

## Andrew Orr

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**Subject:** Brownland Farm

**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.*

**From:** Greg Gamble <greg.gamble@gdc-tn.com>  
**Sent:** Tuesday, June 16, 2020 12:11 PM  
**To:** Andrew Orr <andrew.orr@franklintn.gov>; kevin@landsolutionsco.net  
**Cc:** Adam Moser <adam.moser@franklintn.gov>; Emily Hunter <emily.hunter@franklintn.gov>; Eric Conner <eric.conner@franklintn.gov>; Lance Fittro <lance.fittro@franklintn.gov>; Jimmy Wiseman <jimmy.wiseman@franklintn.gov>; Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>; Kelly Dannenfelser <kellyd@franklintn.gov>; Lindsay Rackley <lindsay@gdc-tn.com>  
**Subject:** RE: Brownland Farms

Andrew,

Please accept this email as my client's request to defer the Envision Franklin request for two months to the August 27 Planning Commission Meeting. We understand that the public hearing will be held, however we are requesting more time to better evaluate the traffic impacts of the proposed development on the existing traffic pattern of Hillsboro Road.

Sincerely,

Greg Gamble



615.975.5765  
324 Liberty Pike, Suite 145  
Franklin, TN 37064

**From:** Andrew Orr <[andrew.orr@franklintn.gov](mailto:andrew.orr@franklintn.gov)>  
**Sent:** Tuesday, June 16, 2020 12:01 PM  
**To:** Greg Gamble <[greg.gamble@gdc-tn.com](mailto:greg.gamble@gdc-tn.com)>; kevin@landsolutionsco.net  
**Cc:** Adam Moser <[adam.moser@franklintn.gov](mailto:adam.moser@franklintn.gov)>; Emily Hunter <[emily.hunter@franklintn.gov](mailto:emily.hunter@franklintn.gov)>; Eric Conner <[eric.conner@franklintn.gov](mailto:eric.conner@franklintn.gov)>; Lance Fittro <[lance.fittro@franklintn.gov](mailto:lance.fittro@franklintn.gov)>; Jimmy Wiseman <[jimmy.wiseman@franklintn.gov](mailto:jimmy.wiseman@franklintn.gov)>; Amy Diaz-Barriga <[amy.diaz-barriga@franklintn.gov](mailto:amy.diaz-barriga@franklintn.gov)>; Kelly Dannenfelser <[kellyd@franklintn.gov](mailto:kellyd@franklintn.gov)>  
**Subject:** Brownland Farms

Good Morning,

Per our conversation earlier today,

The public hearing for Brownland Farm was already published in the newspaper last month so the item will have to remain on the June agenda and the public hearing held. However, you can request deferral, in writing, before we publish packets, and our staff recommendation would also be for deferral. Please email us your request to defer as soon

as possible, but by no later than 5:00 pm today, and also state how long of a deferral (i.e. August FMPC). Since the initial consideration is still in June, the FMPC can choose to defer to the August meeting even though it is not a normal Envision Franklin month.

The July JCW is filling up quickly. We can get you on, but there are potentially three other items so we may have to limit this discussion to 15-20 minutes, depending.

Thanks,

Andrew

Andrew Orr, AICP, PEM | Long Range Planning Supervisor  
109 3rd Avenue South | Franklin, Tennessee 37064  
P: 615.550.6741 | E: [andrew.orr@franklin.tn.gov](mailto:andrew.orr@franklin.tn.gov)

**From:** [Andrew Orr](#)  
**To:** [Eric Conner](#)  
**Subject:** FW: Questions for the Brownland Farm Neighborhood meeting  
**Date:** Tuesday, May 12, 2020 6:47:16 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)

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Fyi

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**From:** Dorie Bolze <[DorieBolze@harpethriver.org](mailto:DorieBolze@harpethriver.org)>  
**Sent:** Tuesday, May 12, 2020 6:36 PM  
**To:** [greg.gamble@gdc-tn.com](mailto:greg.gamble@gdc-tn.com)  
**Cc:** Andrew Orr <[andrew.orr@franklintn.gov](mailto:andrew.orr@franklintn.gov)>  
**Subject:** Questions for the Brownland Farm Neighborhood meeting

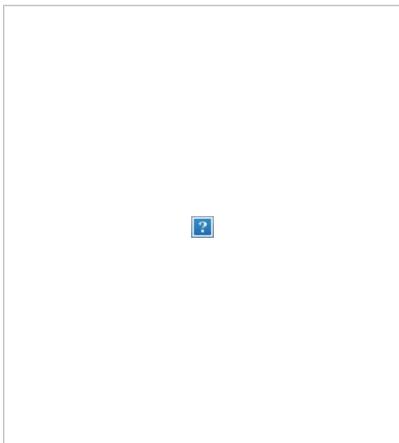
**ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.**

Hi Greg,

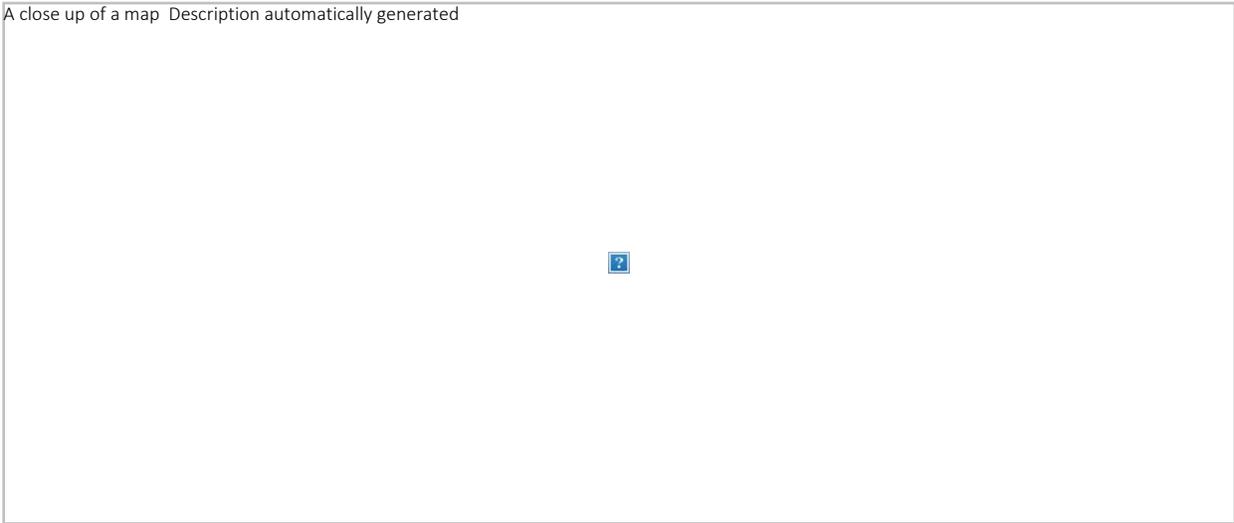
How are you doing? I hope your family is adjusting alright under the circumstances.

Based on your confirmation email for the Brownland Neighborhood meeting tomorrow evening, here are a few questions I would like to provide ahead of time.

1. One of our biggest concerns on first review is that the proposed high density zoning changes are in a major bend in the Harpeth that has floodway flow that cuts off the bend to create a small island of land that is not in the 100 year floodplain. The Brownland farm current entrance is in the floodway and the neighborhood multifamily residential (orange area that wraps behind Christ Community Church) is on top of the flood way that cuts across the church property. See below where the floodway (darkest color blue/green) flows behind the church is on Map 52 parcel 7.00. How does this proposal prevent all these residents from getting cut off and isolated during a flood?
2. Is this development plan predicated on the sale of property from the church or has the church already sold some of its parking and the parcel, Map 52. Parcel 7.00, to the development interests?
3. The proposed development plan in the information packet appears to include some area that is currently in the 100-floodplain. Does that mean this plan will need cut and fill? (I am working off the floodway maps from the county web site which are included below.)
4. Is it possible to make an entrance/exit onto Mack Hatcher ( toward the southern bend)? Would this be a better second entrance than having to purchase the church entrance that is already very close to the current Brownland Farm drive that is in the floodway. How does this plan protect residents during a flood if both entrances are so close on Hillsboro in the floodway/100-year floodplain? The nature of the bend in the Harpeth, current roads system, and cut-through floodway all offer a unique set of flood risks for residential development in this bend in the Harpeth since current flood patterns surround the small amount of non-floodplain property.



