harvey	Olathe		66062	US	8/20/2021
Sebastian Ruiz	Cookeville		38506	US	8/20/2021
Jennifer Acker	Franklin	TN	37064	US	8/20/2021
Hung Nguyen	Fountain Valley		92708	US	8/20/2021
Ashley Walls	Franklin	TN	37064	US	8/20/2021
Tifford McNeil	Missouri City		77489	US	8/20/2021
Kristin LaBaugh	Franklin	TN	37064	US	8/20/2021
Matthew Cole	Sunnyvale		94087	US	8/20/2021
Tommy Davis	Franklin	TN	37064	US	8/20/2021
Gigi Spires	Franklin	TN	37064	US	8/20/2021
Sharon Powlus	Franklin	TN	37064	US	8/20/2021

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal

Appendix 2 - Online Signatures

Name	City	State	Postal Code	Country	Signed On
Jessica Lloyd	Franklin	TN	37064	US	8/20/2021
Susan Williams	Brentwood	TN	37027	US	8/20/2021
Dana Rains	Franklin	TN	37064	US	8/20/2021
Karen Garvey	Franklin	TN	37064	US	8/20/2021
Scott Hudson	Franklin	TN	37179	US	8/20/2021
Laura Schupp	Franklin,	TN	37064	US	8/20/2021
Michael Loscalzo	Franklin	TN	37064	US	8/20/2021
Abriana Bradshaw	Durant		74701	US	8/20/2021
Jaime Ladner	Franklin	TN	37067	US	8/20/2021
Shea Rollins	Franklin	TN	37064	US	8/20/2021
Kacy Brancheau	Franklin	TN	37064	US	8/20/2021
Tracey Fredette	Franklin	TN	37064	US	8/20/2021
Cathy Lynn	Franklin	TN	37064	US	8/20/2021
Kerri Garrick	Franklin	TN	37027	US	8/20/2021
Erin Anzalone	Franklin	TN	37064	US	8/20/2021
Rebecca Peterson	Nashville	TN	37211	US	8/20/2021
Nicole Romeo	Franklin	TN	37067	US	8/20/2021
Dariana Hurtado	Fort Worth		76108	US	8/20/2021
Diana Hudson	Franklin	TN	37064	US	8/20/2021
Susan DeLisi	Franklin	TN	37064	US	8/20/2021
Donna Nichols	Franklin	TN	37064	US	8/20/2021
Justin Parker	Thompsons Station	TN	37179	US	8/20/2021
Rachel Hill	Franklin	TN	37064	US	8/20/2021
Bonnie Thompson	Nashville	TN	37203	US	8/20/2021
Poul Skov	Franklin	TN	37064	US	8/20/2021
Adam Kaluba	Burleson		76028	US	8/20/2021
Michael D Spurlock	Franklin	TN	37064	US	8/20/2021
Atticus Spurlock	Franklin	TN	37064	US	8/20/2021
Victoria Flores	Nixon		78140	US	8/20/2021
Robert Thompson	Franklin	TN	37064	US	8/20/2021
Beverly Finch	Franklin	TN	37064	US	8/20/2021
Maureen Kelly	Franklin	TN	37064	US	8/20/2021
Kimberly Schneider	Franklin	TN	37064	US	8/20/2021
Mike Holtz	Franklin	TN	37064	US	8/21/2021
Ivan Pulido	Paramount		90723	US	8/21/2021
Zane Pannell	Franklin	TN	37064	US	8/21/2021
Elizabeth Staats	Irwin		15642	US	8/21/2021
Denise Weaver-Vandersall	Hermitage	TN	37076	US	8/21/2021
Clay Hunnicutt	Franklin	TN	37064	US	8/21/2021
Liz Nigh	Franklin	TN	37064	US	8/21/2021
Michelle Brennan	Tempe		85284	US	8/21/2021
Amy Harxy	Franklin	TN	37064	US	8/21/2021
Katherine Gramoglia	Riverside		92503	US	8/21/2021
Elizabeth Etherton	Franklin	TN	37064	US	8/21/2021

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal
Appendix 2 - Online Signatures

