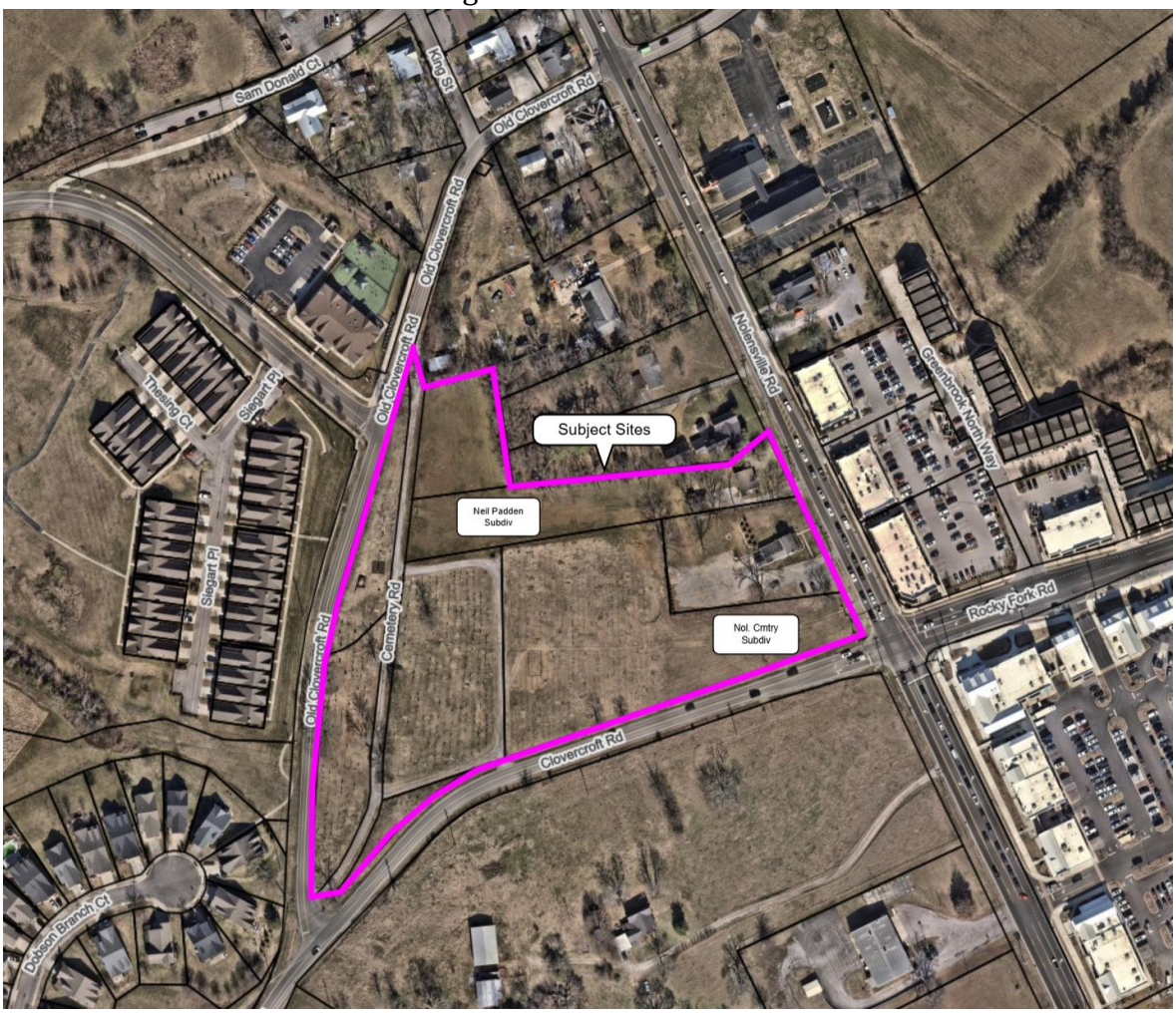
DATE:	October 20, 2026
TO:	Nolensville Planning Commission
FROM:	Adam Ray, Town Planner Brad Baumgartner, Planning Director
SUBJECT:	Neil Padden & Nolensville Cemetery Subdivision Minor Final Plat
APPLICANT/ COMPANY:	Neil Padden / Padden LLC
OWNER / COMPANY:	Neil Padden / Padden LLC Nolensville Cemetery / Nolensville Cemetery Assoc.
DESCRIPTION:	Approximately 8.20 acres located at 7335 Nolensville Road, 0 King Street, & other properties bounded by Nolensville, Clovercroft, and Old Clovercroft Roads. CD-4HV & CV zoned properties.

