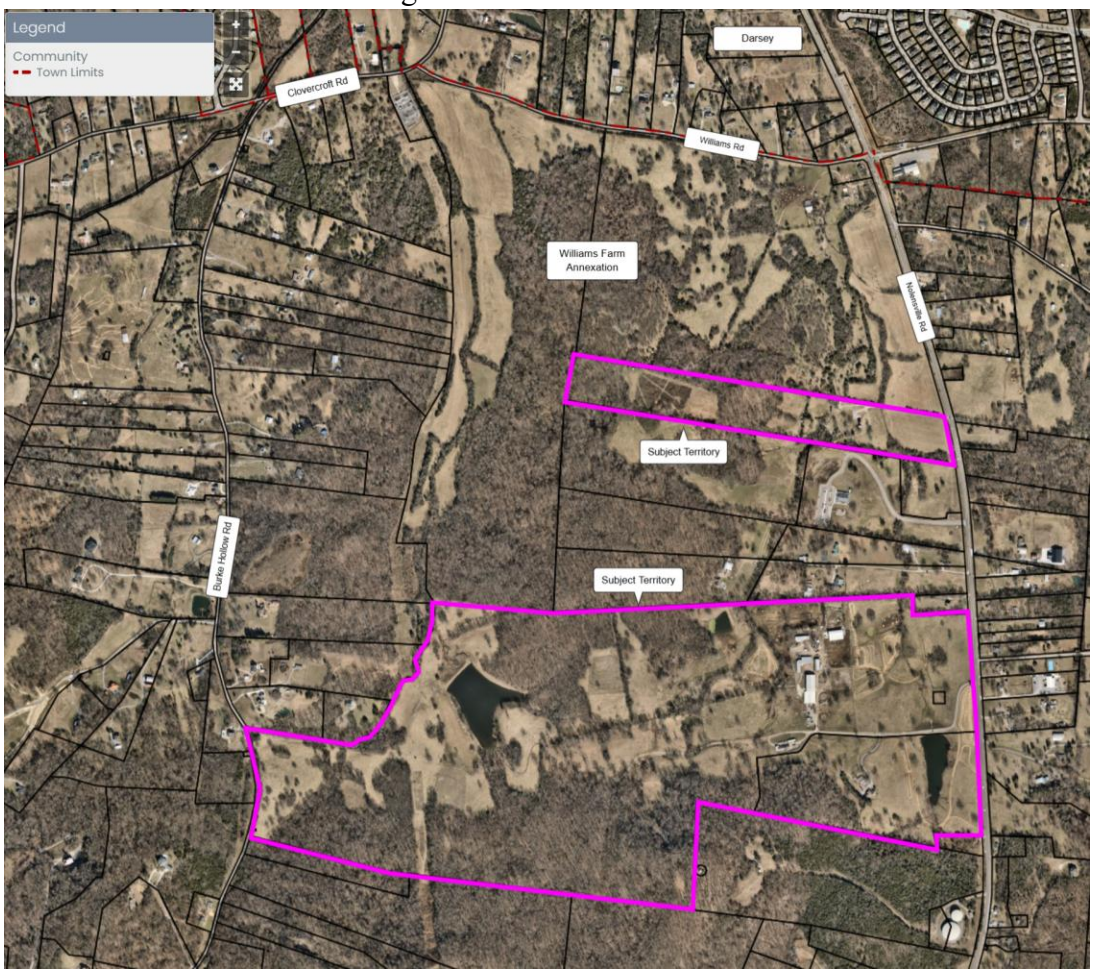
DATE:	July 6, 2026
TO:	Nolensville Board of Commissioners
FROM:	Adam Ray, Town Planner Brad Baumgartner, Planning Director
SUBJECT:	Resolution 26-045 Annexation & Plan of Services & Ordinance 26-10 Rezoning 7473, 7509, & 7511 Nolensville Road Parcels (Van Slyke Farm)
APPLICANT:	Cleveland Bain of Landmark Investments
OWNERS:	Matthew Van Slyke, Terri Van Slyke, Katheryn Van Slyke Irrevocable Trust
DESCRIPTION:	Annexing and Rezoning approximately 337 acres located on Nolensville Road: Map 058, Parcel 11300; Map 083, Parcel 00501; Map 083, Parcel 00500; and Map 083, Parcel 00600

PURPOSE:
The purpose is to consider for approval the proposed Annexation and Plan of Services for properties located at 7473, 7509, and 7511 Nolensville Road. The Planning Commission, at the regular Planning Commission meeting of May 12, 2026, provided a recommendation of approval to the Board of Commissioners for both Resolution 26-045: the Annexation and Plan of Services and Ordinance 26-10: the Rezoning of the subject properties from MGA-1 to CD-2.

