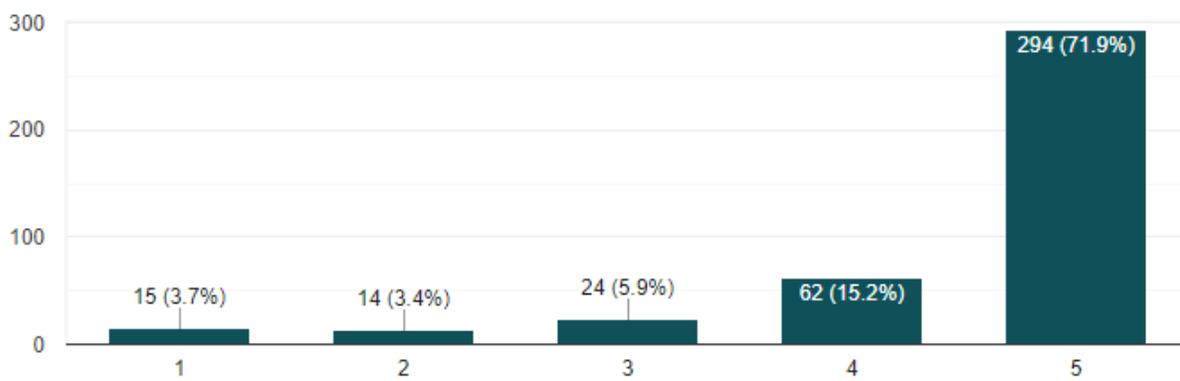


PUBLIC SURVEY RESULTS

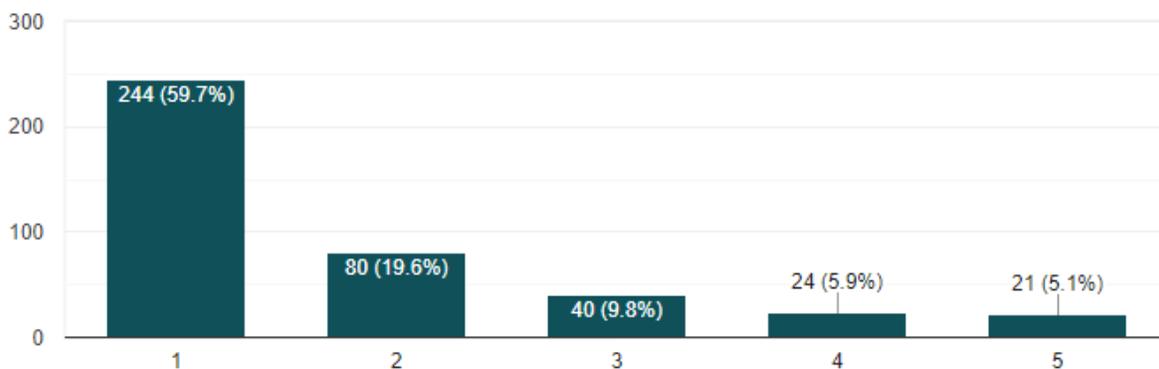
These results are from the Williamson 2040 Public Survey Round 2. The following statements that were reviewed were drafted based on review of current Comprehensive Plan policies as well as the public comment and discussion that has taken place during this recent planning process. The results shown were current as of April 12, 2019 with 410 responses.

Growth and Development

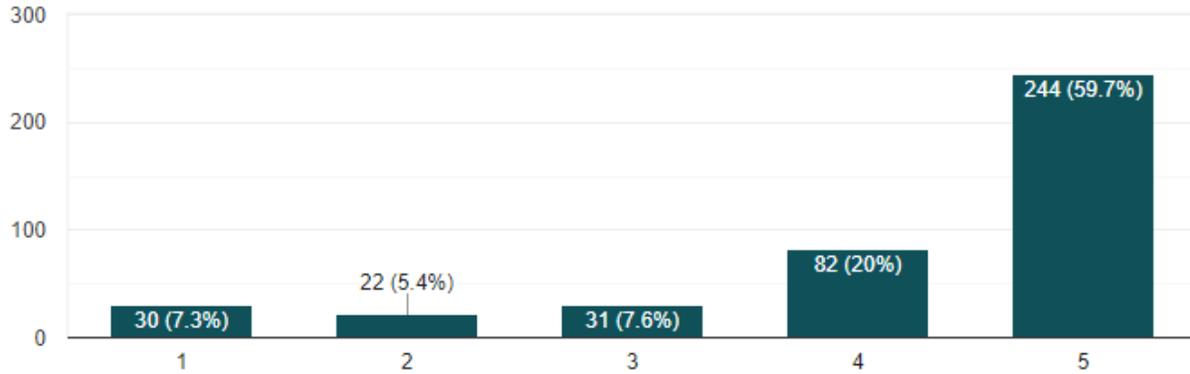
Rural and agricultural landscapes in outlying (rural) areas should be preserved by focusing the majority of growth in and around the existing municipalities.



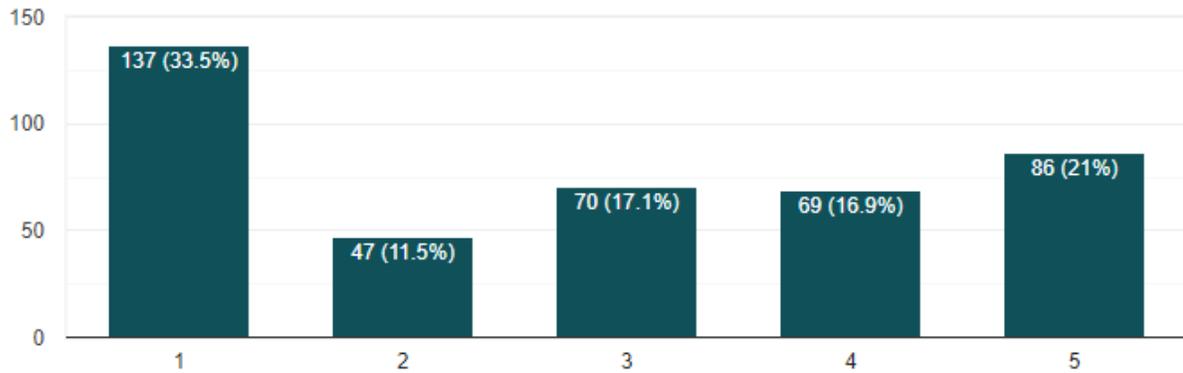
The trend of suburban style subdivisions being developed in outlying (rural) areas should continue.



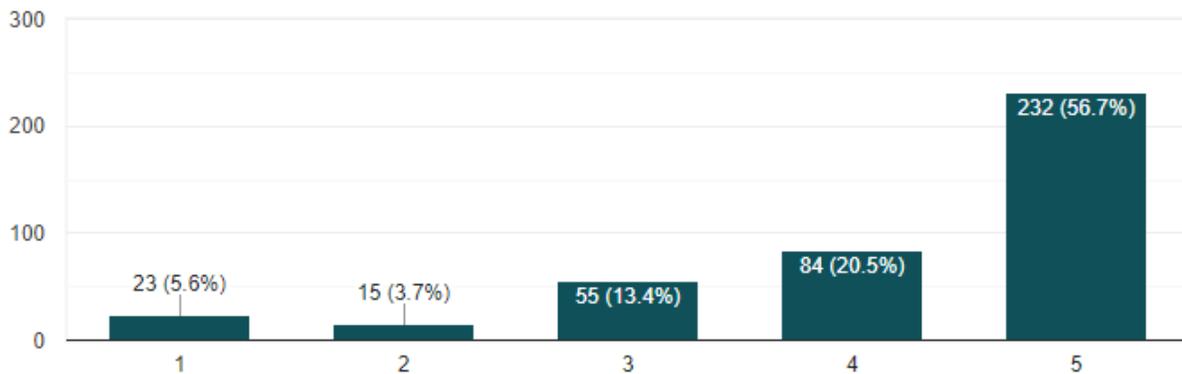
In outlying areas, growth should be limited to very low density residential uses and residential uses should be secondary to rural uses.



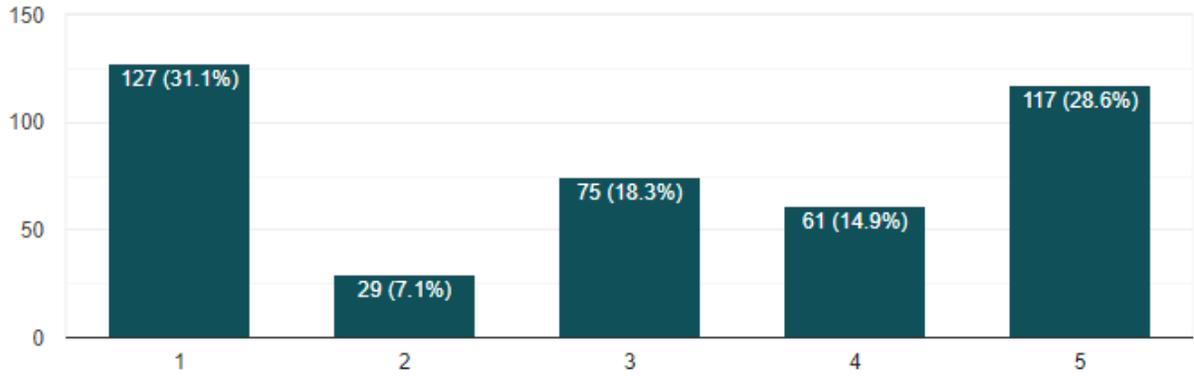
It is appropriate to continue allowing residential development at a density of one unit-per-acre in outlying areas.



The County should coordinate with the cities to encourage planned growth within the Municipal Growth Areas (the areas just outside the current city limits of the municipalities) rather than in rural areas.



The County should pursue various ways to fund a suburban level of infrastructure to support a suburban level of development in rural areas.



1. What is just outside of city limits? To fague
2. I have been in triune 40 years we need a kroger or publics your new plan of a maximum size 10,000 sq. Ft. Building will not get food store. only a kwik sak small store. the people are asking for store fix zoning to support store. 40,000 sq. Ft. . Thanks. just got back from driving to nashville to get grocery 32 miles round trip .
3. I am specifically concerned with the annexation and development plan for Tap Root Farm off Clovercroft. This development is proposed by a sub standard builder with hundreds of complaints against them nationwide for shoddy workmanship on their homes. Any Google search of Meritage will prove my point. In addition, they want to build 420 small homes on 35 ft wide lots in a space of only 90 acres. Why would Franklin allow this next to homes ranging from 500,000 to 1 million? What about surrounding property values, traffic, overcrowded schools and crime?? Other builders should submit alternatives to this horrible plan!! Also, please consider the historical significance of this property. This farm has been part of this community for generations with ranch rodeos, horseback riding lessons and summer camps. Can't we at least see if there is another agricultural based business that might want to develop this property for the enrichment of this community?
4. I have lived in WC since 1977....The old residents of WC are being screwed by geting taxed to pay for NEW residents.
5. There is already to much growth in our rural areas. I see more and more subdivisions going up all around us. We chose to live here for the quiet country life and we are losing more and more of it everyday. It's really heartbreaking.
6. All rural and county farm developments should be a 5 acre per home minimum lot size.
7. The Developer should help fund needed infrastructure like roads, traffic control systems, water, waste, and possibly a school assessment.
8. I fully support the growth of our cities and the direction of concentrating the growth in the cities. If done properly it is the most efficient way to grow and it preserves our green spaces for everyone. Please stop the suburban sprawl. It is a proven wasteful form of growth and development. Lets learn from better techniques. We have an opportunity to do better.
9. The current growth in rural areas is not helping to preserve agriculture and rural lifestyle. Because the developments are creating multiple residential dwellings in "neighborhood developemnts" the accompanying noise and traffic decreases the rural lifestyle. In addition those areas receive internet services that many of us still do not have available as current residents of williamson county simply because we are a single residence instead of a development.
10. With urban growth comes crime, higher taxes and other undesirable problems. Stop this out of control growth. Let the money grubbing developers go to other counties and throw up their shanty towns.

