



HISTORIC
FRANKLIN
TENNESSEE

Neighborhood Meeting Notice Application

Department of Planning and Sustainability

APPLICANT INFORMATION:

Name:	Scotty Bernick		
Organization:	RaganSmith		
Phone:	(615) 244-8591	Fax:	(615) 244-6739
Email:	sbernick@ragansmith.com		
Street:	315 Woodland Street		
State:	Tennessee	ZIP:	37206

PROJECT INFORMATION:

Proposed Name of Project:	Aureum	Address or Parcel(s) of Property:	SW corner of Carothers Parkway and E McEwen Drive
Project Type:	<input type="checkbox"/> Site Plan; Bed and Breakfast <input type="checkbox"/> Development Plan & Rezoning <input checked="" type="checkbox"/> Development Plan only <input type="checkbox"/> Envision Franklin Amendment		
Describe proposed development: (proposed uses, square footages, dwelling unit count, etc.)	Amendment to project phasing and refined multi-family component.		
Base Zoning District:	PD	Proposed Base Zoning District (if applicable):	N/A
Any Existing Overlay Districts? HPO/FFO/FWO/HHO/CAO	HHO & 500' Buffer of HHO	Pre-application Meeting Date:	December 7th, 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): via Zoom
Date & Time of the Neighborhood Meeting (1st and 2nd choices):	December 7th, 2021 @ 7pm 1 st	December 8th, 2021 @ 7pm 2 nd
Aldermanic Ward: <input checked="" type="checkbox"/> Ward 1 <input type="checkbox"/> Ward 2 <input type="checkbox"/> Ward 3 <input type="checkbox"/> Ward 4	City of Franklin Planner Contact: Amy Diaz-Barriga	

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:

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

NEIGHBORHOOD MEETING NOTICE

[November 24, 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 Map 062, Parcel 01802 at the Southwest corner of Carothers Parkway and E McEwen Drive in Franklin, Tn. The meeting will be held on Tuesday, December 7, 2021 at 7:00 pm CST, and you are invited to join the virtual Zoom Neighborhood Meeting:

- Please register in advance to join this meeting: [\[Link to come\]](#)
- After registering, you will receive a confirmation email containing information about joining the meeting.

Project Description:

Amendment to project phasing and refined multi-family component.

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 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.

Format of the meeting:

- | | |
|-----------------------|---|
| 6:00 – 6:10 pm | informal discussion; time to ask quick questions or take a closer look at the plan |
| 6:10 – 6:25 pm | formal presentation by the applicant to discuss the main points of the plan |
| 6:25 – 7:00 pm | question and answer time; citizens will ask questions at a podium so all in attendance can hear 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:

[Scotty Bernick, RaganSmith]

Email: sbernick@ragansmith.com

Phone: (615) 244-8541

**Meeting Date: 12/07/2021 Time: 7:00 pm –
Register in advance @: [zoom link]**

Or @:
www.franklinton.gov/neighborhoodmeetings

Can you watch the Neighborhood Meeting after 12/07/2021?

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

www.franklinton.gov/neighborhoodmeetings

OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I SS-CH Franklin, 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 062, Parcel 01802
(Property Parcel/Tax ID Number)

and located at:

Southwest corner of Carothers Parkway and East McEwen Drive
(Street Address)

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

RaganSmith
(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.

 RALPH A. KNAUSS, MEMBER
Signature

1620 Westgate Circle, Suite 170

Property Owner Mailing Address

Brntwood, TN 37027

City, State & Zip

Subscribed and sworn to before me this

24th day of November, 2021.


Notary Public

My Commission Expires: Jan 24, 2023



PUBLIC NOTICE AFFIDAVIT
City of Franklin, Tennessee

We/I RaganSmith
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are), acting as the authorized agent on all matters pertaining to the processing of the development application for the property described as:

Map 062, Parcel 01802
(Property Parcel/Tax ID Number)

and located at:
Southwest corner of Carothers Parkway and East McEwen Drive
(Street Address)

have/has provided a mailed first-class notice in accordance with section 2.3.8 of the Franklin Zoning Ordinance, **within 7 days of the meeting**, which included the following:

1. The address or location of the property subject to the submittal;
2. A brief description of the property (e.g., legal description, nearby streets and intersections);
3. Date, time, and location of the public meeting or hearing; Nature, scope, and purpose of submittal;
4. Information on where the public can view the application and where they may be heard;
5. Information on where the public can submit written comments.

[Handwritten Signature]
Signature

Subscribed and sworn to before me this

23 day of Nov., 2021.

