

ORDINANCE #17-01

**AN ORDINANCE TO APPROVE A MASTER P.U.D. CONCEPT PLAN AND REZONE
PROPERTY AT 7399 AND 7407 NOLENSVILLE ROAD FROM ESTATE
RESIDENTIAL (ER) TO SUBURBAN RESIDENTIAL (SR) WITH A PLANNED UNIT
DEVELOPMENT (P.U.D.) OVERLAY**

WHEREAS, Article 9, section 9.1.2 of the Zoning Ordinance of the Town of Nolensville provides the authority for the Board of Mayor and Alderman to review and amend the zoning map; and,

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, January 13, 2017 and approved, by majority vote, the recommendation of a Master P.U.D. Concept Plan and Rezoning at 7399 and 7407 Nolensville Road from estate residential (ER) to suburban residential (SR) with a planned unit development (P.U.D.) overlay; and

WHEREAS, the proposed Master P.U.D. Concept Plan illustrated in Exhibit A is situated on property known as Map 59, Parcel 06000 and Map 59, Parcel 06200 of the Williamson County, Tennessee property tax maps; and

WHEREAS, the Board of Mayor and Aldermen held a public hearing on _____, 2017 on the proposed rezoning and Master P.U.D. Concept Plan for the aforementioned property;

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

Section 1. The zoning map of the Town of Nolensville, Tennessee is amended to rezone property at 7399 Nolensville Road known as Map 59, Parcel 06000 and property at 7407 Nolensville Road known as Map 59, Parcel 06200 of the Williamson County, Tennessee property tax maps from estate residential (ER) to suburban residential (SR) with a planned unit development (P.U.D.) overlay as shown on Exhibit A.

Section 2. The Master P.U.D. Concept Plan as described to the Nolensville Planning Commission on January 13, 2017, is approved as recommended by the Nolensville Planning Commission and referred to in Exhibit B.

Section 3. Any conditions approved by the Board of Mayor and Aldermen will be attached to this ordinance in Exhibit C.

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 1st Reading: _____

Public Hearing: _____

Passed 2nd Reading: _____

DRAFT

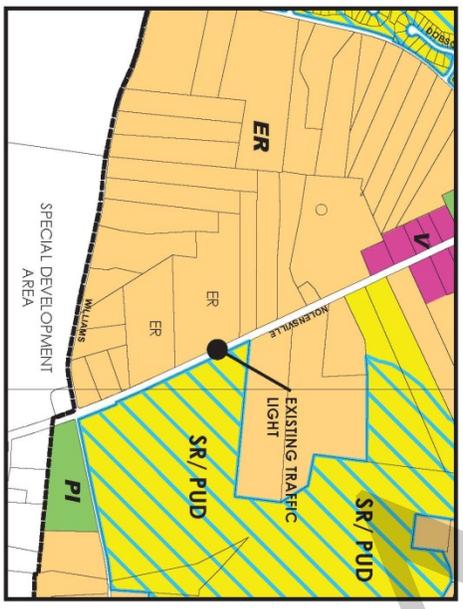
7399 and 7407 Nolensville Road

Nolensville, Tennessee

Ordinance 17-01 Exhibit A

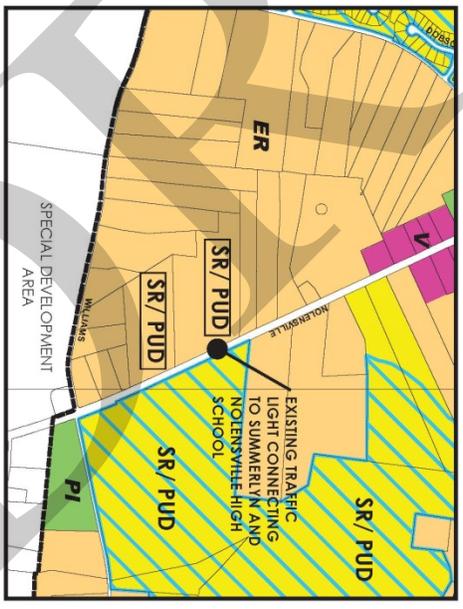
Current Zoning

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.

