

Arrington Village Special Area Plan



Adopted March 20, 2025

Acknowledgements

Citizens Advisory Committee

<i>Gregg Lawrence</i> County Commissioner, 4 th District	<i>Danny Cotton</i>
<i>Pete Stresser</i> County Commissioner, 4 th District	<i>Carl Haynes</i>
<i>Greg Sanford</i> County Commissioner, 5 th District	<i>Joey Mertz</i>
<i>Mary Smith</i> County Commissioner, 5 th District	<i>Julie Warpool</i>
<i>Robin Baldree</i> , Planning Commissioner	<i>Winny Warren</i>
<i>Bryan Richter</i> , Planning Commissioner	<i>Abhishek Yerra</i>
<i>Helen Blanchard</i>	

County Mayor

Rogers C. Anderson

Williamson County Board of County Commissioners

Brian Beathard, Chairman and 11th District

<i>Ricky D. Jones</i> , 1 st District	<i>Greg Sanford</i> , 5 th District	<i>Chas Morton</i> , 9 th District
<i>Lisa Hayes Lenox</i> , 1 st District	<i>Mary Smith</i> , 5 th District	<i>Matt Williams</i> , 9 th District
<i>Judy Herbert</i> , 2 nd District	<i>David O'Neil</i> , 6 th District	<i>Meghan Guffee</i> , 10 th District
<i>Betsy Hester</i> , 2 nd District	<i>Paul Webb</i> , 6 th District	<i>Bill Petty</i> , 10 th District
<i>Jeff Graves</i> , 3 rd District	<i>Christopher Richards</i> , 7 th District	<i>Sean Aiello</i> , 11 th District
<i>Jennifer Mason</i> , 3 rd District	<i>Tom Tunnicliffe</i> , 7 th District	<i>Brian Clifford</i> , 12 th District
<i>Gregg Lawrence</i> , 4 th District	<i>Barb Sturgeon</i> , 8 th District	<i>Steve Smith</i> , 12 th District
<i>Pete Stresser</i> , 4 th District	<i>Drew Torres</i> , 8 th District	

Williamson County Regional Planning Commission

Sammie McCoy, Chairman

*David Bailey
Robin Baldree
Brian Clifford
Don Crohan,
Vice-Chairman*

*Sharon Hatcher
Lee Kennedy
Stephen C. Lane
Jessica Lucyshyn*

*Keith McCord
Bryan Richter
Eddie Sanders*

Williamson County Staff

*Michael Matteson,
Community Development Director
Aaron Holmes, Planning Director*

*Joe James, Planning Coordinator
Lincoln Sweet, Senior Planner*

*John Bledsoe,
Codes Compliance Director*

Charlie Waldrop, Planning Technician

Floyd Heflin, County Engineer

Debbie Smith, Office Manager

*Kristi Ransom,
County Attorney for Planning and Environment*

Lania Escobar, Secretary

Michelle Mullins, Planning Assistant

Williamson County Schools

*Amanda Fuller, Principal
Arrington Elementary School*

Lori Balek, Secretary

Others

*Rick Warwick, Williamson County Historian
Williamson County Heritage Foundation*

Table of Contents

CHAPTER 1: Introduction	5
Introduction to the Arrington Special Area Plan	5
Relationship to the Comprehensive Plan	5
Plan Overview	6
Study Area	7
CHAPTER 2: Planning Process	10
Introduction	10
Planning Phases	10
CHAPTER 3: Inventory Assessment	15
Introduction	15
Historical Background	15
Environmental and Natural Resources Assessment	17
Land Use Inventory and Assessment	18
Single-Family Residential	20
Agricultural	20
Commercial	20
Institutional and Government	20
Vacant	21
Transportation Assessment	21
Water and Sewer	22
CHAPTER 4: Key Themes	23
Introduction	23
Key Themes	23
CHAPTER 5: Vision Statement, Goals, and Objectives	24
Introduction	24
Arrington Village Vision Statement	24
Goals and Objectives	25
Land Use and Historic Preservation Goals and Objectives	25

Design, Character and Natural Resources Goals and Objectives	26
Infrastructure and Governmental Services Goals and Objectives	27
CHAPTER 6: Implementation	28
Implementation of the Arrington Special Area Plan	28
Appendix A: Public Workshop #1	30
Important Issues Facing Arrington Study Area Notes	30
Appendix B: Public Workshop #2	33
Ranking the Issues-Sticky Dot Exercise: Design, Character and Natural Resources	33
Ranking the Issues-Sticky Dot Exercise: Infrastructure and Governmental Services	35
Ranking the Issues-Sticky Dot Exercise: Land Use and Historic Preservation	37
Drafting a Vision Exercise	38
Drafting a Set of Goals Exercise	40
Appendix C: Public Workshop #3	41
Visioning Exercise-Rank Photographs for appropriateness in achieving Arrington's Vision Statement, Goals and Objectives	41



CHAPTER 1: INTRODUCTION

Introduction to the Arrington Special Area Plan

The Arrington Special Area Plan represents the community's vision for the future of the Arrington Village. It articulates the County's long-term policies with respect to future land uses, design and character issues, as well as transportation and 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 2020, 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 four 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 Arrington was identified in the Comprehensive Plan as one of six Villages. These Villages, which also include College Grove, Grassland, Leiper's Fork, Triune and Rudderville, 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 Arrington 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 Arrington 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 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 the Village's Existing Character;
- Encourage Appropriate Land Uses;
- Preserve Natural Resources; and
- Address Infrastructure and Governmental Services

Chapter 5: Vision, Goals and Objectives

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

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

Chapter 6: Implementation

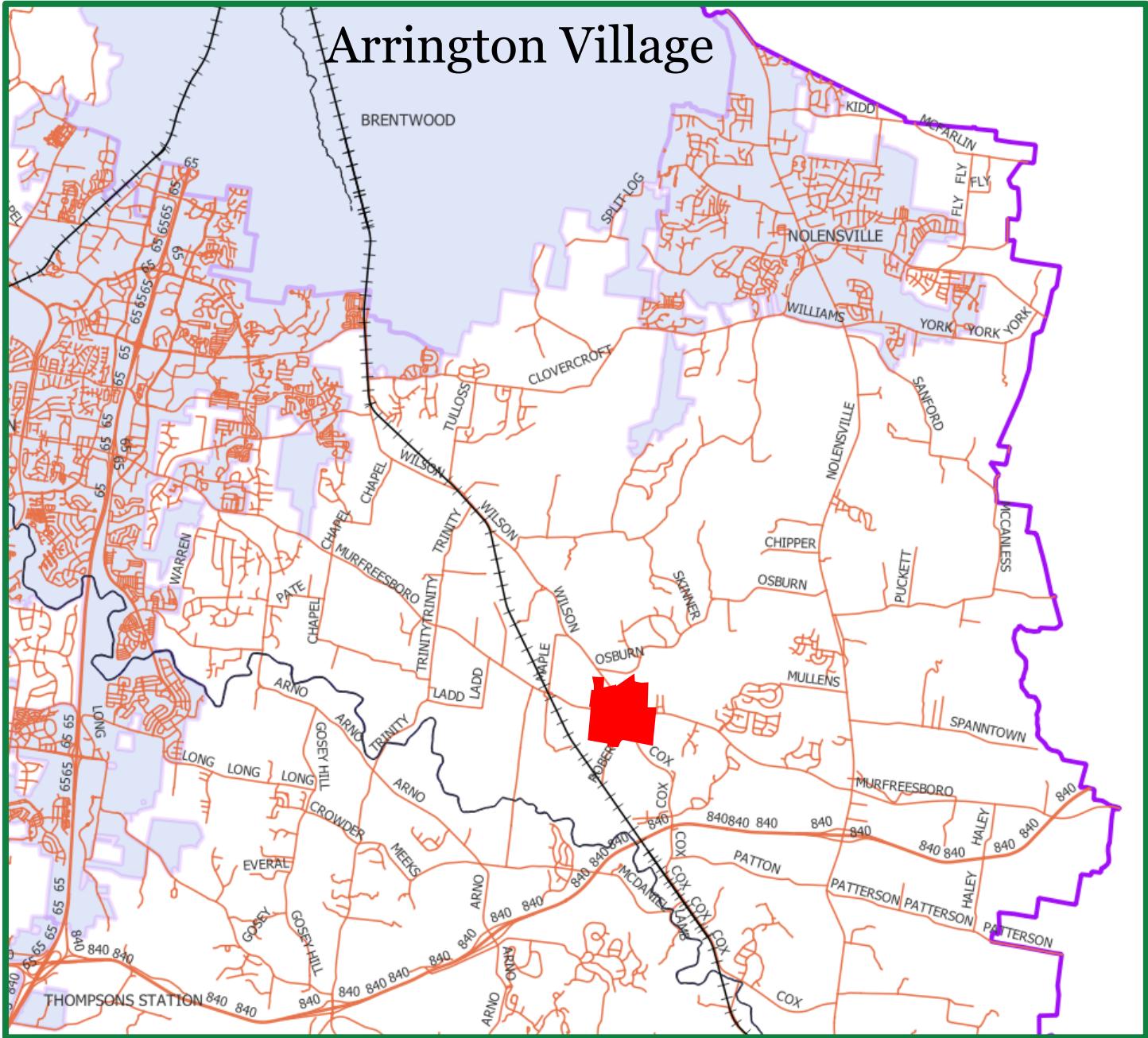
This Chapter summarizes the purpose and major themes of the Plan and touches upon Plan implementation.

