

ORDINANCE 15-21

AN ORDINANCE TO AMEND THE BENT CREEK MASTER CONCEPT PUD PLAN OF NOLENSVILLE, TENNESSEE TO REVISE THE PLAN AS IT PERTAINS TO PHASE 12 OF THE BENT CREEK DEVELOPMENT

WHEREAS, on May 6, 2004, by Ordinance 04-03, the Board of Mayor and Aldermen approved a Concept Plan for a Planned Unit Development (PUD) Overlay, known as Bent Creek located on Clovercroft and Sam Donald Roads with conditions reflected in the Planning Commission minutes of March 11, 2004; and,

WHEREAS, the Bent Creek Master Concept PUD Plan was last amended by Ordinance 15-07, pertaining to Phase 18 of the Bent Creek Development and was approved unanimously by the Board of Mayor and Aldermen on June 4, 2015; and,

WHEREAS, Ordinance 15-07, Section 3 set specific conditions to be met for Phase 12; and,

WHEREAS, the Nolensville Planning Commission met on Tuesday, September 8, 2015, and unanimously approved a recommendation to amend the Bent Creek PUD Concept Plan, with conditions, to revise the concept PUD plan for Phase 12 of the Bent Creek Development; and,

WHEREAS, the Board of Mayor and Aldermen held a public hearing on _____, _____, 2015, on the proposed amendment to the Bent Creek PUD Concept Plan that revised the previously approved Bent Creek PUD Concept Plan for the property referenced above; and,

WHEREAS, in order to change the overall plan that will revise the layout for Phase 12 of the Bent Creek Development as illustrated in the proposed revision dated February 20, 2015, the Board of Mayor and Aldermen must approve the proposal to amend the master PUD Concept Plan;

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

Section 1. The concept plan as described to the Nolensville Planning Commission on September 8, 2015, is approved as recommended by the Nolensville Planning Commission and referred to in Exhibit A to the Board of Mayor and Aldermen.

Section 2. The conditions previously approved by the Nolensville Planning Commission and Board of Mayor and Aldermen are attached and referred to in Exhibit B of this ordinance.

Section 3. Any additional 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: _____

DRAFT

Exhibit A Part 1

REVISED 6.9.15
 PLD. Number: 16-000000

Bent Creek

17th District / Tax Map 59 / Parcel 25 & 25.01
 Williamson County, Tennessee.

Developer/Owner:

CK Development, L.L.C.

ORIGINAL
 Land Use Summary
 Total Site Area: 343 acres
 (320 Residential)
 (15 acres Commercial)

Open Space: +/- 116.0 Acres

R.O.W.: +/- 32,600 ft.

Total Residential Units: 606
 (757 Single Family)
 (49 Multi-Family Units)



BENT CREEK SITE AREA TABLE

SECTION	LOTS	TOTAL AREA	% OPEN SPACE	% OPEN	% OPEN SPACE
SECTION 1	36	10.27	1.74	16.78	87.94
SECTION 2	28	7.58	1.12	22.68	95.10
SECTION 3A	22	11.69	5.22	52.21	87.10
SECTION 3B	17	5.98	4.85	56.77	94.50
SECTION 4B	13	3.78	0.36	9.57	95.10
SUB-TOTAL	105	64.41	24.61	27.25	93.10

PHASE 2 AREA TABLE

SECTION	LOTS	TOTAL AREA	% OPEN SPACE	% OPEN	% OPEN SPACE
SECTION 1	19	4.45	0.00	0.00	0.00
SECTION 2	30	14.55	6.36	43.64	86.00
SECTION 3	20	10.78	6.09	56.00	94.50
SECTION 4	17	5.98	4.85	56.77	94.50
SECTION 5	11	3.64	12.64	31.57	87.10
SUB-TOTAL	117	38.41	12.64	31.57	87.10

PHASE 3 AREA TABLE

SECTION	LOTS	TOTAL AREA	% OPEN SPACE	% OPEN	% OPEN SPACE
SECTION 1	36	10.27	1.74	16.78	87.94
SECTION 2	28	7.58	1.12	22.68	95.10
SECTION 3	22	11.69	5.22	52.21	87.10
SECTION 4	17	5.98	4.85	56.77	94.50
SECTION 5	13	3.78	0.36	9.57	95.10
SUB-TOTAL	136	43.30	3.29	35.23	93.10

PHASE 4.5 AREA TABLE

SECTION	LOTS	TOTAL AREA	% OPEN SPACE	% OPEN	% OPEN SPACE
SECTION 1	30	15.27	6.19	40.54	86.00
SECTION 2	20	10.78	6.09	56.00	94.50
SECTION 3	15	8.37	5.22	52.21	87.10
SECTION 4	12	6.60	3.36	50.91	94.50
SECTION 5	7	2.14	0.25	11.69	94.50
SECTION 6	11	6.60	3.36	50.91	94.50
SECTION 7	11	6.60	3.36	50.91	94.50
SUB-TOTAL	97	21.47	6.08	28.23	86.00

