

Nolen Mill

A Goodall Homes Community

Land Use Plan Amendment

Town of Nolensville, Tennessee

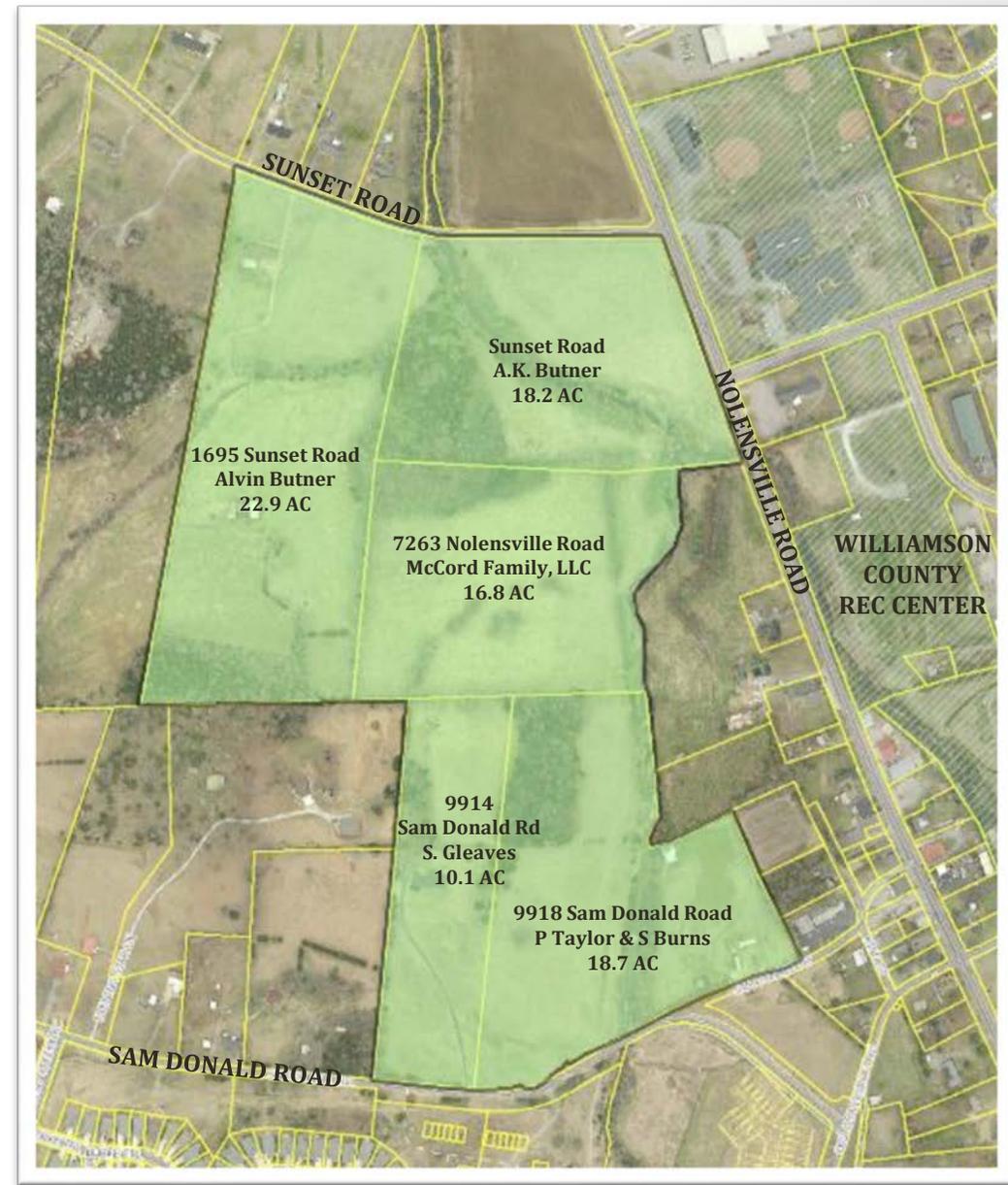
November 3, 2015

Description of Proposed Development

Nolen Mill is a proposed community by Goodall Homes. It is located west of Nolensville Road, south of Sunset Road and north of Sam Donald Road.

The property consists of 5 properties on 86.7 acres. Nolen Mill is proposed to be developed along straight zoning parameters and will not be a planned unit development.

