

Proposed Amendment to Appendix B Landscaping, Buffering and Tree Protection section of the Zoning Ordinance

Purpose: To establish a required buffer yard for developments in the CR zoning district and to revise the recommended tree list as recommended by Skip Heibert, ASLA.

Article 1.6.10 that reads as follows:

1.6.10 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.

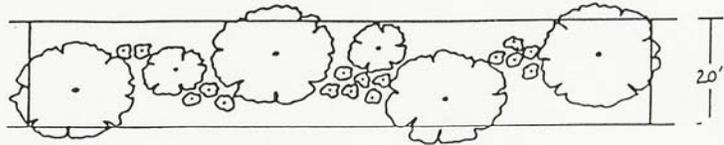
There are three standard buffer yards, the Standard A Buffer Yard, the Standard B Buffer Yard and the Standard C Buffer Yard.

Landscape Buffer Yard Requirements Table							
Property Providing Buffer Yard							
	ER	SR	UR	V	CS	OI	PI
ER	-	A	B	-	C	C	B
SR	-	-	B	-	C	C	A
UR	-	-	-	-	C	C	A
MH	-	-	-	-	B	B	A
V	-	B	B	-	B	C	-
CS	-	-	-	-	-	B	-
OI	-	-	-	-	-	-	-
PI	-	-	A	-	A	B	B

The requirements for each standard buffer yard are stated in terms of minimum width and the density of the required plant material per linear foot of buffer yard. To determine the total number of plants required, the length (in feet) of each side of property requiring a landscape buffer yard shall be divided by 100 and multiplied by the number of plants shown in the illustrations below.

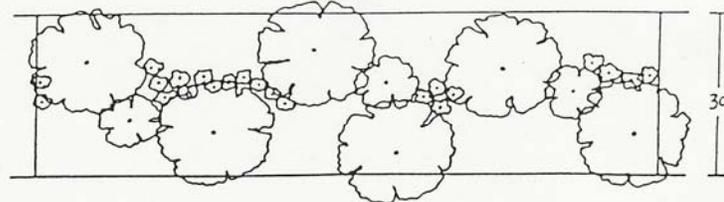
STANDARD A
BUFFER YARD

20 FEET minimum width
4 canopy trees
2 understory or evergreen trees
16 deciduous or evergreen shrubs



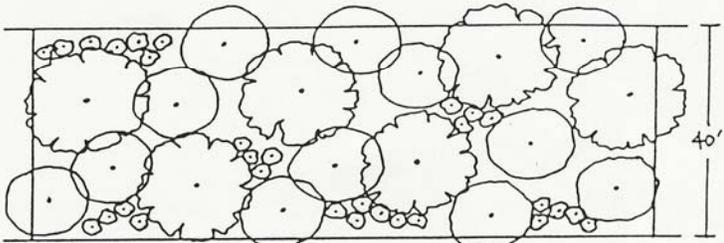
STANDARD B
BUFFER YARD

30 FEET minimum width
6 canopy trees
3 understory or evergreen trees
22 deciduous or evergreen shrubs



STANDARD C
BUFFER YARD

40 FEET minimum width
6 canopy
12 evergreen trees
30 evergreen shrubs



Shall be amended to read as follows:

1.6.10 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.*

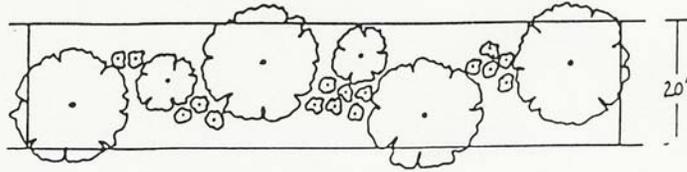
Landscape Buffer Yard Requirements Table								
Property Providing Buffer Yard								
Zoning District	ER	SR	UR	V	CS	OI	PI	CR
ER	-	A	B	-	C	C	B	D
SR	-	-	B	-	C	C	A	D
UR	-	-	-	-	C	C	A	D
V	-	B	B	-	B	C	-	C
CS	-	-	-	-	-	B	-	A
OI	-	-	-	-	-	-	A	A
PI	-	-	A	-	B	B	-	B
CR	-	-	-	-	-	-	-	-

The requirements for each standard buffer yard are stated in terms of minimum width and the density of the required plant material per linear foot of buffer yard. To determine the total number of plants required, the length (in feet) of each side of property requiring a

landscape buffer yard shall be divided by 100 and multiplied by the number of plants shown in the illustrations below.

