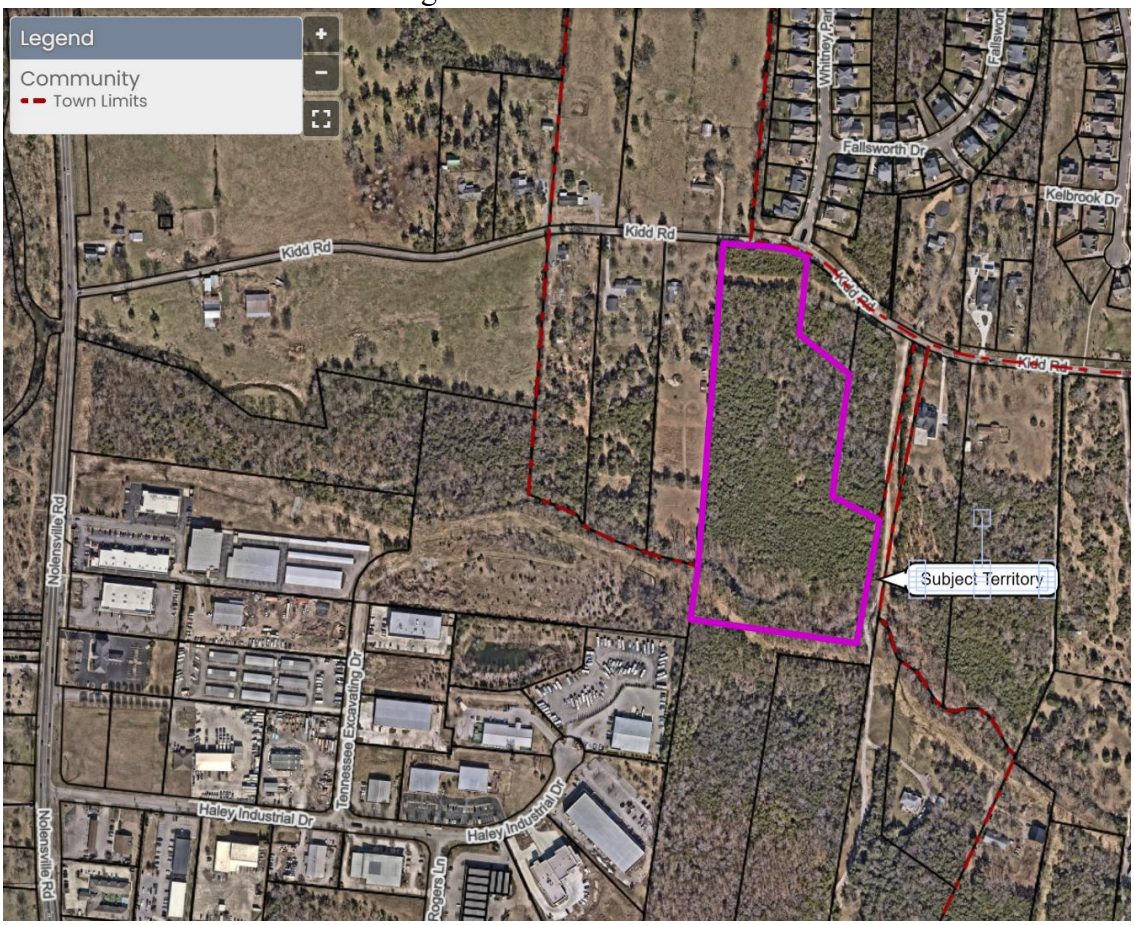
DATE:	October 20, 2026
TO:	Nolensville Planning Commission
FROM:	Adam Ray, Town Planner Brad Baumgartner, Planning Director
SUBJECT:	Resolution 26-105 Annexation & Plan of Services & Ordinance 26-24 Rezoning 0 Kidd Road (Ringemann Property)
APPLICANT:	John M. Tarver / JMT Capital, LLC
OWNERS:	Amon Ringemann & Anna Ringemann
DESCRIPTION:	Annexing and Rezoning approximately 13.5 acres located on Kidd Road: Map 033, Parcel 10400

PURPOSE:
The purpose is to conduct a Public Hearing for the proposed Annexation and Plan of Services for an unaddressed property located on Kidd Road; Map 33, Parcel 10400. The Planning Commission is requested to provide a recommendation of Resolution 26-105 for the Annexation and Plan of Services and Ordinance 26-24 for Rezoning of the subject property to the Board of Commissioners. Tennessee State Law requires a public hearing on the Plan of Services be held by the Planning Commission, which must be held no less than 7 days prior to a public hearing on Annexation and Plan of Services by the governing body (Board of Commissioners).

LOCATION:
The property proposed for annexation is located at 0 Kidd Road: Map 033, Parcel 10400. The property is contiguous to the existing Town Limits of Nolensville and is located east of the Nolensville Road and Kidd Road intersection and northeast of Haley Industrial Park. (see Figure 1 aerial photo).

