

# 7399 and 7407 Nolensville Road

Nolensville, Tennessee

## Land Use Plan Amendment

Town of Nolensville, Tennessee

October 4th, 2016



Great Tennessee Land Company  
7123 Crossroads Boulevard  
Brentwood, TN 37027

# 7399 and 7407 Nolensville Road

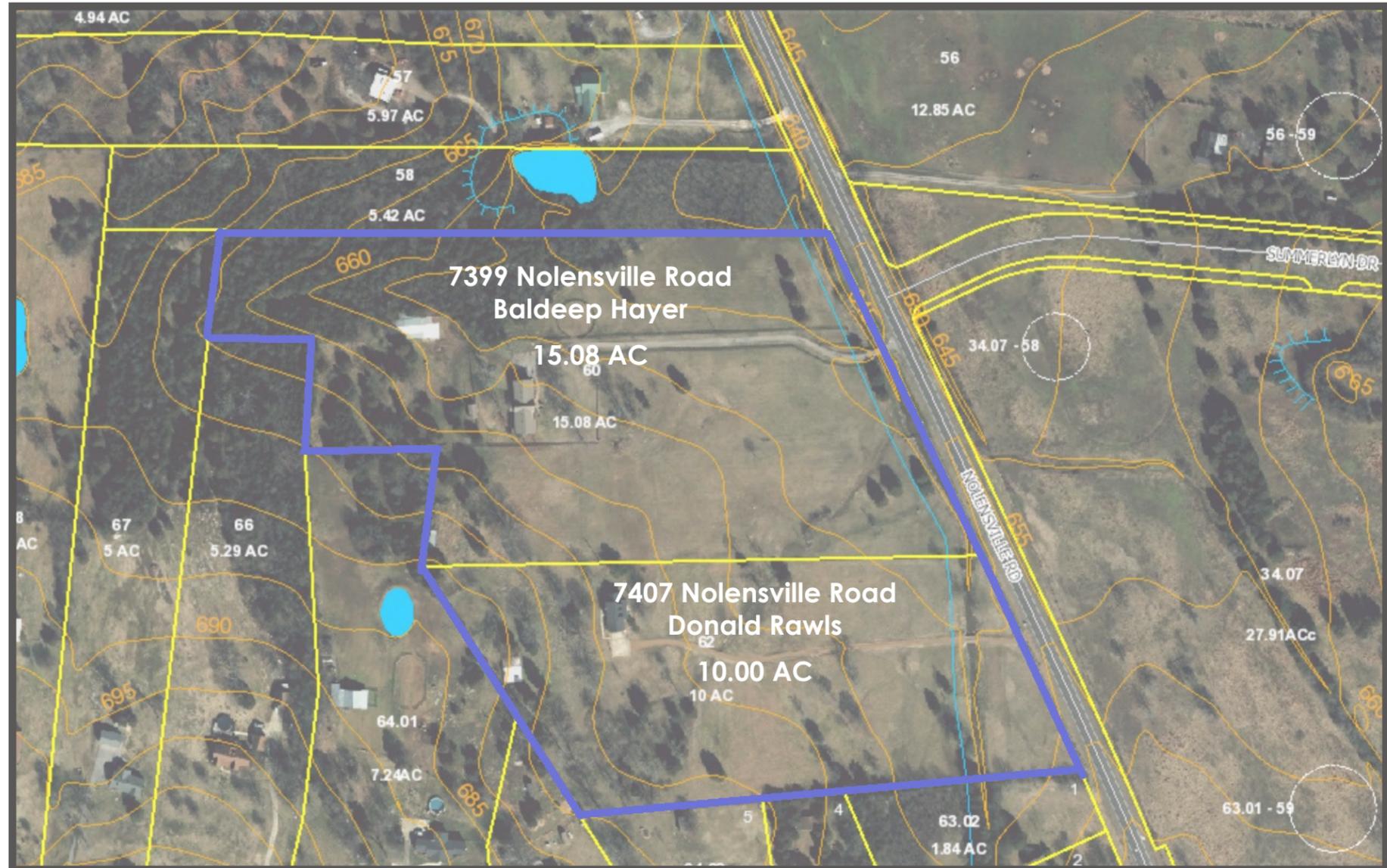
Nolensville, Tennessee

## Description of Proposed Development

This development project is a proposed mixed use community by Great Tennessee Land Company.

This project consists of 2 properties on 25.08 acres.

The purpose of the Land Use Plan Amendment is to allow for a mixed-use development with low impact commercial where it is currently denoted as "low medium density" residential.



