

June 23, 2016

Agenda # 22
Re: Rizer Point Rezoning

City of Franklin Planning Commission,

I write to you today as a 30-year resident of Franklin, Tennessee who currently resides on Wedgewood Drive. I have multiple concerns about the proposed plans to rezone and develop the property north of Del Rio Pike and East of Del Rio Court.

My first concern is that this land should not be rezoned from agricultural to residential due to the implications for surrounding homes and the Harpeth River. As an avid kayaker, I am very familiar with the stretch of river that runs adjacent to this property as well as other portions of the river downstream. I understand that Goodall Homes plans to “dig out” an area equal to 125% of the flood plain that they are developing, however this does not compensate for the effects created by changing this landscape. First, when this land is converted from a pasture to development, the rain will no longer soak into the ground and then gradually percolate to the nearby river. Instead, it will immediately rush into the storm drains and the river at high speeds, washing away banks and vegetation. This flow of water will continue downstream at a rapid pace, putting stress and unnecessary wear and tear on bridges that are already aging, specifically the bridge at Cotton Lane. The long term implications of changing the landscapes will only lead to more cost for the city and the tax payers when these bridges are in need of repair and Goodall homes has already moved on to their next project.

The implications of changing this flood plain on surrounding homes should also be obvious to anyone who lived in Franklin during the 2010 flood, when this property and the adjacent neighborhood of Rebel Meadows were underwater. Many homes were completely destroyed and some have yet to be fully repaired due to the financial implications for these families. Leaving this property as an agricultural zone allows more absorption of water, slower runoff, and less impact on existing homeowners if the river were to rise to similar flood levels again. The addition of pavement and houses for Rizer Point would certainly divert more water into Rebel Meadows due to it's lower lying geography, so the increased risk you are placing on the existing home owners should not be ignored. Additionally, you must take responsibility that your decision also impacts neighborhoods downstream likely causing increased flooding in Fieldstone Farms, CottonWood, and the wastewater treatment plant behind Cottonwood.

I will conclude by reassuring you that I am not against developments in Franklin. We moved to Cottonwood when I was 5 years old and I watched as Fieldstone Farms, Mach Hatcher, and every other development create the town that I still call home. I appreciate the way our city scrutinizes developments and holds residential and commercial builders to high standards. However, I believe your role as the planning commission involves weighing the pros and cons of each application. In this scenario, I do not think the revenue generated by 20 additional homes in a flood plain will outweigh the environmental impact and threat of loss that will be placed on existing residents of your county.

Thank you for your consideration and please contact me directly for further discussion of this or related topics.

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