LOCATION:
The property proposed for annexation is located at 7473, 7509, and 7511 Nolensville Road: Map 058, Parcel 11300; Map 083, Parcel 00501; Map 083, Parcel 00500; Map 083, Parcel 00600. The properties are currently non-contiguous to the existing Town Limits of Nolensville and are located south of the Nolensville Road and Williams Road intersection. The proposed companion annexation of the Williams Farm is due north of the subject territory. Upon annexation of the Williams Farm, the proposed annexation

territory would be contiguous to the adjusted Town Limits of Nolensville. (see Figure 1 aerial photo).

Figure 1: Site Aerial Photo



BACKGROUND:

The subject properties are approximately 337 acres with access to Nolensville Road; Tax Map 083, 00500 has access to Burke Hollow Road at the rear of the parcel. The territory is currently non-contiguous to the existing Town Limits of Nolensville and lies within the Urban Growth Boundary. Upon annexation of the Williams Farm to the north, the subject territory would be contiguous to the new Town Limits.

Tax Map 58, Parcel 11300 borders Tax Map 59, Parcel 07100, which lies to the north; this parcel is part of the Williams Farm annexation proposal.

Parcel 11300 is not directly connected to the other parcels which are part of the Van Slyke annexation request. Tax Map 059, Parcel 00600 features a historic cemetery.

Land immediately to the west, south, and east of the subject territory is within unincorporated Williamson County and is developed mostly as large estate lots with heavy forestation. Properties to the north are part of the companion proposed annexation of the Williams Farm, apart from parcels which are situated between Parcel 11300 and the remainder of the Van Slyke annexation territory. These properties are a mixture of single-family homes and large tracts used for agriculture or forestry. The properties proposed for annexation, the Van Slyke Farm, consist of single-family homes, accessory structures associated with agriculture, forested land, and open fields. The Town's Urban Growth Boundary extends beyond the subject territory and includes the neighboring parcels to the west, south, and east.

Matthew Van Slyke, Terri Van Slyke, and Katheryn Van Slyke Irrevocable Trust are the subject territory owners. The Applicant, Landmark Investments, is petitioning annexation and rezoning on behalf of the property owners. No immediate development plan exists for the subject territory.

An illustrative concept plan for development of the proposed annexation territory was not provided as part of the annexation request.

CURRENT ZONING:

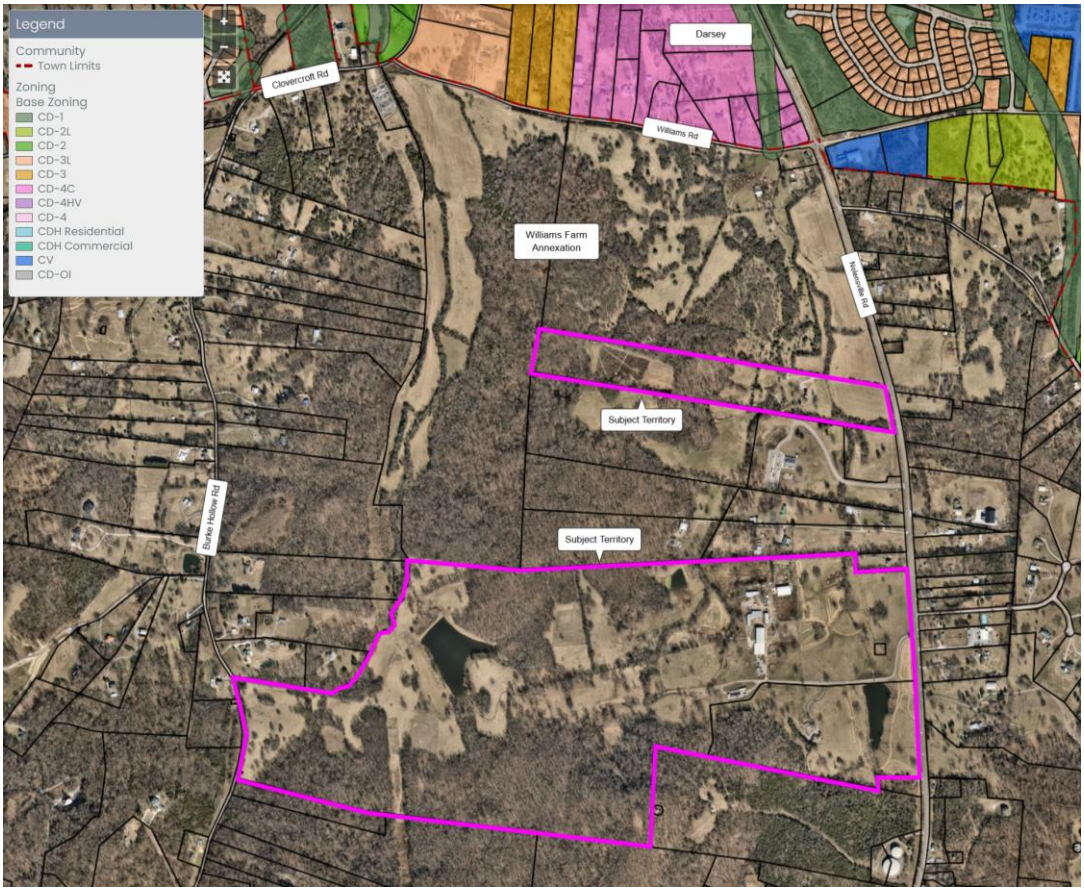
- Map 058, Parcel 11300; Map 083, Parcel 00501; Map 083, Parcel 00500; Map 083, Parcel 00600 (requested annexation): Williamson County MGA-1 (Municipal Growth Area District 1.)