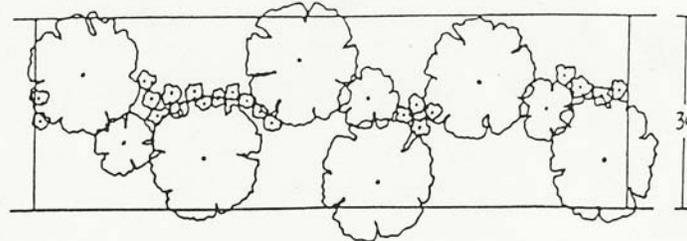
**STANDARD A
BUFFER YARD**

20 FEET minimum width
4 canopy trees
2 understory or evergreen trees
16 deciduous or evergreen shrubs



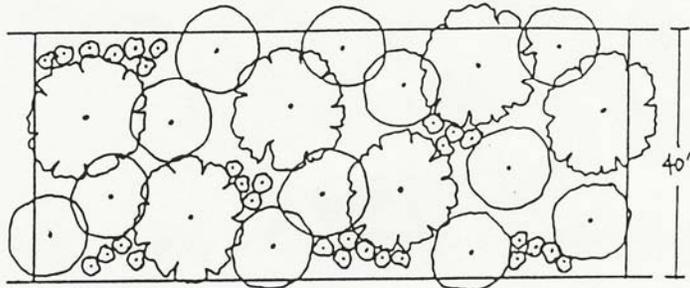
**STANDARD B
BUFFER YARD**

30 FEET minimum width
6 canopy trees
3 understory or evergreen trees
22 deciduous or evergreen shrubs



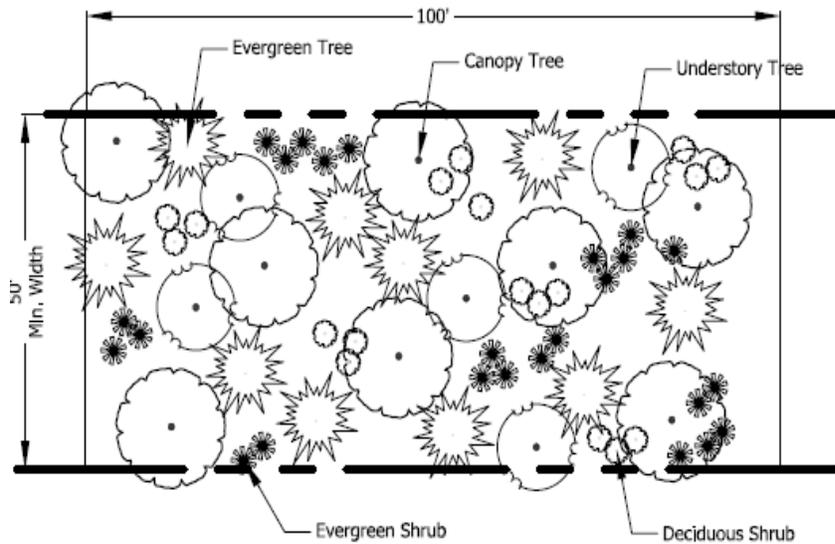
**STANDARD C
BUFFER YARD**

40 FEET minimum width
6 canopy
12 evergreen trees
30 evergreen shrubs



**STANDARD D
BUFFER YARD**

50 FEET minimum width
8 Canopy trees
5 Understory trees
10 Evergreen trees
25 Evergreen shrubs
15 Deciduous shrubs



1.7.0 RECOMMENDED TREE LIST (Replaces previous tree list in total)

General The following list shall be used to select an acceptable tree whenever the Planning Commission’s Recommended Tree List is referenced or trees are required by this ordinance or the Subdivision Regulations of Nolensville. *The project landscape architect may make recommendations for trees that not named on the following lists and will be subject to the Planning Commission’s approval.* The common name is listed in the left column and the botanical name is listed in the right column.

