

GRASSLAND VILLAGE



**SPECIAL AREA PLAN
COMMUNITY OPEN HOUSE**

JANUARY 14, 2014

Citizens Advisory Committee



- Ryan Bennett
- Mary Brockman
- Deb Dreves
- Joe Harkins
- Kathy Kunkel
- Michael Myers
- Ernie Williams
- Susan Bradfield
- Greg Davis
- Mike Franks
- Robbin Holland
- Gavin Moon
- Jack Walton

Purpose of Tonight's Meeting



To provide citizens with...

...a recap of the process.

...an overview of the plan.

...an opportunity for feedback and final thoughts.

...an understanding of the next steps.

What is a Special Area Plan?



A Special Area Plan...

- ...is a policy document
- ...articulates a shared vision for the community.
- ...identifies specific Goals and Strategies.
- ...is based on the community's values.

Why Grassland?



Why did we develop a Special Area Plan for Grassland?

- Comprehensive Land Use Plan recommends it;
- Mechanism for understanding and implementing the community's wishes;
- Guides future land use and development decisions; and
- Basis for tailored development standards.

Public Involvement Process



Public Involvement Process



Public Open House

December 10, 2012

- Informal Meeting
- Acquaint community with Planning Process

Public Involvement Process



Public Involvement Meeting #1

January 31, 2013

- Identification of Issues
- Initial Vision
- Opportunity for Community Feedback

Public Involvement Process



Staff Preparation Period

- Categorization of Issues
 - Land Use
 - Design, Character and Natural Resources
 - Infrastructure and Government Services

Public Involvement Process



Public Involvement Meeting #2

March 18, 2013

- Ranking of Issues
- Small Groups
 - Vision Exercise
 - Goals Exercise
- Opportunity for Community Feedback

Public Involvement Process



Staff Preparation Period

- Development of Draft Vision and Goals
 - Based on public comments
 - Relate to Plan Categories

Public Involvement Process



Public Involvement Meeting #3

June 4, 2013

- Presentation of Draft Vision and Goals
- Individual Exercise
 - Development Preference Survey
 - Development Preference Coloring Map
- Opportunity for Community Feedback

Public Involvement Process



Staff Preparation Period

- Creation of Character Areas
 - Developed from input and comments received at Meeting #3
- Development of Draft Objectives
 - Relate to Plan Categories
 - Developed from public input

Public Involvement Process



Public Involvement Meeting #4

October 15, 2013

- Presentation of Draft Objectives
- Presentation of Character Areas
- Opportunity for Community Feedback

Public Involvement Process



Staff Preparation Period

- Final Determinations of Character Areas based on public feedback
- Development of Draft Plan
 - Built Vision, Goals, Objectives and Plan Concepts approved by the community
 - Narrative, Photos, etc.

Grassland Village Draft Special Area Plan



GRASSLAND VILLAGE BOUNDARY



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

Overview of the Plan



Chapter 1 – Introduction

Chapter 2 – Planning Process

Chapter 3 – Inventory and Assessment

- ✦ Historical Background
- ✦ Natural Resources
- ✦ Land Use Inventory

Overview of the Plan



Chapter 4 – Key Themes

- ✦ Ensure that new development is compatible with the desired character of the Village;
- ✦ Foster a vibrant, neighborhood-serving business community;
- ✦ Preserve natural resources;
- ✦ Promote safe and efficient vehicular traffic;
- ✦ Seek opportunities for pedestrian connectivity;
- ✦ Address wastewater issues; and
- ✦ Encourage community events and activities.

