

- 2340 Hillsboro Rd (Pet Vet's current location) is currently zoned SIC and I would like it to be included in the new Grassland Village Zoning District since it is already being utilized as a commercial use and its proximity to other properties that will be in the Grassland Village Zoning District
- 3.5 acres in front of Bobby Drive – Zoning??? Who has jurisdiction
- A community that supports and sustains more locally owned businesses
- Aging community
- Art galleries
- Better restaurants
- Community gathering area (amphitheatre, demonstration area/celebration)
- Controlled growth
- Dense development around commercial area – utilities (sewer)
- Development – integrity/density
- Fireworks/Christmas Tree tents
- Flood control and control and growth plan
- Future subdivisions should maintain 5 acre minimum
- Grassland Village will be a self sustaining community with local businesses, services
- Growing faster than resources → planned growth
- Growth, services

(...continued on next column)

- Hillsboro Rd – traffic issues solved before more commercial, then a plan needs to be in effect (i.e., road widened)
- Housing developments
- I think the pressure for Grassland to grow due to its appeal, schools, and location will be evident. With that in mind, a planned infrastructure of small businesses servicing area neighborhoods is and will be unique in this day of bigger and faster
- I would also like to request that a veterinary hospital that includes the kenneling of animals be added as a permitted use in the Grassland Village Zoning District
- Is growth a necessity
- Keep houses off hillsides
- Lack of restaurants, mini stores, assisting living across the street from Dr.'s office
- Limitations on commercial and non-residential development
- Limitations on the size of buildings (already <10,000 sq ft)
- Make Grassland an inclusive, family oriented, intergenerational self-contained community
- More retail shops
- More restaurant choices
- No apartments but nice condos ok (limited height 2 stories)
- Preserve open space/farmland

(...continued on next column)

- Preserved green space and limiting new development
- Properties 2253 Hillsboro Rd and 2406 Bethlehem Loop are currently zoned SIC and I am requesting them to be included in the Grassland Village Zoning District. I feel this is a valid request as these two addresses and the area they are within are surrounded by properties that will be included in the Grassland Village Zoning District
- Retail/Food
- Service – hardware store, sewer system
- Small hardware store
- Stay the way it is
- That is wouldn't grow too much, but that there would be a few more stores/services for those of us here
- Want designated commercial pockets
- We know Grassland will continue with some growth, however our vision for Grassland to keep its Village and ... ambiance
- We see Grassland as a self contained community with all amenities that you would need to not leave the Village
- We want a community that is for all, children through senior, with event that bring community together not so spread apart
- Wine store

reviewing the issues >>>

- Traffic*
- Infrastructure*
- Government Services*
- Land Use*
- Natural Resources*
- Design and Character*



Grassland Village

tonight >>>

Meeting Outline

- Brief Presentation
- Sticky Dot Exercise
- Review of Results
- Group Vision
- Group Goals

Meeting notes are available online for review at any time on the Williamson County web site. Go to <http://www.williamsoncounty-tn.gov/planning> and choose the Special Area Plans page.

For more information, contact:

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 615-790-5725

March 18, 2013 – 6:30 PM Public Workshop

Special Area Plan Public Involvement Meeting #2

Tonight, our focus is on ranking the issues identified during the January 31st meeting (located on the following pages). With the ranked issues, groups will work together to create a shared vision, and ultimately, a set of goals for the Grassland Village.

The Grassland Special Area Plan kicked off its first open house meeting on December 10, 2012. The purpose of the Open House was to provide a basic understanding

of the Planning Process involved in a Special Area Plan, as well as to give background as to why Grassland Village is undergoing a Special Area Plan.

On January 31st, Williamson County Planning Staff and the Grassland Citizen's Advisory Committee held the first public involvement meeting. During that meeting, attendees were asked

to list the issues they felt were most important for the future of the Grassland Village. The following pages include these lists of issues verbatim for your reference.



As part of the workshop activities, we ask that you review the issues on the following pages and vote for those which you feel are most important for your community.

Two dots will be given per category, with one additional wildcard dot provided for you to use on whatever issue you like. Staff will tally the outcomes and combine similar issues as necessary.



