

Town of Thompson's Station
Board of Mayor and Alderman and Planning Commission
All Aboard Comprehensive Planning Process
Workshop Meeting Agenda
March 22, 2022

I. Welcome And Introduction

II. Key Findings To Date

III. Facilitated Discussion

- a. Where should growth to be located?

- b. What areas should be preserved?

- c. What do we want development to look like?
 - i. Open space

 - ii. Amenities

 - iii. Multimodal connections

- d. Major thoroughfares
 - i. Sequencing of projects

 - ii. Funding

- e. Town services
 - i. Community facilities

 - ii. Retail/shopping/services

 - iii. Schools

IV. Closing And Next Steps

Presentation

Documents:

[20220322_BOMA_PC_WORKSHOP.PDF](#)

SAVE THE DATE: Public Workshop April 7th From 5 To 7 PM

*This meeting will be held at 6:00 p.m. at the Thompson's Station Community Center
1555 Thompson's Station Rd West*



ALL ABOARD

- Thompson's Station Comprehensive Plan •

Board of Mayor and Aldermen

Planning Commission

Joint Workshop | March 22nd, 2022

Did you know?



Did you know?

1,700 total homes built between 2010 and 2020.



A photograph of a residential street. On the right, a two-story house with a stone facade and a dark roof is visible. The house has arched windows and a large window with multiple panes. In front of the house is a well-maintained lawn with a concrete sidewalk leading to the front door. To the left of the sidewalk is a grassy area with several trees. In the background, a dark SUV is parked on the street, and a white car is visible further down the road. The sky is blue with some light clouds.

Did you know?

1,700 total homes built between 2010 and 2020.

0.66 acres average lot size.

Did you know?





Did you know?

23,000 acres of vacant and agricultural land.



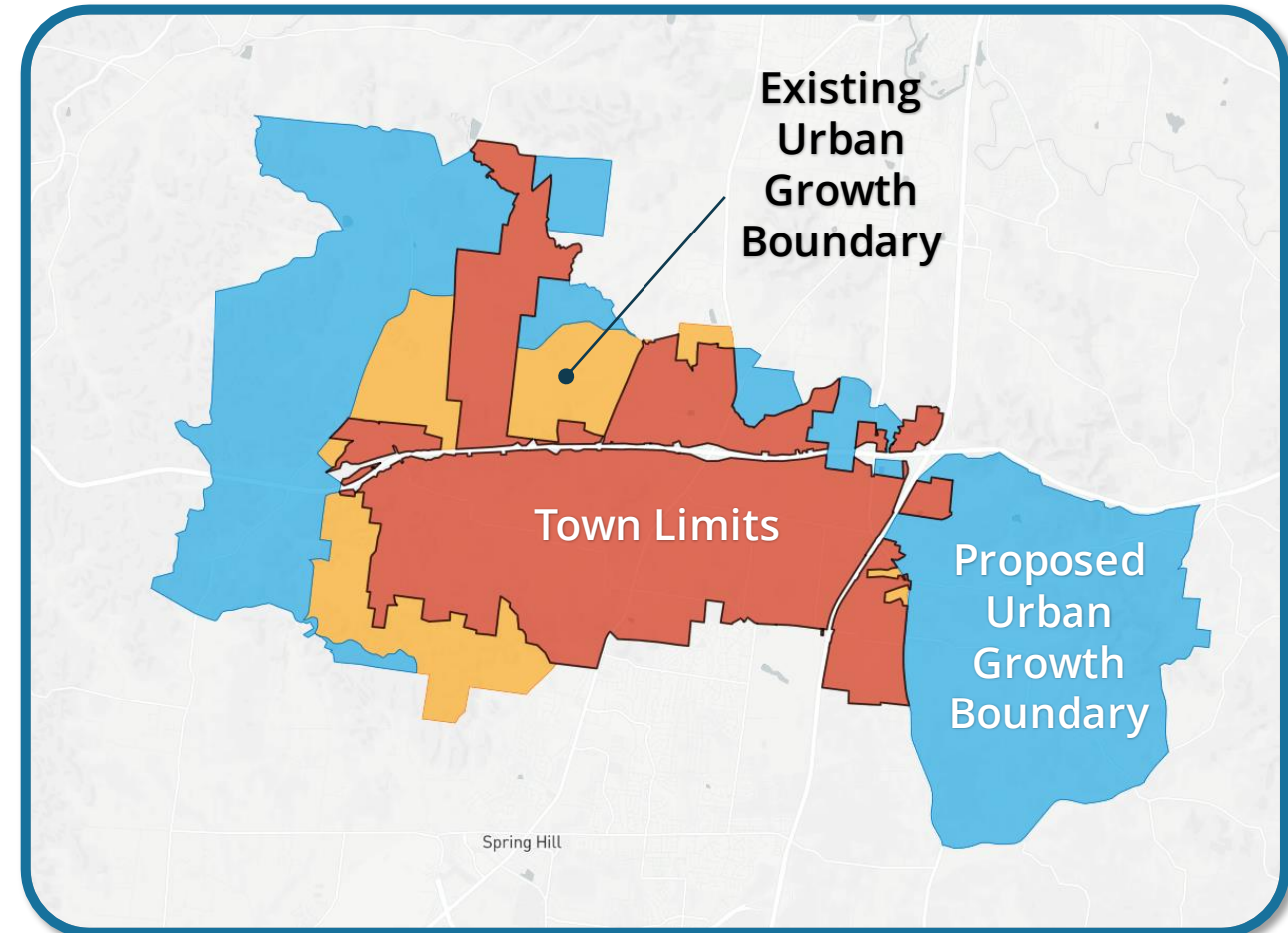
Did you know?

23,000 acres of vacant and agricultural land.

