

**AGENDA**  
**TOWN OF NOLENSVILLE BOARD OF MAYOR AND ALDERMEN**  
**THURSDAY, APRIL 3<sup>rd</sup>, 2014, 7:00 P.M.**

1. Call to Order
2. Prayer and Pledge
3. Citizens Input/General Comments
4. Approval of Minutes for Regular Meeting March 6<sup>th</sup>, 2014
5. Treasurer's Report – February 2014
6. Committee Reports
  - a. Planning Commission
  - b. Engineering Department
  - c. Fire Department
  - d. Police Department Report
  - e. Public Works
  - f. Historic Commission
  - g. Town Events Committee
  - h. Trees and Trails Committee
7. Public hearing of Ordinance 14-03, an ordinance to approve a concept plan for a Planned Unit Development overlay known as Burkitt South Development located adjacent to Burkitt Place Development and Kidd Road – Mayor Alexander
8. Second reading of Ordinance 13-14, an ordinance to supplement and define the provisions of Section 6-4-101 of the Municipal Charter regarding the duties of the City Administrator – Mayor Alexander
9. Second reading of Ordinance 14-04, an ordinance to amend the budget ordinance 13-04 for fiscal year July 1, 2013 – June 30, 2014 – Mayor Alexander
10. Second reading of Ordinance 14-05, an ordinance to amend Title 8 of the Nolensville Municipal Code as it pertains to alcohol regulations – Alderman Felts
11. First reading of Ordinance 14-06, an ordinance adopting a budget for fiscal year July 1, 2014-June 30, 2015 – Mayor Alexander
12. First reading of Ordinance 14-07, an ordinance to annex certain territory southwest of the current corporate boundaries to include the parcels map 59, parcel 200 (in part), pending the results of an annexation referendum – Mayor Alexander
13. First reading of Ordinance 14-08, an ordinance to amend Zoning Ordinance 04-09, pertaining to Administrative Review in the Historic District – Mayor Alexander
14. Reading of Resolution 14-10, a resolution to release C.K. Development from Maintenance Bond in Bent Creek Subdivision – Mayor Alexander
15. Discussion on payment to Williamson County pertaining to the Recreation Center
16. Other
17. Adjourn

Town of Nolensville  
Board of Mayor and Aldermen Meeting  
Date: March 6, 2014, Time 7:00 p.m.  
Nolensville Town Hall, 7218 Nolensville Road

Mayor Jimmy Alexander opened the meeting at 7:02 p.m. Members present were Mayor Alexander, Aldermen Larry Felts, Beth Lothers, Jason Patrick and Brian Snyder. Staff present: Counsel Robert Notestine, Engineer Don Swartz, Planner Henry Laird, Public Works Director Bryan Howell and Recorder Cindy Lancaster. There were 38 citizens present.

Alderman Snyder led the pledge.

Mayor Alexander made a motion to suspend the rules to modify the agenda, Alderman Snyder seconded. The motion was to defer the vote on Ordinance 13-14, item 8 on the Agenda; a request to defer Ordinance 14-02, item 9 on the Agenda; delete reading of resolution 14-07 and replace with the Agenda Addendum items of Resolution 14-08 and Resolution 14-09. Mayor Alexander noted that item 9 would be deferred one month, with item 8 being discussed, although the vote is deferred until further notice. The vote was taken and passed unanimously.

Citizens Input:

Mrs. Lynda Moses, 2230 Rock Springs Road, has concerns with the road safety although feels that will be addressed by the Town. She further stated concern with dynamite blasting. Mrs. Moses asks that a privacy fence be constructed along the property lines in lieu of a berm.

Mr. Johnny Hicklen, 2410 Rocky Fork Road, inquired about distance of construction from property line. He asks that trees not be destroyed and to monitor the blasting.

Jackie Hicklen, 2408 Rocky Fork Road, has concerns of blasting and trees being removed.

Mayor Alexander made a motion to approve the minutes from the regular monthly board meeting on February 6, 2014, Alderman Lothers seconded and the minutes were approved by majority, with Alderman Snyder recusing himself due to his absence.

Mayor Alexander made a motion to approve January 2014 Treasurers Report, Alderman Felts seconded, the report was approved unanimously.

#### COMMITTEE REPORTS:

Town Planner Laird reported for the Planning Commission in Chair Douglas Radley's absence

- Re-subdividing Lot 42, Stonebrook Subdivision in Johnson Industrial Park was approved
- Preliminary Plat for access roadway into Sumerlyn Subdivision was approved
- Review new Site Plan for the new Schools on York Road
- Burkitt South residential Concept Plan was approved
- The bond report was approved unanimously with revisions

Town Engineer Don Swartz reported for the Engineering Department

- There were no Engineering updates at this time

Chief Chris Bastin reported for the Nolensville Volunteer Fire Department

- Written statistical data was distributed

Interim Chief David Hazlett reported for the Police Department

- Written statistics were distributed
- Officers have completed various training

Public Works Director Bryan Howell reported for the Public Works Department

- Costs are being investigated for the building at Newsome Lane
- Three bids have been obtained for clearing the lot on Newsome Lane

Betty Friedlander reported for the Historic District

- Two signs were approved for the Amish Food Place
- Ordinance will be forthcoming to grant various authority to Town Planner

Alderman Snyder reported for the Town Events Committee

- The Fourth of July event has obtained more volunteers with work ongoing

Alderman Beth Lothers reported for the Trees and Trails Committee

- Introduced Committee Members Joyce Powers and Jana Truman
- Ms. Truman announced Boy Scout Troop 37 will replant a tree and perform beautification work at Sunset Middle and Elementary Schools on Saturday
- Boy Scout Jeremy Gant read the Arbor Day Proclamation

Although second reading of Ordinance 13-14, an ordinance to supplement and define the provisions of Section 6-4-101 of the Municipal Charter regarding the duties of the City Administrator was deferred, there was extensive discussion about the role of this position. Counsel Notestine addressed the board on various issues to ordinance 13-14.

Second reading of Ordinance 14-02, an ordinance to approve a concept plan for a Planned Unit Development Overlay known as Rocky Fork Road Residential Planned Unit Development Overlay, was deferred at the meeting onset and was not discussed.

Mayor Alexander made a motion to approve first reading of Ordinance #14-03, an ordinance to approve a Concept Plan for a Planned Unit Development overlay known as Burkitt South Development located adjacent to Burkitt Place Development and Kidd Road, Alderman Snyder seconded. The vote was taken and approved unanimously.

Mayor Alexander made a motion to approve first reading of Ordinance 14-04, an ordinance to amend budget ordinance 13-04 for fiscal year July 1, 2013 to June 30, 2014 Alderman Patrick seconded.

Alderman Patrick made a motion to amend and move \$87,210 from the Adequate Facilities Tax Fund to the Williamson County Facility Tax Fund, due to recently passed resolution to allow a

grant to be paid from this Fund, Alderman Lothers seconded. The vote was taken and passed unanimously. The vote was taken as amended and passed unanimously.

Alderman Felts made a motion to approve first reading of Ordinance 14-05, an ordinance to amend Title 8 of the Nolensville Municipal Code as it pertains to alcohol regulations, Alderman Snyder seconded.

After extensive discussion Alderman Lothers made a motion to amend by deleting Section 1 and in Section 3 change “quarterly” to reflect “annual” reporting, Alderman Patrick seconded. The vote was taken on the amendment and was approved unanimously. The vote was then taken on the first reading of Ordinance 14-05, as amended and passed unanimously.

Mayor Alexander made a motion to approve reading of Resolution 14-06, a resolution to make application for a Governors Highway Safety Grant, Alderman Snyder seconded. The vote was taken and passed unanimously.

The Agenda Addendum was then addressed by Vice-Mayor Patrick explaining this resolution and the financing outlined. Mayor Alexander made a motion to approve Resolution 14-08, a resolution to authorize the Town to borrow funds and incur indebtedness for the Williamson County Recreation Center, Alderman Felts seconded. The vote was taken and approved unanimously.

Mayor Alexander made a motion to approve Resolution 14-09, a resolution to authorize a loan pursuant to a loan agreement between the Town and the Public Building Authority, Alderman Patrick seconded. The vote was taken and approved unanimously.

Other:

Mayor Alexander reported that Representative Glen Casada and Senator Jack Johnson will have a Town Hall Meeting on Thursday, March 20, at Nolensville Town Hall.

TML Conference will be March 17<sup>th</sup> and 18<sup>th</sup> with Nolensville Run Club being recognized for the “Walk Tennessee” Program.

Mayor Alexander thanked Interim Chief David Hazlett for the job he has performed for the past year. He announced that applications have been accepted for the Chief position and this process is ongoing.

Alderman Lothers thanked Betty Friedlander for delivering the Jack Trail Brochures.

The meeting was adjourned at 9:43 p.m.

Respectfully submitted,

Cindy Lancaster  
Town Recorder

Approved,

Jimmy Alexander  
Mayor

**Town of Nolensville  
Cash on Hand Report  
As of February 28, 2014**

Bank Account	Financial Institution	Interest Rate	Balance	Fund Total
<b>General Fund:</b>				
Rainy Day Fund	Peoples State Bank of Commerce	0.81%	\$150,929.97	
Legal Fund	Peoples State Bank of Commerce	0.81%	\$3,279.37	
Growth Fund	Peoples State Bank of Commerce	0.81%	\$86,298.54	
Local Investment	State of Tennessee	0.10%	\$3,760.20	
Checking	Peoples State Bank of Commerce	0.81%	\$13,255.75	
Savings	Peoples State Bank of Commerce	0.81%	\$1,589,749.82	
<b>General Fund Total:</b>				<b>\$1,847,273.65</b>
<b>Facilities Tax:</b>				
Checking	Peoples State Bank of Commerce	0.00%	\$25.92	
Money Market	Peoples State Bank of Commerce	0.85%	\$2,385,503.81	
Capital Funds	Peoples State Bank of Commerce	0.81%	\$36,641.07	
<b>Facilities Tax Total:</b>				<b>\$2,422,170.80</b>
<b>Impact Fee:</b>				
Impact Checking	Peoples State Bank of Commerce	0.00%	\$1,641.43	
Impact Base	Peoples State Bank of Commerce	0.81%	\$1,938,791.23	
Impact 25%	Peoples State Bank of Commerce	0.81%	\$133,166.40	
<b>Impact Fee Total:</b>				<b>\$2,073,599.06</b>
<b>Drug Fund:</b>				
Drug Fund	Peoples State Bank of Commerce	1.25%	\$9,973.87	
<b>Drug Fund Total:</b>				<b>\$9,973.87</b>
<b>State Street Aid:</b>				
Local Investment	State of Tennessee	0.10%	\$5,582.97	
Checking	Peoples State Bank of Commerce	0.00%	\$724.38	
Savings	Peoples State Bank of Commerce	0.81%	\$173,975.91	
<b>State Street Aid Total:</b>				<b>\$180,283.26</b>
<b>County School:</b>				
County 30%-Checking	Peoples State Bank of Commerce	0.00%	\$0.00	
County 30%-Save	Peoples State Bank of Commerce	0.81%	\$259,924.35	
<b>County School Fund Total:</b>				<b>\$259,924.35</b>
<b>Debt Service:</b>				
Debt Service-Checking	Peoples State Bank of Commerce	0.00%	\$0.00	
Debt Service-Save	Peoples State Bank of Commerce	0.81%	\$265,101.97	
<b>Debt Service Fund Total:</b>				<b>\$265,101.97</b>
<b>Total Cash On Hand:</b>				<b><u><u>\$7,058,326.96</u></u></b>

**Town of Nolensville**  
**Statement of Revenue and Expenditures** 3/24/2014 10:03am  
 Revised Budget  
 For GENERAL FUND (110)  
 For the Fiscal Period 2014-8 Ending February 28, 2014

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
<b>Revenues</b>					
<b>GENERAL GOVERNMENT Revenues</b>					
110-410-41000	0.00	16,715.34	286,325.00	280,276.81	2.11%
110-410-41140	0.00	0.00	4,000.00	987.62	75.31%
110-410-42300	0.00	0.00	500.00	143.57	71.29%
110-410-42500	0.00	33,263.28	230,000.00	205,586.78	10.61%
110-410-42540	0.00	3,445.14	45,000.00	35,552.33	20.99%
110-410-42550	0.00	5,599.53	0.00	15,695.50	0.00%
110-410-42670	0.00	0.00	35,000.00	21,454.45	38.70%
110-410-42680	0.00	20,515.95	73,000.00	63,030.93	13.66%
110-410-42910	0.00	0.00	1,200.00	2,100.00	(75.00%)
110-410-42920	0.00	1,500.00	0.00	6,520.00	0.00%
110-410-44310	0.00	43,430.80	400,000.00	282,130.48	29.47%
110-410-44320	0.00	0.00	20,000.00	43,588.80	(117.94%)
110-410-44330	0.00	0.00	2,900.00	1,472.77	49.21%
110-410-44340	0.00	794.50	3,800.00	4,842.78	(27.44%)
110-410-44370	0.00	999.76	12,000.00	7,999.47	33.34%
110-410-44500	0.00	51.91	65,000.00	32,806.50	49.53%
110-410-44610	0.00	7.65	50.00	24.15	51.70%
110-410-45505	0.00	0.00	0.00	8.00	0.00%
110-410-45600	0.00	1,114.13	3,000.00	10,212.66	(240.42%)
110-410-45650	0.00	200.00	0.00	3,220.50	0.00%
110-410-45670	0.00	0.00	0.00	4,721.73	0.00%
110-410-45675	0.00	1,000.00	18,000.00	12,219.00	32.12%
110-410-45695	0.00	0.00	600.00	0.00	100.00%
110-410-45696	0.00	0.00	2,500.00	0.00	100.00%
110-410-45697	0.00	0.00	2,500.00	0.00	100.00%
<b>Total GENERAL GOVERNMENT Revenues</b>	<b>0.00</b>	<b>128,637.99</b>	<b>1,205,375.00</b>	<b>1,034,594.83</b>	<b>14.17%</b>
<b>ENGINEERING Revenues</b>					
110-420-43010	0.00	30,798.51	187,150.70	262,450.12	(40.23%)
110-420-43011	0.00	163.50	9,000.00	4,388.63	51.24%
110-420-43012	0.00	450.00	3,750.00	3,400.00	9.33%
110-420-43015	0.00	0.00	0.00	314.37	0.00%
110-420-43030	0.00	205.00	9,790.00	15,114.00	(54.38%)
110-420-43035	0.00	1,600.00	11,000.00	14,200.00	(29.09%)
110-420-43040	0.00	3,000.00	16,500.00	21,800.00	(32.12%)
110-420-43050	0.00	0.00	7,000.00	5,000.00	28.57%
110-420-43060	0.00	1,313.00	6,600.00	12,266.40	(85.85%)
110-420-43080	0.00	400.00	4,500.00	3,330.00	26.00%
110-420-43090	0.00	0.00	1,500.00	50.00	96.67%
110-420-43095	0.00	312.00	5,000.00	8,088.00	(61.76%)
110-420-43100	0.00	0.00	2,000.00	1,665.00	16.75%
110-420-43120	0.00	25.00	425.00	505.00	(18.82%)
110-420-43130	0.00	0.00	75.00	50.00	33.33%
110-420-44513	0.00	1,518.40	6,406.00	10,413.50	(62.56%)
110-420-45645	0.00	52.00	300.00	370.00	(23.33%)

**Town of Nolensville**  
**Statement of Revenue and Expenditures** 3/24/2014 10:03am  
 Revised Budget  
 For GENERAL FUND (110)  
 For the Fiscal Period 2014-8 Ending February 28, 2014

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
<b>Total ENGINEERING Revenues</b>	<b>0.00</b>	<b>39,837.41</b>	<b>270,996.70</b>	<b>363,405.02</b>	<b>(34.10%)</b>
<b>POLICE Revenues</b>					
110-430-45680 POLICE GRANTS & DONATIONS	0.00	0.00	9,200.00	5,177.71	43.72%
110-430-46000 OFFICER COURT FEE	0.00	614.03	6,500.00	2,956.85	54.51%
110-430-47000 COURT COSTS	0.00	12,256.94	93,000.00	87,608.19	5.80%
<b>Total POLICE Revenues</b>	<b>0.00</b>	<b>12,870.97</b>	<b>108,700.00</b>	<b>95,742.75</b>	<b>11.92%</b>
<b>Total GENERAL FUND Revenues</b>	<b>0.00 \$</b>	<b>181,346.37 \$</b>	<b>1,585,071.70 \$\$</b>	<b>1,493,742.60</b>	<b>5.76%</b>
<b>Expenditures</b>					
<b>GENERAL GOVERNMENT Expenditures</b>					
110-410-51100 SALARIES	0.00 \$	12,476.16 \$	191,626.79 \$\$	105,686.98	44.85%
110-410-51130 OVERTIME SALARIES	0.00	48.46	1,937.00	382.75	80.24%
110-410-51400 EMPLOYER CONTRIBUTIONS	0.00	958.12	14,807.63	6,588.06	55.51%
110-410-51420 HOSPITAL AND HEALTH INSURANCE	0.00	2,063.28	29,086.20	16,221.03	44.23%
110-410-51430 EMPLOYEE RETIREMENT PLAN	0.00	308.92	5,765.20	2,863.59	50.33%
110-410-51470 UNEMPLOYMENT INSURANCE	0.00	109.95	675.00	291.90	56.76%
110-410-51650 COURT COSTS	0.00	0.00	594.00	0.00	100.00%
110-410-52000 CONTRACTUAL SERVICES	0.00	148.75	4,785.00	4,190.00	12.43%
110-410-52110 POSTAGE BOX RENT ETC	0.00	0.00	1,200.00	864.25	27.98%
110-410-52310 PUBLICATION OF LEGAL NOTICES	0.00	811.57	2,500.00	859.95	65.60%
110-410-52350 MEMBERSHIPS REGISTRATION FEES	0.00	50.00	5,909.00	5,036.73	14.76%
110-410-52400 CELLULAR TELEPHONE	0.00	112.16	2,040.00	1,130.15	44.60%
110-410-52410 ELECTRIC	0.00	3,699.55	35,000.00	22,843.32	34.73%
110-410-52420 WATER	0.00	104.51	3,600.00	906.41	74.82%
110-410-52440 GAS	0.00	39.44	450.00	315.58	29.87%
110-410-52450 TELEPHONE AND OTHER	0.00	1,089.08	13,000.00	8,687.03	33.18%
110-410-52500 PROFESSIONAL SERVICES	0.00	2,200.00	51,400.00	59,372.90	(15.51%)
110-410-52600 REPAIR AND MAINTENANCE SERVICES	0.00	529.78	16,795.00	16,960.16	(0.98%)
110-410-52800 TRAVEL	0.00	0.00	2,500.00	3,329.46	(33.18%)
110-410-53100 OFFICE SUPPLIES AND MATERIALS	0.00	72.91	4,000.00	2,740.45	31.49%
110-410-53200 JANITORIAL SUPPLIES	0.00	34.95	750.00	604.89	19.35%
110-410-55100 LIABILITY INSURANCE	0.00	0.00	11,813.00	7,957.55	32.64%
110-410-55150 WORKERS COMPENSATION INSURANCE	0.00	777.72	873.81	777.72	11.00%
110-410-55300 RENT	0.00	0.00	1,408.00	1,536.00	(9.09%)
110-410-55510 TRUSTEE FEES	0.00	334.30	8,589.75	5,624.40	34.52%
110-410-55550 BANK SERVICE CHARGES	0.00	0.00	1,100.00	0.00	100.00%
110-410-55900 50% STATE MIXED DRINK TAX	0.00	397.25	1,900.00	2,371.39	(24.81%)
110-410-57300 MTTG GRANT	0.00	0.00	1,200.00	0.00	100.00%
110-410-57350 WCCVB GRANT	0.00	0.00	5,000.00	0.00	100.00%
110-410-57710 TREES N TRAILS	0.00	78.55	1,000.00	113.55	88.65%
110-410-57720 ECONOMIC DEVELOPMENT	0.00	0.00	2,500.00	0.00	100.00%
110-410-57730 HISTORIC AND BEAUTIFICIATION	0.00	64.03	0.00	1,264.03	0.00%
110-410-57740 TOURISM	0.00	0.00	900.00	990.00	(10.00%)
110-410-57760 TOWN EVENTS	0.00	21.98	21,800.00	8,098.53	62.85%
110-410-57880 OTHER BOMA/EMPLOYEE SERVICE	0.00	144.16	4,500.00	3,807.19	15.40%
110-410-59000 CAPITAL OUTLAY	0.00	0.00	900.00	0.00	100.00%

**Town of Nolensville**  
**Statement of Revenue and Expenditures** 3/24/2014 10:03am  
 Revised Budget  
 For GENERAL FUND (110)  
 For the Fiscal Period 2014-8 Ending February 28, 2014

