

WILLIAMSON COUNTY LAND USE PLAN AND POLICIES

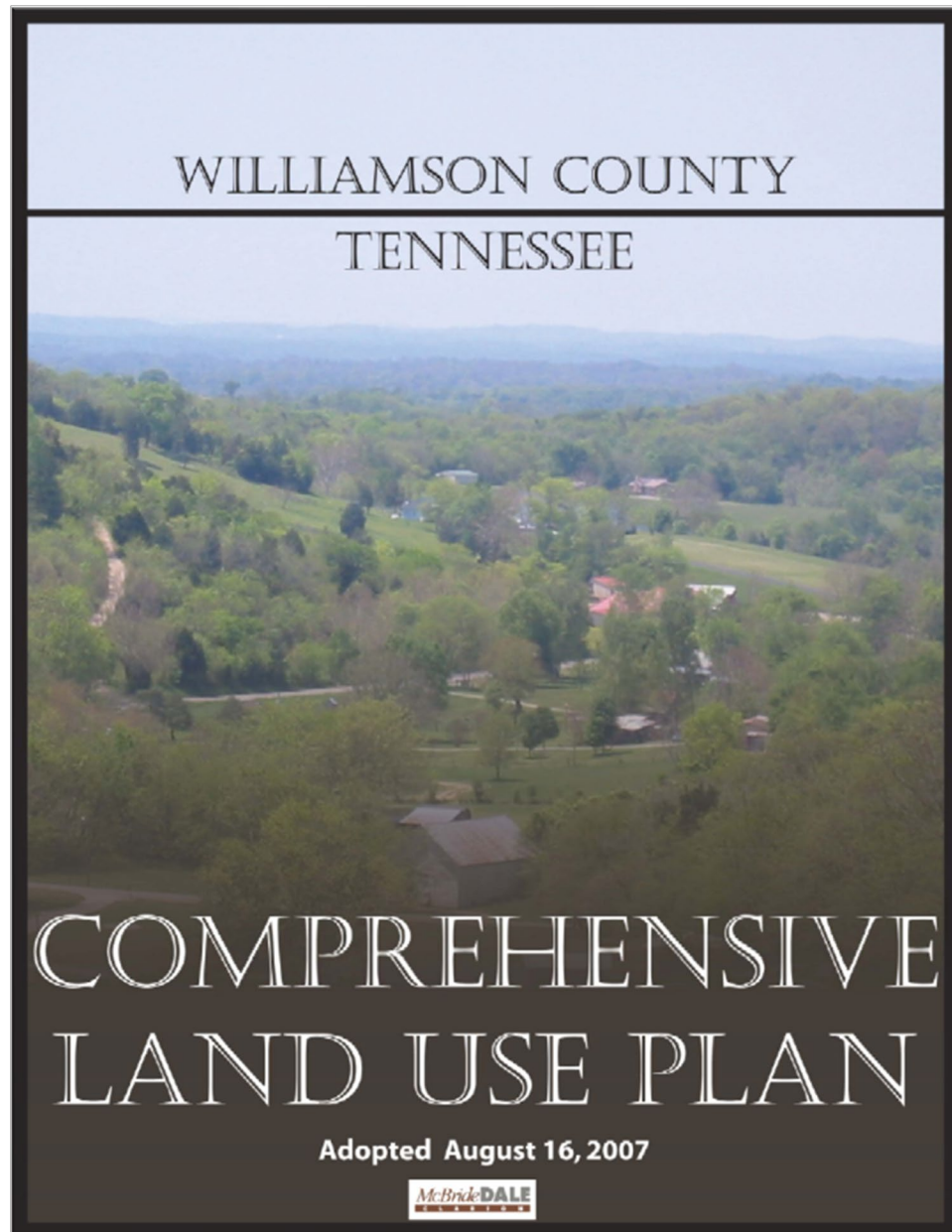


Williamson County Community Character



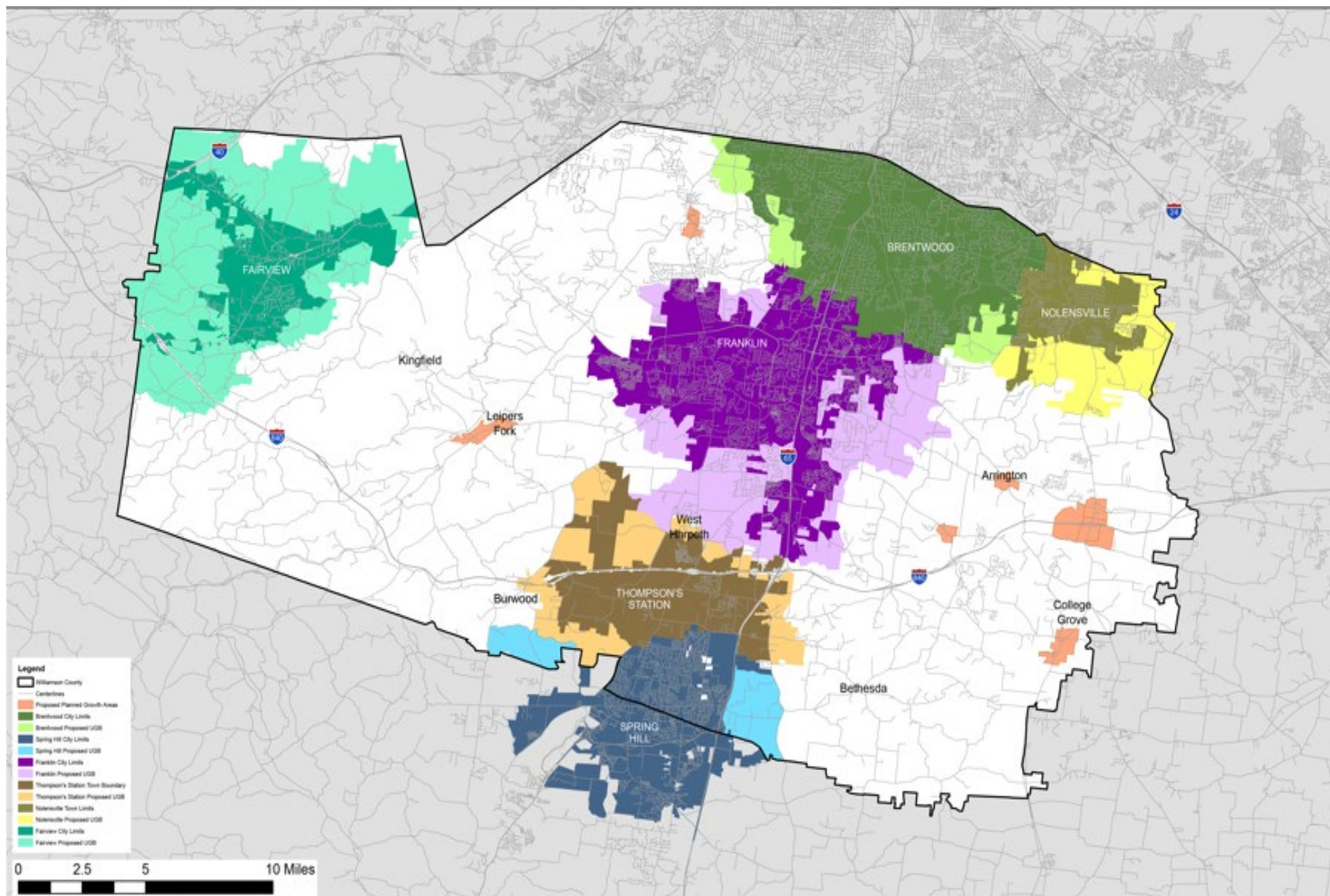
Wilson County Community Character





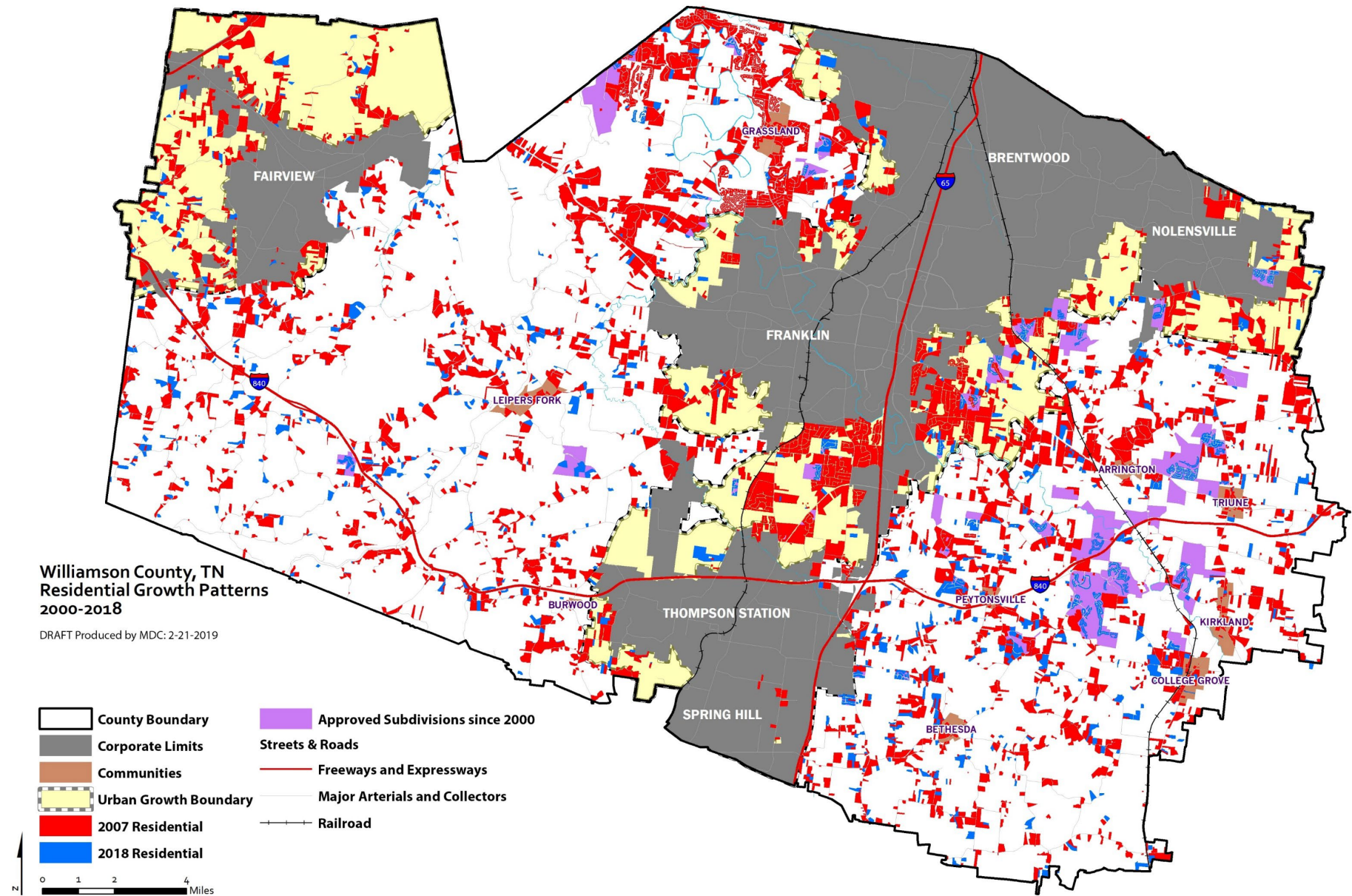
2007 Comprehensive Plan

- Extensive public participation process
- Addresses land use, infrastructure, natural resources, housing etc.
- Predominant theme was to preserve rural character and to focus the majority of growth in key areas – Urban Growth Boundaries
- However, plan did not call for changes in established densities



