



WILLIAMSON2040

Preserve ↔ Enhance ↔ Envision

COMPREHENSIVE LAND USE PLAN

WILLIAMSON COUNTY, TENNESSEE

Adopted: 03/12/2020

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EXECUTIVE SUMMARY

The Williamson County Comprehensive Land Use Plan represents a vision for the future growth and preservation of the unincorporated areas of Williamson County. The plan outlines the county’s policies for desired land use patterns, rural preservation efforts, open space and natural resource protection, the quality and character of growth, and the provision of public services and facilities.

The plan should be utilized in a couple of ways. First, the plan should be used as the basis for creating implementation tools, such as updated zoning regulations, designed to ensure that the vision articulated in the plan becomes a reality. To that end, the Zoning Ordinance and Zoning Map will be updated so as to be more aligned with the vision and goals of the plan. Second, the plan should be used by elected and appointed officials as the guide for making decisions regarding investments in infrastructure, public facilities and amenities.

This plan should be viewed as a “living document” and as such should be reviewed no more than 10 years from the adoption of this plan.

PLAN HISTORY

This plan is an update to the 2007 Comprehensive Land Use Plan that has, for the most part, served the county well. The overall theme of the 2007 plan was to preserve rural character and to focus the majority of growth in and around the municipalities – primarily in the Urban Growth Boundaries (UGBs). UGBs are areas adjacent to the current boundaries of all six municipalities within Williamson County which have been identified by those municipalities as the areas intended to accommodate their projected growth, and therefore are the areas expected to be annexed in the future.

Many of the policies and implementation strategies embodied in the 2007 plan, such as the methods of managing growth, preserving rural character, and providing public services and facilities were successful when the unincorporated county was experiencing modest growth. However, in the face of the rapid growth the county has experienced since the adoption of the 2007 plan, those policies, particularly the policy not to reduce densities in rural areas, have become inadequate in implementing the vision expressed in the plan. As the planning landscape continues to change, the county’s land use and development policies must evolve accordingly.

PLANNING PROCESS

This plan was prepared in close consultation with an Advisory Committee, which served as a crucial sounding board and source of information, and helped to reconcile the various points of view in the community. The Advisory Committee included representatives from the County Commission, the Planning Commission, the Highway Commission and the general citizenry. They worked in close collaboration with the Williamson County planning staff and consultants.

The planning process placed a very strong emphasis on public participation resulting in hundreds of citizens providing meaningful input and ensuring that the plan reflects a broad base of community values. The process included two well-attended public meetings at key planning stages, as well as multiple online opportunities for citizen feedback. Specific public feedback obtained during the process can be viewed at www.williamsoncounty-tn.gov/planning. The public comments received during the process overwhelmingly confirmed that the preservation of rural character and the desire to focus growth in strategic areas is still very important to the community. In fact, that sentiment was expressed even more strongly than it was during the process of developing the 2007 plan.

Plan Overview

The plan reflects an understanding of the growth forces and trends that are shaping the county based on extensive analysis of growth patterns and projections. It expresses the growth “values” of the county in the form of goals and objectives to support the overall vision for the future. The core of the plan is the land use element that depicts the desired future growth and development pattern supported by land development policies. Finally, the plan includes detailed implementation strategies for making the plan a reality. The plan is outlined as follows:

TRENDS SHAPING THE COUNTY

This section summarizes the research and analysis that serves as the basis for the plan. It addresses growth trends and forecasts the amount of growth that could occur based upon future demand, constraints to development, and existing land use regulations. It also addresses policy, transportation and fiscal shortcomings that the county must overcome as it plans for its future.



VISION, GOALS, AND OBJECTIVES

The vision, goals, and objectives are the foundation for the plan and the future of the county; and tangible actions for how to get there. This section includes an overall vision for the county, as well as a series of goals and objectives related to the key themes that emerged from the trends shaping the county and resulting from public input and participation that took place during the planning process.



LAND USE

This section describes and illustrates a proposed future land use pattern that is designed to achieve the vision, goals, and objectives for the county. For each land use category, background is provided as to the desired character followed by the development policies that will guide the county in future land use decisions and a list of uses appropriate for that designated land use.



IMPLEMENTATION

A strong implementation effort is necessary to fulfill the goals and aspirations of this plan. This section identifies a series of implementation strategies the county should follow to realize the vision and values expressed by the community. A work plan lays out the anticipated time frame and priority of each strategy.



