

Mayes Creek Open House Comment Cards

Cards in **red** generally represent no growth/limited development

Cards in **blue** generally represent neutral comments

Cards in **green** generally represent a favorable opinion of development

Card 1:

No Development

No more taxes

NO more traffic

Card 2:

No No No city limits

Card 3:

- No new high density development
- Maintain rural character
- Take care of existing areas with better infrastructure
- Two acres or more per lot

Card 4:

No Development!

Card 5:

City offers nothing we don't already have except increased taxes. Don't listen to developers. Residents don't want annexation.

Card 6:

I am not interested in annexation—4266 North Chapel Road

Card 7:

Cheryl Wilson Worthington Subdivision

My husband and I have lived at this address 26 years. The entrance to Worthington is our front yard and we own the lot across the street also. We prefer not to be annexed. We own 1.5 acres, beautiful wooded lot, only 10 minutes from anything in Cool Springs. The disadvantage is the road (Clovercroft East) is very crowded and we all must come off Green Hills and it is so hard to get East or West is so hard. Don't really want annexation, no advantage.

Card 8:

No to annex

Card 9:

Melvin A Gray--I do not want to be in the City

3691 North Chapel Road Franklin TN 37064

Card 10:

- Thank you for the open invitation
- Staff was helpful and knowledgeable.
- Would prefer a rural setting with lower density
- Very limited commercial facilities
- No condos, apartments, etc.

John Morss

Card 11:

Prefer to have less density in the Mayes Creek Basin Area. It is not known for development of infrastructure for roads and the traffic conditions are already frustrating at this point. We moved in the county to be out of the City of Franklin.

Card 12:

No more annexation

Card 13:

While we live at (4129 Arno) there is no advantage for us to be annexed into the city of franklin. Our taxes are high enough already and the traffic will be worse than it already is!!

Card 14:

"No" Development

The roads can't handle it!

Card 15:

4215 N. Chapel Road

I am not interested in annexation; I am however interested in being able to pull out on to 96 West without danger.

Card 16:

I live on the upper end of Arno Road. Our taxes are high enough so my wife and I DONT WANT ANY PART

Card 17:

Thanks for the info/update. We live in Abington Ridge—already have community septic and water thru RW D. Don't want to pay for someone else's development infrastructure. Don't want more taxes. Don't want to be annexed into the city. Roads must be upgraded first. Cheers

Card 18:

Keep it rural.

No new taxes

Need to improve HWY 96

Traffic light at 96 and North Chapel Road

Preserve creek and green space

Card 19:

I appreciate the Open House, but it seemed to be a lot of charts without much info. I would have appreciated having a meeting with someone presenting the info, options, impact, etc, and then taking questions. I didn't really learn a lot with this open house and left more frustrated than I arrived.

There is no question about whether development will come to our area. My desire is that it will be done in thoughtful, calculated and fair ways, preserving as much of the beauty/ peace of the county as possible. Kathy Richter

Card 20:

- Please send mailers in addition to posting signs regarding future meetings. Many people don't recognize "Mayes Creek" as a name for this area. Perhaps call it "East Franklin Future Planning Study."
- Those of us who live in the area LOVE the rural character and do not want to see it destroyed.
- We are against the extension of sewer to this area.
- We do not have the roads or schools (or the money to build them) to support widespread development in this area.

Card 21:

Please preserve the more rural look when developing Mayes Creek.

- large lots
- preserve stands of trees
- low density projects

This helps with traffic and growth in our schools

Do not approve developments with houses jammed together like Amelia Park.

Card 22:

Plans driven by greed are ruining the character of our community. The infrastructure does not support more development. I don't see what is wrong with having green space and trees. I do not agree with the Envision Franklin plans for expansion and commercialization.

Card 23:

- We need to make sure we have infrastructure in place before development.
- We need the developers to donate land for schools
- Proposed development will cost county tens of millions pushing up property taxes
- Agricultural development makes the most sense
- Franklin will likely have to raise taxes to pay for infrastructure. We need to be honest with people about the costs.

Greg Lawrence 4th District Commissioner

Card 24:

Thank you for listening to our voice!

What we would like to see:

- Planned growth that provides infrastructure in advance of building/developing (Clovercroft Road traffic is horrible).
- Requiring developers to site plan so they utilize existing trees (no masquerading).
- Keep green space and keep property requiring 2+ acres/home.

Card 25:

Our children can't afford it

Annexation and dense subdivisions are the bane of what makes Williamson Co desirable—Dense subdivisions bring dense traffic, over crowded schools, a crush on our firemen, police departments, the entire infrastructure will be burdened on what growth in a condensed way brings. We already need more schools at the rate we are currently growing—where will you put them? Land is so expensive—the county can't handle the burden.

1. Infrastructure needs to be in place before any more development.
2. Current roads need to be completed before any new development.
3. Land should be designated for schools before any land is developed and donated by developer.
4. Transportation plan needs to be updated.
5. Comprehensive land use plan needs updated with special zoning.
6. More fire and more police needed now.

Card 26:

Conservation subdivision or agricultural neighborhoods or family farms

Card 27:

Infrastructure! First!

City and County need to coordinate land use, roads, etc

We want to maintain the rural nature of the area.

Card 28:

Need roads first.

Need land for schools donated by developer.

Need East McEwen completed first.

Need state to address Wilson Pike to Arrington.

Don't need mass housing/density.

Keep county requirements for lot size (1-5 acres)

Need area for parks and trails with sidewalks. We have none after you go through the E. McEwen roundabout.

Consider fire and police protection also plus sanitation pick up. Fire department could be an issue if trucks have to go down E. McEwen and other narrow roads.