11. Focus should not be on housing but roads
12. Put in the proper infrastructure before allowing more building permits. It's already to congested in Spring Hill!!! Why do they keep giving building permits for more homes???
13. The developers should NOT dictate the growth plan. This should be controlled by the government in accordance with what the people want. Growth is not paying for itself by a long shot and could be paying more.
14. The rural areas of Williamson County do not have the infrastructure to support the rapid development that is beginning in Thompsons Station/Franklin along
15. and off of Lewisburg Pike. TDOT does not have plans to address roads such as Bethesda Road, and yet the County continues to approve new development (e.g., a new Rec Center with soccer fields and a 55-home subdivision). Most of us that live in the rural area of WC CHOSE to do so because we didn't want to live in a city area. The last question on this page is confusing. If you're going to develop in rural areas, then you must figure out how to fund infrastructure within those areas, including schools. However, my preference is you leave rural WC rural.
16. Living right outside the city limits in an unincorporated area is what we've worked hard for all our lives. This rural land is what we enjoy with all its natural wildlife and beauty. "Green Space" is not the same as the beautiful farm land we have today. This is our home - do not destroy it with economic sprawl push by greedy developers - who do not live here and don't care about the people who have invested their entire lives to live in a beautiful rural place.
17. do not let Tennessee become another urban sprawl like California. it's sad to reflect on what they used to have vs. the mess it is now.
18. Residential housing being developed should prioritize larger lots to preserve natural character of the area. In growing areas, such as Nolensville, community infrastructure must be expanded and a grocery store must be recruited to the area.
19. Unless and until infrastructure is in place, we do not need more growth!
20. Slow down the growth. We don't want to become a big city
21. I am strongly against further suburban housing development in rural areas of the county.
22. Please preserve the remaining rural areas in Williamson County
23. What drew us to the area is the love we had for the rolling green hills, untouched land, and small town feel. that is quickly, and sadly, going away and it's becoming the growth area we moved away from. We are currently considering leaving the county when we move in thr next 5 years.
24. You are ruining our beautiful county and lessening the enjoyment longterm residents have had for many years through gross overdeveloemt.
25. Limit development

26. Franklin used to be so beautiful, with abundant trees and greenery. Now it is nothing but concrete buildings, houses upon houses, and traffic headaches everywhere you go, it's just too much. It's sad to see, what has happened to our area all in the name of growth, money and greed.
27. STOP PUTTING SUBDIVISIONS IN RURAL AREAS. WE DO NOT WANT THEM, THE PEOPLE THEY ATTRACT, OR THE ADDED TRAFFIC.
28. The current growth push allowing whole communities to be developed in rural areas is putting an unnecessary strain on traffic, schools and the rural residents. Slow it down until the infrastructure can be brought forth to match.
29. Enough growth. No land anymore.
30. Stop
31. Residential Growth in Rural parts of the county needs to stop ! PRESERVE our countryside!
32. Roads need work before subdivisions come in and I'm very concerned about the proposed Bond Mill subdivision on Bethesda Rd. And how all those homes will effect getting on to 431.
33. We need to preserve rural areas, and wildlife habitat
34. It seems that everyone wants to move to rural Williamson County and enjoy our beautiful countryside, but they also want the conveniences of city living. It can not be both ways. In having one, you give up the other. If you want city conveniences, move to Spring Hill, not rural Williamson County. For the record, we DO NOT want to become another Spring Hill. Some of us have families that have lived here for generations. The beautiful farmland and rolling hills are part of our heritage. We work hard and pay substantial taxes to continue to live our much loved rural lifestyle. Please consider those of us who have spent our lives here and have a deep love and respect for Williamson County when making decisions that will affect us so greatly rather than catering to developers who will make their money and leave. They are not making anymore land. Green space and parks are for cities!!
35. no lots smaller than 5 acre
36. Please, NOT another Spring Hill.
37. We love our country living. Quality is better than Quantity.
38. Too much growth and no additional infrastructure to handle.
39. Many of us have moved into the rural areas for the long-term, retirement, etc. Current activities seem to favor the developers who do not live here. There is a win-win if done in a managed way, with a plan that must be adhered to...
40. Growth in the rural areas of Williamson county have outpaced the infrastructure. Our schools and roads are becoming overcrowded. As a long term citizen of Williamson count (19+ years), we are losing the appeal of living in a "small town." We moved here because of the rural feel in a suburban area. Let's not leave our roots too far behind.

41. I think any developed land is going creep towards being as dense as possible....so to avoid this sort of development creep I'm inclined to hem in commercial and high density development to a few set areas and then allow the remainder of the county to remain rural or very low density houses and farms, etc.
42. Williamson County's gem is the rural and agricultural areas - these areas should be protected and preserved. We can find subdivisions in any state, in any county but the beauty of TN is in its rural heritage and wilderness. We must not lose the thing that makes TN great- it's farmland, rural areas and wilderness
43. I see all this growth on subdivisions! What about our roads? Duplex has been on construction for almost a year now! Lewisburg Pike, Duplex , Buckner , Thompson station road are a nightmare most of the time! I have a young adult driving to work every day thru all these construction sites ? How is that being fixed when there's building every where? These roads are deteriorating by the minute. I love my country feeling. I don't like seeing subdivisions in our community. The rural areas are beautiful. More houses are taking that beauty out.. The one main reason why I moved here 11 years ago.. We are now seeing big 18 wheelers and trucks driving on our road. These roads are not meant for that. I love the land. Love the small communities. That's what Tennessee is all about..
44. Infrastructure, emergency services and educational needs are difficult to maintain with the explosive growth and crawl we are seeing. Nashville is not Nashville anymore. I'm concerned we are going to turn in to the nightmare of Davidson county if we aren't careful.
45. Stop building subdivisions
46. Growth is not the question -it's coming. What I think we are strongly against is high intensity subdivisions erasing Williamson County's beauty, views, water resources, wildlife, and indeed, identity.
47. Too much too fast! We are losing why people love and want to live in Williamson county.
48. Stop the growth. Love of money by outsiders has ruined on home. Hate what this area has become.
49. Stop building subdivisions in Williamson county. Minimum of 5 acres of land for a residential building permit. Relatives building a house on a family farm should be exempt from 5 acre rule and should be granted a sewer tap if a subdivision borders their farm.
50. Keep Peytonsville rural!!!
51. How do we know only residents are using this survey, rather that developers?
52. We can't build a small one level house for our old age on our own 4 acres, according to codes, but developers are allowed to cram houses only a few feet from each other....why are developers allowed to do what individual, hard- working homeowners are not allowed to do to meet our own housing needs? Where is the basic fairness in that?

53. Please don't allow profit to change our rural areas of Williamson County. It is what brings people here because of the beauty. Destroy it and destroy and then we will become another Davidson county people want to flee from.
54. Stop building subdivisions, the houses are too big and drives up property taxes and we are taxed enough now. also get marta out of our county, its outlived its usefulness
55. We don't need to pursue 'various' ways to fund suburban growth. We need to work with cities to grow within their PLANNED and APPROVED municipal growth areas #responsiblegrowth
56. A big draw to Williamson county is the bucolic feel. The green, the farms, the rolling hills. If we continue to grow at the same pace and structure we are going to look like every other county and place. To continue to draw people here to fill in gaps for the natural turn over Williamson County needs to continue to be different than the other counties out there. We have suburban areas and amenities, but we also have a lot of beautiful rural areas that make driving and being in Williamson County feel peaceful and joyful. We don't want to continue to develop suburbias like every other county has or we will end up like every other county. Density restrictions, preservation restrictions, landscape and greenway requirements should all be a part of the package. That will continue to draw people to come here to live
57. before we do any more building anywhere in Williamson County, we need to focus one expanding and improving the infrastructure
58. raise taxes to developers and builders
59. All growth needs to be measured against the ability to have funding to support school needs to MATCH that growth. Effectively cutting the budget of existing schools to build new schools while the developers profit IS NOT ACCEPTABLE.
60. Plans must be made for current residents who made this county what it is today and offer them housing "NOT INSTITUTIONAL HOUSING" that is close to grocery, drug stores and doctors and hospitals. Such as the area behind the Hill Center. A few of those homes are old and needing repair or replaced and you could put several cottages on those lots. No need for worrying about traffic. These people are not going and coming during peak traffic times. No worry about overcrowding schools with these projects.
61. The current planned growth areas need to have planning revisited for the undeveloped rural areas in these suburban parts of the county too.
62. Think rural areas should stay that way, even 1 acre density is too much
63. Growth and Development is a necessity in life as our population increases and more people discover what a great place Williamson County is to live. The main concern I have is how the development happens, The new suburban developments should maintain like homes in the areas they are near with price points that reflect the area. The Williamson county areas should not be developed into zero lot line spaces with large density just to ensure a builder can make a buck. These types of neighborhoods over populate the schools, roads, and general living areas. Putting in homes that are 1 per acre or even 2 per acre would be acceptable so long as the

podding of homes was restricted. The developers should not be able to pod 400 homes in one space just because some of the land they're purchasing isn't ideal for building.

64. You are running long time residents out of Williamson county now half the people I grew up with now live in hickman and rural Murray county's enough !.
65. Franklin is losing its charm and it's small town feel. The excessive building and increase in population is not commensurate with current infrastructure. Franklin will soon look and feel like another South Florida/LA if this high density development continues. I think you'll have a lot of locals and others who moved here bc it was not a mass suburbia looking to move elsewhere if this continues.
66. Build the sewer infrastructure and you can dictate to developers what they can and can't build based on community need.
67. STOP the madness!! We don't want our schools overrun, poor quality of life from these new high density development. We are here because schools are good, crime low and traffic is manageable. WE DONT want to become a suburb of NASHVILLE! The develop make the money and CITIZENS are left with ever increasing taxes to help develop infrastructure. Also we want our property values to increase, nor decrease because of development that doesn't match the surrounding area. Do what you SHOULD do and preserve our way of life!!!
68. The infrastructure should be in place before the housing developments are done.
69. I've seen mass development ruin our country lifestyle (which is why we moved here) - traffic, underplayed infrastructure, growth concepts not inline with the current architecture and culture. My hope is that the builders will speak to the city and residents instead of just doing what they want and paying fines after the fact. Growth needs to happen at a respectable level and mindfully so that it doesn't affect the residents, schools and traffic patterns.
70. Need better roads, bike ways, trails and public transit everywhere! The cities should grow much larger with lower densities.
71. Keep rural Williamson County rural and develop your infrastructure first before developing the property. All roads, utilities, etc. should be in place.
72. I am a native to Williamson County (39 years) so I've seen many beautiful areas get developed. I remember when cool springs mall was a farm! So, to preserve the outlying areas for our future generations is important. We have such an influx of transplants and many can afford the higher home prices because of where they are from. Good for them. But it is pushing out the area natives. I understand change but stop taking away the beautiful Williamson countryside to support this emigration. It's not going to be such a great place to live in 50 years when the beauty is gone.
73. Low density housing
74. Infrastructure for development outside of municipalities should be primarily funded by developers, not subsidized by existing tax payers.

75. Growth needs to slow down drastically. Stop giving away our beautiful county. You're ruining our quality of life.
76. You bring the people, you need a place for them to reside. Highly populated areas bring crime and discontentment and will alter our way of life drastically.
77. PLEASE, don't take away all of the GREEN SPACE! Once it is gone it is gone for good. Please, work on infrastructure before you allow more houses. We have to have good roads and schools FIRST! Please, don't let us become ATLANTA.
78. Need to have infrastructure in place as well as road capabilities prior to development
79. One home per acre is fine as long as it is just that ONE HOME ON ONE ACRE . The densities created in the middle of our beautiful rural area has totally destroyed the character of our county. Thus, I recommend changing the zoning to one home on a minimum of 2 acres of land or standardize the east and the west of the county to 5 acres minimum. The conservation plan does not do anything to "conserve". It has created traffic, road and school capacity and safety issues, including lack of funding for all. The total number of acres purchased by a developer should not be the number of homes they are allowed to build. IE: if 100 acres are purchased, the land that cannot be used due to slopes, topography, flood plain etc should not be given to developer for total number of units. The net number of acres (which includes the amount of land for roads) should be the total number of homes permitted. With one home on 2 acres of physical land. This will help with the transition between city (density) and county (rural) More strict guidelines are needed to discourage out of state developers coming to TN to destroy our beautiful county.
80. I strongly support growth that supports and cares for its citizens. However, I do believe all growth should come at the cost of that which makes Tennessee so unique: its beautiful, wide open farms, rolling hills, wildlife habitat, and waterways. These natural resources are critical to human health and longevity.
81. Stop building houses
82. I don't want Franklin to lose its charm of a small community. If I wanted to live in a big city I would move to Nashville . When cities grow so does crime in a city. Right now Franklin is a safe town for families to live and participate in community events. We can't even support the growth right now. Too much traffic. not enough police, fire. And schools are starting to get over crowded. Put a moratorium on Williamson county. NO MORE DEVELOPMENT!!
83. Infrastructure needs to come before the home development. Enough is enough with traffic. Build the roads and lanes to support growth first.
84. Stop building. This rampant , unchecked building of homes and businesses is ruining the natural beauty of the area. It is a strain on natural resources. It is fueled by greed. Homes are outrageously priced. Our teachers and police and fire personnel cannot afford to live here. Traffic is so poor around the area now. I urge the commission to just stop issuing permits. Let people build elsewhere. The property taxes received do not make up the difference in the loss of Franklin and Williamson County.

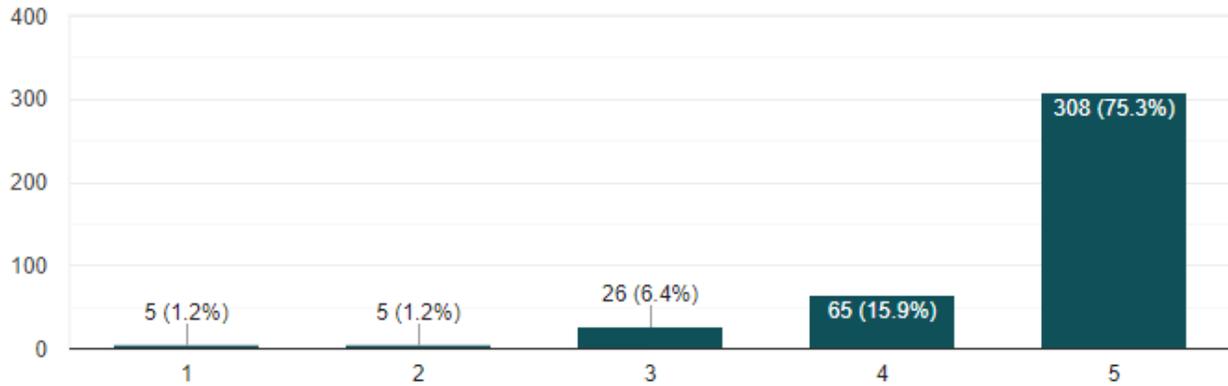
85. growth has been out of control for some time now, and the infrastructure is about 20 years behind what is already here. the growth should be regulated to very low density. in the county with the building currently in progress funding the much needed infrastructure.
86. No more large community neighborhoods. I hate to see so many homes with only a few feet in between them. Roads cannot handle neighborhoods with 500 to 1000 homes. We are slowly losing the Williamson county that we all love so much!
87. Infrastructure/schools/public services should ALWAYS take precedence before development and not be an afterthought.
88. Needs to stop!
89. One unit per acre is too much in rural areas. Just become a line of house instead of beautiful scenery.
90. I have a strong belief that growth should occur from the inside out in existing municipalities. With 250,000 more people I would prefer to see more high density neighborhoods and even high rise residential/ mixed use buildings as an alternative to developing our dwindling rural properties. As a landowner I also support property owners rights to develop their property.
91. I think we should upgrade roads where they are putting all the houses and development. South Williamson county is a nightmare and Fairview will be as well if they keep building the roads they are putting houses on are dangerous
92. We need to be slower to approve...Williamson is losing its rural charm and being built up too fast in what will inevitably look very period and dated in the future.
93. STOP the madness. DO NOT build over every single open area. There has been TOO MUCH building now!!
94. The county nor city should allow any more high density subdivisions in Franklin or around Cool Springs area.
95. Slow it down. We're rapidly losing everything that makes the county- and the state- unique. Everybody that wants to live here shouldn't necessarily have the opportunity to live here. There is only so much land to go around, and I hate to see it covered with subdivisions, Starbucks, and traffic.
96. Two Farms should be allowed, most others should not
97. I was born and raised in Triune and want to stay there the rest of my life on our family farm, but now we're surrounded by subdivisions. I get that the place is growing but please stop with all the subdivisions! Everybody wants to be here because of the rural small town charm, but that's quickly disappearing.
98. We specifically moved to an unincorporated area of Williamson County to not be surrounded by large residential developments. This move took us both further from our jobs but we were willing to do the extra commute in order to have this type of neighborhood. We would not be

pleased if they put in more large residential neighborhoods around us for many reasons including additional traffic, overcrowded schools, and lowering of property values.

