BOARD OF COMMISSIONERS
TOWN OF NOLENSVILLE
7218 NOLENSVILLE ROAD
NOLENSVILLE, TENNESSEE 37135
PREPARED BY: ADAM RAY

RESOLUTION #26-105

A RESOLUTION ANNEXING CERTAIN TERRITORY UPON WRITTEN CONSENT OF THE OWNERS AND TO INCORPORATE THE SAME WITHIN THE BOUNDARIES OF THE TOWN OF NOLENSVILLE, TENNESSEE (TAX MAP 033, PARCEL 10400 ALSO REFERENCED AS 0 KIDD ROAD, NOLENSVILLE, TENNESSEE 37135)

WHEREAS, the Town of Nolensville, having been petitioned by interested persons, proposes the extension of its corporate limits by the annexation of certain territory into the city limits; and,

WHEREAS, all the owners of all properties within the territory proposed for annexation have given their written consent; and,

WHEREAS, a copy of this resolution, describing the territory proposed for annexation, was promptly sent by the applicant to the last known address listed in the office of the property assessor for each property owner of record within the territory proposed for annexation, as well as each adjoining property owner (including the owner of any real property located within 200' of the territory proposed for annexation), the county mayor, and the county commissioners whose district includes the territory proposed for annexation, with such being sent by first class mail and mailed no later than twenty-one (21) calendar days prior to the scheduled date of the hearing on the proposed annexation by owner consent; and,

WHEREAS, this resolution and plan of services was also published by posting copies of it in at least three (3) public places in the territory proposed for annexation and in a like number of public places in the Town of Nolensville, and by publishing notice of the resolution and plan of services at or about the same time in the Williamson Herald, a newspaper of general circulation in such territory and the Town of Nolensville; and,

WHEREAS, a plan of services for the area proposed for annexation is attached as *Exhibit A* hereto, which plan of services addresses the same services and timing of services as required in Tennessee Code Annotated § 6-51-102; and,

WHEREAS, the Nolensville Planning Commission conducted a public hearing on October 20, 2026, for the plan of services and provided a recommendation to approve the plan of services for consideration by the Board of Commissioners; and

WHEREAS, notice of the time, place and purpose of a public hearing on the proposed annexation and the plan of services was published in a newspaper of general circulation in the Town of Nolensville not less than twenty-one (21) days before the hearing, which notice included the locations of a minimum of three (3) copies of the plan of services for public inspection during all business hours from the date of notice until the public hearing; and,

WHEREAS, a public hearing on the proposed annexation and plan of services was held by the governing body on December 3, 2026.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF NOLENSVILLE, TENNNESSEE, AS FOLLOWS:

A. That the following territory is hereby annexed and incorporated into boundaries of the Town of Nolensville to be effective as of January 7, 2027 to wit:

[Tax Map 033, Parcel 10400 also referenced as 0 Kidd Road, Nolensville, TN 37135]

B. That the plan of services for this territory which is attached as ***Exhibit A*** hereto is approved and the same is hereby adopted.

C. That the Town Manager shall cause a copy of this Resolution, as well as the adopted Plan or Services, to be forwarded to the Mayor of Williamson County.

D. That a signed copy of this Resolution shall be recorded with the Williamson County Register of Deeds, and a copy shall also be sent to the Tennessee Comptroller of the Treasury and the Williamson County Assessor of Property.

E. That a signed copy of this Resolution, as well as the portion of the Plan of Services related to emergency services and a detailed map of the annexed area, shall be sent to any affected emergency communication district.

F. That a revised map of the voting precincts shall be sent to the Office of Local Government and to the Office of Management Information Services for the Tennessee General Assembly, following adoption of this resolution.

G. That the Tennessee Department of Revenue shall be notified, for the purpose of tax administration, that the annexation took place.

WHEREUPON, the Mayor declared the resolution adopted, affixed a signature and the date thereto, and directed that the same be recorded.

Exhibit A

A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF PROPERTY LOCATED AT TAX MAP 033, PARCEL 10400 ALSO REFERENCED AS 0 KIDD ROAD, NOLENSVILLE, TENNESSEE 37135.

