

Andrew Orr

From: Donna S. <piglet10021@yahoo.com>
Sent: Tuesday, June 26, 2018 3:31 PM
To: Andrew Orr; Ken Moore; bev@aldermanburger.com; danamclendon@mac.com; Scott Speedy; Margaret Martin; annpetersen@comcast.net; Clyde Barnhill; Brandy Blanton; Pearl Bransford; Michael.hathaway@comcast.net; rdlindsey@comcast.net; Michael Orr; Scott Harrison; amclemore51@yahoo.com; jimmy@tennesseevalleyhomes.com; annpetersen@comcast.net; mdadst@aol.com; Lisa Gregory
Subject: Mayes Creek Basin Developments
Follow Up Flag: Follow up
Flag Status: Flagged

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Honorable Mayor, Aldermen and Planning Commission,
The development that is suggested for the area surrounding Trinity Elementary School is not sustainable with the existing infrastructure. Putting that many homes, plus shopping, etc. will only make the area more congested and there is no current plan to widen Hwy 96...which in and of itself presents an enormous traffic problem.

Please consider the impact of this and all of the other growth in the surrounding areas including the Carothers Corridor and Clovercroft Road and vote NO on moving this project forward.

Thank you for your time.
Sincerely,

Donna Sava
A Very Concerned Citizen living in Cedarmonst Farms

Andrew Orr

From: kathryn jean <kathrynjean@mac.com>
Sent: Wednesday, June 27, 2018 5:51 PM
To: Andrew Orr
Subject: Neighbor on three sides to Mayes Creek development. Please read asap. Thank you

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hi my name is Kathy Manoukian. I live at 123 Trinity Rd. I border the Mayes Creek development on three sides. This high-density development will greatly impact my property. On their plans they are clearing all the way to my property line leaving very little buffer trees. I do not know if you are aware they are clearing off at least 85 acres of forest. This will impact the oxygen production and water absorption and will affect the ecology of the area . They have in their plans conservation area however it is in their floodplain and most of the trees are cleared from the creeks basin. At least 20 of my 34 acres is nature preserve. I do not know if they have on their property any endangered species or plants or if this has even been brought up since they're clearing 85 acres of forest. One of my concerns is drainage once they put in all these homes and streets. And what kind a run off from the pollution will run onto my nature preserve and also into the creek. I'm sure you are already aware of traffic, infrastructure, schools overcrowding etc. but I want to touch base about the environment. I feel they have a right to develop their property but not into a high density development especially when the entire neighborhood is against it. They held a meeting in November they had comment cards also online survey where everyone was looking for more larger residential lots. Even with the neighborhood opinions they still went completely against what the entire neighborhood was hoping and wishing for which was large residential lots, and planned for a high density development without consideration of the neighbors or the neighborhood. The land developers do not live in this area so I feel they do not care what the neighborhood would like to see be

developed. I understand that the Smith family is a politically savvy family and can get a lot of things done, however, it's important to remember that just because we've always done it this way doesn't make it right we should look at what the neighborhood needs the environment needs and future generation needs. I fell in love with Williamson County for its beauty and diversity and decided to raise my five-year-old daughter in this community. I feel the residents should have a right to have their opinions heard and taken into consideration. A couple hundred people showed up at both recent meetings with concern about this high density development. I spoke with several neighbors throughout the community a lot of them are older and feel that their voice will not be heard. They feel the developer has a lot of clout with all of the politicians because he has a lot of money. I am asking from you to please take in consideration what a huge impact this will have on our neighborhood it will completely change the look and the feel of the Franklin Farm life that we all love and live here for. With more developments like this going in Franklin is going to just look like Nashville. This isn't a case between two neighbors this is a case between one neighbor and the entire community. We should all endeavor to be good stewards of the land entrusted to us and leave a better place for future generations we should



avoid past mistakes
Sent from my iPhone

June 25, 2018

Subject: Mayers Creek and Smith Amendment

Dear Andrew Orr and Planning Commissioners:

It grieves me greatly to see the Franklin Planning Department entertaining the action to change your current land use plan to permit such dense developments in your urban growth boundary. Most of us have been exposed to the rapid urban growth and can attest to its negative impacts on our lives and our surroundings:

- Lost open space and environmental quality
- Over crowded schools
- Traffic congestion
- Noise
- Rising crime rates
- Higher cost of living and so on

In the City's Zoning Ordinance and regulatory document for development states it's purpose is to promote the public health, safety and general welfare of it's citizens. It states, just to name a few:

- Secure safety from fire, flooding along natural watercourses, and other dangers
- Prevent the overcrowding of land
- Avoid undue concentrations of population
- Facilitate the adequate provision of transportation, water, sewerage, SCHOOLS, parks and other public requirements
- Preserve the character and quality of residential neighborhoods

The Smith Amendment for consideration before you does not facilitate the purpose of your zoning regulations. The fact that 210 acres are in the flood plain alone and the disturbance of the land around it should cause major red flags as this creek feeds the Harpeth River, one of the city's main source of water supplies. With a build out of 8879 permits, your new expansion for water is not adequate enough to handle this rapid pace of growth.

1326 dwelling units and 250,000 SF of commercial/retail will definitely not preserve the character of the area for the property owners or established communities.

I recently served as a citizen on the Transportation Advisory Committee for our County. The consultants, McBride Dale Clarion reported that our existing funding gap is 378.8 million dollars. 155.6 million for operational and safety needs and 223.2 million to address capacity needs.

There is currently no ongoing, dedicated source of revenue within the county to fund the type of magnitude of roadway improvements that are needed or will be needed in the future, in order to address existing and anticipated deficiencies.

To meet this funding gap they suggested several new tax scenarios to raise the funds needed, but there was one recommendation that did not impact the citizens by taxing and that was for the review and/or

changes needed to the county land use plan and the regulatory tools used in regards to approving development which directly impact our roadways. While regulatory tools, such as the ones utilized by the county and the city, can do little to address the type of system-wide needs that the county is facing. Current regulatory approaches only mitigates for local traffic impact but not system-wide impact. This is why the expansion of SR 96 will not alleviate the traffic issues in the area of 96E and intersections like N. Chapel and Trinity roads or at interstate 65! It will only bring more especially if commercial/retail is approved as it brings more impact as daily uses are higher.

The consultants noted that our area east of I65 experienced higher traffic volumes and a faster rate of volume increase than areas west of 65. The number of vehicles actually will exceed the capacity.

In light of these findings from the consultants, and knowing that growth is not paying for itself, we feel is is fiscally irresponsible to permit this amendment change and to approve annexation; it is a mile away from the current city limits. We request you do not proceed until planned infrastructure is in place and some regulatory tools are in place where the county and city work together on a regional planning basis to find the funding solutions for the infrastructure needs, for our schools, fire, and roadways.

Regards,

Kathy Webber
1900 Springcroft Drive
Franklin, TN 37067

Andrew Orr

From: Kemlepj <kemlepj@kemle.net>
Sent: Wednesday, June 27, 2018 9:29 AM
To: Andrew Orr
Subject: Mayes Creek Basin Annexation

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

The Blossom Tree

Near the blossom tree
When the crisp, cool wind is dancing
Where the mockingbirds sing
And the raccoon burrows
Near a cool stream
Where the catfish and
Smallmouth bass are swimming
And where the big black bear
Is caring for its cubs
The sun is rising with a golden splash of color
And the sweet smell of the iris
Is spreading throughout the forest
And the fog is lifting over the hills
Adventuring back into the sky
It is another great day to roam the majestic forest
And live in the Great State of Tennessee

-Morgan Zukas

The poem describes the beauty that can be found in Williamson county and in the Franklin area. The bears may have faded away along with the majestic forest in the city of Franklin but not our pasture lands, woods, and cool streams where life abounds. I am asking you to help protect what natural areas are left in Franklin city limits and slow down urban sprawl. We all enjoy driving through scenic places and Mayes Creek area is one of those areas. Not only will the Mayes Creek basin development reduce the green space but also will cause stress and the financial cost on the tax payer, school system, and community services. Thus, reducing the quality of life. I appreciate your service to the community and would like for you to vote “no” on the annexation of the Mayes Creek Basin Development.

Thank you for your time,

Penny Kemle

Andrew Orr

From: Sean Coakley <spcoakley@att.net>
Sent: Tuesday, June 26, 2018 3:20 PM
To: Andrew Orr
Subject: Mayes Creek Meeting June 28

Follow Up Flag: Follow up
Flag Status: Flagged

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I have been to a couple of the informational meetings in Franklin for this development. I can't make it to this Thursday's meeting and just wanted to register my reservations to allowing the Smith property development to proceed with out having the necessary infrastructure in place. I realize Wilson Pike is not contiguous with Rt 96 Murfreesboro Road but plenty of people find their way onto it when trying avoid the backups on Rt. 96.

I live between the 2 railroads tunnels on Wilson Pike and have seen a marked increase in commuting traffic in the seven years I have lived here. The developers really should be on the hook for much more than land donations. At least one additional school, lane additions to roads and a new fire station are among the capital costs associated with the Mayes Creek project. I had kids in both Page Middle and Page High and those schools are packed right now.

Thank you,

Sean Coakley
2031 Wilson Pike
Franklin TN 37067
615-794-4845

Andrew Orr

From: aliciarovey@gmail.com
Sent: Tuesday, June 26, 2018 5:24 AM
To: 'Vice Chair Roger Lindsey'; Michael Orr; Scott Harrison; 'Alma McLemore'; 'Jimmy Franks'; 'Ann Petersen'; 'Marcia Allen'; Lisa Gregory; Michael.hathaway@comcast.net; Andrew Orr
Subject: Mayes Creek - fit with Envision Franklin?

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Re: Mayes Creek Development

Envision Franklin, as you know, is to direct development in a way that strengthens Franklin and creates exceptional places for people. It involved many, many hours of city leaders, staff, and citizen thoughtful input. It exists to guide Franklin in making land use decisions. Please use this as a guide as make your decision regarding the Mayes Creek development. The proposed development does not fit what was outlined for the future of this part of the county. Do not be swayed by a developer that is presenting something contrary to what is in the plan. Do not alter the Vision without careful, careful consideration. It discredits and discards the entire Envision Franklin collaborative planning process.

Given this I see the benefits and support a “gateway anchor” for this major entrance into the city but it must fit the character and future of the area not seek to change the vision.

The current plans are much too dense and commercial. We do not want another Berry Farms. Berry Farms is in a different area which fits the culture and plans of areas closer to the interstate. This development should fit the rural character by having larger setbacks on all sides of the parcel and larger parcels.

I also do not support “leapfrogging” thus creating a Franklin island which would cause consistency and infrastructure issues.

Thank you for your consideration, Alicia Rovey, Williamson County resident

Andrew Orr

From: amy@maytn.com
Sent: Monday, June 18, 2018 3:36 PM
To: Andrew Orr
Subject: as we discussed last week, - here is my email re: Mayes Creek

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hello –

My name is Amy May and I live at 2212 Grace Point Court. We have lived in the same house in Williamson County for 19.5 years. I have raised my 4 children here and I intend to retire here.

I am concerned about the Mayes Creek development. I have several reasons that I oppose approval of the development, including ruining the beautiful RURAL nature of our community, the effects on traffic and insufficient infrastructure, etc. But I would like to discuss in detail my concerns about the IMPACT ON OUR SCHOOLS and the MONEY OUT OF MY POCKET that will be required if the development comes in.

It is my understanding that EACH new student that comes into our county necessitates

- 1) a \$30,000 capital outlay for the building required to house them (i.e., NEW School, since we are at capacity nearly everywhere)
- 2) ANNUAL budget shortfall of ~\$1,200.

I see no way for the numbers to work except to raise taxes. I do not want that. We can barely educate the children we already have in our county, as we already have a budget shortfall. The school board has to beg the county commissioners every single year, just to cover the budget and pay our teachers. I have literally had to paint our schools and pull weeds and mulch beds. Why is that ok? Why do we want to make the problem exponentially worse, by continually adding to more and more straws onto the camels back until it finally breaks? Because our schools will be ruined eventually. The Williamson County school system is a huge draw for people to come to our county. We cannot keep up our current quality of education with the unchecked growth of additional students, and growing budget deficit. Which brings me back to the tax increase. Why do we want to create this problem for ourselves?

I consider it short-sighted and fiscally irresponsible to approve this development when it causes so many financial problems (not even considering the other problems). Please tell me why you would even consider changing the Land Use plan or Envision Franklin plan to accommodate the Mayes Creek Development (other than the property owners have asked the question and you must answer it).

If they want to develop this property, in all fairness, THEY should provide:

- a) USABLE property to locate the schools required
- b) Capital funding for BUILDING the schools
- c) ANNUAL Revenue to cover the budget shortfall per student (~\$1200 per year)
- d) Sewer line to reach their development
- e) Funding to increase the sewer processing capacity (I heard a new plant is \$90 million)
- f) Land for the Fire station and additional services required
- g) ANNUAL funding for the firemen/additional services, etc

As you can see, it is impossible to get this money out of the developers and property owners. So it must not be done, because this burden must not be transferred to the taxpayers of Williamson County.

I believe it is incredibly unfair for the Smith Family and the Westhaven Developers to get rich, while the Williamson county taxpayers are left "holding the bag".

Please respond and let me know how you will vote and your reasons.

I am also happy to discuss this over the phone.

Respectfully,

Amy May

615-790-3140

Andrew Orr

From: Andy Grooms <adgrooms@yahoo.com>
Sent: Monday, June 25, 2018 4:43 PM
To: Andrew Orr
Subject: Comments on the Smith Property

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Andrew,

As a resident of Williamson county I would like to express some views about the proposed Smith property development.

I lived in east Nashville for quite a while and moved out to eastern Williamson county for the beauty and slower pace. I am a 200 mile per week cyclist also, and it was very appealing to live where I can ride where there are less cars to battle. Of course that has changed rapidly since I have moved here and the city gets closer.

It is of great concern that I see the traffic increase with every subdivision that goes in. I have now restricted my ride time window to between 10 and 3. I often see traffic jams now build up in front of my house for much of the evening rush hour on my road. It seems that at our current pace we are outgrowing our infrastructure and the city's explosive growth is changing the character of the city itself as well as the surrounding countryside.

I understand that Franklin will grow. There is no stopping it. However putting a high density development completely detached from the city doesn't seem like the best use for that land. Density belongs next to the interstate where the infrastructure can handle this many extra trips and amenities are easily accessible, not the edge of the UGB.

The Smiths have a right to develop, but a low density plan seems to be much more appropriate for the location. Ideally a park or green space to help preserve what makes this area attractive would be my first choice, and a lot of current residents choice. Please take my views into consideration.

Thank You,

Andy Grooms

4168 Clovercroft Rd.

Andrew Orr

From: Anita Weimar <adweimar@comcast.net>
Sent: Monday, June 25, 2018 3:48 PM
To: Andrew Orr
Subject: Mayes Creek

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I think the Envision Franklin plan as it stands better represents the residents of the UGB as shown by the response at the public meeting. I don't think any of us want developers telling us how we should live! I was very disappointed that the public sentiments were not presented at the joint planning meeting. Franklin needs a variety of life styles not just cookie cutter developments with more traffic and ruined school system! I also don't think Franklin residents want to go in debt right now for another 100m\$ sewer system. The poor little Harpeth only has so much water! Please consider the desires of the existing residents before the greedy developers. They need to pay if they want to play in Franklin and Williamson county.

Thanks
Anita Weimar (city resident)

Sent from my iPad

Andrew Orr

From: cathycornwell <cathycornwell@bellsouth.net>
Sent: Monday, June 25, 2018 8:56 AM
To: Andrew Orr
Cc: Ken Moore; bev@aldermanburger.com; danamclendon@mac.com; Scott Speedy; Margaret Martin; annpetersen@comcast.net; Clyde Barnhill; Brandy Blanton; Pearl Bransford; Michael.hathaway@comcast.net; rdlindsey@comcast.net; Michael Orr; Scott Harrison; amclemore51@yahoo.com; jimmy@tennesseevalleyhomes.com; mdadst@aol.com; Lisa Gregory
Subject: Mayes Breek Basin Annexation Request

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Greetings City of Franklin Officials:

I am and have been a resident of Nestledown Farms for 24 years. I am not opposed to development on the east side of the city of Franklin however I would urge the BOA to adhere to the Envision Franklin plan for this part of the county and deny the annexation of the Mayes Creek Basin property at this time. We have waited many years for the state to widen Hwy 96 to relieve our traffic congestion issues and we have been informed that this project is to begin in January of 2019. Once the road infrastructure has been provided, the annexation of the Mayes Creek Basin property could be reconsidered and a more appropriate density plan for the area could be developed. In the meantime, the Williamson County School Board can be addressing the overcrowding in the Trinity/Page school district in anticipation of the additional students zoned there.

