

RESOLUTION 2024-09

A RESOLUTION APPROVING A REVISED DEVELOPMENT PLAN FOR TUCK AWAY PUD SUBDIVISION, WITH 1 MODIFICATION OF DEVELOPMENT STANDARDS (CONNECTIVITY), FOR THE PROPERTY LOCATED WEST OF LEWISBURG PIKE AND NORTH OF SAINT JAMES DRIVE, LOCATED AT 1190 LEWISBURG PIKE

WHEREAS, the Planned Unit Development (PUD) process is a review procedure that is intended to encourage innovative land planning and design and avoid the monotony sometimes associated with large developments by:

- (a) Reducing or eliminating the inflexibility that sometimes results from strict application of zoning standards that were designed primarily for individual lots;
- (b) Allowing greater freedom in selecting the means to provide access, light, open space, and design amenities;
- (c) Encouraging a sensitive design that respects the surrounding established land use character and natural or man-made features of the site including, but not limited to, trees, historic features, streams, hillsides, and floodplains;
- (d) Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and
- (e) Allowing deviations from certain zoning standards that would otherwise apply if not contrary to the general spirit and intent of this ordinance; and

WHEREAS, the PUD process requires the approval of a Development Plan that is reviewed and approved by the Board of Mayor and Aldermen (BOMA), after a public hearing and a recommendation by the Franklin Municipal Planning Commission (FMPC); and

WHEREAS, BOMA originally rezoned the subject Property as part of Ordinance 2020-35 on April 13, 2021, and originally approved a Development Plan for the subject property as part of Resolution 2020-297 on March 23, 2021; and

WHEREAS, in accordance with the provisions of the City of Franklin, Tennessee, Zoning Ordinance, and as required by *Tennessee Code Annotated* § 13-4-310, as amended, the approval of the Development Plan by the BOMA in Resolution 2020-297, initiated a vesting period during which the development standards adopted by the City, and in effect on the date of approval, remain the standards applicable to the approved PUD Development Plan; and

WHEREAS, the property owner is now wishing to revise the Development Plan and amend the zoning on the property to correspond with the entitlements shown on the Revised Development Plan; and

WHEREAS, amendments to Development Plans approved on, or after January 1, 2015, shall be reviewed pursuant to the requirements of the Franklin Zoning Ordinance Subsection 20.19.4; and

WHEREAS, BOMA has, or will, approve the amended zoning for the Property as part of Ordinance 2024-07.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. That the legal description of the property included in the Development Plan Revision, is as follows:

PREMISES CONSIDERED	
Map-Parcel	Acres
105-28.01	8.43
106-8.00	17.21
Total	25.64

SECTION II: That the attached Location Map and Survey shall serve the purpose of further delimiting the geographical boundaries as described by this Resolution.

SECTION III: That the overall entitlements, as amended, for the Tuck Away PUD Subdivision are as follows:

Entitlements	Tuck Away PUD
Original Base Zone District	PD 0.71
Requested Base Zone District	PD 120,000
Other Zoning Overlays	HHO Buffer
Number of Dwelling Units	0
Number of Nonresidential Square Footage	120,000 SF
Number of Hotel Rooms	0
Open Space Requirements	15%
Number of Phases in Development	2
Vested Development Plan Approval	Resolution No. 2020-297 Date of approval: 3/23/2021
Approved Modification of Development Standards	MOS 1 – Remove external street stub connection to southern boundary.
Development Plan Revision Number	1

SECTION IV: That the Revised Development Plan, the exhibits accompanying the Development Plan, and all conditions and restrictions placed upon the Development Plan by the Franklin Municipal Planning Commission and this Board shall be made a part of this Resolution as though copied verbatim herein, and that a permanent record of the Development Plan, the exhibits accompanying the Development Plan, and all such conditions and restrictions shall be kept in the Franklin Planning and Sustainability Department.

SECTION V: That the following Modifications of Development Standards (MOS) were requested and acted upon by the Board of Mayor and Aldermen, after review and recommendation by the Franklin Municipal Planning Commission:

<p>MOS 1: Connectivity - Request to remove external street stub connection to southern boundary.</p> <p>Approved: _____</p> <p>Denied: _____</p>	<p>9.5.3(A) Internal vehicular circulation shall be designed to provide cross access to each adjacent property.</p> <p><i>Staff recommended disapproval.</i></p>
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SECTION VI. That this Resolution shall take effect from and after the passage of Ordinance 2024-07, on third and final reading, the health, safety, and welfare of the citizens requiring it.