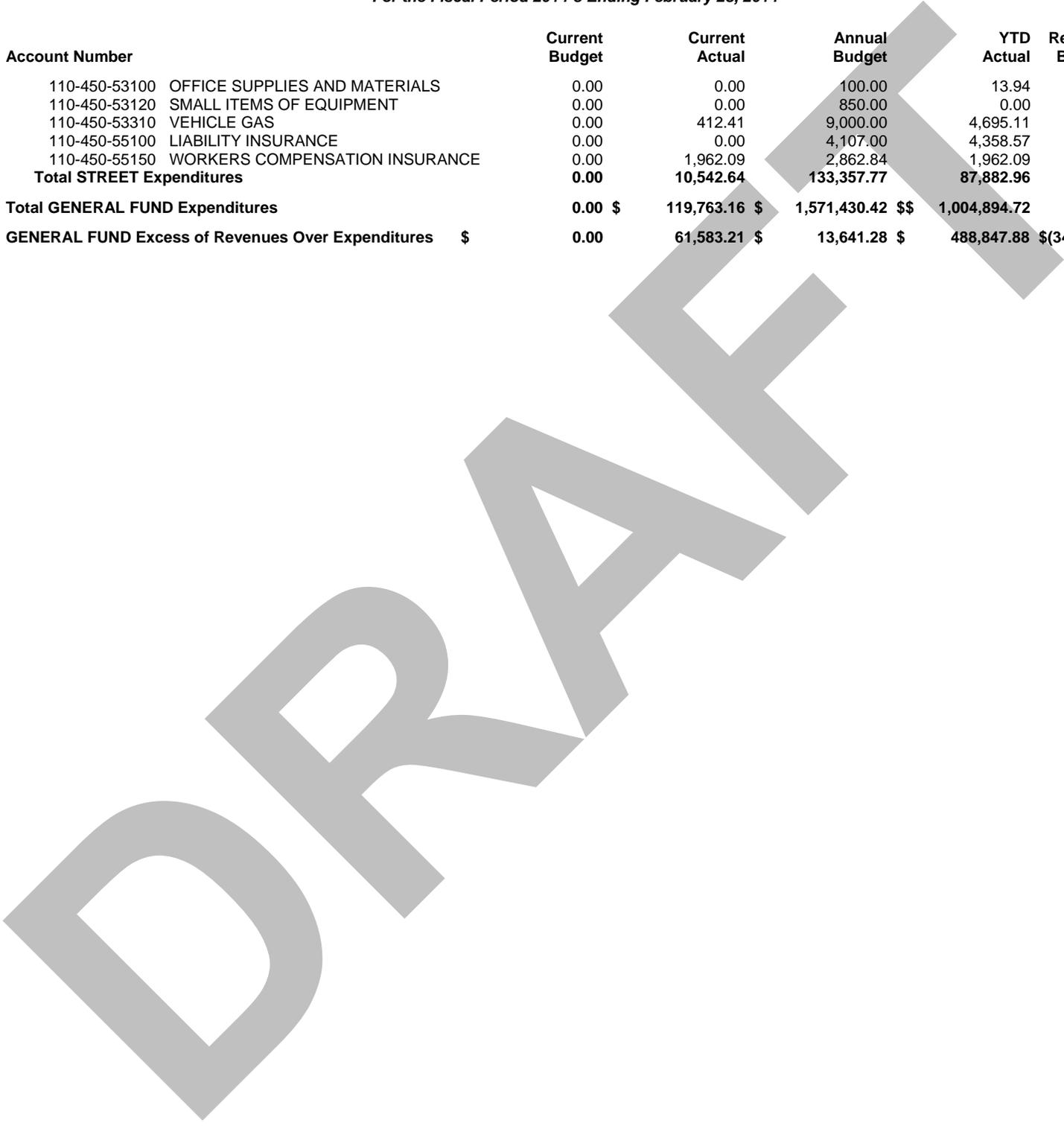
Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
<b>Total GENERAL GOVERNMENT Expenditures</b>	<b>0.00</b>	<b>26,675.58</b>	<b>451,905.38</b>	<b>292,415.95</b>	<b>35.29%</b>
<b>ENGINEERING Expenditures</b>					
110-420-51100 SALARIES	0.00	5,794.26	75,325.29	52,373.34	30.47%
110-420-51400 EMPLOYER CONTRIBUTIONS	0.00	443.26	5,762.39	4,006.55	30.47%
110-420-51420 HOSPITAL AND HEALTH INSURANCE	0.00	727.76	8,281.50	5,487.01	33.74%
110-420-51430 EMPLOYEE RETIREMENT PLAN	0.00	254.94	3,314.32	2,294.46	30.77%
110-420-51470 UNEMPLOYMENT INSURANCE	0.00	3.70	135.00	108.01	19.99%
110-420-52110 POSTAGE BOX RENT ETC	0.00	0.00	50.00	23.00	54.00%
110-420-52310 PUBLICATION OF LEGAL NOTICES	0.00	0.00	750.00	0.00	100.00%
110-420-52350 MEMBERSHIPS REGISTRATION FEES	0.00	0.00	655.00	0.00	100.00%
110-420-52540 ARCHITECTURAL AND ENGINEERING	0.00	294.00	8,000.00	3,856.00	51.80%
110-420-52800 TRAVEL	0.00	0.00	100.00	0.00	100.00%
110-420-53100 OFFICE SUPPLIES AND MATERIALS	0.00	35.66	300.00	180.74	39.75%
110-420-55100 LIABILITY INSURANCE	0.00	0.00	2,501.00	2,704.55	(8.14%)
110-420-55150 WORKERS COMPENSATION INSURANCE	0.00	519.86	592.67	519.86	12.29%
110-420-57915 MS4	0.00	0.00	28,640.00	3,860.00	86.52%
<b>Total ENGINEERING Expenditures</b>	<b>0.00</b>	<b>8,073.44</b>	<b>134,407.17</b>	<b>75,413.52</b>	<b>43.89%</b>
<b>PLANNING Expenditures</b>					
110-425-51100 SALARIES	0.00	5,836.96	75,239.76	52,815.35	29.80%
110-425-51400 EMPLOYER CONTRIBUTIONS	0.00	446.53	5,755.85	4,040.39	29.80%
110-425-51420 HOSPITAL AND HEALTH INSURANCE	0.00	705.12	8,249.82	5,408.53	34.44%
110-425-51430 EMPLOYEE RETIREMENT PLAN	0.00	216.80	2,818.40	1,951.20	30.77%
110-425-51470 UNEMPLOYMENT INSURANCE	0.00	30.22	270.00	179.55	33.50%
110-425-52110 POSTAGE BOX RENT ETC	0.00	0.00	100.00	65.11	34.89%
110-425-52310 PUBLICATION OF LEGAL NOTICES	0.00	31.40	750.00	287.46	61.67%
110-425-52350 MEMBERSHIPS REGISTRATION FEES	0.00	110.00	1,795.00	355.00	80.22%
110-425-52540 ARCHITECTURAL AND ENGINEERING	0.00	0.00	33,000.00	0.00	100.00%
110-425-52570 PLANNING AND ZONING SERVICES	0.00	0.00	0.00	134.00	0.00%
110-425-52800 TRAVEL	0.00	0.00	3,000.00	744.12	75.20%
110-425-53100 OFFICE SUPPLIES AND MATERIALS	0.00	(23.62)	500.00	956.32	(91.26%)
110-425-55100 LIABILITY INSURANCE	0.00	0.00	2,501.00	2,704.55	(8.14%)
110-425-55150 WORKERS COMPENSATION INSURANCE	0.00	470.35	648.15	470.35	27.43%
110-425-57920 REIMBURSABLE ENGINEER SERVICE	0.00	89.00	300.00	370.00	(23.33%)
<b>Total PLANNING Expenditures</b>	<b>0.00</b>	<b>7,912.76</b>	<b>134,927.98</b>	<b>70,481.93</b>	<b>47.76%</b>
<b>CODES Expenditures</b>					
110-428-51100 SALARIES	0.00	2,136.54	67,417.00	19,717.06	70.75%
110-428-51130 OVERTIME SALARIES	0.00	0.00	0.00	5.69	0.00%
110-428-51400 EMPLOYER CONTRIBUTIONS	0.00	163.45	5,157.40	1,508.79	70.75%
110-428-51420 HOSPITAL AND HEALTH INSURANCE	0.00	707.76	16,562.90	5,427.01	67.23%
110-428-51430 EMPLOYEE RETIREMENT PLAN	0.00	94.01	2,966.35	857.89	71.08%
110-428-51470 UNEMPLOYMENT INSURANCE	0.00	25.64	270.00	65.72	75.66%
110-428-52110 POSTAGE BOX RENT ETC	0.00	0.00	100.00	16.10	83.90%
110-428-52350 MEMBERSHIPS REGISTRATION FEES	0.00	0.00	710.00	25.00	96.48%
110-428-52500 PROFESSIONAL SERVICES	0.00	2,153.86	0.00	21,273.16	0.00%
110-428-52540 ARCHITECTURAL AND ENGINEERING	0.00	0.00	1,800.00	3,000.00	(66.67%)
110-428-52800 TRAVEL	0.00	0.00	800.00	0.00	100.00%

**Town of Nolensville**  
**Statement of Revenue and Expenditures** 3/24/2014 10:03am  
 Revised Budget  
 For GENERAL FUND (110)  
 For the Fiscal Period 2014-8 Ending February 28, 2014

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
110-428-53100 OFFICE SUPPLIES AND MATERIALS	0.00	32.75	800.00	587.12	26.61%
110-428-55100 LIABILITY INSURANCE	0.00	0.00	2,825.00	2,689.55	4.79%
110-428-55150 WORKERS COMPENSATION INSURANCE	0.00	102.60	612.47	102.60	83.25%
<b>Total CODES Expenditures</b>	<b>0.00</b>	<b>5,416.61</b>	<b>100,021.12</b>	<b>55,275.69</b>	<b>44.74%</b>
<b>POLICE Expenditures</b>					
110-430-51100 SALARIES	0.00	24,227.05	288,026.66	198,701.76	31.01%
110-430-51130 OVERTIME SALARIES	0.00	0.00	6,216.60	300.19	95.17%
110-430-51360 POLICE CLOTHING/UNIFORMS	0.00	83.00	3,500.00	2,925.15	16.42%
110-430-51400 EMPLOYER CONTRIBUTIONS	0.00	1,853.35	22,509.61	15,223.59	32.37%
110-430-51420 HOSPITAL AND HEALTH INSURANCE	0.00	5,670.58	57,970.50	41,962.50	27.61%
110-430-51430 EMPLOYEE RETIREMENT PLAN	0.00	942.02	11,057.68	7,402.01	33.06%
110-430-51470 UNEMPLOYMENT INSURANCE	0.00	281.01	945.00	1,073.01	(13.55%)
110-430-52000 CONTRACTUAL SERVICES	0.00	0.00	8,000.00	6,000.00	25.00%
110-430-52110 POSTAGE BOX RENT ETC	0.00	0.00	100.00	41.14	58.86%
110-430-52310 PUBLICATION OF LEGAL NOTICES	0.00	0.00	0.00	28.00	0.00%
110-430-52350 MEMBERSHIPS REGISTRATION FEES	0.00	75.00	2,000.00	75.00	96.25%
110-430-52355 TRAINING AND AMMUNITION	0.00	0.00	5,439.00	3,941.27	27.54%
110-430-52400 CELLULAR TELEPHONE	0.00	40.03	550.00	320.14	41.79%
110-430-52450 TELEPHONE AND OTHER	0.00	195.65	2,352.00	1,565.20	33.45%
110-430-52500 PROFESSIONAL SERVICES	0.00	0.00	700.00	845.00	(20.71%)
110-430-52600 REPAIR AND MAINTENANCE SERVICES	0.00	97.26	2,000.00	1,205.32	39.73%
110-430-52610 REPAIR AND MAINTENANCE MOTOR	0.00	876.08	10,000.00	4,971.43	50.29%
110-430-52800 TRAVEL	0.00	0.00	250.00	0.00	100.00%
110-430-53100 OFFICE SUPPLIES AND MATERIALS	0.00	855.00	2,000.00	2,511.71	(25.59%)
110-430-53290 OTHER OPERATING SUPPLIES	0.00	0.00	0.00	683.75	0.00%
110-430-53310 VEHICLE GAS	0.00	1,933.38	28,800.00	15,618.87	45.77%
110-430-55100 LIABILITY INSURANCE	0.00	0.00	14,778.00	12,715.53	13.96%
110-430-55150 WORKERS COMPENSATION INSURANCE	0.00	13,179.38	14,615.95	13,179.38	9.83%
110-430-59000 CAPITAL OUTLAY	0.00	0.00	0.00	500.00	0.00%
110-430-59450 COMMUNICATION EQUIPMENT	0.00	0.00	5,000.00	4,968.00	0.64%
<b>Total POLICE Expenditures</b>	<b>0.00</b>	<b>50,308.79</b>	<b>486,811.00</b>	<b>336,757.95</b>	<b>30.82%</b>
<b>FIRE Expenditures</b>					
110-440-52000 CONTRACTUAL SERVICES	0.00	10,833.34	130,000.00	86,666.72	33.33%
<b>Total FIRE Expenditures</b>	<b>0.00</b>	<b>10,833.34</b>	<b>130,000.00</b>	<b>86,666.72</b>	<b>33.33%</b>
<b>STREET Expenditures</b>					
110-450-51100 SALARIES	0.00	6,513.93	95,127.60	61,451.55	35.40%
110-450-51130 OVERTIME SALARIES	0.00	0.00	750.00	37.06	95.06%
110-450-51350 PUBLIC WORKS UNIFORMS	0.00	0.00	200.00	0.00	100.00%
110-450-51400 EMPLOYER CONTRIBUTIONS	0.00	498.30	7,334.64	4,703.77	35.87%
110-450-51420 HOSPITAL AND HEALTH INSURANCE	0.00	712.05	8,281.45	7,469.07	9.81%
110-450-51430 EMPLOYEE RETIREMENT PLAN	0.00	165.72	2,154.24	1,569.15	27.16%
110-450-51470 UNEMPLOYMENT INSURANCE	0.00	73.17	540.00	269.00	50.19%
110-450-52350 MEMBERSHIPS REGISTRATION FEES	0.00	100.00	500.00	359.00	28.20%
110-450-52600 REPAIR AND MAINTENANCE SERVICES	0.00	74.98	300.00	453.47	(51.16%)
110-450-52610 REPAIR AND MAINTENANCE MOTOR	0.00	29.99	1,000.00	541.18	45.88%
110-450-52800 TRAVEL	0.00	0.00	250.00	0.00	100.00%

**Town of Nolensville**  
**Statement of Revenue and Expenditures** 3/24/2014 10:03am  
 Revised Budget  
 For GENERAL FUND (110)  
 For the Fiscal Period 2014-8 Ending February 28, 2014

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
110-450-53100 OFFICE SUPPLIES AND MATERIALS	0.00	0.00	100.00	13.94	86.06%
110-450-53120 SMALL ITEMS OF EQUIPMENT	0.00	0.00	850.00	0.00	100.00%
110-450-53310 VEHICLE GAS	0.00	412.41	9,000.00	4,695.11	47.83%
110-450-55100 LIABILITY INSURANCE	0.00	0.00	4,107.00	4,358.57	(6.13%)
110-450-55150 WORKERS COMPENSATION INSURANCE	0.00	1,962.09	2,862.84	1,962.09	31.46%
<b>Total STREET Expenditures</b>	<b>0.00</b>	<b>10,542.64</b>	<b>133,357.77</b>	<b>87,882.96</b>	<b>34.10%</b>
<b>Total GENERAL FUND Expenditures</b>	<b>0.00 \$</b>	<b>119,763.16 \$</b>	<b>1,571,430.42 \$\$</b>	<b>1,004,894.72</b>	<b>36.05%</b>
<b>GENERAL FUND Excess of Revenues Over Expenditures \$</b>	<b>0.00</b>	<b>61,583.21 \$</b>	<b>13,641.28 \$</b>	<b>488,847.88</b>	<b>\$(3483.59%)</b>

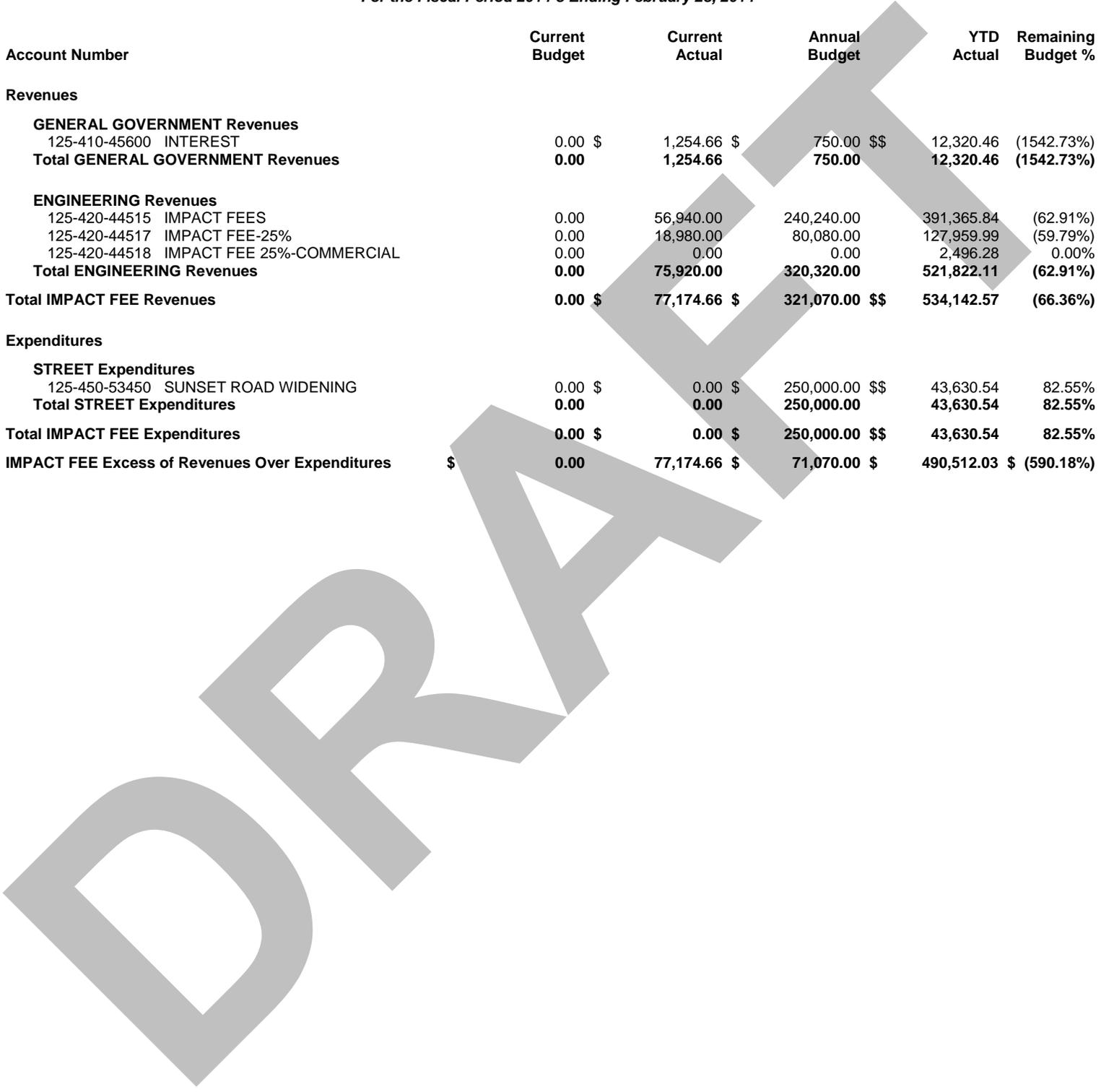


**Town of Nolensville**  
**Statement of Revenue and Expenditures** 3/24/2014 10:03am  
 Revised Budget  
 For STATE STREET FUND (120)  
 For the Fiscal Period 2014-8 Ending February 28, 2014

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
<b>Revenues</b>					
<b>STREET Revenues</b>					
120-450-44350 STATE HIGHWAY AND STREET FUNDS	0.00 \$	2,386.41 \$	31,570.56 \$\$	21,079.37	33.23%
120-450-44360 STATE GASOLINE AND MOTOR FUEL	0.00	8,232.71	105,422.00	70,625.75	33.01%
120-450-44400 STATE 1989 INCREASE	0.00	1,285.78	17,010.00	11,357.40	33.23%
120-450-45600 INTEREST	0.00	174.49	1,000.00	3,247.47	(224.75%)
<b>Total STREET Revenues</b>	<b>0.00</b>	<b>12,079.39</b>	<b>155,002.56</b>	<b>106,309.99</b>	<b>31.41%</b>
<b>Total STATE STREET FUND Revenues</b>	<b>0.00 \$</b>	<b>12,079.39 \$</b>	<b>155,002.56 \$\$</b>	<b>106,309.99</b>	<b>31.41%</b>
<b>Expenditures</b>					
<b>STREET Expenditures</b>					
120-450-52470 STREET LIGHTING (ELECTRIC AND	0.00 \$	354.26 \$	4,700.00 \$\$	2,777.39	40.91%
120-450-52600 REPAIR AND MAINTENANCE SERVICES	0.00	0.00	1,000.00	0.00	100.00%
120-450-52620 REPAIR AND MAINTENANCE OTHER	0.00	92.79	3,000.00	887.90	70.40%
120-450-52680 REPAIR AND MAINTENANCE ROADS	0.00	136,300.72	540,000.00	392,778.49	27.26%
120-450-53420 SIGN PARTS AND SUPPLIES	0.00	0.00	1,500.00	84.28	94.38%
120-450-59320 DRAINAGE IMPROVEMENT	0.00	0.00	2,000.00	1,420.00	29.00%
<b>Total STREET Expenditures</b>	<b>0.00</b>	<b>136,747.77</b>	<b>552,200.00</b>	<b>397,948.06</b>	<b>27.93%</b>
<b>Total STATE STREET FUND Expenditures</b>	<b>0.00 \$</b>	<b>136,747.77 \$</b>	<b>552,200.00 \$\$</b>	<b>397,948.06</b>	<b>27.93%</b>
<b>STATE STREET FUND Excess of Revenues Over</b>	<b>\$ 0.00</b>	<b>(124,668.38) \$</b>	<b>(397,197.44) \$</b>	<b>(291,638.07) \$</b>	<b>26.58%</b>