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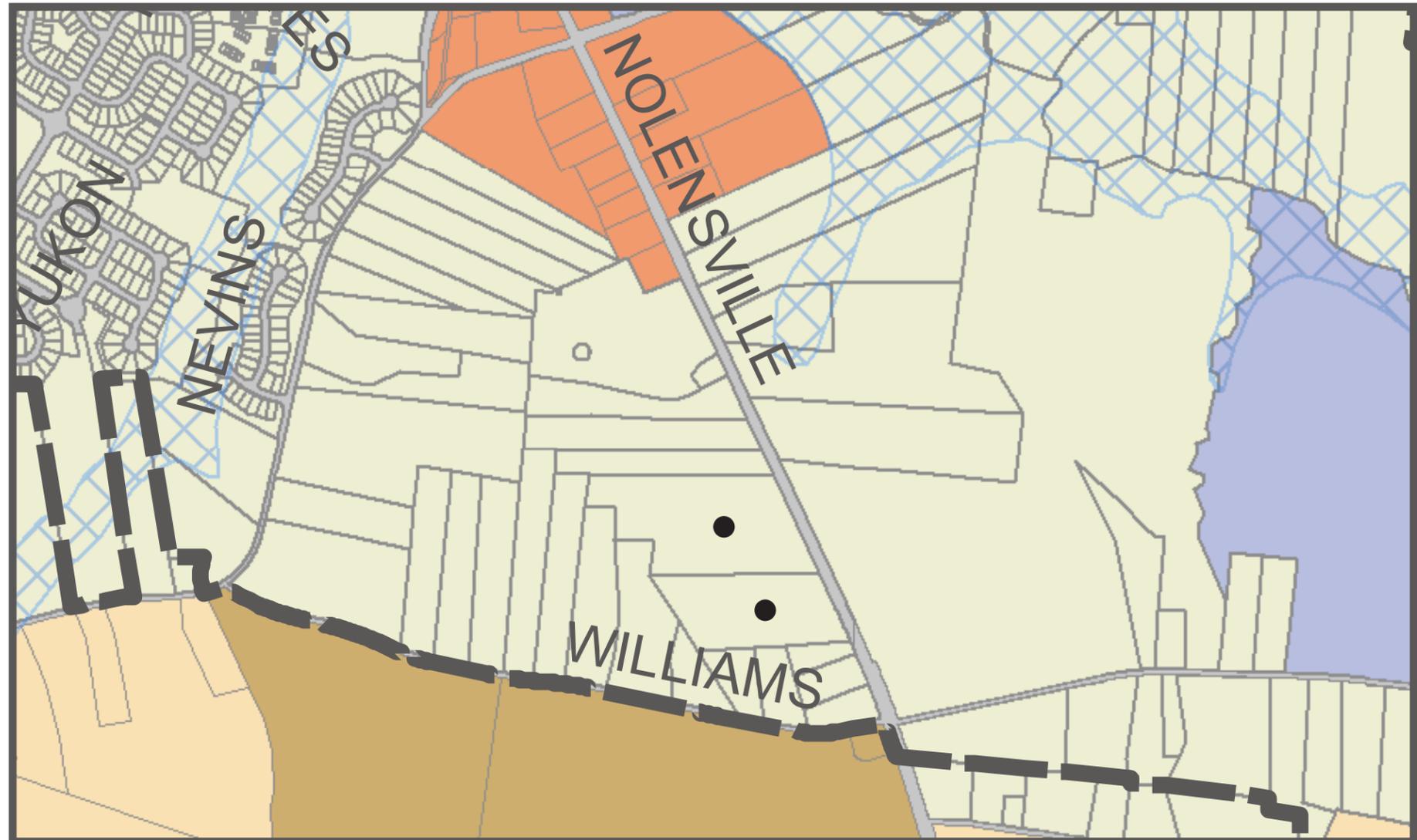
## Description of Land Use Character

The vision statement for the Town's Land Use Plan states:

Nolensville should retain its small town character, scenic value, and ecological quality while accommodating carefully controlled growth. Such growth should provide housing opportunities, needed community services and shopping opportunities, job creation, fiscal revenues, and the necessary infrastructure to support growth. Growth should be compact, land efficient and not pose a financial strain on the municipal government and its existing residents.

Through its Vision Statement and Land Use Plan, the Town has proposed the following goals:

1. Preserve and enhance the existing small town character of Nolensville while creating a strong sense of town identity and community or "sense of place".
2. Develop a pedestrian and bicycle friendly network of trails, sidewalks and greenways linking residential, recreation, commercial, civic, and institutional uses.
3. Balance the need for new commercial growth with the desire to preserve existing businesses and the desire to enhance the existing small town character.
4. Encourage the development of quality residential neighborhoods that provide housing opportunity for a wide range of buyers and that will support the cost-effective delivery of urban services.
5. Protect, conserve and enhance the Town's natural resources and beauty.



