

GRASSLAND VILLAGE SPECIAL AREA PLAN
PUBLIC INVOLVEMENT MEETING

**Please provide your comments or questions below
for the Public Involvement Meeting**

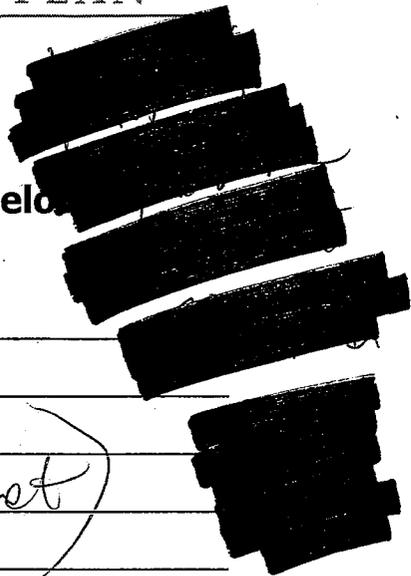
- ① Major concern with realigning Bethlehem Loop to Bobby Drive!!! Bethlehem loop is primarily used as a bypass and creating a four-way intersection with Bobby will not only increase traffic on Bobby, but will create a nightmare for local residents. Even if you signalize this that will mean 5 traffic signals in a 1.5 mile stretch of Hillsboro = GRIDLOCK. Also, putting a signal here would DRAMATICALLY increase traffic on Bobby from Brentwood resident cutting through - a problem we already have.
- ② Three lots on east side of Hillsboro / south of Bobby / north of JB Hood. Please DO NOT change to commercial. The introduction of commercial traffic onto Bobby and JB Hood would present horrible traffic conditions for our "residential" subdivisions. Please do not allow commercial to sprawl into the residential portions. The owners of these tracts are not residents here. I understand their desire to make money, but it should not come at the expense of the Grassland community / residents.
- ③ I DO NOT support town homes on the "east side" of Hillsboro. These lots are part of our residential identity, and changing density would be a mistake.
- ④ I support increased pedestrian access / walking trails that connect residential areas to the commercial area.
- ⑤ Concerned about development along the stream that runs east of, and parallel to, Hillsboro Road. Thank you for your feedback.

All comments must be received no later than October 25, 2013. Email to: KatyR@williamson-tn.org.
All mailed copies should be sent to:

Williamson County Planning Department, Attn: Katy Rucker, 1320 West Main Street, Ste 400, Franklin, TN 37064.

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(No! to the CROSS Street
at Bobbaj Drive!)

We ARE AT [REDACTED] &
Do NOT want a

Rd next to our house

going to Bethlehem Loop.

DVA and
Bethlehem
Loop (OR) connect
WJB
Hood
Drive.

(Also) we want to stay
Residential & the
two vacant lots across
from us need to stay

Residential - Not
Because of Commercial!!

no sewer connections to be
Thank you for your feedback.

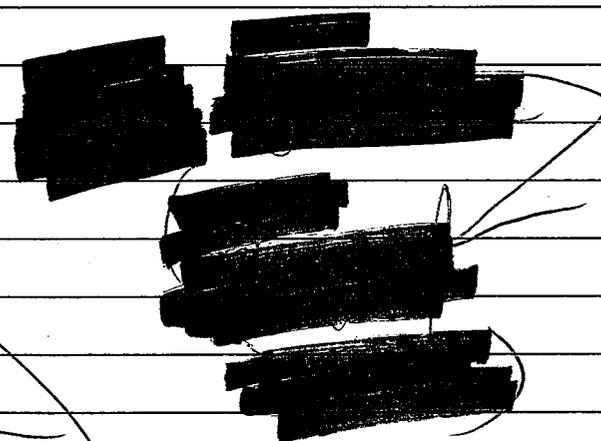
Commer-
cial!

GRASSLAND VILLAGE SPECIAL AREA PLAN
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I Am AGAINST The
entire project OR
changes to
Grassland Area.

No!
to
Intersection
at Bokel
Drive!



Thank you for your feedback.

GRASSLAND VILLAGE SPECIAL AREA PLAN
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Agree generally w/ goals and objectives -

Would like to see more development of commercial nodes at gateway area(s) - Hillsboro & Old Hillsboro and at NB Forest & Hillsboro.

Promote those nodes with multiple retailers on one parcel to provide a concentrated nodes of similar uses. (incl. restaurants) -

Ltd or no commercial outside of these nodes -

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ADD MORE WALKING TRAILS AND
CONNECTIVITY BETWEEN NEIGHBORHOODS.
SPECIFICALLY THE END OF FOXWOOD
LANE TO CONNECT HARPETH HILLS.

INSTEAD OF CROSSWALKS OVER
HILLSBORO RD - MAKE THEM
TUNNELS FOR SAFER CROSSING

Thank you for your feedback.

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① Sewer/SEPTIC

Remove the word Septic - Too
many septic failures currently in
the Grassland Area

② Foundation should not allow a
certain elevation in order to protect
the hills & wildlife
lets contour map to select elevation
been for foundation.

Thank you for your feedback.

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The gateway areas should have anchor retail tenants -
• restaurants and retail that can provide
the neighbors with necessities.

Thank you for your feedback.

GRASSLAND VILLAGE SPECIAL AREA PLAN
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**Please provide your comments or questions below
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I understand that this plan would involve further development around existing areas, rather than simply working with what is already in place. Although I also understand the need for some expansion, I implore you to maintain as much untouched green as possible. I have lived here almost my entire life, and with each fallen tree I call it home a little less. It would be a pity to destroy what makes this area beautiful in an attempt to improve it.

P.S. - It sounds like you're creating another downtown Franklin

Thank you for your feedback.

GRASSLAND VILLAGE SPECIAL AREA PLAN
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Any new development either commercial or residential needs strict attention to the flooding problems in the Grassland area.

When we built our home and moved in July, 1968, the area was not considered (designated) a flood zone; now much of the area is. Holding/retention ponds, high flow channels and any means possible to prevent flooding should be addressed before any new construction in the area of the Cartwright Creek basin is approved.

