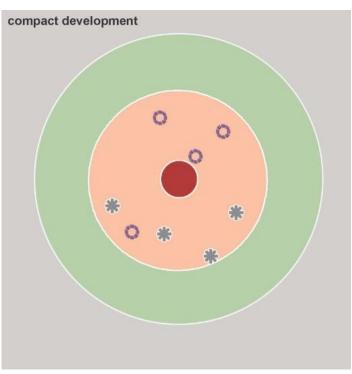
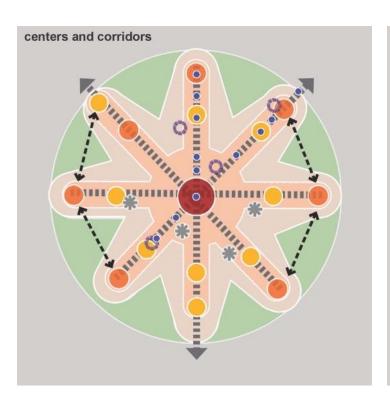
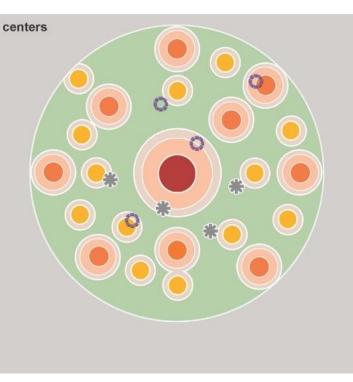
PLANRUTHERFORD Scenario Planning Resource Guide











