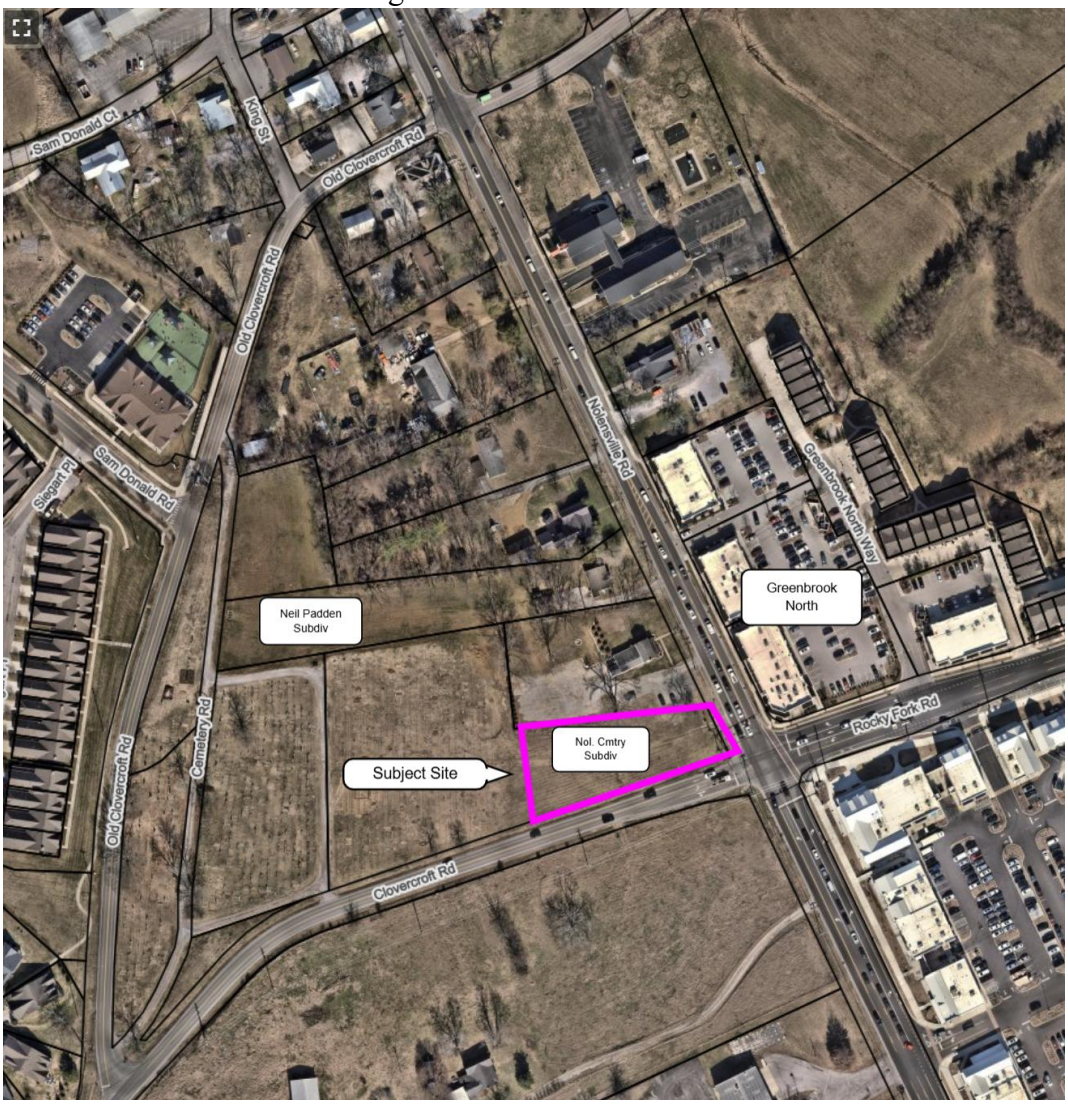
DATE:	October 20, 2026
TO:	Nolensville Planning Commission
FROM:	Adam Ray, Town Planner Brad Baumgartner, Planning Director
SUBJECT:	Ordinance 26-20 Rezoning a Portion of Tax Map 56M A, Parcel 02900
APPLICANT/ COMPANY:	Neil Padden / Padden LLC
OWNER/ COMPANY:	Neil Padden / Padden LLC Nolensville Cemetery / Nolensville Cemetery Assoc.
DESCRIPTION:	Rezoning approximately .66 acres located at the corner of Nolensville Road and Clovercroft Road. Tax Map 56M A, Parcel 02900. Current Zoning is CV and Requested Zoning is CD-4HV.