The purpose of the Land Use Plan Amendment is to permit a portion of the development to be incorporated into the Small Scale Commercial Residential Historical Land Use Category. This amendment is for a portion of the McCord property and a portion of the Williams property.

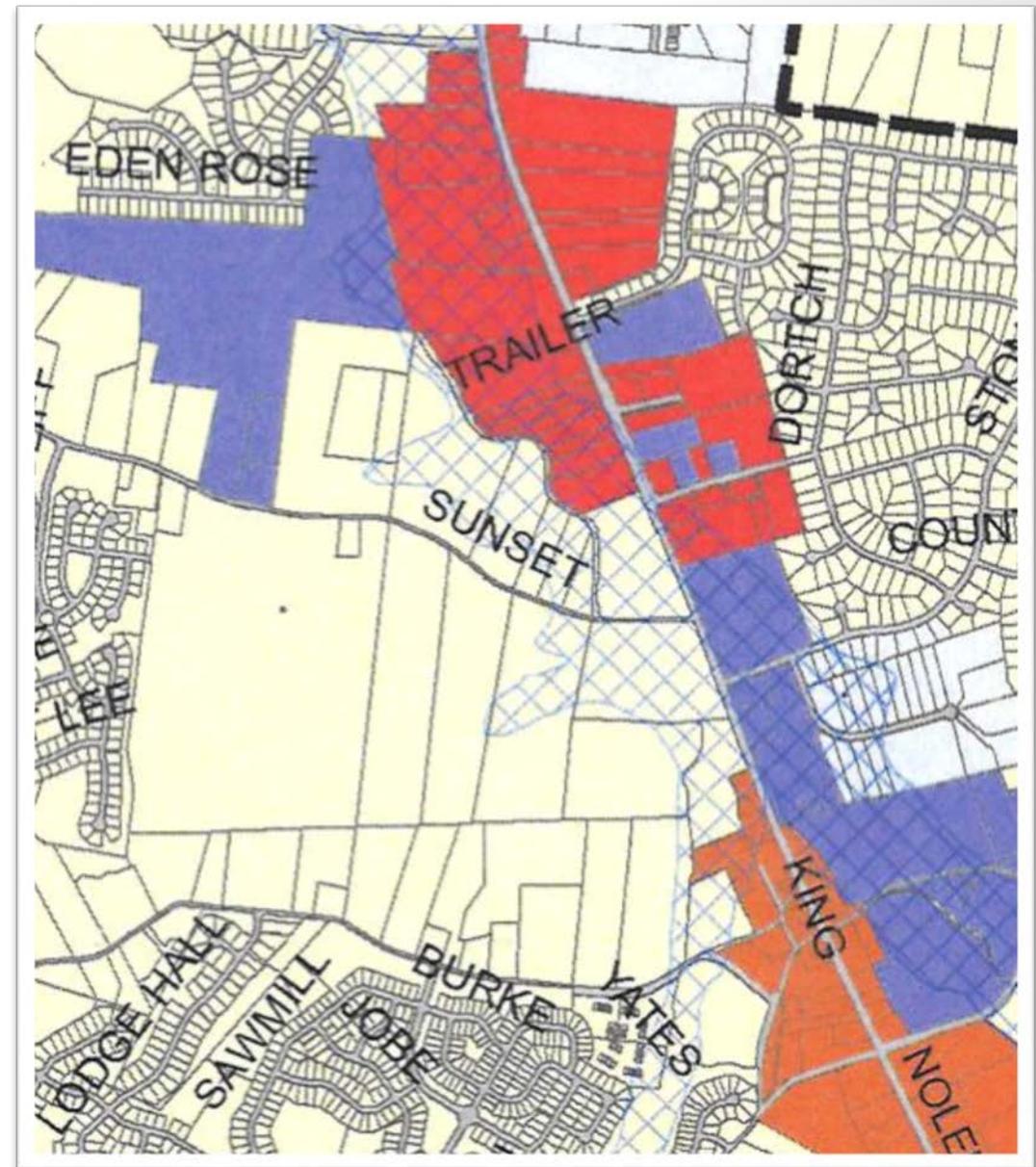


Location Map

Description of Land Use Character

The Historic District follows a traditional development pattern along either side of Nolensville Road, U.S. 41A. The Town has proposed through its Vision Statement and Land Use Plan the following objectives.