Thanks you for your consideration,

Cathy Cornwell
4018 Nestledown Drive
Franklin, TN 37067

Andrew Orr

From: Denise Grayes <Denise.Grayes@businesswire.com>
Sent: Wednesday, June 20, 2018 1:31 PM
To: Andrew Orr
Subject: re: Mayes Creek Basin Development

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Good day, Mr. Orr.

I wanted to write to you in regards to the proposed Mayes Creek development.

As a 6 year resident of Franklin (east of Interstate 65), I have watched the traffic and congestion along HWY 96 grow by leaps and bounds the past couple of years. Dropping off my children at preschool used to take 10 minutes – now it takes 20 – 30 minutes depending on traffic and the time of day. Adding a high density development east of the Interstate will only further complicate the situation.

As a mother of future kindergartener (2019-2020 school year) at Liberty Elementary, I am rightfully concerned about how the potential over-crowding and shortfall of funding such a quick expansion of population could impact my children's education. I moved from Davidson county to Williamson County so that my children could receive the exemplary education provided by the Williamson County school system.

In conclusion, there are many more concerns about this development and I simply do not want to take up any more of your time. I am thrilled that so many people are falling in love with our great community, but strongly believe that controlled growth and planning ahead for infrastructure is what is going to continue to make Franklin the Best Little Town in America. I ask that you please vote against the proposed Mayes Creek Basin Development.

Best regards,
DENISE GRAYES

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Andrew Orr

From: Elizabeth Brunson <eayl69a@aol.com>
Sent: Monday, June 25, 2018 10:24 PM
To: Michael.hathaway@comcast.net; rdindsey@comcast.net; Michael Orr; Scott Harrison; amclemore51@yahoo.com; jimmy@tennesseevalleyhomes.com; annpetersen@comcast.net; mdadst@aol.com; Lisa Gregory; Andrew Orr
Subject: Mayes Creek Basin re-zoning

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Planning Commission Members,

I am writing to express my concern with respect to the re-zoning application submitted by the Smith Family in the area known as Mayes Creek Basin.

Although there are a number of obvious concerns it is important for you to note I appreciate the need for expansion and urban development in order for a city to be a healthy and viable community.

However, I do not appreciate the disregard of the many hours and dollars invested in the UGB and the Envision Franklin Plans facing the community now. Franklin and Williamson County have thoughtful and complete plans to allow for reasonable and responsible growth; please adhere to them.

Franklin is a city of homeowner diversity. We have a very unique historic center, a sprawling western and southern expansion of new and high density living, AND if allowed to continue, an eastern boundary of rolling hills, horse pastures and appropriately designed homes for the topography. Please do not take that away by approving this application.

My biggest fear, after wondering how exorbitant the tax increases will be to support this venture, is how many neighboring properties will jump on the Smith bandwagon and apply for similar rezoning. The potential for 1300 homes/condos/big houses now becomes 1800 or 2000 or who knows what. Please do not lay the groundwork for that issue by approving this venture.

What makes me most angry about this application? The benefits of this venture accrue to only one party, the Smith Family. They don't live in the immediate area, they will not have to deal with the traffic, or the overcrowding of schools and they will have millions to help pay the increased property taxes, assuming they live in Williamson County. I do not believe this is about Urban Growth or the City of Franklin; it is about one family maximizing the return on an asset. Please do not approve this application.

The Smith Family's lack of transparency leaves too many questions unanswered. As City leaders we expect thoughtful decision making which includes having and sharing the facts... all the facts.

Please defer a decision on this venture until a great deal more information is made public, i.e., estimated cost of providing additional city services, such as police and fire, what land will need to be expropriated to provide sewer access and the cost and plan for educating the potential 1000+ schoolchildren this housing will attract.

Please act responsibly. Please do not approve this application.

Thank you for your consideration,

Elizabeth Brunson

4008 Nestledown Drive

Franklin

Sent from [Mail](#) for Windows 10



June 25, 2018

To: Franklin Planning Commission
Andrew Orr

Re: Items 29 & 30: Resolutions 2018-46 and 2018-47 relevant to Envision Franklin Plan Amendments to change Design Concepts for properties for Mayes Creek Development proposal and remaining properties inside the Urban Growth Boundary but not annexed into the city of Franklin in the Seward Hall Character Area

Recommendation: Delay amendments to the Seward Hall Character Area properties that are in the county though within the city UGB because of lack of sewer access and capacity in the city's sewage treatment system. Access to the city's sewer plant is not funded and will require a significant 6-mile sewer line distribution network expansion.

These comments are focused on the infrastructure issues related to city sewer and provided to the Franklin Planning Commission to guide its decision on proposed design concepts changes for the Seward Hall Character that encompass the eastern area of Franklin that is north and south of Murfreesboro Road. The new Envision Franklin Plan was adopted in January 2017. Much of the Seward Hall Character Area was set with the design concept of Development Reserve. The plan set this design concept for a large portion of the Eastern area that is still rural and in the county though inside the city's Urban Growth Boundary (UGB).

The plan recommended Development Reserve because "public sewer access is unavailable" among other infrastructure issues like existing rural roads which "are not capable of handling high traffic volume." The plan recommends "these areas be subject to further planning and timed with infrastructure improvements and public-service delivery before any development occurs." The sewer infrastructure needed for the proposed Mayes Creek development in Item 29 are not designed or funded or in motion so it appears to be premature to support amendments to the Envision Franklin Plan at this time.

The Envision Franklin plan included a Suitability Analysis (Appendix C) of many factors for providing city services. This area of the Eastern edge of Seward Hall was found to be LEAST SUITABLE to development (marked in red and orange on the maps). One of the major service issues was the lack of public, city sewer service. This has not changed. But, the updated Suitability Analysis provided to the Planning Commission now is based on the assumption of full Mayes Creek Sewer buildout. As a result, the Mayes Creek development proposal (Item 29) and most of the area once shown to be in red for Least Suitable for Development is now shown to be Suitable. City provided sewer service via construction of a 6-mile major sewer line to connect to the city's sewer plant is likely to be close to decade from now to occur, according to

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staff communications. It might not be appropriate to adjust the Suitability Analysis of development at this time when city sewer service has not been approved yet for this area, and if it is approved will be years away from being provided in the area.

City Sewer Service in the Eastern Area of Seward Hall/Mayes Creek Drainage Basin is not in place and is not in motion at this time. The proposal to amend the Envision Franklin Plan is likely pre-mature and ahead of sewer if the city is to provide it.

A. The Current Sewer Plant is Treating at Capacity Design, Significant Additional Sewer Flows from New Development Has Already Approved, and the Sewer Plant Expansion is a Few Years From Coming Online

- The City of Franklin sewer plant is designed to treat 12 Million Gallons A day (MGD). As of the end of 2017, the sewer plant was treating 12 MGD on a monthly basis over the entire year. See chart below.
- The City of Franklin has approved 8879 additional dwelling units that have not been constructed as of the end of 2017, according to the staff Development Report 2017. These new dwelling units along with the approved additional commercial and industrial space result in an estimated additional 2,260,000 gallons of day of sewage that the city is committed to treating.¹
- The expansion of the city's sewage treatment plant is in the bidding process so construction is not underway yet. The expansion will add 4 MGD so the final capacity will be 16 MGD. Staff presented to BOMA in April that the hope is to have final bids for BOMA to approve in July. At that meeting staff gave a general timing overview that the new expanded sewer plant will be online in 3 years or so.
- The proposed amendments to the plan for Conservation Subdivision and Neighborhood mixed use for the Mayes Creek proposed development adds significant sewer demand above the current county zoned density. The estimated sewer flow is around 450,000 gallons per day for 1329 residential units and commercial/retail.² The current county zoning is Rural Development-1 unit/acre for this county zone, Municipal Planning Area-1. With the property around 500 acres, a rough comparison would be 175,000 gallons per day for 500 residential units.
- A city sewer distribution system is not in place for the eastern Seward Hall Character Area. The Mayes Creek sewer drainage basin will require over 6 miles of new sewer line to serve the eastern area and the Mayes Creek development proposal, according to maps provided by city staff to planning commission in prior meetings. The cost is estimated between \$23,481,751 to \$26,807,340 on those maps. These cost figures will increase over time until

¹ Sewer capacity figures are based on using the flows by SSR for the city sewer drainage studies. Single family residence (350 gallons/day); condo/apartment (250 gpd); retail (0.15 gpd/sf), and office (0.10 gpd/sf).

² Based on the Mayes Creek presentation May 2018 to the Joint BOMA and Planning Commission meeting. (957 single family homes, 249 condos, 120 townhomes, 100 Assisted living, 250,000 sf of commercial/retail.)

the project is bid and under construction. Also, this is NOT the cost of FULL Build out of distribution lines shown for “assuming Full Mayes Creek Sewer Buildout’ map in the revised Suitability Analysis provided to Planning Commission. As staff reports explain, how and if this distribution system for sewer is funded (whether a combination of city and developer funds or other arrangement), is will not be determined until after the plan amendment.

TABLE 1: City of Franklin Sewer Plant flows of untreated sewage to the plant (influent) and treated sewer discharged to the Harpeth river (effluent) or reused for irrigation (reuse).

(Chart compiled from the city’s Monthly Operating Reports submitted to TDEC.)

The Franklin sewer plant design capacity is 12 MGD (million gallons per day). The annual monthly average flow of sewage to be treated (influent) is now at design flow (light orange column). Design maximum peak flow for the current sewer plant is 38.4 MGD which occurs during rain events (see light pink column).

Month in 2017	Average Influent (MGD)	Average Effluent (MGD)	Average Reuse Flow (MGD)	Max Influent (MGD)	Max Effluent (MGD)	Max Reuse Flow (MGD)	Total Rainfall (in)	Total Rain Days
Jan 2017	14.62	8.72	0.31	23.17	14.82	0.47	4.81	19
Feb 2017	10.73	6.32	0.6	12.12	7.27	1.9	1.59	11
Mar 2017	12.41	7.77	0.39	15.77	10.08	0.63	5.56	14
Apr 2017	14.14	9.44	1.26	33.1	24.55	2.62	8.42	12
May 2017	11.93	7.69	1.32	17.72	18.58	2.29	5.45	15
Jun 2017	11.67	7.14	1.43	14.49	9.26	2.6	5.13	13
Jul 2017	11.42	7.04	1.51	15.31	10.19	2.64	6.46	14
Aug 2017	9.89	6.07	1.74	18.89	11.79	2.74	3.15	12
Sep 2017	11.77	7.62	1.21	29.92	22.48	2.23	6.96	11
Oct 2017	9.42	5.67	1.37	14.06	8.75	2.7	3.39	8
Nov 2017	12.03	7.62	0.55	29.19	21.29	0.93	4.21	6
Dec 2017	13.7	8.66	0.51	33.01	24.9	0.97	5.2	11
Monthly Average	11.98	7.48	1.02	21.40	15.33	1.89	5.03	12.17
Total	143.73	89.76	12.2	256.75	183.96	22.72	60.33	146

Note: the highlighted areas were noted in the Monthly Operating Report because the SCADA “malfunctioned for influent and effluent on the 7th” so the total flows are not complete.

Feel free to contact me if I can help clarify anything or provide further details.

Sincerely,



Dorie Bolze
President & CEO
615-479-0181

Andrew Orr

From: Israel Holliday <israel@hollidayre.com>
Sent: Thursday, June 21, 2018 7:54 AM
To: Andrew Orr
Subject: Mayes Creek Proposals

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Andrew,

Hope all is well.

My family and I moved to East Franklin (Trinity Rd) a few years ago. At that time the Envision Franklin plan was set and in place. It is my understanding that this plan is in place to govern the growth and development in the Mayes Creek Area (this plan was agreed and voted on in Jan 2017). **Why change this plan?** The citizens of this area have spoken - our desires of this area are CLEAR!

Here are a few reasons why the growth in east Franklin needs to be managed and development in a responsible and thoughtful way.

Maintain the rural environment - East Williamson County is a beautiful rural part of Williamson County and the middle TN area. Cool Springs and other development is only minutes away and with the I65 corridor and infrastructure this area is clearly more equipped to handle growth. Let us please consider keeping high density development in the "city". There is no need to create another city miles from the existing city.

Fiscal Responsibility - Invest in infrastructure already in place along the I65 Corridor. My understanding is that the city of Franklin has invested significant dollars in the area south of Franklin (Berry Farms, Goose Creek, etc areas) and that there are many annexation requests and much more responsible development that can take place in this area. **How will new developments in the Mayes Creek area be paid for?** Sewer must be extended for miles. Who will pay for this major investment? Additionally there are roads, fire protection, police protection, and many other services the city will need to provide. **How will these expenses be paid for? How will this function in a spot/skip zoning situation?**

Schools - our current schools are at or over capacity. A high density mass development like the one being proposed and the many more that will likely follow if all amendments are passed will require additional schools. There are areas of the county that need more schools now yet those have not yet been planned. **How have you planned for the additional schools that will be required?** Please remember that Williamson County is known for its quality education system. A larger and larger school system will only make the WSS worse!

Please be thoughtful and responsible in how you consider growth in our beautiful Williamson County. Things need to slow down. We don't need to continue to be one of the fastest growing cities! Mass, high density development is not needed or wanted in east Williamson County.

Please keep Williamson County the wonderful place it is. Thank you for your consideration of the above mention items. I look forward to hearing your responses.

--

Israel Holliday

Cell 615-414-6605

Andrew Orr

From: Jessica Lucyshyn <jklucyshyn@gmail.com>
Sent: Wednesday, June 20, 2018 4:24 PM
To: Andrew Orr
Subject: Upload issue

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

One of the uploads for next week's Planning Commission meeting for the Mayes Creek basin land-use amendment is labeled as the neighborhood meeting notes from May 23. However, when you click the link it is a document talking about Washington DC.

Jessica Lucyshyn
407-312-0763
Sent from my mobile device

Andrew Orr

From: Julie Puczek <jpuczek@gmail.com>
Sent: Tuesday, June 26, 2018 12:06 PM
To: Ken Moore; Andrew Orr
Cc: danamclendon@mac.com; bev@aldermanburger.com; Scott Speedy; Margaret Martin; annpetersen@comcast.net; Clyde Barnhill; Brandy Blanton; Pearl Bransford; Michael.hathaway@comcast.net; rdlindsey@comcast.net; Michael Orr; Scott Harrison; amclemore51@yahoo.com; jimmy@tennesseevalleyhomes.com; mdadst@aol.com; Lisa Gregory
Subject: Mayes Creek Basin

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hello ,

My name is Julie Puczek and I live in Albany Pointe, near the corner of Arno Road and Murfreesboro Road.

I am concerned about the Mayes Creek development and I have questions.

- 1) Why would you consider changing the Land Use plan or Envision Franklin plan to accommodate the Mayes Creek Development?
- 2) Where will the funds for new schools and infrastructure that will clearly be necessary for such a large development come from?
- 3) How do you plan to vote on this issue?

The proposed development plan would negatively affect the rural aesthetic of the area and create a need for more schools in a county that is already struggling to fund current and planned schools. These are only two problems this development would create that make it undesirable. The creation of more traffic, already a problem in Franklin, is a third. The Mayes Creek development does not serve the best interest of the community and county tax payer.

Please respond and let me know how you will vote and your reasons.

Respectfully,
Julie Puczek
615-347-4127

June 25, 2018

Subject: Mayers Creek and Smith Amendment

Dear Andrew Orr and Planning Commissioners:

It grieves me greatly to see the Franklin Planning Department entertaining the action to change your current land use plan to permit such dense developments in your urban growth boundary. Most of us have been exposed to the rapid urban growth and can attest to its negative impacts on our lives and our surroundings:

- Lost open space and environmental quality
- Over crowded schools
- Traffic congestion
- Noise
- Rising crime rates
- Higher cost of living and so on

In the City's Zoning Ordinance and regulatory document for development states it's purpose is to promote the public health, safety and general welfare of it's citizens. It states, just to name a few:

- Secure safety from fire, flooding along natural watercourses, and other dangers
- Prevent the overcrowding of land
- Avoid undue concentrations of population
- Facilitate the adequate provision of transportation, water, sewerage, SCHOOLS, parks and other public requirements
- Preserve the character and quality of residential neighborhoods

The Smith Amendment for consideration before you does not facilitate the purpose of your zoning regulations. The fact that 210 acres are in the flood plain alone and the disturbance of the land around it should cause major red flags as this creek feeds the Harpeth River, one of the city's main source of water supplies. With a build out of 8879 permits, your new expansion for water is not adequate enough to handle this rapid pace of growth.

