

May 19, 2017

VIA ELECTRONIC MAIL: emily.hunter@franklintn.gov; andrew.orr@franklintn.gov

Ms. Emily Hunter & Mr. Andrew Orr
Franklin Planning Department
109 3rd Ave S #120
Franklin, Tennessee 37064

**RE: ORDINANCE #2017-12
REQUEST FOR INCORPORATION
PARCELS LYING BETWEEN FRAZIER DRIVE AND MALLORY LANE
COOL SPRINGS, FRANKLIN, TENNESSEE**

Dear Emily & Andrew:

Ragan-Smith, on behalf of our client David Crabtree of Brookside Properties, would like to formally request incorporation of the subject parcels into Ordinance 2017-12. These parcels lie between Frazier Drive and Mallory Lane, totaling approximately 52 acres. (See attached exhibit.)

As we have assessed Envision Franklin and its encouragement to promote mixed-use developments along the I-65 corridor, we feel our properties, as reflected in the attached exhibit, should be made part of the area that allows a height of 12-stories for future buildings. This 52 acre area is bisected by a major arterial (Cool Springs Boulevard) and lies approximately ½ mile west of the I-65 interchange. Additionally, the Spencer Creek Greenway connects immediately west of this property with its future extension along our northern border. We feel the logistical location of this site makes it a perfect candidate for future regional commercial / mixed-use developments. The ability to go to a 12-story height provides design flexibility to maximize its potential to develop a successful and sustainable community.

We applaud Envision Franklin's effort and foresight on this matter, and would greatly appreciate the opportunity to be included in this 12-story height area in order to assist with its success.

We would like to be heard at the May 25, 2017 Franklin Municipal Planning Commission, as part of Ordinance 2017-12.

Thank you for your consideration. Should you have any questions or require any additional information, please call.

Sincerely,

RAGAN-SMITH ASSOCIATES, INC.



