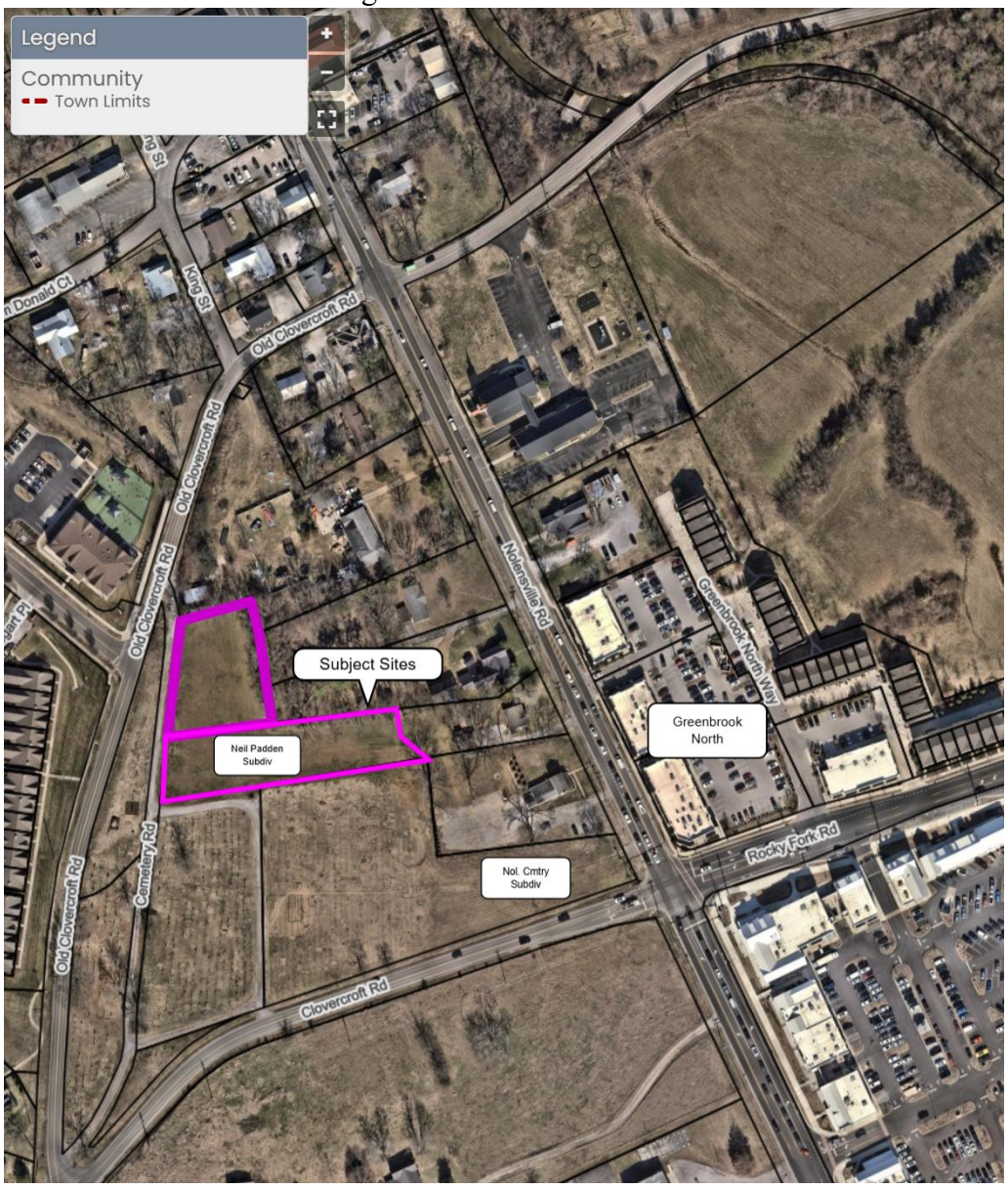
DATE:	October 20, 2026
TO:	Nolensville Planning Commission
FROM:	Adam Ray, Town Planner Brad Baumgartner, Planning Director
SUBJECT:	Ordinance 26-19 Rezoning a Portion of Tax Map 56M A, Parcel 03000 & Tax Map 56M A, Parcel 02700
APPLICANT/ COMPANY:	Neil Padden / Padden LLC
OWNER/ COMPANY:	Neil Padden / Padden LLC Nolensville Cemetery / Nolensville Cemetery Assoc.
DESCRIPTION:	Rezoning approximately 1.38 acres located on Nolensville Road and King Street. Map 56M A, Parcel 02700 & a portion of Tax Map 056M A, Parcel 03000. Current Zoning is CD-4HV and Requested Zoning is CV.

PURPOSE:
The purpose is to review a requested amendment to the Zoning Map for property located at 0 King Street and a portion of 7335 Nolensville Road. The Planning Commission is requested to provide a recommendation for Ordinance 26-19 for Rezoning of the subject property to the Board of Commissioners.

