



Joint Work Session of the County Commission and Planning Commission

MTSU Campus | July 11, 2024

Agenda

- *Opening Reception with Interactive Stations*
- **Welcome and Opening Remarks**
- **Presentation of First Draft**
- **Next Steps**
- **Closing Remarks**
- **Adjourn**

PlanRutherford

Opening Remarks

PlanRutherford

First Draft

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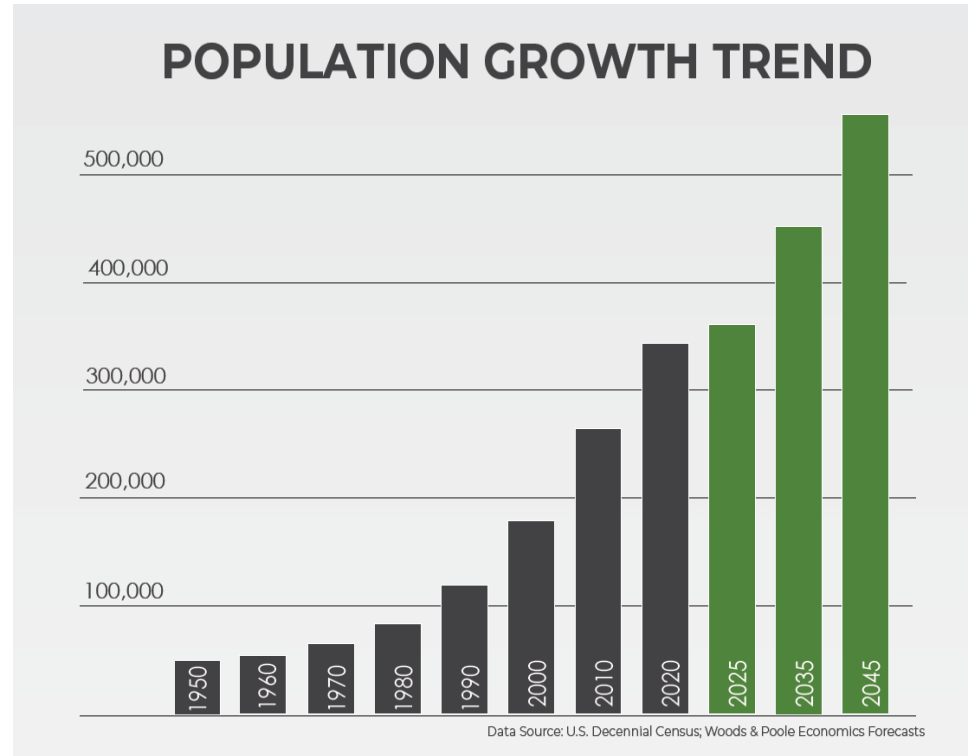
First Draft

How We Got Here

Why We Plan

To answer questions, like...

- Where will people live?
- How will they get from home to work or to school?
- Where will people go for everyday needs?
- What will be the impact of growth on the challenges we're already experiencing?



**The current plan was adopted in 2011*



“

How do we ensure that the inevitability of change is leveraged as an opportunity to improve quality of life?

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First Draft

Community Involvement

PlanRutherford Process

Step 1.

**Vision &
Expectations**

(Listening)

Step 2.