1326 dwelling units and 250,000 SF of commercial/retail will definitely not preserve the character of the area for the property owners or established communities.

I recently served as a citizen on the Transportation Advisory Committee for our County. The consultants, McBride Dale Clarion reported that our existing funding gap is 378.8 million dollars. 155.6 million for operational and safety needs and 223.2 million to address capacity needs.

There is currently no ongoing, dedicated source of revenue within the county to fund the type of magnitude of roadway improvements that are needed or will be needed in the future, in order to address existing and anticipated deficiencies.

To meet this funding gap they suggested several new tax scenarios to raise the funds needed, but there was one recommendation that did not impact the citizens by taxing and that was for the review and/or

changes needed to the county land use plan and the regulatory tools used in regards to approving development which directly impact our roadways. While regulatory tools, such as the ones utilized by the county and the city, can do little to address the type of system-wide needs that the county is facing. Current regulatory approaches only mitigates for local traffic impact but not system-wide impact. This is why the expansion of SR 96 will not alleviate the traffic issues in the area of 96E and intersections like N. Chapel and Trinity roads or at interstate 65! It will only bring more especially if commercial/retail is approved as it brings more impact as daily uses are higher.

The consultants noted that our area east of I65 experienced higher traffic volumes and a faster rate of volume increase than areas west of 65. The number of vehicles actually will exceed the capacity.

In light of these findings from the consultants, and knowing that growth is not paying for itself, we feel is is fiscally irresponsible to permit this amendment change and to approve annexation; it is a mile away from the current city limits. We request you do not proceed until planned infrastructure is in place and some regulatory tools are in place where the county and city work together on a regional planning basis to find the funding solutions for the infrastructure needs, for our schools, fire, and roadways.

Regards,

Kathy Webber
1900 Springcroft Drive
Franklin, TN 37067

Andrew Orr

From: Ken Lowery <ken.lowery@dhcpastn.com>
Sent: Wednesday, June 20, 2018 8:41 AM
To: Andrew Orr
Subject: Mayes Creek Basin Development

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Andrew,

I have never written an email or letter or called a government official before but felt this development was important enough to make my voice heard. I appreciate your time in reading this email. I will make my points brief in order to conserve your time and hope that will increase the impact of the email.

I do not condemn any growth in our city or county but the type of development proposed at Mayes Creek Basin is of great concern to myself and many others. This area is just not suited for this type of high density development.

The Franklin Municipal Planning Commission (FMPC) adopted Envision Franklin and the Mayes Creek Basin area was not deemed appropriate for such a dense development. There are many reasons the FMPC deemed this area not suitable for dense growth. This area was designated as Development Reserve for low density growth. This type of low density growth is what surrounds this proposed development and is what this area needs to remain. Agreeing to this development would be telling the FMPC that the work they did for Envision Franklin was incorrect and will have a rippling effect on all development and uses in Williamson County.

Has anything changed in Williamson County to deem Envision Franklin no longer valid?

The need for additional schools, sewer, water, police, fire, other city services and inadequate roads are the infrastructure concerns, just to name a few. The cost and demands this would place on the city and county would be overwhelming. It is also concerning that this development would change the Envision Franklin's recommendations and would greatly change the character of the surrounding area.

High density developments are better suited for areas closer to the interstate. This area and Highway 96 (even after it is widened to four lanes) is not capable of safely handling this type of traffic.

Environmental impact of this type of development in that area is also of concern. Again, this area is not reflective and is not set up to handle a development of this nature.

I hope you will listen to the concerns of myself and the many others that oppose this type of development.

Thank you for your time and consideration.

Ken Lowery

Andrew Orr

From: kevin mulder <mulderk@bellsouth.net>
Sent: Friday, June 22, 2018 12:08 PM
To: Ken Moore; bev@aldermanburger.com; danamclendon@mac.com; Scott Speedy; Margaret Martin; annpetersen@comcast.net; Clyde Barnhill; Brandy Blanton; Pearl Bransford; Michael.hathaway@comcast.net; rdlindsey@comcast.net; Michael Orr; Scott Harrison; amclemore51@yahoo.com; jimmy@tennesseevalleyhomes.com; annpetersen@comcast.net; mdadst@aol.com; Lisa Gregory; Andrew Orr
Subject: Mayes Creek Development

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Greetings Franklin Planning Commission and Aldermen,

My name is Kevin Mulder, and I've been in Franklin for 25 years, currently at 4364 Arno Road. We LOVE Franklin, and don't plan on ever leaving. But I, and everyone I know, am concerned about the Mayes Creek development proposal.

First of all, I have no problem with growth, or developing this area. My house wasn't here 20 years ago, and I obviously approved that being built. But turning our highly-desired, semi-rural area into a dense, struggling area like Antioch is not why people move to Franklin. It's the small-town vibe and the schools.

But if the proposed 1300 unit development gets dropped in here, it will ruin both of those things. There is no doubt it will:

1. Directly violate the "Envision Franklin" and Land Use plans.
Why do we pay for these studies if we just blow them out of the water with 3x the density? Plus add commercial and retail away from Int 65??
2. Continue to over-burden our schools
3. Continue to over-burden our roads, which EVERYONE in Franklin is VERY frustrated with (just try to get to 65 from the East anytime 11:30 – 1:00)
4. Increase taxes to pay for required infrastructure (schools (if we ever build any more), roads, water treatment, fire support, etc)
5. Create odd and awkward "islands" of Franklin city zones that are unnecessary and difficult to manage.

If we just start rubber-stamping amendments like this it WILL finally "kill the golden goose" we have here. We're already ruined Spring Hill with density and no additional traffic handling in the 25 years I've been here. I really feel sorry when I talk to the folks down there, who are living with the overwhelming lack of foresight and management that is all too evident.

All we have to do is adhere to the rational, common sense plans that we paid to develop. Simple! The developer will still make a PLENTY of money, and we don't break what makes Franklin special. Everyone wins.

Please add me to any city updates and distributions, and feel free to contact me with any comments or questions.

Sincerely,
Kevin Mulder

Andrew Orr

From: Kimberly Davidson <f15skd@gmail.com>
Sent: Tuesday, June 19, 2018 5:27 PM
To: Ken Moore; bev@aldermanburger.com; danamclendon@mac.com; Scott Speedy; Margaret Martin; annpetersen@comcast.net; Clyde Barnhill; Brandy Blanton; Pearl Bransford; Michael.hathaway@comcast.net; rdlindsey@comcast.net; Michael Orr; Scott Harrison; amclemore51@yahoo.com; jimmy@tennesseevalleyhomes.com; mdadst@aol.com; Lisa Gregory; Andrew Orr
Subject: Mayes Creek Basin Mass Development

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Sirs/Madams,

This letter is being written to express my concerns over the Mayes Creek Basin development and the Smith family's request for annexation into the city of Franklin. It's my understanding that there is a plan in place, Envision Franklin, and the mass development of this property would require the plan be changed. My first question would be why would you develop a plan and then change it if it is a guideline that has been agreed upon for the responsible, well thought out development of our area?

Secondly, I'm concerned about how the city of Franklin can handle 5 miles of additional sewer when the current plant is almost at capacity. Would this mean that a new Sewer Treatment plant would need to be constructed? At whose expense would that be? The city of Franklin or Williamson County? The Smiths? Where would it be constructed? A new sewer treatment plant appears to be a multimillion dollar project in and of itself and if the land is purposed for houses, apartments, senior living facilities, condos and strip malls would this mean the city would cease land by Eminent Domain? How would the Harpeth river be affected and the water quality?

Thirdly, we are all aware that the influx of people to the area is partially driven by the excellent standings of the Williamson County school system. The Smith's property is zoned to Trinity Elementary, Page Middle and High School which are already close to maximum capacity. What would be the plan for adding thousands of students to these already overcrowded schools? If more schools would be built, at whose expense and on what land would they be constructed? How will this impact our roads that are already overcrowded? Would TDOT expand 96 prior to the building out of this land? Who would oversee the builder to ensure the infrastructure would be put into place prior to breaking ground? The new development on McDaniel Road is already going to put a massive amount of folks on 96 and surrounding roads and children in our schools.

Growth will come, but the question is, what type of growth and by what standards? I think when the city comes up with a plan, they need to carefully consider whether or not it is prudent to change it. Please, consider all these factors and deny the annexation of this property. We do not want to look like Atlanta or metro Nashville out here. This area is beautiful and there are a lot of wonderful homes and families who enjoy it. Certainly there is room for more, but let's say no to mass development. Our wildlife is quickly disappearing due to the expansion on Carothers, let's conserve our land, water and wildlife and keep this area beautiful.

Thank you in advance for considering the questions in my missive and I would be delighted to receive some answers to my questions.

Sincerely,

Kimberly Davidson

4115 Trinity Road

Franklin, TN 37067

808-291-8658

Andrew Orr

From: Lauren O'Meara <jantzl@gmail.com>
Sent: Monday, June 25, 2018 4:11 PM
To: Andrew Orr
Subject: Mayes Creek Basin amendments

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Andrew,

I am writing out of concern about the proposed amendments to Envision Franklin for the Mayes Creek Basin development.

As a resident and business owner, I appreciate the leadership of our city and their accomplishments in promoting business, growth, and opportunities in the area.

Respectfully, I am submitting my concerns about the proposed amendment(s):

1) A large part of the appeal of living in Franklin, for many, is the rural character and natural beauty of the area. I believe it is a fragile resource, which, once degraded is, at best, a long process to restore. From my perspective, this amendment seeks to maximize the profit of the space at the expense of our local character, and in bad faith with the land use regulations. By which I mean, building this many homes on 500 acres, but really ~250 buildable acres, does seem in conflict with the spirit of the regulations.

There was a survey of the residents which overwhelmingly stated we want to maintain the natural/rural character of the place we chose to live. I have not yet seen where the city is taking this input into consideration.

2) The area of the proposed development is non-contiguous with the boundaries of the city. This seems like a difficult and expensive proposition to maintain and support, especially for emergency services.

3) The infrastructure of the area, such as schools, sewage, and roads are borderline or not adequate for the current population.

Schools: Trinity Elementary, Page Middle & Page High are already close to or at capacity.

Sewage: There has been mention of a sewage line as a part of this plan, but I hear no mention of our water treatment capacity. There is a new wastewater treatment facility needed for the community but not yet built.

Roads: I don't even know where to begin on this one. Driving in this area is already a nightmare. This level of increase to the population without a change in the roadways is unconscionable. And goes back to point 2 about access for emergency services - through congested roads.

I feel very strongly that the city should expand the infrastructure before considering an amendment.

I ask that you stick to the Envision Franklin plan as it was adopted just over 1 year ago.

Thank you,

Lauren O'Meara

Andrew Orr

From: Libby Schroder <libbyschroder@bellsouth.net>
Sent: Monday, June 25, 2018 10:42 AM
To: Andrew Orr
Subject: Mayes Creek Basin proposed development

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Andrew,

I would like to first thank you for your time and attention to my email. I am writing you out of extreme concern and opposition to the proposed Mayes Creek Basin Development. My husband and I have been residents of Franklin for over ten years and absolute love our community, but sadly our hearts are very heavy and saddened by the less than desirable transformations that have been taking place over the last several years. We STRONGLY oppose the proposed developments for several reason that we would like you to take into consideration when you vote. Our concerns are as follows....

1. Poor quality of life due to over building, uncontrolled growth, over-crowded schools, increased taxes, etc. My husband grew up in what used to be an amazing suburb of Atlanta. After college, he refused to move back home to be near his family because of the drastic transformation that negatively impacted the quality of life. The schools were so over-crowded that kids had to go to a double-session schedule which meant that half of the kids had to start school at 6am and finish at 11am. The next group began at 12:15pm and ended at 5pm. Could you imagine what havoc this caused for parents and their daily work schedules and the impact this had on the kids? Not only did taxes increase, but the family had to pay for childcare while they were away at work.
2. The second concern is the impact on schools, which I've already touched on above. Not only are we faced with SEVERE overcrowding, but county residents would be responsible for funding new schools to accommodate an increased number of students that the city chose to bring in by approving over development in an area that is already over-crowded. Current zoning would allow for 512 homes while this plan proposes over 1300 homes. The county plans for 2.2 students per house hold which equals 2,850 new students, 50% would be K-5 and 50% 6-12. Trinity is currently near capacity so this would require a new elementary school at roughly \$100million that the COUNTY would be responsible for. Williamson county is already at a shortfall of \$650million. In addition to capacity cost, the county would be obligated to provide long term staffing, maintaining and eventually renovating this new school and existing schools. Why should the county be responsible to "clean up the mess" and pay more taxes because the of city's decision that we strongly oppose?
3. Insufficient infrastructure is another concern. The proposed area cannot support sewer service, school capacity and adjacent road capacity. The developer has offered to dedicate four acres for a new fire station; but who is going to pay for the building, purchase and maintain vehicles, support staffing and maintenance for a "city community"? The county resident will be responsible for this. The congestion at the I-65 and SR 96 is already so congested that my work commute has doubled in the past three years due to this alone and I only drive to Brentwood. It is an absolute nightmare trying to get across I-65 at anytime of the day, therefore my husband and I have had to alter our normal routines due to traffic. We all know that widening SR 96 will only increase this volume. We cannot handle any more traffic.

4. In January 2017 the City of Franklin completed "Envision Franklin" their guide to growth. They concluded that their goal for Franklin was to "focus on growth and development, especially where infrastructure is adequate and available near the I-65 corridor", stated Emily Hunter, Franklin's Director of Planning and Sustainability. She continued by explaining that Envision Franklin features a designed concept called the "development reserve" meaning outlying areas of UGB without infrastructure and sewers. "At this time", she said, "we DON'T WANT THERE TO BE DEVELOPMENT IN THOSE AREAS. AT THIS TIME, WE WANT TO FOCUS WHERE OUR INFRASTRUTURE ALREADY LIES". During the last several years, The city of Franklin has made massive investments in infrastructure in the Berry Farms and Goose Creek bypass area. There are several annexation request in that area and those areas could be developed at a fraction of the cost that it would be to run just sewer to the Mayes Creek Basin area. This area is over a mile from the current city of Franklin city limits. Not only is a long run for sewer, but it's not practical for other city services. So, would the city of Franklin PD have to drive all that way to patrol and serve the proposed Mayes Creek development area? This is not a cost effective way to plan or grow.

I ask that you please take our concerns into consideration when you vote on the proposed development. We love our community and want to stay as it is and not grow into a undesirable, poor quality of life, over-crowded and poorly developed Franklin, TN. That being said, I ask....How do you plan to vote on this issue? Thank you again for your time and attention.

Heavily concerned,

Libby Schroder

Andrew Orr

From: mgunner42 <mgunner42@gmail.com>
Sent: Tuesday, June 26, 2018 1:31 PM
To: Andrew Orr
Subject: smiths land proposed changes.

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I have been a life long resident of Williamson county and live on north chapel rd. The proposed development is not wanted in this area and will be a burden on Williamson county tax payers as a whole because of the strain it will put on the WCS budget. Wilson pike north of the planned development will have a hard time handling all the traffic. The only people this will benefit from this is the smiths and anyone else who plans to sell. For everyone who wants to live in the basin it will be more traffic and more taxes with little else to show for it. Thank you for your time and take care.

mark anderson

Sent from my Sprint Samsung Galaxy Note5.

Andrew Orr

From: rmabry1 <rmabry1@aol.com>
Sent: Monday, June 25, 2018 1:22 PM
To: Andrew Orr
Subject: CITY AND COUNTY GROWTH

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Continuing the growth without the funding is not planning for the future. It is a plan for disaster in traffic, classroom size, waste management, water, and the loss of what people have moved to Franklin and Williamson county for in the past and want to have in the future. Growth can continue with better planning at a slower rate while preserving the qualities we have. Keep the density down, close to city center and larger lots toward the edge of the urban growth boundary as originally designed.