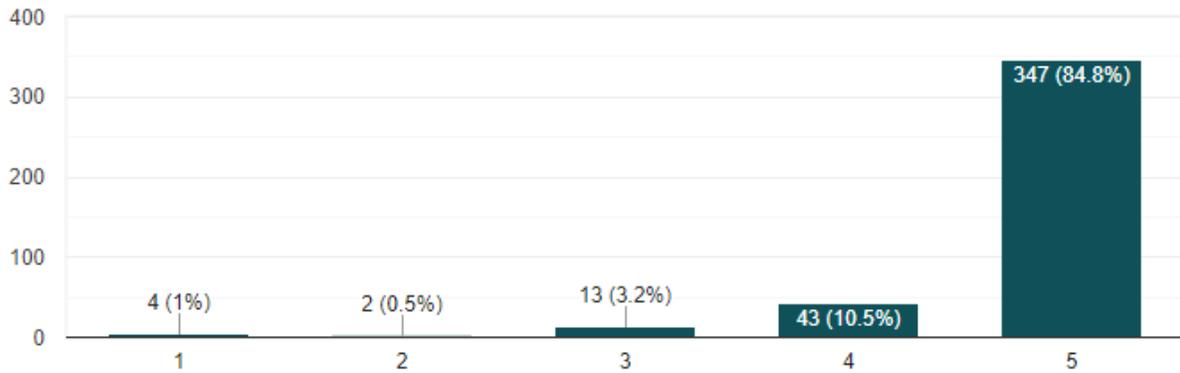
99. Rural areas of the county must be preserved that means homes or development must be on acreage, more than the one acre per, which should be the requirement throughout the entire county to include municipal areas. The only exception should be for a limited number of pud development inside the city limits to provide for lower cost housing, apartments, etc. and these higher density developments should only be permitted AFTER infrastructure is in place to support the weight of such development. Developers and builders should be required to pay for all infrastructure required to support their projects.
100. Urban sprawl is a “spoiler”. PLEASE ...NOT another Atlanta!!!!
101. The 2-lane roads are too small for the traffic volumes. Wilson Pike needs to be 4 lanes, McEwen needs to be 4 lanes, Clovercroft Road needs to be 4 lanes, etc. The low speed limits on these roads just causes people to ride my bumper and illegally pass me. It’s beyond unsafe and it is aggravating. It shouldn’t take me 40 minutes to drive 12 miles.
102. You must have the infrastructure in place before building homes. Don't allow more than one family per acre
103. Allow farms and green space to exist. Do not destroy the county and make it indiscernable from Davidson County. If I had wanted that lifestyle, I would have bought my home there.
104. subdivisions have already been built in rural areas without the benefit of adequate infrastructure or safety amenities,. These inadequatcies need to be addressed before more of this type of development is allowed.

Transportation, Infrastructure, and Public Services

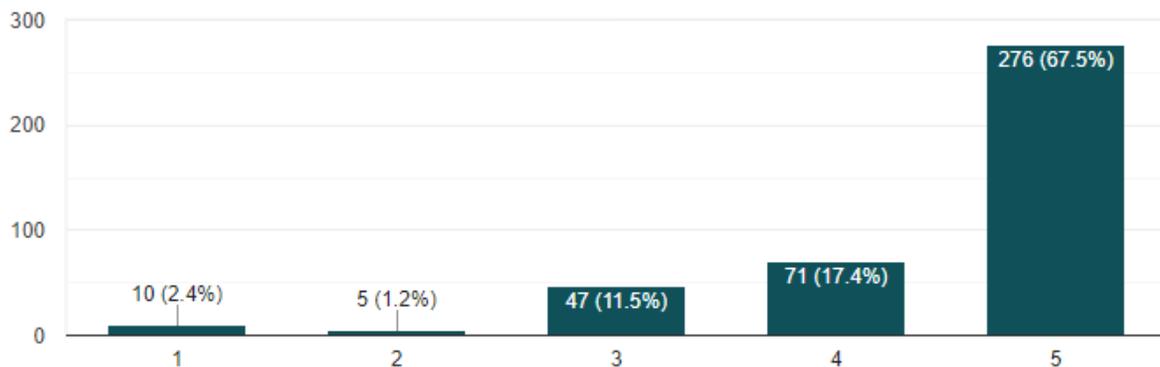
Roadway infrastructure improvements should be planned and funded in coordination with land use planning, zoning and development approval.



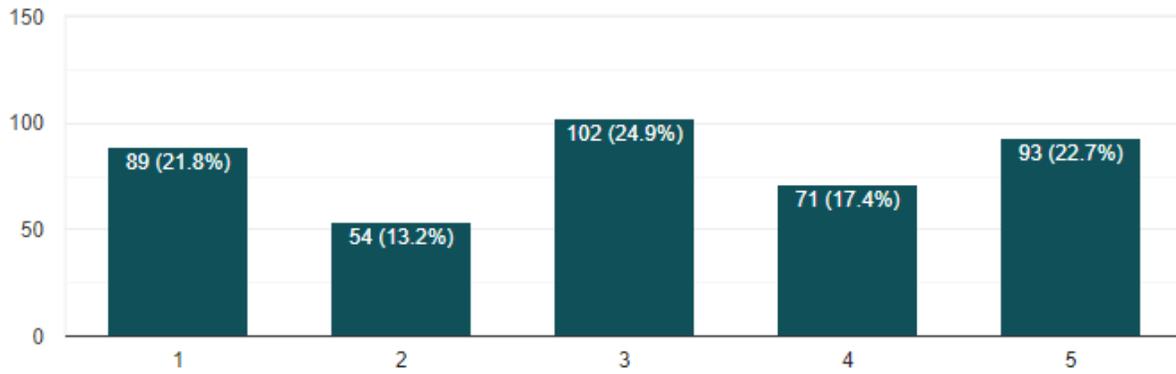
Development policies should take into account the impact that various growth scenarios will have on roadway improvement and funding needs.



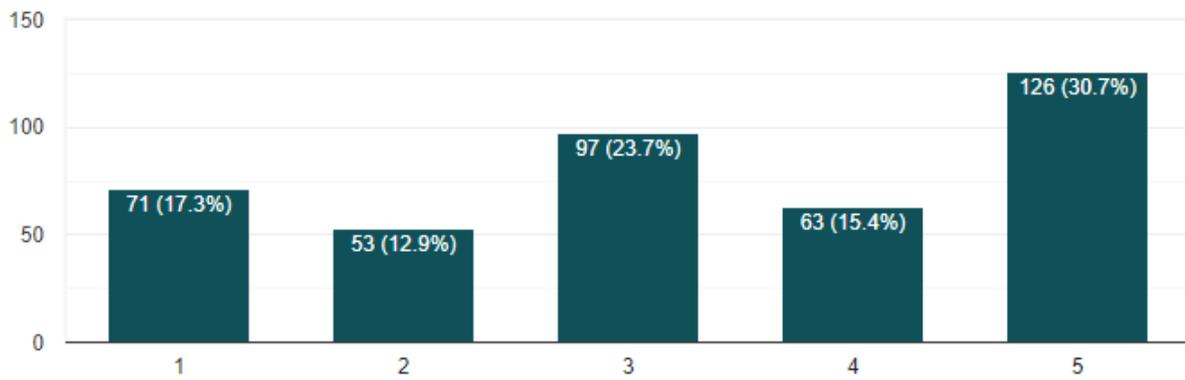
The County should prioritize roadway improvements and develop a dedicated, ongoing funding source(s) to construct necessary projects.



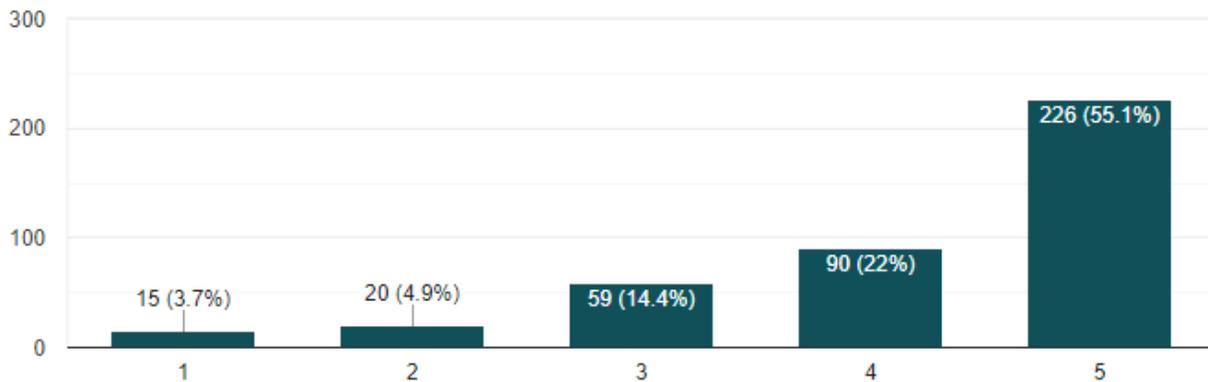
The existing roadway network can be enhanced without widening roads through signalization, turn lane improvements and other means.



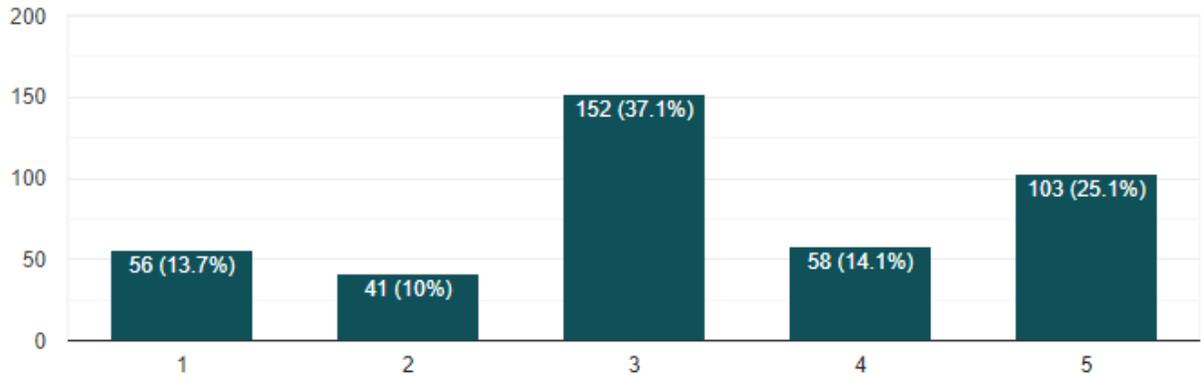
Alternative modes of transportation, such as transit and bicycle facilities should be promoted.



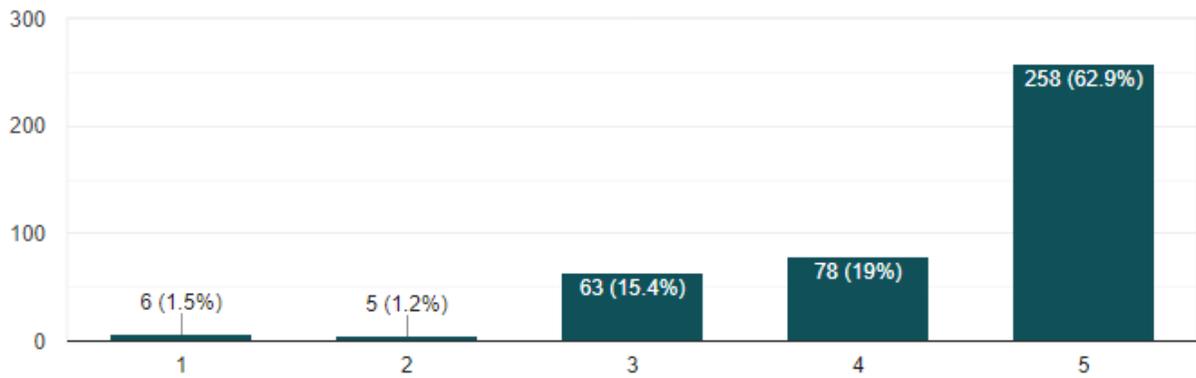
The County should coordinate with the municipalities in addressing regional transportation needs.



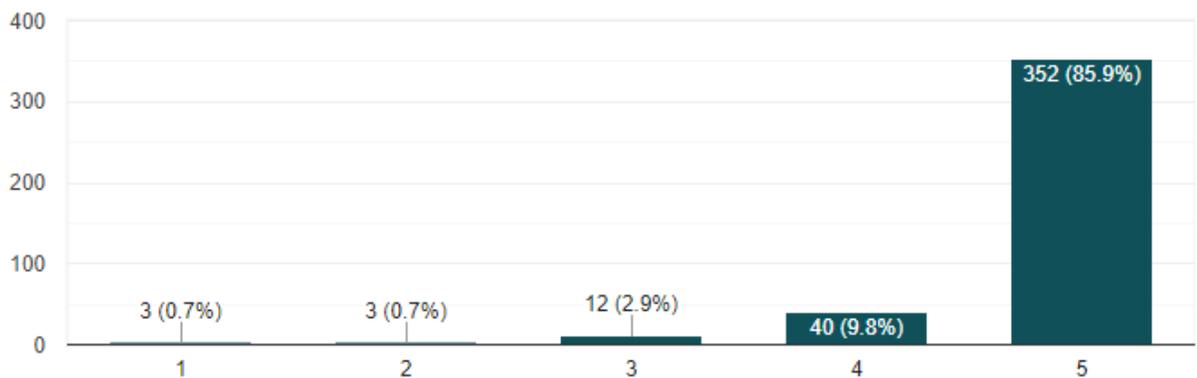
The availability of privately owned (alternative) wastewater treatment systems should not be a driving force in determining land use/growth patterns.