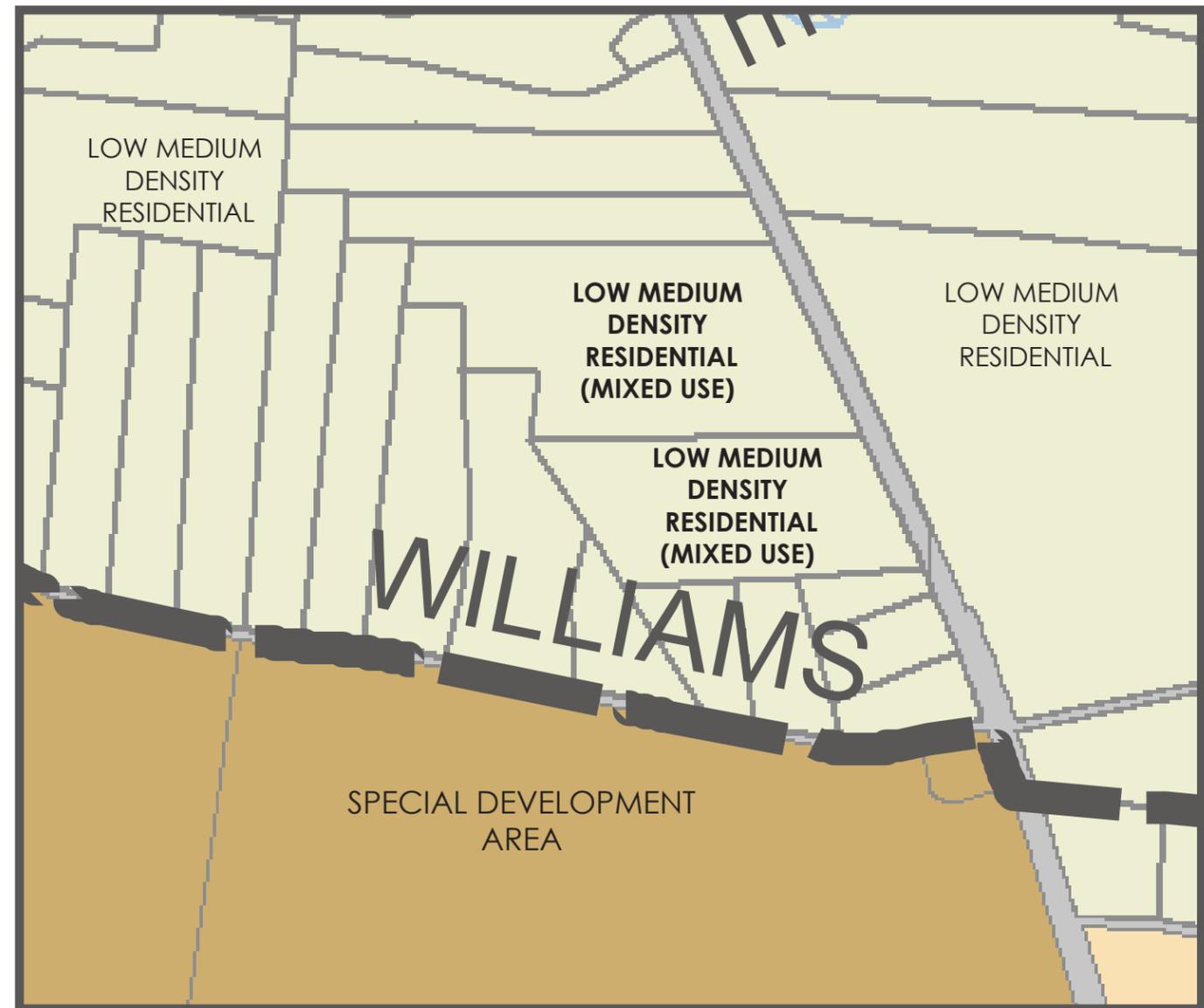
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## Land Use Plan Amendment

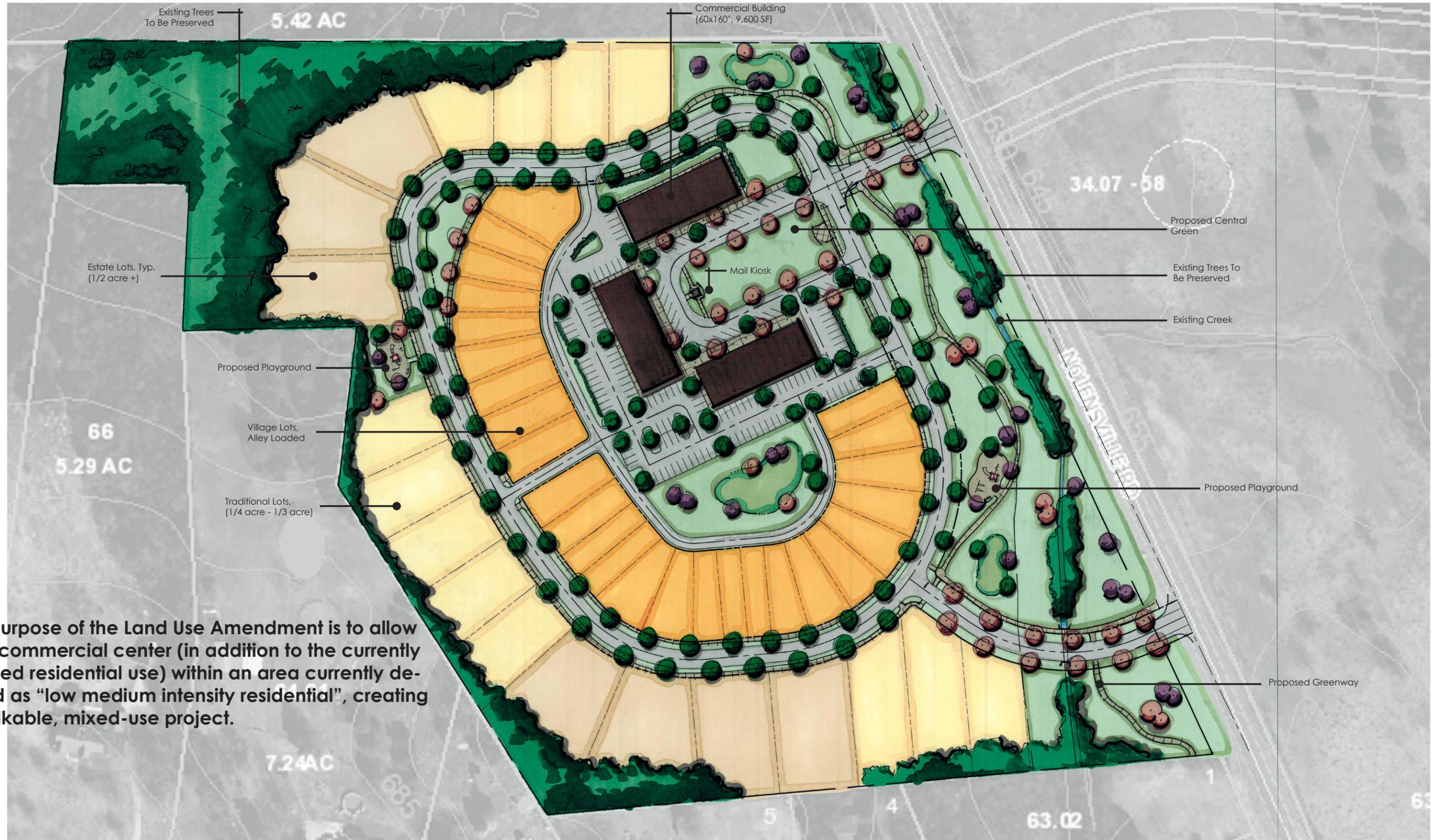
The proposed development provides for the following planning objectives described in the Town's Land Use Plan:

1. Develop mandatory commercial design guidelines that promote high standards of design appropriate in scale, appearance and use for a small town.
2. Require the construction of trails and sidewalks that connect streets and neighborhoods to one another, as well as to other appropriate non-residential uses.
3. Require the installation of street trees from the recommended tree list to be placed between the sidewalk and curb to create a pleasant walking environment and a separation from the street.
4. Avoid conventional strip commercial appearance by limiting the amount of parking visible from Arterial roads and controlling the placement of the buildings.
5. Encourage a mix of housing styles and options within planned unit developments.
6. Improve and preserve the quality and value of the existing housing stock.
7. Encourage the development of stable neighborhoods.
8. Coordinate new residential development with the availability and capacity of essential urban services.
9. Consider the development of residential areas to preserve open space, woodlands, and environmentally sensitive areas and to reduce the amount of infrastructure to be maintained by the Town.
10. Require the development of usable open space and park areas as part of residential development that is both easily accessible for residents and visible to the community.
11. Provide adequate landscape buffering to screen and separate new developments from major roadways and maintain natural scenic qualities.



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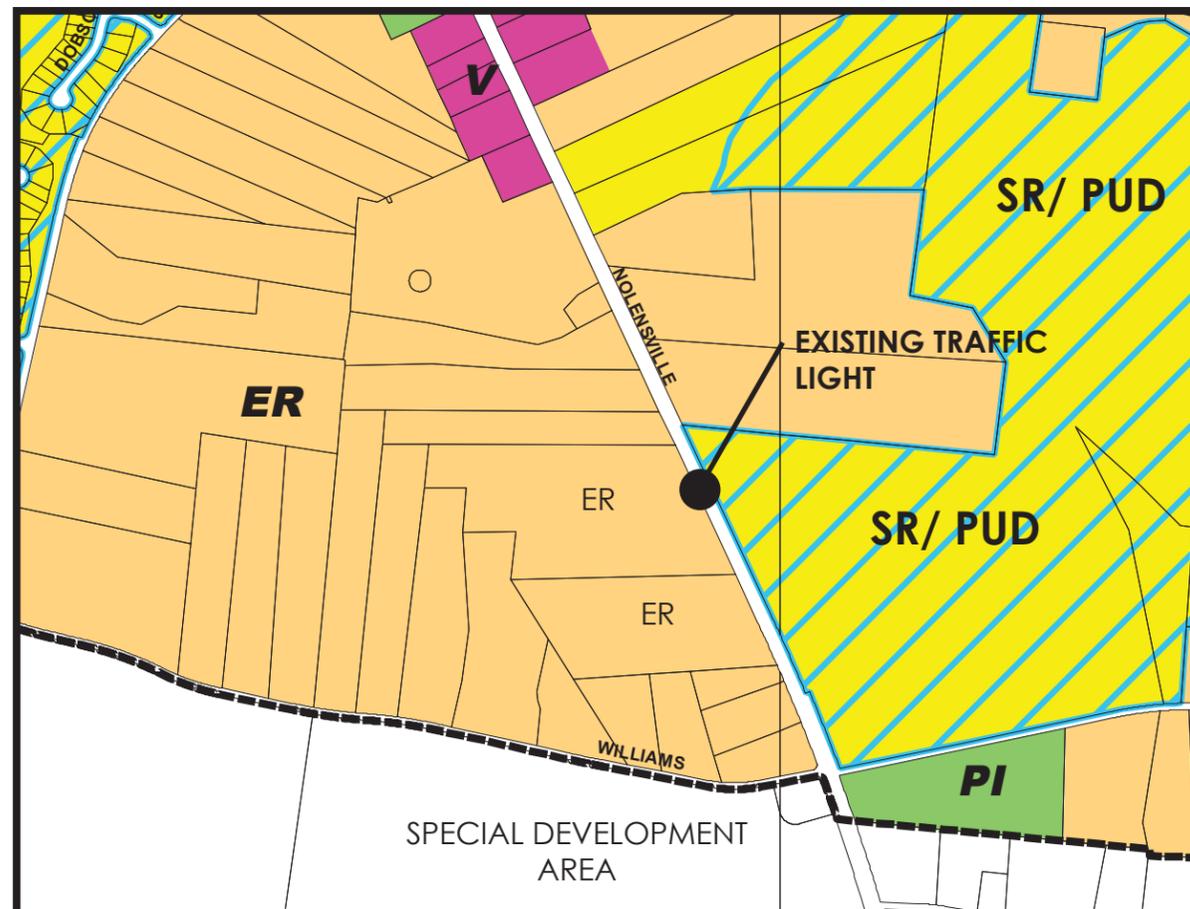
The purpose of the Land Use Amendment is to allow for a commercial center (in addition to the currently allowed residential use) within an area currently denoted as "low medium intensity residential", creating a walkable, mixed-use project.

