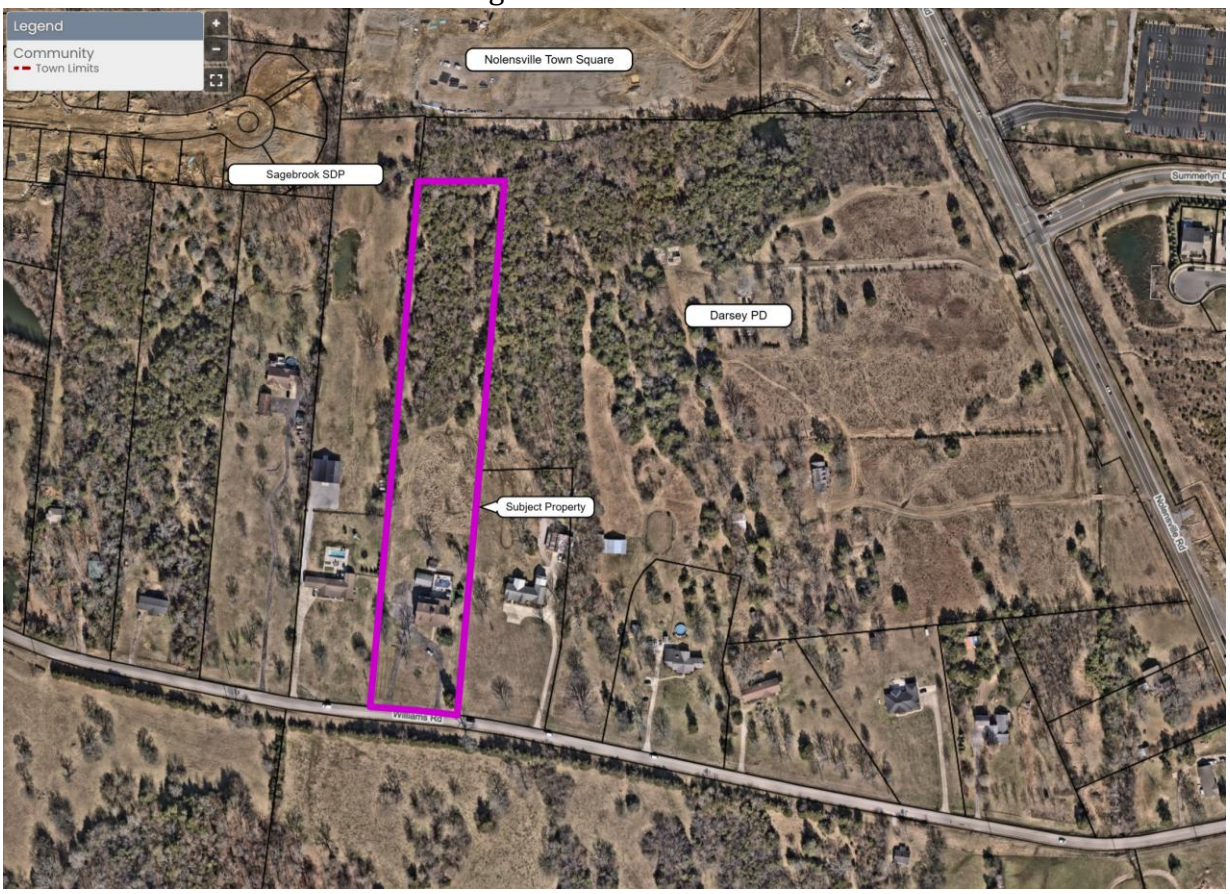
DATE:	October 20, 2026
TO:	Nolensville Planning Commission
FROM:	Adam Ray, Town Planner Brad Baumgartner, Planning Director
SUBJECT:	Hall Subdivision Minor Final Plat
APPLICANT/ COMPANY:	Shon Keeton / Chapdelaine & Associates Land Surveying Mark Hall / Island Hopper Holdings
OWNER/ COMPANY:	Mark Hall / Property Owner
DESCRIPTION:	Approximately 5.58 acres located at 2030 Williams Road; Tax Map 059, Parcel 06700. CD-4C zoned property.

PURPOSE:
The purpose is to consider approval of a final plat for a minor subdivision for the Hall Property. This final plat will subdivide the property into two (2) lots, Lot 1 retained as an existing residential parcel and Lot 2 labeled as unbuildable until public sewer capacity becomes available (note 2 on the Final Plat submittal).

LOCATION:
The subject property is approximately 5.58 acres located at 2030 Williams Road; Tax Map 059, Parcel 06700. The parcel is located west of the approved Darsey PD, within the development triangle of Nolensville/Clovercroft/Williams Roads (see aerial photo.)

