



HISTORIC
FRANKLIN
TENNESSEE

Neighborhood Meeting Notice Application

Department of Planning and Sustainability

APPLICANT INFORMATION:

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

PROJECT INFORMATION:

Proposed Name of Project:	Simmons Ridge	Address or Parcel(s) of Property:	089 03700
Project Type:	<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		
Describe proposed development: (proposed uses, square footages, dwelling unit count, etc.)	This is a Revision to approved Development Plan Rev 4 – changing the layout to section 14 in order to accommodate necessary grading. New plan results in only an alley connection to public row rather than a full row connection.		
Base Zoning District:	SD-R	Proposed Base Zoning District (if applicable):	SD-R
Any Existing Overlay Districts? HPO/FFO/FWO/HHO/CAO	None	Pre-application Meeting Date:	April 4, 2024

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): Zoom Meeting
Date & Time of the Neighborhood Meeting (1st and 2nd choices):	1 st Tuesday, May 7, 2024 @ 6:00 PM	2 nd Wednesday, May 8, 2024 @ 6:00 PM
Aldermanic Ward: <input type="checkbox"/> Ward 1 <input type="checkbox"/> Ward 2 <input checked="" type="checkbox"/> Ward 3 <input type="checkbox"/> Ward 4	City of Franklin Planner Contact: Chelsea Randolph	

NEIGHBORHOOD MEETING NOTICE

April 29, 2024

Hello! You are receiving this letter to provide public notice of an upcoming Neighborhood Meeting for a proposed Development Plan for the property located at Map 089, Parcel 03700 at 4408 South Carothers Road in Franklin, TN. The meeting will be held on Tuesday, May 7, 2024 at 6:00 pm, and you are invited to join the virtual Zoom Neighborhood Meeting:

- Please register in advance to join this meeting:
- <https://us02web.zoom.us/join/ztqg-ihpj0iHdHeUMXGeNMDDnxzLxlgQ3IK>
- After registering, you will receive a confirmation email containing information about joining the meeting.

Project Description:

This is a revision to approved Development Plan Rev 4 – changing the layout to Section 14 in order to accommodate necessary grading. The new plan results in only an alley connection to public row rather than a full row connection.

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, June 27, 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:

6:00 – 6:05 pm	directions on how/when to comment; time to ask quick format questions
6:05 – 6:35 pm	formal presentation by the applicant to discuss the main points of the plan
6:35 – 6:55 pm	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

Gamble Design Collaborative

Phone: 615-975-5765

Can you watch the Neighborhood Meeting after 05/07/2024?

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

www.franklintn.gov/neighborhoodmeetings

Meeting Date: 05/07/2024 Time: 6:00 pm CST – Register in Advance @:

[https://us02web.zoom.us/meeting/register/tZlqc-ihpj0iHdHeUMXGeNMDDnxzLxlqQ3IK](https://us02web.zoom.us/join/https://us02web.zoom.us/meeting/register/tZlqc-ihpj0iHdHeUMXGeNMDDnxzLxlqQ3IK)

Or @:

www.franklintn.gov/neighborhoodmeetings

OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I Simmons Ridge Joint Venture /John Franks

(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

089 03700

(Property Parcel/Tax ID Number)

and located at:

4408 South Carothers Rd

(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Gamble Design Collaborative, Cannon & Cannon, Inc

(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

John J. Franks, Managing Member
Signature

144 SE Parkway, Suite 230
Property Owner Mailing Address

Franklin, TN 37064
City, State & Zip

Subscribed and sworn to before me this

23rd day of April, 2024.

Patricia D. Kelley
Notary Public

My Commission Expires: 8/8/2026



DETACHED RESIDENTIAL STRUCTURES ARCHITECTURAL STANDARDS AFFIDAVIT City of Franklin, Tennessee

We/I Simmons Ridge Joint Venture / John Franks

(Please print Name/Names in Full)

being duly sworn, depose, and affirm that the typical detached residential structure elevations are fully representative of the architectural design of the single-family dwellings in Simmons Ridge subdivision and have been designed to meet the minimum requirements of the City of Franklin's architectural development standards in Section 5.3.5 of the *Franklin Zoning Ordinance*.

I understand that failure to comply with the minimum standards of the Residential Development sections of the *Franklin Zoning Ordinance* shall result in City actions, including but not limited to the suspension of permitting and inspections for the overall subdivision.

John G. Franks, Managing Member
Signature

144 SE Parkway Suite 230
Property Owner Mailing Address

Franklin, TN 37064
City, State & Zip

Subscribed and sworn to before me this

23rd day of April, 2024.

Patricia D. Kelley
Notary Public

My Commission Expires: 8/8/2026