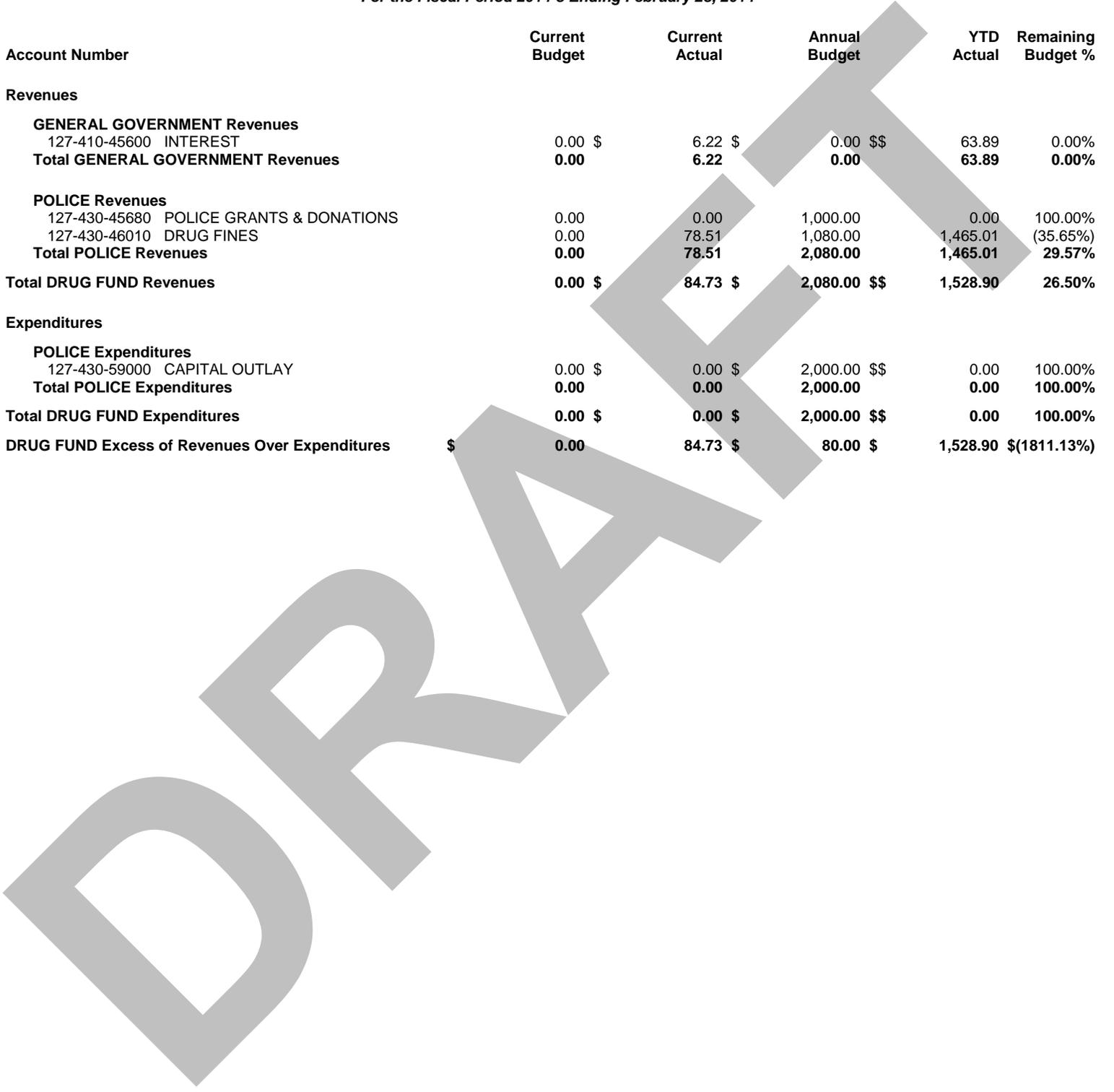
**Town of Nolensville**  
**Statement of Revenue and Expenditures** 3/24/2014 10:03am  
 Revised Budget  
 For IMPACT FEE (125)  
 For the Fiscal Period 2014-8 Ending February 28, 2014

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
<b>Revenues</b>					
<b>GENERAL GOVERNMENT Revenues</b>					
125-410-45600 INTEREST	0.00 \$	1,254.66 \$	750.00 \$\$	12,320.46	(1542.73%)
<b>Total GENERAL GOVERNMENT Revenues</b>	<b>0.00</b>	<b>1,254.66</b>	<b>750.00</b>	<b>12,320.46</b>	<b>(1542.73%)</b>
<b>ENGINEERING Revenues</b>					
125-420-44515 IMPACT FEES	0.00	56,940.00	240,240.00	391,365.84	(62.91%)
125-420-44517 IMPACT FEE-25%	0.00	18,980.00	80,080.00	127,959.99	(59.79%)
125-420-44518 IMPACT FEE 25%-COMMERCIAL	0.00	0.00	0.00	2,496.28	0.00%
<b>Total ENGINEERING Revenues</b>	<b>0.00</b>	<b>75,920.00</b>	<b>320,320.00</b>	<b>521,822.11</b>	<b>(62.91%)</b>
<b>Total IMPACT FEE Revenues</b>	<b>0.00 \$</b>	<b>77,174.66 \$</b>	<b>321,070.00 \$\$</b>	<b>534,142.57</b>	<b>(66.36%)</b>
<b>Expenditures</b>					
<b>STREET Expenditures</b>					
125-450-53450 SUNSET ROAD WIDENING	0.00 \$	0.00 \$	250,000.00 \$\$	43,630.54	82.55%
<b>Total STREET Expenditures</b>	<b>0.00</b>	<b>0.00</b>	<b>250,000.00</b>	<b>43,630.54</b>	<b>82.55%</b>
<b>Total IMPACT FEE Expenditures</b>	<b>0.00 \$</b>	<b>0.00 \$</b>	<b>250,000.00 \$\$</b>	<b>43,630.54</b>	<b>82.55%</b>
<b>IMPACT FEE Excess of Revenues Over Expenditures</b>	<b>\$ 0.00</b>	<b>77,174.66 \$</b>	<b>71,070.00 \$</b>	<b>490,512.03 \$</b>	<b>(590.18%)</b>



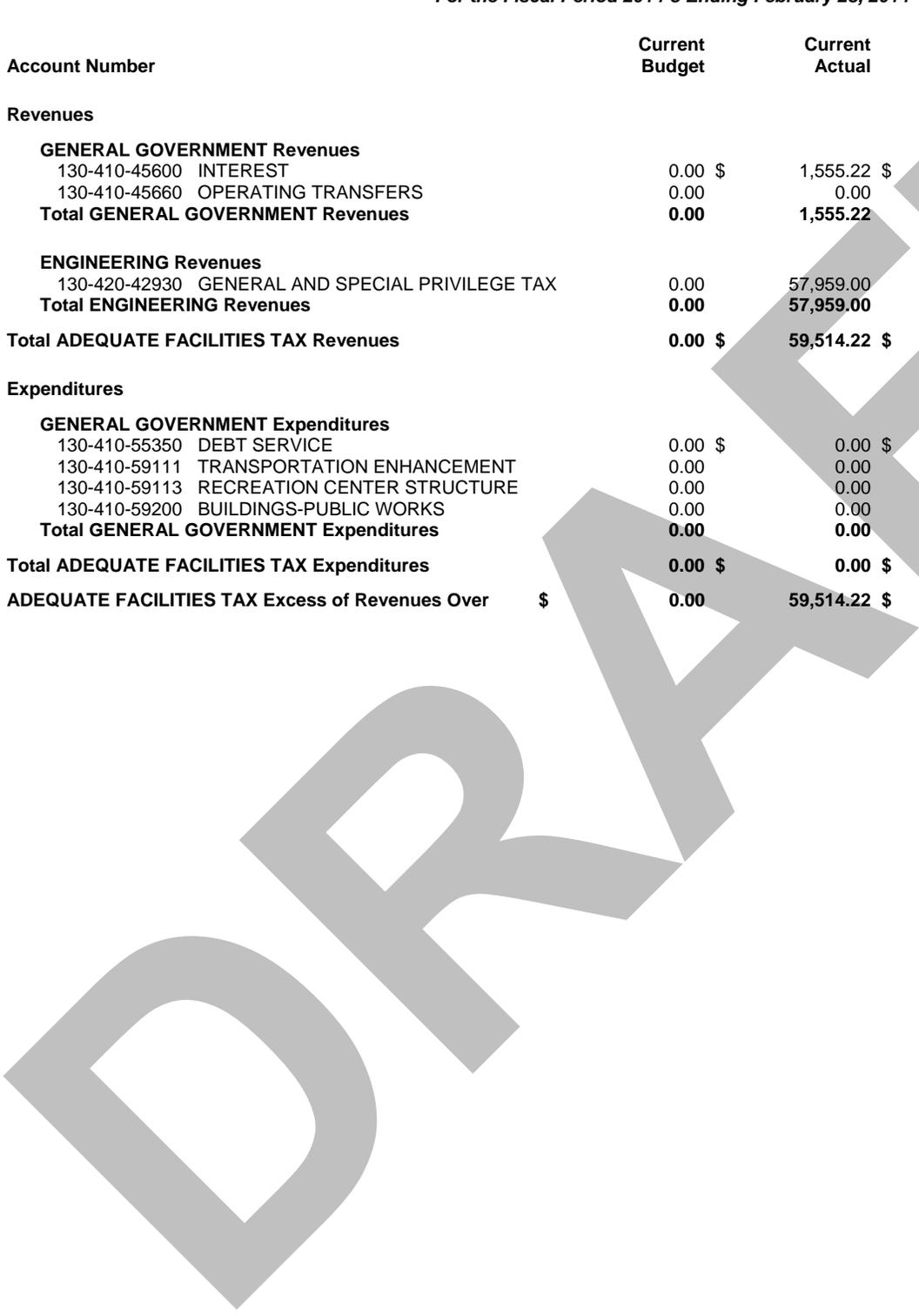
**Town of Nolensville**  
**Statement of Revenue and Expenditures** 3/24/2014 10:03am  
 Revised Budget  
 For DRUG FUND (127)  
 For the Fiscal Period 2014-8 Ending February 28, 2014

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
<b>Revenues</b>					
<b>GENERAL GOVERNMENT Revenues</b>					
127-410-45600 INTEREST	0.00 \$	6.22 \$	0.00 \$\$	63.89	0.00%
<b>Total GENERAL GOVERNMENT Revenues</b>	<b>0.00</b>	<b>6.22</b>	<b>0.00</b>	<b>63.89</b>	<b>0.00%</b>
<b>POLICE Revenues</b>					
127-430-45680 POLICE GRANTS & DONATIONS	0.00	0.00	1,000.00	0.00	100.00%
127-430-46010 DRUG FINES	0.00	78.51	1,080.00	1,465.01	(35.65%)
<b>Total POLICE Revenues</b>	<b>0.00</b>	<b>78.51</b>	<b>2,080.00</b>	<b>1,465.01</b>	<b>29.57%</b>
<b>Total DRUG FUND Revenues</b>	<b>0.00 \$</b>	<b>84.73 \$</b>	<b>2,080.00 \$\$</b>	<b>1,528.90</b>	<b>26.50%</b>
<b>Expenditures</b>					
<b>POLICE Expenditures</b>					
127-430-59000 CAPITAL OUTLAY	0.00 \$	0.00 \$	2,000.00 \$\$	0.00	100.00%
<b>Total POLICE Expenditures</b>	<b>0.00</b>	<b>0.00</b>	<b>2,000.00</b>	<b>0.00</b>	<b>100.00%</b>
<b>Total DRUG FUND Expenditures</b>	<b>0.00 \$</b>	<b>0.00 \$</b>	<b>2,000.00 \$\$</b>	<b>0.00</b>	<b>100.00%</b>
<b>DRUG FUND Excess of Revenues Over Expenditures</b>	<b>\$ 0.00</b>	<b>84.73 \$</b>	<b>80.00 \$</b>	<b>1,528.90</b>	<b>\$(1811.13%)</b>



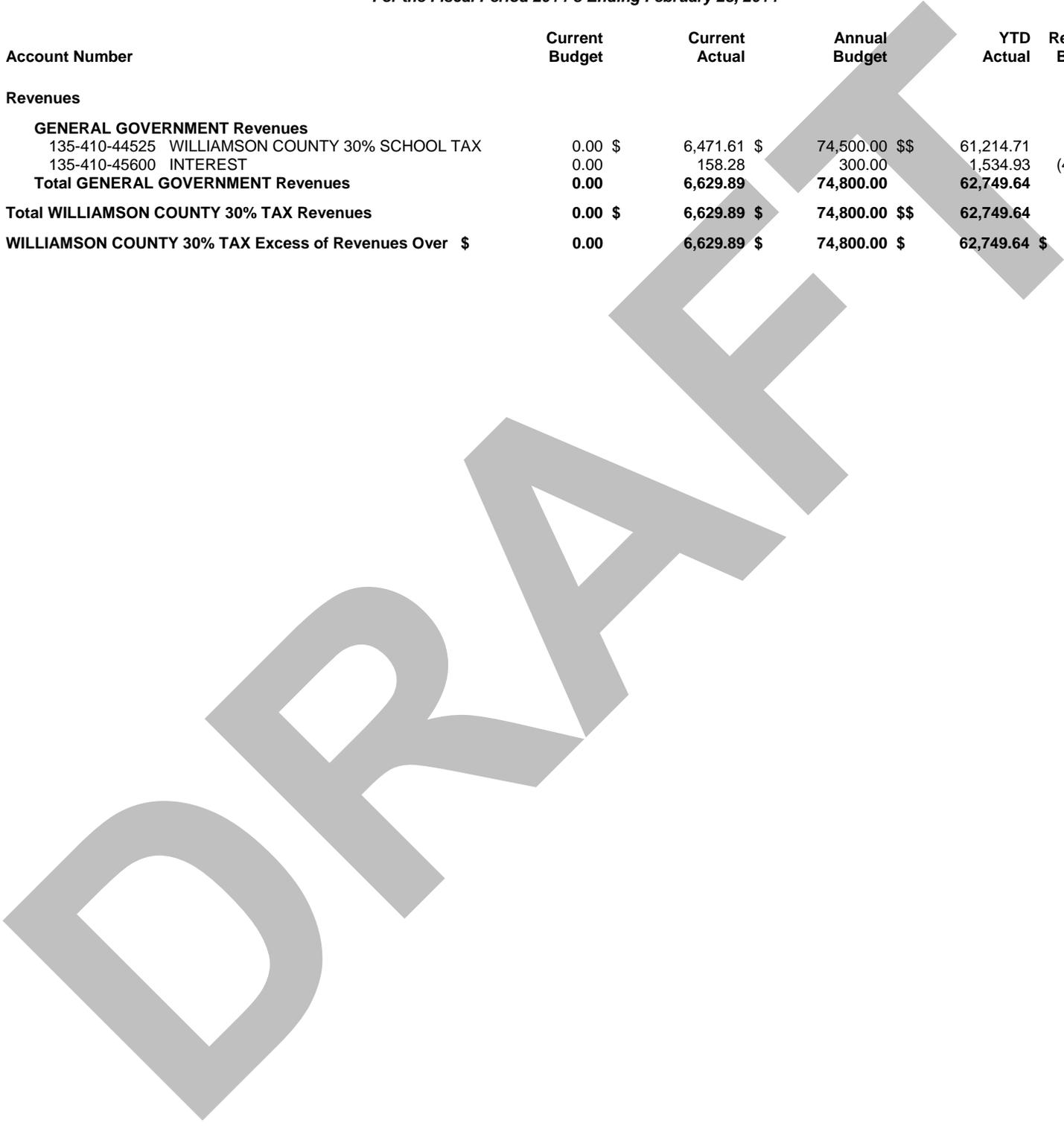
**Town of Nolensville**  
**Statement of Revenue and Expenditures** 3/24/2014 10:03am  
 Revised Budget  
 For ADEQUATE FACILITIES TAX (130)  
 For the Fiscal Period 2014-8 Ending February 28, 2014

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
<b>Revenues</b>					
<b>GENERAL GOVERNMENT Revenues</b>					
130-410-45600 INTEREST	0.00 \$	1,555.22 \$	2,100.00 \$\$	15,704.37	(647.83%)
130-410-45660 OPERATING TRANSFERS	0.00	0.00	0.00	(273,785.15)	0.00%
<b>Total GENERAL GOVERNMENT Revenues</b>	<b>0.00</b>	<b>1,555.22</b>	<b>2,100.00</b>	<b>(258,080.78)</b>	<b>12389.56%</b>
<b>ENGINEERING Revenues</b>					
130-420-42930 GENERAL AND SPECIAL PRIVILEGE TAX	0.00	57,959.00	339,680.00	524,699.00	(54.47%)
<b>Total ENGINEERING Revenues</b>	<b>0.00</b>	<b>57,959.00</b>	<b>339,680.00</b>	<b>524,699.00</b>	<b>(54.47%)</b>
<b>Total ADEQUATE FACILITIES TAX Revenues</b>	<b>0.00 \$</b>	<b>59,514.22 \$</b>	<b>341,780.00 \$\$</b>	<b>266,618.22</b>	<b>21.99%</b>
<b>Expenditures</b>					
<b>GENERAL GOVERNMENT Expenditures</b>					
130-410-55350 DEBT SERVICE	0.00 \$	0.00 \$	283,400.00 \$\$	9,614.85	96.61%
130-410-59111 TRANSPORTATION ENHANCEMENT	0.00	0.00	125,000.00	40,070.00	67.94%
130-410-59113 RECREATION CENTER STRUCTURE	0.00	0.00	133,000.00	0.00	100.00%
130-410-59200 BUILDINGS-PUBLIC WORKS	0.00	0.00	50,000.00	17,999.07	64.00%
<b>Total GENERAL GOVERNMENT Expenditures</b>	<b>0.00</b>	<b>0.00</b>	<b>591,400.00</b>	<b>67,683.92</b>	<b>88.56%</b>
<b>Total ADEQUATE FACILITIES TAX Expenditures</b>	<b>0.00 \$</b>	<b>0.00 \$</b>	<b>591,400.00 \$\$</b>	<b>67,683.92</b>	<b>88.56%</b>
<b>ADEQUATE FACILITIES TAX Excess of Revenues Over</b>	<b>\$ 0.00</b>	<b>59,514.22 \$</b>	<b>(249,620.00) \$</b>	<b>198,934.30 \$</b>	<b>179.69%</b>



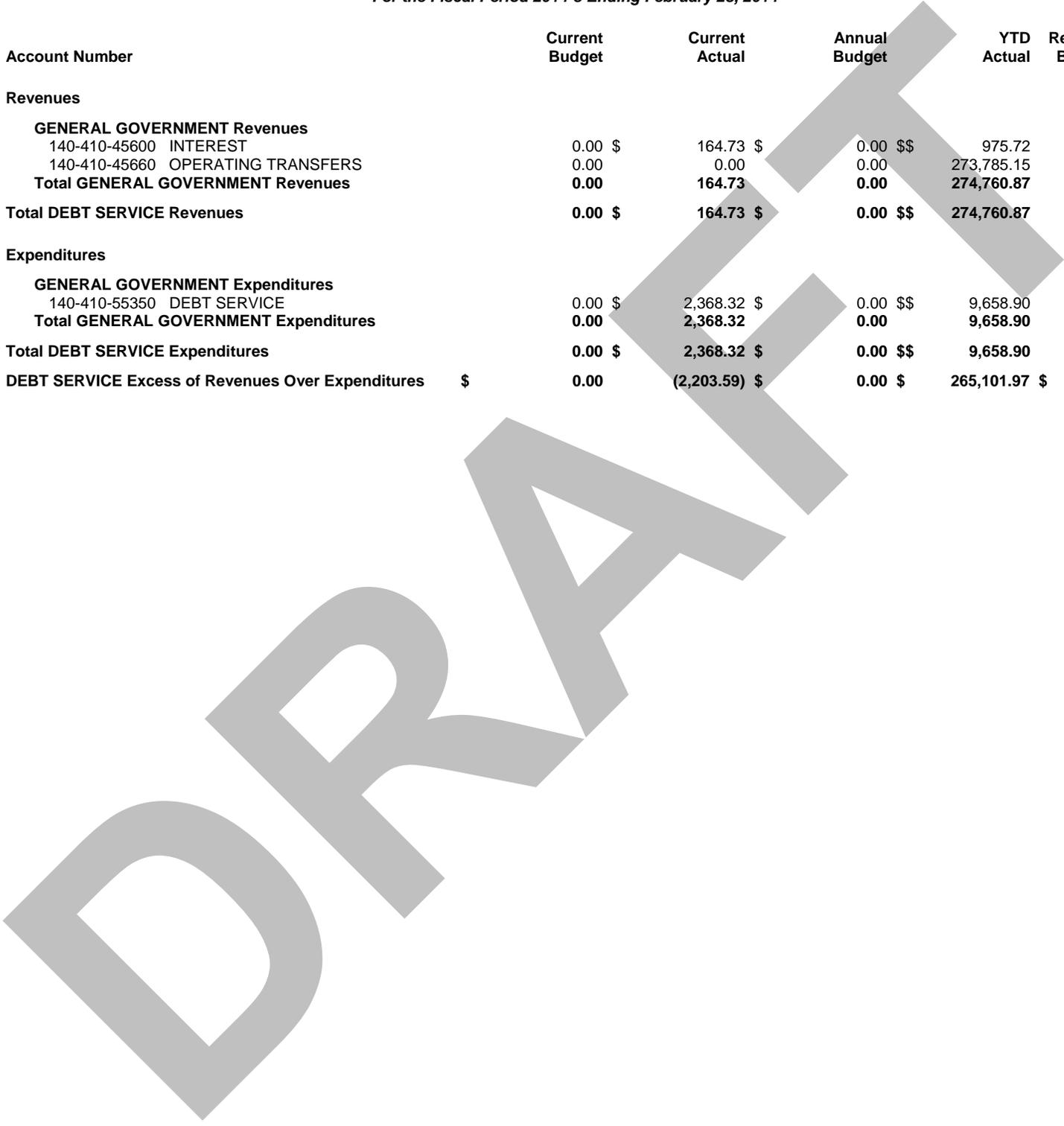
**Town of Nolensville**  
**Statement of Revenue and Expenditures** 3/24/2014 10:03am  
 Revised Budget  
 For WILLIAMSON COUNTY 30% TAX (135)  
 For the Fiscal Period 2014-8 Ending February 28, 2014