IT IS SO RESOLVED AND DONE on this 23rd day of April, 2024.

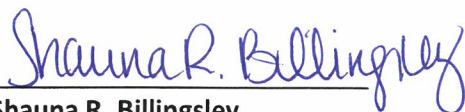
ATTEST:

By: 
ERIC S. STUCKEY
 City Administrator

CITY OF FRANKLIN, TN:

By: 
DR. KEN MOORE
 Mayor

Approved as to form by:


Shauna R. Billingsley
 City Attorney

PREAPPLICATION CONFERENCE: _____ 1/2/24 _____

BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: _____ 1/25/24 _____

NEIGHBORHOOD MEETING: _____ 1/3/24 _____

PLANNING COMMISSION RECOMMENDED APPROVAL:

2/22/24, 6-1

PUBLIC HEARING AND BOMA APPROVAL:

























4/23/24, 7-0

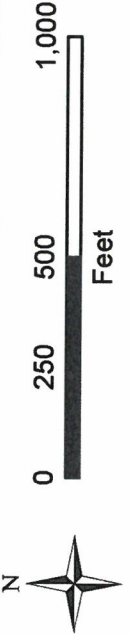
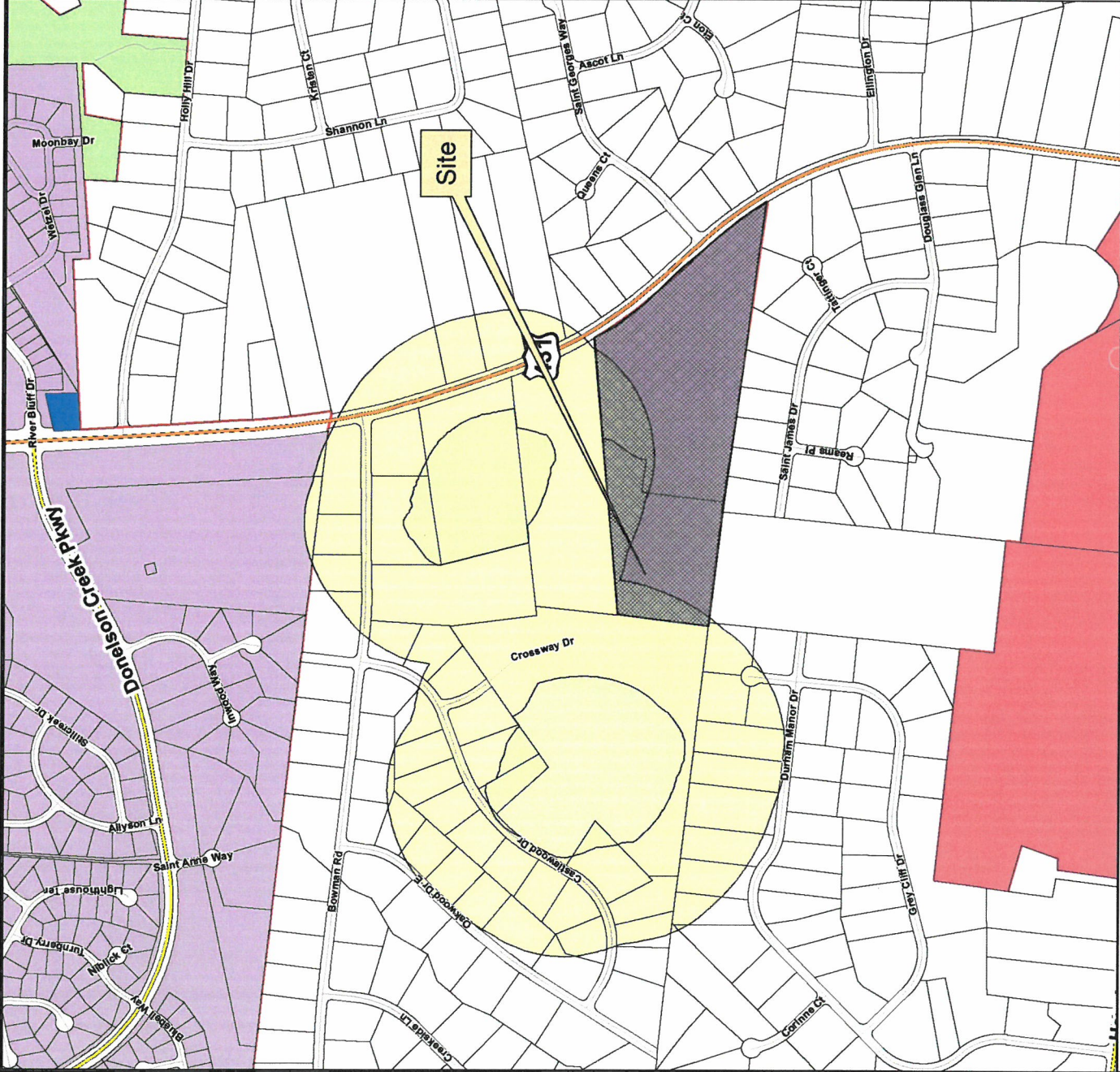
**TUCK AWAY PUD SUBDIVISION
ORDINANCE 2024-07
RESOLUTION 2024-09**

