



TRIUNE

SPECIAL AREA PLAN

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CHAPTER 1: INTRODUCTION

INTRODUCTION TO THE TRIUNE SPECIAL AREA PLAN

The Triune Special Area Plan outlines the County's and the Triune community's long-term policies with respect to future land uses, design and character issues, and infrastructure and accessibility needs. Based upon extensive input and involvement from the Triune Community, the Plan articulates a shared vision for Triune's future and identifies specific goals and objectives that are designed to help achieve that vision.

The Plan addresses three key topics that are of primary importance to the future of the Triune area. These topics include Land Use and Historic Preservation; Design, Character and Natural Resources; and Infrastructure and Government Services. The goals and objectives related to these topics provide the foundation for the Plan and provide direction regarding how these issues should be addressed in order for the Triune area to reach its full potential.

As a public policy document, the Plan should be utilized in several ways. First, it should be used by public decision-makers in the creation of implementation tools, including tailored zoning standards for Triune, designed to help ensure that new development will conform to the vision outlined in the Plan. Secondly, the Plan can be used as a guide for making decisions regarding investments in infrastructure, public facilities and amenities. Finally, the Plan should be used by citizens, property owners and business owners as a guide for making private-sector decisions related to development on individual properties as well as cooperative efforts for the betterment of the area as a whole.



Residents, property owners, business owners, County staff and elected and appointed officials, were among the wide variety of stakeholders who shaped the development of the Plan through their input and participation. All of these stakeholders have a shared interest in preserving and enhancing the area's unique character and economic vitality. Therefore, the Plan should be used by each of these groups as a guide for making and coordinating decisions regarding future development and improvements within the area.

RELATIONSHIP TO THE COMPREHENSIVE PLAN

The Williamson County Comprehensive Land Use Plan, which was adopted in the fall of 2007, serves as the primary policy document related to the future growth and development of the unincorporated County. Among many other things, the Comprehensive Plan makes recommendations regarding future land use patterns and suggests appropriate land uses and types of development for various parts of the County. Because the County's Comprehensive Plan deals with a very large geographic area, its recommendations related to future land use and development patterns are necessarily broad and somewhat generalized in nature. However, the Comprehensive Plan also recognizes that there are certain areas of the unincorporated County where the land use and/or development complexities are such that a more detailed level of planning

is necessary. To that end, the Comprehensive Plan recommends that a Special Area Plan be prepared for four distinct communities, including Triune. Upon adoption, the Triune Special Area Plan will become a part of the Comprehensive Land Use Plan.

PLAN OVERVIEW

The Triune Special Area Plan is organized into six Chapters. In addition to this Introduction chapter, the Plan contains the following:

Chapter 2: Planning Process

This Chapter outlines the process that was utilized in the development of the Plan, including the following:

- Background and Existing Conditions Research
- Development of the Citizens' Advisory Committee
- Public Involvement Meetings
- Development of Plan
- Approval Process

Chapter 3: Inventory and Assessment

This Chapter contains a summary of the research and analysis that served as the initial foundation for the development of the Plan. It includes a brief narrative on the history of Triune as well as a detailed analysis of the area's natural and environmental features, existing land use patterns, infrastructure, and community facilities.

Chapter 4: Key Themes and Plan Categories

This Chapter summarizes the major themes that emerged from the many public involvement meetings that occurred during the planning process. These major themes, which represent the most common ideas and concerns expressed by the community, became the foundation upon which the Plan's Vision Statement and Goals and Objectives were created. The Major Themes are as follows:

- Retain the rural character of the community
- Preserve open space and natural resources
- Preserve historic resources and properties
- Provide an expanded array of neighborhood-serving businesses and services
- Limit the size of new development and ensure a high level of design quality
- Ensure adequate infrastructure is in place to support future development
- Improve recreational/transportation opportunities for pedestrians, bicyclists and equestrians

This Chapter also outlines the three categories that were identified early in the planning process (based on the many issues raised by the community) and which became the major focus of the Plan's Vision, Goals, and Objectives. The Plan Categories are as follows:

- Land Use and Historic Preservation
- Design, Character, and Natural Resources
- Infrastructure and Government Services

Chapter 5: Vision, Goals and Objectives

This Chapter includes an overall Vision Statement for Triune as well as a series of Goals and Objectives related to:

- Land Use and Historic Preservation
- Design, Character and Natural Resources
- Infrastructure and Government Services

Chapter 6: Character Areas

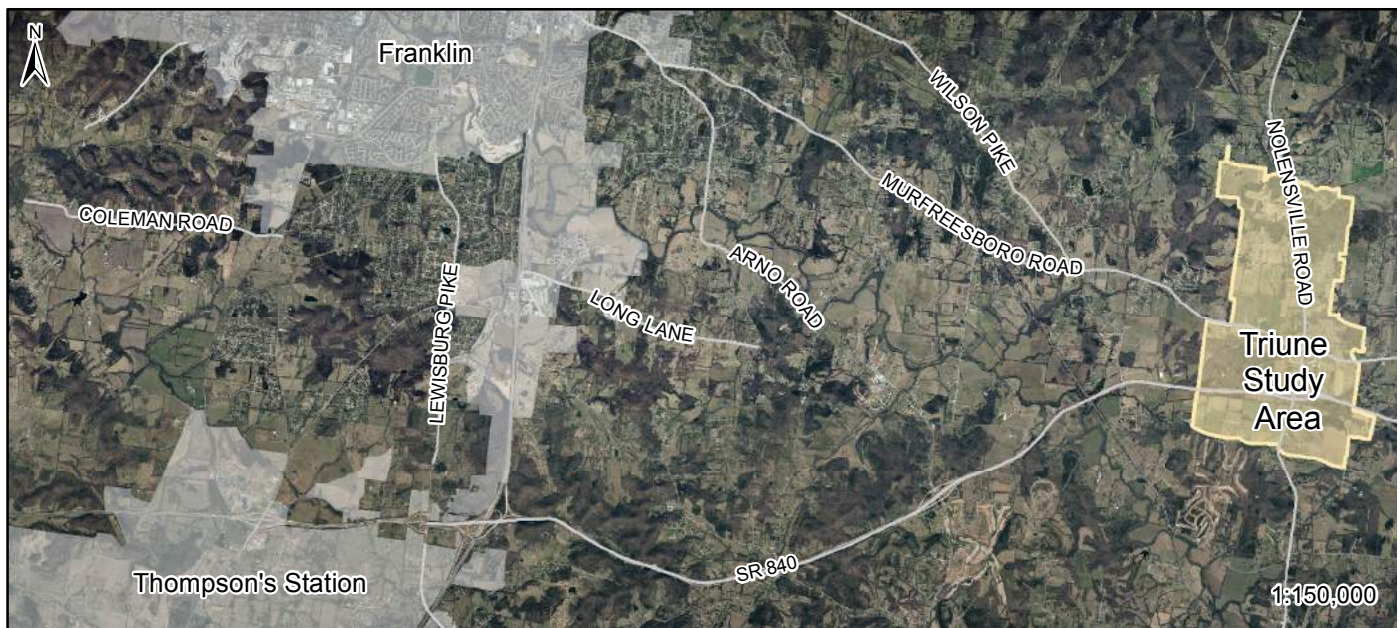
This Chapter outlines the four Character Areas within Triune that were created in recognition of the unique values and characteristics that these areas possess. This allows the overall Vision, Goals and Objectives from Chapter 5 to be supplemented with recommendations for each Character Area that as much more detailed and specific.

Chapter 7: Implementation

This Chapter touches upon Plan implementation and discusses the roles that citizens and public decision-makers should play in bringing the Plan to fruition.

STUDY AREA

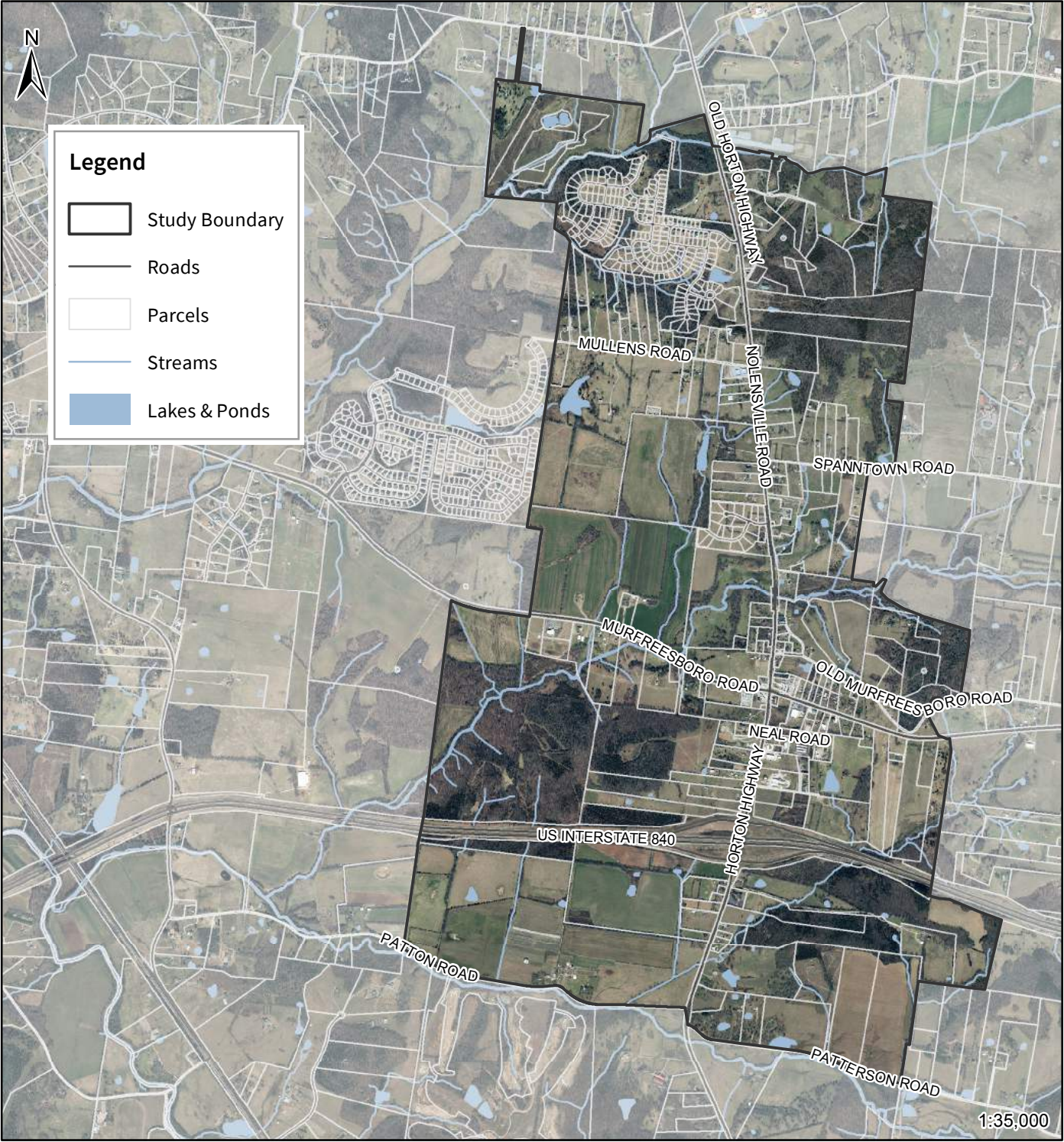
The study area for this Plan encompasses approximately 3,501 acres in east-central Williamson County and coincides with Planned Growth Area-5 (PGA-5) as outlined in the Williamson County Growth Plan. The study area consists of approximately 448 parcels, and is home to approximately 1,000 people and 27 businesses. The location and boundary of the Triune study area are illustrated in the maps that follow.



Triune Special Area Plan
Study Area Boundary



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Triune Special Area Plan
Study Area Boundary



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CHAPTER 2: PLANNING PROCESS

INTRODUCTION

The planning process for the Triune Special Area Plan included a number of key planning phases, with a strong emphasis on public participation and involvement. Multiple stakeholders were involved throughout the process, ensuring the Plan was inclusive of the community's ideas and preferences. The Plan was prepared in close consultation with the Triune Citizens' Advisory Committee, which served as a sounding board throughout the process and helped to reconcile the various points of view in the community.

This Chapter describes the planning process from beginning to end, including the initial research conducted by Staff, the development of the Citizens' Advisory Committee, the public involvement meetings, and the drafting and development of the Plan itself.

PLANNING PHASES

Phase 1: Background and Existing Conditions Research

The data collected in this Phase provided Staff, the Citizens' Advisory Committee, and the public with a greater understanding of Triune's historical development pattern and existing conditions. This allowed for more well-informed decisions throughout the planning process. The research conducted during this phase included a historic summary as well as a detailed analysis of Triune's environmental and natural resources, land use patterns, transportation and infrastructure facilities, and community facilities and amenities. This information is summarized in Chapter 3 of the Plan.

Phase 2: Development of the Citizens' Advisory Committee

To assist with the development of the Plan, a group of residents, business owners, and civic leaders was assembled to form a Citizens' Advisory Committee. This Committee represented a variety of interests in the area and was instrumental in creating the Plan. In addition, the Citizens' Advisory Committee served as an important liaison between Staff and the public and was helpful in reconciling the various viewpoints that arose during the Public Involvement Phase. A listing of Citizens' Advisory Committee members appears in the Acknowledgments chapter at the beginning of this Plan.

Phase 3: Public Involvement Meetings

The planning process included extensive community participation in the form of an Open House information session and four Public Involvement meetings. The ideas and preferences expressed by the community during these meetings formed the foundation upon which the Plan was built. Each meeting was designed to encourage those attending to articulate their desires and preferences for the community.



The first meeting, an Open House information session, was the starting point for the public's involvement with the Plan. The Open House consisted of an introductory look into the Special Area Plan process, and was designed to provide the community with an understanding of the basic elements of a Special Area Plan, a summary of historical and existing conditions, and how the Plan fits into the overall comprehensive planning efforts of the County.



Following the Open House meeting, the first public involvement meeting was held. That meeting gave Staff another opportunity to inform the public of the Plan's purpose and how the Plan would fit into the overall comprehensive planning efforts undertaken by the County. Additionally, this meeting allowed members of the public to identify what they saw as the most important issues and concerns facing the community and to articulate their desires for Triune's future. These issues were further developed later in the public involvement process. The responses provided by those in attendance at this meeting can be found in Appendix A.

The second meeting was geared toward providing the public with an opportunity to further explore and elaborate upon the issues and opportunities raised at the first meeting. Citizens were asked to rank the issues identified at the previous meeting in terms of their importance and to develop draft Vision Statements that reflected their desires for the future of the Village. The final exercise asked the participants to create a draft set of Goals that would help to achieve the Vision Statements they developed. The results of these exercises can be found in Appendix B.

The third public involvement meeting was designed to solicit feedback from the community regarding a draft Vision Statement and set of Goals that Staff, in conjunction with the Citizens' Advisory Committee, developed based upon the input received during the first two meetings. Staff also presented a set of draft Objectives, aimed at providing specific steps for achieving the Vision and Goals.



At the fourth public involvement meeting, Staff presented specific recommendations for the four distinct Character Areas within Triune that were identified based upon their unique characteristics. Staff also presented information regarding the overall structure of the Plan, and highlighted how public involvement helped to shape the Plan. This meeting served as an opportunity for final thoughts and feedback from the Citizens' Advisory Committee and the public.

The final public meeting will be formatted as an Open House and will serve as an opportunity to present the Triune Special Area Plan as a complete document. Materials from each of the previous public meetings will be made available for viewing, illustrating how public involvement helped shape the Plan's development throughout the process.

Phase 4: Development of the Plan

Upon completion of an extensive public involvement phase, and with a full understanding of the unique issues confronting the Triune Area and the values of the community, Staff developed a draft Plan for review by the Citizens' Advisory Committee and the public. The Plan will be presented to both the Planning Commission and Board of County Commissioners as part of the approval and adoption process.



CHAPTER 3: INVENTORY AND ASSESSMENT

INTRODUCTION

Before the public involvement and plan development phases were initiated, it was crucial for Staff to gain an understanding of the history and current conditions of the Triune area. Staff members from the Williamson County Planning Department spent several months conducting research regarding various aspects of Triune. In addition to understanding the historical context of the community, Staff set out to develop a current assessment and inventory of such features as:

- Existing Land Uses
- Natural and Historic Resources
- Transportation and Infrastructure
- Community Facilities

The following sections describe a summary of the data collected in this phase of the Plan and describe the context in which each feature exists. While described separately, all of the information provided contributes to the whole of Triune and its environs.



HISTORICAL BACKGROUND

Triune was formerly known as Nelsonville, Flemingsburg, and Hardeman's Crossroads. In 1845, it was changed to Triune, named after the Methodist church. It was a wealthy section of Williamson County, containing large, slave-owning plantations, schools, and churches, and known for its cultured and educated upper class residents. Prior to the Civil War, the population of Triune was roughly 160 people¹. While no major Civil War battles were fought in Triune, approximately 15 minor clashes between Confederate and Union soldiers took place on Triune soil.