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
<b>Revenues</b>					
<b>GENERAL GOVERNMENT Revenues</b>					
135-410-44525 WILLIAMSON COUNTY 30% SCHOOL TAX	0.00 \$	6,471.61 \$	74,500.00 \$\$	61,214.71	17.83%
135-410-45600 INTEREST	0.00	158.28	300.00	1,534.93	(411.64%)
<b>Total GENERAL GOVERNMENT Revenues</b>	<b>0.00</b>	<b>6,629.89</b>	<b>74,800.00</b>	<b>62,749.64</b>	<b>16.11%</b>
<b>Total WILLIAMSON COUNTY 30% TAX Revenues</b>	<b>0.00 \$</b>	<b>6,629.89 \$</b>	<b>74,800.00 \$\$</b>	<b>62,749.64</b>	<b>16.11%</b>
<b>WILLIAMSON COUNTY 30% TAX Excess of Revenues Over \$</b>	<b>0.00</b>	<b>6,629.89 \$</b>	<b>74,800.00 \$</b>	<b>62,749.64 \$</b>	<b>16.11%</b>



**Town of Nolensville**  
**Statement of Revenue and Expenditures** 3/24/2014 10:03am  
 Revised Budget  
 For DEBT SERVICE (140)  
 For the Fiscal Period 2014-8 Ending February 28, 2014

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
<b>Revenues</b>					
<b>GENERAL GOVERNMENT Revenues</b>					
140-410-45600 INTEREST	0.00 \$	164.73 \$	0.00 \$\$	975.72	0.00%
140-410-45660 OPERATING TRANSFERS	0.00	0.00	0.00	273,785.15	0.00%
<b>Total GENERAL GOVERNMENT Revenues</b>	<b>0.00</b>	<b>164.73</b>	<b>0.00</b>	<b>274,760.87</b>	<b>0.00%</b>
<b>Total DEBT SERVICE Revenues</b>	<b>0.00 \$</b>	<b>164.73 \$</b>	<b>0.00 \$\$</b>	<b>274,760.87</b>	<b>0.00%</b>
<b>Expenditures</b>					
<b>GENERAL GOVERNMENT Expenditures</b>					
140-410-55350 DEBT SERVICE	0.00 \$	2,368.32 \$	0.00 \$\$	9,658.90	0.00%
<b>Total GENERAL GOVERNMENT Expenditures</b>	<b>0.00</b>	<b>2,368.32</b>	<b>0.00</b>	<b>9,658.90</b>	<b>0.00%</b>
<b>Total DEBT SERVICE Expenditures</b>	<b>0.00 \$</b>	<b>2,368.32 \$</b>	<b>0.00 \$\$</b>	<b>9,658.90</b>	<b>0.00%</b>
<b>DEBT SERVICE Excess of Revenues Over Expenditures</b>	<b>\$ 0.00</b>	<b>(2,203.59) \$</b>	<b>0.00 \$</b>	<b>265,101.97 \$</b>	<b>0.00%</b>



**Town of Nolensville**  
**Statement of Revenue and Expenditures** 3/24/2014 10:03am  
 Revised Budget

For the Fiscal Period 2014-8 Ending February 28, 2014

Account Number	Current Budget	Current Actual	Annual Budget	YTD Actual	Remaining Budget %
Total Revenues	0.00 \$	336,993.99 \$	2,479,804.26 \$	2,739,852.79 \$	(10.49%)
Total Expenditures	0.00 \$	258,879.25 \$	2,967,030.42 \$	1,523,816.14 \$	48.64%
Total Excess of Revenues Over Expenditures	0.00 \$	78,114.74 \$	(487,226.16) \$	1,216,036.65 \$	349.58%

DRAFT

**ORDINANCE 14-03**

**AN ORDINANCE TO APPROVE A CONCEPT PLAN FOR A PLANNED UNIT DEVELOPMENT (PUD) OVERLAY KNOWN AS BURKITT SOUTH TO THE TRACT OF LAND AS DESCRIBED HEREIN**

WHEREAS, Article 2, section 2.2.11 of the Zoning Ordinance of the Town of Nolensville provides the authority for the Board of Mayor and Alderman to approve, approve with conditions or reject a request of a Concept Plan for a Planned Unit Development Overlay; and,

WHEREAS, the Nolensville Planning Commission met on Tuesday, February 11, 2014, and reviewed a Concept Plan application to determine the appropriateness of applying the Planned Unit Development Overlay to Map 33, Parcels 88.00, 89.00, 90.00 and part of 92.01, as shown on the Williamson County, Tennessee, Tax Maps,

WHEREAS, the Nolensville Planning Commission voted and passed by a majority vote seven for to one against to recommend the approval of the Conceptual Residential P.U.D. Plan for Burkitt South to the Board of Mayor and Aldermen and referred to in Exhibit A; and,

NOW THEREFORE, BE IT ORDAINED, THAT THE ZONING MAP OF THE TOWN OF NOLENSVILLE, TENNESSEE be amended as follows:

That the Planned Unit Development Overlay, known as Residential P.U.D. Concept Plan for Burkitt South be applied to the properties located between Kidd Road and the Williamson and Davidson County boundaries and identified as follows: Map 33, Parcels 88.00, 89.00, 90.00 and part of 92.01, as shown on the Williamson County, Tennessee, Tax Maps and that the concept plan as described to the Nolensville Planning Commission on March 11, 2014, be approved as recommended by the Nolensville Planning Commission and referred to in Exhibit A to the Board of Mayor and Aldermen. Any conditions approved by the Board of Mayor and Aldermen will be attached to this ordinance.

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

Approved by the Board of Mayor and Alderman

\_\_\_\_\_  
First Reading

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

\_\_\_\_\_  
Second Reading

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

\_\_\_\_\_  
Cindy Lancaster, Town Recorder

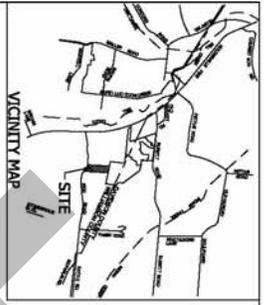
Approved by:

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Town Attorney, Robert J. Notestine, III

**DRAFT**

See Exhibit "A" Next Page

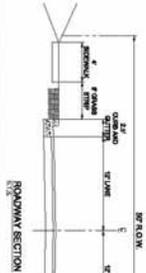


**Site Data:**

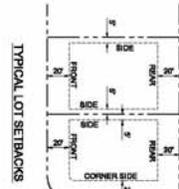
Project Name: BURKETT SOUTH  
 Project No.: 18-0000  
 Date: 05/15/2018  
 Scale: AS SHOWN  
 Drawing Zone: 18-0000  
 Drawing No.: 18-0000-01

**Owner/Client:** CPE LLC (under contract agreement with 213 Davidson Chase, Brentwood, TN 37027)  
**Engineer:** CIVIL SITE DESIGN, INC. 600 Boulevard Ave, Suite 400, Nashville, TN 37203  
**Project Location:** 1.8 ECUA (831 acres 00.1)  
**Project Status:** PRELIMINARY  
**Project Number:** 18-0000  
**Project Name:** BURKETT SOUTH  
**Project No.:** 18-0000  
**Project Date:** 05/15/2018  
**Project Scale:** AS SHOWN  
**Project Zone:** 18-0000

Open Space Parcel #	Area (Sq. Ft.)	Area (Acs)
OS 1	18,815	0.43
OS 2	78,004	1.77
OS 3	80,320	1.83
OS 4	47,288	1.08
OS 5	154,209	3.44
OS 6	91,864	2.11
OS 7	11,864	0.27



Parcel #	Area (Sq. Ft.)	Area (Acs)
1	12,830	0.29
2	14,525	0.33
3	14,240	0.33
4	14,447	0.33
5	11,186	0.26
6	12,465	0.29
7	12,045	0.28
8	11,200	0.26
9	11,000	0.25
10	11,719	0.27
11	12,520	0.29
12	10,919	0.25
13	12,914	0.30
14	11,200	0.26
15	11,200	0.26
16	11,200	0.26
17	12,914	0.30
18	11,200	0.26
19	11,200	0.26
20	11,200	0.26
21	11,200	0.26
22	11,200	0.26
23	11,200	0.26
24	11,200	0.26
25	11,200	0.26
26	11,200	0.26
27	11,200	0.26
28	11,200	0.26
29	11,200	0.26
30	11,200	0.26
31	11,200	0.26
32	11,200	0.26



1. All dimensions are in feet and inches.
2. All dimensions are to the centerline of the road.
3. All dimensions are to the centerline of the utility line.
4. All dimensions are to the centerline of the structure.
5. All dimensions are to the centerline of the driveway.
6. All dimensions are to the centerline of the sidewalk.
7. All dimensions are to the centerline of the fence.
8. All dimensions are to the centerline of the wall.
9. All dimensions are to the centerline of the roof.
10. All dimensions are to the centerline of the foundation.

**PROJECT: BURKETT SOUTH**  
 ELEVATION: 621.20'

**MAP 33 PARCELS 68.00, 69.00, 90.00 & P/O 92.01**

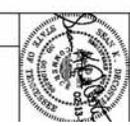
**CIVIL SITE DESIGN, INC.**  
 1000 BENTLEY AVENUE, SUITE 100  
 NASHVILLE, TN 37203  
 (615) 252-1111

REV.	DATE	DESCRIPTION
1	05/15/2018	CONCEPT PLAN SUBMITTAL
2	05/15/2018	LAYOUT REVISIONS PER CLIENT

**C1.00**

300 NO. 94-000-07

**SITE LAYOUT AND UTILITY PLAN**  
 CONCEPT PLAN  
 BURKETT SOUTH  
 KIDD ROAD  
 NOLENSVILLE, WILLIAMSON COUNTY, TENNESSEE



**CIVIL SITE DESIGN, INC.**  
 ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS  
 1000 BENTLEY AVENUE, SUITE 100  
 NASHVILLE, TN 37203  
 (615) 252-1111

## ORDINANCE NO. 13-14

### AN ORDINANCE OF THE BOARD OF MAYOR AND ALDERMEN OF THE TOWN OF NOLENSVILLE TO SUPPLEMENT AND DEFINE THE PROVISIONS OF SECTION 6-4-101 OF THE MUNICIPAL CHARTER REGARDING THE DUTIES OF THE CITY ADMINISTRATOR

WHEREAS, the Board of Mayor and Aldermen have determined that it is the best interest of the Town to amend, supplement and define the provisions of Section 6-4-101 of the Municipal Charter to further specify the duties of the City Administrator.

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

**Section 1.** That Section 6-4-101 of the Municipal Charter is supplemented by enacting the following description of duties for the City Administrator who may also be referred to as the Town Administrator. These provisions shall be placed in Chapter 1, Section 301 of the Nolensville Municipal Code (NMC).

**1-301. Duties of Town Administrator.** The Town Administrator is responsible for the efficient management and operation of the affairs of the Town in accordance with the State law and the Municipal Charter, Town ordinances and such directives, regulations, and policies of the Board of Mayor and Alderman (BOMA or the Board) may from time-to-time adopt, subject to those provisions of the Municipal Charter which require the Mayor to act and function as the chief executive officer of the Town. The specific duties and responsibilities of the Town Administrator are as follows:

- (a) **Day-to-day operation of the Town.** The Town Administrator shall:
- Ensure all property, real and personal, owned by the municipality is well maintained;
  - Ensure that all state, county and local ordinances and regulations are followed within the town limits;
  - Ensure storm water quality through a comprehensive storm water management program;
  - Manage the efficient operation of the Town offices;
  - Identify and where feasible, implement new and more efficient methods of operations for Town departments; and
  - Perform such other duties consistent with this office as may be required by vote of the BOMA.
- (b) **Reports and recommendations to Board and committees.** The Town Administrator shall:
- Make recommendations to the Mayor and Board for improving quality and quantity of public services to be rendered by the officers and employees to the inhabitants of the municipality;
  - Keep the Mayor and Board fully advised as to the conditions and needs of the municipality;
  - Report to the Mayor and Board the condition of all property, real and personal, owned by the municipality and recommend repairs and replacement as needed;

- Recommend to the Mayor and Board and suggest priority of programs or projects involving public works or public improvements that should be undertaken by the municipality;
  - Recommend specific personnel positions, as may be required for the needs and operations of the municipality, and may propose personnel policies and procedures for approval by the Board; and
  - Consult and cooperate with the committees of the Board in the administration of the Town's affairs.
- (c) **Manage Town employees.** The Town Administrator shall:
- Recruit, hire, evaluate, direct, and, if necessary, discipline and terminate Town employees subject to the provisions of the NMC, Chapter 1 , Section 201;
  - Examine or cause to be examined the affairs or conduct of any department or employee under his/her control to insure the proper performance of duties and shall have access to all Town records, books or papers to properly perform this function;
  - Establish and maintain effective working relationships with employees;
  - Conduct regular staff meetings to review progress, accomplishments, budgets, strategies and plans for the town;
  - Facilitate and work within a "team oriented" environment, being both an effective team leader and team member;
  - Support other staff in the development and implementation of goals, objectives, policies, or priorities;
  - Train and supervise all staff including consultants; and
  - Handle confidential information with tact and discretion.
- (d) **Interact effectively with governmental officials and community members.** The Town Administrator shall:
- Establish and maintain effective working relationships with Town officials, the business community, the general public and State, Regional and Federal officials;
  - Communicate effectively with the public and development community orally and in writing;
  - Educate the public on Town, County, and State ordinances, regulations, and plans;
  - Communicate the Town's position effectively in public forums and meetings;
  - Work closely with the public receiving inquiries and complaints and attending to the resolution of same;
  - Seek innovative solutions to problems while implementing Town regulations and goals; and
  - Participate in various local and regional groups.

**Section 2. Appointment of Town Administrator.** The Town Administrator shall be appointed by majority vote of the Board of Mayor and Aldermen for an indefinite term. The administrator shall be chosen by the Board solely on the basis of executive and administrative qualifications with special reference to actual experience in or knowledge of accepted practices in respect to the duties of the office hereinafter set forth. No member of the Board of Mayor and Aldermen shall receive such appointment neither during the term for which the member shall have been elected nor within one year after the expiration of the member's term.

**Section 3. Removal of the Town Administrator.** The Board of Mayor and Aldermen may remove the Town Administrator at any time by a majority vote of its members. If requested by the town administrator, a public hearing shall be granted by the Board within 30 days

following notice of removal. During the interim, the Board may suspend the administrator from duty, but shall continue the administrator's salary and benefits until the final removal date.

**Section 4. Board Not to Interfere with Appointments or Removals.** Subject to the provisions of NMC, Chapter 1, Section 201, neither the Board of Mayor and Aldermen nor any of its members shall direct or request the hiring of any person to, or removal from, office by the town administrator or any of the administrator's subordinates or in any manner take part in the hiring or removal of officers and employees in the administrative services of the town. Except for the purpose of inquiry, the Board and its members shall deal with the administration solely through the town administrator and neither the board nor any member thereof shall give orders to any subordinates of the town administrator, either publicly or privately.

**Section 5. Prior Ordinances.** Upon the effective date of this ordinance, all prior ordinances and resolutions shall be repealed to the extent they are in conflict with this Ordinance.

**Section 6. Severability.** It is expressly declared that the Board of Mayor and Aldermen would have passed the other provision of this ordinance irrespective of whether or not one or more provisions may be declared invalid. The provisions of this ordinance shall be deemed severable and if any provisions of this ordinance or the application thereof to any person or circumstances is held invalid, the remainder of the ordinance and the application of such provision to other persons or circumstances shall not be affected thereby.

**Section 7. Mayor as chief executive officer.** Nothing herein shall be construed to reduce, void or vacate the duties of the Mayor as the chief executive officer of the Town as provided in the NMC, Chapter 1, Section 201. In the event of a conflict between this ordinance and the NMC, Chapter 1, Section 201, the provisions of NMC, Chapter 1, Section 201 shall control.

**Section 8. Effective Date.** This ordinance shall take effect upon publication in a newspaper of general circulation after final reading, the public welfare requiring.

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

ATTEST:

\_\_\_\_\_  
Cindy Lancaster, Town Recorder

APPROVED AS TO FORM AND LEGALITY:

\_\_\_\_\_  
Robert J. Notestine III, Town Attorney

Passed First Reading \_\_\_\_\_

Passed Second Reading \_\_\_\_\_

Published in newspaper of general circulation:  
\_\_\_\_\_

ORDINANCE NO. 14-04

An ordinance of the Town of Nolensville, Tennessee, amending budget ordinance 13-04 for the fiscal year July 1, 2013, through June 30, 2014.

Be ordained by the Town of Nolensville, Tennessee, as follows:

SECTION 1. A budget consisting of the Available Funds and Appropriations listed in SECTION 2 and SECTION 3 below be adopted for the Fiscal Year July 1, 2013, through June 30, 2014.

SECTION 2. The Available Funds for said budget are as follows:

GENERAL FUND

Local Taxes	\$471,800	
Licenses and Permits	\$401,405	
Intergovernmental Revenue	\$834,667	
Fines and Fees	\$113,000	
Other Revenue	\$46,822	
Fund Balance	\$1,467,653	
Total Available Funds - General Fund		\$3,335,347

STATE STREET AID

Intergovernmental Revenue	\$154,432	
Other Revenue	\$3,800	
Fund Balance	\$484,248	
Total Available Funds - State Street Aid Fund		\$642,480

IMPACT FEE FUND

Licenses and Permits	\$589,201	
Other Revenue	\$16,000	
Fund Balance	\$1,583,087	
Total Available Funds - Impact Fee Fund		\$2,188,288

DRUG FUND

Fines	\$1,500	
Other Revenue	\$75	
Fund Balance	\$8,445	
Total Available Funds - Drug Fund		\$10,020

FACILITIES TAX FUND

Licenses and Permits	\$599,524	
Other Revenue	\$21,400	
Fund Balance	\$2,220,447	
Total Available Funds - Facilities Tax Fund		\$2,841,371

FACILITIES SCHOOL TAX FUND

Taxes	\$80,000	
Other Revenue	\$2,000	
Fund Balance	\$197,175	
Total Available Funds - Facilities School Tax Fund		\$279,175

Total All Funds		\$9,296,681
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SECTION 3. Appropriations for said budget are as follows:

GENERAL FUND

General Government	\$739,910	
Public Safety	\$864,104	
Total General Fund		\$1,604,014

STATE STREET AID		
Streets	\$550,220	
Total State Street Aid Fund		\$550,220
IMPACT FEE FUND		
Streets	\$250,000	
Total Impact Fee Fund		\$250,000
DRUG FUND		
Police-Capital Outlay	\$2,000	
Total Drug Fund		\$2,000
FACILITIES TAX FUND		
General	\$619,400	
Streets	\$0	
Public Safety	\$0	
Total Facilities Tax Fund		\$619,400
FACILITIES SCHOOL TAX FUND		
County Schools	\$0	
Total Facilities School Tax Fund		\$0
Total All Funds		\$3,025,634

SECTION 4. No appropriation listed above may be exceeded without appropriate ordinance action to amend budget.

SECTION 5. A detailed line-item financial plan shall be prepared in support of the budget.

SECTION 6. All unencumbered balances of appropriations remaining at the end of the fiscal year shall lapse and revert to the respective fund balance.

SECTION 7. The appropriations of this budget shall become the appropriations for the next fiscal year until the budget for the next year has been adopted.

SECTION 8. The property tax for calendar year 2013-2014 is hereby assessed at \$0.15 per \$100 assessed valuation for the purpose of funding general operations of the town.

SECTION 9. This ordinance shall take effect March 7, 2014, the public welfare requiring it.

