

December 12, 2019

Franklin Municipal Planning Commission  
City of Franklin Planning and Sustainability Department  
109 3<sup>rd</sup> Avenue South, Franklin, TN 37064

To whom it may concern,

I am writing in regards to the proposal for conversion of an existing structure at 3513 Carothers Parkway into an apartment, and the building of an additional building on that site. I recently moved into a home in Cannonwood subdivision earlier this year, and purposefully chose an established subdivision that did not have new construction nearby. My primary concern is the potential for all of these additional or modified buildings to be converted into rental units. I'm concerned about home values in the area with this addition, whether it be rental properties or homes for sale. I'm also concerned this would pose a risk for a relatively congested area to become even more congested near my home if this property is meant to house 4 to 7 "single families".

This expansion would also be inconsistent with other properties in the area, which are single family homes, typically with lot sizes larger than would be allocated for each unit/home on this property. We also purposefully moved into a neighborhood with a higher median home price, and I'm concerned about having what appears to be rental properties so close to our home. We had looked in other areas and purposefully avoided areas with smaller rental units, apartments, etc. in the immediate vicinity. I'm concerned about the plans for upkeep of the area if this lot would then contain a multitude of rental properties. The usable space also appears to be less due to the gas easement running across the property, which may impact space per unit.

In addition to this, my husband works from home, as do I at times, and we were very selective in our home buying process to avoid the noise and disruption associated with construction. We have lived in areas with construction before and have found it highly troublesome and stressful, and were very careful in our home-buying process to try to avoid this risk in the future. While that is never guaranteed, I'm disappointed to also have this be a risk of rental property construction vs. a single family home on a single lot.

Thank you for your consideration of my comments.

Kind Regards,  
Krista Zinn  
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