

ORDINANCE 15-07

AN ORDINANCE TO AMEND THE BENT CREEK MASTER CONCEPT PUD PLAN OF NOLENSVILLE, TENNESSEE TO REVISE THE PLAN AS IT PERTAINS TO PHASE 18 OF THE BENT CREEK DEVELOPMENT

WHEREAS, Article 2.2.10.B of the Zoning Ordinance of the Town of Nolensville provides the authority for the Board of Mayor and Alderman to approve a Planned Unit Development Overlay zoning for certain property in accordance with a PUD Concept Plan recommended by the Planning Commission; and,

WHEREAS, on May 6, 2004, by Ordinance 04-03, the Board of Mayor and Aldermen approved a Concept Plan for a Planned Unit Development (PUD) Overlay, known as Bent Creek located on Clovercroft and Sam Donald Roads with conditions reflected in the Planning Commission minutes of March 11, 2004; and,

WHEREAS, the Nolensville Board of Mayor and Aldermen met on December 4, 2014, and unanimously approved a recommendation to amend the Bent Creek PUD Concept Plan to revise the master concept PUD plan to add the Don Hoffmeister property that is planned to connect the existing Bent Creek development to Clovercroft Road and referred to as Phase 18 of Bent Creek PUD Development; and

WHEREAS, the Nolensville Planning Commission met on Tuesday, March 10, 2015, and unanimously approved a recommendation to amend the Bent Creek PUD Concept Plan, with conditions, to revise the master concept PUD plan to develop the Don Hoffmeister property that was previously approved by the Board of Mayor and Aldermen to connect the existing Bent Creek development to Clovercroft Road and referred to as Phase 18 of Bent Creek PUD Development; and

WHEREAS, the Board of Mayor and Aldermen held a public hearing on _____, _____, 2015, on the proposed amendment to the Bent Creek PUD Concept Plan that revised the previously approved Bent Creek PUD Concept Plan for the property referenced above to the Bent Creek PUD Concept Plan; and

WHEREAS, in order to change the overall plan that will revise the layout for Phase 18 of the Bent Creek Development as illustrated in the proposed revision dated January 31, 2015, the Board of Mayor and Aldermen must approve the proposal to amend the master PUD Concept Plan;

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

Section 1. The Concept Plan for the PUD Overlay at Bent Creek approved on December 4, 2014, by Ordinance 14-16, shall be amended by revising the layout for the proposed Phase 18 containing the former Don Hoffmeister property, Map 59, Parcel 23, to the Bent Creek PUD Concept Plan to conform to the proposed amendment submitted by CK Development for the revised Bent Creek P.U.D. Master Plan for Bent Creek revised January 31, 2015.

Section 2. The Board of Mayor and Aldermen hereby require the following conditions which have been recommended and approved by the Planning Commission:

- (A) Developer agrees to plant additional landscaping in the southern part of the property near Clovercroft Road and along adjacent properties on the east and west side of said road;
- (B) Developer agrees to construct an eastbound left turn lane on Clovercroft road at the south entrance to Phase 18;
- (C) Developer agrees to install a six (6)-foot wide hardscape trail around Stream Song Park;
- (D) Developer agrees to install a culvert for drainage and easement use and access at Stream Song Park;
- (E) Developer agrees to install a four (4)-foot wide concrete access trail between lots 1831 and 1832.

