

College Grove Village Special Area Plan



Acknowledgements

Citizens Advisory Committee

Clyde Lynch
County Commissioner, 3rd District

Judy Hayes
County Commissioner, 3rd District

Pam Ashworth

Brenda Files

Susan Fisher

Harold Ford

Sara Hatcher

David Hines

Richard Layhew

Becky Mason

Gloria O'Steen

County Mayor

Rogers C. Anderson

Williamson County Board of County Commissioners

Houston Naron, Jr., Chairman and 10th District

Reba Greer, 1st District
Ricky D. Jones, 1st District
John Hancock, 2nd District
Betsy Hester, 2nd District
Judy Hayes, 3rd District
Clyde Lynch, 3rd District
Jason Para, 4th District
Cheryl Wilson, 4th District

Lewis W. Green, Jr., 5th District
Thomas W. (Tommy) Little, 5th
District
Arlene Cooke, 6th District
Jeff Ford, 6th District
Tom Bain, 7th District
Bert Chalfant, 7th District
Greg Davis, 8th District

Jack Walton, 8th District
Mary Brockman, 9th District
Ernie Williams, 9th District
Bob Barnwell, 10th District
Russell S. Little, 11th District
Mary Mills, 11th District
Doug Langston, 12th District
Steve Smith, 12th District

Williamson County Regional Planning Commission

John Lackey, Chairman

Robin Baldree
John Cain
Don Crohan
Susan Fisher

Holli Givens
Stephen C. Lane
Pete Mosely
Tom Murdic

Paul Pratt, Jr.
Brian Sanders
Jack Walton

Williamson County Staff

Joe Horne, Community Development Director
Mike Matteson, Planning Director
Lee Sanders, Codes Compliance Director
Floyd Heflin, County Engineer
Aaron V. Holmes, Planning Coordinator
Robbie Hayes, Planner

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

Schools

Dr. Melanie Lowe, Principal
College Grove Elementary School

For assistance in distributing meeting announcements and Plan updates

Others

Rick Warwick
Louise Lynch, Director Williamson
County Archives and Museum
Yumi Kimura

College Grove Parks and
Recreation Center
United States Post Office
Hair Station

College Grove Grocery
College Grove Insurance
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US Bank

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Introduction to the College Grove Special Area Plan

The College Grove Special Area Plan represents the community's vision for the future of the College Grove Village. It articulates the County's long-term policies with respect to future land uses, design and character issues, and transportation as well as infrastructure needs.

As a public policy document, the Plan should be utilized in several ways. First, it should be used by public decision-makers in the development of implementation tools such as tailored zoning regulations, which are designed to help make the Plan a reality. Secondly, it can be used as a guide for making investments in infrastructure, public facilities, and amenities. Finally, it should be used by citizens 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 Village as a whole.

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. In doing so, all land in the unincorporated County has been placed into one of seven land use categories, each with its own set of development policies. 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 generalized in nature.

The core area of College Grove was identified in the Comprehensive Plan as one of four Villages. These Villages, which also include Grassland, Leiper’s Fork, and Triune, are relatively small mixed use “centers” that serve as focal points for the largely rural communities that surround them.

As a result of the much broader scope of the County’s Comprehensive Plan and the complexities of the Villages, the Comprehensive Plan recommends that a Special Area Plan be prepared for each Village, thus allowing a more detailed level of planning to occur within these important areas of the County.

Plan Overview

The College Grove Special Area Plan is organized into six Chapters, including this introduction. In addition to the Introduction, 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; and
- 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 College Grove as well as a detailed analysis of the area’s natural and environmental features, existing land use patterns, infrastructure, and community facilities.

Chapter 4 - Major Themes

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 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.

- Preserve Small-Town Character;
- Encourage Appropriate Land Uses;
- Preserve Open Space; and
- Address Transportation and Infrastructure Needs

