

Mayes Creek Envision Franklin Amendments Neighborhood Meeting

May 23, 2018

6:00 PM

City Hall Training Room

Over 100 people attended the meeting.

Andrew Orr, Principal Planner with the City of Franklin, provided an overview of Envision Franklin, the Mayes Creek Study, the open house outreach results, a summary of the online survey results, which had approximately 350 responses, and explained the Envision Franklin amendment process. The Franklin Municipal Planning Commission (FMPC) has the authority to approve amendments to Envision Franklin. If the Smith's request is approved by the Planning Commission on June 28, 2018 at 7pm, it will open the door for the Plan of Service, annexation request, and development plan, all of which would require Board of Mayor and Aldermen approval. The amendment request before the City would be a change in growth policy, not an annexation request. If the Smith's amendment is approved, the staff will recommend changes that reflect the departure in growth policy. Large-Lot residential, which reflects the County zoning, would be extended north of the Smith's property and to the south, while the intersection of North Chapel Road and 96E would become a mixed-use node. Land for a fire station would be set aside and more than likely a signal would be needed, but a traffic study would come later in the process to make that determination.

Questions arose about the limits of the Murfreesboro Road widening, the start time, and the timing of the project in conjunction with the Smith's requests. Mr. Orr explained that TDOT is overseeing the project and finalizing the right-of-way acquisition and design. If all goes as planned, TDOT will advertise for bids on 9/26/2018.

Several citizens asked questions about why the City was doing this and entertaining the proposal. Mr. Orr explained that property owners within Franklin's Urban Growth Boundary can request amendments to Envision Franklin and the Planning Commission will have a public hearing for all citizens who want to speak on the record, and then vote on the amendment.

Questions arose about infrastructure and school capacity and the order of the request. Mr. Orr explained that the land use policy would need to be changed before the details about the sewer extension and costs could be decided. All of these considerations will be addressed during the next phase if the Smith's amendment is approved.

Commissioner Gregg Lawrence made several points about infrastructure and the schools not being able to accommodate this much development.

As specific questions arose about the Smith property amendment request, Mr. Orr indicated that the next presentation would cover the details of what the Smith's would like to do.

Jeff Heinze, Catalyst Design, gave a presentation about the Smith's amendment.

Mr. Heinze delivered a presentation about the Smith's farm and history and desire for a "legacy project." He stated the design principles are to establish an eastern gateway, protect the natural areas, create a vibrant neighborhood, and strategically create a node at the North Chapel intersection to

reduce car trips and provide services for local residents. Mr. Heinze will maintain a minimum 150' setback from 96E to protect the viewshed. They are proposing 210 acres of parks, open space, and amenities, and over four miles of trails and sidewalks.

Mr. Heinze showed future projects from the City of Franklin Transportation Plan including project #72 which would connect Trinity Road to North Chapel Road. Several citizens voiced concerns about additional traffic on Trinity Road as cars already "race" down this country road. Mr. Heinze mentioned these projects would necessitate over six acres be dedicated for right-of-way.

Mr. Heinze showed a conceptual masterplan with 957 single family homes, 249 condos, 120 townhomes, about 250,000 SF of commercial/retail space, and an assisted living facility.

The request is from Development Reserve to Conservation Subdivision and from Neighborhood Commercial to Neighborhood Mixed-Use with the most intense development around the North Chapel and 96E intersection. Mr. Heinze briefly explained the policies behind each design concept.

Several citizens raised concerns and asked questions about who this would benefit and how it would benefit the county residents. Haury Smith and Stephen Smith addressed the residents and spoke about their vision for the property, price points, fees that would need to be paid, and timing of the project. Home prices are projected to start in the mid to high \$300s up to \$1 million.

One citizen suggested they remain and develop in the County. Questions arose about what they could do under city standards vs. county standards.

One citizen suggested the Smith's donate their property to the County to become a park, which was met with an applause.

Alderman Burger, the nearby Ward Alderman, made several points about having a long-term vision for this area and working collaboratively with the County.

The overall sentiments expressed from the residents was concern and dissatisfaction with the proposed changes and the density requested.