



Neighborhood Meeting Notice Application

Department of Planning and Sustainability

APPLICANT INFORMATION:

Name:	Jim Lukens, P.E.		
Organization:	Lukens Engineering Consultants		
Phone:	615.804.4617	Fax:	na
Email:	jlukens@lukensengineering.com		
Street:	PO Box 1586		
State:	TN	ZIP:	37024-1586

PROJECT INFORMATION:

Proposed Name of Project:	Gateway Village PUD Subdivision Section 3 Lot 134		Address or Parcel(s) of Property:	4000 Stansberry Ln
Project Type:	☐ Site Plan; Bed and Breakfast ☒ Development Plan & Rezoning ☐ Development Plan only ☐ Envision Franklin Amendment			
Describe proposed development: (proposed uses, square footages, dwelling unit count, etc.)	Lot 134 is last undeveloped lot in Gateway Village Section 3. The proposed 3-story mixed-use building will have 60 multi-family residential units, 11,800 s.f.. of retail and a 3,412 s.f. restaurant. The amendment will increase the residential from 54 to 60 units			
Base Zoning District:	PD	Proposed Base Zoning District (if applicable):	PD	
Any Existing Overlay Districts? HPO/FFO/FWO/HHO/CAO	BCC04	Pre-application Meeting Date:	5/5/21	

NEIGHBORHOOD MEETING INFORMATION:

Location of the Neighborhood Meeting (please check one):	☐ City Hall 109 3 rd Avenue South Franklin, TN 37064	☒ Other (specify): Zoom
Date & Time of the Neighborhood Meeting (1st and 2nd choices):	1 st 5/5 at 6:00 pm 2 nd 5/6 at 6 pm	
Aldermanic Ward: ☐ Ward 1 ☒ Ward 2 ☐ Ward 3 ☐ Ward 4	City of Franklin Planner Contact: Joseph Bryan	

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I Shabnam Aminmadani / CVHC 9, 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 036 Parcel 051.04

(Property Parcel/Tax ID Number)

and located at:

4000 Stansberry Lane (Gateway Village Lot 134)

(Street Address)

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

Jim Lukens

(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.

X [Signature] Chief MGR
Signature

1728 General George Patton Drive, S-200

Property Owner Mailing Address

Brentwood, TN 37027

City, State & Zip

Subscribed and sworn to before me this

31st day of MARCH, 2021.

[Signature]
Notary Public

My Commission Expires: 2-24-2024



NEIGHBORHOOD MEETING NOTIFICATION GATEWAY VILLAGE PUD SECTION 3 LOT 134

May 24, 2021

Hello! You are receiving this public notice of an upcoming Neighborhood Meeting for a proposed development on the property located at 4000 Stansberry Lane, Franklin, TN. This property is Map 036, Parcel 051.04 which is Lot 134 within the Gateway Village development.

You are receiving this notice because the proposed project is within 500' of your property.

Meeting Date: June 2, 2021 at 7:00 p.m. CT

Location: Virtual. Please register in advance at

Link: <https://zoom.us/meeting/register/tJcldemvqT0jHNBj00fwRqgSqylfV6TxqkvX>

After registering, you will receive a confirmation email containing information about joining the meeting.

Project Description:

Gateway Village PUD is located at the intersection of Franklin Rd (Hwy 31) and Lynnwood Way in Franklin. Lot 134 is the remaining undeveloped tract located between Davenport Blvd and Perrone Way with frontage along Franklin Road. The property owner wants to develop a three-story mixed-use building containing first floor commercial space and 60 residential units to be distributed amongst the three floors.

The current development plan allows a total of 402 residential units within Gateway Village Section 3 of which 348 units have already been developed. This leaves 54 residential units available to be developed on Lot 134. The purpose of this zone change and development plan amendment is to change the residential unit count to 408 total units which will allow Lot 134 to develop 60 units total.

Meeting Purpose:

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 public hearings do not involve a question and answer session.

Meeting Format:

10-15 minutes	Open dialogue, introduction and instructions
15-20 minutes	Applicant's formal presentation of main points of the plan
30 minutes	Question and answer time; citizens may ask questions within the forum so all in attendance can hear and/or read each question.

FAQ:

Will the project be voted on at this meeting?

No. The neighborhood meeting is for informational purposes only. If the applicant continues with a formal application, the project 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.

Can you see proposed project plans?

Yes, a copy of the proposed plan is included with this mailing.

What if I miss the meeting or part of the meeting?

A recording of the meeting will be posted at www.franklinton.gov/neighborhoodmeetings.

Who can I contact with questions?

