

NEIGHBORHOOD MEETING NOTICE

July 21, 2020

Hello!

You are receiving this letter to provide public notice of an upcoming Neighborhood Meeting to discuss a proposed 12 lot residential neighborhood for the property located at 600 Boyd Mill Avenue (Magnolia Hall). The meeting will be held on Thursday, August 5th at 6:00 P.M. CST at the City Hall Boardroom (109 3rd Ave S, Franklin, TN 37064), or you can join online via the Zoom link below.

Project Description:

Following our successful approval of an amendment to the Envision Franklin Plan and a subsequent successful approval from the Historic Zoning Commission we are now working to submit a formal development plan to the Planning Commission of the City of Franklin to develop 12 historically relevant 1.5 story cottage style homes in and around the 12 acre Magnolia Hall. 50% of the existing 12 acres will be green space (including protecting and preserving the lake and old stone spring house). Our plan would allow for the preservation and rehabilitation of historic Magnolia Hall as a primary residence to insure it's enjoyed for generations to come.

Why are you receiving this letter?

The subject property is located within 500' of your property.

What is the purpose of this meeting?

The purpose of the meeting is to make citizens aware of a potential 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 developer 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. This 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 a time for citizens to speak to the project at formal Public Hearing Sessions.

Format of the Meeting:

6:00 – 6:05 pm directions on how/when to comment; time to ask quick format questions
6:05 – 6:40 pm formal presentation by the applicant to discuss the main points of the plan
6:40 – 7:00 pm question and answer time; citizens will ask questions within the forum so all in attendance can hear and /or read each question

Join Meeting via Zoom:

Meeting Link: <https://us04web.zoom.us/j/5532243443?pwd=UljhSkJjdTRsL1R0K01zakVpeFZRdz09>

Meeting ID: 553 224 3443

Passcode: 2aDZRi

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 questions prior to the meeting, feel free to contact the applicant:

Bernie Butler / D9 Development / 615.419.6933 / bernie@d9development.com

Meeting Date: Thursday, August 5th, 2021

Time: 6:00 P.M. C.S.T

Location: Zoom OR City Hall: 109 3rd Avenue South, Franklin TN 37064



HISTORIC
FRANKLIN
TENNESSEE

Neighborhood Meeting Notice Application

Department of Planning and Sustainability

APPLICANT INFORMATION:

Name:	Bernie Butler		
Organization:	D9 Development		
Phone:	615-419-6933	Fax:	—
Email:	bernie@d9development.com		
Street:	2300 Foxhaven DR.		
State:	TN	ZIP:	37069

PROJECT INFORMATION:

Proposed Name of Project:	Magnolia Hall	Address or Parcel(s) of Property:	
Project Type:	<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		
Describe proposed development: (proposed uses, square footages, dwelling unit count, etc.)	As described in the Envision Franklin Amendment & the Historic Zoning Application the intent is to develop 12 cottage style homesites and historically relevant neighborhood around the existing historic brick home - Each home would be no more than 1.5 story houses & over 55% of the existing 12 acres would be preserved to honor & celebrate Magnolia Hall.		
Base Zoning District:	R-1	Proposed Base Zoning District (if applicable):	
Any Existing Overlay Districts? HPO/FFO/FWO/HHO/CAO	Historic	Pre-application Meeting Date:	

NEIGHBORHOOD MEETING INFORMATION:

Location of the Neighborhood Meeting (please check one):	<input checked="" type="checkbox"/> City Hall 109 3rd Avenue South Franklin, TN 37064	<input type="checkbox"/> Other (specify): <i>At Magnolia Hall</i> <i>at the home of the</i> <i>applicant</i>
Date & Time of the Neighborhood Meeting (1st and 2nd choices):	1st August 3rd, 2021	2nd August 4th, 2021
Aldermanic Ward: <input type="checkbox"/> Ward 1 <input type="checkbox"/> Ward 2 <input type="checkbox"/> Ward 3 <input checked="" type="checkbox"/> Ward 4	City of Franklin Planner Contact: Amy Diaz-Barriga	

OWNER AFFIDAVIT
City of Franklin, Tennessee

Well Ann Inman
(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:

078 00700 00009078
(Property Parcel/Tax ID Number)

and located at:

600 Boyd Mill Ave.
(Street Address)

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

Bernie Butter / D9 Development LLC
(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.

Ann Inman
Signature

600 Boyd Mill Ave
Property Owner Mailing Address

Franklin, TN 37064
City, State & Zip

Subscribed and sworn to before me this

9th day of SEPTEMBER, 2020.

Julia Malatak
Notary Public

My Commission Expires: 11-23-2020

