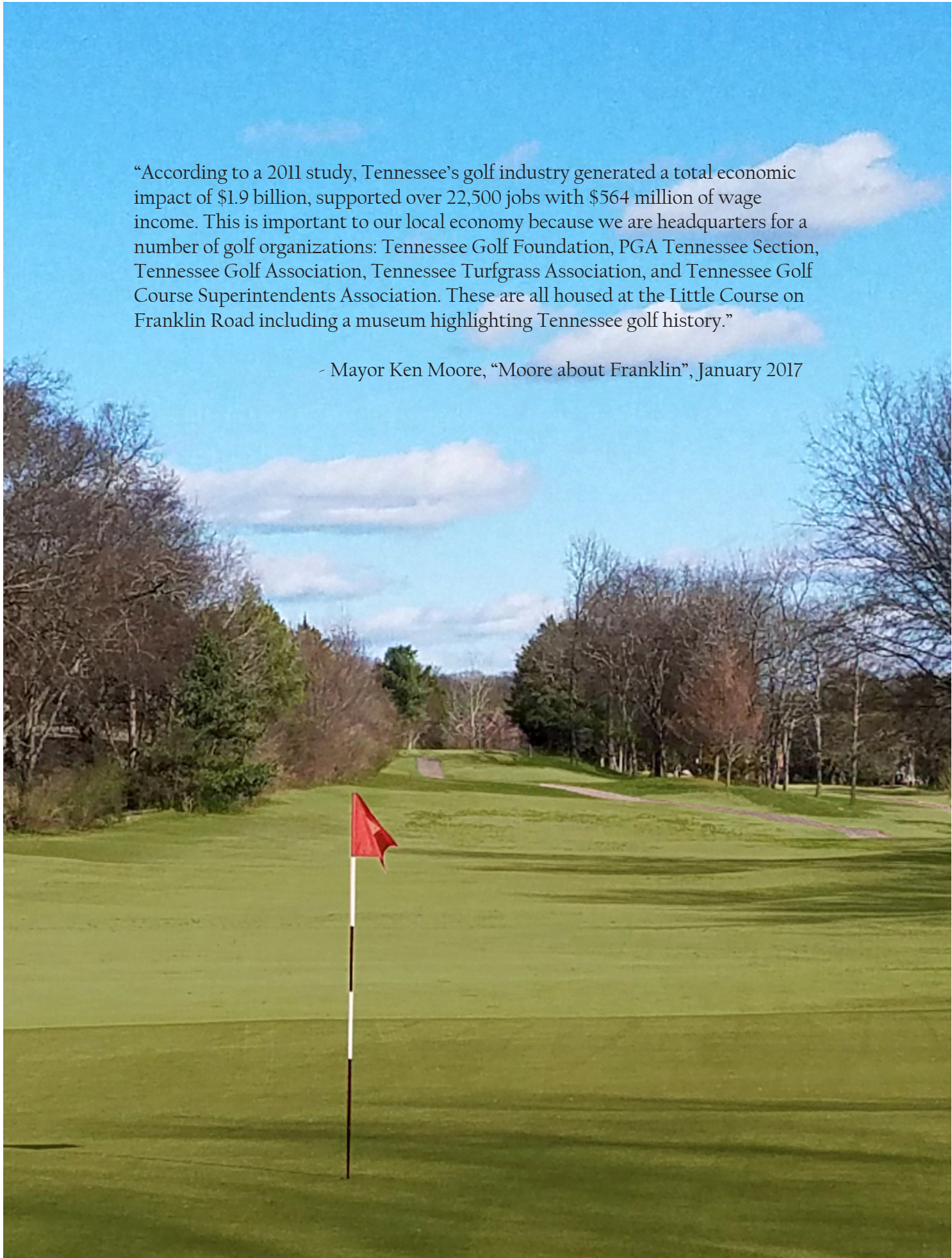




CHEEKWOOD
— Golf Club —

PROPOSED RENOVATION AND LEASE
AGREEMENT MAP 63, PARCEL 21.01
CITY OF FRANKLIN, TN

FEBRUARY 9, 2017



“According to a 2011 study, Tennessee’s golf industry generated a total economic impact of \$1.9 billion, supported over 22,500 jobs with \$564 million of wage income. This is important to our local economy because we are headquarters for a number of golf organizations: Tennessee Golf Foundation, PGA Tennessee Section, Tennessee Golf Association, Tennessee Turfgrass Association, and Tennessee Golf Course Superintendents Association. These are all housed at the Little Course on Franklin Road including a museum highlighting Tennessee golf history.”

- Mayor Ken Moore, “Moore about Franklin”, January 2017

INTRODUCTION

The City of Franklin currently owns a 54-acre property located along the Harpeth River south of Mack Hatcher and west of Franklin Road. The owners of Cheekwood Golf Club (formerly Fairways on Spencer Creek) are interested in securing a long-term lease with the City of Franklin for the above-cited 54-acre property.