Jimmy Alexander, Mayor

Cindy Lancaster, Town Recorder

Approved by Legal Counsel:

Robert J. Notestine, III

Passed 1st Reading:

Passed 2nd Reading:

Public Hearing:

TOWN OF NOLENSVILLE, TENNESSEE  
 2013-2014 FISCAL YEAR BUDGET AMENDMENT  
 FUND 110 - GENERAL FUND  
 110 GENERAL FUND REVENUE

	2012-2013 Estimated	2013-2014 Proposed	2013-2014 Amendment
<b>LOCAL TAXES</b>			
Property Taxes	\$245,404	\$290,325	\$287,525
Wholesale Beer	\$43,300	\$46,200	\$54,100
Cable and Gas Franchise	\$90,000	\$108,000	\$130,000
Penalty and Interest	\$650	\$500	\$175
Total Local Taxes	\$379,354	\$445,025	\$471,800
<b>LICENSES AND PERMITS</b>			
Licenses and Permits	\$178,992	\$270,997	\$401,405
Total Licenses and Permits	\$178,992	\$270,997	\$401,405
<b>INTERGOVERNMENTAL REVENUE</b>			
State Sales Tax	\$374,987	\$400,000	\$400,000
State Beer Tax	\$2,931	\$2,900	\$2,900
State Alcoholic Beverage Tax	\$700	\$3,800	\$6,800
State Street and Transit Funds	\$12,543	\$12,000	\$12,000
TVA Gross Receipts Tax	\$66,347	\$65,000	\$65,000
State Supplement	\$8,200	\$9,200	\$14,378
State Income Tax	\$20,000	\$20,000	\$43,589
Local Sales Taxes	\$192,000	\$230,000	\$290,000
State Grant	\$0	\$0	\$0
State Excise Tax	\$0	\$0	\$0
State Street Aid Appropriation	\$0	\$0	\$0
Total Intergovernmental Revenue	\$677,708	\$742,900	\$834,667
<b>FINES AND FEES</b>			
Fines and Fees	\$81,000	\$99,500	\$113,000
Total Fines and Fees	\$81,000	\$99,500	\$113,000
<b>OTHER REVENUE</b>			
Other Income	\$150	\$5,650	\$14,822
Donations	\$12,200	\$18,000	\$18,000
Interest Earnings	\$0	\$3,000	\$14,000
Total Other Revenue	\$12,350	\$26,650	\$46,822
<b>TOTAL GENERAL FUND REVENUE</b>	<b>\$1,329,404</b>	<b>\$1,585,072</b>	<b>\$1,867,694</b>
<b>BEGINNING FUND BALANCE</b>	<b>\$1,660,965</b>	<b>\$1,682,059</b>	<b>\$1,467,653</b>
<b>TOTAL AVAILABLE FUNDS</b>	<b>\$2,990,369</b>	<b>\$3,267,131</b>	<b>\$3,335,347</b>

TOWN OF NOLENSVILLE, TENNESSEE  
 2013-2014 FISCAL YEAR BUDGET AMENDMENT  
 FUND 110 - GENERAL FUND  
 110 GENERAL FUND EXPENDITURES

2012-2013  
Estimated

2013-2014  
Proposed

2013-2014  
Amendment

GENERAL GOVERNMENT  
 ADMINISTRATION

Personnel Costs	\$145,065	\$193,564	\$157,729
Payroll Taxes	\$11,663	\$15,483	\$12,498
Employee Benefits	\$20,440	\$34,851	\$28,802
Contractual Services	\$4,740	\$4,785	\$4,785
Supplies	\$0	\$750	\$750
Election	\$0	\$0	\$0
Rent	\$5,226	\$1,408	\$1,536
Utilities	\$36,240	\$54,090	\$52,140
Professional Services	\$41,726	\$64,184	\$77,675
Repair and Maintenance Services	\$15,730	\$16,795	\$28,000
Office Expense	\$8,300	\$5,200	\$5,200
Memberships, Dues and Subscriptions	\$5,050	\$5,909	\$6,300
Travel	\$1,500	\$2,500	\$5,200
Insurance	\$15,111	\$12,687	\$8,736
Town Events	\$16,000	\$21,800	\$21,800
Miscellaneous	\$3,500	\$17,000	\$17,290
Subtotal	\$330,291	\$451,005	\$428,441
Capital Outlay	\$0	\$900	\$900
Debt Service	\$1,680	\$0	\$0
Total Administration	\$331,971	\$451,905	\$429,341

PUBLIC WORKS

Personnel Costs	\$43,010	\$95,878	\$89,397
Payroll Taxes	\$3,560	\$7,875	\$7,252
Employee Benefits	\$11,215	\$10,636	\$12,976
Insurance	\$4,660	\$6,970	\$6,321
Memberships, Dues and Subscriptions	\$0	\$500	\$260
Repair and Maintenance Services	\$1,000	\$1,300	\$1,700
Auto Expenses	\$4,995	\$9,000	\$9,000
Office Supplies	\$100	\$100	\$30
Miscellaneous	\$0	\$1,100	\$500
Subtotal	\$68,540	\$133,358	\$127,436
Capital Outlay	\$0	\$0	\$24,000
Debt Service			\$24,000
Total Public Works	\$68,540	\$133,358	\$175,436

PLANNING

Personnel Costs	\$72,436	\$75,240	\$76,284
Payroll Taxes	\$5,811	\$6,026	\$6,052
Employee Benefits	\$10,460	\$11,068	\$11,057
Insurance	\$1,022	\$3,149	\$3,175
Memberships, Dues and Subscriptions	\$1,630	\$2,545	\$2,050
Professional Services	\$4,100	\$33,300	\$33,615
Travel	\$1,450	\$3,000	\$1,200
Office Expense	\$500	\$600	\$1,700
Auto Expenses	\$380	\$0	\$0
Miscellaneous	\$0	\$0	\$0
Total Planning	\$97,789	\$134,928	\$135,133

Total General Government	\$498,300	\$720,191	\$739,910
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TOWN OF NOLENSVILLE, TENNESSEE  
 2013-2014 FISCAL YEAR BUDGET AMENDMENT  
 FUND 110 - GENERAL FUND  
 110 GENERAL FUND EXPENDITURES

	2012-2013 Estimated	2013-2014 Proposed	2013-2014 Amendment
<b>PUBLIC SAFETY</b>			
<b>POLICE OPERATIONS</b>			
Personnel Costs	\$279,074	\$294,243	\$309,289
Payroll Taxes	\$22,294	\$23,455	\$24,633
Uniforms	\$3,500	\$3,500	\$7,000
Employee Benefits	\$48,926	\$69,028	\$78,404
Contractual Services	\$8,000	\$8,000	\$8,000
Auto Expenses	\$38,000	\$40,800	\$35,000
Insurance	\$27,466	\$29,394	\$25,896
Professional Services	\$1,250	\$700	\$1,270
Memberships, Dues, Subscriptions and Training	\$5,510	\$7,439	\$5,378
Office Expense	\$6,525	\$2,350	\$3,075
Utilities	\$2,952	\$2,902	\$3,152
Subtotal	\$443,497	\$481,811	\$501,097
Capital Outlay	\$77,000	\$5,000	\$37,868
Debt Service	\$7,340	\$0	\$0
Total Police Department	\$527,837	\$486,811	\$538,965
<b>ENGINEERING DEPARTMENT</b>			
Personnel Costs	\$72,420	\$75,325	\$75,550
Payroll Taxes	\$5,675	\$5,897	\$5,888
Employee Benefits	\$11,626	\$11,596	\$11,640
Memberships, Dues and Subscriptions	\$1,500	\$1,405	\$1,290
Office Expense	\$100	\$350	\$290
Travel	\$250	\$100	\$0
Professional Services	\$21,500	\$36,640	\$16,640
Auto Expenses	\$360	\$0	\$0
Insurance	\$1,182	\$3,094	\$3,225
Miscellaneous	\$0	\$0	\$0
Total Engineering Department	\$114,613	\$134,407	\$114,523
<b>CODES AND BUILDING DEPARTMENT</b>			
Personnel Costs	\$37,389	\$67,417	\$29,244
Payroll Taxes	\$3,130	\$5,427	\$2,345
Employee Benefits	\$402	\$19,529	\$9,720
Memberships, Dues and Subscriptions	\$0	\$710	\$475
Auto Expenses	\$1,900	\$0	\$0
Professional Services	\$23,500	\$1,800	\$33,489
Office Expense	\$500	\$900	\$850
Insurance	\$739	\$3,437	\$2,793
Travel		\$800	\$1,700
Miscellaneous	\$0	\$0	
Subtotal	\$67,560	\$100,021	\$80,616
Capital Outlay	\$0	\$0	\$0
Total Codes and Building Department	\$67,560	\$100,021	\$80,616
Total Fire Protection Operations	\$100,000	\$130,000	\$130,000
Total Public Safety	\$810,010	\$851,239	\$864,104
<b>TOTAL GENERAL FUND EXPENDITURES</b>	<b>\$1,308,310</b>	<b>\$1,571,430</b>	<b>\$1,604,014</b>

TOWN OF NOLENSVILLE, TENNESSEE  
 2013-2014 FISCAL YEAR BUDGET AMENDMENT  
 FUND 120 - STATE STREET AID FUND  
 120 STATE STREET AID

	2012-2013 Estimated	2013-2014 Proposed	2013-2014 Amendment
<b>INTERGOVERNMENTAL REVENUE</b>			
State Gasoline and Motor Fuel Taxes	\$152,855	\$154,003	\$154,432
Total Intergovernmental Revenue	\$152,855	\$154,003	\$154,432
<b>OTHER REVENUE</b>			
Other	\$5,500	\$0	\$0
Interest		\$1,000	\$3,800
Total Other Revenue	\$5,500	\$1,000	\$3,800
<b>TOTAL STATE STREET AID REVENUE</b>	<b>\$158,355</b>	<b>\$155,003</b>	<b>\$158,232</b>
<b>BEGINNING FUND BALANCE</b>	<b>\$345,268</b>	<b>\$443,503</b>	<b>\$484,248</b>
<b>TOTAL AVAILABLE FUNDS</b>	<b>\$503,623</b>	<b>\$598,506</b>	<b>\$642,480</b>
<b>EXPENDITURES</b>			
<b>STREETS</b>			
Street Maintenance	\$50,000	\$540,000	\$540,000
Repair and Maintenance Services	\$2,600	\$4,000	\$3,500
Signs	\$1,500	\$1,500	\$1,000
Street Lights	\$4,020	\$4,700	\$4,300
Storm Water Drainage	\$2,000	\$2,000	\$1,420
Contractual Services	\$0	\$0	\$0
Appropriation to General Fund	\$0	\$0	\$0
Subtotal	\$60,120	\$552,200	\$550,220
Debt Service	\$0	\$0	
Total Streets	\$60,120	\$552,200	\$550,220
<b>TOTAL STATE STREET AID EXPENDITURES</b>	<b>\$60,120</b>	<b>\$552,200</b>	<b>\$550,220</b>

TOWN OF NOLENSVILLE, TENNESSEE  
 2013-2014 FISCAL YEAR BUDGET AMENDMENT  
 FUND 125 - IMPACT FEE FUND  
 125 IMPACT FEE FUND

	2012-2013 Estimated	2013-2014 Proposed	2013-2014 Amendment
<b>REVENUE</b>			
Licenses and Permits	\$262,080	\$320,320	\$589,201
Interest	\$0	\$750	\$16,000
Total Revenue	\$262,080	\$321,070	\$605,201
<b>TOTAL IMPACT FEE REVENUE</b>	<b>\$262,080</b>	<b>\$321,070</b>	<b>\$605,201</b>
<b>BEGINNING FUND BALANCE</b>	<b>\$1,105,734</b>	<b>\$1,322,814</b>	<b>\$1,583,087</b>
<b>OPERATING TRANSFER</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>TOTAL AVAILABLE FUNDS</b>	<b>\$1,367,814</b>	<b>\$1,643,884</b>	<b>\$2,188,288</b>
<b>EXPENDITURES</b>			
Repair and Maintenance	\$45,000	\$250,000	\$250,000
Subtotal	\$45,000	\$250,000	\$250,000
Capital Outlay	\$0	\$0	
Debt Service	\$0	\$0	
Total Expenditures	\$45,000	\$250,000	\$250,000
<b>TOTAL IMPACT FEE FUND EXPENDITURES</b>	<b>\$45,000</b>	<b>\$250,000</b>	<b>\$250,000</b>

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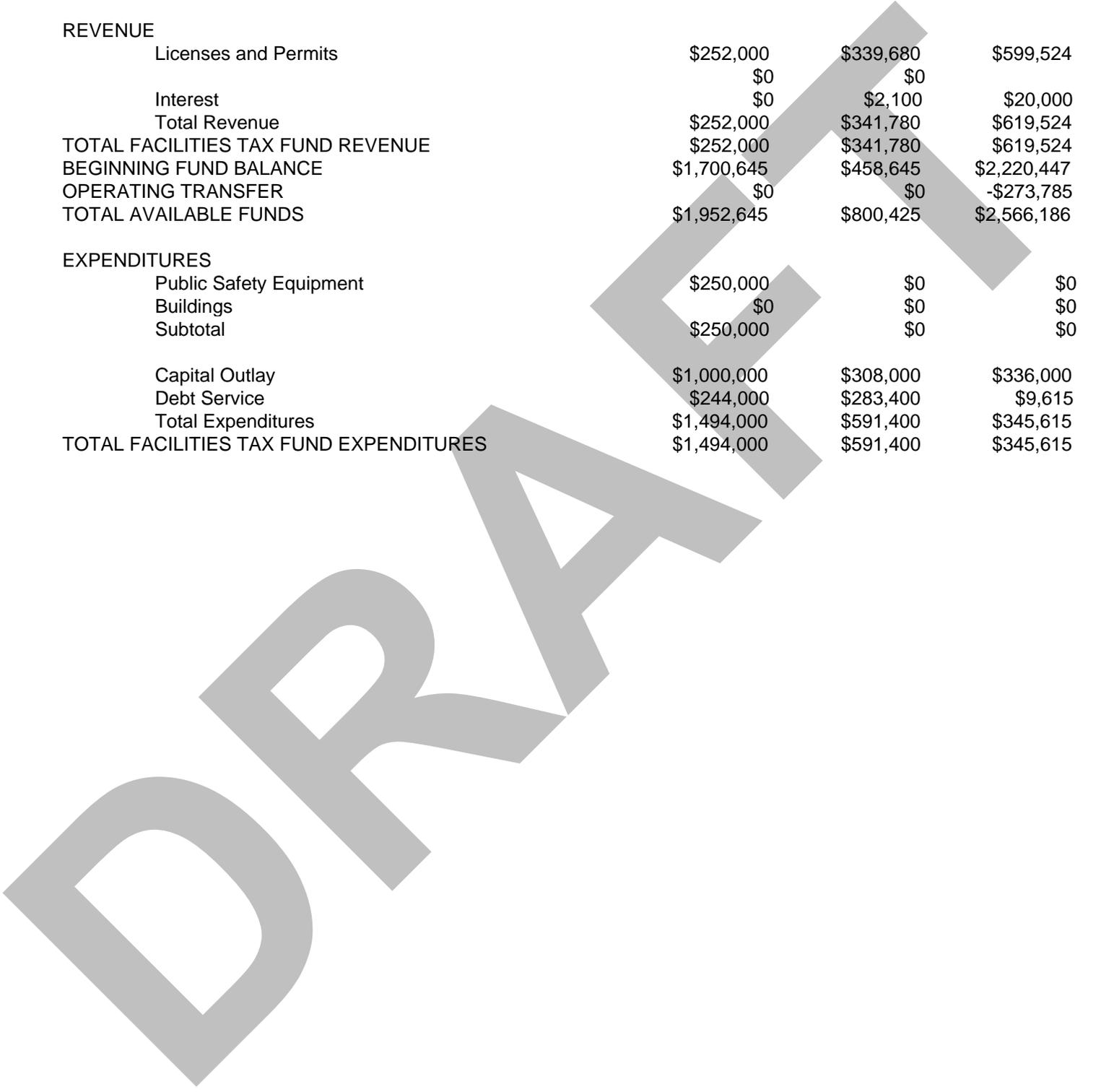
TOWN OF NOLENSVILLE, TENNESSEE  
 2013-2014 FISCAL YEAR BUDGET AMENDMENT  
 FUND 127 - DRUG FUND  
 127 DRUG FUND

	2012-2013 Estimated	2013-2014 Proposed	2013-2014 Amendment
<b>REVENUE</b>			
Fines	\$840	\$2,080	\$1,500
Seized Vehicles			\$0
Interest	\$0	\$0	\$75
Total Revenue	\$840	\$2,080	\$1,575
<b>TOTAL DRUG FUND REVENUE</b>	<b>\$840</b>	<b>\$2,080</b>	<b>\$1,575</b>
<b>BEGINNING FUND BALANCE</b>	<b>\$5,417</b>	<b>\$1,957</b>	<b>\$8,445</b>
<b>TOTAL AVAILABLE FUNDS</b>	<b>\$6,257</b>	<b>\$4,037</b>	<b>\$10,020</b>
<b>EXPENDITURES</b>			
Police	\$4,300	\$0	\$0
Subtotal	\$4,300	\$0	\$0
Capital Outlay	\$0	\$2,000	\$0
Tasers	\$0	\$0	\$2,000
Total Expenditures	\$4,300	\$2,000	\$2,000
<b>TOTAL DRUG FUND EXPENDITURES</b>	<b>\$4,300</b>	<b>\$2,000</b>	<b>\$2,000</b>

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TOWN OF NOLENSVILLE, TENNESSEE  
 2013-2014 FISCAL YEAR BUDGET AMENDMENT  
 FUND 130 - FACILITIES TAX FUND  
 130 FACILITIES TAX FUND

	2012-2013 Estimated	2013-2014 Proposed	2013-2014 Amendment
<b>REVENUE</b>			
Licenses and Permits	\$252,000	\$339,680	\$599,524
Interest	\$0	\$0	\$20,000
Total Revenue	\$252,000	\$341,780	\$619,524
<b>TOTAL FACILITIES TAX FUND REVENUE</b>	<b>\$252,000</b>	<b>\$341,780</b>	<b>\$619,524</b>
<b>BEGINNING FUND BALANCE</b>	<b>\$1,700,645</b>	<b>\$458,645</b>	<b>\$2,220,447</b>
<b>OPERATING TRANSFER</b>	<b>\$0</b>	<b>\$0</b>	<b>-\$273,785</b>
<b>TOTAL AVAILABLE FUNDS</b>	<b>\$1,952,645</b>	<b>\$800,425</b>	<b>\$2,566,186</b>
<b>EXPENDITURES</b>			
Public Safety Equipment	\$250,000	\$0	\$0
Buildings	\$0	\$0	\$0
Subtotal	\$250,000	\$0	\$0
Capital Outlay	\$1,000,000	\$308,000	\$336,000
Debt Service	\$244,000	\$283,400	\$9,615
Total Expenditures	\$1,494,000	\$591,400	\$345,615
<b>TOTAL FACILITIES TAX FUND EXPENDITURES</b>	<b>\$1,494,000</b>	<b>\$591,400</b>	<b>\$345,615</b>



TOWN OF NOLENSVILLE, TENNESSEE  
 2013-2014 FISCAL YEAR BUDGET AMENDMENT  
 FUND 135 - FACILITIES SCHOOL TAX FUND  
 135 - FACILITIES SCHOOL TAX FUND

	2012-2013 Estimated	2013-2014 Proposed	2013-2014 Amendment
<b>REVENUE</b>			
Licenses and Permits	\$31,800	\$74,500	\$80,000
Interest	\$0	\$300	\$2,000
Total Revenue	\$31,800	\$74,800	\$82,000
TOTAL FACILITIES SCHOOL TAX FUND	\$31,800	\$74,800	\$82,000
BEGINNING FUND BALANCE	\$116,611	\$103,411	\$197,175
TOTAL AVAILABLE FUNDS	\$148,411	\$178,211	\$279,175
<b>EXPENDITURES</b>			
Supplies	\$0	\$0	\$0
Subtotal	\$0	\$0	\$0
Walkway Improvement	\$45,000	\$0	\$0
Total Expenditures	\$45,000	\$0	\$0
TOTAL FACILITIES SCHOOL TAX FUND EXPENDITURES	\$45,000	\$0	\$0

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TOWN OF NOLENSVILLE, TENNESSEE  
 2013-2014 FISCAL YEAR BUDGET AMENDMENT  
 FUND 140 - DEBT SERVICE  
 140 - DEBT SERVICE FUND

	2012-2013 Estimated	2013-2014 Proposed	2013-2014 Amendment
REVENUE			
Interest	\$0	\$0	\$0
Total Revenue	\$0	\$0	\$1,400
TOTAL DEBT SERVICE FUND	\$0	\$0	\$1,400
BEGINNING FUND BALANCE	\$0	\$0	\$0
OPERATING TRANSFER	\$0	\$0	\$273,785
TOTAL AVAILABLE FUNDS	\$0	\$0	\$275,185
EXPENDITURES			
Debt Service-TH Structure	\$0	\$0	\$273,785
Subtotal	\$0	\$0	\$273,785
Total Expenditures	\$0	\$0	\$0
TOTAL DEBT SERVICE FUND EXPENDITURES	\$0	\$0	\$273,785

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**ORDINANCE NO. 14-05**  
**AN ORDINANCE TO AMEND TITLE 8 OF THE**  
**NOLENSVILLE MUNICIPAL CODE**

WHEREAS, Title 8, Chapter 1 of the Nolensville Municipal Code (NMC) currently provides for the sale of beer within the corporate limits of the Town of Nolensville; and

WHEREAS, the Mayor and Board of Alderman have been in the process of evaluating amendments to Chapter 8 to promote increased compliance with the provisions of Chapter 8 regarding application for beer permits to promote the furnishing of accurate and timely information regarding beer sales to the Town of Nolensville.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Aldermen of the Town of Nolensville that Title 8, Chapter 1 of the Nolensville Municipal Code is amended as follows:

1. Title 8, Chapter 1 is mended to add the following subsection to Section 8-104:  
(10) Applicant has read and understands the Beer Ordinance contained in this Chapter and the requirements for submitting an application for a permit. The signing of an application by an applicant constitutes a certification by the applicant of the reading of this Chapter.
2. Title 8, Chapter 1 is amended to add the following subsection to Section 8-105 (8).No permits shall be issued in the Town of Nolensville for one time, special or catered events.
3. Title 8, Chapter 1 is amended to add a new Section 8-113 as follows:  
8-113 Quarterly Sales Reporting.
  - a. Licensee shall, within thirty (30) days following the end of each quarter, file a report on a form provided by the Town of Nolensville which shall be sworn to by the licensee, setting forth gross sales of the licensee for the quarter, sales of food and non-alcoholic beverages, and sale of beer. The Quarterly Sales Report shall either be sent via email to the Town Recorder or by U.S. mail to the address listed below. Questions may also be addressed to the same e-mail or mailing address.