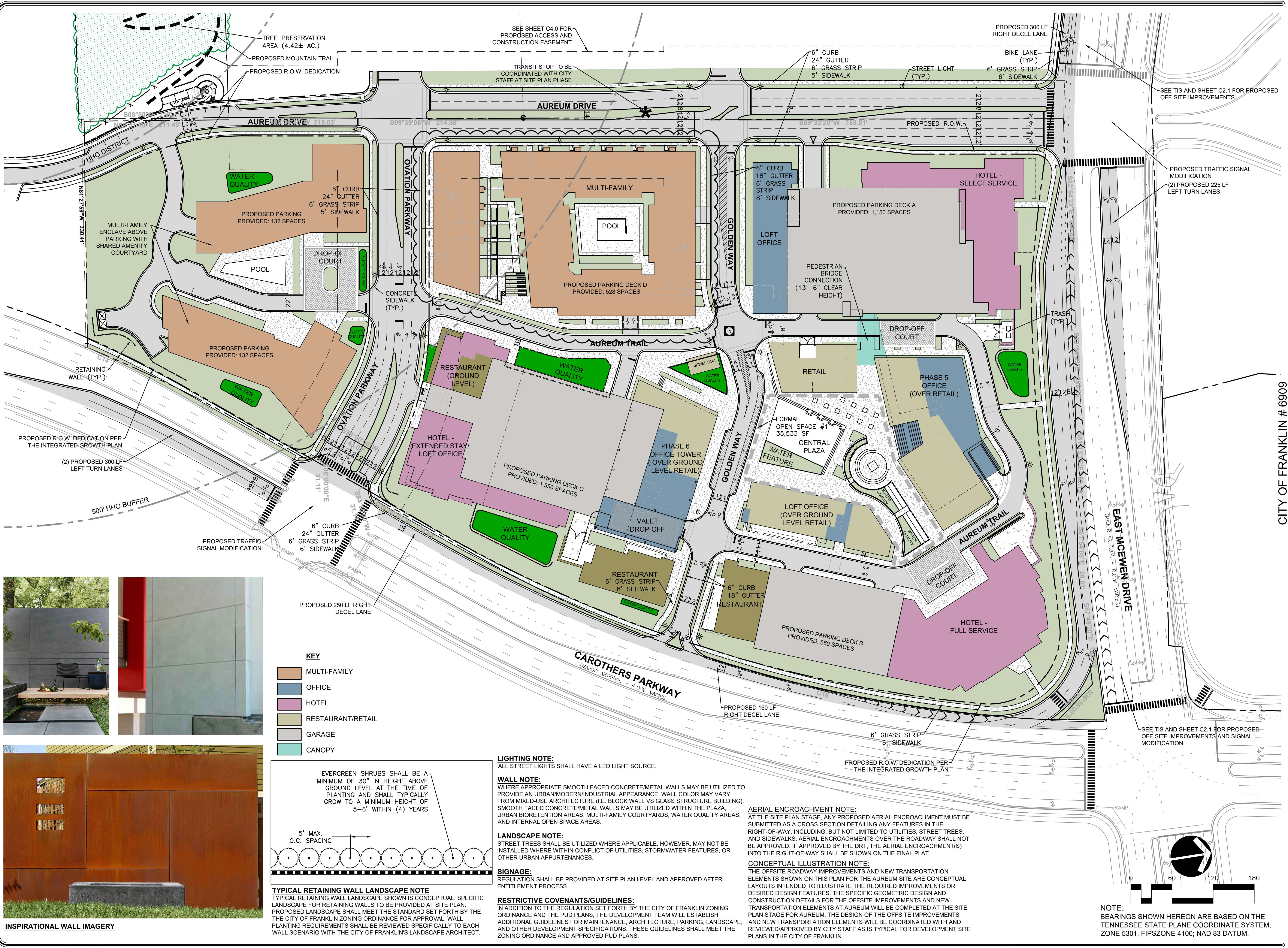
[Handwritten Signature]
Notary Public

My Commission Expires: 9/23/2025

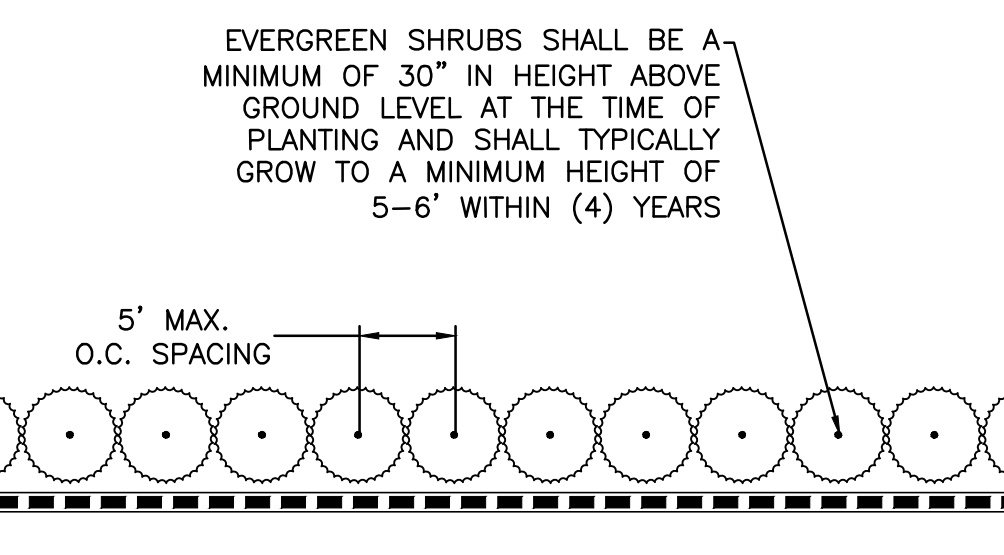


CITY OF FRANKLIN # 6909
AUREUM
 FOR
SS-CH FRANKLIN, LLC
 CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

JOB NO.	WK. ORDER	DESIGNED	DRAWN	SCALE	DATE	DESCRIPTION
18-106	1221	VLH	ZDS	1"=60'	FEBRUARY 11, 2019	
		3	2			2021.11.29 PER ARCHITECTURE COMMENTS
			1			2019.07.01 PER CITY COA COMMENTS
						2019.04.04 PER CITY COMMENT



- KEY**
- MULTI-FAMILY
 - OFFICE
 - HOTEL
 - RESTAURANT/RETAIL
 - GARAGE
 - CANOPY



LIGHTING NOTE:
 ALL STREET LIGHTS SHALL HAVE A LED LIGHT SOURCE.