The County should coordinate the provision of infrastructure and public services with land use planning, zoning and development approval.



New development should fund its fair share of the costs of infrastructure and public services.



1. Growth should not be discouraged, but should be controlled and wise. Development should be funded by the developers but the developers should also be incentivized when they produce transportation efficient, robust infrastructure contribution and public service friendly developments.
2. We have 30,000 + cars a day in triune most are from other countries & thousands more each year . even if we build nothing in triune traffic gets larger. We need a bridge at 4 way stop. We need water lines for fire hydrant so home owners insurance is cheaper. We need a sewer plant or other plan
3. Grassland has NOT grown due to sewer failure and this has held hostage the commercial landowners. The county has neglected this area for potential commercial development.
4. Bicycles on rural roads are dangerous to their riders and vehicles. They should only be allowed if a lane is added to the existing road and they should be licensed to pay for the addition.
5. Bike lanes are a waste. Turning lanes could be made in existing 2 lane roads if the dedicated bike lanes were gone. IF the country was not keeping 200,000 US troops overseas in 165 foreign lands, we could cut defense budget by half and spend the MONEY IN USA...billions and billions per year.
6. Should include substantial funding by land developers
7. Climate change is a reality and we are a sadly car bound community. I am pleased to see bicycle and transit on your list and hope you make it a priority for the benefit of future generations - as well as our current health and community connection.
8. Those of us living in the county as a single residence should not have to fund the new development of multiple dwellings.
9. Look to Rutherford/Murfreesboro as an example of better planning than Williamson County has done.
10. Infrastructure is already behind for the rate of development that has been approved.
11. We are against widening roads when it impacts and destroys current streams, rivers and wildlife. Alternative methods should be utilized like traffic lights and stop signs.
12. Bike lanes and walkways should be built into the community everywhere possible for good community health, for the beautification of the community, and to increase outdoor tourism in a non-invasive way.
13. Preserve our rural areas. Any developers should have to share the cost of infrastructure
14. Bicycles need to be regulated. 2+ bikers crossing solid yellow lines in already crowded roads is a hazard! Need better policing of the roads. Too many aggressive, entitled nuts have invaded the area

15. Developers continue to put ridiculous strain on the infrastructure of the county without consideration of the residents. This is steadily placing a strain on the citizens. They should not be given Carte Blanche to continue at their current pace with no regard to the citizens of this county.
16. We don't fund our infrastructure well in Williamson county. This includes the schools, roads, etc. should appropriate funds to address
17. We need internet services before more houses
18. Developers of subdivisions should be responsible for providing infrastructure improvements. This should not fall back on the County. The County should make the improvements and send the bill to the developers.
19. build the roads 1st or while building the houses, NOT after the roads are full of traffic. Now that they are full of traffic, shutting them down to make them wider is just plain stupid. wake up an plan ahead!
20. Developers should pay because they are the ones contributing to road congestion and school overcrowding. Raising our taxes to fund these roads and new schools is a NO.
21. You can't always put all the burden on the developers and expect to keep price points down to the end user. We all pay taxes for a reason. for elected officials to budget effectively and use funds for such things
22. Currently not able to handle the growth and needs to be addressed SOON!
23. Developers have been getting rich by building more and more subdivisions in the desirable Williamson county area without having to contribute to the increased cost of infrastructure and public services. Many of our schools are overcrowded a result of this. New developments should have to bear a significant burden in funding the increased infrastructure and public services costs.
24. I think a county-wide infrastructure and public transportation plan is critical...
25. Widen and repair roads BEFORE building more homes.
26. My perception is that homeowners and small businesses are funding services at a higher rate than large corporations who are given tax breaks. While these companies bring employment opportunities, the strain on county services and the necessary housing for these employees who often move into our area aren't worth it. Slow down. Slow down. Slow down, or we will become so dependent upon growth that we can't sustain our economy when growth flows in natural economic downturns!
27. Building permits and zoning changes are being approved too fast for transportation and infrastructure. They should coexist or stop approving building permits! This has changed why people loved Williamson County.
28. Stop the growth

29. There are too many people in Williamson county for the current road system to support. Discourage any further growth. My family has lived in Williamson county since the 1800's. What has happened to this area is a disgrace. Irresponsible stewardship of the land and greed have led to the massive traffic jams, crime, exploitation and dissolution of our local culture. Progress can be good but not at the detriment of the local people. Growth here has been TOO MUCH TOO FAST!!!
30. New developments should fund the ENTIRE cost of infrastructure and public services. Keep our balance sheet balanced!
31. Bicycle transportation needs to be separated from the roads by more than a white painted line. They need to use sidewalks or need much wider space to be allotted than the 3 foot side lane given. Developers should always be required to substantially invest in road infrastructure and public services as part of their development. They are going to pass it on through the purchase price and if people want to purchase there, they need to pay for it.
32. The infrastructure here is a disaster and needs to be addressed before anything else
33. 10000% YES! New development should and MUST fund its fair share of the costs of infrastructure.
34. raise taxes for developers and builders to help improve infrastructure
35. We need expanded state and interstate roads. We need more east west connectivity throughout the county.
36. Bus service should be made available from Brentwood to Nashville. If we encouraged people to use the bus in order to travel to Nashville, it would alleviate traffic congestion. The cost to Brentwood would certainly be worthwhile and be easily paid back by saving time for drivers, reduce congestion, and improve air quality. It was short-sighted to eliminate the bus service from Brentwood to Nashville.
37. All new construction that is going in on the outskirts of Brentwood should have to fund the widening of the roads we already have in place prior to all the houses going in. It strains our schools and our roads. Road rage is getting worse. People are so stressed out trying to get somewhere that it is dangerous to be on the city streets.
38. POLicies need to work so that rural areas have rural roads and traffic from developed areas are not going onto rural roads. A classic example is what happened to Old Natchez Trace with Westhaven. As well as city of Brentwood and Franklin growth out to Wilson pike where there are 2 one lane tunnels under the RR tracks.
39. Totally agree that new growth should fund the necessary new infrastructure needed.
40. New development should fund a large portion of infrastructure and public service improvements that are affected by their development
41. To over crowded now j

42. Build new roads, sewer systems, and connect multiple roadways. Don't waste time or money with wasteful, ineffective mass transit.
43. Infrastructure is a long term investment, everyone benefits in the long run, so "fair share" is very ambiguous
44. We need more sidewalks and areas where it's safe to walk, run, and ride with our children. As it us now, driving is the safest way to move around without getting run over in most communities and rural areas.
45. I live in Franklin. Grew up in Brentwood. The area has mostly done a good job at road infrastructure. Except now, with this huge population boom we have major clots is traffic and it's frustrating. Perhaps some sort of public transportation would be helpful? But then that is an eyesore and it's doubtful that people that love her would approve. At least it's not Spring Hill - that arm pit was planned out horribly.
46. New development should pay for infrastructure. They make money and leave everything else to the county. This needs to stop.
47. Spread public resources so that we can spread the populous and not have city life in our little town.
48. Citizens are not happy that the majority of our county budget is funding the constructing/maintaining of schools and not meeting the needs for the other services required for health, welfare and safety. New growth needs to pay it's way. Regional planning is only on rare occasions. It should be a more regular and formal process where citizens of county and cities can attend. The officials do not know what is happening on their borders creating our infrastructure inadequacies. We need more connectivity. A roadway plan should be created and followed; variances should not be permitted. The developer should have to follow this plan and build the roads first before the development.
49. The developers should absolutely be financially responsible for sharing in large part for the infrastructure necessary for development. They are making huge profits on these developments and should contribute to the growth expenses.
50. The owners of new development should carry the full burden of the infrastructure they create the need for. It is not the current residents responsibility to carry these costs at all!
51. Infrastructure/schools/public services should ALWAYS take precedence before development and not be an afterthought.
52. Too much traffic already in tightly packed cool springs area
53. This is a challenge. Additional traffic is a byproduct of additional residents. If developments could promote more residential and commercial space together maybe the bubble effect would assist? I strongly feel something needs to be done to limit the number of parents that take their children to school. Either student carpooling or some of the parents could alternate as bus monitors. The traffic is drastically different when school isn't in session.
54. Hurrah for the county's educational impact fee!

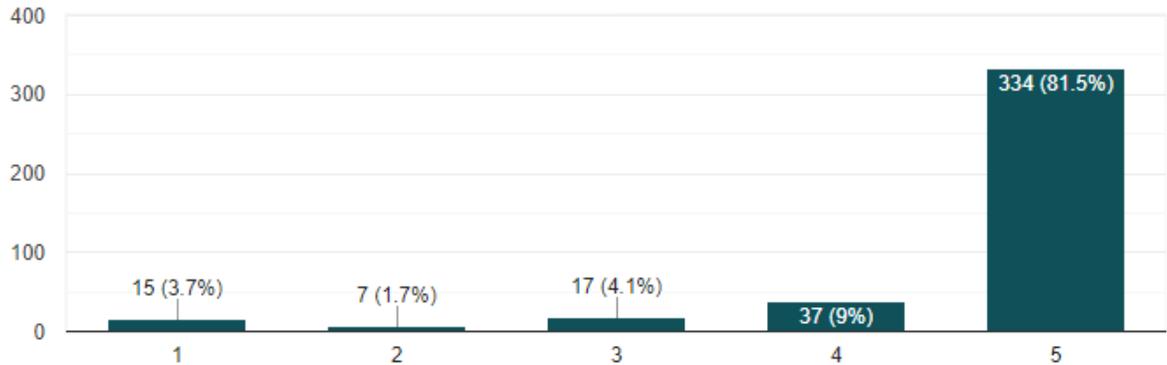
55. I would like to think all parties should work together to do what is best for the citizens. I also think that new infrastructure due to growth should be funded by government grants or developer fees vs increasing taxes for current residents.
56. ALL developers and builders must pay for ALL of the costs of infrastructure and public services for their development and for the additional burden their development places on county services, in particular the schools, police and fire stations. Without this requirement the existing residents will have to foot the bill for development that will probably decrease the quality of life that brought them here or that they have enjoyed for many generations.
57. Look at the mess in Nashville. I left Nashville in 2000 to escape. Nashville is a prime example of what not to do in Williamson County. Nashville has created a nightmare. They refused to even consider basic efforts to control development. The rapid growth in Rutherford County and Williamson County are a direct result of people escaping a system that was destroying itself. They are and will continue to suffer economically because investment and retail sales are headed south and it is their own fault. Nashville can only develop southward because of the mess in all three of the other directions. To develop anywhere but south will cost huge amounts of capital that their tax base increasingly cannot support. Put in a Williamson County context, we MUST not allow future, indiscriminate growth from Nashville to strangle and degrade the quality of life and property of Williamson County. ANY incursion into Williamson County should pay its own way. While we are on the subject: Williamson County spends tax dollars like drunken sailors on weekend leave. With an ever increasing population, we must not spend tax dollars with abandon. \$90,000,000 school complexes are insane! Having a public debt in excess of half a billion dollars is worse than insane. Talk about conspicuous consumption!!!! Cooler heads, wise public investments and good, sound fiscal management must prevail because in their absence Williamson County will be immersed in Nashville's economic disaster.
58. The eastern part of Clovercroft road should be renamed to the Clovercroft Autobahn. People drive 50 mph+ and the entire town of Nolensville drives this section, making it very difficult & dangerous to pull out of my subdivision.
59. The infrastructure in Williamson County is crumbling and inadequate. Instead of building for the future all roads are reactionary.
60. So many new neighborhoods are being built and construction alone destroys the existing roadways. The rebuilt roads are not of the same quality and fall into disrepair quickly. The replaced roads do not adequately support the now increased traffic with appropriately widened lanes, turn lanes or signals.
61. New development should fully fund infrastructure needs due to their new needs.
62. Turn lanes and left turn signals! Fire and safety should be full time paid... not volunteer.
63. These questions were too vague and misleading.
64. Syncing traffic signals would help with traffic, as well as adding turn lanes. But with our current traffic load, lanes need to be added, as well as alternative routes developed.

65. Existing property taxes should be frozen at the time of purchase and funded only by new development
66. If we keep the construction out of the rural areas, the cost of improving infrastructure would cost less.
67. The traffic during peak usage times has become unbearable. People WILL NOT give up the independence of their cars for more public transportation. Widening roads and working to keep a more continuous flow of traffic during these times is the likely only solution to this issue.
68. NO more TAXES
69. NO MORE TAXES
70. Please require any developers wanting to build in our county to shoulder the costs of their development. I would think the majority of residents don't want the mass development going on and don't want to suffer a reduced quality of life when these in and out of state developers come in and change the flavor of our communities. If allowed to progress with their development they should pay the costs rather than the taxpayers.
71. The two go together. You either figure it out together or you have a problem for generations to come after us. You can't plan to build homes and businesses without doing research to make sure that it isn't going to effect people's safety on the roads, farms, drinking water or the Harper River (we've always been told not to mess with our water systems from a young age. We have been taught to leave rocks and little creatures alone when we play in the water) but we allow these developers to add waste and who's know what else to our water system. I also believe if a road can't handle all the traffic that it is a great sign to slow down growth instead of taking land to widen roads, which changes the beauty of our county and effects the people already living here.
72. I think bicycles using public roads should be required to have a tag and pay wheel taxes.
73. Are state roads funded by state of tn. Who pays for widening hwy. 96 . also you do not need to be riding a bicycle on hwy. 96 you will get run over
74. New development should bear the brunt of needed infrastructure improvements.
75. Other options such as transportation management systems that provide ride sharing, van pooling, and other management techniques to reduce peak traffic congestion should be pursued. Also, work with the cities to develop a "smart city -county system" that helps improve the flow of traffic. (look at Portland).
76. Again very poorly worded "do you still beat your dog" type of questions. The taxes continue to go up while quality of life continues to decline. New development is allowed and thus encouraged by shifting the true cost of development onto the tax payers. We have clogged the roads and the schools and a bike lane is not going to fix it.
77. We need to reduce dependence on autos.