Figure 1: Site Aerial Photo



BACKGROUND:

This annexation and rezoning request previously appeared before the Planning Commission at the July 14, 2026 regular meeting, where the Commission voted to provide a recommendation of approval to the Board of Commissioners. The annexation and rezone request subsequently did not progress at the Board of Commissioners level. The Applicant has resubmitted the annexation and rezoning request, which includes an amended rezone request of CD-3L instead of CD-3. An updated concept plan drawn to CD-3L zone specifications has also been provided and is part of this agenda item package.

The subject property is approximately 13.5 acres with access to Kidd Road. The property is contiguous to the existing Town Limits of Nolensville and lies within the Urban Growth Boundary.

The three (3) tracts immediately to the west of the subject property are within unincorporated Williamson County and feature single-family homes on large estate lots; beyond these parcels are tracts which are within the Town Limits of Nolensville which front Kidd Road and Nolensville Road. Properties to the north are within the Town Limits and are developed as the Whitney Park subdivision; two (2) parcels to the northwest remain in unincorporated Williamson County. Properties to the south are within the Town Limits, and are currently undeveloped. Haley Industrial Park is southwest of the proposed annexation.

Amon & Anna Ringemann are the property owners. The Applicant, John Tarver, is petitioning annexation and rezoning. An updated illustrative concept plan for the subject property was resubmitted as part of the annexation request requirements. The revised concept plan, which is non-binding, features a neighborhood proposed to conform with the petitioned CD-3L zoning type. Nineteen (19) residential single-family lots, a small open space near the entrance, and a natural area buffer for the stream to the south are featured within the concept plan. The Applicant and owners of the subject property are petitioning for annexation and rezoning, as they property wish for any new development of the land to be within the Town Limits of Nolensville.

Staff would note that as proposed, the illustrative plan does not show any accessibility to the properties to the south via public road; however, the revised concept plan does feature connectivity with parcels to the east and west. This lack of connectivity with potential development to the south has been discussed with the Applicant by Planning Staff and additionally was discussed by the Board of Commissioners with the Applicant at the June 15, 2026 BOC Work Session meeting. Any future development submittal for the property would be required to address these and all other requirements of the Town's Zoning Ordinance and Subdivision Regulations.

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.

CURRENT ZONING:

- Map 033, Parcel 10400; Williamson County MGA-1 (Municipal Growth Area District 1.)
- Requested Annexation: CD-3L, Neighborhood - Large Character District

SURROUNDING ZONING & PROPOSED ZONING:

North	MGA-1, CD-1, CD-3L, CD-2
South	CD-3, CD-2, CD-OI
East	MGA-1, CD-3
West	MGA-1, CD-4C, CD-1

Per Section 2.5 of the Zoning Code, newly annexed properties shall have an initial zoning of CD-2L or CD-2, unless otherwise requested by the Applicant, in which case a rezoning request may run concurrently with an annexation request. The Applicant has resubmitted a rezoning request, and requests to zone properties proposed for annexation as CD-3L, Neighborhood - Large Character District. (see Figure 2 Zoning Map.)