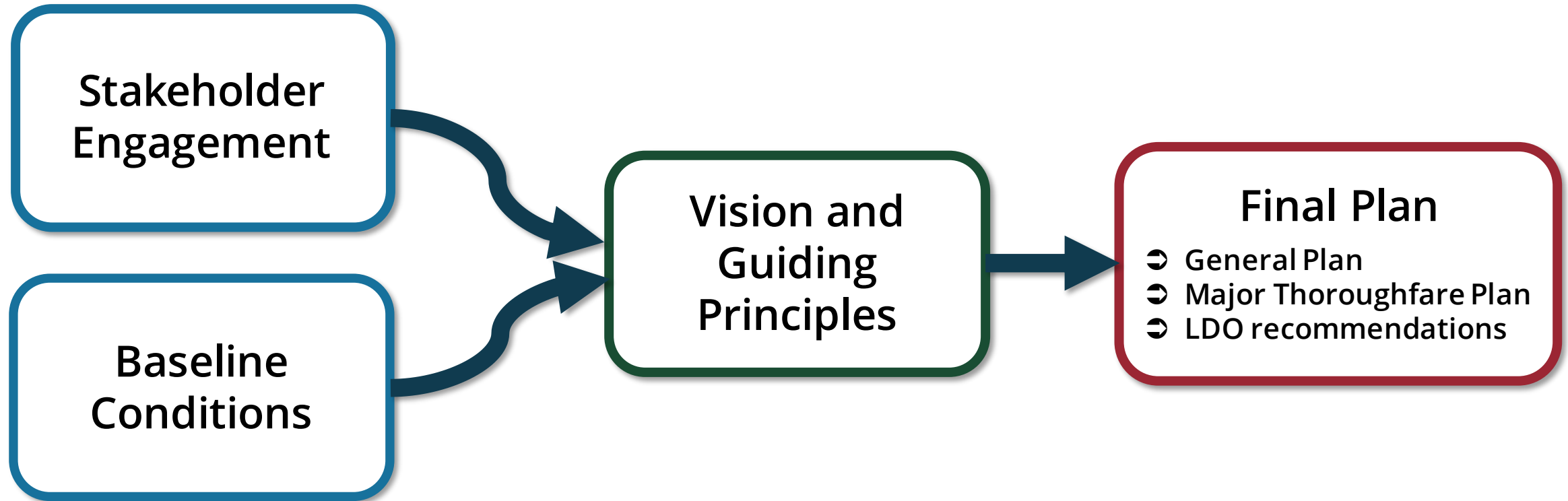
15,000 new homes.

All Aboard Comprehensive Planning Process

- Vision and plan for growth
- General Plan
- Major Thoroughfare Plan
- Land Development Ordinance
 - Update
 - Implement the General Plan and Major Thoroughfare Plan