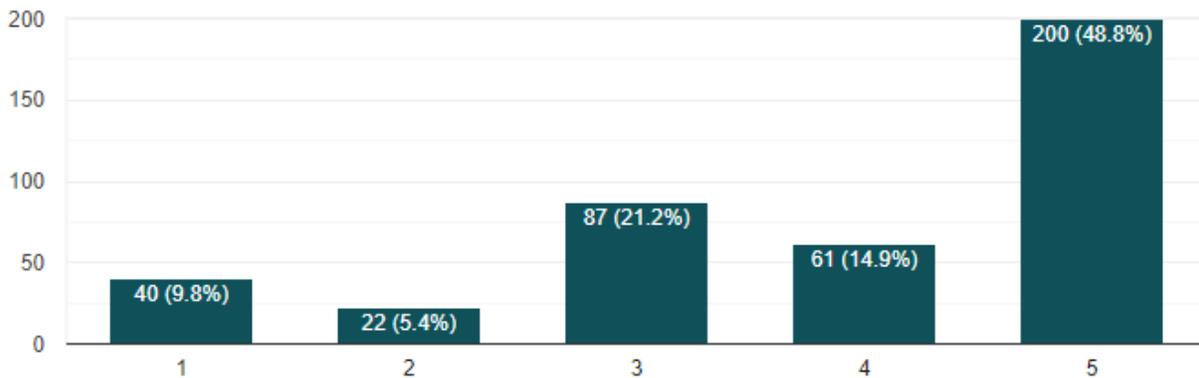
78. Williamson County is a mess. Williamson, Inc. is a cancer that should not be funded by taxpayer money.
79. I miss the days when I could walk on my little country road. Once the people come there is no way to turn back the clock.
80. While public transit is almost non-existent in Williamson County it must be considered. It is reasonable to assume that growth will continue, thus putting pressure on existing transportation infrastructure in a way that outstrips capacity. Countless studies have shown that additional highway lanes do not actually reduce congestion. Alternative means MUST be evaluated and funding set aside to accommodate them as such.
81. Infrastructure has not kept up with the unlimited growth that has been allowed!
82. There should be cooperation and coordination with Metro Nashville to encourage alternative transportation options to ease traffic and commute concern. Light rail, commuter bus line, etc, should be pursued.
83. There is a lack of joint systems to improve the county as a whole. The approval of subdivisions and businesses needs to be based largely on the roads and school size. The catch up mode on our infrastructure is ridiculous.
84. No more bike lanes !!!
85. The growth in Williamson County is outpacing the infrastructure. In addition, so much of what people love about this area (beautiful landscape and pastures) is being covered with concrete, high density housing, and unchecked development). The growth needs to slow significantly.
86. New development should fund it's fair share of the costs of infrastructure and public services - could not agree more!
87. Traffic flow is quickly becoming a critical problem. We need to make developers subsidize roads, schools, police, and fire services. Expansion without supporting infrastructure is irresponsible.
88. Developers should definitely pay their fair share for roads, transportation improvements, schools, police, fire, etc. We should really be looking to build a light rail system along with Davidson and other Nashville Metro communities.
89. I think any development wears the roads out faster and then more traffic comes after due to everyone moving out to rural areas. Also, the road bike cyclists need to stay off the back roads and highways. There is no shoulder and sometimes you cannot see them around the curves or hills and the speed limit is 55 mph.

Open Space and Natural Resources, and Historic Resources

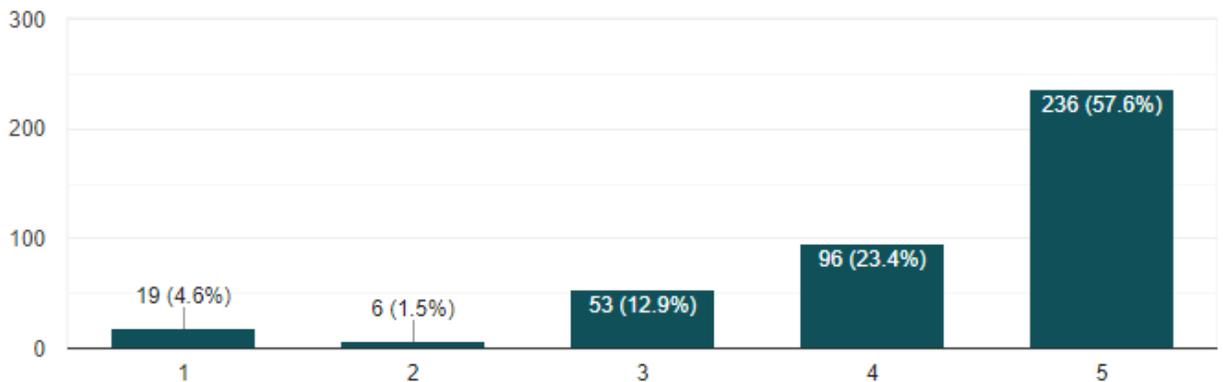
The County should promote the permanent preservation of open space in the unincorporated areas of Williamson County.



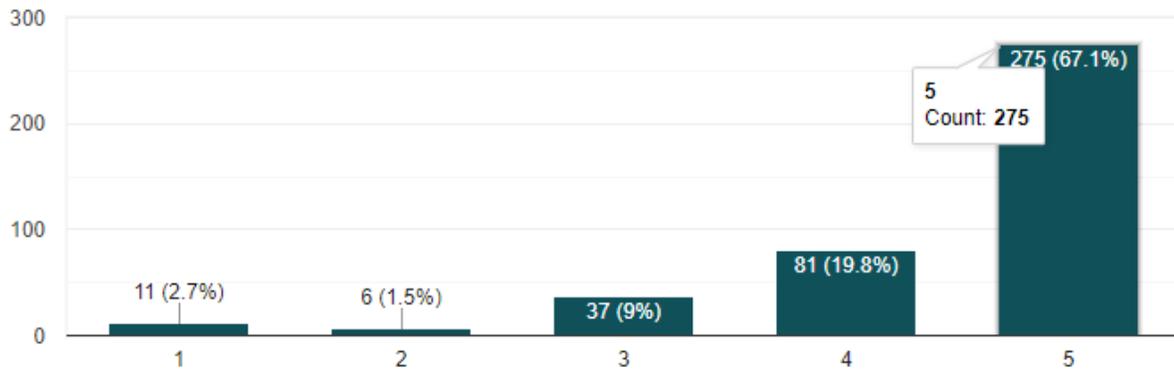
There should be more recreational facilities, such as trails, greenways and sports fields, in unincorporated areas.



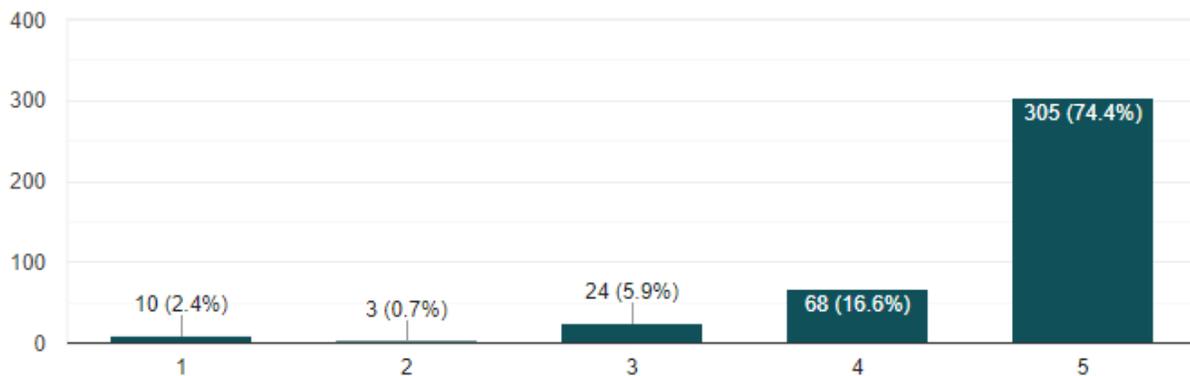
There should be more usable open space within residential subdivisions.



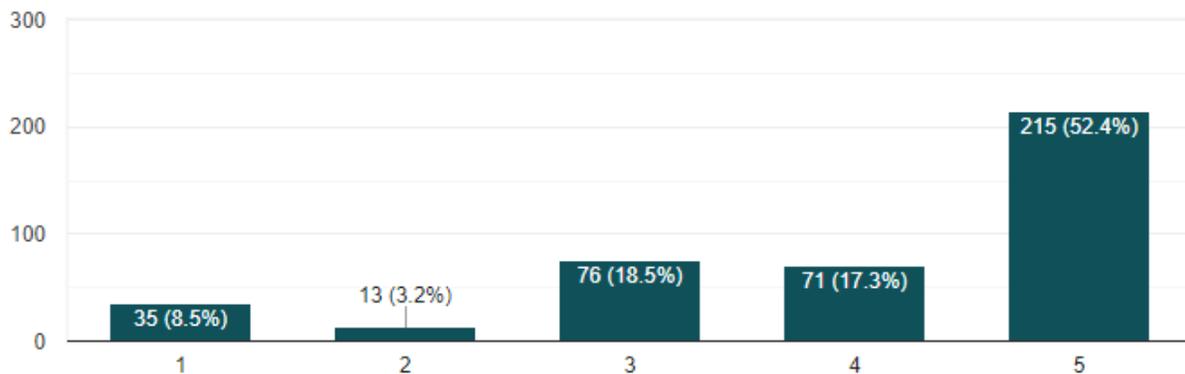
Open space within Conservation Subdivisions (also known as clustered or open space subdivisions) should be located in such a way as to better preserve important and visually significant green space and to screen these developments from adjoining properties.



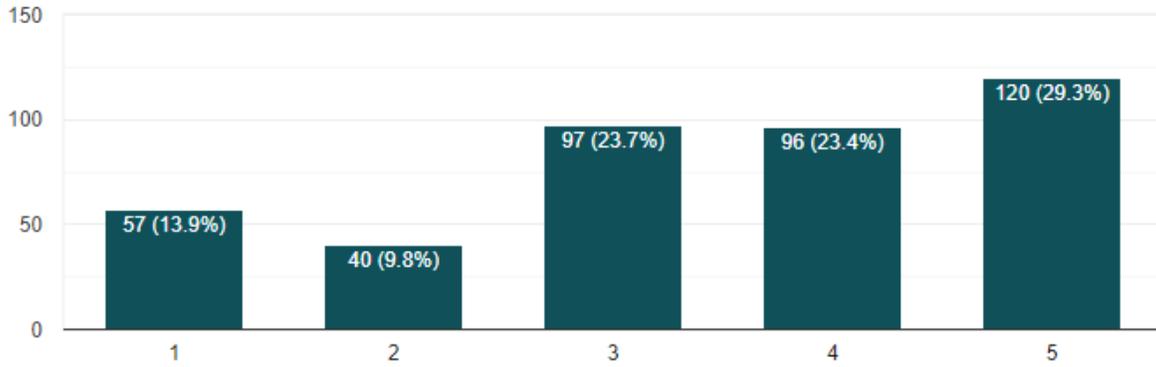
Open space should be preserved along scenic roadway corridors and other significant landscapes, such as Heritage Farms, which strongly contribute to the County's identity.



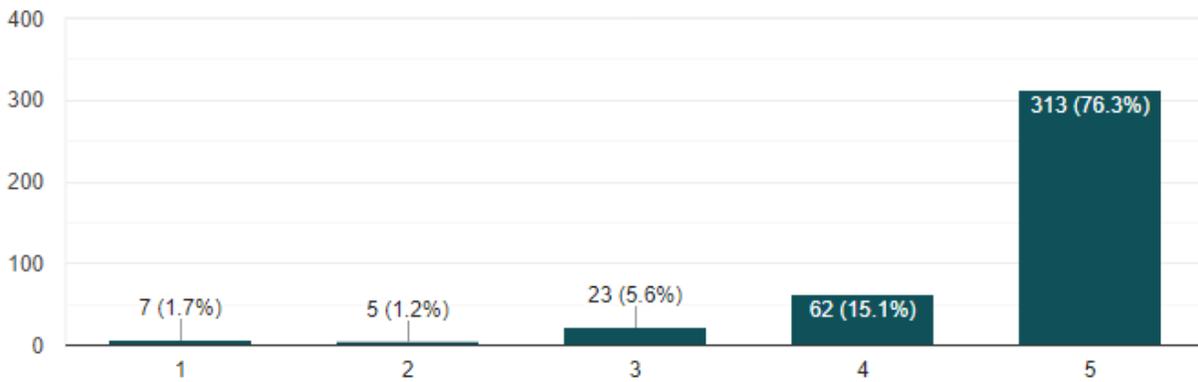
The County should create and adopt a formal open space plan, funded with tax dollars, to acquire and preserve land in environmentally sensitive areas.



Additional tax dollars should be used to pay for recreational amenities, such as trails, greenways and ball fields.



Important historic resources should be preserved for future generations to enjoy.