Figure 2: Zoning Map



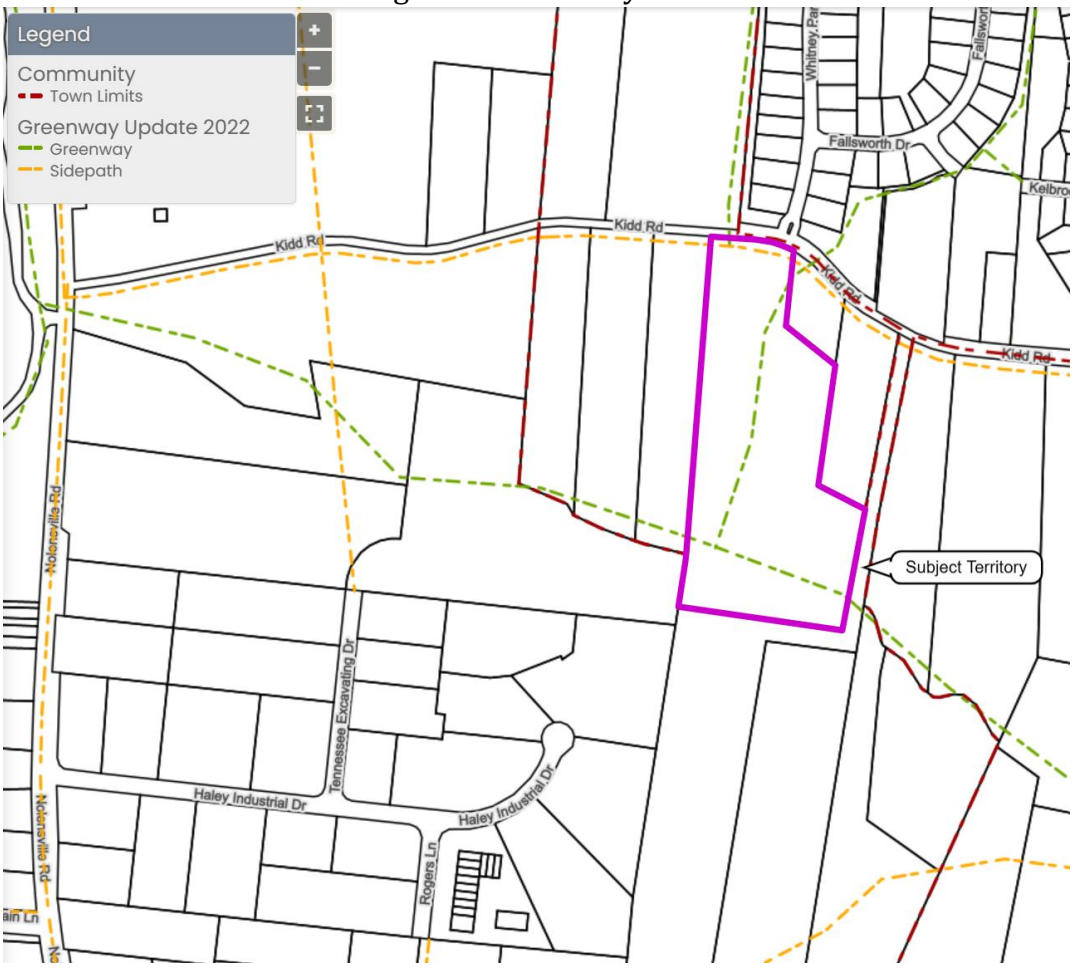
TREE CANOPY & BUFFER:

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.

GREENWAY PLAN & SIDEPATHS:

The 2022 Greenway Trail Plan (GTP) depicts future greenway trails traversing the annexation territory. A proposed sidepath is required to run parallel to Kidd Road on the northern side of the property. (see Figure 3 Greenway Plan.)

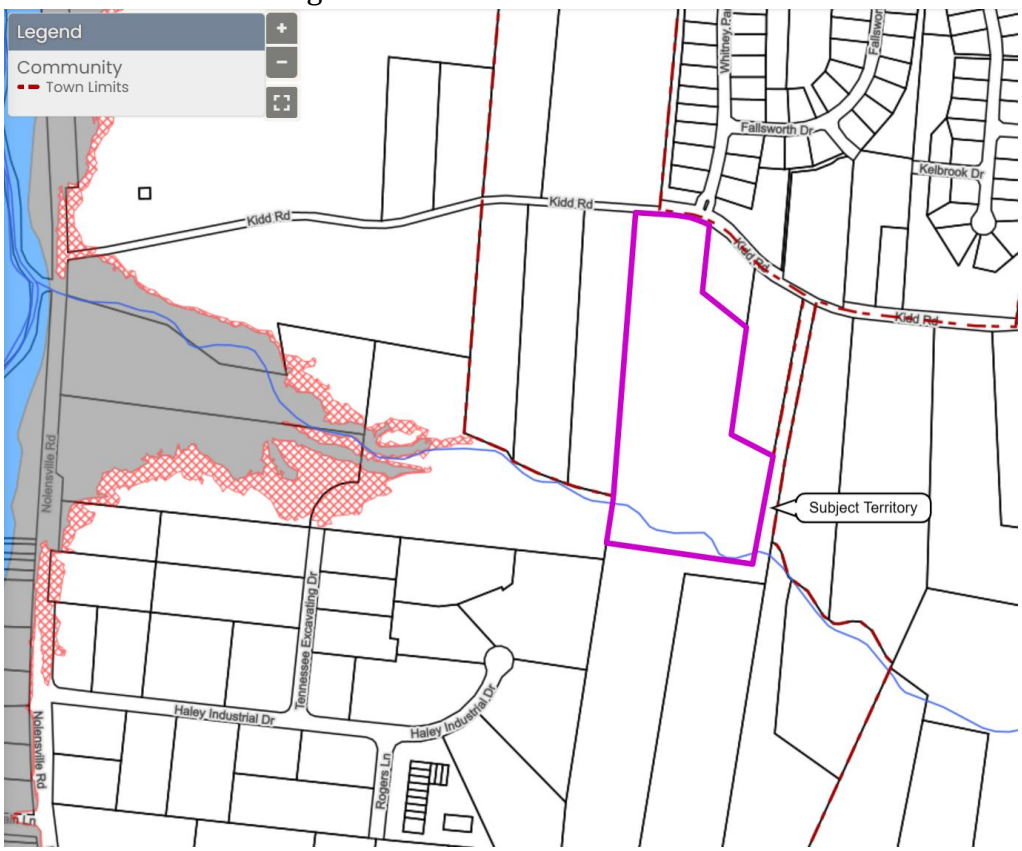
Figure 3. Greenway Plan



FLOOD ZONE:

The property is not shown within a 100-year or a 500-year flood zone in the Town's GIS. Snake Creek runs through the southern portion of the subject property. (see Figure 4 Flood Zone.)

