



September 16, 2016

Dear Board of Mayor and Alderman,

Our partnership purchased Fairways on Spencer Creek 15 months ago, and renamed the course Cheekwood Golf Club we found the course in great need of repair. We take great pride in the progress of our renovations and the improvements we are making to the course. We hear daily from our neighbors and our golfers that our investment is making a great difference. There are currently only three public golf courses within the City of Franklin, Cheekwood, The Little Course, and Forrest Crossing. We have a vision to expand our facility, and ask for your consideration to lease approximately 51 acres of land currently owned by the City of Franklin on the south side of Mack Hatcher parkway.

We have made a substantial investment in our current property and we hope our request to provide Franklin with a manicured golf course, practice, and academy facility demonstrates our commitment to improving the quality of life for Franklin residents. To fulfill the vision we need more property and the possibility of combining our current property with leasing the city owned 51 acres can create long term solutions that can benefit both parties. As golf course developers, we comprehend the intricate details of developing in and around environmental sensitive properties. When done properly, incorporating golf into the environment enhances the overall experience of the user and provides an escape from ones daily pressures.

We understand that this process would require a public request of proposals for the lease of the land and understand that we may not be selected during this process. We believe we have a very exciting opportunity for the City of Franklin and for the residents of Franklin.

Scope of Request

The current partners of Cheekwood Golf Club, located at 285 Spencer Creek Rd, Franklin, TN:

Tommy Pierce
Land Developer and Entrepreneur
909 Division Street, Suite 200, Nashville, TN 37203

Jo Dee Prichard
Land Developer
909 Division Street, Suite 200, Nashville, TN 37203

Todd Jester
Golf Course Architect
1115 Davenport Blvd, Suite 308, Franklin, TN 37069

We are proposing an expansion of the existing public executive 9-hole golf course to enlarge the course to a regulation 9-hole course, and add a public practice facility and golf academy. In doing so, our proposed concept plan would incorporate the 51 acres owned by the City of Franklin through a land lease agreement.

Proposed Access

Cheekwood Golf Club is currently accessed from Spencer Creek Road adjacent to a residential neighborhood. Should the negotiation for the lease prove successful, the partners are prepared to build new clubhouse facilities on the leased property. Therefore, changing the access for the golf course and facilities to the new signalized intersection built at Mack Hatcher Parkway and Spencer Creek Road that is presently being used to access the new Methodist Church.

Proposed Facilities

As mentioned above, the partners are prepared to build a publicly accessible new clubhouse, driving range, golf academy, and 3 new golf holes on the requested for lease 51 acres. The routing of the new golf holes would connect to the improved current golf course via a cart path underneath the Mack Hatcher Parkway Harpeth River bridge on the east side of the river; similar to how the existing nature trail goes under the bridge on the west side of the river. The regulation 9-hole routing would then include the first 2 holes on the leased property, travel under the bridge, play 6 holes on the current property and then travel again under the bridge and play the ninth hole on the leased property.

Environmental Concerns

Cheekwood Golf Club is unequivocally positive about both the concept and the reality of sustainable golf course development and maintenance. Our goals for the new facility embrace objectives to be resource efficient, ecologically rich, and community integrated.

It is the wish of the partners to create a public/private relationship with the ongoing plans and eventual renovation of the sewer treatment plant located across the river from the proposed 51 acres. It would be our hope that this relationship would include, but not limited to the use of treated water for irrigation, using organic solid waste fertilizer created by the new plant on the golf course, improving our current irrigation holding pond for treated water, and any other use that might be deemed beneficial due to the close proximity of the two entities.

The new golf course will be created and shaped with a fundamental aspect of water resource management that will work with and possibly improve the current watershed. It is the intent of the new design to create water detention areas within the golf course and transitional zones on the edges of the golf course to encourage wildlife habitat.

Once the golf development is in place, the golf course will pursue an environmental and sustainable friendly maintenance practice. The partners have already reached out and hired such a golf course consultant and are actively pursuing such goals on the current property.

Community Access

Our partners recognize that a sustainable golf course must meet and exceed the needs of local residents. Our recent investments to improve and repair the course reflect our long term commitment to this course and this neighborhood. We are committed to maintaining public access to the course as a recreational use for all residents of Franklin.

Design Elements

The partners of Cheekwood Golf Club are prepared to incur expenses for improvements to the 51 acres ranging from three and a half to four and a half million dollars. These improvements would include, but not limited to access roads, cart paths, carparks, sand and grass bunkers, golf tee and green complexes, clubhouse and other outbuildings, parking, courtyards and landscaped areas for events, golf academy, and administrative offices.

Summary

We appreciate your consideration of our request. Our partnership believes that we can bring a unique and viable alternative recreational choice to the city of Franklin. We and our associates are already reaching out to the youth of Franklin and getting them involved in golf. We believe golf is a game with which to learn valuable life lessons. Borrowing a quote from the great Bobby Jones, "Golf is the closest game to the game we call life. You get bad breaks from good shots; you get good breaks from bad shots- but you have to play the ball where it lies." We have included with this letter a draft plan of the proposed golf additions.

Sincerely,

 9/16/16

J. Todd Jester
General Partner
Cheekwood Golf Club