County Aerial Map

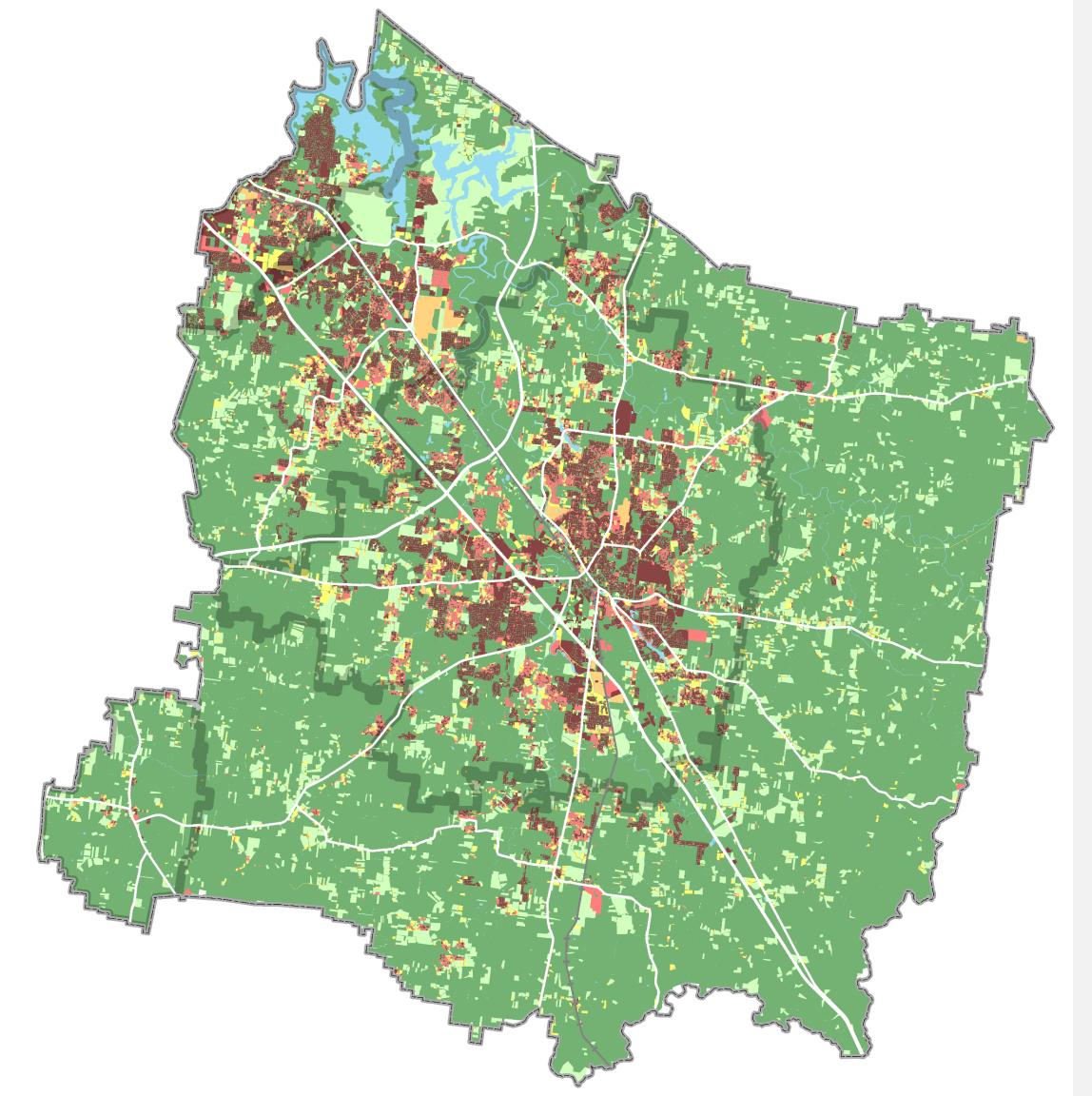
This map is provided as a reference to help identify cities, topographic landmarks, and open space