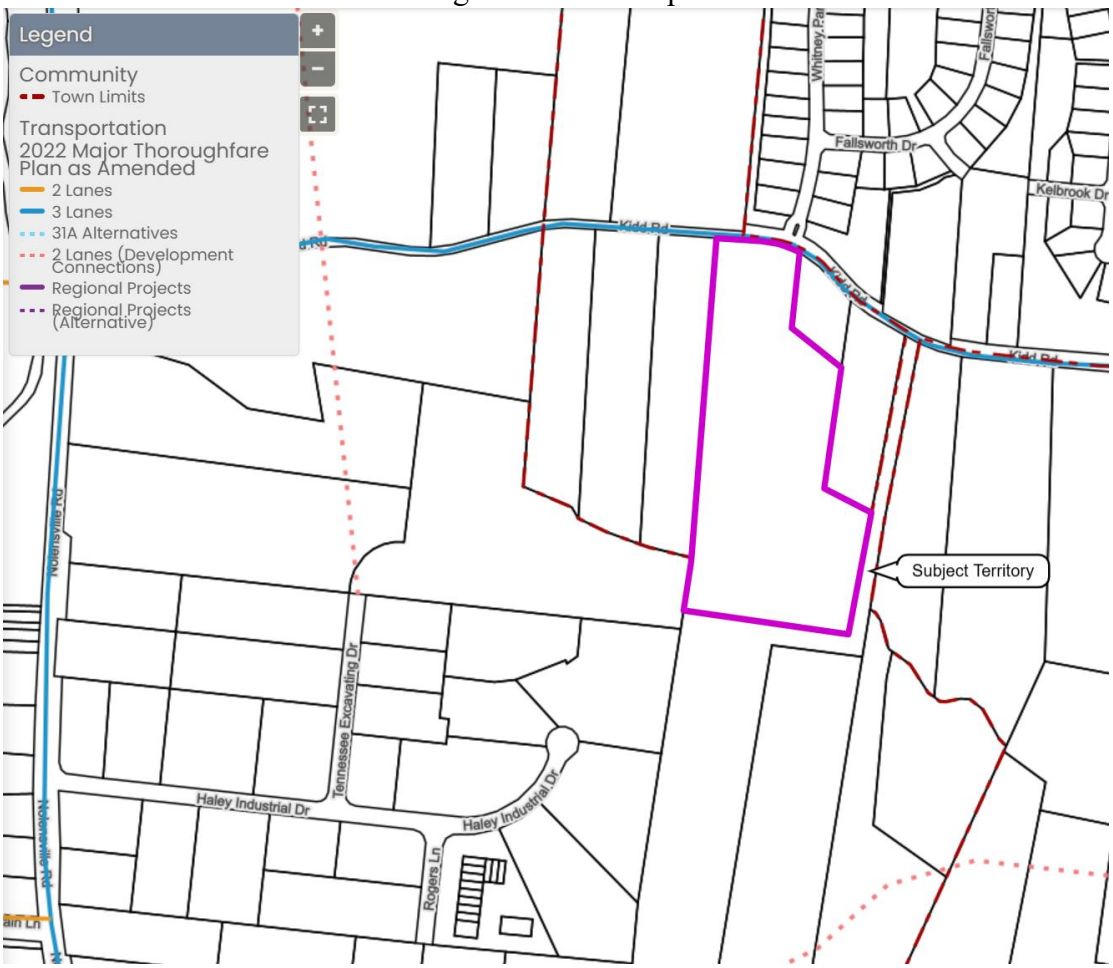
Figure 4. Flood Zone Aerial Photo



MAJOR THOROUGHFARE PLAN & TRAFFIC IMPACT:
The MTP features no proposed new roadways within the proposed annexation parcel. (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 2026 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. As proposed, the concept plan features 51 single-family lots, and would be required to complete a traffic study if submitted as a site development plan request.

Figure 5: MTP Map



STAFF COMMENTS:

The subject site is contiguous to the Town Limits and within the Town's Urban Growth Boundary. Staff believe this is an appropriate contiguous annexation request.

The Town's Police Department and Fire Department were included in the review process of the proposed annexation and rezone request. Neither have 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.

STAFF RECOMMENDATIONS:

Staff recommend favorable recommendations to the Board of Commissioners of Resolution 26-105 and Ordinance 26-24.