A close up of a map Description automatically generated



These zoom/webex/internet forums offer some interesting challenges. I have heard from one resident who called our office yesterday that they know of older citizens that are not familiar with the technology. As we work with TDEC on some of the recent public hearings the agency held during the COVID-19 pandemic “stay at home” emergency, there have been a number of glitches and challenges with both people sick, without access to the internet, and difficulties using the technologies. We are all working on how to make better use of these tools while also enabling all members of the public to participate in government.

“See you” tomorrow evening!

Dorie



**Dorene Bolze**  
President/Chief Executive Officer

**Harpeth Conservancy**  
[215 Jamestown Park, Suite 101](#)  
[Brentwood, TN 37027](#)  
o) 615-790-9767 m) 615-479-0181  
[HarpethConservancy.org](http://HarpethConservancy.org)



## Andrew Orr

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**From:** Andrew Orr  
**Sent:** Tuesday, June 16, 2020 4:10 PM  
**To:** Eric Conner  
**Subject:** FW: Brownland Farms Development Update

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**From:** Shanna McCoy <shanna.mccoy@franklintn.gov>  
**Sent:** Friday, May 15, 2020 2:49 PM  
**To:** David Lawbaugh <davel6332@yahoo.com>  
**Cc:** Andrew Orr <andrew.orr@franklintn.gov>; Eric Conner <eric.conner@franklintn.gov>; Jimmy Wiseman <jimmy.wiseman@franklintn.gov>  
**Subject:** RE: Brownland Farms Development Update

Good Afternoon Mr. Lawbaugh,

I cannot speak to any contact that Mr. Estes has had with Assistant Director of Engineering, Jimmy Wiseman, however, whenever the plans are submitted, Jimmy and the engineering team will be reviewing them thoroughly. When the City Engineering team has reviewed and deemed the plans correct, I, as the floodplain administrator, will sign the community acknowledgement form. Mr. Estes and his team would be responsible for submitting the application for the Letter of Map Revision to FEMA. The City of Franklin will not be applying for the LOMR.

Once FEMA reviews the application and makes a determination, the City and the applicant will get a letter from FEMA with their decision. If FEMA approves the LOMR, then it must go to BZA for reinterpretation of the FFO/FWO boundary. FEMA at that point has already approved the change to the floodplain and/or floodway and the City is mandated to adopt FEMA's maps. The only reason it must go the BZA is because the FFO and FWO are zoning overlay districts. Many jurisdictions do not have the "added" overlay districts on the floodplain, it's just designated as floodplain or floodway per the FEMA FIRM panel. So in regard to your question of speaking at BZA, yes you could, however, the maps would already be approved by FEMA at that time and again, the City must adopt/regulate from FEMA's maps.

Regarding contacting FEMA directly, I am happy to provide you with contact information for Tamara Hansen. She is the FEMA Region IV Floodplain Management Specialist. Her phone number is 770-220-5288 ext. 554. I will add that she will not have any knowledge of the project at this point as nothing has been submitted to FEMA.

I reached out to Andrew Orr, City of Franklin Long Range Planning Supervisor, and he has advised that the information regarding Conservation Subdivisions can be found at the following link to Envision Franklin on pages 34-38. <https://www.franklintn.gov/home/showdocument?id=25769>

Thank you and have a nice weekend!

Shanna McCoy, CFM  
Zoning/Floodplain Administrator

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**From:** David Lawbaugh <davel6332@yahoo.com>  
**Sent:** Monday, May 11, 2020 6:01 PM

To: Shanna McCoy <[shanna.mccoy@franklintn.gov](mailto:shanna.mccoy@franklintn.gov)>

Subject: Re: Brownland Farms Development Update

***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 Ms McCoy,

Thanks for your responses and answers to my questions and concerns. I have some more.

Since hearing from you I've talked with Kevin Estes and asked why he hasn't been in contact with you regarding his development of Brownland Farms. He told me that Jimmy Wiseman has been reviewing the flood models for the City of Franklin, and once Jimmy was finished with his review, he'd be the one to make the request to FEMA for the Letter of Map Revision (CLOMR). Kevin also said that you should not have to deal with this since no developed property will be in the revised floodplain. This seems odd to me. Given your position with the City of Franklin, shouldn't you be involved with this or does this seem procedurally correct?

You mentioned once the Letter of Map Revision was approved, it would then go to the City of Franklin Board of Zoning Appeals. If/when this happens, will the public be able to attend this meeting and express their concerns? The residents of Monticello would like to do this, if possible.

Also, is there any way for us (the residents of Monticello) to contact FEMA directly to effectively communicate with the proper people there to express our concerns?

I've looked through Envision Franklin and the City of Franklin Guidebook to Hamlets, Conservation Subdivisions, and Tradition Neighborhood Development to find a good explanation of the process for classifying or designating a conservation subdivision. I've yet to find this. Could you help me understand how this process takes place?

Thanks again for your help and your patience with my questions,

David Lawbaugh  
Co-President  
Monticello Homeowners Association

On Friday, May 1, 2020, 04:25:47 PM CDT, Shanna McCoy <[shanna.mccoy@franklintn.gov](mailto:shanna.mccoy@franklintn.gov)> wrote:

Good Afternoon Mr. Lawbaugh,

Please see responses below. Please understand that no plans related to the floodplain/floodway mitigation has been submitted to the City or FEMA for review at this time. I hope that the explanations below help.

Feel free to contact me if I can be of further assistance.

Thank you and have a great weekend!

Shanna McCoy, CFM

Zoning/Floodplain Administrator

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**From:** David Lawbaugh <[davel6332@yahoo.com](mailto:davel6332@yahoo.com)>  
**Sent:** Thursday, April 30, 2020 2:53 AM  
**To:** Shanna McCoy <[shanna.mccoy@franklintn.gov](mailto:shanna.mccoy@franklintn.gov)>  
**Subject:** Brownland Farms Development Update

*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 Ms McCoy

My name is David Lawbaugh. I've communicated with you several times on behalf of the Monticello Homeowners Association, of which I am Co-President. The last time we spoke was on March 2nd at the Floodplain Regulations meeting. I asked you if you knew anything about the proposed development and rezoning of the Brownland Farm. You said you'd heard the developer wanted to get the floodplain/floodway classification changed on that land so he could build there.

The Monticello HOA board met via Zoom with Kevin Estes of Land Solutions and his team. At our HOA board's request Alderman Dana McClendon was also part of the meeting. Kevin and his team presented their proposal to our board. He had some very startling and unsettling things to say and that's why I'm writing you.

Kevin said he'd hired the Barge Design Group and they'd prepared a flood study of the Brownland property. He said a flood modeler named Adrian at the Barge Design Group did all the work. Kevin also said that Adrian does all the flood models for the City of Franklin as well as some for FEMA. Do you know Adrian and is this information correct? **Barge has done work for the City and I believe Adrian may be working on some of the park plans, but he does not do ALL flood studies for the City.**

Kevin's group claims they have done a more detailed survey of the floodplain/floodway than FEMA has done. They claim no portion of Hillsboro Rd is in the 100 year flood plain even though the Williamson county GIS shows it is. They also claim the area of Brownland Farm where they want to build is "shallow floodplain", so this gives them the opportunity to manipulate the land so there wouldn't be as much floodplain there after development. I assume using some kind of fill is part of this but they didn't say. They also didn't say if any fill they'd use would have to come from the property itself. As far as I know that's the rule for the Eatherly property/Monticello section 1. Is it the same for the Brownland property? **Fill can be brought in from offsite but the City's cut/fill requirements have to be met. Cut typically only takes place on the property itself. This is true for any property within the floodplain.**

To come to their conclusions, Adrian looked at the flood model which currently exists for the Brownland property and it's Ineffective Flow Area. Kevin's residential/commercial buildings would exist in the Ineffective Flow Area - however - they will still have to provide 1.5 times the floodplain volume which currently exists. Kevin said once they do this they can decrease the floodway all over the Brownland property - to the point where they could apply for and have floodplain/floodway classifications removed from this property.

How can this be? When I talked to FEMA after the flood of 2010, they told me emphatically that the floodway and adjacent floodplain areas must be kept free of any encroachments - forever. Has FEMA somehow changed their minds and policies about this? **FEMA allows for encroachments into the floodway as long as a Hydraulic & Hydrologic Study is completed, shows No Rise and is reviewed and approved by FEMA. They would have to apply for a Letter of Map**

Revision from FEMA and once approved, it would have to go before the City of Franklin Board of Zoning Appeals for re-interpretation of the FFO boundary.