Ralph Mabry
Tulloss Road

Sent from my Verizon, Samsung Galaxy smartphone

Andrew Orr

From: sssunny43@aol.com
Sent: Monday, June 25, 2018 12:38 PM
To: Andrew Orr
Cc: Ken Moore; bev@aldermanburger.com; Michael.hathaway@comcast.net
Subject: Franklin Planning and Sustainability Responsibilities

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Mr Orr---I would like to receive all emails/notices that pertain to the Planning Commission's activities. Thank you.

I would love to attend the Thursday meeting this week regarding the proposed Mayes Creek development that appears to have virtually no support from over 90% of the citizens in our area. Unfortunately I have my daughter from Ohio coming to visit beginning Wednesday and we're headed out Thursday morning for a lake in Alabama, so I can't attend the meeting.

I've read the mission of Planning and Sustainability:

" The Franklin Department of Planning and Sustainability has, as its mission, to improve the Franklin built environment, while promoting the conservation of both the environment and historic resources through the effective and efficient use of plans and regulations. This includes maintaining far-sighted policies and goals through planning documents, such as the *Sustainable Community Action Plan*, and the *Franklin Land Use Plan*, and implementing those policies and goals through land-use regulations, such as the *Zoning Ordinance*, the *Subdivision Regulations*, and the *Historic Zoning Commission Design Guidelines*. The efficient and effective implementation of the plans and regulations of Franklin provides a solid foundation for an excellent quality of life for its residents and stakeholders."

I've also read the input from the citizens from previous forums on this proposed Mayes Creek Basin project. There is no question in my mind that an approval for **any** development in the Mayes Creek Basin at this time would do nothing but **lower the quality of life for Franklin residents and stakeholders**. It's apparent in everything I have read that only a very small handful of landowners would benefit, and they would benefit handsomely from a financial perspective. Why anybody would think that our current state of roads and schools and services is capable of handling the additional large requirements at this juncture is beyond my ability to comprehend. **Where's the money going to come from to pay and staff all the needs for additional necessary services?**

I think the most responsible thing to do from a Planning and Sustainability standpoint is to vote for a Moratorium on any more new construction of any kind until a satisfactory financial plan is established for Next Year. In my opinion, there should be a whole lot less focus on "far-sighted policies" until there's a better recognition of the **Current State** of what citizens have to deal with TODAY when they're navigating to work, to school and to homes in our area. Does anybody involved in these construction project approvals live on the eastern side of Franklin and have to deal with the grid locked roads those of us on this side of town have to deal with? Too many projects have been approved on this side of town already and there likely isn't a single person in the city of Franklin

who actually knows what the traffic count is on any road at any given time of day of any week. Homes and commercial projects are seemingly rubber-stamped without anybody really knowing how many vehicles are already "approved" through these new projects. It would appear that they're being rubber stamped without any real plan to pay for the REAL financial impact of new construction. **Where is the benefit for the average individual citizen of Franklin in all this new construction?** It's not in quality of life. and that's part of the mission. (See Above). I see nothing in the mission statement about changing the existing laws in order to benefit some big money landowners, regardless of environmental or other sustainability concerns at their proposed projects. Whatever happened to "government for the people"?

Thank you for your time.

Steve Sundstrom
Franklin TN

Andrew Orr

From: Swan Burrus III <sburrus3@gmail.com>
Sent: Sunday, June 24, 2018 3:53 PM
To: Andrew Orr
Subject: Letter to City Planners

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

I sent this letter to all city planners Saturday.
Feel free to critique.

Dear Planning commissioners;

The current request from a land owner with 458 acres for annexation into Franklin does not appear to be in the best interests of our City.

Should the family's request be granted it will open the flood gates for other land owners in the area to request similar status and my question is: why do we want to create and commit more land to more density development?

I feel sure you are aware that we currently have traffic problems that have not been addressed or satisfied, so I won't waste your time with that argument.

I would appreciate you considering the following reasons against further annexation.

1. Davidson County has no more publicly owned land to offer new growth to corporations seeking a place in Nashville. Those seeking a presence in Nashville, will gravitate to all surrounding bedroom communities including Franklin and Williamson County.

2. The former draw for our area was its' lack of density, low taxes and easy access to Nashville. However; with the onslaught of growth from Nolensville, Brentwood and other adjacent communities, the pressure on our infrastructure is at a breaking point. Currently we have a plethora of 2 lane country roads already experiencing over use accessing to I 65, additionally crowding our schools, requiring more schools and requiring expensive expansion to our water and waste systems.

Without annexation these new properties (as I understand it) would force new outlying land use to require only one home per acre (unless someone pulls a fast one like McGavock Farms). While this would solve the problem of over densifying Franklin and portions of Williamson County, it puts pressure on our area to try and find solutions for affordable housing. Those solutions need to be shared with outlying communities, especially Nashville and all of Williamson County.

I don't think you, as our planners, want us to face debt problems that Nashville is experiencing due to its' tax incentive give aways, and what appears to be Short term thinking and planning.

Nashville can't even fund pay raises for Teachers, Firemen and police; yet their greed caused them to approve a \$275 million dollar debt to fund a Soccer Stadium.

Do we want those problems? Are we hurting ourselves to solve Davidson County's housing and commercial problems?

Why not simply put a moratorium on annexation until such time as you can come up with better long term solutions?

3. Another question I would ask you to consider is -What real benefits are existing residents going to get from this annexation?

a. Will more aggressive annexation keep property taxes from accelerating?

b. Will we get more money for paying for existing and future capital expenditures?

C. Will we get Real Fixes for our infrastructure problems?

D. Will our community be able to maintain a Quality lifestyle?

E.

F. Are we trying to be another Nashville?

H. Have you considered how increased taxes will affect existing residents and those on limited or fixed incomes?

G. Finally, Are you focused on Quality or Quantity?

I realize you have a very difficult and somewhat Thankless job (Damned if you do and Damned if you don't).

We all realize Growth is inevitable. All I am asking is that we slow down and really think before we act.

I thank you and appreciate both your commitments and your time.

Sincerely,

Swan Burrus III

Concerned Franklin resident.

Andrew Orr

From: wrcanfly <wrcanfly@bellsouth.net>
Sent: Monday, June 25, 2018 2:17 PM
To: Andrew Orr
Cc: Kathryn Webber; Jessica Lucyshyn
Subject: Mailed Notification for Mayes Creek Basin Residents

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Mr. Andrew Orr,

It is my understanding that the City of Franklin is required to mail notices to all property owners withing 500 feet of a proposed land use amendment, however in the case of the proposed change for the Smith property in the eastern UGB the 500 feet would mean that very few if any of the Mayes Creek Basin residents that will be effected by this proposal would receive mailed notices. The open house and community meeting for the proposed project, both of which were well attended despite very limited notice, were conducted by your office for the entire Mayes Creek Basin population indicating that you realize that this proposed change will have an effect on the entire area so why would you not want to notify every resident in the area by mail of such a significant change to their community? There are still many, if not most of the people in Mayes Creek Basin who have no idea that their is such a drastic proposal being considered for their neighborhood and I do believe that failure to make every effort to notify the residents and hide behind the minimum requirements would speak volumes.

Sincerely,

William R. Canada, Jr
4348 North Chapel Road
Franklin, TN 37067
615-414-5551

Andrew Orr

From: Ben Baker <bbaker@carehere.com>
Sent: Wednesday, May 23, 2018 2:43 PM
To: Andrew Orr; Ken Moore
Subject: Mayes Creek Watershed

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dr. Moore and Mr. Orr:

My name is Ben Baker. My family and I have lived in Franklin for the past 16 years. Recently, we purchased farm land property just east of Franklin on South Carothers where we are building our new home. Two thirds of our 50 acre property is bordered by the Harpeth River.

One of the alternative proposals for the Mayes Creek Watershed sewer project includes a sewer main running along the Harpeth River from Arno Road to the water treatment plant. I and my neighbors have serious concerns about the damage that this installation will do to the river, and even greater damage that it could do if there were a spill or leak into the scenic Harpeth River.

I urge you to consider opposing this alternative proposal option, and instead opting for the less environmentally disruptive option of following Carothers Parkway.

I greatly appreciate your consideration.

Thank you very much.

Ben Baker, COO
CareHere, LLC
615-275-9676

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Andrew Orr

From: Brent Sanders <brent@mcarthursanders.com>
Sent: Friday, May 18, 2018 11:06 AM
To: Andrew Orr
Cc: Julia Stovall
Subject: Mayes Creek Basin Area

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Dear Mr. Orr,

Mamie and I are in support of the Mayes Creek Basin development and, in general, more annexation and development along Highway 96. Thank you, Brent Sanders

--

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Andrew Orr

From: Chris Moore <chris@wyattmoore.com>
Sent: Tuesday, May 8, 2018 3:50 PM
To: Andrew Orr
Subject: Re: FW: Mayes Creek Study Update

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Andrew, thank you for keeping me in the loop on this. I'm going to try to catch up on reading the materials and then give you a ring later this week or next. Based on the material, I think we will obviously be supportive of the change to Conservation Subdivision.

Chris

On Mon, May 7, 2018 at 6:56 AM, Andrew Orr <andrew.orr@franklintn.gov> wrote:

Good Morning Chris,

Please see the below correspondence and attachments. We're recommending your property be changed from Development Reserve to Conservation Subdivision (same as Smith's across the street). Please note your zoning is not changing, just the guidance on how your property could develop if you were ever to request annexation into the City. You can read more about conservation subdivision on page 34 in Envision Franklin: <http://www.franklintn.gov/home/showdocument?id=25168>

Let me know if you have any questions.

Thanks,

Andrew

From: Andrew Orr
Sent: Friday, May 4, 2018 3:03 PM
Subject: Mayes Creek Study Update

Good Afternoon,

I hope you are doing well. The City of Franklin is concluding the Mayes Creek Land Use Study and two amendments to Envision Franklin are being proposed.

A neighborhood meeting to review the proposed changes has been scheduled for Wednesday, May 23, 2018 at 6:00 p.m. in the Franklin City Hall Training Room located at 109 3rd Ave South. The applicant and City staff will both make a presentation.

The first amendment is being requested by the owner of the properties located at and near 3698 North Chapel Road and 4417 and 4468 Murfreesboro Road, located east of the North Chapel Road and Murfreesboro Road intersection (see the hatched area on the attached map). The applicant is requesting to change the Envision Franklin Design Concept from Development Reserve to Mixed Residential and Conservation Subdivision. If this amendment is approved by the FMPC, City staff will propose a second amendment that responds to the change in uses and also the vision that was expressed during the public outreach.

The next day, May 24, 2018, the proposed amendments will be discussed at the non-voting Joint Conceptual Workshop by the Planning Commissioners and Board of Mayor and Aldermen (BOMA).

The Franklin Municipal Planning Commission (FMPC) will be considering the two proposed amendments to Envision Franklin, the City's Land Use Plan, on June 28, 2018 at 7:00 pm. A public hearing will also be held prior to the vote.

For More Information:

You can view the applicant's request here: <https://franklin.idtplans.com/secure/> and click the blue "Public Projects" link, login as a guest, click on the search icon, and type in "Mayes Creek Development." Please visit the project webpage for more information: <http://www.franklintn.gov/mayescreek> and contact Andrew.Orr@franklintn.gov or (615) 550-6741 if you have any questions.

Andrew Orr, AICP, PEM | Principal Planner

109 3rd Avenue South | Franklin, Tennessee 37064

P: 615.550.6741 | E: andrew.orr@franklintn.gov

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Andrew Orr

From: Fred Nance <fnance@frhamsafety.com>
Sent: Friday, May 18, 2018 12:59 PM
To: Andrew Orr
Subject: Mayes Creek Drianage Basin;

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Mr. Orr,

I would like to weigh in on the Mayes Creek long –range growth plan. I have been familiar with this area for over 38 years and I am in favor of this very well thought out growth plan. Thanks for you consideration and hearing my voice.

Sincerely,
Fred H. Nance Jr.

Office 615 254 0841
Cell 615 351 7025

Andrew Orr

From: Israel Holliday <israel@hollidayre.com>
Sent: Monday, May 14, 2018 4:20 PM
To: Andrew Orr
Subject: mayes creek meeting

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Andrew,

Hope all is well.

We live at 2000 Cain Hollow Court - our farm is bordered on 2 sides by the Smith farm. We are very concerned about the growth that might be happening to the area. I understand the Smiths have requested changes to the Envision plan. Is there a way to get a copy of the changes and plans that they are proposing?

Also would it be possible for me to come talk with you about the process and all that is happening? We love Williamson Co but are concerned by the growth and changes that are being proposed to the rural areas.

Thank you for your time.

--

Israel Holliday

Real Estate Investor, General Contractor

Cell 615-414-6605

Andrew Orr

From: Julia Stovall <juliastovall@tnlaw.org>
Sent: Monday, May 21, 2018 10:39 AM
To: Andrew Orr
Subject: Mayes Creek Basin Development

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Mr. Orr,

The Stovall's and Mr. Poteete, who are property owners are in support of the Mayes creek Basin development and, in general, more annexation and development along Highway 96. Julia Stovall

Julia E. Stovall
Attorney at Law
136 4th Ave. South
Franklin, TN. 37064
(615) 330-7948
juliastovall@tnlaw.org
Juliastovalllaw.com

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May 16, 2018
Hello Mr. Orr,

I am a property owner at 4343 N. Chapel Road and received information regarding the development potential off of Murfreesboro Rd and N. Chapel Rd. I am against the change from Development Reserve to Mixed Residential and Conservation Subdivision for the following reasons:

1. Traffic is terrible at that intersection. Many accidents occur when people are pulling out of N. Chapel on to I-96
2. Trinity Elementary School Traffic backs up in the morning and evening. And thru traffic does not slow down for the school zone.
3. N. Chapel, going towards Fly Park (baseball & softball) also has heavy traffic especially since soccer fields are now open for use. This intersection is dangerous, especially for teens driving to practices. More development will bring more traffic problems and accidents.
4. With heavy rains, Mayes Creek floods and with more development, it will only cause further damage to current roads and bridges because there is no land to protect the creek from over flow.
5. With more development, there is more pollution in the creek harming the wildlife dependent on the creek.
6. With all the new housing development in this area, established homeowners cannot receive a fast internet connection. New development has the latest fiber optics installed but nothing has been done or will be done to upgrade internet service for established homes/neighborhoods.

I strongly feel we need to keep and protect our green space in this area. Unfortunately, I cannot be at the meeting on May 23 at 6:00 pm; therefore, I am expressing my opposition to the proposed amendment by the Catalyst Design Group. I am not sure the residents in this area really have any say in protecting the land around their homes, but the letter said to voice my comments to you, and I trust that you will represent my objection to more development as specifically proposed in the May 1st letter from the Franklin Planning & Sustainability Department.

Thank you kindly,

Karen Smith
4343 N. Chapel Rd
Franklin, TN 37067
Smithkaren222@gmail.com

Andrew Orr

From: kathryn jean <kathrynjean@mac.com>
Sent: Saturday, May 19, 2018 4:39 PM
To: Andrew Orr
Subject: Mayes creek development

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

My name is Kathy manoukian and I live at [123 trinity rd](#), Franklin. My property borders 3 sides of this development. It was originally rumored there was going to be 400 homes on 600 acres now it seems to be much more than that. My concern is pollution, traffic conservation of forestry. Most of this area is rural farmland and seems we will be losing when they put in this little city. One of my major concerns is the pollution all the homes and offices will create. The traffic will be a nightmare on the 96 and also on Wilson Pike. I know several of my neighbors are opposed to this huge development. I understand there has to be a middle ground but they are asking far more than what is fair to all the neighbors. They are not taking all the neighbors and surrounding neighborhoods into consideration when building such a mass project like this. The fact that they would ask for such a mass development only makes me believe that they are not looking out what's best for the neighborhood. Please take in consideration how we feel and how it will affect our property values, neighborhood, and especially our farming. if you have any questions you could call me at [602-684-3761](tel:602-684-3761)

Thank you

Kathy Manoukian

Sent from my iPhone

Andrew Orr

From: Kimberly Davidson <f15skd@gmail.com>
Sent: Wednesday, May 23, 2018 10:58 AM
To: Andrew Orr
Subject: Mayes Creek Mass Development

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hello Andrew,

We own property at 4115 Trinity Road and want to make some comments about Ravenswood Farms, et al, proposed development of the Mayes Creek Basin. I will be attending the meeting tonight at the Courthouse also.