Town of Nolensville  
Quarterly Sales Reporting  
7218 Nolensville Road  
P.O. Box 547  
Nolensville, TN 37135

- b. Failure of the Licensee to file the required quarterly report in a timely manner shall be grounds for the Town of Nolensville to revoke the licensee's beer permit.
- c. The licensee shall also be subject to a \$50.00 a day fine for each day the licensees Quarterly Sales Report is past due.

BE IT FINALLY ORDERED, by the Town of Nolensville, Williamson County, Tennessee, that this Ordinance shall be effective immediately upon its final passage and publication of its caption in a newspaper of general circulation within the Town of Nolensville, the public welfare requiring it.

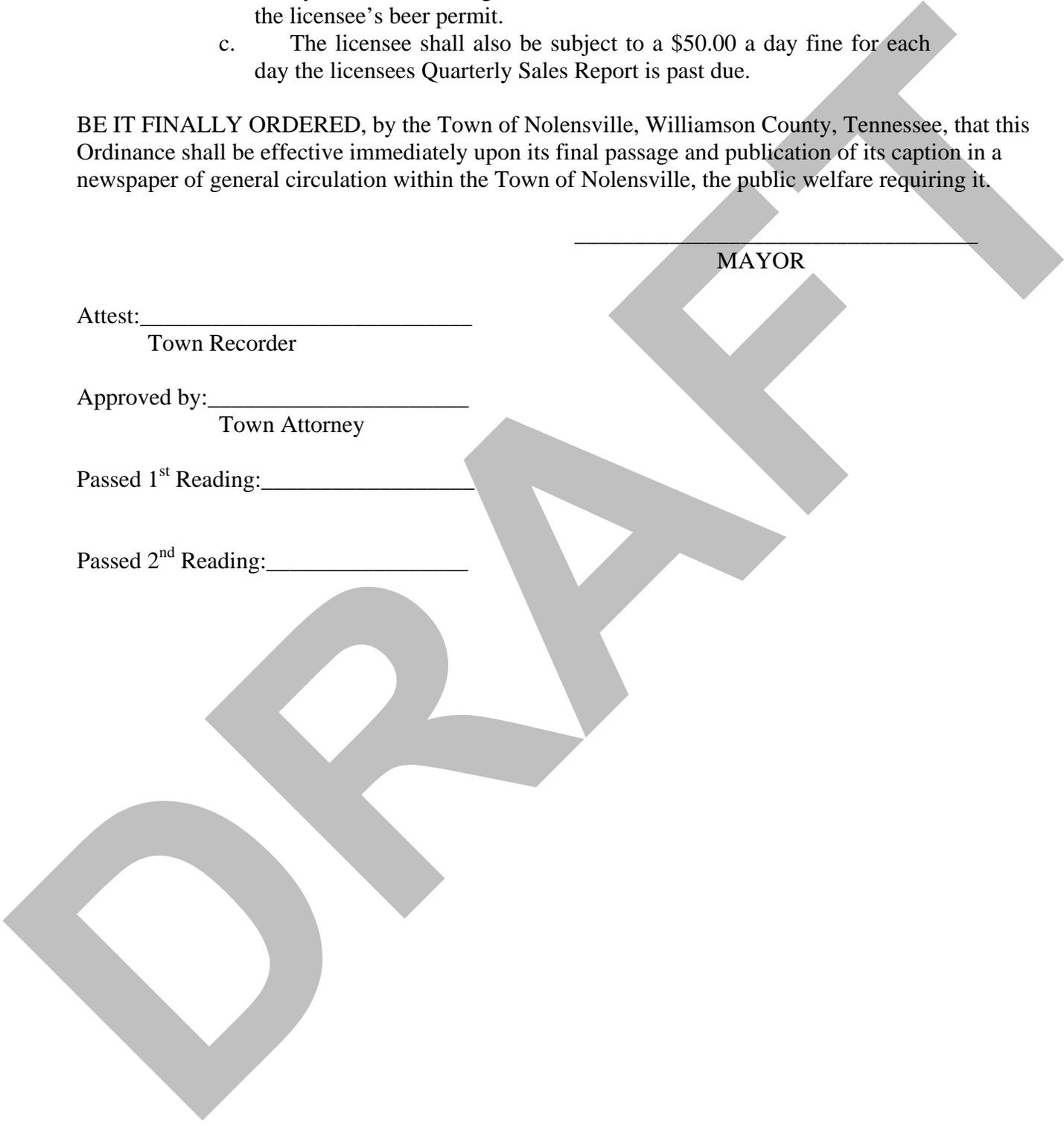
\_\_\_\_\_  
MAYOR

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

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

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

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



ORDINANCE NO. 14-06

An ordinance of the Town of Nolensville, Tennessee, adopting a budget for the fiscal year July 1, 2014 through June 30, 2015.

Be ordained by the Town of Nolensville, Tennessee, as follows:

SECTION 1. A budget consisting of the Available Funds and Appropriations listed in SECTION 2 and SECTION 3 below be adopted for the Fiscal Year July 1, 2014 through June 30, 2015.

SECTION 2. The Available Funds for said budget are as follows:

GENERAL FUND

Local Taxes	\$554,581	
Licenses and Permits	\$400,991	
Intergovernmental Revenue	\$856,815	
Fines and Fees	\$129,000	
Other Revenue	\$38,390	
Operating Transfer	(\$290,958)	
Fund Balance	\$2,347,147	
Total Available Funds - General Fund		\$4,035,967

STATE STREET AID

Intergovernmental Revenue	\$156,782	
Other Revenue		
Operating Transfer	\$290,958	
Fund Balance	\$92,260	
Total Available Funds - State Street Aid Fund		\$540,000

IMPACT FEE FUND

Licenses and Permits	\$645,320	
Other Revenue	\$10,000	
Fund Balance	\$1,938,288	
Total Available Funds - Impact Fee Fund		\$2,593,608

DRUG FUND

Fines	\$1,800	
Other Revenue	\$0	
Fund Balance	\$8,020	
Total Available Funds - Drug Fund		\$9,820

FACILITIES TAX FUND

Licenses and Permits	\$524,960	
Other Revenue	\$19,200	
Fund Balance	\$2,307,781	
Total Available Funds - Facilities Tax Fund		\$2,851,941

FACILITIES SCHOOL TAX FUND

Taxes	\$84,000	
Other Revenue	\$2,100	
Fund Balance	\$279,175	
Total Available Funds - Facilities School Tax Fund		\$365,275

Total All Funds		\$10,396,611
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SECTION 3. Appropriations for said budget are as follows:

GENERAL FUND		
General Government	\$838,592	
Public Safety	\$989,248	
Total General Fund		\$1,827,840
STATE STREET AID		
Streets	\$540,000	
Total State Street Aid Fund		\$540,000
IMPACT FEE FUND		
Streets	\$500,000	
Total Drug Fund		\$500,000
DRUG FUND		
Police	\$4,900	
Total Drug Fund		\$4,900
FACILITIES TAX FUND		
General	\$446,050	
Streets	\$0	
Public Safety	\$0	
Total Facilities Tax Fund		\$446,050
FACILITIES SCHOOL TAX FUND		
County Schools	\$248,330	
Total Facilities School Tax Fund		\$248,330
Total All Funds		\$3,567,120

SECTION 4. No appropriation listed above may be exceeded without appropriate ordinance action to amend amend budget.

SECTION 5. A detailed line-item financial plan shall be prepared in support of the budget.

SECTION 6. All unencumbered balances of appropriations remaining at the end of the fiscal year shall lapse and revert to the respective fund balance.

SECTION 7. The appropriations of this budget shall become the appropriations for the next fiscal year until the budget for the next year has been adopted.

SECTION 8. The property tax for calendar year 2014-2015 is hereby assessed at \$0.15 per \$100 assessed valuation for the purpose of funding general operations of the town.

SECTION 9. This ordinance shall take effect July 1, 2014, the public welfare requiring it.

Jimmy Alexander, Mayor

Cindy Lancaster, Town Recorder

Approved by Legal Counsel:

Robert J. Notestine, III

Passed 1st Reading:

Passed 2nd Reading:

Public Hearing:

**ORDINANCE 14-07**

**AN ORDINANCE TO ANNEX CERTAIN TERRITORY SOUTHWEST OF CURRENT CORPORATE BOUNDARIES AND INCLUDE THE PARCELS MAP 59, PARCEL 200 (IN PART), PENDING RESULTS OF ANNEXATION REFERENDUM, AND TO INCORPORATE SAME WITHIN THE CORPORATE BOUNDARIES OF THE TOWN OF NOLENSVILLE, TENNESSEE**

**WHEREAS**, the Town Of Nolensville has adopted a growth management plan known as the "Urban Growth Boundary and Justification Report" and has adopted an Urban Growth Area; and

**WHEREAS**, the area to be annexed by this ordinance is adjacent to the Urban Growth Area of the Town of Nolensville, Tennessee, and that the property owners have requested that this area be annexed by the Town Of Nolensville as provided in Tennessee Code Annotated 6-51-105 by referendum of the qualified voters who reside in the territory proposed for annexation described as follows:

A portion of the Scales property referred to as Map 059, Parcel 00200, and including R-O-W of Sam Donald Road abutting the Scales property, Map 059, Parcel 00200, and the Jenkins property, Map 059, Parcel 00900 and the northern half of the Clovercroft Road R-O-W that abuts said Scales property as shown on Exhibit A.

**WHEREAS**, *Tennessee Code Annotated* Section 6-51-102 as amended requires that a plan of service be adopted by the governing body of a city prior to passage of an annexation ordinance; and that a referendum be held to approve or disapprove the annexation pursuant to Tennessee Code Annotated 6-51-105; and

**WHEREAS**, the proposed parcel of land being considered for annexation as part of a planned residential development that lies adjacent and contiguous of the corporate limits of the Town of Nolensville, along Sam Donald Road, and is adjacent to the Urban Growth Area; and

**WHEREAS**, a public hearing before this body was held on \_\_\_\_\_, 2014, to receive comments on the proposed annexation and the proposed plan of services for the area to be annexed, pursuant to a public notice published in the *Williamson A.M.* section of the *Tennessean* on \_\_\_\_\_; and

**WHEREAS**, the proposed plan of services for this area has been endorsed by the Nolensville Planning Commission (Attachment B); and

**WHEREAS**, it now appears that the prosperity of this town and of the territory herein described will be materially retarded and the safety and welfare of the inhabitants and property therein endangered if such territory is not annexed; and

**WHEREAS**, the annexation of such territory is deemed necessary for the welfare of the residents and property owners therein and of this town as a whole; and

**WHEREAS**, the property owners of these said parcels have requested that these properties be so annexed into the corporate boundaries of the Town of Nolensville, Tennessee, pending a majority vote for annexation from qualified voters of this property;

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN OF NOLENSVILLE, TENNESSEE, AS FOLLOWS:**

**SECTION 1.** Pursuant to authority conferred by Section 6-51-102, Section 6-51-104 and Section 6-51-105 Tennessee Code Annotated, there is hereby annexed to the Town of Nolensville, Tennessee, and incorporated within the corporate boundaries thereof, the territory adjoining the present corporate boundaries and more particularly described in Attachment A, and shown on Attachment B hereto, said attachments being made a part of this ordinance by reference; and

**SECTION 2.** The Town of Nolensville hereby requests that the Williamson County Election Commission hold an election for approval or disapproval of annexation by the qualified voters of the territory referenced as Map 59, Parcel 200; and

**SECTION 3.** All of the property as described in this ordinance of annexation shall be zoned Suburban Residential (SR) with a maximum density of 1.4 dwelling units per acres effective in accordance with Section 3 below.

**SECTION 4.** That this ordinance shall take effect 30 days after its final passage, whichever occurs later, the general welfare of the Town Of Nolensville, Williamson County, Tennessee, requiring it.

PASSED: 1st reading \_\_\_\_\_  
2nd reading \_\_\_\_\_

\_\_\_\_\_  
MAYOR JIMMY ALEXANDER

PLANNING COMMISSION \_\_\_\_\_

\_\_\_\_\_  
RECORDER CINDY LANCASTER

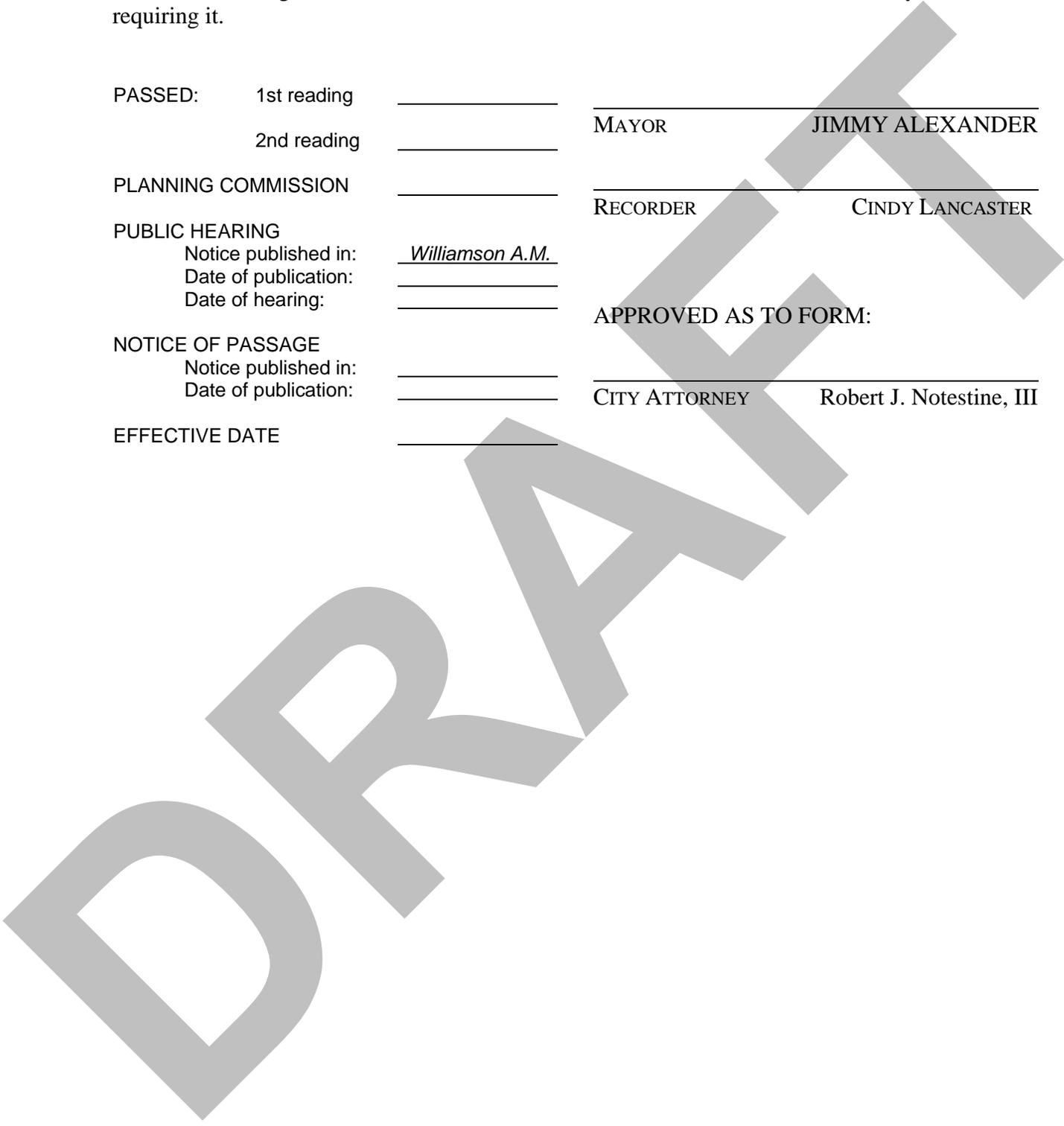
PUBLIC HEARING  
Notice published in: Williamson A.M.  
Date of publication: \_\_\_\_\_  
Date of hearing: \_\_\_\_\_

APPROVED AS TO FORM:

NOTICE OF PASSAGE  
Notice published in: \_\_\_\_\_  
Date of publication: \_\_\_\_\_

\_\_\_\_\_  
CITY ATTORNEY Robert J. Notestine, III

EFFECTIVE DATE \_\_\_\_\_



**ATTACHMENT A**

**BOUNDARY DESCRIPTION – ANNEXATION AREA  
TOWN OF NOLENSVILLE, TENNESSEE**

A portion of the Scales property referred to as Map 059, Parcel 00200, and including R-O-W of Sam Donald Road abutting the Scales property, Map 059, Parcel 00200, and the Jenkins property, Map 059, Parcel 00900 and the northern half of the Clovercroft Road R-O-W that abuts said Scales property.

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## ATTACHMENT B

### **A RESOLUTION ADOPTING A PLAN OF SERVICE FOR THE ANNEXATION OF MAP 059, PARCEL 00200 AND CERTAIN RIGHT-OF-WAY ON SAM DONALD ROAD AND CLOVERCROFT ROAD; WILLIAMSON COUNTY TAX MAPS BY THE TOWN OF NOLENSVILLE, TENNESSEE**

**WHEREAS**, the Town Of Nolensville has adopted a growth management plan known as the "Urban Growth Boundary and Justification Report" and has adopted an Urban Growth Area; and **WHEREAS**, the area to be annexed by this ordinance is adjacent to the Urban Growth Area of the Town of Nolensville, Tennessee, and that the property owners have requested that this area be annexed by the Town Of Nolensville as provided in Tennessee Code Annotated 6-51-105 by referendum of the qualified voters who reside in the territory proposed for annexation described as follows:

A portion of the Scales property referred to as Map 059, Parcel 00200, and including R-O-W of Sam Donald Road abutting the Scales property, Map 059, Parcel 00200, and the Jenkins property, Map 059, Parcel 00900 as shown on Exhibit A

**WHEREAS**, *Tennessee Code Annotated* Section 6-51-102 as amended requires that a plan of service be adopted by the governing body of a city prior to passage of an annexation ordinance; and,

**WHEREAS**, the proposed parcel of land being considered for annexation as part of a planned residential development that lies adjacent and contiguous of the corporate limits of the Town of Nolensville, along Sam Donald Road,

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

Section 1. Pursuant to the provisions of Tennessee Code Annotated, Section 6-51-102, there is hereby recommended for adoption by the Board of Mayor and Aldermen, for the area bounded as described above, the following plan of service to inform interested residents and property owners in the area.

#### **Location**

The proposed annexation area is located southwest of the present corporate limits and is adjacent and contiguous to Sam Donald Road properties within the Corporate Limits of the Town of Nolensville and immediately adjacent the existing Urban Growth Boundary of the Town of Nolensville, Tennessee. The proposed annexed area contains approximately 180 (more or less) acres that is planned for residential development.

#### **Existing Land Use**

The annexed area contains two single-family residences and mostly young woodlands.

#### **Provision of Services to the Annexed Area**

**I. Water Service:**

The entire area is located within the Nolensville/College Grove Utility District water service area. The Nolensville/College Grove Utility District has full responsibility for the expansion, operation and maintenance of their utility system; however, due to the proximity of Bent Creek Development which obtains water services through Metro Water and Sewer Services, any future developer of the property will be responsible for obtaining necessary water services from either Nolensville/College Grove Utility District or Metro Water and Sewer and for extending new water lines and installing fire hydrants in conformance with the rules and regulations of the appropriate utility and the Town of Nolensville at the time of construction.

**II. Sewer Service:**

The entire area is located within the Metro Nashville sewer service area. Metro Nashville has full responsibility for the expansion, operation and maintenance of their utility system. The developers of these properties will be required to work with the Metro Nashville sewer department to coordinate the provision of sewer to this area and install the necessary sewer lines.

**III. Police Protection:**

This area is currently served by the Williamson County Sheriff's Department. Upon annexation, the Town's existing police force will be required to patrol and respond to this area. Regular patrolling, radio responses to calls and other routine police services, using present personnel and equipment, will be provided on the effective date of annexation and the town will provide a level of service comparable to other developed areas in the Town.

**IV. Fire Protection:**

This area is currently served by the Nolensville Volunteer Fire Department and will continue to be served upon annexation. Fire protection by the present personnel and the equipment of the firefighting force, within the standard limitations of available water and distances from existing fire stations, will be provided on the effective date of annexation. All residences and property to be served in the annexed area are within 5 miles of the fire station.

**V. Emergency Medical Services:**

No additional services or cost anticipated.

**VI. Parks and Recreation:**

This area is currently served by the Williamson County Parks and Recreation Department, as is the current Town corporate limits. No additional park facilities are anticipated due to this area being annexed.

**VII. Road Maintenance:**

Routine road maintenance service (paving, pot-hole repair, striping, signs, and R-O-W mowing) will begin in the annexed area on the effective date of annexation for all existing roads that are officially accepted and maintained by the Town in a manner consistent with current service delivery in the Town limits pending agreement with Williamson County. Refuse collection will continue to be provided by private haulers in a manner consistent with collection inside the Town limits.

### **VIII. Planning and Codes Oversight:**

All planning, zoning, land development regulations, and building codes of the Town will extend to the annexed area on the effective date of annexation. Existing personnel will handle oversight and enforcement of existing regulations.