Project Information

Existing Zoning: PD (0.71)
Proposed Zoning: PD (120,000 SF)
Overlay Districts: HHO, 500' Buffer of HHO
Site Acreage: 25.64 acres
Proposed Number of Dwelling Units: None
Proposed Nonresidential Square Footage: 120,000 SF

Legend

-  Tuck Away PUD Subdivision
-  Hillside/Hillcrest Overlay
-  500 Ft Buffer of Hillside
-  AG Agricultural District
-  ER Estate Residential District
-  R1 Residential 1 District
-  R2 Residential 2 District
-  R3 Residential 3 District
-  R4 Residential 4 District
-  R6 Residential 6 District
-  MR Mixed Residential District
-  PD Planned District
-  OR Office Residential District
-  CI Civic Institutional District
-  NC Neighborhood Commercial
-  CC Central Commercial District
-  DD Downtown District
-  1ST Avenue District
-  5TH Avenue District
-  RC6 Regional Commerce 6 District
-  RC12 Regional Commerce 12 District
-  GO General Office District
-  LI Light Industrial District
-  HI Heavy Industrial District



This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
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- C1.2 EXST. CONDITIONS ENLARGEMENT
- C1.3 DEMOLITION PLAN

- C2.0 DEVELOPMENT PLAN
- C2.1 DEV. PLAN ENLARGEMENT
- C2.2 DEV. PLAN ENLARGEMENT

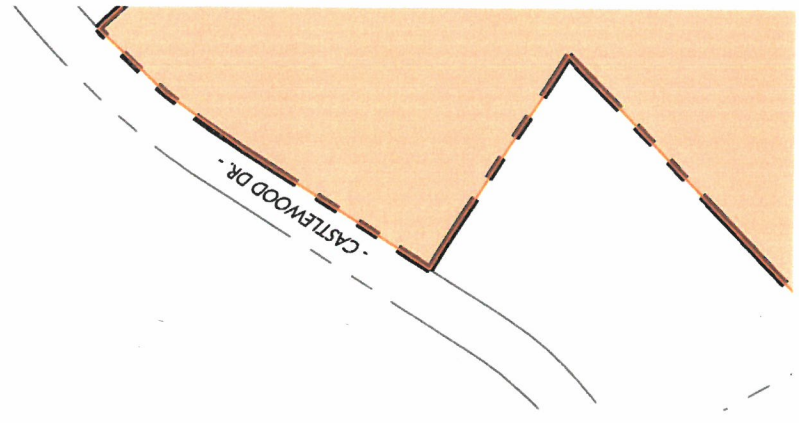
- C3.1 ENLARGED GRADING & DRAINAGE PLAN

- C4.1 ENLARGED ROW & ACCESS PLAN
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- C5.1 ENLARGED SITE UTILITY PLAN
- C5.2 ENLARGED SITE UTILITY PLAN