We would like to voice our opinion about keeping this land county land versus annexing it to Franklin. Our area is serene and beautiful but the infrastructure is quite minimal as far as Route 96 is concerned. It is often congested and if these two owner's greed to mass develop this property with 957 single family, 249 condos, 120 townhomes and 250K+/- commercial square feet is approved, this area will lose all character and become a untenable to the current owners around this location.

I believe it is important to the state of Tennessee and the area around Franklin to preserve some wildlife areas and some small gentleman's farm areas. This is what draws affluent people to want to live in here and not in mass development areas.

Please consider our plea to disallow the annexation of Mayes Creek Basin to the city of Franklin. Leave our area county land. We understand that development will happen, but we would prefer it be to county, not city of Franklin standards.

Thank you for reading this and considering our opinion.

Sincerely,
Jack and Kimberly Davidson
4115 Trinity Road
Franklin, TN 37067

Andrew Orr

From: Lynn Smith <smithlynn1958@gmail.com>
Sent: Sunday, June 3, 2018 10:29 PM
To: Andrew Orr
Subject: Envision Franklin

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Mr. Orr,

Please pass along this concern to the planning commission. When Watkins Creek subdivision was completed much more storm water now flows to Mayes Creek. Most heavy rains now send the creek around the bridge on North Chapel Rd over the road. The bridge now acts as a dam when the water rises. This was a very rare event before Watkins Creek. So much water flow over that the county had to put large rocks in the ditch 300 feet from the bridge to stop the water from eroding the roadway. Now the plan is to add acres of rooftops and blacktop upstream. This will increase the amount of water running over the road damaging crops and closing access to residents and emergency vehicles during nearly every heavy rain.

Regards,

Lynn Smith
4343 North Chapel Rd.

Andrew Orr

From: Melissa Dixon <mdixon1209@gmail.com>
Sent: Thursday, May 24, 2018 6:32 PM
To: Andrew Orr
Cc: Ken Moore; Emily Hunter; bev@aldermanburger.com; hbdixonhome@gmail.com
Subject: Mayes Creek Smith Development

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Andrew:

Hal and I were at the meeting last night and in favor of the Smith development proposal for Mayes Creek. With that said and based on the plans we would like to proceed with the annexation of our property at 3605 N Chapel Road.

Please provide information regarding next steps for this process.

Melissa Dixon
Volunteer Coordinator
MiddleTennessee Boxer Rescue
615-479-2213

<https://na01.safelinks.protection.outlook.com/?url=www.mtbr.org&data=02%7C01%7CAndrew.Orr%40franklintn.gov%7Cd8ab794b2e554dafd8f908d5c1ce8637%7Cf6644f52f8344a2fa433e6bc40d7c17f%7C0%7C1%7C636628015161824800&sdata=xlpQgP3PQrBBY7Fd2%2FcX5ksxVZC2C7Sn%2FpQZyBhsrGc%3D&reserved=0>

Andrew Orr

From: Ron Richey <ronrichey4023@gmail.com>
Sent: Wednesday, May 23, 2018 12:20 PM
To: Andrew Orr
Subject: Re:

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Hello again Andrew. One problem I have is how difficult it has been to get to the bottom of what is actually proposed. It may seem easy to you but you are an insider. Residents are not familiar with your jargon or systems. Therefore, intended or not, they comprise what comes across as a cloaking of what is intended. For example, imbedded deep into links, etc is the info from the Catalyst Design Group and the Smith Family proposal. I have only been able to sporadically pull it up and my printer just doesn't want to print it for some reason/I have no problems with anything else. I have a personal request. I wonder if your office could provide me with a color copy of both the Catalyst Design Group info and the Smith Family proposal, both about 15-20 pages. I would like to get that at the meeting tonight or however you propose. In the interest of transparency, I wish you had make this info available much earlier in the process, not so close to a deciding vote, and more easily visible to a person accessing the material. Thanks.

Ron Richey

On Wed, May 23, 2018 at 9:46 AM, Andrew Orr <andrew.orr@franklintn.gov> wrote:

Good Morning Ron,

Thank you for reaching out. I will include your email when I prepare the staff report packets for the June 28th Planning Commission meeting. Please keep in mind all property owners (in the UGB) have the right to request changes to Envision Franklin and the Planning Commission has the authority to approve or disapprove the requests. You can view the contact information for the members here: <http://www.franklintn.gov/government/boards-and-commissions/planning-commission> and you can also voice your displeasure during the public hearing at the June 28th meeting. If the amendment passes, the Smith's would then likely seek to be annexed.

Thanks,

Andrew

From: Ron Richey [mailto:ronrichey4023@gmail.com]

Sent: Wednesday, May 23, 2018 9:28 AM

To: Andrew Orr <andrew.orr@franklintn.gov>

Subject:

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Good morninng Andrew. I have corresponded with you and spoken with you regarding what you call Mayes Creek. Frankly, just the name offends me among many other things I find distasteful about this process/this is more about the Smith property than about Mayes Creek. I read every page last night in preparation for tonight's meeting. Again, frankly, if the opinions of current residents mattered at all, I can see no reason for this meeting and certainly not a vote on an amendment. I will be shocked if you do not run over the will of the people and do what you want to do, because of benefits to the Smith's and to the City. Please just leave the zoning alone. In the face of as much opposition as this development faces, I think it is incumbent on you to demonstrate to the people why this is so needed. You have not done that and my guess is that you cannot. Tonight, please make it abundantly clear who the people are who will vote, where they are and how they can be approached. I am tired of being "patted on the head" and sent on my way while the process continues to move to a predictable conclusion. I would also like to be told what kind of opposition makes a difference/what has been done so far has certainly meant nothing. Thanks.

Ron Richey

Andrew Orr

From: Scott Schwieger <sschwieger@summitbhc.com>
Sent: Wednesday, May 23, 2018 10:13 AM
To: Ken Moore; Andrew Orr
Subject: Mayes Creek Watershed project

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Doctor Moore and Mr. Orr,

My name is Scott Schwieger and I live in the unincorporated area just outside of Franklin. I pay taxes and vote. My land backs up to the Harpeth River.

One of the alternative proposals for the Mayes Creek Watershed sewer project includes a sewer main running along the River from Arno Road to the water treatment plant. I have real concerns about the damage that this installation will do to the river, and even greater damage that it could do if there were a spill or leak.

I urge you to consider opposing this alternative proposal, and instead opting for the less environmentally disruptive option of following Carothers Parkway.

I appreciate your consideration.

Scott Schwieger
General Counsel & Chief Compliance Officer
Summit BHC
615-716-4924

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Andrew Orr

From: Tom Lochbihler <tom@lochcompany.com>
Sent: Wednesday, May 23, 2018 10:32 AM
To: Emily Hunter
Cc: Andrew Orr; Vernon Gerth; Kelly Dannenfelser; Amy Diaz-Barriga; James Svoboda
Subject: Re: Mayes Creek Urban Growth Boundary

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Its probably not feasible to request at this time. I was primarily requesting for the future. Unless I don't understand your response. Does the city of Franklin have sewer services close to this property currently?

Question. For those properties that are inside the Franklin city limits currently, for example along Hwy 96 and Arno Rd, they are not serviced by sewer, are the property owners charged for city taxes?

Tom Lochbihler
Loch Company
P.O. Box 92
Arrington, TN 37014
Ph: 615-790-5099
Fax: 615-953-9554
Commercial Real Estate since 1956
www.lochcompany.com
Tom@LochCompany.com

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On Mon, May 21, 2018 at 8:48 AM, Emily Hunter <emily.hunter@franklintn.gov> wrote:

Thank you for your comments, Tom. I have copied Andrew Orr, Principal Planner, to keep this for the study's records.

As far as the request to be incorporated into the City limits, you would need to complete and submit a formal annexation request. I would recommend first setting up a meeting with Andrew, Long-Range Principal Planner, and Amy Diaz-Barriga, Current Planning Supervisor, to get more information on the annexation process. We would include representatives from the Engineering Dept. and Water Dept. in this meeting so that they could discuss what the sewer options are, as well as what the expectations of the property owner requesting annexation would be to extend City services.

EMILY HUNTER, AICP

DIRECTOR OF PLANNING & SUSTAINABILITY

CITY OF FRANKLIN, TN

(615) 791-3212

From: Tom Lochbihler [mailto:tom@lochcompany.com]

Sent: Friday, May 18, 2018 7:35 AM

To: Emily Hunter <emily.hunter@franklinton.gov>

Subject: Mayes Creek Urban Growth Boundary

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City of Franklin TN

[109 3rd Ave. South](#)

[Franklin, TN 37064](#)

RE: Franklin Urban Growth Boundary, Mayes Creek.

Dear Emily Hunter,

I own a property at [3637 North Chapel Road, Franklin](#). I am in favor and full support of the proposed amendment to the UGB offered by the Smith Property Owners. It is my opinion that this proposed amendment will benefit the entire area, both economically and the quality of life for its neighbors. With the amount of people moving to this area and the high amount of traffic Hwy 96 E handles, it would be a reasonable decision for the city to incorporate this area. City of Franklin needs to provide city services, including sewer services as part of the annexation. Nearly all the population of Eastern Williamson County travels via Hwy 96 E to Franklin / Cool Springs for their necessities. This area being developed would shorten that trip, while also keep traffic out of the I-65 corridor.

I would also like be incorporated into Franklin city limits. In case of this inclusion, I would support my portion of the cost for the City of Franklin sewer services.

Please feel free to reach out to me with any questions.

Thank you.

Tom Lochbihler
Loch Company
P.O. Box 92
Arrington, TN 37014
Ph: 615-790-5099
Fax: 615-953-9554
Commercial Real Estate since 1956
www.lochcompany.com
Tom@LochCompany.com

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Andrew Orr

From: Trang Wadsworth <trangwadsworth@gmail.com>
Sent: Thursday, May 10, 2018 12:15 PM
To: Andrew Orr; Dave Wadsworth
Subject: Re: FW: Mayes Creek Study Update

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Andrew,

I can not find the applicant request for Mayer Creek. Can you send it to me?

Also can you explain what it means "from Development Reserve to Mixed Residential and Conservation Subdivision". ?

My address is 14281 North Chapel Rd. Franklin, TN where does this address fall on Development reserve, Mixed residential or Conservation subdivision?

We want our lot to be not a HOA fee and we want sewer to be able to build.

Thank you

On Mon, May 7, 2018 at 8:49 AM, Andrew Orr <andrew.orr@franklinton.gov> wrote:

Good Morning,

Please see below, I sent this out last Friday. I will add you to the distribution list.

In terms of sewer in the area you're referring to, is it near North Chapel Road and Pate? If so, Large-Lot Residential is proposed, which would be one-unit per acre, the same as the county zoning.

Thanks,

Andrew

From: Andrew Orr
Sent: Friday, May 4, 2018 3:03 PM
Subject: Mayes Creek Study Update

Good Afternoon,

I hope you are doing well. The City of Franklin is concluding the Mayes Creek Land Use Study and two amendments to Envision Franklin are being proposed.

A neighborhood meeting to review the proposed changes has been scheduled for Wednesday, May 23, 2018 at 6:00 p.m. in the Franklin City Hall Training Room located at 109 3rd Ave South. The applicant and City staff will both make a presentation.

The first amendment is being requested by the owner of the properties located at and near 3698 North Chapel Road and 4417 and 4468 Murfreesboro Road, located east of the North Chapel Road and Murfreesboro Road intersection (see the hatched area on the attached map). The applicant is requesting to change the Envision Franklin Design Concept from Development Reserve to Mixed Residential and Conservation Subdivision. If this amendment is approved by the FMPC, City staff will propose a second amendment that responds to the change in uses and also the vision that was expressed during the public outreach.

The next day, May 24, 2018, the proposed amendments will be discussed at the non-voting Joint Conceptual Workshop by the Planning Commissioners and Board of Mayor and Aldermen (BOMA).

The Franklin Municipal Planning Commission (FMPC) will be considering the two proposed amendments to Envision Franklin, the City's Land Use Plan, on June 28, 2018 at 7:00 pm. A public hearing will also be held prior to the vote.

For More Information:

You can view the applicant's request here: <https://franklin.idtplans.com/secure/> and click the blue "Public Projects" link, login as a guest, click on the search icon, and type in "Mayes Creek Development." Please visit the project webpage for more information: <http://www.franklintn.gov/mayescreek> and contact Andrew.Orr@franklintn.gov or (615) 550-6741 if you have any questions.

Andrew Orr, AICP, PEM | Principal Planner

109 3rd Avenue South | Franklin, Tennessee 37064

P: 615.550.6741 | E: andrew.orr@franklintn.gov

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Andrew Orr

From: wrcanfly <wrcanfly@bellsouth.net>
Sent: Tuesday, May 22, 2018 11:44 AM
To: Andrew Orr
Cc: gregglawrence@williamson-tn.org; kathyd@williamson-tn.org
Subject: Mayes Creek Basin Study

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Sir,

There are several questions that must be answered before the "study" goes forward and greatly increases the population density of this region, much less the rest of our county. The proposal for changing zoning to allow for "mixed use" housing development in what is now a rural area comes with the announcement of a proposed start time for the widening of Hwy 96, however this announcement does not begin to settle the infrastructure improvements that are necessary to handle today's demands not to mention what is contained in this "study."

First, if what has been announced actually comes to fruition, which is very unlikely when you look at how long this project has been "considered", with the way road construction is done in our state, and this is a state road, this project will take at least three years to complete based on how long it took the state to expand less than three mile of Interstate 65. So your "study" is premature and should be shelved until we actually reach the completion of this project. To allow high density residential development before completion of the widening project makes absolutely no sense, will cause massive road congestion, severely disrupt and endanger the process of getting in and out of Trinity Elementary, not to mention access to Hwy 96 at North Chapel Road.

Secondly, your "study" says nothing about the effect the widening project and the proposed high density housing will have on the already congested and some days nearly impassible access to interstate 65 at Hwy 96. The congestion that currently exists between Clovercroft Road and all the way past Royal Parkway on Hwy 96, is a direct result of rampant over development of high density housing on South Carothers, new developments along Clovercroft plus the development just off of Ridgeway Drive, which I assume will require another traffic signal to allow access to Hwy 96. Where is the "study" for the plan to improve the I-65, Hwy 96 intersection? Certainly planners are aware of this current problem and are working on a solution, if not why not? Fortunately the fact that one can barely move through this area, not just during peak travel times but most of the day, means that accidents in this area are probably not more than fender benders with little or no personal injuries. It should be readily apparent to professional planners that this entire intersection is way overdue for a complete overhaul. Any development that is going to add to the current congestion must be delayed until this issue is not simply another "study" but is an actual project that is complete and has the ability to handle the thousands of addition cars that will be the results of the proposed high density development in this area.

Infrastructure before development, what a novel concept and one that every citizen supports. The elected officials and he public servants that fail to ensure that this is the way things are done should be voted out of office or fired.

Developers and builders wishes and projects should take a back seat to the safety and convenience of the current residents, the ones paying the taxes. We the current tax payers will foot the bill for the infrastructure, i.e. the widening of Hwy 96, that is necessary to accommodate the the results of runaway development in all of Williamson County, to include Franklin. Those of us who are not Franklin residents and do not wish to be Franklin residents apparently do not have a voice no matter how many "neighborhood meetings" you schedule. Before the City of Franklin considers developing further into the county why don't they address the numerous traffic, safety, security, infrastructure and education problems that exist within the current city boundaries. As someone recently said "we have 55,000 people living in an area that has the infrastructure that was built for 10,000 residents." How true.

William R. Canada, Jr.

4348 North Chapel Road
Franklin, TN 37067

Sean and Monica Coakley
2031 & 2035 Wilson Pike
Franklin, TN 37067
November 7, 2017

City of Franklin
Planning and Sustainability Department
109 Third Avenue South
Franklin, TN 37064

Re: Mayes Creek Basin

Dear Mr. Andrew Orr and Planning Commission Members:

We are writing in regards to the Mayes Creek Basin proposal. We own two parcels of property within the affected area: 2031 and 2035 Wilson Pike, and we strongly oppose development that would change the existing rural character of our community.

We have had numerous discussions with the City and the County planning departments in recent years, including in connection with the approval of Tap Root Hills. Based on those conversations and the designation contained in Franklin's land use plan, we felt comfortable making the long-term decision to stay in our residence and make additional improvements to our property. We have acted in reliance on the decisions that have been made to date, and we urge the City to resist pressures to change its carefully-considered designation of this area as "Development Reserve."