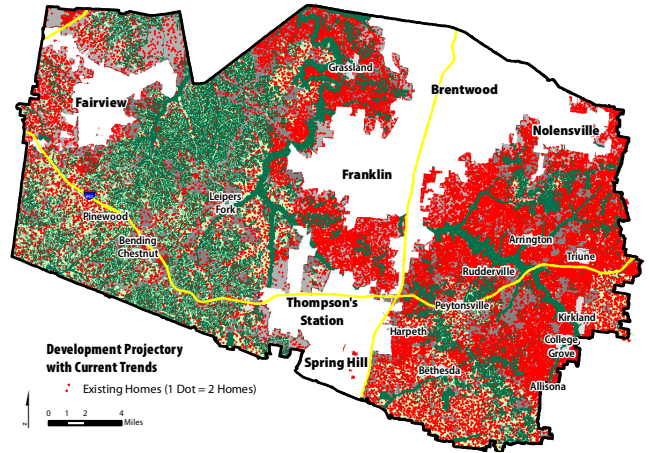
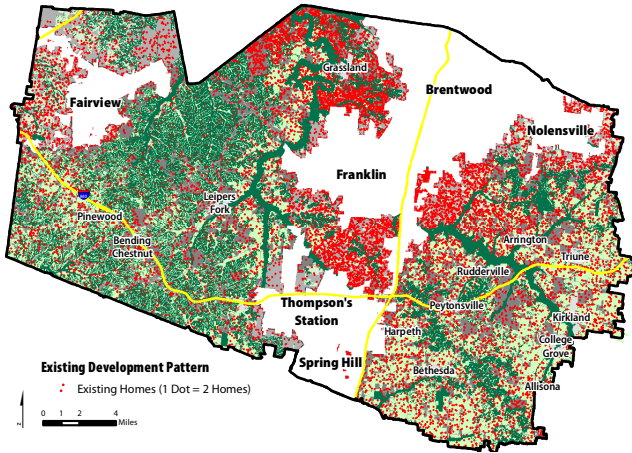


TRENDS SHAPING THE COUNTY

Current trends helped to lay the foundation for this plan. After analysis of current trends facing the county, the following major trends were discovered as further explained in the following pages:

- 1. Development is sprawling;*
- 2. Growth pressures are increasing;*
- 3. Current planning tools are no longer adequate to manage the increasing growth pressures;*
- 4. Transportation improvements are not keeping up with local and regional growth pressures;*
- 5. The current path is not fiscally sustainable;*
- 6. The allowable density in rural areas is the common thread in many of the county's growth issues.*

KEY FINDINGS



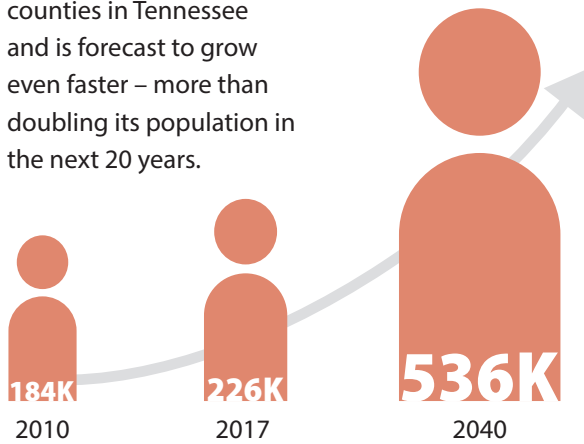
Much of the new growth is being absorbed in rural areas of the county, eroding its rural character. Retaining the existing zoning would enable another 80,000-100,000 new homes in rural areas.

DEVELOPMENT IS SPRAWLING

GROWTH PRESSURES ARE INCREASING

CURRENT PLANNING PRACTICES ARE NO LONGER ADEQUATE

Williamson County is one of the fastest growing counties in Tennessee and is forecast to grow even faster – more than doubling its population in the next 20 years.



Current efforts to direct growth out of rural areas and guide it into designated urban growth areas, as called for in the previous Comprehensive Land Use Plan, have not been successful.





The overall cost to the county of providing public services and facilities - such as schools, parks, libraries, law enforcement, and public safety - under current growth trends would be approximately three times the costs of a managed growth scenario.

THE PUBLIC WANTS A CHANGE

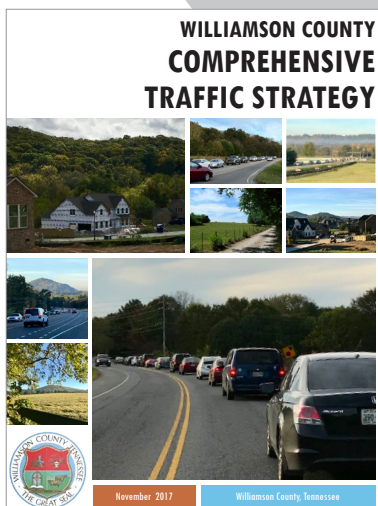
The public wants to better manage growth to preserve rural character and open space, reduce traffic congestion, and guide growth into and around existing developed areas where it can be served more efficiently with public services and facilities.

TRANSPORTATION IMPROVEMENTS ARE NOT KEEPING UP

THE COUNTY CAN'T AFFORD ITS CURRENT PATH

RURAL DENSITY IS THE COMMON THREAD

Roads in rural areas are already suffering from both internal and pass-through traffic. The cost of new roads to meet the demand of new growth - approximately \$350,000,000 for county roads alone - far exceeds the ability of the county to fund improvements.



Rural zoning districts that allow development to occur at a one unit per one acre density is the common thread that has caused sprawled development patterns, the loss of rural character, increasing traffic congestion, and an increasing burden on public services and facilities.





VISION, GOALS, AND OBJECTIVES

The vision, goals, and objectives serve as the basis for strategies that establish actions to accomplish the goals. These elements are Williamson County's direction for the future and the community's values which lay the framework for this plan.