**What If
Scenarios**

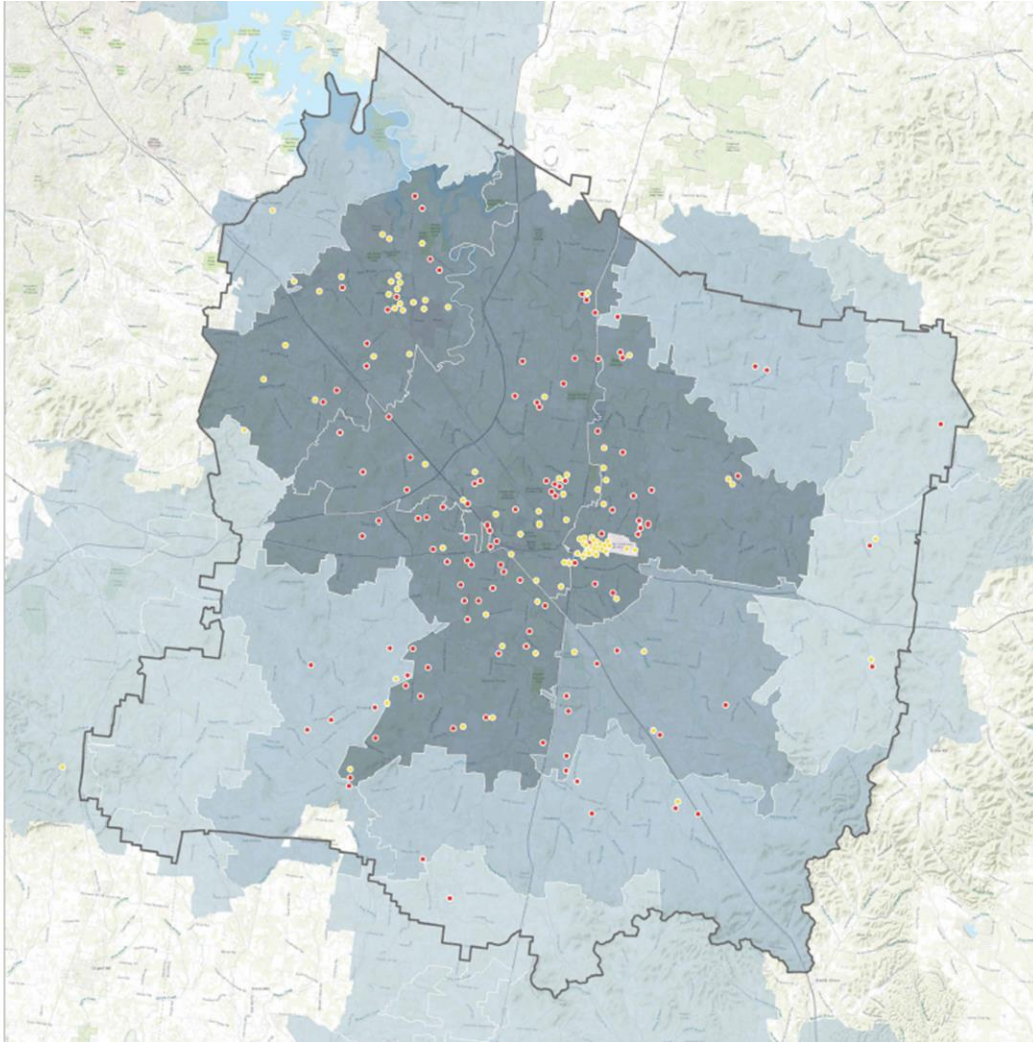
(Brainstorming)

Step 3.

**Strategy and
Planning**

(Deciding)

This map depicts the home and work location of workshop participants (points) and the number of survey responses received from each zip code through July 31, 2023.