### **IX. Subdivision Plan Approvals & Future Zoning of Area:**

The development of public improvements in any new subdivision in the area will occur at developer expense in accordance with the current Town subdivision regulations and construction standards. The final platting of lots, bonding of improvements, and future acceptance of improvements for perpetual maintenance shall be carried out in accordance with Town policies. On the effective date of annexation, the installation of new streets, curb and gutter sections, storm drainage facilities, street lighting, underground electrical service and other public improvements in subdivisions (or new sections thereof) authorized by the Nolensville Planning Commission will be carried out by the developer at his expense using the Town's current subdivision regulations and construction standards. The final platting of lots, bonding of improvements, and future acceptance of improvements for perpetual maintenance shall be carried out in accordance with Town policies.

The subject property shall be zoned SR – Suburban Residential for single-family housing, and the zoning map will be amended as of the effective date of the ordinance approving this annexation.

### **X. Code Enforcement:**

All inspection services now provided by the Town (building, plumbing, mechanical, gas, and other municipal codes and ordinances) will begin in the area for all new structures with permits issued by the Town after the effective date of annexation.

### **XI. Public Library:**

Residents of the annexed area, if any, will have full access to the Williamson County Library located on Oldham Road. The library continues to place a high priority on expanding the number of collection items available to patrons.

### **XII. Revenues (Taxes and Fees)**

The Primary sources of revenues that will be used to pay for the expanded services include property taxes, in addition to commercial building permit, adequate facilities tax and impact fee for new construction. The annual tax bill for a \$300,000 residential structure is estimated to be \$113.00 under the current Town tax rate of \$0.15 per \$100 of assessed value.

### **XIII. Natural Gas**

Gas service within the Town is provided by Atmos Energy under a franchise agreement with the Town. The extension of gas service into the annexed areas, if needed, will be done under the policies established by the gas company, in accordance with the Franchise agreement.

### **XIV. Electric Service**

The area to be annexed will receive electric service from Middle Tennessee Electric Company.

**XV. Refuse Collection**

The Town currently does not provide refuse service for existing residents and therefore cannot extend these services to the newly annexed areas. Property owners will continue to utilize private hauling services.

**XVI. Street Lighting**

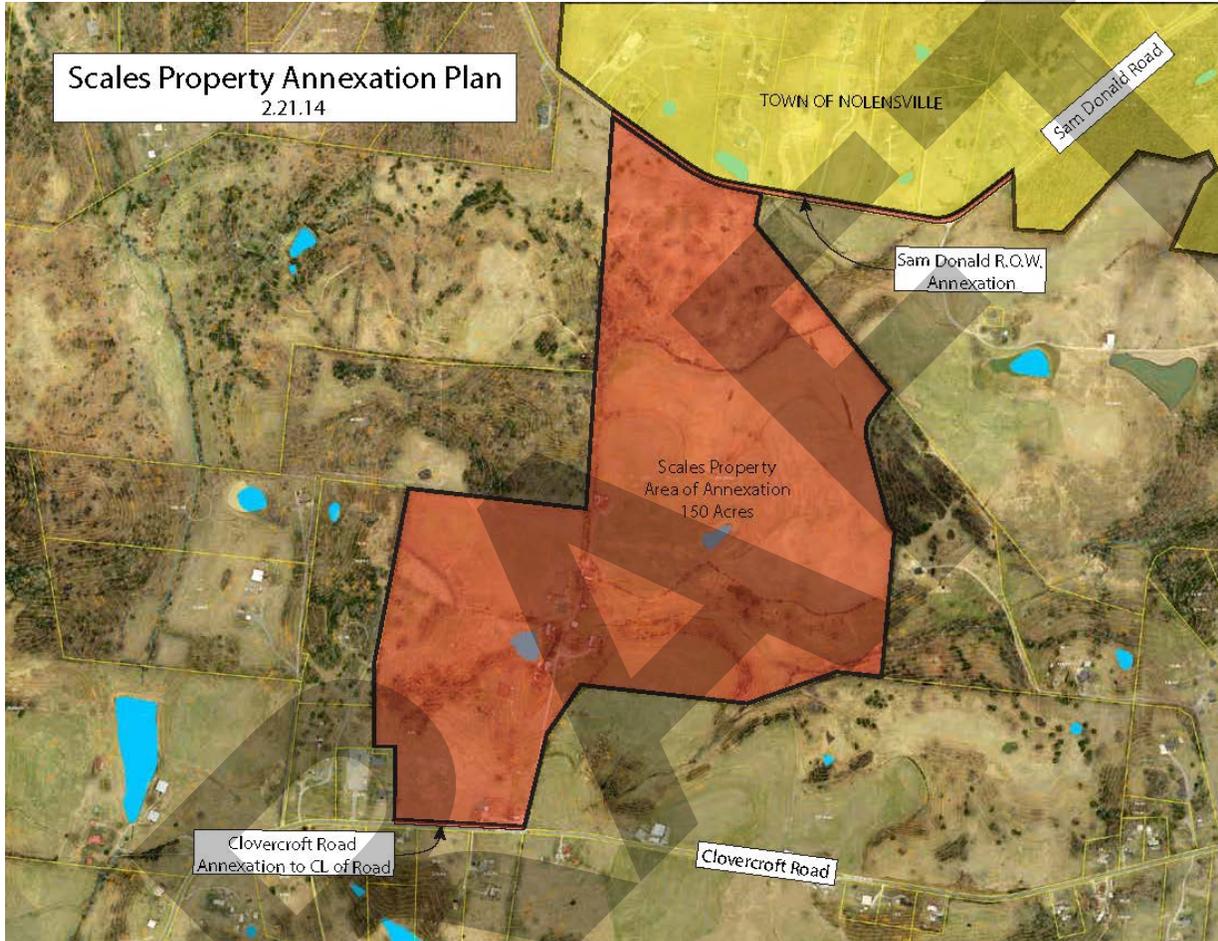
In all newly developed areas all street lighting will be in compliance within the existing subdivision regulations and zoning ordinance of the Town Of Nolensville. Street lights for all existing roads will be installed in a manner consistent with current service delivery in the town limits.

RESOLVED this 11th day of March, 2014

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SECRETARY ROBERT HAINES

(Attachment B Continued)  
Exhibit A of Plan of Services  
Parcels to be Annexed



**ORDINANCE #14-08**

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE #04-09,  
OF THE TOWN OF NOLENSVILLE, TENNESSEE**

WHEREAS, the Town of Nolensville enacted Zoning Ordinance 04-09 in 2004. Prior to the enactment of 04-09, the Town enacted Ordinance #98-22 in 1998 which amended the initial zoning ordinance of the Town of Nolensville. Subsequent amendments have been enacted prior to the enactment of Ordinance 04-09; and

WHEREAS, The Town of Nolensville Planning Commission met on March March 11, 2014, and discussed the process for issuance of Certificates of Appropriateness and sign approvals in the Historic Zoning District; and

WHEREAS, the Town of Nolensville Planning Commission has recommended certain amendments to the Nolensville Board of Mayor and Aldermen; and

WHEREAS, the Board of Mayor and Aldermen has conducted a public hearing on \_\_\_\_\_, 2014, thereon; and

WHEREAS, The Board of Mayor and Aldermen believe it is in the best interest of the citizens and residents of the Town to revise the Ordinance 04-09 as it relates to the pertains to issuance of Certificates of Appropriateness and sign approvals in the Historic Zoning District; and

NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMAN, that Zoning Ordinance 04-09 of the Town of Nolensville is amended by revising said ordinance as follows:

*SECTION 1:*

Article 9.5.5 that reads as follows:

**9.5.5 Exterior Painting of Previously Painted Surfaces** A proposed alteration to a Designated Historic site and/or structure may only require an administrative review to obtain a Certificate of Appropriateness if the proposed alteration falls under the following minor alterations, which are also referred to, for the purposes of this ordinance, Minor Projects. These would include, but not be limited to, the following:

- A. Minor repairs to the outside of the structure.
- B. Minor roof repairs.
- C. Minor landscaping.
- D. Installation and/or replacement of air conditioning units.
- E. Minor repairs to chimneys and masonry.
- F. Minor modifications to accommodate access for the disabled.
- G. Minor repairs to existing signs.
- H. Exterior painting on previously painted surfaces. Paint colors must be selected from pre-approved paint palette.
- I. Replacement or moving of existing mailbox due to damage or destruction.

**Shall be amended to read as follows:**

9.5.5 **Exterior Painting of Previously Painted Surfaces** A proposed alteration to a Designated Historic site and/or structure may only require an administrative review to obtain a Certificate of Appropriateness if the proposed alteration falls under the following minor alterations, which are also referred to, for the purposes of this ordinance, Minor Projects. These would include, but not be limited to, the following:

- A. Minor repairs to the outside of the structure.
- B. Minor roof repairs.
- C. Minor landscaping.
- D. Installation and/or replacement of air conditioning units.
- E. Minor repairs to chimneys and masonry.
- F. Minor modifications to accommodate access for the disabled.
- G. Minor repairs to existing signs.
- H. Exterior painting on previously painted surfaces. Paint colors must be selected from pre-approved paint palette.
- I. Replacement or moving of existing mailbox due to damage or destruction.
- J. Approval of signs in the Historic District

*SECTION 2:*

The provisions contained herein shall be incorporated in the zoning ordinance #04-09, as amended, which ordinance shall now be designated as ordinance #04-09. The adoption of this ordinance is the adoption of the entire zoning ordinance as modified and amended by this ordinance and the Zoning Ordinance shall hereinafter be referred to as ordinance #04-09.

*SECTION 3:*

The Mayor and Board of Aldermen of the Town of Nolensville, Tennessee, hereby certify that these amendments have been submitted by the Planning Commission of the Town of Nolensville, and a notice of hearing thereof has been ordered of the time and place of said meeting and has been published in a newspaper circulated in the Town of Nolensville, Tennessee. This Ordinance shall take effect immediately from the date of its final passage, the public welfare demanding it.

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

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

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

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

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

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

TOWN OF NOLENSVILLE  
Post Office Box 547  
Nolensville, Tennessee 37135

**RESOLUTION #14-10**

**A RESOLUTION TO RELEASE C.K. DEVELOPMENT MAINTENANCE BOND  
FOR ROAD AND PUBLIC IMPROVEMENTS WITHIN BENT CREEK  
SUBDIVISION**

WHEREAS, C. K. Development, the Developer of Bent Creek Subdivision, located on Sam Donald and Clovercroft Roads, has constructed infrastructure within Phase 4, Section 2; Phase 5, Section 1 and 2; Phase 8, Section 2; and Phase 9, Section 1; and,

WHEREAS, the Developer has dedicated ownership of various roads and has requested to be released from the Maintenance Bond and for acceptance by the Town for maintenance for the public improvements on Lodge Hall Road, Fishing Creek Road, and Aunt Nannies Place in Phase 4, Section 2; Sawmill Place, Fishing Creek Road and Powder Spring Road in Phase 5, Section 1; Fishing Creek Road and Christmas Drive in Phase 5, Section 2; Yellowstone Drive and Maxwell Landing Drive in Phase 8, Section 1; and Maxwell Landing Drive and Yukon Place in Phase 9, Section 1; and;

WHEREAS, the Town of Nolensville Planning Commission met on February 11<sup>th</sup>, 2014, and is in agreement to release the Maintenance Bond; and,

NOW, THEREFORE, BE IT FURTHER RESOLVED, that C. K. Development is released from the Maintenance Bond, for the roads as outlined above and the Town accepts public improvements for maintenance.

Section 1. A map is attached to this resolution for clarity.

RESOLVED this 3<sup>rd</sup> day of April 2014.

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

Passed: \_\_\_\_\_

\_\_\_\_\_  
Cindy Lancaster, Town Recorder

## MEMORANDUM

To: Board of Mayor and Aldermen

Fr: Henry Laird, Town Planner

Date: March 24, 2014

Subj: Planning Commission Recommendation on Acceptance of Streets in Bent Creek P.U.D.

The Planning Commission, at its February May 11, 2014, meeting approved the request for the release from maintenance bonds and a recommendation to the Board of Aldermen for the Town to accept for maintenance the streets and related drainage improvements for the following Phases in the Bent Creek P.U.D.

1. Phase 4, Sec. 2
2. Phase 5, Sec. 1&2
3. Phase 8, Sec. 2
4. Phase 9, Sec. 1

Town Engineer, Don Swartz, concurs with the recommendation (see memo attached).  
Maps illustrating the street locations are attached.

Jimmy W. Alexander  
Mayor

Brian Snyder  
Alderman

Beth Lothers  
Alderman



Jason Patrick  
Alderman

Larry Felts  
Alderman

Cindy Lancaster  
Town Recorder

## Town Of Nolensville

### MEMORANDUM

TO: Henry Laird, Town Planner

FROM: Don Swartz, Town Engineer *DRS*

RE: Request for bond release: Bent Creek Phase 9 Section 1, Phase 8  
Section 1, Phase 5 Sections 1 & 2, Phase 4 Section 2

DATE: 5 march 2014

I have reviewed the bond release request from C & K Development for the above subdivision sections. I have inspected all of the associated public improvements.

I find the request to release this bond acceptable for the Town's purposes.

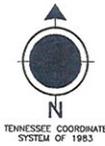




- NOTES:**
- Existing Zoning (PLANNED UNIT DEVELOPMENT (PUD) (BASIC ZONE SUBURBAN RESIDENTIAL-25))
  - Minimum required setbacks are as follows:  
Yard fronting on any street: 20' (unless otherwise noted)  
Side yard: 10' (of existing public street)  
Side yard: 10' (of existing public street)  
Rear yard: 15' (unless otherwise noted)
  - Curbs: Minimum set of to be set.
  - Iron Rod set as to be set.
  - Owner: CK Development, LLC  
Map No. 1612  
1612 Westover Court, Suite 220  
Brentwood, TN 37027  
Tel: 615.370.4942  
Fax: 615.370.4942
  - Consultant: Statistic Consulting Services Inc.  
100 Woodcroft Plaza, Suite 400  
Brentwood, TN 37027  
Tel: 615.881.1144, Fax: 615.881.1102  
Surveyor: Sawyer Land Surveying, LLC.  
P.O. Box 215  
Spring Hill, TN 37174  
Tel: 615.486.1564, Fax: 615.486.1564  
Tel: 615.271.0100
  - Boundaries are based on Tennessee State Plane Coordinate System of 1983.
  - This property is a portion of Tax Map 58, parcel (25).
  - The home holder shall be responsible for meeting the Town of Holstonville Street Use requirements and coordinating with the town.
  - All utilities shown for surface storm-water runoff shall not exceed a depth of 1 (one) foot.
  - All lots shall be served by the Holstonville-Cottage Creek Utility District (water) and Metro Water Services (sewer). Individual water and sewer services required for each lot.
  - Erosion and sediment control shall be installed by individual building owners at the start of home construction.
  - Properties subject to the floodings of an accurate title survey. The work furnished to surveyor prior to survey.
  - Prior to the issuance of a building permit for a residential lot with a slope of 15% or greater, a site plan shall be prepared by a Licensed Professional Engineer approved by the Town Engineer showing existing topography, proposed lot lines, utility and drainage easements, existing and proposed drainage lines and/or in-ditch or re-entrant storm sewer lines and the proposed location of the driveway pin, including the finished floor elevations, identification of existing trees in excess of four inch calipers and to be preserved, and the location and timing of installation of erosion features. No clear cutting of trees or grading of the lot shall be permitted until approval of the site plan by the Town Engineer.
  - Development of this section shall comply to regulations of the Town of Holstonville, including the percentage of lot coverage, lot-to-lot distance and driveway placement.
  - All Open Space to be designated as Public Utilities and Drainage easements areas otherwise noted.
  - Being a portion of Deed Book 4003, Page 743, R.O.W.C.
  - Sanitary Sewer has not been designed to service lots with basement homes. The lot owner shall coordinate sewer service elevations prior to home construction. It will be the responsibility of the lot owner to provide adequate facilities for sewer service to basement lots.
  - Based on shown on plot or as identified "flood prone area", as defined pursuant to the Flood Disaster Prevention Act of 1973, or as designated as indicated by Flood Insurance Rate Map Panel #1787020230Z, dated September 23, 2006, which each map that covers the area in which the Property is situated.
  - All of the buildings in this subdivision phase will be equipped with an approved automatic fire sprinkler system in accordance with the Town of Holstonville ordinances.
  - All conditions approved for this PUD by the Town of Holstonville must be adhered to.
  - Minimum lowest floor elevations (MFLF) for lots S201 through S208 are as shown herein.
  - Total coverage of Bent Creek Phase 2, Section 2 being subdivided is 5.92 acres.
  - Location of utilities as shown on plot are per design, not shown. The exact location of any buried utility is not the responsibility, nor the liability of Statistic Consulting or its agents.

LINE	BEARING	DISTANCE
L1	S05°42'34"W	216.33'
L2	S19°20'32"E	184.93'
L3	N11°20'32"W	184.93'
L4	N05°42'34"E	216.33'
L5	N57°48'23"W	178.10'
L6	S32°19'37"E	50.00'
L7	S19°23'53"E	30.00'
L8	S89°25'41"E	32.83'
L9	N29°49'01"E	30.00'

CURVE	RADIUS	LENGTH	DELTA	TAN	CHD BRG	CHORD
C1	325.00'	90.16'	15°53'40"	45.37'	S79°32'56"W	89.87'
C2	25.00'	35.89'	81°47'12"	21.65'	S46°36'10"W	32.73'
C3	575.00'	211.27'	21°03'06"	106.84'	S04°45'52"E	210.08'
C4	465.00'	147.57'	18°10'58"	74.41'	S24°26'01"E	146.95'
C5	25.00'	42.12'	96°31'30"	28.02'	S81°47'14"E	37.31'
C6	25.00'	35.89'	84°41'14"	22.78'	N29°36'23"E	33.88'
C7	515.00'	176.33'	19°23'42"	88.01'	N29°02'32"W	173.59'
C8	625.00'	228.64'	21°03'06"	116.13'	N04°48'59"W	228.35'
C9	325.00'	35.89'	81°47'12"	21.65'	N65°11'02"W	32.73'
C10	325.00'	103.54'	18°15'16"	52.21'	S88°57'01"W	103.11'



APPROXIMATE LOCATION OF 100-YEAR FLOOD PLAIN REFERENCE: BENT CREEK WESTERLY TRIBUTARY SURVEY, HEC-RAS DATA, PREPARED BY STATISTIC CONSULTING, (SEALED BY MIKE DELVIZO - JUNE 8, 2004)

MAP 59  
PARCEL 9  
RALPH W. JENKINS AND  
BARBARA JENKINS  
D.B. 1200, PG. 812  
R.O.W.C. IN

**CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE**  
I hereby certify: (1) that all streets and drainage facilities depicted on this subdivision plat have been installed in an acceptable manner and according to the Town of Holstonville Survey and Drainage Regulations; or (2) that a surety bond has been posted with the Planning Commission to ensure the completion of all required improvements in case of default.  
*Michael Smith* 5/8/07  
Town Engineer

**CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS**  
I hereby certify that the following utility systems outlined or indicated on this final subdivision plat and/or site plan have been installed in accordance with current, local, and/or state government requirements or that a surety bond has been posted with the Planning Commission to ensure completion of all required improvements in case of default. Also, I certify that the hydraulic design criteria specified in Section 5.5 and Section 6.8 of the Holstonville Subdivision Regulations have been met.  
Water System 7/3/07 *Charles E. Jones* N.E.G.  
Name, Title, and Agency of Approving Agent

**CERTIFICATE OF APPROVAL OF METRO NASHVILLE DEPARTMENT OF WATER AND SEWER SERVICES**  
I hereby certify that the following sanitary sewer systems outlined or indicated on this final subdivision plat and/or site plan have been installed in accordance with Metro Department of Water and Sewerage Services standards and specifications and/or state government requirements or that a performance guaranty or credit has been posted with the Metro Nashville Department of Water and Sewerage Services to ensure completion of all required sanitary sewer improvements in case of default.  
*Michael Smith* 5/8/07  
Name, Title, and Agency of Approving Agent

**CERTIFICATE OF APPROVAL FOR RECORDING**  
I hereby certify that the subdivision plat shown herein has been found to comply with the subdivision regulations of the Holstonville, Tennessee with the exception of such variances and/or modifications, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the office of the Williamson County Register.  
*Michael Smith* 5/8/07  
Name, Title, and Agency of Approving Agent

**CERTIFICATE OF ADDRESSSES**  
I hereby certify that the addresses denoted on this plat are those assigned by the Department of Information Services (DIS).  
*Michael Smith* 5/8/07  
Name, Title, and Agency of Approving Agent

**CERTIFICATE OF ACCURACY**  
I (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein as indicated in Book 4003, Page 743, R.O.W.C. Tennessee and that I (we) have obtained the minimum liability restriction fees, and that all other fees and other conditions have been met as required by these Regulations. No lot(s) as shown herein shall begin subdivision, re-subdivision, change or change as to its precise line area from as here by established until otherwise approved by the Holstonville Planning Commission, and no condition shall lot(s) be made to produce less area than is shown on this plat. This plat is subject to the restrictive covenants and all of record in Book 4003, Page 743, R.O.W.C., Tennessee, running with the title to the property.  
*Michael Smith* 5/8/07  
Name, Title, and Agency of Approving Agent