Name	City	State	Postal Code	Country	Signed On
Jessica Rousseau	Franklin	TN	37064	US	8/21/2021
Latresa Duke	Franklin	TN	37064	US	8/21/2021
Raul Aguilar	Franklin	TN	37064	US	8/21/2021
Patrick Hern	Franklin	TN	37067	US	8/21/2021
Julie Duncan	Franklin	TN	37064	US	8/21/2021
Dina Polosukhina	Franklin	TN	37067	US	8/21/2021
Sarah Jo Brinson	Franklin	TN	37064	US	8/21/2021
Mark Hampton	Franklin	TN	37064	US	8/21/2021
Christy Sawyer	Franklin	TN	37064	US	8/21/2021
Karla Hunter	Franklin	TN	37064	US	8/21/2021
Katie Young	Franklin	TN	37067	US	8/21/2021
Alicia Vance	Franklin	TN	37064	US	8/21/2021
Ethan Lanagan	Franklin	TN	37064	US	8/21/2021
Pearlette Green	Franklin	TN	37064	US	8/21/2021
Ann Gilliam	Franklin	TN	37067	US	8/21/2021
Stephanie Bentley	Franklin	TN	37069	US	8/21/2021
Leigh Prickett		TN		US	8/21/2021
Margir Chavez	Farmington		87401	US	8/21/2021
Judi Katz	Franklin	TN	37067	US	8/21/2021
Stephen Talley	Franklin	TN	37064	US	8/21/2021
Melissa Cathey	Brentwood	TN	37027	US	8/21/2021
Marlene Angel	Franklin	TN	37064	US	8/21/2021
Rhonda Condidorio	Franklin	TN	37064	US	8/21/2021
Maryann Dai	San Pedro	CA	90732	US	8/21/2021
WESLEY FEINSTEIN	Franklin	TN	37064	US	8/21/2021
Jean Davis	Franklin	TN	37064	US	8/21/2021
Amy Goebel	Franklin	TN	37064	US	8/21/2021
Hollie Gregory	Florence		35630	US	8/21/2021
Victoria Rogers	Chickamauga	GA	30707	US	8/21/2021
Drew Boslet	Franklin	TN	37064	US	8/21/2021
Linda Chambliss	Franklin	TN	37064	US	8/21/2021
Jack Massari	Franklin	TN	37064	US	8/21/2021
Vasantha Vasantha	Rancho Cucamonga	CA	91730	US	8/21/2021
Aimee DeCastro	Franklin	TN	37064	US	8/21/2021
Mark Tidmore	Franklin	TN	37064	US	8/21/2021
Timothy Molyneux	Thompsons Station	TN	37179	US	8/21/2021
Phyllis Molyneux	Hermitage	TN	37076	US	8/21/2021
frances waugh	Franklin	TN	37064	US	8/21/2021
David Peters	Franklin	TN	37064	US	8/21/2021
Janet Rhodes	Franklin	TN	37064	US	8/21/2021
Nancy Smith	Franklin	TN	37064	US	8/21/2021
Mark Jackson	Franklin	TN	37064	US	8/21/2021
Rhonda Jackson	Franklin	TN	37064	US	8/21/2021
Stacy Osborne	Taylor	MI	48180	US	8/21/2021

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal
Appendix 2 - Online Signatures