APPROVED TUCK



MAP & PARCEL: 1C
DONALD E. BEA
DONNA J. BEA
BOOK 1321, PAK





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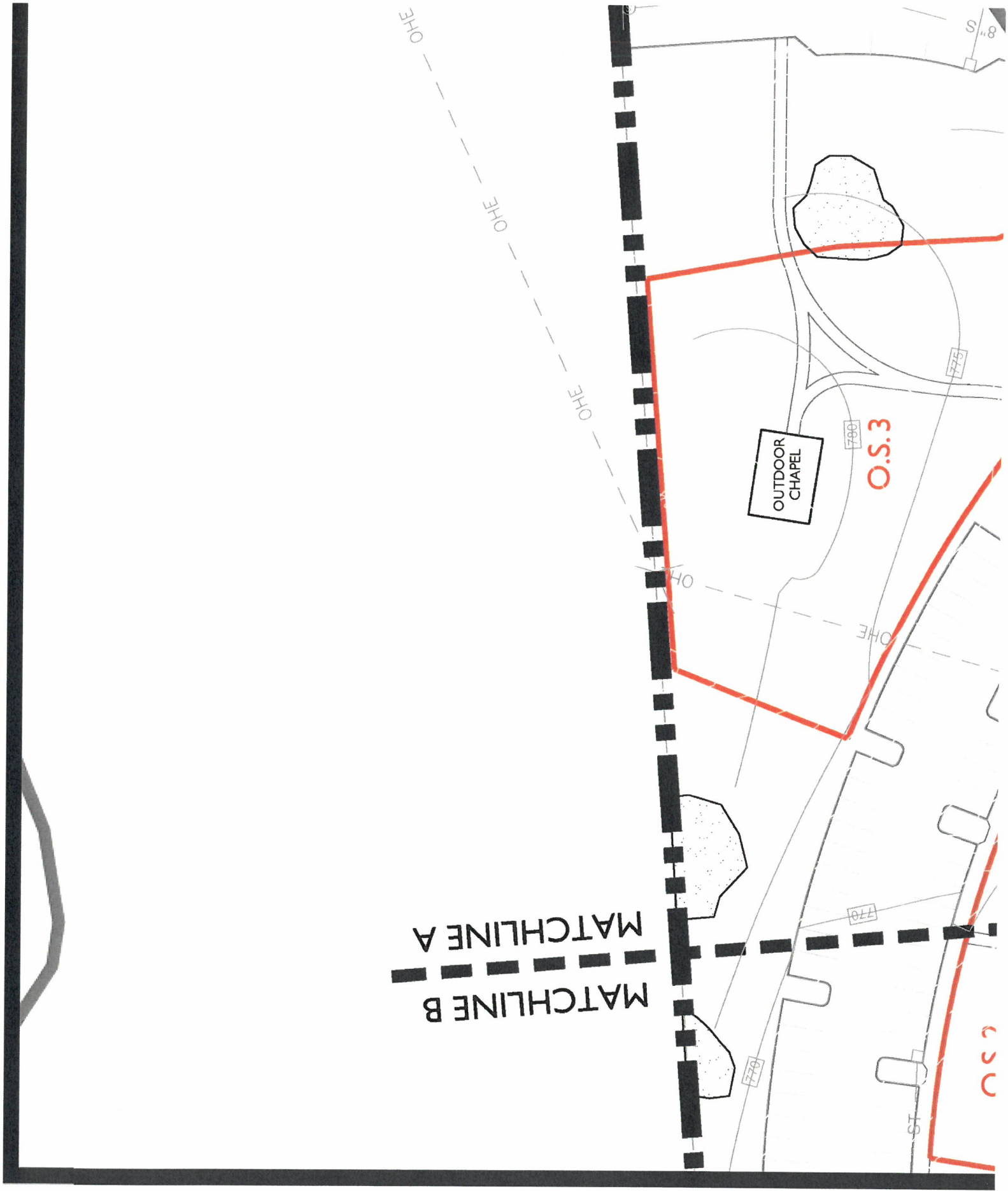
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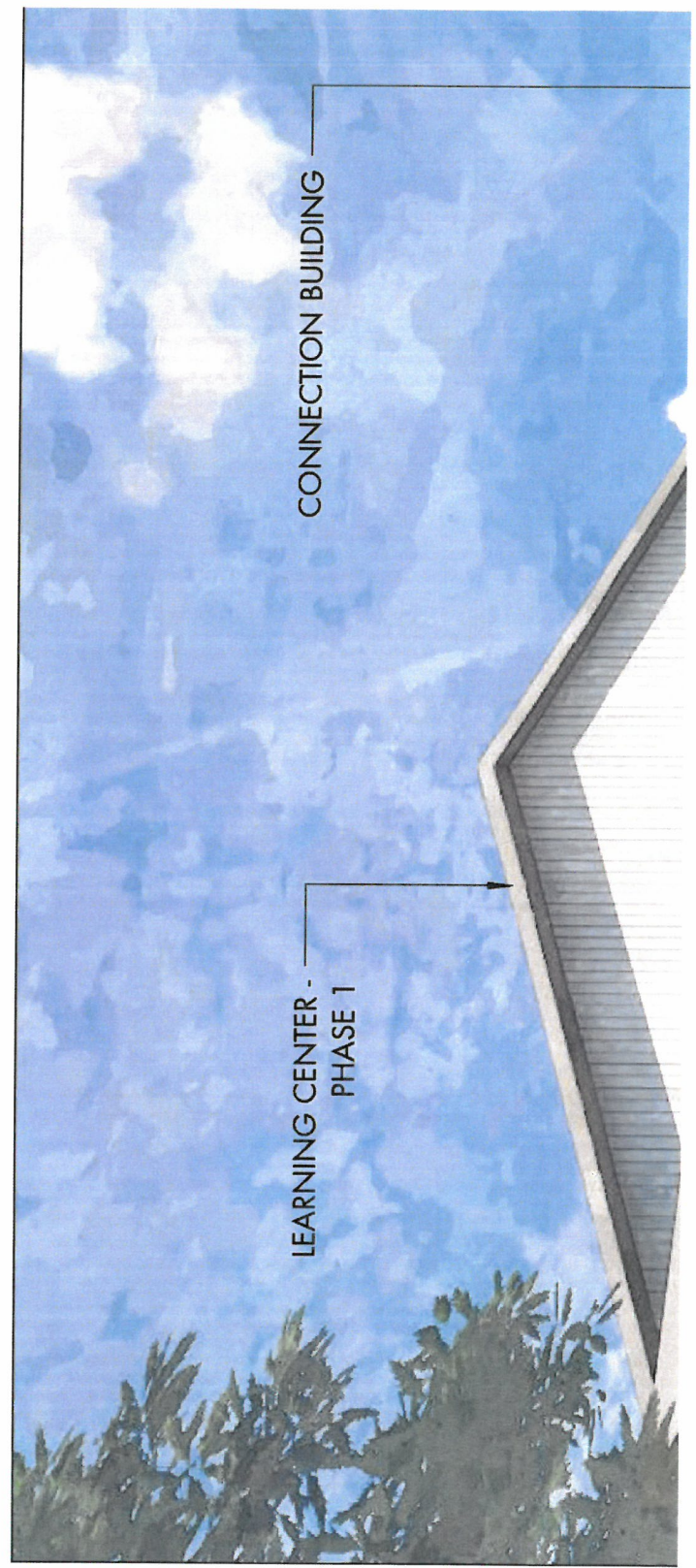
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LEARNING CENTER -
PHASE 1