Study Area

Arrington is an approximately 25 square mile area of eastern Williamson County, the boundaries of which correspond to the 37014 Zip Code. The community is generally rural in nature and is home to approximately 2,500 people.

Located within the larger Arrington Community is the Arrington Village, which contains a mixture of agricultural, commercial, and residential uses. The Village also serves as a focal point for the surrounding area consisting of 37 parcels and approximately 325 acres. The Arrington Village Study Area is depicted on the maps that follow.

Arrington Village



Arrington Village Study Area





CHAPTER 2: PLANNING PROCESS

Introduction

The Planning Process for the Arrington Special Area Plan included a number of key 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 Arrington 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 a summary of historic resources as well as a detailed analysis of the area's environmental and natural features, 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 residents, property owners, 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

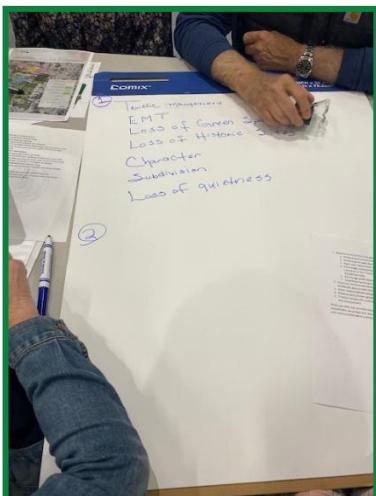
The planning process involved extensive community participation in the form of five Public Meetings. The information provided by the community during these meetings was the foundation upon which the Plan was built. Each meeting was designed to encourage those attending to articulate their desires and preferences for the community.

Kick-off Meeting—February 15th, 2024

The “kick-off” meeting provided Staff the opportunity to inform the citizens 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.

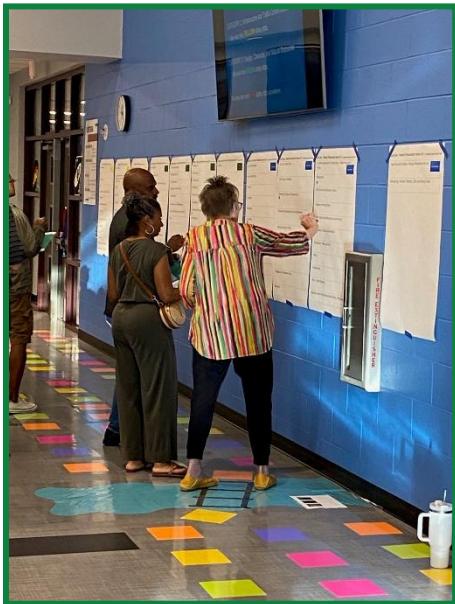
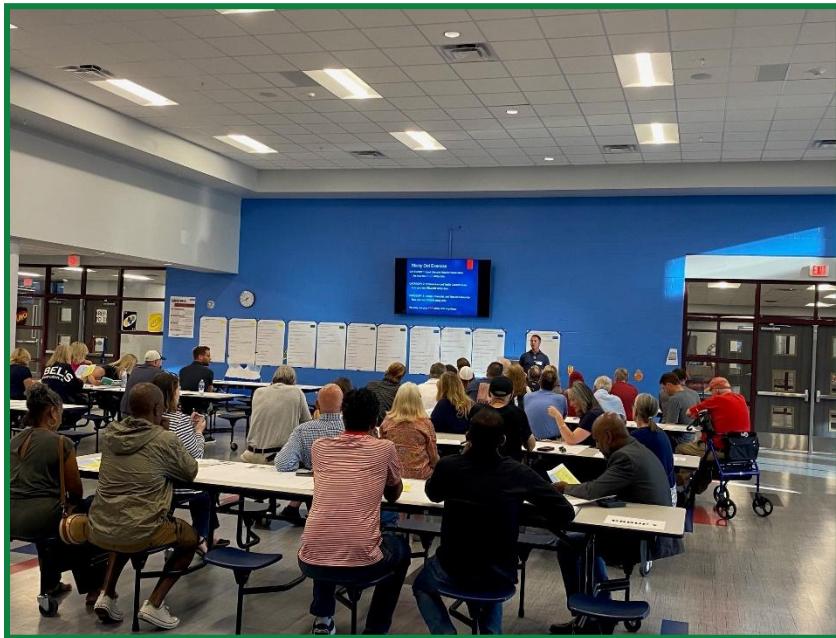
First Public Workshop—March 27th, 2024

