

## RESOLUTION 2020-02

### **A RESOLUTION APPROVING A REVISED DEVELOPMENT PLAN FOR MCKAYS MILL PUD SUBDIVISION, FOR THE PROPERTY LOCATED NORTH AND SOUTH OF LIBERTY PIKE AND EAST OF TURNING WHEEL LANE.**

**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, after a public hearing and a recommendation by the Franklin Municipal Planning Commission.

**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, as amended, is as follows:

PREMISES CONSIDERED	
Map-Parcel	Acres
Multiple parcels	525.8

**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 for McKays Mill PUD Subdivision are amended to include indoor animal services and remain as follows:

Entitlements	McKays Mill PUD
Base Zone District (existing and proposed)	PD 2.29, COMMERCIAL 2.82

Other Zoning Overlays	HHO
Number of Dwelling Units	No change
Number of Phases in Development	No change
Original Development Plan Approval	Ordinance. 99-01 Date of approval: 1/19/1999
Revision Number	6

**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 its passage on its first 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:

\_\_\_\_\_  
Shauna R. Billingsley  
City Attorney

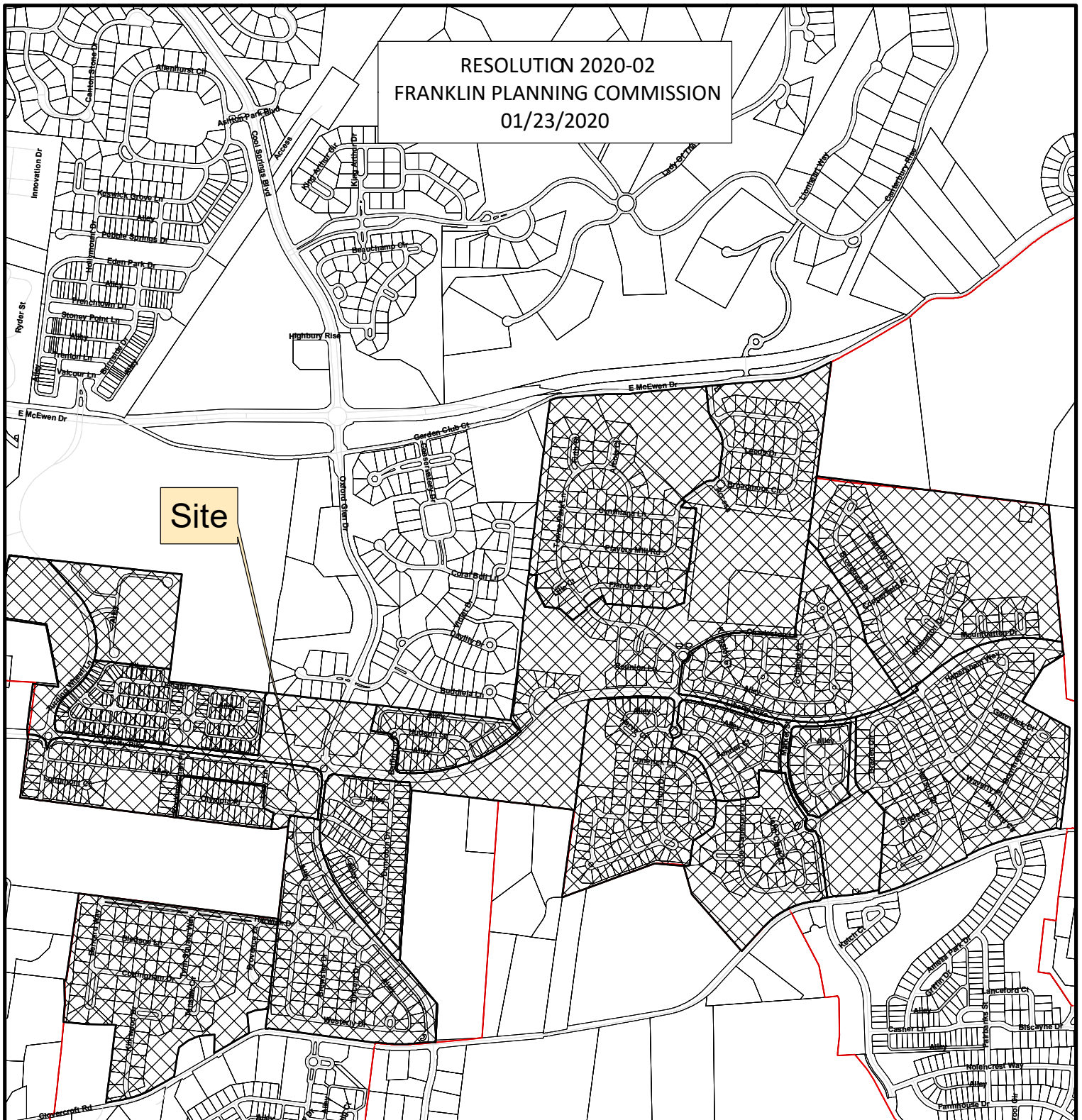
PLANNING COMMISSION RECOMMENDED APPROVAL:

\_\_\_\_\_

PUBLIC HEARING AND BOMA APPROVAL:

\_\_\_\_\_

RESOLUTION 2020-02  
FRANKLIN PLANNING COMMISSION  
01/23/2020



- |  |                                       |
|--|---------------------------------------|
| McKeys_Mill                            | SD-R Specific Development-Residential |
| AG Agricultural District               | SD-X Specific Development-Variety     |
| ER Estate Residential                  | OR Office Residential District        |
| R-1 Residential District               | GO General Office District            |
| R-2 Residential District               | CC Central Commercial District        |
| R-3 Residential District               | NC Neighborhood Commercial District   |
| R-6 Residential District               | GC General Commercial District        |
| RM-10 Attached 10 Residential District | LI Light Industrial District          |
| RM-15 Attached 15 Residential District | HI Heavy Industrial District          |
| RM-20 Attached 20 Residential District | CI Civic and Institutional District   |



0 500 1,000 1,500 2,000 2,500  
Feet

This map was created by the Franklin Planning Department.  
It was compiled from the most authentic information available.  
The City is not responsible for any errors or omissions contained hereon.  
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