



# Neighborhood Meeting Notice Application

*Department of Planning and Sustainability*

## APPLICANT INFORMATION:

<b>Name:</b>	SCOTTY M. BERNICK		
<b>Organization:</b>	RAGAN-SMITH ASSOCIATES, INC.		
<b>Phone:</b>	615-244-8591	<b>Fax:</b>	615-244-6739
<b>Email:</b>	sbernick@ragansmith.com		
<b>Street:</b>	315 WOODLAND STREET		
<b>State:</b>	TENNESSEE	<b>ZIP:</b>	37206

## PROJECT INFORMATION:

<b>Proposed Name of Project:</b>	AUREUM	<b>Address of Property:</b>	SW CORNER OF CAROTHERS PARKWAY AND E. McEWEN DR.
<b>Describe the nature, scope, and purpose of application or proposal:</b>	TO ALLOW A MIXED-USE DEVELOPMENT ZONED SD-X CONSISTENT WITH ENVISION FRANKLIN		
<b>Base Zoning District Classification:</b>	GC	<b>Proposed Base Zoning Classification (if applicable):</b>	SD-X
<b>Character Area Overlay District:</b>	MECO-4	<b>Other Overlay District(s):</b>	*HHO (HILLSIDE/HILLCREST OVERLAY DISTRICT) *500' BUFFER OF HHO
<b>Pre-application Meeting Date:</b>	JANUARY 8, 2019	<b>FMPC Date (anticipated):</b>	FEBRUARY 28, 2019

## NEIGHBORHOOD MEETING INFORMATION:

<b>Location of the Neighborhood Meeting:</b>	CITY HALL TRAINING ROOM		
<b>Date &amp; Time of the Neighborhood Meeting:</b>	JANUARY 9, 2019 @ 6:00 p.m.	<b>Address of Property:</b>	CITY HALL 109 THIRD AVENUE SOUTH FRANKLIN, TN 37065
<b>Project Type:</b> <input type="checkbox"/> Site Plan: Bed and Breakfast <input checked="" type="checkbox"/> Development Plan & Rezoning <input type="checkbox"/> Development Plan only <input type="checkbox"/> Other	<b>Aldermanic Ward:</b> <input checked="" type="checkbox"/> Ward 1 <input type="checkbox"/> Ward 2 <input type="checkbox"/> Ward 3 <input type="checkbox"/> Ward 4	<b>City of Franklin Planner Contact:</b>  JOSH KING	

**OWNER AFFIDAVIT**  
**City of Franklin, Tennessee**

We/I GLENN R. WILSON, MANAGER, SS-CH FRANKLIN, LLC  
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

MAP 062, PARCEL 01802

(Property Parcel/Tax ID Number)

and located at:

SOUTHWEST CORNER OF CAROTHERS PARKWAY AND EAST McEWEN DRIVE

(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

RAGAN-SMITH ASSOCIATES, INC.

(Please

print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.



Signature GLENN R. WILSON, MANAGER  
SS-CH FRANKLIN, LLC, c/o SOUTHSTAR, LLC  
501 CORPORATE CENTRE DRIVE, SUITE 315

Property Owner Mailing Address

FRANKLIN, TN 37067

City, State & Zip

Subscribed and sworn to before me this

2nd day of January, 20 19.

Cathy C Cornwell

Notary Public

My Commission Expires: My Commission Expires  
January 26, 2019



**PUBLIC NOTICE AFFIDAVIT**  
**City of Franklin, Tennessee**

We/I RAGAN-SMITH ASSOCIATES, INC. (SCOTTY BERNICK)

(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are), acting as the authorized agent on all matters pertaining to the processing of the development application for the property described as:

MAP 062, PARCEL 01802

(Property Parcel/Tax ID Number)

and located at:

SOUTHWEST CORNER OF CAROTHERS PARKWAY AND EAST McEWEN DRIVE

(Street Address)

have/has provided a mailed notice in accordance with section 2.3.8 of the Franklin Zoning Ordinance, which included the following:

1. The address or location of the property subject to the submittal;
2. A brief description of the property (e.g., legal description, nearby streets and intersections);
3. Date, time, and location of the public meeting or hearing; Nature, scope, and purpose of submittal;
4. Information on where the public can view the application and where they may be heard;
5. Information on where the public can submit written comments.