I'm sure no one in the Grassland area wants to go through another 2010; however, flash flooding even rainfall in the 3" - 6" category can and will cause problems.

Flood control should be a top priority before any new development/construction is approved within the Grassland - Cartwright Creek basin area.



Thank you for your feedback.

All comments must be received no later than October 25, 2013. Email to: KatvR@williamson-tn.org.
All mailed copies should be sent to:
Williamson County Planning Department, Attn: Katy Rucker, 1320 West Main Street, Ste 400, Franklin, TN 37064.

Katy Rucker - Fwd: Harpeth Hills.pptx

From: [REDACTED]
To: <katyr@williamson-tn.org>
Date: 10/14/2013 12:45 PM
Subject: Fwd: Harpeth Hills.pptx
Attachments: Harpeth Hills.pptx

Hello Katy,

I attended the first two Grassland village planning sessions, but missed the last one.

After reviewing the most recent presentation, I would like to propose that the scope of the plan expand to include the Harpeth Hills subdivision. Please take a look at the attached slide and I would like to know how we could discuss this further.

Thanks for all the time and work you have put into this.

Thanks,

[REDACTED]

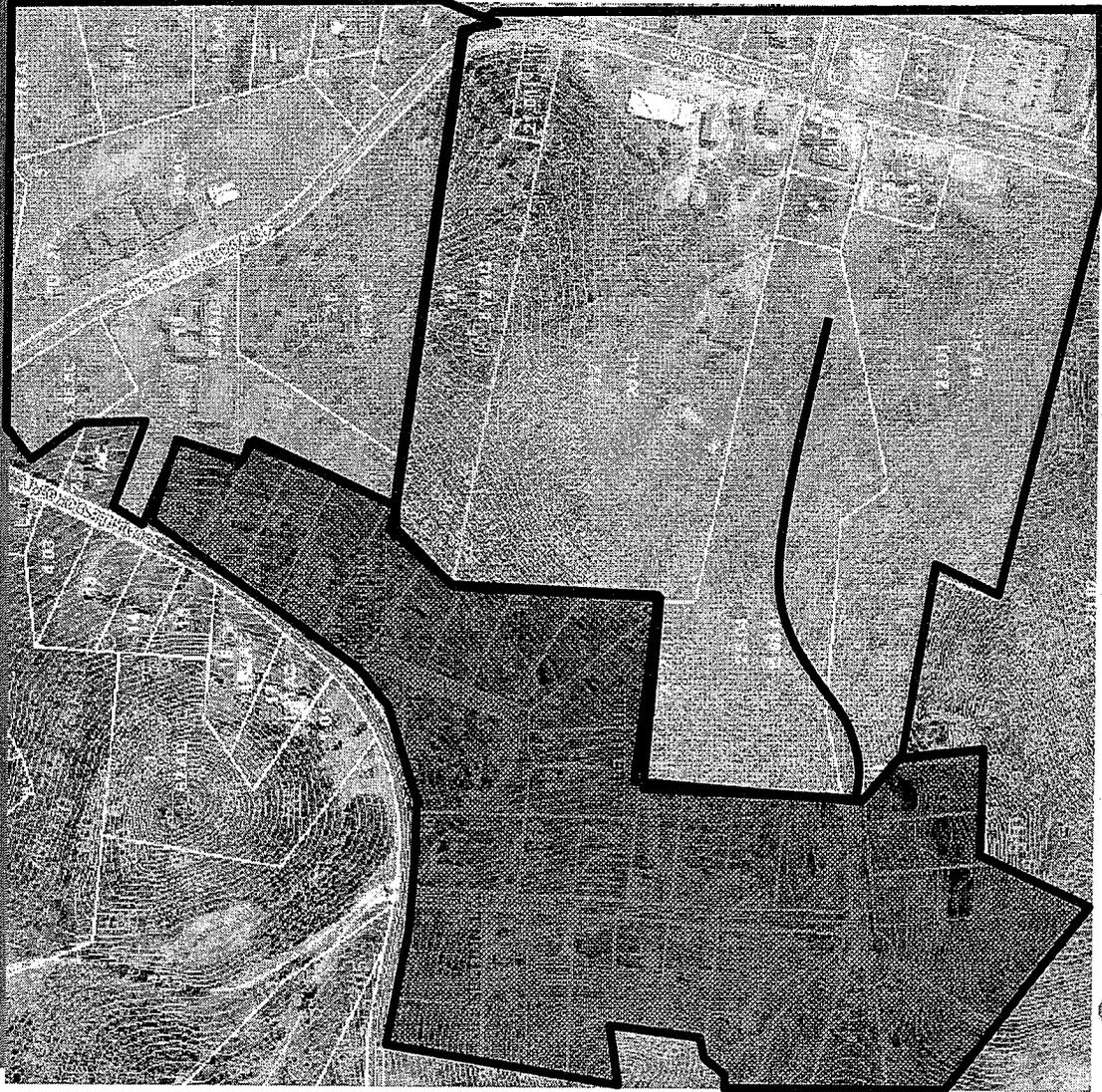
>

EMAIL ATTACHMENT RECEIVED 10/14/2013 12:45 PM

CHARACTER AREA 4



Harpeth Hills Subdivision - Inclusion in Plan



Gateway Location

 Crosswalk

 Sidewalk

 Trail/Bluestem

 Pedestrian Access Road

Character Area 4
Proposed Improvement Map

The map to the left depicts the Harpeth Hills subdivision and Character areas 3 and 4.

Since these homes back up directly to the main commercial hub of Area 4 there should be inclusion of this neighborhood in the Village plan.

At minimum there should be a trail connecting the end of Foxwood Lane to the commercial hub and consideration for similar use to Character Area 3 including single-family residences, townhomes, churches, schools, and passive parks.

From: [REDACTED]
To: <katyr@williamson-tn.org>
Date: 10/14/2013 7:19 AM
Subject: Grassland Village question

Good morning!

