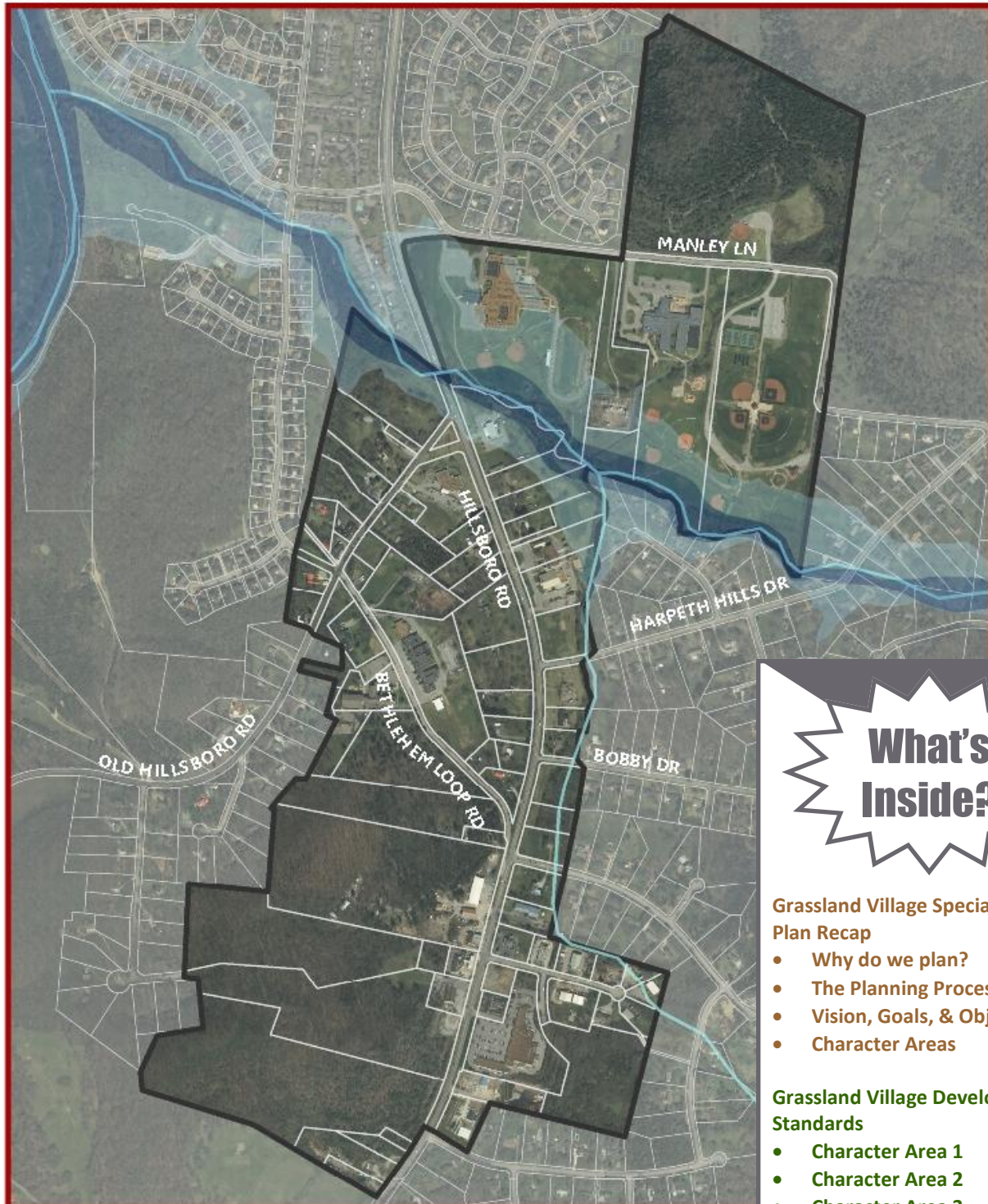


GRASSLAND VILLAGE SPECIAL AREA PLAN RECAP & DRAFT DEVELOPMENT STANDARDS



What's Inside?

Grassland Village Special Area Plan Recap

- Why do we plan?
- The Planning Process
- Vision, Goals, & Objectives
- Character Areas

Grassland Village Development Standards

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

What's Next?

GRASSLAND VILLAGE SPECIAL AREA PLAN RECAP

WHY WE PLAN

A long-range plan can help a community realize its vision for the future and reconcile the differences between opposing viewpoints to create a cohesive and sustainable future for a community. In Williamson County, long-range plans are created from extensive input from the citizens who care about the future of their communities.

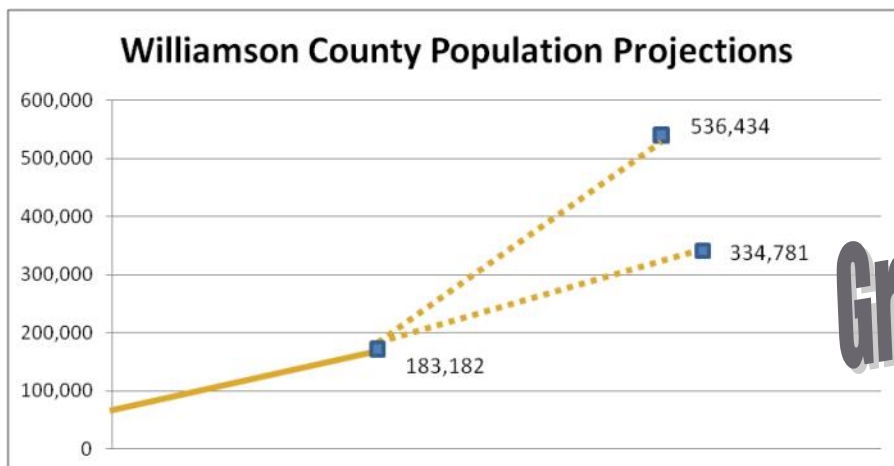
WHAT IS A LONG-RANGE PLAN?

- Articulates a shared vision for the future.
- One of many tools for helping a community make decisions about development.
- Looks ahead for 20-25 years.
- Reconciles the needs and desires of the community with the limitations of available infrastructure.
- Implemented over a period of years. For example, a trail or sidewalk may take time to fill in as land is developed or redeveloped over time, but at the end all the pieces connect together to create a safe pedestrian path for the community.

WHAT TRENDS SHOULD WE CONSIDER?

Future trends are a big part of the planning process, and rightly so. You can't create a successful plan that looks twenty years into the future, unless you account for those future trends.

As an example, in 2010 the population of Williamson County was approximately 183,000. By 2040, Williamson County is expected to grow between 48 - 75%. The numbers in the graph below represent these two predictions as supplied by Woods and Poole Economics Inc. 2012 State Profile Tennessee, 2011.



**48% - 75%
Growth by 2040**

**PLAN
RECAP**

GRASSLAND VILLAGE SPECIAL AREA PLAN RECAP

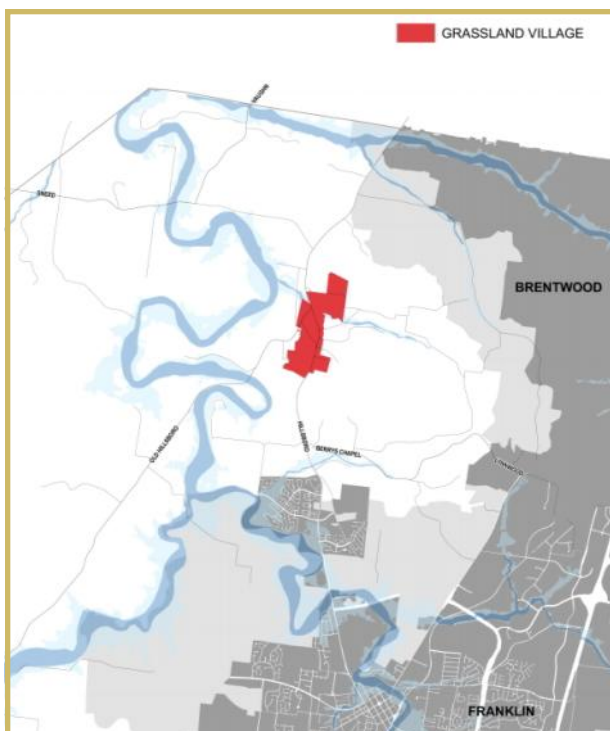
HOUSEHOLDS ARE CHANGING, TOO

More people are looking for smaller housing options than ever before. In fact, 81% of new households between 2010-2040 will be homes without children, including downsizing seniors.