MAP LEGEND

Participation in Workshops

- Home Location of Participants
- Work Location of Participants

Survey Responses by Zip Code

- 1 - 9 responses
- 10 - 24 responses
- 25 - 49 responses
- 50+ responses

27
Stakeholder
Meetings

300
Workshop
Participants

800+
Survey
Responses

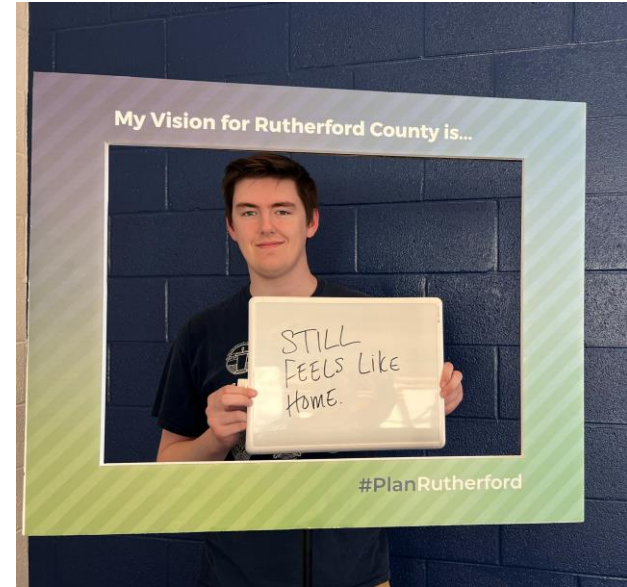
PLAN RUTHERFORD





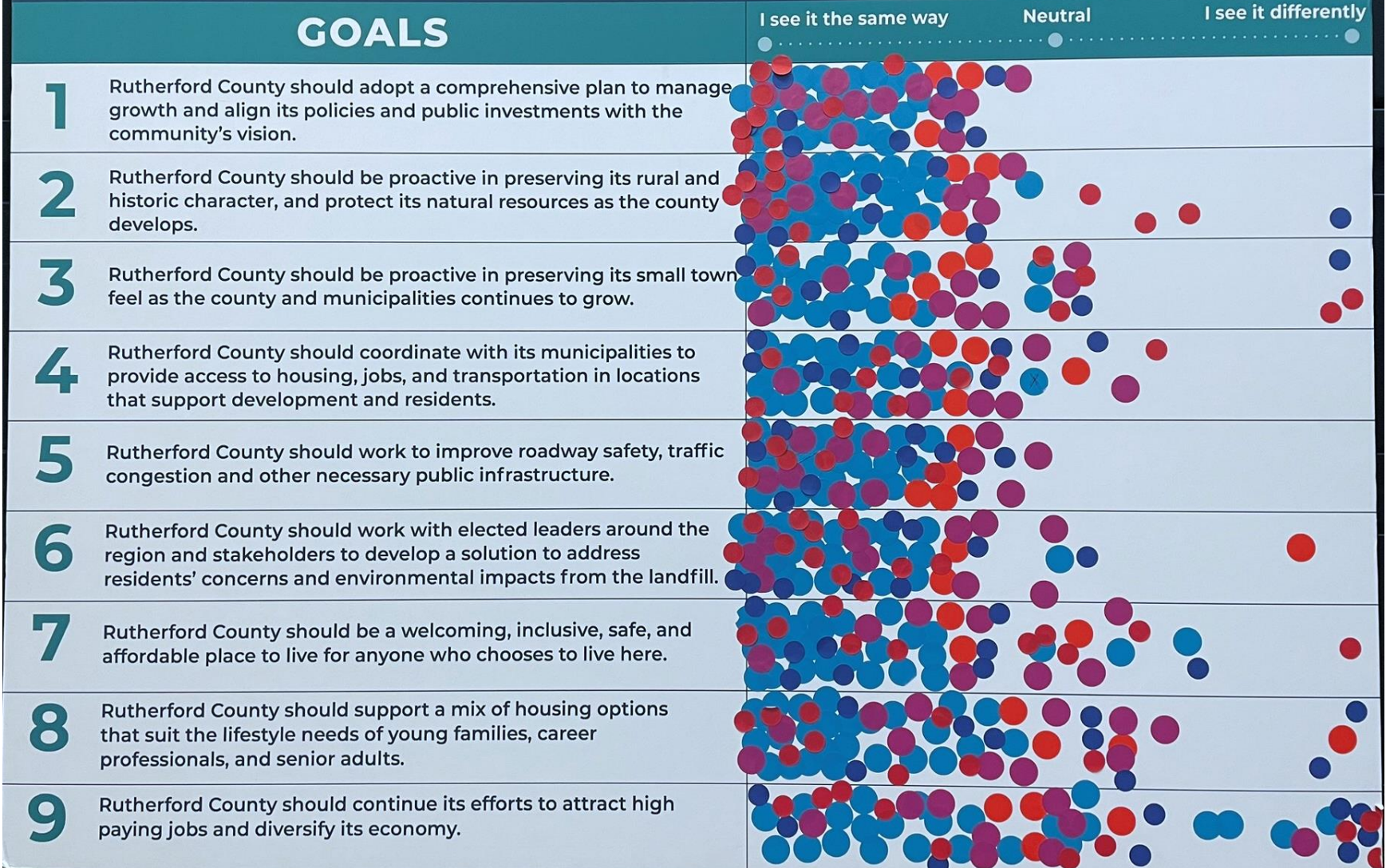






KEY TAKEAWAYS

PLAN RUTHERFORD



PLAN RUTHERFORD

The following statements represent action-oriented takeaways from community input received to date

Overarching Themes

Each theme represents a significant element of how the community envisions the future of the county



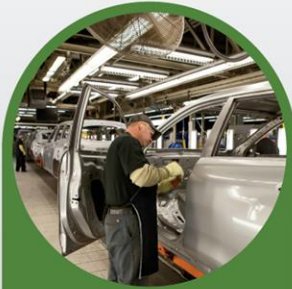
Proactive Investments

Rutherford County should develop goals and policies that promote effective and consistent land use decisions that are responsive to local growth and align with infrastructure capacity and availability.



