ORDINANCE #15-11

AN ORDINANCE TO ADOPT A CONCEPT PLAN FOR A PLANNED UNIT DEVELOPMENT AND P.U.D. OVERLAY ZONING KNOWN AS LYNCH PARCEL IN NOLENSVILLE, TENNESSEE

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

WHEREAS, the Nolensville Planning Commission met on Tuesday, July 14, 2015, and approved a recommendation to the Board of Mayor and Aldermen to adopt the Lynch Parcel Planned Unit Development located on Rocky Fork Road, property map 58, parcel 31.17; and,

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

WHEREAS, the Board of Mayor and Aldermen must approve the proposal to adopt the master PUD Concept Plan in order to approve PUD Overlay Zoning to the properties included for the project to be implemented;

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

Section 1. The Planned Unit Development Overlay shall be applied to properties known as Lynch PUD Concept Plan, located on Rocky Fork Road and identified as follows: property map 58, parcel 31.17, as shown on the Williamson County, Tennessee, Tax Maps.

Section 2. The concept plan as described to the Nolensville Planning Commission on July 14, 2015, was approved and recommended by the Nolensville Planning Commission to the Board of Mayor and Aldermen.

Section 3. Exhibit A attached to this ordinance reflects a revised cul-de-sac design as approved by the Board of Mayor and Aldermen at first reading.

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
Jimmy Alexander, Mayor

Attest: Kali Mogul
Kali Mogul, Town Recorder

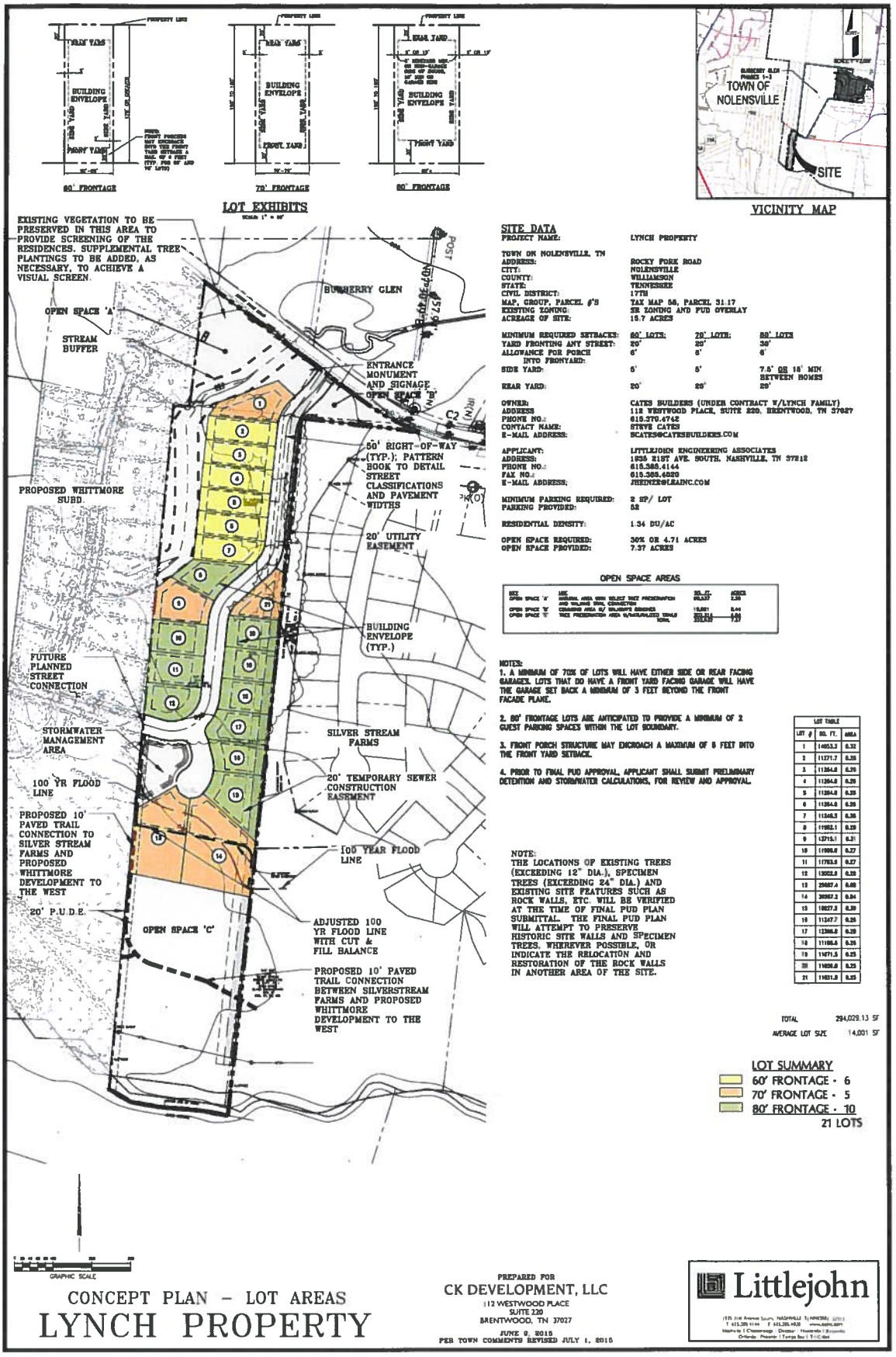
Approved by: _____
Robert J. Notestine, III, Town Attorney

