

**ORDINANCE #15-13**

**AN ORDINANCE TO AMEND THE ZONING ORDINANCE #04-09,  
OF THE TOWN OF NOLENSVILLE, TENNESSEE PERTAINING TO ARTICLE 2.2.2,  
SR ZONING DISTRICT**

**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 2 Zoning Districts section of the Nolensville Zoning Ordinance; and

**WHEREAS**, the Town of Nolensville Planning Commission, on July 14, 2015, approved recommendations to the Town of Nolensville Board of Mayor and Aldermen on certain amendments of the zoning text revising Article 2 Zoning Districts to allow Planned Commercial Districts (PCD's) within the Suburban Residential (SR) district; 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 portion of Article 2.2.2 regarding Suburban Residential districts that reads as follows:

**Permitted Uses:**

- Single Family homes
- Accessory Home Day Care
- Parks
- Agriculture

**Permitted with Conditions:**

- Accessory Dwelling/Apartment
- Religious Institution
- Educational Facility
- Community Center
- Home Occupations
- Day Care Home
- Utility Facility

- Day Care Centers as part of an approved PUD plan
- Day Care Centers as part of a religious institution use

**Prohibited Uses:**

Any use or structure not specifically permitted by right or by conditional use is prohibited.

**Is hereby amended to read as follows:**

**Permitted Uses:**

- Single Family homes
- Accessory Home Day Care
- Parks
- Agriculture

**Permitted with Conditions:**

- Accessory Dwelling/Apartment
- Religious Institution
- Educational Facility
- Community Center
- Home Occupations
- Day Care Home
- Utility Facility
- Day Care Centers as part of an approved PUD plan
- Day Care Centers as part of a religious institution use
- Retail and office uses as part of an approved PUD/PCD plan

**Prohibited Uses:**

Any use or structure not specifically permitted by right or by conditional use is prohibited.

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.

\_\_\_\_\_  
Jimmy Alexander, Mayor

Attest: \_\_\_\_\_  
Town Recorder

Approved by: \_\_\_\_\_  
Town Attorney

Passed 1<sup>st</sup> Reading: \_\_\_\_\_

Public Hearing: \_\_\_\_\_

Passed 2<sup>nd</sup> Reading: \_\_\_\_\_