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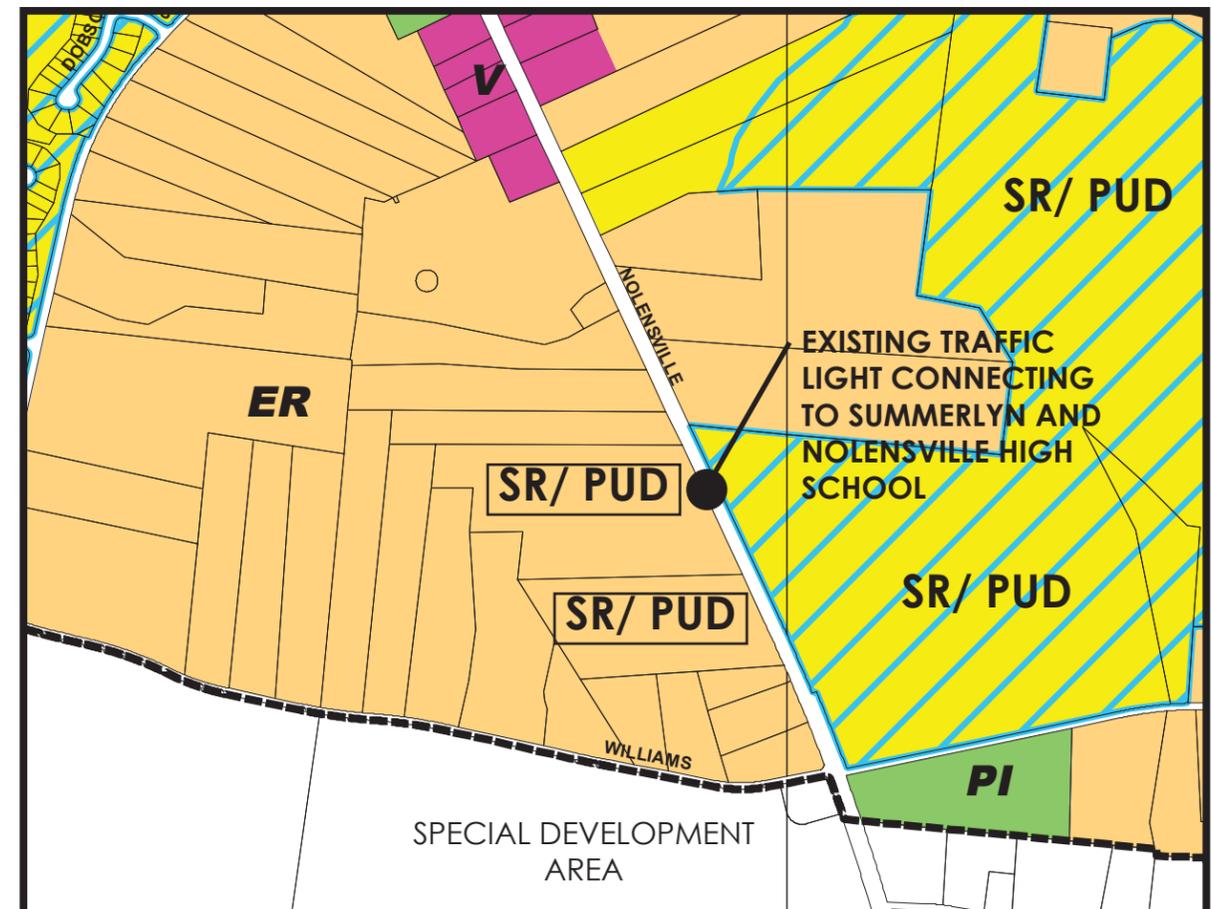
## Current Zoning