Amongst several private properties in Triune lie Triune's earthworks, which provided shelter and safety for Confederate troops during the Civil War. Triune served as a crucial location during the War, providing a halfway point for troops between Franklin and Murfreesboro². Local historians credit the various property owners for maintaining the integrity of the earthworks, shown in the photo, to modern times.



The Triune earthworks. Photo provided by Gregory L Wade.

Triune has a rich history of education, with its early residents being some of the most educated in Williamson County. Prior to the Civil War, Triune supported four separate brick boarding schools. Triune or Porter's Female Academy and Harpeth Union Academy were for females while Hardeman Academy and Arrington Academy were for males, with the latter opening to both genders in 1865. The Bostick Female Academy was funded by Dr. Jonathan Bostick, who bequeathed money to the school after his passing in 1872. He wished to replace the Porter's Female Academy, which was burned by Union troops during the Civil War. The structure that housed the Bostick Female Academy still exists on Horton Highway and was listed in 1982 on the National Register of Historic Places.

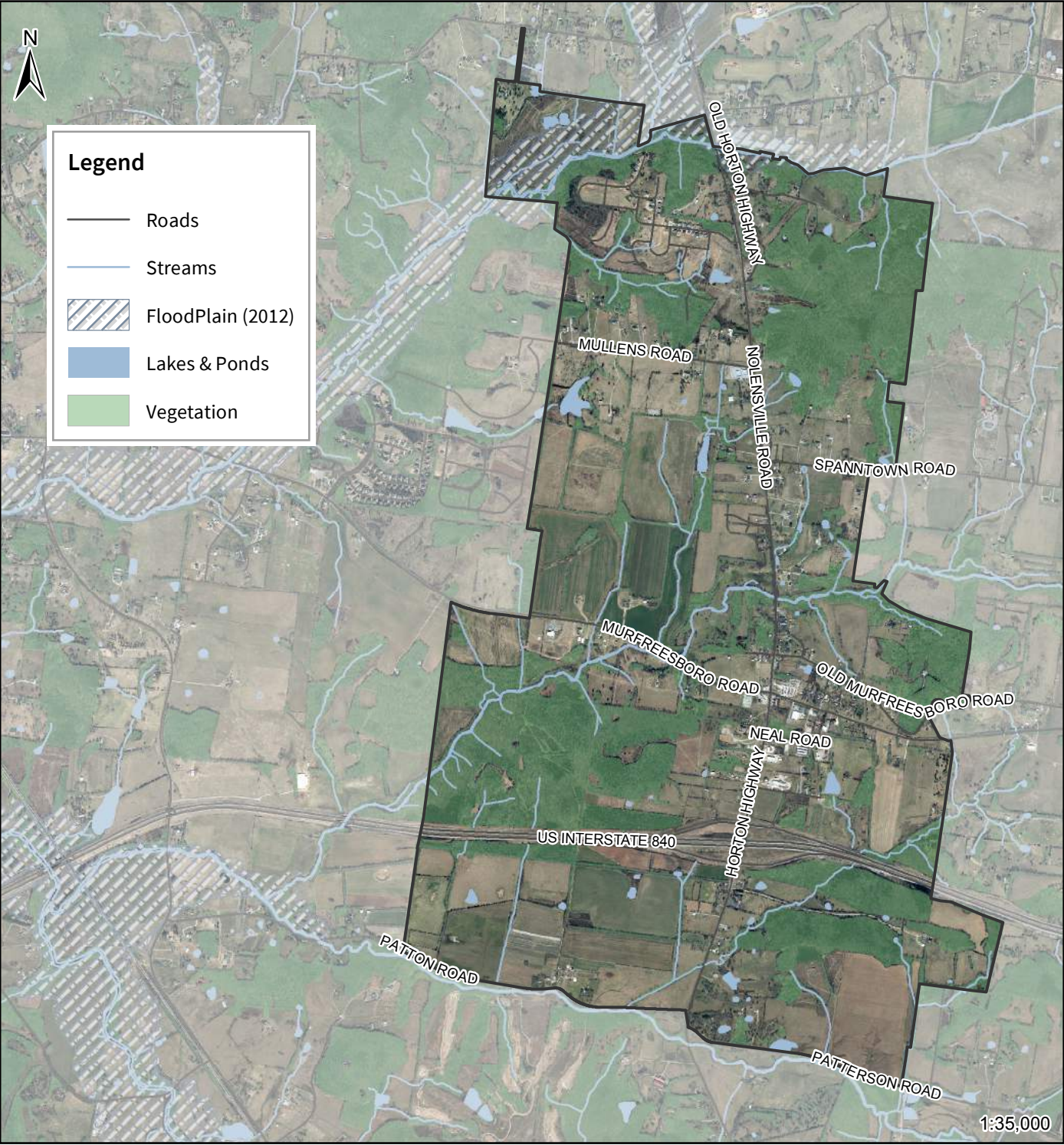
ENVIRONMENTAL AND NATURAL RESOURCES ASSESSMENT

Triune contains a rich variety of natural and environmental resources, which are considered valuable assets to the community. While sections of the study area contain moderate and steep slopes, the majority of the study area contains minimal to no slopes.

Existing tree cover was calculated to be approximately 1,112 acres in total, which accounts for approximately 31% of the study area. While no major rivers are located within the study area boundary, multiple streams and ponds are present. Only a small portion of the study area is located within the 100-year floodplain.

1. Warwick, Richard. *Triune: Two Centuries at the Crossroads*. Franklin, TN: Williamson County Historical Society, Heritage Foundation of Franklin and Williamson County, 2004.

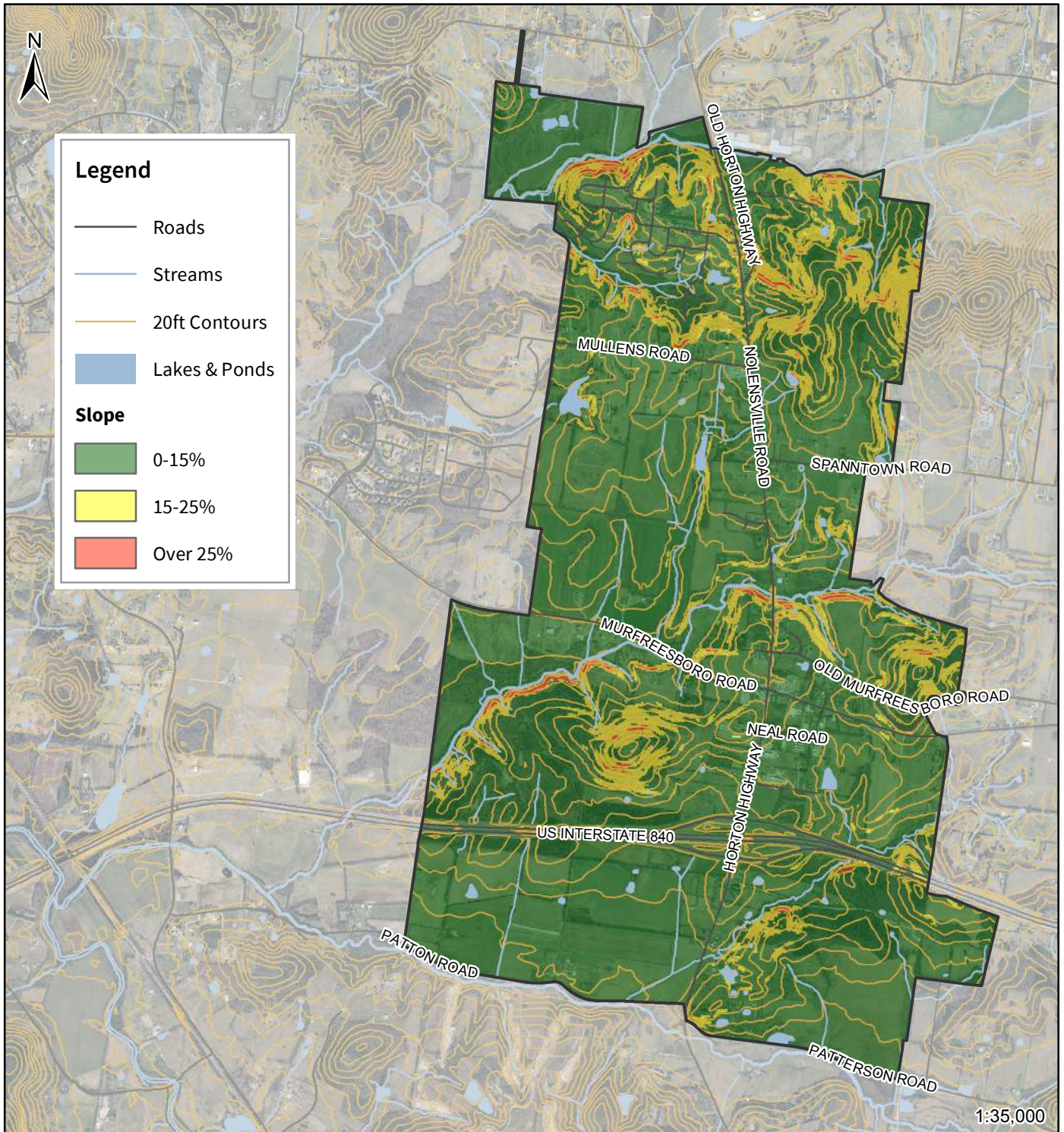
2. Gilfillan, Kelly. "Triune Earthworks Tour a Rare Treat for Civil War Enthusiasts." March 02, 2014. Accessed October 01, 2018. <https://franklinhomepage.com/triune-earthworks-tour-a-rare-treat-for-civil-war-enthusiasts/>.



Triune Special Area Plan
Natural Resources Overview



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Triune Special Area Plan Topography



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LAND USE INVENTORY AND ASSESSMENT

The Triune study area contains approximately 497 parcels and an area of approximately 3,415 acres. Based on a land use inventory undertaken by County Planning Staff, land use data has been summarized in two categories: land use by parcels and land use by acreage. The following chart illustrates this information.

Existing Land Use within the Triune Study Area				
Land Use	Total Parcels	Percent of Total Use	Total Acreage	Percent of Total Acreage
Agricultural	11	2.2	413.52	12.1
Commercial	18	3.6	82.93	2.4
Fraternal	1	0.2	7.33	0.2
Governmental	2	0.4	3.41	0.1
Industrial	6	1.2	18.80	0.6
Religious	6	1.2	23.29	0.7
Residential	407	81.9	1211.79	35.5
Utilities	4	0.8	2.31	0.1
Vacant	42	8.5	1652.03	48.4

Single-Family Residential

The most predominant land use in the study area, based on the land use inventory, is single-family residential housing, which exists on 407 parcels totaling approximately 1,212 acres. Single-family residential housing occupies 82% of the lots within the study area, but only consumes 36% of the acreage. It is important to note that the majority of these single-family residential parcels are located within the Arrington Retreat subdivision.

Vacant

Many properties in the Triune area remain undeveloped in 2018. Along with agricultural uses, these undeveloped properties contribute greatly to the rural character of Triune. In total, there are 42 undeveloped properties within the study area and these vacant parcels account for approximately ½ (1,652 acres) of the land area.

Agricultural

Active agricultural uses, which include the growing of crops and the raising of livestock, are located on 11 parcels comprising approximately 414 acres.

Commercial

Commercial uses within the study area are largely concentrated between Interstate 840 and Highway 96E. Commercial uses within the study area are found on 18 parcels totaling approximately 83 acres. When examined in the context of the Triune area, this makes up 4.1% of the total land uses and 3.6% of the total acreage.

Utility

Parcels that fall under this category represent land owned by the various utility companies that serve the Triune community. There are only four parcels that currently fall under this category. The entire area is contained within the Nolensville College Grove Utility District, as demonstrated by the Utilities Map.

TRANSPORTATION AND INFRASTRUCTURE INVENTORY AND ASSESSMENT

The road network for the Triune study area includes several arterial roads along with multiple collector and local roads. The nature of these roads, and the capacities to which they were designed, vary greatly. Some were designed for servicing local residents and businesses, while others provide access to other points in Williamson County and the surrounding region.

See the chart on the following page for a listing of all roads within the study area and their classifications, function and speeds.



Road Classification for the Triune Study Area				
Road Name	Arterial	Collector	Local	Freeway/ Expressway
BAYBERRY COURT			X	
BOBWHITE TRAIL			X	
BOSTIC ROAD			X	
BURNING TREE FARMS ROAD			X	
CRESCENT MOON CIRCLE			X	
EMERSON HILL ROAD			X	
FRENCH RIVER ROAD			X	
FULLERTON LANE			X	
GRASSHOPPER COURT			X	
GREAT ANGELICA WAY			X	
HORTON HIGHWAY	X			
MALACHI LANE			X	
MULLENS ROAD			X	
MURFREESBORO ROAD	X			
NEAL ROAD			X	
NOLENSVILLE ROAD	X			
OLD HORTON HIGHWAY			X	
OLD MURFREESBORO ROAD			X	
PASTORAL WAY			X	
PATTERSON ROAD		X		
PATTON ROAD			X	
RIVERA COURT			X	
ROCK CRESS ROAD			X	
SCHWEITZER PLACE			X	
SECRET MOUNTAIN PASS			X	
SEDONA WOODS TRAIL			X	
SIERRA POINT			X	
SPANNTOWN ROAD			X	
SWEET FERN DRIVE			X	
US INTERSTATE 840				X
WATERBRIDGE DRIVE			X	

Major Arterials and Interstate

The study area is serviced by two arterial roads, including Horton Highway/Nolensville Road (U.S. 31-A) and Murfreesboro Road (U.S. 96). Interstate 840 runs through the study area, providing access to Rutherford County and the western section of Williamson County. Posted speed limits along these routes range from 40 mph to 55 mph for the arterials and 70 mph on I-840.

Intersections and Access

There are two major intersections contained within the study area, the I-840 interchange with Horton Highway and the Horton Highway/Murfreesboro Road intersection. The latter intersection is a four-way stop and marks the center focal point of Triune. In addition to these two intersections, there are nine local roads that take access onto Horton Highway.

The only collector road in Triune is Patterson Road, which extends from Horton Highway eastward into Rutherford County.

There are 25 local roads in the study area. Many of these are contained within the Arrington Retreat subdivision. Other local roads are intended primarily for access to collector and arterial roads.

Water and Sewer

Water to the Triune area is provided by the Nolensville/College Grove Utility District. Sewer service, beyond the use of traditional septic systems, is currently not available in the study area. In addition, the use of septic systems is limited on some properties within the study area due to a lack of suitable soils.



Photo supplied by members of the Triune Riding Club.

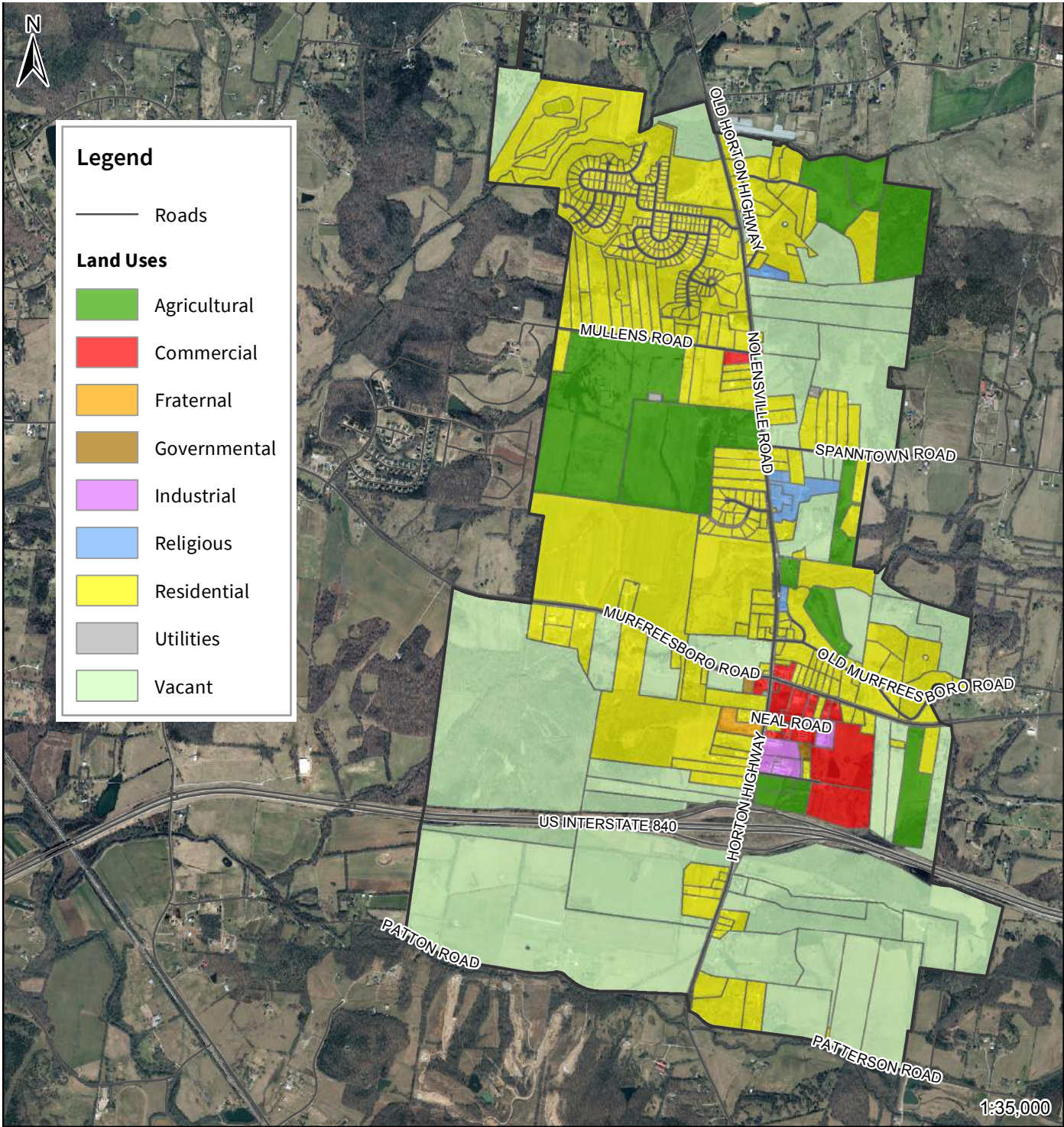
COMMUNITY FACILITIES INVENTORY AND ASSESSMENT

Schools

While Triune has a rich history of education and boasted several schools in its founding times, there are no schools currently operating in the area. The Bostick School, listed on the National Register for Historic Places, has been converted to a single-family residence and is owned privately.

