

# NEIGHBORHOOD MEETING NOTICE

## *The Caroline*

January 31, 2024

Hello! You are receiving this letter to provide public notice of an upcoming Virtual Neighborhood Meeting for a proposed Development Plan for the property located at Map 062, Parcel 04510 at 101 Cool Springs Boulevard in Franklin, TN. The applicant is proposing a mixed-use building with a basement level parking garage for the property at the corner of Cool Springs Blvd and Mack Hatcher Pkwy. The building will provide 192 residential units with Club and Fitness Area as well as an outdoor amenity courtyard and swimming pool. Approximately 3,400 square feet of commercial space is also planned for the building. The basement level parking garage will have shared public parking for the commercial users as well as dedicated parking for the residents. The meeting will be held on Wednesday, February 7, 2024 at 6:00 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/tZcpc--qrj4pGNOV7r5dsleYDYa4xB8ds1Gu>
- 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 28, 2024. 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:**

<b>6:00 – 6:05 pm</b>	directions on how/when to comment; time to ask quick format questions
<b>6:05 – 6:35 pm</b>	formal presentation by the applicant to discuss the main points of the plan
<b>6:35 – 6:55 pm</b>	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](mailto:greg.gamble@gdc-tn.com)

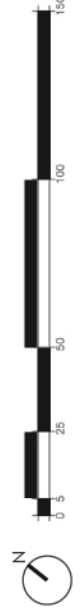
Gamble Design Collaborative  
Phone: 615-975-5765

**Can you watch the Neighborhood Meeting after 02/07/2024?**

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

[www.franklin.tn.gov/neighborhoodmeetings](http://www.franklin.tn.gov/neighborhoodmeetings)

**Meeting Date: 02/07/2024 Time: 6:00 pm CST**



101 Cool Springs Blvd - Development Plan





HISTORIC  
FRANKLIN  
TENNESSEE

# Neighborhood Meeting Notice Application

**Department of Planning and Sustainability**

## APPLICANT INFORMATION:

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

## PROJECT INFORMATION:

<b>Proposed Name of Project:</b>	The Caroline	<b>Address or Parcel(s) of Property:</b>	062 04510 101 Cools Springs Blvd.
<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>	The applicant is proposing a mixed-use building with a basement level parking garage for the property at the corner of Cool Springs Blvd and Mach Hatcher Pkwy. The building will provide residential units with Club and Fitness Area as well as an outdoor amenity courtyard and swimming pool. Approx. 3,400 sf of commercial space is also planned.		
<b>Base Zoning District:</b>	RC-6	<b>Proposed Base Zoning District (if applicable):</b>	PD
<b>Any Existing Overlay Districts? HPO/FFO/FWO/HHO/CAO</b>		<b>Pre-application Meeting Date:</b>	January 26, 2024

## 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): Zoom
<b>Date &amp; Time of the Neighborhood Meeting (1<sup>st</sup> and 2<sup>nd</sup> choices):</b>	1 <sup>st</sup> Wednesday, February 7, 2024 @ 6:00 PM	2 <sup>nd</sup>
<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	