PURPOSE:
The purpose is to consider approval of a final plat for a minor subdivision for the Neil Padden and Nolensville Cemetery properties. This process is a land exchange between the two owner entities. The subdivision process for this final plat will subdivide the existing 7335 Nolensville Road into two (2) Lots and will also subdivide off the corner of the Nolensville Cemetery's land at the corner of Nolensville Road and Clovercroft Road. The combination process of this final plat will take the two (2) newly created parcels and combine them with an additional seven (7) pre-existing lots currently owned by both parties. The new combination creates two (2) new larger final parcels, with the ownership of one new parcel being that of Padden LLC and the other owned by Nolensville Cemetery Association. If approved, Lot 1, Lot 3, Lot 6 would belong to Neil Padden and Lot 2, 4, and 5 would belong to the Nolensville Cemetery.

LOCATION:
The subject territory is approximately 8.20 acres located at 7335 & 7339 Nolensville Road, 0 King Street, & other properties bounded by Nolensville, Clovercroft, and Old Clovercroft Roads. The subject properties are Tax Map 056 M A, Parcel 03000; Tax Map 056M A, Parcel 03100; Tax Map 056M A, Parcel 02700; Tax Map 056M A, Parcel

2900; Tax Map 059, Parcel 02505; Tax Map 059, Parcel 04202; and Tax Map 056M A, Parcel 02800. (see aerial photo.)

Figure 1. Aerial Photo



BACKGROUND:

This agenda item appeared at the September 8, 2026 regular Planning Commission meeting, at which the Commission voted to postpone the minor final plat approval request.

The Applicant is requesting approval of a final plat for a minor subdivision for the Neil Padden and Nolensville Cemetery properties. This final plat process is a land exchange between the two owner entities. The subject territory is a total of approximately 8.20 acres located at 7335 & 7339 Nolensville Road, 0 King

Street, and other properties bounded by Nolensville, Clovercroft, and Old Clovercroft Roads. The subject properties are Tax Map 056 M A, Parcel 03000; Tax Map 056M A, Parcel 03100; Tax Map 056M A, Parcel 02700; Tax Map 056M A, Parcel 2900; Tax Map 059, Parcel 02505; Tax Map 059, Parcel 04202; and Tax Map 056M A, Parcel 02800. All parcels within this plat are located within the Town's Historic District.

Sheet 1 of the platting document features the Neil Padden Subdivision portion of the process. As proposed, existing Lot 1 is to be subdivided into Lot 1 and Lot 2. The latter parcel is to be transferred from Padden LLC to the Nolensville Cemetery Association for ownership. Ownership of existing 0 King Street, also referenced as Tax Map 056M A, Parcel 02700, will transfer from Padden LLC to Nolensville Cemetery Association. This sheet also abandons existing lot lines between newly created Lot 2 and the existing Cemetery Nolensville parcel referenced as Tax Map 056M A, Parcel 02505, and between Lot 1, existing 7335 Nolensville Road, also referenced as Tax Map 056M A, Parcel 03000, and 7339 Nolensville Road, also referenced as Tax Map 056M A, Parcel 03100.

Sheet 2 of the platting document features the Nolensville Cemetery Subdivision portion of the process. As proposed, existing Lot 4 is to be subdivided into Lot 4 and Lot 3. The latter parcel is to be transferred from Nolensville Cemetery Assoc. to Padden LLC for ownership. Future access to newly created Lot 3 is denoted as being located at the western boundary of newly created Lot 3 and existing Lot 4, fronting Clovercroft Road. This sheet also abandons existing lot lines between newly created Lot 3 and existing 7339 Nolensville Road, also referenced as Tax Map 056M A, Parcel 03100.