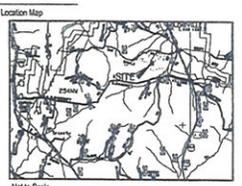
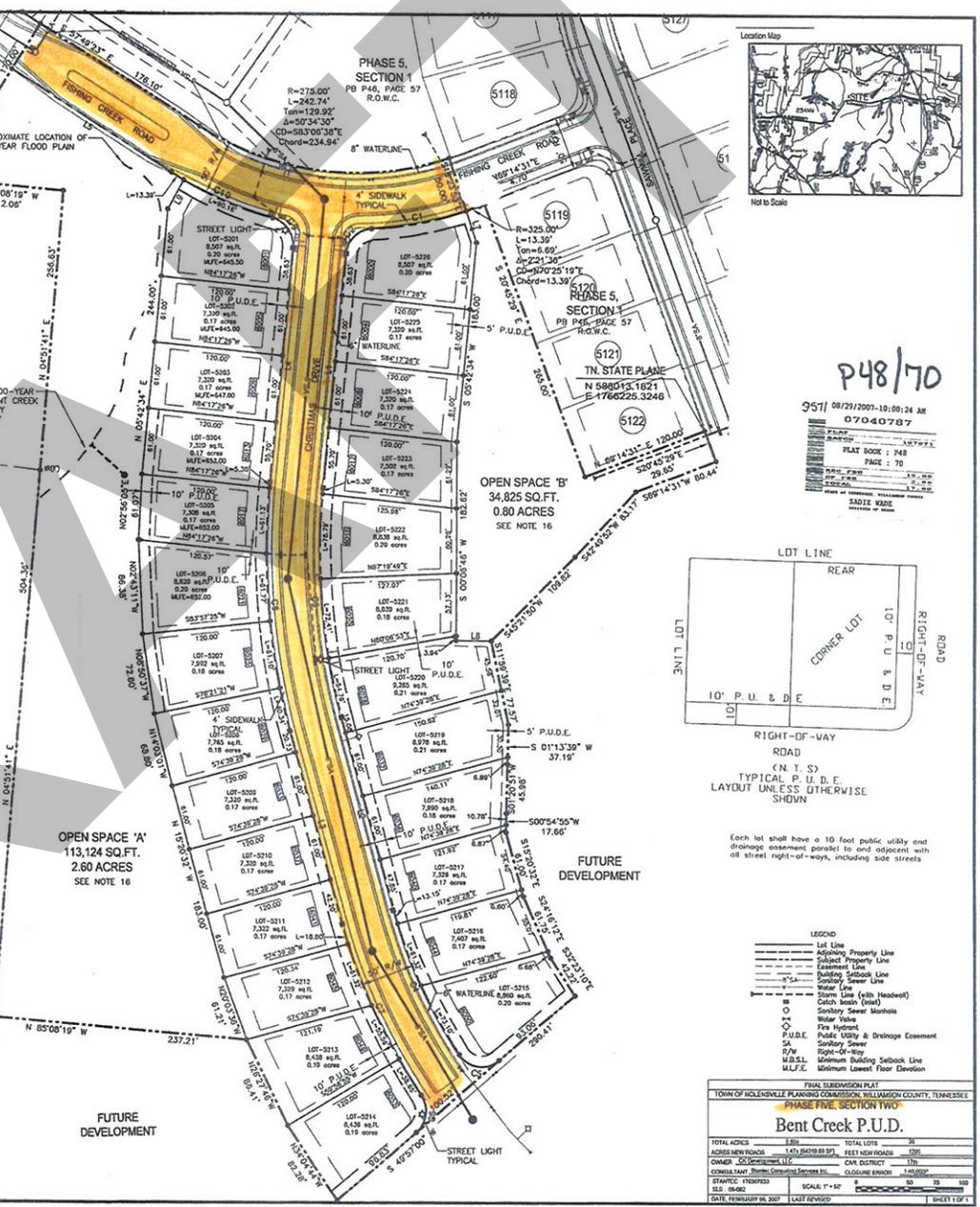
**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
I (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein as indicated in Book 4003, Page 743, R.O.W.C. Tennessee and that I (we) have obtained the minimum liability restriction fees, and that all other fees and other conditions have been met as required by these Regulations. No lot(s) as shown herein shall begin subdivision, re-subdivision, change or change as to its precise line area from as here by established until otherwise approved by the Holstonville Planning Commission, and no condition shall lot(s) be made to produce less area than is shown on this plat. This plat is subject to the restrictive covenants and all of record in Book 4003, Page 743, R.O.W.C., Tennessee, running with the title to the property.  
*Michael Smith* 5/8/07  
Name, Title, and Agency of Approving Agent

**CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES**  
I hereby certify that Williamson County Emergency Communications has approved the subdivision name and street names(s).  
4-19-07  
*Janis Strain*  
Director, Williamson Co. Emergency Communications

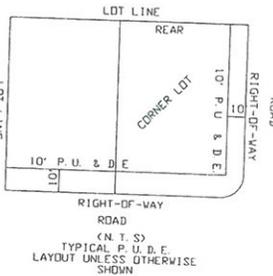
**REGISTERS OFFICE (STATE OF TENNESSEE) WILLIAMSON COUNTY**  
I hereby certify that the subdivision plat shown herein has been found to comply with the subdivision regulations of the Holstonville, Tennessee with the exception of such variances and/or modifications, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the office of the Williamson County Register.  
4-19-07  
*Michael Smith*  
Name, Title, and Agency of Approving Agent

**CERTIFICATE OF ACCURACY**  
I (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein as indicated in Book 4003, Page 743, R.O.W.C. Tennessee and that I (we) have obtained the minimum liability restriction fees, and that all other fees and other conditions have been met as required by these Regulations. No lot(s) as shown herein shall begin subdivision, re-subdivision, change or change as to its precise line area from as here by established until otherwise approved by the Holstonville Planning Commission, and no condition shall lot(s) be made to produce less area than is shown on this plat. This plat is subject to the restrictive covenants and all of record in Book 4003, Page 743, R.O.W.C., Tennessee, running with the title to the property.  
4-19-07  
*Michael Smith*  
Name, Title, and Agency of Approving Agent

Mark E. Sawyer, TN L.S. #1648



P48/70  
9511 08/23/2007-10:00:24 AM  
07040787  
PLAT BOOK: P48  
PAGE: 70  
DATE: 08/23/2007 10:00:24 AM  
DRAWN BY: M. SAWYER  
CHECKED BY: M. SAWYER  
DATE: 08/23/2007 10:00:24 AM



Each lot shall have a 10 foot public utility and drainage easement parallel to and adjacent with all street right-of-ways, including side streets

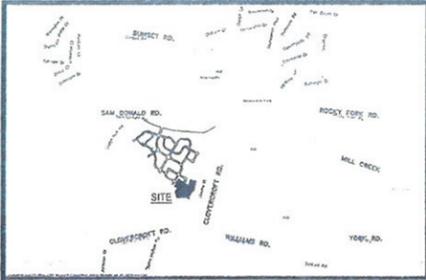
- LEGEND**
- Lot Line
  - Adjoining Property Line
  - Subdivision Property Line
  - Easement Line
  - Public Sidewalk Line
  - Sanitary Sewer Line
  - Water Line
  - Storm Line (with Hooded Catch Basin Inlet)
  - Sanitary Sewer Manhole
  - Water Manhole
  - P.U.D.E.
  - Public Utility & Drainage Easement
  - SA Sanitary Sewer
  - R/W Right-Of-Way
  - M.B.S.L. Minimum Building Setback Line
  - M.L.F.E. Minimum Lowest Floor Elevation

**FINAL SUBDIVISION PLAT**  
TOWN OF HOLSTONVILLE, PLANNING COMMISSION, WILLIAMSON COUNTY, TENNESSEE

**Bent Creek P.U.D.**

TOTAL ACRES	2.60	TOTAL LOTS	30
ACRES NEW ROAD	1.47 (84.9183 SF)	FEET NEW ROAD	1395
OWNER	CK Development, LLC	CIVIL DISTRICT	111
CONSULTANT	Statistic Consulting Services, Inc.	CLOSED BOOK	148000
DATE	08/23/2007	SCALE	1" = 40'
DATE	08/23/2007	LAST REVISION	1 SHEET OF 1





VICINITY MAP  
N.T.S.

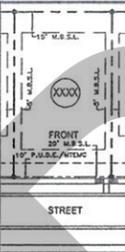
**NOTES:**

- Existing Zoning PLANNED UNIT DEVELOPMENT (PUD) (BASE ZONE SUBURBAN RESIDENTIAL-SR)
- Minimum required setback lines:  
Yard fronting on any street: 20'  
Side yard: 5' (not abutting public street)  
Rear yard: 10' (if abutting public street)  
Rear yard: 15'
- Monument set or to be set 18" iron pin w/ 2" Aluminum Cap
- Iron Rod set or to be set
- Owner: CK Development, LLC  
8205 Colton Way  
Brentwood, TN 37027  
Tel: 615.477.6542
- Surveyor: ATWELL, LLC  
441 Donelson Pike, Ste. 300  
Nashville, TN 37214  
Tel: 615-332-6414
- Bearings and vertical distance referenced are based on Tennessee State Plane Coordinate System NAD83 and NAVD 83.
- This property is a portion of Tax Map 58, a portion of Parcel (26.13).
- Builder shall provide landscaping at the rate of 1 (one) plant unit per lot.
- All buildings set back for surface storm-water runoff shall not exceed a depth of 1 (one) foot.
- All lots shall be served by the Nolensville-College Grove Utility District (water) and Metro Water Services (sewer). Individual water and sewer services required for each lot.
- Erosion and sediment control shall be installed by individual builders prior to the start of home construction.
- Property subject to the findings of an accurate site search. No site work furnished to surveyor prior to survey.
- Development of this section shall comply to regulations of the Town of Nolensville, TN including the percentage of lot coverage, turnaround distances and driveway placement.
- All Open Space to be designated as Public Utilities and Drainage Easements unless otherwise noted.
- Sanitary Sewer has not been designed to service lots with basement homes. The lot owner shall confirm sewer service elevations prior to home construction. It will be the responsibility of the Lot owner to provide adequate facilities for sewer service to basement lots.
- Being a portion of Deed Book 3331, Page 555, R.O.W.C.
- Except as shown, no part of the Property is located in a 100-year Flood Plain or in an identified "flood prone area," as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panel #47187C0235F, dated 09/29/2006, which such map panel covers the area in which the Property is situated.
- All of the dwellings in this subdivision phase will be equipped with an approved automatic fire sprinkler system in accordance with the Town of Nolensville ordinances.
- All conditions approved for this PUD by the Town of Nolensville must be adhered to.
- Location of utilities as shown on plan are per design, not as-built. The exact location of any installed utility is not the responsibility, nor the liability of Atwell Group or its agents.
- Prior to the issuance of a building permit for a residential lot with a slope of 15% or greater, a plan shall be prepared by a licensed professional engineer for approval by the Town Engineer showing existing topographic information from field run survey data, boundary and setback lines, utility and drainage easements, existing and proposed drainage pipes, ditches, swales to be connected to public drainage lines and/or to direct or redirect storm water run-off; the proposed building footprint and the driveway plan, including the finished floor elevations and finished grades of pavement and ground lines. Identification of existing trees in zones of four inch caliper and trees to be preserved, and the location and timing of installation of erosion features. No clear cutting of trees or grading of the lot shall be permitted until approval of the site plan by the Town Engineer.

LINE	BEARING	LENGTH
L1	S13°58'18"W	30.50
L2	S78°03'42"E	60.01
L3	S21°59'56"W	67.31
L4	S62°03'41"E	70.88
L5	N02°22'07"W	66.19
L6	S13°58'55"W	14.39
L7	S30°28'59"W	7.26
L8	N02°28'59"E	38.10
L9	N12°24'22"E	38.62
L10	S12°24'20"W	38.80
L11	S13°58'55"W	14.42

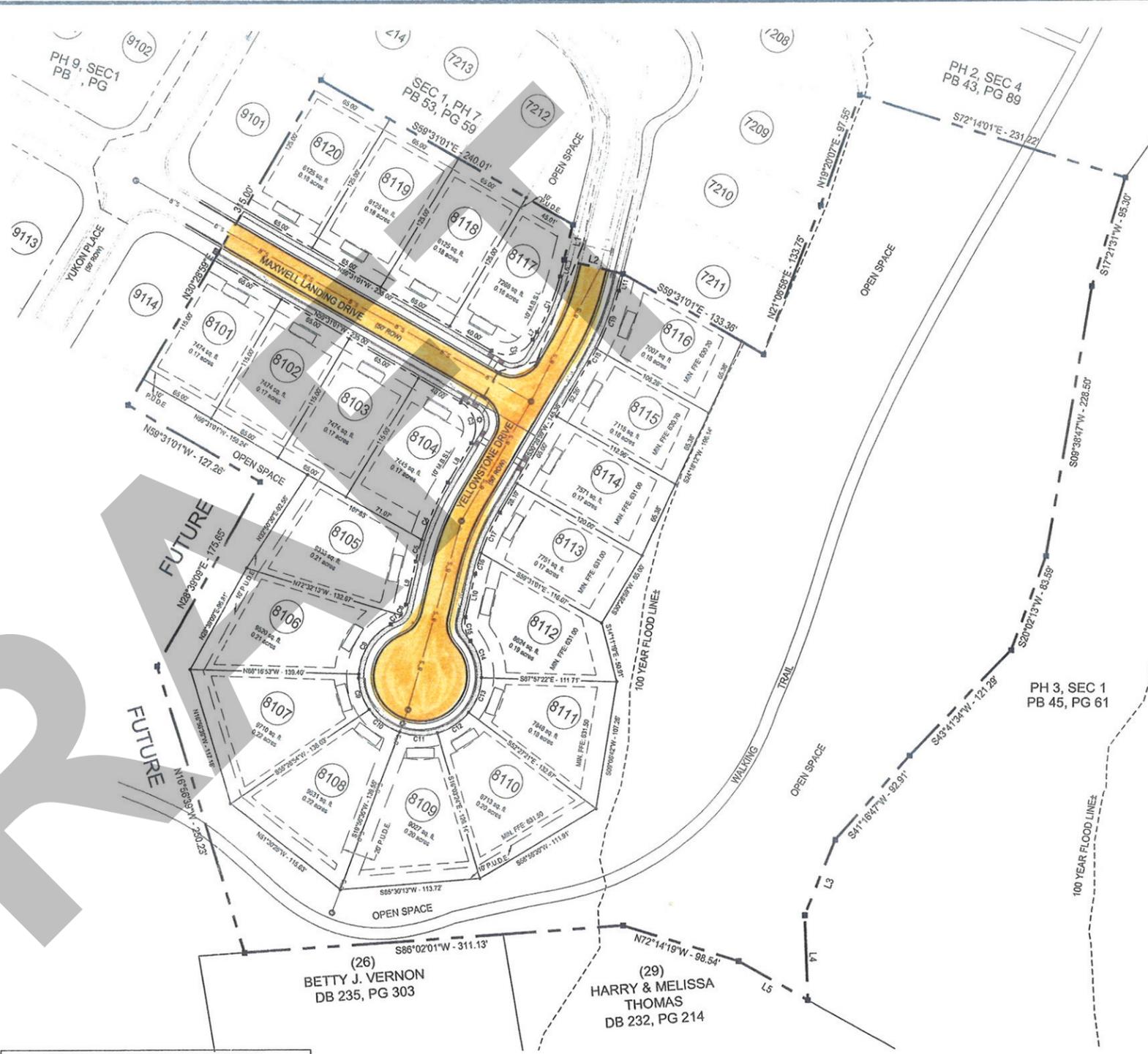
CURVE	LENGTH	RADIUS	CHD. BEARING	CHORD	DELTA
C1	99.47	115.00	N22°13'57"E	90.27	16°30'00"
C2	39.27	25.00	N12°28'39"E	35.39	00°00'00"
C3	39.27	25.00	N44°31'01"W	33.30	00°00'00"
C4	62.37	225.00	S23°48'55"W	52.29	13°20'00"
C5	18.62	225.00	S14°48'35"W	18.62	4°44'31"
C6	9.84	25.00	N23°40'51"E	9.78	22°33'00"
C7	11.17	25.00	N47°49'23"E	11.02	23°35'29"
C8	51.16	50.00	S31°16'09"W	48.99	58°32'00"
C9	31.42	50.00	S16°03'24"E	30.99	36°00'00"
C10	31.42	50.00	S57°03'24"E	30.97	36°00'00"
C11	31.42	50.00	S88°03'24"E	30.99	36°00'00"
C12	31.42	50.00	N55°56'30"E	30.99	36°00'00"
C13	31.42	50.00	N19°56'30"E	30.99	36°00'00"
C14	32.92	50.00	N16°55'14"W	32.37	37°43'29"
C15	21.03	25.00	S11°41'22"E	20.41	48°11'29"
C16	19.94	115.00	S10°21'00"W	18.07	8°54'21"
C17	31.16	115.00	S24°22'50"W	31.11	12°10'19"
C18	12.78	225.00	N28°51'27"E	12.74	3°14'44"
C19	52.06	225.00	N26°56'39"E	51.84	10°19'21"

TYPICAL LOT LAYOUT



**LEGEND**

- Adjoining Property Line
- Subject Property Line
- Easement Line
- Building Setback Line
- Centerline
- Storm sewer
- Sanitary Sewer Line
- Water Line
- Sanitary Sewer Manhole
- STREET LIGHT
- CATCH BASIN
- FIRE HYDRANT
- WATER VALVE
- SET IRON PIN
- SET MONUMENT



<b>CERTIFICATE OF OWNERSHIP AND DEDICATION</b> I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book 3331, Page 555, R.O.W.C., Tennessee and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public streets, utilities and other facilities have been filed as required by these Regulations. No lots) as shown hereon shall again be subdivided, re-subdivided, altered or changed so as to produce less area than is here by established until otherwise approved by the Nolensville Planning Commission, and under no condition shall such lots) be made to produce less area than is prescribed by the restrictive covenants of record in Book 1337, Page 178 and 180, R.O.W.C., Tennessee, running with the title to the property.  Owner/Title _____ Date _____ Owner/Title _____ Date _____		<b>WILLIAMSON COUNTY REGISTERS OFFICE</b> _____ _____		<b>CERTIFICATION OF COMMON AREAS DEDICATION</b> CK Development in recording this plat has delineated certain areas of land shown hereon as common areas intended for use by the homeowners with Bent Creek P.U.D., Phase 8, Section 1, for recreation and related activities. The above described areas are not dedicated for use by the general public, but are dedicated to the common use of the homeowners within the named subdivision. "Declaration of Governments and Residents", applicable to the above named subdivision, is hereby incorporated and made part of this plat.  Owner _____ Date _____		<b>CERTIFICATE OF PROVISION OF ELECTRICAL SERVICE</b> I hereby certify that the requirements set forth in rules, regulations, by-laws, policy and operational bulletins, plat approval checklist and tree planting guidelines have been met for Bent Creek P.U.D., Phase 8, Section 1. Any approval is at all times contingent upon continuing compliance with the aforementioned requirements.  Electric Provider _____ Date _____					
<b>CERTIFICATE OF APPROVAL OF RECORDING</b> I hereby certify that the subdivision plat shown hereon has been found to comply with the subdivision regulations of the Nolensville, Tennessee with the exception of such variances and/or modifications, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the office of the Williamson County Register.  Date _____		<b>CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE</b> I hereby certify: (1) that all streets and drainage facilities designed on the final subdivision plat have been installed in an acceptable manner and according to the Town of Nolensville Roadway and Drainage Regulations, and (2) that a surety bond has been posted with the Planning Commission to assure the completion of all required improvements in case of default.  Town Engineer _____ Date _____		<b>CERTIFICATE OF APPROVAL OF METRO NASHVILLE DEPARTMENT OF WATER AND SEWAGE SERVICES</b> I hereby certify that the following sanitary sewer systems outlined or indicated on the final subdivision plat entitled Bent Creek P.U.D., Phase 8, Section 1 have been installed in accordance with current, local, and/or state government requirements or that a surety bond has been posted with the Planning Commission to assure completion of all required sanitary sewer improvements in case of default.  Metro Nashville Dept. of Water and Sewage Services _____ Date _____		<b>CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS</b> I hereby certify that the following utility systems outlined or indicated on the final subdivision plat entitled Bent Creek P.U.D., Phase 8, Section 1 have been installed in accordance with current, local, and/or state government requirements or that a surety bond has been posted with the Planning Commission to assure completion of all required improvements in case of default. Also, I certify that the hydraulic design criteria specified in Section 5.5 and Section of the Nolensville Subdivision Regulations have been met.  Water Systems _____ Date _____ Name, Title, and Agency of Approving Agent _____		<b>CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES</b> I hereby certify that the Town of Nolensville Planning Department has approved the subdivision name and street name(s).  Director, Town of Nolensville _____ Date _____		<b>CERTIFICATE OF ADDRESSES</b> I hereby certify that the addresses denoted on this final plat are those assigned by the Town of Nolensville Planning Department.  Town Planner _____ Date _____	
<b>CERTIFICATE OF APPROVAL FOR RECORDING</b> Date _____		<b>CERTIFICATE OF ACCURACY</b> I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the specifications of the Subdivision Regulations, as approved by the town Engineer.  11/28/2011 Date _____ Douglas W. Gall-Chandler, RLS #2588		<b>REVISIONS</b> DATE 11-02-2011 REVISION 11-28-2011 PER TOWN OF NOLNSVILLE  SCALE 0 25 50 1" = 50 FEET DR. JMS / CH. DBC P.M. E. MCNEELY BOOK _____ CAD FILE: _____ JOB 11001818 FILE NO: _____ SHEET NO. 1 OF 1							

Land Development & Real Estate  
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TOWN OF NOLNSVILLE  
 PLANNING COMMISSION  
 17TH CIVIL DISTRICT  
 WILLIAMSON COUNTY, TENNESSEE

CK DEVELOPMENT, LLC  
 FINAL SUBDIVISION PLAN  
 BENT CREEK SUBDIVISION  
 PHASE 8, SECTION 1  
 TOTAL ACRES: 8.856  
 ACRES NEW ROADS: 0.856  
 TOTAL LOTS: 20  
 FEET NEW ROADS: 6884