Recreation, Education and Social Facilities

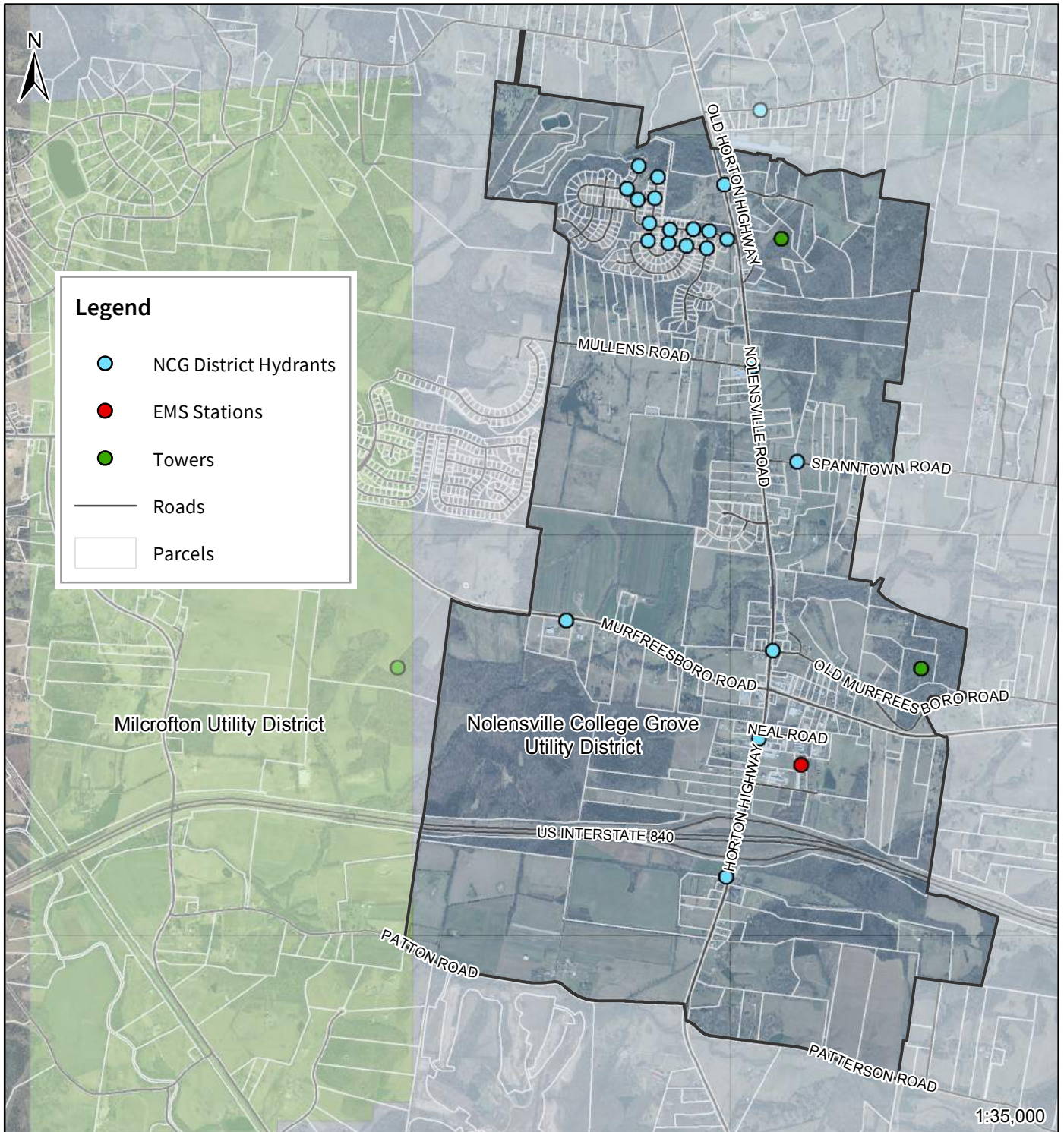
The Triune Community Center is located in the study area, just south of the Murfreesboro Road and Horton Highway intersection. The Center offers a gathering space for the community and contains a riding arena in the rear of the property. The Community Center hosts the Triune Riding Club, which is the oldest saddle club in Tennessee, having been founded in 1962.



Triune Special Area Plan
Existing Land Uses



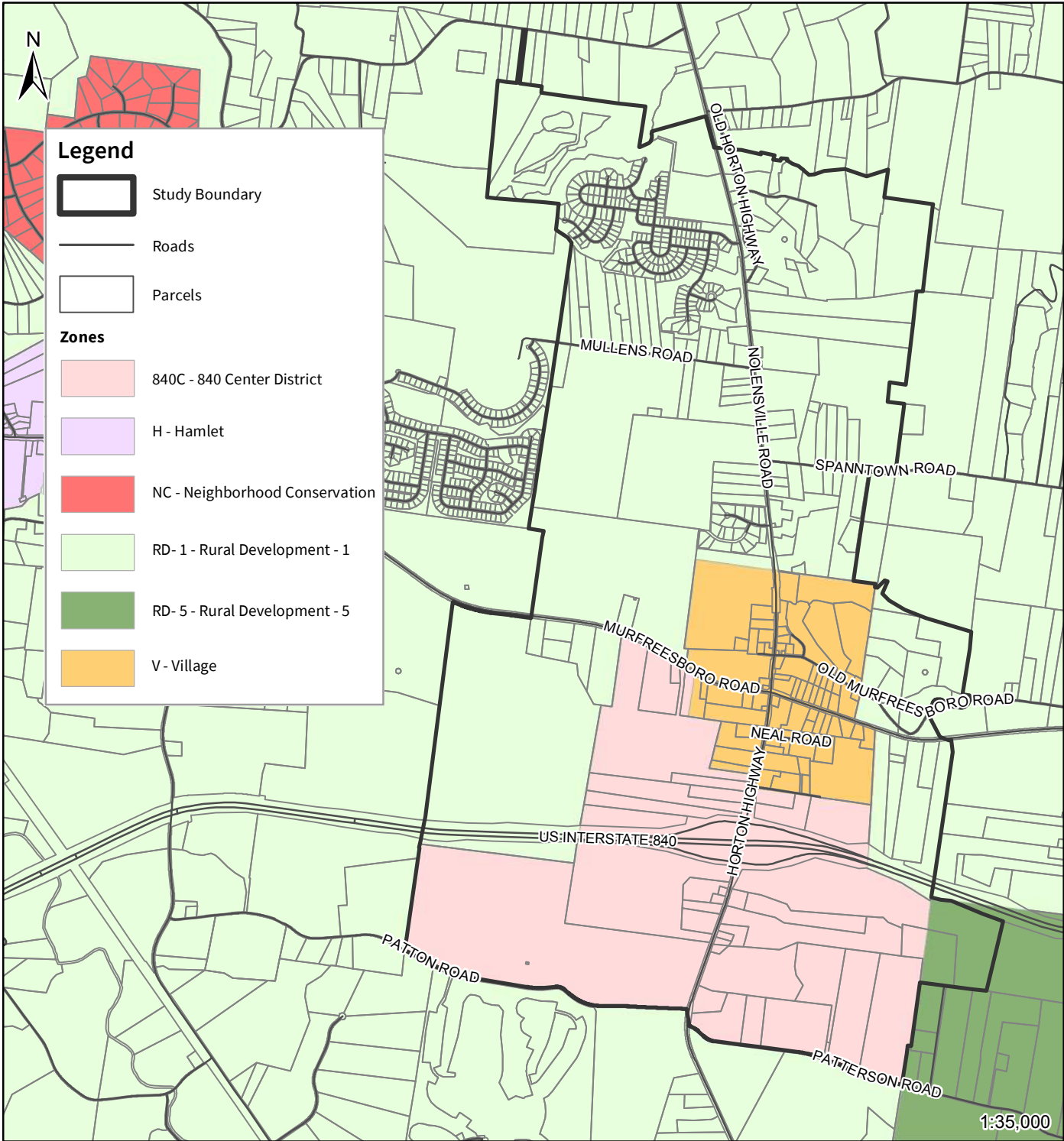
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Triune Special Area Plan Existing Utilities



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Triune Special Area Plan
Existing Zoning



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CHAPTER 4: KEY THEMES AND PLAN CATEGORIES

INTRODUCTION

As was discussed in Chapter 2, citizen input and participation were key points of emphasis during the creation of this Plan. Early in the planning process, citizens were asked to identify what they felt were the most important issues facing Triune and to articulate their vision for the future of the area. While a broad range of issues were identified during these exercises, (See Appendix A), a number of key themes emerged.

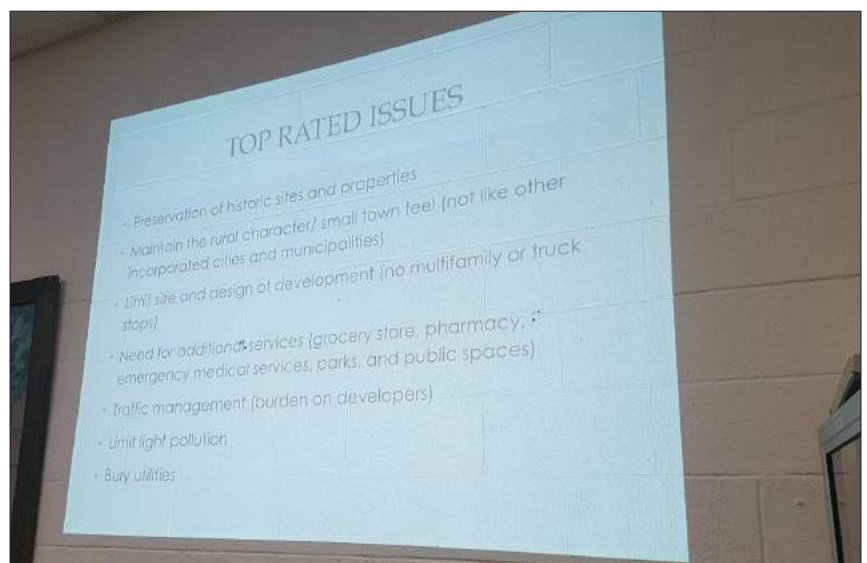
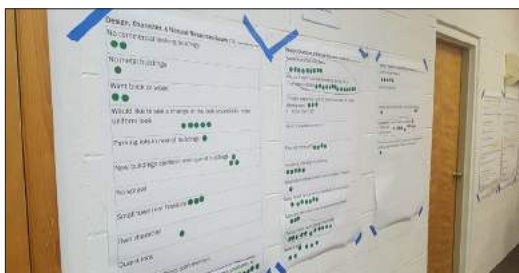
KEY THEMES

The key themes that arose from the public visioning exercises provided an overall direction for the Plan and served as guiding principles for the Vision, Goals and Objectives that are outlined in Chapter 5. These key themes are as follows:

- Retain the rural character of the community
- Preserve open space and natural resources
- Preserve historic resources and properties
- Provide an expanded array of neighborhood-serving businesses and services
- Limit the size of new development and ensure a high level of design quality
- Ensure adequate infrastructure is in place to support future development
- Improve recreational/transportation opportunities for pedestrians, bicyclists and equestrians

The specific issues raised by community members at the first public involvement meeting (See Appendix A), as well as the key themes above, tend to fall within one of three categories, which became the major focus of the Plan's Vision, Goals and Objectives. These three Plan categories are:

- Land Use and Historic Preservation
- Design, Character and Natural Resources
- Infrastructure and Government Services



CHAPTER 5: VISION, GOALS AND OBJECTIVES

INTRODUCTION

This Chapter articulates a Vision for the future of Triune and outlines a set of Goals and Objectives that are geared toward making that Vision a reality. The Vision Statement answers the question “What do we want?”, while the Goals and Objectives describe “How we can get there?”. The Vision Statement and Goals and Objectives were based on Staff’s and the Advisory Committee’s understanding of the issues facing the community as well as the desires of the community as expressed during the various public involvement meetings (see Appendices A and B).

The Goals and Objectives are organized around three Plan categories that were established early in the planning process. These categories are:

- Land Use and Historic Preservation
- Design, Character and Natural Resources
- Infrastructure and Government Services

TRIUNE VISION STATEMENT

The Triune community will maintain and enhance its rural character and unique quality of life while creating a distinctive, vibrant village center that serves the daily needs of the surrounding area. The many characteristics that make Triune special, including its wealth of historic, natural, and cultural resources will be preserved for future generations to enjoy.

High-quality non-residential development will be concentrated in and around the historic “crossroads” intersection and the I-840 interchange and will provide an expanded array of community-scaled businesses and services. Infrastructure improvements and additional governmental services will be provided to address current limitations and to support compatible new development that is consistent with this Vision.



LAND USE AND HISTORIC PRESERVATION | GOALS AND OBJECTIVES

Goal 1 | *Promote an overall development pattern consisting of a well defined, mixed-use village surrounded by low-impact land uses that preserve the area’s pastoral environment.*

- Create a tailored set of development standards for Triune. These standards should:
 - Create distinct “Character Areas”;
 - Identify appropriate land uses; and
 - Include standards that ensure that new structures are compatible with the desired character of the area.

Goal 2 | *Outside of the village, encourage the preservation of open space and agricultural uses, which contribute to the area’s small town quality of life.*

- Development standards should promote low density residential uses in rural areas as well as the protection of open space and natural resources.
- Standards should allow and encourage agricultural and agri-tourism land uses.
- Encourage property owner-initiated zoning changes.
- Educate landowners regarding conservation easements and other similar mechanisms.

Goal 3 | *Ensure that residential development occurs at an appropriate density to maintain rural character.*

- Development standards should promote low density residential uses in rural areas as well as the protection of open space and natural resources.
- Encourage property owner-initiated zoning changes.

Goal 4 | *Encourage compatible new development in the village area that provides an expanded array of community-serving businesses and services.*

- Promote a range of community-scaled retail, restaurant and service uses (groceries, pharmacies, medical services, etc.) in commercial nodes.
- Encourage locally-owned and operated businesses wherever possible.

Goal 5 | *Discourage land uses that would detract from the desired character of the community.*

- Prohibit land uses that are not consistent with desired character (i.e., large-scale industrial, big box retail).
- Standards should be designed to protect surrounding residential areas from adverse impacts of new development.

Goal 6 | *Actively work to preserve the wealth of historic resources in the community.*

- Catalog historic sites within the study area.
- Consider enhanced development standards to better protect historic sites from development impacts.
- Educate property owners about the importance of historic preservation.
- Inform the community about the benefits of listing historic structures on The National Register of Historic Places.

DESIGN, CHARACTER AND NATURAL RESOURCES | GOALS AND OBJECTIVES

Goal 1 | *Preserve, enhance, and promote the community's small town charm and rural character.*

- Create a tailored set of development standards for Triune. These standards should:
 - *Create distinct Character Areas.*
 - *Promote consistency in design elements (setbacks, scale, massing, etc.).*
- Create a unique and unifying image for the Triune area.
 - *Create gateway entrances through the use of distinctive signage, landscaping and other elements to provide a sense of identity and arrival into the area.*
 - *Create an overall streetscape plan (particularly in Character Area 2).*
 - *Develop a branding plan to highlight and emphasize Triune's unique qualities.*

Goal 2 | *Ensure that new development is compatible in appearance, size, and scale with desired community character.*

- Development standards should limit the size and guide the design of commercial structures.
- The community should consider creating and distributing a development guide that illustrates the design features that are consistent with the desired character of the area.

