



GRASSLAND VILLAGE SPECIAL AREA PLAN

Williamson County Planning Department
1320 West Main Street
Franklin, Tennessee
37064

Plan Review and Recap

How did we get here?

Vision Statement

Goals

Tonight's Focus:

Draft Objectives

Plan Concepts

Opportunity for Questions and Feedback



- Ryan Bennett

- Deb Dreves

- Joe Harkins

- Kathleen Kunkel

- Michael Myers

- Jack Walton

County Commissioner, 7th District

- Mary Brockman

County Commissioner, 8th District

- Susan Bradfield

- Mike Franks

- Robbin Holland

- Gavin Moon

- Greg Davis

County Commissioner, 7th District

- Ernie Williams

County Commissioner, 8th District



PLAN REVIEW



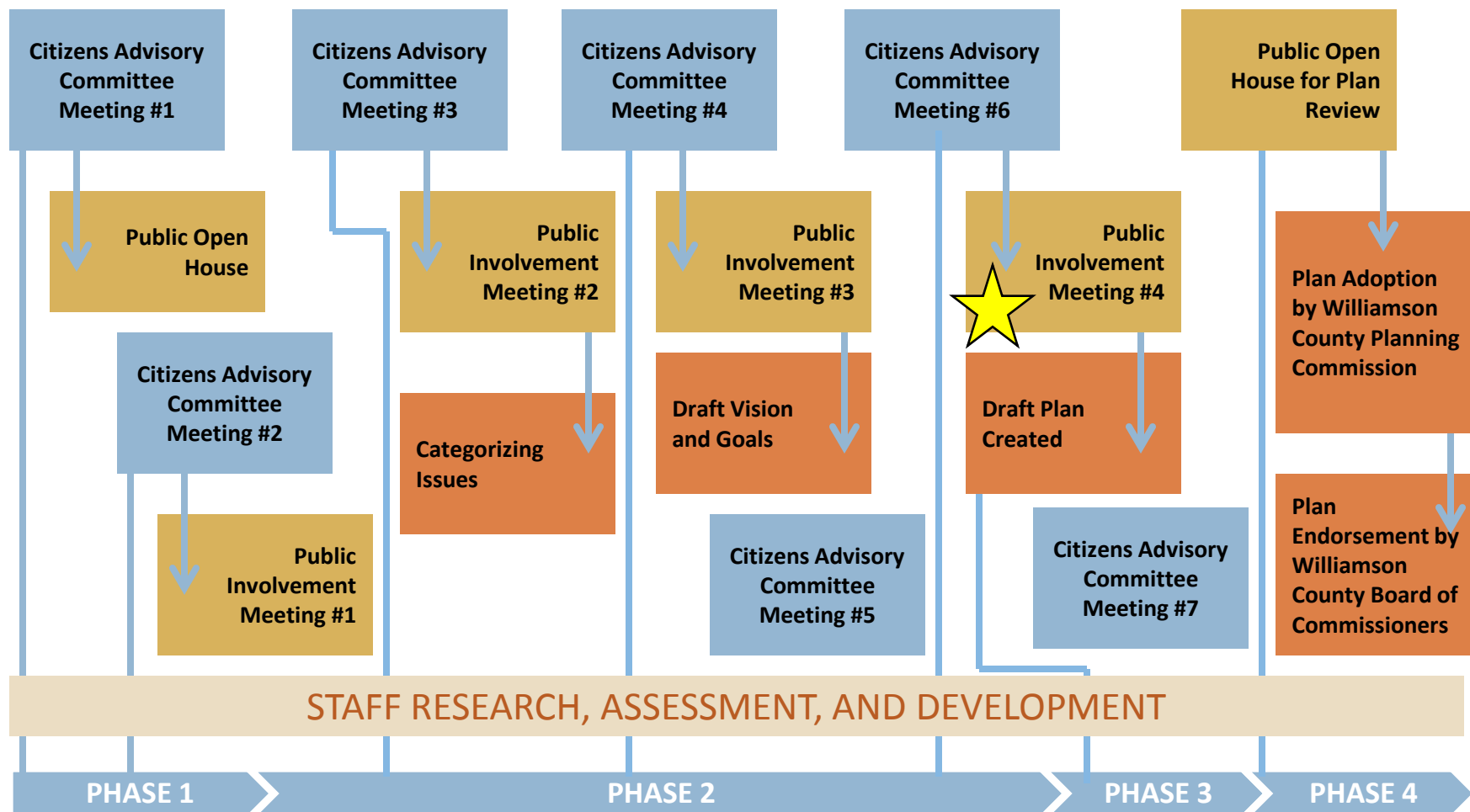
Phase One: Research,
Inventory, Assessment