Name	City	State	Postal Code	Country	Signed On
Jillian Cooke	Atlanta		30311	US	8/21/2021
Anne Saint	Franklin	TN	37064	US	8/21/2021
Tenesha Russell	Franklin	TN	37064	US	8/21/2021
Amy Hargis	Franklin	TN	37064	US	8/21/2021
Jeff Hargis	Franklin	TN	37064	US	8/21/2021
Brian Mitchell	Franklin	TN	37064	US	8/21/2021
Tina Lin	Brooklyn		11209	US	8/21/2021
Richard Kevin Townsend	Franklin	TN	37064	US	8/21/2021
Myrna Jones	Franklin	TN	37064	US	8/22/2021
Donald Potter	Franklin	TN	37064	US	8/22/2021
Stacey Pitts	Franklin	TN	37064	US	8/22/2021
Susan Harlan	Wadesboro	NC	28170	US	8/22/2021
Erin Hall	Franklin	TN	37064	US	8/22/2021
Alex Sherman	Franklin	TN	37064	US	8/22/2021
Eric Graham	Franklin	TN	37064	US	8/22/2021
Heather Gargano	Franklin	TN	37064	US	8/22/2021
Joni Ferguson	Franklin	TN	37064	US	8/22/2021
Lori Graham	Franklin	TN	37064	US	8/22/2021
Martha Riggs	Franklin	TN	37064	US	8/22/2021
Karen Fountain	Franklin	TN	37064	US	8/22/2021
Kathy Frossard	College Grove	TN	37046	US	8/22/2021
Mark Gamboa	Franklin	TN	37064	US	8/22/2021
Michelle Peters	Franklin	TN	37064	US	8/22/2021
Brooke Howard	Franklin	TN	37064	US	8/22/2021
William Harrington	Franklin	TN	35222	US	8/22/2021
Madison Wright	Saint Peters		63376	US	8/22/2021
Jason Thomason	Redding		96001	US	8/22/2021
Amanda Ray	Franklin	TN	37064	US	8/22/2021
Dawn Lakoskey	Franklin	TN	37064	US	8/22/2021
Paul Higdon				US	8/22/2021
Charles Tripi	Franklin	TN	37064	US	8/22/2021
Timothy Ledman	Franklin	TN	37064	US	8/22/2021
Greg Clarke	Franklin	TN	37064	US	8/22/2021
jasmine cervantes	San Any		78251	US	8/22/2021
Jennifer A. Barton	Franklin	TN	37064	US	8/22/2021
Thom Schupp	Franklin	TN	37064	US	8/22/2021
James Logan	Franklin	TN	37064	US	8/22/2021
Alex Cimorelli	Franklin	TN	38064	US	8/22/2021
Jan and Richard Hughes	Franklin	TN	37064	US	8/22/2021
ANGELA WILLIAMS	Franklin	TN	37064	US	8/22/2021
George Bishop	Franklin	TN	37064	US	8/22/2021
Woody Bibb	Franklin	TN	37064	US	8/22/2021
Kaylee Jordan	Greeneville		37743	US	8/22/2021
Roy Meadows	Franklin	TN	37064	US	8/22/2021

Petition to DECLINE the Berry Farms Town Center PUD Subdivision Rev 3 Proposal
Appendix 2 - Online Signatures

Name	City	State	Postal Code	Country	Signed On
Divina Trifiletti	Franklin	TN	37064	US	8/22/2021
Jeffrey Condit	Franklin	TN	37064	US	8/22/2021
Tamara Miller-Condit	Chattanooga	TN	37405	US	8/22/2021
Susan Cole	Franklin	TN	37064	US	8/22/2021
JOSHUA SPIRES	BATESBURG		29006	US	8/22/2021
Rinku Patel	Franklin	TN	37064	US	8/22/2021
Ella Richards	Nashville		37211	US	8/22/2021
Paul Crommelin	Franklin	TN	37064	US	8/22/2021
Suzanne Burtchaell	Franklin	TN	37064	US	8/22/2021
Kaitlyn Bunting	Casselberry		32707	US	8/23/2021
Richard West	Westhaven	TN	37179	US	8/23/2021
Dabney Klein	Franklin	TN	37064	US	8/23/2021
Chuck Renner	Franklin	TN	37064	US	8/23/2021
Chris Lucas	Clackamas		97015	US	8/23/2021
Nwan Wang	Austin		78717	US	8/23/2021
Joseph Mitchell	Spring Hill		37174	US	8/23/2021
Kevin FARRIS	FRANKLIN	TN	37064	US	8/23/2021
Mary Riedling	Franklin	TN	37064	US	8/23/2021
Connie Prince	Franklin	TN	37064	US	8/23/2021
Margie Taylor	Franklin	TN	37064	US	8/23/2021
eloy fernandez	Mcminnville		37110	US	8/23/2021
Scarlette Garcia				US	8/23/2021
John D Rowe,M.D.	Brentwood	TN	37027	US	8/23/2021
Lynn Schroeder	Franklin	TN	37067	US	8/23/2021
Kendra Leake	Franklin	TN	37064	US	8/23/2021
Lisa Pressnell	Antioch	TN	37013	US	8/23/2021
Chaz Tillman	Franklin	TN	37064	US	8/23/2021
Lisa Miller	Franklin	TN	37064	US	8/23/2021
Tom Roule	Franklin	TN	37064	US	8/23/2021
Veronica Cannon	Franklin	TN	37067	US	8/23/2021
Netta Scott	Antioch	TN	37013	US	8/23/2021
Robyn Yackell	Franklin	TN	37064	US	8/23/2021
Steve Elmore	Franklin	TN	37064	US	8/23/2021
Leila Thomason	Blaine	TN	37709	US	8/23/2021
Lauren Balch	Franklin	TN	37064	US	8/23/2021
Davis Garcia	Franklin	TN	37064	US	8/23/2021
Amy Ponder	Brentwood	TN	37027	US	8/23/2021
Jayne Luther	Franklin	TN	37064	US	8/23/2021
Brad Barnett				US	8/23/2021
Janine Hickey	Philadelphia		19125	US	8/23/2021
SIGNED TOTAL:	260				