Chapter 5 - Vision, Goals and Objectives

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

- Land Use;
- Design and Character; and
- Transportation and Infrastructure

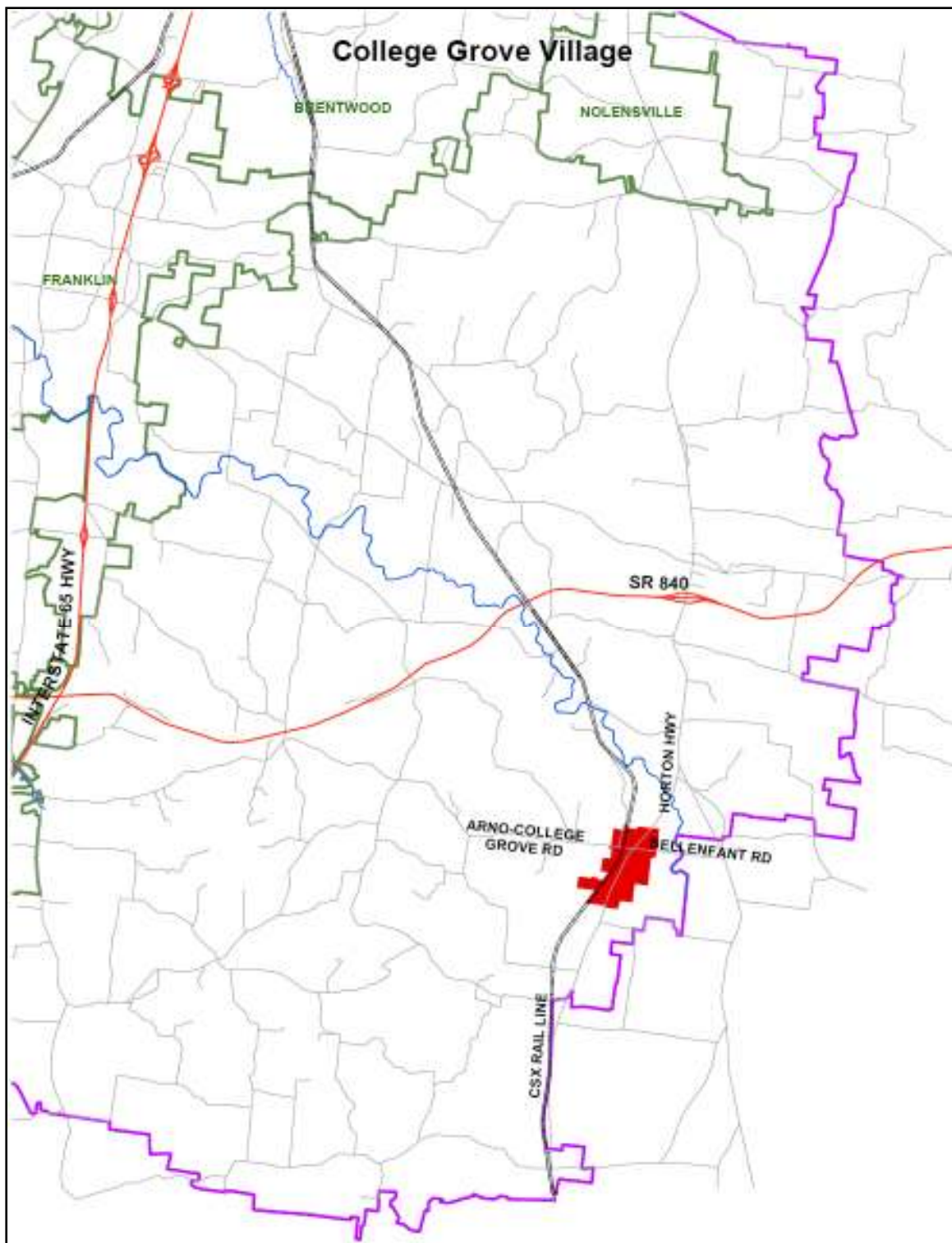
Chapter 6 - Conclusion

This Chapter summarizes the purpose and major themes of the Plan and touches upon Plan implementation.

Study Area

College Grove is an approximately 64 square mile area of southeastern Williamson County, the boundaries of which correspond to the 37046 Zip Code. The community is generally rural in nature and is home to approximately 3,000 people.

Located within the larger College Grove Community is the Village of College Grove, which contains a mixture of commercial, institutional, and residential uses and serves as a focal point for the surrounding area. Based on the direction provided in the County's Comprehensive Plan, the study area for this Plan is the Village itself rather than the larger College Grove Community. For the purposes of this Plan, the boundaries of the College Grove Village have been established as illustrated by the maps that follow.







Introduction

The Planning Process for the College Grove Special Area Plan included a number of key Planning Phases, with a strong emphasis on public participation. 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 College Grove 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 and the Citizens Advisory Committee with a greater understanding of the Village's historical context and current conditions and set the stage for more well-informed decisions later in the planning process. The research conducted during this Phase included an historic summary as well as a detailed analysis of the area'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 Citizens Advisory Committee

To assist with the development of the Plan, a group of citizens, business owners, and civic leaders was assembled to form a Citizens Advisory Committee. This Committee represented a variety of interests in the Village 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 issues that arose during the Public Involvement Phase.

Phase 3: Public Involvement Meetings

The planning process involved extensive community participation in the form of four public involvement meetings. The information provided by the community during these meetings was 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 in the series of public involvement meetings was the “kick-off” meeting, which gave Staff the opportunity to inform the public of the Plan’s purpose. This meeting also allowed Staff to detail how the Plan would fit into the overall comprehensive planning efforts undertaken by the County. Additionally, this meeting allowed the public to identify what they saw as current issues and concerns and to articulate their desires for the Village’s future. 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 kick-off meeting. Citizens were asked to rank the issues identified at the kick-off meeting in terms of their importance and to develop draft Vision Statements that reflected their desires for the future of the Village. 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 developed based upon the input received during the first two meetings. This meeting also provided an opportunity for discussion regarding the development of a set of more specific Objectives.



The fourth public involvement meeting served as an opportunity to present the College Grove Village Special Area Plan document. All of the materials from each of the previous public meetings were made available for viewing, showing the Plan's development throughout the process. Staff gave a presentation on the Plan, including a summary of each chapter, which highlighted how public involvement helped to shape the Plan. This meeting also served as an opportunity for final thoughts and feedback from the Citizens Advisory Committee and the public. Staff received strong support for the Plan, allowing it to continue on to implementation.

Phase 4: Development of the Plan

Once the public, Staff and the Citizens Advisory Committee gained an understanding of the issues confronting the Village and the values of the community, Staff developed a draft Plan for review by the Citizens Advisory Committee, the public, and ultimately the Planning Commission and County Commission as part of the approval and adoption process.





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 College Grove Village. Staff members from the Williamson County Planning Department spent several months conducting research regarding various aspects of the College Grove Village. In addition to understanding the historical context of the community, Staff set out to develop a current assessment and inventory of such features as:

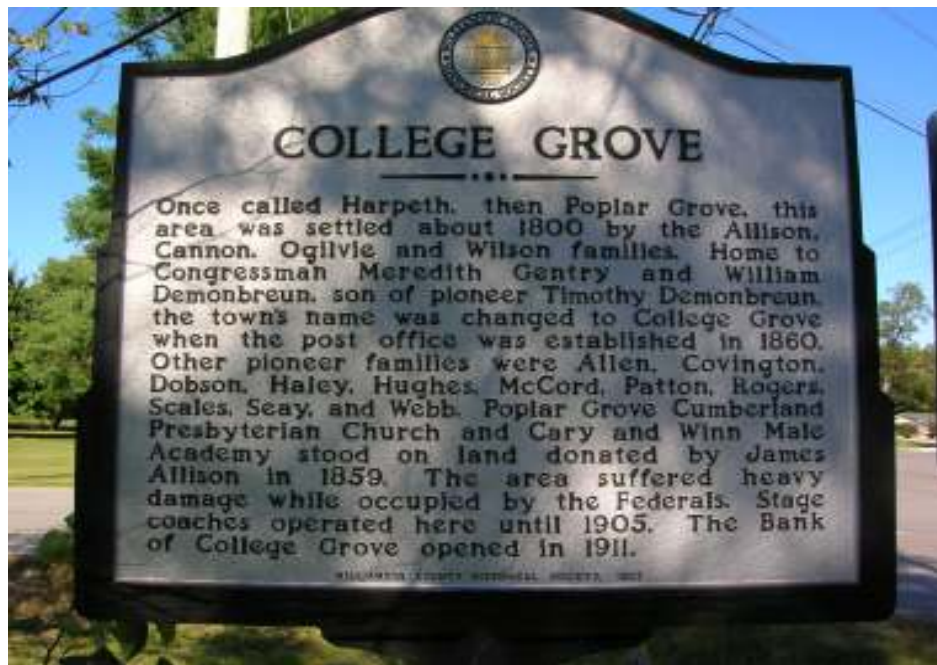
- Land Uses;
- Environmental and Natural Resources;
- Transportation and Infrastructure; and
- Community Facilities

The following sections will provide a summary of the data collected in this phase of the Plan. In addition, it seeks to provide an accurate description of the context in which each feature exists. While described separately, all of the information provided contributes to the whole of the College Grove Village and its environs.