About Us. We moved to Tennessee six years ago from New Jersey – the most densely populated state in the United States.¹ We left New Jersey for a better quality of life for our three children, all of whom have special needs. Our home at 2031 Wilson Pike sits on ten acres, with rolling hills, a pond and creek, and pasture. We have horses and farm animals, who provide therapy and companionship to our children. We also own the home and five acres at 2035 Wilson Pike, which we purchased for our children for when they are grown, since they will

¹ U.S. Census Bureau

have limited independence. We have been exploring agricultural uses for our property, in order to provide work opportunities for our children.

Our 15 acres on Wilson Pike is the calm, peaceful homestead that we dreamed of for our family. We have invested a great deal in our small farm, and are deeply concerned that development in the Mayes Creek Basin will harm our quality of life, disrupt the plans we are making for our children's future, and impair the value of our investment.

Character Area. Our community is referred to in the original Franklin Land Use Plan as "Seward Hall," and is identified by its rural character. More specifically, we are in what is known as "Area 4" of Seward Hall, which was described in the Land Use Plan as being significantly lower density and governed by "Rural" design concepts. Nearby areas of Seward Hall that are being developed – including Tap Root Hills – are not part of Area 4. The updates to the Land Use Plan in Envision Franklin may use different terminology, but the concept for our community is unchanged. The Development Reserve area is described as agricultural uses and single-family residences on significant acreage, which is consistent with the current uses in our area, and is how we have been expecting it to remain.

Impact of Recent Development. In the six years that we have lived here, we have experienced the impact of nearby development. There has been an increase in both noise pollution and light pollution. Our sky does not get as dark at night and stars are not as visible. Peacefulness on the weekend is disrupted by the growing number of leaf-blowers and trimmers.

Most evident is the impact that we see to our road, Wilson Pike. Wilson Pike was not included in the traffic impact studies that were completed for Amelia Park and Tap Root Hills, which is an oversight that we pointed out to the Planning Commission at the time. Although these developments do not directly connect to Wilson Pike, as the overall volume of cars in this area has grown, people predictably have looked for alternate routes and traffic has increased as a result. Back-ups at Clovercroft Rd. and at the single-lane railroad underpass are common, especially during morning and evening commutes. Wilson Pike used to be a favorite route for

cyclists, but is less so now that increased traffic had made it unsafe. Damage to fencing is common as speeding cars run off the narrow road, causing property damage and posing a risk to farm animals.

What we did not foresee is that as development has increased in this area, so has crime. Our house has been robbed twice in the past 18 months, the second time as part of a spree that included other homes in one of the new developments. Our car has been broken into in our own driveway. We have experienced vandalism and there is a significant increase in road-side litter.

Conclusion. All of these things point to the importance of proceeding with caution. We respectfully urge the Planning Commission to not change the land use plan for Mayes Creek Basin. It is in the long-term interest of everyone that we take measures to preserve the beauty and diversity within Franklin, which includes protecting our rural communities from over-development. Land owners who wish to develop have adequate opportunity to do so in the form of low-density residential uses that are consistent with the existing community and respect the quality of life of its current residents.

Kindest regards,

Sean & Monica Coakley

Sean & Monica Coakley

Andrew Orr

From: Aaron McNulty <amcnulty@kytn.net>
Sent: Thursday, November 16, 2017 4:45 AM
To: Andrew Orr
Subject: Re: Mayes Creek Basin Study

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Hi Andrew,

Yes our property is at 3610 North Chapel

Aaron McNulty

Sent from my iPhone

On Nov 14, 2017, at 3:15 PM, Andrew Orr <andrew.orr@franklintn.gov> wrote:

Good Afternoon,

Thank you for attending the Mayes Creek Basin open house last week. I received your comment card about being favorable towards annexation. What is the address? 3610 N Chapel Road?

Thanks!

Andrew Orr, AICP, PEM | Principal Planner
109 3rd Avenue South | Franklin, Tennessee 37064
P: 615.550.6741 | E: andrew.orr@franklintn.gov

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Andrew Orr

From: Amanda Lewis <amanda.elewis@gmail.com>
Sent: Tuesday, November 21, 2017 12:39 PM
To: Ken Moore; bev@aldermanburger.com; danamclendon@mac.com; Michael Skinner; Margaret Martin; annpetersen@comcast.net; Clyde Barnhill; Brandy Blanton; Pearl Bransford; Vernon Gerth; gregglawrence@williamson-tn.org; wpatterson@buypatterson.com; Andrew Orr
Subject: Mayes Creek Basin Proposals

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

To Whom It May Concern,

My name is Amanda Greene and I am a homeowner in the Watkins Creek Subdivision just outside of Franklin's city limits. I attended the "Mayes Creek Basin" meeting back on November 7th and have concerns about a particular option that was shown.

Option 2A shows that there are two areas of land (i.e. Ingram Farm) that have requested annexation into the city. If they are approved, then the city is required to provide them with key services such as sewer. Based on these requests, it shows the city proposing new sewer lines to connect both developments to the city's main line. Unfortunately, two of these lines are proposed to go through our community of Watkins Creek. The first line is planned to run up through the creek. As I was told, this path was chosen as it follows the creek which is a natural gravity line (no pumps needed for sewer). The second line would run through the back yards of our Watkins Creek neighbors.

If the city were to follow through with these plans, they would cause the following consequences to the environment and the community:

- 1) Major environmental impact:
 - a. Destruction of large trees which are natural habitats for the local and potentially endangered wildlife (i.e. birds, deer, turkey, frogs, etc.)
 - b. High risk of water contamination from the installation of the sewer system
- 2) Loss of rural character that all residents love and value in the neighborhood
- 3) Possible property and road damage from the sewer line installation
- 4) Possible pollution from construction and future deterioration of the sewer lines
- 5) Noise pollution for all residents during construction phase(i.e. digging and blasting).
- 6) Significant reduction in home values within the Watkins Creek Community

While I fully recognizes the economic benefit to the growth of Franklin, it must be balanced in such a way as to not destroy the rural character that brings people to middle Tennessee every month. We as a community have met and are unified in our opposition to the City's plan, -Option 2 A - and any option which includes a sewer running along any of our creeks. And I am aware that many of us have written to you voicing our concern. Please let me know who I should speak to in order to develop a new plan which would not require such destruction within the boundaries of our community.

I look forward to hearing from you.

Sincerely,

Amanda Greene

Andrew Orr

From: Brian & Peggy Atwood <bpatwood@me.com>
Sent: Friday, November 17, 2017 3:02 PM
To: Ken Moore; bev@aldermanburger.com; danamclendon@mac.com; Michael Skinner; Margaret Martin; annpetersen@comcast.net; Clyde Barnhill; Brandy Blanton; Pearl Bransford; Vernon Gerth; gregglawrence@williamson-tn.org; Glen.Casada@capitol.tn.gov; Jack.Johnson@capitol.tn.gov; wpatterson@buypatterson.com; Andrew Orr
Subject: Tap Root Sewer Concerns

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hello all,

My husband and I own a home at 3064 Cecil Lewis Drive in Watkins Creek.

I am writing to you today to express our extreme displeasure with several of your planned "improvements" to our area. Namely, the sewer line installation in Watkins Creek, the high density neighborhoods adjacent to our neighborhood, and the road connecting N. Chapel Road to Clovercleft all will be detrimental to the quality of life of the residents you represent.

Please note that we are well educated, informed voters, and we vote in all elections.

Our requests are simple:

1. Relocate the sewer line and preserve the beauty of Watkins Creek.
2. Do not zone Tap Root for high density housing.
3. Move the planned road to directly connect 96 - Murfreesboro Road to Clovercleft

Many thanks for your consideration.

Best regards,

Peggy Atwood

Sent from my iPhone

Andrew Orr

From: Vernon Gerth
Sent: Tuesday, November 14, 2017 3:57 PM
To: Eric Savoldi
Cc: Andrew Orr
Subject: RE: Strongly opposed to the current sewer proposal to go through Watkins Creek community

Good afternoon Eric and thank you for sharing your concerns. Several of your other neighbors have shared similar concerns/emails. The Open House facilitated last week was intended to invite feedback on future land uses in the Mayes Creek Basin. We were pleased with the level of participation. The Mayes Creek Basin is in the City Urban Growth Boundary (UGB) and an area the City had not studied or included in its land use plan, Envision Franklin. The illustrations shared during the Open House about future land uses, roads, and public sanitary sewer were conceptual. Extending a public sanitary sewer system into the Urban Growth Boundary would be a costly undertaking. This process begins with understanding the types of development and land uses. Envision Franklin does not and will not include sanitary sewer concepts. After the land use planning process concludes, staff will be able to model a variety of scenarios and generate cost-benefit analysis' to determine the viability of serving all, a portion, or none of the Mayes Creek Basin. Serving the Mayes Creek Basin (or rather those properties whose owners are interested receiving City services) would be inclusive of all City services presently available to City residents. Examples include police, fire, solid waste, streets, and sanitary sewer services.

Please know state law requires property owners to request annexation. In other words, City's do not have the authority to annex property without a property owners consent. A referendum is an option, but not a likely one. Equally important, during the Open House several of the citizens were not aware how the County's land use plan reads for this area. They were encouraged to contact the County's Community Development Office to understand more about the County's comprehensive plan and the zoning districts. Having citizens engaged and informed are critical to successful land planning.

Should you have any additional questions please contact our Long Range Principal Planner Andrew Orr andrew.orr@franklintn.gov. He is responsible for compiling citizen comments and is available to elaborate on specific questions. I hope this helps and invite you and your neighbors to stay involved.

Kind regards,

Vernon

Vernon J. Gerth, CEcD
Assistant City Administrator
Community & Economic Development
City of Franklin
109 Third Avenue South
Franklin, TN 37064
Office 615.550.6671
Mobile 615.332.2906
vernon.gerth@franklintn.gov

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From: Eric Savoldi [mailto:Eric.Savoldi@microsoft.com]

Sent: Monday, November 13, 2017 12:45 PM

To: Ken Moore <ken.moore@franklin.tn.gov>; bev@aldermanburger.com; danamclendon@mac.com; Michael Skinner <michael.skinner@franklin.tn.gov>; Margaret Martin <margaret.martin@franklin.tn.gov>; annpetersen@comcast.net; Clyde Barnhill <clyde.barnhill@franklin.tn.gov>; Brandy Blanton <brandy.blanton@franklin.tn.gov>; Pearl Bransford <pearl.bransford@franklin.tn.gov>; Vernon Gerth <vernon.gerth@franklin.tn.gov>; gregglawrence@williamson-tn.org; Glen.Casada@capitol.tn.gov; wpatterson@buypatterson.com

Subject: Strongly opposed to the current sewer proposal to go through Watkins Creek community

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

According to the city website, the City of Franklin Envision Plan is a long term vision that will help guide the city in making land decisions, managing quality of the development, and determine timing and location of future growth. In the most recent Envision planning meeting, multiple options were presented for future residential development in our area. There are two areas of land (i.e. Taproot Farm) that have requested annexation into the city. If they are approved, then the city is required to provide them with key services such as sewer.

In Envision Plan proposal "Option 2A," they city is proposing new sewer lines to connect both developments to the city's main line. Unfortunately, two of these lines are proposed to go through our community of Watkins Creek. The first line is planned to run up through the creek. This path was chosen as it follows the creek which is a natural gravity line (no pumps needed for sewer). The second line would run through the back yards of homes in the Watkins Creek neighborhood.

The building of this sewer line would cause the following consequences:

- 1) Major environmental impact:
 - a. Destruction of large trees which are natural habitats for the local and potentially endangered wildlife (i.e. birds, deer, turkey, frogs, etc.)
 - b. High risk of water contamination from the installation of the sewer system
- 2) Loss of rural character that all residents love and value in the neighborhood
- 3) Possible property and road damage from the sewer line installation
- 4) Possible pollution from construction and future deterioration of the sewer lines
- 5) Noise pollution for all residents within Watkins Creek during the clearing and digging. This will likely include a large amount of blasting. In addition, this digging/" blasting" will take place within 50 to 100 feet of many homes.
- 6) Significant reduction in home values within the Watkins Creek Community

Our goal is to stop the development of the sewer lines in our community and work with the city of Franklin to find alternative solutions to future expansion. We understand the reality of the growth needs within Williamson County and want to help provide any support we can related to options that may involve Watkins Creek. However, the sewer line going directly through our community is something we cannot support and now we need everyone's help to remove this option from the discussions.

The entire Watkins Creek community is unified against the current sewer proposal Option 2A and any other sewer option destroying our creeks and trees. We ask our elected leaders to please save Watkins Creek and remove

Sewer Plan Option 2A from the list of potential options. Our HOA Board is open and willing to host constructive conversations on alternative solutions.

Regards,

Eric S. Savoldi

Watkins Creek Resident

(m) 480.586.6004 | (o) 615.778.2471 | ericsav@microsoft.com

Andrew Orr

Subject: RE: Mayes Creek Basin/UGB Land Use Plan - Draft Response?

From: Jason Linden [<mailto:jlinden7@gmail.com>]
Sent: Monday, November 13, 2017 11:06 AM
To: Vernon Gerth <vernon.gerth@franklin.tn.gov>
Subject: Tap Root Farms Development

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Good Morning, Mr. Gerth.

Fall has firmly established its presence in Franklin; the cool, crisp air is refreshing!

I'm writing today to voice my concern regarding the proposed sewer system extension to support the upcoming Patterson Homes development at Tap Root Farms on Clovercroft Rd.

As a resident of Watkins Creek, I am concerned to learn the City of Franklin is considering Option 2A to run the sewer system through my backyard destroying the forest, scattering the wildlife we enjoy every day, and indeed the rural feel of our neighborhood. We choose Watkins Creek because of the very deliberate design of the developer to provide lots of green space and a rural setting. The proposed sewer expansion will change that forever by destroying hundreds of trees many of which are greater than a 100' feet tall and posing a significant risk to our creek. There is no way to avoid this based on the plans as presented.

Here is a photo of my backyard, most of which will be destroyed by the sewer system. Daily deer, turkeys, rabbits, and a few raccoons are running to and fro from the woods.



I fully recognize the economic benefit to all of Williamson County and the City of Franklin. However, we need to expand our region in a manner which preserves our beloved county while maintaining why we live here; escape from the metropolitan areas in a rural setting. Destroying our forest, creek, and chasing wildlife further out of the county goes counter to this.

We as a community have met and are unified in our opposition to the City's plan, -Option 2 A - and any option which includes a sewer running along any of our creeks, due to the environmental, financial, and quality of life impact it would have on our community. We ask for your help to develop a new plan which would not require such destruction within the boundaries of our community which resides in Williamson County and not inside of the City of Franklin.

Are you able to share the details of Option 1 or 2B? Our community has a very strong voice and if we understood the alternative options on the table, we might be able to voice our support.

I look forward to hearing from you.

Respectfully,

Jason Linden
615-815-5243

Andrew Orr

From: Jennifer Hammer <jjinatl@hotmail.com>
Sent: Friday, November 17, 2017 2:47 PM
To: Andrew Orr
Subject: Watkins Creek/Sewer

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Mr. Orr,

Thank you for your time in speaking with one of my HOA board members, JR Greene, about our neighborhood's concerns with commercial and residential development in and around Watkins Creek Subdivision.

I wanted to follow up with you as well.

As a homeowner in the Watkins Creek subdivision, I learned of the City of Franklin's plan to run multiple sewer lines through our community to support a new development of a to-be annexed 250-acre farm. The farm in question, Tap Root Farms, is currently working with Wes Patterson, Patterson Homes, to annex and develop their property in Franklin into single family homes.

While the community of Watkins Creek fully recognizes the economic benefit to the growth of Franklin, it must be balanced in such a way as to not destroy our own neighborhood's quality of life.

During a recent planning meeting with the City of Franklin, Vernon Gerth – the Assistant City Administrator, presented Option 2A for the Mayes Creek Basin area, which calls for at least one sewer project to run through our neighborhood.

In order to accomplish this project a sewer line would be installed parallel to our creek, requiring the destruction of hundreds of trees and local animal habitats surrounding the creek. Not only would this be detrimental to the look and feel of our community as these are some of the only remaining tall trees in the community, but it would be detrimental to the local wildlife as well.

We as a community have met and are unified in our opposition to the City's plan, -Option 2 A - and any option which includes a sewer running along any of our creeks, due to the environmental, financial, and quality of life impact it would have on our community. We ask for your help to develop a new plan which would not require such destruction within the boundaries of our community.

Thank You for your time & service to our community.