Chapter 5 – Vision, Goals and Objectives

Grassland Vision Statement



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 Objectives



- 11 broad Goals, 28 specific Objectives
- Apply to entire Village
- Based on community input
- Organized around Plan Categories
 - Land Use
 - Design, Character and Natural Resources
 - Infrastructure and Government Services

Goals and Objectives



Example Goals (paraphrased)

- Provide an expanded array of neighborhood-serving businesses
- Ensure that new development is compatible with desired Village Character
- Create a unique and unifying image for the Village
- Create strong connections for pedestrians and bicyclists
- Improve the safety and efficiency of vehicular traffic

Goals and Objectives



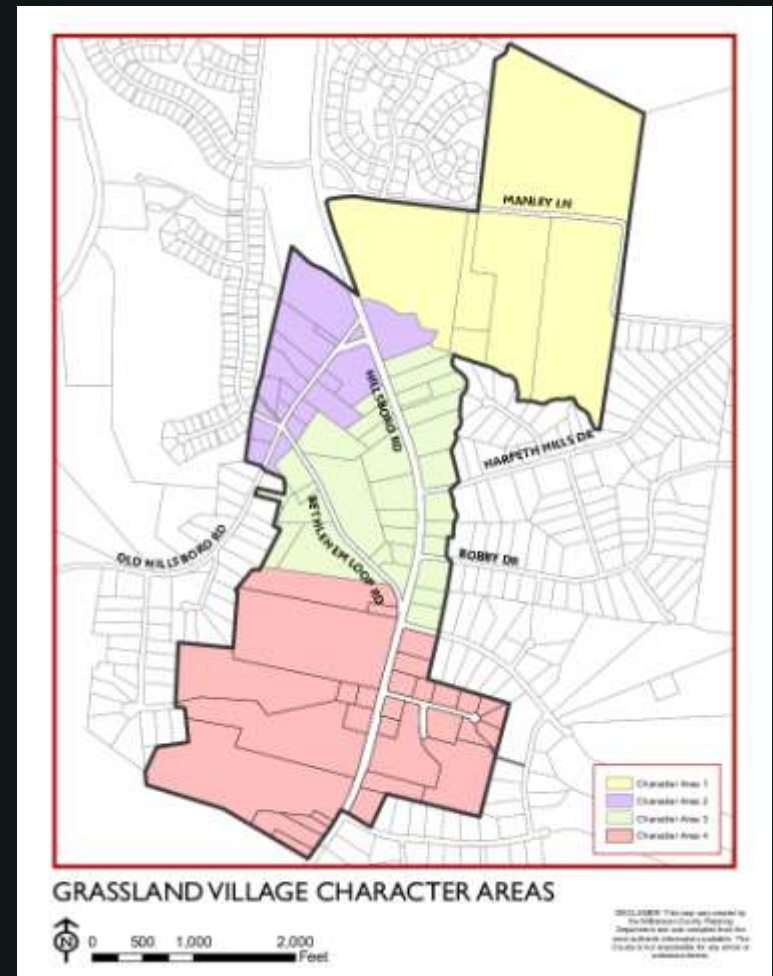
Example Objectives (paraphrased)