1. We need a careful fiscal balance on purchases and preservation initiatives. Having open space is a good thing, but the current regs may be sufficient. We also need sufficient balance between private property owner's rights and that of the public opinion. Just because something is old, doesn't make it historically significant. New developments can be encouraged to maintain the spirit of conservation while allowing affordable housing options and quality amenities and providing options to developments to make them financially feasible.
2. Home owner wants open space tell them go out and buy 100 ac. Farm. open space cost each home owner in subdivision \$ 200.00 more a month on hoh. Fees for someone to mow that yard
3. A large area of Tap Root Farm should be preserved for green space, public use and trails instead of a densely populated subdivision of sub standard housing less than 2000 sq ft. It will prevent the area from having traffic issues, overcrowded schools, decreased property values and increased crime!
4. PVT funds should be used for sports facilities..THOSE who USE them should PAY for them. I am sick of socialist "tax all for benefit of the few" plans. Greenways are a slander of pvt lands if they TAKE pvt lands for the space..especially along streams.
5. Stop developing unincorporated areas of the county. That's why people are moving there. To get away from the city life.
6. The County needs to be careful about requiring green space as the ongoing maintenance must be funded... hopefully not by tax revenue. The County must prioritize dollars to purchase and manage historically significant properties... we cant afford to buy and maintain all of it.
7. The county has some great recreational facilities. I don't know that we need more or to have them in rural areas. I ask that you prioritize acquiring and protecting green spaces above recreational purposes.
8. "There should be more recreational facilities, such as trails, greenways and sports fields, in unincorporated areas. *"
9. I think the trails and such should be within the municipal areas for the vast majority of people to enjoy.
10. If the County has additional funds, I'd prefer to see those dollars invested in education and teacher pay rather than another soccer field.
11. Developers tout open spaces and green space when in reality it is a flood plain area and is not usable
12. Open space, yes. Sports fields, not really.
13. Basically, I don't want the county to mess with anything. I don't want trails and recreation areas that only cause more traffic congestion. I don't want residential subdivisions or conservation subdivisions. Leave it alone.

14. Preserve our natural beauty and history!
15. Land grabs are not needed if you limit the crazy growth.
16. Existing school properties should be continually updated for community usage.
17. Green space does not equal sports fields. Trails, greenways, parks are better
18. The new Bethesda Rec could be an eyesore to the three homes in front. The field lights will be an annoyance.
19. First of all, some of these questions are confusing and unclear. How do you define "promote" when you say the county should preserve open space in rural Williamson County? Do you mean condemn the land and turn it into a park or pass zoning that is friendly to family farmers? These are extremes, but are possibilities. I wasn't sure how to answer question #1.
20. What is driving development? \$\$\$
21. Currently too much focus has been put here and not on infrastructure!
22. I would also look at saving rural night skies by requiring dark sky lighting in unincorporated areas.
23. I believe that green space and historic resources should be preserved - as long as the threatened destruction of such by a developer is not used as a means to leverage favorable rezonings and increased density.
24. New development, even current plans for sizable housing, subdivision development should be restricted. Preserving green spaces, historical sites is necessary to protect our unique TN heritage. Ballfields, soccer fields, etc do ruin the landscape of agriculture and rural beauty of Williamson County by contributing to destruction of those areas. I support preservation of nature, agricultural and rural areas but I do not support any development that contributes to visual pollution or sound pollution of our beautiful county.
25. Extremely important. Once built on, there's no going back.
26. Stop the growth
27. There are too many people in Williamson county for the current road system to support. Discourage any further growth. My family has lived in Williamson county since the 1800's. What has happened to this area is a disgrace. Irresponsible stewardship of the land and greed have led to the massive traffic jams, crime, exploitation and dissolution of our local culture. Progress can be good but not at the detriment of the local people. Growth here has been TOO MUCH TOO FAST!!!
28. It shouldn't require any additional tax dollars to keep open spaces open as long as you have the right planning in place.
29. If we will stick to 1 acre per home and not use creative zoning to fill property with more homes than should be there will be no need for Tax dollars to preserve greenspace. This creative zoning

that puts homes everywhere is what made us move from Brentwood. I'm not interested in seeing this in College Grove. All property should not be built on.

30. Not sure the government purchasing land and preserving it is the complete answer as that will lead to increased taxes over the years. For smaller pockets of land and areas where greenways, ball fields and trails, and preservation are necessary, institute codes/statutes that require developers who purchase the designated areas to preserve them within their development using the private resources of those who purchase there. The like minded folks who want the same will purchase and be open to funding it or co-funding with the county government.
31. Please make public parks out in rural areas.
32. raise taxes for developers and builders!!!
33. Some of the small plots of land donated to the county and then labeled "park" do not appeal to me. A park is more than just a few small plots of land. Trails and bicycle paths need to be longer and connect to other parks.
34. Your paths to no where are an extreme waist of money..You wasted all that money on those paths on Concord Road and no one uses them. You should have put in a 5 lane road and let the sidewalks go. Retired people would love to have several subdivisions like Landmark. You could cluster the houses but if you think you need all the open space you could put it on the outside of that area as common area. Take a look at Morgan Farms. They have the tiniest lots ever but it was okayed because there are Hugh gas pipelines taking up lots of land. Well those people like the close proximity of their neighbors and an actual sidewalk in front of their houses. Children no longer go outside to play so thinking you are doing something for the children is wrong. They will never use it unless they are driven there by there their friends or family. No one is going to bicycle to work unless they have the ability to have a full shower and change of clothes every morning when they get to work. It is just too hot and/or rainy here
35. To waist money trying to connect the east side of Brentwood to the west side in the form of a bike path.
36. The conservation subdivision isn't working well. INstead of gross density the policy needs to be based on net density of what could be built when NOT including the acerage of hilltops and floodplain that are not permitted to be built on anyway.
37. Depends on how much money the county plans to spend on acquiring these lands
38. The county should maintain a green feel to it. That's why most people purchased homes out here
39. There's nothing 'significant' about historic relics. The Confederates were traitors and the enemy of the United States.
40. Heritage Farms? I have never heard of it. Formal open space - tax dollars and other ways of funding.
41. What will this survey be used for- will it have a direct impact on preservation?

42. Define "more"...?
43. So, we lived in a community where we had a tiny plot of land and several community areas for shared recreational use. No. Pointless. Very few use it and we just lived in top of one another. We now live on an acre plus and it's beautiful. Sure this solves the population growth but it's not a pleasant way to raise active kids. As for building more trails and Rec areas in these rural areas - ONLY if it preserves the integrity of the land. Like the land around the Ravenswood (!?) Mansion off Wilson. Beautiful but the beauty is sort of lost with the big soccer fields. The area around the mansion is nice. All of the new minty coming in to our area could be used to preserve instead of develop.
44. It's a shame to see the Primm property in such a state. The folks responsible for allowing this to happen should be ashamed.
45. Additional taxes should not be required to add more areas. Any additional areas of recreation should be covered by the new residents taxes and should not add a burden onto existing residents!
46. Eliminate the alternate waste water development plan. Each home/business should have their own septic system. Having a min of 2 acres per residential home will preserve the needed open space without having to create one for a community.
47. The earth isn't making more land. Let's protect what we've got now before it's too late.
48. We have plenty of parks
49. We are a city built on history!! We are building over that history, that future generations will not get to enjoy.
50. Greenways and additional trees and landscaping should be included in any and all development.
51. Any new developments should include open space and developers should pay for and provide this in their plans
52. Preservation Park needs to be featured as the leading example to model
53. I like the idea of additional recreational facilities. Ideally, this would be obtained through foundation/government grants vs increase in taxes but I would be willing to pay a small increase in taxes for these facilities.
54. We need more trails and greenways and less ball fields especially within Franklin. Please construct trails for adults and stop developing everything for families with children. We need an adult park with extensive hiking trails like Percy Warner or Radner Lake. Ropers Knob would be an ideal location! I love Timberland Park, so that is a good start but we need one that is open 24 hours so early morning and late afternoon hikers can use it.
55. As compared to the opposite? Are you kidding?
56. There are definitely a lack of sports fields available and a lack of nice trails in Franklin. The sidewalks that have been added are great. However, more actual trails are needed. Rails to trails, bike paths, jogging trails, mountain bike trails.

57. Green space planning is essential to keep the natural beauty of the county.
58. All subdivisions should be required to maintain a least 50 ft of original growth along to act as a buffer along roadsides. Native plants/ trees should be planted if original vegetation is removed.
59. Providing money to help restore the store goals structures would be awesome so those treasures are not lost to time And decay
60. Some questions misleading.
61. We need to preserve our heritage, our charm our towns. We cant do this if we are tearing them down for overgrowth.
62. Preserve as much as possible, even if it requires telling a developer NO!
63. We need a youth sports complex, like soccer turf fields. No more Civil War parks that residents don't go to. Youth sports will bring more money in than civil war sites.
64. Existing property taxes should be frozen at the time of purchase and funded only by new development
65. The civil war is over. We lost. Stop spending money to preserve it.
66. Please do not destroy the beautiful and precious open country areas of our county for the sake of the almighty dollar. They are priceless and an irrefutably precious resource that makes Williamson County a special and beautiful place to live in.
67. If we are preserving history, do not take down anymore statues or anything related to our Nations history. NO more TAXES
68. NO MORE TAXES. Do not remove historical statues and landmark, just because it offends an individual.
69. Please preserve the historical buildings and sites as much as possible and try to preserve the look of Willismson County rather than turn it into a generic bustling city.
70. I also believe that we should protect all existing farms not just the ones that the county decides are scenic especially the ones that have been in existence for generations. There are many beautiful farms east of 65 that are just as magnificent as the ones on the west side of the county that should be just as protected. It is all deserves equal protection. I'm not for much growth as you can tell but if development is going to happen in the county I believe even subdivisions should be closer to 5 acre lots or at least the 1 acre lots should belong to home owners and not clustered homes and green space for all of them to play on.
71. As a parent, I'd much rather have my children play on an acre in their own yard where I can wash dishes and look at my back window and see them enjoying green space. I would not send my kid to a green space somewhere in the neighborhood to play with strangers. Children are more likely to engage in the outdoors and get out of the house and off screens if it is their own backyard with some room to throw a ball and not a scheduled visit to a green space when a parent is able to take them.

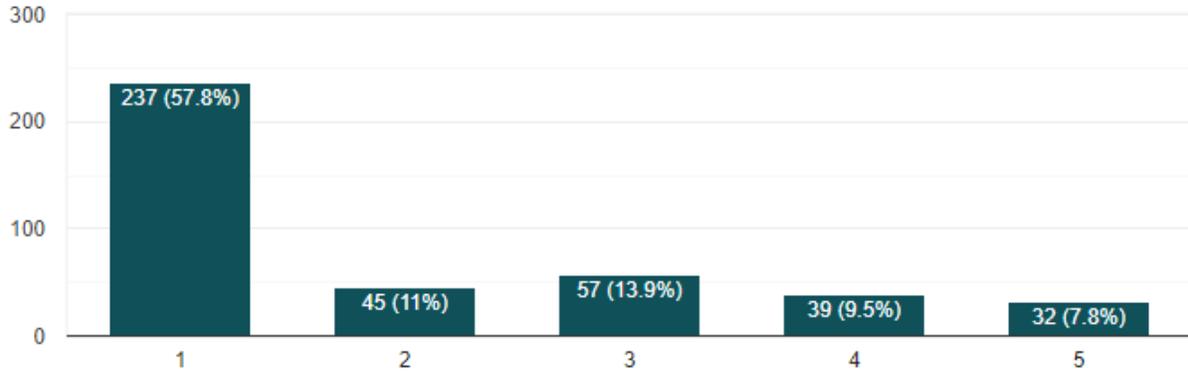
72. Important you survey is one sided does not give opportunity for both sides of story only for one side agenda . the no. No. No do not build agenda.
73. Develop incentives for land owners to preserve open spaces identified in the plans developed by the county. Work with the various land trust to develop ways to achieve this. Also, work with the cities to develop a system of transfer of development rights. The last plan tried to promote minimum lot sizes in rural areas of 15 acres. This did not work and it won't in the future.
74. When possible toe government should preserve, but it is not the governments place to tell a landowner what to do with his land.
75. We have made great gains in the past 20 years in this realm.
76. Williamson County is a mess. Williamson, inc. is a cancer that should not be funded with taxpayer money.
77. The trail and parks system in Williamson County (and Brentwood in particular) is a tremendous set of assets that cannot be overvalued.
78. Lots should not be smaller in new neighborhoods. Green space should be there but not at expense of postage size lots. The questions are not aimed at average people. Obviously, questions were not given to average people to preview. Planners should be sensitive to how they are asking questions.
79. The future of generations to come depends on our decisions now. The green space needs to be preserved and protected now. The history of our county should also be preserved and the beauty around it.
80. I think a combination of publicly funded and partnerships with nonprofits like the Heritage Foundation (that could give tax incentives) would help achieve the goals of preserving the identity of the county. The identity of the county is important, and a draw to visitors and residents. That identity needs specific efforts to preserve it - and be planned for, instead of reactive efforts. Part of the Franklin identity is a diverse economic identity in the city of Franklin and rural areas. We need to help those residents be able to stay instead of getting pushed out, or economically pushed to sell their property to replace it with high end homes that all look alike and create more density. Growth is coming and happening. Westhaven is huge, but well done. It is well screened from hwy 96 and offers amenities to its residents that they need. I don't think that the residents of the county would want another Westhaven to pop up across the street - or 1/2 mile down the road.
81. The County should create and adopt a formal open space plan, funded with tax dollars, to acquire and preserve land in environmentally sensitive areas. Exactly!!!!!!
82. Yes. The County should promote the permanent preservation of open space in the unincorporated areas of Williamson County.
83. A long term plan must be developed for acquiring the Turner Farm and transitioning it to a new phase of life. Most of the land should remain Green Space or park land. But allowing an extension of Murray Lane thru the property to I-65, with a new South Brentwood Interchange,

and continuation of Murray Lane to Wilson Pike, will add another East/West transit corridor option for relief on Old Hickory Boulevard and Concord Road. Allowing limited, residential development of the farmland could help pay for these infrastructure improvements, including sidewalks, bike paths, and walking trails.

