

**ORDINANCE #16-16**

**AN ORDINANCE TO APPROVE A P.U.D. CONCEPT PLAN IN NOLENSVILLE,  
TENNESSEE KNOWN AS MARKET SQUARE AND APPLY P.U.D OVERLAY ZONING  
TO THE PROPERTY**

**WHEREAS**, Article 2.2.10 B of the Zoning Ordinance of the Town of Nolensville provides the authority for the Board of Mayor and Aldermen to approve Planned Unit Development (P.U.D.) Overlay zoning for certain property in accordance with a P.U.D. Concept Plan recommended by the Planning Commission; and

**WHEREAS**, the Nolensville Planning Commission met on Tuesday, August 9, 2016 and approved, by majority vote, the recommendation of a P.U.D. with a residential component known as Nolensville Market Square P.U.D. Concept Plan; and

**WHEREAS**, the proposed Nolensville Market Square P.U.D. Concept Plan is situated on property known as Map 56, Parcel 58.02 and Map 56, Parcel 58.16 of the Williamson County, Tennessee property tax maps and is currently zoned Commercial Services (CS) with Commercial Corridor Overlay (CCO); and

**WHEREAS**, the Board of Mayor and Aldermen held a public hearing on November 8, 2016 on the proposed Nolensville Market Square P.U.D. Concept Plan and application of P.U.D. overlay zoning to the aforementioned property;

**NOW THEREFORE, BE IT ORDAINED, BY THE BOARD OF MAYOR AND  
ALDERMEN OF THE TOWN OF NOLENSVILLE, TENNESSEE:**

Section 1. The P.U.D. Concept Plan as recommended by the Planning Commission is approved with conditions recommended by the Nolensville Planning Commission referenced in Section 3.

Section 2. The P.U.D. overlay zoning is hereby applied to property known as Map 56, Parcel 58.02 and Map 56, Parcel 58.16 of the Williamson County, Tennessee property tax maps.

Section 3. The Board of Mayor and Aldermen require the following conditions, which have been recommended by the Planning Commission:

- a. Acceptance of the applicant's offer of an amenities plan to be included in the P.U.D. plan presented to the BOMA.
- b. Residential density will not exceed the current maximum permitted by the Town of Nolensville Zoning Ordinance of six (6) units per acre.

Section 4. Additional conditions required by the Board of Mayor and Aldermen are attached to and made part of this ordinance as Exhibit A.

This ordinance shall become effective after its passage and adoption, the public welfare demanding it.

Approved by the Board of Mayor and Aldermen

\_\_\_\_\_  
Jimmy Alexander, Mayor

Attest: \_\_\_\_\_  
Kali Mogul, Town Recorder

Approved as to form and legality: \_\_\_\_\_  
Robert J. Notestine, III, Town Attorney

Passed 1<sup>st</sup> Reading: \_\_\_\_\_

Public Hearing: \_\_\_\_\_

Passed 2<sup>nd</sup> Reading: \_\_\_\_\_

## **Ordinance 16-16 Exhibit A**

### **Conditions approved by the Board of Mayor and Aldermen on first reading:**

The Board of Mayor and Aldermen hereby require the following additional conditions for the Market Square site plan as represented and approved on sheet Alternate A-1 (see Exhibit B) on first reading:

- (A) A permitted use table will be included on the final plans, with the Town approval required;
- (B) Developer will work with the Town to find open space use options acceptable to both the Town and the developer;
- (C) Road improvements including signalization at Oldham and Nolensville Road will be implemented in Phase 1 of the development as stated in the traffic study.

Additional conditions may be approved by the Board of Mayor and Aldermen on second reading.

# Ordinance 16-16 Exhibit B