Signature

Subscribed and sworn to before me this

2 day of January, 2019



Notary Public

My Commission Expires: 9/23/19



**From:** [Scott Bernick](#)  
**To:** [Scott Bernick](#)  
**Bcc:** [michael.orr@franklintn.gov](#); [scott.harrison@FranklinTN.gov](#); [michael.hathaway@comcast.net](#); [roger.lindsey@nashville.gov](#); [rdlindsey@comcast.net](#); [amclemore51@yahoo.com](#); [alma.mclemore@franklintn.gov](#); [jimmy@tennesseevalleyhomes.com](#); [Ann Petersen](#); [mdadst@aol.com](#); [ken.moore@franklintn.gov](#); [Bev Burger](#); [Dana McLendon](#); [Scott Speedy](#); [Margaret Martin](#); [Ann Petersen](#); [Clyde Barnhill](#); [Brandy Blanton](#); [pearl.bransford@franklintn.gov](#); [Scott Bernick](#); [Josh King](#); [Christy Malin](#)  
**Subject:** AUREUM - Neighborhood Meeting - Public Notice  
**Date:** Wednesday, January 2, 2019 3:22:00 PM  
**Attachments:** [2019.01.02\\_AUREUM Public Notice to Neighbors - Neighborhood Meeting.pdf](#)

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Good Afternoon All:

This email is to inform you of a Neighborhood Meeting being held at 6:00 p.m., January 9, 2019 in the City Hall Training Room. Please see the attached Public Notice for more details.

Thank you,

**Scotty M. Bernick, R.L.A.**  
*Associate*

**RAGAN • SMITH ASSOCIATES, INC.**  
315 Woodland Street, Nashville, TN 37206  
615.244.8591 | [ragansmith.com](#)

CAROTHERS PKWY	CRESCENT COMMUNITIES II LLC	227 W TRADE ST #1000	CHARLOTTE	NC	28202
TOWER CIRCLE PVT	ONE FRANKLIN PARK ACQUISITION CO L	270 PARK AVE	NEW YORK	NY	10017
TOWER CIRCLE PVT	FRANKLIN PARK ACQUISITION CO LLC	6100 TOWER CIR STE #150	FRANKLIN	TN	37067
6700 TOWER CIRCLE PVT	TWO FRANKLIN PARK ACQ CO LLC	270 PARK AVE	NEW YORK	NY	10017
2225 E MCEWEN DR	PINNACLE CAROTHERS-MCEWEN LLC	5119 MEADOWLAKE RD	BRENTWOOD	TN	37027
LIBERTY PK	SS MCEWEN 65 LLC	501 CORPORATE CENTRE DR #315	FRANKLIN	TN	37067
E MCEWEN DR	SS-CH FRANKLIN LLC	501 CORP CENTRE DR #315	FRANKLIN	TN	37067
OVATION PKWY PVT	THOMAS OVATION LLC	45 ANSLEY DR	NEWNAN	GA	30263
OVATION PKWY PVT	HIGHWOODS REALTY LP	3100 SMOKETREE CT 600	RALEIGH	NC	27604
HUFFINES RIDGE DR	SS MCEWEN 65 LLC	501 CORPORATE CENTRE DR #315	FRANKLIN	TN	37067
HUFFINES RIDGE DR	ELLER COMER R	116 HAPPY HOLLOW RD	GOODLETTSVILLE	TN	37072
1343 HUFFINES RIDGE DR	CAROTHERS JOHN E ETAL	600 HUNTINGTON PKWY	NASHVILLE	TN	37211
	ELLER HAZEL M				

January 2, 2019

**VIA USPS 1<sup>ST</sup> CLASS MAIL**

**PUBLIC NOTICE (Neighborhood Meeting)**

Dear Neighbor:

This letter is written to provide public notice for a Neighborhood Meeting regarding a proposed Rezoning and PUD Development Plan for a property located at the southwest corner of the Carothers Parkway and East McEwen Drive intersection, Franklin, TN, Map 062 Parcel 01802 to allow a mixed-use development zoned SD-X. The meeting will be held on January 9, 2019 at 6:00 p.m. in the City Hall Training Room, located at 109 Third Avenue South, Franklin, TN 37065-0305. Please see the information below for more details.