Lee Ad Compton Rd Burnt Knob Rd Shores Rd Murfreesboro Franklin Rd 96 Windrow Rd Allisona Rd Eagleville EppsMil Christiana Por Christ Midland Fosterville Ro

PLAN RUTHERFORD

County Street Map

This map is provided as a reference to help identify local landmarks and transportation corridors



2020 Density Pattern by Parcel

342k Residents

181k Jobs

People per Sq Mile

Less than 100

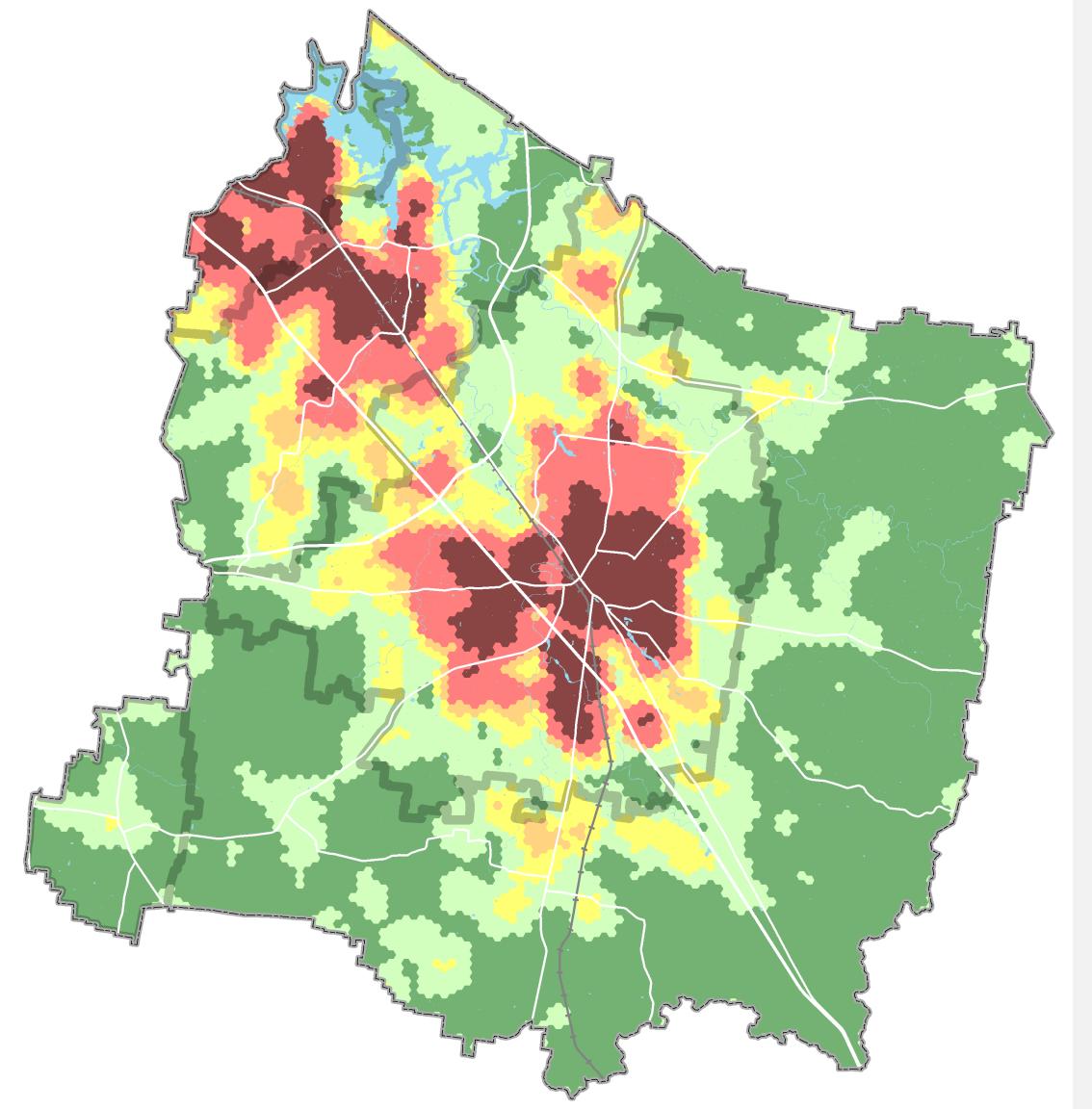
100 to 500

500 to 1,000

1,000 to 1,500

1,500 to 3,000

More than 3,000



2020 Density Pattern by Hex

342k Residents

181k Jobs

People per Sq Mile

Less than 100

