

# NEIGHBORHOOD MEETING NOTICE

May 27, 2022

Hello! You are receiving this letter to provide public notice of an upcoming Neighborhood Meeting for a proposed development “The Optima Franklin” on the property located on Map 062, Parcel 04502 (North of the W. McEwen Drive & Cool Springs Blvd intersection) at 211 Cool Springs Blvd. in Franklin, Tn. The meeting will be held on **Tuesday, June 7, 2022 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://us05web.zoom.us/j/86063841268?pwd=NWpXVII5Wi9ZUkh6U2RkTVpSdFJCZz09>]  
Zoom Meeting ID: 860 6384 1268  
Zoom Passcode: Optima
- After registering, you will receive a confirmation email containing information about joining the meeting.

## ***Project Description:***

Proposed Mixed-Use Development via rezoning application to “Planned District (PD)” on approximately 18.14± Ac.

## ***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 this Mixed-Use Development rezoning request 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:***

<b>7:00 – 7:10 pm</b>	informal discussion; time to ask quick questions or take a closer look at the plan
<b>7:10 – 7:25 pm</b>	formal presentation by the applicant to discuss the main points of the plan
<b>7:25 – 8:00 pm</b>	question and answer time; citizens will ask questions so all inattendance 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](mailto:sbernick@ragansmith.com)  
Phone: (615) 244-8541

**Meeting (Date: 06/07/22) (Time: 7:00 pm CST) (Zoom ID: 860 6384 1268) (Zoom Passcode: Optima)**

## ***Register in advance @:***

[<https://us05web.zoom.us/j/86063841268?pwd=NWpXVII5Wi9ZUkh6U2RkTVpSdFJCZz09>]

**Or @:** [www.franklintn.gov/neighborhoodmeetings](http://www.franklintn.gov/neighborhoodmeetings)

## ***Can you watch the Neighborhood Meeting after June 7, 2022?***

Absolutely! A recording of the meeting will be posted @: [www.franklintn.gov/neighborhoodmeetings](http://www.franklintn.gov/neighborhoodmeetings)

ASPIEN GROVE  
SECTION A, REVISION 2  
PLAT BOOK 15, PAGE 52  
R.O.W.C.T.

ZONING: PD (PLANNED DISTRICT)  
OVERLAY: FFD & FWD  
CONSERVATION: FFD  
DESIGN CONCEPT: RECREATION

ASPIEN GROVE  
SECTION M  
PLAT BOOK 22, PAGE 147  
R.O.W.C.T.

ZONING: OS (PLANNED DISTRICT)  
OVERLAY: FFD & FWD  
CONSERVATION: FFD  
DESIGN CONCEPT: RECREATION

ZONING: RC-6, REGIONAL COMMERCE 6  
DESIGN CONCEPT: REGIONAL COMMERCE

COOL SPRINGS BLVD  
(MAJOR ARTERIAL - PUBLIC R/W VARIES)

MISSION COURT

ZONING: RC-6, REGIONAL COMMERCE 6  
DESIGN CONCEPT: REGIONAL COMMERCE

ZONING: RC-6, REGIONAL COMMERCE 6  
DESIGN CONCEPT: REGIONAL COMMERCE

ZONING: RC-6, REGIONAL COMMERCE 6  
DESIGN CONCEPT: REGIONAL COMMERCE

ZONING: RC-6, REGIONAL COMMERCE 6  
DESIGN CONCEPT: REGIONAL COMMERCE

EXISTING  
NHC SITE

ZONING:  
DESIGN





HISTORIC  
FRANKLIN  
TENNESSEE

# Neighborhood Meeting Notice Application

**Department of Planning and Sustainability**

## APPLICANT INFORMATION:

<b>Name:</b>	Scotty M. Bernick		
<b>Organization:</b>	RaganSmith		
<b>Phone:</b>	615-244-8591	<b>Fax:</b>	
<b>Email:</b>	sbernick@ragansmith.com		
<b>Street:</b>	315 Woodland Street, Nashville, TN 37206		
<b>State:</b>	Tennessee	<b>ZIP:</b>	37206

## PROJECT INFORMATION:

<b>Proposed Name of Project:</b>	The Optima Franklin	<b>Address or Parcel(s) of Property:</b>	211 Cool Springs Blvd. Franklin, TN 37067
<b>Project Type:</b>	<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		
<b>Describe proposed development: (proposed uses, square footages, dwelling unit count, etc.)</b>	Mixed Use Development consisting of approximately (348) Multi-Family units, 14,000± SF Office, 9,700± SF Retail/Bank, and 130± Hotel Units. The Multi-Family buildings will incorporate a Live-Work "commercial" component on the ground floor space (along the internal main street).		
<b>Base Zoning District:</b>	RC6	<b>Proposed Base Zoning District (if applicable):</b>	PD
<b>Any Existing Overlay Districts? HPO/FFO/FWO/HHO/CAO</b>	FFO & FWO	<b>Pre-application Meeting Date:</b>	June 7, 2022

## NEIGHBORHOOD MEETING INFORMATION:

<b>Location of the Neighborhood Meeting (please check one):</b>	<input type="checkbox"/> City Hall 109 3 <sup>rd</sup> Avenue South Franklin, TN 37064	<input checked="" type="checkbox"/> Other (specify): <b>Virtual</b>
<b>Date &amp; Time of the Neighborhood Meeting (1<sup>st</sup> and 2<sup>nd</sup> choices):</b>	1 <sup>st</sup> June 7, 2022 @ 6pm CST	2 <sup>nd</sup> June 9, 2022 @ 6pm CST
<b>Aldermanic Ward:</b> <input type="checkbox"/> Ward 1 <input checked="" type="checkbox"/> Ward 2 <input type="checkbox"/> Ward 3 <input type="checkbox"/> Ward 4	<b>City of Franklin Planner Contact:</b>	