In addition to the Brownland Property, Kevin and his group are also considering buying the 27 acres of farmland in front of Monticello known as Monticello Section 1. He said because of how they are decreasing the floodplain/floodway on the Brownland property, he could also apply for and have the floodway/floodplain removed from Monticello Section 1 as well. Is this possible? **Same as previous answer above.**

I have a couple of other questions which may be out of your area but I hope you can still help. Kevin said if he would purchase Monticello Section 1 he would have it be a Conservation Subdivision. He said this wouldn't require rezoning but would be a stipulation on the land. If he buys all 27 acres, he wants to build "Big Houses" on the 7 acres North of Monticello Creek which would be developable outside of the floodway/floodplain classification. As far as I know this land is now zoned agricultural, so how could he build residential structures on it without having it rezoned? **Under this scenario, the applicant would need to request an amendment to Envision Franklin to a design concept that would support big houses. If approved by the Planning Commission, a rezoning would need to be filed, which requires Planning Commission review and final approval by the BOMA. .**

Yesterday I got an email from the Gamble Design Collaborative to invite me to a neighborhood Zoom meeting regarding the Brownland Property. This group is part of Kevin's team. The stated purpose of the meeting is to present the following :

"This is a proposed revision to Envision Franklin. The applicant is requesting an amendment to the Envision Franklin Design Concept on this site from Conservation Subdivision to a combination of 3 design concepts. The design concepts would transition westward from Neighborhood Commercial fronting Hillsboro Road to Multi-Family Residential behind and ending with Conservation Subdivision at the rear of the property and running along the Harpeth River."

If I'm understanding this right, Envision Franklin has all ready classified this area as Conservation Subdivision? **Yes it is currently Conservation Subdivision** Last I heard this was zoned agricultural. **Yes, it is zoned Agricultural** Has Envision Franklin all ready changed this area? **No, it has not. The applicant is proposing an Envision Franklin amendment that would be considered by the Planning Commission at their June 25<sup>th</sup> meeting. If approved, the applicant would then file a rezoning request.**

I'm very concerned about all the ramifications of this development. If Kevin does get approval for all he wants and develops recklessly in terms of floodwater handling, thousands of lives and a lot of property could be adversely affected in the Hillsboro Rd Corridor.

Thanks in advance for your help,

David Lawbaugh

Co-President

Monticello Homeowners Association



## Andrew Orr

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**From:** Emily Hunter  
**Sent:** Wednesday, June 24, 2020 4:41 PM  
**To:** Andrew Orr  
**Subject:** FW: No to Brownland

**From:** Brent Moseng <brent.moseng@gmail.com>  
**Sent:** Wednesday, June 24, 2020 4:02 PM  
**To:** Planning Intake <planningintake@franklintn.gov>  
**Subject:** No to Brownland

***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 encourage you to take a strong look at the Brownland development and its impact to surrounding communities, the environment, and to the unique Franklin culture.

Community Impact:

- Schools are already full. Full capacity in class rooms should not be the target of our local community.
- Traffic becomes worse every year. Have you personally tried to go to a Friday Night football game at FHS? Hillsboro traffic from Old Hickory to Downtown Franklin is terrible. Adding more large housing developments without large investments to add more lanes to Hillsboro road is irresponsible by the local council

The Environment

- Adding more homes to a flood plain is harmful to the Harpeth River is risking down stream properties and a unique aspect of Franklin

Franklin Culture

- Franklin is voted one of the best small towns in america over and over. Adding large housing developments on small pieces of land risks this. I am not sure how the council can even entertain adding 800 homes to less than 100 acres of land. I moved from London and NYC to be in a small town. We the taxpaying public do not want this.

Please vote NO for this development. It is not right for the community, environment or our unique culture.

--

Brent Moseng  
Cell 612-770-2077  
Email [brent.moseng@gmail.com](mailto:brent.moseng@gmail.com)

## Andrew Orr

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**From:** Amy Diaz-Barriga  
**Sent:** Thursday, June 25, 2020 8:14 AM  
**To:** Andrew Orr  
**Subject:** FW: Brownland Farms Development. June 25th comments

Planning intake

Amy Diaz-Barriga, AICP  
Current Planning Supervisor

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

Phone: 615-550-6732

-----Original Message-----

From: Infinity <thehitch@comcast.net>  
Sent: Wednesday, June 24, 2020 9:56 PM  
To: Planning Intake <planningintake@franklin.tn.gov>  
Subject: Brownland Farms Development. June 25th comments

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 want to voice my support for the proposed development of the Brownland Farms. As a resident of Monticello, the development partnership's inclusion of the Eatherly property into a community park is long overdue and has been a source of contention with long time Monticello residents. I want to be sure the following points are addressed in the final plan when approved:

\*Speed barriers need to be addressed on Monticello/Jefferson Rds and Poteat Pl to reduce cut thru traffic to the new development. This is a current issue with traffic bypassing the Hillsboro/MH intersection.

\* Careful consideration of the Harpeth River alteration plan introduced by the development group on the neighborhood Zoom meeting. The Harpeth River Conservatory needs to provide input on the final plan to insure the river's ability to handle 100 yr flood plain volumes and insure downriver flow is manage as part of the plan.

\* The pedestrian tunnel proposed needs to access the current Hillsboro Harpeth River Bridge with city security Camera monitoring and lighting to provide safe access by residents of both subdivisions. In addition, the proses park should be incorporated into the Franklin master greenway plan to insure connectivity to the Rec center trails.

Thank you for your consideration.

Brian Hitchcock  
261 Poteat Pl.  
Franklin, TN. 37064-2041  
C: 615-944-9873

## Andrew Orr

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**From:** Emily Hunter  
**Sent:** Wednesday, June 24, 2020 3:12 PM  
**To:** Andrew Orr  
**Subject:** FW: Brownland Farm - Monticello Traffic Concern

**From:** bryansturtevant@comcast.net <bryansturtevant@comcast.net>  
**Sent:** Wednesday, June 24, 2020 12:46 PM  
**To:** Planning Intake <planningintake@franklinn.gov>  
**Cc:** 'Dana McLendon' <danamclendon@mac.com>; allisonsturtevant@comcast.net; Bryan Sturtevant <bryansturtevant@comcast.net>  
**Subject:** FW: Brownland Farm - Monticello Traffic Concern

***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 FMPC,  
I'm sharing part of my conversation with our Alderman Dana McClendon.

As we approach this week's meeting on the Brownland Farm development, I believe it is impractical to make a long-term decision without the traffic impact study being released and shared with the public as has been committed to by the developers. As of 6/24, this traffic impact study has not been released and distributed.

Likewise, it is very difficult to make long-term decisions on traffic in a situation such as COVID-19 when the normal traffic pattern has been modified as well as until the city finishes the MacHatcher extension at Hillsboro Road to capture the most accurate data.

As a resident of Monticello, it is my recommendation to the FMPC that all decisions on the Brownland Development are delayed or tabled until more information is made available on traffic impact study.

Best Regards,  
Bryan Sturtevant  
P: 615-403-1604

On Jun 16, 2020, at 2:21 PM, [bryansturtevant@comcast.net](mailto:bryansturtevant@comcast.net) wrote:

Dear Alderman McClendon,

My wife, Allison, and I wanted to write you in order to share our questions and concerns with the impending development at Brownland Farms and the potential impact on traffic through the neighborhood of Monticello where we live currently at 240 Poteat Place.

Our first question is to determine if the traffic impact study has been completed. If so, is it available for public review as it was previously committed to be shared with Monticello residents during our recent Zoom calls in May on this project?

We realize that new developments come with many challenges, but we immediately recognize that the proposed 4-way Traffic Light at Monticello Road and Hillsboro Road presents a big red flag to the residents of Monticello. I brought up in the meeting the following question, but it was not officially reviewed at the time. The question was regarding if Monticello Road's access point to Hillsboro Road could be eliminated to deter cut-through traffic from occurring so easily since there is a 2<sup>nd</sup> access point for the neighborhood on Poteat to connect with Hillsboro Road to the North.

There is no solution that will satisfy all concerns, but the Monticello neighborhood has remained vigilant on finding a satisfactory solution to the open field in the front of neighborhood currently owned by the Eatherly family. The prospects of this section becoming a park for the long-term is intriguing, but my wife and I believe the side effects of a cut through for traffic will become a longer and bigger negative concern in the future if the layout of the Brownland development proceeds as planned. On the other hand, if Brownland Farm's development design results in another main entrance location without a 4-way Traffic Light to Monticello Road, there maybe less concern from the resident's perspective to keep the access point to Hillsboro Road at Monticello Road. At this time, we just like to have the chance to discuss options.

