

RESOLUTION NO. 2025-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF LOUISVILLE, TENNESSEE, TO AMEND THE SUBDIVISION REGULATIONS, APPENDIX III OF THE SPECIAL DEVELOPMENT STANDARDS, PLANNED UNIT DEVELOPMENT (PUD) SECTION III.2 DESIGN STANDARDS FOR PLANNED UNIT DEVELOPMENT, SUBSECTION (2), TO ALIGN WITH THE ZONING ORDINANCE STANDARD REGARDING MINIMUM SITE AREA.

WHEREAS, the Town of Louisville Planning Commission has adopted Subdivision Regulations governing the subdivision of land within the Town; and

WHEREAS, Appendix III of the Special Development Standards, Planned Unit Development Section III.2, establishes design standards for Planned Unit Developments (PUDs), including standards for conveyance and maintenance of common open space; and

WHEREAS, the current language of Subsection (2) of Section III.2 does not include a minimum site standard consistent with the Zoning Ordinance; and

WHEREAS, the Zoning Ordinance establishes that “Minimum Site. No PUD shall have an area less than that considered by the reviewing body to be adequate for the proposed project; however, the minimum site shall not be less than ten (10) times the minimum lot size required in the district in which the proposed project is to be located”; and

WHEREAS, the Planning Commission desires to amend the Subdivision Regulations to ensure consistency and clarity between the Subdivision Regulations and the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE TOWN OF LOUISVILLE, TENNESSEE:

SECTION 1.

That Appendix III of the Special Development Standards, Planned Unit Development, Section III.2 Design Standards for Planned Unit Development, Subsection (2), currently reading:

“It may be conveyed to a trustee(s) provided in a deed of record which establishes an association or similar organization for the maintenance of the planned development. The common open space may be conveyed to the trustees subject to the approval of the planning commission which will result in the restriction of the common open space to the uses specified on the final plan, and which will provide for the maintenance of the common open space in a manner which assures its continuing use for its intended purpose.”

be amended to include the following additional paragraph for consistency with the Zoning Ordinance:

“Minimum Site. No Planned Unit Development (PUD) shall have an area less than that considered by the reviewing body to be adequate for the proposed project; however, the minimum site shall not be less than ten (10) times the minimum lot size required in the district in which the proposed project is to be located.”

SECTION 2.

That this amendment shall take effect immediately upon adoption, the public welfare requiring it.

Adopted this _____ day of _____, 2025.

Chairman

Secretary