

GRASSLAND VILLAGE PROPOSED DEVELOPMENT STANDARDS



March 2015

Presented by:

Katy Rucker and Mike Matteson

Williamson County Planning Staff

MEETING OBJECTIVES

To provide citizens with:

- An overview of the proposed Grassland Village Development Standards
- An opportunity for questions and feedback

This presentation will include:

- A recap of the Grassland Village Special Area Plan
- A summary of the proposed Development Standards for the Village
- Information regarding next steps



CITIZENS ADVISORY COMMITTEE

- RYAN BENNETT
- SUSAN BRADFIELD
- DEB DREVES
- MIKE FRANKS
- JOE HARKINS
- ROBBIN HOLLAND
- KATHY KUNKEL
- GAVIN MOON
- MICHAEL MYERS
- COMMISSIONER SHERRI CLARK**
- COMMISSIONER MARY BROCKMAN*
- COMMISSIONER TODD KAESTNER**
- COMMISSIONER BARBARA STURGEON**
- COMMISSIONER GREG DAVIS*
- COMMISSIONER JACK WALTON***



* *Active member for the creation of the Special Area Plan*

** *Active member for the creation of the Proposed Development Standards*

*** *Active member for the creation of both documents*

GRASSLAND VILLAGE

SPECIAL AREA PLAN RECAP

WHY PLAN FOR GRASSLAND?

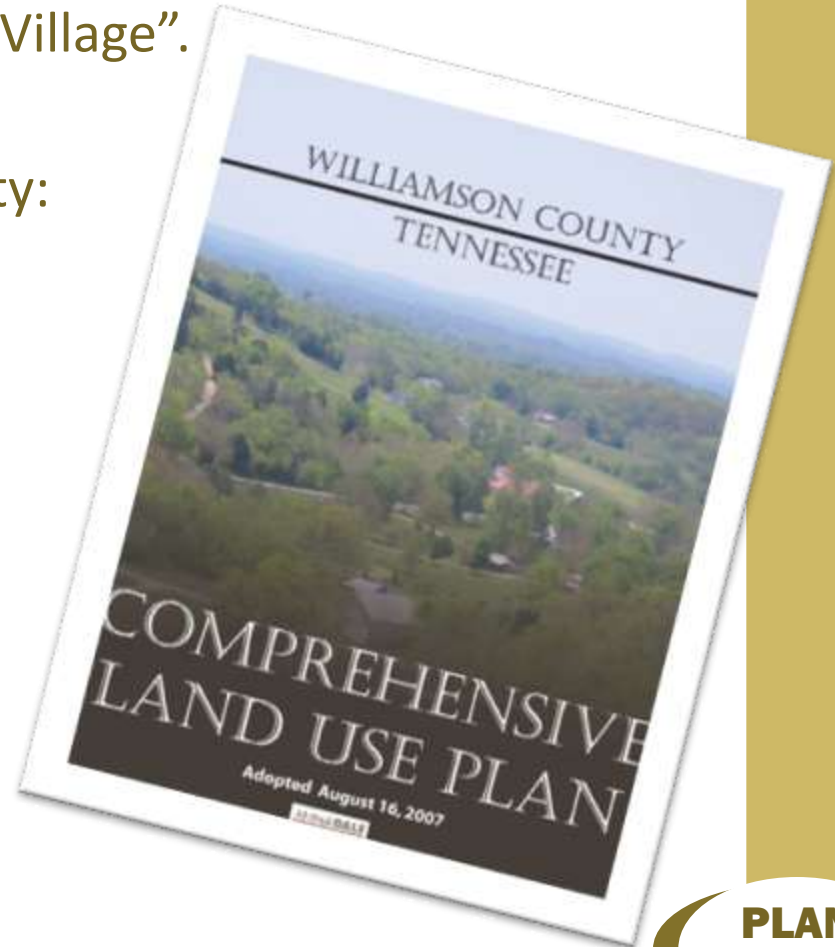
2007:

Williamson County's Comprehensive Land Use Plan Identifies Grassland as a "Village".

There are four Villages in the County:

- College Grove
- Leiper's Fork
- **Grassland**
- Triune

The Plan calls for individual Special Area Plans for each of the four Village.



WHAT IS A SPECIAL AREA PLAN?



- One of many tools for helping a community make decisions about the future.
- Articulates a vision for future development.
- Contains specific goals & objectives for realizing that vision.
- Reconciles the needs and desires of the community with the available infrastructure.
- Looks ahead for 20-25 years.

THE PLANNING PROCESS

Phase One: Research, Inventory, Assessment

Phase Two: Issue Identification, Vision, Goals, Objectives

Phase Three: Creation and Presentation of Draft Plan

Phase Four: Adoption and Endorsement of Plan

PUBLIC PARTICIPATION

In Williamson County, Special Area Plans are driven by extensive input from the citizens during a lengthy community engagement process.