We look forward to hearing your thoughts on this topic as well as sharing any updates on the release of the traffic impact study. We are trying to do our part to make sure the concerns of current Monticello residents are heard especially my wife you has lived in the neighborhood for 41 years having been born and raised on Poteat and having purchased another home on Poteat where we live now and have decided to raise our own family.

Best Regards,  
Bryan Sturtevant  
P: 615-403-1604

**Andrew Orr**

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**Subject:** FW: Consideration of Resolution 2020-78

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**From:** Cassi Poorman <[cassipoorman@gmail.com](mailto:cassipoorman@gmail.com)>

**Sent:** Tuesday, June 23, 2020 12:30 PM

**To:** Michael Orr <[michael.orr@franklintn.gov](mailto:michael.orr@franklintn.gov)>; [michael.hathaway@comcast.net](mailto:michael.hathaway@comcast.net); [roger.lindsey@nashville.gov](mailto:roger.lindsey@nashville.gov); [rdlindsey@comcast.net](mailto:rdlindsey@comcast.net); [amclemore51@yahoo.com](mailto:amclemore51@yahoo.com); Alma McLemore <[alma.mclemore@franklintn.gov](mailto:alma.mclemore@franklintn.gov)>; [jimmy@tennesseevalleyhomes.com](mailto:jimmy@tennesseevalleyhomes.com); [annpetersen@comcast.net](mailto:annpetersen@comcast.net); [mdadst@aol.com](mailto:mdadst@aol.com); Jennifer Szilagyi <[jennifer.szilagyi@franklintn.gov](mailto:jennifer.szilagyi@franklintn.gov)>

**Cc:** Planning Intake <[planningintake@franklintn.gov](mailto:planningintake@franklintn.gov)>

**Subject:** Consideration of Resolution 2020-78

***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.***

Before Resolution 2020-78 is considered, there really needs to be a solid look at the impact of traffic in that location AND the impact of any change to the floodplain.

It would make sense that this project has a complete professional study of the impact on the river flow if ANY changes are made. The Mac Hatcher extension took into account the current water patterns and flow, making any changes could have damaging implications across the board.

As for traffic, the extension was added to help alleviate the congestion and now there is consideration for creating another bottleneck.

I am not adverse to development; I am averse to negatively impacting roads and homes that are down river and negating the improvement of traffic flow that should have been helped with the new extension. I believe these concerns need to be examined closely and should have outside independent professionals look at the scope of impact to traffic flow AND to the potential damage that changing any of the waterway could present. These findings should be reviewed, addressed and made public before this is approved by the Planning Commission.

*Cassi Poorman*

## Andrew Orr

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**From:** Amy Diaz-Barriga  
**Sent:** Thursday, June 25, 2020 8:16 AM  
**To:** Andrew Orr  
**Subject:** FW: Item #19, 6/25/20 Franklin Municipal Planning Commission Meeting

Planning intake

**Amy Diaz-Barriga, AICP**  
Current Planning Supervisor

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

Phone: 615-550-6732

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**From:** David Lawbaugh <davel6332@yahoo.com>  
**Sent:** Thursday, June 25, 2020 1:30 AM  
**To:** Planning Intake <planningintake@franklintn.gov>  
**Subject:** Item #19, 6/25/20 Franklin Municipal Planning Commission Meeting

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To the best of my knowledge, the Applicant hasn't submitted any flood studies for this land to FEMA and therefore hasn't made an application for a Letter of Map Revision, Conditional or otherwise. I realize there are several contingencies which will affect the actual sale of this land to the Applicant for development, including population density and the limited street access to the site. The biggest contingency though has to be whether or not FEMA will approve of this development due to the amount of floodway and flood plain on the property. There may be a logical order of progression of approval for all of the resolutions and regulations needed to make this development possible, but passing this resolution doesn't seem like the best first step. It would seem the first step should be FEMA approval. If this resolution is passed without FEMA approval, it seems like the City might be opening a door for the use of this property which the City can not or may not be able to close. For this reason, I respectfully request that this resolution be deferred until such time that FEMA approval for the development of this property is in place.

David Lawbaugh  
206 Revere Lane  
Franklin Tn 37064

Co-President, Monticello Homeowners Association

## Andrew Orr

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**From:** Amy Diaz-Barriga  
**Sent:** Thursday, June 25, 2020 8:10 AM  
**To:** Andrew Orr; Eric Conner  
**Subject:** FW: Agenda Item 19-Brownland Farm Development Proposal

Planning intake

**Amy Diaz-Barriga, AICP**  
Current Planning Supervisor

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

Phone: 615-550-6732

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**From:** Glenda Gabriel <glendagabriel64@gmail.com>  
**Sent:** Wednesday, June 24, 2020 5:47 PM  
**To:** Planning Intake <planningintake@franklin.tn.gov>  
**Subject:** Agenda Item 19-Brownland Farm Development Proposal

***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.***

We are sending this email instead of attending the Planning Commission meeting on 6/25/20 due to concerns about COVID-19. We read all of the available documents listed under the agenda item 19 for the Brownland development project. From the documents, it looks like there is real potential for cut and fill related to the Harpeth River in the Brownland Farm floodplain and in Monticello Section 1 floodplain by the developer. This alone can have disastrous results in our neighborhood and other surrounding neighborhoods. We saw how terrible the flooding in this area, including Monticello and Cottonwood, was for several days in 2010. Also, how would the cut and fill impact Monticello Creek and homes along it? Additional to the floodplain issues, we are concerned about the intense density of the development, which will bring in more traffic and congestion. The traffic density will already be increased by traffic coming from Westhaven and HWY 96 through the new part of Mack Hatcher Parkway. Has the impact of traffic from the proposed Brownland development plus the traffic from HWY 96 with the Mack Hatcher Parkway development been considered? Further, what impact would be added by the Cheekwood Golf Course proposed development? What is the impact on the schools and City services in this area due to the proposed dense Brownland development? How long would the neighborhoods have to endure the congestion caused by the construction processes of the projects? We are also very concerned about not seeing a clear plan for use of Monticello Section 1 and the impact on Monticello Subdivision.

To summarize, we object to this Brownland Farms development proposal due to

- the dangers to lives and property presented from floodplain manipulation

- the intense density of the project, especially considering the floodplain issues
- no clear plan for Monticello Section 1 and its impact on Monticello subdivision

Are those who would approve this project prepared to accept liability for the lives and property that would be put in jeopardy due to floodplain issues and manipulation?

Glenda and Gabriel Katona

Residents of Monticello Subdivision

## Andrew Orr

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**From:** Emily Hunter  
**Sent:** Wednesday, June 24, 2020 3:14 PM  
**To:** Andrew Orr  
**Subject:** FW: Planning Commission Meeting, June 25, 2020

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**From:** James Britz <jnkbritz@gmail.com>  
**Sent:** Wednesday, June 24, 2020 11:50 AM  
**To:** Planning Intake <planningintake@franklintn.gov>  
**Cc:** Michael Orr <michael.orr@franklintn.gov>; scott.harrison@franklintn.go; michael.hathaway@comcast.net; roger.lindsey@nashville.gov; rdlindsey@comcast.net; amclemore51@yahoo.com; jimmy@tennesseevalleyhomes.com; annpetersen@comcast.net; mdadst@aol.com; Jennifer Szilagyi <jennifer.szilagyi@franklintn.gov>  
**Subject:** Planning Commission Meeting, June 25, 2020

**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.**

Please include the following in the discussion for Items #18, 19, 21 & 22 on the agenda. Please insist that development must adhere to Large-Lot Residential as prescribed by Envision Franklin.

The Members of the Franklin Municipal Planning Commission and the Franklin Board of Mayor and Aldermen would do well to visit the website [Change.org](#) and view the petition entitled - [STOP the OVERDEVELOPMENT by the City of Franklin](#). This petition specifically addresses the proposed Lewisburg Pike/Crossway Drive development, and is noteworthy for the following reasons:

- More than 1300 residents (and counting!) have signed this petition.
  - Elected officials may want to compare this number to their margin-of-victory votes from recent elections.
- According to the comments submitted by signers of this petition, the common themes of dissatisfaction are related to the proposed use of fractional-acre lots, which is inconsistent with:
  - the Envision Franklin Land Use Policy, which seeks to maintain the existing standards of neighborhoods – which in this case are one-acre lot requirements for both...
    - the site's current neighborhood – Oakwood Estates, and
    - the site's surrounding neighborhoods.
- Also worth noting, is the fact that the developer seeks to use city acquisition as a means of applying City of Franklin Land Use Codes, which would allow fractional-acre lots, and thus bypassing the letter and intent of the Envision Franklin Land Use Policy.

