



HISTORIC  
FRANKLIN  
TENNESSEE

# Neighborhood Meeting Notice Application

*Department of Planning and Sustainability*

## APPLICANT INFORMATION:

<b>Name:</b>	Scotty 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>	TN	<b>ZIP:</b>	37206

## PROJECT INFORMATION:

<b>Proposed Name of Project:</b>	East Works District	<b>Address or Parcel(s) of Property:</b>	9009 Carothers Parkway
<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"/> Envision Franklin Amendment		
<b>Describe proposed development: (proposed uses, square footages, dwelling unit count, etc.)</b>	To allow a mixed-use development zoned PD consistent with Envision Franklin		
<b>Base Zoning District:</b>	RC12	<b>Proposed Base Zoning District (if applicable):</b>	PD, Planned District
<b>Any Existing Overlay Districts? HPO/FFO/FWO/HHO/CAO</b>	N/A	<b>Pre-application Meeting Date:</b>	April 7, 2020

## NEIGHBORHOOD MEETING INFORMATION:

<b>Location of the Neighborhood Meeting (please check one):</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/> <b>Other (specify):</b> The Carothers Building 9009 Carothers Pkwy
<b>Date &amp; Time of the Neighborhood Meeting (1<sup>st</sup> and 2<sup>nd</sup> choices):</b>	1 <sup>st</sup> May 5, 2020 @ 5pm	2 <sup>nd</sup> (Already Confirmed 1st Choice)
<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>  Joey Bryan	

# 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.*

**LOCATION:** The meeting shall be held in City Hall. Requests for other locations must be approved by City staff. If held somewhere other than City Hall, the location must be 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.

**DATE/TIME:** The neighborhood meeting shall only take place Monday through Thursday 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.

**SCHEDULING:** The applicant shall work with the Planning Department on the time, date, and location of the neighborhood meeting and it must be *confirmed at least 10 days prior to the date of the neighborhood meeting*. Neighborhood meetings must be held prior to an application's initial submittal in IDT.

**NOTIFICATION:** The applicant shall notify the surrounding property owners of the neighborhood meeting *at least 7 days prior to the neighborhood meeting via 1<sup>st</sup> class mail*. A list of addresses will be provided by the Planning Department. A sample notification letter has been included with this form. The applicant shall also 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.

**MEETING FORMAT:** The neighborhood meeting will last one hour. The applicant shall follow the following format:

- |               |   |
|---------------|---|
| 10-15 minutes | open dialogue portion; have printout of plan available, and have staff available to answer questions informally regarding quick inquiries |
| 15 minutes    | applicant gives slide presentation to group   |
| 30 minutes    | applicant answers questions from group; applicant to be at table in front of the room and questions to be asked at the podium             |

**ROLES AND RESPONSIBILITIES:** The applicant is responsible for presenting the information at the meeting. The City staff will be responsible for ensuring that the Board Room is unlocked and properly set up prior to the meeting time. Staff will also lock the Board Room and City Hall after the meeting.

# NEIGHBORHOOD MEETING UPDATE NOTICE

April 20, 2020

Hello! You are receiving this letter regarding an upcoming Neighborhood Meeting that will provide a progress update for East Works District, a proposed redevelopment on the property located at 9009 Carothers Parkway, Franklin, TN. The meeting will be held on May 5, 2020 at 5:00 pm CST and you are invited to join the virtual Zoom Neighborhood Meeting.

- **Please register in advance to join this meeting:**  
<https://zoom.us/meeting/register/tJYrdO2grz8sHNBI1hv9LaTv0AizKmhGB41X>
- After registering, you will receive a confirmation email containing information about joining the meeting.

## Project Description:

Rezoning and PUD Plan for property located at 9009 Carothers Parkway, Franklin, TN, Cool Springs East, Section One, Revision One, Lot 0005, to allow a mixed-use development zoned PD consistent with Envision Franklin.

## Why are you receiving this letter?

The proposed project is within 500 feet of your property.

## What is the purpose of the meeting?

The purpose of the meeting is to provide a progress update for citizens of a potential redevelopment within your immediate vicinity and allow you to engage with the applicant early in the review process. This is a follow up Neighborhood Meeting to the initial Neighborhood Meeting that occurred on April 4, 2019. The meeting is meant to be informative and provide an opportunity to ask questions directly to the developers about the project. If the project continues with a formal application to the city, it will go through a Public Hearing process. Please be aware that Public Hearings do **not** involve a question and answer session.

## Will the project be voted on at this meeting?

No. The Neighborhood Meeting is for informational purposes only. The project, should the applicant continue with a formal application, will be reviewed by the Franklin Municipal Planning Commission (FMPC) and may also be reviewed by the Board of Mayor and Aldermen (BOMA). Both the FMPC and BOMA meetings will be publicly noticed and will include time for citizens to speak to the project at formal Public Hearing sessions.

## Format of the meeting:

**5:00 – 5:05 pm** directions on how/when to comment; time to ask quick format questions  
**5:05 – 5:40 pm** formal presentation by the applicant to discuss the main points of the plan  
**5:40 – 6:00 pm** question and answer time; citizens will ask questions within the forum so all in attendance can hear and/or read each question

## Can you see the proposed plans prior to the meeting?

Absolutely! There is a copy of the proposed plan included with this mailing. If you have any questions prior to the meeting, feel free to contact the applicant: Their contact information is:  
Brian Wright, Town Planning & Urban Design Collaborative, LLC  
Email: [brian@tpudc.com](mailto:brian@tpudc.com) Phone: 615-948-8702

## Can you watch the Neighborhood Meeting after 05/05/2020?

Absolutely! A recording of the meeting will be posted:  
<https://www.franklin.tn.gov/government/departments-k-z/planning-and-sustainability/find-out-more/neighborhood-meetings/-fsiteid-1>

**Meeting Date: 05/05/2020 Time: 5:00 pm CST - Register in Advance @:**  
<https://zoom.us/meeting/register/tJYrdO2grz8sHNBI1hv9LaTv0AizKmhGB41X>





Meyfield Dr.

Carothers Parkway

I-65





**OWNER AFFIDAVIT  
City of Franklin, Tennessee**

We/ JOHN SCHAEFER

(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:

Tax Map 53, Parcel 142.00

(Property Parcel/Tax ID Number)

and located at:

9009 Carothers Parkway, Franklin, TN

(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.

*John Schaefer* *AS*  
Signature

712 Main St. Ste. 2500

Property Owner Mailing Address

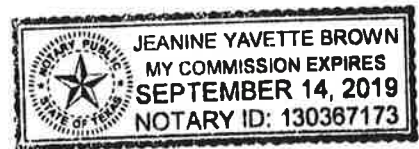
Houston, TX 77002

City, State & Zip

Subscribed and sworn to before me this

10<sup>th</sup> day of December, 2018

*Jeanine Yvette Brown*  
Notary Public



My Commission Expires: September 14, 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 053 / Parcel 142.00**

(Property Parcel/Tax ID Number)

and located at:

**9009 Carothers Parkway**

(Street Address)

have/has provided a mailed first-class notice in accordance with section 2.3.8 of the Franklin Zoning Ordinance, **within 7 days of the meeting**, 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

We'll sign, notarize,  
and send back once  
we finalize draft  
notification letters  
with staff and send  
out the mailers.

Subscribed and sworn to before me this

\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_