Historical Background

The documented history of College Grove is one that is not completely exact, nor is it completely agreed upon. Because most of the information is derived from historical memoirs or family lineage, it contains some inconsistencies and discrepancies. In addition, there have been a series of natural disasters that have eliminated some of the physical history of the Village, and caused the loss of important documentation that could have provided more details than what is available at the present time. Despite

these setbacks in documentation, the Village of College Grove is clearly rich in history and significant events.



College Grove was founded around the beginning of the 1800s, as a result of James Allison's purchase of 400 acres of land on Grove Creek in the southeast portion of Williamson County. Prior to Allison's purchase, William and Mary Ogilvie had settled nearby after leaving their home in North Carolina. After settling on his newly purchased land, Allison married one of the Ogilvie daughters and both are still remembered as the early founding families of this community.

Prior to the arrival of Allison, this area was composed of a number of farms, which made up the community of Poplar Grove. It was given this name because of the poplar tree groves, which eventually served as the location of the local school, built some years later.

In 1840 the main road was constructed as a toll road. This road would eventually become known as Horton Highway. Throughout the following years, the nearby farmers would help maintain the road using sand from nearby Otter Creek and using their own horses, mules, and wagons.

In 1861, the US Postal Service decided to place a Post Office in Poplar Grove, but because there was already a community called Poplar Grove, the residents changed the name to College Grove. College Grove was chosen in honor of the two schools (one for boys and a seminary for girls) in the community.

The development of infrastructure and business also led to the College Grove Village. Construction of the railroad, which passes through the Village, began around 1914. This rail line was known as the Lewis and Northern, and the workers who helped build the line settled in an area called New Town. The vestiges of this community still remain at present date. The first bank established in the Village was The Bank of College Grove, chartered in 1911. The building that housed the bank remains an integral part of the downtown. In 1916, telephone service arrived, via the United Phone Company. Powell Covington started the Feed and Seed Mill in the mid-1930s, and in 1937 it moved to the location where it currently remains. Businesses such as Maxwell Pharmacy long-served the immediate needs of the community and as a community focal point since the early 1900s.

Only a few of the historic structures still remain in the Village. The following contains a list of structures that are listed on the National Register of Historic Places. Of the six recognized, three are within the Village boundaries.

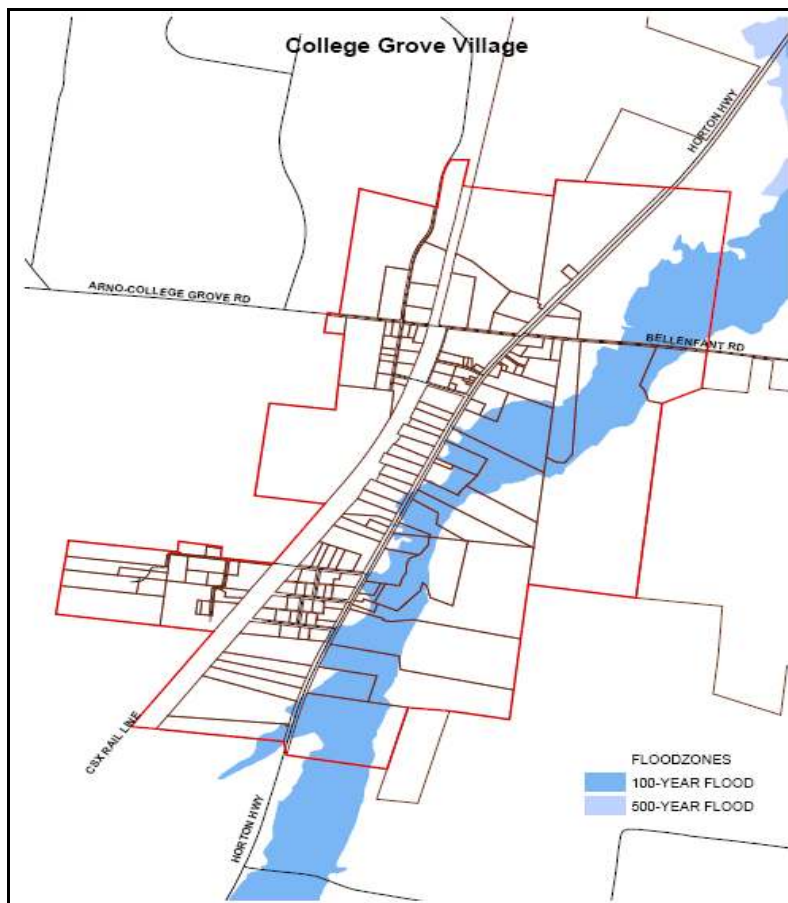
Historic Structures in the College Grove vicinity as Recognized by the National Register of Historic Places		
Building Name	Location	Date of Certification
William Allison House	U.S. 31	04.13.1988
The Bank of College Grove	U.S. 31	04.13.1988
College Grove Methodist Church	U.S. 31	04.13.1988
William Ogilvie House	U.S. 31	04.14.1988
Dr. Urban Owen House	U.S. 31	04.13.1988
Parks Place	Cox Road	09.27.1984
Note: Structures in BOLD represent those within the College Grove Village boundaries		

Environmental and Natural Resources Assessment

The Village of College Grove also contains a rich variety of natural and environmental resources, which are predominantly located on the east side of Horton Highway.

One of the most prominent natural features within the College Grove Village is Overall Creek and its associated floodplain. Overall Creek, which is a tributary of the Harpeth River, flows through the Village in a southwest to northeast direction and is located on the east side of Horton Highway. Many of the properties on the eastern side of the Village are located within the 100-year floodplain, which provides a valuable natural resource and serves to restrict development in these areas.