Below is a chart showing how household trends change over time. Numbers in parentheses represent households by the thousands, while the categories are broken down by general age groups.



Data Source: Metropolitan Nashville Planning Department, Nashville Next 2013 in Review, 2013



“I think the pressure for Grassland to grow due to its appeal, schools, and location will be evident.”

— One of numerous citizen responses received during the special area plan process.

**PLAN
RECAP**

GRASSLAND VILLAGE SPECIAL AREA PLAN RECAP

REPRESENTING THE COMMUNITY

As part of the process of creating a Special Area Plan for the Grassland Village, a Citizens Advisory Committee was established. These individuals, comprised of a cross section of the community, acted as a sounding board for Planning Staff and as a liaison for the community.

WHO ARE THE COMMITTEE MEMBERS?

- RYAN BENNETT
- SUSAN BRADFIELD
- DEB DREVES
- MIKE FRANKS
- JOE HARKINS
- ROBBIN HOLLAND
- KATHY KUNKEL
- GAVIN MOON
- MICHAEL MYERS



EX-OFFICIO MEMBERS INCLUDE*:

- COMMISSIONER
SHERRI CLARK**
- COMMISSIONER
MARY BROCKMAN*
- COMMISSIONER
TODD KAESTNER**
- COMMISSIONER
BARBARA STURGEON**
- COMMISSIONER
GREG DAVIS*
- COMMISSIONER
JACK WALTON***



*Active Advisory Committee member for the creation of the Grassland Village Special Area Plan.

**Active Advisory Committee member for the creation of the Grassland Development Standards.

***Active Advisory Committee member for the creation of the Grassland Village Special Area Plan and Development Standards.

**PLAN
RECAP**

GRASSLAND VILLAGE SPECIAL AREA PLAN RECAP

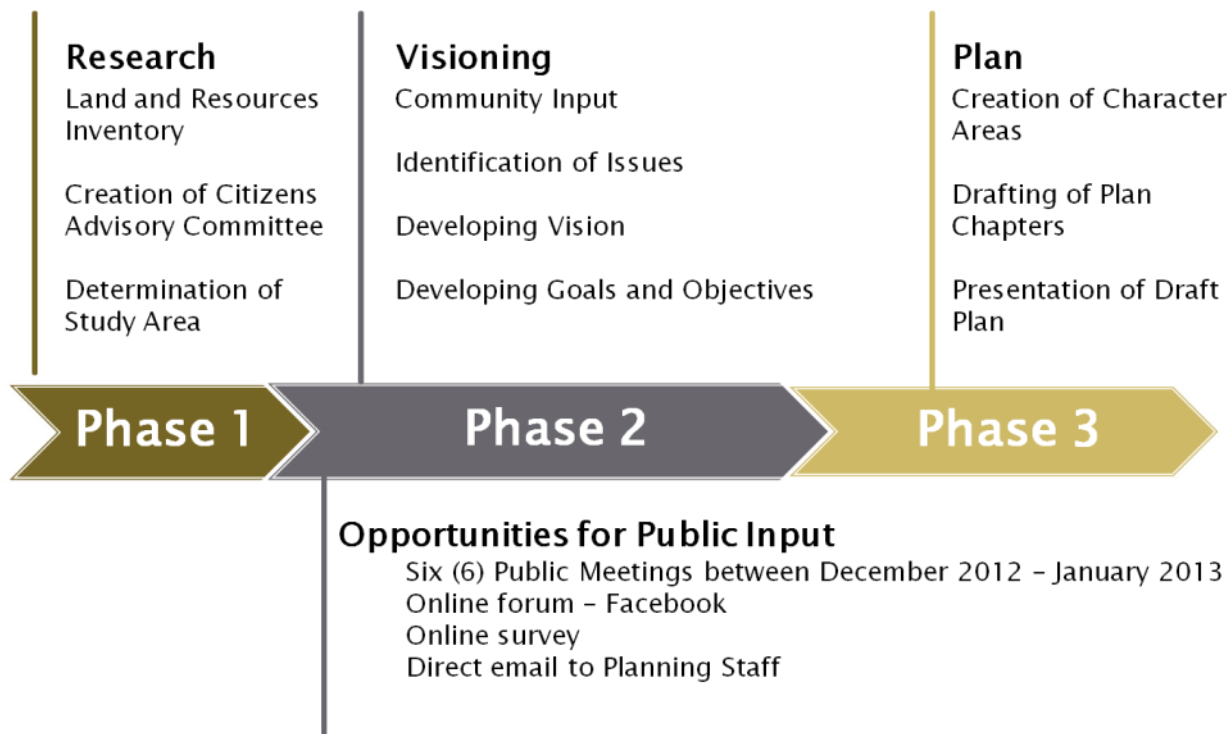
IT'S A PUBLIC DRIVEN PROCESS

The diagram below illustrates the two-year process undertaken by Williamson County in creating the Grassland Village Special Area Plan. Note that the public involvement process began in Phase 2 and continued through to the adoption and endorsement of the Plan.

The Grassland Community played a vital role in the development of the Grassland Village Special Area Plan. Over the course of six public meetings, issues were identified and ranked, a vision for the future was created, and goals and objectives were outlined to help achieve that vision.

The process empowered the community to create a plan that reflects their ideal future for Grassland Village.

PHASES OF DEVELOPMENT



**PLAN
RECAP**

GRASSLAND VILLAGE SPECIAL AREA PLAN RECAP

DECEMBER 10, 2012:

- INFORMAL MEETING
- ACQUAINTED COMMUNITY WITH THE PLANNING PROCESS



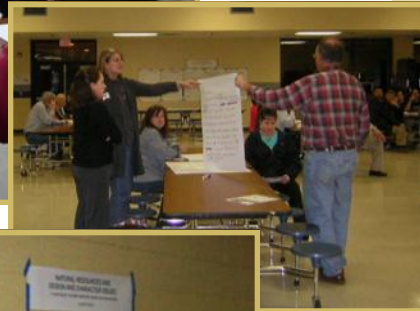
JANUARY 31, 2013

- IDENTIFIED ISSUES
- DRAFTED A PRELIMINARY VISION



MARCH 18, 2013:

- RANKED ISSUES
- DRAFTED CONCEPT FOR VISION AND GOALS



JUNE 4, 2013:

- PRESENTED DRAFT VISION AND GOALS
- COMPLETED DEVELOPMENT PREFERENCE SURVEY AND COLORING EXERCISE



OCTOBER 15, 2013:

- PRESENTED DRAFT OBJECTIVES
- PRESENTED CHARACTER AREAS CONCEPT



JANUARY 14, 2014:

- REVIEWED ALL COLLECTED MATERIALS
- PRESENTED DRAFT PLAN

MARCH 13, 2014:

- ADOPTED BY WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION



MAY 12, 2014:

- ENDORSED BY WILLIAMSON COUNTY BOARD OF COMMISSIONERS

**PLAN
RECAP**

GRASSLAND VILLAGE SPECIAL AREA PLAN RECAP

6

The number of public involvement meetings attended by the public during the Grassland Village Special Area Plan process.

55

The average attendance at those public meetings.

143

The number of issues identified by the community at the first public meeting.

335

The number of votes cast by the community in ranking the issues identified at the previous meeting.

6

The number of key themes that came out of ranking the issues by importance.

7

The number of groups who worked collaboratively to write a draft Vision Statement for the future of their community.

28

The number of goals submitted by the community based on the issues identified.

43

The number of survey respondents who provided their preference for the future of the Grassland Village.

105

The number of general comments received from community members throughout the process.

11

The number of broad goals created.

28

The number of specific objectives created.

**BY THE
NUMBERS**

**PLAN
RECAP**

GRASSLAND VILLAGE SPECIAL AREA PLAN RECAP

KEY THEMES

The key themes that arose from the public visioning exercises reflect an overall direction for the Plan based on the issues that the community identified as being the most crucial for the future of the Village. These key themes are as follows:

1

Make sure new development is compatible with the desired character

2

Foster a vibrant, neighborhood-serving business community

3

Preserve natural resources

4

Seek opportunities for pedestrian connectivity

5

Address wastewater issues

6

Encourage community events and activities

**PLAN
RECAP**

GRASSLAND VILLAGE SPECIAL AREA PLAN RECAP

CREATING A VISION— CREATING A VILLAGE



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 the environmental features and aesthetic amenities.