Phase Two: Issue Identification,
Vision, Goals, Objectives

Phase Three: Creation and
Presentation of Draft Plan

Phase Four: Adoption and
Endorsement of Plan





- Citizens Advisory Committee
- Public Involvement Opportunities
- Williamson County Planning Staff



DECEMBER 10, 2012

OPEN HOUSE

- Opportunity to meet Staff and Citizens Advisory Committee Members
- Gain a general understanding of what a Special Area Plan is and the process for developing such a plan

Staff emphasized the importance of community involvement as a vital aspect of the planning process.



Number of
Attendees

59

JANUARY 31, 2013

1st PUBLIC INVOLVEMENT MEETING

- Sought public involvement and comment through visioning exercises:
 - In your opinion, what are the most important Planning, Preservation, and Development issues facing the Grassland Village?
 - What is your Vision for the Grassland Village over the next twenty years?

Results typed verbatim and posted on the web.



Number of
Attendees

64

MARCH 18, 2013

2ND PUBLIC INVOLVEMENT MEETING

- Using sticky dots to vote, the public ranked issues identified at the previous public meeting based on level of importance. The following themes emerged:
 - Vehicular Traffic Issues
 - Pedestrian Issues
 - Planned Infrastructure
 - Neighborhood-Serving Businesses
 - Limitations to Building Sizes
 - Preserving Green Spaces
 - Connectivity
- Group Visioning Exercise to draft concepts for the Vision Statement and Goals

Results were scanned and draft responses were typed verbatim and posted on the Williamson County web site.



Number of
Attendees

54

JUNE 4, 2013

3RD PUBLIC INVOLVEMENT MEETING

- Presentation of Draft Vision Statement and Draft Goals
- Sought public involvement and comment through visioning exercises:
 - Using color-coded images of different types of development, those in attendance were then asked to color a blank map of the Grassland Village based on the type of development they felt was most appropriate.
 - A survey was also made available to delve further into the opinions regarding appropriate development.



Number of
Attendees

45

VISION

Based on information obtained during a number of Public Involvement Meetings, the Grassland Village Vision Statement was developed by Planning Staff and approved by both the Citizens Advisory Committee and the Public at the June 4, 2013 meeting.



The Vision Statement, which applies to the Village as a whole, is as follows:

The Grassland Village will be a vibrant, walkable, mixed-use community comprised of distinct sub-areas, each with their own unique character, woven together through unifying streetscape and common design elements, and linked to surrounding neighborhoods by a safe and efficient network of roads, sidewalks, and trails.

Compatible new development will create and sustain a unique character in the Village and will provide an expanded array of community-scaled businesses and services to meet the daily needs of the surrounding community.

Important natural resources, such as stream corridors and forested hillsides will coexist with new development, preserving sensitive environmental features and aesthetic amenities.



GOALS AND DRAFT OBJECTIVES

Based on information obtained during a number of Public Involvement Meetings, the Grassland Village Goals were developed by Planning Staff and approved by the Citizens Advisory Committee at the June 4, 2013 meeting.

The following Draft Objectives are specific, measurable steps that can be taken to help achieve the goals. They apply to the Village as a whole.