Goal 3 | *Preserve the area's valuable natural resources and promote the retention of green space within the community.*

- Create enhanced standards regarding the protection of natural resources.
- Development standards should preserve green space in the community.
- Encourage property owner-initiated zoning changes as a means to reduce the overall density of development.
- Educate landowners regarding the benefits of conservation easements and other similar mechanisms.



INFRASTRUCTURE AND GOVERNMENTAL SERVICES | GOALS AND OBJECTIVES

Goal 1 | *Address current infrastructure problems and limitations.*

- Assess roadways and intersections for safety-related improvement opportunities.
- Engage in discussions with utility providers regarding the possibility of transitioning to underground utilities.

Goal 2 | *Ensure that adequate infrastructure is in place to support future development.*

- Only allow new development if necessary infrastructure is already in place.
- Place the burden on developers for necessary roadway improvements.
- Consider the development of a non-traditional wastewater system to serve the current and future development needs of the area.

Goal 3 | *Improve recreational/transportation opportunities for pedestrians, bicyclists and equestrians.*

- Create multi-modal greenway trails for recreational activities such as biking or horseback riding and to link residential areas to various destination points in the community.



Photo supplied by members of the Triune Riding Club.

Goal 4 | *Pursue opportunities for additional governmental services, such as a community center, emergency services and park land.*

- Consider the addition of a new recreational facility that will support passive recreation and provide a space for the community to gather.
- Explore opportunities for the creation of a park or public space.

CHAPTER 6: CHARACTER AREAS

INTRODUCTION

The Vision Statement, Goals and Objectives outlined in the previous chapter outline the guiding principles for how the Triune community should evolve over the next 20 years. Collectively, they paint a general picture of the future that the Triune community envisions for the area.

The Vision Statement, Goals and Objectives apply to the entire study area. However, Triune is not a homogeneous community. Rather, it is a community that contains several “sub-areas”, each with its own distinct character and set of land use issues and opportunities. In recognition of the unique qualities and characteristics of these areas, the study area has been divided into Character Areas, which allows us to supplement the overall Vision, Goals and Objectives from the previous chapter with recommendations that are much more specific and detailed.

It is important to emphasize that the purpose of this Plan is not to advocate for a great deal of new development in Triune. The current zoning already allows a very significant amount of new development. These recommendations simply provide specific guidance, so that if development does occur, it will be consistent with the vision and values of the community.

CHARACTER AREA OVERVIEW

The Triune study area has been divided into four Character Areas. The boundaries of the Character Areas, along with the specific recommendations for each, were created based on a number of factors. Those factors include:

- The existing zoning and land use patterns in the area
- Input from the community throughout the planning process
- An analysis of how various land use scenarios would impact community character

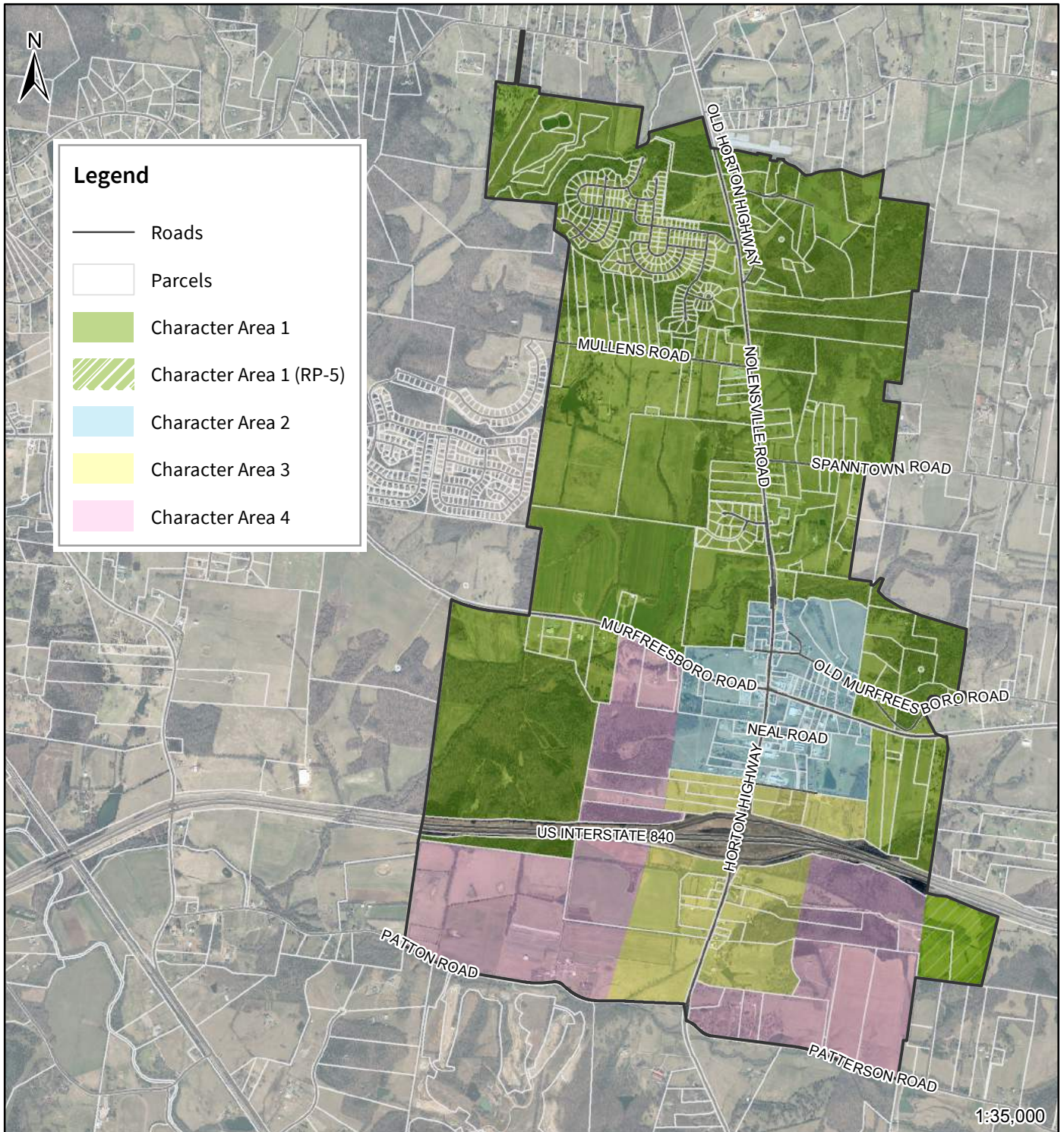
The four Character Areas are as follows:

Character Area 1: This area generally corresponds to the boundary of the existing Rural Development-1 (RD-1) zoning district and is intended to remain an area comprised of low-density residential and agricultural uses.

Character Area 2: This area generally corresponds to the boundary of the existing Village (V) zoning district and is intended to be a walkable area comprised of community-scaled retail, restaurant and service uses, along with residential uses.

Character Area 3: This area is located in the portion of the existing 840 Center (840C) zoning district that is closest to Horton Highway and is intended to be a mixed use district containing retail, office and other commercial uses, along with residential uses.

Character Area 4: This area is located within the portion of the existing 840 Center (840C) zoning district that is further away from Horton Highway and is intended for moderate-to-low density residential uses.



Triune Special Area Plan Proposed Character Areas



DISCLAIMER: This map was created by the Williamson County Planning Department and was compiled from the most authentic information available. The County is not responsible for any errors or omissions herein.

CHARACTER AREA 1

Comprising the largest portion of the Triune study area, Character Area 1 generally follows the boundary of the existing Rural Development-1 (RD-1) zoning district. With the exception of a few existing or approved but not yet constructed subdivisions, this area has remained largely undeveloped. Outside of the above-referenced subdivisions, homes are generally located on large parcels.

This Character Area is envisioned as a rural environment in which low-density residential and agricultural uses are encouraged and where the retention of green space and the protection of natural resources are emphasized.

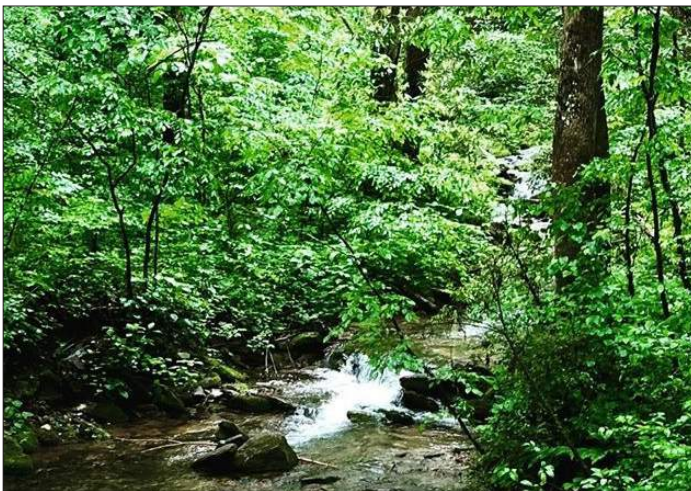
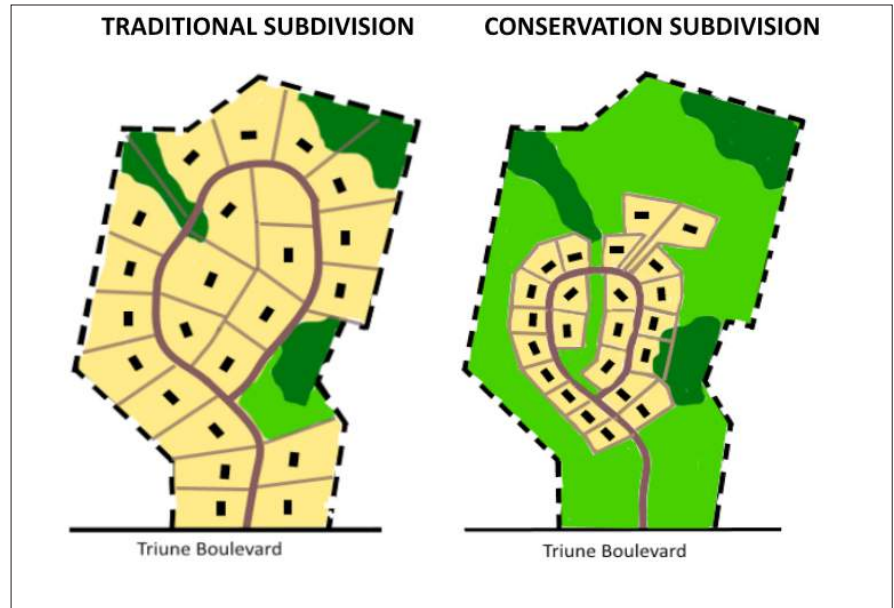
Recommendations

Land Use, Design and Character

- Appropriate land uses include low-density single-family residential and agricultural uses.
- Outside of subdivisions, homes should be located on large parcels, with generous setbacks from property lines.



- Consider and pursue opportunities to further improve Conservation Subdivisions standards. Enhanced standards could include increased buffers, larger lot sizes and a larger amount of “usable” open space.
- Consider and pursue the creation of enhanced natural resource protection standards to further preserve these valuable resources.

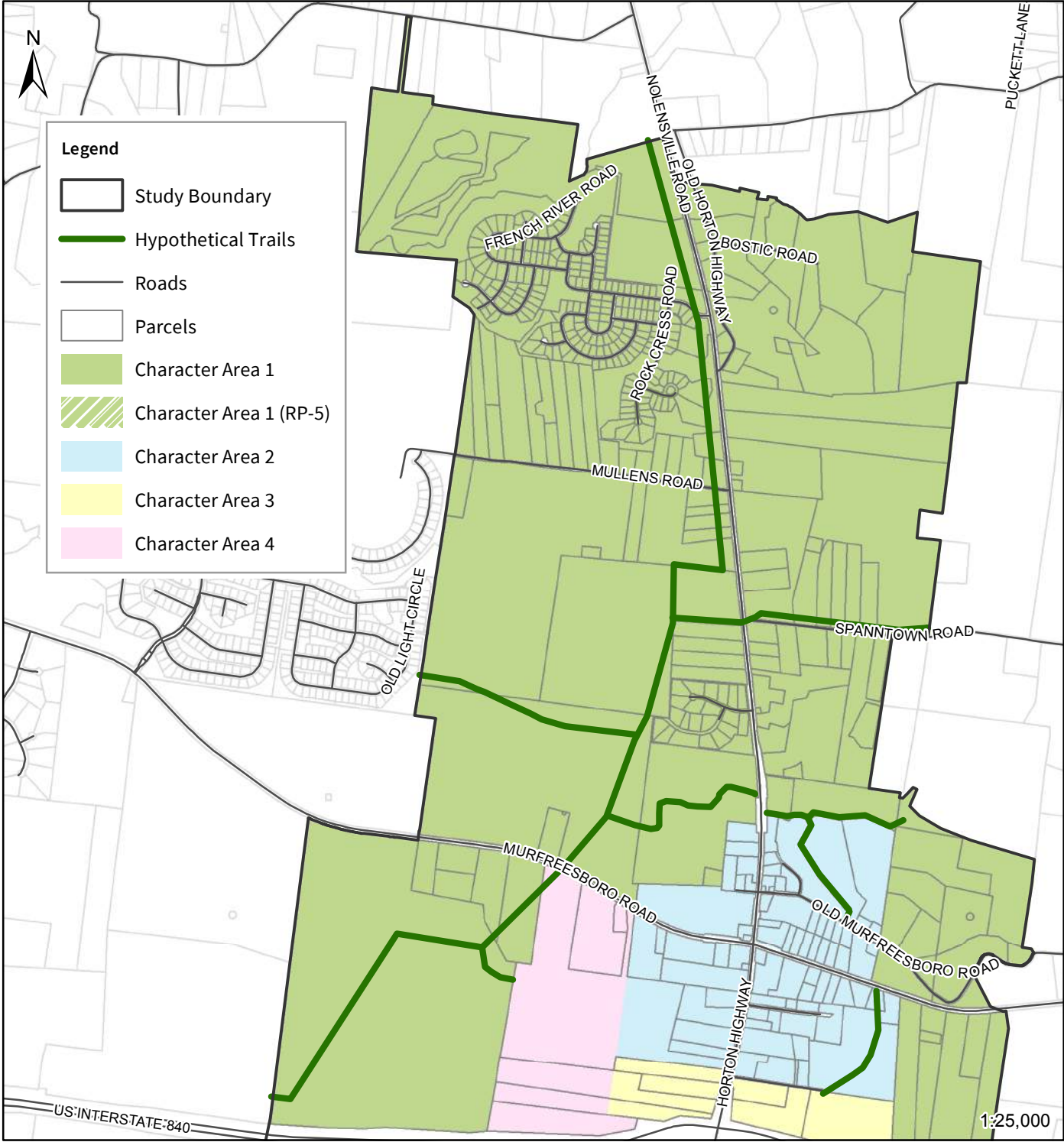


Infrastructure/Accessibility

- Pursue the development of multi-modal greenway trails. These trails can provide valuable recreational opportunities for pedestrians, bicyclists and equestrians and can connect residential areas with various destination points in the community. Optimum trail locations include along stream corridors, within the open space of residential subdivisions, along property boundaries of large parcels, and within or adjacent to the rights-of-way of public roads.

Hypothetical Map of the Character Area

The map on the following page depicts hypothetical locations of greenway trails. The locations depicted are shown for illustrative purposes only and this plan does not recommend specific locations for these features.



Triune Special Area Plan
Hypothetical Multi-Modal
Connections

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CHARACTER AREA 2

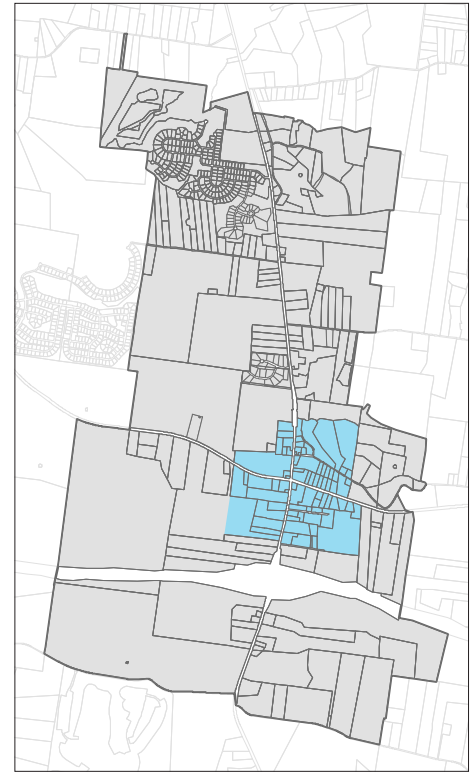
Generally following the boundaries of the existing Village (V) zoning district, Character Area 2 is centered around the intersection of two State Highways. This area is currently home to a variety of small commercial uses, a number of single-family residences and the Triune Community Center.