Passed 1st Reading: August 6, 2015

Public Hearing: September 3, 2015

Passed 2nd Reading: October 1, 2015

Exhibit A



SITE DATA

PROJECT NAME:	LYNCH PROPERTY		
TOWN OR NOLENSVILLE, TN			
ADDRESS:	ROCKY FORK ROAD		
CITY:	NOLENSVILLE		
COUNTY:	WILLIAMSON		
STATE:	TENNESSEE		
CIVIL DISTRICT:	17TH		
MAP, GROUP, PARCEL #'S	TAX MAP 56, PARCEL 31.17		
EXISTING ZONING:	SR ZONING AND PUD OVERLAY		
ACREAGE OF SITE:	15.7 ACRES		
MINIMUM REQUIRED SETBACKS:	60' LOTS:	70' LOTS:	80' LOTS
YARD FRONTING ANY STREET:	20'	20'	30'
ALLOWANCE FOR PORCH INTO FRONYARD:	6'	6'	6'
SIDE YARD:	5'	5'	7.5' OR 18' MIN BETWEEN HOMES
REAR YARD:	20'	20'	20'
OWNER:	CATES BUILDERS (UNDER CONTRACT W/LYNCH FAMILY)		
ADDRESS	112 WESTWOOD PLACE, SUITE 220, BRENTWOOD, TN 37027		
PHONE NO.:	615.370.4742		
CONTACT NAME:	STEVE CATES		
E-MAIL ADDRESS:	SCATES@CATESBUILDERS.COM		
APPLICANT:	LITTLEJOHN ENGINEERING ASSOCIATES		
ADDRESS:	1935 21ST AVE. SOUTH, NASHVILLE, TN 37212		
PHONE NO.:	615.385.4144		
FAX NO.:	615.385.4820		
E-MAIL ADDRESS:	JHEDVIK@LEAINC.COM		
MINIMUM PARKING REQUIRED:	2 SP/ LOT		
PARKING PROVIDED:	52		
RESIDENTIAL DENSITY:	1.34 DU/AC		
OPEN SPACE REQUIRED:	30% OR 4.71 ACRES		
OPEN SPACE PROVIDED:	7.37 ACRES		

OPEN SPACE AREAS

SIZE	USE	SQ. FT.	ACRES
OPEN SPACE 'A'	NATURAL AREA WITH SELECT TREE PRESERVATION AND WALKING TRAIL CONNECTION	98,537	2.26
OPEN SPACE 'B'	COMMON AREA S/ WALKWAYS BENCHES	19,681	0.45
OPEN SPACE 'C'	TREE PRESERVATION AREA W/NATURALIZED TRAILS	221,314	5.08
	TOTAL	321,532	7.37

NOTES:

1. A MINIMUM OF 70% OF LOTS WILL HAVE EITHER SIDE OR REAR FACING GARAGES. LOTS THAT DO HAVE A FRONT YARD FACING GARAGE WILL HAVE THE GARAGE SET BACK A MINIMUM OF 3 FEET BEYOND THE FRONT FACADE PLANE.

2. 80' FRONTAGE LOTS ARE ANTICIPATED TO PROVIDE A MINIMUM OF 2 GUEST PARKING SPACES WITHIN THE LOT BOUNDARY.

3. FRONT PORCH STRUCTURE MAY ENCROACH A MAXIMUM OF 6 FEET INTO THE FRONT YARD SETBACK.

4. PRIOR TO FINAL PUD APPROVAL, APPLICANT SHALL SUBMIT PRELIMINARY DETENTION AND STORMWATER CALCULATIONS, FOR REVIEW AND APPROVAL.

NOTE:
THE LOCATIONS OF EXISTING TREES (EXCEEDING 12" DIA.), SPECIMEN TREES (EXCEEDING 24" DIA.) AND EXISTING SITE FEATURES SUCH AS ROCK WALLS, ETC. WILL BE VERIFIED AT THE TIME OF FINAL PUD PLAN SUBMITTAL. THE FINAL PUD PLAN WILL ATTEMPT TO PRESERVE HISTORIC SITE WALLS AND SPECIMEN TREES. WHEREVER POSSIBLE, OR INDICATE THE RELOCATION AND RESTORATION OF THE ROCK WALLS IN ANOTHER AREA OF THE SITE.

LOT TABLE

LOT #	SQ. FT.	AREA
1	14053.3	0.32
2	11271.7	0.26
3	11264.8	0.26
4	11264.8	0.26
5	11264.8	0.26
6	11264.8	0.26
7	11346.5	0.26
8	11982.1	0.28
9	13715.1	0.31
10	11906.8	0.27
11	11783.5	0.27
12	13052.8	0.30
13	25857.4	0.59
14	36967.2	0.84
15	16827.2	0.39
16	11247.7	0.26
17	12386.8	0.28
18	11188.6	0.26
19	11471.5	0.26
20	11606.8	0.26
21	11631.8	0.26

TOTAL 294,029.13 SF

AVERAGE LOT SIZE 14,001 SF

LOT SUMMARY

60' FRONTAGE - 6
70' FRONTAGE - 5
80' FRONTAGE - 10
21 LOTS