



YOUR *Dream* STARTS HERE

July 21, 2016

Franklin Planning Department
Franklin City Hall
109 3rd Ave. South, Suite 120
Franklin, TN 37064

Dear Planning Commissioners,

This letter is in reference to the steps that have been taken, on behalf of Goodall Homes, as we go through the process of entitlement for a proposed section of 20 lots at the Rizer Point community, in Franklin. As we start a possible development we understand the feedback from the existing and surrounding community is vital in establishing a good plan. As you well know while it is challenging to address the concerns and request of everyone, it is important to have a thoughtful process and implement those suggestions that are both reasonable and improve the plan. We have had multiple meetings with homeowners of Rizer Point, both as a group and individually. In each of these meetings we have listened to concerns and suggestions. While this process has taken a considerable amount of time, it has ultimately provided us with information that we believe improves the overall plan for Rizer Point. Listed below is a list of items that Goodall Homes has agreed to provide within the plan, based on the community feedback.

1. Goodall Homes will add a significant landscape buffer between existing homeowners and the new section to provide separation and privacy between the two sections.
2. Within the new section, Goodall Homes will be shifting the original lot layout further away from the existing community to provide more distance between the two sections.
3. Goodall Homes will add a playground within the new section that will serve the entire Rizer Point Community.
4. Goodall Homes will add a walking trail to connect the playground to the existing community. In addition, walking trails will be added along the river. The walking trail system will serve the entire community.
5. Goodall Homes recommends adding traffic calming features entering into the new 20 lot section to minimize the effects of traffic.
6. Finally, we identified nine homeowners that we felt were directly impacted by the new section (Those home owners that back directly to the development) and partially impacted by the new section (Those home owners that are along the traffic route of the new section) and met with each individually. In those meetings we offered to refund the full lot premium for those directly impacted and refund ½ of the lot premium for those impacted partially. While we feel like each of these lots still warrants a premium for its location, we felt that since the homeowners bought prior to the proposed section being discussed that this was the right step to take.

As I mentioned before, while it difficult at times to meet the request of every homeowner, I believe that Goodall Homes as taken the steps to listen intently to the community and offer multiple enhancements for the community. I want to personally thank each of you for your time and consideration in this matter.

Sincerely,

Chris O'Neal
Chief Sales Officer
Goodall Homes
615.681.4335
coneal@goodallhomes.com