WHEREAS, the property owners have submitted a written request to the Town of Nolensville, Tennessee, to annex certain territory referenced as

Map 033, Parcel 10400; Said parcel including an area of approximately 13.5 acres as shown in the site location map, *Exhibit B*, of the proposed Plan of Services; and

WHEREAS, the Town of Nolensville has adopted a growth management plan known as the "Urban Growth Boundary and Justification Report" and has adopted an Urban Growth Area; and

WHEREAS, the territory to be annexed is located within the Urban Growth Area and can be annexed by the Town of Nolensville and furthermore that residential zoning should be utilized for the territory being annexed to be consistent with existing surrounding land uses; and

WHEREAS, *Tennessee Code Annotated* §6-51-102 as amended requires that a Plan of Services be adopted by the governing body of a municipality prior to passage of an annexation ordinance; and

WHEREAS, the proposed territory being considered for annexation is contiguous to the current corporate limits of the Town of Nolensville; and

WHEREAS, the Nolensville Municipal Planning Commission, during a properly noticed public meeting of the Planning Commission, by a majority of those present provided an affirmative recommendation to the Board of Commissioners.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF NOLENSVILLE, TENNESSEE:

SECTION 1. Pursuant to the provisions of Tennessee Code Annotated, Section 6-51-102, a Plan of Services is approved as provided in Exhibit A attached hereto.

SECTION 2. This resolution shall be effective immediately upon its adoption, the public welfare requiring it.

EXHIBIT A – PLAN OF SERVICES

Location

The proposed annexation area is located on Kidd Road and is contiguous to the corporate limits of the Town of Nolensville and within the Town's Urban Growth Boundary. The subject territory contains a total of approximately 13.5 acres.

Existing Land Use

The property is heavily forested and contains no buildings or structures.

Provision of Services to the Annexed Territory

I. Water Service:

The subject territory is located within the Nolensville/College Grove Utility District water service area. The Nolensville/College Grove Utility District has full responsibility for the expansion, operation and maintenance of their utility system. Should the property owner develop the subject property, the property owner shall be responsible for design and construction of water infrastructure including off-site improvements necessary to serve the subject territory with sufficient water flow and pressure including fire protection. The design and construction of water system improvements to serve the subject property shall comply with utility provider requirements and standards contained in the *Town of Nolensville, Tennessee Subdivision Regulations*.

II. Sewer Service:

The subject territory is located within the Metro Nashville sewer service area. Metro Nashville has full responsibility for the expansion, operation, and maintenance of their utility system. The developers of this property will be required to work with the Metro Nashville sewer department to coordinate the provision of sewer to this territory and install the necessary sewer lines. Currently, Metro Nashville is not issuing availability letters. The applicant is proceeding with annexation at their own risk, should sanitary sewer not be available in the future from Metro Nashville. The design and construction of sanitary sewer system improvements to serve the subject property shall comply with utility provider requirements and standards contained in the *Town of Nolensville, Tennessee Subdivision Regulations*.

III. Police Protection:

The subject territory is currently served by the Williamson County Sheriff's Department. Upon annexation, the Town's existing Police Department will patrol and respond to the subject territory. Regular patrols, radio responses to calls, and other routine police services, using present personnel and equipment, will be provided on the effective date of annexation and the Town will provide a level of service comparable to other developed areas in the Town. Should the subject property be developed, additional law enforcement resources may be required to provide sufficient police protection.

IV. Fire Protection and Rescue Services:

This area is currently served by Williamson County Fire-Rescue, which is a partnership between the volunteer fire departments and Williamson County. The Nolensville Fire and Rescue Department will serve the territory upon annexation. No additional personnel or equipment is

anticipated to be needed to serve the territory. Fire and rescue services will be provided within the standard limitations of available water and travel distances from the fire station upon the effective date of annexation.

V. Parks and Recreation:

This area is currently served by the Williamson County Parks and Recreation Department. The properties' owners will continue to have access to park and recreation facilities and programming provided by Williamson County and the Town of Nolensville. No additional park and recreation facilities will be required in the event the subject parcel is developed.