I live at [REDACTED] Huntewood Dr. and Manley Lane. I have worked for nearly a year with the county, the state and everyone in between to try to get a cross-walk from Hunterwood to GMS. If I interpreted your drawings correctly, that is not part of the plan. While they finally decided to put a crossing guard there, it continues to be a problem when the guard is not there on "Power Mondays" when it's doubly crazy there as the two schools nearly overlap with start times. It's also a problem anytime Hunterwood residents want to cross the street to go to other school functions or to use the walking trail.

I hope I've interpreted it incorrectly, but would greatly appreciate a response. Thanks for all you're doing to help the Grassland Community. It often feels like "no man's land" out here, so it's good to get on someone's radar.

[REDACTED]

Katy Rucker - RE: Grassland Meeting Reminder

From: [REDACTED]
To: "KatyR@williamson-tn.org" <KatyR@williamson-tn.org>
Date: 10/15/2013 9:37 AM
Subject: RE: Grassland Meeting Reminder

Thanks for the information, we will be attending tonight. One of our main concerns is what you are proposing to Bobby Drive, to intersect with Bethlehem Loop (this would come right up between our house and the house next to us), this is a HORRIBLE recommendation by all means. Besides, if you intersect Bobby Drive up to Bethlehem Loop, you are going right through a house!! And, we do not want a road right next to our house!! There are so many other better solutions than to connect Bobby Drive to Bethlehem Loop (i.e. connect Harpeth Hills Drive to Bethlehem Loop, or dead-end Bethlehem Loop at one end, and have only one in/out from the Old Hillsboro Road entrance.

We are opposed to this very much and suggest you all look at other alternatives. We are the very corner lot on Hillsboro Road (and Bethlehem Loop is behind us). And, we are zoned Residential and want to keep that area residential!!! Even the properties across from us that are vacant and have been up for sale for a while, needs to stay RESIDENTIAL!!! Need to Keep Character Area 3 AS IT IS RESIDENTIAL AND NO COMMERCIAL USE!!!!

[REDACTED]

From: KatyR@williamson-tn.org [mailto:KatyR@williamson-tn.org]
Sent: Friday, October 11, 2013 9:30 AM
To: Katy Rucker
Subject: Grassland Meeting Reminder

Grassland Community Members,

Don't forget! Tuesday, October 15th is the next Public Involvement Meeting for the Grassland Village Special Area Plan.

In an effort to ensure citizens have adequate time to familiarize themselves with the information to be presented

during the meeting, we've posted a brief presentation online for public review. This presentation will recap the plan process so far and review the Draft Objectives and Plan Concept, both of which will be presented during the meeting.

You can access the presentation [here](#) or by following the link provided on our [Facebook Page](#).

We look forward to seeing you and your neighbors on October 15th at 6:30 PM in the Grassland Middle School Cafeteria!

Katy Rucker | Planner | Williamson County

on behalf of the Williamson County Planning Department and the Grassland Village Citizen's Advisory Committee

1320 West Main Street, Ste 400 | Franklin, TN 37064

P: 615.790.5725 | E: katyr@williamson-tn.org

[Williamson County Planning](#) | [Grassland Facebook Page](#)

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We are writing with regard to the Grassland Village Special Area Plan and the proposals to be presented at the public meeting on October 15, 2013.

Our family has owned the property at [REDACTED] since the residence thereon was completed in 1974. This property is located [REDACTED]. For the past several years, we have waited for the current study to be undertaken and concluded before disposing of our property. We have had a number of inquiries regarding purchase of this property, contingent upon its availability for commercial use. We are disappointed that the plan to be presented for Character Area 3 does not consider commercial redevelopment of our property, as well as the properties to the north of us and facing Hillsboro Road.

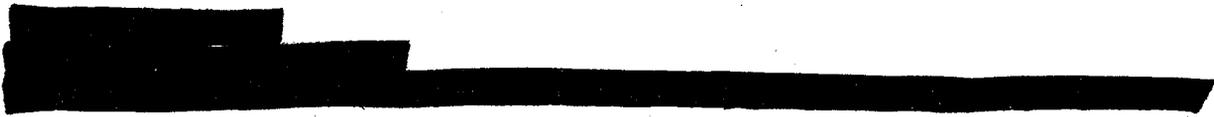
Our specific objections to the current plan are as follows:

1. Setting the boundary between Character Areas 3 and 4 at General J.B. Hood Drive, allowing commercial redevelopment of the property across the side street, and limiting our property to residential use, will be a detriment to our ability to sell our property and would limit the value we would realize. Residential use will be less attractive if there is a business across the side street. A more natural northern boundary for Area 4 on the east side of the road would at least be at the new stoplight at Bobby Drive.
2. Identifying Area 3 as the "residential core" of the community, to be developed with "single-family residences, townhomes, churches, schools, and passive parks" does nothing more than create an artificial sense of residential value. The bulk of such value in the Grassland neighborhood is in the subdivision homes along the side streets. Residential use along the main road is less attractive (see also Item 5 below). Additionally, the Grassland neighborhood is already served by elementary and middle schools and several churches.
3. Essentially leaving Area 3 "as-is" only provides a "comfort zone" between already-existing businesses and limits the availability of land for new businesses and services along the valuable, highly-traveled Hillsboro Road corridor. A continuum of commercial development along Hillsboro Road, as opposed to maintaining the status quo, provides better opportunities for commercial growth in the neighborhood.
4. The creek behind Area 3 properties on the east side of Hillsboro Road provides a natural buffer between commercial development facing Hillsboro Road and the residences on the side streets to the east. The land north of General J.B. Hood Drive and extending even as far north as Harpeth Hills Drive could thus support commercial ventures without undue effects on current subdivision residents.
5. For several years, we have been familiar with the publicly-presented Tennessee Department of Transportation plan for improvement of Hillsboro Road. Proposed improvements included not only relocating the Bethlehem Loop/Hillsboro Road

intersection to the north but also creating a wider Hillsboro Road by adding traffic lanes to the east side of the road. Shifting northbound traffic closer to any edifices on the east side of the road makes residential use of the properties on that side of Hillsboro Road less attractive, to the detriment of residential property values.

