

NEIGHBORHOOD MEETING NOTICE

September 29, 2021

Hello! You are receiving this letter to provide public notice of an upcoming Neighborhood Meeting for a proposed Development Plan for the property located at Map 078H A, Parcel 00400 (east side of Shawnee Drive, near Cherokee Place and Chickasaw Place), Franklin, TN. The meeting will be held on **Thursday, October 7, 2021 at 5:00 PM CDT**, and you are welcome to join the virtual Zoom Neighborhood Meeting.

- Please register in advance to join this meeting: <https://us06web.zoom.us/j/84526428436>
- After registering, you will receive a confirmation email containing information about joining the Zoom Neighborhood Meeting

Project Description:

The Franklin Housing Authority is proposing to construct rental townhouses and multifamily buildings comprising 26 dwelling units that will range in size from 2 BR to 4 BR. Prior to redevelopment, 16 existing units will be demolished. Open space and certain community facilities will be provided for residents. Proposed uses are residential. The overall acreage of the development site is approximately 2.24 acres.

Why are you receiving this letter?

The proposed project is within 500' of your property.

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) and will 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 – 5:10 pm | directions on how/when to comment; time to ask quick format questions |
| 5:10 – 5:25 pm | formal presentation by the applicant to discuss the main points of the plan |
| 5:25 – 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:

Franklin Housing Authority, Attn: Susan Minor (Vice President – Operations)

Email: sminor@franklinhousingauthority.com

Phone: 615-794-1247

Can you watch the Neighborhood Meeting after 10/7/2021?

Absolutely! A recording of the meeting will be posted @

www.franklintn.gov/neighborhoodmeetings

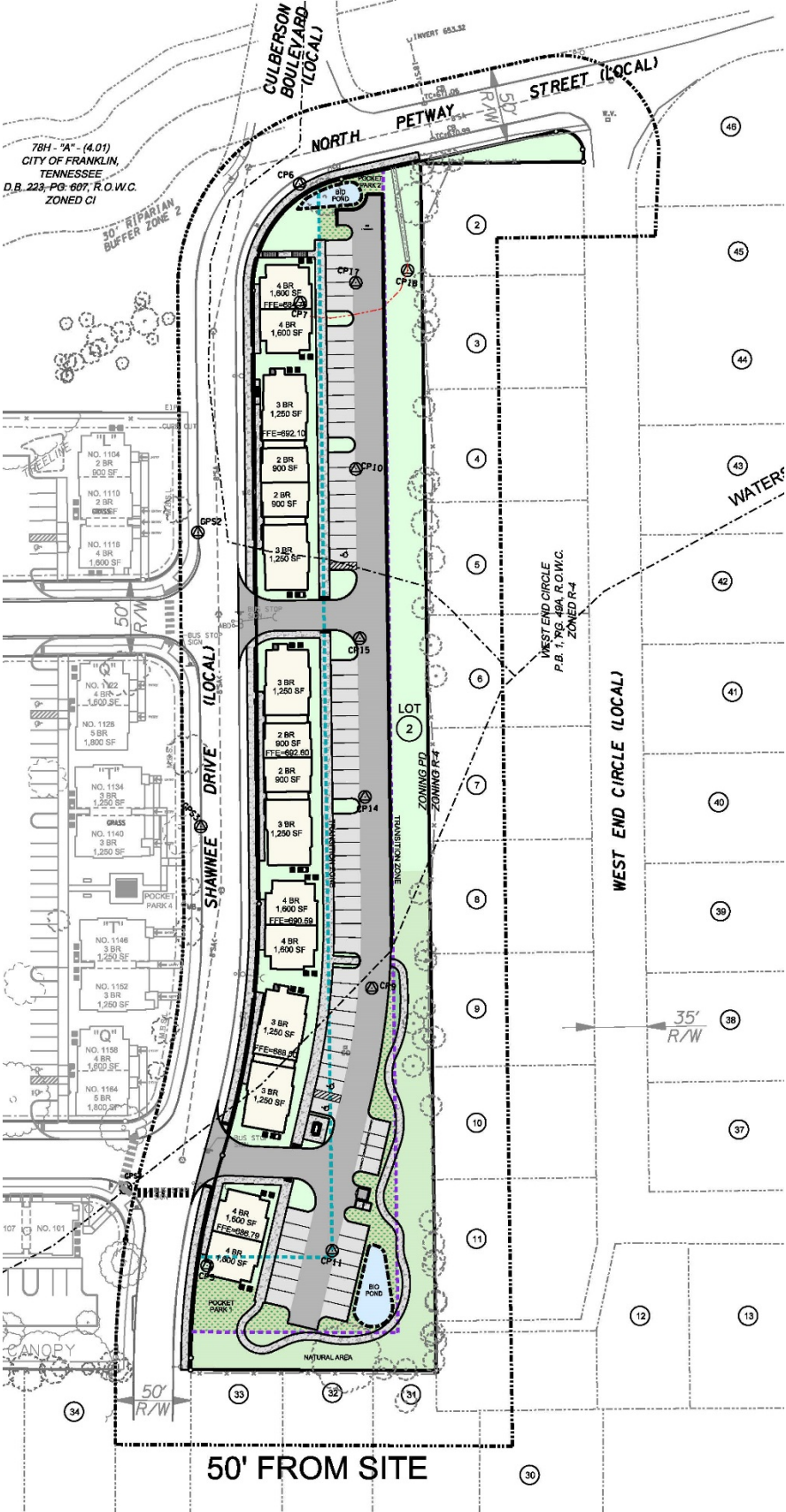
Meeting Date: 10/7/2021 - Time: 5:00 PM CDT - Register in Advance @:

<https://us06web.zoom.us/j/84526428436>

Or @: www.franklintn.gov/neighborhoodmeetings

Shawnee Planned Unit Development – Proposed Site Layout as of 9/29/2021

*Subject to change during City of Franklin approval process





HISTORIC
FRANKLIN
TENNESSEE

Neighborhood Meeting Notice Application

Department of Planning and Sustainability

APPLICANT INFORMATION:

Name:	Franklin Housing Authority (Attn: Susan Minor, Vice-President - Operations)		
Organization:	Franklin Housing Authority		
Phone:	615-794-1247	Fax:	
Email:	sminor@franklinhousingauthority.com (with copy to consultant: darrell.james@jamesplus.net)		
Street:	200 Spring Street, Franklin		
State:	Tennessee	ZIP:	37064

PROJECT INFORMATION:

Proposed Name of Project:	Shawnee Planned Unit Development	Address or Parcel(s) of Property:	1101 Shawnee Drive 078H A 00400
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.)	Planned unit development with residential use. Multifamily and townhouse buildings with unit sizes ranging from two-bedroom to four-bedroom. Square footage varies by building. 26 dwelling units in total, plus natural area and open space, on a 2.24-acre site lying to the east of Shawnee Drive (Parcel 078H A 00400). Urban landscape frontage.		
Base Zoning District:	PD	Proposed Base Zoning District (if applicable):	PD - 11.61
Any Existing Overlay Districts? HPO/FFO/FWO/HHO/CAO	N/A	Pre-application Meeting Date:	10/5/2021

NEIGHBORHOOD MEETING INFORMATION:

Location of the Neighborhood Meeting (please check one):	<input type="checkbox"/> City Hall 109 3 rd Avenue South Franklin, TN 37064	<input checked="" type="checkbox"/> Other (specify): Zoom (remote)
Date & Time of the Neighborhood Meeting (1st and 2nd choices):	1 st 10/7/2021, 6:00 PM	2 nd 10/7/2021, 5:00 PM
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: Joseph 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 1st 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:

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|---------------|---|
| 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.