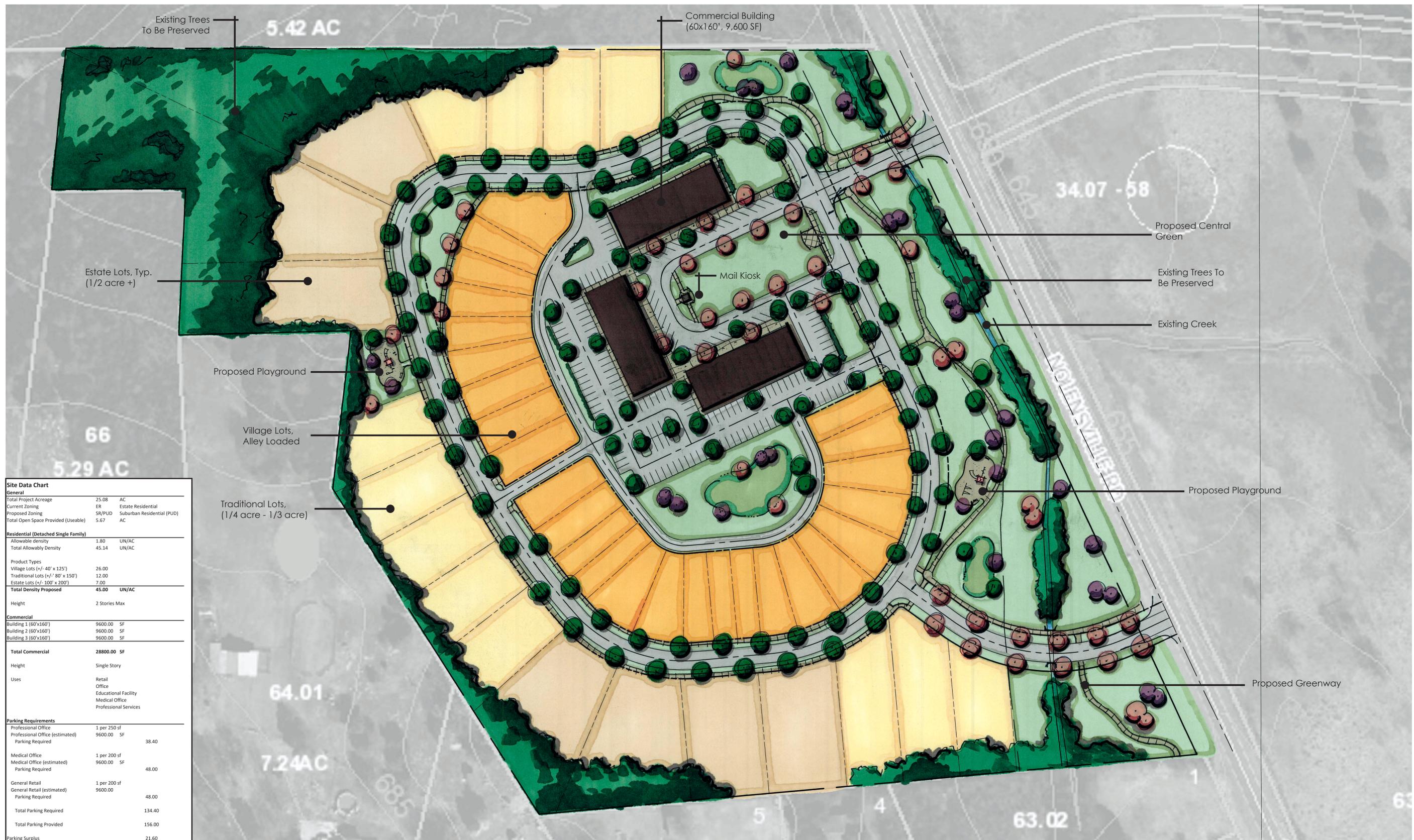
Although the Land Use Plan calls for “Low Medium Density Residential”, the current zoning for the 2 properties is ER (Estate Residential), which allows for only low density residential.



## Proposed Zoning

The 2 properties are being proposed as “SR/PUD”, which matches the zoning across Nolensville Road. These 2 zoning districts are connected by Summerlyn Drive and the existing traffic signal. “SR/PUD” allows for low medium density residential, and commercial uses are permitted with conditions. Additionally, the “Special Development Area” indicated in the Land Use Plan is just to the South at Williams Road. The traffic signal provides an opportunity to provide services to the community within a residential setting, while maintaining the policies of the Land Use Plan.