Scope



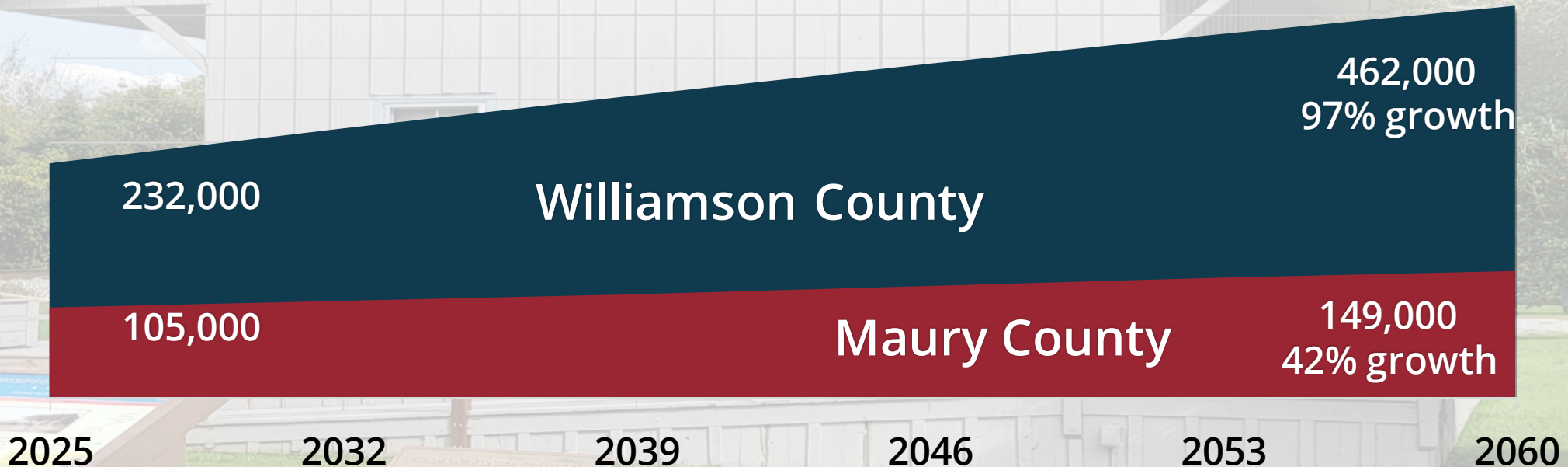


Key Findings to Date

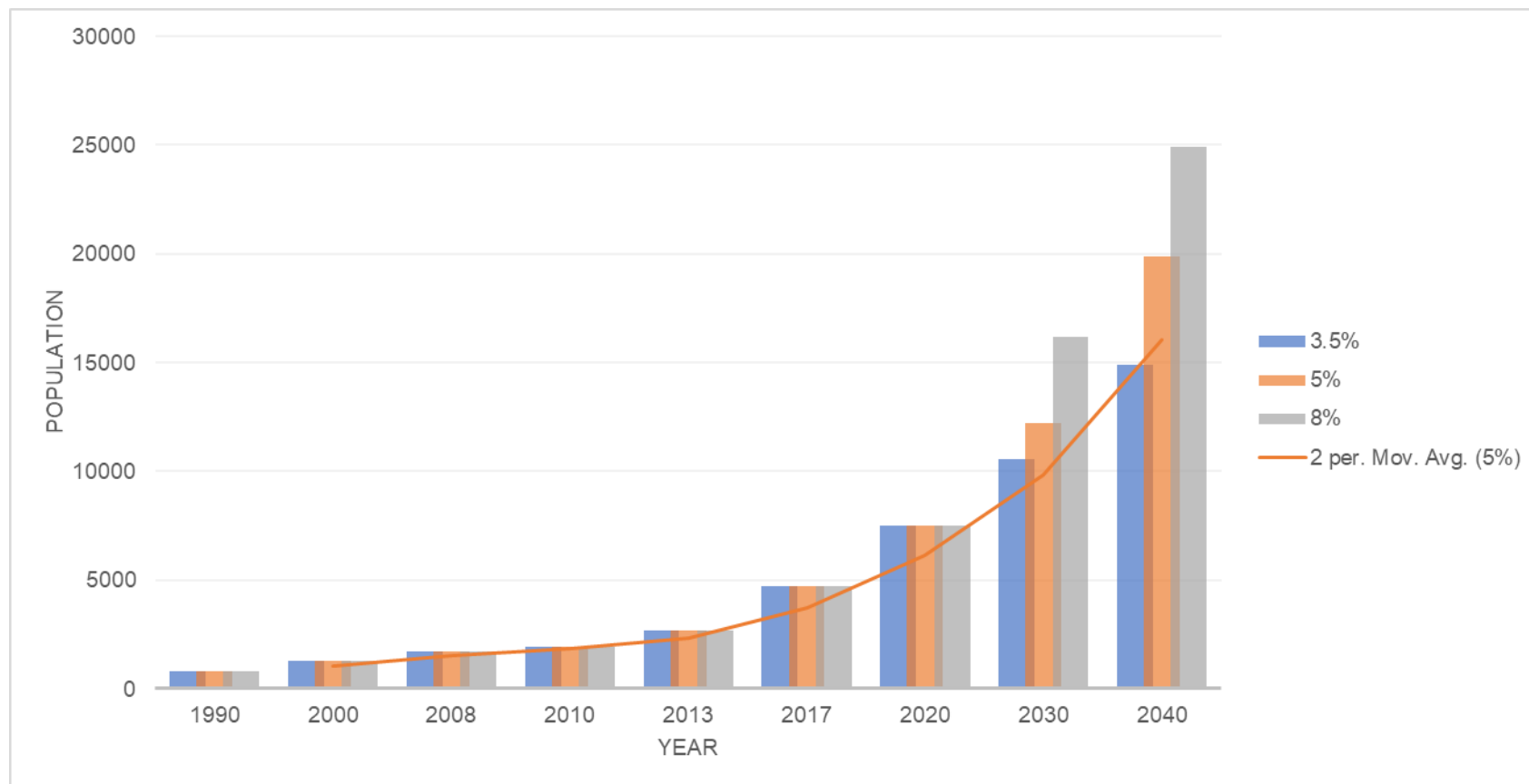


Population Growth

- Household income is significantly higher than region
- One in four residents older than 50
- Maury and Williamson County will double in population



