

JASON & DEMEKA CHURCH

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September 25, 2018

Via Hand Delivery and E-Mail

City of Franklin Department of Planning and Sustainability
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Franklin, TN 37064

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Re: **Resolution 2018-45**, "A Resolution to Adopt An Envision Franklin Plan Amendment for the Property Located at **4114 Murfreesboro Road** to change the Design Concept from Single Family Residential to Multifamily Residential" / Cameron General Contractors

Dear Ladies and Gentlemen,

I am writing as a property owner in Hurstbourne Park. My home is located on Terri Park Way, and we are backyard neighbors with 4114 Murfreesboro Road. Based upon the enclosed 18063 RLC Conceptual Plan, my home would be the closest Hurstbourne Park home to the 55+ apartment complex proposed at 4114 Murfreesboro Road. I live there with my husband, our 5-year-old son and our 2-year-old daughter.

My husband and I are opposed to Cameron General Contractor's proposed amendment to Envision Franklin. The City of Franklin adopted Envision Franklin in 2017 after much debate and repeated neighborhood meetings. The Planning Commission identified this property as Single Family Policy. This is the only policy that makes sense for this property.

We are grateful to live in a city where planners pay attention to the transition of uses, scale, and massing from one property to the next. Your City Planners agree that this use is too abrupt of a transition adjacent to our neighborhood, and they are recommending denial of this request.

As I understand it, the applicant has certain requirements for justifying the policy amendment according to the City's check list for Envision Franklin Amendments. Two that stand out are:

*** Description of how conditions have changed, thereby making the Amendment valid.**

My family has lived here since 2012, and no conditions have changed that warrant or justify a 3-story apartment building to take the place of the landscape nursery since 2017. Should infill occur, it should only be single-family homes consistent with the current policy and adjacent lot/home sizes.

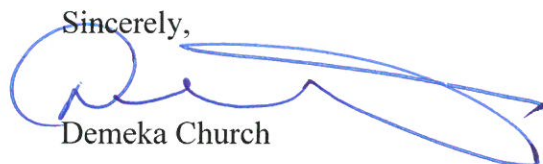
*** Description of how the proposed amendment will be compatible with the existing land use patterns and design concepts of nearby properties.**

Once completed, this structure will massively overshadow the homes on Terri Park Way, particularly the portion that runs parallel to the border of 4114 Murfreesboro Road, as that portion of Terri Park Way slopes significantly downhill. In no way is it compatible with the existing land use patterns and design concepts of our neighborhood or its surroundings. As a direct neighbor, it is my observation that the structure will stand significantly taller than the homes in our neighborhood to the east, the homes to the west, and the homes on the south side of Murfreesboro Road.

Please know that my family does not oppose the redevelopment of this property according to the current policy of Envision Franklin, Single Family Homes. As neighbors and strong advocates of good planning in Franklin, we are opposed to a use and development that is incompatible with the scale and design of the established neighborhood pattern.