**PLAN
RECAP**

GRASSLAND VILLAGE SPECIAL AREA PLAN RECAP

GOALS IDENTIFIED DURING THE PLANNING PROCESS

By outlining broad steps that can be applied to the Village as a whole, the community has built the vehicle for us to travel from our present to our future. Below are samples of the goals included in the Plan. These have been paraphrased, but accurately reflect the intentions of each goal they represent.

**Ensure new development is compatible with
desired Village Character.**

**Provide an expanded array of
neighborhood-serving businesses.**

**Create strong connections for
pedestrians and bicyclists.**

**Create a unique and unifying image
for the Village.**

**Improve the safety and efficiency of
vehicular traffic.**

**PLAN
RECAP**

GRASSLAND VILLAGE SPECIAL AREA PLAN RECAP

OBJECTIVES THAT HELP DEFINE OUR GOALS

Each goal is relatively general, and it takes specific objectives to answer the question “How do we get there?” Below are samples of the specific objectives included in the Plan. These have been paraphrased, but accurately reflect the intentions of each objective they represent.

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.

**PLAN
RECAP**

GRASSLAND VILLAGE SPECIAL AREA PLAN RECAP

DEVELOPMENT PREFERENCE SURVEY



In addition to helping identify the broad goals and specific objectives of the Plan, community members provided feedback regarding their preference for the future development of Grassland.

The results were used in the creation of four Character Areas, each recognizing specific development patterns throughout the Village.



**PLAN
RECAP**

GRASSLAND VILLAGE SPECIAL AREA PLAN RECAP

CHARACTER 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.



**PLAN
RECAP**

GRASSLAND VILLAGE SPECIAL AREA PLAN RECAP

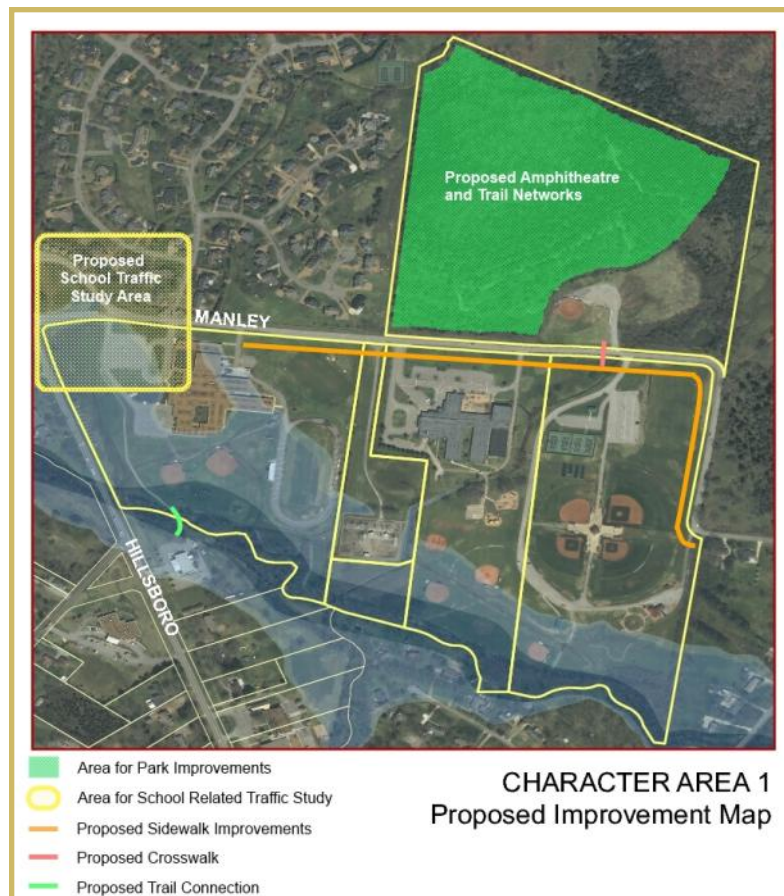
CHARACTER AREA 1 (CA1)

Character Area 1 (CA1) is located in the northern section of the Grassland Village and is the hub of community interaction. This is where the schools are located, and the additional parks and open space provide ample opportunities for the community to gather together.

WHAT DOES THE PLAN RECOMMEND?

There are a number of recommendations outlined in the Special Area Plan. Some of them are included below.

- Larger parcels that are in keeping with the established character of the area.
- Low densities that protect the natural resources.
- Construction of an amphitheatre to serve as a community gathering space.
- Additional trail construction to enhance connectivity to the rest of the Village.
- A traffic study to determine the necessary vehicular and pedestrian safety improvements for the area surrounding the schools.



**PLAN
RECAP**

GRASSLAND VILLAGE SPECIAL AREA PLAN RECAP

CHARACTER AREA 1 (CA1)

WHAT IF THIS...



...BECAME THIS?



**PLAN
RECAP**

GRASSLAND VILLAGE SPECIAL AREA PLAN RECAP

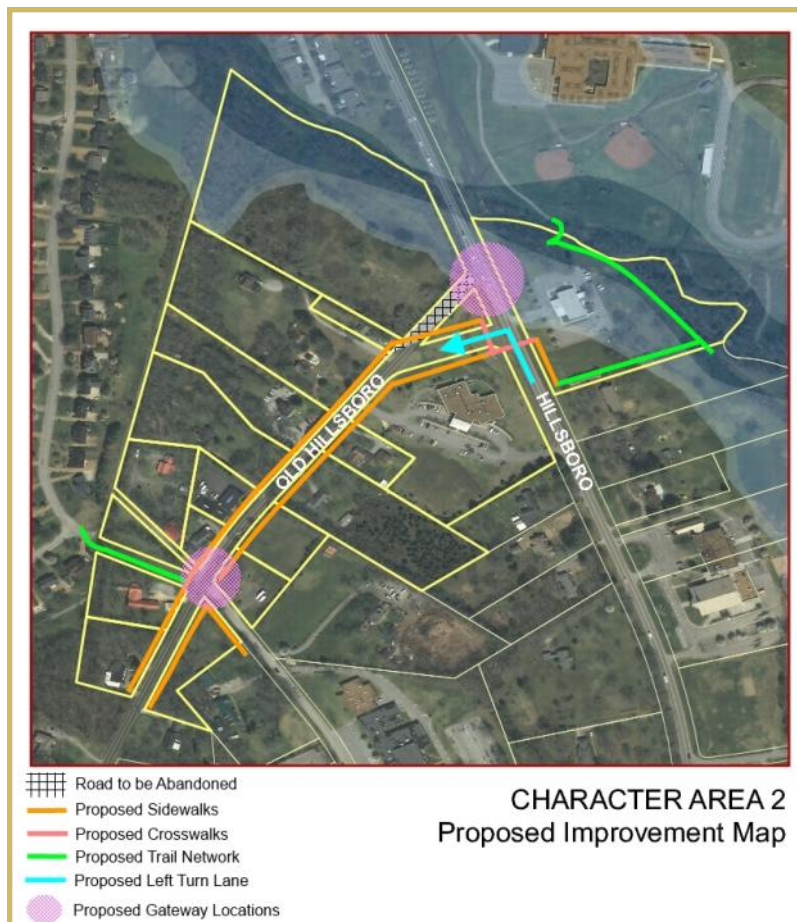
CHARACTER AREA 2 (CA2)

Character Area 2 (CA2) is located in the northwestern section of the Grassland Village and is currently a mix of small-scale commercial operations and residential properties.

WHAT DOES THE PLAN RECOMMEND?

There are a number of recommendations outlined in the Special Area Plan. Some of them are included below.

- Neighborhood-scaled retail shops, restaurants, service uses, and single family residential uses should be permitted and be relatively close to Old Hillsboro Road.
- New buildings should have pitched roofs and be limited to two stories.
- Parcels that front Hillsboro Road should be considered anchors and be developed at a slightly larger scale.
- Parking should be to the side or rear of the building whenever possible.



