

NEIGHBORHOOD MEETING NOTICE

[November 29, 2021]

Hello! You are receiving this letter to provide public notice of an upcoming Neighborhood Meeting for an amendment to the approved Aureum 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:
[[https://us02web.zoom.us/meeting/register/tZ0sc-GrpzwPHNefnVuhAATJ3wMjwS7JVaxJ](https://us02web.zoom.us/join/91012021000)]
- 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. There are no changes to the previously approved overall project density.

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 an amendment to the approved Aureum 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 revision. 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). The FMPC meeting will be publicly noticed and will include time for citizens to speak to the project at formal Public Hearing sessions.

Format of the meeting:

7:00 – 7:10 pm	informal discussion; time to ask quick questions or take a closer look at the plan
7:10 – 7:25 pm	formal presentation by the applicant to discuss the main points of the plan
7:25 – 8:00 pm	question and answer time; citizens will ask questions 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**

@: [<https://us02web.zoom.us/meeting/register/tZ0sc-GrpzwPHNefnVuhAATJ3wMjwS7JVaXJ>]

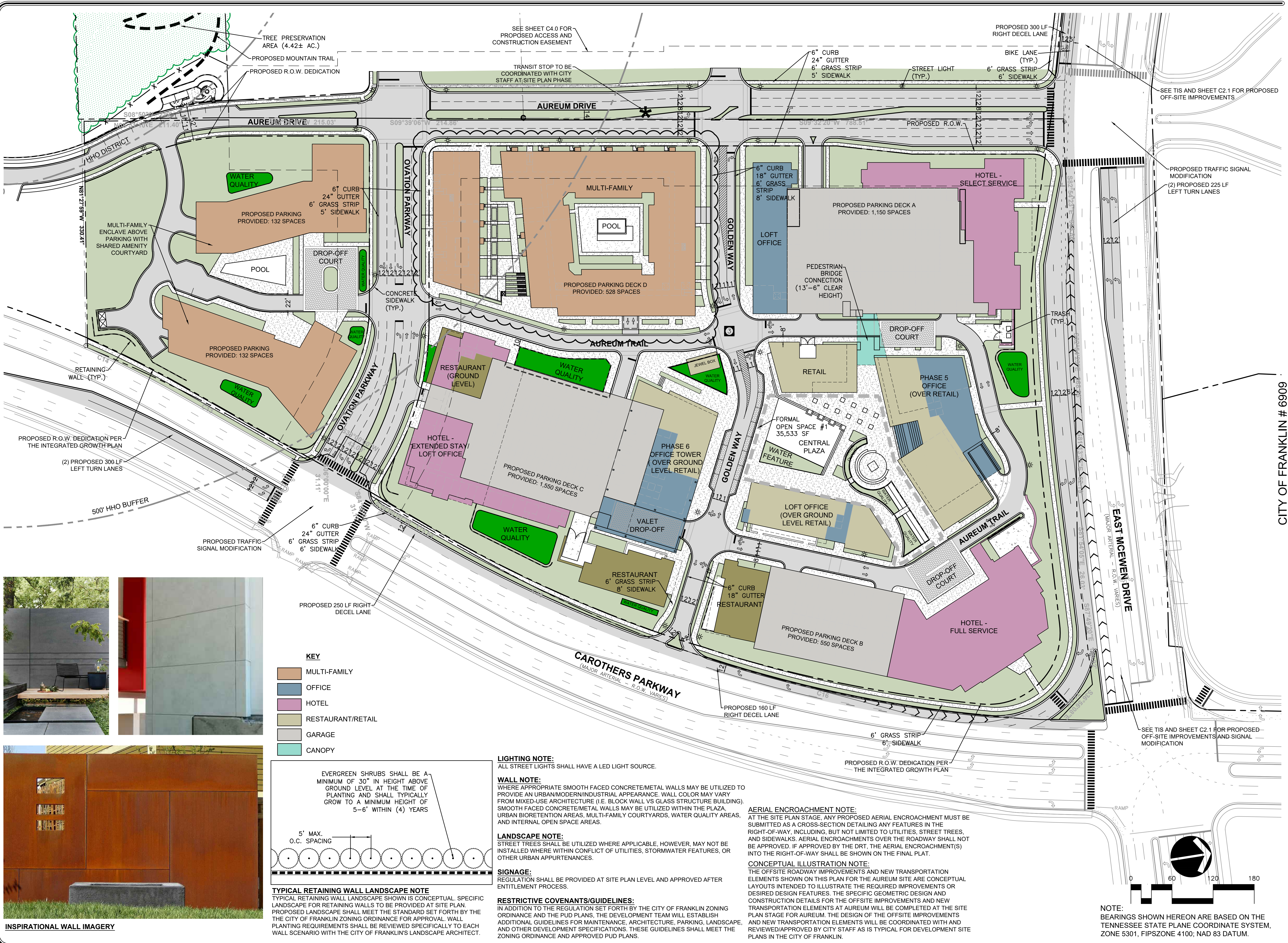
Or @:

www.franklintn.gov/neighborhoodmeetings

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

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

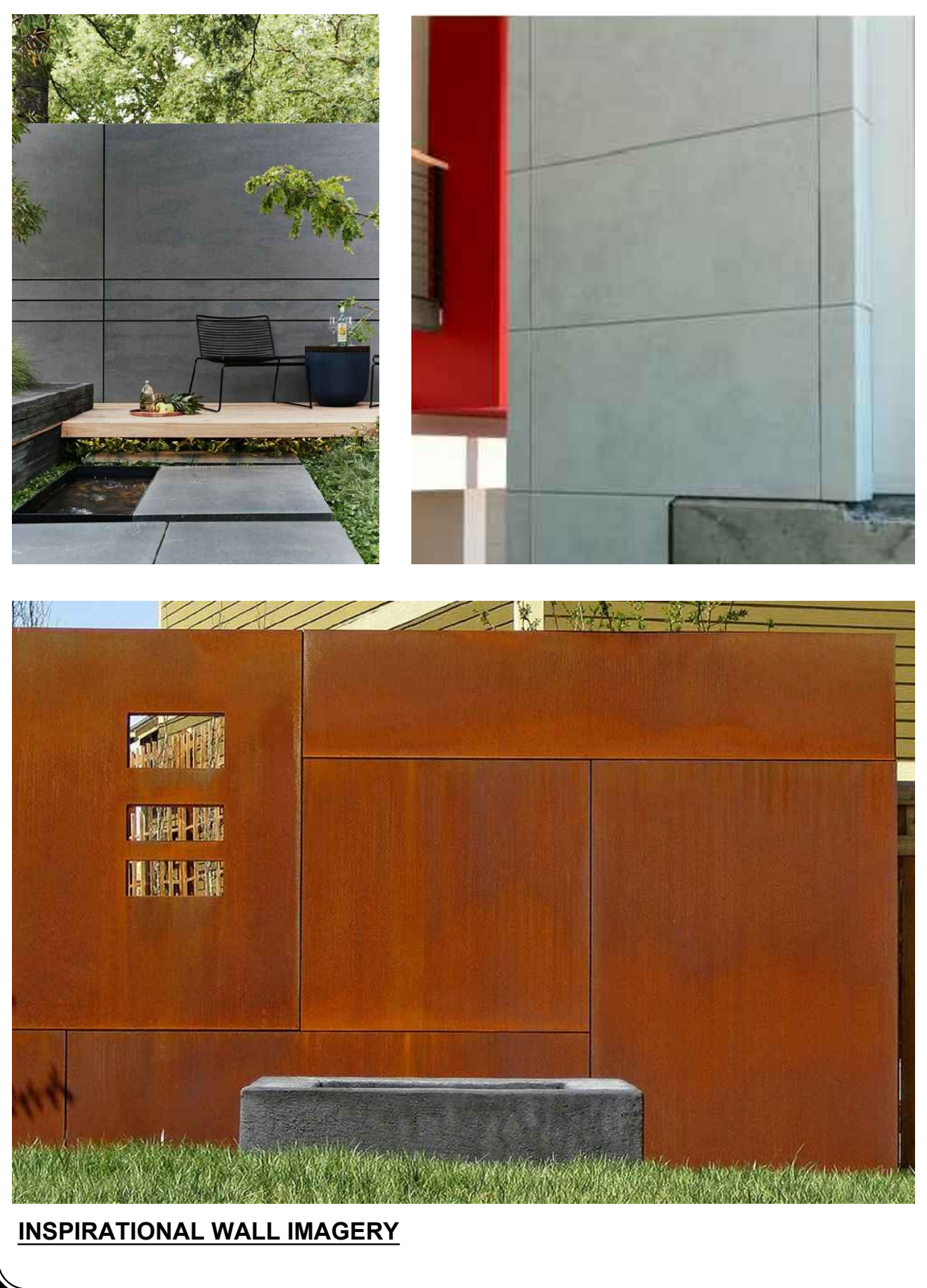
www.franklintn.gov/neighborhoodmeetings



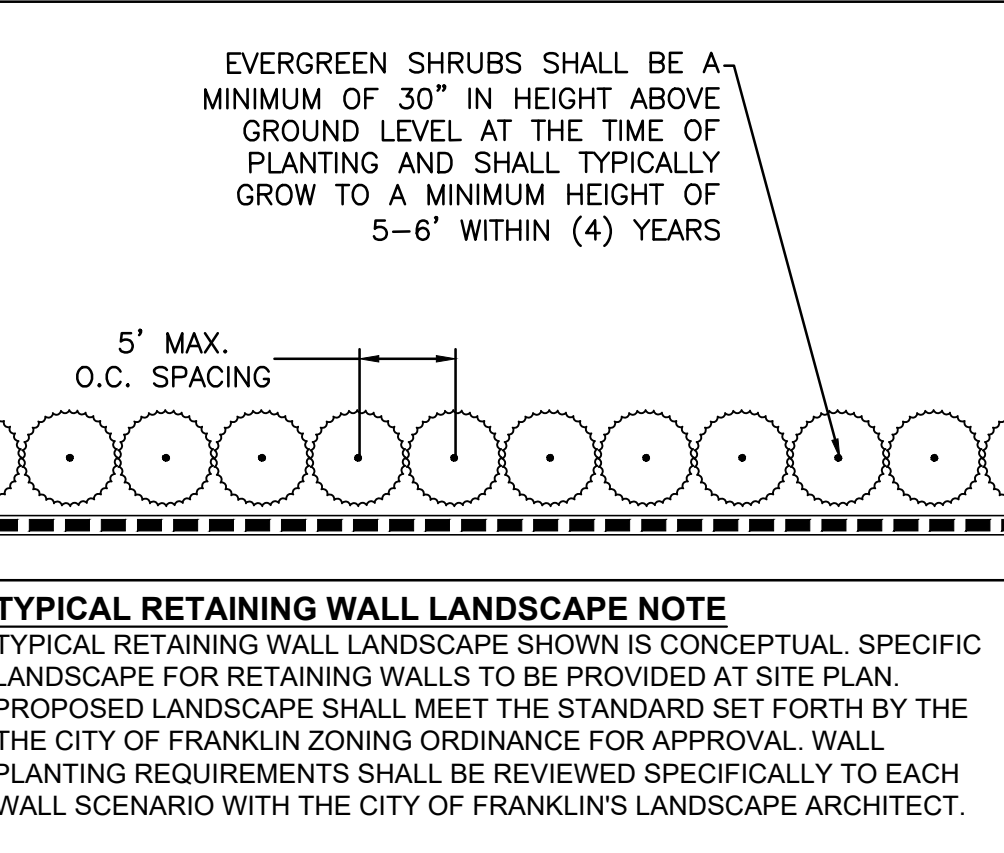
CITY OF FRANKLIN # 6909

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

JOB NO.	18-106	DESIGNED:	WLH	DRAWN:	ZDS	SCALE:	1"=60'	DATE:	FEBRUARY 11, 2019	DESCRIPTION:	ENLARGED DEVELOPMENT PLAN
WK. ORDER	1221	PER ARCHITECTURE		PER CITY COA COMMENTS				REV. #			C2.1
		3	2021.11.29	2	2019.07.01			1	2019.04.04		



- 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.

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