



September 25, 2023

Neighborhood Meeting Notice

October 5th, 6pm

Hello, you are receiving this letter to provide public notice of an upcoming Neighborhood Meeting for a proposed development on the property located at 731-813 Columbia Ave., Franklin, TN. The meeting will be held virtually on October 5th at 6pm. Provided is the link for the virtual meeting:

<https://us02web.zoom.us/j/83257109343?pwd=RE5ENDFsbXpkMUd3QmdHajlvdDJ2Zz09>.

The link for the virtual meeting can also be found on the City's website, here:

www.franklintn.gov/neighborhoodmeetings or www.franklintn.gov/calendar

A recording of the meeting will also be available on the Neighborhood Meetings webpage.

Project Description:

The applicant is seeking a text amendment to the Neighborhood Mixed-Use Design Concept Building Height language of the Envision Franklin document. Specifically, a text amendment to the Special Considerations section "Columbia Avenue between Five Points and Fowlkes Street". The text amendment would allow for an increase in the number of stories allowed in this area to 3.5 stories, with the conditional requirement that the property must self-park on site to allow more than two stories.

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 December 14th. If the amendment is approved, a Zoning Text Amendment to amend the Columbia Avenue Overlay requirements would ensue sequentially following the Envision Franklin Text Amendment process.

Format of the meeting:

6:00-6:10	Informal discussion; time to ask quick questions or take a closer look at the project
6:10-6:25	Formal presentation by the applicant to discuss the main points of the project
6:25-7:00	Questions and Answers

Can you see the proposed documents prior to the meeting?

Absolutely! Documents are available for review on the City's Online Portal here:

<https://franklintn.geocivix.com/secure/project/?projectid=1124544>.

If you have any questions prior to the meeting, feel free to contact the applicant:

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