1. Accommodate future commercial development in the Commercial Town Center. The intent is to promote a walkable, compact core of commercial, civic, institutional and residential uses.
2. Encourage the revitalization of the Historic District.
3. Encourage the development of quality residential neighborhoods.
4. Coordinate new residential development with the availability and capacity of essential urban services.
5. Work with TDOT to maintain a maximum three lane section on Nolensville Road within the Historic District limits.
6. Support the construction of a Nolensville Bypass around the Historic District Center of Town.



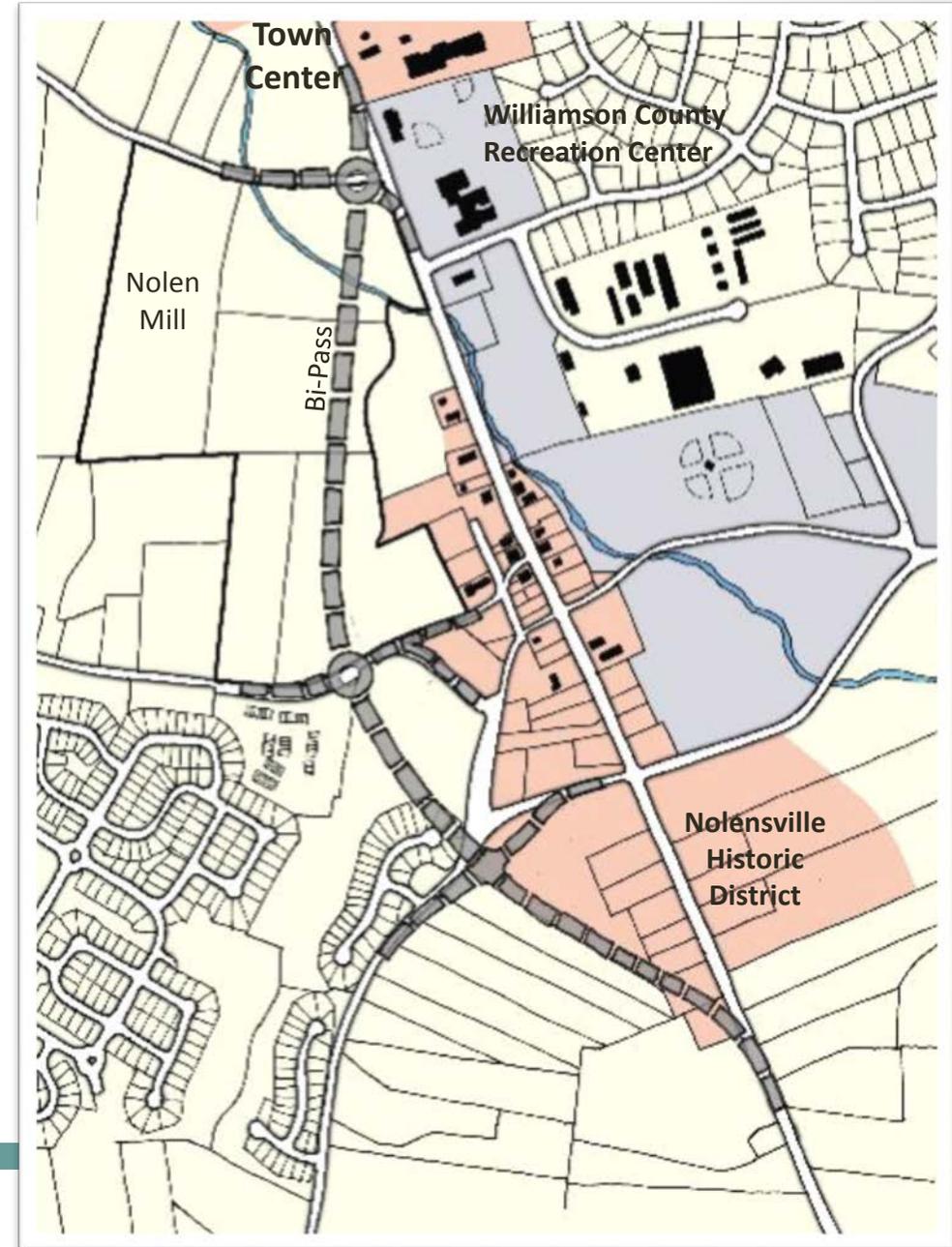
2015 Land Use Plan

Proposed Bypass Route

The Tennessee Department of Transportation (TDOT) is proposing a bypass route for Highway 41A as depicted in the map on this page.