James Britz

Oakwood Estates

## Andrew Orr

---

**From:** Amy Diaz-Barriga  
**Sent:** Thursday, June 25, 2020 8:13 AM  
**To:** Andrew Orr  
**Subject:** FW: Brownland Farms development - oppose changes

Planning intake

**Amy Diaz-Barriga, AICP**  
Current Planning Supervisor

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

Phone: 615-550-6732

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**From:** James Savage <james.savage@comcast.net>  
**Sent:** Wednesday, June 24, 2020 9:21 PM  
**To:** Planning Intake <planningintake@franklin.tn.gov>  
**Subject:** Brownland Farms development - oppose 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.***

To Whom It May Concern:

I am writing to express my concerns regarding the Brownland Farms proposed development. This development will increase the density to an unreasonable level for the area. The addition of cars and houses will ruin the character of the area and congest the streets, shops and town. Proposed changes to the floodplain and floodway sound dubious at best. Please do not rezone this area or allow this proposed development to be approved.

Thanks for listening.

Jim Savage  
Cottonwood

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James A. Savage  
[james.savage@comcast.net](mailto:james.savage@comcast.net)

## Andrew Orr

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**From:** Emily Hunter  
**Sent:** Wednesday, June 24, 2020 3:19 PM  
**To:** Andrew Orr  
**Subject:** FW: Brownland Farms Development

**From:** John Vaughn <j.vaughn7272@att.net>  
**Sent:** Wednesday, June 24, 2020 9:52 AM  
**To:** Planning Intake <planningintake@franklintn.gov>  
**Subject:** Brownland 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.***

I attended a Neighborhood Meeting held by Greg Gamble in which he presented the proposal for the Brownland Farms Development. I believe this type of Development in this area would be a great addition and also provide the City of Franklin residents many nice benefits. The development of the 20 acres in front of the Monticello Subdivision for a park would be very beneficial to the residents of this subdivision and improve the appearance greatly.

The Developers seem committed to working with the City and residents to address any concerns related to additional traffic for the area and avoiding any negative impact to Harpeth River.

I support the Brownland Development and would likely consider moving into to this Development due to the excellent location and the many features that are provided within the Development.

Thank-you,

John Vaughn  
(presently a resident on the East Side of Franklin)

## Andrew Orr

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**From:** Amy Diaz-Barriga  
**Sent:** Thursday, June 25, 2020 8:13 AM  
**To:** Andrew Orr  
**Subject:** FW: Brownland Farm

Planning intake

**Amy Diaz-Barriga, AICP**  
Current Planning Supervisor

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

Phone: 615-550-6732

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**From:** Kate Reynolds <kreynolds.arch@gmail.com>  
**Sent:** Wednesday, June 24, 2020 9:49 PM  
**To:** Planning Intake <planningintake@franklin.tn.gov>  
**Subject:** Brownland Farm

***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.***

Please accept my statement on the proposed Brownland Farm development in my absence at the 6/25/2020 meeting.

Brownland Farm has been such a beautiful piece of land, and I believe they've been running their farm for 57 years. The proposed Brownland Farm high density development doesn't seem to be sensitive to the history of the site, our environment, the surrounding neighbors, or all those who travel this stretch of Hillsboro Road and will have to deal with the increase in traffic.

My number one concern is the density of the development and what that will do for all the neighbors downstream. It will make flooding worse.

I often hear people argue for a not-great or not-appropriate development by saying, "If this doesn't go in, the next option may be so much worse!" It's our community. Why don't we instead focus on what other better, more appropriate options that might come before us. I want to continue to be proud of the city I live in and was raised in.

Kate Reynolds  
Registered Architect, LEED AP

## Andrew Orr

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**From:** Kathryn Webber <kathrynwebber@bellsouth.net>  
**Sent:** Wednesday, June 24, 2020 12:32 AM  
**To:** Planning Intake  
**Cc:** Andrew Orr  
**Subject:** Brownland Farms - Public June 25, 2020

*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.*

19. Consideration Of Resolution 2020-78, A Resolution To Adopt An Envision Franklin Plan Amendment For The Properties Located At 1155 Hillsboro Road (Known as Brownland Farms, and a portion of Christ Community Church at 1215 Hillsboro Road) Map 63 Parcels 2.00, 2.01, And 2.02, To Change The Design Concepts From Conservation And Conservation Subdivision To Conservation, Conservation Subdivision, Multifamily Residential, And Neighborhood Mixed-Use. (PUBLIC HEARING)

Dear commissioners,

The above was deferred by the applicant until 8-27. RE letter from Planning Staff to you on April 30, 2020, attached in your agenda packet. I am hoping there will be an opportunity to comment at that time. This should not be on your agenda at this time as Christ Community Church has not yet voted to sell the land, the land needed for a second entrance. This is a mute issue until that event takes place as the church, current owner of land, is not requesting the rezoning of their land.

This proposed development is too dense to be located in a floodplain area not only for future citizens living there, but also to the surrounding established communities. This creates a definite safety issue for all living in the area. The traffic conditions are already disastrous and this would create a huge bottleneck, especially in the event of a disaster like the flood of 2010.

I am not in support of changing the current zoning for this property. The Envision Franklin Plan is already accommodating enough, because it has been changed from Ag to Conservation Development.

Below are a few pictures taken on the back of the Church's property and Hillsboro Road during the flood of 2010. Do you really want to cut and fill and permit tragedy for future residents of Franklin in this area of the river? Is not the primary concern for you to provide, good healthy, welfare and safety to your citizens? The defined floodplain maps were redone after this flood and should not be changed for obvious reasons. This land will flood as well as Brownland as it is surrounded by the river also.

I am a member of Christ Community and know that Hillsboro Road was closed during the 2010 flood coming from the North and from the South towards the church as two Pastors living in those areas were not able to get to the building. Hillsboro Road was flooded and closed as well as Mack Hatcher.

Please do not permit this intense and very dense development to be approved as it will endanger all residents in the area and set a very unwanted precedent for future development.

Please confirm receipt of this email and that it will be included for public record. Thank you also for the opportunity to express my concerns.

Best regards,

Kathy Webber  
Franklin, TN





## Andrew Orr

---

**From:** Amy Diaz-Barriga  
**Sent:** Thursday, June 25, 2020 8:17 AM  
**To:** Andrew Orr  
**Subject:** FW: No To BrownLand

Planning intake

**Amy Diaz-Barriga, AICP**  
Current Planning Supervisor

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

Phone: 615-550-6732

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**From:** Marie Mazzara <mkmazzara@yahoo.com>  
**Sent:** Thursday, June 25, 2020 7:40 AM  
**To:** Planning Intake <planningintake@franklintn.gov>  
**Subject:** No To BrownLand

***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.***

As a parent of 4 children I am highly concerned on the impact 800 additional high density homes will cause on Brownland. Class sizes are already large and this will make them larger. Franklin High School is already stretched to capacity.

In conjunction with this. I am concerned about the traffic impact. Even with the improvements made this is still crowded. Especially right before classes start at Franklin High. Adding more traffic and stop lights is going to make this a nightmare equal to green hills!

Please do not approve this Brownland development.

Marie

## Andrew Orr

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**From:** Emily Hunter  
**Sent:** Wednesday, June 24, 2020 4:41 PM  
**To:** Andrew Orr  
**Subject:** FW: Opposition to Resolution 2020-78 (proposed Brownland Farms development)

**From:** Laura Smith <lbt1048@aol.com>  
**Sent:** Wednesday, June 24, 2020 4:40 PM  
**To:** Planning Intake <planningintake@franklin.tn.gov>  
**Subject:** Opposition to Resolution 2020-78 (proposed Brownland 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.***

Our family has lived in the Monticello neighborhood for eighteen years. Our home is located on the north end of the neighborhood two houses east of the large lot adjacent to Hillsboro Road and within sight of one of the two main neighborhood entrances. We are **writing to you to address our concerns and opposition to certain aspects of the proposed development at the Brownland Farm property and a portion of the Christ Community Church parking lot, specifically a change in design concept.**

The developers have proposed an amendment changing the classification of part of the properties from Conservation Subdivision to "Neighborhood Commercial fronting Hillsboro Rd" and "Multi-Family Residential behind." Doing so would be against both the role and major objectives of Envision Franklin as outlined on page 7 of the plan. Additionally, the proposed amendment does not "demonstrate its need and justification" according to the criteria on page 108 of the plan. Keeping the area a Conservation Subdivision would provide all of the benefits to the development and the surrounding community as outlined in the Envision Franklin plan without the negative impacts of a more dense development.

