

NEIGHBORHOOD MEETING NOTICE

Hello! You are receiving this letter to provide public notice of an upcoming Neighborhood Meeting for a proposed development on the property located at 4099/4101 Clovercroft Road and 4324/4326 Murfreesboro Road, Franklin, TN. The meeting will be held virtually on **August 9, 2023 at 5pm**. Provided is the link for the virtual meeting:

<https://us06web.zoom.us/j/88655757746?pwd=UEsxc3JpakEyT0ZrY0hyT2E3Vmc3UT09> The link for the meeting can also be found on the City's website.

Project Description:

This is for an amendment to the approved Development Plan for the Poplar Farms Subdivision consisting of Single Family Detached Residential Homes on varying lot sizes. The approved plan consists of 546 residential lots on 294.07 acres with a significant portion of the site remaining in community or public open space.

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 Development Plan Amendment which requests that the side yard setback on 65'+ wide front-loaded lots be reduced from 7.5 feet to 5 feet in width. This reduction would allow for an increased variety of residential homes to be constructed by allowing for varied elevations, floor plans and design elements. In addition, the Developer is committing to increasing the front-loaded garage setback from 20 feet to 40 feet to establish a more architecturally sensitive streetscape. 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 one at a time 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 request within this mailing. If you have any questions prior to the meeting, feel free to contact the applicant: Their contact information is below:

John Haas

EDGE Planning, Landscape Architecture & Urban Design

Email: jhaas@edgela.com

Phone: 615-250-8154

Meeting Date: August 9, 2023

Time: 5:00 pm

Location: <https://us06web.zoom.us/j/88655757746?pwd=UEsxc3JpakEyTOZrY0hyT2E3Vmc3UT09>

Can you watch the Neighborhood Meeting after 8/9/2023?

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

www.franklintn.gov/neighborhoodmeetings