PROMOTE A VARIETY OF COMPLIMENTARY LAND USES THAT REINFORCE THE DESIRED VILLAGE CHARACTER

OBJECTIVE 1

Create a tailored set of development standards to ensure that new development is compatible with the desired character of the Village. These standards should:

- Create four distinct and separate “Character Areas” within the Village that are designated through similar development patterns and use types; helping to ensure that these areas develop according to the Vision and recommendations of this Plan;
- Identify appropriate land uses (i.e., retail, office, single-family residential, etc); and
- Help preserve the integrity of residential neighborhoods.



ENCOURAGE COMPATIBLE NEW DEVELOPMENT THAT PROVIDES AN EXPANDED ARRAY OF NEIGHBORHOOD-SERVING BUSINESSES AND HELPS CREATE AN ECONOMICALLY VIBRANT, PEDESTRIAN-FRIENDLY ENVIRONMENT

OBJECTIVE 1

Development standards should promote opportunities for a range of retail, restaurant and service uses within areas designated as commercial nodes.

OBJECTIVE 2

Infill development that helps establish the desired character should be encouraged within commercial nodes.

OBJECTIVE 3

Development standards should require the provision of pedestrian amenities on or adjacent to a new development site.



DISCOURAGE LAND USES THAT WOULD DETRACT FROM THE DESIRED CHARACTER OF THE VILLAGE

OBJECTIVE 1

Development standards should prohibit land uses that are not consistent with the character of the Village.

OBJECTIVE 2

Development standards should protect surrounding residential neighborhoods from adverse impacts of new development.



CAREFULLY INTEGRATE NEW DEVELOPMENT WITH ENVIRONMENTALLY SENSITIVE AREAS TO PROTECT THESE IMPORTANT RESOURCES AND TO PROVIDE RECREATIONAL AMENITIES WHERE FEASIBLE

OBJECTIVE 1

Development standards should address the protection of natural resources and the preservation of open space.

OBJECTIVE 2

New development should be encouraged on environmentally-suitable land within commercial nodes, thereby relieving development pressure on hillsides and other environmentally sensitive areas.



CREATE A UNIQUE AND UNIFYING IMAGE FOR THE VILLAGE

OBJECTIVE 1

Create gateway entrances into the Village through the use of distinctive signage, landscaping and other elements to provide a sense of identity and arrival into the Village.

OBJECTIVE 2

Create an overall streetscape plan for the Village and identify specific opportunities for improvements.

OBJECTIVE 3

Development standards should promote a degree of uniformity in signage within the Village, while allowing for appropriate design flexibility.

OBJECTIVE 4

Consider the creation of a Village Association to promote cooperation between citizens and the business community and to work to implement streetscape improvements, the construction of greenways and trails, and other Village-wide initiatives.



ENSURE THAT NEW DEVELOPMENT IS COMPATIBLE WITH DESIRED VILLAGE CHARACTER

OBJECTIVE 1

Create a tailored set of development standards to ensure that new development is compatible with the desired character of the Village. These standards should:

- Help ensure that the distinct Character Areas within the Village develop according to the Vision and recommendations of this Plan;
- Include standards that address building setbacks, scale, massing, lighting and other elements that are fundamental to establishing the character of development;
- The community should create a set of “best practices” for new development that illustrates the design features that are consistent with the desired character of the Village; and
- Help preserve the integrity of residential neighborhoods.



CREATE AN ATMOSPHERE WITHIN THE VILLAGE THAT IS SAFE AND INVITING FOR PEDESTRIAN ACTIVITY

OBJECTIVE 1:

Pursue the development of pedestrian and bicycle amenities, such as sidewalks, bike lanes and trails, through community initiatives and in conjunction with new development projects.

OBJECTIVE 2

Engage in discussions with current land owners regarding the possibility of constructing a trail network connecting schools, recreational areas, commercial nodes and surrounding neighborhoods.



PRESERVE THE VILLAGE'S VALUABLE NATURAL RESOURCES AND PROMOTE THE RETENTION OF OPEN SPACE

OBJECTIVE 1:

Development standards should incorporate enhanced criteria for natural resource protection, while also promoting environmentally-friendly development practices.

OBJECTIVE 2

Development standards should include appropriate provisions for the retention of open space in conjunction with new development.