- Six (6) Public Meetings between December 2012 – January 2013
- Online forum – Facebook
- Online Survey
- Direct Email to Planning Staff



KEY THEMES

1

Make sure new development is compatible with the desired character

2

Foster a vibrant, neighborhood-serving business community

3

Preserve natural resources

4

Seek opportunities for pedestrian connectivity

5

Address wastewater issues

6

Encourage community events and activities

VISION STATEMENT

The Grassland Village will be a vibrant, **walkable, mixed-use community** comprised of distinct sub-areas, each with their own unique character, woven together through **unifying streetscape and common design elements**, and linked to surrounding neighborhoods by a **safe and efficient network of roads, sidewalks, and trails**.

Compatible new development will create and sustain a unique character in the Village and will provide an expanded array of **community-scaled businesses and services** to meet the daily needs of the surrounding community.

Important natural resources, such as stream corridors and forested hillsides will **coexist with new development**, preserving the environmental features and aesthetic amenities.

GOALS IDENTIFIED

Below are samples of the goals included in the Plan. These have been paraphrased, but accurately reflect the intentions each goal they represent.

Ensure new development is compatible with desired Village Character.

Provide an expanded array of neighborhood-serving businesses.

Create strong connections for pedestrians and bicyclists.

Create a unique and unifying image for the Village.

Improve the safety and efficiency of vehicular traffic.

**PLAN
RECAP**

OBJECTIVES IDENTIFIED

Below are samples of the specific objectives included in the Plan. These have been paraphrased, but accurately reflect the intentions each objective they represent.

Create a tailored set of development standards for the Village.

Protect neighborhoods from adverse impacts of new development.

Create “gateway” entrances.

Pursue a network of sidewalks and trails in the Village to connect recreational areas, commercial nodes, and surrounding neighborhoods.

THE PLANNING PROCESS

Development Preference Survey

- Provided feedback on preferred development
- Results helped establish boundaries of Character Areas

