

H a u r y & S m i t h

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7065 MOORES LANE, SUITE 300 383-9070 BRENTWOOD, TENN. 37027

July 18, 2016

Mr. Eric Stuckey
City Administrator
City of Franklin
109 3rd Avenue South
Franklin, TN 37064

Re: Request for Annexation – Mayes Creek Property

Dear Mr. Stuckey,

In accordance with Tennessee Code Annotated, Section 6-51-102 (a)(1) and our previous conversations with Mayor Moore and the City's administrative team, we are hereby requesting annexation by the City of Franklin, Tennessee for the following parcel(s) of property.

- 1) Parcel 01801, Map 88 (174.61 acres)
- 2) Parcel 01802, Map 88 (95.68 acres)
- 3) Parcel 01805, Map 88 (41.18 acres)
- 4) Parcel 01806, Map 88 Si000 (17.72 acres)
- 5) Parcel 01806, Map 88 Si001 (2.69 acres)
- 6) Parcel 01900, Map 88 (82.05 acres)
- 7) Parcel 03800, Map 87 (77.00 acres)

We request the City staff's assistance in developing a Plan of Services for the aforementioned properties. A property description of the area will be provided upon request. The parcels are located within the Urban Growth Boundary of the City of Franklin, but are not contiguous to the current corporate limits of the City. Recent amendments to TCA permit municipalities to annex non-contiguous parcels. The property is located entirely within the Seward Hall Character Area and Special Area 4, which is characterized by a combination of rural and suburban development patterns while preserving unique natural features located within the area.

As part of the application for annexation, we request consideration of the following during the annexation evaluation process:

1. We are proposing to amend the Land Use Plan for the Seward Hall Character Area to permit the development of a mixed-use community allowing for various residential styles and neighborhood-scale commercial uses that embrace a rural development pattern

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while recognizing the uniqueness of these parcels as part of a gateway corridor to the City of Franklin.

2. We are proposing the adoption of an Ordinance to permit the installation and operation of alternative sewerage disposal systems within the City of Franklin that would subsequently be applicable in the development of the subject parcel.
3. The proposal would integrate elements of the Major Thoroughfare Plan into the master development plan for the subject parcels, including north-south and east-west roadway connections serving the site and surrounding neighborhoods.

Our vision for the property is to develop a mixed-use community that includes preserving unique natural features located on the site. We will work collaboratively with City staff in preparing the master plan for the property in preparation for filing a rezoning (PUD) request and development plan for consideration.

Please let us know if there is any additional information or questions regarding our request for annexation. Thank you in advance for your favorable consideration of our request to become an integral part of the Franklin community.

Sincerely,



Reese Smith
Steve Smith

Attachment Exhibit A (Aerial Photo Illustrating Property to be Annexed)

Interstate 65

COF City Limits

Highway 96

Wilson Pike

Arno Road

COF Urban Growth Boundary

Mayes Creek Development Area

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