

Williamson County Growth Plan Update & Nolensville Urban Growth (UGB) Boundary Update

Coordinating Committee Meeting – August 29, 2023



Williamson County & Nolensville Population Changes (2000 to 2020)

	2000 Population	2010 Population	2000-2010 % Change	2020 Population	2010-2020 % Change
Williamson County	126,638	183,182	44.7%	247,726	35.2%
Town of Nolensville	2,790	5,861	110%	13,829	135.9%

Nolensville Population Forecast Next 20 years (2045)

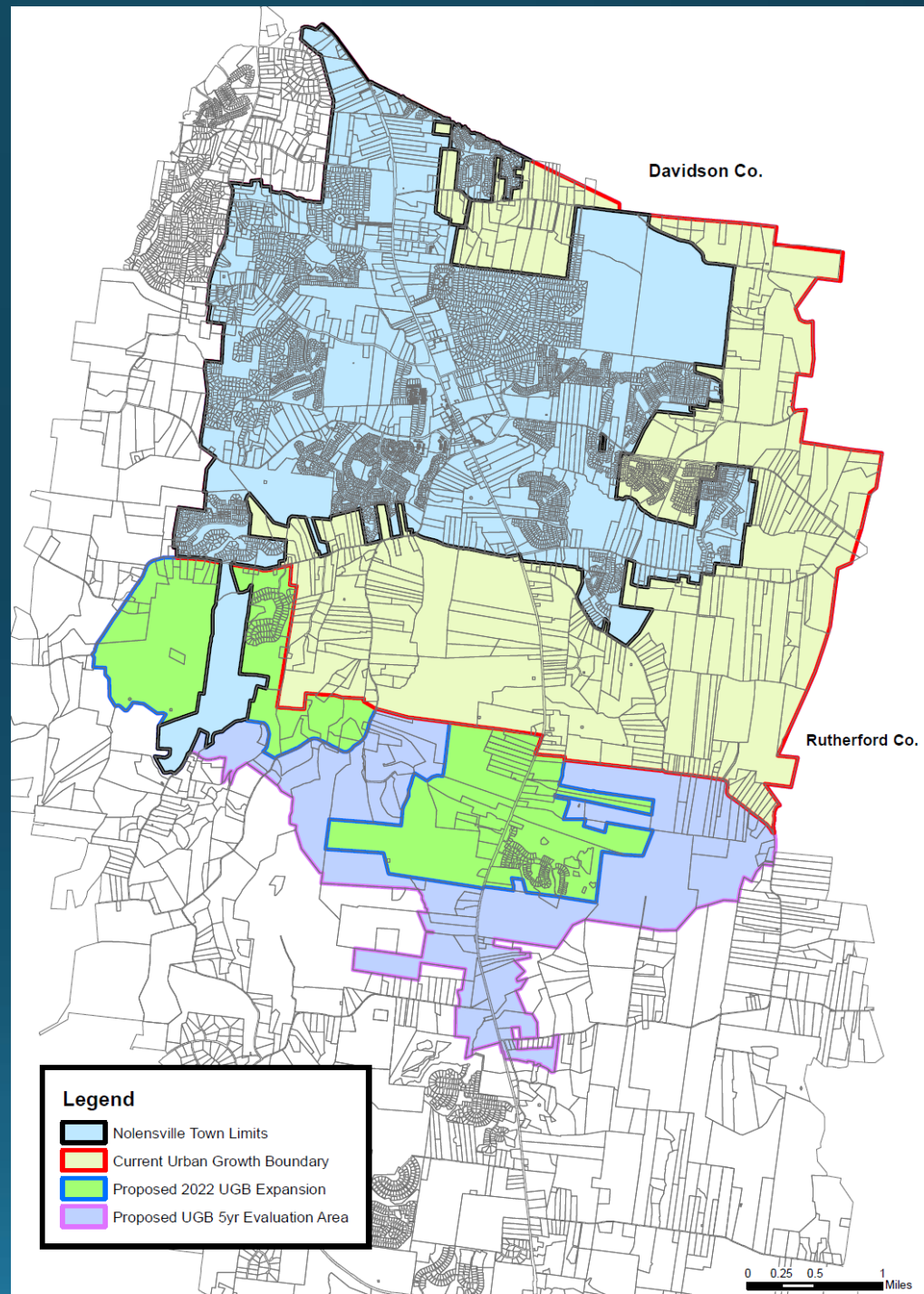
- University of Tennessee – 3% annual – 13,829 to 27,292
- Planning Consultant (STV) – 5% annual- 13,829 to 46,820
- Greater Nashville Regional Council – 7% annual- 13,829 to 65,556

