

ORDINANCE #15-02

**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 has considered proposed revisions to Article 2.2.10 of the Town of Nolensville Zoning Ordinance; and,

WHEREAS, the Town of Nolensville Planning Commission, on February 10, 2015, approved making recommendations to the Town of Nolensville Board of Mayor and Aldermen on certain amendments of the zoning ordinance text regarding density, lot sizes, and permitted uses for Planned Unit Developments under Article 2.2.10 of the Town of Nolensville Zoning Ordinance; and,

WHEREAS, the Board of Mayor and Aldermen has conducted a public hearing on _____, 2015, thereon; 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. The section within Article 2.2.10 that reads as follows:

Density of Development and Lot Size The maximum standard base zone density shall be one and eight-tenths (1.8) units/acre. For single-family detached housing units the minimum lot size shall be eleven-thousand (11,000) square feet. When a plan includes attached housing, the lot size requirement shall not apply, and the density shall be the controlling factor. Attached housing sites shall be calculated separately from single-family sites. Abutting lots in the first tier of lots of the new development shall have equal size lots as those in an adjoining recorded subdivision or an equivalent amount of common open space located between the 1st tier of lots in the planned unit developments and the existing subdivision.

Shall be amended to read as follows:

Density of Development and Lot Size The maximum standard base zone density shall be one and eight-tenths (1.8) units/acre for residential PUDs in the SR base zone (low-medium density) and one and four-tenths (1.4) units/acre for residential PUDs in the proposed new SR1 base zone (low density). The overall average lot size of the detached units must be 14,000 square feet. A residential PUD should offer a variety of lot sizes, some larger than 14,000 square feet and some less. Lots 20,000 square feet and above may be required on the perimeter of the development in order to fit in with neighboring residences and should

require the provision of sufficient landscape buffering such as berms and plantings between major roadways. Abutting lots in the first tier of the new development shall have equal size lots or larger as those in adjoining recorded subdivision or an equivalent amount of common open space located between the 1st tier of lots in the planned unit developments and the existing subdivision. Attached housing units are prohibited in residential PUDs in the SR and SR1 zoning districts.

Section 2: The section within Article 2.2.10 that reads as follows:

Permitted Uses

- Single-Family Detached Homes
- Attached Housing
- Accessory Home Day Care
- Parks

Shall be changed to delete attached housing and read as follows:

Permitted Uses

- Single-Family Detached Homes
- Accessory Home Day Care
- Parks

Section 3. 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 4. 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.

Approved by the Board of Mayor and Alderman

First Reading

Public Hearing

Second Reading

Jimmy Alexander, Mayor

Kali Mogul, Town Recorder

Approved by:

Town Attorney, Robert J. Notestine, III

MEMORANDUM

February 20, 2015

TO: BOMA

FR: Henry Laird, Town Planner

Subject: Proposed Amendment to Residential PUD Lot Sizes Article 2.2.10

The following revisions to the zoning ordinance regarding PUD requirements on density, lot sizes and permitted uses were studied and recommended by the Land Use Study Committee. They were then considered by the Planning Commission at its meeting February 10, 2015 where the proposed amendment was recommended for approval to BOMA. The proposed changes are indicated in yellow highlights below. This recommendation has been prepared in a separate ordinance form without highlighting for consideration for passage.

The section within Article 2.2.10 that reads as follows:

Density of Development and Lot Size The maximum standard base zone density shall be one and eight-tenths (1.8) units/acre. For single-family detached housing units the minimum lot size shall be eleven-thousand (11,000) square feet. When a plan includes attached housing, the lot size requirement shall not apply, and the density shall be the controlling factor. Attached housing sites shall be calculated separately from single-family sites. Abutting lots in the first tier of lots of the new development shall have equal size lots as those in an adjoining recorded subdivision or an equivalent amount of common open space located between the 1st tier of lots in the planned unit developments and the existing subdivision.

Shall be changed to read as follows:

Density of Development and Lot Size The maximum standard base zone density shall be one and eight-tenths (1.8) units/acre for residential PUDs in the SR base zone (low-medium density) and one and four-tenths (1.4) units/acre for residential PUDs in the proposed new SR1 base zone (low density). The overall average lot size of the detached units must be 14,000 square feet. A residential PUD should offer a variety of lot sizes, some larger than 14,000 square feet and some less. Lots 20,000 square feet and above may be required on the perimeter of the development in order to fit in with neighboring residences and should require the provision of sufficient landscape buffering such as berms and plantings between major roadways. Abutting lots in the first tier of the new development shall have equal size lots or larger as those in adjoining recorded subdivision or an equivalent amount of common open space located between the 1st tier of lots in the planned unit developments and the existing subdivision. Attached housing units are prohibited in residential PUDs in the SR and SR1 zoning districts.

The section within Article 2.2.10 that reads as follows:

Permitted Uses

- Single-Family Detached Homes
- Attached Housing
- Accessory Home Day Care
- Parks

Shall be changed to delete attached housing and read as follows:

Permitted Uses

- Single-Family Detached Homes
- Accessory Home Day Care
- Parks

DRAFT