PURPOSE:
The purpose is to review a requested amendment to the Zoning Map for property located at the corner of Nolensville Road and Clovercroft Road. The Planning Commission is requested to provide a recommendation for Ordinance 26-20 for Rezoning of the subject property to the Board of Commissioners.

LOCATION:
The property proposed for rezoning is located at the corner of Nolensville Road and Clovercroft Road: Tax Map 56M A, Parcel 02900. The Greenbrook North commercial development is across Nolensville Road from the site. (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 property is approximately .66 acres with access to Nolensville Road and Clovercroft Road. The subject site is an undeveloped open field.

The parcel with the requested rezoning is located within the Town's Historic District.

The Applicant is petitioning rezoning for the corner portion of Nolensville Cemetery, also referenced as Tax Map 056M A, Parcel 2700 (referenced as Lot 3 within the Neil Padden Subdivision Minor Final Plat.) The requested zone type is Historic Village Character District (CD-4HV). This land will be acquired by Padden LCC and is proposed to be developed at a future time.

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."

SCHOOL IMPACT:

The subject property referenced as Tax Map 056M A, Parcel 2700 is proposed to be developed at a future time. Impact on the school system is yet to be determined. Future development proposals will require notification of the Williamson County School System.

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 CV: Civic District. The Applicant is requesting CD-4HV: Historic Village Character 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

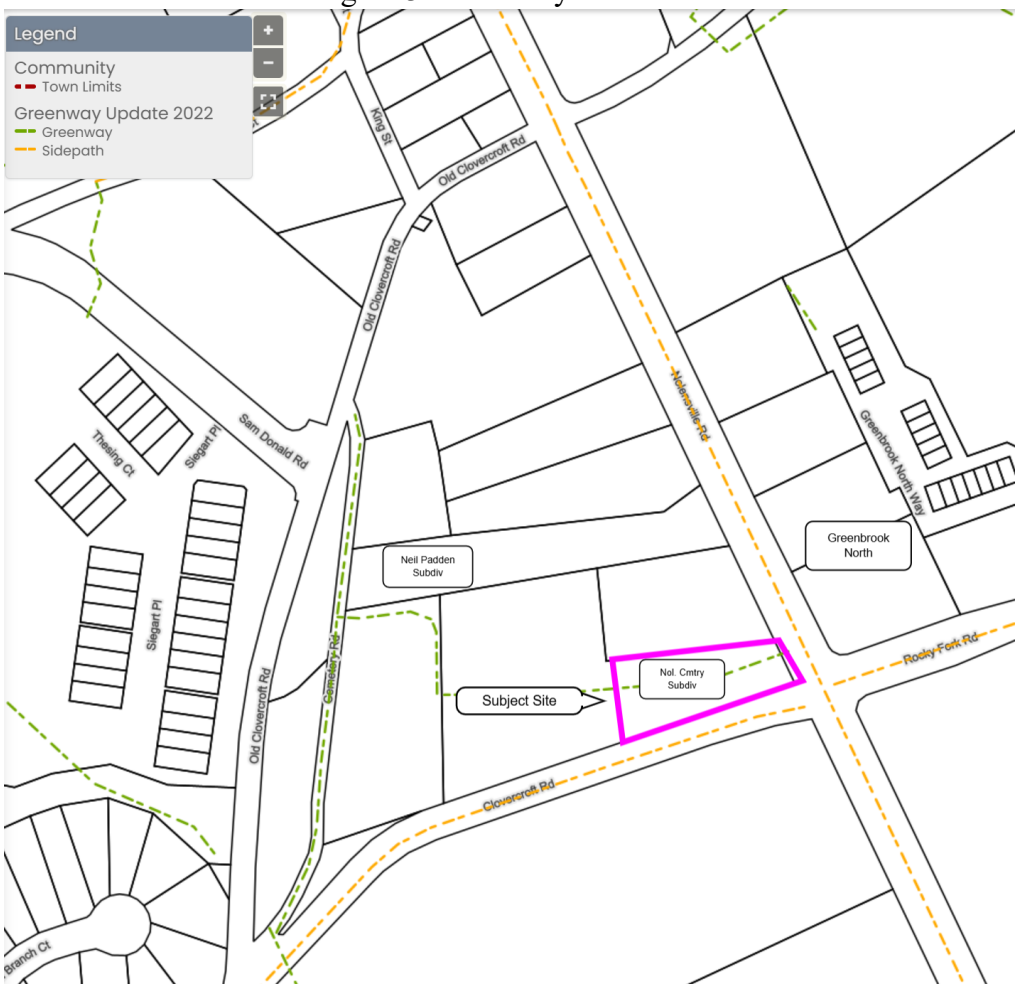


GREENWAY PLAN & SIDEPATHS:

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:

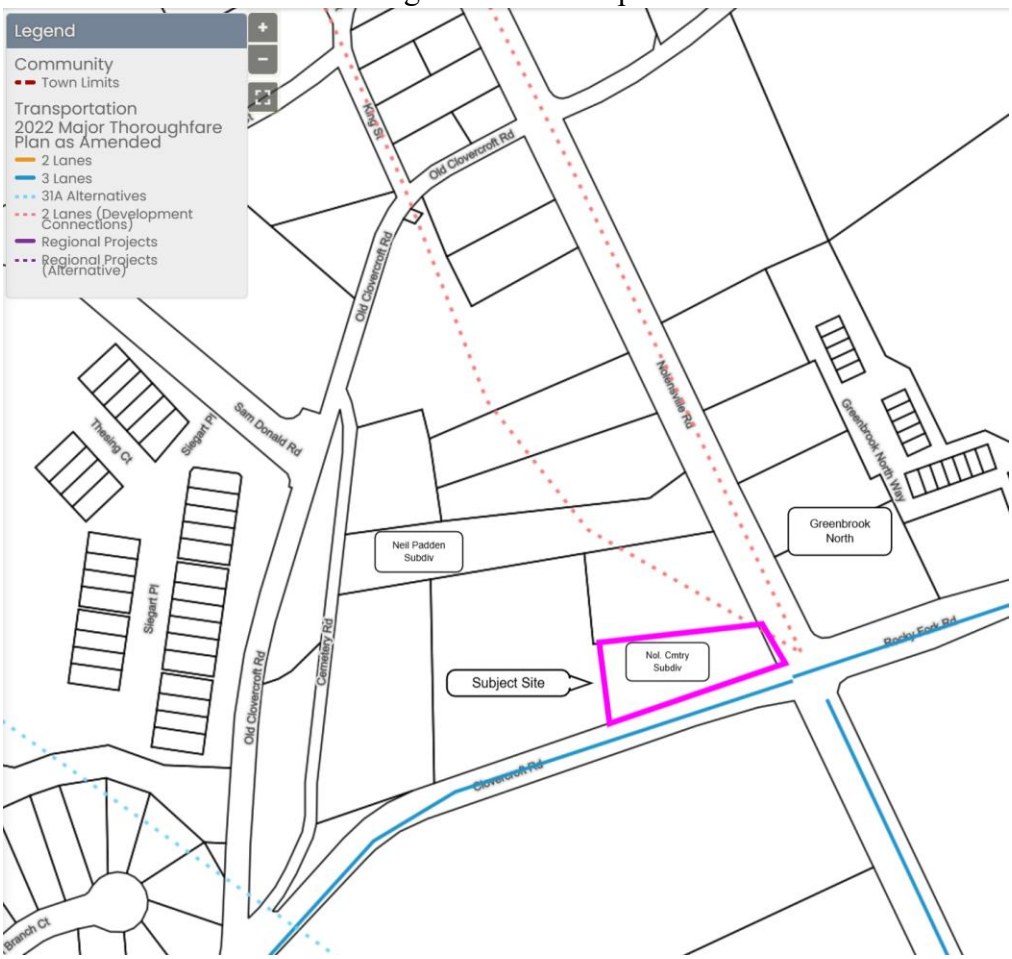
The property is not shown within a 100-year or a 500-year flood zone in the Town's GIS. The site also does not feature any delineated waterways or streams.

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



STAFF COMMENTS:

Ordinance 26-20 is the request by the Applicant to rezone the subject property from CV to CD-4HV. Town Staff suggest the CD-4HV zone type is an appropriate zone use for this territory, given its proposed use as a potential commercial property. Zoning the property as CD-4HV would require any development which occurred on the corner parcel to meet stricter regulations which are found within the Historic Village Character District. This zone type is also the character district in which all parcels within the Historic District are zoned, apart from CV and CD-1 zoned tracts.

STAFF RECOMMENDATIONS:

Staff recommend a favorable recommendation to the Board of Commissioners of Ordinance 26-20.