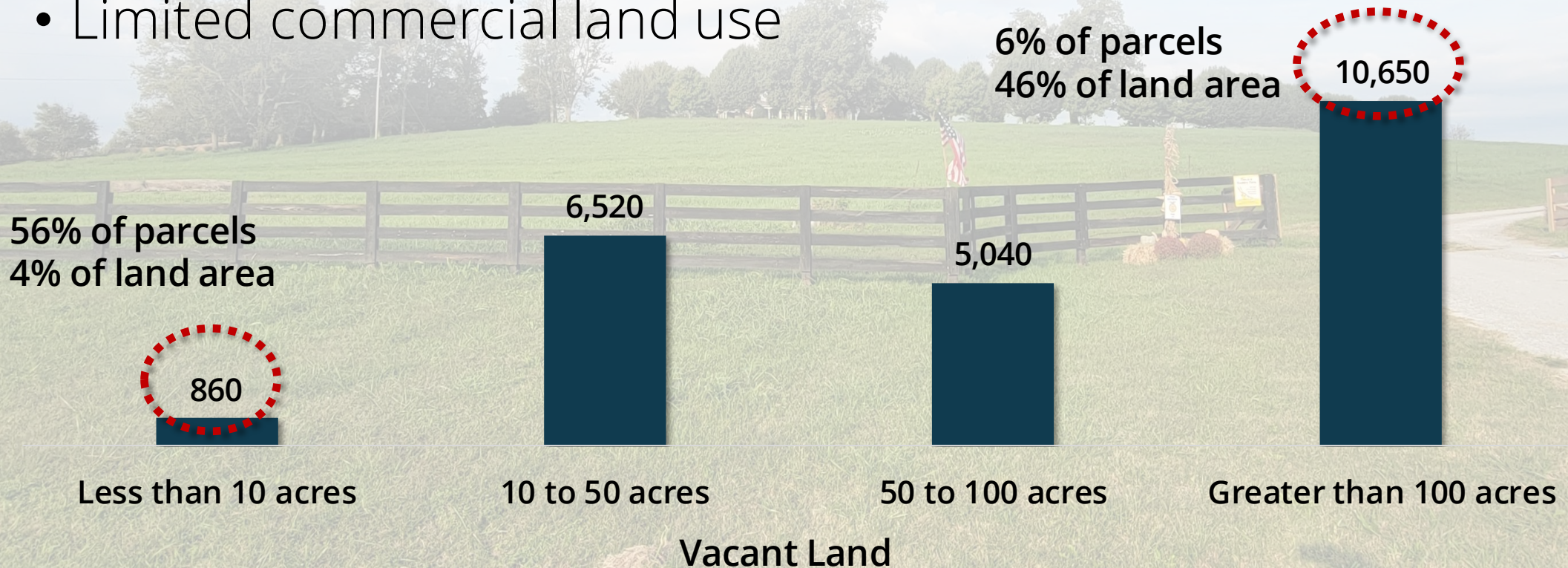
Town Population Projection

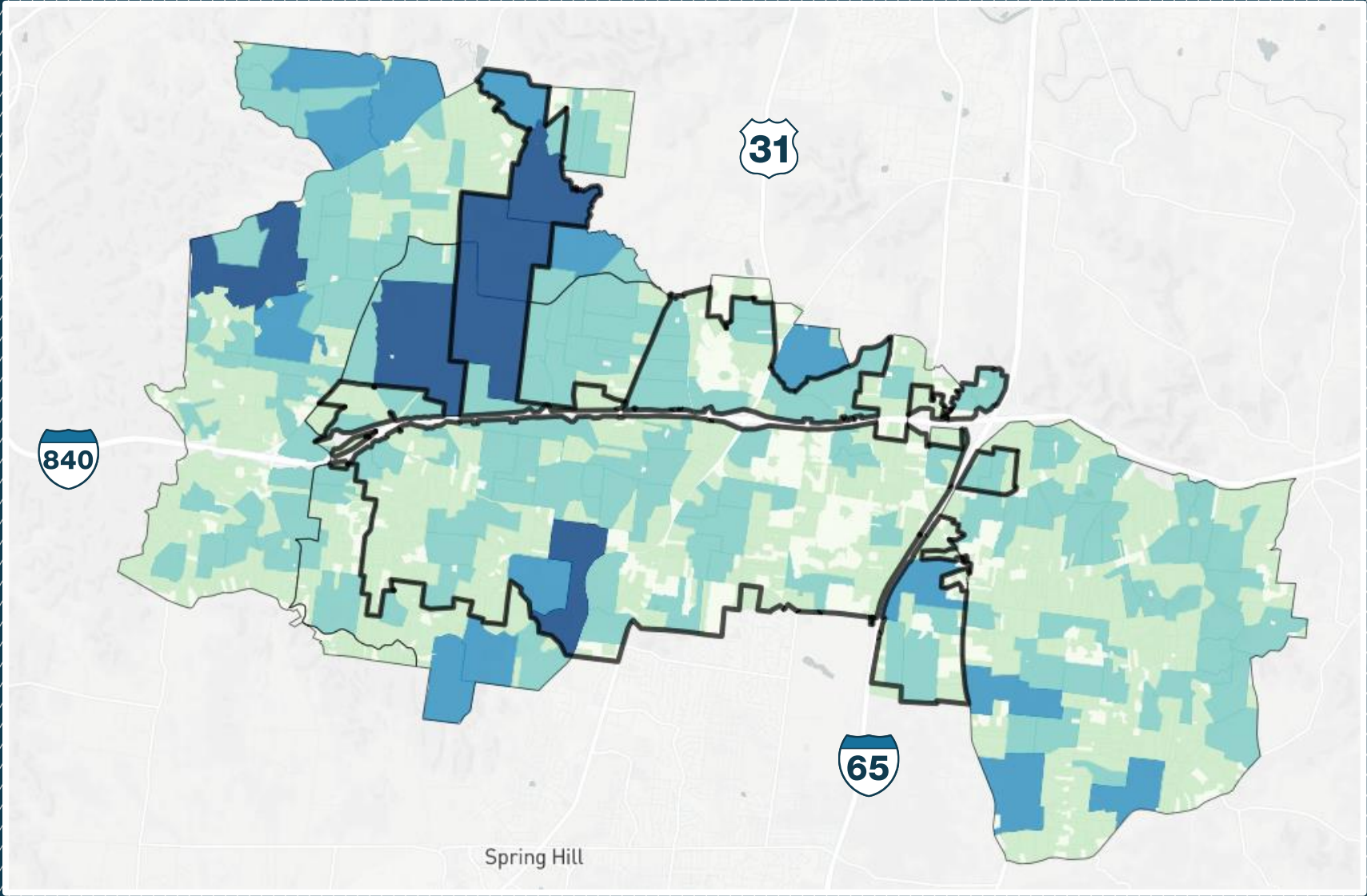


Town Historic Growth + Blended Population Growth

Land Use

- Majority of planning area is residential or agricultural/vacant
