

ORDINANCE #15-22

AN ORDINANCE TO ADOPT A CONCEPT PLAN FOR A PLANNED UNIT DEVELOPMENT KNOWN AS SINGLETON PROPERTY ON YORK ROAD IN NOLENSVILLE, TENNESSEE, AND REZONE SAID PARCEL TO SR1 WITH A P.U.D. OVERLAY

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

WHEREAS, Article 9.1.0 of the Zoning Ordinance of the Town of Nolensville provides the authority for the Board of Mayor and Aldermen to approve the rezoning of properties; and,

WHEREAS, the Nolensville Planning Commission met on Tuesday, October 13, 2015, and approved a recommendation to the Board of Mayor and Aldermen to adopt the Singleton Property P.U.D. Concept Plan located on York Road and rezone property Map 58, parcel 77 of the Williamson County Tax Maps from Estate Residential (ER) to Suburban Residential 1 (SR1); and,

WHEREAS, the Board of Mayor and Aldermen held a public hearing on December 3, 2015, on the proposed P.U.D. Concept Plan and rezoning; and,

WHEREAS, the Board of Mayor and Aldermen must approve the rezoning and the master P.U.D. Concept Plan in order to approve P.U.D. Overlay Zoning to the property included for the project to be implemented; and,

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

Section 1. The parcel known as Singleton Property P.U.D. concept Plan, located on York Road and identified as property Map 58, parcel 77, as shown on the Williamson County, Tennessee, Tax Maps, is rezoned from ER to SR1.

Section 2. P.U.D. Overlay zoning shall be applied to said parcel.

Section 3. The Singleton Property P.U.D. concept plan as described to the Nolensville Planning Commission on October 13, 2015, was approved and recommended by the Nolensville Planning Commission to the Board of Mayor and Aldermen.

Section 4. 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 Aldermen

Jimmy Alexander, Mayor

Attest: _____
Kali Mogul, Town Recorder

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

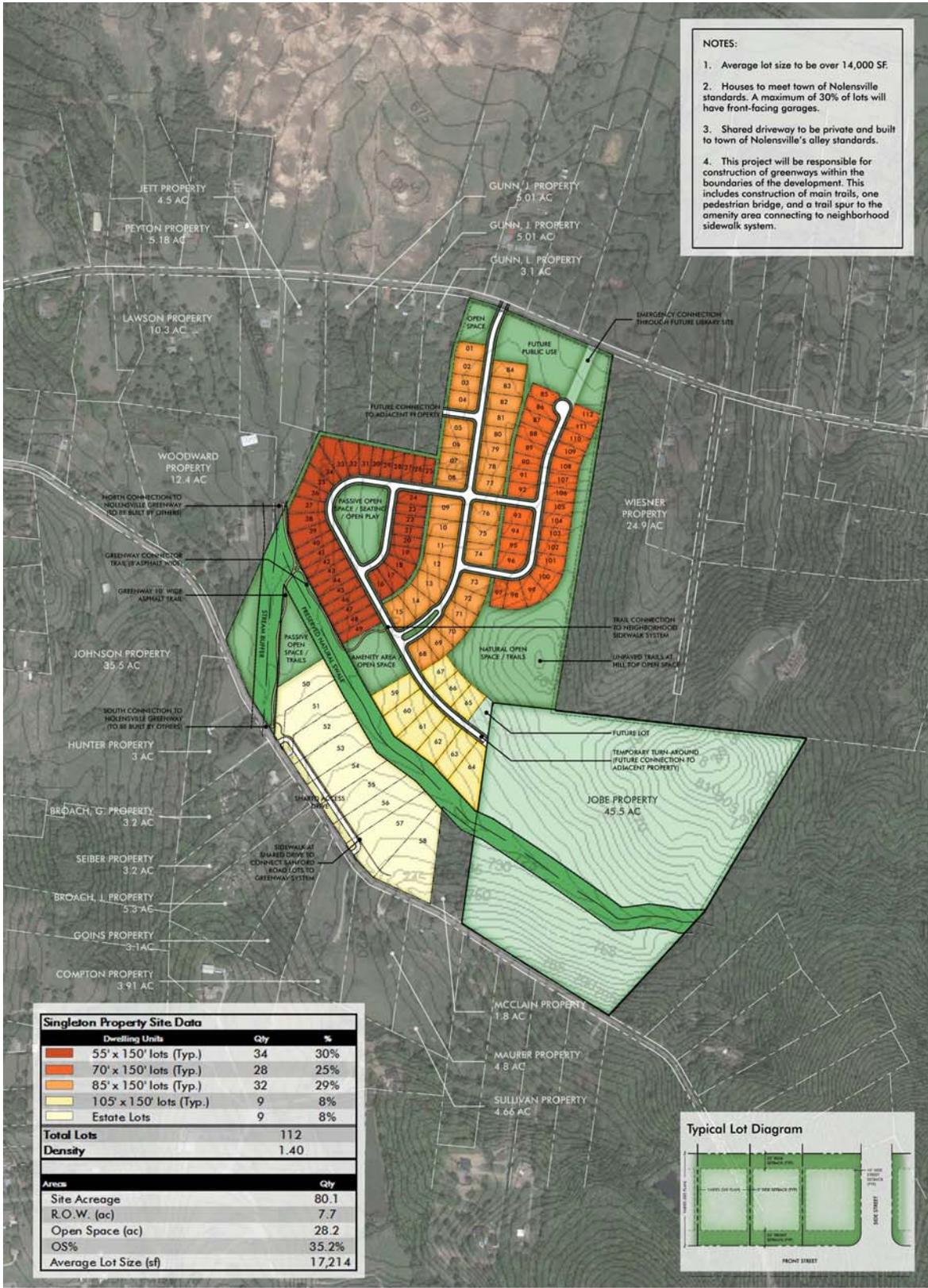
Passed 1st Reading: _____

Public Hearing: _____

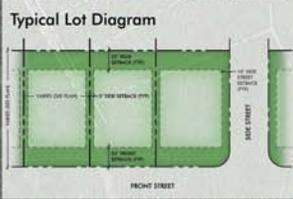
Passed 2nd Reading: _____

Exhibit A

- NOTES:**
1. Average lot size to be over 14,000 SF.
 2. Houses to meet town of Nolensville standards. A maximum of 30% of lots will have front-facing garages.
 3. Shared driveway to be private and built to town of Nolensville's alley standards.
 4. This project will be responsible for construction of greenways within the boundaries of the development. This includes construction of main trails, one pedestrian bridge, and a trail spur to the amenity area connecting to neighborhood sidewalk system.



Singleton Property Site Data			
Dwelling Units	Qty	%	
55' x 150' lots (Typ.)	34	30%	
70' x 150' lots (Typ.)	28	25%	
85' x 150' lots (Typ.)	32	29%	
105' x 150' lots (Typ.)	9	8%	
Estate Lots	9	8%	
Total Lots	112		
Density	1.40		
Acreage		Qty	
Site Acreage	80.1		
R.O.W. (ac)	7.7		
Open Space (ac)	28.2		
OS%	35.2%		
Average Lot Size (sf)	17,214		



PUD Concept Plan
SINGLETON PROPERTY
 NOLENSVILLE, WILLIAMSON COUNTY, TENNESSEE