Card 29:

It is painfully obvious that all of this is driven by a couple of land developers. Why do their interests mean more than the majority of land owners/residents in the area. Once this is started, sewers, etc it will open the entire area for intense development, destroying the rural character of the basin. Builders, developers and realtors who all stand to profit should not be given a say in how our area is used, even if they are held in elected office.

Card 30:

No annexation on North Chapel Road.

Card 31:

No development

No annexation

No City taxes

Keep area rural

Card 32:

No city limits

No development

Card 33:

No development!

Card 34:

Preserve land

Preserve trees

No development

Protect wildlife

Card 35:

Development next to and near existing subdivisions seems reasonable.

However, the Smith Property needs to pay for itself plus financial benefits for the City. All other areas should be off the table.

Card 36:

I appreciated being made aware of these developments. We love our rural feel. The tiny house we're raising our family in on 3 acres on Trinity Road. We'd hate to lose the trees, the clear sky and stars and the peaceful quiet, let's keep it rural.

Card 37:

Not interested in any developments than do not provide services—sewer, fire, sanitation, police, etc

Card 38:

- Support cycling infrastructure
- Maintain natural features/wildlife
- Maintain agricultural features

People move to Franklin because they love the rural character. How does the Envision Franklin plan preserve that character? We can accommodate the people moving in without turning our city into urban blight and McMansion hell. There are cities (look to Italy, France, Great Britain) that have accomplished this. We do not have to follow the suburban sprawl template.

Card 39:

Concerns about expansion/widening of 96 particularly as it pertains to North Chapel intersection during rush hour it is very difficult to turn L across 96 heading from N. Chapel towards Murfreesboro. Traffic signals/roundabout would be beneficial. Would appreciate any feedback.

Card 40:

What are the plans for the one lane railroad underpass?

Card 41:

This event has been very informative. I appreciate the opportunity to have input. No more traffic please.

Card 42:

1. Preserve the character of the area
2. There needs to be a buffer between municipalities—rural

Card 43:

Need more info on increased taxes?
Rules for city limits?
Road expansion?
Schools?
Cost for water tap?
Fireworks?

Card 44:

1. When will the tunnels be bypassed!
2. When will a metro city county govt like metro be adopted?
3. When will McEwen be widened?

All the growth and traffic necessitate all the above

Card 45:

Thank you for the information. Do not be swayed by big developers \$ to change the character of this area of Williamson County. Any development i.e. proposed annexation needs to have \$\$ put toward park, fire station, road, landscaping, school; County/TDOT/City joint plan is imperative.

Card 46:

I would like further information on if this planning to go forward. We own property on the corner of North Chapel and 96. We are favorable towards being annexed to connect into city sewer.

Card 47:

Get the sewer to Wilson Pike!! We own 60 acres behind Smith Property. We want to develop. High density. Bring it on!! S&G Properties LLC

Card 48:

What would a project timeline be that would enable Trinity Elementary School and Trinity and Fly Parks to tie into such a system if it is built? Mark Samuels—Maintenance Director of WCS

Card 49:

Want annexed into City to get sewer

Card 50:

Annex into City

Card 51:

A wide variety of alternatives would serve us best including retail, fire and police stations, etc. I lean towards larger lots and larger homes, but whatever fits best with Franklin's growth plan will be fine. Thank you for working ahead on this growth area. Keep up the great work. We love living here.

Mayes Creek Open House Sticky Notes

What is your Vision for the Mayes Creek Basin? The responses are below.

1. No new traffic enough now
2. No gravity sewer option do not destroy Watkins Creek
3. Do not overdevelop. It will ruin what Williamson County is
4. Keep the developers from cutting down all the trees when building. No high density developments that increase traffic and schools.
5. NO further development
6. No development keep it rural
7. No annexation
8. No development
9. Quit zoning for large tract builders think of residents and people that helped develop this county
10. No development
11. No development
12. No
13. No development
14. No new development
15. No annexation
16. No new development close to N. Chapel Road
17. No more development
18. No development
19. No mass development
20. No developers realtors too much traffic no raising taxes putting us in Franklin city
21. NO more taxes, No more development, bring Franklin back to the great small town we all grew up in.
22. No development green space is an asset for our community!!!
23. No development no city taxes preserve rural
24. Our children can't afford it
25. Keep it how it is without houses no development
26. Maintain natural/agricultural character no suburbs and urban build up
27. No commercial development no residential development
28. Go back home and leave Franklin alone and leave roads alone
29. Roads need to be improved can't handle current population no new taxes
30. Development decisions by the residents not builders developers realtors even if they hold elected office
31. Please do not annex Taproot Farm if you allow dense building more roads more schools will be needed at everyone's expense the cost to purchase land for school (then build) is not worth it to benefit the builders who are mostly from out of area please require new development to site build and have septic do not destroy the very thing that made our area desirable.
32. Stop taking away the land! Once it's gone it is gone forever look at LA, Atlanta and learn from their mistakes no development

33. There's already enough traffic on 96 and Arno no annexation leave it alone no development
34. No new development go somewhere else
35. Let's leave some of Williamson County alone leave things as they are no more development needed
36. Green space and residential on 2+ acres slow the development the infrastructure is not ready
37. Bring on the sewer large property owner on Wilson Pike
38. Need grocery store/restaurants
39. Learn from other cities like Charleston they have done well with preserving green space but also growth.
40. Maintain character of the area provide infrastructure before development community should decide zoning plan land for schools
41. Preserve green space and local creeks
42. Provide infrastructure before development
43. Don't disrupt existing residential communities to bring city services to undeveloped land
44. Preserve wildlife
45. Plan land for schools
46. No more taxes
47. Do not cut down trees along Watkins Creek
48. No roads, no two one-lane tunnels would need more schools East McEwen is still being delayed
Wilson Pike is state highway zoned right now