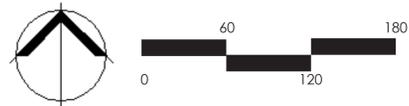


Site Data Chart		
<b>General</b>		
Total Project Acreage	25.08	AC
Current Zoning	ER	Estate Residential
Proposed Zoning	SR/PUD	Suburban Residential (PUD)
Total Open Space Provided (Useable)	5.67	AC
<b>Residential (Detached Single Family)</b>		
Allowable density	1.80	UN/AC
Total Allowably Density	45.14	UN/AC
<b>Product Types</b>		
Village Lots (+/- 40' x 125')	26.00	
Traditional Lots (+/- 80' x 150')	12.00	
Estate Lots (+/- 100' x 200')	7.00	
<b>Total Density Proposed</b>	<b>45.00</b>	<b>UN/AC</b>
Height	2 Stories Max	
<b>Commercial</b>		
Building 1 (60'x160')	9600.00	SF
Building 2 (60'x160')	9600.00	SF
Building 3 (60'x160')	9600.00	SF
<b>Total Commercial</b>	<b>28800.00</b>	<b>SF</b>
Height	Single Story	
Uses	Retail Office Educational Facility Medical Office Professional Services	
<b>Parking Requirements</b>		
Professional Office	1 per 250 sf	
Professional Office (estimated)	9600.00	SF
Parking Required		38.40
Medical Office	1 per 200 sf	
Medical Office (estimated)	9600.00	SF
Parking Required		48.00
General Retail	1 per 200 sf	
General Retail (estimated)	9600.00	SF
Parking Required		48.00
<b>Total Parking Required</b>		<b>134.40</b>
<b>Total Parking Provided</b>		<b>156.00</b>
<b>Parking Surplus</b>		<b>21.60</b>