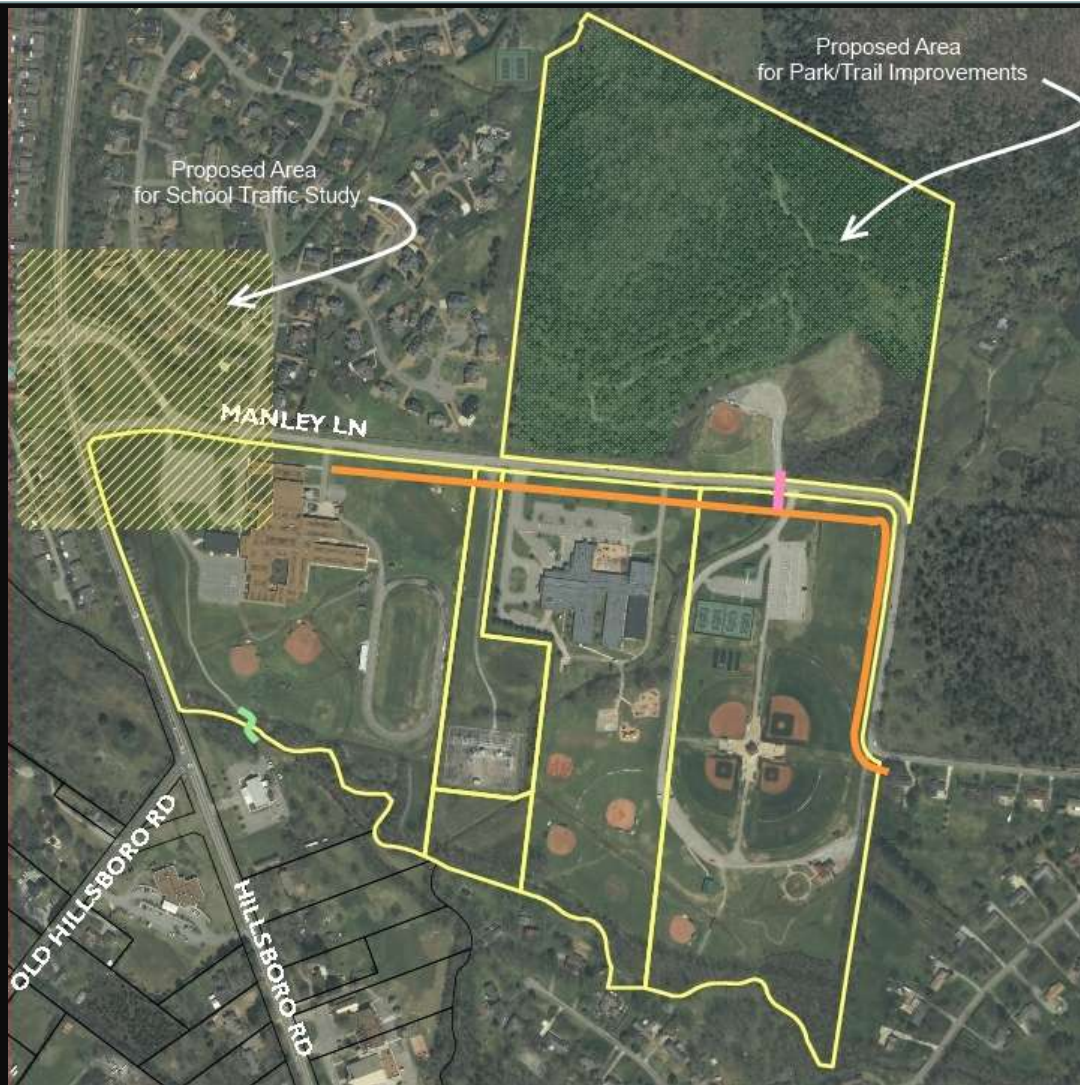
- Create a tailored set of development standards for the Village
- Protect neighborhoods from adverse impacts of new development
- Create “gateway” entrances
- Pursue a network of sidewalks and trails in the Village to connect recreational areas, commercial nodes and surrounding neighborhoods

