

**RESOLUTION 2019-88**

**As Amended**

**A RESOLUTION APPROVING A DEVELOPMENT PLAN FOR CAROTHERS GLEN PUD  
SUBDIVISION FOR THE PROPERTY LOCATED NORTH OF SOUTH CAROTHERS ROAD AND  
EAST OF SURREY LANE, AT 4338 & 4340 SOUTH CAROTHERS ROAD**

**WHEREAS**, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, has, or will, approve the zoning for the property as part of Ordinance 2019-34; and

**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 BOMA, after a public hearing and a recommendation by the Franklin Municipal Planning Commission; 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 will initiate a vesting period during which the development standards adopted by the City and in effect on the date of approval shall remain the standards applicable to the approved Development Plan.

**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 is as follows:

**PREMISES CONSIDERED**

Map-Parcel	Acres
089-30	19.07
089-30.01	3
Total	22.07

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

**SECTION III.** That the overall entitlements for the Carothers Glen as follows:

Entitlements	Carothers Glen
Base Zone District	SD-R 2.03
Character Area Overlay	MECO-6
Other Zoning Overlays	
Development Standard	Conventional
Number of Dwelling Units	45
Number of Nonresidential Square Footage	NA
Number of Hotel Rooms	NA
Connectivity Index	1.75
Open Space Requirements	Formal 1.12 acres required Informal 2.12 acres required
Number of Phases in Development	1

**SECTION IV.** That the 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 this Resolution shall take effect from and after the passage of Ordinance 2019-34, on third and final reading, the health, safety, and welfare of the citizens requiring it.

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**Eric S. Stuckey**  
City Administrator

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**Dr. Ken Moore**  
Mayor

Approved as to form by:

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Shauna R. Billingsley  
City Attorney

PREAPPLICATION CONFERENCE: July 2, 2019

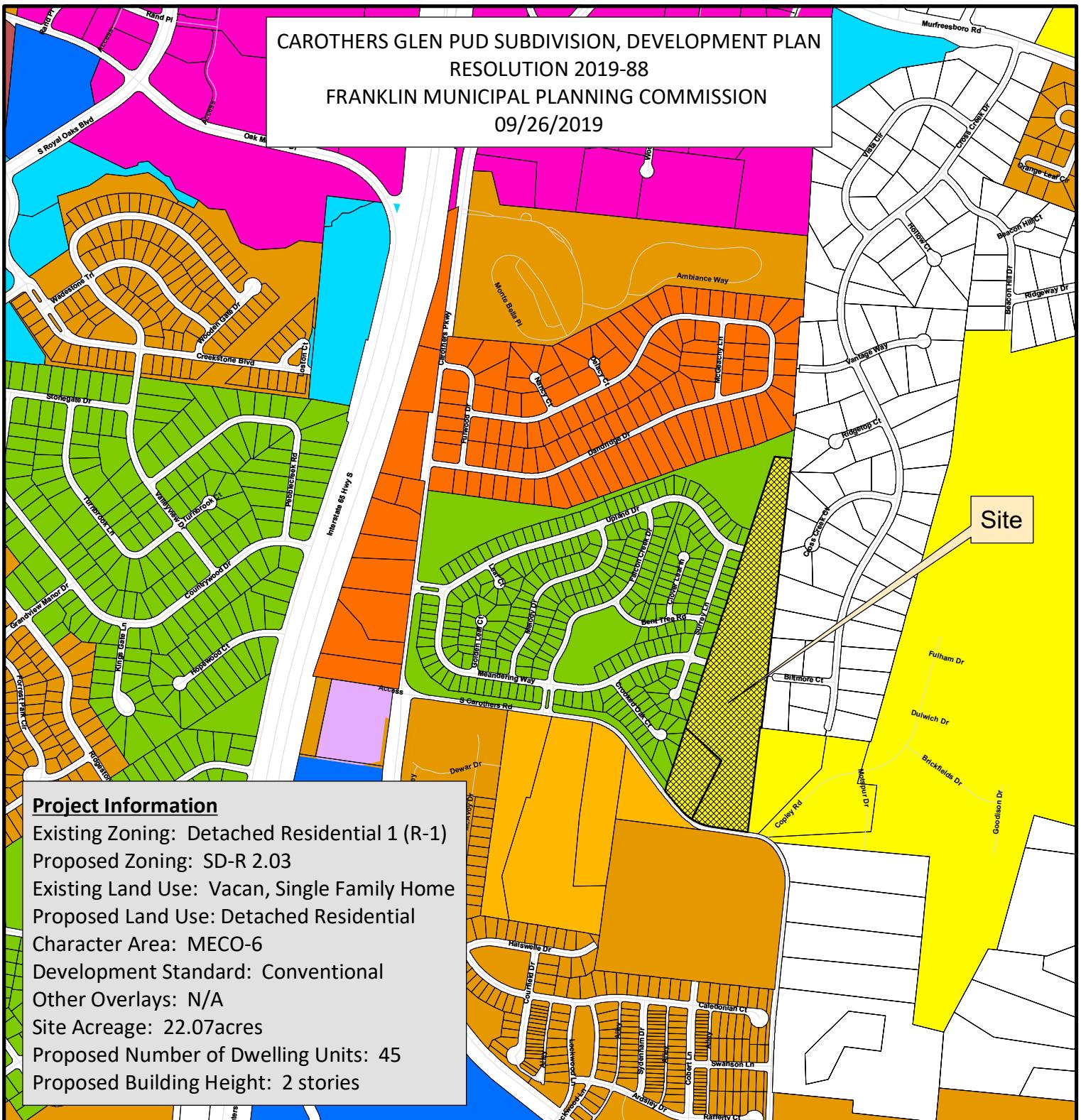
BOMA/FMPC JOINT CONCEPTUAL WORKSHOP: August 22, 2019

NEIGHBORHOOD MEETING: July 24, 2019

PLANNING COMMISSION RECOMMENDED APPROVAL: \_\_\_\_\_

PUBLIC HEARING AND BOMA APPROVAL: \_\_\_\_\_

**CAROTHERS GLEN PUD SUBDIVISION, DEVELOPMENT PLAN  
RESOLUTION 2019-88  
FRANKLIN MUNICIPAL PLANNING COMMISSION  
09/26/2019**



MAP COF 7070 Carothers Glen DP

AG Agricultural District

ER Estate Residential

R-1 Residential District

R-2 Residential District

R-3 Residential District

R-6 Residential District

RM-10 Attached 10 Residential District

RM-15 Attached 15 Residential District

RM-20 Attached 20 Residential District

SD-R Specific Development-Residential

SD-X Specific Development-Variety

OR Office Residential District

GO General Office District

CC Central Commercial District

NC Neighborhood Commercial District

GC General Commercial District

LI Light Industrial District

HI Heavy Industrial District

CI Civic and Institutional District



0 250 500 1,000

Feet

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