



HISTORIC
FRANKLIN
TENNESSEE

Neighborhood Meeting Notice Application

Department of Planning and Sustainability

APPLICANT INFORMATION:

Name:	Greg Gamble		
Organization:	Gamble Design Collaborative		
Phone:	615-975-5765	Fax:	
Email:	greg.gamble@gdc-tn.com		
Street:	3020 Stansberry Lane, Suite 201		
State:	Franklin, TN	ZIP:	37064

PROJECT INFORMATION:

Proposed Name of Project:	Righthouse - Huffines Ridge	Address or Parcel(s) of Property:	1312 & 1316 Huffines Ridge 079 03900 and 079 03901
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.)	Mixed-use development with 7,500 sf commercial uses and 375 multi-family units. Includes public plaza, pool, amenity courtyard, dog park and structured parking.		
Base Zoning District:	RC-12	Proposed Base Zoning District (if applicable):	PD
Any Existing Overlay Districts? HPO/FFO/FWO/HHO/CAO		Pre-application Meeting Date:	January 31, 2023

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 Meeting
Date & Time of the Neighborhood Meeting (1st and 2nd choices):	1 st Thursday, February 2, 2023 @ 5:00 PM	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: Chelsea Randolph	

NEIGHBORHOOD MEETING NOTICE

Ridgehouse - Huffines Ridge

January 24, 2023

Hello! You are receiving this letter to provide public notice of an upcoming Virtual Neighborhood Meeting for a proposed Development Plan located at Map 079, Parcels 03900 and 03901 at 1312 and 1316 Huffines Ridge Drive in Franklin, TN. The applicant is proposing a mixed-use Development Plan with 7,500 square feet of commercial uses and 375 multi-family units – including a public plaza, pool, amenity courtyard, dog park and structured parking. The meeting will be held on Thursday, February 2, 2023 at 5:00 pm CST, and you are invited to join the virtual Zoom Meeting:

- Please register in advance to join this meeting:
- <https://us02web.zoom.us/meeting/register/tZYvfuCvrTgtGdccrn9oOOdTDoBUnY4FOAYy>
- After registering, you will receive a confirmation email containing information about joining the meeting.
- You can access the link directly on the City of Franklin website via the calendar.

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) on Thursday, March 23, 2023. 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:

5:00 – 5:05 pm	directions on how/when to comment; time to ask quick format questions
5:05 – 5:35 pm	formal presentation by the applicant to discuss the main points of the plan
5:35 – 5:55 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:

Greg Gamble
Email: greg.gamble@gdc-tn.com

Gamble Design Collaborative
Phone: 615-975-5765

Can you watch the Neighborhood Meeting after 02/02/2023?

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

www.franklin.tn.gov/neighborhoodmeetings

Meeting Date: 02/02/2023 Time: 5:00 pm CST