PHASE 5 AREA TABLE

SECTION	LOTS	TOTAL AREA	% OPEN SPACE	% OPEN	% OPEN SPACE
SECTION 1	36	10.27	1.74	16.78	87.94
SECTION 2	28	7.58	1.12	22.68	95.10
SECTION 3	22	11.69	5.22	52.21	87.10
SECTION 4	17	5.98	4.85	56.77	94.50
SECTION 5	13	3.78	0.36	9.57	95.10
SUB-TOTAL	136	43.30	3.29	35.23	93.10

PHASE 6 AREA TABLE

SECTION	LOTS	TOTAL AREA	% OPEN SPACE	% OPEN	% OPEN SPACE
SECTION 1A	13	7.94	3.37	42.82	94.50
SECTION 1B	15	4.28	0.00	0.00	0.00
SECTION 2	13	10.82	7.4	67.8	94.50
SECTION 3	7	2.22	0.00	0.00	0.00
SECTION 4	12	7.58	1.12	22.68	95.10
SUB-TOTAL	60	22.84	1.12	22.68	95.10

PHASE 7 AREA TABLE

SECTION	LOTS	TOTAL AREA	% OPEN SPACE	% OPEN	% OPEN SPACE
SECTION 1	15	4.28	0.00	0.00	0.00
SECTION 2	17	4.90	0.20	4.65	94.50
SECTION 3	25	8.66	0.98	7.85	94.50
SUB-TOTAL	57	18.84	1.18	12.50	94.50

PHASE 8 AREA TABLE

SECTION	LOTS	TOTAL AREA	% OPEN SPACE	% OPEN	% OPEN SPACE
SECTION 1	14	3.23	0.00	0.00	0.00

TOWNHOMES AREA TABLE

SECTION	LOTS	TOTAL AREA	% OPEN SPACE	% OPEN	% OPEN SPACE
SECTION 1	49	8.87	8.87	8.87	87.94

PHASE 11 AREA TABLE

SECTION	LOTS	TOTAL AREA	% OPEN SPACE	% OPEN	% OPEN SPACE
SECTION 1	22	6.61	3.18	33.00	94.50
SECTION 2	28	8.87	4.85	54.68	94.50
SUB-TOTAL	50	15.48	8.04	24.81	94.50

PHASE 12 AREA TABLE

SECTION	LOTS	TOTAL AREA	% OPEN SPACE	% OPEN	% OPEN SPACE
SECTION 1	12	23.52	20.50	87.10	86.00

PHASE 13 AREA TABLE

SECTION	LOTS	TOTAL AREA	% OPEN SPACE	% OPEN	% OPEN SPACE
SECTION 1	32	10.90	4.50	41.0	94.50
SECTION 2	19	5.54	0.27	5.8	94.50
SUB-TOTAL	51	16.44	4.77	26.13	94.50

PHASE 14 AREA TABLE

SECTION	LOTS	TOTAL AREA	% OPEN SPACE	% OPEN	% OPEN SPACE
SECTION 1	14	10.88	8.00	71.52	94.50

PHASE 15 AREA TABLE

SECTION	LOTS	TOTAL AREA	% OPEN SPACE	% OPEN	% OPEN SPACE
SECTION 1	36	20.43	6.12	29.96	94.50

UNPLATTED OPEN SPACE AREAS

SECTION	LOTS	TOTAL AREA	% OPEN SPACE	% OPEN	% OPEN SPACE
SECTION 1	1	11.13	11.13	100	100
SECTION 2	1	16.81	16.81	100	100
SUB-TOTAL	2	27.94	27.94	100	100

THE COTTAGES AT BENT CREEK

SECTION	LOTS	TOTAL AREA	% OPEN SPACE	% OPEN	% OPEN SPACE
SECTION 1	33	11.06	6.08	54.77	94.50

COMPARATIVE

TOTAL	606	262.08	136.71	43.83	93.10
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Exhibit B

Previous conditions approved by the Board of Mayor and Aldermen and Nolensville Planning Commission:

The Board of Mayor and Aldermen hereby require the following additional conditions prior to the issuing of a grading permit for Phase 12:

- (A) A plat will be created for the Town of Nolensville detailing the entire amount of dedicated open space included in Bent Creek Phase 12. The dedicated open space shall be kept free of liens, encumbrances, and mortgage indebtedness. When approved by the Town, this “open space” plat will be recorded and all Phase 12 open space will be deeded to the Bent Creek Homeowners Association (HOA);
- (B) A letter of credit drawn on a local bank will be obtained by CK Development. This instrument will insure CK Development, its heirs, successors, and/or its assigns, or the local bank will make good on a payment of \$250,000 between the Bent Creek HOA and CK Development. This LOC will have a term of 12 months, but is subject to renewal by the Bent Creek HOA.