Our hope is that the plan proponents will consider our comments, and that the final plan will include provisions that afford us the maximum value of our asset, so that it can be liquidated and we can move forward.

Thank you for the opportunity to express our views.

A large black rectangular redaction covers the signature and name of the person who wrote the letter.

10/14/13

Grassland Study Area Commercial Development

Talking Points

1. The current plan that has evolved during the public process has many fine attributes that hopefully will create desirable outcomes for the community as a whole in the future. However, we believe that one way in which the plan can be improved is by providing additional areas that can accommodate commercial services in the near term. The proposed plan largely promotes the redevelopment of existing older commercial properties, something which may or may not occur or even be economically feasible.
2. Based on the community comments that have been made during the public meetings, it appears that there is widespread support for bringing additional commercial services to the Grassland area now. In particular, residents appear to be very supportive of attracting new restaurants and other services to meet their current needs. As it stands, there are very few places for such businesses to locate.
3. While some have expressed concerns about how the long range planning process might change the community, one thing we do know is that well-planned growth can greatly enhance the well-being of residents. Creating connectivity through use of sidewalks and trails that tie into commercial areas, some of which the present plan envisions, can help create a truly walkable and user friendly community. In addition, well thought out architectural design elements can create what we believe the community is looking for: a true “village” feel.
4. We share the belief that any plan to develop new commercial areas needs adequate buffering between commercial and residential components. The best types of buffers are those that occur naturally. Fortunately, the Grassland area has a number of such buffers, for example the natural tree lines that exist behind the properties between Bobby Drive and General J. B. Hood Drive. Such buffers can provide just the right amount of natural separation between different uses and can be further enhanced by trails and sidewalks that promote connectivity and neighborhood recreation.
5. We are committed to providing the type of commercial development that will have enduring architectural qualities and enhance the overall appearance of the Grassland area. As the process moves forward, the community will have input into how development will occur and what it will look like. We will be supportive of their desires.



October 22, 2013

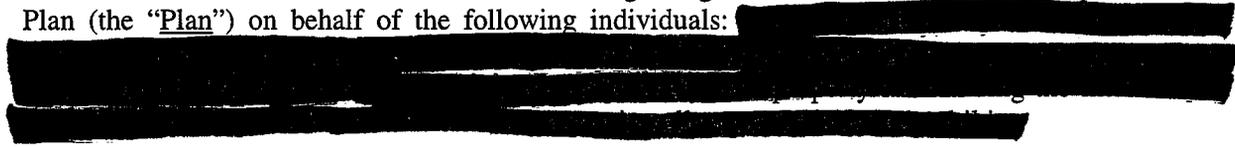
VIA EMAIL: katyr@williamson-tn.org

Ms. Katy Rucker
Williamson County Planning Department
1320 W. Main Street, Suite 400
Franklin, Tennessee 37064

Re: Grassland Village Special Area Plan

Dear Katy:

I have been asked to submit comments regarding the draft Grassland Village Special Area Plan (the "Plan") on behalf of the following individuals:



As you know, the area in which these properties are located are included in what has been designated Character Area 3 in the current draft of the Plan. Character Area 3 calls for residential zoning and development. We are requesting that the Plan instead include these parcels in Special Area 4, which is designated for commercial zoning and development.

The Goals set forth in the presentation of the Plan includes the following: "Encourage compatible new development that provides an expanded array of neighborhood-serving businesses and helps create an economically vibrant, pedestrian-friendly environment." As part of the pursuit of this Goal, we believe that a cohesive, contiguous commercial district is vital.

The Plan also encourages such a cohesive district by creating Special Area 4 with consistent uses and appropriate controls. Although the current Character Area 4 recommendation provides for commercial uses located directly adjacent to residential uses, careful planning has been included to ensure natural and created environments provide appropriate buffering. This includes the existing creek and a proposed walking trail that runs parallel to Hillsboro Road on the east side.

What is overlooked in the current draft of the Plan, however, is that the Plan also recommends a potential realignment of Bethlehem Loop Road to align with Bobby Drive. This realignment is shown on the map of Character Area 3 in the Plan draft. If this were to occur, there would be an island of residential properties south of the realigned roadway, directly contiguous to commercial areas and inappropriate for residential uses.

Ms. Katy Rucker
October 22, 2013
Page 2

I note that if the alignment were to occur, this intersection would be the only full four-way intersection in Grassland and would therefore support full traffic movements and pedestrian crossings. Such pedestrian crossings were set forth as goals or objectives in several areas of the Plan. TDOT has also noted that the spacing with other traffic signals would make a traffic signal at this intersection appropriate.

Even in the absence of the realignment, commercial designation of the affected properties would be appropriate given the current existence of Bobby Drive and its appeal as a northern boundary to commercial activity. Some of the affected properties are directly across the street from designated commercial areas within Character Area 4 and all of the properties directly front on Hillsboro Road.

In anticipation of the development of the Plan, some of the property owners have engaged in specific studies and planning for their properties. While there has been considerable interest from commercial developers who are willing to immediately invest in growth for the Grassland area, there has been no interest in residential development, including multi-family residences that would be directly adjacent to Hillsboro Road. Similar to the commercial properties in Character Area 4, these properties can and would be developed in ways that reduce curb cuts on Hillsboro Road, provide appropriately-scaled neighborhood commercial services and preserve the integrity of existing residential neighborhoods.

Forcing these properties into a residential category in Character Area 3 is inconsistent with feasible uses of the property, fails to take into account future plans for the Grassland road network and materially detract from the success of the vision that the Plan is designed to serve. We therefore request that the properties highlighted in yellow on the attached exhibit be included in Character Area 4 and recommended for commercial development.

I request that this information be included in the public comments to the Plan, considered by staff and provided to the Citizens Advisory Committee. Please feel free to contact me with any questions.

