

ORDINANCE 2024-07

AN ORDINANCE TO REZONE 25.64 ACRES FROM PLANNED (PD 0.71) TO PLANNED (PD 120,000) DISTRICT FOR THE PROPERTY LOCATED AT 1190 LEWISBURG PIKE (TUCK AWAY PUD SUBDIVISION)

WHEREAS, the City of Franklin, Tennessee, encourages responsible growth and the sensible transition of land uses and densities; and

WHEREAS, the Planned (PD 120,000) District provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; and

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, adopted Resolution 2024-09, approving a Planned Unit Development (PUD) Development Plan as required by the Franklin Zoning Ordinance; and

WHEREAS, the zoning has been reviewed and approved by BOMA after a public hearing and a recommendation by the Franklin Municipal Planning Commission.

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

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification of Planned (PD 0.71) District to Planned (PD 120,000) District:

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 Ordinance.

SECTION III. BE IT FINALLY ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Ordinance shall take effect from and after its passage on third and final reading, the health, safety, and welfare of the citizens requiring it.

IT IS SO ORDAINED AND DONE on this 14th day of May, 2024.

ATTEST:

By: Eric S. Stuckey
Eric Stuckey
City Administrator

CITY OF FRANKLIN, TENNESSEE:

By: Dr. Ken Moore
Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

2/22/24, 6-1

PASSED FIRST READING:

3/26/24, 7-0

PUBLIC HEARING HELD:

4/23/24

PASSED SECOND READING:

4/23/24, 7-0

PASSED THIRD READING:

























5/14/24, 7-0

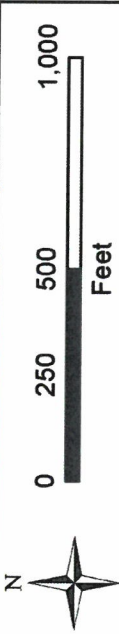
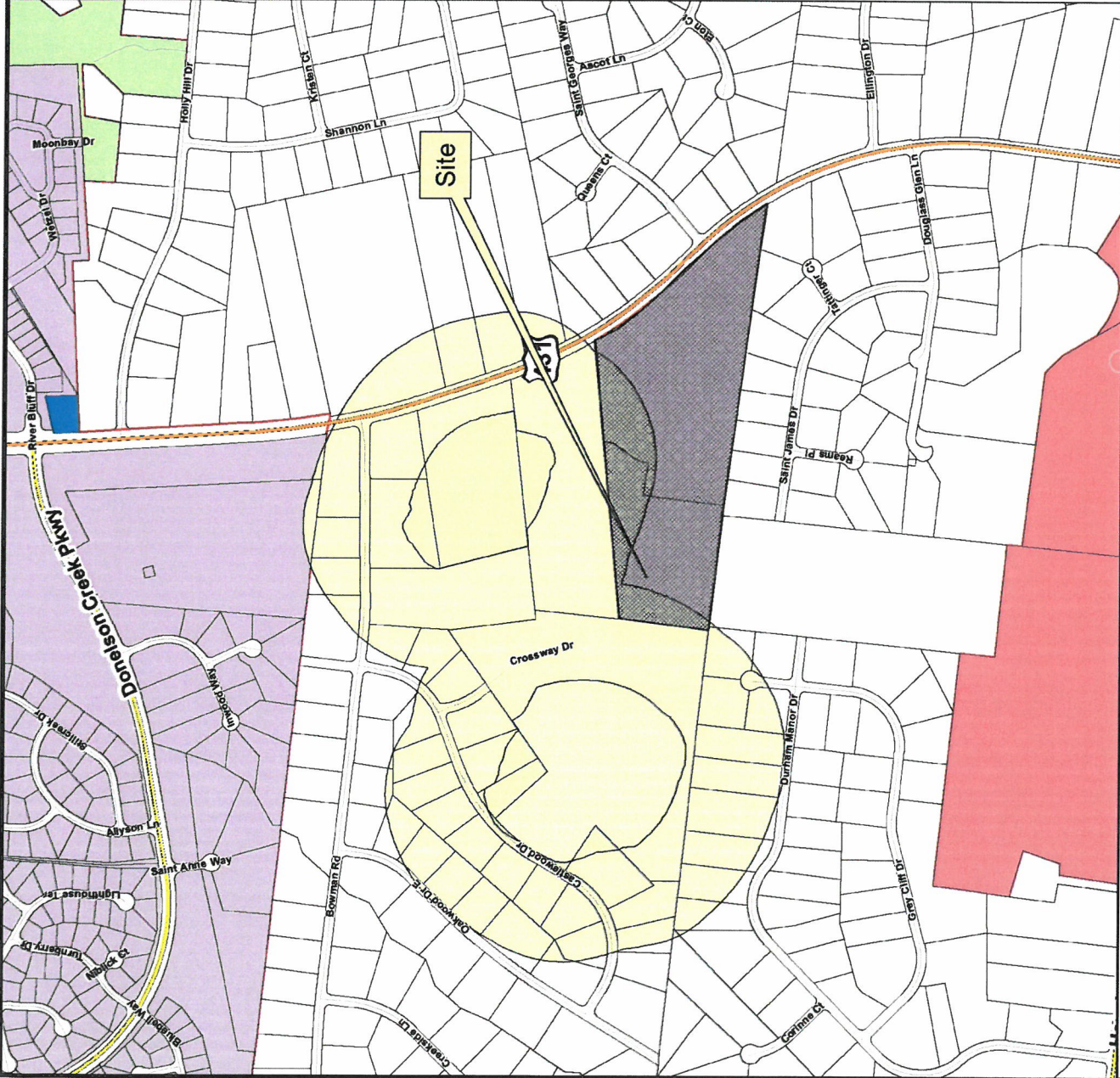
**TUCK AWAY PUD SUBDIVISION
ORDINANCE 2024-07
RESOLUTION 2024-09**

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



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