Residential Development Patterns

RESEARCH & ANALYSIS



Population Breakdown

RESEARCH & ANALYSIS

248,000

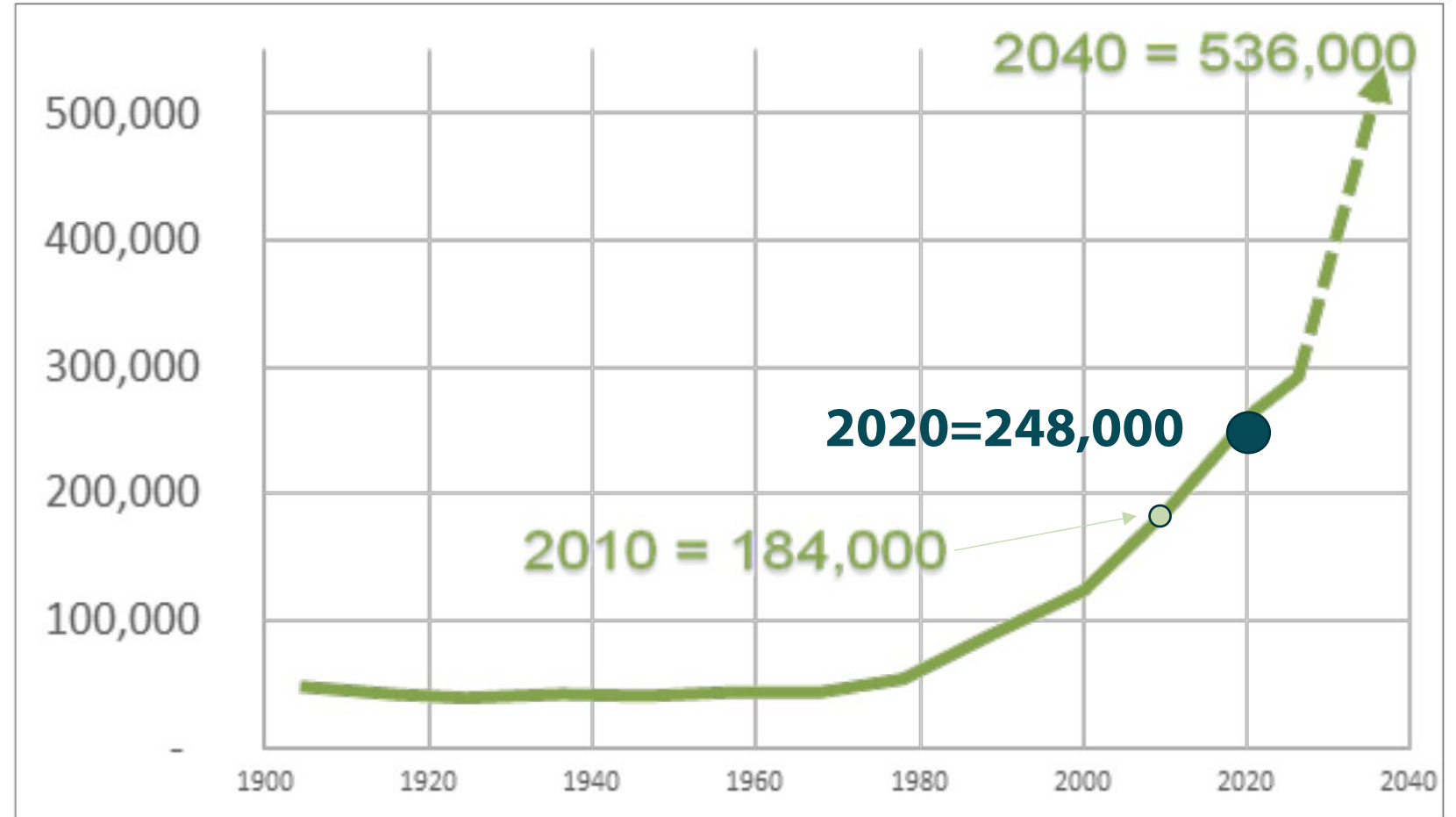
2020
Williamson
County-wide
Population

288,000

Additional
people by
2040

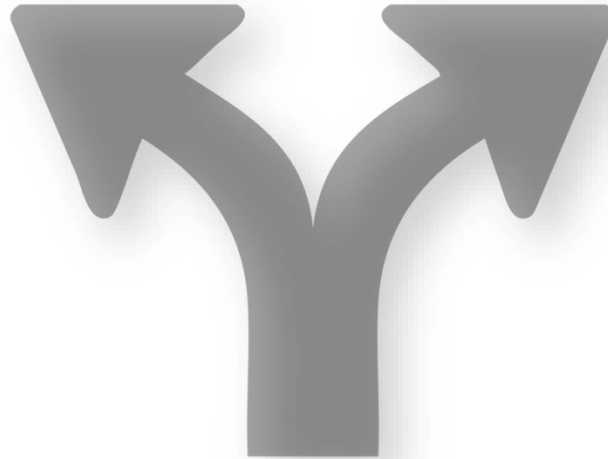
536,000

Williamson
County
Forecast 2040



The Policy Fork in the Road

Does the county still want to preserve rural character in outlying areas by focusing the majority of growth in and around the municipalities?