**PLAN
RECAP**

GRASSLAND VILLAGE SPECIAL AREA PLAN RECAP

CHARACTER AREA 2 (CA2)

WHAT IF THIS...



...BECAME THIS?



**PLAN
RECAP**

GRASSLAND VILLAGE SPECIAL AREA PLAN RECAP

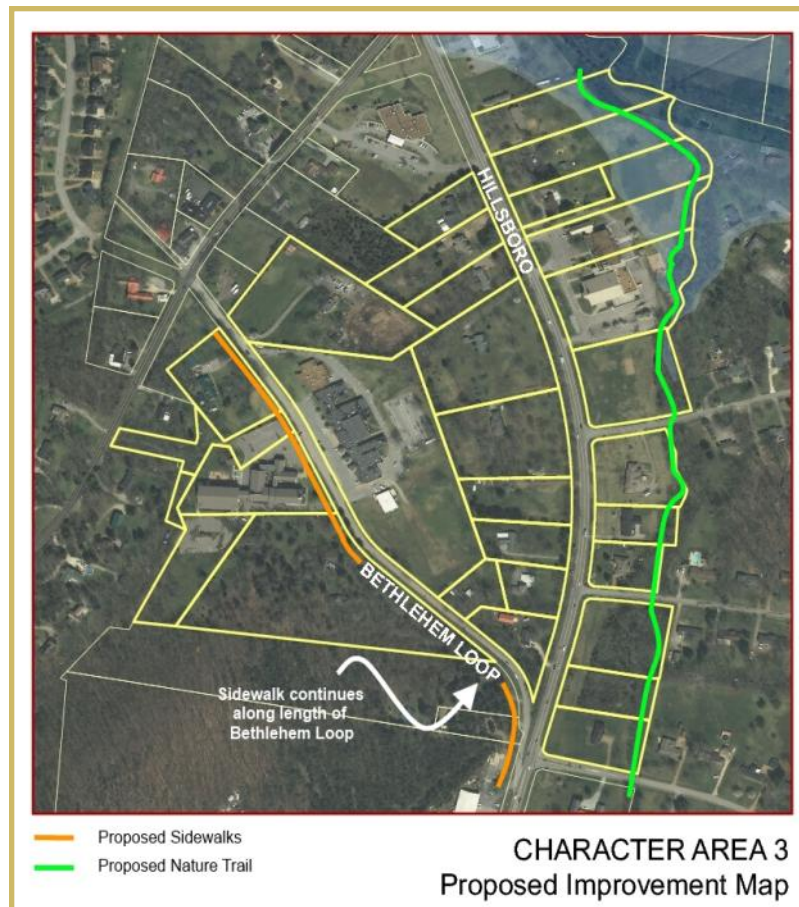
CHARACTER AREA 3 (CA3)

Character Area 3 (CA3) is located in the center of the Grassland Village and is primarily residential in nature, with some churches and schools scattered throughout the area.

WHAT DOES THE PLAN RECOMMEND?

There are a number of recommendations outlined in the Special Area Plan. Some of them are included below.

- Uses such as single-family residences, low-density townhomes (attached single family residential), churches, schools, and passive parks are all appropriate in this area.
- Access from side streets rather than along Hillsboro Road is preferred.
- A walking trail along the creek that connects the school areas to the north with the commercial area to the south.
- Parking should be to the side or rear of the building whenever possible.



**PLAN
RECAP**

GRASSLAND VILLAGE SPECIAL AREA PLAN RECAP

CHARACTER AREA 3 (CA3)

WHAT IF THIS...



...BECAME THIS?



**PLAN
RECAP**

GRASSLAND VILLAGE SPECIAL AREA PLAN RECAP

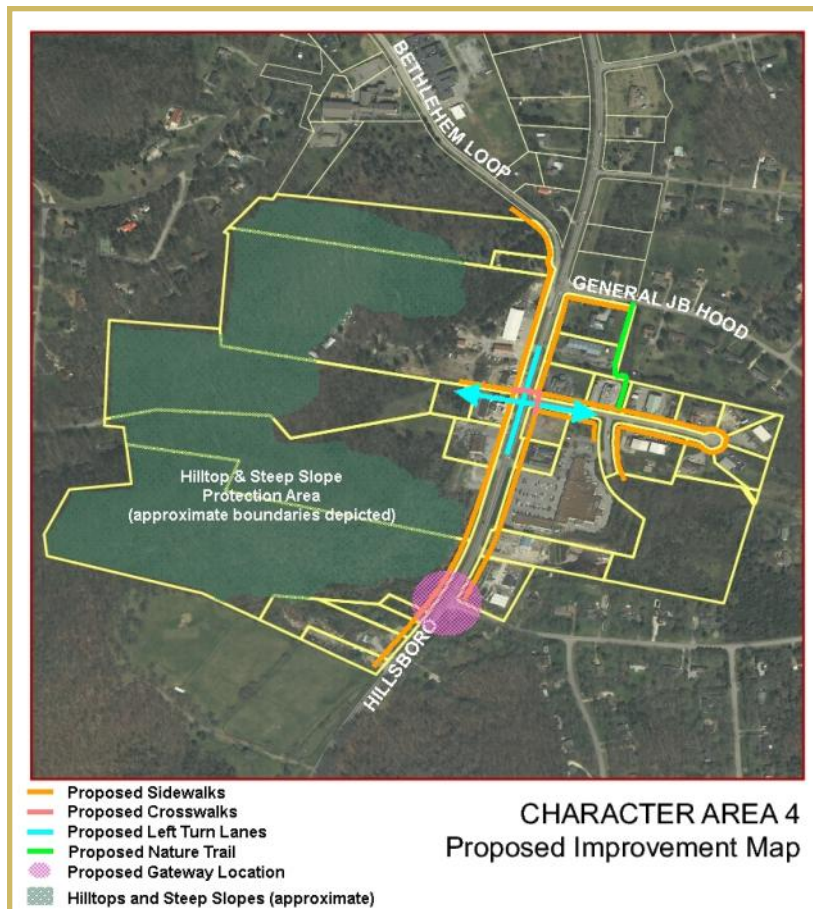
CHARACTER AREA 4 (CA4)

Character Area 4 (CA4) is located in the southern portion of the Grassland Village and is the commercial core of the area. The Grassland Shopping Center is here, along with the bulk of the businesses that currently serve the area.

WHAT DOES THE PLAN RECOMMEND?

There are a number of recommendations outlined in the Special Area Plan. Some of them are included below.

- Uses such as retail shops, restaurants, offices, and services uses are all appropriate in this area.
- The area should be a more compact, pedestrian-oriented, commercial environment, with development concentrated in environmentally suitable areas to preserve slopes and hillsides.
- Parking should be to the side or rear of the building whenever possible.
- Sidewalks and crosswalks should be pursued to enhance pedestrian safety.



**PLAN
RECAP**

GRASSLAND VILLAGE SPECIAL AREA PLAN RECAP

CHARACTER AREA 4 (CA4)

WHAT IF THIS...



...BECAME THIS?



**PLAN
RECAP**

GRASSLAND VILLAGE SPECIAL AREA PLAN RECAP



THE PLAN BECOMES A REALITY

After extensive input from the community, the Plan was adopted by the Williamson County Regional Planning Commission on March 13, 2014. The Williamson County Board of Commissioners endorsed the Plan on May 12, 2014.



In June 2014, Williamson County Planning Staff began working with the Grassland Citizens Advisory Committee to create a set of draft development standards.

These standards will be presented in the next pages of this document. With the combined efforts of the County and the community, the shared vision for a preserved and enhanced Village can be realized.

View a copy of the Grassland Village Special Area Plan [here](#).



**PLAN
RECAP**

GRASSLAND VILLAGE DRAFT DEVELOPMENT STANDARDS

IT DOESN'T END WITH THE SPECIAL AREA PLAN

The Special Area Plan that came out of the community driven process is the basis for creating Development Standards. These standards help to make the Plan a reality, and are one way to help ensure that when new development is proposed, it will conform with the vision outlined in the Plan.

Remember This Objective?

Create a tailored set of development standards for the Village.

The objective above was identified as part of the Plan, and is one of the primary opportunities we have to help create the reality established by the Plan. Since the Plan's adoption and endorsement in the Spring of 2014, Williamson County Planning Staff and the Grassland Village Citizens Advisory Committee have been hard at work developing a set of draft Development Standards to do just that.

