

NEIGHBORHOOD MEETING NOTICE

August 26, 2021

Hello! You are receiving this letter to provide public notice of an upcoming Neighborhood Meeting for a proposed development on the property located at 1624 & 1628 West Main St, Franklin, TN. The meeting will be held online on **Wednesday 9/8/21**, at **6:30 pm**. This will be held via Zoom at the following link:

<https://us06web.zoom.us/j/82937306468?pwd=ek40TUEzTnJNZUVoQ25aNCsvbnNXQT09>

Meeting ID: 829 3730 6468

Passcode: 925080

Or dial: +1 312-626-6799

Project Description:

This project proposes a new commercial building across two parcels at the western corner of the intersection of Downs Blvd. and West Main St. The property is about 0.8 acres and is currently undeveloped. The building will be no more than 6,500 square feet, and will be new and modern and will be in appropriate size and context with Franklin standards. The final uses of the building will be small neighborhood commercial, but leaning towards clinic, optometry/dentist office, chiropractor, personal services, or small coffee shop.

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 the 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 form Public Hearing sessions.

Format of the meeting:

6:30-6:40 Informal discussion; time to ask quick questions or take a closer look at the plan

6:40 – 6:55 Formal presentation by the applicant to discuss the main points of the plan

6:55 – 7:30 Question and Answer time

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:

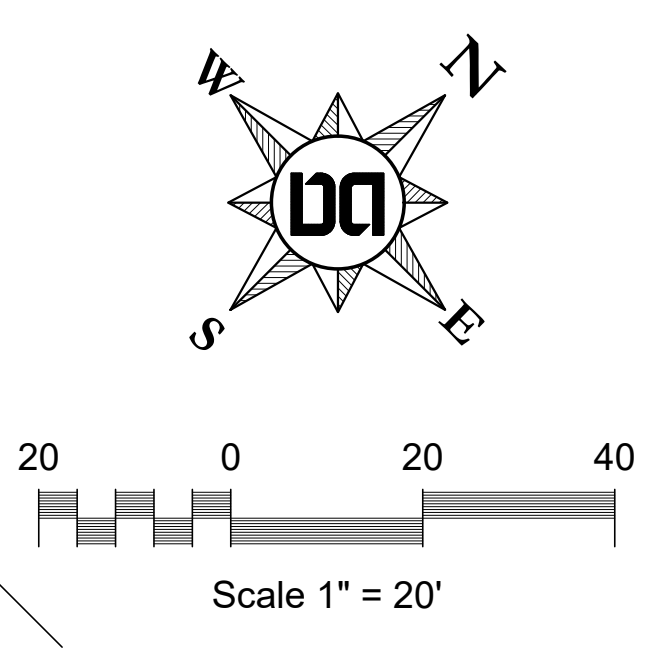
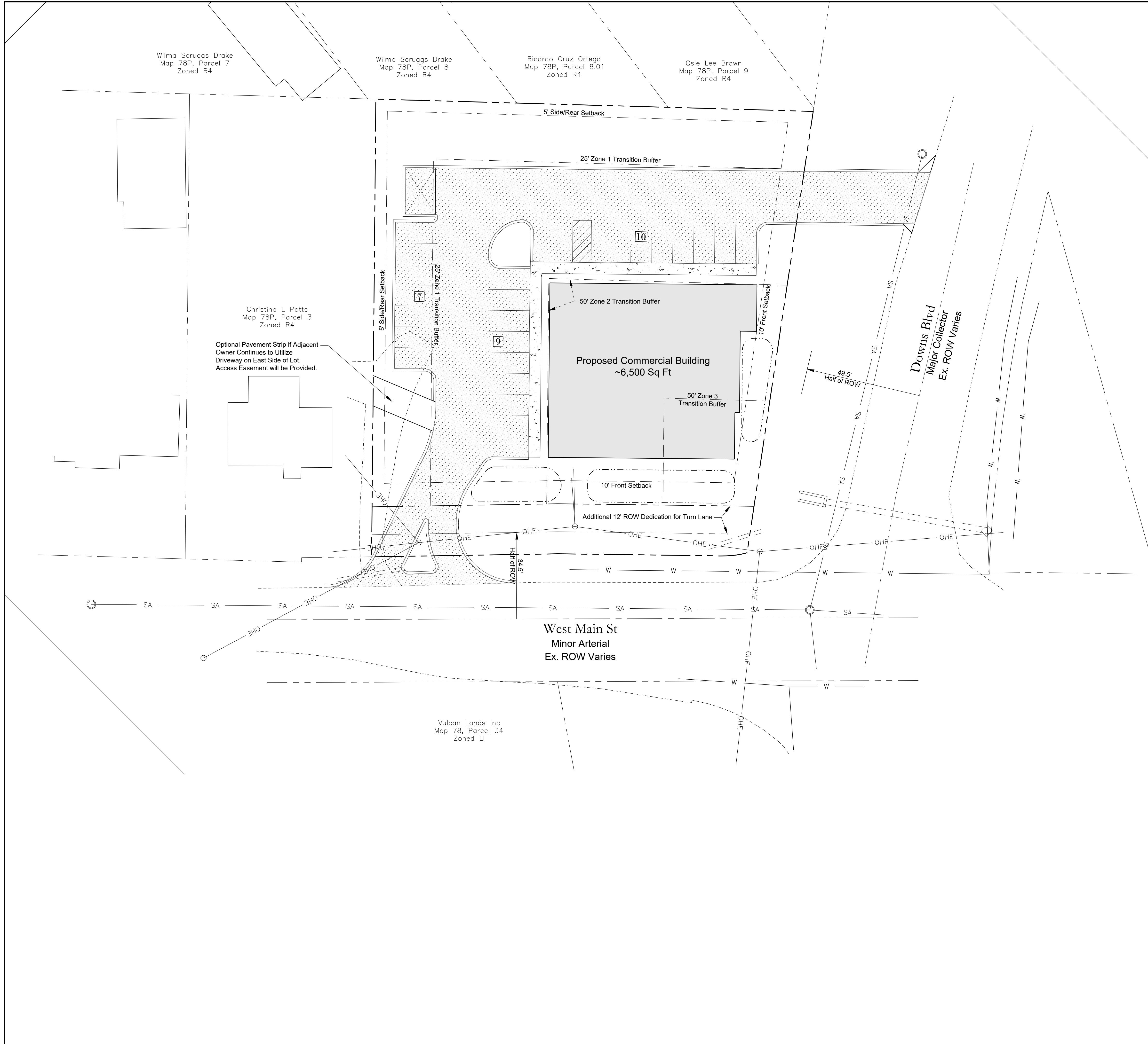
Adam Seger, Dale & Associates, PLLC