Does the county want to conclude that the continuation of suburban development sprawling into rural areas is acceptable and that the previous policies are no longer appropriate?

Growth Scenarios

Two Growth Scenarios

1. Business as Usual
2. Town & Country

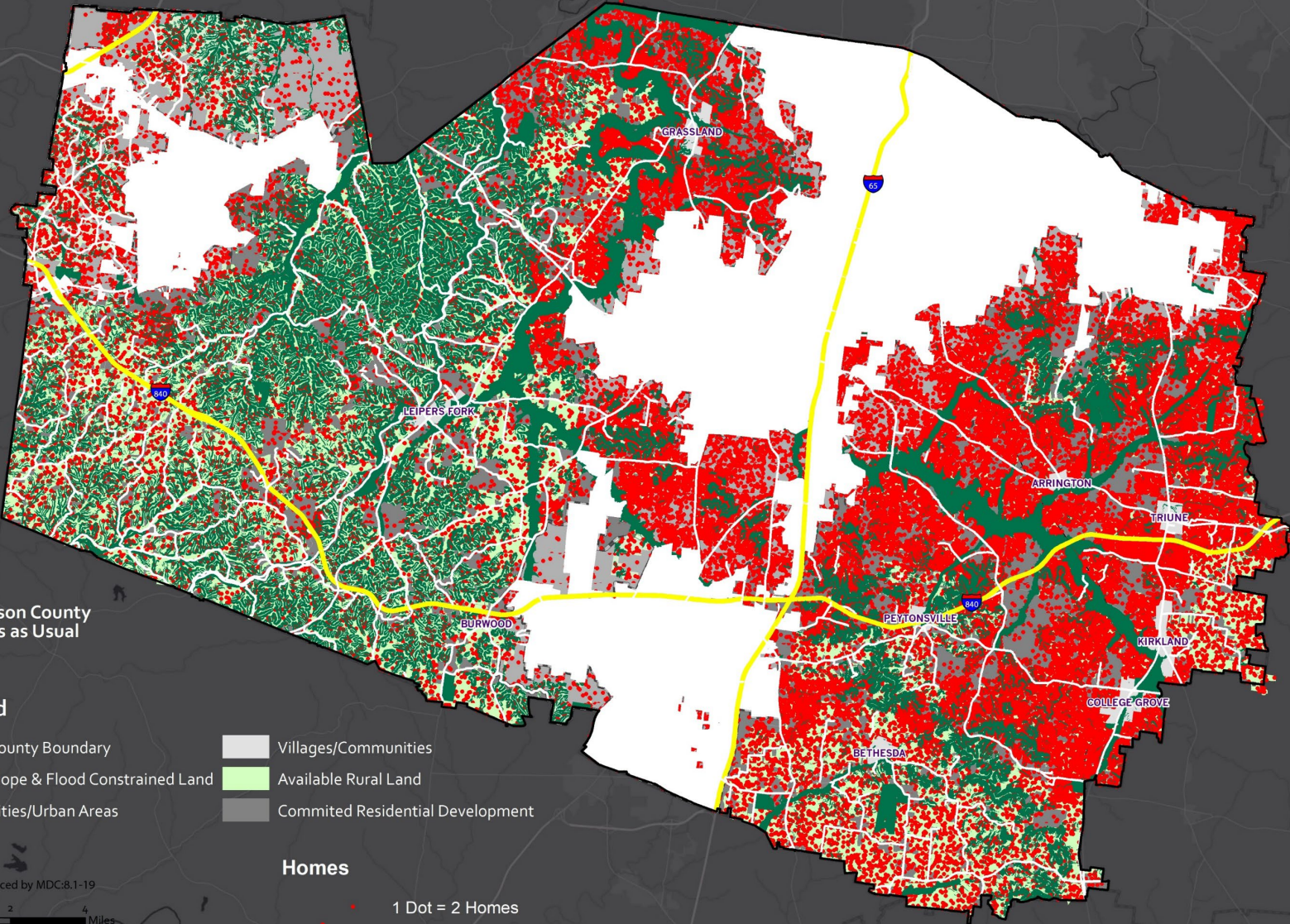
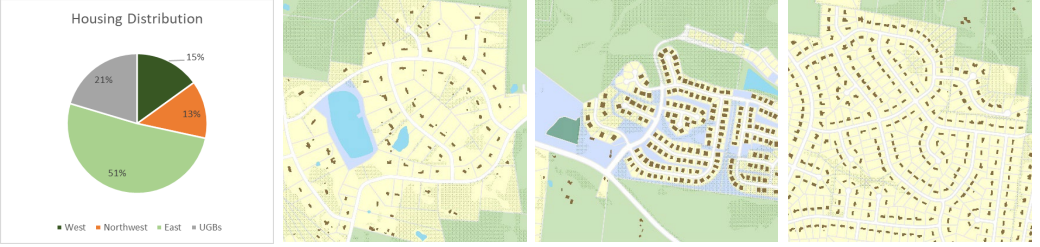
Evaluation Criteria