- Large land tracts under single ownership
- Limited commercial land use





LEGEND

	0 - 5 ACRES
	5 - 50 ACRES
	50 - 200 ACRES
	200 - 350 ACRES
	350 - 724 ACRES

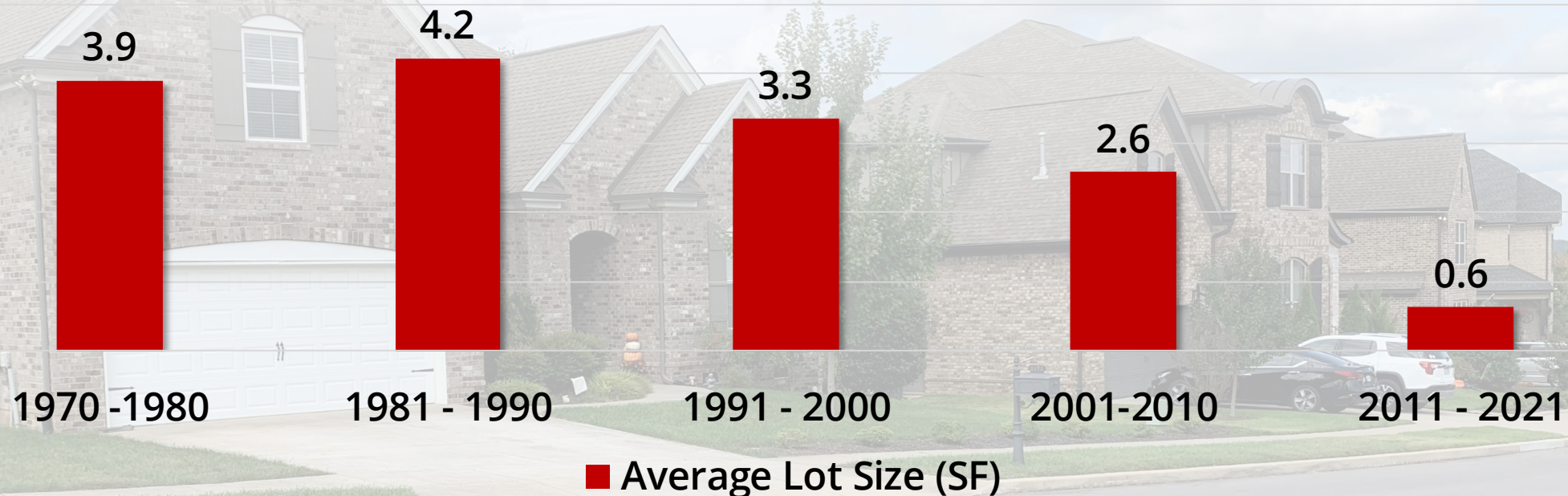
TOTAL PARCELS: 4,567
TOTAL GROSS AREA: 36,053 AC