Figure 1. Aerial Photo



BACKGROUND:

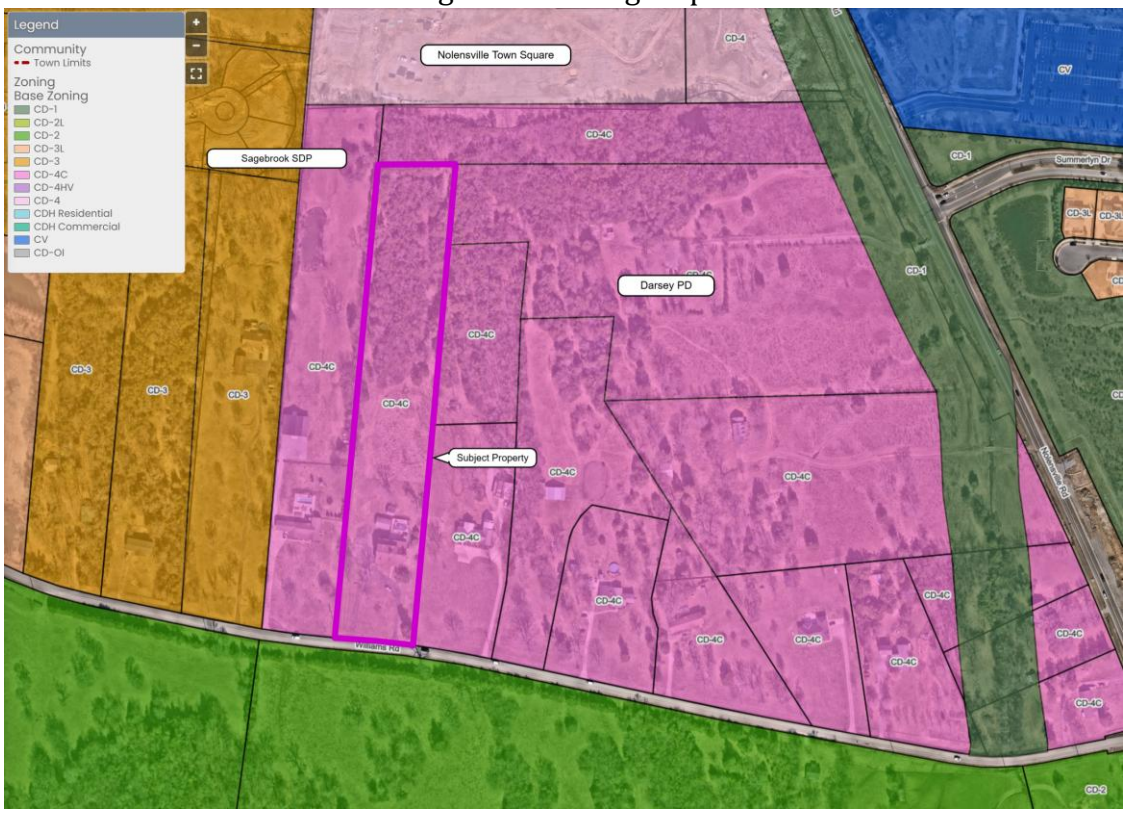
The Subdivision Regulations define a minor subdivision as those that contain four (4) or less lots, and allows for such developments to be initially submitted as a Final Plat in accordance with Section 3.1.1.a. of the Subdivision Regulations.

The Applicant is requesting approval of a final plat for a minor subdivision for the Hall Property located at 2030 Williams Road; Tax Map 059, Parcel 06700. This minor final plat will subdivide the property into two (2) lots, Lot 1 retained as an existing residential parcel and Lot 2 labeled as unbuildable until public sewer capacity becomes available. No building permits or development will be permitted on Lot 2 until public sewer capacity is available, per Condition #2 of the General Notes section of the final plat.

ZONING MAP:

The subject site is zoned CD-4C, "Neighborhood Corridor Character District." (see Zoning Map.)

Figure 2. Zoning Map



SURROUNDING ZONING:

North	CD-4C, Darsey PD zone, CD-4
South	CD-2
East	CD-1, CD-4C, Darsey PD zone
West	CD-4C, CD-3

FLOOD ZONE:

This property is noted as in a Zone "A" (Area of Minimal Flood) Flood Zone.