Community Values

The process of developing this plan involved extensive public participation designed to gauge the community’s desires for how the county will look in the future. Two public meetings were held to facilitate discussion on community vision, to promote conversations regarding key planning issues, and to provide direction on how the county should approach its future. Public meetings were supplemented with multiple online engagement opportunities to expand the number of citizens involved.



Significant research and analysis conducted early in the planning process helped to provide “food for thought” during the community workshops and helped provide focus to public discussions. The result of the public workshops was a series of consensus planning themes. The emerging themes were confirmed by the Advisory Committee, the County Commission, the Planning Commission, and the public at subsequent workshops. As such, they represent the core of community “values” as they relate to growth and change. They serve as the basis of the vision, goals, and objectives that ultimately form the foundation and framework of this plan.

KEY THEMES

RURAL PRESERVATION

EFFICIENT, STRATEGIC, AND HIGH-QUALITY GROWTH

STRONG PUBLIC SERVICES AND FACILITIES

NATURAL AND HISTORIC PRESERVATION



County Vision

Williamson County will continue to thrive and prosper with a focus on preserving rural character and natural and cultural resources, while accommodating high quality growth in strategic areas supported by fiscally sustainable public services and facilities.

Goals

RURAL PRESERVATION

Maintain the quality, character, and low-density nature of rural and agricultural areas outside of Municipal Growth Areas.

EFFICIENT, STRATEGIC, AND HIGH-QUALITY GROWTH

Encourage growth to occur in an efficient and fiscally responsible pattern with new development guided strategically into and around existing developed areas.

STRONG PUBLIC SERVICES AND FACILITIES

Provide well-functioning public services and facilities consistent with an efficient pattern of rural and suburban land uses.

NATURAL AND HISTORIC PRESERVATION

Conserve and protect the county's natural environment, open spaces, and historic resources.

Objectives

RURAL PRESERVATION

- » **ZONING DENSITIES:** Zoning densities outside of Municipal Growth Areas will be one unit per five acres except within designated Hamlets or Village areas with tailored zoning standards pursuant to adopted Special Area Plans.
- » **RURAL DEVELOPMENT:** New development in rural areas will occur in such a way as to preserve open space and natural, scenic, and historic resources and to minimize visual impacts from surrounding properties and road rights-of-ways.
- » **AGRICULTURE:** Agriculture and equestrian uses are encouraged to continue in rural areas, but as such uses are converted to non-agricultural uses, the rural density, character, and sensitive environmental features of the area will be preserved.
- » **FAMILY FARMS:** The county will encourage the continuation of family farms operated by multi-generational families that desire to remain.

EFFICIENT, STRATEGIC, AND HIGH-QUALITY GROWTH

- » **DIRECTED GROWTH:** New urban or suburban development will be directed away from rural areas toward existing municipalities and Municipal Growth Areas at densities that promote an efficient utilization of land while being compatible with existing neighborhoods and municipal plans.
- » **INTER-GOVERNMENTAL COORDINATION:** The county will work with municipalities to facilitate development in Municipal Growth Areas by identifying and overcoming obstacles to development in these areas and coordinating a sound, logical pattern of development.
- » **CONSERVATION SUBDIVISIONS:** Development standards for conservation subdivisions will be updated and improved.
- » **HAMLETS AND VILLAGES:** A reasonable small amount of new development should be accommodated in the Rudderville and Arrington Hamlets by converting these areas to Villages following adoption of individualized Special Area Plans.
- » **QUALITY OF DEVELOPMENT:** The overall design quality and appearance of new development in Williamson County will be exemplary with an emphasis on land use compatibility, open space preservation, and environmentally sensitive designs.

STRONG PUBLIC SERVICES AND FACILITIES

- » **FISCALLY RESPONSIBLE GROWTH:** Growth will occur in a fiscally supportive pattern where new growth funds its fair share of the costs of public services and facilities; costs of growth will be allocated fairly between local governments and the development community.
- » **INFRASTRUCTURE COORDINATION:** Growth will be coordinated with available or planned public services and infrastructure.
- » **ROAD CAPACITY:** A reliable and safe road network will be planned, funded, and constructed with sufficient capacity for both local and pass-through traffic demands.
- » **TRAFFIC IMPACTS:** Potential negative impacts of new development will be mitigated on a site-by-site basis through the use of traffic studies to ensure that development traffic can be accommodated on surrounding roadways at acceptable levels of service.
- » **ALTERNATIVE MODES OF TRAVEL:** Opportunities for alternative modes of transportation will be pursued in Municipal Growth Areas and Villages as a means to lessen traffic congestion.
- » **SCHOOLS:** Schools will continue to exceed all state requirements and benchmarks for educational programs, facilities, and achievement while continuing to identify alternative methods to fund educational services throughout the community.
- » **ALTERNATIVE WASTEWATER SYSTEMS:** Alternative wastewater technologies to enable densities greater than one unit per five acres will only occur in areas where growth is encouraged, either pursuant to a Special Area Plan or in coordination with municipalities.