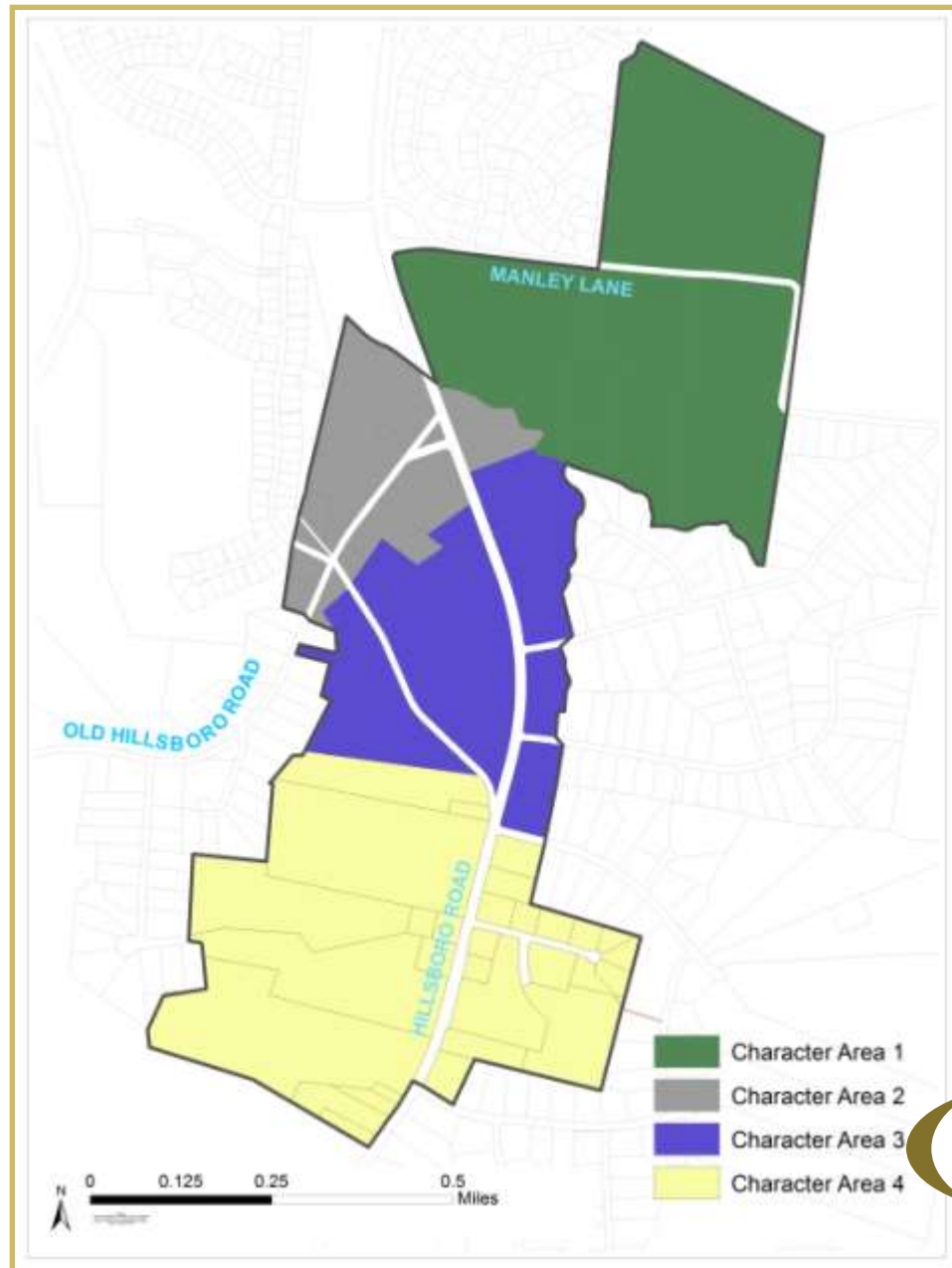


**43
RESPONSES**

**PLAN
RECAP**

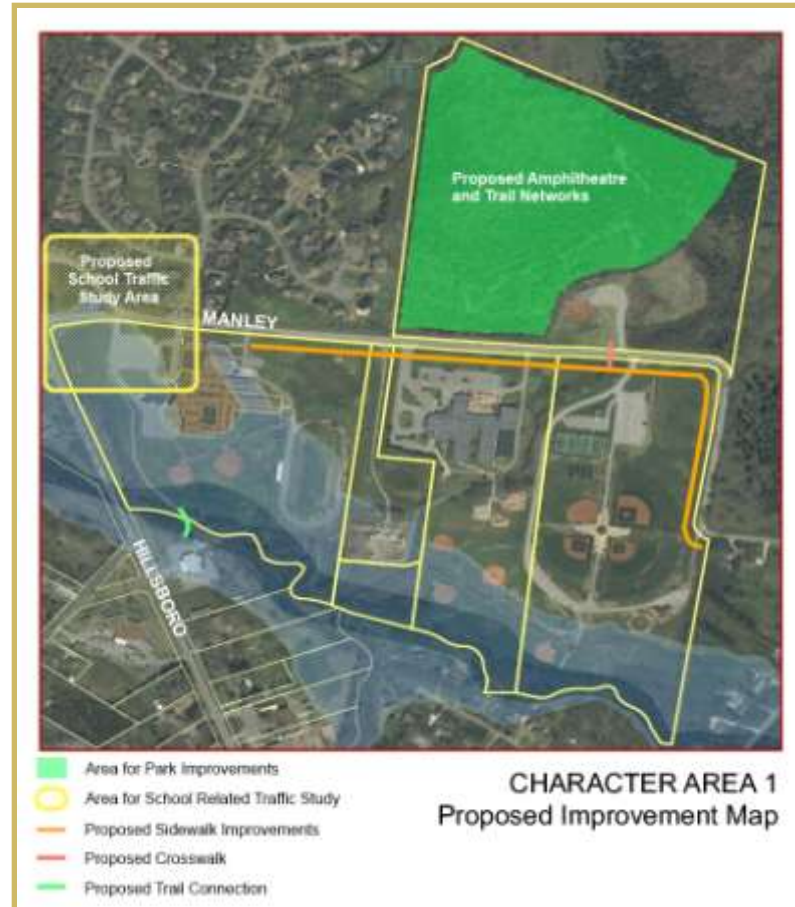
CHARACTER AREAS

- Allows standards to be more focused
- Recognizes established Character
- Supplements Vision, Goals, and Objectives for the Village as a whole.



CHARACTER AREA 1 (CA1)

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



CHARACTER AREAS (CA1)



GRASSLAND VILLAGE SPECIAL AREA PLAN RECAP

**PLAN
RECAP**

CHARACTER AREAS (CA1)