MAJOR THOROUGHFARE PLAN, GREENWAYS, STREETS AND SIDEWALKS:

A future east-west 2 lane development connection and a future north-south 31A Alternative are shown within the 2022 MTP. The Darsey PD and Nolensville Town Square SDP to the north will include the construction of the majority of Old Nolensville Road, which will satisfy the north-south connectivity. Nolensville Town Square also provides the east-west connectivity through the "Development Triangle." Both Darsey and Nolensville Town Square feature expansion of the greenway trail system, providing pedestrian connectivity through the area (see MTP Map & Greenways Map.)

Figure 3. Major Thoroughfare Plan Map

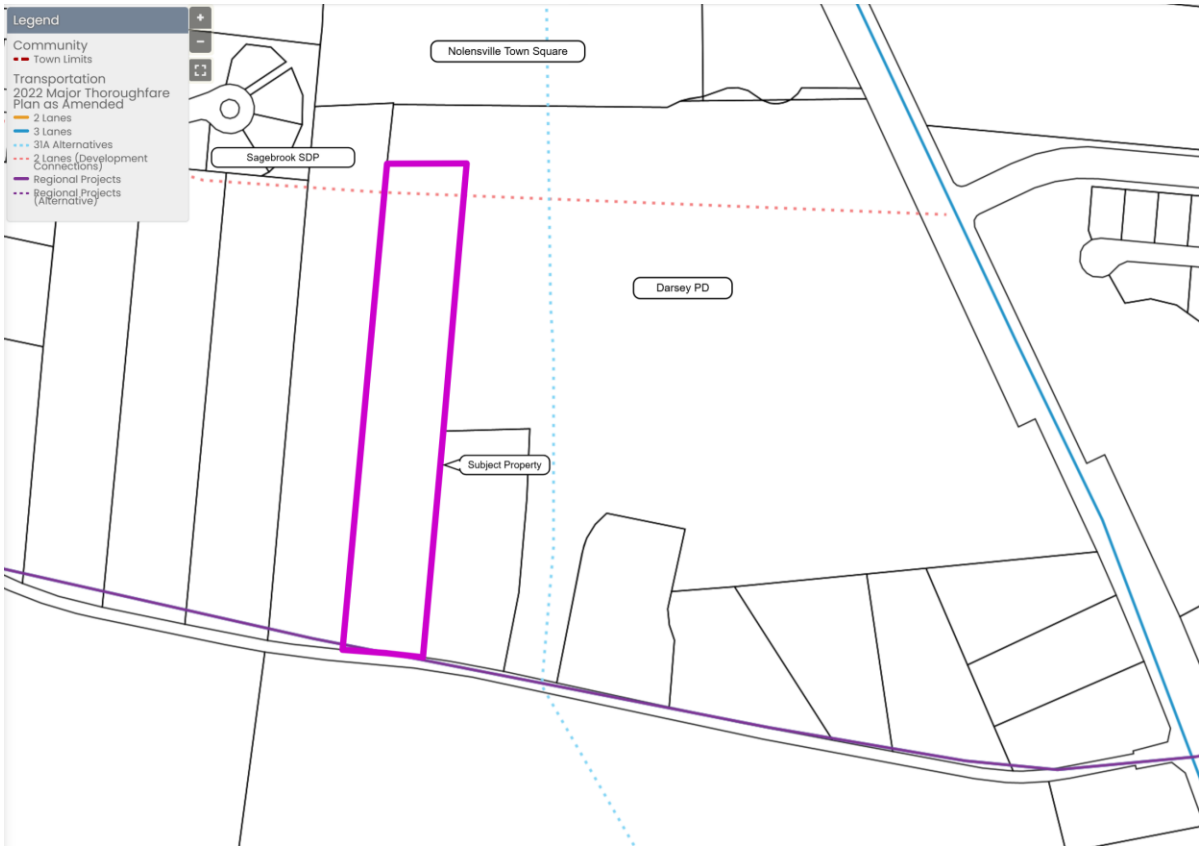
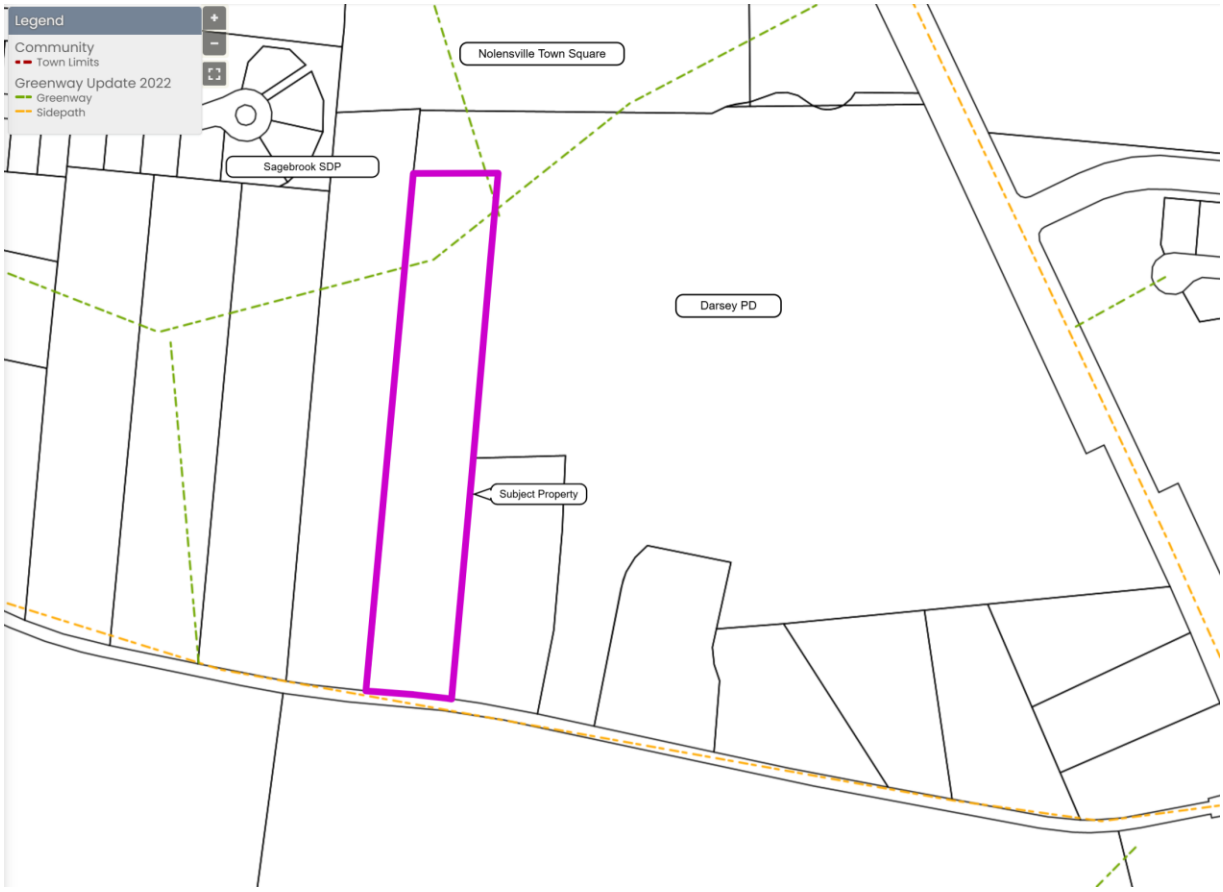