This proposed plan will maximize the use of the property (which is predominantly in a floodplain) by allowing needed expansion and upgrade of the current golf course, as well as the facilities adjacent to this site.

HIGHLIGHTS OF PROPOSAL

- Expand community opportunities for public golfing activities
- Create a practice facility for youth and school golf teams
- Offer new event options that are currently lacking in the Franklin community
- Provide water reuse opportunity from city sanitary facility





CHEEKWOOD GOLF CLUB

Cheekwood Golf Club is a 9-hole Course open to the public year around and is set in the heart of Franklin, Tennessee. As of Summer 2015 Cheekwood has undergone new ownership, bringing about many renovations. Since that point membership has doubled and continues to grow.



OWNERSHIP

The Cheekwood owner group includes:

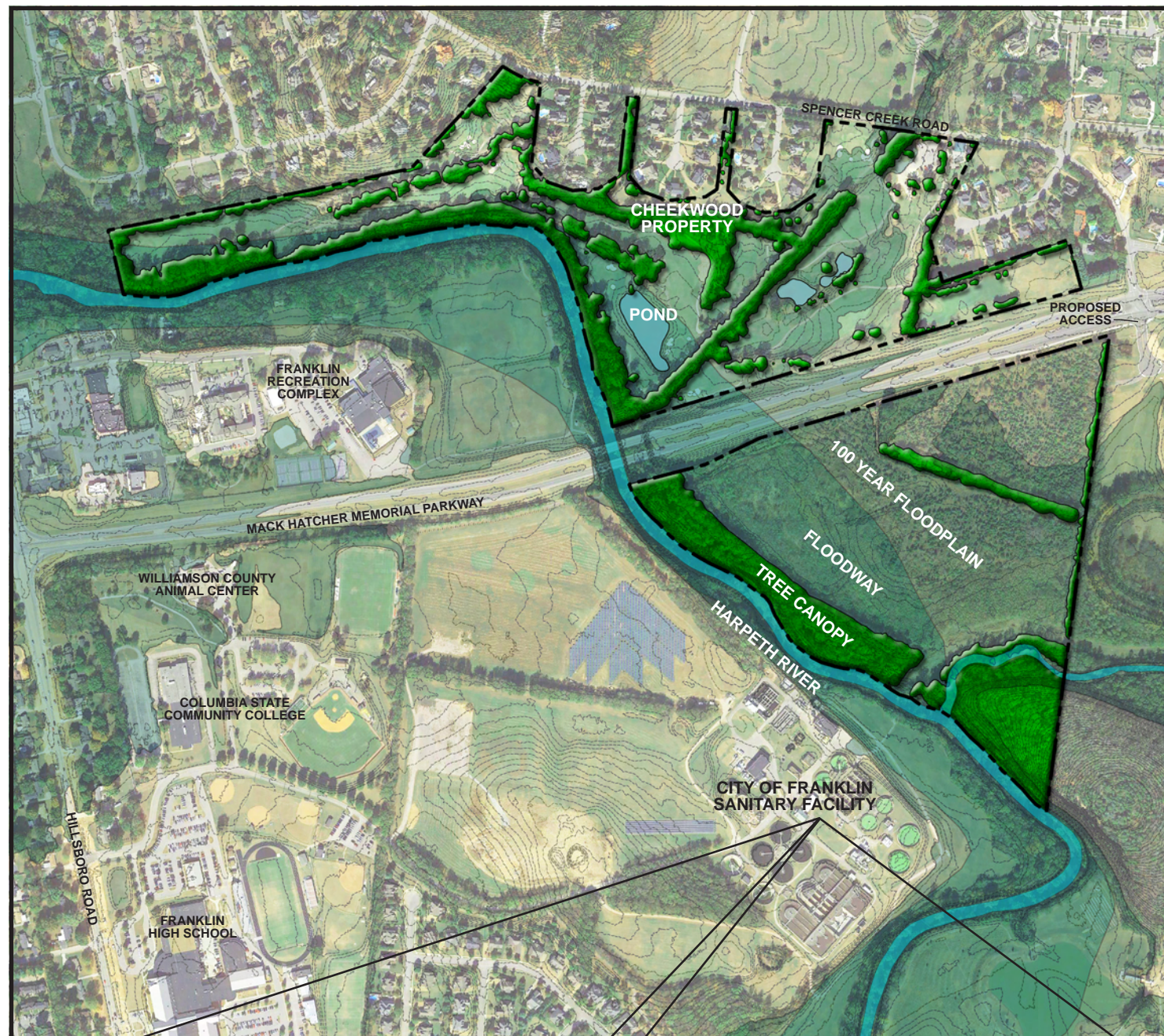
- Jo Dee Prichard and Thomas Pierce, local astute entrepreneurs, financial investors, and class “A” land developers
- J. Todd Jester, golf course architect, designer, and course renovator