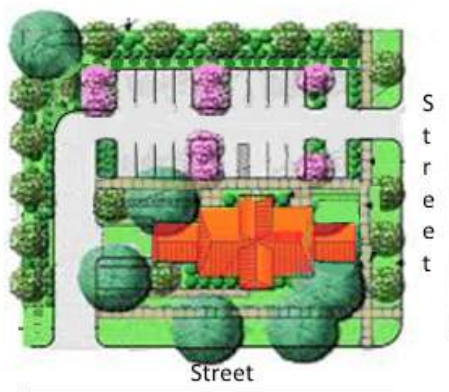
This Character Area is envisioned as a walkable “rural village”, with an expanded array of neighborhood-scaled shops, restaurants, and other businesses that serve the needs of the community. Walkable “village” areas are encouraged to develop on side streets where feasible.

Recommendations

Land Use, Design and Character

- Appropriate land uses include small-scale retail, restaurant, office and service uses along with single-family (attached and detached) residential and agricultural uses.
- New development should be designed to have a rural quality. This can be accomplished architecturally and through the use of multiple smaller buildings rather than fewer large buildings.
- New buildings should have pitched roofs, variations in facade details, and should be limited to two stories in height.





- On side streets, new buildings should be located close to the street, with parking located at the side or rear of buildings.
- On State highways, buildings should be set further back, with the majority of parking still located at the side or rear of buildings.
- Development standards should require the integration of usable open space within new developments, thereby helping to preserve rural character while creating focal points and gathering spaces for the community.
- Standards should specify the amount of single-family attached housing that is permitted within developments.
- Pursue the implementation of an overall streetscape plan that may include such elements as decorative lighting, banners, underground utilities, and landscaping.
- Establish “gateway” entrances on State routes leading into Character Area 2. This can be accomplished through distinctive signage, landscaping, or other elements.

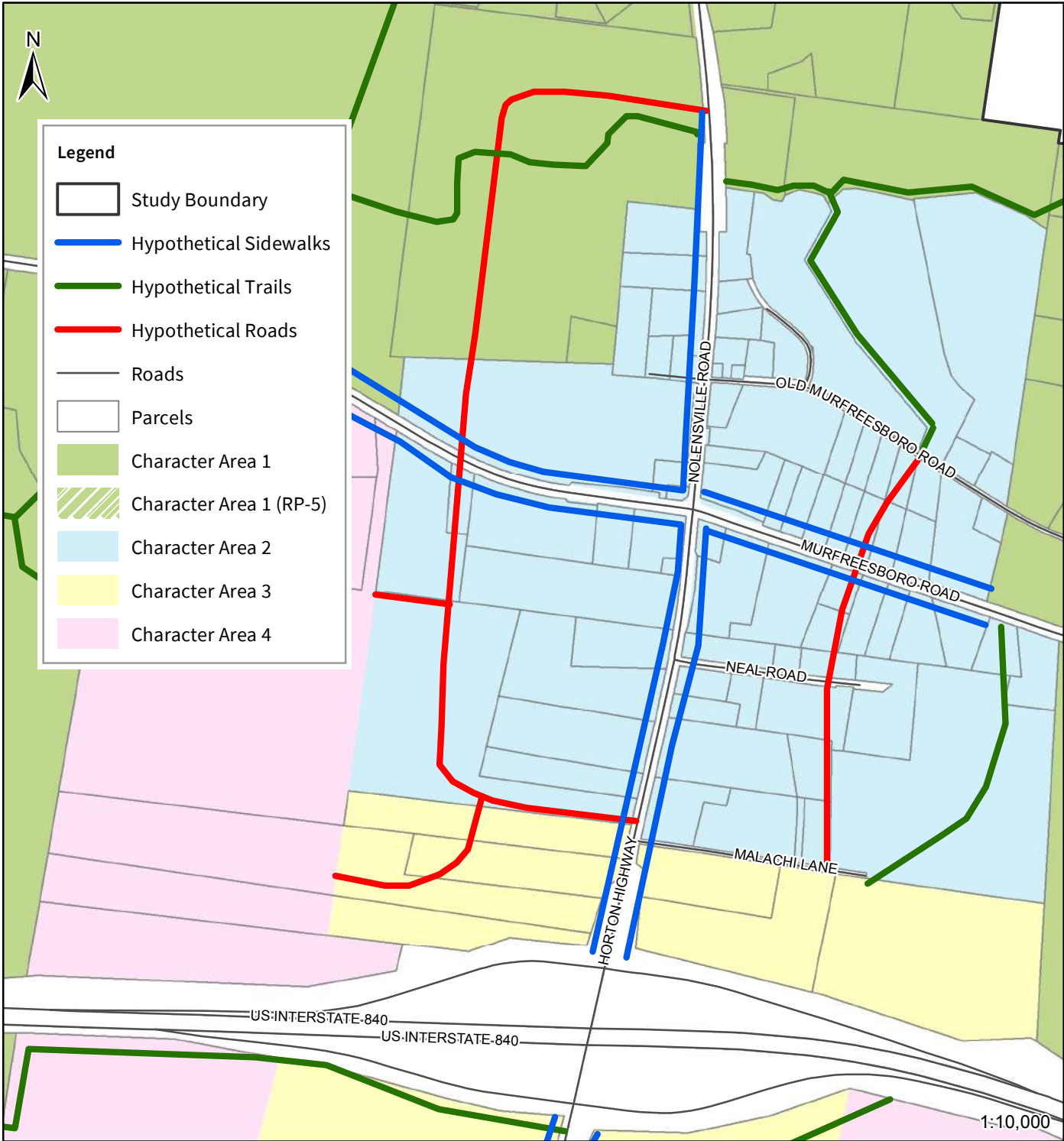


Infrastructure/Accessibility

- Pursue the development of multi-modal greenway trails. These trails can provide valuable recreational opportunities for pedestrians, bicyclists and equestrians and can connect residential areas with various destination points in the community. Optimum trail locations include along stream corridors, within the open space of residential subdivisions, along property boundaries of large parcels, and within or adjacent to the rights-of-way of public roads.
- Encourage roadway connections (side streets) to be constructed in strategic locations in order to provide better opportunities for walkable “village” areas and to allow vehicles to bypass the busy intersection of Highway 96 and Horton Highway/Nolensville Road.
- Encourage the construction of sidewalks to further connect pedestrians to activity centers in the community. Sidewalks should be set back from State Highways and should be located close to the road on side streets.

**Hypothetical Map of the Character Area**

The map on the following page depicts hypothetical locations of greenway trails, sidewalks, and roadway connections. The locations depicted are shown for illustrative purposes only and this plan does not recommend specific locations for these features.



Triune Special Area Plan
Hypothetical Multi-Modal
Connections



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CHARACTER AREA 3

Character Area 3 comprises the portion of the existing 840C district that is closest to, and straddles, the Horton Highway spine. Consisting of approximately 295 acres, this area is largely undeveloped, except for several small businesses, a church, and a number of single-family residences.

This Character Area is envisioned as a mixed use area comprised of retail, office, and residential uses. Larger buildings and a broader range of uses will be allowed. However, design standards will help ensure that a high quality of development is maintained.

Recommendations

Land Use, Design and Character

- Appropriate land uses include retail, restaurant, office, and service uses along with single-family (attached and detached) residential and agricultural uses
- The facades of larger buildings should be broken up into smaller increments through variations in roof forms, setbacks and other architectural elements
- Parking should predominantly be located at the side or rear of buildings





- Development standards should include provisions related to gas station design.
- Development standards should require the integration of usable open space within new developments
- Standards should specify the amount of single-family attached housing that is permitted within developments



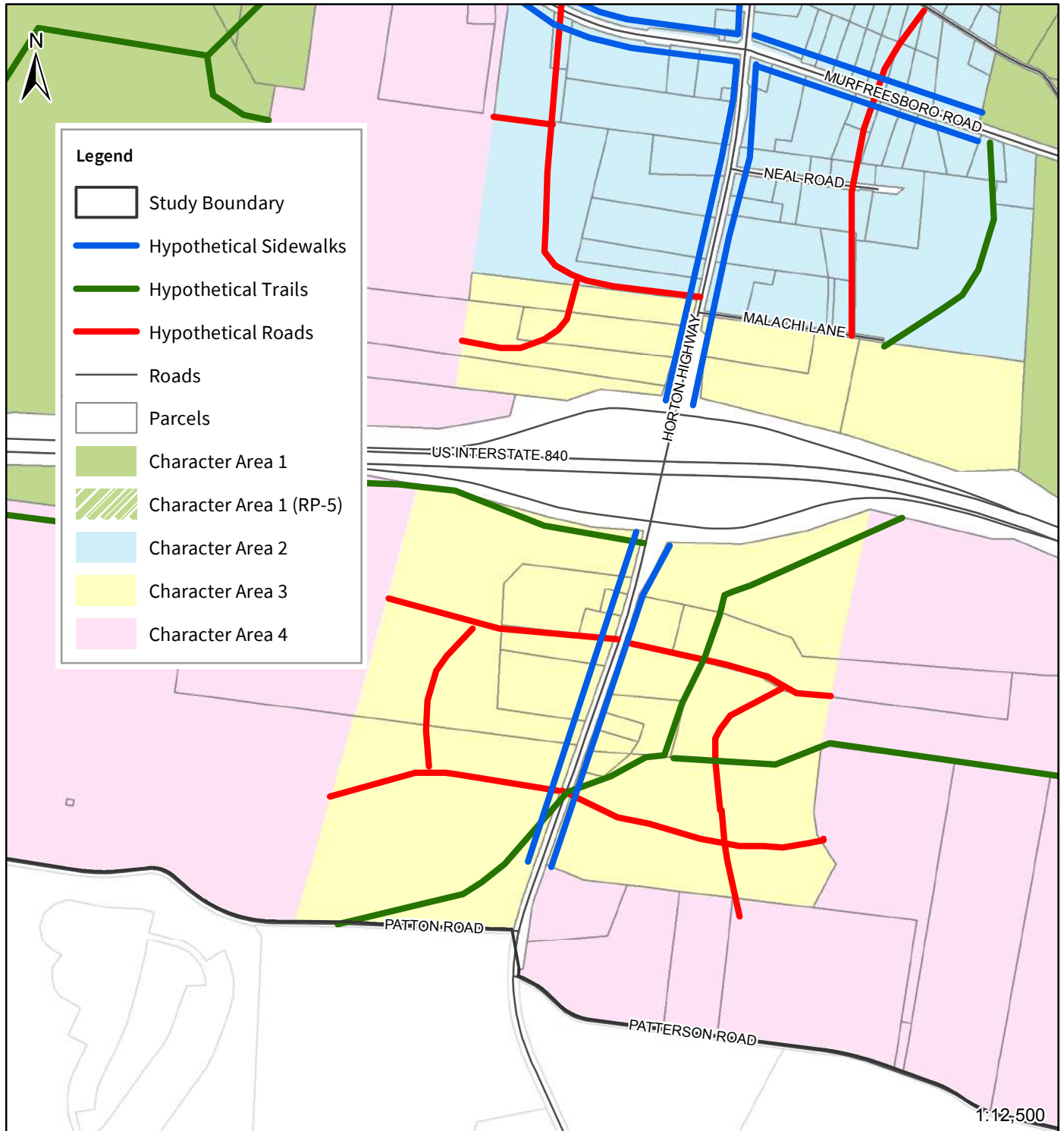
Infrastructure/Accessibility

- Pursue the development of multi-modal greenway trails. These trails can provide valuable recreational opportunities for pedestrians, bicyclists and equestrians and can connect residential areas with various destination points in the community. Optimum trail locations include along stream corridors, within the open space of residential subdivisions, along property boundaries of large parcels, and within or adjacent to the rights-of-way of public roads.
- Encourage the construction of internal roadways in conjunction with new development to limit the amount of access points on Horton Highway.
- Encourage the construction of sidewalks to further connect pedestrians to activity centers in the community. Sidewalks should be set back from State Highways and should be located close to the road on other streets.



Hypothetical Map of the Character Area

The map on the following page depicts hypothetical locations of greenway trails, sidewalks, and roadway connections. The locations depicted are shown for illustrative purposes only and this plan does not recommend specific locations for these features.



Triune Special Area Plan

Hypothetical Multi-Modal Connections

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CHARACTER AREA 4

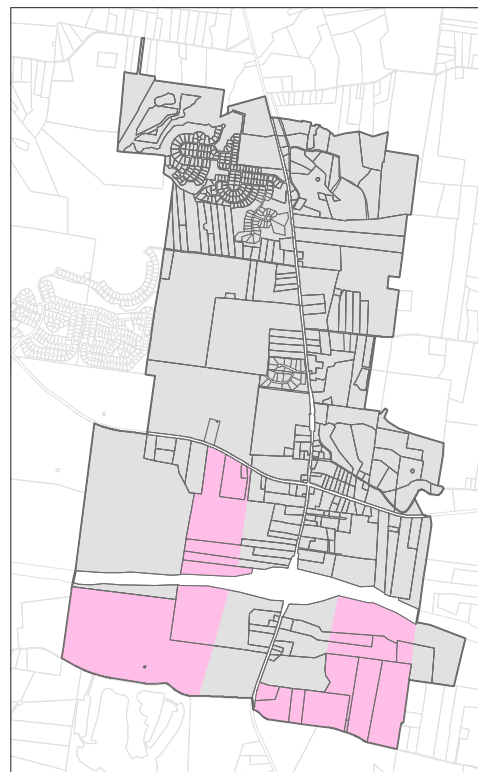
Character Area 4 includes the area in the existing 840C zoning district that is further away from the Horton Highway spine. This area remains largely undeveloped with the exception of several single-family residences.

This Character Area is envisioned as a high-quality, moderate density residential area located in close proximity to I-840 and the commercial services that will be provided in the adjacent Character Areas 2 and 3.

Recommendations

Land Use, Design and Character

- Development standards should require the integration of usable open space within new developments.
- Standards should specify the amount of single-family attached housing that is permitted within developments.

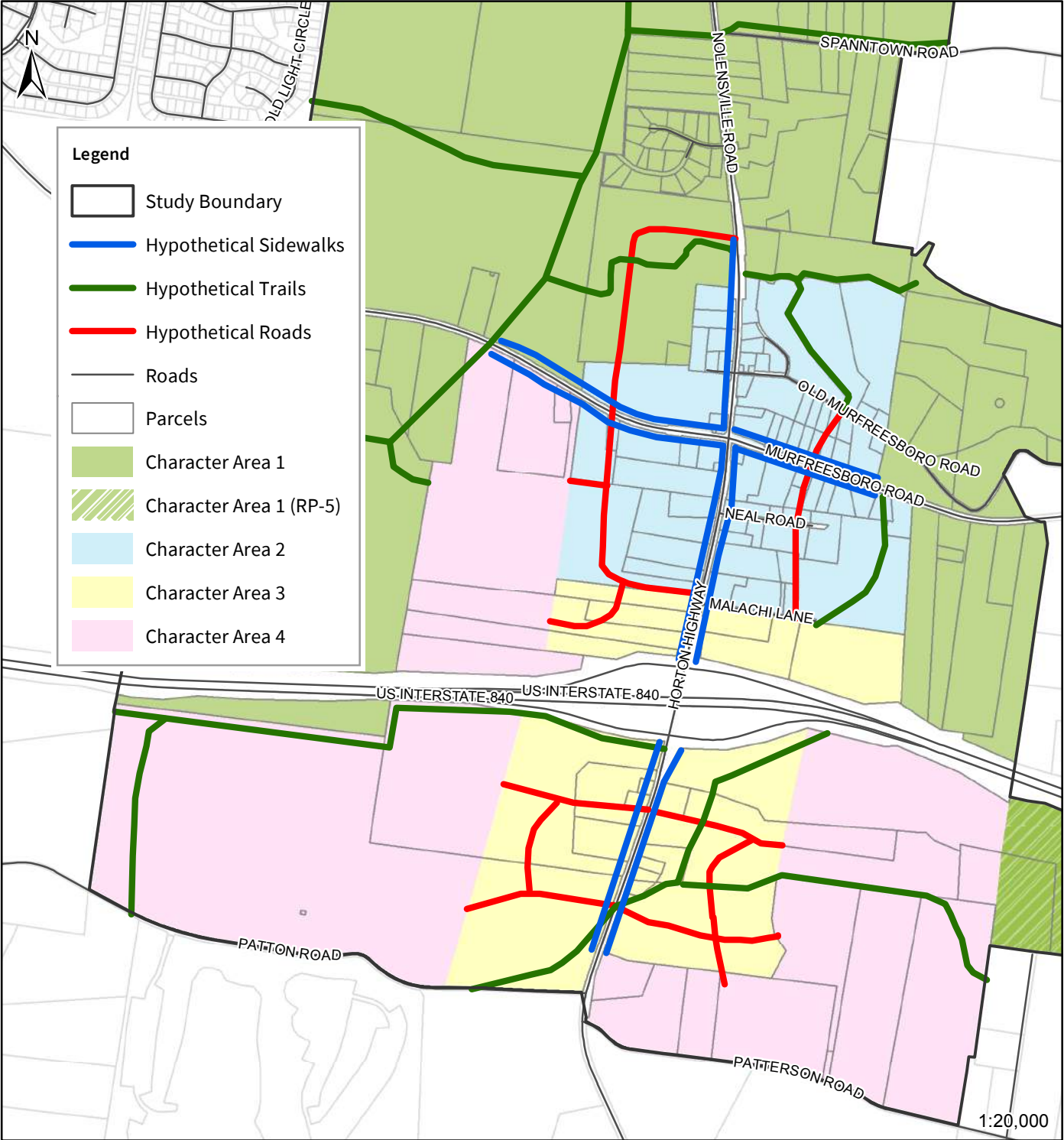


Infrastructure/Accessibility

- Pursue the development of multi-modal greenway trails. These trails can provide valuable recreational opportunities for pedestrians, bicyclists and equestrians and can connect residential areas with various destination points in the community. Optimum trail locations include along stream corridors, within the open space of residential subdivisions, along property boundaries of large parcels, and within or adjacent to the rights-of-way of public roads.
- Encourage the construction of internal roadways in conjunction with new development to limit the amount of access points on existing public roads.
- Encourage the construction of sidewalks to further connect pedestrians to activity centers in the community.

