

CUSTOMIZABLE FORM LETTER TO FRANKLIN MUNICIPAL PLANNING COMMISSION IN
OPPOSITION MIDDLE EIGHT¹

INSTRUCTIONS: Review letter and customize highlighted portions. Copy/paste the below into the body of an email and send to planningintake@franklintn.gov before noon on Wednesday, June 26, 2024.

Subject: Opposition to Item 35 Middle Eight PUD Subdivision at FMPC JUNE 27, 2024

Name:

Address:

City:

Zip:

Email:

Dear Franklin Municipal Planning Commissioners,

I write to the Franklin Municipal Planning Commission to state my opposition to the current iteration of the Middle Eight project and to urge the Commission to consider the dangerous legal precedent that will be set by its approval. **I have seen firsthand the positive impact Franklin's historic districts have on everyone who lives, works, and visits Franklin. Middle Eight's approval will have negative impact on the validity of Franklin's Historic Preservation Ordinance and Overlay. [EDIT LANGUAGE TO BE IN YOUR VOICE AND/OR ADD PERSONAL REASON FOR MIDDLE 8 OPPOSITION IF DESIRED]**

Approval of this project creates a precedent-setting loophole in Franklin's Historic Preservation Ordinance which would allow for future developers to develop any vacant plot within the Historic Preservation Overlay to the density of Middle Eight with little to no consideration of the design guidelines, regardless of whether the project is approved by the Historic Zoning Commission, the Franklin Municipal Planning Commission, and Board of Mayor and Aldermen through litigation.

Unfortunately, Franklin's historic core will pay dearly for the precedent set by Middle Eight. The best we can do now mitigate the vast extent of the harm this precedent may cause. I strongly recommend that the Franklin Municipal Planning Commission require the following conditions of the applicant before Middle Eight can be issued permits move forward:

1. **Preliminary archaeological survey of the site which can be performed utilizing ground penetrating radar.** Archaeological survey is standard due diligence for projects of this size. It is required by law in many states and is a component of best practices industrywide. Considering that the historical significance of this parcel is well known, it would be an egregious oversight to allow this project to move forward without archaeological survey.
2. **Reconfiguration of design to be more compatible with historic context.** Building

height should be limited to three stories, density should be reduced to preserve accessible greenspace, and overall design of the development (including, but not limited to building materials, cornice heights, window designs, overhangs, and roofing materials) align with the surrounding community.

I echo the Heritage Foundation of Williamson County, TN's recommendation that staff and the Commissioners add these two items to the list of conditions that have already been requested of the developer in exchange for a Commission recommendation of approval. Nothing is set in stone until the building permits are issued. There is still time to be a steward of Franklin's irreplaceable historic resources.

Sincerely,

Name

ⁱ Precedent and equal protection of the law in land use matters: <https://supreme.justia.com/cases-by-topic/property-rights-land-use/>; legal examples pertinent to TN: https://planning-org-uploaded-media.s3.amazonaws.com/documents/TN_Knowledge-Center_LPO_Training_A-Closer-Look-at-Zoning_DOC.pdf and <https://www.tncourts.gov/sites/default/files/OpinionsPDFVersion/Corrected%20Opinion%20-%20M2023-00498-COA-R3-CV.pdf>.