Email: adam@daleandassociates.net

Phone: 615-297-5166 x 104

Meeting Date: 9/8/21 Time: 6:30 pm

Location: Zoom – see web link above.



Owner
 Boston English Properties, LLC
 Contact: Rick English
 1717 Championship Blvd.
 Franklin, TN 37064
 Phone: 615-519-5555
 Email: RE55@comcast.net

Engineer
 Dale and Associates, PLLC
 Contact: Adam Seger, PE
 516 Heather Place
 Nashville, TN 37204
 615-297-5166
 adam@daleandassociates.net

Floodnote
 This Property does Not Lie Within a Flood Hazard Area as Depicted on the Current Flood Insurance Rate Maps (FIRM) Number 47187C0192G Dated 12/22/2016.

Drawing Date:
 August 17, 2021

Revisions

Revision	Description

Site Data Chart

Project Name: Downs & Main
 COF Project # XXXX
 1624 & 1628 W Main St
 Franklin, TN 37064
 Map 78P, Parcels 1 & 2
 Total Site Area - 0.78 Ac. (33,795 sq ft)

Regulations

Base Zoning: OR
 Proposed Zoning: PD
 Overlay Zoning: None
 Building Types: Commercial/Mixed-Use
 Civic
 Frontage Types: Landscape or Urban

Setbacks

Front Yard: 10 Ft
 Side Yard: 5ft
 Rear Yard: 5ft

Commercial SF: Up to 6,500 sq ft Total

Clinics: 0-6,500 sq ft
 Offices: 0-6,500 sq ft
 Personal Services: 0-2,000 sq ft
 Restaurants: 0-3,000 sq ft
 Retail: 0-3,000 sq ft

Building Height: 2 stories max
 Minimum Landscape Surface Area: 20%
 (See Landscape Plans for landscape, open space, and tree requirements)

Parking Required:
 For Rezoning, Assume Entire Building is Parked at 4 Spaces per 1,000 Sq Ft.
 @6,500 Sq Ft = 26 Parking Spaces Required

Parking Provided: 26 Spaces

Planned District
Downs & Main
 Map 78P, Parcels 1 & 2
 Franklin, Williamson County, Tennessee

Not For Construction

Development Plan



Dale & Associates
 Civil Engineering
 Land Planning & Zoning
 Surveying
 516 Heather Place
 Nashville, TN 37204
 (615) 297-5166

D&A Project #21122
 Downs & Main
C2.0



HISTORIC
FRANKLIN
TENNESSEE

Neighborhood Meeting Notice Application

Department of Planning and Sustainability

APPLICANT INFORMATION:

Name:	Adam Seger		
Organization:	Dale & Associates		
Phone:	615-297-5166 x104	Fax:	NA
Email:	adam@daleandassociates.net		
Street:	516 Heather Place, Nashville		
State:	TN	ZIP:	37204

PROJECT INFORMATION:

Proposed Name of Project:	Downs + Main	Address or Parcel(s) of Property:	1624 + 1628 W. Main. Map 78 P, Par 1+2
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.)	New Commercial Building approx. 6,000 Sq Ft. to be used for optometry office (clinic) and other related uses.		
Base Zoning District:	OR	Proposed Base Zoning District (if applicable):	PD or CN or CC
Any Existing Overlay Districts? HPO/FFO/FWO/HHO/CAO	No	Pre-application Meeting Date:	9/7/21

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):
Date & Time of the Neighborhood Meeting (1st and 2nd choices):	1st 9/7/21 After 6:00 pm	2nd 9/9/21 3:00 - 7:00
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 or Joey Bryan	