Sincerely,

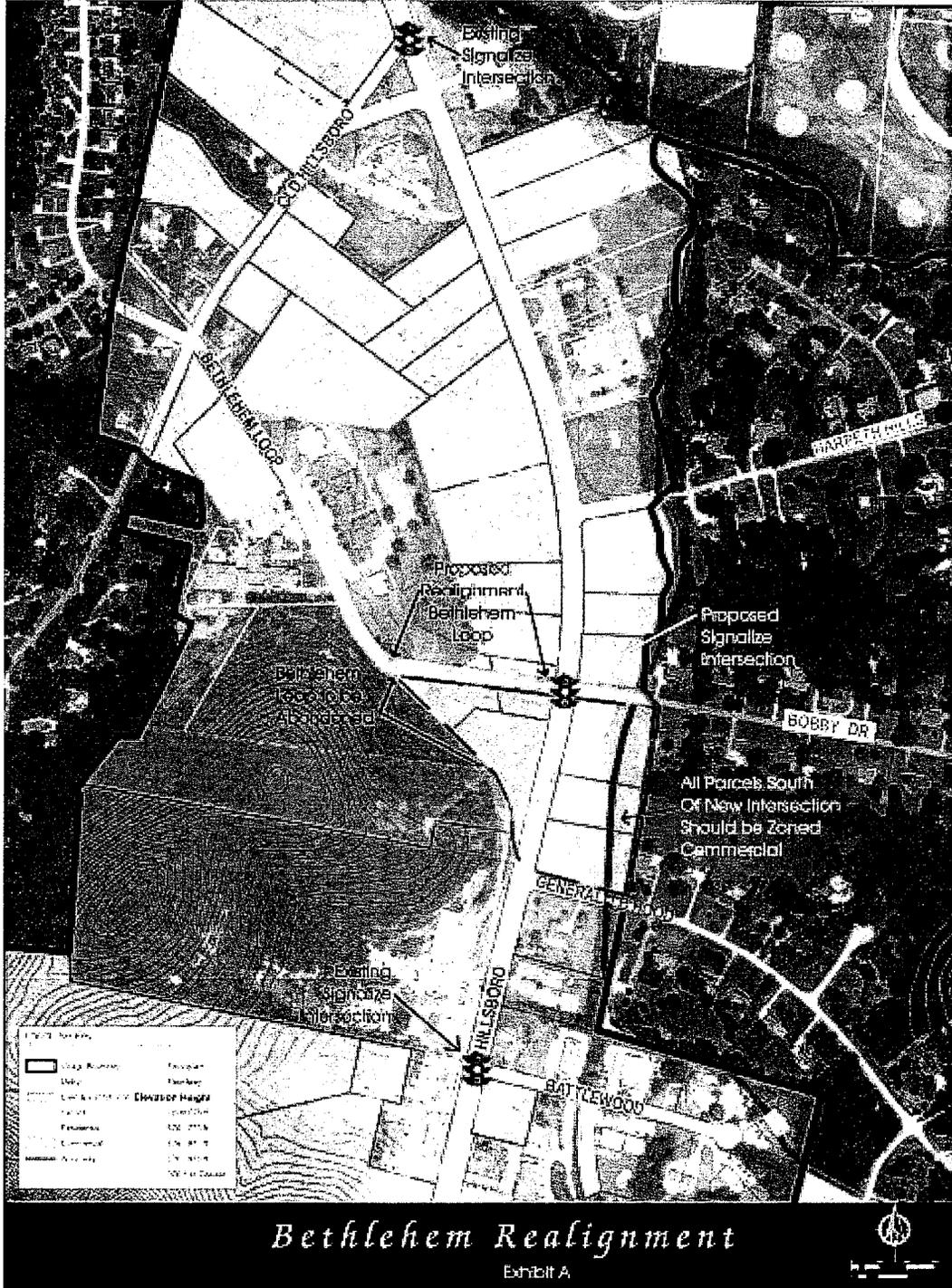
DICKINSON WRIGHT PLLC



Enclosures As Stated

EXHIBIT A

AFFECTED PROPERTIES



From: [REDACTED]
To: [REDACTED], <katyr@williamson-tn.org>
Date: 10/24/2013 9:21 AM
Subject: Re: FW: Grassland Village Plan

Katie, please inform our county commissioners that I will personally organize a community effort to insure that they are voted out of office in the next election if either side of Hilsboro Rd between Battlewood and Old Hilsboro Rd are rezoned commercial, or approved for multi unit housing construction. My efforts will be tireless and pointed toward their defeat.

[REDACTED]
-----Original Message-----

From: [REDACTED]
To: [REDACTED]
Sent: Thu, Oct 24, 2013 9:12 am
Subject: FW: Grassland Village Plan

From: [REDACTED]
Date: Thursday, October 24, 2013 8:16 AM
To: [REDACTED]
Subject: Fwd: Grassland Village Plan

thanks Dan, for getting this out to the neighbors.
Please note that this is on Facebook under Grassland Village Special Area Plan

Hi Neighbors,

As you can read below, I have had a conversation with Katy Rucker who is a planner with Williamson County. I specifically addressed two concerns that are still in discussion - Alignment of Bobby drive with Bethlehem Loop (with a possible signal) and the property on Hilsboro between Battlewood and Bobby Drive that is currently for sale and advertising on its sign that it is "retail". The realtor I spoke to stated that this sign is not accurate, but they are "in the process anticipating that it will go commercial".

There are many other issues outlined in the attachments for your consideration including the rezoning of both sides of Hilsboro Road from Battlewood to Old Hilsboro to allow multi-family residential (town homes).

The allowances of any of this would dramatically impact the roads through our subdivision and encourage additional cut through traffic through our neighborhood.

Tomorrow is the deadline for feedback regarding planning for our Grassland community as it relates to the last Public Involvement Meeting. Attached is info. from the meeting if you were not able to attend.