Government Services, Traffic, and Infrastructure Issues >>>

- 2 lanes Hillsboro → Old Hillsboro – L Lane signal/lane
- A calm organized widening in the road will be something to be proud of
- A Village where traffic and sewage flows freely and openly – preferably not together
- Bethlehem Loop & Hillsboro Road
- Better flow of traffic
- Bike lanes a plus
- Branch of Williamson County Library
- Bumper Cars
- Bus Rapid Transit → Nashville ← Provisions for
- Can amend about widening and how it will impact Village
- Cartwright watershed and clean up issues to be made asset not liability
- Connect recreation with Village
- Connections from neighborhoods to Battlewood St. and other signs
- Connectivity of neighborhoods and commercial areas → sidewalks/bike lanes separated by green space from traffic
- Dense development around commercial area – utilities (sewer)
- Emergency Services
- Emergency services – substation for police
- Emergency services in the footprint
- Grassland Village is a “cut through”
- Growing faster than resources → planned growth
- Growth, services
- Hillsboro Rd – traffic issues solved before more commercial, then a plan needs to be in effect (i.e., road widened)
- Improve traffic situation before approving new residential development
- Infrastructure comes first
- Keep Foxwood Lane a dead end
- Parks/Access to the River
- Pedestrian Access (sidewalks, nature trails, safer crossings, crosswalks)
- People can safely walk and bicycle from place to place
- Planning and improvement of Hillsboro Rd has to be carefully thought out to provide effective and safe traffic flow through Grassland as well as in and around
- Preserve and expand recreational space
- Preserve parks school area
- R Lane → out Battlewood from Hillsboro
- Road widening
- School traffic
- Service – hardware store, sewer system
- Sewer and septic capacity/availability are major issues
- Sewer available
- Sewerage
- Sewers
- Sidewalks, trails, bike lanes
- Soccer fields
- Speed limit control measures
- Timing of Battlewood St/Hillsboro Rd light
- Traffic
- Traffic
- Traffic: car, bike, and pedestrian, specifically turn lane
- Traffic congestions – continuing sewer lines to Sneed Forest and others without it - some kind of better drainage when rains are heavy
- Traffic Hillsboro Pike
- Traffic in and out of Harpeth Gymnastics
- Transportation – mass transit – Franklin & Nashville
- Turn L out of Bobby Dr and Harpeth Hills
- Turn Lanes
- Turning lane arrow going North to Hillsboro on Old Hillsboro
- Turning lane North Hillsboro to Old Hillsboro
- Walking and cyclists trail between park –River Rest – Grassland – Battlewood commercial Area – services access
- Walking availability, sidewalks
- Walking trail between schools and commercial areas
- Walking trails
- Walking trails
- We want to keep our sense of safety with emergency services readily available
- We would like to see the parks and recreational facilities more active

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Natural Resources, and Design and Character Issues >>>

- A Village that has preserved its personality of a quaint community with locally owned businesses that inspire community involvement and Gathering
- Access to Harpeth River (canoes)
- Attractive to young families
- Cartwright watershed and clean up issues to be made asset not liability
- Centralized parking
- Clean up and maintain attractive and ... business properties (no junk ... , abandoned buildings, or environmental ...)
- Cleanliness
- Commercial needs to be kept small (sq footage defined – no big box)
- Community gathering area (amphitheatre, demonstration area/celebration)
- Connect recreation within Village
- Connecting to open space, balance access
- Connectivity of neighborhoods and commercial areas → sidewalks/bike lanes separated by green space from traffic
- Designate permanent green spaces, especially on commercial boundaries
- Development – integrity/density
- Development on the top of hills – hilltop plan in Character Plan
- Evolve into a “Greener Grassland” – that is, businesses adopt energy efficient and environmental sensitive practices (lighting, air quality, noise pollution)
- Flood control
- Flood control
- Flood control and control and plan growth
- Future subdivisions should maintain 5 acre minimum
- Green spaces
- Integrity of Harpeth River preserved and improved
- Keep houses off hillsides
- Limitation on the size of buildings (already <10,000 sq ft)
- Looks like a Village; good streetscape between commercial area and schools
- More updated look to the area, some retail merchants have been here forever with no aesthetic changes, it looks all thrown together and not well planned
- No apartments but nice condos ok (limited height 2 stories)
- Parking placement is important
- Parks/Access to the river
- Preservation of personality
- Preserve open space/farmland
- Preserve open space, vegetation, character of area
- Preserved green space and limiting new development
- Preserving and designating green space, would like to see restrictions on hunting/shooting near residential areas
- Quality look, buildings landscaping/overall architectural design
- Real defined Village of Grassland: a unique character i.e., The Good Cup (small neighborhood feel)
- River flooding – drainage – Cartwright Creek
- Save hillsides and trees
- Signage: design, size, placement to be done with good planning
- The look of the businesses
- Traffic congestions - continuing sewer lines to Sneed Forest and others without it...some kind of better drainage when rains are heavy
- Village identity, cohesive architecture, common theme, community collaboration
- Village shopping “character” continual
- Walking trail between schools and commercial areas
- We know Grassland will continue with some growth, however our vision for Grassland to keep its Village and ... ambiance
- We’d like maintain the small town feel – preserving green spaces and enhancing local history
- Where businesses have maintained an inviting “feel” with a ... architectural style
- Zoning guidelines create a local feel

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