We oppose the change of the re-classification from Conservation Subdivision for several reasons:

1. First, there are already condominiums, townhomes, apartments and senior and assisted living dwellings as well as business spaces available both north and south of the proposed development. Passing this amendment would result in an addition of 750+ homes, plus businesses, to this area. A lower density Conservation Subdivision development would have a lower traffic impact, maintain the character of the area, and not create a further burden on the schools.
2. If the amendment is passed, traffic volume (which is already high) will increase dramatically. Additionally, adding a four-way traffic intersection with a light at Monticello Road will lead to increased traffic cutting through the neighborhood to get to Spencer Creek Road. This is already a significant problem which we don't think can be remedied by simply adding "traffic calming" devices as the developers suggest. To suggest that the traffic will turn right and get on Mack Hatcher rather than cutting through Monticello (and avoiding lights) is disingenuous.
3. There has been a proposal to build five "big box homes" along the north end of the vacant lot in front of Monticello. In addition to the flood plain concerns discussed below, this design concept does not match any existing homes that we are aware of in the area and would change the look of the area while negatively impacting the scenic approach into Franklin. Single family homes, built on land not currently in the flood plain would be more appropriate.

4. Lastly, although not a part of the current resolution, building this new development would require significant cut and fill to build in what is now in a flood plain. In 2010, while our neighbors to the south had their properties flooded, we watched as the formerly dry gully along our street filled to the brim and moved toward our homes. This gully continues into Monticello Creek on the part of Monticello where they propose that big box homes be built after altering the topography. I am attaching pictures we took during the Flood of 2010. The first shows a red car on Jefferson approaching Monticello Road. You can see the road sign in the background. The second shows a portion of the Monticello property where they propose to cut and fill in order to build the big box homes – the area of Monticello Creek mentioned above. The brick home was demolished, but the small white garage remains. As you can see, both areas are flooded. Altering the flood plain will not alter the volume of water, just where it goes. I would hate for it to impact more structures than it did in 2010.





While it would be nice to have the properties remain untouched, we realize that development is inevitable and are asking that the City of Franklin follow through with the plans articulated in the Envision Franklin Design Concept by opposing the amendment to the plan. We appreciate your time and your continued support of Monticello.

Best regards,

Michael and Laura Smith

106 Poteat Place

Franklin, TN 37064

615-545-4594

## Andrew Orr

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**From:** Amy Diaz-Barriga  
**Sent:** Thursday, June 25, 2020 8:14 AM  
**To:** Andrew Orr  
**Subject:** FW: Amending Envision Franklin

Planning intake

**Amy Diaz-Barriga, AICP**  
Current Planning Supervisor

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

Phone: 615-550-6732

---

**From:** Richard Stempel <richard@trackersystems.net>  
**Sent:** Wednesday, June 24, 2020 9:56 PM  
**To:** michael.hathaway@comcast.net; roger.lindsey@nashville.gov; rdindsey@comcast.net; Michael Orr <michael.orr@franklintn.gov>; Scott Harrison <scott.harrison@franklintn.gov>; amclemore51@yahoo.com; Alma McLemore <alma.mclemore@franklintn.gov>; jimmy@tennesseevalleyhomes.com; annpetersen@comcast.net; mdadst@aol.com; Jennifer Szilagyi <jennifer.szilagyi@franklintn.gov>  
**Cc:** Planning Intake <planningintake@franklintn.gov>  
**Subject:** Amending 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.***

Dear Planning Commission Members,

I am writing to formally object to the practice of constantly amending Envision Franklin to enable the construction of neighborhoods with a higher density of homes, townhomes, and apartments which benefits only city tax revenues and land developers. It is absolutely contrary to Envision Franklin to amend the design concept from Large Lot Residential to Single Family or any other small lot, high density design just because sewer lines are available. The Franklin Municipal Planning Commission (FMPC) should STOP considering this as a legitimate reason to amend Envision Franklin. Furthermore, the practice of using non-buildable land such as Hilltop Overlay or other conservation areas as "Green Space" and using that to show a more favorable DUA number to justify the small lots in areas where Envision Franklin directs Large Lot Residential is deceptive. The FMPC should STOP using this as a legitimate reason to amend Envision Franklin. It is shameful that Envision Franklin has become nothing more than a hurdle for developers to jump over. A development that adheres to it without amendments is the exception rather than the rule.

Regarding the Agenda for the 06/25/2020 meeting of the Franklin Municipal Planning Commission, I want to let it be known that I strenuously object to items 18, 19, and 21, for the reasons stated above. Item 22 should be withdrawn from consideration due to the fact that Envision Franklin design concepts are continually requested

to be amended. This permanent amendment to Envision Franklin will only serve to exacerbate the problems caused by overdevelopment of areas due to amendments to Envision Franklin and zoning variances.

Richard Stempel  
561-722-1000

## Eric Conner

---

**From:** Greg Gamble <greg.gamble@gdc-tn.com>  
**Sent:** Monday, August 17, 2020 10:45 AM  
**To:** Andrew Orr  
**Cc:** Eric Conner; kevin  
**Subject:** RE: Brownland

*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,

My client would like to request the opportunity to present our flood plain information for Brownland at the Planning Commission on August 27<sup>th</sup>, and we would like to defer to the September 24<sup>th</sup> Planning Commission.

I will email you our revised presentation this week.

Sincerely,

Greg Gamble



615.975.5765  
324 Liberty Pike, Suite 145  
Franklin, TN 37064

---

**From:** Andrew Orr <andrew.orr@franklintn.gov>  
**Sent:** Monday, August 17, 2020 9:49 AM  
**To:** Greg Gamble <greg.gamble@gdc-tn.com>  
**Cc:** Eric Conner <eric.conner@franklintn.gov>  
**Subject:** Brownland

Hey Greg,

Can you please confirm in writing that you wish to defer the Brownland Farm Plan Amendment to the September 24<sup>th</sup> FMPC agenda?

Thanks,

Andrew Orr, AICP, PEM | Long Range Planning Supervisor  
109 3rd Avenue South | Franklin, Tennessee 37064  
P: 615.550.6741 | E: [andrew.orr@franklintn.gov](mailto:andrew.orr@franklintn.gov)

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## Andrew Orr

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**From:** scott.black1 <scott.black1@comcast.net>  
**Sent:** Sunday, July 5, 2020 1:00 PM  
**To:** Ken Moore; Dana McLendon III; Margaret Martin; Pearl Bransford; Ann Petersen; Brandy Blanton; Clyde Barnhill; Scott Speedy; Beverly Burger  
**Cc:** Andrew Orr; Emily Hunter; Kelly Dannenfelser  
**Subject:** Brownland Farms

***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 afternoon ladies and gentlemen,

I am writing to you in support of the proposed design for the Brownland Farms on Hillsboro Road. It is important to note, that this is exactly the type of project that should go in that location.

As large tracts of land like this come available, it is imperative that we support comprehensive mixed-use solutions, such as this.

As a resident of Fieldstone Farms, I certainly recognize the positive benefits to this side of town.

With Hillsboro Road and Mack Hatcher, the transportation infrastructure is definitely adequate to support a community of this size.

I know that there is some question about the impact to schools. While this could possibly challenge the Williamson County School Board on the districts for their system, as a city, we must consider all infrastructure and realize that a project of this scale and size works best for our overall infrastructure of water, sewer, transportation, and security (police & fire). By allowing communities like this to happen closer in, it reduces so many other infrastructure burdens vs. the alternative of sprawling design.

Because we have created such a great community, people will continue to come. If they are coming, and we are growing, let's grow in a way that respects the land and resources that we have and locate density in such a way that it enhances existing infrastructure. By doing so, it allows us to preserve land further out that would otherwise be scarred by lower density development (needed because people are moving here).

The fact that this developer has demonstrated some creative design solutions through a few different methods, should also be commended. First, through collaboration with the church to develop a better land-use development. This shouldn't be seen as a "land-grab", because the easier way would be to not engage the church. But to engage the church seems to show me that this is a developer who is trying to do the right land design. Secondly, the action of acquiring the Monticello property and creating a park. Again, this is a wise land design decision. Because this design seems to go above and beyond normal development practices to accomplish the desired design, should be acknowledged. (Note, I do not know this developer)

Thanks for your time and consideration.