SURROUNDING ZONING & PROPOSED ZONING:

North	MGA-1
South	MGA-1
East	MGA-1
West	MGA-1

Per Section 2.5 of the Zoning Code, newly annexed properties shall have an initial zoning of CD-2L or CD-2. The Applicant requests to zone properties proposed for annexation as CD-2. (see Figure 2 Zoning Map.)

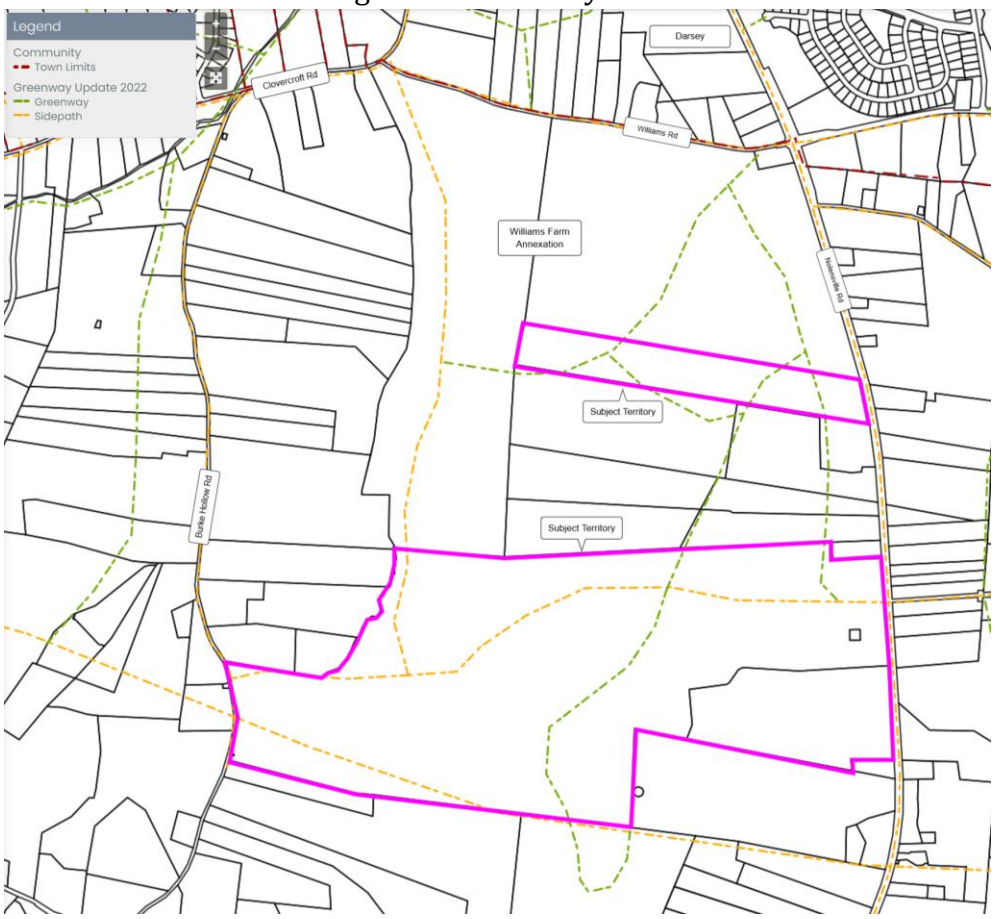
Figure 2: Zoning Map



GREENWAY PLAN & SIDEPATHS:

The 2022 Greenway Trail Plan (GTP) depicts future greenway trails traversing the parcels of the annexation territory. A proposed sidepath is required to run parallel to a proposed new two (2) lane development connection street featured in the Town's Master Transportation Plan. (see Figure 3 Greenway Plan.)

