

Public hearing for controversial Brownland Farm development deferred to September

By Brooke Wanser • For the Herald
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Rendered view of an access road from the proposed Brownland Farm neighborhood to Hillsboro Road at Monticello Road.

Submitted

A request for development near the extension of Mack Hatcher Parkway in Franklin was once again deferred at Thursday night's city planning commission meeting.

Land Solutions plans to develop Brownland Farm, previously known as the host of the Music Country Grand Prix, as a residential neighborhood.

The proposal for Brownland Farm would maintain 136 of the 227 acres as open space, with 69 acres as a conservation subdivision, 16 acres as multifamily homes and 6 acres for neighborhood mixed use.

The housing options would be diverse, with single-family homes, townhomes, apartments, condominiums and assisted living.

"We are very excited to bring a mix of housing types," Gamble Design Collaborative President Greg Gamble said, noting developers are committing to making at least 10% of the units affordable housing.

The neighborhood would include over 3 miles of walking trails, a fishing pond and riverside park, and a pool and clubhouse.

The plan has not been without controversy. Three parcels of land off Hillsboro Road, including a portion of Christ Community Church, require an amendment to Envision Franklin to allow multifamily and mixed-use residential development.

The current zoning is for conversation and conservation subdivision, which are also included in the plan.

City staff has noted concern about the only available access points from Hillsboro Road. The creation of a new traffic signal would be in violation of the city's standard distance from a currently existing light.

Prior to the meeting, the city received 23 emails opposing the development and one in favor of it, with main concerns relating to school capacity, density of the design, flooding of the Harpeth River and increased traffic on Hillsboro Road.

Objections have arisen due to the land's location in the floodplain; only 38 acres of the development is outside the existing flood plain. According to site analysis by Barge Design Solutions, 92 acres of the development could be located outside in a proposed new floodplain.

Gamble said construction will be able to double the volume of the floodplain while reducing the square footage, which will raise the area of development out of the floodplain and comply with FEMA standards.

A petition opposing the development circulated by Keep Williamson County Livable had received over 1,500 signatures at the time of the meeting.

Dorie Bolze, president and CEO of the Harpeth Conservancy, spoke about her organization's opposition to a potential floodplain alteration, which she called "dramatic" in a recent blog post on the nonprofit's website.

"I think we've got some interesting challenges here, some environmental constraints," she said.

Gamble said the developer is requesting another deferral in order to have time to resubmit a third-party traffic study.

The board unanimously deferred the item until its Sept. 24 meeting.



Tags

Brownland Farm

Mack Hatcher Extension

Land Solutions

Gamble Design Collaborative