Thanks,  
Scott



## Andrew Orr

---

**From:** Dorie Bolze <DorieBolze@harpethriver.org>  
**Sent:** Tuesday, August 18, 2020 7:16 PM  
**To:** Jimmy Wiseman; Lance Fittro; Shanna McCoy; Paul Holzen  
**Cc:** Floyd Heflin (floyd.heflin@williamsoncounty-tn.gov); Emily Wright; Andrew Orr; Eric Conner  
**Subject:** Resend- forgot links- PHotos and video of flood waters over Hillsboro Road-- Brownland Farm floodplain and floodway proposal and idea for a flood management plan for the NW area of the city  
**Attachments:** New Data Reveals Hidden Flood Risk Across America - The New York Times 6-30-2020.pdf; TheTennessean July 3 2020 cover story on flood risk in TN.pdf

***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 Paul, Jimmy, Lance, and Shanna,

I am also copying Emily, Andrew and Eric from planning in this email so they have the email chain I have sent you all from yesterday regarding the floodplain and floodway proposal the developer is proposing for Brownland Farm. Thank you Jimmy for answering my questions on the process and what the city has received to date. That is very helpful. Your email that provides answers is below so everyone can see the email chain. Also, I had Shanna McCoy's email incorrect. UGH! I also decided to include Floyd Heflin at Williamson county because I think this might be of interest to both the city and the county with regard to future development in the NW quadrant of the city that is bonded by the Harpeth and West Harpeth.

The complex floodplain/floodway cut and fill proposal that Kevin Estes is proposing/contemplating with his rezoning proposal for Brownland Farms raises a broader issue that I wanted to touch on here as an initial idea. The Brownland property and the nearby area has some serious floodway/floodplain constraints that also affect traffic and emergency response. Also, just down river is Fieldstone Farms that was designed under older floodplain rules and information. Then just around the bend after the confluence with the West Harpeth is Cottonwood, in the county that was designed and built even before Fieldstone Farms. Homes in both of these communities are now in the 100 year floodplain that were not when built.

There is another proposed residential development under consideration on the Campbell property next to the Gentry farm that is up for annexation consideration. This and the Brownland Farm proposal beg the question, as some aldermen noted last week during the work session discussion of the major thoroughfare plan, that it is time to relook at the vision for this region of the city/county.

An updated vision of growth/development in this area also needs a floodplain plan, if you will, that both incorporates projections of future risk from increased rainfall events and a plan to reduce the number of residences in Cottonwood, Fieldstone Farms, Meadowgreen, Monticello, Rebel Meadows and others—existing residences/commercial- that are now in the 100 year floodplain. Such a plan would then provide the framework for development in this quadrant so that overall there is a reduction in current flood risk for existing development in this area of the Harpeth/West Harpeth floodplain. Another way to look at this, is that a “no-rise” doesn't reduce existing risk, it is all based on probability and historical data, and the FEMA work doesn't include future projections. But we all as a community could do this and there are people and agencies and experts that would be interested in this.

I don't know if you all saw the July press on the [First Street Foundation flood factor](#) study. It is fascinating and adds in future risk factors to the FEMA work. We are lucky in this area to have updated work after the May 2010 flood than many communities do not have. I attached the NYT and Tennessean press. Note the section on [environmental factors relevant to this region—the increase in intense rainfall](#).

To clarify on the city's typical approval process that Jimmy touched on below. It sounds like a proposal would go through approval processes prior to final review and approval of floodplain changes—CLMOR/LOMR-F and "no-rise." It seems that this rezoning proposal for increased density that the city's current plan relies on a significant floodway fill and cut. It would seem prudent to wait until the applicant's floodplain changes are reviewed and approved before considering rezoning options. In this instance the cart is before the horse. Since the applicant hasn't yet submitted their floodplain package to the city it seems that their rezoning request is premature and getting way ahead of things.

To wrap up: below are photos and video that people have helped pull together from the May 2010 flood that shows floodwaters over Hillsboro Road. Lance and Jimmy mentioned wanting this to help in considering emergency response and public risk with the high density proposal on Brownland and the flood work the developer is doing.

This video is the best and really shows the serious nature of the floodwaters and challenges for emergency response. Hillsboro Road was entirely underwater near the church. Also there are aerials of Mack Hatcher underwater at the approach to the Harpeth bridge beside the city sewer plant.

<https://www.facebook.com/amy.wolter.9/videos/1436167586030/?extid=WXCeLHYtgtPrpozO>

Here is a blog spot with photos from brownland Farms that weekend since there was a horse show. Look at the image of the high floodway moving across the front drive. That is Hapreth West Split from the FEMA map. (see emails below) <http://nancynickeycurran.blogspot.com/2010/05/franklin-flood.html>

Photos below are as flood waters are receding off Hillsboro Road. Facing south on Hillsboro Road with former Eatherly home and Monticello to the left. This is the Harpeth River East Split as labeled by the FEMA maps.



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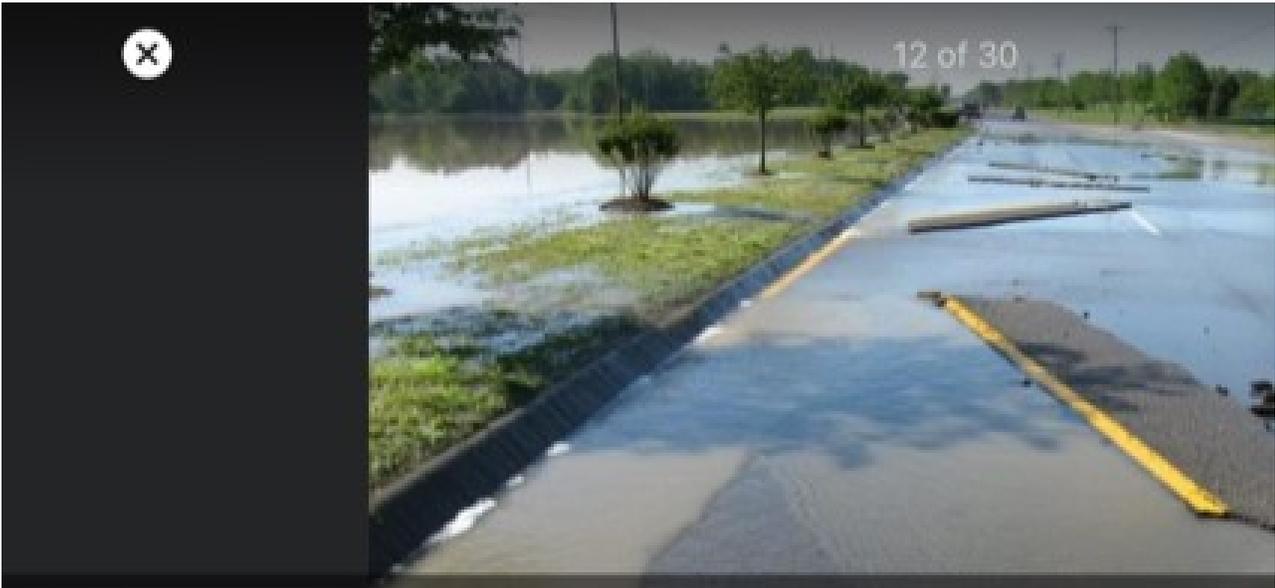
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This photo shows the opposite side of Hillsboro Road from the Eatherly house with flood waters receding off Hillsboro Road into the river where the road is right up at the hairpin bend at the Christ Community Church north end.



Below is the photos I attached to the emails below. This is during the flood and is looking across Eatherly property in front of Monticello to the church.



Thank you all. Let's talk about what we could do as a community on a floodplain management plan that both reduces current residents that are now in the 100 year floodplain, incorporates some of the Flood Factor projections for increase rainfall intensity, and possibly provides some conceptual outlines of stormwater/floodplain management for different intensity of development scenarios.

Dorie



**Dorene Bolze**  
President/Chief Executive Officer

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**From:** Jimmy Wiseman <jimmy.wiseman@franklintn.gov>

**Sent:** Tuesday, August 18, 2020 4:32 PM

**To:** Dorie Bolze <DorieBolze@harpethriver.org>; Lance Fittro <lance.fittro@franklintn.gov>; shanna.mcoy@franklintn.gov; Paul Holzen <paul.holzen@franklintn.gov>

**Subject:** RE: Brownland Farm floodplain and floodway proposal and photo of Harpeth flooding over Hillsboro Road in May 2010

Dorie,

Thanks for including me. Please see my answers below in red. Let me know if you have any additional questions.