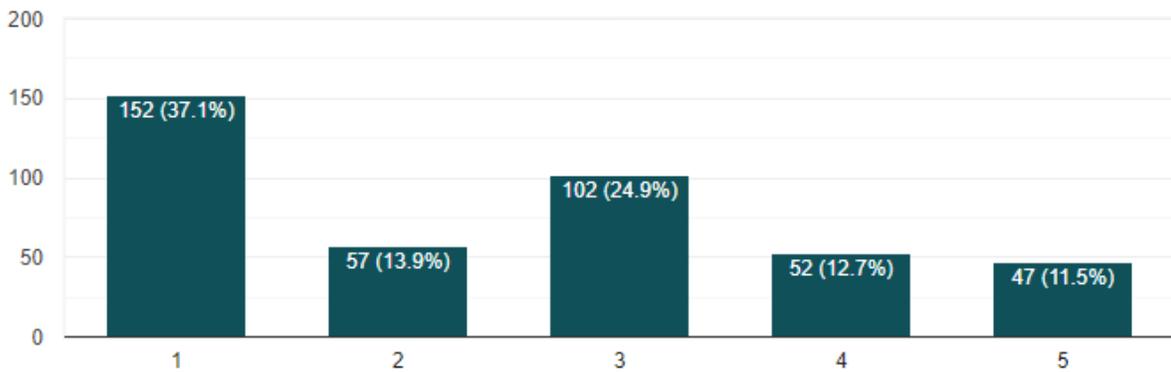
84. There are many options to fund these important amenities, including both public and private funds and partnerships. Open space and historic resources are a huge draw to the region, improving quality of life and promoting a sense of identity and character. Without these, Williamson County becomes just another generic bedroom community and less valuable.
85. See prior comment about encouraging subdivisions which incorporate organic farms to preserve the open space and agricultural nature of the area.
86. People in rural areas enjoy recreation and sports. Having more small town recreation centers and trailheads, etc would eliminate some traffic people have going into a larger town for sports, etc.

Housing

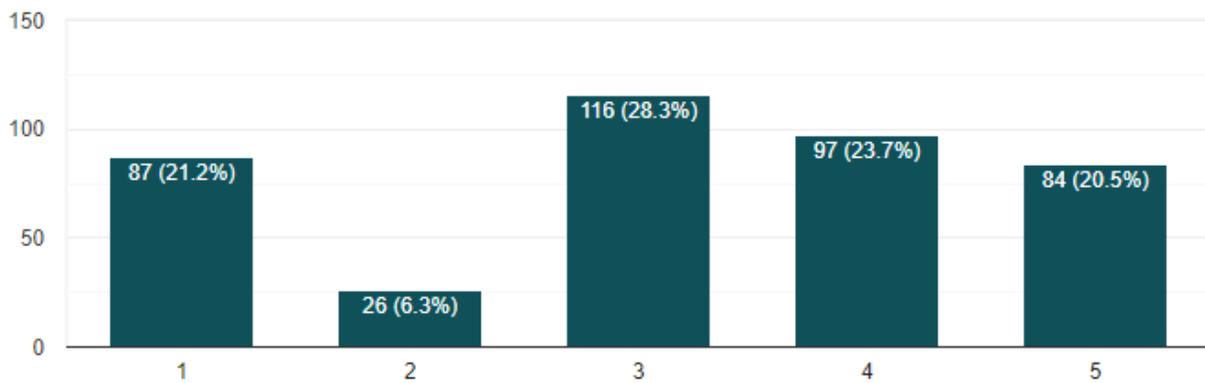
A range of housing types, such as single-family, attached, and multifamily housing should be encouraged in unincorporated areas.



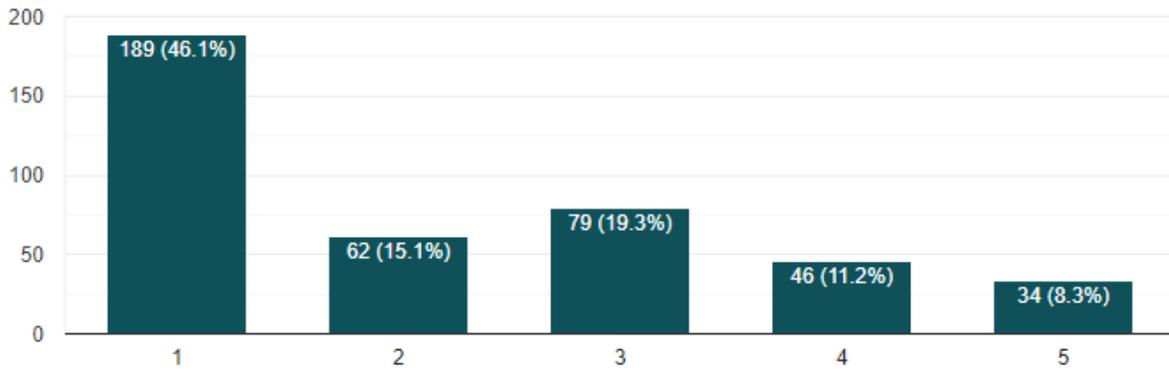
Encourage housing in unincorporated Williamson County that is affordable to a growing and diverse workplace.



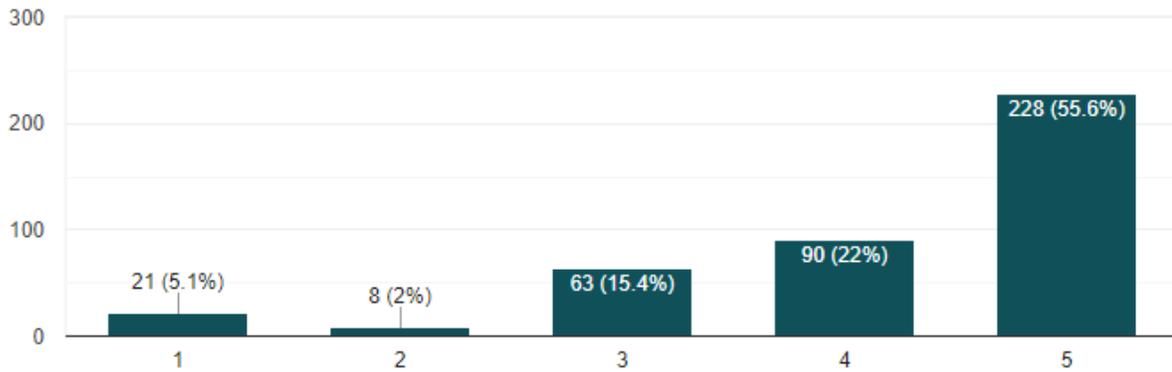
Encourage "lifespan" housing to address the needs of all age groups, including the elderly.



Designate areas of unincorporated Williamson County for moderate density suburban-style residential development to accommodate a broader range of housing types.



Development standards should ensure a high level of development quality within residential subdivisions.



1. Spring Hill does NOT need any more houses or business! Leave what little beauty we have left, stop the growth!
2. Please do NOT bring in lower income or multifamily housing to Franklin. People move here and pay increased taxes and housing prices to escape other areas infested with crime and sub standard housing. Please protect Franklin and insulate this community from those issues so we can all continue to enjoy this wonderful area.
3. This will never happen unless the sewers are fixed. The county should step up and fix the sewer problem.
4. In order to provide affordable housing, some mobile and modular homes should be allowed.
5. I believe the market should dictate the types of housing..Planner and other bureaucrats chosing what house to build are not the answer. GVT has no dang businsee deciding what is affordable and what is NOT??
6. The people in unincorporated areas do not want development
7. If you make the land developers fund infrastructure they will need to make quality homes to recover their investment
8. To clarify - we absolutely need to provide housing for all people of all ages - but do it in the city not out in the rural areas. Keep these areas green for the enjoyment of all citizens and future generations. These spaces make our area unique and beautiful. If it is all housing - we look like every boring place else and have squandered a resource.
9. "Encourage housing in unincorporated Williamson County that is affordable to a growing and diverse workplace. *" I don't believe that those who want to work in a rural setting, such as farm workers, should be priced out of where they want to work; but large developments are not characteristic of that setting.
10. If by "affordable housing" you mean rabbit hutches (apartments), duplexes or more smaller homes per acreage (zero-lot lines) - no thanks. If I wanted to live in Spring Hill, I would.
11. Franklin Envision Plan addresses the number of and type of housing per acreage in the county. Developers and Aldermen don't seem to want to follow the study. We do not have the infrastructure for high density housing nor do we want it. We want to remain rural with large lots for single family homes.
12. Low income housing is not for Williamson County. Not realistic.
13. If you want low income housing, put it in your own back yard. My husband and I worked hard and saved in order to afford a nice home with land. We started in low income areas and worked our way up. Let others do the same.
14. I strongly disagree with the encouragement of any development in unincorporated or rural areas. The land needs to be preserved before we turn into Nashville with houses everywhere.

We are known as a rural county. start rehabbing existing homes within city limits and using undeveloped land within city limits for such. County dollars dont need to be spent on city projects.

15. Development needs to be slowed, not encouraged.
16. Stop building! Williamson Co should close their doors to new developments. Nashville has become "Little Chicago " and Williamson Co will soon follow with more crime and traffic. Preserve Franklin and all of Williamson County.
17. STOP TAKING AWAY FARM LAND FOR MORE SUBDIVIONS.
18. Keep the subdivisions outside of unincorporated WilCo
19. Many divisions have poor control over light pollution and don't account well enough for road improvements to handle the traffic. More focus should be spent there
20. No subdivisions In unincorporated rural areas!
21. Consider cluster co-housing strategy where like minded residents come together in community for a common purpose intended to offer modest home sizes and intentions to serve the good of all. Each cluster of 20-30 homes decide their purpose which might be a community organic garden, or a home schooling situation where neighbors of all ages share their talents with the younger generation, or neighbors who are involved in music share that talent, etc.
22. We do not want subdivisions in unincorporated Williamson County at all, but we realize that growth is inevitable. We are extremely opposed to high-density developments involving different types of housing such as condos, apartments, assisted living and homes that are built on less than a 1-acre lot. 5 acre tracts for homes are preferred if a subdivision has to happen.
23. Stop building.
24. Stop until infrastructure can catch up
25. I feel housing for the elderly should be in developed areas where it is walk-able. Elderly people stop driving at a certain age and need places to walk to instead of drive to. Also, like my mother, who is 86, elderly people do not like to drive far and usually drive in areas they are most familiar with. Having housing for elderly people in unincorporated areas doesn't seem practical.
26. If we have to go with high density housing to allow for more affordability let's keep it contained within existing areas of development. I don't trust high density on current open space to be kept under control....
27. No more housing developments in Williamson county- we are a rural area and we hope it remains that way.
28. More affordable housing needed.
29. Affordable housing must not equal high density construction. Affordable housing must not be delegated to the county in select areas. Each subdivision could include reasonable housing for several income levels.

30. Stop building so many subdivisions! It is too much too fast!
31. Stop the growth
32. There are too many people in Williamson county for the current road system to support. Discourage any further growth. My family has lived in Williamson county since the 1800's. What has happened to this area is a disgrace. Irresponsible stewardship of the land and greed have led to the massive traffic jams, crime, exploitation and dissolution of our local culture. Progress can be good but not at the detriment of the local people. Growth here has been TOO MUCH TOO FAST!!!
33. Developments should use 100% sustainable energy and be manufactured to the highest energy efficiency standards and provide infrastructure for the future of mobility
34. If you want affordable housing why didn't you push it in Brentwood and Franklin? but it's okay to put it in rural Williamson county? Housing is sold based on what the market will bare.
35. We can't artificially discount housing to a large portion of the population, its not sustainable as is clearly evidenced by subsidized housing all over our country. It can be set up, but it can't be maintained and kept up by government subsidies. It turns to junk and an eye sore. The tax dollars that are added to create it are shifted elsewhere. We are already playing the shuffling game in Williamson County and we are the 10th wealthiest county in the nation! We want diversity, but it has to come in a way that naturally supports itself. In otherwords, those who want to purchase it and live there have to have skin in the game and be able to support the longer term maintenance of the property meant for them. Perhaps one option is permanent housing structures that are clearly a house and follow the architecture and construct of normal housing, but are closer to tiny houses. The communal type that brings in those people of the mindset who often want to maintain rural feel, garden, etc and work together to maintain rather than just take, take take. We certainly already seem to be covering the multifamily housing/apartment options in Franklin/Cool Springs area and elderly housing options need to be in suburbia areas, not rural. They need to be close to infrastructure they use daily since they usually end up with limited travel options.
36. raise taxes for developers and builders
37. One acre plus density should be required.
38. I think we need condos, townhomes and cottages as well as single family houses. I think the condos, townhomes and cottages should be build closer into the main town areas.
39. There are enough apartments going up in Williamson county. While age restricted housing would be acceptable the housing in Williamson county should maintain a single family detached design throughout
40. The market will determine the type of housing we need
41. No subsidies for housing. No workforce housing. Let the market dictate to put wage inflation pressure on employers.
42. PLEASE do not let crappy developers build here (Meritage and others of it's ilk)

43. Maybe stop/slow the building since our traffic is becoming worse and people increasingly agitated in response? High density cities/counties are not happy ones once it goes too far.
44. To some extent the market needs to determine what is needed
45. Housing. Stop developing these ugly clusters of homes on these once beautiful farms. Aging care is important but there's a tasteful way to build these communities.
46. Dense housing outside of incorporated areas will create unnecessary infrastructure burdens and reduce quality of life for many.
47. WE need to maintain property values and not allow the shotgun housing that is appearing in Davidson County. The zero lot line is not a good option for Williamson county
48. We have too many people moving here already. Crime will go up as well as taxes
49. Multifamily housing should be in the cities not in the county.
50. These questions are two-fold, which can lead to skewed answers. For example, "A range of housing types, such as single-family, attached, and multifamily housing should be encouraged in unincorporated areas," could be interpreted as 1) should a range of housing types be encouraged when building in unincorporated areas in necessary, or 2) should housing be encouraged in unincorporated areas at all. I hope this is considered when reviewing the data.
51. We don't need affordable housing. People can move to Spring Hill
52. No cheaply built homes. We should have standards that provide quality housing to all. Homes that are thrown up using cheap materials look terrible within a few years. Spring Hill has a few examples of this already. And on top of that traffic is ridiculous.
53. Stop the growth now!!
54. I want quality local builders used in any further development. There are TOO MANY developers who don't care about the citizens who are left after they make their millions off their high density projects that are UNDER funded and they go live where there isn't overcrowded schools and highways
55. These questions relative to neighborhood planning & housing types cannot be answered as blanket statements. Context, location & Design are critical considerations for these issues. Affordable housing in rural, unincorporated areas might make sense from a cost-of-land perspective, but it creates additional burdens on our infrastructure. The key to affordable housing will be density, access to public transit & proximity to places of employment (or education as applicable to students). Therefore, affordable & workforce housing should really be targeted / planned for incorporated, "urban" areas (to the degree that we have urban areas in Williamson County) to help the economics of affording housing without the additional cost of cars & commuting.
56. My wife is a teacher in WCS. If I didn't make substantially more than she does she would not be able to live here and there would be no reason to work for WCS given the lower salary

compared to other districts. if we don't find a way to provide affordable housing for public servants as well as service industry employees then quality of life will take a nosedive.