I look forward to hearing from you.

Jennifer Hammer

[Outlook](#) for iOS

Sent from my iPhone

Andrew Orr

From: Jennifer Johnson <jennifer.johnson1109@gmail.com>
Sent: Friday, November 17, 2017 3:55 PM
To: Andrew Orr
Subject: Watkins Creek - Mayes Creek Basin

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Mr. Orr,

I'm writing to you as a concerned homeowner in the Watkins Creek subdivision. Our community recently learned of the City of Franklin's proposed plan to run multiple sewer lines through our community to support a new development by Patterson Homes. Tap Root Farms is currently working with Wes Patterson of Patterson Homes to be annexed into the City of Franklin and develop their property into single family homes.

During a recent planning meeting with the City of Franklin, Vernon Gerth – the Assistant City Administrator, presented Option 2A for the Mayes Creek Basin area, which calls for at least one sewer project to run along the creek that backs up to our home in Watkins Creek Subdivision.

One of the main reasons we bought our home is that it backs up to a hearty tree line and creek, which is very rare these days in a lot of the newer subdivisions. I have pictures of my son (at 2 years old) and husband exploring the trees and creek behind our home. I remember that day vividly as it was his first time exploring in what we now call "the woods." It brought a smile to my face thinking of the fun and learning experiences he would get to experience in our backyard as he grows older. The Mayes Creek Basin Option 2A – and any option which includes a sewer running along any of the creeks is opposed by my family and community of Watkins Creek.

As natives of the Franklin/Nashville area, my husband and I (along with the community of Watkins Creek) recognize the economic benefits of Franklin growing, we just want to see it done in a way not to destroy our neighborhood. Please listen to us and consider our concerns – we are not asking to stop the growth in Franklin, we are asking for your help to develop a new plan which would not require such destruction within the Watkins Creek subdivision.

I look forward to hearing from you.

Respectfully,
Jennifer Johnson

Andrew Orr

From: Vernon Gerth
Sent: Saturday, November 18, 2017 4:06 PM
To: Jimmy Ogilvie
Cc: Andrew Orr
Subject: RE: Watkins Creek Sewer Proposal Option 2A

Good afternoon Jimmy and Penny and Angela and thank you for sharing your concerns. Several of your other neighbors have shared similar concerns/emails. The Open House facilitated last week was intended to invite feedback on future land uses in the Mayes Creek Basin. We were pleased with the level of participation. The Mayes Creek Basin is in the City Urban Growth Boundary (UGB) and an area the City had not studied or included in its land use plan, Envision Franklin. The illustrations shared during the Open House about future land uses, roads, and public sanitary sewer were conceptual. Extending a public sanitary sewer system into the Urban Growth Boundary would be a costly undertaking. This process begins with understanding the types of development and land uses. Envision Franklin does not and will not include sanitary sewer concepts. After the land use planning process concludes, staff will be able to model a variety of scenarios and generate cost-benefit analysis' to determine the viability of serving all, a portion, or none of the Mayes Creek Basin. Serving the Mayes Creek Basin (or rather those properties whose owners are interested receiving City services) would be inclusive of all City services presently available to City residents. Examples include police, fire, solid waste, streets, and sanitary sewer services.

Please know state law requires property owners to request annexation. In other words, City's do not have the authority to annex property without a property owners consent. A referendum is an option, but not a likely one. Equally important, during the Open House several of the citizens were not aware how the County's land use plan reads for this area. They were encouraged to contact the County's Community Development Office to understand more about the County's comprehensive plan and the zoning districts. Having citizens engaged and informed are critical to successful land planning.

Should you have any additional questions please contact our Long Range Principal Planner Andrew Orr andrew.orr@franklintn.gov. He is responsible for compiling citizen comments and is available to elaborate on specific questions. I hope this helps and invite you and your neighbors to stay involved.

Kind regards,

Vernon

Vernon J. Gerth, CEcD
Assistant City Administrator
Community & Economic Development
City of Franklin
109 Third Avenue South
Franklin, TN 37064
Office 615.550.6671
Mobile 615.332.2906
vernon.gerth@franklintn.gov

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From: Jimmy Ogilvie [mailto:JOgilvie@ourcoop.com]

Sent: Wednesday, November 15, 2017 9:05 AM

To: Ken Moore <ken.moore@franklin.tn.gov>; 'bev@aldermanburger.com' <bev@aldermanburger.com>; 'danamclendon@mac.com' <danamclendon@mac.com>; Margaret Martin <margaret.martin@franklin.tn.gov>; 'annpeterson@comcast.net' <annpeterson@comcast.net>; Clyde Barnhill <clyde.barnhill@franklin.tn.gov>; Brandy Blanton <brandy.blanton@franklin.tn.gov>; Pearl Bransford <pearl.bransford@franklin.tn.gov>; Scott Speedy <scott.speedy@franklin.tn.gov>; Vernon Gerth <vernon.gerth@franklin.tn.gov>

Cc: 'gregglawrence@williamson-tn.org' <gregglawrence@williamson-tn.org>; 'Rep.glen.cassida@capitol.tn.gov' <Rep.glen.cassida@capitol.tn.gov>; 'Sen.jack.johnson@capitol.tn.gov' <Sen.jack.johnson@capitol.tn.gov>; Penny Ogilvie <pennyogilvie@gmail.com>

Subject: Watkins Creek Sewer Proposal Option 2A

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

City of Franklin Government Officials,

As a life time resident of Williamson Co and a 34 year resident of the City of Franklin, my wife and I elected to move back to the county in 2015. The Watkins Creek Community is now our home and we choose this area because of its close proximity to Franklin while at the same time, the ability to enjoy the beauty and nature of Williamson Co.

As presented in the City of Franklin Envision Plan proposal "Option 2A", the proposed sewer line will have negative results to our home and lot as our lot backs up to the mentioned creek site. Here are a few of my concerns:

- 1) Building the sewer line to run along the creek at the back of my property will have a substantial environmental impact. This area is a natural habitat for deer, wild turkey, and other wildlife species we enjoy seeing on almost a daily basis. Construction would also involve the loss of all the large trees which surround this creek area.
- 2) Possible property/structural damage (with blasting) and road damage within our community.
- 3) The area behind my house (and several of the neighboring homes) is a manmade water retention area that was built when the subdivision was built. The retention area would be impacted either temporarily or permanently by this project. Water runoff and/or flooding could lead to other problems.
- 4) Risk of water contamination during the proposed sewer line installation.
- 5) Blasting of rock to lay a sewer line will cause maximum damage too many homes in our subdivision. The blasting in Amelia Park is felt in our homes in Watkins Creek and has had negative settling effects.... even that far away. I can't imagine what the effects/damage would be to existing homes if that blasting occurred mere feet from our property lines. As a homeowner, what recourse would we have? How long would a process like this take?
- 6) Significant reduction of home values within our Watkins Creek community.

I would like to ask each of you to explore other options—"Please save Watkins Creek and remove Sewer Option 2A from the list of potential options".

Again, as a prior, long-term resident of the City of Franklin, "preservation" was and has been the key word relating to new projects that were brought before the Mayor and Alderman. We need the same stringent guidelines to "Preserve" our Williamson County beauty and home values.

Thank you for your time. If you would like to speak with me, please feel free to call. 615-714-3212

Sincerely,

Jimmy & Penny Ogilvie

1056 Watkins Creek Drive

Franklin, Tennessee 37067

jogilvie@ourcoop.com

Andrew Orr

From: Kim Milan <kcm716@yahoo.com>
Sent: Friday, November 17, 2017 1:54 PM
To: Ken Moore; bev@aldermanburger.com; danamclendon@mac.com; Michael Skinner; annpetersen@comcast.net; Clyde Barnhill; Brandy Blanton; Pearl Bransford; Vernon Gerth; gregglawrence@williamson-tn.org; glen.casada@capitol.tn.gov; jack.johnson@capitol.tn.gov; wpatterson@buypatterson.com
Cc: Andrew Orr; Andrew J. Milan
Subject: Watkins Creek - Taproot Development / Sewer Line
Attachments: 10312017 DEER 1.JPG; 10312017 DEER 2.JPG; 08042017 MORNING TRAFFIC_1.JPG; 08042017 MORNING TRAFFIC_2.JPG; 08132017 BABY.JPG

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hello all,

My husband and I are residents of Watkins Creek subdivision and reside at 3428 Stagecoach Drive.

I am writing to you today to express our extreme displeasure with several of your planned "improvements" to our area. Namely, the sewer line installation in Watkins Creek, the high density neighborhoods adjacent to our neighborhood, and the road connecting N. Chapel Road to Clovercleft all will be detrimental to the quality of life of the residents you represent.

Additionally, I have attached pictures of the frequent visitors we aim to protect.

Please note that we are well educated, informed voters, and we vote in all elections.

Our requests are simple:

1. Relocate the sewer line and preserve the beauty of Watkins Creek.
2. Do not zone Tap Root for high density housing.
3. Move the planned road to directly connect 96 - Murfreesboro Road to Clovercleft

Many thanks for your consideration.

Best regards,

Kimberly C. Milan

Andrew Orr

From: Kimberly Milan <kcm716@yahoo.com>
Sent: Monday, November 20, 2017 3:26 PM
To: Brandy Blanton; Vernon Gerth; annpetersen@comcast.net; gregglawrence@williamson-tn.org; Pearl Bransford; Michael Skinner; danamclendon@mac.com; wpatterson@buypatterson.com; Ken Moore; bev@aldermanburger.com; Clyde Barnhill
Cc: Andrew Orr; Andrew J. Milan
Subject: Re: Watkins Creek - Taproot Development / Sewer Line

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hello all,

Many of you have responded to our community's messages with a canned response meant to appease us.

We are not amused, nor are we fooled.

How many of you would allow or have allowed similar actions to take place in your own neighborhoods? If it were happening to yours, would you allow it to proceed?

It is the equivalent of realizing your village is on the brink of pillaging and your children are about to be stolen, and you are incapable of stopping it.

In this case the village is Watkins Creek, and the children are the precious wildlife that is safe here.

Best regards,

Kimberly C. Milan
312.502.1667

Sent from my iPhone - please excuse typos.

On Nov 17, 2017, at 1:54 PM, Kim Milan <kcm716@yahoo.com> wrote:

Hello all,

My husband and I are residents of Watkins Creek subdivision and reside at 3428 Stagecoach Drive.

I am writing to you today to express our extreme displeasure with several of your planned "improvements" to our area. Namely, the sewer line installation in Watkins Creek, the high density neighborhoods adjacent to our neighborhood, and the road connecting N. Chapel Road to Clovercleft all will be detrimental to the quality of life of the residents you represent.

Additionally, I have attached pictures of the frequent visitors we aim to protect.

Please note that we are well educated, informed voters, and we vote in all elections.

Our requests are simple:

1. Relocate the sewer line and preserve the beauty of Watkins Creek.
2. Do not zone Tap Root for high density housing.
3. Move the planned road to directly connect 96 - Murfreesboro Road to Clovercroft

Many thanks for your consideration.

Best regards,

Kimberly C. Milan

<10312017 DEER 1.JPG>

<10312017 DEER 2.JPG>

<08042017 MORNING TRAFFIC_1.JPG>

<08042017 MORNING TRAFFIC_2.JPG>

<08132017 BABY.JPG>

Andrew Orr

From: Vernon Gerth
Sent: Tuesday, November 14, 2017 3:38 PM
To: Laura Osbun
Cc: Andrew Orr; Eric Stuckey; Emily Hunter; Kelly Dannenfelser; James Svoboda
Subject: RE: Option 2A

Good afternoon Laura and thank you for sharing your concerns. Several of your other neighbors have shared similar concerns/emails. The Open House facilitated last week was intended to invite feedback on future land uses in the Mayes Creek Basin. We were pleased with the level of participation. The Mayes Creek Basin is in the City Urban Growth Boundary (UGB) and an area the City had not studied or included in its land use plan, Envision Franklin. The illustrations shared during the Open House about future land uses, roads, and public sanitary sewer were conceptual. Extending a public sanitary sewer system into the Urban Growth Boundary would be a costly undertaking. This process begins with understanding the types of development and land uses. Envision Franklin does not and will not include sanitary sewer concepts. After the land use planning process concludes, staff will be able to model a variety of scenarios and generate cost-benefit analysis' to determine the viability of serving all, a portion, or none of the Mayes Creek Basin. Serving the Mayes Creek Basin (or rather those properties whose owners are interested receiving City services) would be inclusive of all City services presently available to City residents. Examples include police, fire, solid waste, streets, and sanitary sewer services.

Please know state law requires property owners to request annexation. In other words, City's do not have the authority to annex property without a property owners consent. A referendum is an option, but not a likely one. Equally important, during the Open House several of the citizens were not aware how the County's land use plan reads for this area. They were encouraged to contact the County's Community Development Office to understand more about the County's comprehensive plan and the zoning districts. Having citizens engaged and informed are critical to successful land planning.

Should you have any additional questions please contact our Long Range Principal Planner Andrew Orr andrew.orr@franklintn.gov. He is responsible for compiling citizen comments and is available to elaborate on specific questions. I hope this helps and invite you and your neighbors to stay involved.

Kind regards,

Vernon

Vernon J. Gerth, CEcD
Assistant City Administrator
Community & Economic Development
City of Franklin
109 Third Avenue South
Franklin, TN 37064
Office 615.550.6671
Mobile 615.332.2906
vernon.gerth@franklintn.gov

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From: Laura Osbun [mailto:osbun@bellsouth.net]
Sent: Monday, November 13, 2017 4:07 PM
To: Vernon Gerth <vernon.gerth@franklintn.gov>
Subject: Option 2A

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Mr. Gerth,

We are homeowners in the Watkins Creek subdivision and have learned of the City of Franklin's plan to run multiple sewer lines through our community to support a new development of a to-be annexed 250-acre farm, Tap Root Farms. This proposed sewer line would run directly behind our house. This proposed plan will require the destruction of hundreds of trees and local animal habitats surrounding the creek. This would be detrimental to the look of our community, our home values and would also be a detriment to the trees and local wildlife. Everyday, we have does, bucks, wild turkeys and rabbits grazing in the green space and woods behind our house. We purchased our house three years ago in our neighborhood because of all the trees and green space that it offers. The explosive growth within our surrounding area is slowly ruining the beauty of the hills, trees and wildlife that many people originally moved here for, and the reason people fall in love with our area.

Our neighborhood currently has its own sewer system, and the secondary fields are directly to the east of the creek. Running a sewer line through our neighborhood has no direct benefit to us and in fact, could potentially damage the existing fields of our own system. Also, we have a concern that any digging and/or blasting done to lay the lines could potentially structurally damage our homes since they are roughly 100 feet from the creek.

While we, and our neighbors in Watkins Creek, fully realize that the area must continue to grow in order to meet the demands of the people moving to our area, it must be balanced in such a way as to not destroy our quality of life. We feel that we should not have to sacrifice our enjoyment of our home in order to meet the demands of a developer unrelated to our neighborhood. This plan would not only enrich his pocketbook but would take money from ours due to the decreased value of our homes. Our home that now backs up to trees but would then back up to an empty field if this plan is implemented.

We as a community have met and are unified in our opposition to the City's plan, Option 2 A and any option which includes a sewer running along any of our creeks, due to the environmental, financial, and quality of life impact it would have on our community. We ask for your help to develop a new plan which would not require such destruction within the boundaries of our community.

We look forward to hearing from you.

Best regards,

Max and Laura Osbun
1040 Watkins Creek Dr
Franklin TN 37067

Andrew Orr

From: Margaret Phillips <clovercroftmanager@gmail.com>
Sent: Tuesday, December 12, 2017 5:15 PM
To: Andrew Orr
Subject: Mayes Creek Drainage Basin

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Good Morning Andrew. This is Margaret Phillips from Clovercroft Veterinary Hospital. My husband, Jim Phillips, and I are both veterinarians and we are the owners of Clovercroft Veterinary Hospital. We received the October 23rd notice from the Planning and Sustainability Department regarding the land use study involving the Mayes Creek Drainage Basin. For a variety of reasons, we missed the November 7th public meeting as well as the December 1st close of the online survey, however, we want you to know that we have a strong interest in this project. We would like to be included and notified of upcoming events regarding Envision Franklin and this project. We would also like to learn the pros & cons of annexation into the city of Franklin.

Thank you for noting our preferences, and again, I sincerely regret that we have not already done our civic duty and participated in the discussions.