NATURAL AND HISTORIC PRESERVATION

- » **NATURAL RESOURCES:** Natural resources such as woodlands, steep slopes, stream corridors, flood plains, etc. will continue to be preserved through existing and strengthened protection standards.
- » **HISTORIC CORRIDOR/VIEW SHED PROTECTION:** Historic corridor and view shed protection standards will be developed for key roadways identified as meriting additional protection by virtue of their unique scenic and/or historic features.
- » **CONTEXT SENSITIVE ROAD DESIGN:** Williamson County will strive to incorporate context sensitive roadway designs to minimize negative impacts from new roadway projects along designated historic or scenic corridors.
- » **HISTORIC STRUCTURE PROTECTION:** The county will develop a historic preservation program designed to preserve key historic structures, sites, stone walls and other features.
- » **OPEN SPACE:** A system of public open space and conservation areas will be established and supplemented with open space in individual developments that is usable and accessible and linked to adjacent public and private open space areas.

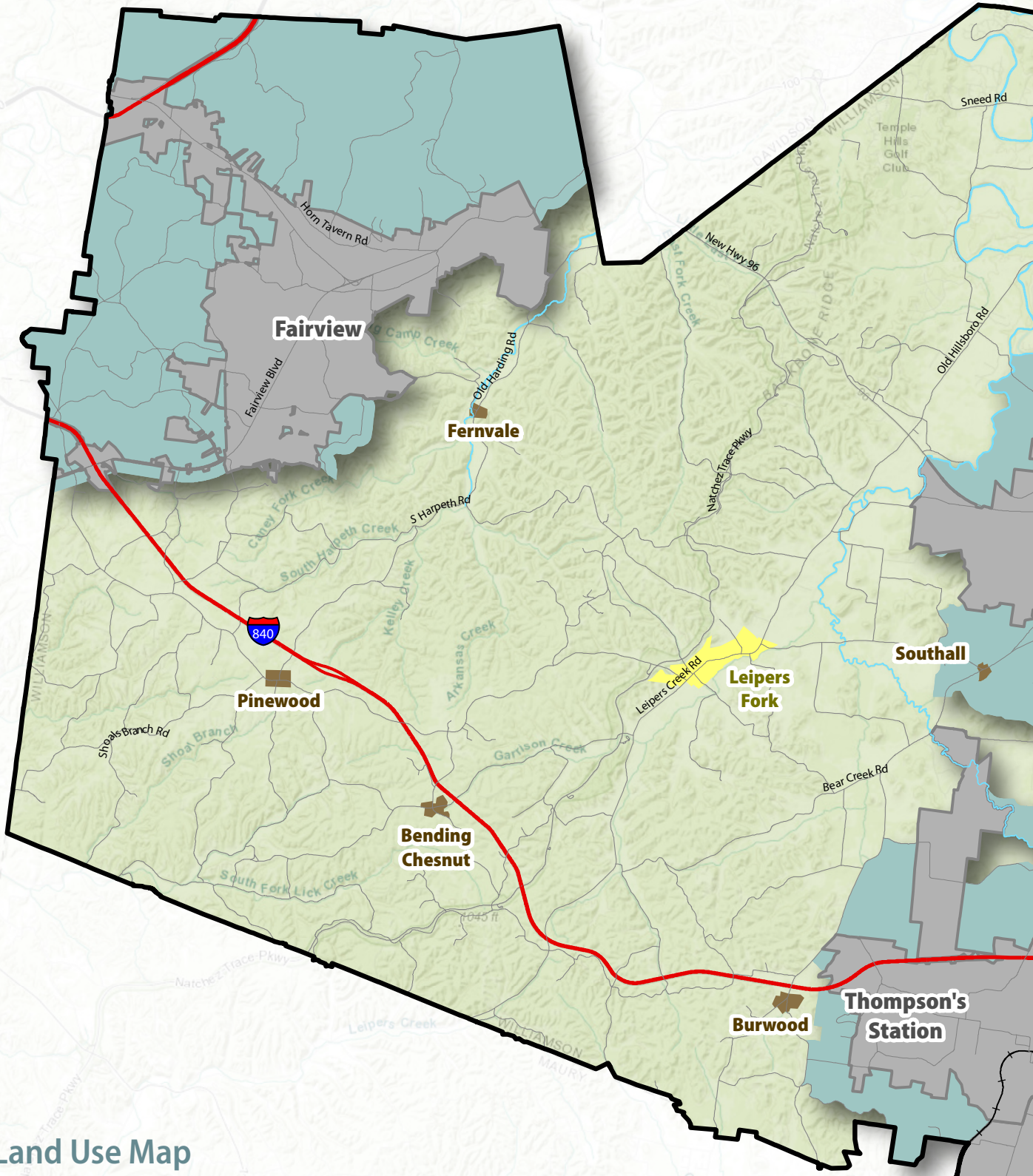


OLD NATCHEZ HOUSE
DEALERS IN GOOD THINGS
C. 1890
Local Harvest
Holloway
Original
Antiques Made
FINE Q&C CRAFT
COME SEE US!