Other natural resources, such as large areas of mature woodlands and steep slopes (greater than 15%) exist within the Village and are concentrated in an area on the east of Overall Creek. The vast majority of land east of Horton Highway contains floodplain, mature woodlands, and/or steep slopes.



Another vital asset to the College Grove Village is the Haley-Jacqueth Wildlife Management Area (WMA). As a gift to the Tennessee Wildlife Resources Agency, Alfred and Eula Lee (Haley) Jacqueth ensured that their 230-acre farm would be permanently protected. This WMA, which is located partly within the Village boundaries and is bordered by the Harpeth River, is rich with wildlife and serves as a permanent home to deer, turkey, quail, songbirds, raccoons, and rabbits. The Haley-Jacqueth also serves as a possible future site for active and passive recreation opportunities free from future development pressures.



Land Use Inventory and Assessment

The College Grove Village contains approximately 157 parcels and an area of approximately 804 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.

Land Uses (by type) within the College Grove Village				
Land Use	Parcels	Percent of Total Use	Acreage	Percent of Total Acreage
Single-Family Residential	110	70.0%	144	17.9%
Agricultural	9	5.7%	327.16	40.6%
Vacant	14	9.0%	32.75	4.1%
Commercial	11	7.0%	14.29	1.8%
Institutional	10	6.4%	285.84	35.6%
Fraternal	1	0.6%	0.04	0.0%
Utility	2	1.3%	0.05	0.0%
Total	157	100.0%	804.13	100.0%

Single-Family Residential

The largest land use in the Village, based on the land use inventory, is single-family residential housing. Single-family residential comprises 110 parcels consuming approximately 144 acres. Of this amount, 12 parcels contain manufactured housing. Single-family residential housing makes up 70% of the total amount of land uses in the Village, but only consumes 17.9% of the acreage.

Agricultural

Agriculture still appears to be strong in the College Grove Village and in the immediate area. Not surprisingly, the number of parcels for agricultural use is small; only nine exist within the Village boundaries. However, in terms of land mass, this use consumes 327 acres of land. The large land area devoted to agricultural uses contributes greatly to the character of College Grove.

Commercial

Commercial uses are typical for the Village classifications in Williamson County, and are largely concentrated in one area. In College Grove, the majority of these uses occur along Horton Highway. The commercial uses in the Village make up 11 parcels and consumes approximately 14 acres. When examined in the context of College Grove, this makes up 7% of the total land uses and less than 2% of the total acreage.

Institutional

Institutional uses in the Village include schools, churches, parks, and county-owned buildings and property. The State of Tennessee also owns the Haley-Jacqueth Wildlife Management Area, which covers a large amount of land in the Village. The uses categorized as institutional provide the community with a variety of benefits, as described in other sections of this report. There are 10 institutional use parcels in the Village, which represent 285 acres of land or 36% of the total land in College Grove.

Fraternal

Fraternal uses describe places of assembly, and though there is only one fraternal use located in the Village, it is one that is deep-rooted in the community's history. The building is home to the Free & Accepted Masons (Owen Hill 172), and is located along Horton Highway. This parcel is only 0.04 acres in size.

Utility

Parcels that fall under this category represent land owned by the various utility companies that serve the College Grove Village. There are only two parcels that currently fall under this category.

Vacant

Vacant uses represent parcels in the Village that have no buildings on them, and are not being used for any of the above-mentioned categories. There are 14 parcels considered vacant, but they hold almost 33 acres or 4% of the total land area.

Transportation and Infrastructure Inventory and Assessment

The road network for the College Grove Village includes a single arterial road 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 multiple access points in Williamson County and the surrounding region.

Below is a chart of all roads within the Village and their classifications, function and speeds.

Road Classification for the College Grove Village				
Road Name		Arterial	Collector	Local
Horton Highway (US 31-A)		✓		
Arno-College Grove Road			✓	
Bellenfant Road			✓	
Drumright Road				✓
Lions Club Road				✓
Grove Street				✓
Depot Street				✓
Harper Street				✓
New Town Road				✓
Wilson Street				✓
Maxwell Street				✓
Second Street				✓
Seat Street				✓
Third Street				✓
Arterial: These roads are intended to provide for high-speed travel between or within communities or to and from collectors and expressways.				
Collector: A road supplementary to the arterial road system providing access between this system and networks of local roads				
Local: A road that is intended to provide access to abutting properties. These roads do not function as an arterial or collector in the County road system.				

Horton Highway

The Village is serviced by a single arterial road, Horton Highway (U.S. 31-A), which runs in a north/south direction and bisects the Village into eastern and western halves. This section of highway not only serves the residents and business owners of the community, but it is also a major thoroughfare for eastern Williamson County, connecting drivers to:

- Rutherford County;
- State Route 840;
- Town of Nolensville; and
- Metropolitan Nashville-Davidson County

Within Williamson County, speeds along this route range from 40 mph to 55 mph, though the portion of highway within the College Grove Village primarily maintains a limit of 40 mph. There are two Tennessee Department of Transportation (TDOT) count stations in the area, one north of the Village and one south of the Village. Since the year 2000, traffic volumes have increased by 3% at the station north of College Grove

and by approximately 35% at the station south of College Grove. Based on the most recent available counts, the Highway continues to operate at a very good Level of Service (LOS A) at both of these locations.



Intersections and Access

The only major intersection of the College Grove Village occurs at the crossroads of Horton Highway and Arno-College Grove/Bellenfant Road. Currently, this intersection is a two-way stop, yielding to traffic along Horton Highway. In addition to this intersection, there are six local roads that take access onto this arterial road.

The only collector road in the College Grove Village is Arno-College Grove/Bellenfant Road. As stated above, this road intersects with Horton Highway and runs in an east/west direction. The road is a frequented route to other collector and local roads in eastern Williamson County. According to TDOT counts, the traffic volume on Arno-College Grove Road has increased by approximately 7% since the year 2000. Based on the most recent available counts, the roadway continues to operate at a very good Level of Service (LOS A).

There are 11 local roads in the Village. While these roads are intended primarily for access to collector and arterial roads, they have multiple points of interconnectivity, allowing residents and visitors to access other local roads within the Village.