IMPROVE THE SAFETY AND EFFICIENCY OF VEHICULAR TRAFFIC WITHIN THE VILLAGE

OBJECTIVE 1

Create an overall traffic/access management plan for the Village to identify strategic roadway improvements (which may include road realignments, turn lanes in key locations, signalization opportunities and appropriate traffic calming measures), and to create standards that ensure the safety and efficiency of new driveway entrances along Hillsboro Road.

OBJECTIVE 2

Minimize conflicts among auto, bicycle, and pedestrian users within the Village.

OBJECTIVE 3

Development standards should provide incentives to encourage shared parking and access drives in order to lessen traffic impacts on Hillsboro Road.



IMPROVE THE SAFETY AND EFFICIENCY OF VEHICULAR TRAFFIC WITHIN THE VILLAGE (Continued...)

OBJECTIVE 4

Identify existing driveways that are inefficient and/or unsafe and work to correct those problems.

OBJECTIVE 5

Encourage new development along Hillsboro Road to gain access from side streets where feasible, in lieu of direct access to Hillsboro Road.

OBJECTIVE 6

Work with the Tennessee Department of Transportation (TDOT) to ensure that speed limits are appropriate within the Village.



CREATE STRONG CONNECTIONS FOR PEDESTRIANS AND BICYCLISTS BETWEEN VARIOUS ACTIVITY CENTERS WITHIN THE VILLAGE AND TO SURROUNDING NEIGHBORHOODS

OBJECTIVE 1

Create an overall traffic/access management plan for the Village which will identify/evaluate opportunities to construct sidewalks and bike lanes where appropriate and feasible.

OBJECTIVE 2

Consider the construction of permanent crosswalk facilities at key locations on Hillsboro Road and Manley Lane.

OBJECTIVE 3

Construct a multi-use greenway/trail network connecting commercial and recreation nodes to surrounding neighborhoods.



PURSUE WASTEWATER SOLUTIONS TO ADDRESS CURRENT LIMITATIONS AND DEFICIENCIES, AS WELL AS TO SUPPORT NEW DEVELOPMENT THAT IS CONSISTENT WITH THE VISION FOR THE FUTURE OF THE VILLAGE

OBJECTIVE 1

Engage in discussions with the sewer provider(s) in the area to explore ways to improve the existing systems serving the area.

OBJECTIVE 2

New development should only be permitted where adequate public water, sewer/septic and other infrastructure is available or planned.



CHARACTER AREAS

Based on information obtained during a number of Public Involvement Meetings, the concepts and recommendations for the Character Areas within the Grassland Village Goals were developed by Planning Staff and approved by the Citizens Advisory Committee.

