



City of Springfield Comprehensive Plan Big Ideas

The following recommendations for economics, transportation, land use, utilities and emergency services, and parks, open space, and environmental resources have been prioritized by city leaders, the planning team, and the community during the planning process.

Economics and City Organizations	Transportation	Land Use	Utilities / Emergency Services	Parks, Open Space, and Environmental Resources
<p>Economic Growth and Diversification</p> <ul style="list-style-type: none"> Increase Job Opportunities Professional / Admin and Financial Services Promote Agri-tourism and the "Real Tennessee Experience" Agricultural Economy Promote Industrial / Manufacturing Opportunities More Retail, Restaurant, and Amenity Options 	<p>Thoroughfare Plan</p> <ul style="list-style-type: none"> 840 bypass removed from MTP Possible future collector N.E. side Develop new alignment and upgrade to major arterial Upgrade Blackwood Drive (major arterial) A potential long range connector loop has been added to the MTP Consider a city wide bike and pedestrian Master Plan 	<p>Promote Concentric Growth</p> <ul style="list-style-type: none"> Currently there is enough Land Area in Urban Growth Boundary Corridor with nodes and crossroads as growth pattern vs. sprawl along corridor Growth should encourage mixed use and growth in the city's central core and key crossroads Promote medium to high density mixed use growth at community and neighborhood crossroads Limit commercial sprawl along primary transportation corridors Create a mixed-use zoning category to replace MRO 	<p>Review Long Term Policy With Surrounding Communities</p> <ul style="list-style-type: none"> Review water services with Coopertown, Greenbrier and surrounding county to link availability with future development. Consider limiting future water services beyond city limits without a clear long term operations and maintenance plan / funding source 	<p>Provide More Neighborhood Parks in Growth Areas</p> <ul style="list-style-type: none"> The existing parks and greenway system in Springfield provides good overall recreational services for city residents, but there is a need for more local neighborhood parks, especially areas of future growth and development. The target areas needing more neighborhood parks are identified in the 2022 Parks and Recreation Master Plan (Demographics and Park Proximity Map D)
<p>Downtown Revitalization</p> <ul style="list-style-type: none"> Explore Creating a Downtown Master Plan and Expanding the CC District Create a Design Review for the area South of Downtown Revitalization Strategy / Activate Main Street Organizations Formalize More Community Events Pop ups / Agrarian Events 	<p>Main Street as a Primary Transportation Corridor to Downtown</p> <ul style="list-style-type: none"> Promote multi-modal connection to downtown / city core Categorize South Main as a major arterial Promote South Main Street as a gateway with a strong sense of public space and streetscape Extend commercial core Land Use / Zoning along the South Main Street Corridor 	<p>Promote Agrarian Experience and Branding</p> <ul style="list-style-type: none"> Possible land banking and agricultural overlay Work with Agricultural Research Center Create rural edge along 41, 431, and 76 Fairgrounds / Main Street celebrated as part of agrarian culture Promote Real Tennessee Branding Consider rural / agrarian enhancement overlays along primary corridors 	<p>Develop Long Term Operations and Maintenance Plan</p> <p>Protect Sanitary Sewer Capacity to Promote Positive/Balanced Community Growth</p> <ul style="list-style-type: none"> Review potential needs of city growth relative to proposed/ approved developments. Consider limiting waterline expansions past urban growth boundary Balance amount of waterline facilities that extend a great distance from city public work facilities. 	<p>Strengthen Connections Between Parks with Additional Greenway and Multi-modal Connections</p> <ul style="list-style-type: none"> The greenway, pedestrian systems and bike routes all function as a transportation network with recreational value. They also increase the opportunity for people to socialize, improve health and access their parks from a local context. Expanding the greenway system enhances the value of every park that is connected to it.
<p>City Staffing and Organization</p> <ul style="list-style-type: none"> Main Street Committee / Board Emphasize Downtown Management Continue to support city staff with main street collaboration and economic development position 	<p>Explore Corridor Management Plan Considerations</p> <ul style="list-style-type: none"> Explore controlling access/planning with the MPO, TDOT, White House, Greenbrier, and Coopertown and consider corridor management agreements on 49, 431, 41, and 76 Develop a citywide corridor access management strategy 	<p>Inter-jurisdictional Agreements with Surrounding Communities Regarding Land Use and Growth</p> <ul style="list-style-type: none"> Coordinate with Robertson County, Coopertown, and Greenbrier regarding future growth patterns / annexations and rezoning Consider collaborating with adjacent communities regarding agricultural enhancement zones and land banking opportunities 	<p>Continue Plans for a New Fire Station on the South Side of the City with Easy Access to Austin Highway (Route 431)</p> <ul style="list-style-type: none"> A location has been identified Design, funding, and implementation should be a priority Consider an additional Fire Sub Station on the South Side of town after Fire Station 3 and green space is completed (long term goal) 	<p>Expand Facilities and Programs within Existing Properties and Highlight the Value of Legacy Golf Course as a Recreational Facility</p> <ul style="list-style-type: none"> There is an opportunity to continue to add facilities and programs to the existing Springfield Parks network. Legacy Golf Course is a premium facility that also deserves recognition as a regional recreational facility and the city could look for ways to integrate more golf activities into its program.
<p>Housing Diversification</p> <ul style="list-style-type: none"> Partner and Collaborate with Private Developers to create a mixture of housing types Provide Desirable Examples / Housing Fund Examples Promote a mixture of products within residential products including small "Cottage Style" homes 	<p>Citywide Projects and Improvements</p> <ul style="list-style-type: none"> Grids connecting Collectors, especially east / west connectors will be very important Create more protected bike lanes and multi-modal opportunities Modernize crosswalks Connect existing street grid to future street extensions as new developments are approved and built. Limit dead end streets 	<p>Encourage Public Amenities as Part of the Growth Strategy</p> <ul style="list-style-type: none"> Utilize the specific plan (SP) and PUD zoning tools to integrate amenities, parks, and open space into the growth pattern of new developments Develop a cluster overlay option for residential growth that encourages preserving green space as a community asset 	<p>Increase Staff and Operational Budgets for Essential City Services</p> <ul style="list-style-type: none"> Add additional departmental staff and equipment to the current and future budget to handle the population growth 	<p>Integrate Recreation and Amenity Considerations into Future Development Patterns</p> <ul style="list-style-type: none"> The city should look for ways to integrate pocket parks, amenity centers and open space into existing and future developments. This provides small scale, private facilities to be designed into neighborhoods and mixed use project. Dedication of public open space and the provision of multi-modal options in street design should also be an established part of future development patterns.