VI. Road Maintenance:

Upon development of the subject properties the owner(s) shall be required to design and construct roads and associated improvements in accordance with Town standards and requirements. Upon acceptance of properly designed and constructed road improvements by the Town, the Town will provide routine maintenance of road improvements following the effective date of annexation.

VII. Planning and Codes Oversight:

The subject properties upon the effective date of annexation shall be located within the jurisdiction of the Town of Nolensville. Land development regulations including the Zoning Ordinance, Subdivision Regulations, Municipal Code, and other adopted standards shall be enforced. Development of the subject property shall be in accordance with Subdivision Regulations, Zoning Ordinance, Municipal Code, and other adopted regulations and requirements. Existing Town staff will provide administration and enforcement of said standards.

VIII. Future Zoning of Area:

The design and construction of public improvements in any new development located on the subject parcel will be provided at the property owner/developer expense in accordance with the current Town subdivision regulations and construction standards. On the effective date of annexation, the installation of new streets, curb and gutter sections, storm drainage facilities, street lighting, underground electrical service and other public improvements authorized by the Nolensville Municipal Planning Commission will be carried out by the property owner/developer at their expense in accordance with the Town's current subdivision regulations and construction standards. The final platting of lots, bonding of improvements, and future acceptance of improvements for perpetual maintenance shall be carried out in accordance with Town regulations and standards.

IX. Code Enforcement:

All plan review, permitting and inspection services now provided by the Town (building, plumbing, mechanical, gas, and other municipal codes and ordinances) will be administered on the subject parcel for all structures where a permit may be required after the effective date of annexation.

X. Public Library:

Residents of the annexed territory will have full access to the Williamson County Library located on Oldham Road.

XI. Natural Gas:

Gas service within the Town is provided by Atmos Energy under a franchise agreement with the Town. The extension of gas service into the annexed areas, if needed, will be done under the policies established by the provider, in accordance with the Franchise agreement.

XII. Electric Service:

The area to be annexed will receive electric service from Middle Tennessee Electric Service. Development of the subject territory will require the extension of electric service to serve the project at the expense of the property owner including the provision of street lighting within the development. Electrical services, including off-site improvements, will be designed and constructed in accordance with provider requirements and the Town of Nolensville, Tennessee Subdivision Regulations and Zoning Ordinance.

XIII. Refuse Collection:

The Town currently does not provide refuse service for residents and businesses. The property owner(s) will be responsible Property owners will be required to utilize private hauling services at their expense.

XIV. Street Lighting:

In all newly developed areas, all street lighting will be installed and maintained in compliance with current Subdivision Regulations and Zoning Ordinance of the Town of Nolensville. Streetlights for all existing roads will be installed in a manner consistent with current service delivery in the town limits and in accordance with provider requirements and standards.