Alan Thompson, RLA, APA, LEED AP
Vice President

JAT:cmm

Attachment

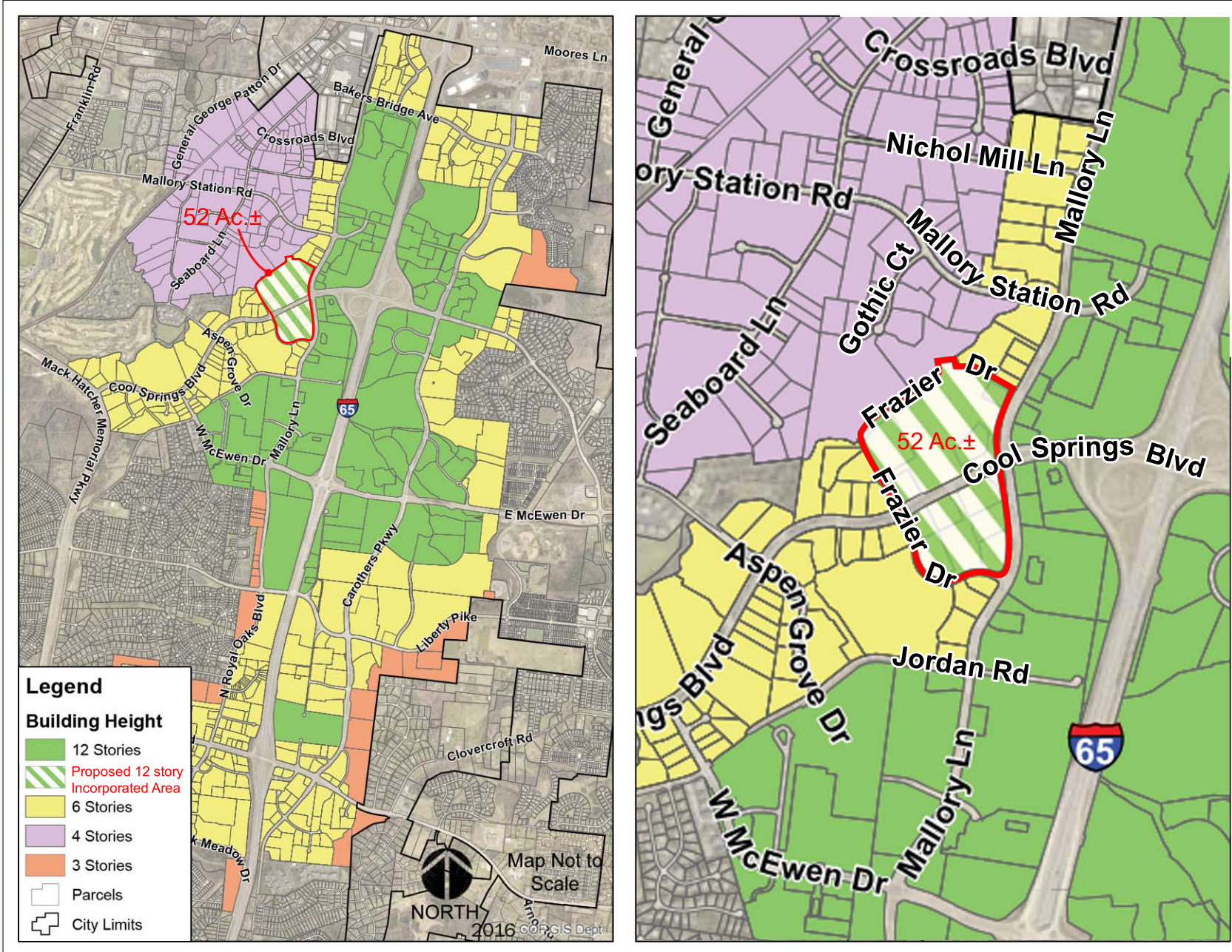
c: David Crabtree

APPENDIX G

INTERSTATE CORRIDOR BUILDING HEIGHTS

