

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.