Community Character

Traffic/Road Improvement Needs

Overall Fiscal Impacts

Business as Usual Scenario 1



~82,700
outside
UGBs

2.08 AC
average size of
new residential
lots outside UGB



~\$5 Billion
Cumulative 20-Year
Cost of Growth
Outside UGBs



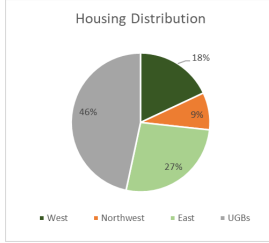
6
Trips/Acre



~\$330 Million
Transportation
improvements

Town & Country Scenario 2

(UGB @ City Densities, Remainder of County
with 5 acre lots)



~48,400
outside
UGBs

4.61 AC
average size of
new
residential lots
outside UGB

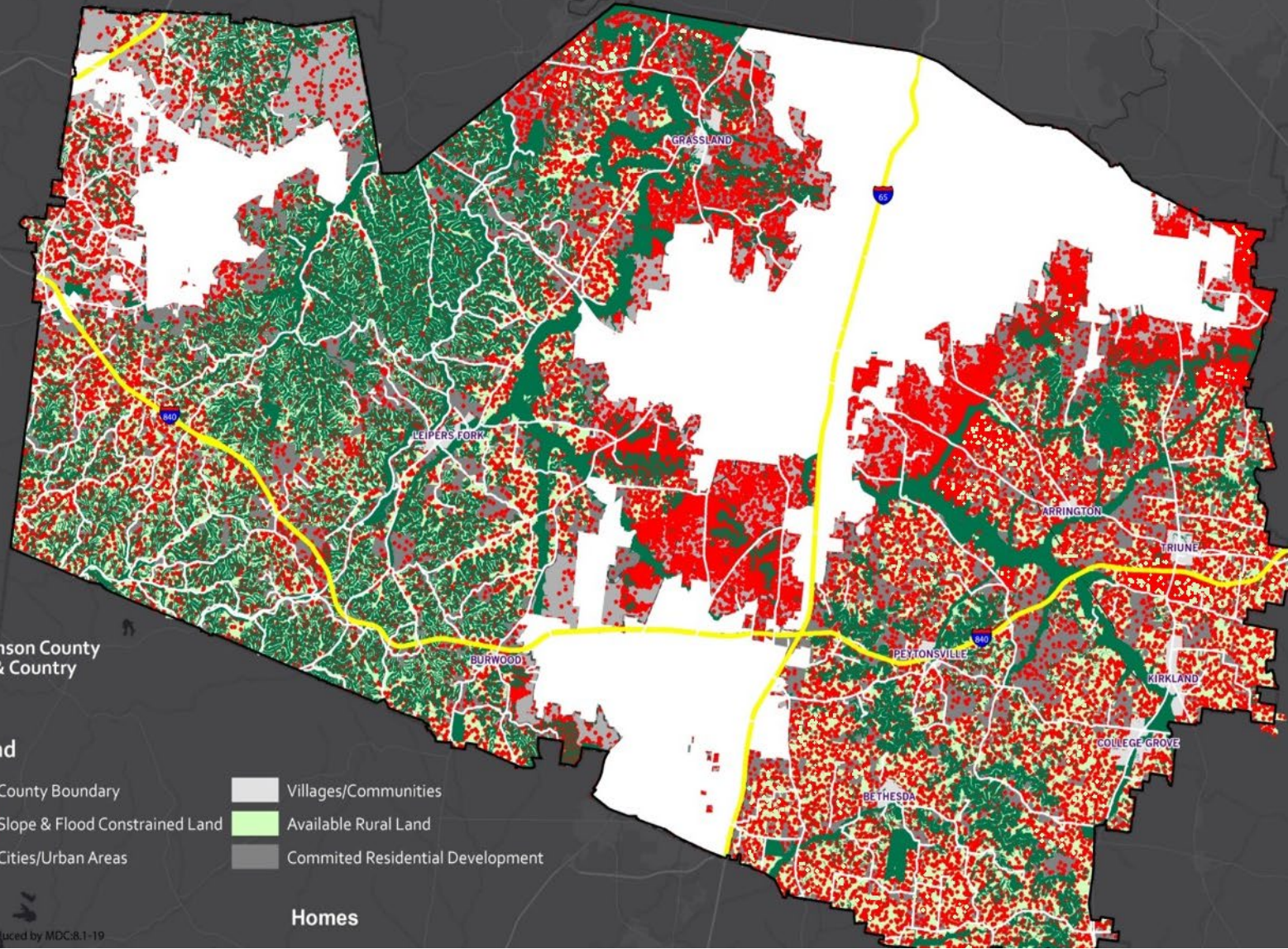


~\$1.5 Billion
Cumulative 20-Year
Cost of Growth
Outside UGB



3.8
Trips/Acre

~\$220 Million
Transportation
improvements



Williamson County
Town & Country

Legend

- County Boundary
- Slope & Flood Constrained Land
- Cities/Urban Areas
- Villages/Communities
- Available Rural Land
- Committed Residential Development

Homes

Response to Scenarios

Citizens (from public meeting and online)

- **Overwhelming support (92%) for Town & Country Scenario**

Advisory Committee

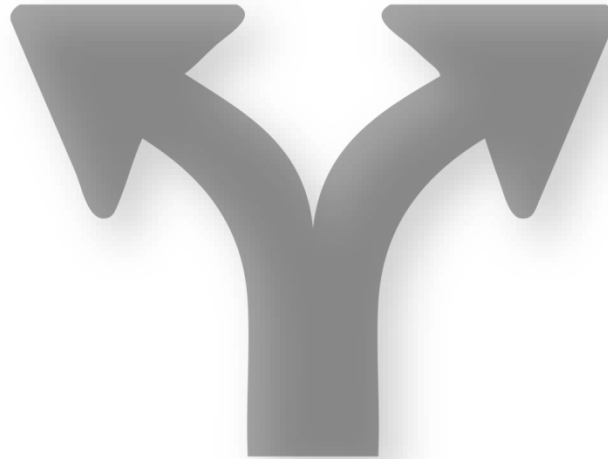
- **Unanimously decided to pursue Town & Country Scenario**

County Commission/Planning Commission

- **General consensus to pursue Town & Country Scenario**

The Policy Fork in the Road

Does the county still want to preserve rural character in outlying areas by focusing the majority of growth in and around the municipalities?