Parcel Area

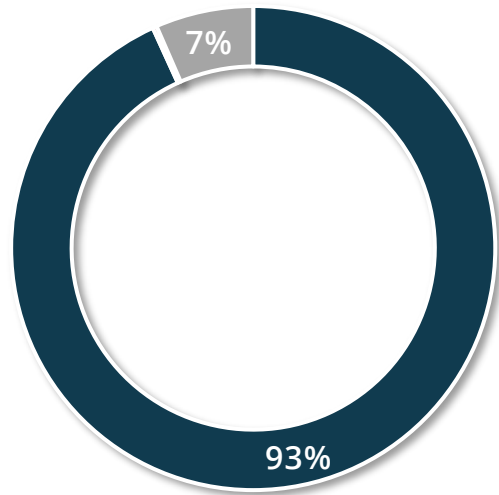
Residential

- Primarily single family detached residential land use
- Growth boom over the last decade
- Lots are getting smaller

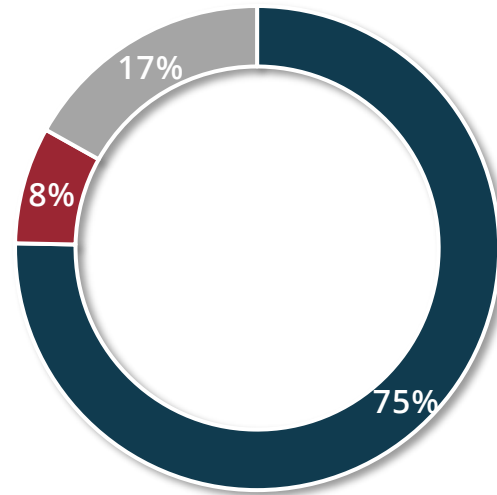


Regional Dwelling Unit Comparison

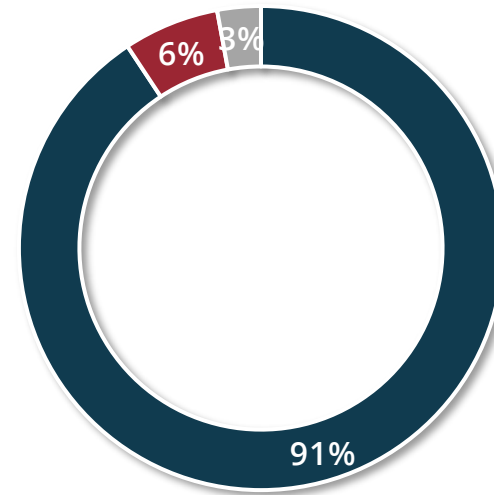
Thompson's Station UGB



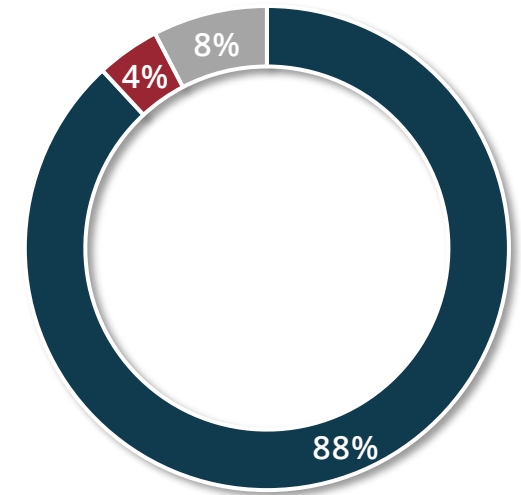
Franklin



Spring Hill



Williamson County

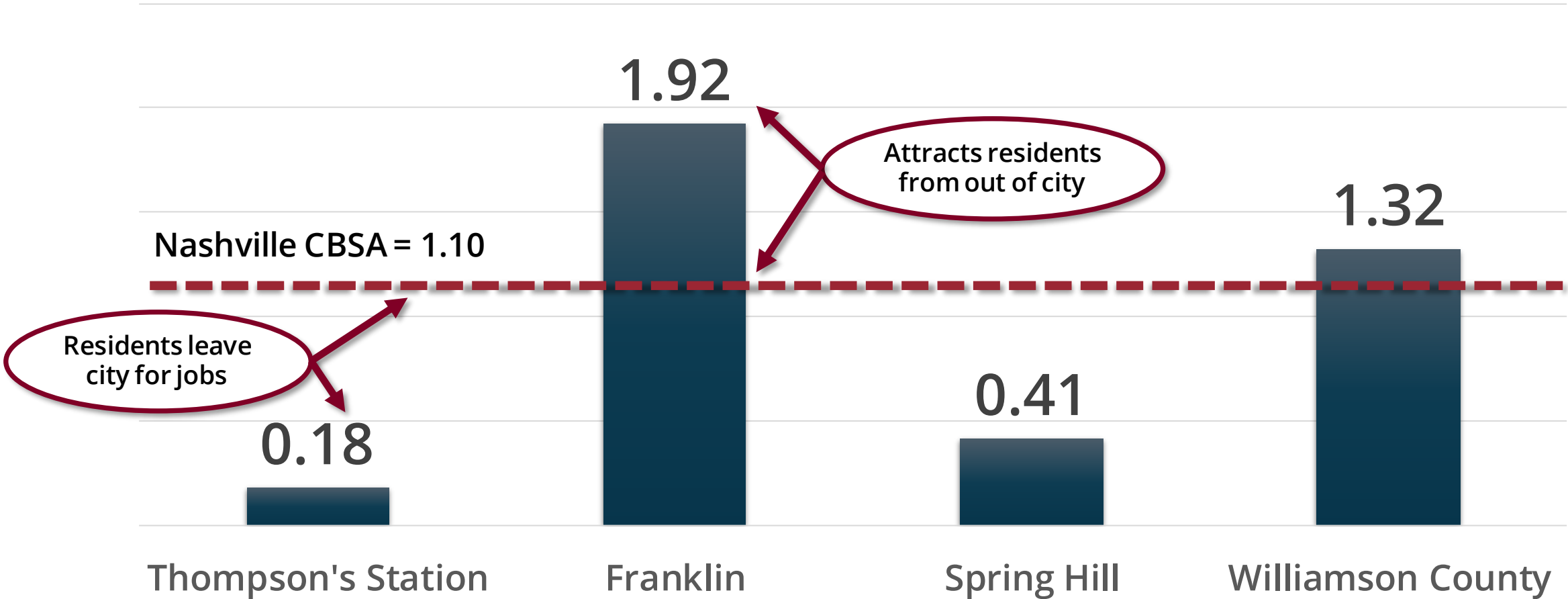


Jobs and Activity

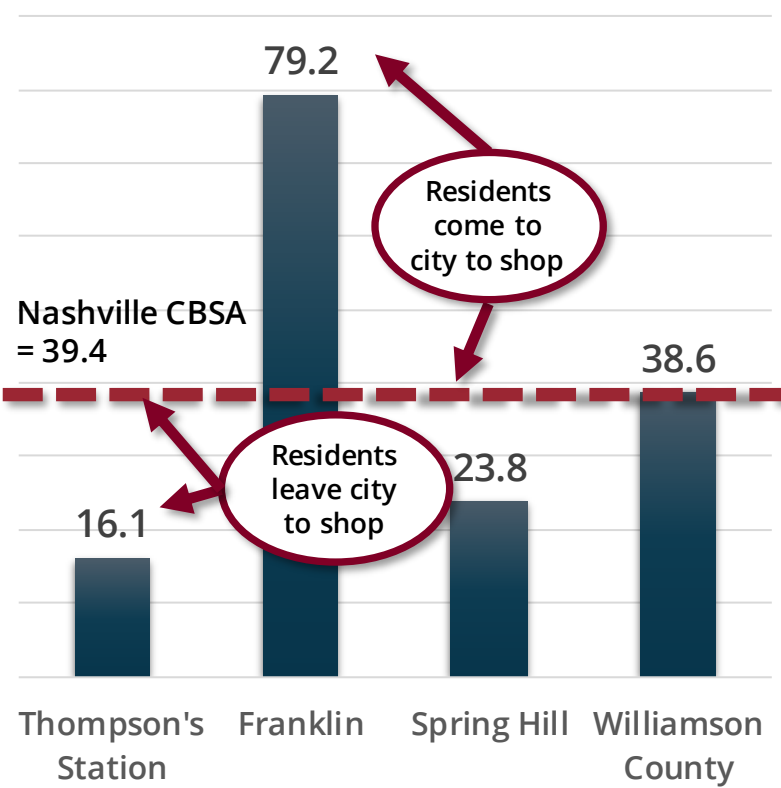
- Agricultural legacy still present
- Employment is focused at:
 - Tollgate Village
 - MARS facility
 - Kroger shopping center
- Most residents leave Thompson's Station to go to work