Railroad

The Village is partially bordered by the CSX rail line. This line not only serves as a partial border to the west, but it has also shaped the

development pattern of the Village itself. Because of this line, connectivity issues arise, especially with the properties that lie to the west and are accessed by New Town Road. Crossings only occur at two (2) points within the Village, impacting the amount of development and redevelopment that can occur along the line and to the west.

Sidewalks and Bicycle Lanes

During the multiple inventory and assessment visits to the College Grove Village, very little pedestrian activity was observed. The activity that was observed, however, occurs mainly on local streets where low traffic flow and speeds occur. Local roads also provide a great deal of interconnectivity to one another, which further allows pedestrian activity to be insulated from the high speeds and heavier flows that are commonly associated with collector and arterial roads.



No sidewalks presently exist in the Village, though the street widths and authorized speed limits would certainly accommodate pedestrian and/or bicycle activity. The only striped crosswalk occurs on Arno-College Grove Road adjacent to College Grove Elementary and the County ball fields.

Water and Sewer

The College Grove Village is serviced by the Nolensville/College Grove Utility District. While the District can continue to serve the existing

customers, sufficient capacity does not currently exist to serve new development in the area.

The Nolensville/College Grove Utility District is actively working with other utility districts to obtain additional capacity. Sewer service, beyond the use of traditional septic systems, is currently not available in the Village. In addition, the use of septic systems is limited on many properties within the Village due to a lack of suitable soils.

Community Facilities Inventory and Assessment

College Grove has a long history of providing community facilities to its residents. While the types facilities have changed throughout the years, having resources for the academic, athletic, and social enrichment of the community has always been a priority.

Schools

The first co-ed facility was the College Grove School itself, which has changed locations throughout the years but still serves as a cornerstone for bringing the community together. The current school serving the students of College Grove is located off of Arno-College Grove Road, comprising the western border of the Village. As a facility, College Grove Elementary offers opportunities for parents of the community to meet, and athletic fields for use both during and after school hours.



Recreation, Education and Social Facilities

Williamson County has supported the enhancement of the College Grove community, specifically with its ownership and maintenance of two main facilities: the College Grove Artsitorium and the College Grove Parks and Recreation Center.

The College Grove Artsitorium began as the old College Grove High School, built in the 1950s but closed in 1992 due to a decline in use. With help from community members and leaders, the school was saved from demolition and eventually restored to its former prominence. Not only was the building restored, but so was the community in its efforts to have a facility that catered to the performing and visual arts. With additional help from the Williamson County Parks and Recreation Department, the Artsitorium now serves as a multipurpose facility for residents of College Grove as well as all of Williamson County.



The College Grove Parks and Recreation Center is also located in the Village, situated between the elementary school and the Artsitorium. The center offers a wide range of athletic facilities and activities. A recent addition to the Wellness Center allows for the use of exercise and weightlifting equipment. The Center also offers social activities for residents of all ages. The FiftyForward College Grove program is based out of the College Grove Parks and Recreation Center, and is recognized throughout the nation as a model rural center. Another facility located at the College Grove Parks and Recreation Center is the College Grove Community Library. This Library is one of the newest additions to the Williamson County Library system, opening in September 2007 and offers over 1,300 materials, public access to computers, activities for both children and adults, and a courier service connected to the entire library.

system. This allows users to have materials delivered directly to the College Grove Library. Lions Club Park, now owned and maintained by the County, offers additional recreational opportunities including youth sports leagues.





Introduction

As was discussed in Chapter 2, citizen input and participation were key points of emphasis throughout the planning process. The information obtained during public involvement meetings became the foundation upon which the Plan's Vision Statement and Goals and Objectives were created.

Key Themes

Early in the planning process, citizens were asked to identify what they felt were the most important planning issues facing College Grove and to articulate their vision for the future of the Village. While a fairly wide range of issues were identified during these exercises, the following common themes emerged:

Preserve Small Town Character

Perhaps the overriding theme identified by the community during public participation meetings was the notion that while some growth is inevitable and even desirable, College Grove's small town atmosphere and the characteristics that make it a special place should be preserved at all costs. This can be accomplished in two primary ways. The first is to preserve and enhance what is already in existence through the preservation of existing buildings, streetscape improvements that will enhance the Village's already strong sense of place, and the creation of a Village association to promote cooperation and work toward future community-improvement initiatives.

The second primary way to preserve the Village's small town character is to ensure that new development will respect and enhance the established character of the Village. This can be accomplished by creating new development standards that regulate the size and scale of new development to ensure compatibility with existing buildings.



Encourage Appropriate Land Uses

Another strong theme that emerged from public participation meetings was the idea that new land uses (retail stores, offices, residences, etc.) should be appropriate in relation to the existing uses and development patterns in the Village. Specifically, there was strong consensus that new businesses should be small in scale, that residential, institutional (churches, schools, etc.) and agricultural uses should surround the Village Core, and that major chains and big-box retail businesses should be prohibited in College Grove. While a prohibition against chain stores can not be included, new development standards can ensure that businesses are suitably located and that their size is limited to a scale that is consistent with existing buildings in the Village. Additionally, infill development and the adaptive reuse of existing buildings within the Village core should be encouraged. Finally, uses that may have adverse impacts on surrounding properties, such as heavy industrial uses, should be discouraged from locating within the College Grove Village.



Preserve Open Space

Open space, agricultural uses, and rural character in general are significant aspects of College Grove's identity, particularly outside of the Village core, and these qualities contribute greatly to College Grove's unique quality of life. The desire of the community to preserve these characteristics was another key theme that emerged from public meetings. These important features can be preserved in a variety of ways. First, infill development and the adaptive reuse of existing buildings should be encouraged within a compact Village core as a means to relieve development pressure – and therefore help preserve open space – outside of the core. Secondly, new development standards can be created that allow a variety of agricultural and agri-tourism uses outside the Village core. This can provide property owners with economically viable options for developing their property in such a way that preserves rural character. Finally, new development standards can require the preservation of open space and greater protection of natural resources in association with new development.



Address Transportation and Infrastructure Needs

The final major theme identified by the community is the need to address transportation and infrastructure needs. Transportation concerns center around the safety of vehicular traffic and the need to improve the overall pedestrian-friendliness of the Village. Streetscape improvements, the enhancement and construction of pedestrian amenities such as sidewalks and trails, and an evaluation of the speed limit within the Village core are potential ways of addressing these concerns.