100 to 500

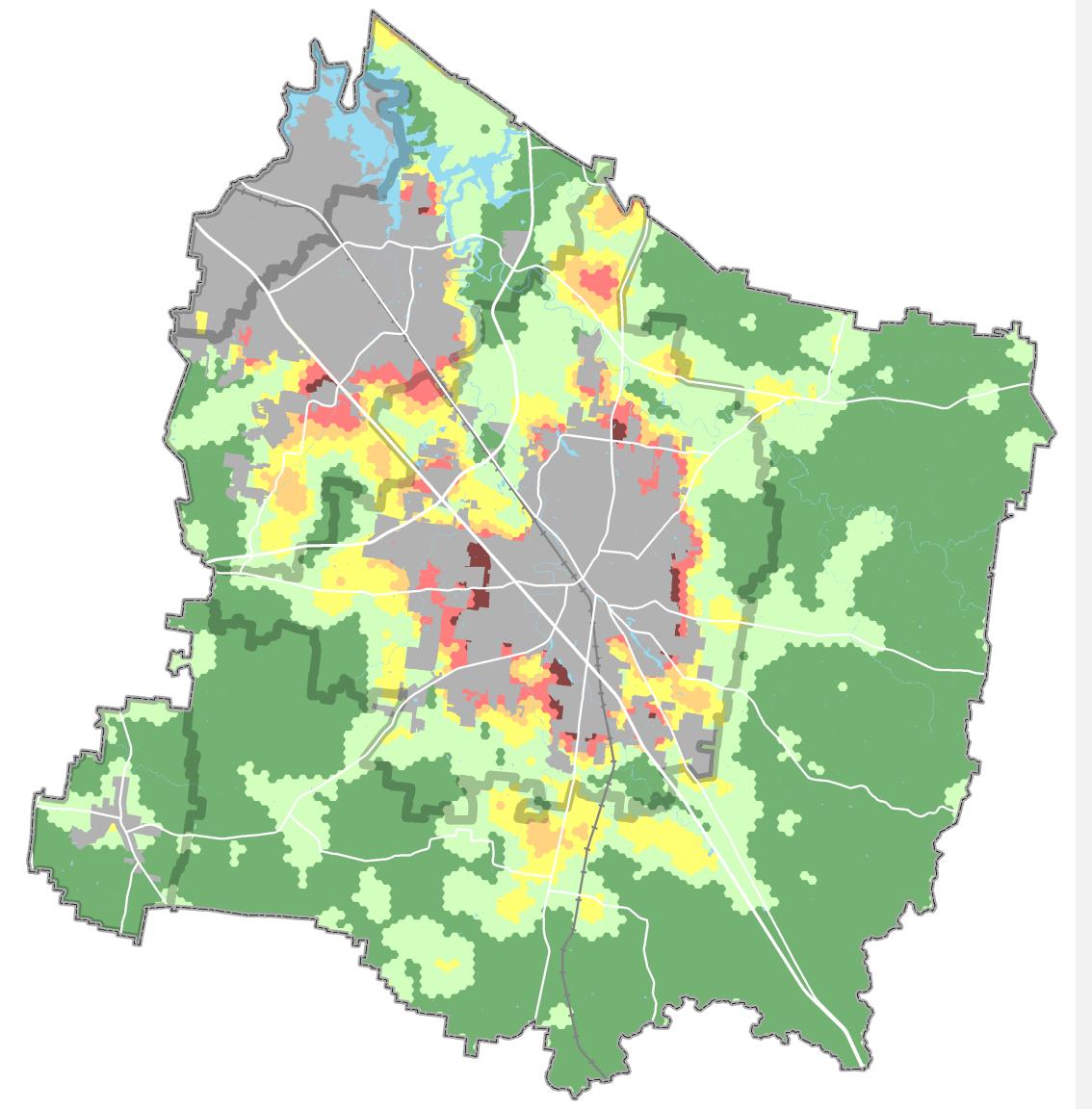
500 to 1,000

1,000 to 1,500

1,500 to 3,000

More than 3,000

Population and jobs have been aggregated to ¼ mile hexagons to avoid identifying individual property lines



2020 Density Pattern by Hex

342k Residents

181k Jobs

People per Sq Mile

Less than 100

100 to 500

500 to 1,000

1,000 to 1,500

1,500 to 3,000

More than 3,000

Trending Growth Scenario (2045)

556k Residents

272k Jobs

People per Sq Mile

Less than 100

100 to 500

500 to 1,000

1,000 to 1,500

1,500 to 3,000

More than 3,000

More Dispersed Scenario (2045)