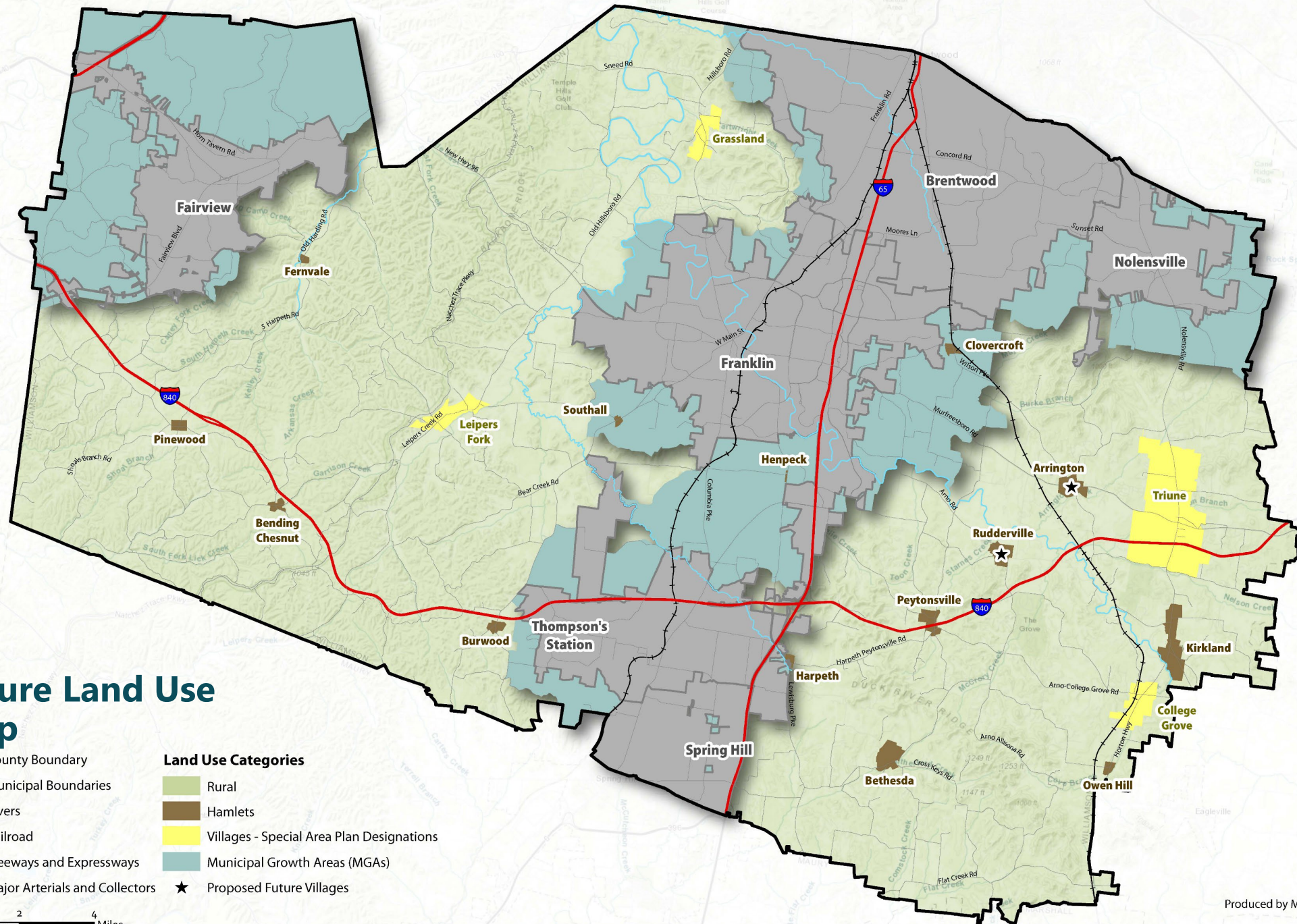


Does the county want to conclude that the continuation of suburban development sprawling into rural areas is acceptable and that the previous policies are no longer appropriate?

A teal-tinted photograph of a park scene. The top half shows a dense line of trees against a cloudy sky. The bottom half shows a calm river reflecting the trees and sky, with some reeds in the foreground on the left.

