

ORDINANCE #15-03

**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 3.4.2.A Traffic Impact Study Required; and,

WHEREAS, the Town of Nolensville Planning Commission, on February 10th, 2015, approved making recommendations to the Town of Nolensville Board of Mayor and Aldermen on certain amendments of the zoning text regarding traffic impact studies; 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 following section of Article 3- Parking, Loading and Access Standards reads as follows:

3.4.2 Traffic Impact Studies The purpose of a traffic impact study shall be to identify what on-site or off-site improvements, if any, are necessitated to offset the additional traffic generated by a proposed level of development. Such improvements might include the provision of traffic signals, turning lanes or road widening.

A. **Traffic Impact Study Required** A traffic study may be required by the Planning Commission for any proposed final site plan or subdivision which contains:

1. residential developments with more than 100 dwelling units;
2. non-residential developments of more than 50,000 square feet; or
3. residential uses, non-residential uses or thereof which would be expected to generate 1,000 vehicle trips or more per day, or 100 or more peak hour trips per day.

Shall be amended to read as follows:

3.4.2 Traffic Impact Studies The purpose of a traffic impact study shall be to identify what on-site or off-site improvements, if any, are necessitated to offset the additional traffic generated by a proposed level of development. Such improvements might include the provision of traffic signals, turning lanes or road widening.

A. **Traffic Impact Study Required** A traffic study shall be required by the Planning Commission for any proposed final site plan or subdivision which contains:

1. residential developments with more than 50 dwelling units;
2. non-residential developments of more than 30,000 square feet; or
3. residential uses, non-residential uses or thereof which would be expected to generate 1,000 vehicle trips or more per day, or 100 or more peak hour trips per day.

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.

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 11, 2015

To: Board of Mayor and Aldermen
Fr: Henry Laird, Town Planner
Re: Zoning Amendment on Article 3.4.2 A Traffic Study Required

The Planning Commission unanimously approved a recommendation to BOMA on the proposed zoning amendment that reduces the threshold criteria for requiring a traffic study for proposed final site plan or subdivision at the February 10, 2015, meeting. The recommendation approved would only revise items A.1. and A.2. below. After the motion was approved to recommend the amendment Commissioner Grosson requested that staff look at the 3rd threshold under Article 3.4.2.A.3 to see if those numbers relating to trips generated should also be reduced. Upon review by Don Swartz, Town Engineer, and discussion with me, we agree that those numbers in item #3 in this section should be revised as follows:

*The number of trips generated per day should be reduced to 500 and the number of peak hour trips be changed to 50 per day since these are linked to the other figures in item #1 of this article.

With this in mind we recommend that the proposed amendment be approved with this change to item #3 as shown below. The words and numbers to change are highlighted.

- A. **Traffic Impact Study Required** A traffic study shall be required by the Planning Commission for any proposed final site plan or subdivision which contains:
1. residential developments with more than 50 dwelling units;
 2. non-residential developments of more than 30,000 square feet; or
 3. residential uses, non-residential uses or thereof which would be expected to generate 500 (formerly 1000) vehicle trips or more per day, or 50 (formerly 100) or more peak hour trips per day.