What are Development Standards?

Development Standards are basically Zoning Standards, and once adopted, are the Code by which any and all development takes place.

The following pages include a summary of the Proposed Development Standards for the Grassland Village. To view the standards as proposed in their entirety, please go to <http://www.williamsoncounty-tn.gov/planning>.

Draft
Development
Standards

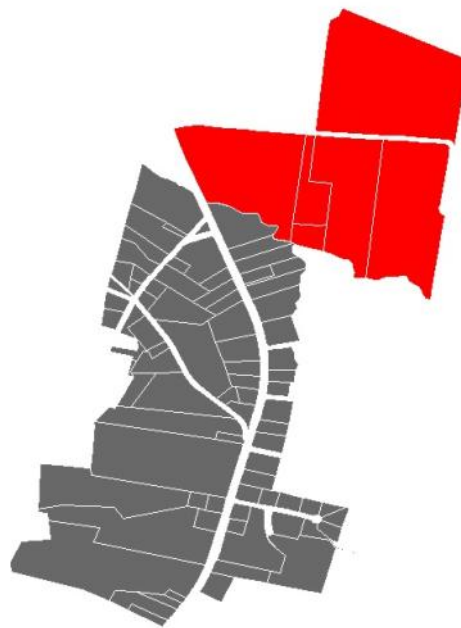
GRASSLAND VILLAGE

DRAFT DEVELOPMENT STANDARDS

CHARACTER AREA 1 (CA1)

As mentioned in the Special Area Plan Recap, Character Area 1 (CA1) is located in the northern section of the Grassland Village and is the hub of community interaction. This is where the schools are located, and the additional parks and open space provide ample opportunities for the community to gather together.

Character Area 1 (CA1) includes both Grassland Elementary and Middle Schools and the ball fields associated with Williamson County Parks and Recreation.



PLAN RECOMMENDATIONS:

- Larger parcels that are in keeping with the established character of the area.
- Low densities that protect the natural resources.
- Construction of an amphitheatre to serve as a community gathering space.
- Trail connections across the creek to enhance connectivity to the rest of the Village.
- A traffic study to determine the necessary safety improvements for the area surrounding the schools.

Because this area is largely remaining the same, there are just a few standards that are being included in the proposed draft standards for this Character Area.

PROPOSED STANDARDS:

Open Space:

Open Space is the term used for undeveloped areas within a development. For example, if a development requires 50% Open Space, that means that half of the site must remain undeveloped.

Nonresidential development must have a minimum of 50% Open Space. However, if pervious paving materials are utilized, the Open Space requirement may be reduced to 40%.

Residential developments must have a minimum of 25% Open Space.

**Draft
Development
Standards**

GRASSLAND VILLAGE

DRAFT DEVELOPMENT STANDARDS

CHARACTER AREA 1 DRAFT STANDARDS (CONTINUED):

Parking and Access:

A traffic study or analysis must be conducted for all developments in accordance with the criteria already outlined in the Zoning Ordinance.

Permitted Uses in the area would include:

- **Agricultural uses**, such as nurseries and farms;
- **Residential uses**, such as single-family dwellings;
- **Public uses**, such as schools, and government and public safety offices; and
- **Institutional uses**, such as churches .

Other nonresidential uses would be limited to uses such as private golf courses or outdoor recreational uses, like the amphitheatre discussed on the previous page.

RESIDENTIAL USE DIMENSIONAL STANDARDS

	MINIMUM LOT AREA	MAXIMUM GROSS RESIDENTIAL DENSITY	MINIMUM LOT WIDTH	MINIMUM FRONT YARD SETBACK	MINIMUM SIDE YARD SETBACK	MINIMUM REAR YARD SETBACK	MAXIMUM BUILDING HEIGHT
CA1	1 ACRE	1 UNIT/ACRE	130 FT - 200 FT	60 FT— 100 FT	20 FT	60 FT	2 STORIES

NONRESIDENTIAL USE DIMENSIONAL STANDARDS

	MINIMUM LOT AREA	MINIMUM LOT WIDTH	MINIMUM FRONT YARD SETBACK	MINIMUM SIDE YARD SETBACK	MINIMUM REAR YARD SETBACK	MAXIMUM BUILDING SIZE	MAXIMUM BUILDING FOOTPRINT	MAXIMUM BUILDING HEIGHT
CA1	1 ACRE	130 FT	60 FT	35 FT	60 FT	N/A	N/A	2 STORIES

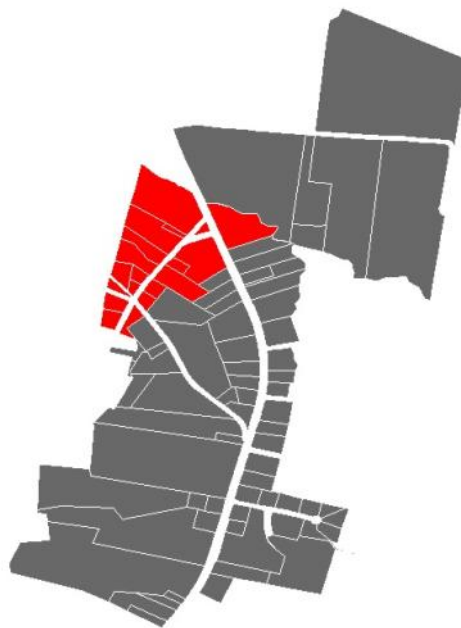
GRASSLAND VILLAGE

DRAFT DEVELOPMENT STANDARDS

CHARACTER AREA 2 (CA2)

As mentioned in the Special Area Plan Recap, Character Area 2 (CA2) is located in the northwestern section of the Grassland Village and is currently a mix of small-scale commercial operations and residential properties.

Character Area 2 (CA2) includes businesses like Barbara's Home Cooking, Pet Vet Animal Hospital, and the former Pepper Patch building.



PLAN RECOMMENDATIONS:

- Neighborhood-scaled retail shops, restaurants, service uses, and single family residential uses should be permitted and be relatively close to Old Hillsboro Road.
- New buildings should have pitched roofs and be limited to two stories.
- Parcels that front Hillsboro Road should be considered anchors and may be developed at a slightly larger scale.
- Parking should be to the side or rear of the building whenever possible.

PROPOSED STANDARDS:

Open Space:

Nonresidential development must have a minimum of 40% Open Space. However, if pervious paving materials are utilized, the Open Space requirement may be reduced to 30%.

Residential developments must have a minimum of 20% Open Space.

Parking and Access:

A traffic study or analysis must be conducted for all developments in accordance with the criteria already outlined in the Zoning Ordinance. In addition, parking should be to the side or rear of the buildings whenever possible.

Draft
Development
Standards

GRASSLAND VILLAGE

DRAFT DEVELOPMENT STANDARDS

CHARACTER AREA 2 DRAFT STANDARDS (CONTINUED):

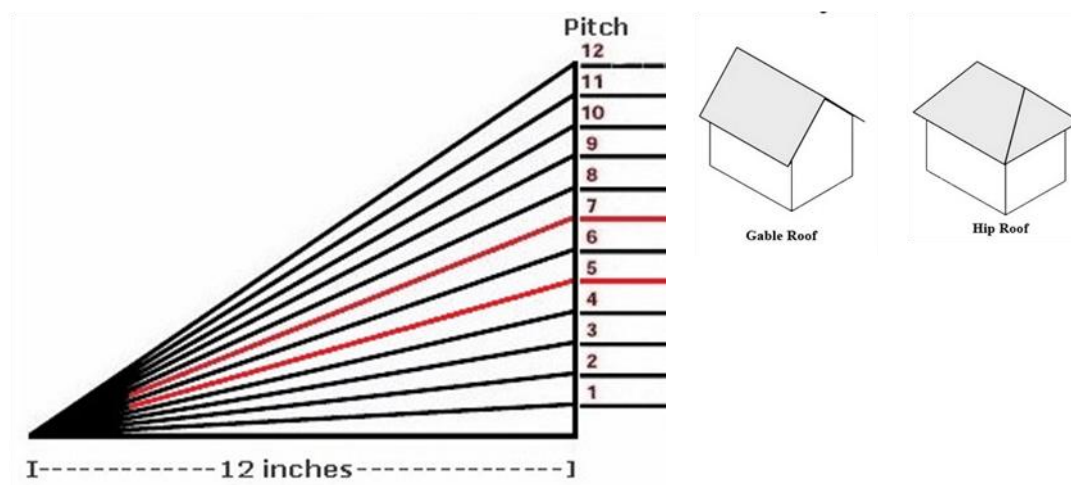
Based on the recommendations of the Special Area Plan, buildings should be neighborhood-scaled in Character Area 2 (CA2). The Proposed Development Standards limit both the overall size and footprint of new buildings, as seen below.