CONCEPTUAL MASTER PLAN

7399 & 7407 NOLENSVILLE ROAD

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NOLENSVILLE, TN

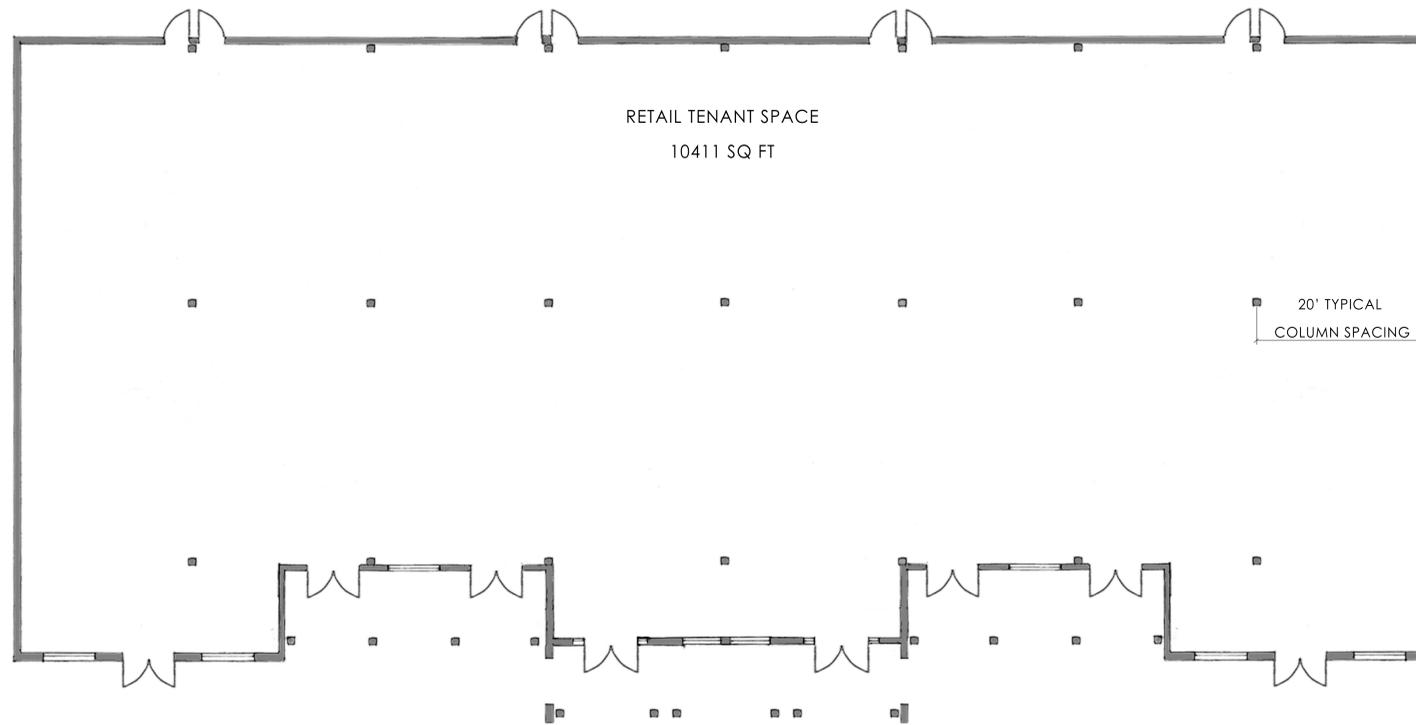




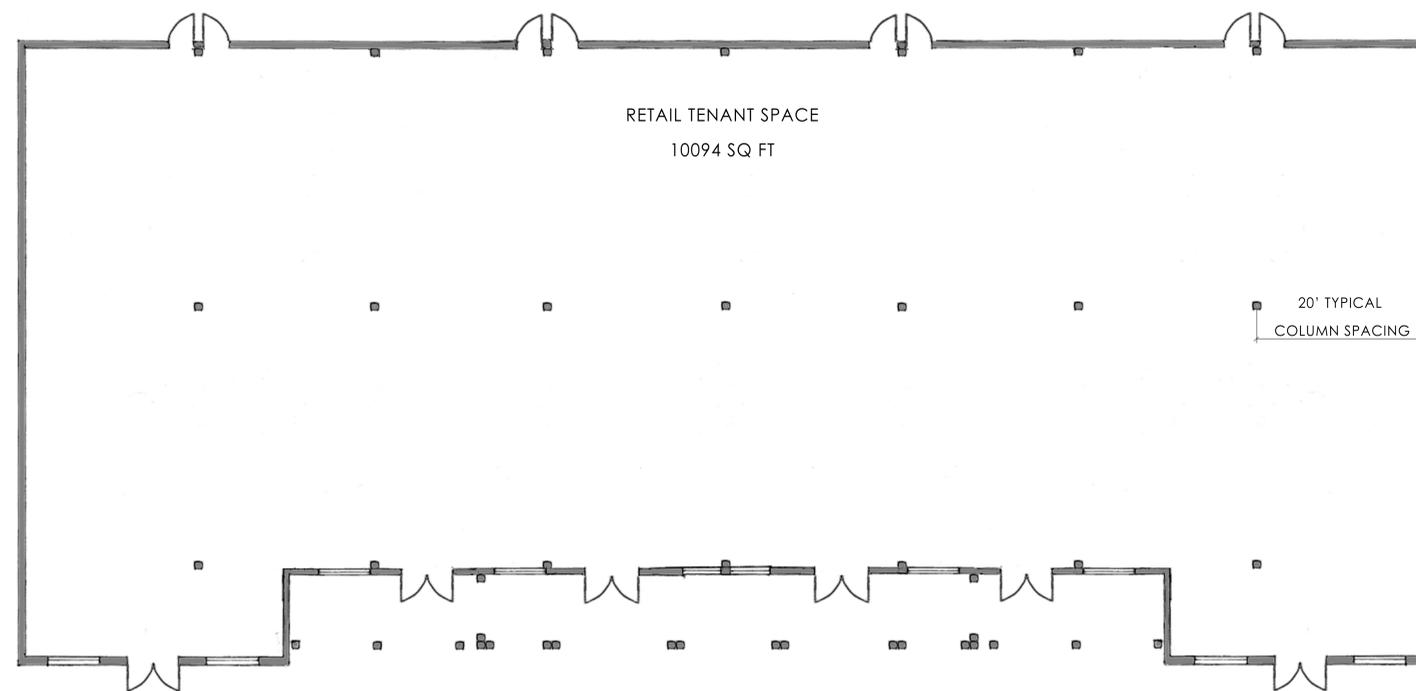
PRELIMINARY WEST ELEVATION



PRELIMINARY NORTH ELEVATION



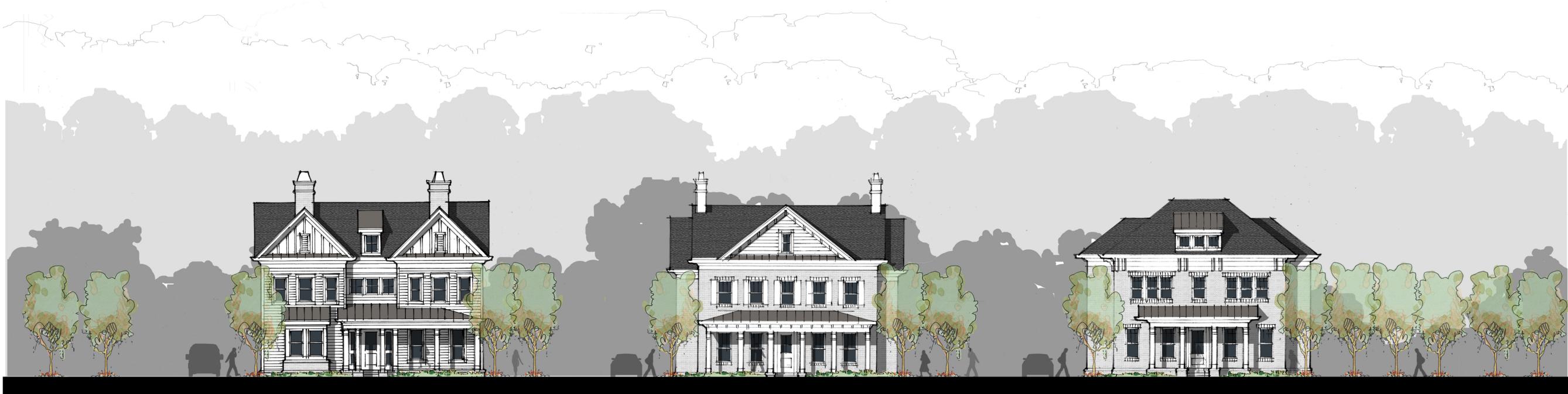
WEST BUILDING FLOOR PLAN



NORTH AND SOUTH BUILDING FLOOR PLAN



REPRESENTATIVE SMALL LOT STREETScape



REPRESENTATIVE LARGE LOT STREETScape