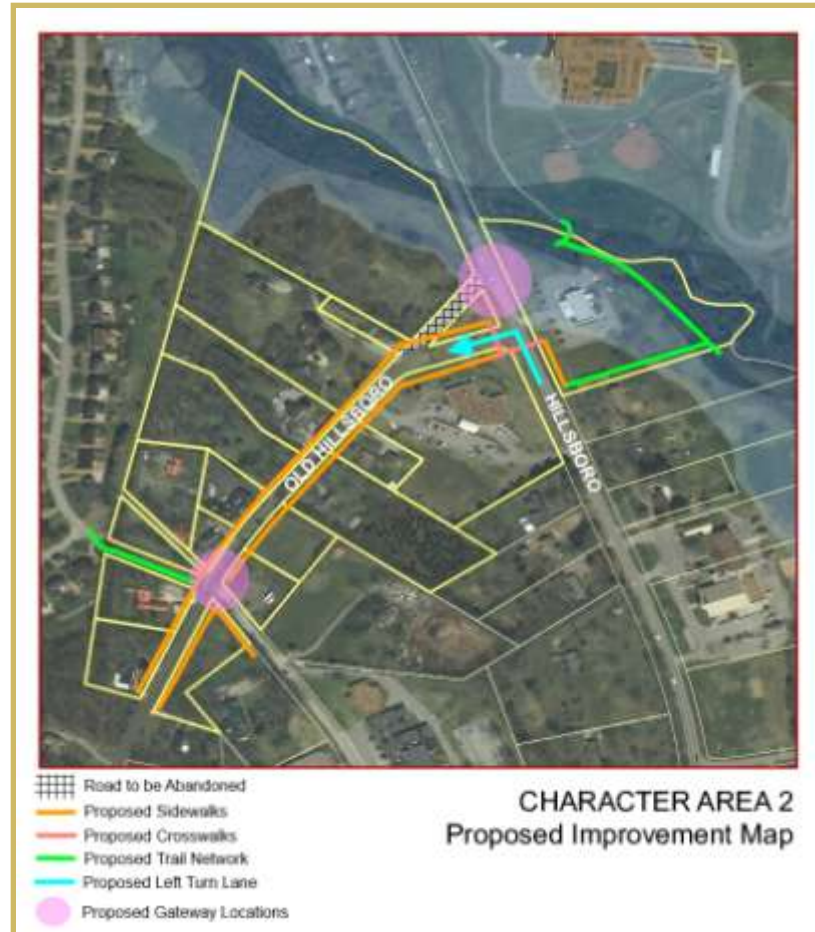


GRASSLAND VILLAGE SPECIAL AREA PLAN RECAP

PLAN
RECAP

CHARACTER AREA 2 (CA2)

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



CHARACTER AREA 2 (CA2)



GRASSLAND VILLAGE SPECIAL AREA PLAN RECAP

**PLAN
RECAP**

CHARACTER AREA 2 (CA2)

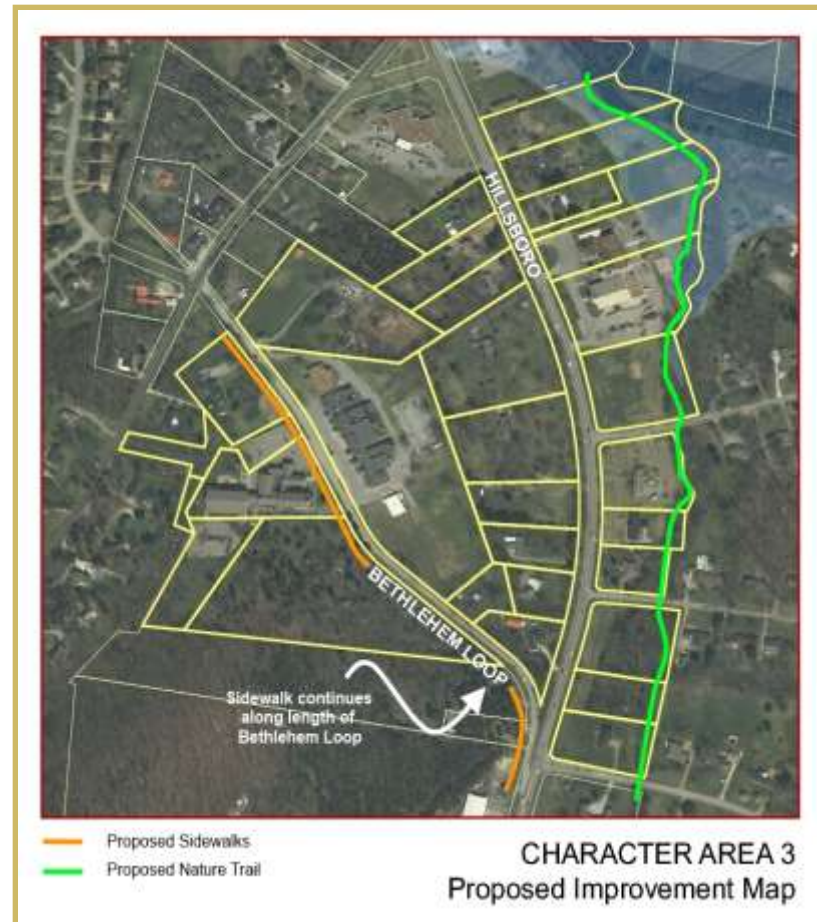


GRASSLAND VILLAGE SPECIAL AREA PLAN RECAP

PLAN
RECAP

CHARACTER AREA 3 (CA3)