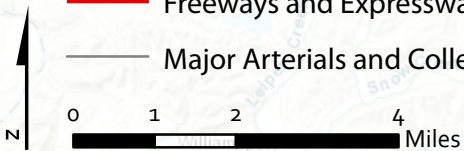


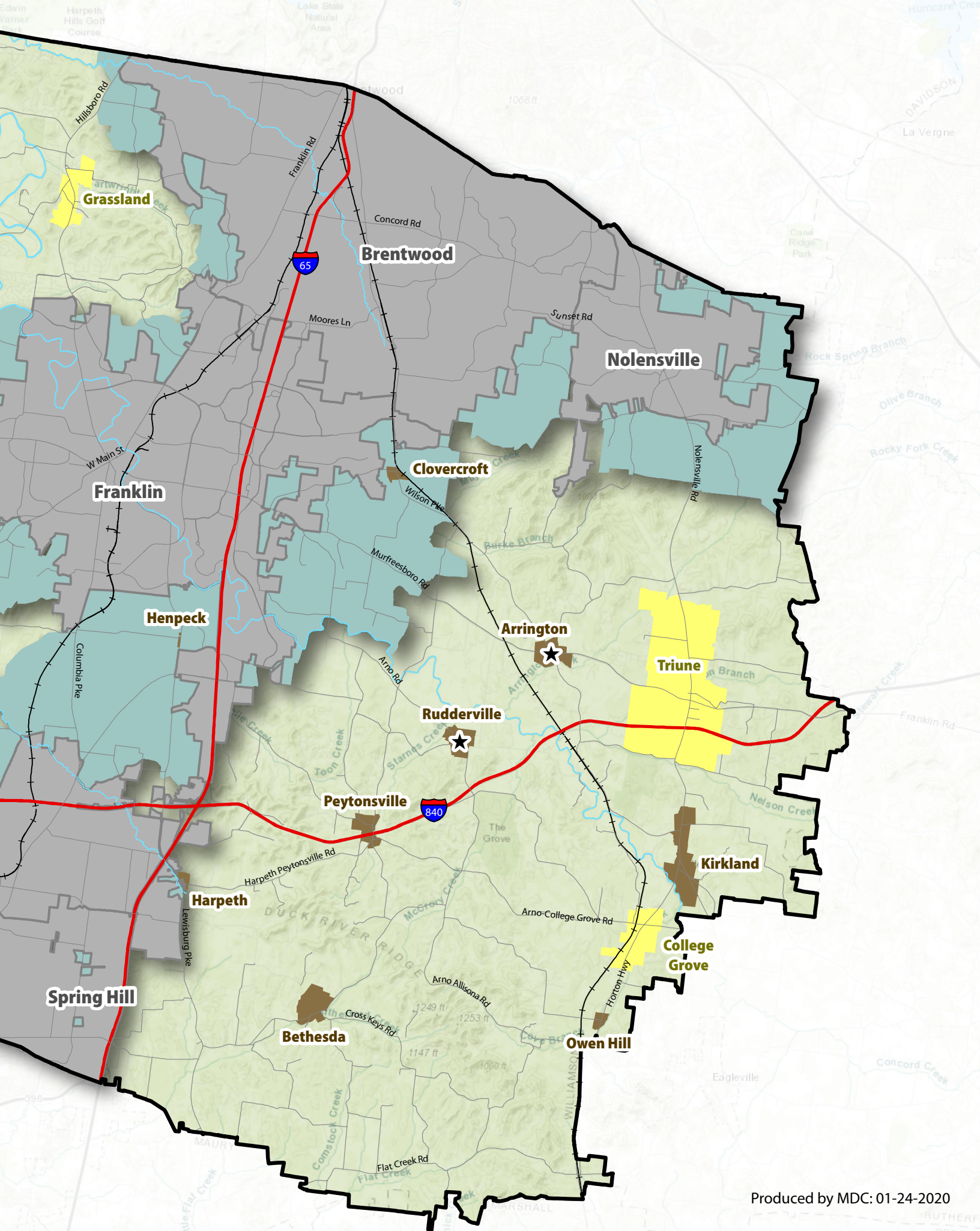
LAND USE



Future Land Use Map

- | | |
|---|---|
|  County Boundary | Land Use Categories |
|  Municipal Boundaries |  Rural |
|  Rivers |  Hamlets |
|  Railroad |  Villages - Special Area Plan Designations |
|  Freeways and Expressways |  Municipal Growth Areas (MGAs) |
|  Major Arterials and Collectors |  Proposed Future Villages |





Produced by MDC: 01-24-2020

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Land Use Categories and Policies

The following land use categories are illustrated on the Land Use Map. For each land use category, background and desired character is summarized below. The following pages include development policies that will guide the county in future land use discussions and decisions, and land uses that are appropriate for each category.

RURAL



HAMLETS



VILLAGES



MUNICIPAL GROWTH AREAS



RURAL

The Rural Areas encompass the largest land area within the unincorporated county. They are blessed with substantial historic, cultural, and environmental resources including many historic homes, homesteads, and scenic roadway corridors. Rural Areas encompass numerous environmentally sensitive resources such as steep slopes, flood plains, and wooded and forest areas. Not generally served with sanitary sewers, Rural Areas are limited in public facilities. They generally include paved roads without curb and gutters, and the local road network is designed to support low density, rural levels of development.

These areas are highly valued by the citizens of Williamson County for their historic and environmental resources. The agrarian character of Rural Areas will be preserved as a strong complement to the growing urban and suburban communities in Williamson County.