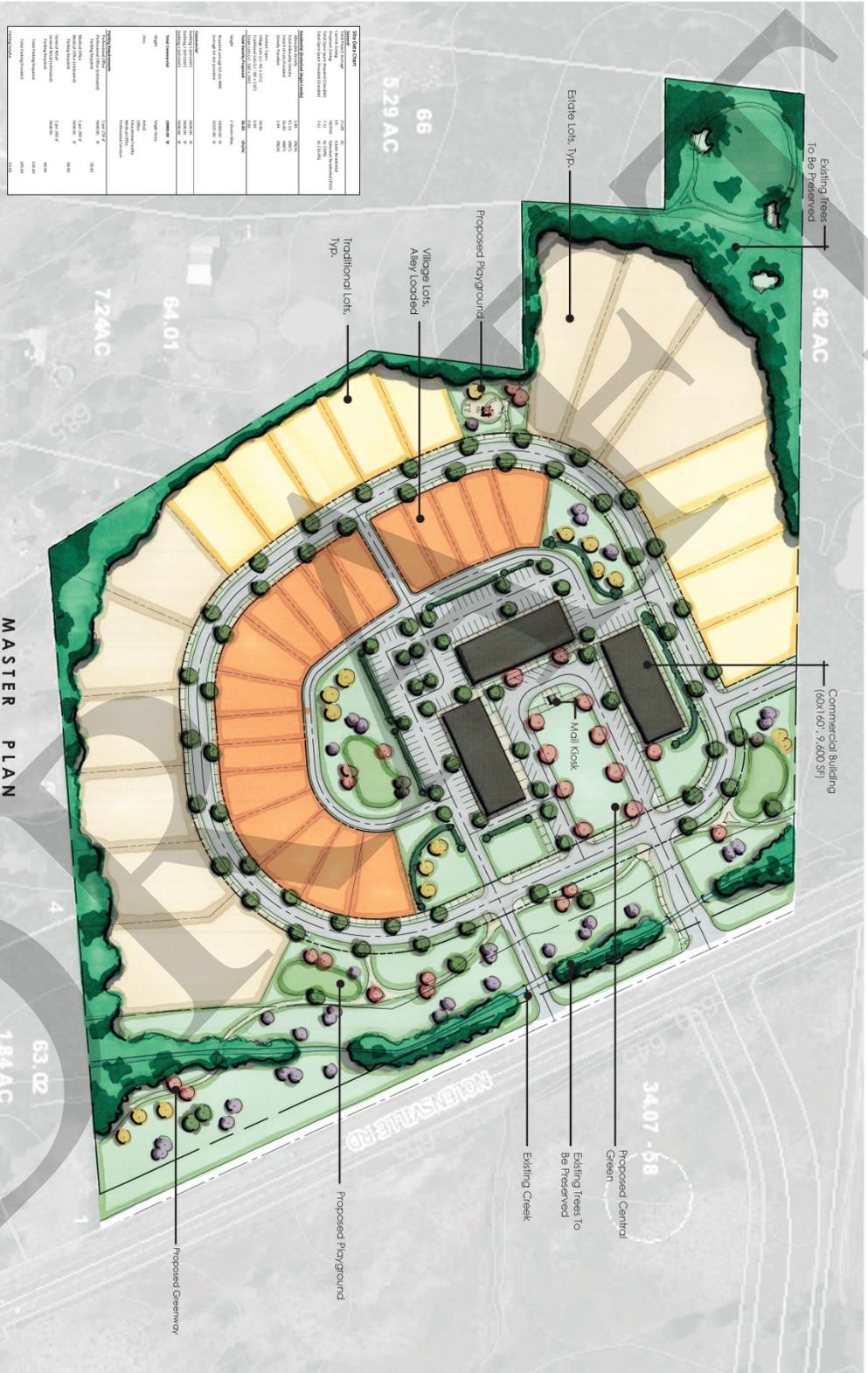


Proposed Zoning

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 of 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.



Ordinance 17-01 Exhibit B



GENERAL NOTES	
1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.	
2. THE OWNER SHALL VERIFY THE ACCURACY OF ALL UTILITIES AND DEPTH INFORMATION.	
3. THE OWNER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.	
4. THE OWNER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.	
5. THE OWNER SHALL PROTECT ALL EXISTING TREES AND LANDSCAPE FEATURES.	
6. THE OWNER SHALL INSTALL ALL NECESSARY EROSION CONTROL MEASURES.	
7. THE OWNER SHALL MAINTAIN ALL NECESSARY RECORD DRAWINGS.	
8. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORD DRAWINGS.	
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20. THE OWNER SHALL MAINTAIN ALL NECESSARY RECORD DRAWINGS.	

PREPARED FOR: GREAT TRINISSE
 DATE: LAND COMPANY
 SCALE: 1" = 40'



7399 & 7407 NOLENSVILLE ROAD
 NOLENSVILLE ROAD
 NOLENSVILLE, TN

MASTER PLAN