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



CHARACTER AREA 3 (CA3)



GRASSLAND VILLAGE SPECIAL AREA PLAN RECAP

**PLAN
RECAP**

CHARACTER AREA 3 (CA3)

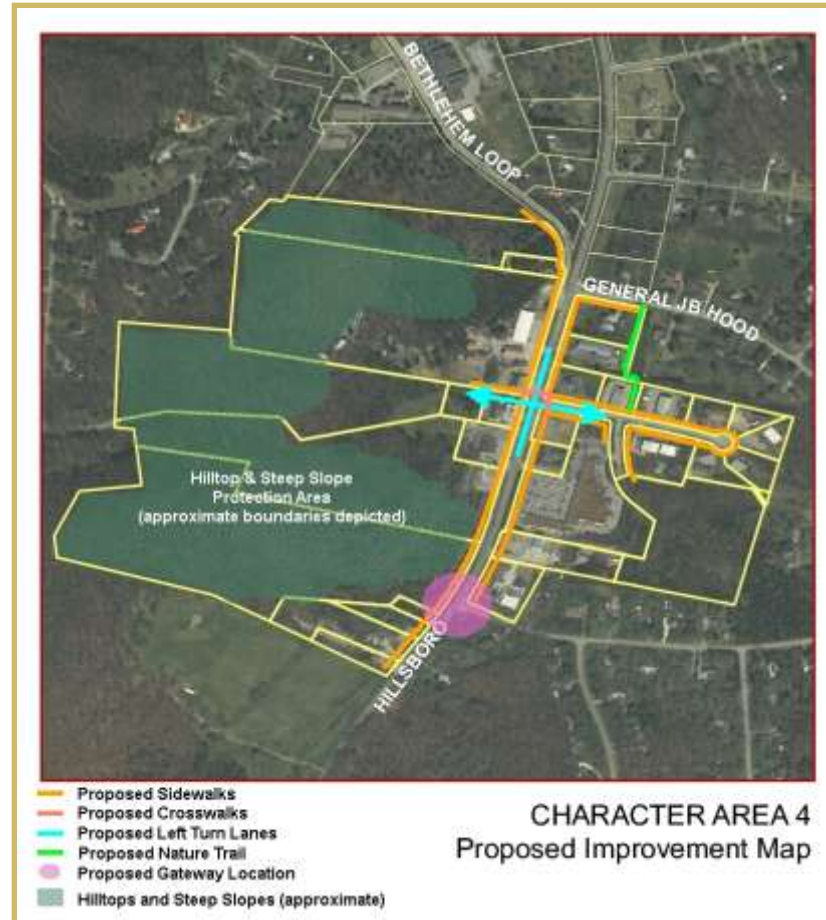


GRASSLAND VILLAGE SPECIAL AREA PLAN RECAP

**PLAN
RECAP**

CHARACTER AREA 4 (CA4)

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



CHARACTER AREA 4 (CA4)



GRASSLAND VILLAGE SPECIAL AREA PLAN RECAP

**PLAN
RECAP**

CHARACTER AREA 4 (CA4)



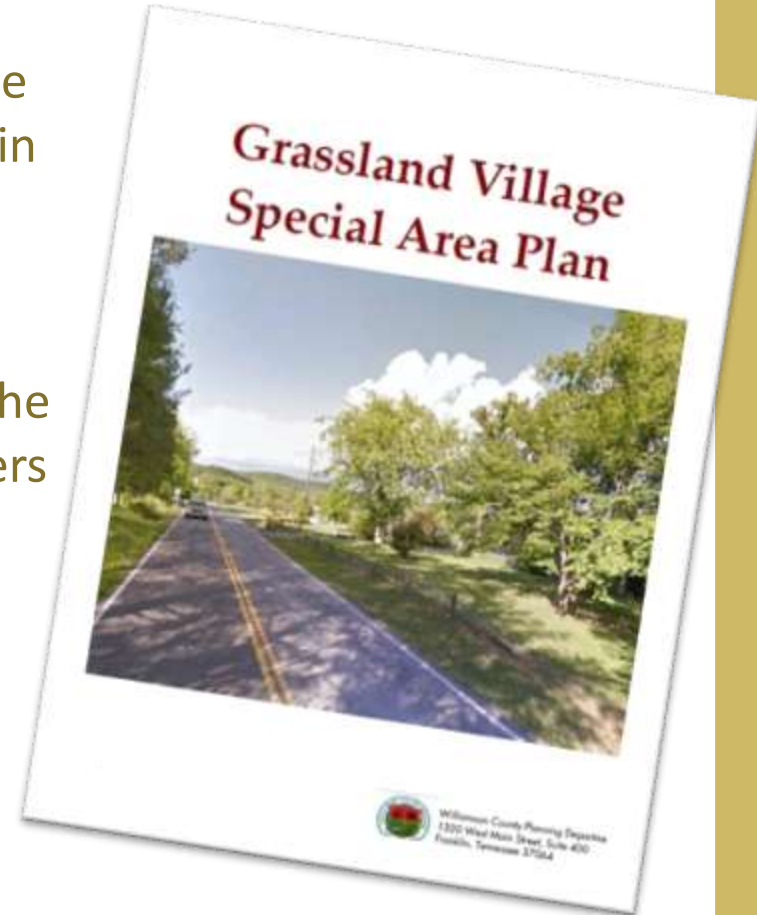
GRASSLAND VILLAGE SPECIAL AREA PLAN RECAP