FIGURE G.1: INTERSTATE CORRIDOR BUILDING HEIGHT MAP

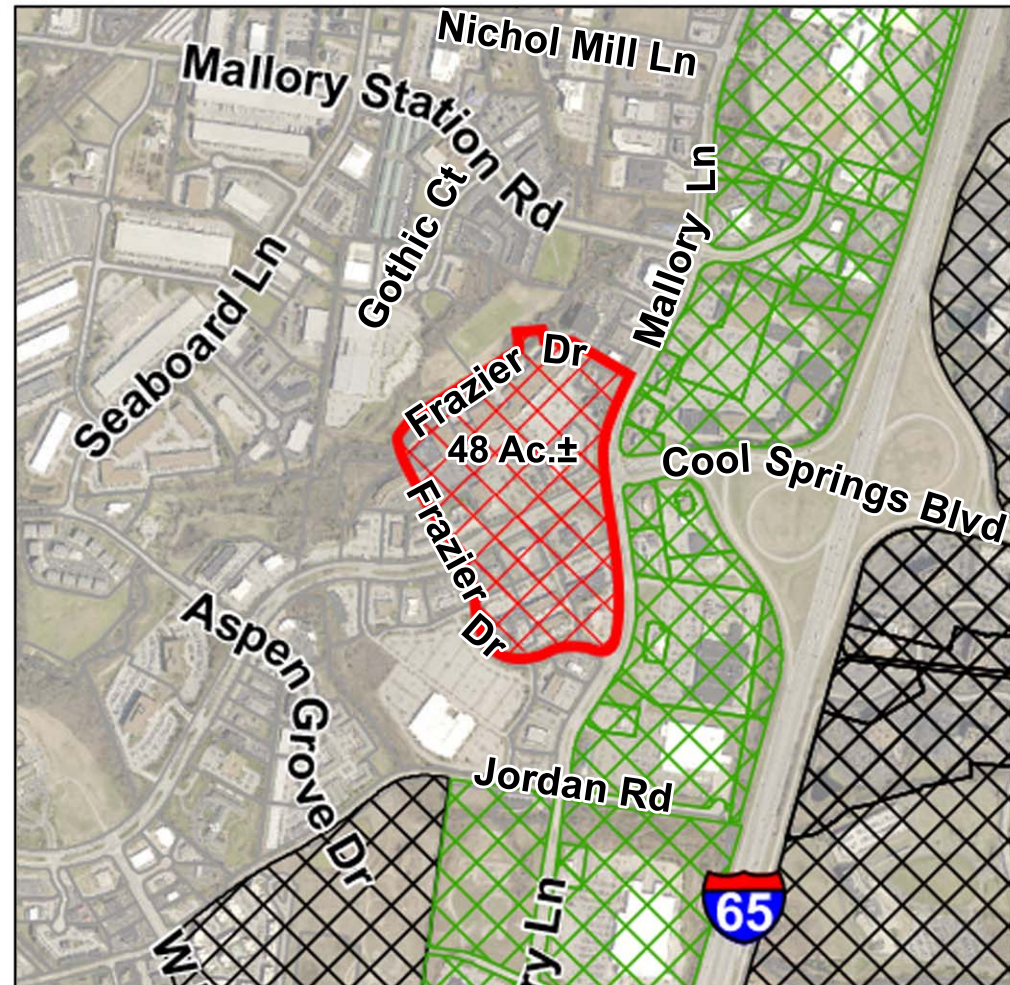
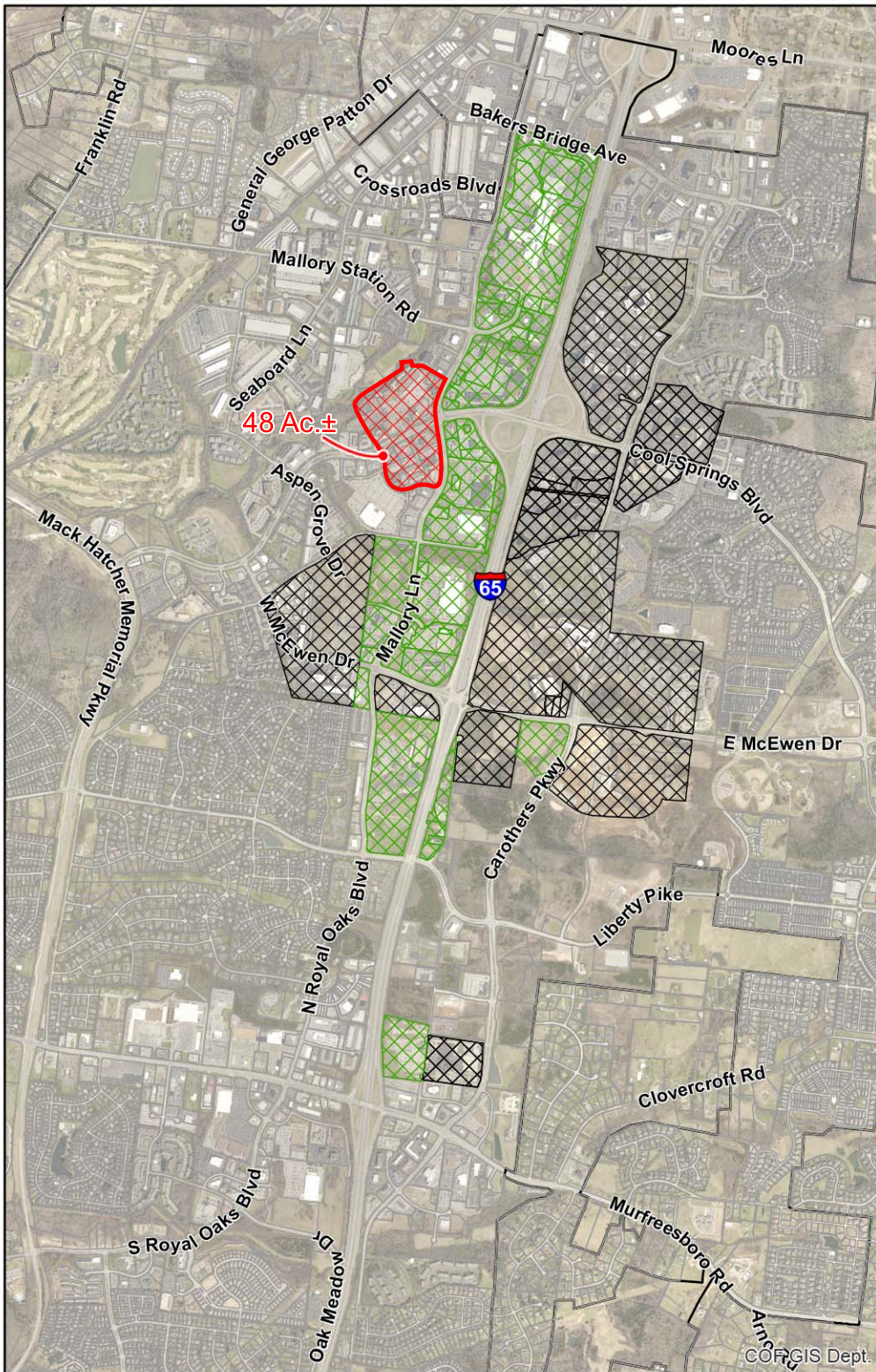
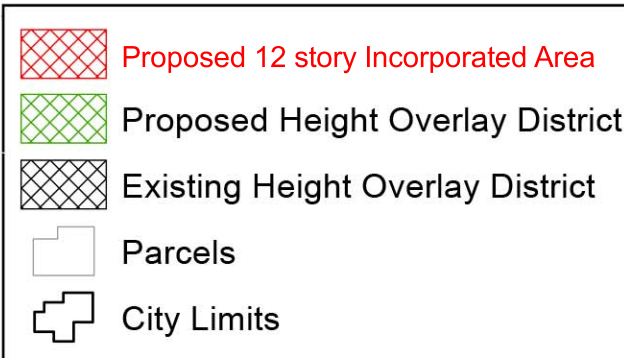
PROPOSED 12 STORY INCORPORATED AREA