You may contact the Applicant:

Jim Lukens, PE
Lukens Engineering Consultants
615.804.46167
jlukens@lukensengineering.com

Attachment: Site Plan and Building Elevation

Meeting Date: 06/02/2021 Time: 7:00 pm

Zoom virtual meeting (pre-register at above link)

or

www.franklinton.gov/neighborhoodmeetings



Jerry S. Curtis
204 GREEN VALLEY BOULEVARD
FRANKLIN, TENNESSEE
TELEPHONE: (615) 790-2828

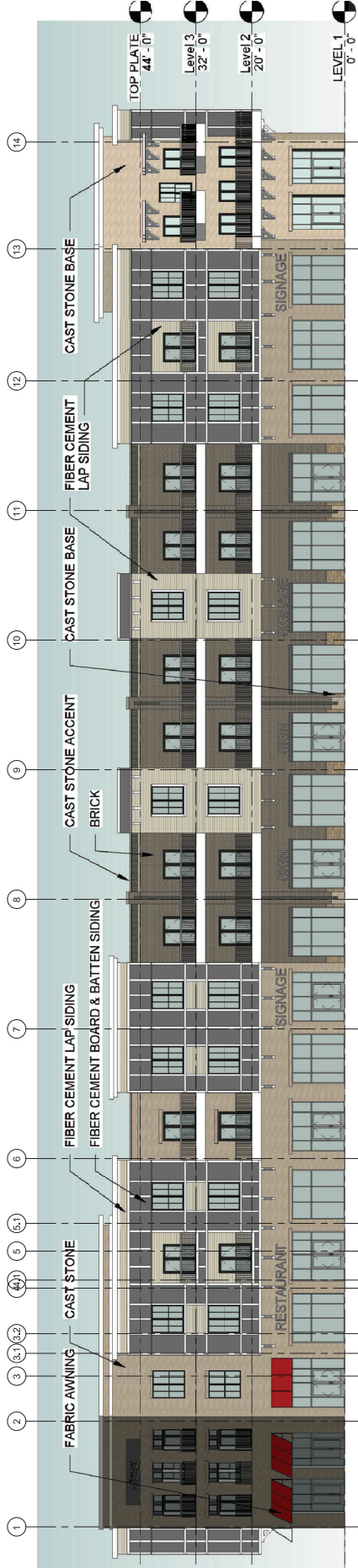
GATEWAY RETAIL/MULTI-FAMILY
GATEWAY VILLAGE PUD SUBDIVISION
SECTION 3 LOT 134, C.O.F. PROJECT #6833
4000 STANSBERRY LANE FRANKLIN, TN 37064
MAP 036 PARCEL 051.04

DATE
January 25, 2021

REVISIONS

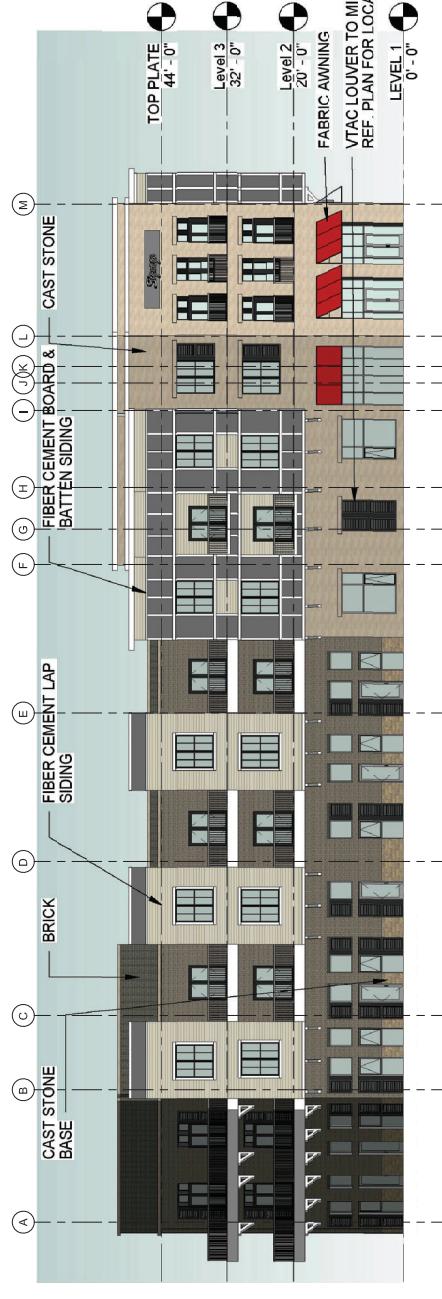
SHEET NO.

A5.1



EAST ELEVATION

3/32"=1'-0"



SOUTH ELEVATION

3/32"=1'-0"