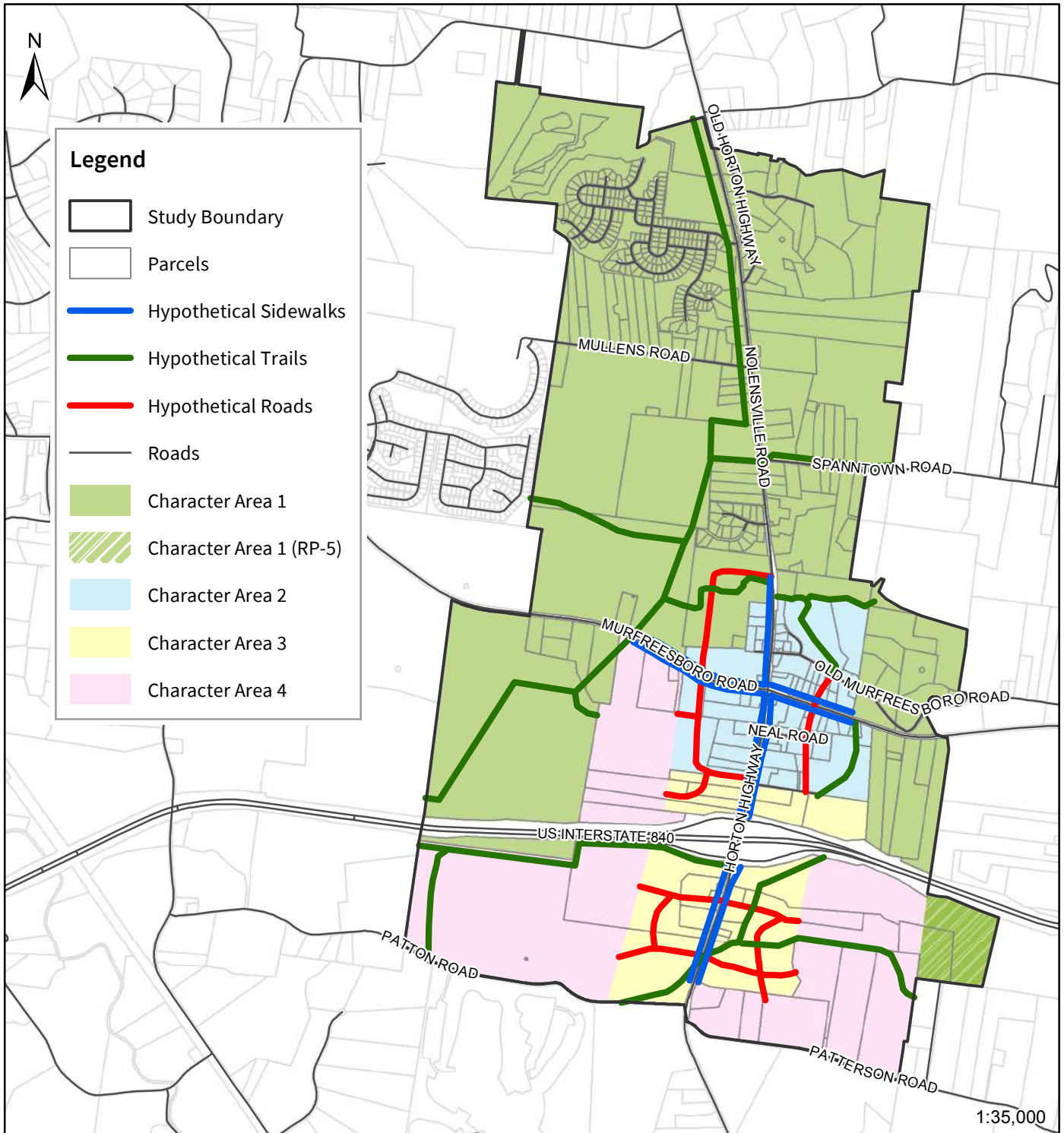
**Hypothetical Map of the Character Area**

The map on the following page depicts hypothetical locations of greenway trails, sidewalks, and roadway connections. The locations depicted are shown for illustrative purposes only and this plan does not recommend specific locations for these features.



Triune Special Area Plan
Hypothetical Multi-Modal
Connections

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Triune Special Area Plan

Composite Hypothetical Multi-Modal Connections



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CHAPTER 7: IMPLEMENTATION

The Triune Special Area Plan provides a historical and current assessment of the study area. More importantly, it articulates a Vision for the community and provides specific Goals and Objectives to help guide the area over the next 20 years.

In moving forward, there are a number of actions that will need to take place in order to fully implement the Plan. The planning process was a combined effort between Williamson County and local residents, property owners, and business owners. Therefore, the responsibility for implementing the Plan should be shared amongst those groups. The Goals and Objectives outlined in the Plan are intended to be carried out by a range of entities, both public and private. Some are relatively easy to undertake, while others are more complex. However, they are all realistic and achievable with the involvement of all stakeholders.

Using the Plan as a guide, the County should work with the community to develop a tailored set of zoning district standards that will ensure future development is consistent with the desires of the community and the Vision articulated by the Plan. In addition, Williamson County may partner with the community in identifying and pursuing funding mechanisms for certain improvements called for in the Plan, such as trails and streetscape elements.

It is important to emphasize that the purpose of this Plan is not to advocate for a great deal of new development in Triune. The current zoning already allows a very significant amount of new development. These recommendations simply provide specific guidance, so that if development does occur, it will be consistent with the vision and values of the community.

Citizens and business owners should use the Plan as a guide for making decisions regarding development on private property as well as area-wide improvements that are driven by the private sector. Citizens should also help educate other residents and business owners about the Plan and should remain involved in the community.

With the combined efforts of the County and the community specified in this Plan, Triune can be preserved and enhanced for the benefit of the community for generations to come.

APPENDIX A

PUBLIC INVOLVEMENT MEETING #1 | NOVEMBER 2, 2017

Exercise 1: “What are the greatest issues you think are facing Triune right now?”

Land Use/ Historic Preservation

- Keep right mix of commercial
 - Septic
 - Utilities
- Limited housing developments
- Limit subdivisions
- Limit growth- no high density housing
- No multi-family housing
- No big box stores
- No big box stores (Target, Walmart)
- No truck stop
- Coffee shop
- Need grocery, medical services/ walk in clinic, pharmacy
- Need a park
- No billboards
- Keep hotels- big commercial at I840
- If farms are sold for development how does that affect the neighboring farms with zoning and surface drainage and roads
- What is the timeline for releasing future development
- What is the plan for what is to actually be in the Central District
- Real Central Village/ Historic Area
- Keep rural to 5 acres
- Planning for business growth
- Retirement community
- Establish buffer zones for biking, walking, and horses
- Green buffer zones around development sites
- Is there any plan for preserving areas/lots in the area
- Development
 - Controlled growth
- What are the advantages or disadvantages of being a village? How to opt out of being a village?
- Locally sustainable enterprises (like Vineyard and Delvin Farm)
- Encourage connectivity to reduce the use of cars
- Can areas be historically preserved before development advances
- Plan around historic spots
 - Churches, houses, cemeteries, CW sites

Land Use/ Historic Preservation (continued)

- Preserve historical sites
 - Earthwork
 - Bostic Academy
 - 3 original wells
 - Brown's store and barn
 - Triune UMC
- Preserve historical sites
- Preservation
 - Civil war sites- Triune field fortification (7 private owners)
 - Historical homes
 - Tranquil atmosphere
 - Preservation of our area and history

Infrastructure/ Government Services

- Traffic management
- Traffic control
- Traffic planning for future growth "Triune 4 way stop"
- Not to become like Spring Hill
 - Traffic flow
- Planning for future traffic growth
- Intersection Hwy 96/Nolensville Rd
- Walkability, walkways, trails, bike trails, park/playground
- Sidewalks
- Sidewalks/ bike lanes
- Development controlled by available infrastructure
- How is this plan going to be sustained with utilities and infrastructure
- No sewer lines
- Water/sewer availability
- Underground utilities
- Underground power lines
- Power lines underground
- Improve infrastructure
- Infrastructure
 - Roads- turning lanes, signals
 - Sewer, water upgrades
- Prevent unnecessary light at night to limit skyglow on future development (need zoning laws)
- Establish a county government services facility
 - Fire, police, ambulance
- Sheriff/fire/ambulance/dept. in area
- Need fire/police services
- Tornado siren
- Library
- Transparency of future decisions

Design/Character/Natural Resources

- Nothing over 2 floors (commercial)
- Quaint look
- New buildings conform with quaint buildings
- Control of design for new housing/business structures, i.e. historical look- limited to 2/3 stories
- Keep Triune non-junked up and keep it landscaped
- Preserve a small town feel
- Parking lots in rear of buildings
- Identity “equestrian theme”
- Maintain tree cover, clean-environmental streams
- Parks/ public space along stream beds
- Eco friendly storm water drainage
- Development needs to preserve landscape
 - Waterways
 - Green space
- What is the plan per today’s zoning in lieu of the future plans as far as disturbing natural flow of surface water
- Bike lanes and greenways

Exercise 2: “What is your vision for the future of Triune?”*Land Use/ Historic Preservation*

- Small town atmosphere/shops/easy walking
- No big box retail/restaurants
- Small business: Bakery, ice cream shop, coffee shop, florist, dentist
- Groc. Store
- Keep in character with community
- 840- no big box store
- Smaller building
- Control building
- Uniform look
- Compact growth (business)
- Limit multifamily residential (apartment buildings)
- No strip mall stores/centers
- No billboards
- Leave it alone
- No pink
- Get traffic under control before developing
- Well planned community
- Good roads, uncongested
- Similar to McKay’s Mill (walk and bike to grocery)
- Small businesses/jobs
- Self-sufficient community
- Keep to 5 acres min/ in all light green

Land Use/ Historic Preservation (continued)

- Small town atmosphere/shops/easy walking
- No big box retail/restaurants
- Small business: Bakery, ice cream shop, coffee shop, florist, dentist
- Groc. Store
 - Keep in character with community
 - 840- no big box store
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- Leave it alone
- No pink
- Get traffic under control before developing
- Well planned community
- Good roads, uncongested
- Similar to McKay's Mill (walk and bike to grocery)
- Small businesses/jobs
- Self-sufficient community
- Keep to 5 acres min/ in all light green
- 5 acre lots
- Larger parcels
- Low-medium density
- Maintain the rural character with limited slow growth
- Green space
- Triune compliment history
- The earthworks to be made an extension of the Battlefield of Franklin and other Williamson County sites
- Historical Center commemorating Civil War landmarks/ heritage

Infrastructure/ Government Services

- Control traffic with zoning and connectivity (multiple roadways to get around)
- County-wide bus lines for commuter and access rides
- Walkability- sidewalks
- Trails (bike trails, hiking trails, etc)
- Infrastructure
- Put the burden on the developer to expand the road and utilities that benefit their development
- Better infrastructure- the best
- Bury utilities
- Best internet
- Move substation (electric)

Infrastructure/ Government Services (continued)

- Septic system vision:
 - What to do about it
 - What does that look like
- Community building
- Elementary school/ library community center
- School
- Fire station

Design/ Character/ Natural Resources

- No commercial looking buildings
- No metal buildings
- Want brick or wood
- Would like to see a change in the look around 840- more uniform look
- No sprawl
- Small town (not Franklin)
- We don't want to be like Nolensville, Spring Hill, or Thompson's Station
- Trying to weave the rural life style of our area with future development
 - "Horse town USA"
- Own character
- Farming community
- Historical character to buildings
- Subdivision names/roads relate to historic character
- Stronger partnership with the Land Trust of Tennessee
- Community greenspace
- Community gardens

APPENDIX B

PUBLIC INVOLVEMENT MEETING #2 | JANUARY 18, 2018

Land Use & Historic Preservation Issues	
Issue	# of Votes
Keep right mix of commercial • Septic • Utilities	0
Limited housing developments	7
Limit subdivisions	5
Limit growth- no high density housing	3
No multi-family housing	16
No big box stores	3
No big box stores (Target, Walmart)	1
No truck stop	13
Coffee shop	2
Need grocery, medical services/ walk in clinic, pharmacy	17
No big box stores	3
No big box retail/restaurants	1
No big box stores (Target, Walmart)	1
No truck stop	13
No strip mall stores/centers	0
Coffee shop	2
Need grocery, medical services/ walk in clinic, pharmacy	17
Small town atmosphere/shops/easy walking	6
Small business: Bakery, ice cream shop, coffee shop, florist, dentist	2
Groc. Store • Keep in character with community • 840- no big box store • Smaller building • Control building • Uniform look	2
Leave it alone	2
Compact growth (business)	0
No billboards	2
Keep hotels- big commercial at I840	0
If farms are sold for development how does that affect the neighboring farms with zoning and surface drainage and roads	1
What is the timeline for releasing future development	0

Land Use & Historic Preservation Issues (continued)	
Issue	# of Votes
What is the plan for what is to actually be in the Central District	0
Real Central Village/ Historic Area	0
No pink	1
Self-sufficient community	0
Keep rural to 5 acres	11
Keep to 5 acres min/ in all light green	2
5 acre lots	2
Larger parcels	1
Low-medium density	0
Maintain the rural character with limited slow growth	10
Green space	1
Planning for business growth	1
Retirement community	0
Establish buffer zones for biking, walking, and horses	2
Green buffer zones around development sites	0
Is there any plan for preserving areas/lots in the area	0
Development Controlled growth	1
What are the advantages or disadvantages of being a village? How to opt out of being a village?	1
Locally sustainable enterprises (like Vineyard and Delvin Farm)	4
Can areas be historically preserved before development advances	0
Plan around historic spots Churches, houses, cemeteries, CW sites	1
Preserve historical sites Earthwork, Bostic Academy, 3 original wells, Brown's store and barn, Triune UMC	11
Preserve historical sites	1
Preservation Civil war sites- Triune field fortification (7 private owners), Historical homes, Tranquil atmosphere	6
Preservation of our area and history	0
Triune compliment history	0
The earthworks to be made an extension of the Battlefield of Franklin and other Williamson County sites	0
Historical Center commemorating Civil War landmarks/ heritage	0

Design, Character and Natural Resources Issues	
Issue	# of Votes
No commercial looking buildings	2
No metal buildings	1
Want brick or wood	2
Would like to see a change in the look around 840- more uniform look	5
Parking lots in rear of buildings	1
New buildings conform with quaint buildings	3
No sprawl	0
Small town (not Franklin)	3
Own character	1
Quaint look	0
Nothing over 2 floors (commercial)	2
Control of design for new housing/business structures, i.e. historical look-limited to 2/3 stories	13
Preserve a small town feel	9
We don't want to be like Nolensville, Spring Hill, or Thompson's Station	14
Trying to weave the rural life style of our area with future development • "Horse town USA"	3
Identity "equestrian theme"	0
Farming community	4
Historical character to buildings	5
Subdivision names/roads relate to historic character	1
Keep Triune non-junked up and keep it landscaped	7
Maintain tree cover, clean-environmental streams	3
Parks/ public space along stream beds	11
Need a park	6
Community greenspace	5
Community gardens	0
Stronger partnership with the Land Trust of Tennessee	3
Development needs to preserve landscape • Waterways • Green space	10
What is the plan per today's zoning in lieu of the future plans as far as disturbing natural flow of surface water?	1