APPLICANT CONTACT INFORMATION

J. Todd Jester
615.794.8223
todd@jesterdesign.com

QUALIFICATIONS

Todd has forged a golf course pedigree that has carried him to courses throughout the Americas. His course design experience includes: The Four Seasons Punta Mita of Nay Mexico, the luxurious Trump National Golf Club at Colts Neck, New Jersey, and the five-star rated Flagstaff Golf Club in Flagstaff, Arizona. Todd thrived as a project and design coordinator as well as a design associate for the legendary Jack Nicklaus. Employed by PGA player/broadcaster Jerry Pate to design and build with his company, which included clients such as the Ritz Carlton, Clint Eastwood, and Donald Trump. Todd will be recognized as one of Golf World Magazine’s “2017 Top 100 Golf Consultants in the World” when their list is released later this year.



EXISTING CONDITIONS

Almost 75% of Cheekwood and the proposed lease property are part of the floodplain. The southern parcel sits directly adjacent the City of Franklin's Sanitary Facility, which could provide a great opportunity for the reuse of effluent water for irrigation.

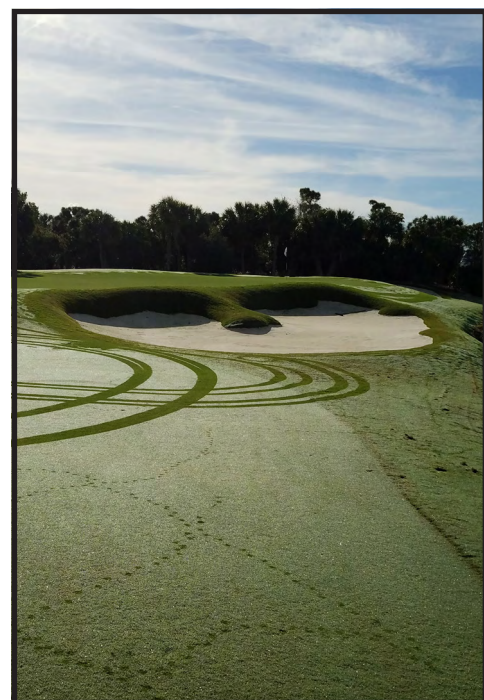
- Existing Cheekwood Acreage: 57.60 AC
Total Floodway / Floodplain Acreage: 38.25 AC (66%)
- Proposed Lease Property Acreage: 53.52 AC
Total Floodway / Floodplain Acreage: 43.64 AC (82%)
- Access from Mack Hatcher at traffic signal



Recently updated city of franklin wastewater facility
GOOGLE MAPS



Recently updated city of franklin wastewater facility
GOOGLE MAPS



PROPOSED CONCEPTUAL MASTER PLAN

The goal of the proposed master plan is to provide a top-of-the-line 9-hole championship course, practice facility, driving range and clubhouse / event space that the City of Franklin can take pride in and utilize as an asset to the community.



- State-of-the-art practice facility
- Driving range
- Three relocated fairways and greens
- New clubhouse / event space
- Relocation of cart parking and maintenance area

Direct access to City of Franklin Sanitary Facility for irrigation by reuse of effluent water

Maintenance area visible from
Neighboring residences and
From Spencer Creek Road



IS THERE A NEED?

Why acquiring the land lease is vitally important to Cheekwood Golf Club and the City of Franklin?

- Expansion will help secure Cheekwood as a long term sustainable and viable business
- Cheekwood will grow opportunities to meet community recreational demands
- Addresses youth sports needs, practice facilities, and tournament venue
- New opportunity for public facility and event space
- Opportunity to be city's first fertilizer plant customer - meeting both golf course and city needs
- Effluent water customer

We believe this is the highest and best use of land and it extends a community asset on property burdened with floodplain adjacent to the Harpeth River.