PLAN
RECAP

PLAN ADOPTION & ENDORSEMENT

The Plan was **unanimously adopted** by the Williamson County Planning Commission in **March 13, 2014**.

The Plan was **unanimously endorsed** by the Williamson County Board of Commissioners on **May 12, 2014**.



IMPORTANT NOTE:

Full copies of the Grassland Village Special Area Plan are available for review online at:

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

PROPOSED DEVELOPMENT STANDARDS

One of the key objectives and implementation strategies of the Plan is to create a tailored set of development standards that will apply only to the Grassland Village.

WHAT ARE DEVELOPMENT STANDARDS?

Development Standards are the rules that all new development has to follow and they are intended to ensure that new development adheres to the policies and recommendations of the Plan.

Development Standards address:

- Allowable Uses
- Dimensional Standards (e.g. building height, setbacks, etc)
- Design Standards



Draft
Development
Standards

VILLAGE-WIDE STANDARDS

PARKING AND ACCESS:

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

SIDEWALKS AND TRAILS:

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

OPEN SPACE (OR, AREAS OF NON-DISTURBANCE):

Nonresidential developments may receive a 10% reduction in required open space if they utilize pervious paving materials which, when installed, have little to no impact on the property.

A green vertical bar runs down the right side of the page. At the bottom of this bar is a dark green shield-shaped logo with a white border. Inside the shield, the text "Draft Development Standards" is written in white, stacked in three lines.

**Draft
Development
Standards**

CHARACTER AREA 1 (CA1)



Draft
Development
Standards

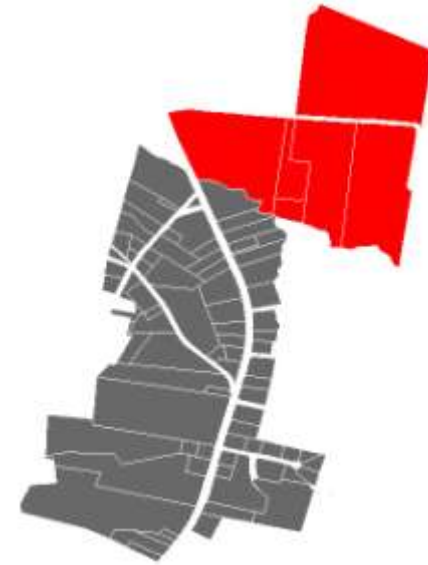
CHARACTER AREA 1 (CA1)

AGRICULTURAL USES: Nurseries and Farms

RESIDENTIAL USES: Single-Family Dwellings

PUBLIC USES: Schools, and Government and Public Safety Offices

INSTITUTIONAL USES: Churches



RESIDENTIAL USE DIMENSIONAL STANDARDS

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

**Draft
Development
Standards**

CHARACTER AREA 1 (CA1)

NONRESIDENTIAL USE DIMENSIONAL STANDARDS

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

OPEN SPACE:

- Nonresidential developments must have a minimum of 50% Open Space.
- Residential developments must have a minimum of 25% Open Space.

CHARACTER AREA 2 (CA2)



Draft
Development
Standards

CHARACTER AREA 2 (CA2)

AGRICULTURAL USES: Nurseries and Farms

RESIDENTIAL USES: Single-Family Dwellings

PUBLIC USES: Schools, Day Care Facilities, and Government and Public Safety Offices

INSTITUTIONAL USES: Churches

COMMERCIAL USES: Animal Hospitals (with or without boarding), Restaurants, Bars, Coffee Shops, Offices, Banks, Convenience Stores, Funeral Homes, Multi-tenant Developments, Salons, Retail Stores, and Bed And Breakfast Establishments.



Draft
Development
Standards

CHARACTER AREA 2 (CA2)

RESIDENTIAL USE DIMENSIONAL STANDARDS FOR LOTS ABUTTING HILLSBORO RD

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

NONRESIDENTIAL USE DIMENSIONAL STANDARDS FOR LOTS ABUTTING HILLSBORO RD

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

Draft
Development
Standards

CHARACTER AREA 2 (CA2)

RESIDENTIAL USE DIMENSIONAL STANDARDS FOR ALL OTHER LOTS IN CA2

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

NONRESIDENTIAL USE DIMENSIONAL STANDARDS FOR ALL OTHER LOTS IN CA2

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

What is a building footprint?

