

**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 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, December 10, 2013, and reviewed a Concept Plan application to determine the appropriateness of applying the Planned Unit Development Overlay to property located on Williamson County, Tennessee, Tax Map 57, Parcel 28, and,

WHEREAS, the Nolensville Planning Commission voted and passed by unanimous vote to recommend the approval of the Conceptual Residential P.U.D. Plan for Rocky Fork Road Development to the Board of Mayor and Aldermen subject to conditions below 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. Rocky Fork Road Development be applied to the properties located at 2398 Rocky Fork Road, Nolensville, Tennessee, and identified as Map 57, Parcel 28, as shown on the Williamson County, Tennessee, Tax Maps and that the concept plan as revised November 26, 2013, as described to the Nolensville Planning Commission on December 10, 2013 be approved as recommended by the Nolensville Planning Commission and referred to in Exhibit A to the Board of Mayor and Aldermen with these conditions 1) a traffic impact study must be conducted and presented to the Town for consideration by the Board of Mayor and Aldermen before the second reading, and 2) the development must follow the design objectives and plans of the pattern book as revised November 26, 2013, and the Concept Plan – Lot Areas layout as revised November 26, 2013. 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

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First Reading

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Public Hearing

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Second Reading

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Jimmy Alexander, Mayor

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Cindy Lancaster, Town Recorder

Approved by:

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Town Attorney, Robert J. Notestine, III

# Exhibit A