How Nolensville Developed Proposed UGB Map Update

- What we considered:
 - Population and economic growth trends
 - Projected infrastructure availability (water, sewer, roads, etc.)
 - Public feedback
 - Need for additional land suitable for future growth to accommodate population and employment
 - Reasonably compact yet sufficiently sized to accommodate growth within the next 20 years
 - Contiguous to current UGB

Nolensville UGB Map Update – Dec. 9, 2021

- Approved by Planning Commission in November 2021
- Approved by Board of Commissioners in December 2021
- Discussed at Advisory Committee Meetings for last year – 2022/2023
- Shows both 2023 UGB revision area & proposed UGB 5yr evaluation area

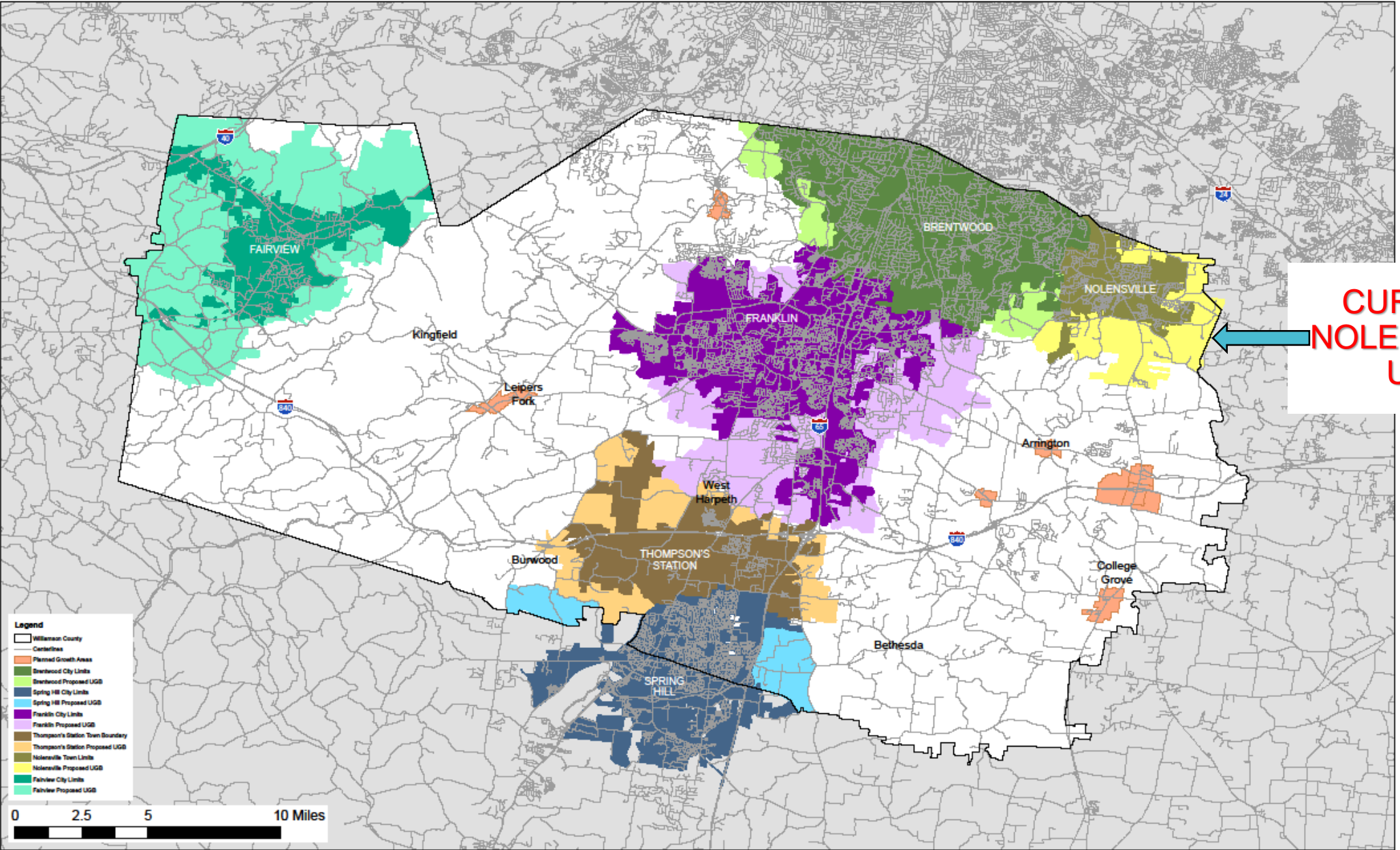


Nolensville UGB Map Update

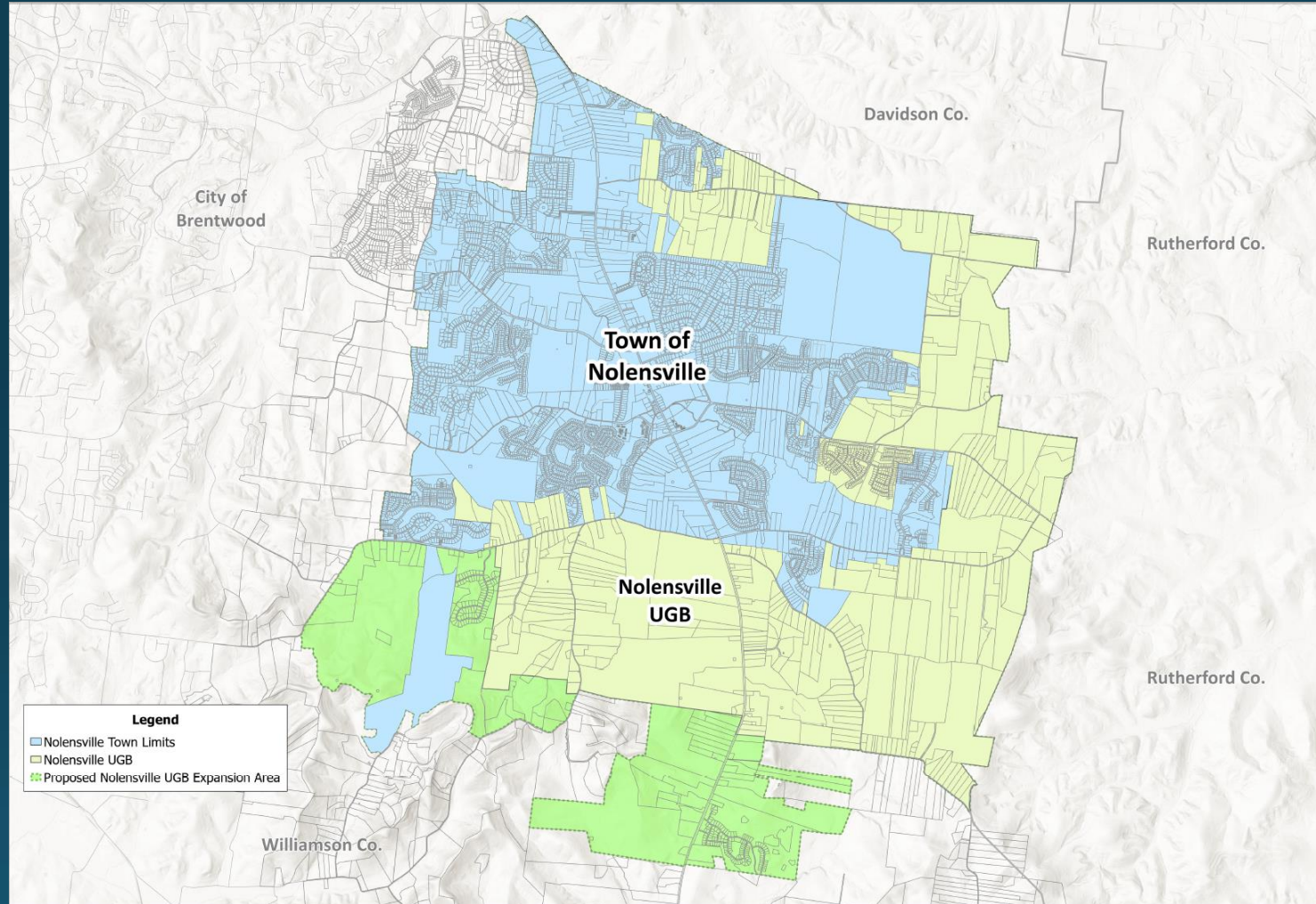
Community Input & Public Hearing Meetings