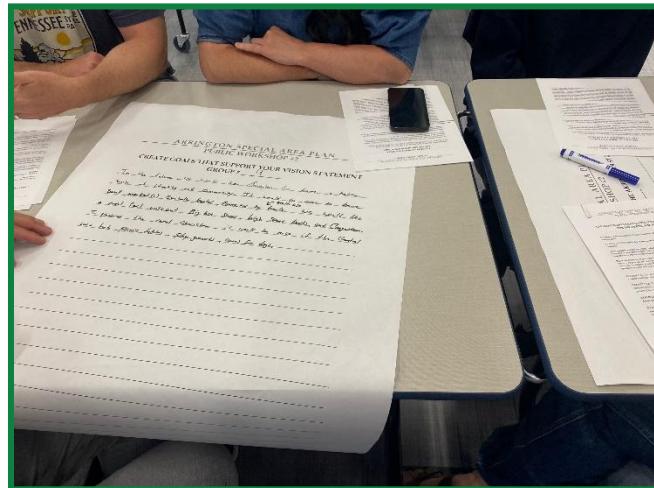
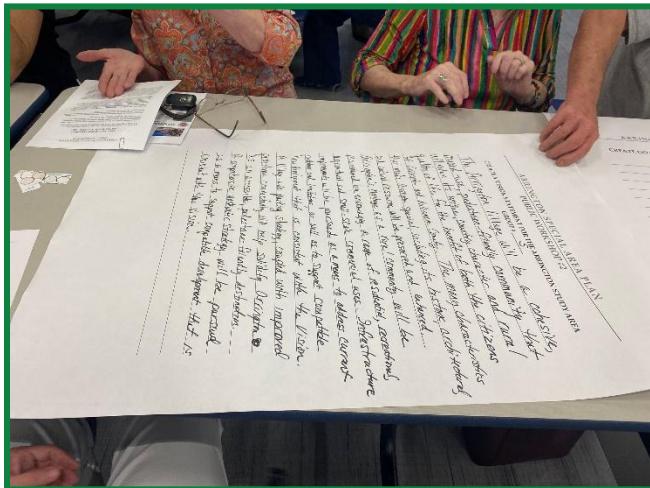
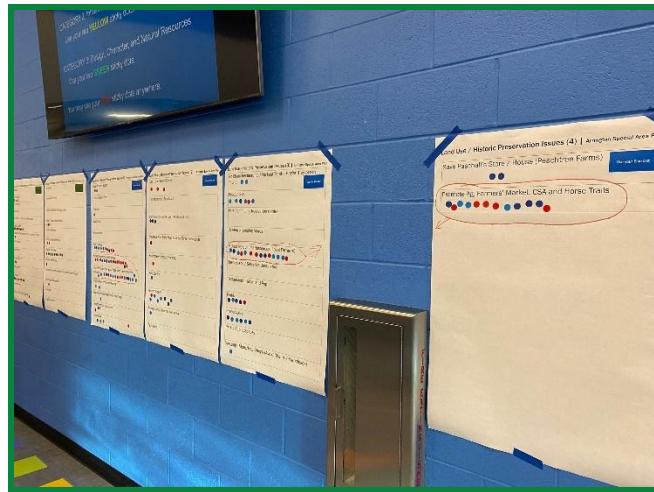
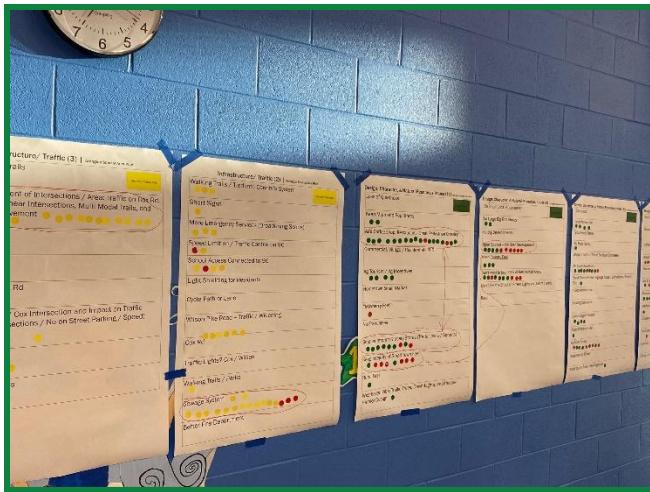
The First Public Workshop provided the participants with an opportunity to share their ideas about what they saw as the most important Planning, Preservation, and Development issues currently facing the Village. Additionally, the participants shared their Vision for the Village over the next twenty years. The results of these exercises can be found in Appendix A.



Second Public Workshop—May 29th, 2024

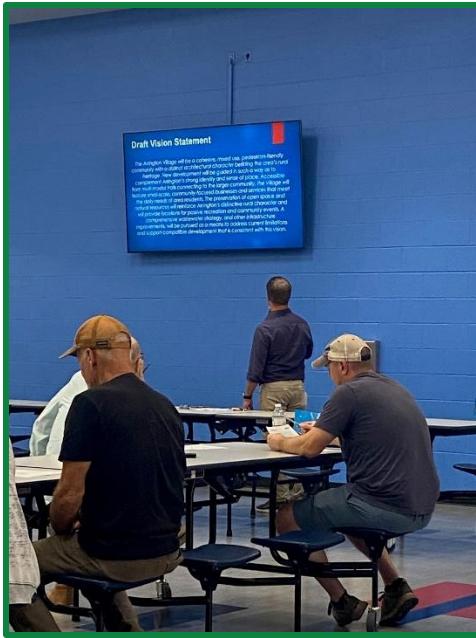
The Second Public Workshop was designed to further explore and elaborate upon the issues raised at the Second Public Workshop. Participants were asked to rank the issues identified at the First Public Workshop in terms of their importance, to draft a Vision Statement that reflected what they would like the Village to be in the future, and to draft a set of goals to help achieve their visions. The results of these exercises can be found in Appendix B.





Third Public Workshop—September 16th, 2024

The Third Public Workshop was designed to solicit feedback from the participants regarding the draft Vision Statement and the draft set of Goals and Objectives Planning Staff developed based upon input received during the first two Public Workshops. In addition to providing feedback for the draft Vision Statement and Goals and Objectives, participants took part in a Visioning Exercise by rating a series of photographs of a variety of development types. The object of the exercise was to gauge whether the development shown in the photographs would be appropriate in achieving the Vision Statement and Goals and Objectives for the Village. The results of these exercises can be found in Appendix C.



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.

Final Open House

The Final Open House will serve as an opportunity for Planning Staff to present the Arrington Village Special Area Plan document. All of the materials from each of the previous public meetings will be made available for viewing, showing the Plan's development throughout the process. Staff will give a presentation on the Plan, including a summary of each chapter, which will highlight how public involvement helped to shape the Plan. This Final Open House will serve as an opportunity for the Citizens Advisory Committee and the public to provide final thoughts and feedback for the Plan.

Adoption and Endorsement

Ultimately the Plan will be forwarded to the Planning Commission and County Commission as part of the adoption and endorsement process.



CHAPTER 3: INVENTORY ASSESSMENT

Introduction

Before the public workshops and plan development phases were initiated, it was important for Staff to gain an understanding of the history and current conditions of the Arrington Village. Staff members from the Williamson County Planning Department spent several months conducting research regarding various aspects of the Arrington 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:

- Environmental and Natural Resources;
- Existing Land Use;
- Transportation; and
- Water and Sewer

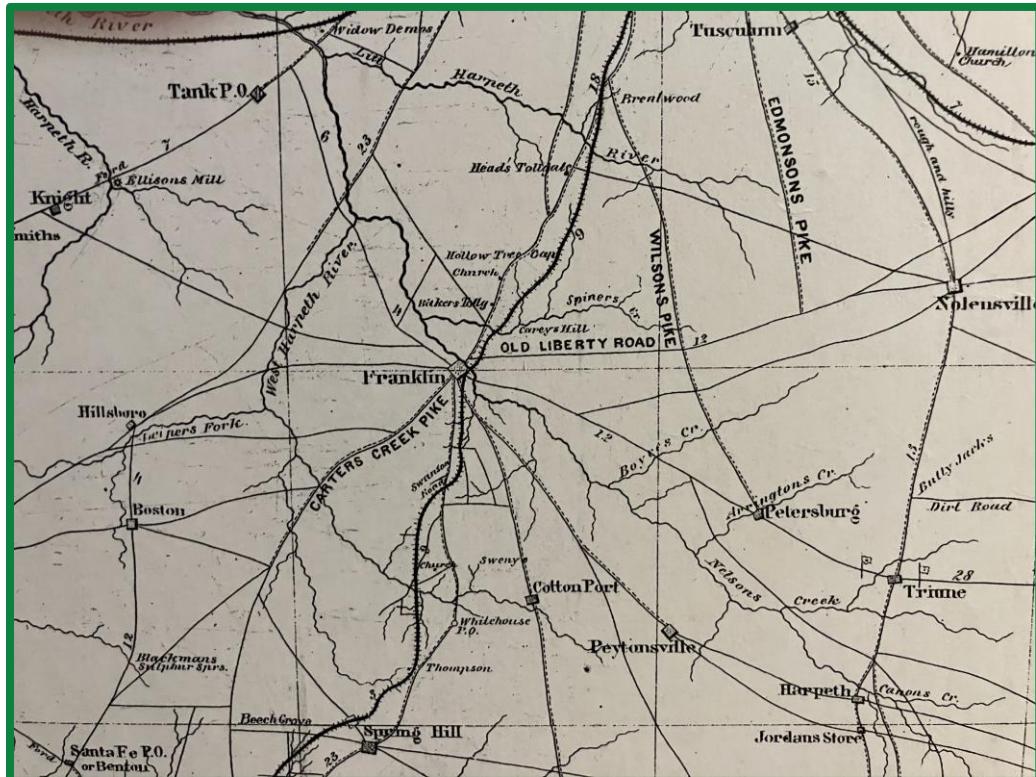
The following sections will provide a summary of the data collected in this phase of the Plan. In addition, it seeks to provide an accurate description of the context in which each feature exists. While described separately, all of the information provided contributes to the whole of the Arrington Village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