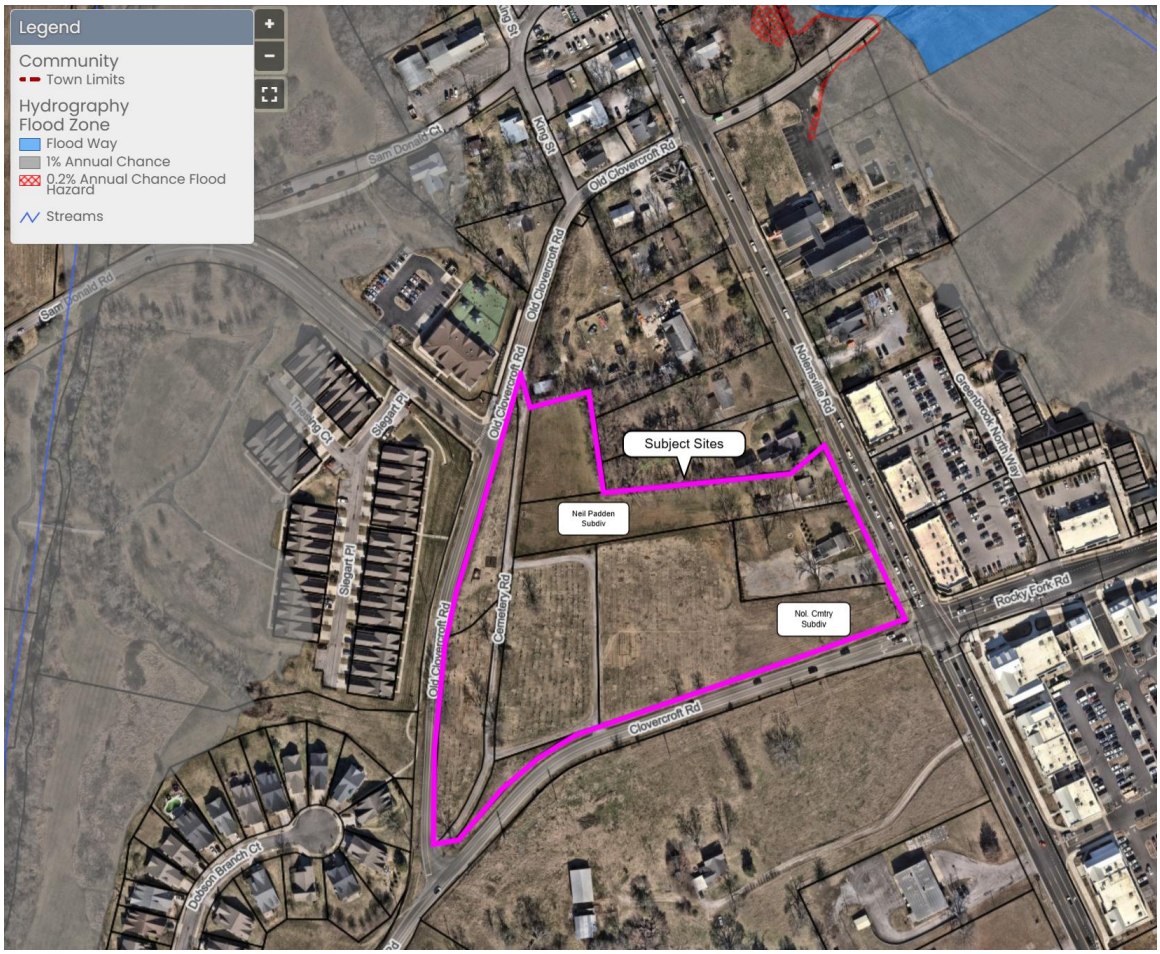
Sheet 3 of the platting documents features the process for combining the newly created Lots 2 & 3 with various existing lots owned by the two entities. Newly created Lot 3 will be combined with existing 7335 existing 7335 Nolensville Road, also referenced as Tax Map 056M A, Parcel 03000, and 7339 Nolensville Road, also referenced as Tax Map 056M A, Parcel 03100 to create final Lot 6. Newly created Lot 2 will be combined with existing 0 King Street, also referenced as Tax Map 056M A, Parcel 02700, existing Tax Map 056M A, Parcel 02900, existing Tax Map 056M A, Parcel 02800, existing Tax Map 059, Parcel 02505, and existing Tax Map 059, Parcel 04202 to create final Lot 5. Sheet 3

also abandons existing lot lines between Lot 2 and existing 0 King Street, also referenced as Tax Map 056M A, Parcel 02700.

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. (see Flood Map.)

Figure 2. Flood Map



ZONING MAP:

The subject sites are zoned CD-4HV: Historic Village Character District and CV: Civic District. All parcels feature the Historic District Overlay (see Zoning Map.)