REV 3
PROPOSAL

MAIN APT PARKING

DIFFICULT ROUTES

EASY ROUTES

NEW BUILDINGS
CAUSING TRAFFIC ISSUE

Citizen - Greg Kruger Item 21 & 22



LEGEND	
	RETAIL
	OFFICE
	MULTI - FAMILY
	MIXED - USE
	HOTEL
	SINGLE - FAMILY

DISCLAIMER:
THE DRAWING SHOWN IS CONCEPTUAL
ONLY AND FOR REFERENCE AND ILLUSTRATIVE
PURPOSES ONLY. THIS DRAWING CAN CHANGE
AND/OR BE REVISED AT ANYTIME WITHOUT PRIOR
NOTIFICATION AND SHOULD NOT BE RELIED
UPON AS A FINAL REPRESENTATION OF THE FINAL
BUILT PROJECT.

- Reduce commercial space and
- ADD 406 RESIDENCES (rentals)
- Add a parking garage
- Further increase density

MASTER PLAN
BERRY FARMS TOWN CENTER
FRANKLIN, WILLIAMSON COUNTY, TN

BOYLE Kimley»Horn

KVP
KIMLEY-HORN PARTNERS

REV 3 PROPOSAL - JUNE 2021

June 28, 2021
Project # 21010



NEIGHBORHOOD
PROPOSAL

MAIN APT PARKING

DIFFICULT ROUTES

EASY ROUTES

APARTMENT
UNCOMMON ROUTES



LEGEND	
[Light Gray Box]	RETAIL
[Medium Gray Box]	OFFICE
[Dark Gray Box]	MULTI - FAMILY
[Lightest Gray Box]	MIXED - USE
[Darkest Gray Box]	HOTEL
[White Box]	SINGLE - FAMILY

DISCLAIMER:
THE DRAWING SHOWN IS CONCEPTUAL
ONLY AND FOR REFERENCE AND ILLUSTRATIVE
PURPOSES ONLY. THIS DRAWING CAN CHANGE
AND/OR BE REVISED AT ANYTIME WITHOUT PRIOR
NOTIFICATION AND SHOULD NOT BE RELIED
UPON AS A FINAL REPRESENTATION OF THE FINAL
BUILT PROJECT.