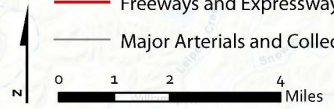
Plan Highlights

Land Use and Implementation



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

Regional Growth Management

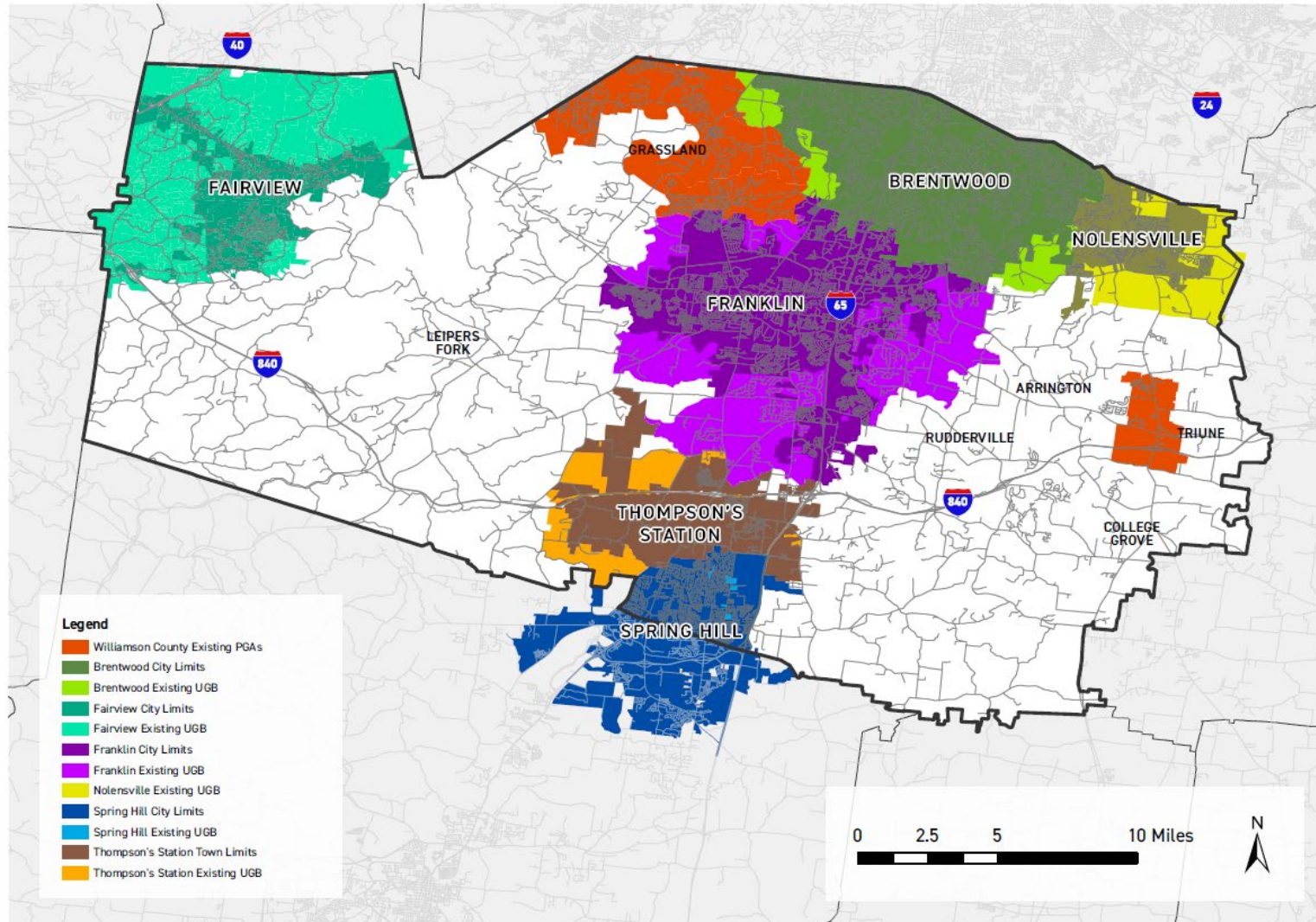
- **Municipalities and County should engage in collaborative planning to evaluate where growth should occur**
- **Has resulted in an amendment to the Williamson County Growth Plan**