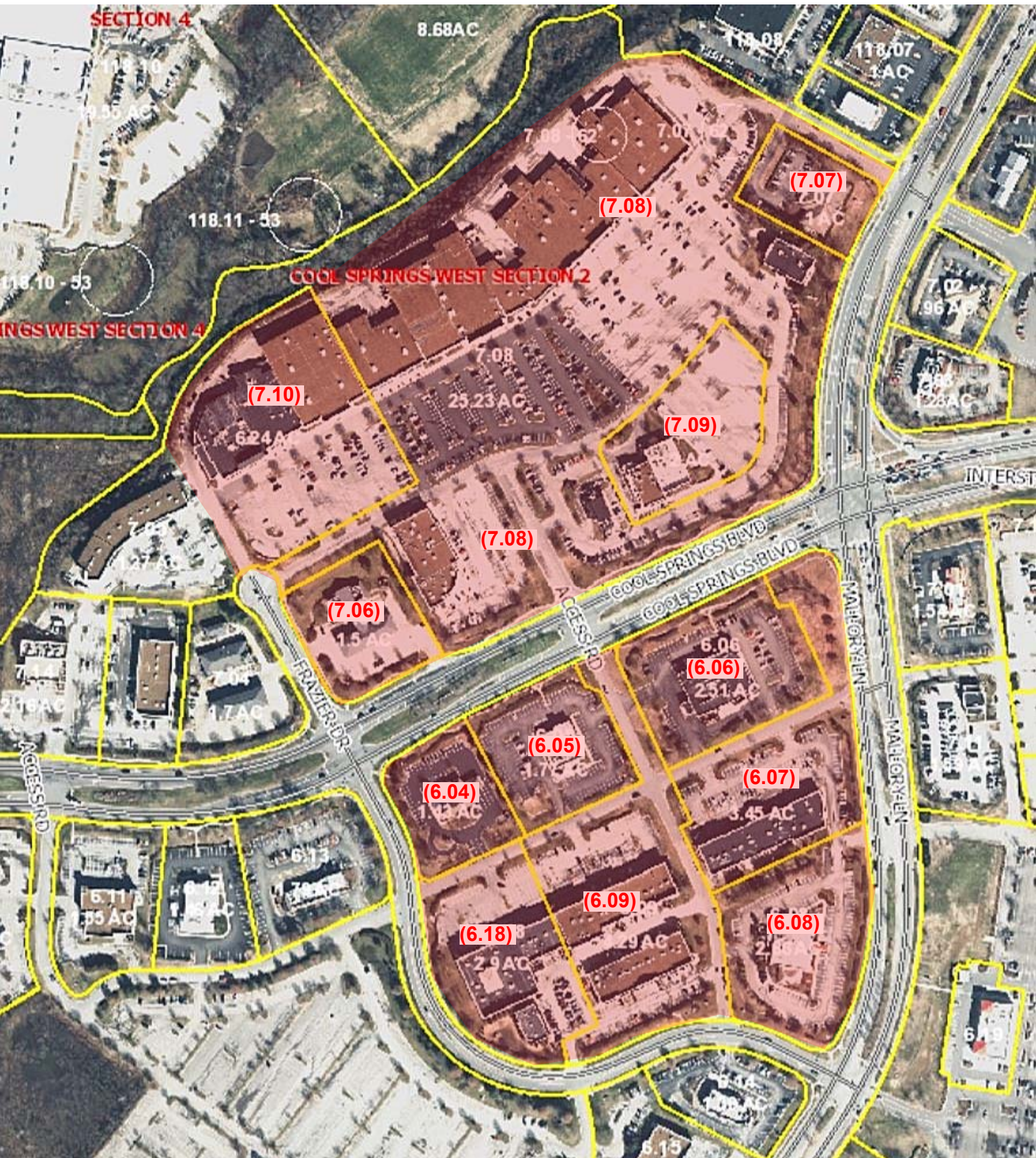
Proposed Height Overlay

Date: 4/17/2017

PROPOSED 12 STORY INCORPORATED AREA



Williamson County Property Map 62



Premises requested to be added to HTO

Map-Parcel	Acreage
062---00604	1.43
062---00605	1.77
062---00606	2.51
062---00607	3.45
062---00608	2.66
062---00609	4.29
062---00618	2.90
062---00706	1.50
062---00707	1.00
062---00708	*20.00
062---00709	2.00
062---00710	*4.45
* denotes portion of parcel	
Approximate total acreage = 47.96 ac.	