Building Orientation and Design:

New building should be oriented to the street and facades should be varied, providing visual interest. A minimum of 40% of the first floor and 20% of the second floor should have window and door fenestration (window and/or door openings).

Properties along Hillsboro Road will be considered “anchors” to the commercial area, and will be permitted to develop at a somewhat larger scale.

Roof forms shall be gabled or hipped with a minimum pitch of 7:12, unless they are located on Hillsboro Road, in which case the pitch is reduced to 5:12.



Sidewalks and Trails:

The construction of a sidewalk and/or trail is required in conjunction with new development.

Signage:

Ground signs will only be permitted for multi-tenant developments, and they must have a masonry base.

GRASSLAND VILLAGE

DRAFT DEVELOPMENT STANDARDS

CHARACTER AREA 2 DRAFT STANDARDS (CONTINUED):

Permitted Uses in the area would include:

- **Agricultural uses**, such as nurseries and farms;
- **Residential uses**, such as single-family dwellings;
- **Public uses**, such as schools, day care facilities, and government and public safety offices;
- **Institutional uses**, such as churches; and
- **Commercial uses**, such as animal hospitals (with or without boarding), restaurants, bars, coffee shops, offices, banks, convenience stores, funeral homes, multi-tenant developments, salons, retail stores, and bed and breakfast establishments,.

RESIDENTIAL USE DIMENSIONAL STANDARDS FOR LOTS ABUTTING HILLSBORO RD

	MINIMUM LOT AREA	MAXIMUM GROSS RESIDENTIAL DENSITY	MINIMUM LOT WIDTH	MINIMUM FRONT YARD SETBACK	MINIMUM SIDE YARD SETBACK	MINIMUM REAR YARD SETBACK	MAXIMUM BUILDING HEIGHT
CA2	1 ACRE	1 UNIT/ACRE	150 FT	50 FT	5 FT (20 FT ON CORNER LOTS)	30 FT	2 STORIES

RESIDENTIAL USE DIMENSIONAL STANDARDS FOR ALL OTHER LOTS IN CHARACTER AREA 2

	MINIMUM LOT AREA	MAXIMUM GROSS RESIDENTIAL DENSITY	MINIMUM LOT WIDTH	MINIMUM FRONT YARD SETBACK	MINIMUM SIDE YARD SETBACK	MINIMUM REAR YARD SETBACK	MAXIMUM BUILDING HEIGHT
CA2	20,000 SF	2 UNITS/ACRE	60 FT— 150 FT	20 FT MIN - 40 FT MAX	5 FT (20 FT ON CORNER LOTS)	30 FT	2 STORIES

Draft
Development
Standards

GRASSLAND VILLAGE

DRAFT DEVELOPMENT STANDARDS

CHARACTER AREA 2 DRAFT STANDARDS (CONTINUED):

NONRESIDENTIAL USE DIMENSIONAL STANDARDS FOR LOTS ABUTTING HILLSBORO ROAD

	MINIMUM LOT AREA	MINIMUM LOT WIDTH	MINIMUM FRONT YARD SETBACK	MINIMUM SIDE YARD SETBACK	MINIMUM REAR YARD SETBACK	MAXIMUM BUILDING SIZE	MAXIMUM BUILDING FOOTPRINT	MAXIMUM BUILDING HEIGHT
CA2	1 ACRE	150 FT	50 FT	5 FT (20 FT ON CORNER LOTS)	30 FT	15,000 SF	N/A	2 STORIES

NONRESIDENTIAL USE DIMENSIONAL STANDARDS FOR LOTS ALONG OLD HILLSBORO RD

	MINIMUM LOT AREA	MINIMUM LOT WIDTH	MINIMUM FRONT YARD SETBACK	MINIMUM SIDE YARD SETBACK	MINIMUM REAR YARD SETBACK	MAXIMUM BUILDING SIZE	MAXIMUM BUILDING FOOTPRINT	MAXIMUM BUILDING HEIGHT
CA2	20,000 SF	60 FT	20 FT MIN — 30 FT MAX	5 FT (20 FT ON CORNER LOTS)	30 FT	7,500 SF	4,500	2 STORIES

What is a Building Footprint?

A **building footprint** is the outline of a structure where it meets the ground.

Maximum building footprints limit the total space a building can take up on the ground and encourage those who want larger buildings to provide a second story.

What is a
building
footprint?



Draft
Development
Standards

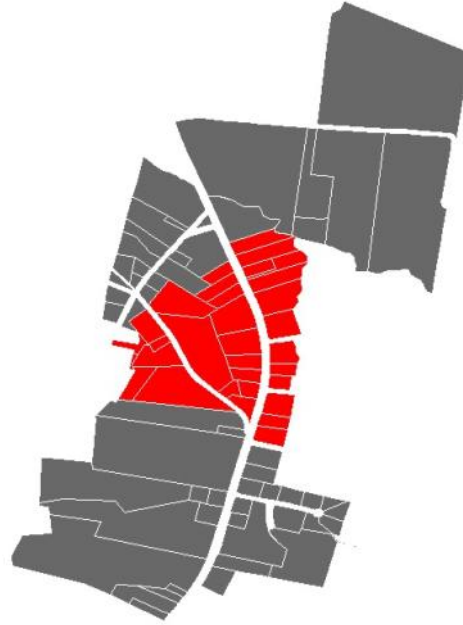
GRASSLAND VILLAGE

DRAFT DEVELOPMENT STANDARDS

CHARACTER AREA 3 (CA3)

As mentioned in the Special Area Plan Recap, Character Area 3 (CA3) is located in the center of the Grassland Village and is primarily residential in nature, with some churches and schools scattered throughout the area.

Character Area 3 (CA3) includes Bethlehem United Methodist Church, Grace Chapel, and a number of single family residential uses along Hillsboro Road.



PLAN RECOMMENDATIONS:

- Uses such as single-family residences, low-density townhomes (attached single family residential), churches, schools, and passive parks are all appropriate in this area.
- Access from side streets rather than along Hillsboro Road is preferred.
- A walking trail along the creek that connects the school areas to the north with the commercial area to the south.
- Parking should be to the side or rear of the building whenever possible.

PROPOSED STANDARDS:

Open Space:

Nonresidential development must have a minimum of 40% Open Space. However, if pervious paving materials are utilized, the Open Space requirement may be reduced to 30%.

Residential developments must have a minimum of 20% Open Space.

Parking and Access:

A traffic study or analysis must be conducted for all developments in accordance with the criteria already outlined in the Zoning Ordinance. In addition, parking should be to the side or rear of the buildings whenever possible.

GRASSLAND VILLAGE

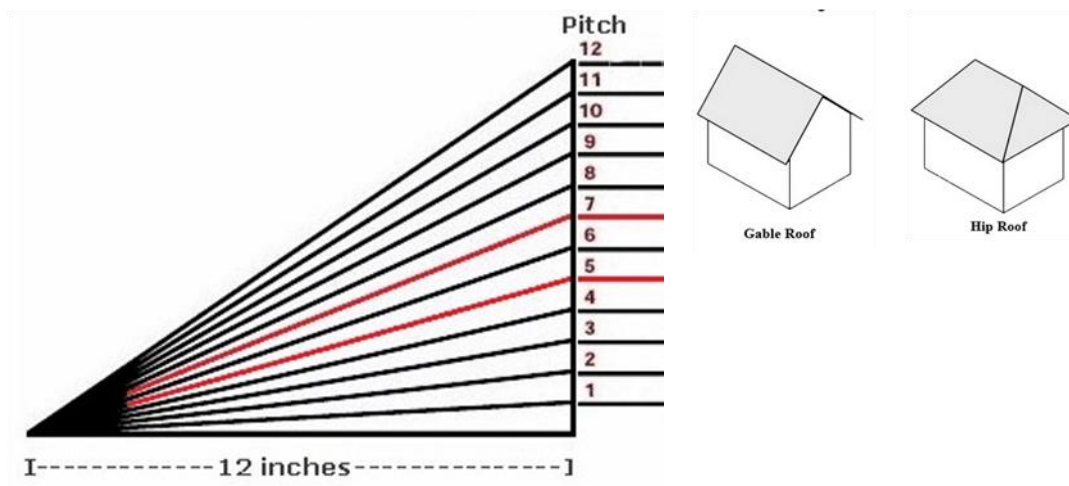
DRAFT DEVELOPMENT STANDARDS

CHARACTER AREA 3 DRAFT STANDARDS (CONTINUED):

Building Orientation and Design:

New building should be oriented to the street and facades should be varied, providing visual interest. A minimum of 40% of the first floor and 20% of the second floor should have window and door fenestration (window and/or door openings).