Infrastructure and Government Services Issues	
Issue	# of Votes
Traffic management	11
Traffic control	1
Traffic planning for future growth “Triune 4 way stop”	6
Not to become like Spring Hill Traffic flow	2
Planning for future traffic growth	2
Intersection Hwy 96/Nolensville Rd	1
Get traffic under control before developing	11
Control traffic with zoning and connectivity (multiple roadways to get around)	0
Encourage connectivity to reduce the use of cars	1
Well planned community - Good roads, uncongested - Similar to McKay’s Mill (walk and bike to grocery) - Small businesses/jobs	3
Put the burden on the developer to expand the road and utilities that benefit their development	16
Infrastructure	0
Better infrastructure- the best	0
Development controlled by available infrastructure	1
How is this plan going to be sustained with utilities and infrastructure	1
Improve infrastructure	0
Infrastructure - Roads- turning lanes, signals - Sewer, water upgrades	12
Walkability, walkways, trails, bike trails, park/playground	5
Sidewalks	0
Sidewalks/ bike lanes	1
Bike lanes and greenways	0
Walkability- sidewalks	0
Trails (bike trails, hiking trails, etc.)	2
County-wide bus lines for commuter and access rides	0
Eco friendly storm water drainage	0
Move substation (electric)	0
No sewer lines	0
Water/sewer availability	1

Infrastructure and Government Services Issues (continued)	
Issue	# of Votes
Septic system vision - What to do about it - What does that look like	0
Underground utilities	4
Bury utilities	7
Underground power lines	0
Power lines underground	0
Best internet	2
Prevent unnecessary light at night to limit skyglow on future development (need zoning laws)	13
Establish a county government services facility Fire, police, ambulance	2
Fire station	0
Sheriff/fire/ambulance/dept. in area	12
Need fire/police services	0
Elementary school/ library community center	0
Community building	3
School	0
Tornado siren	2
Library	0
Transparency of future decisions	1

APPENDIX C

PUBLIC INVOLVEMENT MEETING #3 | APRIL 30, 2018

Visioning Exercise

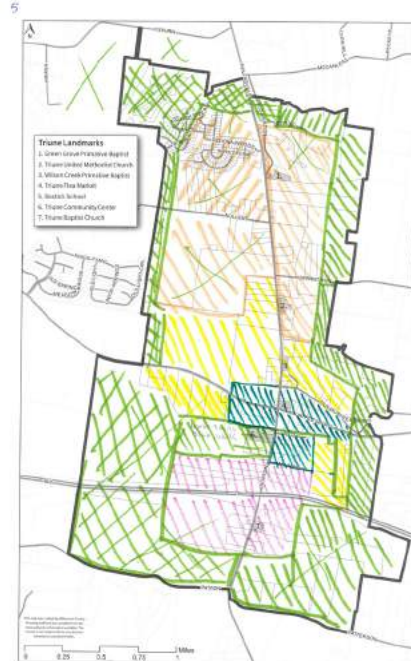
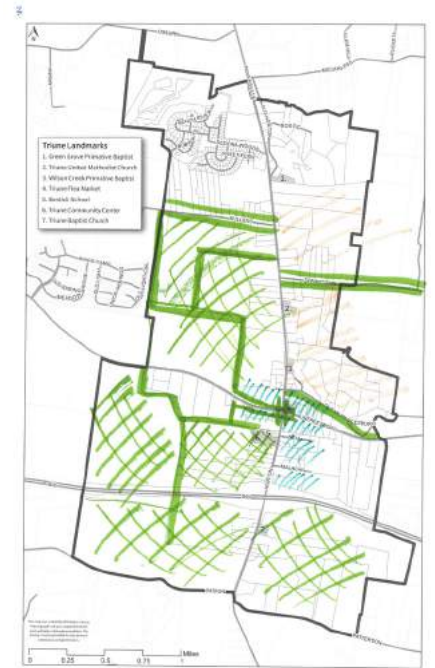
The following maps represent the results from the Visioning Exercise completed by participants at the April 30, 2018 Triune Special Area Plan Public Involvement Meeting. Participants were asked to use the following land use board (shown below) to identify the land uses they wished to see in the Triune study area. This information was utilized in determining not only the preferred development form, but also the character area boundaries in Chapter 6 of this plan.

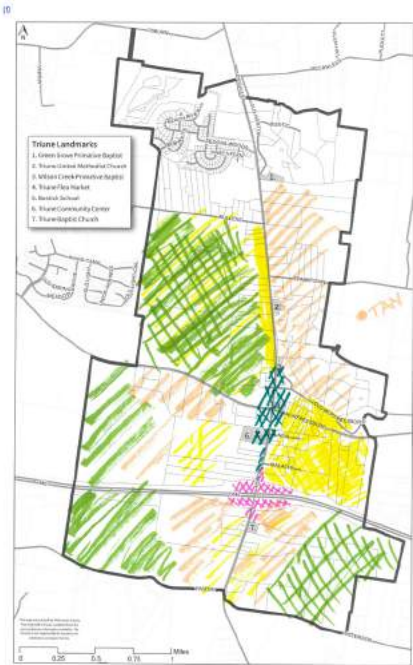
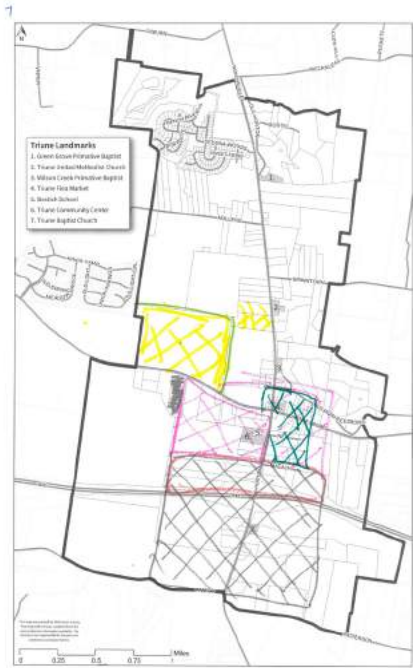
The overall sample size of participants was relatively low and many participants did not fully complete the exercise. However, the input gathered from attendees was an important piece of public involvement that helped illustrate the community's desires for the area.

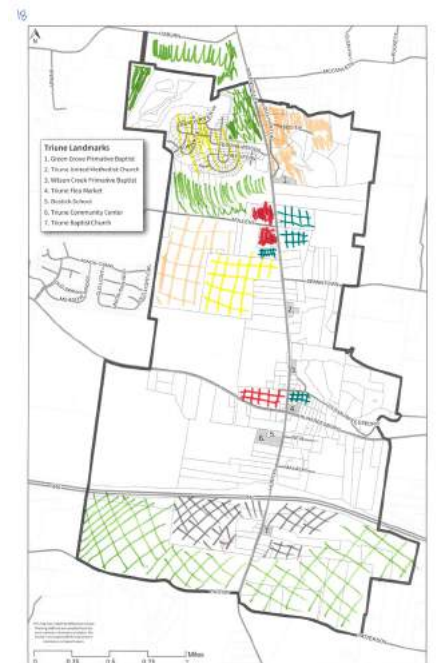
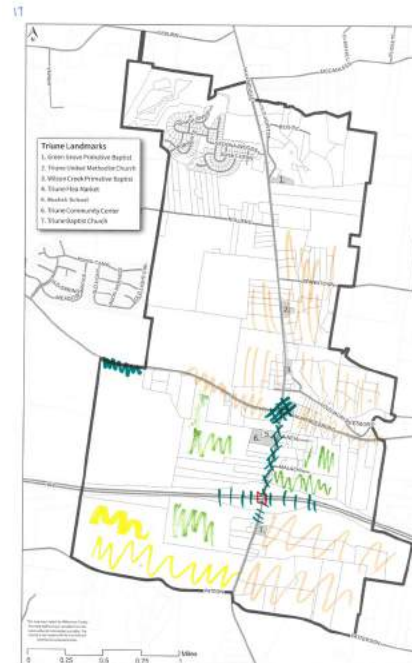
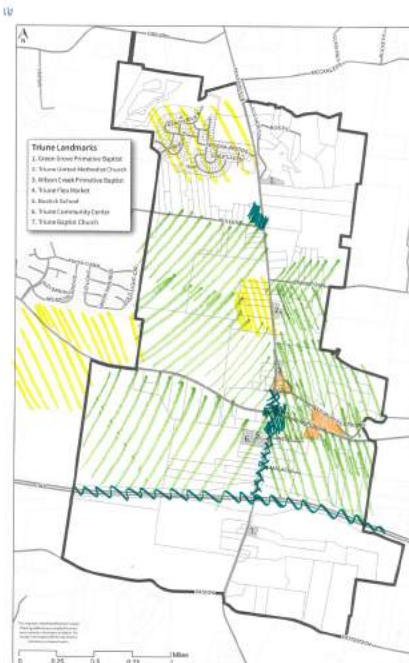
The images within this Appendix are scanned copies of the maps colored by participants at the April 30th meeting. The colors are representative of various development forms, as seen in the image on the next page and described in the chart below. The following maps were created in ArcGIS to digitize the results of the completed surveys.

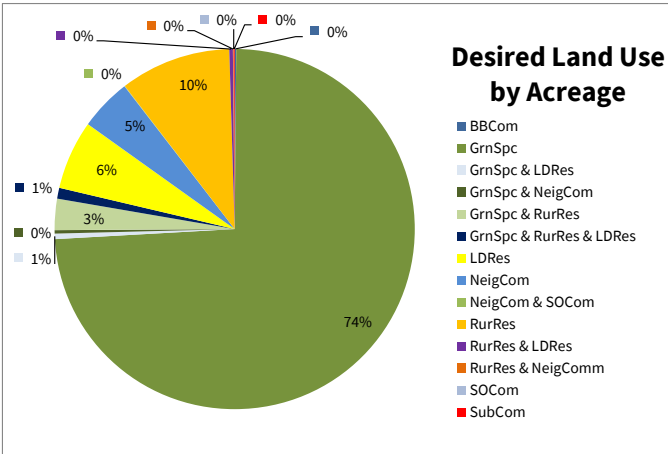
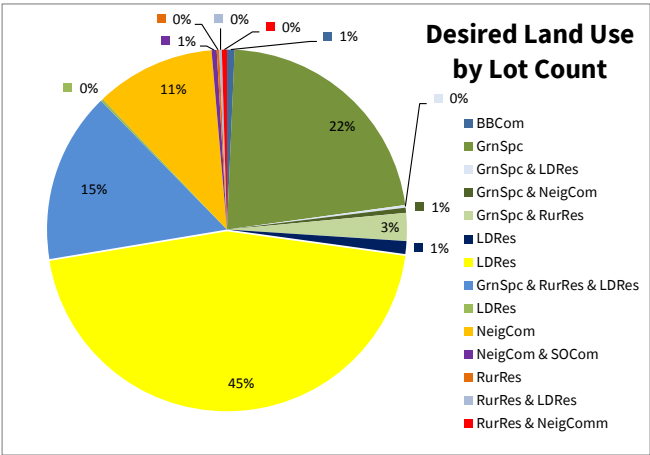
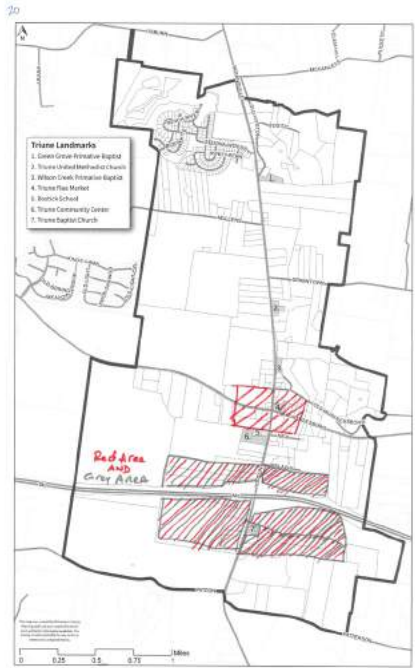
Name	Color on the Land Use Board	Abbreviated Name on Display Maps	Description
Green Space	Green	GrnSpc	Agricultural and passive recreational use
Rural Residential	Tan	RurRes	Large lot single family residential
Low Density Residential	Yellow	LDRes	Single Family Residential
High Density Residential	Orange	HDRes	Multifamily units, such as assisted living centers or apartments
Neighborhood Commercial	Blue	NeighComm	Stand alone small scale businesses
Street Oriented Commercial	Pink	SOCom	Mixed-use development
Suburban Commercial	Red	SubCom	Suburban style commercial
Big Box Commercial	Grey	BBCom	Big box retail

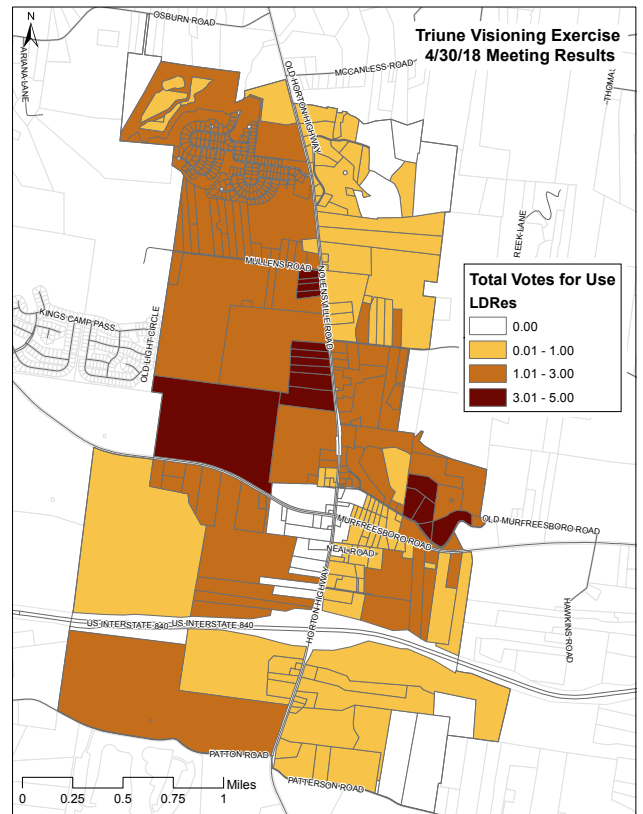
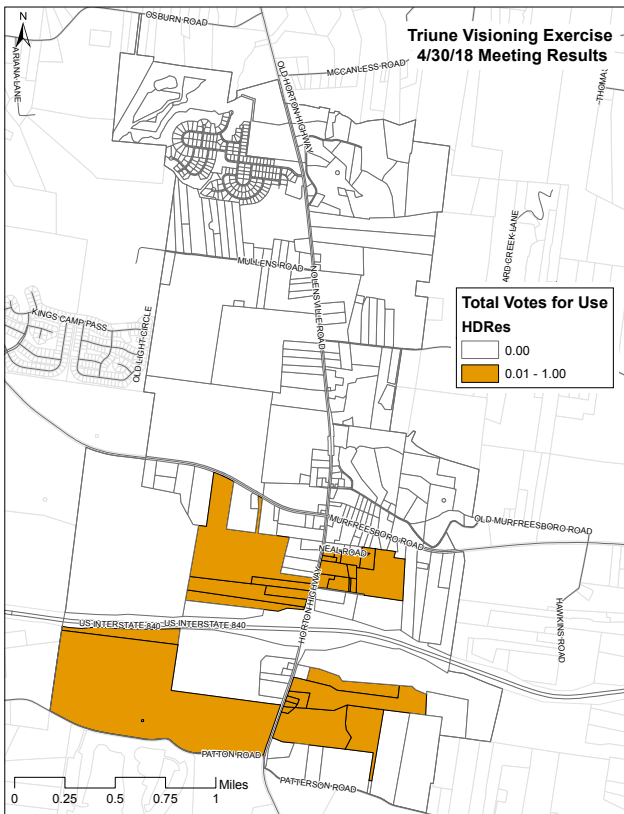
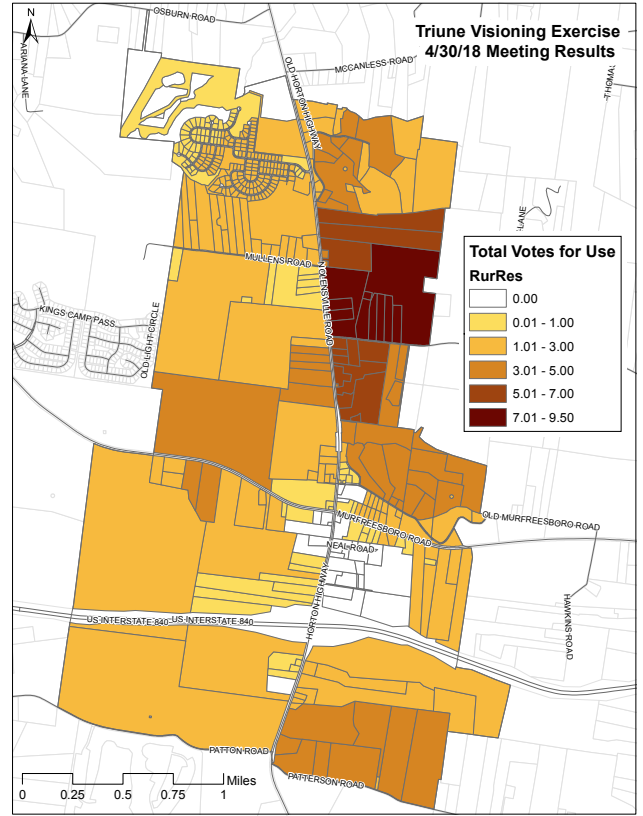