Historical Background

The area originally known as “Petersburg,” for which a Post Office was built in 1858, was renamed to Arrington after a nearby creek during the Civil War era. Early families known to inhabit Arrington include Buchanan, Couch, Crockett, Duff, King, Morris, Paschall, Price, Roberts, and Sayers. The original store and Post Office were located on the west corner of Wilson Pike and Murfreesboro Road.

The railroad arrived in 1914 and a depot was built in the area. There were four churches in Arrington, established between 1852 and 1968. Two schools were located in Arrington on Cox Road, Arrington School and Patton’s Chapel School. At one time

there were two stores, a livery stable, grist mill and a blacksmith shop in Arrington. The Paschall Shopping Center located on the northwest corner of Wilson Pike and Murfreesboro Road was built in 1939.



Civil War Era Map Showing Petersburg, Rick Warwick, Williamson County Historian



Paschall's Store, circa 1933



Paschall's Store, circa 1940s

Both Photographs provided by Rick Warwick, Williamson County Historian

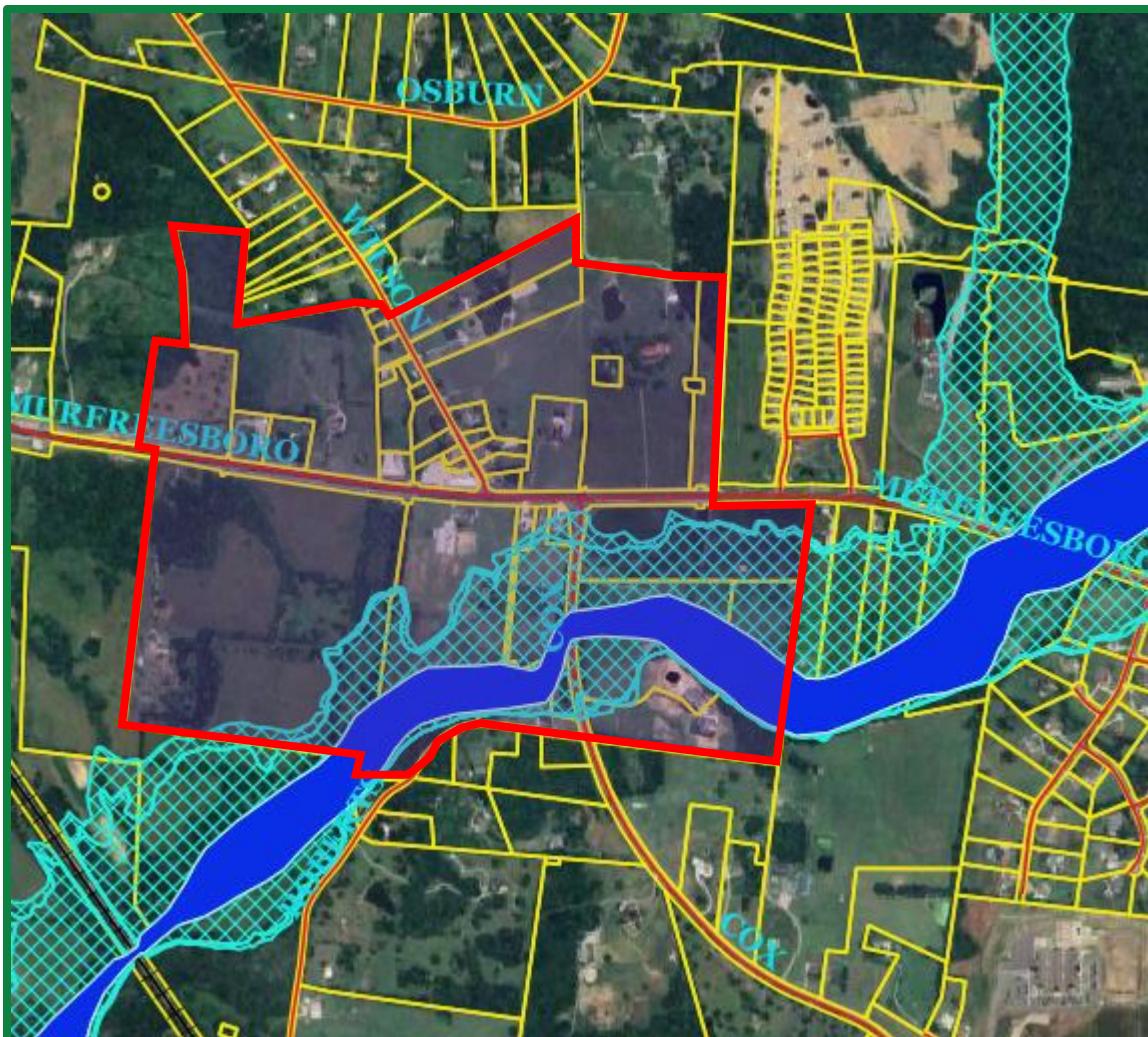


Aerial Photograph of Arrington, circa 1940s, Rick Warwick, Williamson County Historian

Environmental and Natural Resources Assessment

The Village of Arrington also contains a variety of natural and environmental resources.

One of the most prominent features within the Arrington Village is Arrington Creek and its associated floodplain. Arrington Creek, which is a tributary of the Harpeth River, flows through the Village in a southwest to northeast direction. All of the properties located on the south side of Murfreesboro Road are located within the 100-year floodplain, which provides a valuable resource and serves to restrict development in these areas. Other natural resources, such as large areas of mature woodlands and small pockets of steep slopes (greater than 15%) exist within the Village.