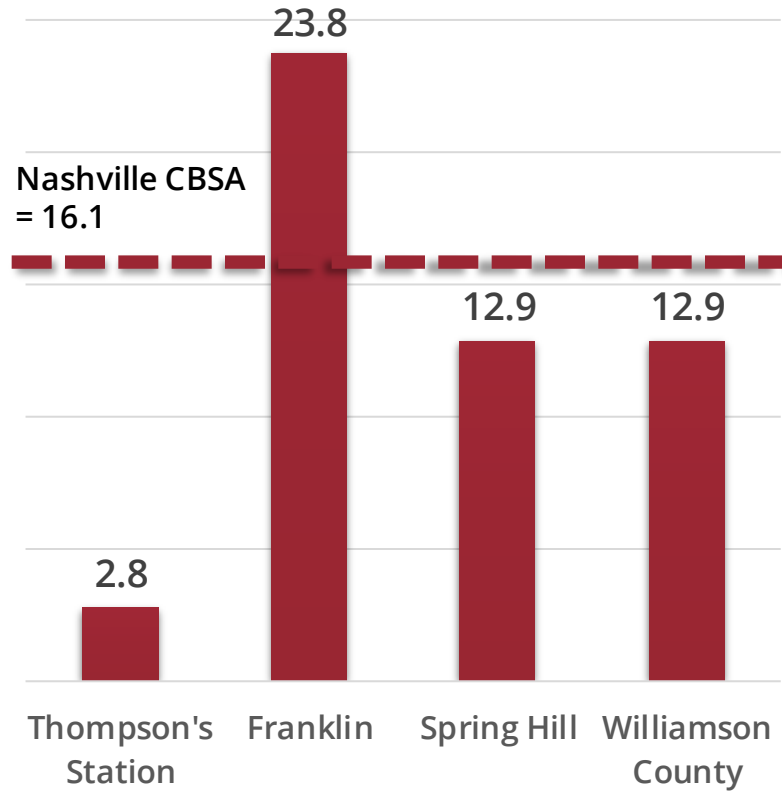
Jobs to Housing Ratio Comparison



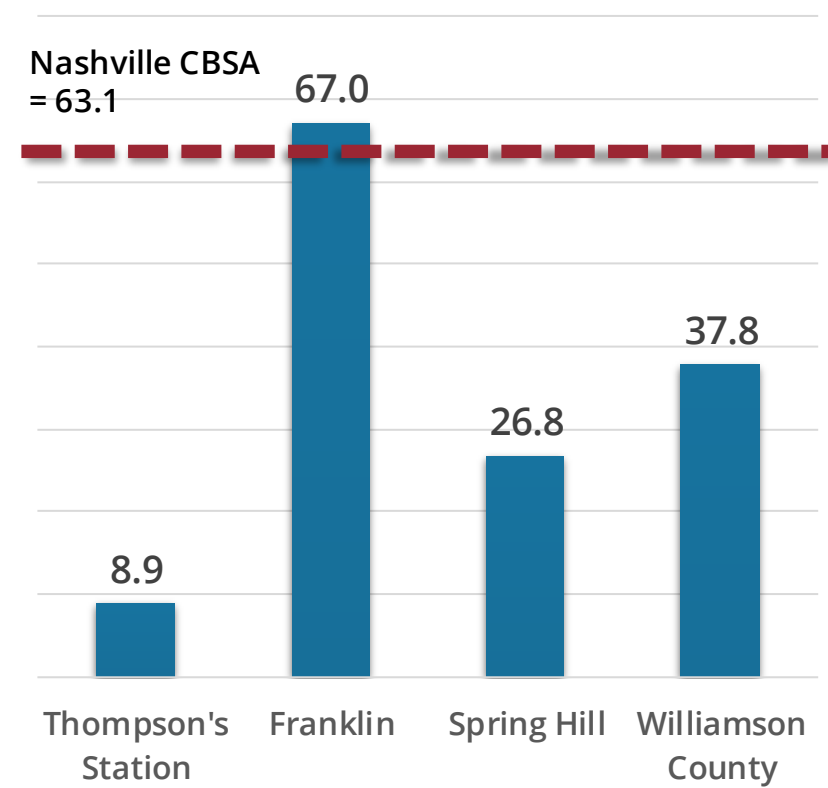
Retail Activity (square feet per capita)



Retail Services



Restaurants

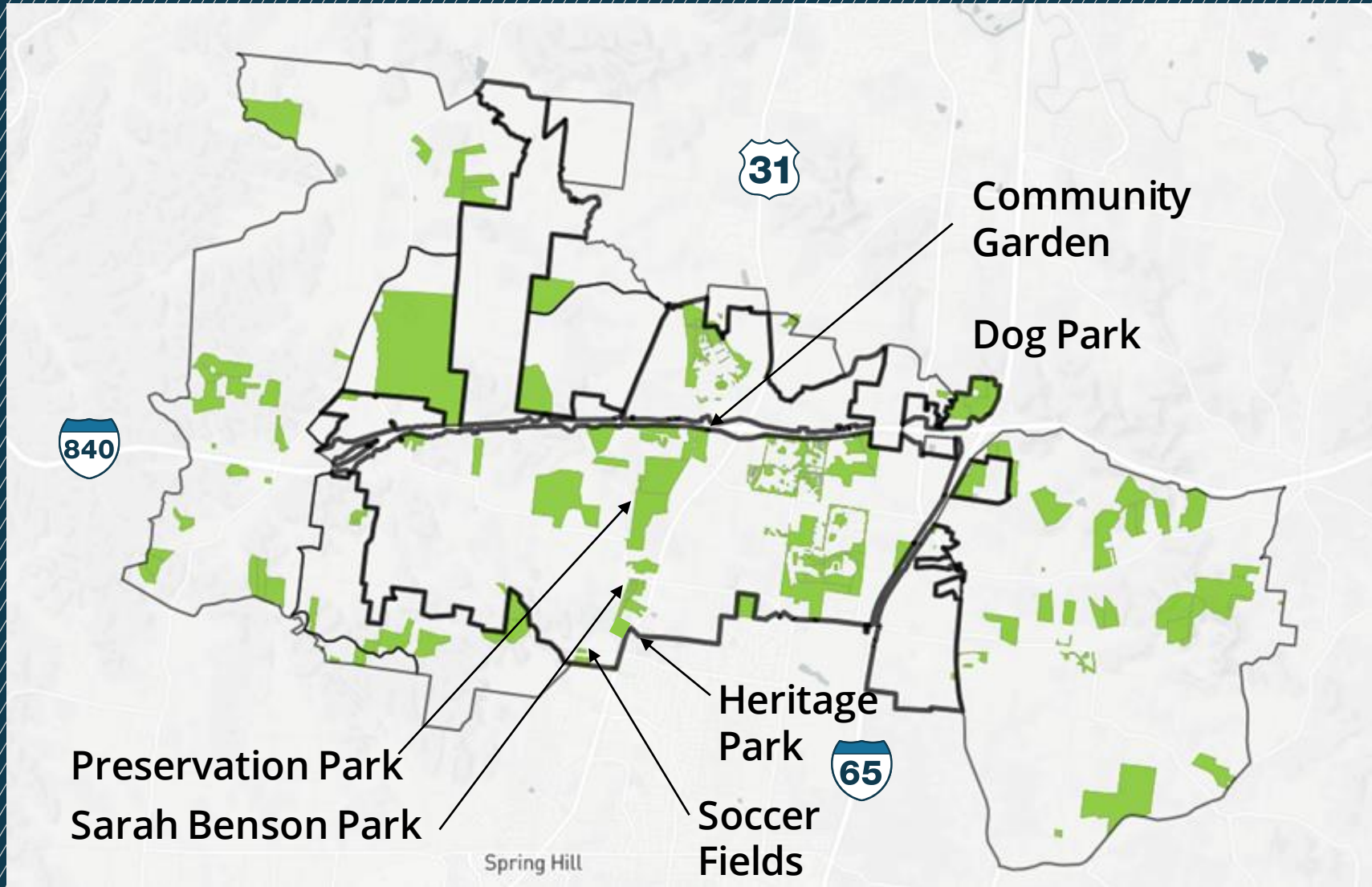


Other Retail



Natural Resources, Parks and Open Space

- Open and natural spaces are prominent major assets
- Few environmental constraints
- Protecting hilltops, ridgelines, and riparian are a priority
- Six formally established parks within the Town boundary