Development Policies

1. The desired character for rural areas is a continuation of historic rural and agricultural patterns including farms, farm-service businesses, pastureland for horses and other livestock, and low-density residential uses.
2. Rural residential uses are encouraged to coexist with agricultural uses with compatible character and densities. The gross density of residential development in rural areas should not exceed one unit per five acres.
3. Rural tourism uses that are compatible with rural character may be developed with a demonstration that the proposed uses will not negatively impact existing rural or residential uses.
4. Residents that move into rural areas should not expect an urban or suburban level of service. Rural levels of service will typically not include sanitary sewer.
5. Stream corridors, woodlands, hillsides, and other valuable natural resources should be preserved.
6. Historic resources, including homesteads and historic rock walls, should be preserved and maintained.
7. Roadways should be designed to standards appropriate for their classification, level of service, and surrounding context.
8. Flexible design that maximizes open space preservation may be accomplished using conservation subdivisions subject to the following:
 - a. Open space should be provided beyond just that which is required to be preserved under county natural resource protection regulations (e.g. steep slopes or floodplains).
 - b. Standards regarding the size of individual lots, the percentage of open space required, and setback requirements from surrounding properties and roadways should be developed, with the overall goal being to minimize the visual impact of subdivisions and to emphasize rural character.

- c. Open space within subdivisions should be designed to maintain the appearance of rural character, especially from public roads (e.g., “foreground meadows” or preserved agricultural fields adjacent to roads).
- d. Open space should be located to buffer housing lots from adjacent working farms and other sensitive uses.
- e. Open space should not be fragmented into isolated, unconnected pieces, except to provide neighborhood parks and commons.
- f. Open space should be used as part of an integrated storm water management approach to maintain natural drainage patterns, attenuate water quality impacts, replenish groundwater (e.g., through bio-retention facilities such as infiltration trenches and “rain gardens”) and incorporate detention facilities as visual and environmental amenities such as ponds.
- g. Open space can be either common or dedicated for compatible agricultural and horticultural uses (e.g., pastureland for horses, greenhouses, pick-your-own operations, community supported agriculture, etc.).

Appropriate Land Uses

- » Agricultural and equestrian uses
- » Single family uses, primarily in the form of conservation subdivision design or large lot subdivisions
- » Rural commercial uses such as commercial nurseries, feed and seed stores, farmers markets, farm implement sales and supply stores, and other farm support businesses
- » Institutional uses, such as schools, churches, public safety facilities, and similar uses
- » Parks and recreation uses



Photo Credit: Stephen Alvarez

HAMLETS

Hamlets were typically built in the early part of the 20th Century with a small (if any) residential population and housing stock. Hamlets usually evolved at the intersections of either two roads or a road and a rail line. These “crossroads” communities typically have a historic place name and were often home to small businesses such as small grocery stores, feed stores, and institutions such as churches, post offices, lodges, elementary schools or community centers. The classic Hamlet in Williamson County is (or was) home to a small grouping of residences, one or two small businesses, and one or two institutional uses.

The existing character of the Hamlets will be preserved through the sensitive design of new development that maintains the Hamlet scale. The Hamlets should be enhanced with new investment that reinforces their historic character and scale.

Development Policies

1. New residential uses, non-residential uses, and institutions are encouraged to locate in Hamlets but only if they respect the character and scale of the existing Hamlet.
2. While Hamlets can and should accommodate new growth to maintain their vitality, this growth should be limited so as not to overpower the scale of the Hamlet. The boundaries of Hamlets should be mapped to show their ultimate limits.
3. Hamlets should be linked to alternative transportation modes, such as pedestrian and bicycle trails.
4. The boundaries between hamlets and surrounding Rural Areas should be clear and distinct.

Appropriate Land Uses

- » Detached and attached residential
- » Institutional uses, such as schools, churches, public safety facilities, and similar uses
- » Small scale commercial
- » Restaurants
- » Bed and breakfasts and inns
- » Small scale agricultural businesses
- » Parks and recreational uses



VILLAGES

Villages are similar to Hamlets, except that they typically occur at a larger scale, with more diverse land uses, and more complicated planning issues. Most of the Villages are currently provided with a rural level of service, where older septic systems are relied upon to handle wastewater needs. If these areas are going to experience growth beyond their current levels, the provision of adequate public facilities, including adequate sewage treatment, must be addressed.

Villages typically have a “small town” environment that is valued not only by the people who live there but also by other county residents who see the Villages as important focal points within rural areas that contribute to the overall character of the community.

The 2007 plan identified four Villages – College Grove, Grassland, Leiper’s Fork and Triune. In recent years, the county has worked with each of these communities to develop Special Area Plans to guide future land use decisions. Pursuant to the recommendations of those Special Area Plans, specific zoning districts and standards have been developed for each of those Villages. This plan recommends that those Special Area Plans continue to guide land use decisions in those communities.

Additionally, this plan recommends that additional Villages should be designated only after Special Area Plans and subsequent tailored development standards are developed in close collaboration with stakeholders within those communities.

Development Policies

1. The Special Area Plans and corresponding zoning regulations that have been developed for College Grove, Grassland, Leiper’s Fork and Triune will continue to guide future development in those communities.
2. In addition, this plan recommends that the Arrington and Rudderville Hamlets be converted to Villages but only after Special Area Plans and tailored zoning district standards have been developed.
3. Additional Villages may be designated in the future as conditions warrant but only after Special Area Plans and tailored zoning district standards have been developed.