Thank you,

Jimmy Wiseman  
P – 615.550.6725  
Assistant Director of Engineering  
City of Franklin

109 Third Avenue South  
Franklin, TN 37064

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**From:** Dorie Bolze <[DorieBolze@harpethriver.org](mailto:DorieBolze@harpethriver.org)>

**Sent:** Monday, August 17, 2020 4:33 PM

**To:** Jimmy Wiseman <[jimmy.wiseman@franklintn.gov](mailto:jimmy.wiseman@franklintn.gov)>; Lance Fittro <[lance.fittro@franklintn.gov](mailto:lance.fittro@franklintn.gov)>;  
[shanna.mcoy@franklintn.gov](mailto:shanna.mcoy@franklintn.gov); Paul Holzen <[paul.holzen@franklintn.gov](mailto:paul.holzen@franklintn.gov)>

**Subject:** FW: Brownland Farm floodplain and floodway proposal and photo of Harpeth flooding over Hillsboro Road in May 2010

***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 Paul, Jimmy, Lance and Shanna,

I wanted to send a brief update on my email regarding the Brownland Farm floodplain and floodway revision process the applicant is proposing. I meant to include Jimmy and thought I would resend to all of you.

Also the photo I attached shows the May 2010 floodwaters from Jefferson Dr in Monticello looking toward Christ Community Church. This photo does not clearly show Hillsboro Road flooded completely, though it might have captured that in the right end of the photo where the "harpeth East Split floodway" joins the Harpeth just north of the church property. Sorry about that confusion in my email from earlier today.

Also, I wanted to specifically ask if you all have received the floodway/floodplain revisions that the applicant is proposing. We would like to request that material when you receive it.

I just received an email from Andrew Orr that the Brownland Farm proposal is deferred to Sept, though Greg Gamble wants to present some new information. **We have not received their submittal at this time.**

My email below has details from my meeting with them in late July. They discussed their plans to apply for a Conditional Letter of Map Revision from FEMA. This can take 90 days minimum if there are no additional questions FEMA has for the applicant. Then another 90 days to reply. Also, since this is only conditional it still means the applicant needs to still apply for a final Letter of Map Revision from what I understand. Do you know if they have started this process yet?

**They have not started the formal process. It is likely they have done most of the modeling at this point.**

Lance and Jimmy explained to me in our June call that your process is to review the application submittal, then send it to Amy Wheeler Miller in the state office for review. My notes say that you all send that to the state office for "no-rise" reviews. Is the "no-rise" review separate from the review for the CLMOR? Does one go through the state and the other through the Atlanta FEMA region IV field office? I believe both will have outside engineering review of the hexraz model work done by the applicant. **Shanna, please correct me if I'm wrong but a "no-rise" goes to the State for review. A CLOMR/LOMR-F goes to FEMA. As far as I know, they plan to submit a CLOMR/LOMR-F to show a change in the floodplain/floodway. This would be a good question for their design team since we have not been sent anything at this time.**

We are very interested in understanding the process and review since this proposal is a major significant change to the floodway channels in this very complex area of the Harpeth. As your staff reports have already noted there are important constraints with Hillsboro Road in relation to the river and these 3 floodway channels that affect emergency access, traffic management, public safety, and more. At the June PC meeting, one of the commissioners, I believe Roger Lindsay, stated that this could be the first significant floodway fill proposal in the city in recent times.

This proposal is to fill the entire Harpeth West split floodway and is asking for higher density re-zonings to cover the eliminated floodway. There is also significant cut in the floodway along the main river along with significant fill to remove most of the Brownland Farm property from the 100 year floodplain. This proposal eliminates almost all of the floodplain in this major natural floodplain for the river. This proposal essentially is to move lots of water volume through the main channel versus using the natural floodplain. It would be hugely beneficial to the city to have the outside expert review of AECOM who worked with the Army Corp on the updated flood models and floodplain/FIRM maps. **I understand that AECOM reviews the CLOMR/LOMR-F as a 3<sup>rd</sup> party consultant for FEMA. Isn't that correct Shanna?**

With the applicant going through the heavy and expensive lift of a CLMOR, it seems the city might want to wait on final say from FEMA and the state's outside review and final determination, which will take a few months, before approving any rezoning proposals on this property. The proposed concept plan and rezoning relies on this major floodplain/floodway revision so it seems appropriate to see if FEMA's outside experts and internal review of this major change to a recently highly updated floodplain by the Corp after the May 2010 flood is approved.

Could you provide me with a basic outline of how the city's floodplain review process will work with this proposal? Are there two reviews going to happen both via the state flood office and FEMA in Atlanta? **We send the CLOMR/LOMR-F to FEMA and they have the final say in approval.**

Does this proposal wait until the final reviews are completed from FEMA and the state office before it can proceed to PC for consideration? **Historically, we have waited until the site plan stage for the FEMA approval on a CLOMR/LOMR-F. In essence, the developable land takes care of itself at this stage. Meaning, if they cannot appropriately remove lots from the floodplain, those lots are never platted or developed. Regardless of entitlements.**

The floodplain/floodway revision they are proposing is the core to their development proposal. It seems important to make sure the underlying floodplain/floodway work is reviewed by all the outside experts that FEMA at the Region IV and state level use before moving it to Planning commission for vote.

Feel free to call me anytime: 615-479-0181 and thank you for sending the applicant's floodplain related materials as they provide them to the city.

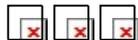
Dorie



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**From:** Dorie Bolze

**Sent:** Monday, August 17, 2020 12:45 PM

**To:** Lance Fittro <[lance.fittro@franklintn.gov](mailto:lance.fittro@franklintn.gov)>; [shanna.mcoy@franklintn.gov](mailto:shanna.mcoy@franklintn.gov)

**Subject:** Brownland Farm floodplain and floodway proposal and photo of Harpeth flooding over Hillsboro Road in May 2010

Hello Lance and Shanna,

How are you all doing? First, thanks to Lance and Jimmy for talking to me back in June so I could get a better feel for the floodplain/floodway revision process that the developer for the Brownland Farm proposal needs to use as well as the city's process.

Back in June, Lance and Jimmy explained that a "no-rise" on flooding will go to Amy Miller at TEMA. I understand from talking to other experts that all of the "no-rise" determinations done in this area of TN are now going to the FEMA Atlanta office to have AEOCOM externally review.

Kevin Estes and Adrian at Barge Solutions were nice to have a detailed meeting with us in late July to go over their floodplain/way analysis and proposal to fill the West Harpeth Split. Below is the current FIRM maps with the cross sections. They stated they will need to get a CLOMR for this as well. Their proposal is based on their analysis that the two high floodway splits are actually not continuously dropping in elevation as the current FIRM maps show below. They explained to me that both had high points in the middle so are not moving significant water. This is a significant change from the latest flood maps that were done in detail after the May 2010 flood.

I was wondering if Shanna had a few minutes to chat in the next few days. I want to understand better how you all will review their proposal and how the planning approval process works while their floodplain revisions and CLMOR application are under review by FEMA which I hear can take 6-9 months. What is it that you all provide in the staff report and recommendations to the PC? When will that be ready before the August 27 PC meeting?

Do you all sometimes recommend waiting on the review from FEMA before PC reviews proposed re-zonings? It would seem that with this significant change in the floodplain and floodway based on a major change in how the Corp's current flood maps show the 3 major floodway paths, that it would be wise to wait before approving rezonings and plans for this challenging section of the river. Also the existing road ways do not offer any other access that is out of flood waters. Also it seems that it would be valuable to consider how the existing repeat flooding in Monticello could be mitigated. I suggested this to Kevin Estes during our call.

Lance mentioned an interest in photos from the flood that could confirm that water went over Hillsboro road. I have attached one that show this occurring during the May 2010 flood where the East Split merges with the river at Jefferson Drive. From our discussion in June and listening to the June and July PC meetings, it sounds like that the city's emergency response team is very concerned about traffic and access during flooding with the proposed increase in residents in this bend in the river. There are quite a lot of unique conditions in this area, aren't there?

Shanna, don't hesitate to give me a call, or email a time that works for me to call you!



THANKS!!

Dorie



**Dorene Bolze**  
President/Chief Executive Officer

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