Sincerely,

Margaret Phillips, DVM, DACVD
Clovercroft Veterinary Hospital
4180 Clovercroft Road
Franklin, Tennessee 37067
615.790.8585
www.clovercroftvets.com

Andrew Orr

From: NICK GOODWIN <nick.goodwin@comcast.net>
Sent: Friday, November 17, 2017 1:54 PM
To: Andrew Orr
Subject: Save Watkins Creek, Stop the Sewer System through our Community

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Mr. Orr

This email is to communicate my family's concern and disapproval of the proposed plan for a sewer system expansion to run along/through the area along the Creek that traverses our neighborhood community, Watkins Creek.

We purchased our home in the development because of how it embraced nature and maintained the natural beauty of the area. My family loves that we have daily encounters with animals ranging from deer and groundhog to birds, lizards and turtles. The plans we have been shown can only adversely affect all of these benefits and detract from the value of our homes and quality of life. It has become extremely apparent in a very short amount of time that our entire development is united against this proposed action and it has only further galvanized our neighborhood community. I am formally appealing for your support of our neighborhood, its families and the greater good of my fellow residents and for you and your fellow leaders to oppose the proposed sewer plan and remove it as a possible option from the list currently under consideration.

Thank you for your time and attention to this matter and I hope that we can count on your support on-going!

Nick Goodwin

Watkins Creek

3451 Stagecoach Drive

Franklin, TN 37067

Andrew Orr

From: Vernon Gerth
Sent: Saturday, November 18, 2017 11:15 AM
To: NICK GOODWIN
Cc: Andrew Orr
Subject: RE: Save Watkins Creek, Stop the Sewer System through our Community

Good morning Nick and thank you for sharing your concerns. Several of your other neighbors have shared similar concerns/emails. The Open House facilitated last week was intended to invite feedback on future land uses in the Mayes Creek Basin. We were pleased with the level of participation. The Mayes Creek Basin is in the City Urban Growth Boundary (UGB) and an area the City had not studied or included in its land use plan, Envision Franklin. The illustrations shared during the Open House about future land uses, roads, and public sanitary sewer were conceptual. Extending a public sanitary sewer system into the Urban Growth Boundary would be a costly undertaking. This process begins with understanding the types of development and land uses. Envision Franklin does not and will not include sanitary sewer concepts. After the land use planning process concludes, staff will be able to model a variety of scenarios and generate cost-benefit analysis' to determine the viability of serving all, a portion, or none of the Mayes Creek Basin. Serving the Mayes Creek Basin (or rather those properties whose owners are interested receiving City services) would be inclusive of all City services presently available to City residents. Examples include police, fire, solid waste, streets, and sanitary sewer services.

Please know state law requires property owners to request annexation. In other words, City's do not have the authority to annex property without a property owners consent. A referendum is an option, but not a likely one. Equally important, during the Open House several of the citizens were not aware how the County's land use plan reads for this area. They were encouraged to contact the County's Community Development Office to understand more about the County's comprehensive plan and the zoning districts. Having citizens engaged and informed are critical to successful land planning.

Should you have any additional questions please contact our Long Range Principal Planner Andrew Orr andrew.orr@franklintn.gov. He is responsible for compiling citizen comments and is available to elaborate on specific questions. I hope this helps and invite you and your neighbors to stay involved.

Kind regards,

Vernon

Vernon J. Gerth, CEcD
Assistant City Administrator
Community & Economic Development
City of Franklin
109 Third Avenue South
Franklin, TN 37064
Office 615.550.6671
Mobile 615.332.2906
vernon.gerth@franklintn.gov

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From: NICK GOODWIN [mailto:nick.goodwin@comcast.net]
Sent: Friday, November 17, 2017 1:43 PM
To: Vernon Gerth <vernon.gerth@franklintn.gov>
Subject: Save Watkins Creek, Stop the Sewer System through our Community

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Mr. Gerth

This email is to communicate my family's concern and disapproval of the proposed plan for a sewer system expansion to run along/through the area along the Creek that traverses our neighborhood community, Watkins Creek.

We purchased our home in the development because of how it embraced nature and maintained the natural beauty of the area. My family loves that we have daily encounters with animals ranging from deer and groundhog to birds, lizards and turtles. The plans we have been shown can only adversely affect all of these benefits and detract from the value of our homes and quality of life. It has become extremely apparent in a very short amount of time that our entire development is united against this proposed action and it has only further galvanized our neighborhood community. I am formally appealing for your support of our neighborhood, its families and the greater good of my fellow residents and for you and your fellow leaders to oppose the proposed sewer plan and remove it as a possible option from the list currently under consideration.

Thank you for your time and attention to this matter and I hope that we can count on your support on-going!

Nick Goodwin

Watkins Creek

3451 Stagecoach Drive

Franklin, TN 37067

Andrew Orr

From: Vernon Gerth
Sent: Sunday, November 12, 2017 7:54 PM
To: Eric Stuckey; Ken Moore; Emily Hunter; Kelly Dannenfelser; Andrew Orr; Paul Holzen
Subject: FW: Opposition to Mayes Creek Basin Sewer Project

Good evening. I noticed you were not included in Mr. Hammer's e-mail and wanted you have a copy.

Vernon

From: Robert Hammer [mailto:roberthammer@gmail.com]
Sent: Sunday, November 12, 2017 4:49 PM
To: bev@aldermanburger.com; danamclendon@mac.com; Michael Skinner <michael.skinner@franklintn.gov>; Margaret Martin <margaret.martin@franklintn.gov>; annpetersen@comcast.net; Clyde Barnhill <clyde.barnhill@franklintn.gov>; Brandy Blanton <brandy.blanton@franklintn.gov>; Pearl Bransford <pearl.bransford@franklintn.gov>
Cc: Vernon Gerth <vernon.gerth@franklintn.gov>; gregglawrence@williamson-tn.org; wpatterson@buypatterson.com; jrgreene13@gmail.com
Subject: Opposition to Mayes Creek Basin Sewer Project

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Franklin Aldermen,

I'm writing to you as a homeowner in the Watkins Creek subdivision after learning of the City of Franklin's plan to run multiple sewer lines through our community to support a new development of a to-be annexed 250-acre farm. The farm in question, Tap Root Farms, is currently working with Wes Patterson, Patterson Homes, to annex and develop their property in Franklin into single family homes.

While the community of Watkins Creek fully recognizes the economic benefit to the growth of Franklin, it must be balanced in such a way as to not destroy our own neighborhood's quality of life.

During a recent planning meeting with the City of Franklin, Vernon Gerth – the Assistant City Administrator, presented Option 2A for the Mayes Creek Basin area, which calls for at least one sewer project to run through our neighborhood. In order to accomplish this project a sewer line would be installed parallel to our creek, requiring the destruction of hundreds of trees and local animal habitats surrounding the creek. Not only would this be detrimental to the look and feel of our community as these are some of the only remaining tall trees in the community, but it would be detrimental to the local wildlife as well.

We as a community have met and are unified in our opposition to the City's plan, -Option 2 A - and any option which includes a sewer running along any of our creeks, due to the environmental, financial, and quality of life impact it would have on our community. We ask for your help to develop a new plan which would not require such destruction within the boundaries of our community.

I look forward to hearing from you.

Respectfully,
Robert Hammer

Andrew Orr

From: Sherry Dedmon <sherrydedmon@hotmail.com>
Sent: Saturday, November 18, 2017 9:33 AM
To: Ken Moore; bev@aldermanburger.com; danamclendon@mac.com; Michael Skinner; Margaret Martin; annpetersen@comcast.net; Clyde Barnhill; Brandy Blanton; Pearl Bransford; Vernon Gerth; gregglawrence@williamson-tn.org; wpatterson@buypatterson.com; Andrew Orr; rep.glen.casada@capitol.tn.gov; rep.jack.johnson@capitol.tn.gov
Subject: Watkins Creek

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

To Whom It May Concern,

I am writing to voice my sincere concerns for my neighborhood. I respectfully ask that you consider an alternate route for the sewer access that does not destroy the beauty, the trees and home of an abundance of wildlife in the Watkins Creek Subdivision. I am not opposed to new neighborhoods but request that you protect the integrity of our existing homes. The appeal of our neighborhood is one that celebrates the rural heritage of Williamson County.

Thank you for your kind consideration of my request.

Sincerely,
Sherry Leipzig
3011 Cecil Lewis Drive

Andrew Orr

From: Vernon Gerth
Sent: Saturday, November 18, 2017 3:59 PM
To: Tari Maurer
Cc: Andrew Orr
Subject: RE: Mayes Creek Basin and Watkins Creek

Good afternoon Tari and thank you for sharing your concerns. Several of your other neighbors have shared similar concerns/emails. The Open House facilitated last week was intended to invite feedback on future land uses in the Mayes Creek Basin. We were pleased with the level of participation. The Mayes Creek Basin is in the City Urban Growth Boundary (UGB) and an area the City had not studied or included in its land use plan, Envision Franklin. The illustrations shared during the Open House about future land uses, roads, and public sanitary sewer were conceptual. Extending a public sanitary sewer system into the Urban Growth Boundary would be a costly undertaking. This process begins with understanding the types of development and land uses. Envision Franklin does not and will not include sanitary sewer concepts. After the land use planning process concludes, staff will be able to model a variety of scenarios and generate cost-benefit analysis' to determine the viability of serving all, a portion, or none of the Mayes Creek Basin. Serving the Mayes Creek Basin (or rather those properties whose owners are interested receiving City services) would be inclusive of all City services presently available to City residents. Examples include police, fire, solid waste, streets, and sanitary sewer services.

Please know state law requires property owners to request annexation. In other words, City's do not have the authority to annex property without a property owners consent. A referendum is an option, but not a likely one. Equally important, during the Open House several of the citizens were not aware how the County's land use plan reads for this area. They were encouraged to contact the County's Community Development Office to understand more about the County's comprehensive plan and the zoning districts. Having citizens engaged and informed are critical to successful land planning.

Should you have any additional questions please contact our Long Range Principal Planner Andrew Orr andrew.orr@franklintn.gov. He is responsible for compiling citizen comments and is available to elaborate on specific questions. I hope this helps and invite you and your neighbors to stay involved.

Kind regards,

Vernon

Vernon J. Gerth, CECD
Assistant City Administrator
Community & Economic Development
City of Franklin
109 Third Avenue South
Franklin, TN 37064
Office 615.550.6671
Mobile 615.332.2906
vernon.gerth@franklintn.gov

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From: Tari Maurer [mailto:tlmaurer@bellsouth.net]
Sent: Wednesday, November 15, 2017 9:44 AM
To: Vernon Gerth <vernon.gerth@franklintn.gov>
Subject: Mayes Creek Basin and Watkins Creek

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear City Administrator Gerth,

My husband and I reside at 1081 Watkins Creek Drive in the Watkins Creek subdivision in the eastern portion of Williamson County.

Recently, I was made aware that one option of the Mayes Creek Basin plan being developed for this area of the county has proposed a sewer line to run along the creek that traverses through the middle of our subdivision. This sewer line would NOT service Watkins Creek as our sewer is a STEP system overseen by Tennessee Wastewater. This sewer line would service areas of currently undeveloped land that surround our neighborhood currently known as Tap Root Farms.

I am very opposed to this sewer proposal (and actually all the development that the sewer line would service) for a variety of reasons:

- The creek and the wildlife that inhabit this area would be at best disturbed and at worst displaced. It is not unusual to see deer and turkeys on our morning walk coming from the creek area in our neighborhood. This creek area also provides a wonderful outdoor learning environment for all the neighborhood children who frequent it to identify trees, look for frogs and other creek animals, and just enjoy the peacefulness of nature.
- This sewer line would require the removal of an abundance of trees and bushes that surround this creek. This natural habitat would be disturbed and destroyed by this sewer line installation and would never return to its natural state.
- What an inconvenience this would cause to all the residents of Watkins Creek for absolutely no benefit to our neighborhood. The equipment, the noise, the additional traffic would be very intrusive for the months it would take to install this sewer line. In the future, spillage from these lines could be a possibility which would have a negative impact on our neighborhood.
- I also believe this would not add any value to our homes and could actually adversely affect their value.

I am aware that you cannot stop progress in a town as wonderful as Franklin, but I moved to this area of the county to be surrounded more by nature than housing developments and people. Isn't the quaintness, wonderful schools, and rural areas what drew us to Franklin in the first place? Let's try to keep this wonderful city, wonderful!

Thus, I respectfully ask that you find another way to provide sewer service to this undeveloped area instead of going through the Watkins Creek subdivision.

Thank you,

Tari Maurer

1081 Watkins Creek Drive
Franklin, TN 37067

Andrew Orr

From: Trang Wadsworth <trangwadsworth@gmail.com>
Sent: Thursday, December 14, 2017 8:51 AM
To: Andrew Orr
Subject: Re: Survey

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Hello,

No not exactly. The neighborhood is filled with mobile home on 1 acre lots. Much of this properties do not perk for a custom build due to the Williamson County perking requirements. Many landowners are stuck with a piece a land they can not develop unless they only put a mobile home on their lots. Due to these strict requirements that Williamson County/city hold land owners too in this neighborhood; we are only allowed to put mobile homes/trailer home on these lots. Which in my opinion depreciates the area and the overall look of the neighborhood is diminished to mobile homes going down in value not up in value. This does not benefit the city/county or the land owners.

Sewer in this neighborhood will resolve this issue.

Please keep me posted

Thank you

On Wed, Dec 13, 2017 at 12:56 PM, Andrew Orr <andrew.orr@franklintn.gov> wrote:

Good Afternoon,

We are still early in the process. If I recall correctly, you are desiring sewer because of the high cost to install an updated septic system? We will present our public outreach results at the January 28th Joint Conceptual Workshop.

We did meet with County staff a few weeks back, but it was mainly to fill them in our study and also understand the school capacity in this area.

Thanks,

Andrew

From: Trang Wadsworth [mailto:trangwadsworth@gmail.com]
Sent: Tuesday, December 12, 2017 1:12 PM
To: Andrew Orr <andrew.orr@franklintn.gov>
Subject: Re: Survey

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Can you provide me with an update to your meeting with the county/city for N. Chapel Rd. Franklin, TN?

Thanks

On Tue, Nov 21, 2017 at 8:51 AM, Andrew Orr <andrew.orr@franklintn.gov> wrote:

Please see the link below:

<https://www.surveymonkey.com/r/mayescreek>

Andrew Orr, AICP, PEM | Principal Planner

[109 3rd Avenue South | Franklin, Tennessee 37064](#)

P: [615.550.6741](tel:615.550.6741) | E: andrew.orr@franklintn.gov

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Andrew Orr

From: ahaile <haile17@comcast.net>
Sent: Friday, November 17, 2017 7:55 PM
To: Andrew Orr
Subject: Watkins Creek, Franklin

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November 17, 2017

Vincent and Angela Haile
1130 Watkins Creek Drive
Franklin, TN 37067
Haile17@comcast.net
Hm: 615-905-8605
Cell: 512-658-3488

Andrew Orr,

We are writing to you as homeowners in the Watkins Creek subdivision in Franklin. We are in direct opposition to the City of Franklin's plan to run multiple sewer lines through our community to support a new development of Tap Root Farms. The farm is currently working with Wes Patterson, Patterson Homes, to annex and develop their property into single family homes.

***The potential sewer plan just so happens to run directly behind our home and the very thought of losing the trees and natural aesthetics that made our home an appealing purchase 3 years ago, is unacceptable. While the community of Watkins Creek recognizes the growth of Franklin, it must be balanced in such a way as to not destroy our own neighborhood's aesthetics, home values, and quality of life.**

During a recent planning meeting with the City of Franklin, Vernon Gerth – the Assistant City Administrator, presented Option 2A for the Mayes Creek Basin area, which calls for at least one sewer project to run through our neighborhood. In order to accomplish this project a sewer line would be installed parallel to our creek, requiring the destruction of hundreds of trees and local animal habitats surrounding the creek. Not only would this be detrimental to the look and feel of our community, as these are some of the only remaining tall trees in the community, but it would be detrimental to the local wildlife as well.

We as a community have met and are unified in our opposition to the City's plan, -Option 2 A - and any option which includes a sewer running along any of our creeks or through our neighborhood, due to the environmental, financial, and quality of life impact it would have on our community. We ask for your help to develop a new plan which would not require such destruction within the boundaries of our established community.

We look forward to hearing from you and we thank you, in advance, for your support.

Respectfully,

Vincent and Angela Haile