Appropriate Land Uses

- » As identified in Special Area Plans and subsequent corresponding zoning regulations.

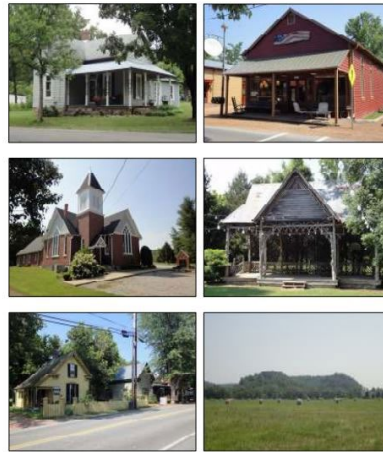
Existing Village Special Area Plans

College Grove Village Special Area Plan



Adopted: October 8, 2009

Leiper's Fork Village Special Area Plan



Adopted: October 13, 2011

Grassland Village Special Area Plan



Adopted: March 13, 2014



Williamson County Planning Department
1320 West Main Street, Suite 400
Franklin, Tennessee 37064



Adopted: November 8, 2018

MUNICIPAL GROWTH AREAS

The Municipal Growth Areas (MGAs) are those lands that surround Williamson County's municipalities and are identified as Urban Growth Boundaries in the county's Growth Plan mandated by Tennessee Public Chapter 1101. These are the areas where the majority of the future growth and development is intended to occur in the county.

The current boundaries of these areas were formally established in the year 2000 through a process that involved a multi-jurisdictional Coordinating Committee consisting of representatives of Williamson County government, representatives from each of the six municipalities within the county and other stakeholders.

These Municipal Growth Areas fall under the county's jurisdiction from a zoning standpoint until such time that they are annexed by a municipality. Because of the multi-jurisdictional nature of the Municipal Growth Areas, cooperation and coordination between the county and the municipalities are critical for the effective managed growth of these areas.

Development Policies

1. The Municipal Growth Areas will be coterminous with the Urban Growth Boundaries under Tennessee Public Chapter 1101. In the event of a change in Urban Growth Boundaries, this plan will be amended to address the land use impacts associated with the change.
2. The county should pursue the creation of a regional growth management plan for Municipal Growth Areas in collaboration with each of the cities, as outlined on page 32 of this plan.
3. In the interim, the existing development policies, zoning densities and other development standards should be maintained.
4. Growth in these areas should be encouraged to occur in conjunction with annexation by the respective municipality. As such, the county should only entertain development requests if the respective municipality has indicated it does not intend to annex the property.

Appropriate Land Uses

- » Agricultural and equestrian uses
- » Single family houses on existing parcels
- » Uses permitted under municipal land use plans when annexed into a city







PLAN IMPLEMENTATION

The goals, objectives, and policies of this plan include rural preservation, efficient growth, natural and historic preservation, and strong public facilities. The fulfillment of these aspirations will occur only with a dedicated implementation effort.

*First and foremost, a **growth management framework is needed**. Without creating a county-wide framework for growth, other efforts will be much less effective. The growth management framework will be organized around two separate initiatives: reduce the amount of growth occurring in the rural areas and the corresponding redirection of growth into and around existing developed areas in coordination with the cities.*

*With a core growth management strategy in place, **additional rural protection** measures will supplement and further strengthen rural areas. Williamson County will permanently preserve open space, protect historic corridors, protect agricultural production land, and improve management of rural development.*

*To allow people to travel within and through rural areas in a safe and efficient manner, improved **transportation infrastructure** is needed. Williamson County will substantially improve its ability to plan for and fund short-term and long-term transportation needs.*

*Finally, quality of place matters greatly. Williamson County will continue its long-term and ongoing planning for continued **quality growth and development** in areas where it is planned and encouraged to occur.*

This plan should be viewed as a “living document” and as such should be reviewed no more than 10 years from the adoption of this plan.

Growth Management Framework

- » **Reduce rural zoning densities.** Immediately upon adoption of this plan, reduce the zoning densities outside the Municipal Growth Areas to one unit per five acres, except within designated Hamlets or areas with tailored zoning standards pursuant to adopted Special Area Plans. This will benefit the public by preserving rural character, reducing future traffic within the unincorporated areas, and significantly reducing the cost of providing public services and facilities.
- » **Pursue creation of a regional growth management plan in collaboration with the municipalities.** Once rural densities are reduced, prepare a regional growth management strategy with the municipalities to make the MGAs work effectively. The multi-jurisdictional plan will focus on common goals and actions on critical issues that require coordination between the municipalities and county. Examples and potential methods may include:
 - Convene a regional symposium to learn about similar regional growth management efforts from around the country.
 - Designate urban/suburban density in agreed upon growth areas.
 - Adjust/update boundaries of the MGAs as needed.
 - Prepare MGA plans that address land use, sewer, transportation, and other public facility planning topics in each MGA.
 - Implement a phased growth strategy that identifies how those growth areas will be staged over time.
 - Create guidelines for annexation policies.
 - Create guidelines for cross-jurisdictional comment opportunities by adjacent jurisdictions for proposed large development projects near city or county borders.
 - Identify additional or revised public facility financing tools to fairly allocate the costs between the public and private sector and between the municipalities and county.
 - Enter into intergovernmental agreements and/or memoranda of understanding between the cities and county to formalize the growth management ground rules, define city and county roles and commitments, and establish oversight responsibilities.
 - Amend city and county comprehensive plans to align with the regional policies.
 - Identify and lobby for any needed state law changes.