Figure 3. Greenway Plan



SCHOOL IMPACT:

The Williamson County School System will be notified of the potential annexation into the Town. Future development of the subject territory would require additional nonfictions to the school district.

TREE CANOPY & BUFFER:

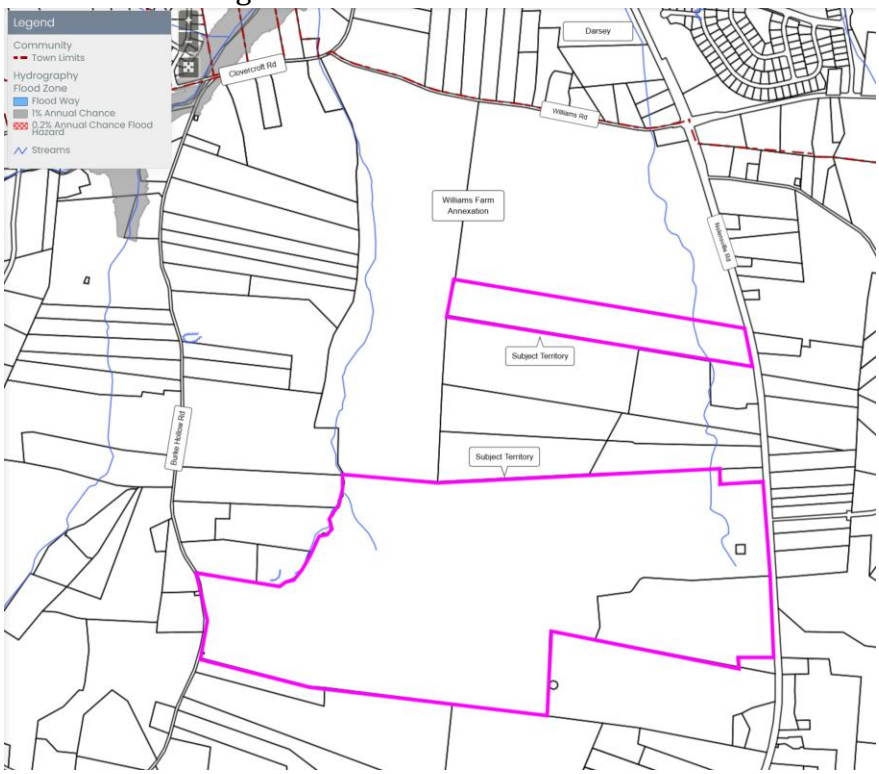
Per Section 6.8.1, A tree survey and its results shall be displayed on all future site development plans for future developments that may take place on subject properties. The site plans must provide the species, size at diameter breast height (DBH) and location of all individual trees, with a DBH of eight inches or greater, proposed to be removed. A tree preservation plan shall be created which considers the findings of the tree survey. All trees 24 inches

or greater shall be preserved, if possible. Necessary removal of specimen trees or large diameter trees will require replacement of said trees per Section 6.8.5.C, or an approved monetary donation to the Town's Tree Bank Fund per Section 6.8.8.

FLOOD ZONE:

The property is not shown within a 100-year or a 500-year flood zone in the Town's GIS. Two tributaries of Mill Creek are within the subject territory, one in both the eastern and western sides of the territory. (see Figure 4 Flood Zone.)

