

NEIGHBORHOOD MEETING NOTICE

November 27, 2023

Hello! You are receiving this letter to provide public notice of an upcoming Neighborhood Meeting for a development on the property located at the intersection of Aspen Grove Drive, McEwen Drive, Jordan Road, & Mallory Lane, Franklin, TN. The meeting will be held on **12/05/2023 at 5pm** virtually (<https://us06web.zoom.us/j/84939422751>).

Project Description:

This is a Development Plan Amendment for the McEwen Place Town Center PUD Subdivision to allow a revision of the mixed-use development zoned Planned District (PD) consistent with Envision Franklin. The Development Plan will be amended to reduce the non-residential uses by 75,136 SF and add an additional 223 residential dwelling units. The change in entitlements will require a rezoning of the PD.

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) 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.

Will the project be voted on at this 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 through the Zoom chat feature

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:

Gary Vogrin, Kiser + Vogrin Design

Email: gary@kiservogrin.com

Phone: 615-708-0567

Can you watch the Neighborhood Meeting after 12/05/2023?

Absolutely! A recording of the meeting will be posted afterward.

Meeting Date: 12/05/2023 Time: 5:00pm CST

<https://us06web.zoom.us/j/84939422751>

(Webinar ID: 849 3942 2751)

BUILDING TYPOLOGY

- HOTEL
- OFFICES
- RESIDENTIAL
- RETAIL
- PARKING GARAGE
- OFFICE OVER RETAIL
- RESIDENTIAL OVER RETAIL
- RESIDENTIAL, HOTEL OVER PARKING

THE DWELL
EXISTING MULTI-FAMILY
DEVELOPMENT

RUSH STREET

EXISTING
WHOLE FOODS/
OFFICE & RETAIL
DISTRICT

MCEWEN DRIVE

DUVAL STREET

SPRING CREEK DRIVE

JORDAN ROAD

ASPEN GROVE DRIVE

PERRY'S STEAKHOUSE

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UNDER
CONSTRUCTION

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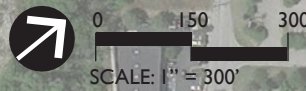
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MALLORY LANE

MALLORY GREEN
DEVELOPMENT



Overall Master Plan

MCEWEN PLACE TOWN CENTER

FRANKLIN, WILLIAMSON COUNTY, TN

November 27, 2023





HISTORIC
FRANKLIN
TENNESSEE

Neighborhood Meeting Notice Application

Department of Planning and Sustainability

APPLICANT INFORMATION:

Name:	Gary M. Vogrin		
Organization:	Kiser + Vogrin Design		
Phone:	615-708-0567	Fax:	
Email:	Gary@kiservogrin.com		
Street:	5005 Meridian Blvd., Suite 100, Franklin		
State:	TN	ZIP:	37067

PROJECT INFORMATION:

Proposed Name of Project:	McEwen Place Town Center PUD Subdivision Development Plan, Section 3 Revision 8	Address or Parcel(s) of Property:	Tax Map 062, Parcel 062 02223 00009062, INTERSECTION OF ASPEN GROVE DRIVE, McEWEN DRIVE, JORDAN ROAD, & MALLORY LANE
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.)	The Development Plan will be amended to reduce the non-residential uses by 75,136 SF and add an additional 223 residential dwelling units.		
Base Zoning District:	PD - Planned District 12.76 DU/A 1,156,378 Non-Residential SF 315 Hotel Keys	Proposed Base Zoning District (if applicable):	PD - Planned District 15.15 DU/A 1,062,278 Non-Residential SF 315 Hotel Keys
Any Existing Overlay Districts? HPO/FFO/FWO/HHO/CAO	HTO/FFO	Pre-application Meeting Date:	12/05/2023

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): Virtual Meeting
Date & Time of the Neighborhood Meeting (1st and 2nd choices):	12/05/2023, 5 pm 1 st	12/05/2023, 6 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: Joseph Bryan	