

**ORDINANCE #15-15**

**AN ORDINANCE TO AMEND APPENDIX B OF ZONING ORDINANCE #04-09,  
OF THE TOWN OF NOLENSVILLE, TENNESSEE PERTAINING TO  
LANDSCAPE BUFFERING REQUIRED FOR PLANNED UNIT  
DEVELOPMENTS AND PLANNED COMMERCIAL DISTRICTS**

**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 Appendix B – Landscaping, Buffering and Tree Protection; and

**WHEREAS**, the Town of Nolensville Planning Commission, on July 14, 2015, approved making recommendations to the Town of Nolensville Board of Mayor and Aldermen on amending Article B Landscaping, Buffering and Tree Protection of the zoning ordinance; 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 hereby amended by revising said ordinance as follows:

Section 1. The references to Appendix C in article 1.2.1, and in article 1.6.2 of Appendix B **shall be changed to read Appendix B.**

Section 2. The first two sentences of portion of Article 1.3.2 that read as follows:

**Street Tree Requirement** Every development site, with the exception of single-family homes within the ER base-zoning district, shall provide street trees along all public street frontage. Approximate canopy type trees shall be selected from the recommended tree list contained in Appendix B 1.7.0 Canopy Trees.

**Shall be amended to read as follows:**

**Street Tree Requirement** Every residential subdivision development site and PUD or PCD site, with the exception of single-family homes within the ER base-zoning district, shall provide street trees along all public street frontage. The type trees shall be selected from the recommended tree list contained in Appendix B 1.7.0.

Section 3. The first sentence in Article 1.4.2 that reads as follows:

1.4.2 **Required Tree Density** Each non-residential property and OSD Development shall attain a Tree Density Factor of at least fourteen units per acre and each residential plan shall attain a Tree Density Factor of at least five (5) units per acre using existing or replacement trees, or a combination of both.

**Shall be amended to read as follows:**

1.4.2 **Required Tree Density** Each non-residential property, PUD and PCD Development shall attain a Tree Density Factor of at least fourteen units per acre and each residential plan shall attain a Tree Density Factor of at least five (5) units per acre using existing or replacement trees, or a combination of both.

Section 4. Article 1.6.1 Buffering Requirements that reads as follows:

1.6.1 **General Requirements** A buffer yard shall be required to mitigate negative impacts from differing adjacent land uses. Generally, a buffer yard shall be located at the perimeter of the building site along zoning district boundaries, or otherwise coincident with the edge of a specified facility that is to be screened.

The Planning Commission shall have the authority to require additional screening or to allow alternative screening mechanisms when, it is determined that it is in the best interest of the Town to modify these requirements in order to meet the overall intent of this ordinance. These modifications may be deemed necessary due to the size of the proposed structure(s), or the placement of the buildings on the property, or due to the existence of manmade features that would make it difficult to comply with the strict interpretation of this ordinance.

**Shall be amended to read as follows:**

1.6.1 **General Requirements** A buffer yard shall be required to mitigate negative impacts from differing adjacent land uses. Generally, a buffer yard shall be located at the perimeter of the building site along zoning district boundaries, or otherwise coincident with the edge of a specified facility that is to be screened. Also, buffering between subdivision developments and major road right-of-ways is required. See 1.6.10 below.

The Planning Commission shall have the authority to require additional screening or to allow alternative screening mechanisms when, it is determined that it is in the best interest of the Town to modify these requirements in order to meet the overall intent of this ordinance. These modifications may be deemed necessary due to the size of the proposed structure(s), or the placement of the buildings on the property, or due to the existence of manmade features that would make it difficult to comply with the strict interpretation of this ordinance.

Section 5. The portion of Article 1.6.10 that reads as follows but not including the Landscape Buffer Yard Requirements Table:

**Landscape Buffer Yard Requirements Table** The landscape buffer yard requirements are established in the Landscape Buffer Yard Requirements Table below. If it can be demonstrated by the applicant that the intent of this ordinance has been met with regards to the buffer yard, the Planning Commission has the authority to approve variations in the standard buffer yards described below to allow for varied plant material as well as the use of berming and fencing.

There are four standard buffer yards, the Standard A Buffer Yard, the Standard B Buffer Yard, the Standard C Buffer Yard, and the Standard D Buffer Yard.

**Shall be amended to read as follows:**

**Landscape Buffer Yard Requirements Table** The landscape buffer yard requirements are established in the Landscape Buffer Yard Requirements Table below. If it can be demonstrated by the applicant that the intent of this ordinance has been met with regards to the buffer yard, the Planning Commission has the authority to approve variations in the standard buffer yards described below to allow for varied plant material as well as the use of berming and fencing.

There are four standard buffer yards, the Standard A Buffer Yard, the Standard B Buffer Yard, the Standard C Buffer Yard, and the Standard D Buffer Yard. In addition to the buffer yards A-D below, subdivision developments are required to provide buffering between the right-of-way of major streets and residential lots within the development as follows:

**For Standard Subdivisions:**

The required buffering shall be 100 feet between these lots and the R-O-W of all arterial streets; e.g., Nolensville, Sunset, Rocky Fork, Sam Donald, York, Clovercroft, Williams, Waller, and Kidd Roads). Buffering for

other roads shall be determined by the Planning Commission based upon existing topography and existing tree coverage on the site being considered for subdivision development.

For PUD developments:

The widths between the front lots and the road R-O-W shall be 150 feet. A reduction to 100 feet may be allowed by the Planning Commission if the topography is elevated sufficiently to minimize direct view from the street. Buffers must shield activities at ground level view to a minimum of 6' height and requiring evergreen trees be planted at 50% of the plantings. All buffering should contain an assortment of evergreen trees, canopy trees, and evergreen shrubs. Buffers may contain pedestrian walkways through parts of buffers as long as the effects of the buffer screening are not negated.

Section 6. 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 7. 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: \_\_\_\_\_