556k Residents

272k Jobs

People per Sq Mile

Less than 100

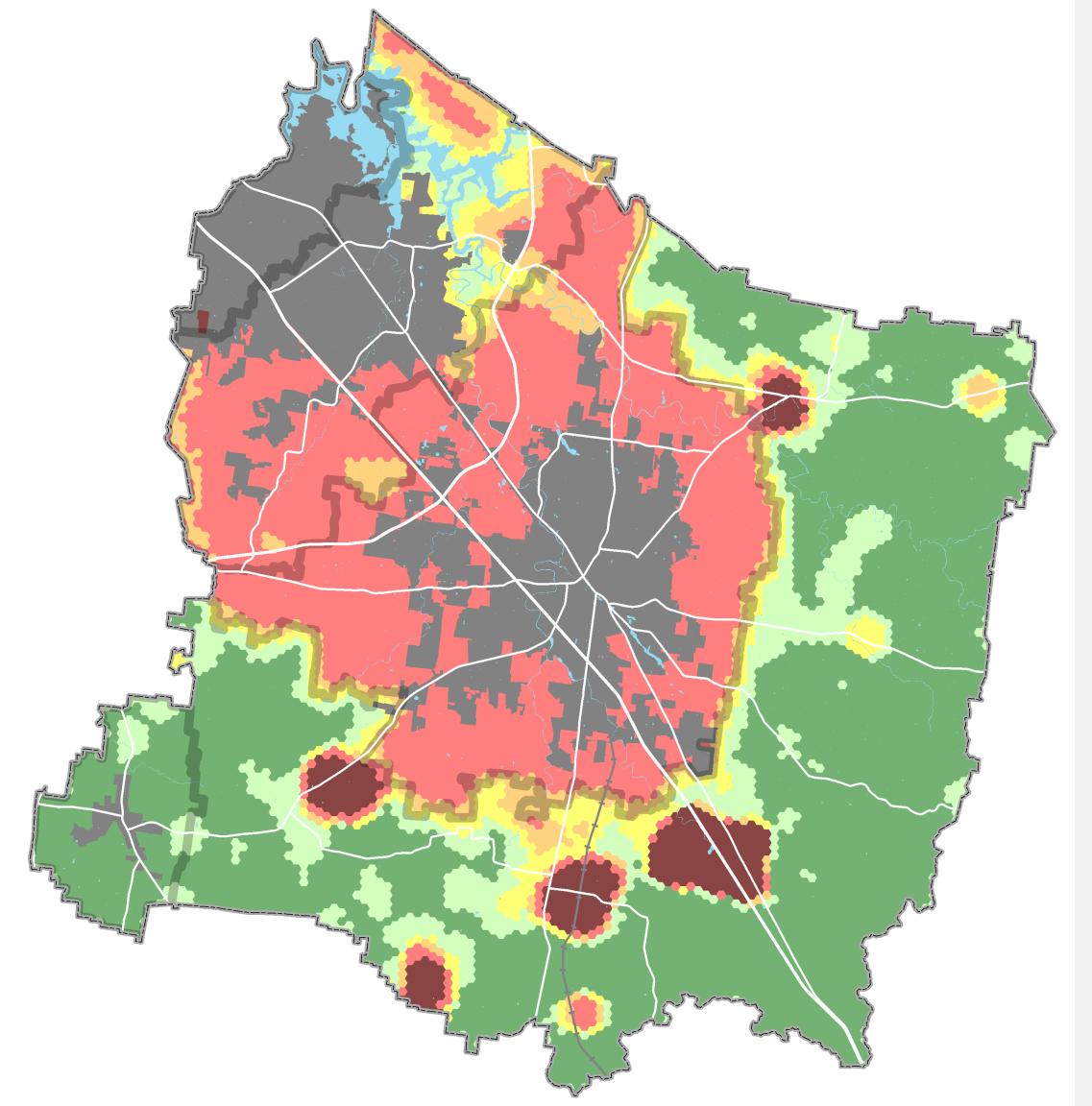
100 to 500

500 to 1,000

1,000 to 1,500

1,500 to 3,000

More than 3,000



More Compact Scenario (2045)