Town Parks Master Plan (2022-2023) will evaluate locations of new parks

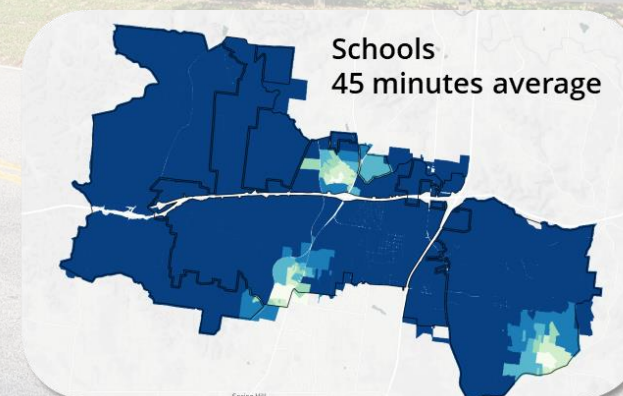
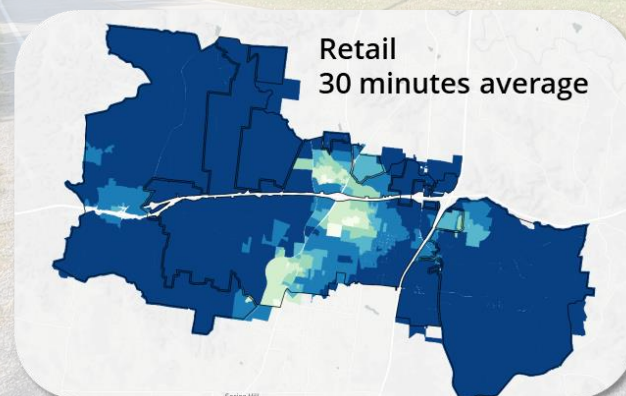
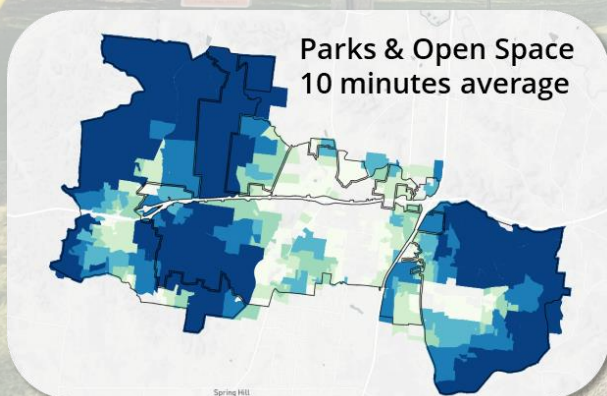
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 • Thompson's Station
 Comprehensive Plan



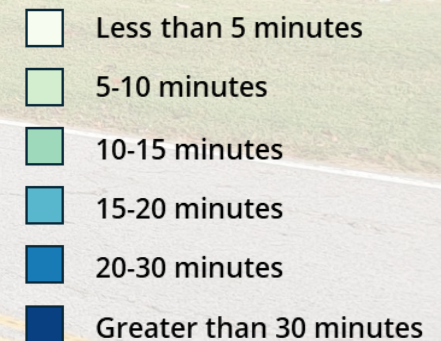
Parks

Transportation and Mobility

- Pedestrian facilities are largely recreational and disconnected
- Not many places within walking distance
- Lack of bicycle infrastructure
- Congestion and vehicle crash hot spots
 - Thompson's Station Road
 - Columbia Pike



Walk Time to Nearest





Facilitated Discussion



Facilitated Discussion

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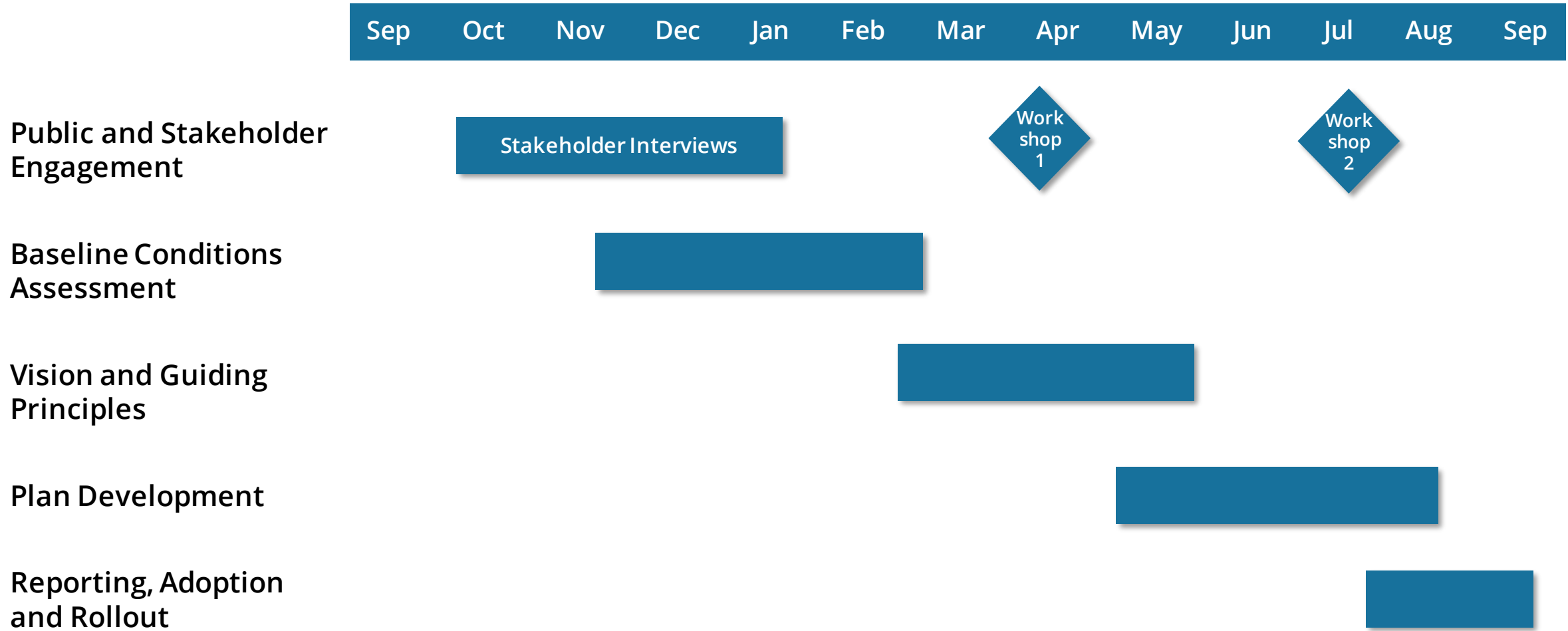


What's next?





Schedule





Thank You!

