

# NEIGHBORHOOD MEETING NOTICE

March 27th, 2023

Hello! You are receiving this letter to provide public notice of an upcoming Neighborhood Meeting for a proposed development on the property located at 958 Glass Street, Franklin, TN. The meeting will be held online on April 5th at 5pm via a Teams digital meeting.

## **Project Description:**

The proposed project would create an access road from Glass Street north to the existing alley on Hard Bargain property. Two new residences would be constructed fronting this new street. Residences will be 2 story, single family homes with their own parking spaces. Modifications to the existing alley and the addition of several additional parking spaces will address the high demand for parking from residents. These improvements will result in approximately 6,500sf of additional impervious area.

## **Why are you receiving this letter?**

The proposed project is within 500' of your property.

## **What is the purpose of the meeting?**

This is a revision to the Hard Bargain PUD Subdivision which includes the following work. 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:**

**5:00 – 5:10 pm** informal discussion; time to ask quick questions or take a closer look at the plan.

**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 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: Mathew Piofer, Civil and Environmental Consultants

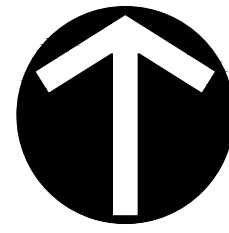
Email: [mpiofer@cecinc.com](mailto:mpiofer@cecinc.com) Phone: 615-333-7797

**Meeting Date: 04/05/2023 Time: 5:00 pm**

**Teams:** <https://www.microsoft.com/en-us/microsoft-teams/join-a-meeting?rtc=1>

Meeting ID: 292 412 525 94

Meeting Passcode: fVu2cr



NORTH

LEGEND	
	EXISTING PROPERTY LINE
	EXISTING EASEMENT
	EXISTING RIGHT-OF-WAY
	EXISTING INDEX (MAJOR) CONTOUR
	EXISTING INTERMEDIATE (MINOR) CONTOUR
	EXISTING CURB
	EXISTING EDGE OF PAVEMENT
	EXISTING ASPHALT PAVEMENT
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD WIRE
	EXISTING ELECTRIC LINE
	PROPOSED ROADWAY CENTERLINE
	PROPOSED CONCRETE
	PROPOSED PAVEMENT SHOULDER
	PROPOSED RIGHT-OF-WAY
	PROPOSED BUILDING
	PROPOSED SANITARY LINE
	PROPOSED WATERLINE

**SITE DATA CHART**

PROJECT NAME: HARD BARGAIN DEVELOPMENT  
 PROJECT NUMBER: XXXX  
 ADDRESS: 958 GLASS STREET, FRANKLIN, TN 37064  
 PARCEL(S): 078BB04100, 078BK00800, 078BK00900, 078BK00700  
 ACREAGE OF SITE: 1.15 AC / 50,074 SF  
 VESTING: N/A

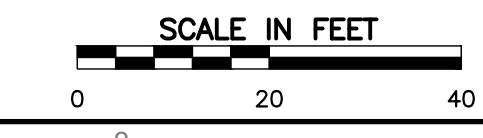
REGULATIONS  
 BASE ZONING: R-6 RESIDENTIAL  
 PROPOSED ZONING: R-6 RESIDENTIAL  
 OVERLAY ZONING: CENTRAL FRANKLIN OVERLAY  
 BUILDING TYPES APPLIED: HOUSE  
 FRONTAGE TYPES APPLIED: YARD  
 LOT WIDTH (RESIDENTIAL): 40 FT  
 LOT SIZE (RESIDENTIAL): 4000 SF  
 SETBACKS:  
 FRONT YARD: AVERAGE OF ADJACENT BUILDINGS OR 10 FT MINIMUM  
 SIDE YARD: 5 FT  
 REAR YARD: 15 FT  
 DWELLING UNIT COUNT, BY TYPE: 8 UNITS  
 COMMERCIAL SF, BY USE: 0 SF  
 HOTEL KEYS: N/A  
 BUILDING HEIGHT: 24'-6"  
 MINIMUM LANDSCAPE SURFACE AREA: 15,022 SF (30%)  
 OPEN SPACE SF REQUIRED: 2,504 SF (5%)  
 NATURAL AREA SF REQUIRED: 0  
 TREE CANOPY RETENTION ACREAGE:  
 PARKING REQUIRED, BY USE: 16 SPACES (8 TOTAL SINGLE RESIDENCES)  
 PARKING PROVIDED, BY USE: 22 SPACES (8 TOTAL SINGLE RESIDENCES)  
 HISTORIC RESOURCE TREATMENT (Y/N): NO

