

June 25, 2019
City of Franklin
Planning Commission
Franklin, Tennessee 37064

Dear Planning Commissioner,

We are excited to present to you our master plan for Southbrooke. We are grateful to have a City planning and engineering staff so willing to invest the time and energy into working with us to achieve a great master plan for this portion of the Lewisburg Pike Corridor. Prior to resubmittal we addressed many staff comments regarding the final lot layout, engineering, and emergency services. We are excited about the result and this truly collaborative master plan.

Key Elements

Key elements of the master plan for Southbrooke:

1. 5 neighborhood meetings prior to submittal for community input.
2. 318 acres master planned at one time, as opposed to parcel by parcel development.
3. 184 acres of preserved open space.
4. Generous setback along Lewisburg Pike to maintain greenways on both sides.
5. Diversity of Homes. Homes are mixed throughout the neighborhood. This is not a homogenous community of all the same lot size.
6. Majority alley loaded homes with hidden garage. Only 8% of homes are accessed from the street.
7. Roadway Improvements to Lewisburg and Goose Creek.
8. New traffic signal at Stream Valley's main entrance.
9. Planned pedestrian connectivity with greenways, sidewalks, and nature trails available to the public.

Crafting the Development Plan

All proposed Development Plans in Franklin are reviewed on a case by case basis and approved on the merits of the design. Unique situations call for unique master plans, and in some instances diverge from the global, City-wide, policies. Staff agrees that our master plan conforms to the design principles of Envision Franklin in all aspects with the exception of lots that are alley-loaded and less than 45 feet in width. Only 27% of the proposed homes do not conform to the land use plan.

Southbrooke is in a key location to provide homes for families who work in Berry Farms. Berry Farms is approximately 25% built out, with entitlements for 3 million square feet of office and 1.8 million square feet of retail. We have estimated approximately 14,000 to 16,000 new jobs in this location as Berry Farms is developed.

Lot widths of less than 45 feet are not new to Franklin. In fact, they have been developed in neighborhoods throughout Franklin for the past 20 years. They are developed in **Westhaven, Simmons Ridge, Lockwood Glen, Echelon, Waters Edge, and Berry Farms**. All of these neighborhoods have a mix of lot sizes for economic diversity in home values. Smaller lots provide an invaluable opportunity for families who work in Franklin to live in Franklin.

Values projected for Southbrooke

Big House and Duplex Homes:	\$280,000 to \$400,000
34' to 40' Alley Home Lots:	\$400,000 to \$475,000
41' to 44' Alley Home Lots:	\$475,000 to \$575,000
45' to 55' Alley Home Lots:	\$575,000 to \$650,000
56' to 60' Alley Home Lots:	\$650,000 to \$800,000
65 to 125' Home Lots:	\$650,000 to \$1,000,000

The inclusion of 34' to 44' Alley Homes is critical to the successful diversity of home types. There would be a \$200,000 price diversity gap if they are removed. Southbrooke's smaller lots allow for sales prices around \$400,000 to \$575,000. Franklin needs this now more than ever.

Keys to Success

There are several keys to successfully integrating smaller lots within Southbrooke:

- They are only located on internal blocks, and are not visible from Lewisburg Pike. All lots visible from Lewisburg Pike conform to the standards listed in Envision Franklin.
- Larger lots conforming to the 45' standard are located on all corners of the block or along the main entry streets.
- Architecture must be designed with historically correct materials, features, and proportions.
- There is no reduction in quality of homes to achieve a lower price.
- The streetscape must include inviting front porches, lush landscape, and safe pedestrian zones.

In closing, lot sizes that are alley-loaded are not new in Franklin. For the past 20 years, this lot size has been an integral part of neighborhoods across Franklin. To remove it now, would create a significant gap in the price of homes provided in our mixed-residential neighborhoods.

Sincerely,



Greg Gamble