Figure 4. Flood Zone Aerial Photo

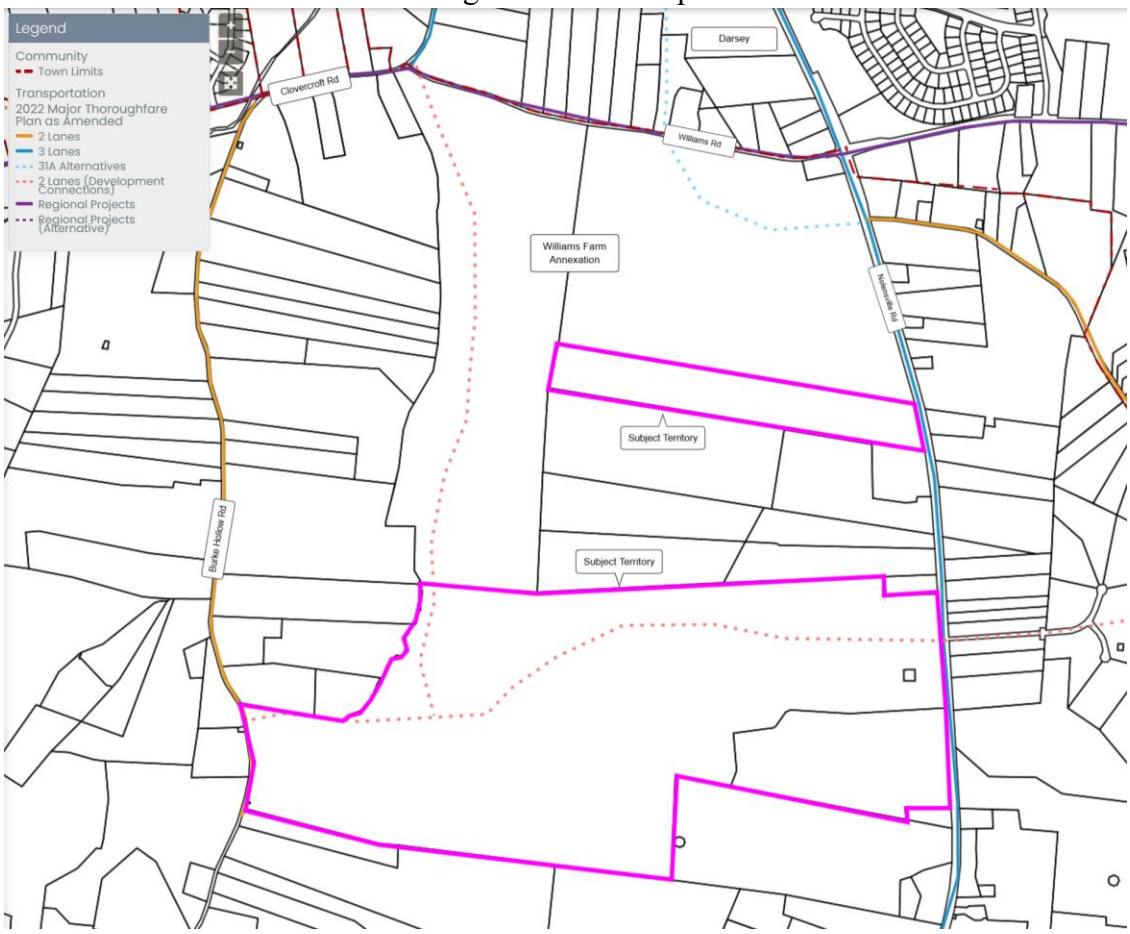


MAJOR THOROUGHFARE PLAN & TRAFFIC IMPACT:

The MTP features a required two (2) lane development road which crosses the Van Slyke property, creating an east-west connection from Nolensville Road to Burke Hollow Road. The required two (2) lane development road featured on the Williams property is to be extended to the south to intersect with the east-west road (see Figure 5 MTP Map.)

Upon Annexation, the Applicant/Developer of the subject properties would be required to follow all regulations set forth by the 2023 Zoning Ordinance and the 2022 Subdivision Regulations. Per Section 6.5.1 of the Zoning Ordinance, a traffic study would be required for any potential development of more than 50 dwelling units.

Figure 5: MTP Map



STAFF COMMENTS:

The subject site is non-contiguous to the Town Limits, however the companion annexation, if approved, would have the Van Slyke parcels contiguous to the adjusted Town Limits. Staff believe this is an appropriate non-contiguous annexation request given the proposed extension of the Town Limits to include the Williams Farm.

The Town's Police Department and Fire Department have not expressed concerns with the annexation request.

The applicant/developer will be responsible for the provision of any required utilities to develop the property. Utilities are available to serve the subject property other than sewer services. The Town remains in discussion with Metro Nashville who is the sewer provider for this area for when availability will return to this area. The applicant has been informed that they are moving forward at their own risk while sewer availability is still not being issued. Development of the parcel will be required to comply with applicable codes and standards adopted and enforced by the Town of Nolensville.

At the May 12, 2026 Planning Commission meeting both the Resolution and Ordinance were favorably recommended by unanimous vote.

STAFF RECOMMENDATIONS:

Staff recommend approval of Resolution 26-045 and Ordinance 26-10.