

Comment to June 23, 2016 FMPC Meeting

Thank you for the opportunity to address the commission on the following agenda items. . .

- 1) Item #22 (File 16-0513), consideration of ordinance 2016-21, on the issue of Rizer Point Development Plan Revision and Rezoning request.
- 2) Item #23 (File 16-0630), consideration of resolution 2016-30, on the proposal from Goodall Homes for a Phase 5 development plan on property discussed on item #22

My name is Jeff Brodoski, and I reside at 5002 Viola Lane, one of the Goodall Rizer Point homes that will be greatly impacted by the new Phase 5 development proposal. We are a family of 5 with 3 kids under the age of 10 and a pet dog.

First, let me state my family's position on the above items #22 and #23. We strongly oppose both proposal, especially the resolution 2016-30 proposal from Goodall Homes to develop a phase 5 expansion of Rizer Point. This proposed expansion of the neighborhood dramatically alters the environment that we bought into on July 2015.

We moved to Franklin in September 2008, spending almost 7 years in Villages of Clovercroft. In 2015 we wanted to find a home that was closer to school, had less traffic, was quieter, was safer, and was more private. Rizer Point provided us with a very nice and new neighborhood that was closer to school and was a smaller subdivision. What sold us on the home was that we were able to get a lot in the back corner Rizer Point, which gave us the **privacy, quietness, very low traffic, and safety** that we coveted in a new home.

Below is a picture of where our lot is within Rizer Point . . .



This proposal to expand our neighborhood into the wooded area does the following to why we bought our home . . .

- Reduces Safety by adding traffic in front of our house. As you can see, right now we only have 1 neighbor (not developed yet in this picture, but sits between us and tree line) that needs to drive past our house to get home.
- Quietness – adding 20 homes will obviously create more noise than we have now. The biggest noisemakers now are the birds and other animals that live in the wooded area. IN ADDITION, Goodall’s proposal to have a playground right next to our neighbors yard will add even more noise.
- The view – right now we have a very nice view looking out the North side of our home into the wooded area. While the proposal does keep the tree line, the view would still be somewhat impacted in a negative way, especially with the playground there.
- Privacy – it goes without saying that by adding 20 additional homes in our corner of Rizer Point will definitely reduce our level of privacy.
- Home value – I have bought and sold 4 homes over the past 13 years, one thing I know for sure is that our home value will take a hit during the 2+ years it will take Goodall to prep land, develop the streets, sell and build the homes. While our home value will likely recover, the recovery will be delayed and it will be slower than if this proposal did not occur. The selling points that go away due to this proposal will greatly impact the home value recovery.
 - o In fact, the impact on our home value in the next 5 years would conservatively be \$15,000-\$20,000. That assumes losing a modest 1.0-1.5% increase each year.
- Construction – while not permanent, our home will be dealing with construction traffic for at least 2 years, and every single vehicle will have to pass our driveway to get to the Phase 5 expansion. This will greatly reduce the ability for our young kids, and 8 other young kids next to us, to play outdoors together the way they do now.

So it is easy to see why my family does not support this expansion, and you will see by the comments made during the meeting and written that other neighbors oppose this plan as well.

Please also keep in mind that not only did we buy our home for the reasons above, we also paid the highest lot premium (\$15,000) in Rizer Point to attain all of these reasons to purchase. While the long term impact on our home environment is the most important thing, I do not take it lightly when someone tries to take away what we paid for.

Which brings me to the bigger picture question I have for the City of Franklin and Goodall Homes . . .

The incentive from Goodall Homes is understood, they are a business and they stand to profit a few million from this expansion. BUT, I must mention that myself and all the other neighbors around me were told last year that Goodall has no plans to expand into the land (land subject in Item #22), and that Goodall could not build there if they wanted to because of the flood zones. This is one of the major reasons that neighbors are upset about this plan.

As for the City of Franklin, if you were to accept this proposal, the only incentive I can think of is more tax revenue. And by my estimates the city would gain about \$75-85,000 in tax revenue each year from these 20 homes. This proposal would do nothing to enhance your city, it would make several of your current residents unhappy, and it would destroy quiet land that really poses no strategic advantage for a potential builder. If you look at the land in question on item #22, it lies between Harpeth river, Rizer Point, and another established neighborhood that has been in existence since the 70's and early 80's.

I ask the City of Franklin, is it really worth the extra tax revenue to accept a plan that does not enhance your city and only upsets existing residents?

My family and I are hopeful that you will say no to this question and reject the proposed items #22 and #23.

Thank you for allowing us the opportunity to voice our concerns,



Jeff Brodoski

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