556k Residents

272k Jobs

People per Sq Mile

Less than 100

100 to 500

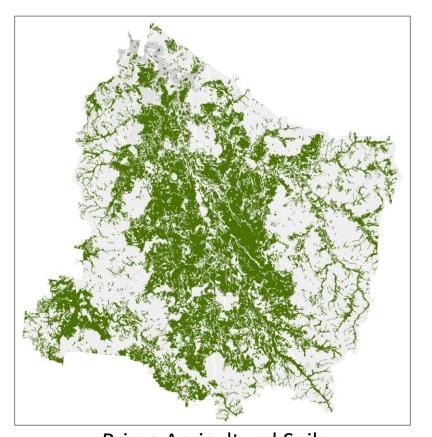
500 to 1,000

1,000 to 1,500

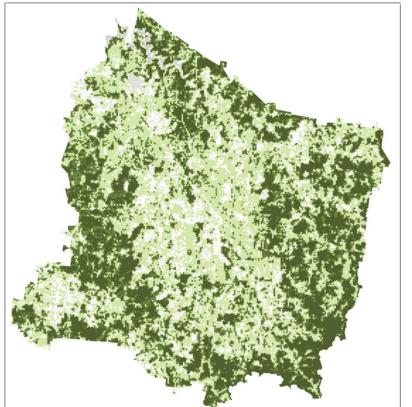
1,500 to 3,000

More than 3,000

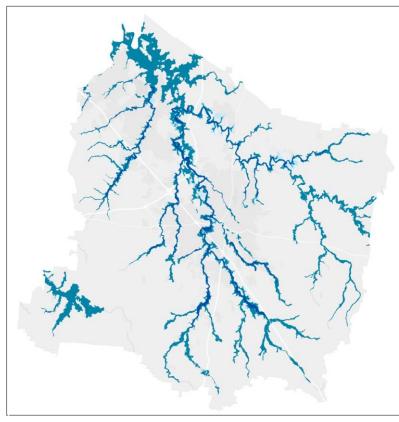
Land Use Features



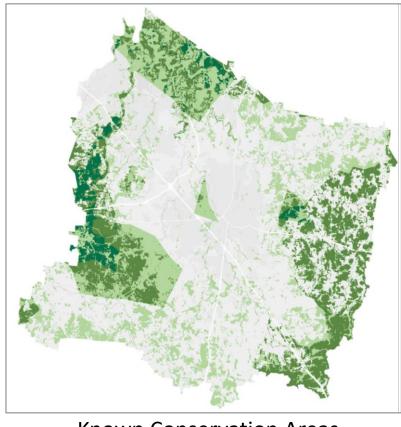
Prime Agricultural Soils



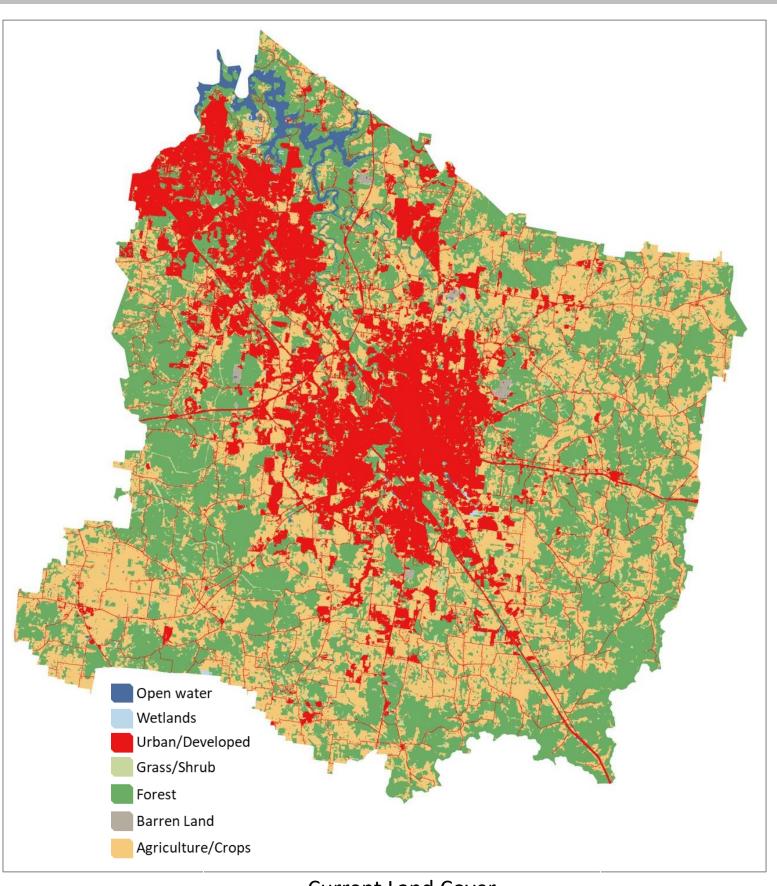
Tree Canopy Density



Floodplains and Floodways



Known Conservation Areas



Current Land Cover

What does density look like?