Please be informed and express your views, comments and questions for our community in writing by tomorrow so that this info can be collected, documented, and assessed. Our input should help to shape the future of our Grassland homes and community.

If you feel lead to express your views, please know that this is your opportunity as this committee's goal is to finalize their document soon.

You may email your comments or questions to katyr@williamson-tn.org

All comments must be received no later than tomorrow, October 25, 2013
- MUST BE IN WRITING

Thank you for your consideration, time and attention to this very important matter -

From: KatyR@williamson-tn.org

To: [REDACTED]

Cc: [REDACTED]

Sent: Wednesday, October 23, 2013 12:09:53 PM

Subject: Grassland Village Plan

[REDACTED]

It was great speaking with you today. I'm so glad for your continued interest in the Grassland Plan. As we discussed, I've attached copies of the handouts provided during the meeting for your reference. I also wanted to thank you for letting me know that folks have been waiting on an update to the meeting notes page to make comment. I will try to have these updated to the web by this afternoon, and have included the link below for reference.

Throughout 2013 there have been many public involvement meetings where information has been gathered and parts of the draft Plan have been presented for comment. Our meeting on October 15, 2013 was the stage of the planning process where the draft Objectives and Character Areas were presented for comment. The Plan is still yet to be drafted in total, and once it is, there will be another public Open House as well as the formal public hearing before the Regional Planning Commission prior to adoption. All landowners within the Plan area and those potentially affected by same are not only allowed to comment, but encouraged.

That being said, I'd like to address some of the concerns we discussed on the phone this morning. First, is the realignment of Bethlehem Loop as depicted on the documents presented at the meeting. The purpose of depicting this realignment was to address in a visual manner that the connection of Bethlehem Loop and Hillsboro Road is dangerous in its current configuration. Recognizing that vehicular safety is a priority for the community, the Plan recommends that in some manner this

connection be improved. What is currently shown (the realignment of Bethlehem Loop to intersect with Bobby Drive) has not been engineered, approved, funded or given authority of any kind at this time. Its purpose is simply to show one of many alternatives to the current configuration of Bethlehem Loop as it connects to Hillsboro Road. We will likely revise the recommendation to be more general in nature, rather than depicting the specific realignment with Bobby Drive.

The second item is a response to your question regarding the property located at the corner of Bobby Drive and Hillsboro Road currently listed for sale. I cannot speak to the choice of the owner or real estate agent's decision to market the property as retail, but I can speak to the Zoning of the property and its allowed uses. The property in question currently falls within the Neighborhood Conservation (NC) Zoning District. This Zoning District is primarily residential in nature and does not allow for commercial uses such as retail sales, offices and the like.

I hope you find this information helpful. Please let me know if you have any additional questions. I'm looking forward to your feedback.

Meeting Notes Page: <http://williamsoncounty-tn.gov/index.aspx?nid=1368>

Kind regards,
Katy

Katy Rucker | Planner | Williamson County
1320 West Main Street, Ste 400 | Franklin, TN 37064
P: 615.790.5725 | E: katyr@williamson-tn.org

Katy Rucker - Grassland

From: [REDACTED]
To: <katyr@williamson-tn.org>
Date: 10/25/2013 9:24 AM
Subject: Grassland

The proposed rezoning of the property between Bobby Dr and Battlewood to retail is a horrible thought. The entire character of the neighborhood would be adversely affected. It will change our quiet residential area to an even busier one not even taking into account the negative change in appearance. The increased traffic is a dangerous addition and I can't imagine a stop light at Bobby Dr connecting the Bethlehem loop.

Please pass on these concerns to the planning commission.

Thank you,

[REDACTED]
[REDACTED]

From: [REDACTED]
To: "katyr@williamson-tn.org" <katyr@williamson-tn.org>
Date: 10/25/2013 1:48 PM
Subject: Comment on Grassland Village Special Area Plan

I made this comment on Facebook & was not sure if that counted for the record:

I am very impressed with this planning effort. Our area really needed this, and I am grateful to all the Grassland area representatives on this committee. One thing that I really appreciate about the plan is the proposed walking trail network that would extend through areas 2,3, & 4. I live in Grassland Estates and we have quite a bit of traffic that cuts through our neighborhood, so pedestrian friendly and safe walking areas are definitely needed! Thanks also for recognizing the need for a northbound left turn lane at the intersection of Hillsboro & Old Hillsboro. This plan makes me excited for the future of Grassland.

Thank you,

[REDACTED]

Katy Rucker - Grassland Village Special Area Plan feedback

From: [REDACTED]
To: <KatyR@williamson-tn.org>
Date: 10/19/2013 10:31 PM
Subject: Grassland Village Special Area Plan feedback

Hello Katy,

I attended the community meeting held on Oct 15 and heard your presentation on the development plan for the Grassland area. My husband and I own 22 acres on Old Hillsboro Road within a mile from this planned development. This area is of concern to us as any changes made to the existing overlay will impact the daily access to and the traffic flowing by our property. Unfortunately, we were not aware of this village development until after your survey was taken. As you suggested, I am writing to make sure our comments and desires are made part of the official feedback upon which decisions for the community will be based.

I want to be clear that we are against town homes or any increased density housing or business development. That would only add to the traffic problem and lower property values and be a detriment to the charm of the area. The character of this part of Williamson County is rural and low density which gives it a unique and charming appeal. I am against any increases in density from the existing overlay. Based on what was presented at the Oct 15 meeting and the general guidelines in the Area Plan, I do not believe this would be good for the community and will lead to increased traffic and congestion by promoting higher density growth. I encourage the advisory committee to consider feedback that was not included in the original survey - so many of the residents of the area, like myself, have not been aware of the development process and are not represented in the currently proposed plan.

Thank you so much!