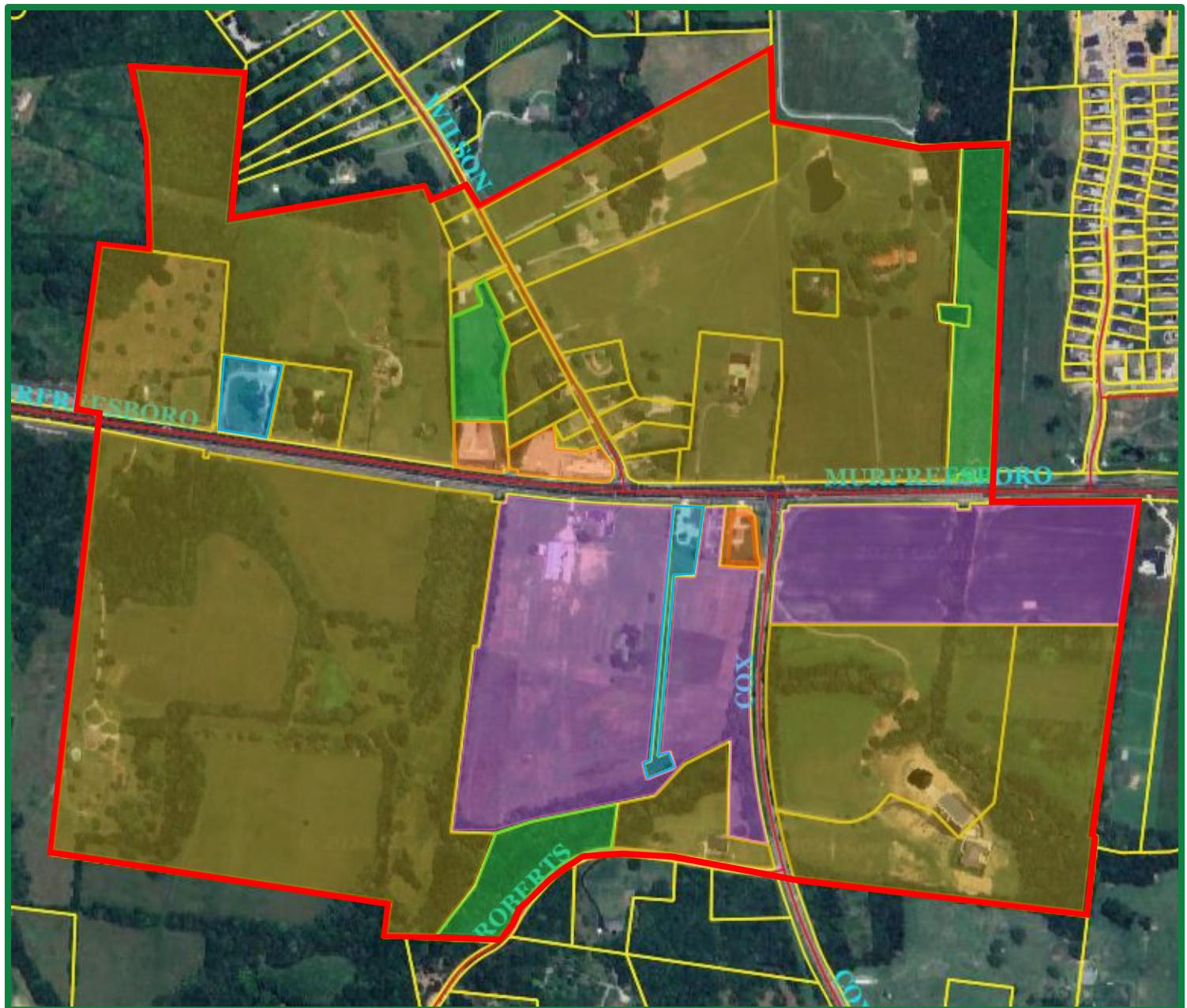


Arrington Village, Floodplain

	Flood Zones
	100-Year Flood
	Floodway

Land Use Inventory and Assessment

The Arrington Village contains 37 parcels and an area of approximately 325 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 map and chart illustrates this information.



Arrington Village, Existing Land Use

Legend	
	Agricultural
	Single-Family Residential
	Commercial
	Institutional/Government
	Vacant

Existing Land Uses (by type) within the Arrington Village				
Land Use	Parcels	Percent of Total Use	Acreage	Percent of Total Acreage
Single-Family Residential	26	70.27%	243.76	75.0%
Vacant	4	10.81%	15.89	4.89%
Commercial	3	8.1%	3.57	1.1%
Institutional/Government	2	5.4%	3.98	1.22%
Agricultural	2	5.4%	57.6	17.7%

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 26 parcels containing approximately 244 acres. Single-family residential housing makes up 70% of the total land uses in the Village, and utilizes 75% of the acreage.

Agricultural

Agriculture still appears to be strong in the Arrington Village and in the immediate area. Not surprisingly, the number of parcels for agricultural use is small; only two exist within the Village boundaries. However, in terms of land mass, this use utilizes 57 acres of land. The land area devoted to agricultural uses contributes greatly to the character of Arrington.

Commercial

Commercial uses are typical for the Village classifications in Williamson County, and are largely concentrated in one area. In Arrington, the majority of these uses occur along Murfreesboro Road. The commercial uses in the Village consists of three parcels and utilizes approximately 3.6 acres. When examined in the context of Arrington, this is 8.1% of the total land uses and 1.1% of the total acreage.

Institutional and Government

Institutional uses in the Village include the Arrington Volunteer Fire Department and the Post Office. There are 2 institutional use parcels in the Village, which represent approximately 1.2 acres of land or 5.4% of the total acreage.

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 four parcels considered vacant, but they hold almost 16 acres or 4.8% of the total acreage.

Transportation Assessment

The road network for the Arrington Village includes Murfreesboro Road (SR 96), classified as an arterial roadway, which runs in an east/west direction and bisects the Village into northern and southern halves. Murfreesboro Road serves as a major thoroughfare for eastern Williamson County, connecting drivers to both the City of Franklin and Rutherford County. Wilson Pike (SR 252) runs in a northwesterly direction and serves as a connection between Arrington and Brentwood. Cox Road runs in a southeasterly direction and connects Arrington to Horton Highway near the Kirkland community.

The nature of the roadways and the capacities to which they were designed vary greatly. Some were designed to service local businesses and residents, while others provide access to multiple places in Williamson County and the surrounding region.



Water and Sewer

The Arrington Village is serviced by the Milcrofton Utility District for its domestic water usage and fire flows. Municipal sewer service is currently not available in the Village. The use of individual septic systems is limited on many properties within the Village due to a lack of suitable soils.



CHAPTER 4: KEY THEMES

Introduction

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

Key Themes

The key themes that arose from the visioning exercises provided an overall direction for the Plan and is the foundation upon which the Plan's Vision Statement and Goals and Objectives were created and outlined in Chapter 5. These key themes are as follows:

- Preserve the Village's Existing Character;
- Encourage Appropriate Land Uses;
- Preserve Natural Resources; and
- Address Infrastructure and Governmental Services

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

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



CHAPTER 5: VISION STATEMENT, GOALS, AND OBJECTIVES

Introduction

This Chapter articulates a Vision for the future of Arrington 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 workshops (see Appendices A, B and C).

Arrington Village Vision Statement

The Arrington Village will be a cohesive, mixed use, pedestrian-friendly community with a distinct architectural character befitting the area's rural heritage. New development will be guided in such a way as to complement Arrington's strong identity and sense of place. Accessible from multi-modal trails connecting to the larger community, the Village will feature small-scale, community-focused businesses and services that meet the daily needs of area residents. The preservation of open space and natural resources will reinforce Arrington's distinctive rural character and will provide locations for passive recreation and community events. A comprehensive wastewater strategy, and other infrastructure improvements, will be pursued as a means to address current limitations and support compatible development that is consistent with this vision.

Goals and Objectives

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 and Historic Preservation;
- Design, Character and Natural Resources; and
- Infrastructure and Governmental Services

Land Use and Historic Preservation Goals and Objectives

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

- Create a tailored set of development standards for the Arrington Village.
- These standards that are created should identify appropriate land uses, and include standards that ensure that new structures are consistent with the community's vision.

Goal 2: Encourage compatible new development that provides an expanded array of neighborhood-scale businesses and services while also reinforcing the rural character of residential uses.

- New residential uses should be in keeping with the established housing patterns.
- Encourage a variety of community-scaled retail, restaurant and service uses.

Goal 3: Discourage land uses that would not support the community's vision for the Arrington Village

- Development standards should prohibit land uses that do not conform with the desired character of the community. (i.e. Industrial uses, Big Box, Apartment Complexes, Mixed Retail).
- Development standards should be crafted to protect surrounding residential uses from negative impacts of new developments.

Goal 4: Preserve the Village's valuable natural resources and promote the retention of open space.

- Development standards should incorporate provisions designed to protect floodplains, hillsides, tree canopies, and other valuable natural resources.

Goal 5: Create an atmosphere that is safe and inviting for pedestrian activity.

- Encourage the development of pedestrian amenities such as sidewalks and trails through community initiatives and in conjunction with new development projects.