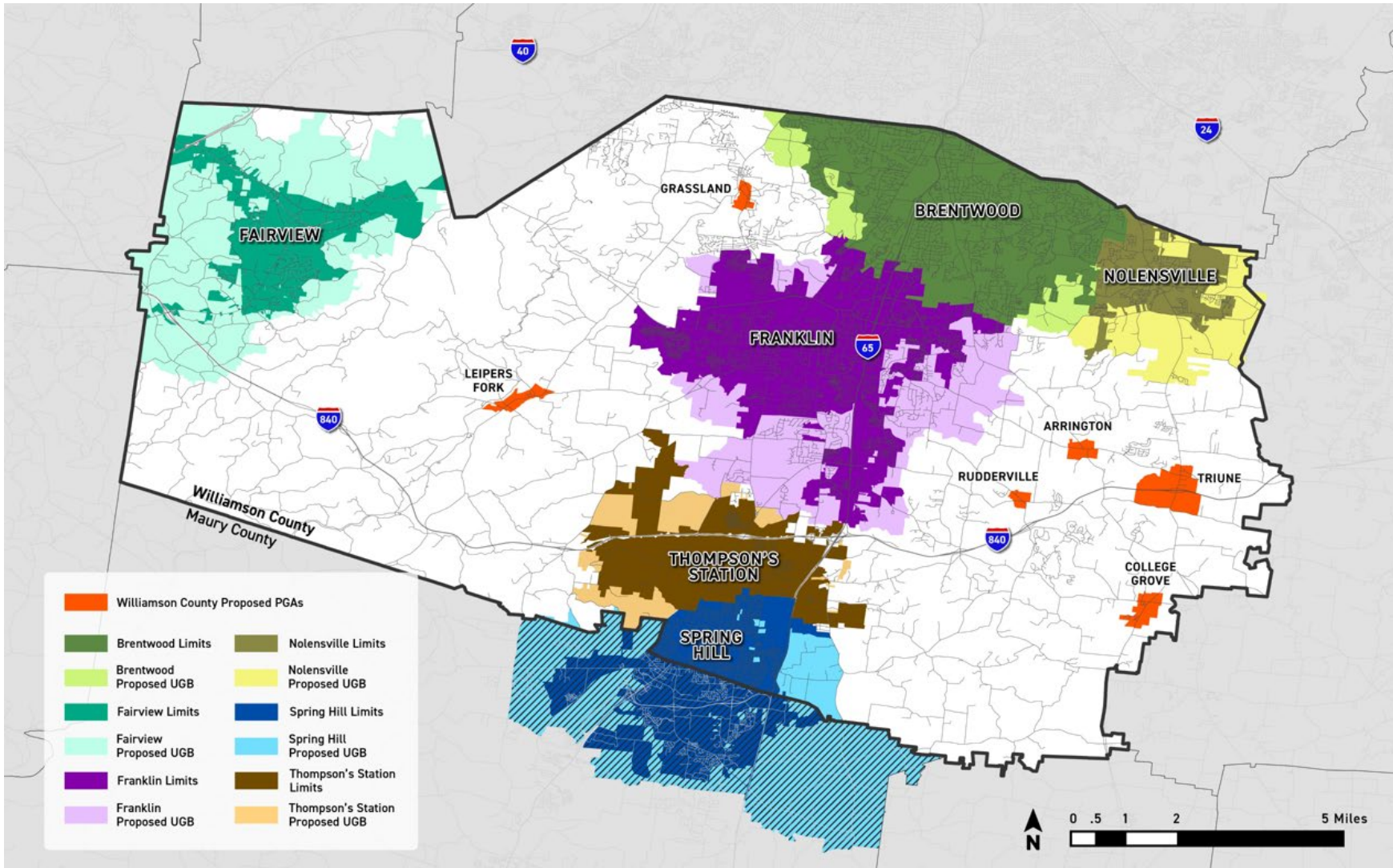
Williamson County Growth Plan

- **County-wide plan that establishes:**
 - **Urban Growth Boundaries (UGB's) around municipalities**
 - **Planned Growth Areas (PGA's) outside of UGB's**
 - **Rural Areas**

Williamson County, TN Existing Urban Growth Boundaries & Planned Growth Areas



Revised Growth Plan Map



Williamson County Growth Plan

Goals & Implementation Strategies

- **Cities agree not to annex outside of UGBs**
- **Revisit the Plan at least every 5 years**
- **Interim development policies**
- **Advisory Group to meet quarterly**
- **Multi-jurisdictional entity related to transportation**

Thank you!