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

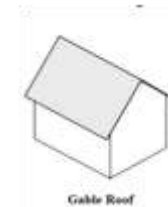
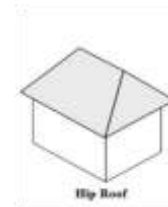
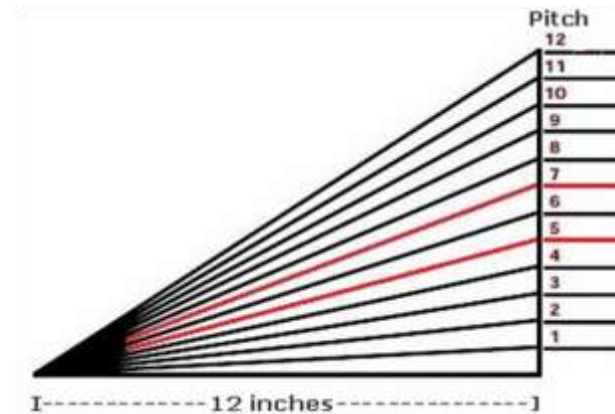


Draft
Development
Standards

CHARACTER AREA 2 (CA2)

BUILDING ORIENTATION & DESIGN:

- New buildings should be oriented to the street;
- Roof forms shall be gabled or hipped with a minimum pitch of 7:12, unless they are located on Hillsboro Road, in which case the pitch is reduced to 5:12;
- Facades should be varied, providing visual interest;
- A minimum of 40% of the first floor, and 20% of the second floor should have window and door fenestration (window and/or door openings); and
- Properties along Hillsboro Road will be considered “anchors” to the commercial area, and will be permitted to develop at a somewhat larger scale.



CHARACTER AREA 2 (CA2)

SIGNAGE:

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

OPEN SPACE:

- Nonresidential developments must have a minimum of 40% Open Space.
- Residential developments must have a minimum of 20% Open Space.

CHARACTER AREA 3 (CA3)



Draft
Development
Standards

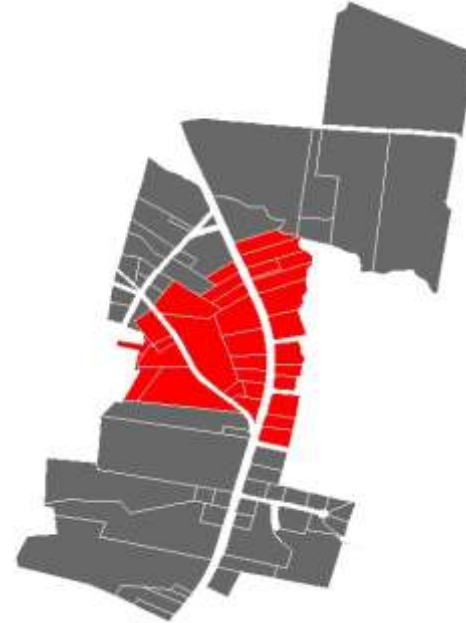
CHARACTER AREA 3 (CA3)

AGRICULTURAL USES: Nurseries And Farms

RESIDENTIAL USES: Single-Family Dwellings, Townhomes, Assisted Living Centers, and Skilled Nursing Facilities

PUBLIC USES: Schools, and Government And Public Safety Offices

INSTITUTIONAL USES: Churches



RESIDENTIAL USE DIMENSIONAL STANDARDS

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

**Draft
Development
Standards**

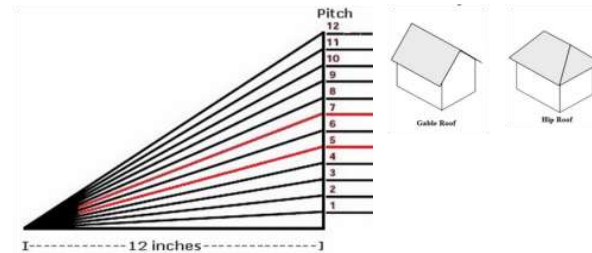
CHARACTER AREA 3 (CA3)

NONRESIDENTIAL USE DIMENSIONAL STANDARDS

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

BUILDING ORIENTATION & DESIGN:

- New buildings should be oriented to the street;
- Roof forms shall be gabled or hipped with a minimum pitch of 5:12;
- Facades should be varied, providing visual interest; and
- A minimum of 40% of the first floor, and 20% of the second floor should have window and door fenestration (window and/or door openings).



