

## Dorie Bolze

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**From:** Emily Wright <emily.wright@franklintn.gov>  
**Sent:** Thursday, October 14, 2021 6:22 AM  
**To:** Dorie Bolze; Jimmy Wiseman  
**Cc:** Amy Diaz-Barriga  
**Subject:** RE: Could you send the Brownland documents - map and proposed conditions-provided to the aldermen last night at BOMA  
**Attachments:** Exhibit C - Alternative Fire Truck Route.pdf

Dorie,

Please see the attached exhibit and the statements/guidance below. It is my understanding that the comments below originated with discussions the developer had with Administration.

**Since the motion for both these items will be to refer them back for staff review at initial submittal they following are not conditions of approval but rather read into the record for guidance to staff and the developer.**

1. As discussed during the Worksession with the approval of the first Site Plan, the applicant shall provide a deeded emergency access easement and improvement plans to by-pass Hillsboro Road between Mack Hatcher Parkway and Fulton Greer Road that complies with the City's Municipal Code Section 23-106. This requirement would not include the Site Plan for the proposed 8 lots at Poteat Place which have access to Spencer Creek Road above the 100 year floodplain should the developer decide to proceed initially with developing these 8 lots. Exhibit attached.
2. A grading permit may not be granted for areas within the floodplain and floodway, west of Hillsboro Road, until a CLOMR is approved by FEMA.
3. Condominium buildings may not exceed 4 units per building per the guidelines of Envision Franklin.
4. Residential Lots shall be removed from the Development Plan where the existing flood plain is greater than 36 inches in depth, not including the floodway and floodplain that has been previously developed by Christ Community Church and Brownland Farm near Hillsboro Road. The net area of lots and roads will be approximately 68 acres, the net area of flood plain removed will be approximately 34 acres (17.3%), and the net area of preserved and engineered flood plain will be approximately 160 acres (82.7%). Total development area is 233.4 acres of which the floodplain is currently 193.4 acres.
5. The revised Development Plan shall have a maximum of 395 total dwelling units including the homes proposed on Poteat Place. (1.7 homes per acre) this is a reduction form the current plan of 471 dwelling units.

DIRECTOR OF PLANNING & SUSTAINABILITY  
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**From:** Dorie Bolze <DorieBolze@harpethriver.org>

**Sent:** Wednesday, October 13, 2021 4:59 PM

**To:** Emily Wright <emily.wright@franklintn.gov>; Jimmy Wiseman <jimmy.wiseman@franklintn.gov>

**Cc:** Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>

**Subject:** Could you send the Brownland documents - map and proposed conditions- provided to the aldermen last night at BOMA

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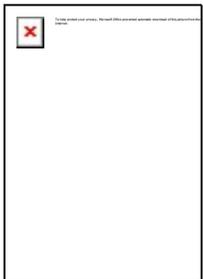
Hello Emily and Jimmy,

That was quite a BOMA work session and meeting last night! I hope you all get a breather today.

When it is convenient could you all send me a copy of the “map” of the access and the memo of conditions that were provided by the developer of Brownland Farm/CCC to BOMA last night by the 5pm work session.

Thank you very much! These complex proposals take so much effort and time, don’t they!?

Dorie



**Dorene Bolze**  
President/Chief Executive Officer

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