CANOPY TREES	
COMMON NAME	SCIENTIFIC NAME
American Hornbeam,	Carpinus caroliniana
American Sweetgum,	Liquidambar styraciflua ‘Rotundiloba’
Bald Cypress,	Taxodium distichum
Bigleaf Magnolia ,	Magnolia macrophylla
Black Gum,	Nyssa sylvatica
Chinese Elm,	Ulmus parvifolia ‘Drake’
Columnar Red Maple,	Acer rubrum ‘Columnare’
Cucumber Magnolia,	Magnolia acuminata
Dawn Redwood,	Metasequoia glyptostroboides
European Hornbeam,	Carpinus betulus ‘Columnaris’
European White Birch,	Betula pendula
Ginkgo,	Ginkgo biloba
‘Green Vase’ Zelkova,	Zelkova serrata ‘Green Vase’
Greenspire Linden,	Tilia cordata ‘Greenspire’
Live Oak,	Quercus virginiana
London Planetree,	Platanus acerfolia
Northern Red Oak,	Quercus borealis rubra
October Glory Red Maple,	Acer rubrum ‘October Glory’
Pin Oak,	Quercus palustris (not for use in parking lots)
Red Buckeye,	Aesculus pavia
River Birch,	Betula nigra
Scarlet Oak,	Quercus coccinea
Shademaster Honey Locust,	Gleditsia triacanthos inermis ‘Shademaster’
Southern Magnolia, D.D. Blanchard, Little Gem,	Magnolia grandiflora
Southern Red Oak,	Quercus shumardii
Sugar Maple,	Acer saccharum
Sycamore,	Platanus occidentails
Tulip Poplar,	Liriodendron tulipifera
‘Village Green’ Zelkova,	Zelkova serrata ‘Village Green’
White Oak,	Quercus alba
Willow Oak,	Quercus phellos (not for use in parking lots)
Yellowwood,	Cladrastis lutea

UNDERSTORY TREES	
COMMON NAME	SCIENTIFIC NAME
Bosque,	Ulmus hybrids
Carolina Silverbell,	Halesia carolina
Chinese Pistache,	Pistachia chinensis
Crabapple,	Malus spp. (use only disease resistant varieties)
Dogwood,	Cornus florida
Fringe Tree,	Chionanthus virginicus
Kousa Dogwood,	Cornus kousa
Kwansan Cherry,	Prunus serrulata 'Kwansan'
Redbud,	Cercis canadensis
Saucer Magnolia,	Magnolia soulangeana
Serviceberry,	Amelanchier x grandiflora
Sourwood,	Oxydendrum arboreum
Southern Magnolia, D.D. Blanchard, Little Gem,	Magnolia grandiflora
Staghorn Sumac,	Rhus typhina
Trident Maple,	Acer buergeranum
Washington Hawthorne,	Crateagus phaenopyrum
Yoshino Cherry,	Prunus x yedoensis

EVERGREEN TREES	
COMMON NAME	SCIENTIFIC NAME
American Holly,	Ilex opaca
Arborvitae,	Thuja occidentalis hetzii
Austrian Pine,	Pinus nigra
Eastern Red Cedar,	Juniperis virginiana
Foster Holly	Ilex x attenuata 'Fosteri'
Hemlock,	Tsuga canadensis
Japanese Black Pine,	Pinus thunbergii
Japanese Cedar,	Cryptomeria japonica
Lacebark Pine,	Pinus bungeana
Nellie 'R' Stevens Holly,	Ilex x 'Nellie R. Stevens'
Norway Spruce,	Picea abies
Scotch Pine,	Pinus sylvestris
Southern Magnolia, D.D. Blanchard, Little Gem,	Magnolia grandiflora
White Pine,	Pinus strobus (currently overused–use sparingly)

Section of Subdivision Regulations Considered for Amendment to allow buffering at end of temporary dead-end road and extension of right-of-way for future connection. (Excerpted from Section 5.3.k.)