WALL NOTE:
 WHERE APPROPRIATE SMOOTH FACED CONCRETE/METAL WALLS MAY BE UTILIZED TO PROVIDE AN URBAN/MODERN/INDUSTRIAL APPEARANCE. WALL COLOR MAY VARY FROM MIXED-USE ARCHITECTURE (I.E. BLOCK WALL VS GLASS STRUCTURE BUILDING). SMOOTH FACED CONCRETE/METAL WALLS MAY BE UTILIZED WITHIN THE PLAZA, URBAN BIoretention AREAS, MULTI-FAMILY COURTYARDS, WATER QUALITY AREAS, AND INTERNAL OPEN SPACE AREAS.

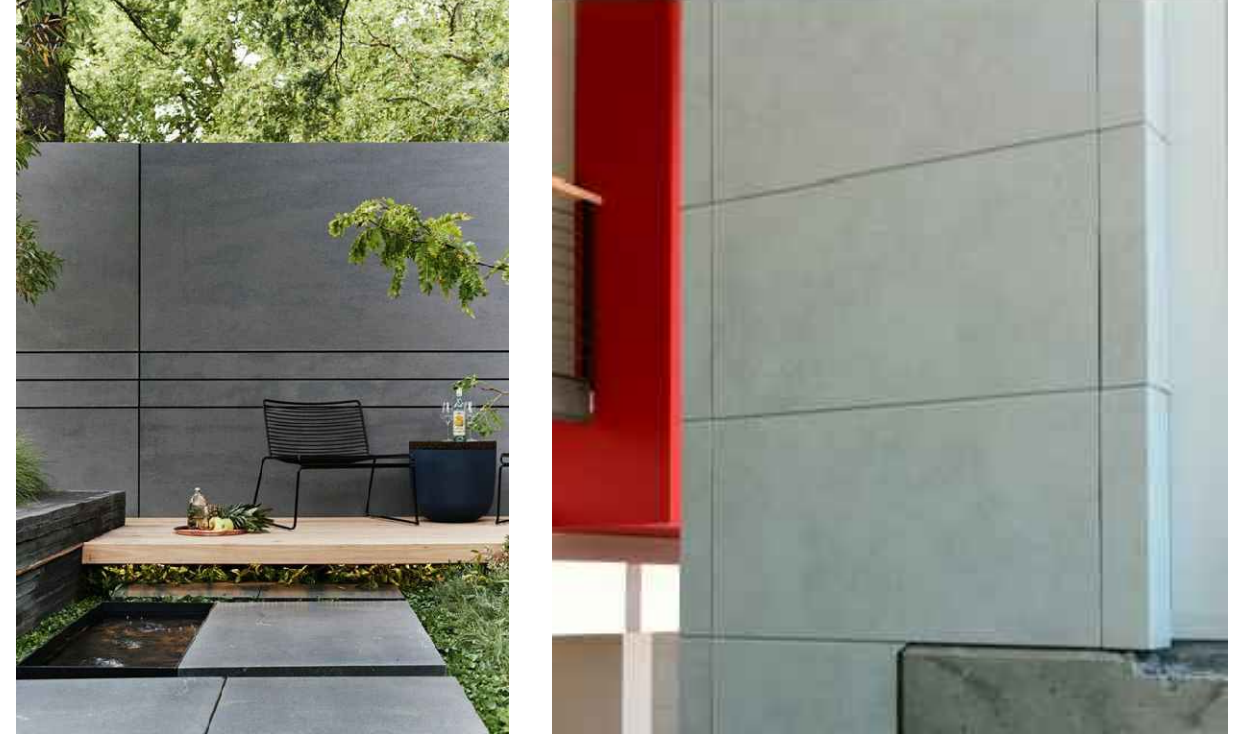
LANDSCAPE NOTE:
 STREET TREES SHALL BE UTILIZED WHERE APPLICABLE. HOWEVER, MAY NOT BE INSTALLED WHERE WITHIN CONFLICT OF UTILITIES, STORMWATER FEATURES, OR OTHER URBAN APPURTENANCES.