Water and sewer availability is another important issue facing the Village. While the Nolensville / College Grove Utility District continues to provide service to existing customers, sufficient capacity does not currently exist to serve an appreciable amount of new development. The Nolensville/College Grove Utility District is actively working with other utility districts in the region to obtain additional water capacity. Another hindrance to development is the lack of sewer service in the area. Traditional septic systems are the only form of wastewater treatment and disposal currently available in the Village. In addition, the use of septic systems is limited on many properties due to a lack of suitable soils. One potential way to address sewer availability is through the use of a non-traditional wastewater treatment and disposal system, which treats wastewater in a central location and utilizes land to dispose of the treated effluent. Such a system could potentially be developed as a means to retrofit existing substandard septic systems and to accommodate new development that is consistent with the Vision articulated in this Plan.



Conclusion

While other issues were identified as important to members of the community during public participation meetings, the themes listed above were expressed most strongly and universally. The importance of public participation in the development of the plan is reflected in the Vision Statement and in the Goals and Objectives, which were created as a direct result of the public sentiments expressed by the community.



Introduction

This Chapter articulates a Vision for the future of College Grove 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 both an 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 several categories that were established early in the process of the Plan’s development. These categories are:

- Land Use
- Design/Character
- Infrastructure/Transportation



College Grove Vision

The College Grove Village will be a cohesive, mixed-use, pedestrian-friendly community that will retain its unique, small-town character and rural quality of life for the benefit of both the citizens of College Grove and Williamson County. The many characteristics that make College Grove special, including its historic, architectural, and natural resources, will be preserved and enhanced. New development will be guided in such a way as to complement the Village's strong identity and sense of place. College Grove's heritage as a rural crossroads community will be maintained by encouraging a range of residential, recreational, agricultural and small-scale commercial uses. Infrastructure improvements will be pursued as a means to address current problems and limitations, as well as to support compatible new development that is consistent with this Vision.

Land Use Goals and Objectives

Goal A: New development should respect and enhance the Village's small town atmosphere.

- Tailor new development standards to ensure compatibility with the scale and character of the Village.
- Promote infill and adaptive reuse of the current building stock as a first choice for new development.
- New residential development will respect and enhance the existing character of the Village.

Goal B: Encourage a variety of complementary land uses, while reinforcing the historical development pattern of the Village.

- Develop standards that ensure new uses will be compatible with those uses already in the Village.
- Establish development standards that preserve the character of the existing residential areas.
- Strengthen the Village by continuing the historic land use pattern of a historical, pedestrian-oriented downtown/commercial center with a surrounding mix of residential and agricultural uses.

Goal C: Encourage the preservation of open space and agricultural uses, which contribute to the Village's rural quality of life.

- New development standards will be created to allow for a variety of agricultural and agritourism uses.
- Reestablish a compact downtown core to conserve open space in the outlying areas of the Village.
- New development standards shall incorporate provisions for the protection of natural resources.
- New development standards will require the preservation of open space with new development within the Village.

Goal D: Discourage land uses that are inconsistent with the character of the Village.

- Protect neighborhoods from adverse impacts of both new and redevelopment.
- Prohibit uses such as big-box and heavy industrial, which would be inconsistent the current and historical character of the Village.
- Promote land uses that meet the needs of the immediate surrounding community.

Design/Character Goals and Objectives

Goal A: Preserve and enhance the Village’s small town charm and rural character.

- Consider the development of an association that would promote the cooperation between citizens and the business community. The organization could work towards initiatives such as coordination in property upkeep, streetscape design, and landscaping.
- The community should pursue a visually cohesive Village through consistency of design. Elements to be included are sidewalks, street lamps, signage, landscaping, and street furniture, so that a distinct character/identity is recognized throughout the Village.
- Identify gateway entrances into the Village and enhance their visual stock through signage and landscaping.

Goal B: New development will be consistent in appearance, size, and scale with the established character and identity of the Village.

- Develop standards to ensure compatibility with the current and historical size, scale and form that exists within the Village.
- Provide a physical development guide for property owners, developers, and local decision makers.

Goal C: Encourage the protection of the Village’s historic, cultural, and natural resources.

- Establish new development standards that prevent the adverse impact on natural resources.
- New development standards should include criteria for natural resource protection, while also promoting environmentally-friendly development practices.

Infrastructure/Transportation Goals and Objectives

Goal A: Encourage an interconnected transportation network that is friendly to a variety of transportation modes.

- Improve safety and user/pedestrian friendliness in the downtown through streetscape improvements, traffic calming design, and a reduction in speed limits.
- Pursue the development pedestrian and bike amenities, such as sidewalks, lanes, and trails.
- Minimize conflicts among auto, bicycle, and pedestrian users for a safe traffic circulation throughout the Village.

Goal B: Explore infrastructure improvements as a means to address current problems and limitations, as well as to support compatible new development that is consistent with this Vision.

- Consider the creation of a non-traditional wastewater treatment and disposal system to retrofit existing septic systems and to accommodate new development consistent with this Plan.
- Engage in discussions with the water utility provider to explore ways to improve the water supply.
- Pursue the opportunities for future enhancement of recreational, cultural, civic, and intellectual facilities within the Village.



Conclusion

The College Grove Special Area Plan provides a historical and current assessment of the Village. More importantly, it articulates a Vision for the community and provides specific Goals and Objectives to help guide the Village 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 Village residents and business owners. Therefore, the responsibility for implementing the Plan should be shared amongst the 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 zoning district as well as new development regulations that will foster future development consistent with the desires of the community and the Vision articulated by the Plan.

Citizens and business owners should use the Plan as a guide for making decisions regarding development on private property as well as Village-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, the unified Vision for a preserved and enhanced College Grove Village can be realized.



Visioning Exercise Notes

What are the most important Planning, Preservation, and Development Issues facing the College Grove Village?

