NEIGHBORHOOD MEETING NOTICE

May 4, 2020

Hello! You are receiving this letter to provide public notice of an upcoming Neighborhood Meeting for a proposed Envision Franklin Amendment for the property located at Map 078, Parcel 07400 at 205 Eddy Lane in Franklin, TN. The meeting will be held on Tuesday, May 19, 2020 at 6:00 pm CST, and you are invited to join the virtual Zoom Neighborhood Meeting:

- Please register in advance to join this meeting:
- https://us02web.zoom.us/meeting/register/tJMuc--upjlvGNJ7ViKPaRy9C4tHanC3-AJ9
- After registering, you will receive a confirmation email containing information about joining the meeting.

Project Description:

The applicant is requesting an Envision Franklin text amendment for the Liberty Pike/Eddy Lane Special Consideration in the Industrial Flex Design Concept. Text change expands the criteria allowed to be considered for properties seeking to develop a multifamily residential use.

The current text is as follows:

The area east of Franklin Road along Liberty Pike and Eddy Lane has an established industrial character. Architectural design should retain or provide elements of the established industrial character. Multifamily residential uses may be appropriate for properties adjacent to existing residential uses. This provision allows the area to gradually transition to multifamily residential uses, starting from the edges. Connectivity should be improved by providing sidewalks, trails, and a connection to Fort Granger.

The proposed text is as follows:

The area east of Franklin Road along Liberty Pike and Eddy Lane has an established Industrial character that is partially expected to transition to multifamily residential uses as redevelopment occurs. Architectural design should retain or provide elements of the established industrial character. Multifamily residential uses may be appropriate for properties in this area. Multifamily residential uses may require additional buffering from light industrial uses. Connectivity should be improved by providing sidewalks, trails, and a connection to Fort Granger.

*Please note that there may be some changes to the wording of the new text. Edits are still being made by the City of Franklin.

Why are you receiving this letter?

The proposed project is within 500' of your property and/or your property is also located within the Industrial Flex Design Concept Special Consideration area.

What is the purpose of the meeting?

The purpose of the meeting is to make citizens aware of a potential new development within your immediate vicinity and allow you to engage with the applicant early in the review process. 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) on Thursday, June 25, 2020 at 7:00pm in the Franklin City Hall Board Room. The FMPC meeting will be publicly noticed and will include time for citizens to speak to the project at formal Public Hearing sessions.

Format of the meeting:

6:00 - 6:05 pmdirections on how/when to comment; time to ask quick format questions6:05 - 6:40 pmformal presentation by the applicant to discuss the main points of the plan6:40 - 7:00 pmquestion 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:
Greg Gamble
Email: greg.gamble@gdc-tn.comGamble Design Collaborative
Phone: 615-975-5765

Can you watch the Neighborhood Meeting after 05/19/2020?

Absolutely! A recording of the meeting will be posted @:

www.franklintn.gov/neighborhoodmeetings

Meeting Date: 05/19/2020 Time: 6:00 pm CST – Register in Advance @:

https://us02web.zoom.us/meeting/register/tJMuc-upjlvGNJ7ViKPaRy9C4tHanC3-AJ9

Or @:

www.franklintn.gov/neighborhoodmeetings

ENVISION FRANKLIN



Industrial Flex Design Concept Areas