Overview of the Plan

Chapter 6 – Character Areas

- Character Area 1
- Character Area 2
- Character Area 3
- Character Area 4





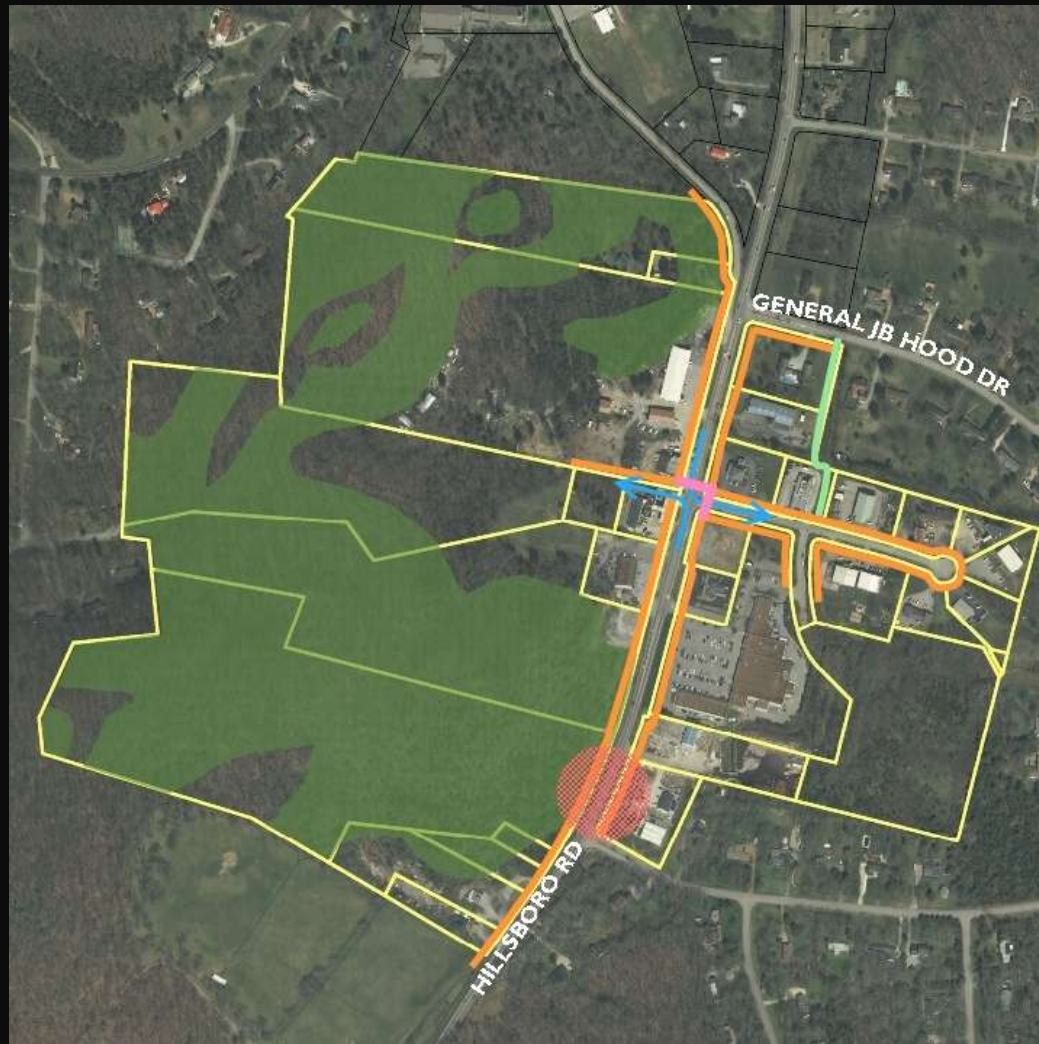
Character Area 1 – Proposed Improvement Map



Character Area 1 - Present



Character Area 1 - Hypothetical



Character Area 4 – Proposed Improvement Map



Character Area 4 - Present



Character Area 4 - Hypothetical

Overview of the Plan



Chapter 7 – Implementation

- ✦ Role of County
- ✦ Role of Citizens
- ✦ Combined effort

Appendices

- ✦ Verbatim notes from public meetings

Next Steps



- Revise Plan as needed
- Present to Williamson County Planning and County Commissions
 - ✦ Planning Commission – February 13, 2014
 - ✦ County Commission – March 10, 2014
- Create tailored set of development standards designed to help implement the Plan policies and recommendations.

Thank you!



- Previous meeting materials, as well as the Draft Plan are available tonight for review.
- A copy of the Draft Plan is available at www.williamsoncounty-tn.gov/planning

Contact Us!



- **Williamson County's website**
 - *www.williamson-tn.org/planning*

- **Facebook**
 - *www.facebook.com/grasslandplan*

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