- Water
 - Sewer
 - Growth in General
 - Schools
 - Needs Recreation Department
 - Roads
 - Traffic Lights
 - Small Town Atmosphere
 - Control Growth
 - No Comprehensive Schools
 - Each landowner is not limited to the future of his/her property
-
- No large commercial development
 - Keep subdivision to 5 acre minimum
 - No sewer
 - No industrial parks
 - Limit commercial development
 - No strip malls
 - Street signs
 - Keep historic look
 - Underground utilities
 - Light restrictions
 - Keep it rural
-
- Growth is already here
 - Address sewage system
 - Improve water supply
 - Adequate Williamson County traffic enforcement
 - What land is available for commercial development
 - Growth – drive away or attract?

- No large commercial development (from Kirkland to Chapel Hill)
 - Keep subdivisions to large tracts
 - No sewer
 - No industrial parks
 - Limited commercial development (by square footage)
 - No strip malls
 - Strict sign ordinance
 - Preserve the historic look
 - Underground utilities when feasible
 - Noise and light restrictions
 - Keep it rural
 - Take full advantage of the Tennessee Land Trust
-
- Keep College Grove exactly like it is
 - Why? Village over community over town
 - Preservation – Permanent greenspace, walking trails
 - Small community atmosphere
 - Preserve our way of life
 - Zero development – low density
 - Small “mom and pop” businesses
 - Preserve property values of those who live in Village boundaries
 - Members of the Advisory Committee made up of those who live inside the boundary
-
- Environmental Infrastructure (restrooms/sewage)
 - Recreational Resources
 - Street Lights
 - Speed Control
 - Retain the Charm
 - Commercial Control with Growth
 - Skirt/Apron around Village
 - Traffic Impact
-
- No commercial development
 - Develop infrastructure to accommodate residential development
 - Developer to pay for infrastructure
 - No building lots less than 5 acres
 - Reasonable regulations on upkeep of property
 - Preserve downtown area as it is
 - Arno to stay a 2 lane road
-
- Building Restrictions (quantity & types)
 - Limit or manage growth

- Infrastructure (Guides Growth)
- Disregard of current resident's rural values
- Traffic/Roads and enforcement of traffic laws
- Changing zoning to conveniently serve developers
- Rubber stamping change without a feasibility study
- Public not included in recommendation process
- Real library in College Grove in the future
- Preservation of the family farms
- When does it end? What happens when all land is built upon?

What is your vision for the next 20 years in the College Grove Village?

- To preserve the “hometown” atmosphere – the quaintness.
- No Manufacturing companies allowed.
- Quaint, quiet, small business – no major chains, no big box stores, keep the essential business services (bank, grocery)
- Slow, Positive, Deliberative Growth
- Go outside & look down street
- Main objective – Limited growth through building restrictions and limited infrastructure
- We want to see College Grove stay “as it is”
- To see very little change
- To have rural life values maintained
- Energy sensitive buildings; have more energy independent home construction
- No big box development (i.e. Wal-Mart)
- To have a Library

Appendix B

PUBLIC INVOLVEMENT MEETING #2

Ranking the Issues Exercise Notes

What are the most important Planning, Preservation, and Development issues facing the College Grove Village?			
INFRASTRUCTURE / TRAFFIC / TRANSPORTATION	# of Green Votes	# of Red Votes	Total
Water	5		5
Sewer	5	1	6
Roads	4		4
No Sewer	2		2
Traffic Lights	1		1
Underground Utilities	3		3
Address Sewage System	9		9
Underground Utilities when feasible			0
Environmental Infrastructure (restrooms/sewage)	1		1
Street Lights			0
Develop Infrastructure to accommodate residential development	10		10
Infrastructure (guides growth)	1		1
Preservation - Permanent greenspace, walking trails	16	1	17
Traffic Impact	3		3
Arno (Road) to stay a 2 lane road	8		8
Traffic/Roads and enforcement of traffic laws	1		1
Traffic Lights			0
Adequate Williamson County traffic enforcement	2		2
Speed Control	2		2
Schools	1		1
Needs Recreation Department	3		3
No Comprehensive Schools			0
Recreational Resources		1	1
Real Library in College Grove in the future	1	1	2
To have a library	2	1	3
Energy Sensitive Buildings; have more energy independent home construction			0
Improve Water Supply	8		8
LAND USE	# of Green Votes	# of Red Votes	Total
Each landowner is not limited to the future of his/her property	5		5
No large commercial development	11	2	13
Keep subdivision to a 5 acre minimum	1		1
No industrial parks	7	1	8
Growth is already here			0
What land is available for commercial development	1		1
Growth - drive away or attract?			0
No large commercial development (from Kirkland to Chapel Hill)			0
Keep subdivision to large tracts			0
No industrial parks			0
Limited commercial development (by square footage)	4		4
No strip malls	1		1
Keep it rural	2		2
Keep College Grove exactly like it is	4		4
Small community atmosphere	1		1
Zero development - low density			0
Small "mom and pop" businesses	2		2
Preserve property values of those who live in Village boundaries			0
Commercial control with growth	1		0

Skirt/Apron around Village			0
Traffic Impact			0
No commercial development			0
Develop infrastructure to accommodate residential development	2	3	5
Developer to pay for infrastructure	1		1
No building lots less than 5 acres	11		11
Reasonable regulations on upkeep of property			0
Building Restrictions (quantity & types)	6		6
Limit or manage growth	1		1
Preservation of family farms	4	1	5
Preservation - Permanent greenspace, walking trails	5		5
Growth in general			0
Why? Village over community over town?			0
Members of the Advisory Committee made up of those who live inside			0
Changing zoning to conveniently serve developers			0
Rubber stamping change without a feasibility study			0
Public not included in recommendation process			0
When does it end? What happens when all land is built upon?			0
No manufacturing companies allowed	1		1
Quaint, quiet, small business - no major chains, no big box stores, kee	10		10
Energy sensitive buildings; have more energy independent home cons			0
No big box development (i.e. Wal-Mart)			0
Slow, Positive, Deliberative growth		3	3
Main objective - Limited growth through building restrictions and limited	1		1
DESIGN / CHARACTER / HISTORIC PRESERVATION	# of Green Votes	# of Red Votes	Total
Small Town atmosphere	3		3
Control growth	14		14
Street Signs			0
Light restrictions	1	1	2
Street Sign ordinance			0
Noise and Light restrictions	1		1
Street Lights			0
Retain the charm	4		4
Reasonable regulations on upkeep of property	5		5
Building restrictions (quantity & types)			0
Keep/Preserve the historic look	6		6
Preservation - Permanent greenspace, walking trails	5		5
Preserve downtown area as it is	1		1
Preservation of the family farms	3	4	7
To preserve the "hometown" atmosphere - the quaintness	16	1	17
Slow, positive, deliberative growth	7		7
Quaint, quiet, small business - no major chains, no big box stores, kee	5	15	20
To have rural values maintained	4		4
Energy sensitive buildings; have more energy independent home cons	1		1
We want to see College Grove stay "as is"	1		1
To see very little change	1		1
Go outside and look down the street			0
Take full advantage of the Tennessee Land Trust	2		2
Disregard of current resident's rural values			0

Establishing a Vision Statement Exercise Notes

With your group, please come up with a Vision Statement for the College Grove Village Special Area Plan.