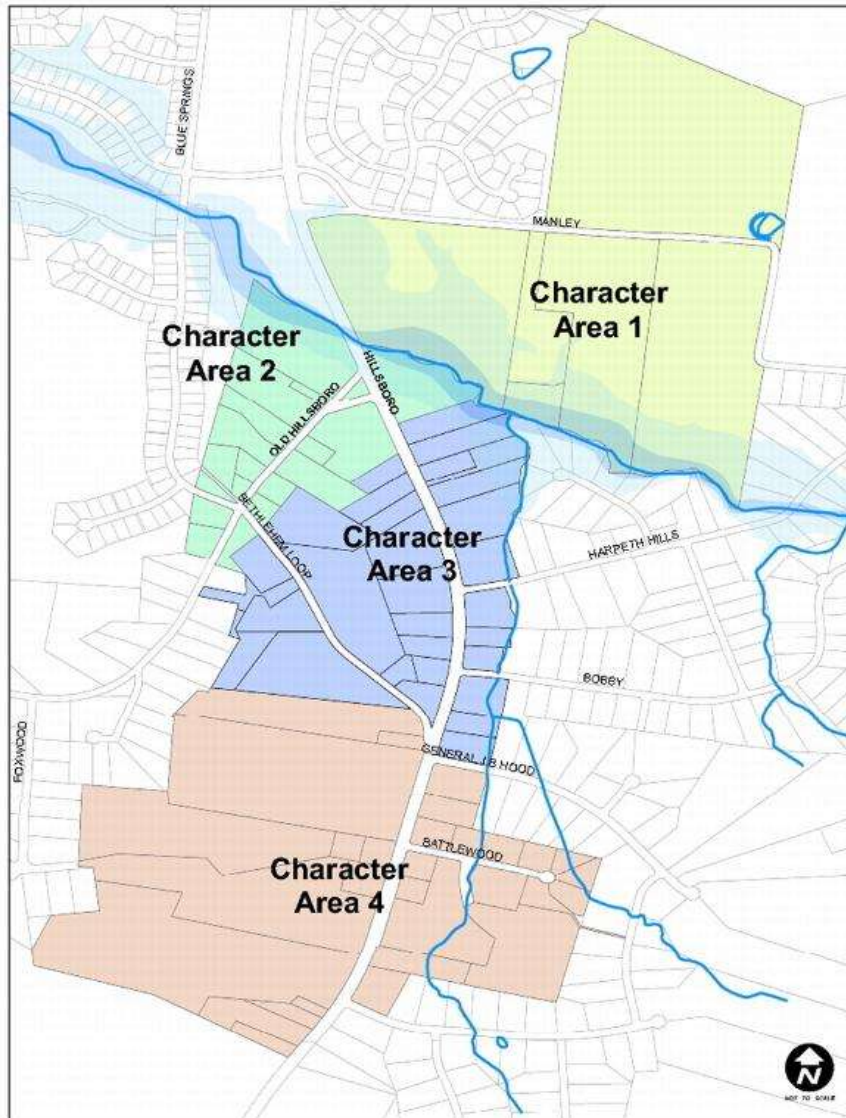


A Character Area is a sub-area within the Grassland Village created for the purposes of the Plan in recognition of the unique qualities and characteristics of these areas.

Dividing the Village into Character Areas allows us to supplement the overall Vision, Goals, and Objectives for the Village with recommendations that are more specific and that are tailored to a particular part of the Village.

The boundaries and recommendations for these areas were determined based largely on citizen feedback.

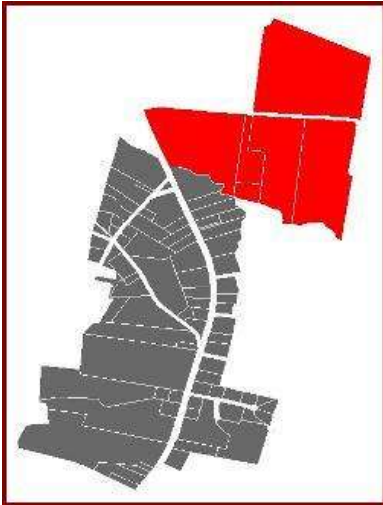




There are four Character Areas that make up the Grassland Village.

Each area has its own set of corresponding recommendations that work together with Village-wide Goals and Objectives to achieve the Vision for the Village.





RECOMMENDATIONS

- Future development should be in keeping with the established character of the area and should expand upon the existing array of public, institutional, and community uses.
- Parcels should remain large with low densities to protect the natural resources and enhance the beauty of Grassland's natural hillsides and scenic views.
- Construction of an amphitheatre on the northernmost parcel of Character Area 1 is recommended to serve as a community gathering space.



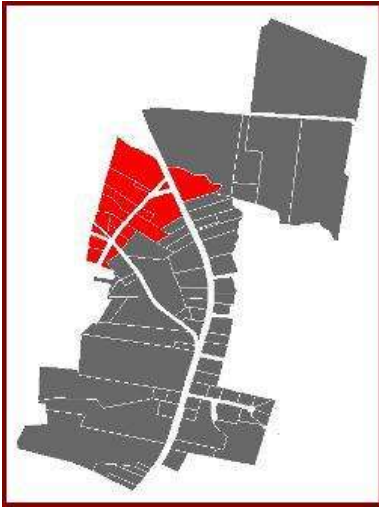


**Character Area 1
Proposed Improvement Map**

The map to the left depicts the proposed improvements to this area for pedestrian and vehicular amenities.