RESOLVED, this 7th day of January 2027

_____
Halie Gallik, Mayor

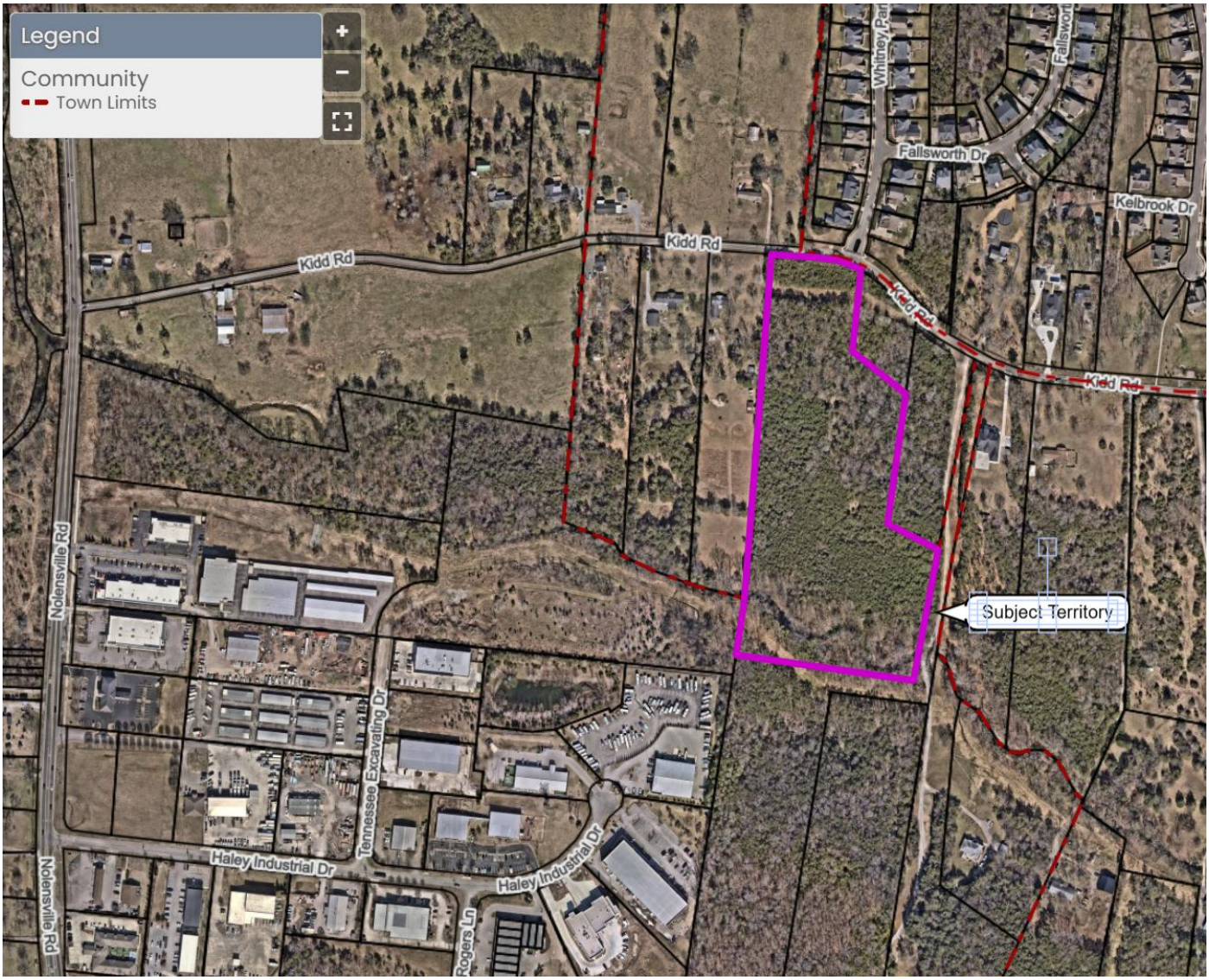
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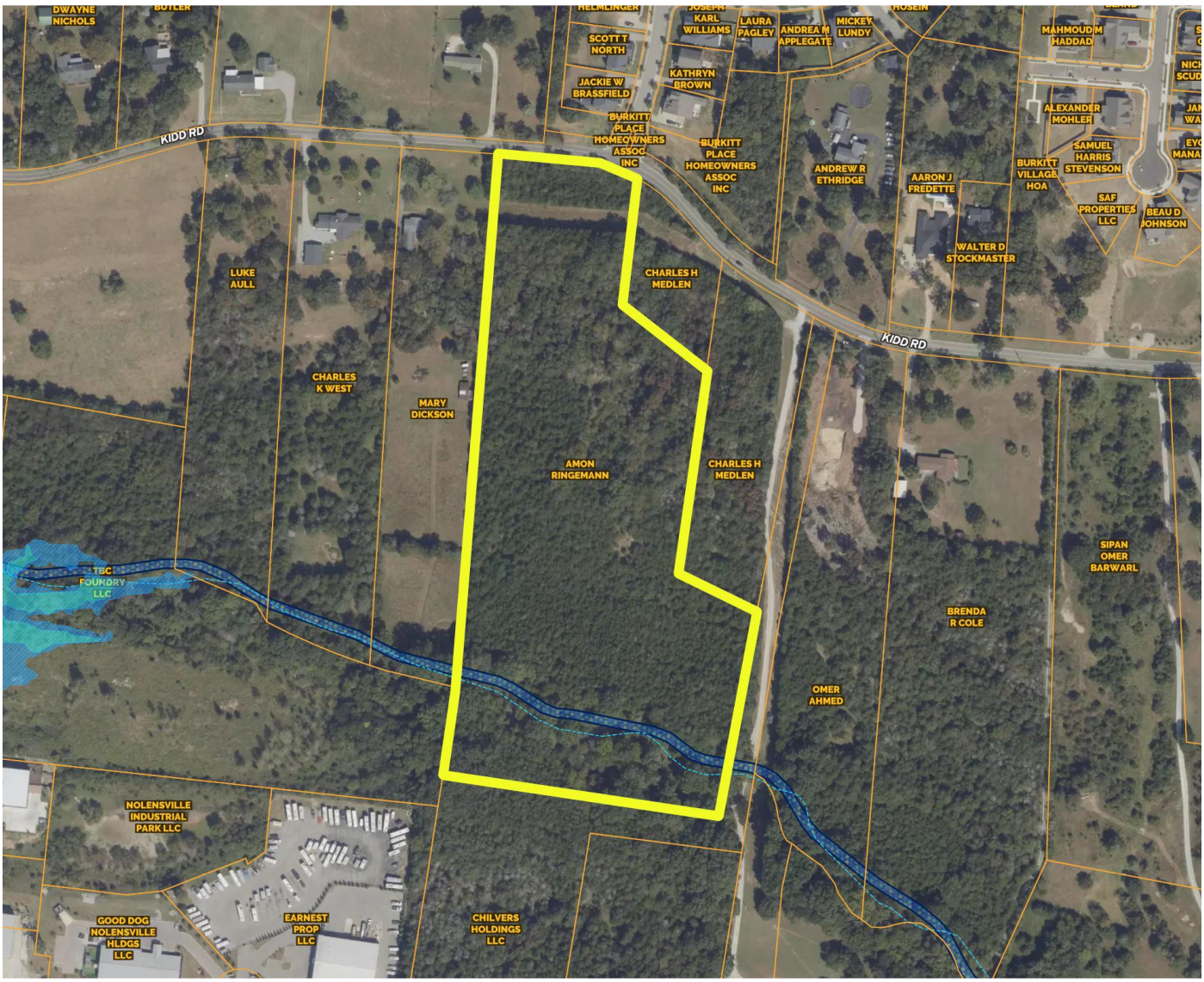
_____ Passed:_____
Montique Luster, Town Recorder