The Village of College Grove will be a cohesive community with a healthy balance of residential, commercial, natural and recreational areas. It's abundant pedestrian, greenway, road and train commuter connections helps link us to other towns and neighborhoods. Watersheds, wetlands, forested areas, historic sites, cultural heritage and scenic roads are preserved, enhanced and valued. The community enjoys excellent schools, public safety and emergency services. We offer a variety of community services, educational and employment opportunities along with many cultural activities. We provide a superb quality of life for our diverse population.

Adapt dark-sky lighting practice as a means to preserve & enhance rural night time atmosphere & as a step toward proper energy conservation & public safety. Adaptation of alternative septic systems to allow local businesses to continue while limiting inclusion of strip mall or big box development. Manage residential growth to allow development on 5 acre minimum lots.

College Grove will maintain its heritage as a rural community through development of a network of small, unique businesses and the prohibition of big box/chain retailers. Our village will further its sense of community through development of walking trails/sidewalks connecting all areas. The community will work to provide a utility infrastructure that will support our small business and residential needs. Respecting property rights, College Grove will maintain current zoning regulations.

To preserve and protect pastoral landscapes and agricultural land in our community in order to retain our rural and intellectual values. To encourage the preservation of beautiful waterways and scenic roads in our community.

College Grove will be a family and tourist friendly community with a mix of residential and small commercial businesses. Keeping the unique, quaint, and rural character of the area, as well as maintaining all historical sites is critical. The community should take advantage of the planned walking trails and museum at the Haley-Jacqueth farm.

The vision for College Grove is that it will remain a primarily residential community with a unique, small-town charm. Businesses are limited to essential services and "one-of-a kind" establishments. Social and

recreational services will be continued, improved, and expanded. Rural atmosphere and values are preserved by a systematic plan for controlled growth.

The citizens of College Grove Village Special Area Plan Vision is to preserve small town charm through managed growth.

The citizens' vision for College Grove is first and foremost to preserve the unique residential and close-to-nature character of our communities, while making specific improvements to channel anticipated growth in ways that are beneficial to the whole community; encourage the preservation of our green spaces and historic and scenic roads; maintain excellent schools, protect our local roads from excessive traffic growth and improve recreation facilities.

Establishing Goals Exercise Notes

With your group, please develop a series of Goals that will allow the Vision Statement to be achieved. Keep in mind that while the Vision Statement answers the question of “*What do we want the College Grove Village to be?*” the Goals will define “*how do we get there.*”

INFRASTRUCTURE / TRAFFIC / TRANSPORTATION:

- Investigate alternative septic systems (possibly within green space) to handle commercial & residential present & future wastewater needs
- Develop plan for sidewalks/nature trails/walking trails
- Further development of utilities will be underground
- Accommodations will be made to improve water supply
- Maintain 2-lane roads and implement a 30 MPH speed in the village
- Develop sewer system or improve current tanks; partner with developers if possible
- Develop outdoor park area with benches and tables, lighting and attractive landscaping
- Improve the water system
- Be flexible in solving sewage problems for residences and businesses
- Consider a public sewage system
- Continue high quality school systems

- Promote community activities in existing facilities
- Build a community recreation center
- Develop Traffic Regulations to promote safety
- Preserve the infrastructure
- Maintain excellent schools
- Protect our local roads from excessive traffic growth
- Improve recreation facilities
- Maintain College Grove's "rural" charm through a comprehensive design concept which would include: facades, colors, and elevations.
- Visually enhance our village with sidewalks, coach lamps, and landscaping that accommodates the character of the community

LAND USE :

- New residential development limited to 5 acre lot size
- New residential development would not impact current roadways or utilities
- Zoning will not allow heavy industrial, strip mall, or big box uses
- Zoning will maintain current commercial/residential ratios
- Support the preservation of family/historic farms
- To work with state and federal government to allow for farm/land to pass to heirs without additional taxes
- 5 acre minimum for residences
- Include "skirt areas" in future development and planning
- Maintain a 5 acre minimum for residential construction
- No industrial, big box or chain store development
- Limited small commercial development would be allowed (mom & pop type restaurants, specialty stores, etc.)
- Manage and regulate commercial growth
- Support & Encourage mom and pop type enterprises
- Develop additional parks (active and passive)
- To preserve our greenspaces (walking trails), historic and scenic roads
- Maintain College Grove's "rural" charm through a comprehensive design concept which would include: facades, colors, and elevations
- Visually enhance our village with sidewalks, coach lamps, and landscaping that accommodates the character of the community

DESIGN/CHARACTER/HISTORIC PRESERVATION:

- Implement sign & lighting curfew, for all non-essential elements
- Work with local business & utilities to utilize non-glare/cutoff lighting
- Maintain College Grove historically rural character through slow, positive, deliberative growth
- Reinforce rural life values preserving farms & natural areas
- To promote intellectual growth through the County Library System. College Grove needs a dedicated facility for a library
- Restrict "big box" and commercial and fast food development
- Restrict signage to small, tasteful design. "No neon"
- Preserve rural nature, historic homes and landmarks
- New construction should be consistent with existing styles
- Maintain historic charm of the village
- Maintain rural life values
- Preserve the unique residential and close to nature character of our community
- Channel anticipated growth in ways that are beneficial to the whole community
- Maintain College Grove's "rural" charm through a comprehensive design concept which would include: facades, colors, and elevations
- Visually enhance our village with sidewalks, coach lamps, and landscaping that accommodates the character of the community