Design, Character and Natural Resources Goals and Objectives

Goal 1: Preserve and enhance the Village's small town charm and rural character

- Create a tailored set of development standards to ensure that new development is compatible with the existing character of the Village. These standards should:
 - 1) Include contextual requirements that address setbacks, scale, massing, and other elements that are fundamental to ensuring that new structures are compatible with their surroundings; and
 - 2) Preserve the integrity of residential areas.

Goal 2: Create a unique and unifying image for the Village

- The community should pursue a visually cohesive village through consistency of design. Elements to be included are sidewalks, streetlamps, signage, landscaping and street furniture so that a distinct character/identity is recognized throughout the Village.
- Create gateway entrances through the uses of distinctive signage, landscaping and other elements to provide a sense of arrival into the Village.

Goal 3: Preserve the Village's valuable natural resources, including the riparian buffer along Arrington Creek

- Development standards should incorporate provisions designed to protect streams, floodplains, hillsides, tree canopies, and other valuable natural resources.

Goal 4: Promote retention of Green Spaces within the Village

- Standards should include provisions to set aside and integrate open spaces in new development.
- Foster the continuation of existing agriculture by allowing a variety of agricultural and agricultural support uses.

Infrastructure and Governmental Services Goals and Objectives

Goal 1: Explore infrastructure improvements as a means to address current deficiencies.

- Pursue establishing safe pedestrian crossings on Highway 96.
- Consider the use of a non-traditional wastewater system to serve the current and future needs of the area.

Goal 2: Require that sufficient infrastructure is in place to support future development

- New development should only be permitted if essential infrastructure is already in place.
- Place the responsibility on developers for necessary roadway improvements and utility upgrades.
- Consider the use of a non-traditional wastewater system to serve the current and future needs of the area.

Goal 3: Encourage recreational and transportation opportunities for pedestrians, bicyclists and equestrians.

- Encourage the development of pedestrian, bicycle and equestrian amenities such as sidewalks, bike lanes and trails through community initiatives and in conjunction with new development projects.



CHAPTER 6: IMPLEMENTATION

Implementation of the Arrington Special Area Plan

The Arrington Village Special Area Plan articulates a Vision for the community and provides specific Goals, Objectives, and Recommendations to help guide the Village over the next 20 years. The successful implementation of the Plan will require the support, commitment and participation of varying groups and individuals.

In moving forward, there are a number of actions that will need to take place in order to fully implement the Plan, and it is incumbent upon both the public and private sectors to share in this responsibility. Just as the planning process was a combined effort between Williamson County and the Arrington community, so must be the implementation of the Plan. While Williamson County will play a key role in implementing many of the Goals and Objectives contained in the Plan, residents, business and property owners, private developers, and other entities with an interest in the future of the Village must be active participants.

Williamson County's primary role in implementation efforts will be to work with the community to develop a Zoning District tailored specifically to the Arrington Village. This tailored Zoning District's accompanying development standards will help ensure that future development in the Village is consistent with the desires of the community and the Vision articulated in the Plan. In addition, Williamson County may partner with the community in identifying and pursuing funding mechanisms for certain improvements called for in the Plan, such as walking trails and streetscape elements.

Residents, business and property owners, and private developers should use the Plan as a guide for making decisions regarding development on private property as well as Village-wide improvements that are driven primarily 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 Arrington community, the unified Vision for a preserved and enhanced Arrington Village can be realized.



APPENDIX A: PUBLIC WORKSHOP #1

March 27th, 2024

Important Issues Facing Arrington Study Area Notes

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

- Less traffic overall
- Staggered Intersection
- Smart development of intersections
- Wilson Pike Road – traffic / widening
- Speed limit / traffic control on 96
- No more traffic
- No large big box stores
- Multi-Modal Trails
- Upkeep of existing commercial businesses in area
- Livestock
- Limited commercial frontage on 96
- Subdivision
- 96/Wilson and 96/Cox intersection and its effect on traffic.
- No on-street parking
- Walking spaces near intersections
- “Cox Rd”
- Traffic patterns (avoid Nolensville)
- Small quaint town similar to Eagleville
- More parks or open space
- Small shops, coffee/caf , small boutique businesses
- “Zoning in Area”?
- Green Space
- Connectivity – to Triune walking trails
- Restaurants – mom and pop
- Keep speeds down
- Better access to the post office
- Speed Limits
- Walking trail tied into county system
- Traffic management
- Small Mom and Pop businesses
- Retain the 5 acre density of the residential areas
- Parks/Community Recreation Areas
- Restaurants
- Developing too fast
- Trails
- Small local businesses

What are the most important Planning, Preservation, and Development Issues facing the Arrington Village? (Cont'd)

- No large big box stores
- Rural feel
- Loss of green space
- Traffic lights on Cox / Wilson
- Hidden / underground utilities
- Infrastructure
- Do not like the effect of street lights in the Hamlet areas.
- Signage rules (limitations on height/size)
- Smaller footprint grocery stores (trader joe's / sprouts)
- EMT
- Preservation of local character (Peachtree Farms, "country feel")
- Short signs
- Loss of historic sites
- Walking Trails / parks
- Preserve sightlines
- Protect Agricultural Resources and local farmers
- No large Big Box Stores
- Small neighborhood businesses (Nail spas, pizza joint, taekando, Kids Activities)
- Small quaint town – like Eagleville
- Protect local agriculture and local farmers
- Legacy of Peachtree Farms (Heritage)
- Loss of quietness
- Sewage Systems
- More emergency services (Broadening scope)
- Preservation of natural resources
- Keep rural character of the area
- No franchises
- Larger post office

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

- Parks
- No big developments
- No multi-family
- Playground / Recreation area
- Eat, live, work (drink)
- Arts center
- Hometown small market
- Keep "Country Feel"
- Farmers Market
- Keeping density down
- Parkland
- Community center with parks and trails
- Coffee shop / small restaurant
- Open spaces
- Open Spaces, no over development
- Horse and Walking Trails
- Park and Bike Trails
- Tiny donuts / breakfast
- Peachtree park / fishing
- Planned Parks
- Parks

**What is your vision for the next 20 years in the Arrington Village?
(Cont'd)**

- Less 5g towers
- Cycling path or lane
- Street lighting – put or but down lighting?
- Connective trails to neighborhoods and schools
- Save Paschall's Store/House and Peachtree Farms
- Open space / Selective Destination
- Keep rural character feel
- Corporated?
- Maintain rural feel
- Controlled development
- Preserve the strip mall and small businesses
- Commercial, village / residential – PUD
- Ag Tourism / Ag incentives
- No overdevelopment
- School access to connected to 96
- Sidewalks
- Realignment of Cox rd and Wilson Pike
- Retain Authenticity of the area, keep it rural
- Promote Agriculture, CAS
- Limited light pollution
- Small scale retail
- Cohesive architectural style for commercial buildings
- Maintain Hamlet size
- Keep integrity of small community feel
- Westhaven vibe. Trails, trees, down lights, unique hamlet design
- Preservation
- “Mayberry” feel
- No big developments
- Light Shielding for residents
- Safe crossing
- Pedestrian Crossing
- Avoid Chains and Franchises
- 4-side architecture
- Not to widen Cox Rd
- Avoid annexation
- Not to look like Nolensville
- No chain restaurants / no fast food – prefer they are in Triune
- Mixed use
- Keep mom and pop stores
- Low Density
- Keep Country feel
- Better Fire Department