APPROVED AS TO LEGALITY AND FORM:

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Gino Marchetti Jr., Town Attorney

Res #26-105 Exhibit B: Site Maps




DWAYNE NICHOLS
KIDD RD
SCOTT T NORTH
JACKIE W BRASSFIELD
KARL WILLIAMS
LAURA PAGLEY
ANDREA M APPLEGATE
MICKEY LUNDY
KATHRYN BROWN
BURKITT PLACE HOMEOWNERS ASSOC INC
BURKITT PLACE HOMEOWNERS ASSOC INC
ANDREW R ETHRIDGE
AARON J FREDETTE
MAHMOUD M HADDAD
ALEXANDER MOHLER
SAMUEL HARRIS STEVENSON
BURKITT VILLAGE HOA
SAF PROPERTIES LLC
BEAU D JOHNSON
WALTER D STOCKMASTER
LUKE AULL
CHARLES H MEDLEN
KIDD RD
CHARLES K WEST
MARY DICKSON
AMON RINGEMANN
CHARLES H MEDLEN
SIPAN OMER BARWARL
TBC FOUNDRY LLC
BRENDA R COLE
OMER AHMED
NOLENSVILLE INDUSTRIAL PARK LLC
GOOD DOG NOLENSVILLE HLDGS LLC
EARNEST PROP LLC
CHILVERS HOLDINGS LLC