LOCATION:
The property proposed for rezoning is located at 0 King Street: Tax Map 56M A, Parcel 02700 & a portion of 7335 Nolensville Road: Tax Map 056M A, Parcel 03000 . The Greenbrook North commercial development is across Nolensville Road from the site. The territories are bound by Nolensville, Clovercroft, and Old Clovercroft Roads (see Figure 1 aerial photo).

Figure 1: Site Aerial Photo



BACKGROUND:

This agenda item appeared on the September 8, 2026 regular Planning Commission meeting, at which the Commission voted to postpone the rezone request.

The subject properties are approximately 1.38 acres with access to Nolensville Road and King Street. 7335 Nolensville Road currently features

one single-family home and one accessory structure. 0 King Street is an undeveloped open field.

All parcels within the requested rezoning are located within the Town's Historic District.

The Applicant is petitioning rezoning for 0 King Street, also referenced as Tax Map 056M A, Parcel 2700, and the rear portion of 7335 Nolensville Road (referenced as Lot 2 within the Neil Padden Subdivision Minor Final Plat) Tax Map 56M A, Parcel 03000. The requested zone type is Civic (CV). This land will be acquired by the Nolensville Cemetery Association and shall be an extension of the cemetery. The existing land for the Nolensville Cemetery is already appropriately zoned as CV.

The Applicant states within their submittal documents that "Padden LLC and The Nolensville Cemetery Association will exchange property in a transaction that will allow Padden LLC to acquire the corner of Nolensville and Clovercroft suitable for commercial development in exchange for the quiet and tranquil land on the north border of the cemetery more suitable for a final resting place."

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.

The area requested for rezoning is currently an open field.

CURRENT ZONING:

The subject territory is currently zoned CD-4HV: Historic Village Character District. The Applicant is requesting CV: Civic District. (see Figure 2: Zoning Map)

SURROUNDING ZONING:

North	CD-4HV with Historic District Overlay
South	CD-4 with MSVOD Overlay
East	CD-4HV with Historic District Overlay & CD-4
West	CD-3L & CD-1

Figure 2: Zoning Map

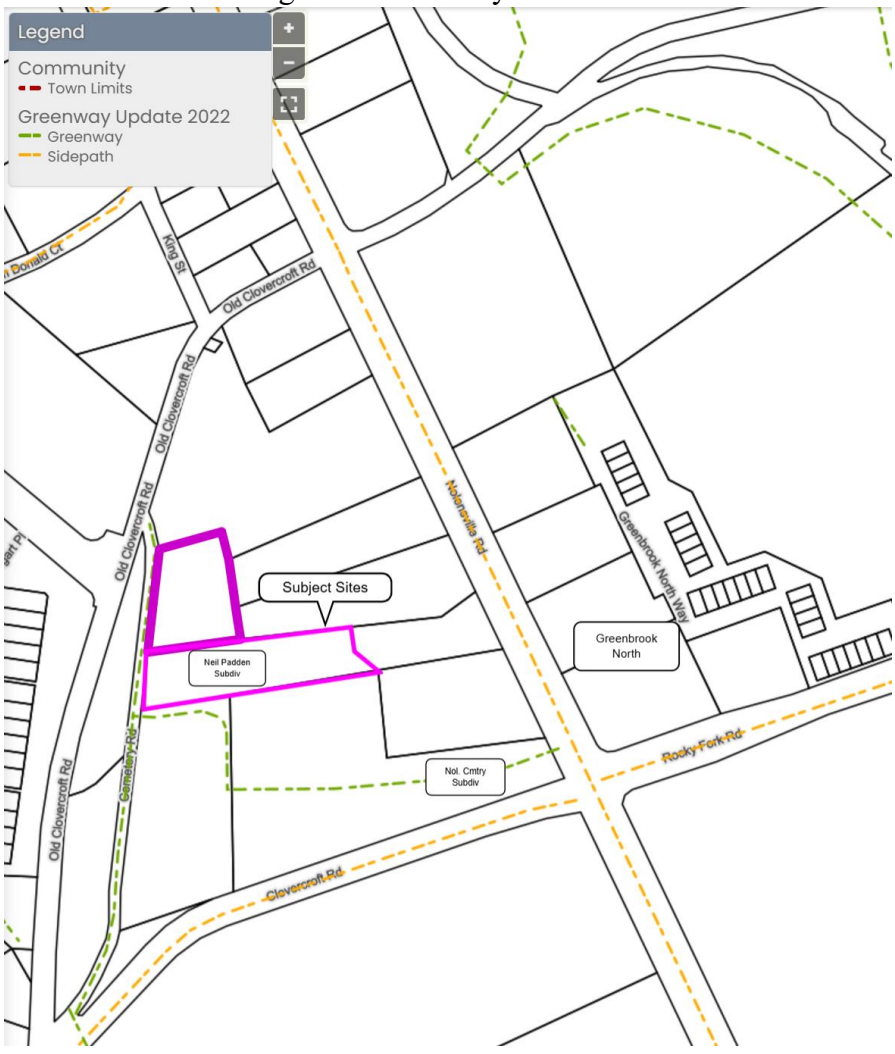


GREENWAY PLAN & SIDEPATHS:

The 2022 Greenway Trail Plan (GTP) depicts a future sidepath trail traveling alongside Nolensville Road and Clovercroft Road.