Please note that these improvements are shown conceptually only and that exact locations of improvements may change.





RECOMMENDATIONS

- Appropriate land uses include neighborhood-scaled retail shops, restaurants, service uses, and single-family residential uses.
- New buildings should be located relatively close to Old Hillsboro Road, have pitched roofs, and be limited to two stories in height.
- Parcels that front Hillsboro Road should be considered “anchors” to the neighborhood commercial district along Old Hillsboro Road. As such, it is recommended that these anchors be developed at a slightly larger scale.
- Parking to the side or rear of the building is generally preferred, and shared parking should be encouraged whenever feasible.
- The intersection of Old Hillsboro and Hillsboro Roads should be designated as the Northern Gateway Entrance into the Grassland Village, while the intersection of Old Hillsboro and Bethlehem Loop Roads should be designated as the Western Gateway Entrance. This can be accomplished through use of distinctive signage, landscaping or other elements.

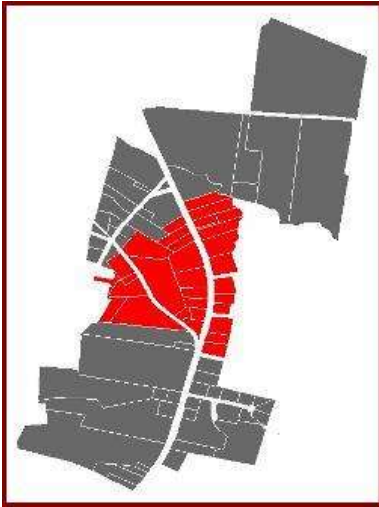




**Character Area 2
Proposed Improvement Map**

The map to the left depicts the proposed improvements to this area for pedestrian and vehicular amenities.

Please note that these improvements are shown conceptually only and that exact locations of improvements may change.



RECOMMENDATIONS

- Appropriate land uses primarily include single-family residences, townhomes, churches, schools, and passive parks.
- Parking to the rear or side of the building is generally preferred, and shared parking should be encouraged whenever feasible.
- Architectural elements of new development should compliment the established character.





**Character Area 3
Proposed Improvement Map**

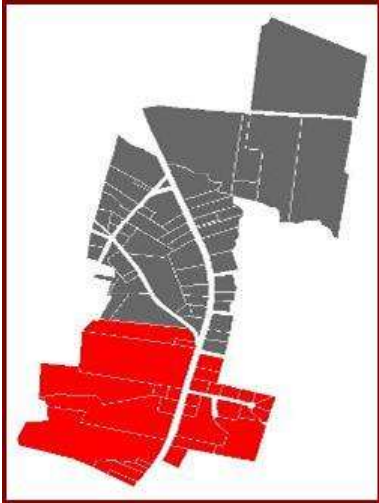
- Sidewalk
- Trail Network
- - - Potential Road Realignment



The map to the left depicts the proposed improvements to this area for pedestrian and vehicular amenities.

Please note that these improvements are shown conceptually only and that exact locations of improvements may change.





RECOMMENDATIONS

- Appropriate land uses primarily include retail shops, restaurants, offices, and service uses.
- New infill buildings should be constructed on vacant or under-utilized parcels, creating a more compact, pedestrian oriented commercial environment.
- Parking to the rear or side of the building is generally preferred, and shared parking should be encouraged whenever feasible.
- New development should be concentrated in environmentally suitable areas, thereby preserving steep slopes and hillsides which serve as an aesthetic amenity and important buffer between commercial and residential areas.
- The intersection of General NB Forrest Drive and Hillsboro Road should be designated as the Southern Entrance into the Grassland Village through the use of distinctive signage, landscaping, or other elements.





**Character Area 4
Proposed Improvement Map**

The map to the left depicts the proposed improvements to this area for pedestrian and vehicular amenities.

Please note that these improvements are shown conceptually only and that exact locations of improvements may change.

COMMENTS AND FEEDBACK

Please feel free to review this information further and ask questions at the station set up to your right.





Williamson County's website

www.williamson-tn.org/planning



Facebook

www.facebook.com/grasslandplan



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