

Agenda Item #23  
Re: Rizer Point Development Plan

City of Franklin Planning Commission,

I write to you 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.

The proposed development will connect Wedgewood Drive to Viola Lane thereby increasing traffic flow and creating additional safety concerns for existing residents of Wedgewood Drive, Del Rio Court, and the entire Rebel Meadows subdivision. I do not think it is in the best interest of our community to connect the Rizer Point Subdivision to Wedgewood Drive for thru traffic, instead I would request that you consider a connection to Wedgewood drive for pedestrian and emergency access only.

The traffic implications of connecting Rizer Point to Del Rio Court and Rebel Meadows will be more significant than the 20 homes proposed to build. The connection will increase traffic from the entire Rizer Point subdivision as people try to access Hillsboro road by cutting through Rebel Meadows. Speeding has already been a documented problem in Rebel Meadows and Del Rio Court and adding more volume to these neighborhood streets adds to frustration for current residents as well as safety concerns.

To address safety concerns, I would specifically like you to consider the city park located at the corner of Wedgewood Drive and Del Rio Court. This park is close to the road and near a sharp curve in Del Rio Court that has compromised visibility. Adding traffic volume to this curve in the road poses safety risk for all persons who utilize this park. Additionally, Wedgewood Drive and Del Rio court are both narrow roads with no sidewalks, making access to the park even more treacherous if there is a higher volume of vehicles.

I would also like to add that logistics of adding traffic volume to Wedgewood drive will be hazardous for all vehicles involved. Wedgewood Place is small subdivision with no HOA, there is little control over homeowners actions or maintenance of properties on our street. Literally 1/3 of the homes on our street (8 out of 25) are rental properties that are not always well maintained and frequently have 2-3 cars parked along the street in front of the home. Additionally, there are no designated parking places for the city park at the end of the street, encouraging more street parking on Del Rio Court and Wedgewood Drive. Due to the significant amount of street parking and the narrow design of these roads, it is already difficult for two cars to safely pass each other therefore adding construction traffic and ongoing volume will definitely lead to increased risk of traffic accidents or pedestrian injury.

Finally, I must add that as a resident of Wedgewood Drive for the past 11 years I have grown to enjoy our accessibility to walk from our home to the city park, bicentennial park, and downtown Franklin. I have a 3 year old daughter and another child coming soon and we deeply appreciate the value our city has placed on creating a walkable community for our family. However, by adding volume of vehicles without creating sidewalks, you take away accessibility or you ask us to forfeit our safety and the safety of our children. I conclude by reiterating that emergency access only to Wedgewood Drive would be sufficient to serve the needs of our community and all involved neighborhoods. Rizer Point already has 2 entry/exit points to the subdivision, therefore a 3<sup>rd</sup> access point for through traffic is redundant and only needed for emergencies.

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