SIGNAGE:
 REGULATION SHALL BE PROVIDED AT SITE PLAN LEVEL AND APPROVED AFTER ENTITLEMENT PROCESS.

RESTRICTIVE COVENANTS/GUIDELINES:
 IN ADDITION TO THE REGULATION SET FORTH BY THE CITY OF FRANKLIN ZONING ORDINANCE AND THE PUD PLANS, THE DEVELOPMENT TEAM WILL ESTABLISH ADDITIONAL GUIDELINES FOR MAINTENANCE, ARCHITECTURE, PARKING, LANDSCAPE, AND OTHER DEVELOPMENT SPECIFICATIONS. THESE GUIDELINES SHALL MEET THE ZONING ORDINANCE AND APPROVED PUD PLANS.

AERIAL ENCROACHMENT NOTE:
 AT THE SITE PLAN STAGE, ANY PROPOSED AERIAL ENCROACHMENT MUST BE SUBMITTED AS A CROSS-SECTION DETAILING ANY FEATURES IN THE RIGHT-OF-WAY, INCLUDING, BUT NOT LIMITED TO UTILITIES, STREET TREES, AND SIDEWALKS. AERIAL ENCROACHMENTS OVER THE ROADWAY SHALL NOT BE APPROVED. IF APPROVED BY THE DRT, THE AERIAL ENCROACHMENT(S) INTO THE RIGHT-OF-WAY SHALL BE SHOWN ON THE FINAL PLAN.

CONCEPTUAL ILLUSTRATION NOTE:
 THE OFFSITE ROADWAY IMPROVEMENTS AND NEW TRANSPORTATION ELEMENTS SHOWN ON THIS PLAN FOR THE AUREUM SITE ARE CONCEPTUAL LAYOUTS INTENDED TO ILLUSTRATE THE REQUIRED IMPROVEMENTS OR DESIRED DESIGN FEATURES. THE SPECIFIC GEOMETRIC DESIGN AND CONSTRUCTION DETAILS FOR THE OFFSITE IMPROVEMENTS AND NEW TRANSPORTATION ELEMENTS AT AUREUM WILL BE COMPLETED AT THE SITE PLAN STAGE FOR AUREUM. THE DESIGN OF THE OFFSITE IMPROVEMENTS AND NEW TRANSPORTATION ELEMENTS WILL BE COORDINATED WITH AND REVIEWED/APPROVED BY CITY STAFF AS IS TYPICAL FOR DEVELOPMENT SITE PLANS IN THE CITY OF FRANKLIN.



INSPIRATIONAL WALL IMAGERY

COA: 2019.07.01, ARCHITECTURE: 2021.11.29, PUD: 2019.07.01, LANDSCAPE: 2019.07.01, SIGNAGE: 2019.07.01, RESTRICTIVE COVENANTS: 2019.07.01, ALL RIGHTS RESERVED BY RAGAN SMITH. 11/20/2019 10:30 AM

NOTE: BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.