Katy Rucker - Grasslands Planning project

From: [REDACTED]
To: "katyr@williamson-tn.org" <katyr@williamson-tn.org>, [REDACTED]
Date: 10/24/2013 11:00 AM
Subject: Grasslands Planning project

Katy,

I'm running out of time I realize since you said you wanted feedback on the plan for Grasslands by this Friday, 10/25 and I have been very busy on TN textbook issues this week. Unfortunately, the TN State Textbook Commission voted to approve a list of proposed Social Studies Textbooks that are far below the standards that most citizens would want used educating their children here in TN. The content ranged through inaccuracy, to glaring omissions in history to out right anti-American, pro-global warming, culturally divisive, and anti-Christian material. Scores of citizens have complained but on a 2 to 3 vote they are now stamped with the states approval for use by the local districts. Not sure how some people can sleep at night after doing that.

About Grasslands, here is my feed back on the plan you have developed:

In my opinion, the stretch of Hillsboro road called Grasslands does not need to be developed beyond a few more cottage businesses and/or a restaurant or two at most. I believe the people living here like it the way it is. I don't want Grasslands to become Cool Springs, Brentwood or Bellvue, people are welcome to live there if that type of development is what they are looking for. Where else around here is the Grassland experience available? It is a false assumption that we **MUST** grow due to expected "growth pressure" in the future. We can control future growth by simply restricting the allowed density. **We do not need additional town homes built in the area.** Especially ones that will increase the traffic load on Hillsboro Rd. I question how the advisory board was selected for this project. It seems that the few people I know of on this advisory board have their own personal or vested interests in developing the area. Our Commissioners on the advisory board who actually do represent the citizens here, don't actually have a vote. Why is that?

I would like to sit down with you next week to see how the feed back from the public directly expresses itself with the 4 character areas that you showed to us at the last meeting. I'm not convinced yet, that the plan shown at the last meeting actually reflects what the community wants. I'd hate to find out that the plan was actually produced months ago and that these community meetings are actually just an effort to give the appearance that this is citizen driven. My other concern is that the "plan" last week was so vague that any semblance of community approval now, could provide the licence to allow things to be defined later that the community is really not for and does not approve of.

I appreciate your patience with my questions and concerns.

Call me to schedule a sit down when you are available,

Regards,

[REDACTED]

Katyr Rucker - Grassland Village Proposal

From: [REDACTED]
To: "katyr@williamson-tn.org" <katyr@williamson-tn.org>
Date: 10/24/2013 4:44 PM
Subject: Grassland Village Proposal
CC: [REDACTED]

Ms Rucker:

I'm offering a few comments on your Village proposal which I reviewed on-line and saw at your presentation recently at GMS.

We have lived in Grassland since 1984 and use all roads in and out of the area.

In your area addressed by the Proposal, very rarely have I ever seen anyone walking along the streets or Hillsboro Road. Are sidewalks really necessary? Should they not be first constructed within the sub-divisions (not included in your proposal) where people actually do walk on the edge of the streets?

Rather than sidewalks and crosswalks on Manley Lane, I see a greater need for off-street parking at the GMS athletic field, but I believe space is not available. Parking during events is usually haphazard and causes what appears to be safety concerns to vehicle traffic and pedestrians. A safe short-term solution would be NO PARKING signs. Then sidewalks on the school property from existing parking lots to the athletic fields would make sense. This may be a School Board issue rather than a Village concern.

On the realignment of Bethlehem Loop and Bobby Drive with the possibility of a traffic signal: That makes some sense, but what about the home owner(s) and the existing burial site? How about closing the dangerous intersection and require use of Old Hillsboro? TDOT and planning commission have some work to do.

The re-alignment of Old Hillsboro at Hillsboro makes sense, as does the left turn lane.

Re-zoning for multi-family/townhomes looks like it might be a developer-induced project that would contribute to increased congestion in an area already overloaded with traffic concerns. Additionally, it would add to the current high volume 'cut-through' traffic in the Grassland subdivision on Bobby, Harpeth Hills, and Manley.

Entrance signs/markers? And, who would benefit?

Everything is relative to desire, needs, and tax revenues. Let's ask your commission and the residents how it all balances out.

Thanks for your efforts as well as the opportunity for feedback.

[REDACTED]

Katy Rucker - Grassland Area Issues

From: [REDACTED]
To: <katyr@williamson-tn.org>
Date: 10/24/2013 9:15 PM
Subject: Grassland Area Issues

Katy,

My name is [REDACTED] and I reside at [REDACTED] in the Grassland subdivision. Recently, I received an email from our neighbourhood association president Mr. Daniel Soloman about some issues of concern to Grassland residents. He requested we contact you in writing and express our opinions.

Daniel mentioned that there was a proposal for the realignment of Bobby Drive with Bethlehem Loop Rd. I have a strong opinion for this proposal. The night of my daughters graduation from Benton Hall School several years ago one of my relatives left the graduation to come to my house and took Bethlehem Loop Road to Hillsboro Rd and was involved in a MVA at that intersection. My wife's Cousin and Aunt were the two front seat passengers had to be taken to the emergency room. Fortunately no one involved was injured. The car was a total loss. I believe that this proposal would enhance safety especially for neighbourhood visitors that are not familiar with such a dangerous intersection.

Daniel also mentioned that there may be a proposal for multi-family housing on Hillsboro Road in our neighbourhood. I have a strong opinion against any such proposal. Our neighbourhood experiences a large volume of cut through traffic down Bobby and Harpeth Hills Drive cutting through to Manely Dr. We have some instances of speeding and illegal dumping in our neighbourhood. I believe any such proposal would make these problem even worse. I believe any development on Hillsboro Road should not occur until traffic problems are successfully addressed.

[REDACTED]
[REDACTED]

Katy Rucker - Grassland Village Special Plan

From: [REDACTED]
To: <katyr@williamson-tn.org>
Date: 10/25/2013 8:25 AM
Subject: Grassland Village Special Plan
CC: [REDACTED]

Ms. Katy Rucker:

I am a resident of Grassland Estates subdivision located in the Grassland Village area you have been preparing objectives and plans for future development. My family has lived here since 1998 and I am well acquainted with the areas natural beauty and close community feel. It is a very unique area. I appreciate the efforts that are being undertaken to preserve what is good about the area and to put together a plan that will enable the area to develop in a logical fashion for the coming years.