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

Approved by the Board of Mayor and Aldermen

Jimmy Alexander, Mayor

Attest: _____
Kali Mogul, Town Recorder

Approved by: _____
Robert J. Notestine, III, Town Attorney

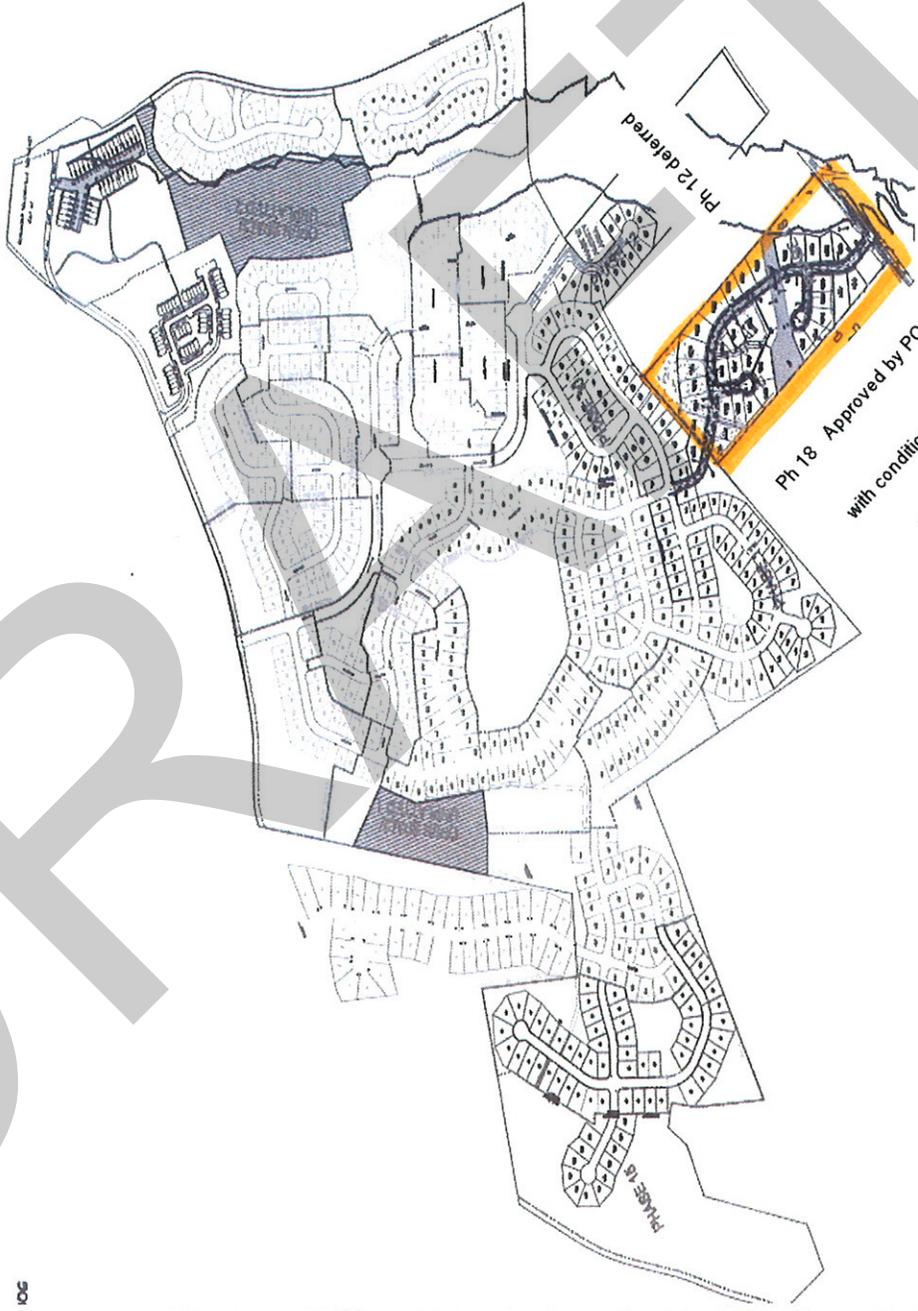
Passed 1st Reading: _____

Public Hearing: _____

Passed 2nd Reading: _____