BOYLE Kimley»Horn

KV-D
KIMLEY-HORN DESIGN

MASTER PLAN

BERRY FARMS TOWN CENTER

FRANKLIN, WILLIAMSON COUNTY, TN

REV 3 PROPOSAL - JUNE 2021

June 28, 2021
Project # 21010

500' 00'

➤ Reduce commercial space and
ADD 406 RESIDENCES (rentals)
➤ Add a parking garage
➤ Further increase density

BERRY FARMS TOWN CENTER PUD REVISION 3 PROPOSAL

Problems and Solutions

PROBLEMS	SOLUTIONS
➤ 331 Apartments have NO direct and easy exit to get to Goose Creek Bypass and 100 more are proposed in this area, making residential streets a thoroughfare ○ Berry Farms Crossing between the hotels is a narrow and busy road ○ Captain Freeman near Publix narrow and busy ➤ 177 of the proposed residences will add traffic to Berry Farms Crossing, which fails the City's Level of Service standard for traffic at Goose Creek Bypass according to a new Traffic Impact Study ➤ Neighborhood streets are local streets with a "VERY LOW CONTINUITY OF TRAVEL" standard in the Franklin Transportation and Street Technical Standards; this is incompatible with significant apartment traffic ○ Streets connecting to Old Peytonsville road are ALL the smallest "TS-6" streets and are lined with \$1M+ homes ➤ The intersection of Captain Freeman Parkway and Lewisburg Pike is dangerous due to the hill on Lewisburg Pike; a traffic light is not planned ➤ The I-65 Overpass will result in traffic coming through the neighborhood to get to Publix, restaurants, and stores, as this is the most direct route; this increases the need to reduce apartment traffic	1. Remove street exits from the main apartment parking area that enable easy access to neighborhood streets 2. Add a street from the Village Plains Parkway entrance to the center of the larger apartment parking area in order to provide easy access to Goose Creek Bypass [as it was in the original plan] 3. Limit new residences to the area near Goose Creek Bypass, where Village Plains Blvd will cross the creek 4. Identify ways to limit use of small neighborhood streets by cars coming across the I-65 overpass
➤ The building density in Town Center Sections 10 and 11 is increasing, with parking garages to allow more buildings to be built; there is little open space in these areas	1. Convert the street now leading from apartment parking to Swain Circle to a large dog park. 2. Convert the areas where new buildings would add traffic to Berry Farms Crossing to open space and recreational facilities

**PLEASE LISTEN TO PEOPLE WHO LIVE IN BERRY FARMS AND SIGNED THE PETITION
WE ASK THAT YOU COMPEL BOYLE TO MAKE CHANGES TO ADDRESS OUR CONCERNS,
THEREBY PROTECTING OUR QUALITY OF LIFE AND OUR SAFETY**

BERRY FARMS TOWN CENTER PUD REVISION 3 PROPOSAL

Traffic Impact Analysis Issues

PROBLEMS	SOLUTIONS
➤ NO Traffic Impact Analysis has been done for the entire Town Center PUD since 2004 that included all streets exiting the PUD and all intersections ○ The 2004 study was the basis for Boyle's Pattern Book stating that only 5% of the PUD traffic flow would be in the residential neighborhood ○ Boyle's Aug 2021 Pattern Book update still says 5%, but this is not based on any study and clearly does not include building and road configuration changes in the PUD that will increase neighborhood traffic; it also does not include the I-65 overpass ○ The study done in Aug 2021 <u>ONLY</u> looks at the impact of the Section 10/11 "Project Area" on Goose Creek Bypass interchanges. It doesn't even recognize the existence of the residential neighborhood. ➤ Boyle's Aug 2021 Traffic Impact Analysis concluded that the Berry Farms Crossing intersection with Goose Creek Bypass would not meet the City's Level of Service (LOS) standard for traffic at peak hours; this reinforces the need to reduce the number of residences. ○ Level D or less is required; the study states Level E or F ➤ NO Traffic Impact Analysis has been done on the I-65 overpass connecting Long Lane and Old Peytonsville Road; this overpass will result in a lot of additional traffic in the neighborhood.	1. Require a Traffic Impact Analysis that includes ALL Berry Farms Town Center PUD exits and intersections, and all surrounding developments, prior to approval of any revisions to the PUD <u>Note:</u> The neighborhood residents believe that the recommendations in the Petition, if acted upon, would satisfactorily address the neighborhood concerns.

WE ASK THAT YOU REQUIRE A FULL AND COMPREHENSIVE TRAFFIC IMPACT ANALYSIS