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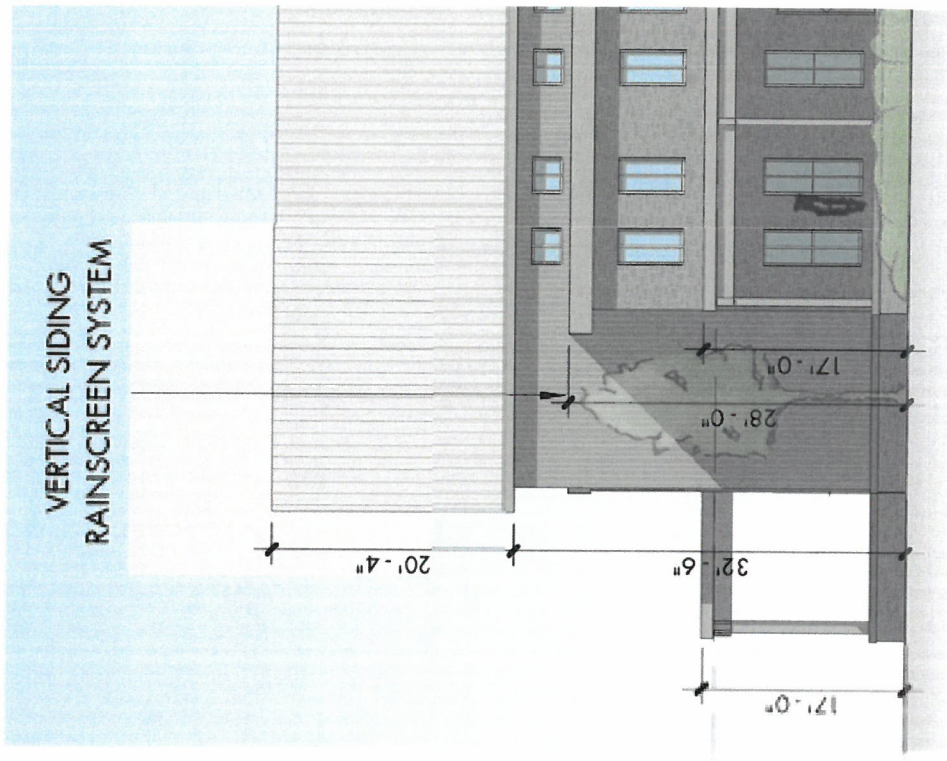
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