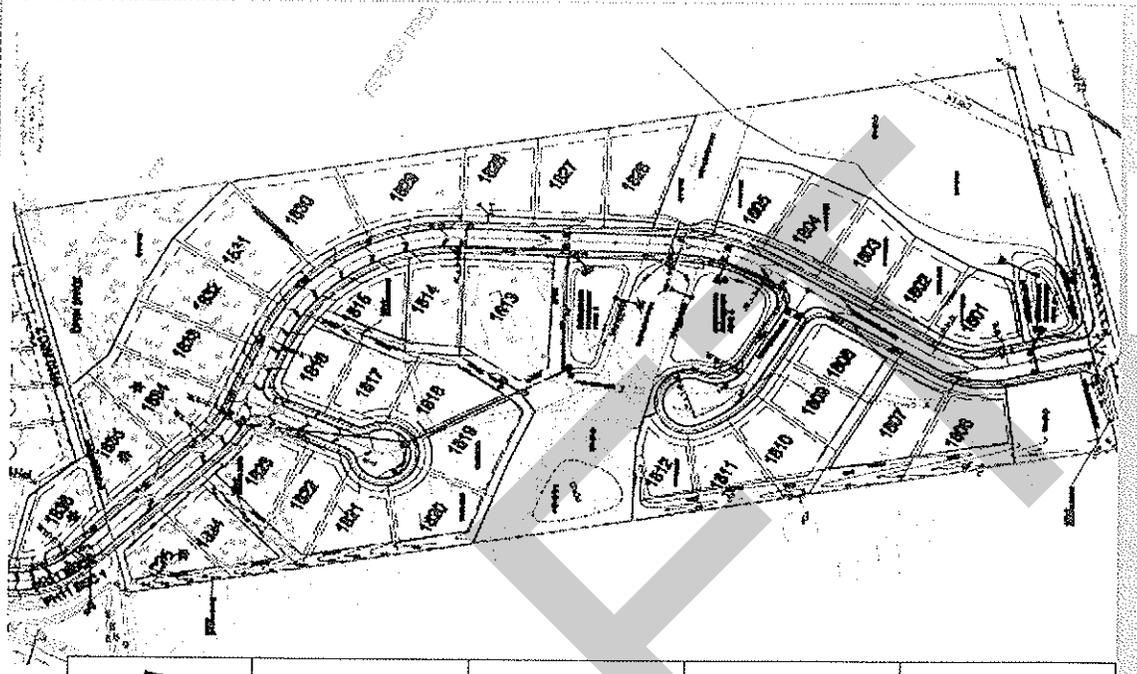
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Bent Creek Revised Overall Concept Plan



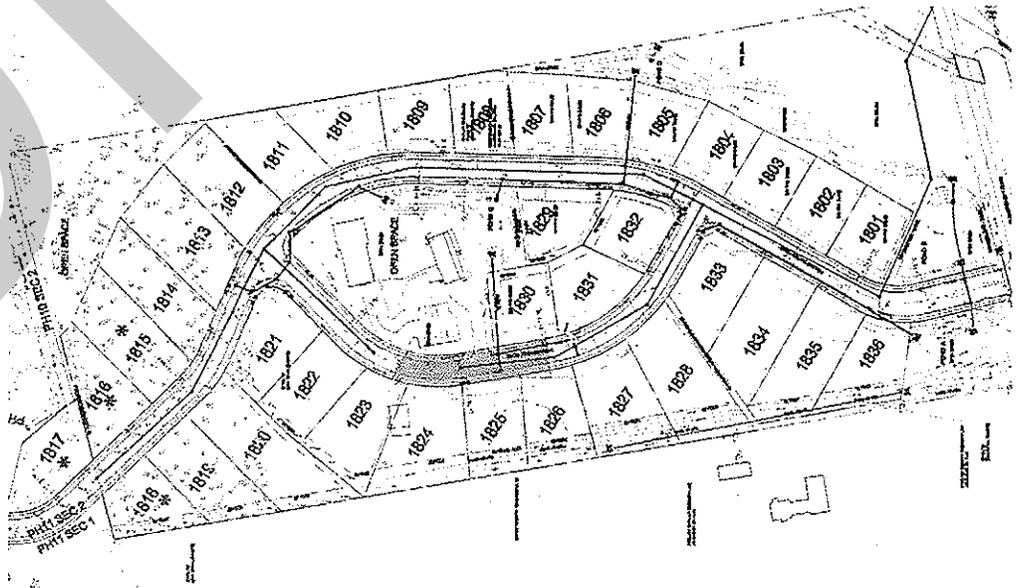
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Phase 18 Design Comparison



Revised plan

	Original	Revised
Acres	20.43	20.43
Lots	36	36
Open Space	5.81	6.12
% Open Space	28%	30%



Original plan