Proposed changes are described or stated in Bold.

k. Construction of Roads and Dead-End Roads

- i. Construction of Roads - The arrangement of streets shall provide for the continuation of principal streets between adjacent properties when such continuation is possible for convenient movement of traffic, effective fire protection, efficient provision of utilities and where such continuation is in accordance with adopted plans. If the adjacent property is undeveloped and the street must be a dead-end street temporarily, the right-of-way shall be extended to the property line. An appropriate temporary turnaround and signage may be required where deemed necessary in accordance with 5.3.K.1.iii. following.
- ii. Permanent Dead-End Roads - When a road does not extend to the boundary of the subdivision and its continuation (immediately or in the future) is not required by the Planning Commission for access to adjacent property, its terminus normally shall be of sufficient distance from such boundary to allow for appropriate development of the intervening land. A permanent turnaround shall be provided at the end of all permanent dead-end roads. Circular turnarounds shall be provided whenever possible; however, where appropriate, other types of turnarounds may be approved. In predominately developable areas where connection of local roads is not restricted because of topographic or environmental constraints, the following table shall govern maximum cul-de-sac length:

TABLE V-1

Average Lot Size	Maximum Length
1.5 acres	1500'
1.0 acre	1000'
0.5 acre or less	700'

In cases of significant topographic or environmental constraints, the Planning Commission may waive these maximum lengths.

The paragraph that reads as follows (italics) should be deleted to not require landscaped islands at a turnaround.

All cul-de-sac roads shall provide landscaped islands at the turnaround. At a minimum, landscaped islands shall be grassed and contain at least three (3) 2"-2.5" canopy trees. More specific standards are contained within Appendix F of these Regulations. (delete above paragraph)

All permanent dead-end roads shall be so designated with appropriate signage on the roads. Long dead-end roads, particularly those with sub-roads, may require additional signs.

To promote a continuous pedestrian network, the Planning Commission may require a paved walkway within a 15' easement, which shall be in addition to the building setbacks, to connect an existing or future street or walkway.

- iii. Temporary Dead-End Roads - When a road is approved as a Temporary Dead-End and the Planning Commission indicates eventual connection to adjoining property, then such dead-end shall meet the following criteria:
 - * No permanent turn-around area shall be provided. The road shall be built to the edge of the property line with temporary turn-around area provided. *(change preceding sentence to read) The road shall be built to the edge or the property line with temporary turn-around area provided, including hammerhead design or cul-de-sac but the Planning Commission may require that the finished construction of the road be delayed and a landscape/screening buffer be installed to meet the standards of Appendix B, 1.6.10, until future development is to be connected to this road.*
 - * A barricade shall be erected with a sign of permanent construction stating "Future Through Street, Subject to Extension by the Town of Nolensville for Traffic Safety and Public Access". Said signage's lettering shall be a minimum of 1.5" in size. Temporary dead-ends may exceed the length noted in Table V-1, as approved by the Planning Commission.

All temporary dead-ends shall be so designated with appropriate signage at the entrance to the roads. Long dead-end roads, particularly those with sub-roads, may require additional signs.

If an applicant is required to extend a temporary cul-de-sac to obtain proper traffic circulation, the Planning Commission may require the applicant to construct sidewalks on the former temporary cul-de-sac *(add phrase) or turn-around* to insure safe pedestrian circulation.
- iv. Access to Publicly Maintained Roads - Within a proposed subdivision, no new roads shall be accepted for public maintenance when such roads are not directly accessible by an existing publicly maintained road.