Figure 4. Greenways Plan Map



TREE CANOPY:

The subject property will be split into two parcels with approval of the final minor subdivision plat. The original parcel, Lot 1, will remain a residential property and will contain the residence located at 2030 Williams Road. No tree clearing or development is proposed for the residential parcel. Tree canopy preservation requirements for newly created Lot 2 would be reviewed and enforced upon a submittal for development of the lot.

STAFF COMMENTS:

Planning staff have reviewed the submitted documents and find that the project is compliant with the requirements for a minor subdivision final plat application, and the requirements for the creation of flag lots, as provided in the Subdivision Regulations.

STAFF RECOMMENDATION:

Staff are recommending the Planning Commission approve the Minor Subdivision Final Plat for the Hall Subdivision, with the following Staff Conditions of Approval:

1. The Applicant shall include the address number "2028" in the address box on the final plat. The Address will be assigned as 2028 Williams Road once the approved final plat is recorded.

2. The Applicant shall include a note that "if a commercial use is proposed for Lot 1 and/or Lot 2, a site plan will be required and shall conform to the standards of the Zoning Ordinance.

3. Per Major Thorough Plan Williams Road is a collector with 72-foot ROW per section 5.1 on pg. 28. Applicant shall provide 36 feet ROW dedication from centerline.

CONDITIONS OF APPROVAL - PROCEDURAL REQUIREMENTS:

(If Applicable) Applicants shall upload the required documentation for said conditions to their existing application through the Town's online portal. Each resubmittal addressing a condition of approval shall include a full response from the applicant as to the satisfaction or completion of that condition. Any documents showing revisions shall be clouded. Staff will review the documentation provided for each condition of approval/open issue and upon acceptance the outstanding issue will be closed, representing satisfaction by the Town.