PLAN RUTHERFORD

Density Key















Low **Density**













People per



1 to 2 Households per Acre



Employees per Acre









Your Primary Objectives and Map Notes	

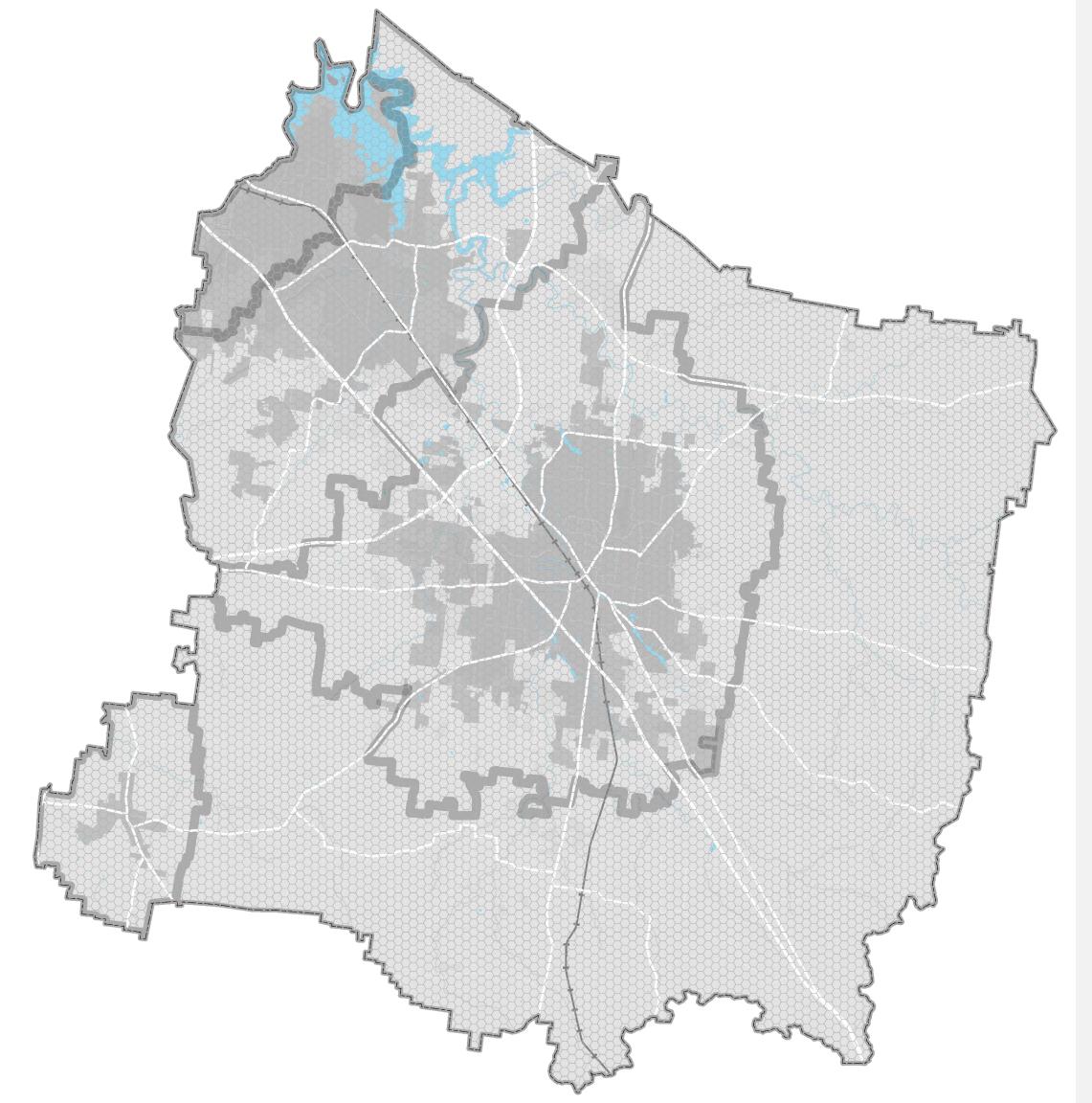
"Planner for a Day" Instructions

Your mission is to plan where and how future growth should occur across unincorporated Rutherford County. Your materials include a county map, 6 coloring pencils, and a resource guide. Staff planners are available to answer your questions.

Use this page to write down the main objectives that you intend to achieve with your plan. For example, are you focused on protecting the county's agriculture and farmlands, preserving suburban lifestyles and housing options, encouraging more walkable centers, or some combination of these or other objectives?

Use the map to depict your preferred growth scenario using the density key provided in the resource guide.

TIPS: Think long-term, keep an open mind about the different interests and needs of a diverse community, and remember to consider the tradeoffs that come with the different growth scenarios.



Your Preferred Scenario

Your Name

Your Email

People per Sq Mile

Less than 100
100 to 500
500 to 1,000
1,000 to 1,500
1,500 to 3,000
More than 3,000

Before you Begin

- 1. Provide your name and email address
- 2. Color each section of the legend so that it corresponds to the colors you use on your map