APPENDIX B: PUBLIC WORKSHOP #2

May 29th, 2024

Ranking the Issues-Sticky Dot Exercise: Design, Character and Natural Resources

DESIGN, CHARACTER, AND NATURAL RESOURCES	Total
loss of quietness	0
keep mom and pop stores	2
add coffee shop, restaurant, - small pedestrian crossing	18
commercial, village / residential - PUD	0
ag tourism / ag-incentives	4
hometown small market	0
"mayberry feel"	1
no franchises	0
smaller imprint grocery stores (trader joes / sprouts)	9
keep integrity of small town feel	8
rural feel	1
westhaven vibe: trails, trees, down lights, and unique hamlet design	1
rural feel	0
developing too fast	0
limited commercial frontage on 96	0
hidden / underground utilities	3
preserve sightlines	0
not to look like Nolensville	3
maintain rural feel	10
maintain hamlet size	1
cohesive architectural style for commercial buildings	0
controlled development	1
livestock	0
zoning in area	0
corporated	0
avoid annexation	4
small scale retail	0

DESIGN, CHARACTER, AND NATURAL RESOURCES	Total
no multi family	1
shops / coffee / small boutique businesses	0
no large box stores	10
rural character feel: signage rules / limitations / height / size	1
4 side architecture	0
building standards	0
limited light pollution	4
rural character feel: signage rules / limitations / height / size	1
no multi family	10
keep density low	0
small quaint town, like Eagleville	1
do small local businesses	0
no large box stores	2
no big developments	0
open spaces - no over development	10
keep <u>country feel</u>	3
don't want to lose RD-5 of residential areas	0
don't like the effect of street lights on quaint hamlet	0
rural	0

Ranking the Issues-Sticky Dot Exercise: Infrastructure and Governmental Services

INFRASTRUCTURE AND GOVERNMENTAL SERVICES	Total
traffic management	5
EMT	0
planned parks	0
trails	10
connective trails to neighborhoods and schools	5
planned parks	6
traffic patterns (avoid Nolensville)	1
infrastructure	0
connectivity (to Triune walking trails)	0
larger post office	2
sidewalks	0
safe crossing	1
sheet lighting - but or put down lights	0
realignment of Cox Rd and Wilson Pk	1
walking trails / tied into the County's system	3
short signs	1
more emergency services (broadening scope)	3
speed limit on / traffic control on 96	2
school access connected to 96	4
light shielding for residents	0
cycle path or lane	0
Wilson Pk road - traffic / widening	6
Cox rd	0
traffic lights? Cox / Wilson	0
walking trails / parks	1
sewage system	17
better fire department	0
parks and bike trails	4
smart development of intersections / area: traffic on Cox Rd, walking spaces near intersections, multi modal trails, and community involvement	17

INFRASTRUCTURE AND GOVERNMENTAL SERVICES	Total
less 5g towers	0
not to widen Cox rd	2
96 / Wilson, 96 / Cox intersection and impact on traffic (staggered intersections / no on street parking / speed)	1
no more traffic	6
post office access	0
speed limits	1

Ranking the Issues-Sticky Dot Exercise: Land Use and Historic Preservation

LAND USE AND HISTORIC PRESERVATION	Total
Loss of Green Space	2
Loss of Historic Sites	0
Character	1
Subdivision	0
Preservation	0
Low Density	10
Small Neighborhood Business	17
Local Services (Nail Spa, Pizza Joint, Taekando, Kids Activites)	18
Preservation of Natural Assets	2
Legacy of Peachtree Farms (Heritage)	1
Neighborhood Restaurant	3
Mixed Use	4
Eat, Line, Work (Drink)	3
Tiny Donuts / Breakfast	0
Community Center with Parks and Trails	3
Preserving the Strip Mall and the Small Businesses	2
Peachtree Farms / Fishing	1
Arts Center	1
Green Space	9
Playground / Recreation Area	1
Parkland	0
No Chain Restaurants / No Fast Food - Prefer they are in Triune	2
Restaurants	6
Park Community Recreation Center	0
Upkeep of Existing Stores	0
Protect Agricultural Resources (Local Farmers)	16
Open Space / Selective Destination	0
Restaurants - Mom and Pop	0
Parks	6
Preservation	6
Park / Public Spaces	0

LAND USE AND HISTORIC PRESERVATION	Total
Speciality, Mom and Pop Shops (Avoid Chains / Franchises)	1
Save Paschall's Store / House (Peachtree Farms)	2
Promote Ag, Farmers' Market, CSA and Horse Trails	16

Drafting a Vision Exercise

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

Group 1:

Arrington is a residential area that proudly maintains its quaint charm with locally-owned businesses, beautiful parks, and family-friendly activities. Preserving our community's character, natural resources, and historic sites is crucial. These elements are what makes Arrington such a special place to live and visit.

Group 2:

We would like the Arrington study Area to provide a family friendly, pedestrian friendly, mixed use community that is able to serve the needs

Group 3:

The Village of Arrington will be pedestrian friendly community that will retain its small town charm and rural quality of life. New development will be guided in such a way as to compliment Arrington's strong identity and sense of place. The preservation of open space will reinforce Arrington's distinctive rural character and will provide locations for passive recreation and community events.

Group 5:

The Arrington Village will be a cohesive, mixed-use, pedestrian-friendly community that will retain its unique, country character and rural quality of life for the benefit of both the citizens of Arrington and Williamson County. The many characteristics that made Arrington special, including its historic, architectural, and natural resources, will be preserved and enhanced. Arrington's heritage as a rural community will be maintained by encouraging a range of residential, recreations, 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 the vision. A Village wide parking strategy, coupled with improved pedestrian connectivity will help solidify Arrington as an accessible, pedestrian-friendly destination. A comprehensive wastewater strategy will be pursued as a means to support compatible development that is consistent with this vision.

Infrastructure improvements will be pursued as a means to address current problems and limitations.

Group 7:

The Arrington Special Study Area should be developed into a self-sufficient community that maintains the rural character, featuring essential local services, small businesses, children's activities and family friendly activities. The vision includes critical infrastructure improvements, including sewer and utility services / systems. This vision includes services to support a thriving, cohesive community maintaining the rural and agricultural character.

Group 8:

The Arrington Village will maintain and strengthen its equestrian-pedestrian-friendly community that will retain its unique small town character and rural quality of life for the benefit of both citizens of Arrington and Williamson County. The many characteristics that make Arrington special, including its historic, equestrian and natural resources, will be preserved and enhanced. New development will be guided in such a way as to complement the Village's rural identity and sense of place. Arrington's heritage as a rural crossroads community will be maintained by encouraging range of low density residential, equestrian, 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 the new vision. A Village wide parking strategy, coupled with improved pedestrian and equestrian connectivity, will help solidify Arrington as a multimodal accessible, equestrian friendly destination. A comprehensive wastewater strategy will be pursued as a means to support compatible development that is consistent with this vision.

Drafting a Set of Goals Exercise

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 Arrington Village to be?” the Goals will define “how do we get there.”