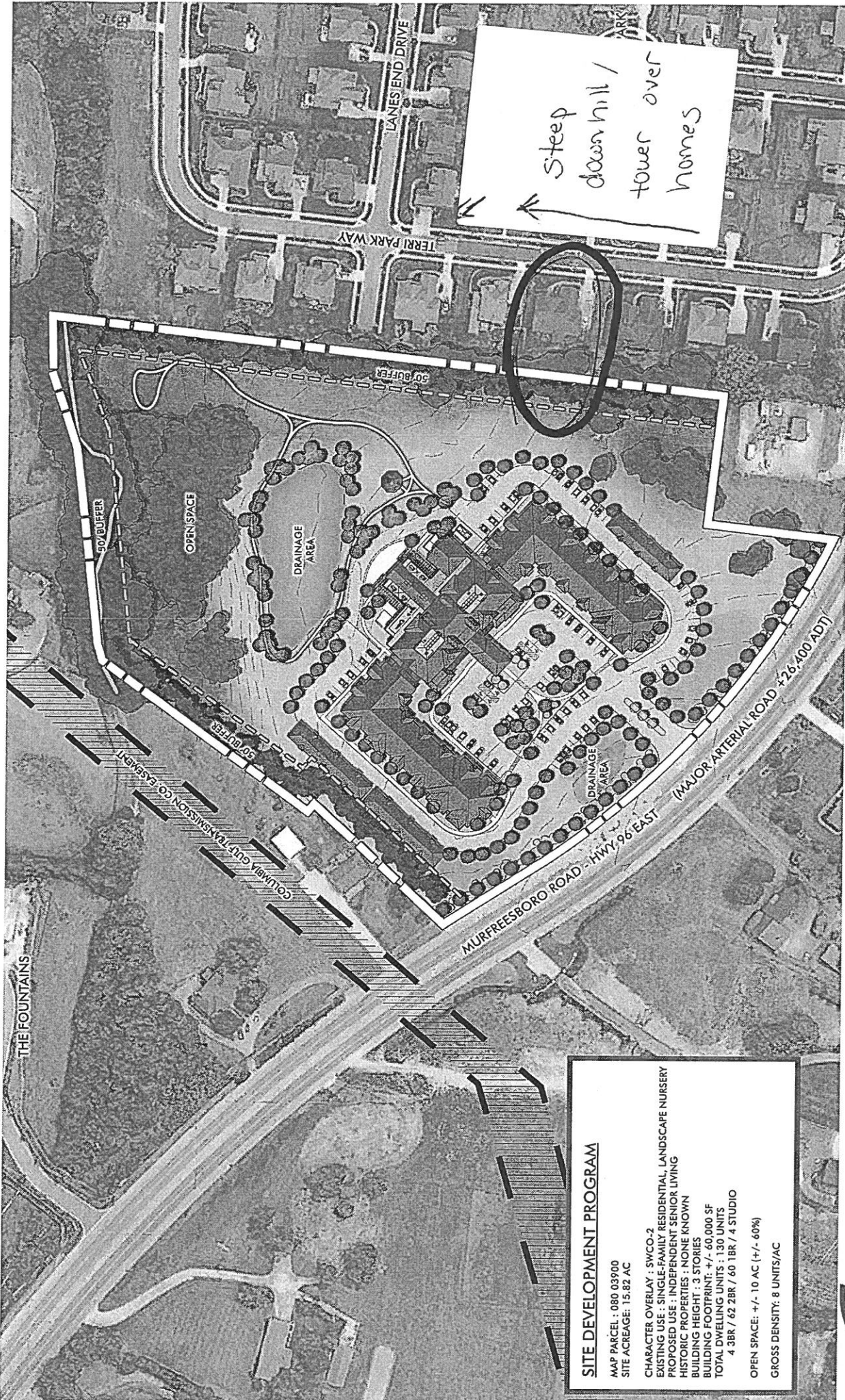
Thank you for your consideration of our request to keep the current policy established by the City of Franklin in 2017, and your recognition that this proposed development is out of place for the context of residential neighborhoods.

Sincerely,



Demeka Church

Enclosure



Steep
down hill /
tower over
homes

SITE DEVELOPMENT PROGRAM

MAP PARCEL : 080 03900
 SITE ACREAGE : 15.82 AC

CHARACTER OVERLAY : SWCO-2
 EXISTING USE : SINGLE-FAMILY RESIDENTIAL, LANDSCAPE NURSERY
 PROPOSED USE : INDEPENDENT SENIOR LIVING
 HISTORIC PROPERTIES : NONE KNOWN
 BUILDING HEIGHT : 3 STORIES
 BUILDING FOOTPRINT : +/- 60,000 SF
 TOTAL DWELLING UNITS : 130 UNITS
 4 3BR / 62 2BR / 60 1BR / 4 STUDIO

OPEN SPACE : +/- 10 AC (+/- 60%)
 GROSS DENSITY : 8 UNITS/AC



CONCEPTUAL PLAN
RESORT LIFESTYLE COMMUNITIES OF FRANKLIN
 FRANKLIN, WILLIAMSON COUNTY, TN



COFJCW
 8.23.2018
 KYD #18063

KISER VOGGIN DESIGN