Dated clubhouse barn currently in
plain view from residential homes



BENEFITS TO FRANKLIN

- Revitalized neighborhood character
- New youth golf programs and academies
- Partnerships with local organizations such as the YMCA and Williamson County Rec Center to reach additional families and youth
- New full time and seasonal employment opportunities
- A new venue and opportunity for local vendors to reach and serve the needs of golfers and event attendees
- Irrigation using effluent water from the neighboring sanitary facility could be extremely beneficial to the local environment as it would provide an extra filtration stage before being released back into the Harpeth

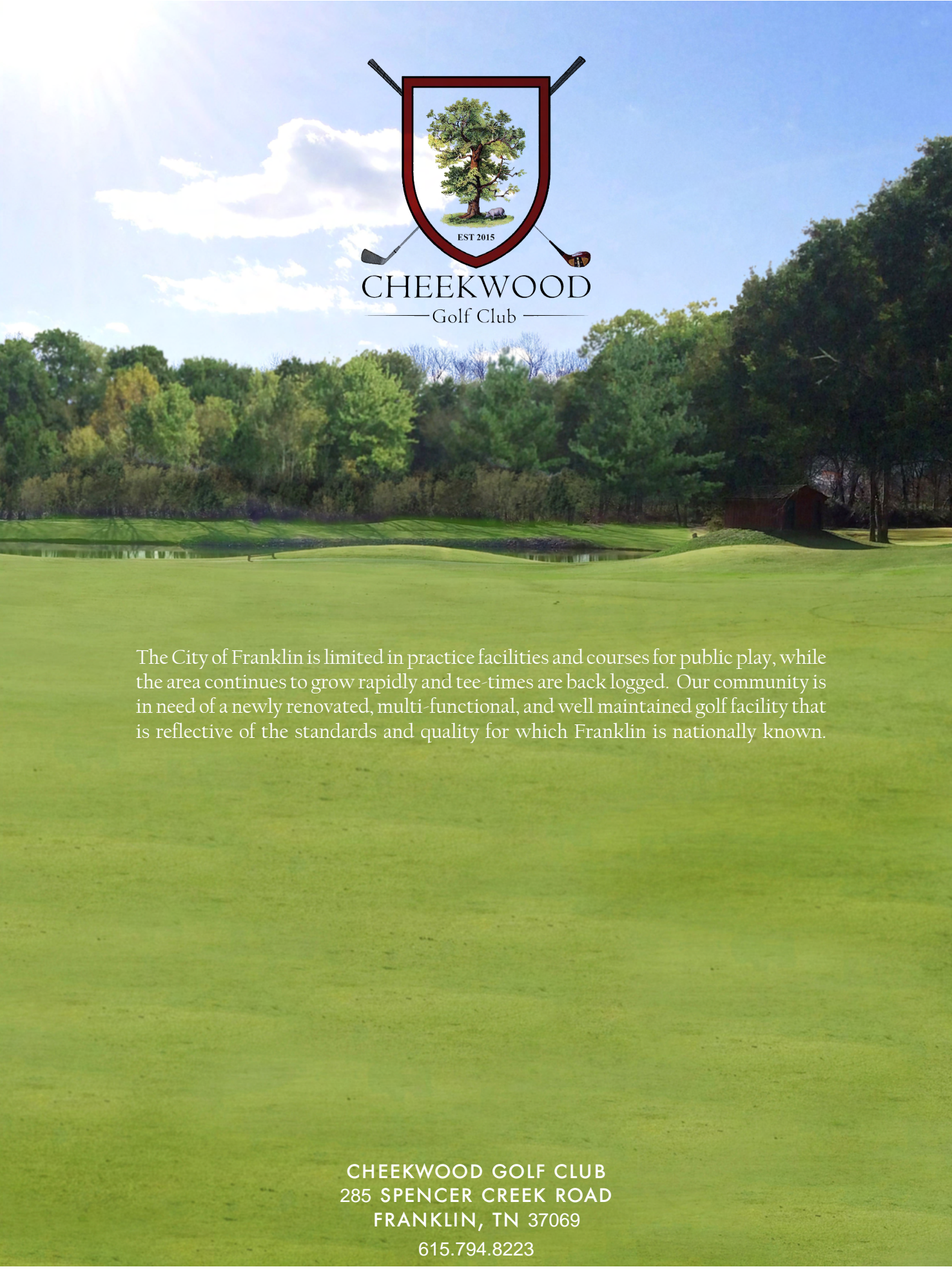




**ACKNOWLEDGMENTS AND PROVISIONS AS
REQUIRED BY THE CITY OF FRANKLIN**

All land use improvements will meet city ordinances and all structures/buildings will meet all planning regulations, ordinances, and requirements.

Lessor reserves a right to construct an access road across the subject property for the purpose of serving the Franklin High School property adjacent thereto. This easement shall be sub-servant to any construction, improvements, or use by the golf club, and shall not be constructed in such a way to limit, alter, or change the property usage by the golf club but rather shall be constructed in such a way as to minimize its impact on traffic, use by the golf club, security of both properties, and inconvenience to the golf club, its members/licensees, and guests.



The City of Franklin is limited in practice facilities and courses for public play, while the area continues to grow rapidly and tee-times are back logged. Our community is in need of a newly renovated, multi-functional, and well maintained golf facility that is reflective of the standards and quality for which Franklin is nationally known.

CHEEKWOOD GOLF CLUB
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FRANKLIN, TN 37069
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