- Create a unique and unifying image for the Village
- Address Village-wide parking needs in a way that meets the current and future demand and that reinforces the Village core as a multi-location destination
- 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.
- Preserve and enhance the Village’s small town charm and rural character
- Preserve and enhance Arrington’s small town charm and rural character
- Ensure that new development is compatible with the rural character in size and scale with existing buildings
- Implement traffic management and speed limits to preserve, enhance, and support agriculture, residences, and parks while maintaining its rural small town character.
- Size scale and character w/ existing buildings and patterns of development
- Promote limited complementary land uses (Parks, trails, small specialty retail, single family homes)
- Behind building parking (not parking lots facing the streets)
- Infrastructure improvements – wastewater
- Preserve and enhance the hamlets small town feel and rural connection
- Limited lighting – down lighting
- Native plants – no Bradford Pear tree or privet
- Pedestrian connectivity – trails and crosswalks
- Multi use trails including equestrian usage connecting to the (proposed) greenway (equestrian including riding trails as well as carriage)
- Buried utilities
- No bottleneck traffic
- Crosswalk at Cox Rd and Wilson Pike light (see number 8)
- Low signage with minimal lighting and light pollution
- Ensure adequate land available for parks and trails
- Ensure essential services (small businesses like coffee shops, restaurants, nail spas, kids activities)
- Provide critical infrastructure services like sewer, roads, trails etc. to support development
- New development should maintain the local rural character
- Provide kid(s) / children development facilities / services to support growing families

APPENDIX C: PUBLIC WORKSHOP #3

September 16th, 2024

Visioning Exercise-Rank Photographs for appropriateness in achieving Arrington's Vision Statement, Goals and Objectives

Rank each of the photographs presented, which represent a variety of development types, on their appropriateness and suitability to achieving the Vision, Goals, and Objectives for the Arrington Village							
Picture #	Very Appropriate	Appropriate	Neutral	Inappropriate	Very Inappropriate	Additional Comments about the Photographs	Photograph
1	17	15	2	1	1	Little too folksy / Landscaping should not have invasive species / Gatlinburg / dreaming / looks old / love the flags + flowers / I would like to encourage	
2	2	8	5	16	6	Not much character / no high density housing / McKay's Mill? / House, craftsman / too close together / looks like a subdivision / too dense / no housing in the development?? / houses are too close / native plants for landscaping	
3	31	5	1	0	0	Yes Please! / horses yes! / horse farm / love it / open space / pet friendly / less water, less mowing	
4	1	2	2	10	22	Discourage Chains / no no / walgreen / ugly / no walgreens is fine, but not traditional look / no character, too big city / no chains / less noise w/ mowers	
5	23	8	4	0	0	no bicycle / where are horses / trails / nice / yes please / trail?	
6	2	8	16	5	6	concord / its ok / too much hardiplank - want brick / trails with horses (drew a heart)	

Rank each of the photographs presented, which represent a variety of development types, on their appropriateness and suitability to achieving the Vision, Goals, and Objectives for the Arrington Village

Picture #	Very Appropriate	Appropriate	Neutral	Inappropriate	Very Inappropriate	Additional Comments about the Photographs	Photograph
7	3	4	7	15	8	Town homes are good / Too dense / too much / townhomes / too dense / too dense / townhomes	
8	11	13	11	2	0	not sure non-trad will support / Preserve open space / ok / Estate Homes / 5 acre tracts / if housing then yes	
9	3	6	6	10	12	along 96 - Yes! / I appreciate the building on the street w/o a big parking lot in front / Condense building, leave open space / colors too bright / no! too tall / com / Res / too much traffic - too dense / looks old / too dense / with modifications yes / not enough brick / over powered	
10	1	0	4	12	20	too modern / but a grocery would be good (rated it *Inappropriate*) / no no no no / big grocery / no big box / better than some / too much!!!! / no big box / no character / yes to a grocery store but only chain	
11	8	16	9	3	1	Village look - Yes! / ok / Seaside / like the concept not this particular look / siding degrades	
12	0	2	2	14	19	too dense / high park hill / subdivide / Trac homes no / still too dense / nope / too close / looks like high park hill / no high density	
13	0	0	5	9	23	no character / fast food / no fast food / nope / no character / no chain, except a grocery store	

Rank each of the photographs presented, which represent a variety of development types, on their appropriateness and suitability to achieving the Vision, Goals, and Objectives for the Arrington Village						
Picture #	Very Appropriate	Appropriate	Neutral	Inappropriate	Very Inappropriate	Additional Comments about the Photographs

Picture #	Very Appropriate	Appropriate	Neutral	Inappropriate	Very Inappropriate	Additional Comments about the Photographs	Photograph
14	4	10	11	11	1	com / res / doesn't fit / close	
15	3	14	5	10	5	too far? / Do? / if part of the community / no siding	
16	0	4	7	7	19	no!!! / no dollar general, <u>junk</u> / no!	
17	0	0	0	7	31	no no / Best Buy / no big box / no!!! / no character / no!	
18	8	11	15	2	1	Titos / the station / if part of community	
19	9	19	7	1	1	love the rustic-homey feel / as long as no siding / maybe	
20	1	1	5	13	16	yes to multifamily + preserve open space / Too dense / too big / too dense / too dense / too close / too overpowering / townhome	

Rank each of the photographs presented, which represent a variety of development types, on their appropriateness and suitability to achieving the Vision, Goals, and Objectives for the Arrington Village						
Picture #	Very Appropriate	Appropriate	Neutral	Inappropriate	Very Inappropriate	Additional Comments about the Photographs

Picture #	Very Appropriate	Appropriate	Neutral	Inappropriate	Very Inappropriate	Additional Comments about the Photographs	Photograph
21	0	0	3	13	21	Aldi / big box / too commercial / Aldi	
22	1	5	6	16	9	nope!! / no!!! / starbucks ok but not (unreadable) / more character / need coffee but not chain / Starbucks	
23	0	0	1	8	27	won't hold up over time / Too dense / No!! / no no no / no! / no!!! / no siding / 3rd st apartment	
24	4	3	3	13	14	too modern / row homes / no!!! / yes to ad + deck chairs outside	
25	0	0	2	6	29	/too plain / No to strip centers / Architecturally inappropriate / No strip / strip Naw / nope! / cheapens area / no character	
26	1	4	4	9	13	include horse boarding / too dense / Too dense / Not quite / too dense / no!!! / avoid housing / too close / keep low density on 5 acre lots	

**RESOLUTION OF THE WILLIAMSON COUNTY, TENNESSEE
REGIONAL PLANNING COMMISSION
TO ADOPT THE
ARRINGTON VILLAGE SPECIAL AREA PLAN**

WHEREAS, Williamson County, Tennessee, by and through its Regional Planning Commission, has adopted a Comprehensive Land Use Plan; and

WHEREAS, the Comprehensive Land Use Plan called for the creation of a Special Area Plan for each of the six distinct communities identified by the Plan, which included Arrington; and

WHEREAS, the Regional Planning Commission, by and through its Staff, endeavored to study and gather public input in order to create the Arrington Village Special Area Plan; and

WHEREAS, an Arrington Citizens Advisory Committee was formed to facilitate the development of the Plan; and

WHEREAS, an Open House for the public and a series of Public Workshops were held in Arrington in order to discern the wishes of the community; and

WHEREAS, a Vision Statement and Goals and Objectives were created as a result of this process based upon the information gathered at the public involvement meetings; and

WHEREAS, the Community Development Staff, on behalf of the Regional Planning Commission, has created a Special Area Plan for Arrington in accordance with the desires and wishes of the community and based upon the Vision Statement and Goals and Objectives, with said Plan proposed to be incorporated into the Comprehensive Land Use Plan; and

WHEREAS, a copy of the Arrington Village Special Area Plan is attached to this Resolution and incorporated herein; and

WHEREAS, the Regional Planning Commission finds that it is in the best interest of Williamson County to adopt the attached Arrington Village Special Area Plan and incorporate same into the Comprehensive Land Use Plan.

WHEREAS, at their March 10th, 2025 meeting, the Williamson County Board of Commissioners confirmed its support of the Arrington Village Special Area Plan, offered its endorsement of the Plan, and supports the Plan's inclusion in the Comprehensive Land Use Plan; and

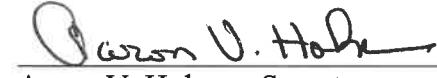
NOW THEREFORE, BE IT RESOLVED, by the Williamson County Regional Planning Commission that the attached Arrington Village Special Area Plan is hereby adopted and effective on this the 20th day of March, 2025.

NOW THEREFORE, BE IT FURTHER RESOLVED, that the Williamson County Regional Planning Commission directs that a copy of the Arrington Village Special Area Plan be spread upon the Minutes of the Regional Planning Commission.

Adopted this 20th day of March, 2025



Don Crohan, Vice Chairman



Aaron V. Holmes, Secretary