Figure 3. Zoning Map



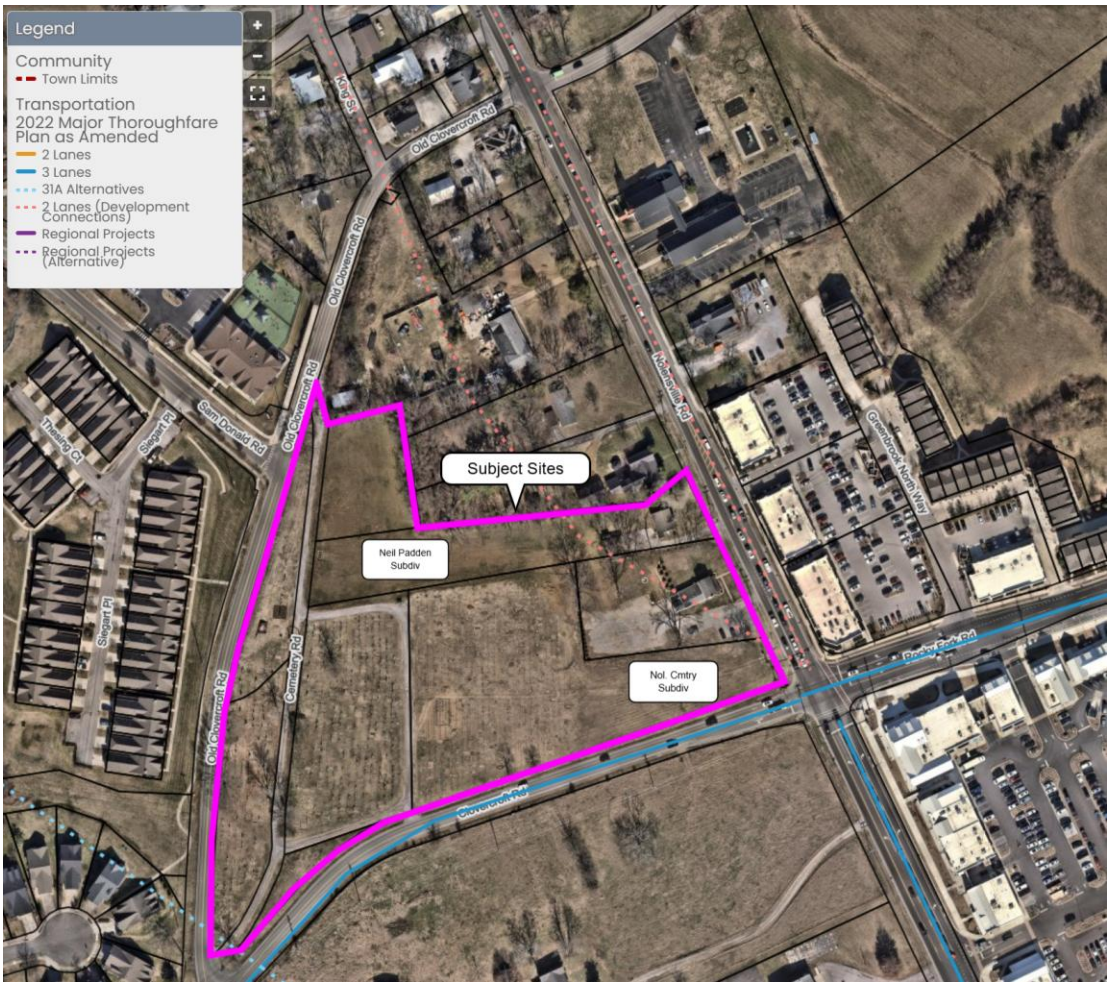
SURROUNDING ZONING:

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

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.)

Figure 4. Major Thoroughfare Plan Map



STAFF COMMENTS:

Questions arose at the September Planning Commission meeting, from a family that had questions regarding previously sold grave sites. They questioned what would happen to their gravesites they believed they purchased with regards to the new plat potentially superseding and replacing previous plats. Planning Commission voted to postpone this item to allow additional research into their questions; additionally, the Applicant was not present to assist with addressing the concerns. As Staff currently understand, the grave sites owned by the family are located within Section 8 of the Cemetery and are thus outside of Section 9, which is the section being platted off and sold. Planning staff has reviewed the submitted documents and finds that the project is compliant with the requirements for a minor subdivision final plat application as provided in the Subdivision Regulations.

STAFF RECOMMENDATION:

Staff are recommending the Planning Commission approve the Final Minor Subdivision Plat for Neil Padden & Nolensville Cemetery Subdivisions with the following Staff Conditions of Approval:

1) Applicant shall provide the location for Lot 5 primary access for creation of the appropriate address by the Town's GIS Director.

2) Applicant shall provide information that any sold gravesites are not being transferred. Additionally, Applicant shall ensure that the drawn in lots are properly and legally transferred to the owner of the gravesites.

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.