CHARACTER AREA 3 (CA3)

TOWNHOMES:

In addition to the standards outlined on the previous slide, townhomes must also adhere to the following standards:

- Requires a Public Hearing before the Board of Zoning Appeals.
- Max density of 3.0 units/per acre
- (*NOTE* River Rest Subdivision falls between 3.0 and 5.0 units per acre).
- Individually owned along with land upon which it sits.
- Max: 6 dwellings per building.
- Arranged horizontally in a linear arrangement (see below).



- One separate, exterior entrance on ground level.
- No common interior space.
- Variations in façade will create visual interest.
- Side elevations will also adhere to design standards.

CHARACTER AREA 3 (CA3)

TOWNHOMES (CONTINUED):

- Buildings oriented to the street with a private drive that serves the entire development.
- Min: 40 feet between buildings
- Ground floor at front façade raised at least 24 inches to ensure porch design.
- Parking, storage and trash areas behind buildings.

OPEN SPACE:

- Nonresidential developments must have a minimum of 40% Open Space.
- Residential developments must have a minimum of 20% Open Space.

CHARACTER AREA 4 (CA4)



Draft
Development
Standards

CHARACTER AREA 4 (CA4)

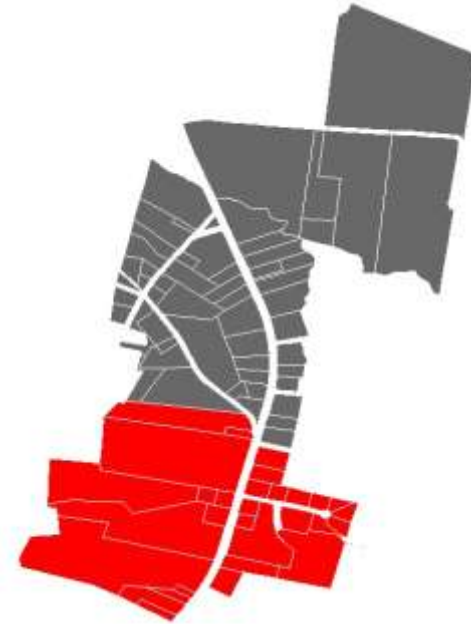
AGRICULTURAL USES: Nurseries And Farms;

RESIDENTIAL USES: Single-Family Dwellings, Townhomes, Condominiums Above Nonresidential Uses, Assisted Living Centers, and Skilled Nursing Facilities;

PUBLIC USES: Schools, and Government And Public Safety Offices;

INSTITUTIONAL USES: Churches; and

COMMERCIAL USES: Vet Clinics (with and without boarding), Conference Centers, Restaurants, Drive-in Restaurants, Bars, Offices, Coffee Shops, Indoor Recreation Centers, Banks, Funeral Homes, Convenience Stores, Gas Stations, Multi-tenant Developments, Grocery Stores, Retails Stores, Auto Repair Shops, Bed and Breakfast Establishments, and Hotels.



Draft
Development
Standards

CHARACTER AREA 4 (CA4)

RESIDENTIAL USE DIMENSIONAL STANDARDS

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

NONRESIDENTIAL USE DIMENSIONAL STANDARDS

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

**Draft
Development
Standards**

CHARACTER AREA 4 (CA4)

SLOPE PROTECTION:

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

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



Draft
Development
Standards

CHARACTER AREA 4 (CA4)

BUILDING ORIENTATION & DESIGN:

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

TOWNHOMES:

In addition to the standards outlined on the previous slide, townhomes must also adhere to the same standards from Character Area 3.

For Character Area 4, the densities are as follows:

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

Draft
Development
Standards

CHARACTER AREA 4 (CA4)

CONDOMINIUMS ABOVE NONRESIDENTIAL USES:

- Dwelling units shall be located on the second floor of a building in above nonresidential uses (see below right).
- Individually owned.
- Parking, storage and trash areas behind buildings.

SIGNAGE:

All new ground signs should be monument style signs with a masonry base.

PARKING AND ACCESS:

On-street parking is allowed, except on Hillsboro Road.

OPEN SPACE:

- Nonresidential developments must have a minimum of 30% Open Space.
- Residential developments must have a minimum of 20% Open Space.

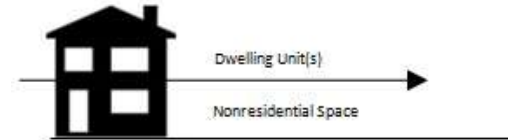


Figure 2: Mixed-use Arrangement.

WHAT'S NEXT?

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

STAY CONNECTED:

<http://www.facebook.com/grasslandplan>

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

JOIN THE EMAIL LIST:

Send an email to KatyR@williamson-tn.org

IMPORTANT NOTE:

Full copies of the proposed Draft Standards for Grassland Village are available for review online at:

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

Draft
Development
Standards