57. We specifically moved to an unincorporated area of Williamson County to not be surrounded by large residential developments. This move took us both further from our jobs but we were willing to do the extra commute in order to have this type of neighborhood. We would not be pleased if they put in more large residential neighborhoods around us for many reasons including additional traffic, overcrowded schools, and lowering of property values. If the properties were to be built, I would like it if the houses were single family houses on large lots and built to a quality that does not lower the value of the current older homes selling for a good price in the current market.
58. High density housing must be restricted to well within city limits. Townhouses are called "Townhouses" because they are surrounded by a town.
59. I get nervous when you start talking about "affordable housing", "lifespan housing" "growing and diverse workplace". Minimize the progressive, Orwellian language...please.
60. DO NOT BUILD APARTMENTS OR MULTI FAMILY DWELLINGS IN THE COUNTY. LIMIT TO FRANKLIN OR BRENTWOOD ONLY
61. Development standards should review the residential subdivision street width and possibly designate one side of all roads as no parking. Too often the subdivisions are adding streets that are tight or narrow to begin with and once residents begin parking on the street, effectively cutting their width in half, you have a situation where emergency vehicles can no longer access homes in emergency situations. This has occurred twice in the past year in my neighborhood yet people continue to park on both sides and make through travel in a car challenging.
62. Some misleading questions.
63. Stop building. We have enough already. We are overcrowding our roads, schools, etc.
64. We do not need to require 'low income' housing in our county. There are problems that will come with that type of development. One of the reasons many have moved to Williamson is because of the quality of life here. There are places that lower income people live without Williamson requiring development that cater to them.
65. I answered NO to all of these because I don't want to see development in the rural unincorporated areas! But, if you intended to build in the unincorporated areas, then I would select the 4.
66. No more neighborhoods or mass development. NO more TAXES
67. NO MORE TAXES
68. Please don't load up the countryside with mass development. Try to maintain the natural beauty that drew residents to Williamson County.
69. Less restrictions paper work on building takes longer than project . on small project 6hrs. 3 trips , for project that can be built in 4 hrs.

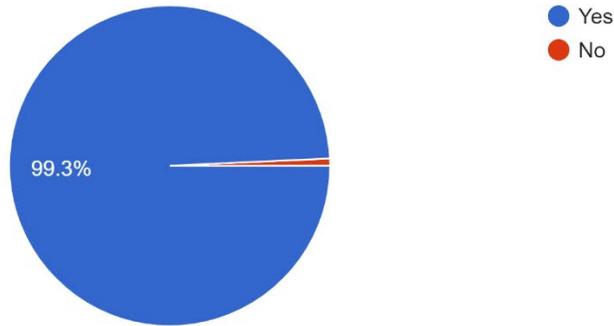
70. Please see comments in previous sections. The plan should identify areas where various housing types can be developed. The northern area of the county where sewer and water are available should be considered for higher density development as well as the Triune area once infrastructure is provided.
71. Many people can not afford to live in our incorporated areas. More should be done to encourage a more diverse population in the county.
72. I am one of many seniors who have followed our children to this area. Our generation does not crowd your schools, we know the best time of day to use roadways to allow workers access and we pay our taxes. But we want appropriate size homes to age-in-place. No more mansions, please! We have seen areas of the country where well-built cluster neighborhoods provide quality homes at reasonable sizes 1500sf - 2500sf for multigenerational use. These cluster neighborhoods are placed to protect the beauty of the area and design selections made to enhance the rural environment ie. Log cabins, cottage style, farm style, colors of nature. But to be very clear, this does NOT mean cookie cutter design. Let's bring creative architecture to also encourage approved individualism within each cluster. Clusters could be only 20-30 homes of a variety of sizes, each owner building only what they realistically need to stay within a maximum footprint as determined by the proposed community. Neighborhoods are placed on the land in such a way to preserve and protect its beauty and purpose. If it is an organic farm or a horse pasture, place homes to enhance and encourage its purpose and appearance. As I have shared this idea with other seniors and particularly baby boomers, they all agree enthusiastically. And those in younger generations, particularly singles are wanting neighborhoods they can afford also. DelWebb floor plans for their home designs are a good model to consider.
73. Williamson County is a mess. Williamson, Inc. is a cancer and it should not be funded with taxpayer money.
74. It's difficult to understand the impact of these housing decisions without understanding the commensurate impact on public education resources.
75. Again, not for small lots. Developers/builders can make affordable/attainable by building smaller homes. The average size of families have shrunk.
76. We need to promote affordable housing.
77. Stop building so many apartments
78. Restrict density of developments - apart from each other - require visible greenspace and greenways, Incorporate existing farm buildings into developments and encourage /require maintaining of certain sizes of trees. Minimize land blasting to maintain topography and limit/restrict hilltop houses.
79. Housing development should be discouraged, not encouraged.
80. More dense development in infill locations. Westhaven within Grassland. Stop developing rural land. Noone needs 7,000 sf homes on one acres. This is unsustainable madness.

81. In order for rural areas to remain so, limiting residential development in these areas is necessary.
82. Housing must include a plan for schools. They are overcrowded.
83. The only lower cost housing in rural areas should be specifically to support service providers for the community such as police, fire fighters, teachers, etc.
84. Do not need rural apartments. There are older small houses affordable for small, young families but they are hard to find.

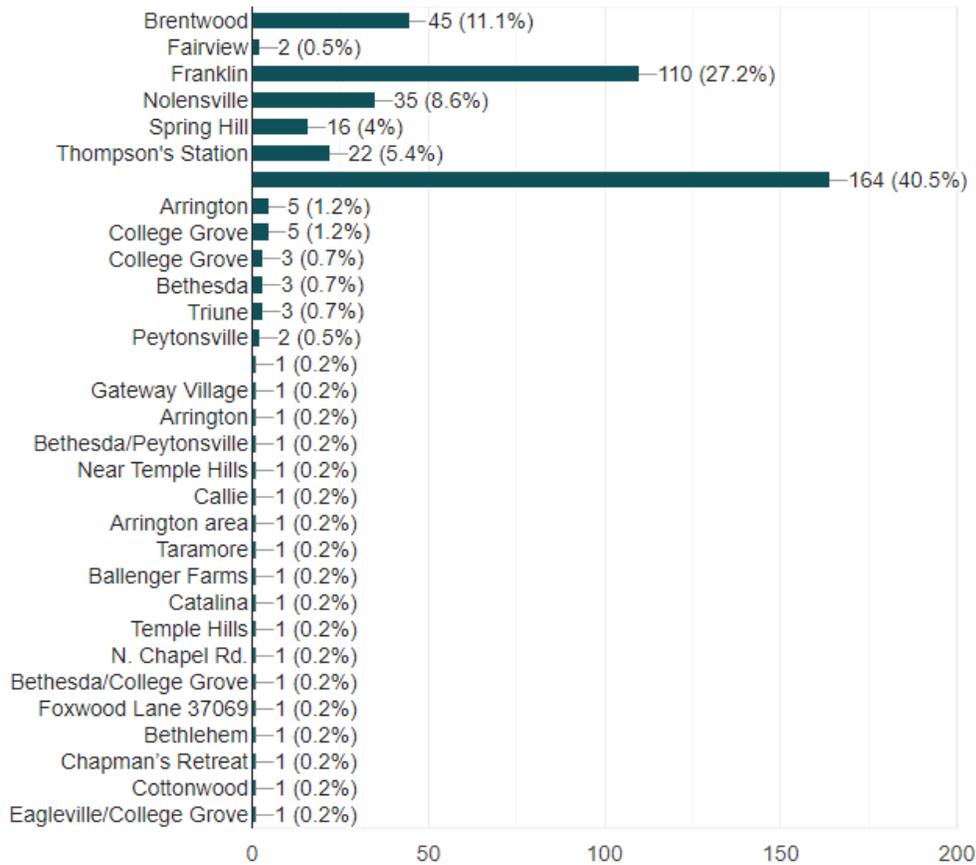
Participant Results

About You

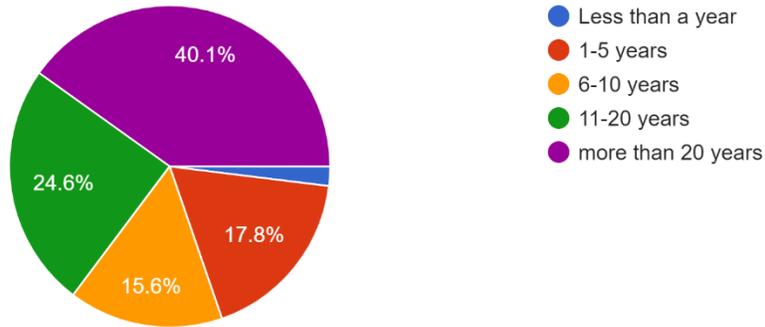
Do you live in Williamson County?



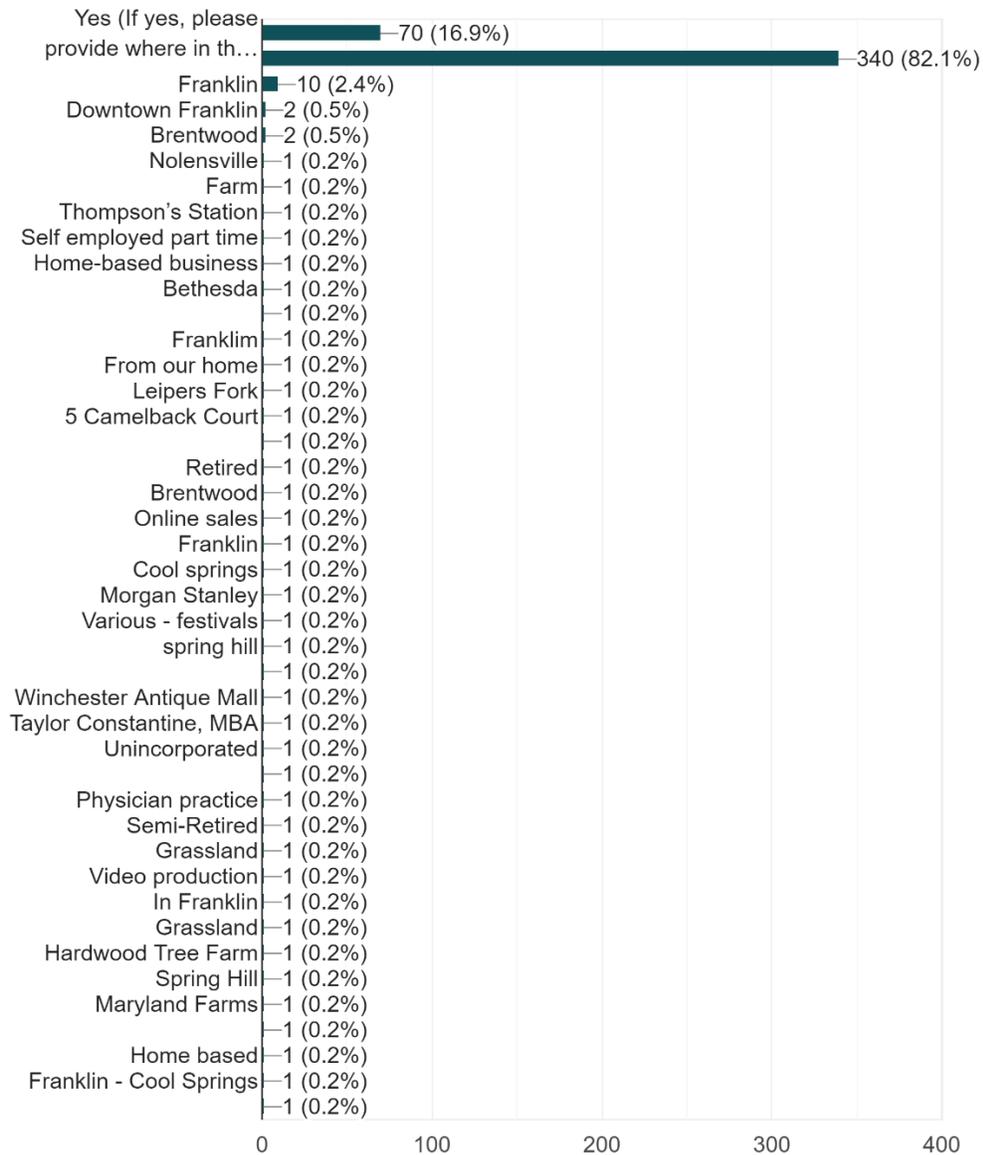
What part of the County do you call home? If you aren't sure, refer to the reference map with the jurisdictional boundaries. Please also provide the neighborhood or area in the space titled "Other."



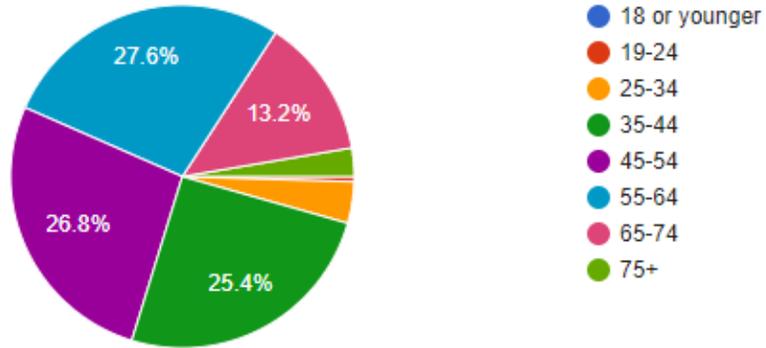
If you live in Williamson County, how long have you been a resident?



Do you own or operate a business in Williamson County?



What is your age?



Are you...