**Applicant**

Scotty Bernick, RLA, Ragan-Smith Associates, Inc., 315 Woodland Street, Nashville, TN 37206-0070, 615.244.8591; [sbernick@ragansmith.com](mailto:sbernick@ragansmith.com)

**Application Type**

Rezoning and PUD Development Plan at the southwest corner of the Carothers Parkway and East McEwen Drive intersection, Franklin, TN, Map 062 Parcel 01802 to allow a mixed-use development zoned SD-X. This plan is to be submitted to the City of Franklin on January 14, 2019 for the February 28, 2019 Franklin Municipal Planning Commission.

**Date, Time Place of Public Meeting**

January 9, 2019 at 6:00 p.m. in the City Hall Training Room, located at 109 Third Avenue South, Franklin, TN 37065-0305. If you need further directions, you can contact City Hall at 615.791.3217 the day of the meeting.

**Subject Property**

Southwest corner of the Carothers Parkway and East McEwen Drive intersection, Franklin, TN, Map 062 Parcel 01802.

**Nature and Scope of the Application Request**

This submittal is for a Rezoning and PUD Development Plan that proposes to allow a mixed-use development consistent with Envision Franklin. Specific details will be provided at the meeting.

**Where to View the Proposed Plan**

The application may be viewed in the Planning and Sustainability Department, 109 3<sup>rd</sup> Avenue South, Franklin, TN 37064. Appointments are strongly encouraged.

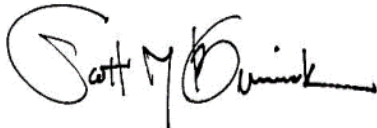
**Where the Public Can Be Heard**

The applicant will provide information about the proposed rezoning and PUD Development Plan at the Neighborhood Meeting. The public will be given the opportunity to ask questions and provide feedback at the meeting. There will also be an opportunity for public comment at the scheduled Franklin Municipal Planning Commission meeting.

If you have any questions or need additional information, please contact me.

Sincerely,

**RAGAN-SMITH ASSOCIATES, INC.**



Scotty Bernick, RLA  
Associate

SMB:cmm

## **Policies for Required Neighborhood Meetings**

*A meeting not conducted in accordance with the following policies shall be considered to not have satisfied the requirements of Section 2.4.2(6)(d) of the Franklin Zoning Ordinance.*

- The neighborhood meeting location shall be in proximity of the development. If that is not possible, the meeting shall be held in a nearby, convenient location.
- The neighborhood meeting shall be in an enclosed or otherwise weather-proofed and hospitable building that has adequate restroom facilities; seating provided for a majority of the participants; and is Handicapped Accessible.
- The neighborhood meeting shall only take place on a week-day at a specified time between the hours of 5pm and 8pm.
- The neighborhood meeting shall not conflict with a regular or special called meeting of the BOMA or FMPC.
- The applicant shall notify the Planning Department of the time, date, and location of the neighborhood meeting at least 10 days prior to the date of the neighborhood meeting.
- The applicant shall notify the surrounding property owners and Homeowners Association(s) about the time, date, and location of the neighborhood meeting at least 7 days prior to the neighborhood meeting via 1<sup>st</sup> class mail. A sample notification letter has been included with this form.
- The applicant shall notify, via first class mail or e-mail, the members of the Planning Commission and the Board of Mayor and Alderman about the time, date, and location of the neighborhood meeting at least 7 days prior the neighborhood meeting.
- The applicant shall present sketches, renderings, and/or conceptual plans of the proposed development at the meeting. Images shall be either projected on a screen or shown on display boards; regardless of the display method chosen by the applicant, all images must be of sufficient size to be clearly viewable by attendees. Handouts may be used as supplements, but may not take the place of images projected on a screen or shown on a display board.
- Following the presentation of the proposed development by the applicant, attendees shall be given the opportunity to ask questions and offer feedback. City staff will be present, but only to observe. The neighborhood meeting is required to allow the applicant to interact with the surrounding neighbors and interested stakeholders to hear their thoughts and concerns about the proposed development.
- The applicant shall provide a written summary or transcript of the meeting as a part of the FMPC Application.
- The applicant shall identify, in writing, the concerns raised at the meeting, as part of the FMPC Application.