Roof forms shall be gabled or hipped with a minimum pitch of 7:12.



Sidewalks and Trails:

The construction of a sidewalk and/or trail is required in conjunction with new development.

Residential Options:

In order to maintain the integrity of the commercial nodes located to the North and South of Character Area 3 (CA3) and in keeping with the established character of River Rest Subdivision, the Special Area Plan recommends that this area remain largely the same with some additional housing options. As such, specific standards for townhomes have been developed for Character Area 3 (CA3) and are included on the following page.

GRASSLAND VILLAGE

DRAFT DEVELOPMENT STANDARDS

CHARACTER AREA 3 DRAFT STANDARDS (CONTINUED):

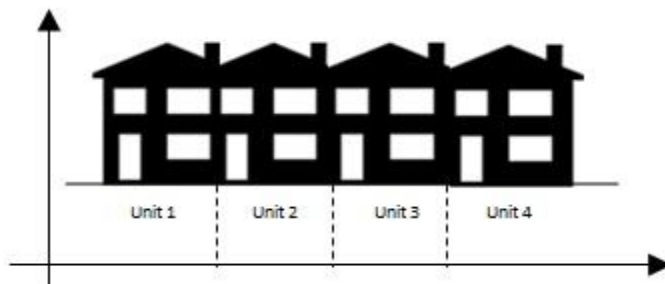
Townhomes (Attached Single Family Residential):

Approval: Any townhome development will require a Public Hearing before the Board of Zoning Appeals for approval.

Density: In keeping with the established densities of the River Rest Subdivision, which has densities between 3.0 and 5.0 units per acre; a maximum density of 3.0 units/per acre (see the image on the following page) is established for new townhomes.

Design: To ensure compatibility with the established character of the Grassland Village, the following design standards are proposed:

- Each individual dwelling unit must be owned independently along with the land on which the dwelling unit sits.
- There shall be a maximum of six dwelling units in any single building.
- Dwelling units shall be arranged horizontally in a linear arrangement, having a totally exposed front and rear wall to be used for access, light, and ventilation.
- Each dwelling unit shall have at least one separate, exterior entrance on ground level with no common interior space shared between dwelling units.
- Individual dwelling units shall be distinguished from adjacent dwelling units by creating variations within the front façade. Such variations may include changes in materials, texture, color or detail, a change in wall plane, or a change in roofline.
- Side elevations visible from a public street shall be designed in keeping with the design elements of the front façade of the corresponding dwelling unit and shall, at a minimum, provide 15% door and window fenestration on exterior walls.



GRASSLAND VILLAGE

DRAFT DEVELOPMENT STANDARDS

CHARACTER AREA 3 DRAFT STANDARDS (CONTINUED):

- Buildings shall be oriented toward the street, or private drive if internal to the development, and designed with front porches or stoops along the front façade.
- There shall be a minimum of forty (40) feet of separation between buildings.
- The elevation of the ground floor shall be a minimum of twenty-four (24) inches above the finished grade at the front of the building.
- Parking areas, including garages, shall be located to the rear of the building.
- A minimum five (5) foot continuous sidewalk shall be required along the entire length of the front façade of each building within the development. These sidewalks shall also provide access to rear parking areas.
- Each dwelling unit shall include a private, ground level outdoor open space area such as a patio, porch, or small yard.
- All trash storage areas and mechanical equipment shall be located in the rear of buildings and shall be screened from streets and surrounding properties.
- If the development site abuts one or more side street, access must be taken from a side street, rather than from an arterial or collector road.



ABOVE: An approximated rendering of townhomes with a density of 3.0 units per acre.

GRASSLAND VILLAGE

DRAFT DEVELOPMENT STANDARDS

CHARACTER AREA 3 DRAFT STANDARDS (CONTINUED):

Permitted Uses in the area would include:

- **Agricultural uses**, such as nurseries and farms;
- **Residential uses**, such as single-family dwellings, townhomes, assisted living centers, and skilled nursing facilities;
- **Public uses**, such as schools, and government and public safety offices; and
- **Institutional uses**, such as churches.

RESIDENTIAL USE DIMENSIONAL STANDARDS

	MINIMUM LOT AREA	MAXIMUM GROSS RESIDENTIAL DENSITY	MINIMUM LOT WIDTH	MINIMUM FRONT YARD SETBACK	MINIMUM SIDE YARD SETBACK	MINIMUM REAR YARD SETBACK	MAXIMUM BUILDING HEIGHT
CA3	1 ACRE	1 UNIT/ACRE 3 UNITS/ACRE (TOWNHOMES)	130 FT — 200 FT	50 FT	20 FT	50 FT	2 STORIES

NONRESIDENTIAL USE DIMENSIONAL STANDARDS

	MINIMUM LOT AREA	MINIMUM LOT WIDTH	MINIMUM FRONT YARD SETBACK	MINIMUM SIDE YARD SETBACK	MINIMUM REAR YARD SETBACK	MAXIMUM BUILDING SIZE	MAXIMUM BUILDING FOOTPRINT	MAXIMUM BUILDING HEIGHT
CA3	1 ACRE	130 FT	50 FT	20 FT	50 FT	N/A	N/A	2 STORIES

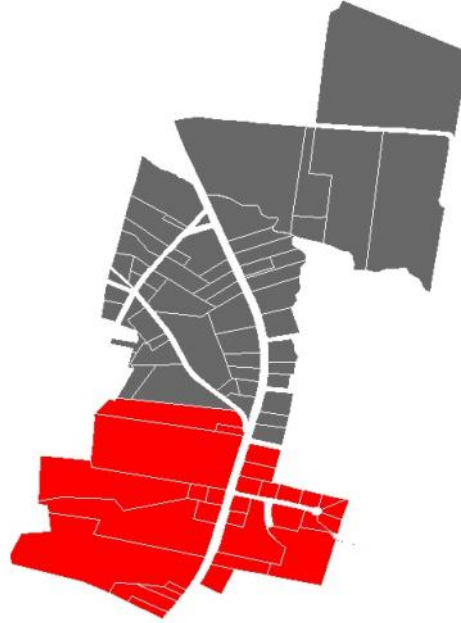
GRASSLAND VILLAGE

DRAFT DEVELOPMENT STANDARDS

CHARACTER AREA 4 (CA4)

As mentioned in the Special Area Plan Recap, Character Area 4 (CA4) is located in the southern portion of the Grassland Village and is the commercial core of the area. The Grassland Shopping Center is here, along with the bulk of the businesses that currently serve the area.

Character Area 4 (CA4) includes The Good Cup, Grassland Market, Little House Animal Hospital, and Harpeth Gymnastics among many other commercial uses.



PLAN RECOMMENDATIONS:

- Uses such as retail shops, restaurants, offices, and services uses are all appropriate in this area.
- The area should be a more compact, pedestrian-oriented, commercial environment, with development concentrated in environmentally suitable areas to preserve slopes and hillsides.
- Parking should be to the side or rear of the building whenever possible.
- Sidewalks and crosswalks should be pursued to enhance pedestrian safety.

PROPOSED STANDARDS:

Open Space:

Nonresidential development must have a minimum of 30% Open Space. However, if pervious paving materials are utilized, the Open Space requirement may be reduced to 20%.

Residential developments must have a minimum of 20% Open Space.

Parking and Access:

A traffic study or analysis must be conducted for all developments in accordance with the criteria already outlined in the Zoning Ordinance. In addition, parking should be to the side or rear of the buildings whenever possible.

