

**ORDINANCE 17-02**

**AN ORDINANCE AMENDING TITLE 5, CHAPTER 14 OF THE NOLENSVILLE MUNICIPAL CODE UPDATING THE ROAD IMPACT FEE SCHEDULE BASED UPON THE 2017 IMPACT FEE STUDY CONDUCTED BY DUNCAN ASSOCIATES, PROVIDING SEVERABILITY AND AN EFFECTIVE DATE OF IMPLEMENTATION**

**WHEREAS**, the Town of Nolensville has the authority to assess development impact fees for major road system facilities pursuant to the authority of mayor-aldermanic charter cities as set forth in Sec. 6-2-201 (14) and (15), Tennessee Code Annotated; and

**WHEREAS**, the Board of Mayor and Aldermen of the Town of Nolensville approved Ordinance #07-12, adopting a road impact fee on June 28, 2007; and

**WHEREAS**, the impact fee ordinance provides for periodic review at least every three years; and

**WHEREAS**, the impact fee study and ordinance was last updated in 2013; and

**WHEREAS**, the Board of Mayor and Aldermen commissioned and received an updated impact fee study; and

**WHEREAS**, the updated impact fee study sets forth reasonable methodologies and analyses for determining the impacts of various types of development on the Town's major road system based on the work of qualified transportation engineering and impact fee professionals using current and best available data and practices;

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

SECTION 1. Title 5, Section 5-403(8) of Chapter 4 Impact Fees of the Nolensville Municipal Code (NMC), is amended as follows:

(8) "Impact fee study" means the Road Impact Fee Update prepared for the Town of Nolensville by Duncan Associates in January 2017, or a subsequent similar report.

SECTION 2. Title 5, Section 5-404(1) of Chapter 4 Impact Fees of the NMC, is amended as follows:

(1) Fee Schedule. Any person who applies for a building permit for an impact generating development, except those exempted or preparing an independent fee calculation study, shall pay a road impact fee in accordance with the following fee schedule prior to the issuance of a building permit. If any pre-ordinance offset credit is due pursuant to sections 5-410(7) and 5-410(8), the amount of such credit shall be deducted from the amount of the fee to be paid. Fees per 1,000 square feet shall be based on square feet, as herein defined, and shall be prorated to the nearest dollar.

<u>Land Use Type</u>	<u>Unit</u>	<u>Impact Fee</u>
Single-Family Detached	Dwelling	<u>\$4,594</u>
Multi-Family	Dwelling	<u>\$2,527</u>
Hotel/Motel	Room	<u>\$919</u>
Retail/Commercial	1000 sq. ft.	<u>\$1,424</u>
Office/Institutional	1000 sq. ft.	<u>\$2,619</u>
Nursing Home	1000 sq. ft.	<u>\$1,057</u>
Church	1000 sq. ft.	<u>\$689</u>
Elementary/Secondary School	1000 sq. ft.	<u>\$322</u>
Industrial	1000 sq. ft.	<u>\$1,470</u>
Warehouse	1000 sq. ft.	<u>\$551</u>
Mini-Warehouse	1000 sq. ft.	<u>\$459</u>

SECTION 3. If a provision of this ordinance or its application to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of the ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable.

SECTION 4. This ordinance shall take effect July 1, 2017, the public welfare demanding it.

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

Attest: \_\_\_\_\_  
 Town Recorder

Approved by: \_\_\_\_\_  
 Town Attorney

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

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