

Dorie Bolze

From: Matt Brown <mbrown@yourbrandmettle.com>
Sent: Wednesday, April 20, 2022 5:38 PM
To: Dorie Bolze
Subject: Fwd: Brownland Farm Follow-up topics - Hillsboro Road and Hearth Assisted Living

Sent from my iPhone

Begin forwarded message:

From: Eric Stuckey <eric.stuckey@franklintn.gov>
Date: April 20, 2022 at 6:34:27 PM EDT
To: Alderman Potts <alderman.potts@franklintn.gov>, Ann Petersen <ann.petersen@franklintn.gov>, "Ann Petersen (annpetersen@comcast.net)" <annpetersen@comcast.net>, Bev Burger <bev@aldermanburger.com>, Bev Burger <bev@burgergp.com>, Beverly Burger <beverly.burger@franklintn.gov>, Brandy Blanton <brandy.blanton@franklintn.gov>, brandybblanton@gmail.com, Clyde Barnhill <cbs1407@bellsouth.net>, Gabrielle Hanson <gabrielle.hanson@franklintn.gov>, Ken Moore <ken.moore@franklintn.gov>, Matt Brown <matt.brown@franklintn.gov>, Patrick Baggett <patrick.baggett@franklintn.gov>
Cc: Vernon Gerth <vernon.gerth@franklintn.gov>, Emily Wright <emily.wright@franklintn.gov>, Kelly Dannenfels <kellyd@franklintn.gov>, Amy Diaz-Barriga <amy.diaz-barriga@franklintn.gov>, Shauna Billingsley <shauna.billingsley@franklintn.gov>, Paul Holzen <paul.holzen@franklintn.gov>
Subject: Brownland Farm Follow-up topics - Hillsboro Road and Hearth Assisted Living

Mayor Moore and Aldermen,

As the second reading and public hearing for the proposed Brownland Farm development is approaching (4/26 BOMA meeting), there are some questions we have heard from the Board and/or from the public on related topics. In this email I wanted to provide some additional information on two topics: Hillsboro Road elevation and the existing Hearth Assisted Living.

Hillsboro Road Elevation

Hillsboro Road is a State Route and as such would require TDOT approval/involvement. City Engineering staff has made a very rough estimate to elevate this section of Hillsboro Road out of the floodplain at approximately \$8 million. Based on 356 residential dwelling units it is estimated that the Brownland development would pay the following development fees:

Facilities Tax = \$890,000

Arterial Road Impact Fees = \$1.7 million

Collector Road Impact Fees = \$1.2 million

The Hearth Assisted Living

The Hearth Assisted Living facility was developed in 2011. It was approved consistent the existing land use plan and zoning. Specifically, The Hearth Assisted Living facility was designated as an institutional use, not residential, in the Zoning Ordinance and was permitted by right in the commercial district where it was proposed. There are specific features of the building that provide significant safeguards for residents including:

1. The building is three stories, non-combustible construction and equipped with fire sprinklers, and a fire alarm system.
2. Occupancy includes approximately 149 beds.
3. Resident and staff can shelter in place, if needed, with meals available for up to three days.
4. The building is equipped with a generator that has sufficient fuel to run for approximately two weeks.
5. Residents are supervised 24/7 with a minimum of an LPN or CMA on staff.
6. The facility is not located within the floodplain nor was it constructed in floodplain that was mitigated.

At the time of development, Fire staff recalled (in 2011) a discussion that would require a vehicular route across the shopping center parking area that matched the elevation of Mack Hatcher and Hillsboro Road. Staff has reviewed the previous staff report but did not find that vehicular route requirement was made a condition of approval. Even though medical calls are the primary concern that would cause emergency services to be delayed during a flood event for the Hearth Assisted Living Facility, the Brownland Farm development proposed 356 unprotected dwelling units within a 233 acre development site.

I hope this information is helpful. Please let me know if you have questions. Thank you.
Eric



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