I read thoroughly the draft and comment proposals that have been put forth by the county planning department. For the most part I feel the recommendations are as a whole very good and would benefit the Grassland community.

I would like to pass along to you my feelings regarding two very important considerations that, while mentioned in the plan, need to be emphasized even more.

(1) Any new commercial/residential development should be encouraged ONLY after specific plans are put into place to deal with the sewer/wastewater issues facing several neighborhoods in Grassland. Our house, for instance, has a nearly 50 year old septic system. Because of the lack of a sewer, we are not permitted to develop out property (like adding on an additional bathroom). Bringing sewer services to all county residents in Grassland should be a high priority for the plan that is eventually adopted.

(2) Any changes to roads and intersections should not be done if that will increase vehicular traffic cutting through the middle of neighborhoods. When our road (Manley Lane) was paved and widened in 1999, it became a quick cut through for people travelling from Hillsboro Road to Murray Lane/Moores Lane. Despite the fact that this is a residential area with two schools, vehicles using this cut through typically travel fast and make the neighborhoods unsafe, especially when there are no sidewalks.

Again, I thank you for the work you have done thus far on the Grassland Village plan. I hope my comments will help you understand some of the issues residents of the area currently have and hope that they will be addressed as the plan moves forward to approval and implementation.

Sincerely,
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

October 25, 2012



To: Ms. Katy Rucker, Planner
Williamson County
1320 West Main Street, Ste 400 | Franklin, TN 37064

From: [REDACTED] Hawkins Partners, Inc.
[REDACTED]

RE: Grassland Village Special Area Plan Public Meeting Comments

Ms. Rucker,

Thank you for your hard work in gathering and presenting the information at the Grassland Village Special Area Plan public meeting on October 15, 2013. The Grassland Village area has great potential as it grows in the future to highlight the distinctive character of the village while providing uses that meet the needs of the community. During our review of the presentation and take home materials, we have identified a number of areas that have been successfully included as objectives of the plan. During our review, we have also identified areas in which we would like to provide feedback regarding the future of the village and the opportunity to achieve outlined goals, objectives and recommendations.

Overall Feedback Regarding Land Use, Design, Character and Recommendations:

- The recommendations produced from community input and feedback have identified many opportunities to enhance Grassland Village and encourage quality growth. However, the existing Zoning Ordinance needs to be addressed and amended to accommodate the goals, recommendations and standards identified during the planning process. At the present time the Zoning Ordinance does not reflect the wants and desires of the community. Furthermore, subjecting developments to site plan approval invalidates the process that identified the many desires and recommendations of the community.
- The Grassland Village has a distinct character that should continue to be at the forefront of planning for the area. Proper planning will ensure that the character remains and desired growth for the area appropriately meets the needs of the community. We agree that a mix of appropriately scaled retail businesses and restaurants along with single-family housing, as indicated in the description of Character Area 2, will enhance the area. The creation of a commercial district will help identify the most suitable location for a mix of preferred land uses as identified in the land use objectives. We believe this commercial district would be appropriately located at the intersection of Hillsboro Road and Old Hillsboro Road. This location is in line with the proposed recommendation that parcels fronting Hillsboro Road should be considered anchors to the commercial district.

Feedback related to the commercial district and the identification of “anchor” parcels:

- The recommendations explain “anchor” parcels should be developed at a larger scale. It is our opinion that a larger scale should correlate with larger building sizes, multiple buildings on a property, and allow for the opportunity of having multiple tenants on a property as long as size of the property supports the density, and the tenants meet the intended land use. However, the zoning code conflicts with larger scale development because it considers multi-tenant properties the same as mixed-use properties, and requires a site plan approval accompanied by a public hearing, therefore requiring developers to expend additional dollars beyond the standard development process. Planning and development professionals define mixed use and multi-tenant separately as they are classifications that exist independently without the other. Thus, in order to meet the goals and recommendations for Grassland Village, we propose amending this dual definition as it applies to the Grassland Village Special Area Plan to independently define mixed use properties as having multiple land uses such as retail, office, and residential on a single parcel. Furthermore, the review process also applies to any development have a building >10,000. If the community wants anchor developments, the zoning ordinance needs to reflect their desires at this stage in the process.

Feedback related to Objective 1 under the goal *“Encourage compatible new development that provides an expanded array of neighborhood-serving businesses and helps create an economically vibrant, pedestrian-friendly environment”*

- We agree with this land use objective explaining that development standards should promote opportunities for a range of retail, restaurant and service uses within designated areas. However, the inconsistency of the current zoning code and Grassland Village recommendations do not meet this recommendation. Zoning codes, requirements, and development standards alike need to reflect the goals of the Grassland Village Special Area Plan.

Feedback related to Traffic and Infrastructure: Realigning Old Hillsboro Road and Hillsboro Road:

- We agree with the recommendation to realign Old Hillsboro Rd. @ Hillsboro Rd to improve safety and circulation. We look forward to finding out more information related to this project and an expected timeline for completion as discussed in our last meeting.

In conclusion, we appreciate the work of the planning staff to help define future growth of the Grassland Village. The recommendations identify many opportunities to enhance the character of the village and encourage quality growth. However, they also present concerns regarding the ability of future developments to meet recommendations in the plan as well as the desires of the community. The existing zoning ordinance needs to be addressed and amended to accommodate goals, recommendations and standards identified during the planning process. Grassland Village has the ability to be a thriving neighborhood village that meets the needs of the community and enhances its existing character; however, the plan must be carefully created to ensure recommendations and desires are achievable. The Grassland Village Special Area Plan and the Zoning Ordinance need to work together to achieve the desired goals and objectives. At the present time these plans are inconsistent and do not encourage the type of development the community has indicated they want in the

Grassland Village. We recognize the great potential of the Grassland Village and look forward to its future.

Please contact our office with any questions or clarifications regarding these comments.

Best regards,

[Redacted signature]

Hawkins Partners, Inc.