- This proposed alignment preserves the character and historic qualities of Nolensville Road within the Historic District.
- The proposed alignment will cross property currently under purchase agreement by Goodall Homes.
- The developer has agreed to provide land for a portion of the proposed bypass in exchange for impact fee credits.

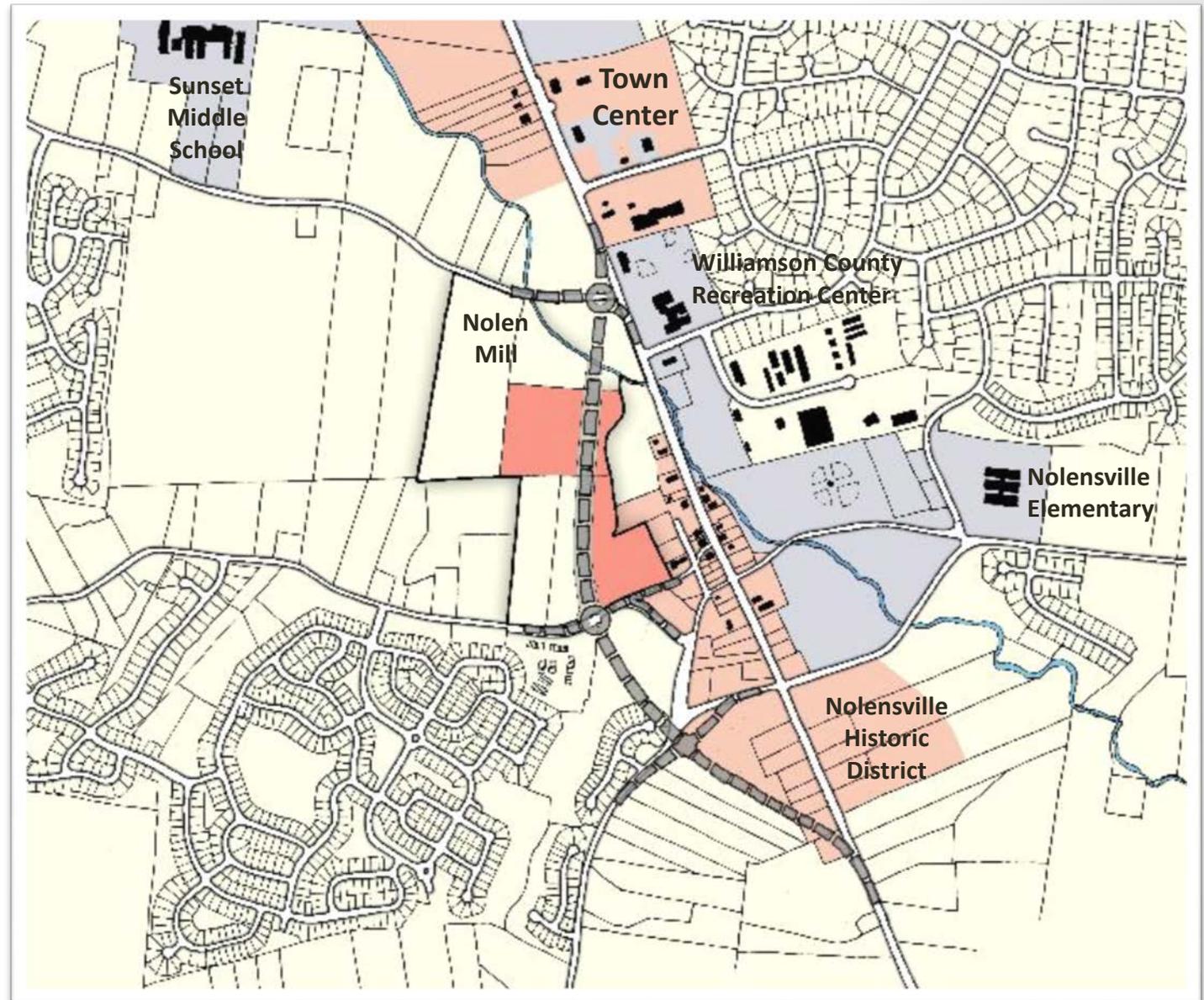
TDOT Proposed Bypass Route



Land Use Plan Amendment

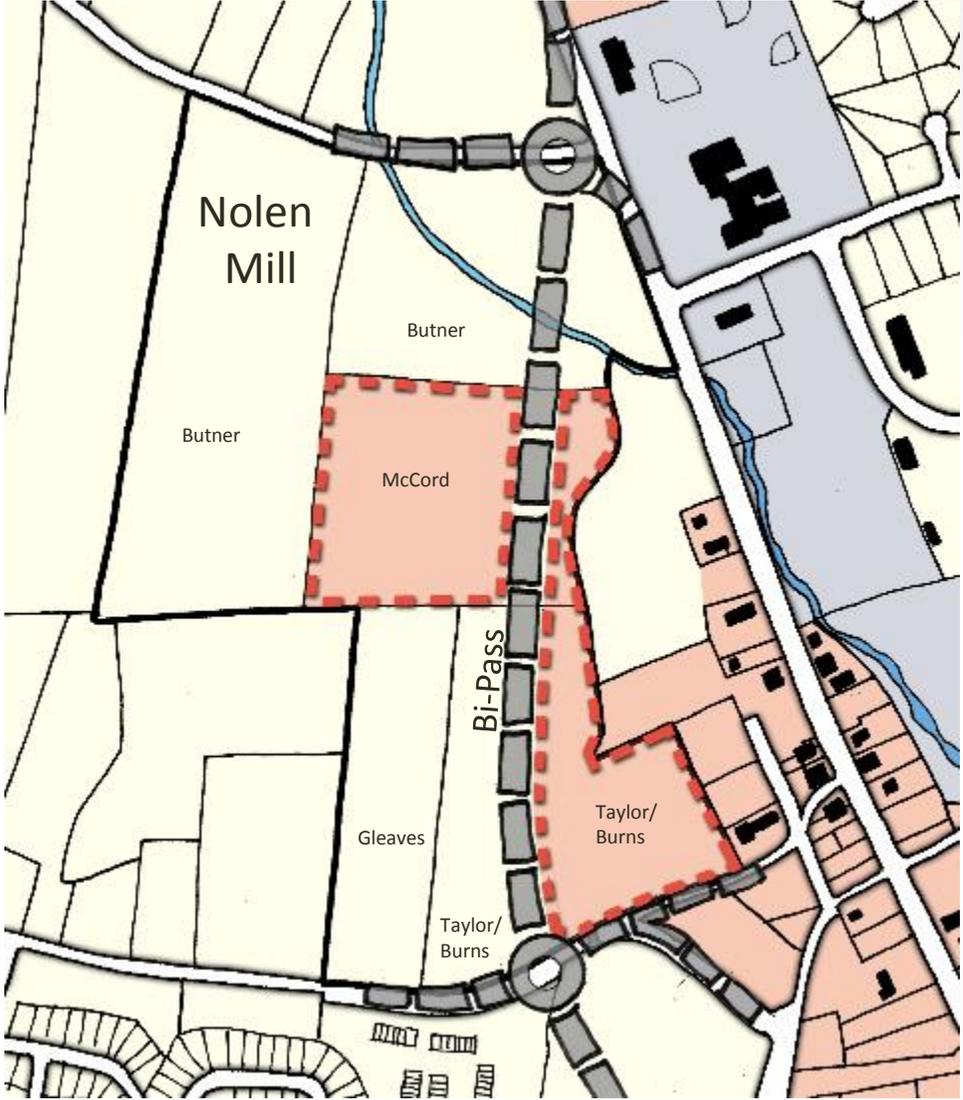
The Land Use Policy states that the primary planning objectives are the preservation of the Historic District and the construction of a future bypass around it. **The proposed development provides for these planning objectives by granting future ROW for the bypass as well as:**

1. Provides connectivity between Sunset Road and Sam Donald Road.
2. Preserves environmentally sensitive areas along Mill Creek and its tributaries. These areas will be used for greenway trail connections.
3. Provides opportunities for pedestrian connections to the Williamson County Recreational Complex, the Town Center, the Historic District.
4. Residential uses within walking distance of Town Center and the Historic District increase the viability of the commercial uses.



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Proposed Land Use Amendment