**CITY OF FRANKLIN NOTES**

- EXISTING IMPERVIOUS AREA : +/- 40580 SF
- ZONING : R-6 RESIDENTIAL
- THIS PROPERTY IS NOT LOCATED IN :
  - ANY FEMA FLOODWAY
  - ANY ZONING OVERLAYS PER CITY OF FRANKLIN ZONING.
  - ENVISION FRANKLIN BOUNDARY
  - HISTORIC PRESERVATION BOUNDARY
- PROPERTY NOTES :
  - PARCEL ID - 078BB04100, 078BK00800, 078BK00900, 078BK00700
  - DEED BOOK - 3532
  - DEED PAGE - 314
  - DEVELOPMENT - HARD BARGAIN
  - LOT -

**PRELIMINARY  
NOT FOR CONSTRUCTION**

**DRAFT**



REVISION RECORD		
NO	DATE	DESCRIPTION

**Civil & Environmental Consultants, Inc.**  
 117 Seaboard Lane - Suite E-100 - Franklin, TN 37067  
 615-333-7797 - 800-763-2326  
 www.cecinc.com

**HARD BARGAIN DEVELOPMENT  
 958 GLASS STREET  
 FRANKLIN, TENNESSEE 37064**

DEVELOPMENT PLAN	
DATE:	MARCH 2025
DRAWN BY:	SNH
CHECKED BY:	MZP
PROJECT NO.:	324-479
APPROVED BY:	DRAFT

DRAWING NO.: **C2.0**  
 SHEET OF



**NOTE TO CONTRACTOR**  
 THE CONTRACTOR SHALL REFER TO ALL PLANS WITHIN THIS PLAN SET. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THIS PROJECT.

A:\130-2001\324-479-1\000\Draw\001\324479-001-C2.0.dwg(2/3) LS(3/21/2025 - 8:00) - (P: 3/24/2025 2:39 PM



HISTORIC  
FRANKLIN  
TENNESSEE

# Neighborhood Meeting Notice Application

**Department of Planning and Sustainability**

## APPLICANT INFORMATION:

<b>Name:</b>	Mathew Piofer		
<b>Organization:</b>	Civil and Environmental Consultants		
<b>Phone:</b>	615-333-7797	<b>Fax:</b>	615-333-7751
<b>Email:</b>	mpiofer@cecinc.com		
<b>Street:</b>	117 Seaboard Lane, Suite E-100		
<b>State:</b>	Tennessee	<b>ZIP:</b>	37067

## PROJECT INFORMATION:

<b>Proposed Name of Project:</b>	Hard Bargain Residential Development	<b>Address or Parcel(s) of Property:</b>	078BB04100, 078BK00800, 078Bk00900, 078BK00700
<b>Project Type:</b>	<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		
<b>Describe proposed development: (proposed uses, square footages, dwelling unit count, etc.)</b>	This is a revision to the Hard Bargain PUD Subdivision which includes the following work. The proposed project would create an access road from Glass Street north to the existing alley on Hard Bargain property. Two new residences would be constructed fronting this new street. Residences will be 2 story, single family homes with their own parking spaces. Modifications to the existing alley and the addition of several additional parking spaces will address the high demand for parking from residents. These improvements will result in approximately 6,500sf of additional impervious area.		
<b>Base Zoning District:</b>	R-6 Residential	<b>Proposed Base Zoning District (if applicable):</b>	R-6 Residential
<b>Any Existing Overlay Districts? HPO/FFO/FWO/HHO/CAO</b>	Central Franklin Overlay	<b>Pre-application Meeting Date:</b>	03/27/2023

## 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): Teams Meeting
<b>Date &amp; Time of the Neighborhood Meeting (1<sup>st</sup> and 2<sup>nd</sup> choices):</b>	1 <sup>st</sup> 04/05/2023 5:00 pm	2 <sup>nd</sup> 04/06/2023 5:00 pm
<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>  Joseph Bryan	