The growth management framework efforts will establish the foundation for the effectiveness of other efforts set forth in this plan.

Additional Rural Protection

- » **Prepare an open space preservation plan.** Prepare a plan that identifies policies, strategies, guidelines, and tools to permanently preserve and protect open spaces in the county. The open space plan will:
 - Identify and prioritize land suitable for preservation.
 - Identify a dedicated funding source.
 - Identify implementation actions such as scenic easements, purchase of development rights, and transfer of development rights.
- » **Implement historic and cultural landscape preservation policies and regulations.** Adopt policies and regulations to protect historic and cultural resources, with a focus on historic corridors. This effort will:
 - Educate the public and landowners about the importance of historic resources, especially historic travel corridors.
 - Document and prioritize cultural and historic resources.
 - Develop strategies and regulations to protect cultural and historic resources.
- » **Create a task force to develop an agricultural protection program.** The purpose of the task force would be to explore methods, incentives, and tools to protect working agriculture in the county, including programs to assist multi-generational families to keep farms in the family to alleviate subdivision development pressure. Strategies may include such things as:
 - Reduced property tax and/or fees under certain agriculturally related criteria.
 - Create different scales of voluntary agricultural zoning districts.
 - Streamlining approval/permitting process for new residential structures on properties in agricultural production.
- » **Update the conservation subdivision regulations.** Reassess and update the conservation subdivision regulations to accomplish the rural policies in this plan based on the proposed reduced rural densities. The policies and regulations for open space design, individual lots sizes, resource protection, and visual impact will be revised and updated as needed.

Transportation Infrastructure

- » **Update the Major Thoroughfare Plan.** Update the major thoroughfare plan based on the policies in this plan, including the proposed reduced rural densities. The 2019 Williamson County Comprehensive Traffic Strategy called for the major thoroughfare plan to be updated upon completion of this plan to set the stage for capital improvement planning and funding. The thoroughfare plan update will identify the long-term location and types of roadway facilities that meet the needs and community goals for transportation. It will integrate the Major Corridors Study and the Metropolitan Planning Organization's travel demand model.
- » **Develop roadway funding tools.** Develop permanent, dedicated sources of funding to implement prioritized roadway improvement projects. The 2019 Williamson County Comprehensive Traffic Strategy identifies a series of alternative funding sources to be considered as a starting point for roadway improvements including options for property taxes, impact fees, utility fees and others.
- » **Develop a Capital Improvement Program.** The county will create and maintain a Capital Improvement Program (CIP) for roadway improvement planning that will:
 - Identify individual capital projects that are proposed, their associated construction and completion schedules, and the financial plan for funding those improvements.
 - Prioritize and implement roadway improvement projects in short-term and long-term time frames.
 - Coordinate strategic planning, financial capacity, and physical development.
 - Budget annually a spending plan for capital items based on the CIP.
- » **Eliminate the traffic shed regulations.** Eliminate the traffic shed regulations after the reduction in zoning densities to one unit per five acres is accomplished and rely on the use of traffic studies as needed.
- » **Coordinate with regional transportation planning.** Coordinate with other jurisdictions to lobby and advocate for State roadway projects and legislation that can advance transportation planning efforts and pursue partnerships to help implement transportation demand management efforts.














Quality Growth and Development

- » **Prepare Village area plans.** Continue the preparation of Special Area Plans and other local plans to supplement this comprehensive plan in those areas where growth is encouraged to occur. This will include continued Special Area Plans for new Village areas as identified in this plan.
- » **Continue to improve development standards to ensure sustainable high-quality development.** Monitor development quality and consider updates to regulations that result in high quality and well-planned development including the protection of sensitive natural resources:
 - Create regulations that are customized to new Special Area Plans.
 - Continue to improve standards for rural commercial support and rural tourism uses.
 - Consider improved regulations for Hamlets.



Implementation Work Chart

		IMPLEMENTATION TASK	YEAR 1	YEAR 2
Growth Management Framework		Reduce rural zoning densities.		
		Pursue creation of a regional growth management plan in collaboration with the municipalities.		
Additional Rural Protection		Prepare an open space preservation plan.		
		Implement historic and cultural landscape preservation policies and regulations.		
		Create a task force to develop an agricultural protection program.		
		Update the conservation subdivision regulations.		
Transportation Infrastructure		Update the Major Thoroughfare Plan.		
		Develop roadway funding tools.		
		Develop a Capital Improvement Program.		
		Eliminate the traffic shed regulations.		
		Coordinate with regional transportation planning.		
Quality Growth and Development		Prepare Village area plans.		
		Continue to improve development standards to ensure sustainable high-quality development.		

1. Hold regional growth management symposium and begin preliminary communication with municipalities.
2. Public/private coordination to assemble data and background research which will aid in the creation of the plan.
3. Public/private coordination to assemble data and background research which will aid in the creation of the plan.
4. Continue to implement funded roadway improvement projects as identified in the Major Corridors Study.