- Community Engagement Workshop – Thursday, June 29, 2023 – 6:30pm, Nolensville Townhall Chambers
- Planning Commission Public Hearing – Tuesday, July 11, 2023 – 6:30pm, Nolensville Townhall Chambers
- Board of Commissioners Public Hearing – Thursday, August 3, 2023 – 6:30pm, Nolensville Townhall Chambers

Williamson County, TN Proposed Urban Growth Boundaries & Planned Growth Areas



Nolensville Proposed Urban Growth Boundary Area Expansion Map Revision – 2023/2024

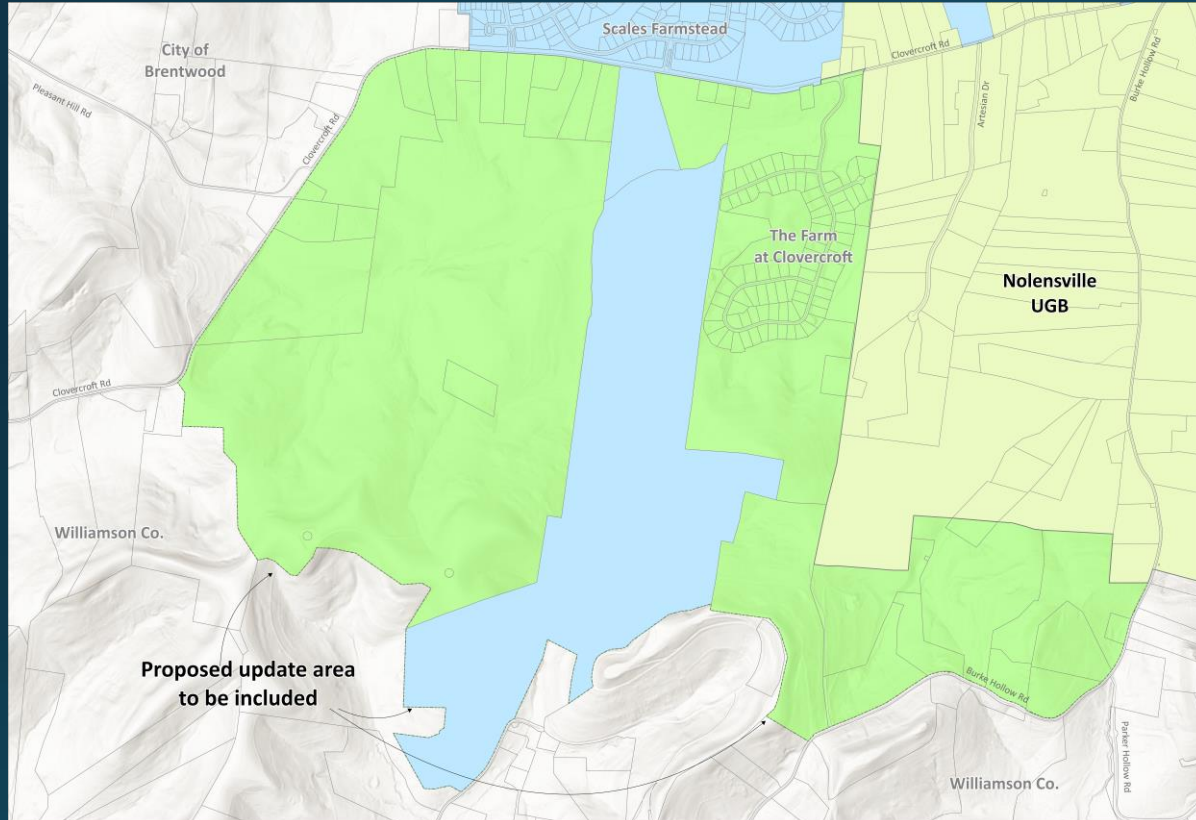


Nolensville Urban Growth Boundary



Town of Nolensville
Planning Department
GIS Services
June 29, 2023

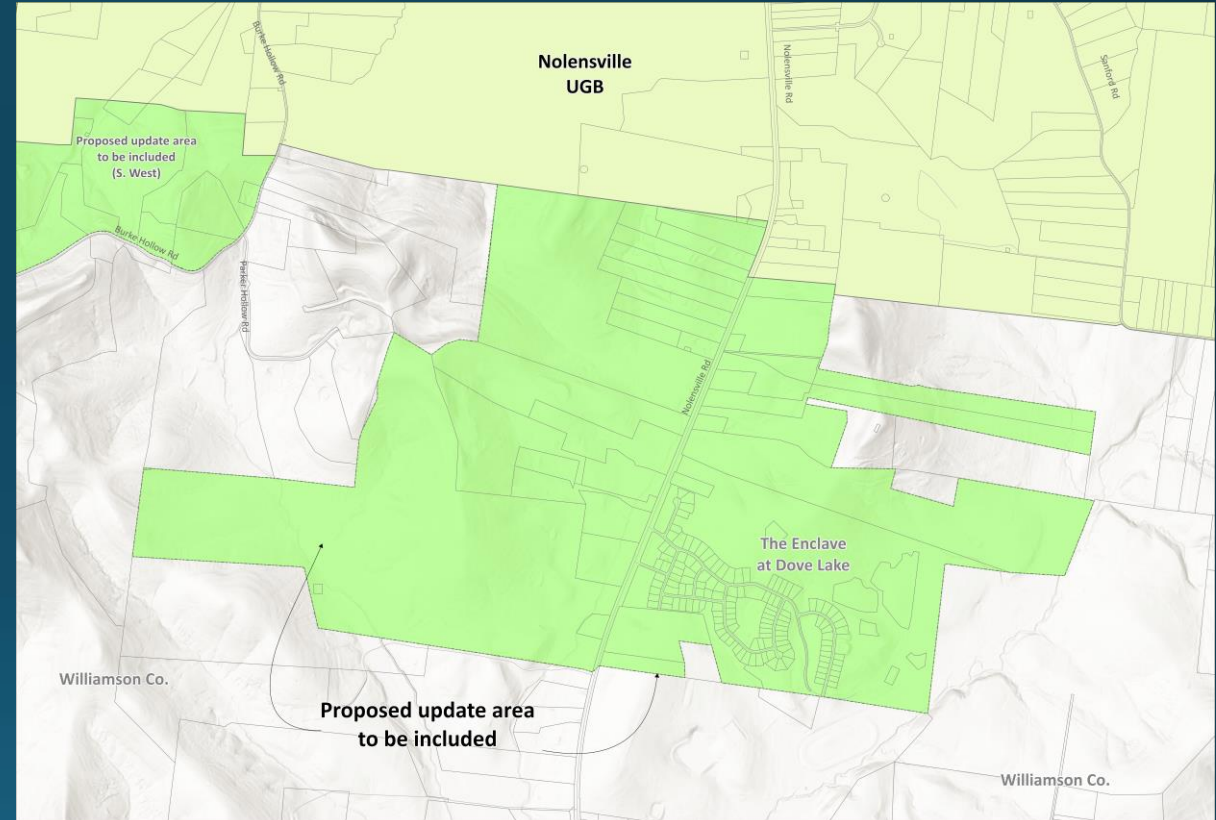
Urban Growth Boundary Expansion Update – 2023/2024



Nolensville Urban Growth Boundary - S. West



Town of Nolensville
Planning Department
GIS Services
June 29, 2023



Nolensville Urban Growth Boundary - South



Town of Nolensville
Planning Department
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Nolensville UGB Expansion Map By The Numbers

- Existing Town Boundaries are 10.4 square miles & 13,829 people as of the 2020 Census. Growth that has occurred since the 2020 Census has increased the population to somewhere between 15,000 and 16,000 people.
- Current UGB area in yellow is 8.4 square miles.
- Proposed UGB Expansion Area in green is 3.5 square miles
- If approved by the State (LGPAC) the Nolensville UGB area would increase in size from 8.4 square miles to 11.9 square miles

What the Nolensville UGB Expansion Area Will Not Do if approved

- This is not an annexation plan. Under Tennessee law (TCA) annexation only occurs at the request of the property owner.
- Your property tax will not change unless you request to be annexed into the Town boundaries.
- This will not change your address. Addressing is handled by the Post Office and would not be impacted by the adoption of a new Growth Plan.

Public Feedback & UGB Information

- You can send you feedback to Brent Schultz, Planning Director, Town of Nolensville @ bschultz@nolensvilletn.gov, or
- Fill out a form here tonight and leave them with Planning staff. We will forward on your comments to the Planning Commission and Board of Commissioners.
- For further information on the UGB, please go to the Town's website under the Planning Department at https://www.nolensvilletn.gov/departments/planning/urban_growth_boundary_expansion_project.php.

Public Comments Received

- Are you going to annex my property?
- Would being in the UGB change by school district?
- Why is a cemetery not being maintained that is adjacent to my property?
- Are my taxes going up?
- Who provides public services to our neighborhood and will that change?

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