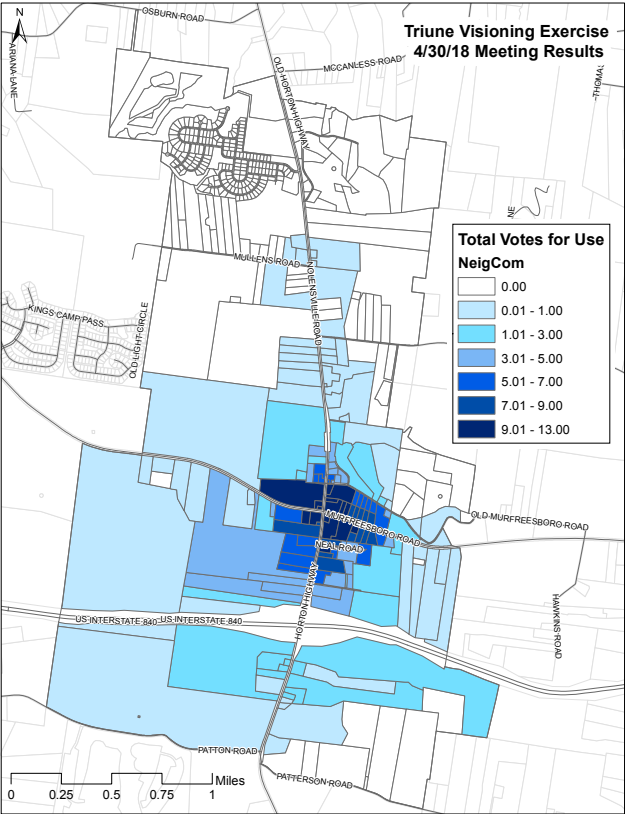
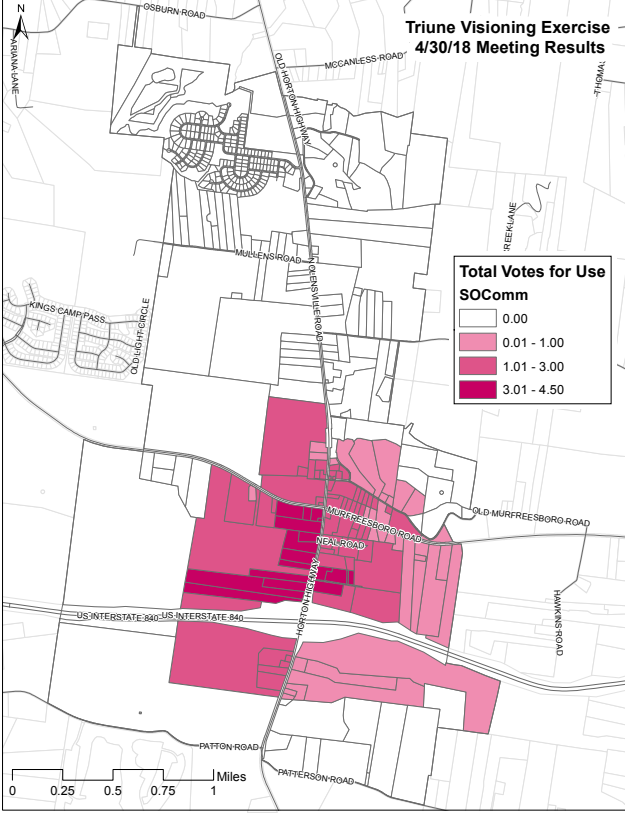
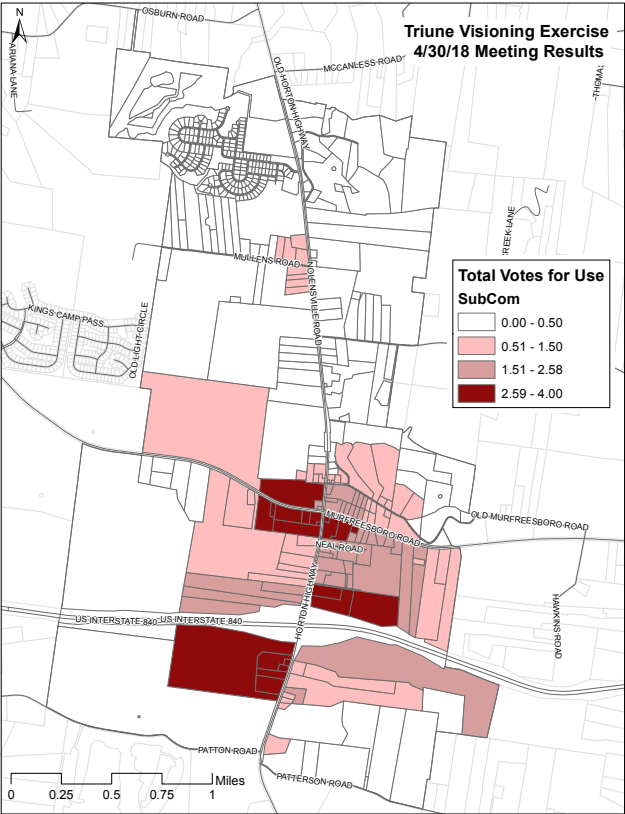


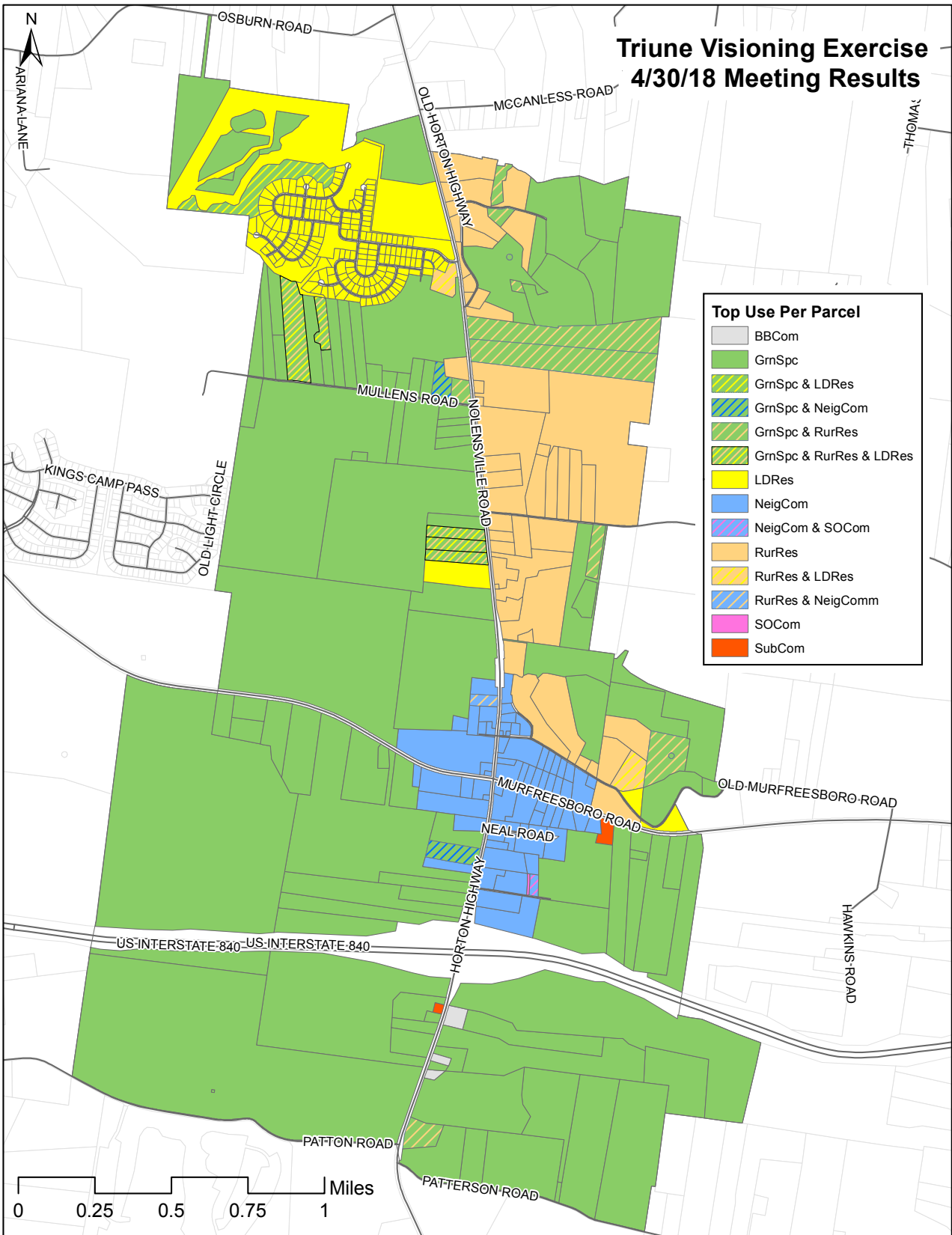














Preference Survey Results

A survey was also provided to those in attendance and those at the following Triune Community Meeting. The survey worked to determine the community acceptance of the draft goals and objectives.

Land Use and Historic Preservation

		Total Votes	Percentage	No Answer
Goal 1: Promote an overall development pattern consisting of a well defined, mixed-use village surrounded by low-impact land uses that preserve the area's pastoral environment.	Agree	20	87%	1
	Neutral	2	9%	
	Disagree	0	0%	
Create tailored set of development standards. These standards should: -Create distinct "Character Areas" -Identify appropriate land uses; and -Include standards to ensuring that new structures are compatible with desired character of the area	Agree	19	83%	2
	Neutral	2	9%	
	Disagree	0	0%	
Goal 2: Outside of the village, encourage the preservation of open space and agricultural uses, which contribute to the area's small town quality of life.	Agree	22	96%	1
	Neutral	0	0%	
	Disagree	0	0%	
Development standards - promote low density residential in rural areas - protection of open space/natural resources.	Agree	23	100%	0
	Neutral	0	0%	
	Disagree	0	0%	
Allow and encourage agricultural and agri-tourism land uses.	Agree	18	78%	1
	Neutral	3	13%	
	Disagree	1	4%	
Encourage property owner-initiated zoning changes	Agree	20	87%	0
	Neutral	3	13%	
	Disagree	0	0%	

Educate landowners regarding conservation easements and other similar mechanisms.	Agree	20	87%	0
	Neutral	3	13%	
	Disagree	0	0%	
Goal 3: Ensure that residential development occurs at an appropriate density to maintain rural character.	Agree	21	91%	2
	Neutral	0	0%	
	Disagree	0	0%	
Development standards - promote low density residential in rural areas - protection of open space/natural resources.	Agree	23	100%	0
	Neutral	0	0%	
	Disagree	0	0%	
Encourage property owner-initiated zoning changes.	Agree	20	87%	0
	Neutral	3	13%	
	Disagree	0	0%	
Goal 4: Encourage compatible new development in the village area that provides an expanded array of community-serving businesses and services.	Agree	18	78%	0
	Neutral	3	13%	
	Disagree	2	9%	
Promote a range of community-scaled retail, restaurant and service uses (groceries, pharmacies, medical services, etc.) in commercial nodes.	Agree	16	70%	0
	Neutral	4	17%	
	Disagree	3	13%	
Encourage locally-owned and operated businesses wherever possible.	Agree	17	74%	1
	Neutral	4	17%	
	Disagree	1	4%	

Goal 5: Discourage land uses that would detract from the desired character of the community.	Agree	22	96%	0
	Neutral	1	4%	
	Disagree	0	0%	
Prohibit land uses that are not consistent with desired character (large-scale industrial, big box retail).	Agree	21	91%	0
	Neutral	1	4%	
	Disagree	1	4%	
Standards to protect surrounding residential areas from adverse impacts of new development.	Agree	23	100%	0
	Neutral	0	0%	
	Disagree	0	0%	
Goal 6: Actively work to preserve the wealth of historic resources in the community.	Agree	22	96%	0
	Neutral	1	4%	
	Disagree	0	0%	
Confirm historic sites within study area.	Agree	21	91%	0
	Neutral	2	9%	
	Disagree	0	0%	
Consider enhanced development standards to better protect historic sites from development impacts.	Agree	22	96%	0
	Neutral	1	4%	
	Disagree	0	0%	
Educate property owners about the importance of historic preservation.	Agree	22	96%	0
	Neutral	1	4%	
	Disagree	0	0%	
Inform community about the benefits of listing on National Register for Historic Places.	Agree	20	87%	0
	Neutral	3	13%	
	Disagree	0	0%	

Design, Character and Natural Resources				
Goal 1: Preserve, enhance, and promote the community's small town charm and rural character.	Agree	2	9%	20
	Neutral	1	4%	
	Disagree	0	0%	
Create tailored set of development standards. These standards should: -Create distinct "Character Areas" -Consistency in design elements (setbacks, scale, massing, etc.)	Agree	20	87%	0
	Neutral	3	13%	
	Disagree	0	0%	
Create a unique and unifying image for the Triune area. -Gateway entrances -Streetscape elements (particularly in Village area) -Branding	Agree	17	74%	1
	Neutral	4	17%	
	Disagree	1	4%	
Goal 2: Ensure that new development is compatible in appearance, size, and scale with desired community character.	Agree	22	96%	1
	Neutral	0	0%	
	Disagree	0	0%	
Development standards should limit the size and design of commercial structures.	Agree	21	91%	1
	Neutral	1	4%	
	Disagree	0	0%	
Development guide for distribution to property owners, developers, and other local decision makers.	Agree	21	91%	2
	Neutral	0	0%	
	Disagree	0	0%	

Preserve the integrity of existing residential areas.	Agree	20	87%	2
	Neutral	0	0%	
	Disagree	1	4%	
Goal 3: Preserve the area's valuable natural resources and promote the retention of green space within the community.	Agree	22	96%	1
	Neutral	0	0%	
	Disagree	0	0%	
Create enhanced standards regarding the protection of natural resources.	Agree	22	96%	0
	Neutral	1	4%	
	Disagree	0	0%	
Development standards should preserve green space in the community.	Agree	21	91%	0
	Neutral	2	9%	
	Disagree	0	0%	
Encourage property owner-initiated zoning changes as a means to reduce the overall density of development.	Agree	17	74%	2
	Neutral	4	17%	
	Disagree	0	0%	
Educate landowners re: conservation easements and other similar mechanisms.	Agree	19	83%	1
	Neutral	3	13%	
	Disagree	0	0%	

Infrastructure and Governmental Services

Goal 1: Address current infrastructure problems and limitations.	Agree	22	96%	0
	Neutral	0	0%	
	Disagree	1	4%	

Assess roadways and intersections for safety-improvement opportunities.	Agree	22	96%	0
	Neutral	0	0%	
	Disagree	1	4%	
Engage in discussions with utility providers regarding the possibility of transitioning to underground utilities.	Agree	21	91%	0
	Neutral	2	9%	
	Disagree	0	0%	
Goal 2: Ensure that adequate infrastructure is in place to support future development.	Agree	20	87%	2
	Neutral	0	0%	
	Disagree	1	4%	
Only allow new development if necessary infrastructure is already in place.	Agree	17	74%	0
	Neutral	5	22%	
	Disagree	1	4%	
Place burden on developers for roadway improvements.	Agree	21	91%	0
	Neutral	1	4%	
	Disagree	1	4%	

Consider development of a non-traditional wastewater system to serve the current and future needs of the Village area.	Agree	16	70%	1
	Neutral	5	22%	
	Disagree	1	4%	
Goal 3: Improve recreational/transportation opportunities for pedestrians, bicyclists and equestrians.	Agree	19	83%	0
	Neutral	2	9%	
	Disagree	2	9%	
Create shared greenways for recreational activities such as biking or horseback riding and to link residential areas to various destination points in the community.	Agree	19	83%	0
	Neutral	2	9%	
	Disagree	2	9%	
Goal 4: Pursue opportunities for additional governmental services, such as a community center, emergency services and park land.	Agree	21	91%	1
	Neutral	0	0%	
	Disagree	1	4%	
Consider the addition of a new recreational facility that will support passive recreation and provide a space for the community to gather.	Agree	19	83%	0
	Neutral	3	13%	
	Disagree	1	4%	
Explore available green space for the addition of a park or public space.	Agree	21	91%	0
	Neutral	1	4%	
	Disagree	1	4%	
Consider the addition of emergency services to enhance safety for the community.	Agree	21	91%	0
	Neutral	1	4%	
	Disagree	1	4%	