There is also an option for on-street parking for developments (excluding Hillsboro Road) if approved by the Williamson County Highway Commission.

Draft
Development
Standards

GRASSLAND VILLAGE

DRAFT DEVELOPMENT STANDARDS

CHARACTER AREA 4 DRAFT STANDARDS (CONTINUED):

Building Orientation and Design:

New buildings should be oriented to the street and facades should be varied, providing visual interest. A minimum of 40% of the first floor and 20% of the second floor should have window and door fenestration (window and/or door openings).

Sidewalks and Trails:

The construction of a sidewalk and/or trail is required in conjunction with new development.

Signage:

All ground signs must have a masonry base.

Townhomes & Condominiums Above Nonresidential Uses (Attached Single Family Residential):

Approval: Any attached residential development will require a Public Hearing before the Board of Zoning Appeals for approval.

Density: In keeping with the densities proposed for Character Area 3 and recognizing that residential uses such as these create effective buffers when transitioning from Residential Uses to Commercial Uses the following densities are proposed:

- Condominiums Above Nonresidential Uses: 6.0 units/acre
- Townhomes on slopes of less than 15%: 6.0 units/acre
- Townhomes on slopes greater than 15%: 2.0 units/acre

Development is not permitted on slopes greater than 25% in Unincorporated County, in accordance with the standards outlined in the Williamson County Zoning Ordinance.

Design of Townhomes: To ensure compatibility with the established character of the Grassland Village, the following design standards are proposed:

- Each individual dwelling unit must be owned independently along with the land on which the dwelling unit sits.
- There shall be a maximum of six dwelling units in any single building.
- Buildings shall be oriented toward the street, or private drive if internal to the development, and designed with front porches or stoops along the front façade.
- There shall be a minimum of forty (40) feet of separation between buildings.

**Draft
Development
Standards**

GRASSLAND VILLAGE

DRAFT DEVELOPMENT STANDARDS

CHARACTER AREA 4 DRAFT STANDARDS (CONTINUED):

- Dwelling units shall be arranged horizontally in a linear arrangement, having a totally exposed front and rear wall to be used for access, light, and ventilation.
- Each dwelling unit shall have at least one separate, exterior entrance on ground level with no common interior space shared between dwelling units.
- Individual dwelling units shall be distinguished from adjacent dwelling units by creating variations within the front façade. Such variations may include changes in materials, texture, color or detail, a change in wall plane, or a change in roofline.
- Side elevations visible from a public street shall be designed in keeping with the design elements of the front façade of the corresponding dwelling unit and shall, at a minimum, provide 15% door and window fenestration on exterior walls.
- The elevation of the ground floor shall be a minimum of twenty-four (24) inches above the finished grade at the front of the building.
- Parking areas, including garages, shall be located to the rear of the building.
- A minimum five (5) foot continuous sidewalk shall be required along the entire length of the front façade of each building within the development. These sidewalks shall also provide access to rear parking areas.
- Each dwelling unit shall include a private, ground level outdoor open space area such as a patio, porch, or small yard.
- All trash storage areas and mechanical equipment shall be located to the rear of buildings and shall be screened from streets and surrounding properties.
- If the development site abuts one or more side street, access must be taken from a side street, rather than from an arterial or collector road.



GRASSLAND VILLAGE

DRAFT DEVELOPMENT STANDARDS

CHARACTER AREA 4 DRAFT STANDARDS (CONTINUED):

Design of Condominiums Above Nonresidential Uses: To ensure compatibility with the established character of the Grassland Village, the following design standards are proposed:

- Dwelling units shall be located on the second floor of a building in which the first floor is occupied by one or more nonresidential uses.
- Each individual dwelling unit must be owned independently.
- All trash storage areas and mechanical equipment shall be located to the rear of buildings and shall be screened from streets and surrounding properties.

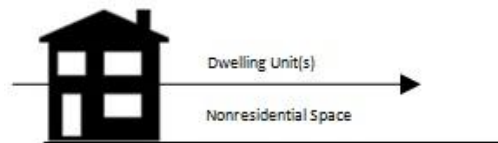


Figure 2: Mixed-use Arrangement

Slope Protection:

In addition to the County's standards already established for the protection of resources, additional slope protections will apply in Character Area 4 (CA4).

Nonresidential development, including parking areas, may not occur on existing slopes of greater than 15%. However, land with existing slopes between 15-20% may be utilized for nonresidential development provided that:

- The land is located within 600 ft of the right-of-way for Hillsboro Road; or
- No more than 10% of the total square footage of building footprints and parking areas, including drive aisles, may encroach into such slopes; and
- These areas of encroachment must be contiguous with the other 90% of the development on which the calculation is based.



Draft
Development
Standards

GRASSLAND VILLAGE

DRAFT DEVELOPMENT STANDARDS

CHARACTER AREA 4 DRAFT STANDARDS (CONTINUED):

Permitted Uses in the area would include:

- **Agricultural uses**, such as nurseries and farms;
- **Residential uses**, such as single-family dwellings, townhomes, condominiums above nonresidential uses, assisted living centers, and skilled nursing facilities;
- **Public uses**, such as schools, and government and public safety offices;
- **Institutional uses**, such as churches; and
- **Commercial uses**, such as vet clinics (with and without boarding), conference centers, restaurants, drive-in restaurants, bars, offices, coffee shops, indoor recreation centers, banks, funeral homes, convenience stores, gas stations, multi-tenant developments, grocery stores, retail stores, auto repair shops, bed and breakfast establishments, and hotels.

RESIDENTIAL USE DIMENSIONAL STANDARDS

	MINIMUM LOT AREA	MAXIMUM GROSS RESIDENTIAL DENSITY	MINIMUM LOT WIDTH	MINIMUM FRONT YARD SETBACK	MINIMUM SIDE YARD SETBACK	MINIMUM REAR YARD SETBACK	MAXIMUM BUILDING HEIGHT
CA4	1 ACRE	1 UNIT/ACRE 2-6 UNITS/ ACRE (TOWNHOMES) 6 UNITS/ACRE (CONDOS)	130 FT — 200 FT	30 FT	20 FT	30 FT	2 STORIES

NONRESIDENTIAL USE DIMENSIONAL STANDARDS

	MINIMUM LOT AREA	MINIMUM LOT WIDTH	MINIMUM FRONT YARD SETBACK	MINIMUM SIDE YARD SETBACK	MINIMUM REAR YARD SETBACK	MAXIMUM BUILDING SIZE	MAXIMUM BUILDING FOOTPRINT	MAXIMUM BUILDING HEIGHT
CA4	20,000 SF	60 FT	15FT — 25 FT	5 FT (20 FT ON CORNER LOTS)	30 FT	N/A	25,000 SF	2 STORIES

Draft
Development
Standards

GRASSLAND VILLAGE DRAFT DEVELOPMENT STANDARDS

WHAT'S NEXT?

**PUBLIC MEETING TO PRESENT THE DRAFT STANDARDS:
TUESDAY, MARCH 24, 2015 AT 6:00 PM
GRASSLAND MIDDLE SCHOOL CAFETERIA**

STAY CONNECTED:

<http://www.facebook.com/grasslandplan>
<http://www.williamsoncounty-tn.gov/planning>

JOIN THE EMAIL LIST:

Send an email to KatyR@williamson-tn.org

WILLIAMSON COUNTY STAFF

Joe Horne, Community Development Director

Michael Matteson, Planning Director
Kristi Ransom, County Attorney
Aaron Holmes, Planning Coordinator
Katy Rucker, Planner

Lincoln Sweet, Planner
Sheila Myers, Planning Assistant
Debbie Smith, Administrative Assistant
Lania Escobar, Administrative Assistant

SOURCES

METROPOLITAN NASHVILLE PLANNING DEPARTMENT

Metropolitan Nashville Planning Department, Nashville Next 2013 in Review, 2013
<http://www.nashvillenext.net>

WILLIAMSON COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

Williamson County Community Development Department, Grassland Village Public Involvement Meeting Exercise “*I think Grassland needs more...*”, 2013, Collected June 4-9, 2013

WOODS AND POOLE ECONOMICS, INC

Woods and Poole Economics Inc. 2012 State Profile Tennessee. 2011
<http://www.woodsandpoole.com>

**Draft
Development
Standards**