A greenway trail is shown running along the current path of Cemetery Road, and a connection through the Cemetery Property to near the corner of Nolensville Road and Clovercroft Road. (see Figure 2: Greenway Trail Plan)

Figure 3: Greenway Trail Plan



FLOOD ZONE:

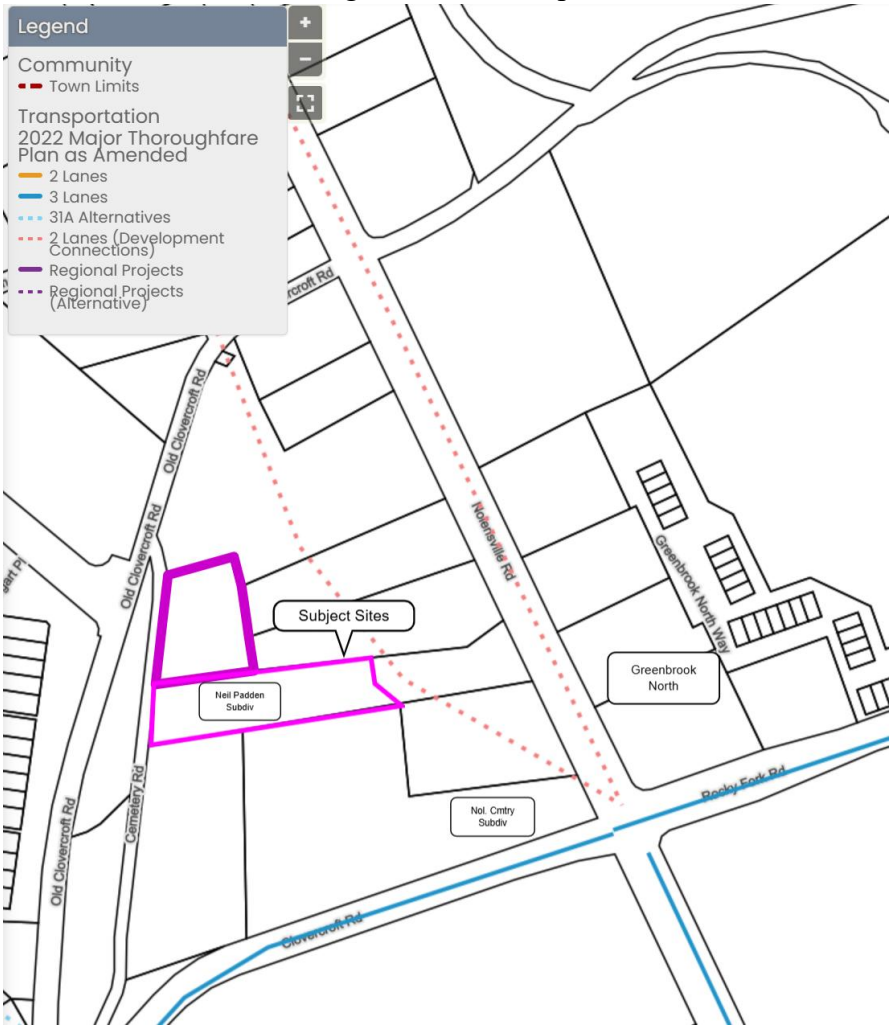
The property is not shown within a 100-year or a 500-year flood zone in the Town's GIS. The site also does not feature any delineated waterways or streams.

MAJOR THOROUGHFARE PLAN:

King Street Bypass is shown in the MTP as linking existing King Street to the existing intersection of Nolensville Road, Clovercroft Road, and Rocky Fork Road as a two-lane road. (see MTP Map.)

Upon an approved rezoning, 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.

Figure 4: MTP Map



SCHOOL IMPACT:

The subject property referenced as 0 King Street & a portion of 7335 Nolensville Road is proposed to be used as an extension of the existing Nolensville Cemetery. Development of the land is only proposed as future gravesites or other funerary uses. Staff believe that developing the subject property in the proposed way would have no impact on the school system.

STAFF COMMENTS:

Ordinance 26-19 is the request by the Applicant to rezone the subject property from CD-4HV to CV. Town Staff suggest the CV zone type is an appropriate zone use for this parcel, given its proposed use as an extension of the Nolensville Cemetery.

STAFF RECOMMENDATIONS:

Staff recommend a favorable recommendation to the Board of Commissioners of Ordinance 26-19.