Tackle Challenges

Rutherford County's top priorities should include resolving landfill concerns, enhancing roadway maintenance, and addressing traffic congestion.



Thriving Economy

Rutherford County should continue to broaden its economic base, attract and retain diverse and well-paying jobs, and invest in a educational and workforce training to prepare residents for employment opportunities.



Rural Preservation

Rutherford County should protect its rural character, including agriculture lands, open spaces, natural and scenic resources by encouraging growth in unincorporated communities and near urban centers.



Community Focus

Rutherford County should safeguard its small-town feeling and quality of life by preserving traditional attributes and fostering a welcoming and inclusive community.



Fiscally Responsible

Rutherford County should optimize services and public infrastructure through innovative approaches, interagency coordination, and responsible fiscal policy.

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Plan Outline and

First Draft Objectives

Document Outline

CH	TITLE	CONTENTS
1	Planning Together	Planning Process, Legal Basis, How to Use Plan, FAQs
2	Defining Our Community	History of Growth, County Profile
3	Envisioning the Future	Growth Forecasts, Community Priorities, Guiding Vision and Goals
4	Guiding Growth	Character Area Designations and Priority Uses
5	Preserving Character	Priorities for Preserving Character and Community Assets
6	Enabling Prosperity	Priorities for Achieving Prosperity and Maintaining Affordability
7	Aligning Infrastructure	Priorities for Improving Infrastructure, Capital Assets, Public Services
8	Moving Forward	Recommendations and Strategies for Implementing the Plan
	Appendices	Atlas of Maps, Technical Reports, and Implementation Resources

First Draft Objectives

- Wireframe production to demonstrate approach
- Not a “book report” on the history of the county or an in-depth profile of existing conditions
- The plan document will be augmented with technical appendices
- Emphasis on narrative, visuals will be enhanced with high fidelity draft
- Focus on purpose, policy, and proposed actions

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Guiding Vision and Goals

Policy Framework

COMPONENT	DEFINITION OR PURPOSE
Guiding Vision	An expression of the success the community seeks to achieve through the plan
Goal	A desired outcome that is expressed in broad terms and achieved over a long-term.
Objective	A desired outcome that can be achieved in the near-term to help advance the long-term goal
Action	A specific policy, strategy, or step that can be implemented by the county or one of its partners to help achieve a goal or objective

Guiding Vision

“Rutherford County will be a community that celebrates its small-town heritage, natural resources, history and values while advancing a diverse and prosperous future through responsible growth.”

Plan Goals

Goal 1: Manage Growth

Rutherford County will guide growth by promoting compatible development near existing cities, towns, and settled areas of the unincorporated areas to ensure that the community benefits from new development leverages existing infrastructure and prior investments.

Goal 2: Preserve Character

Rutherford County will strive to conserve its rural countryside and prime agricultural land, preserve its important historical and cultural assets, and protect its vulnerable natural resources.

Goal 3: Enable Prosperity

Rutherford County will be a safe, inclusive community that fosters civic engagement and cooperation with municipalities to ensure access to high-quality education, job opportunities, and a mix of housing options to support an affordable quality of life for all residents.

Goal 4: Align Infrastructure

Rutherford County will seek to coordinate land use and infrastructure investment decisions to ensure sufficient capacity and quality to serve its residents and business community.

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Character Area

Designations

Character and Use Typology



Character Areas

Designation of the primary form and function of an area with tailored development strategies to achieve the desired mix and intensity of land uses, community design, and infrastructure.



Priority Uses

Zones or sites that are designated to support the land uses activities determined to be a high priority for the county.

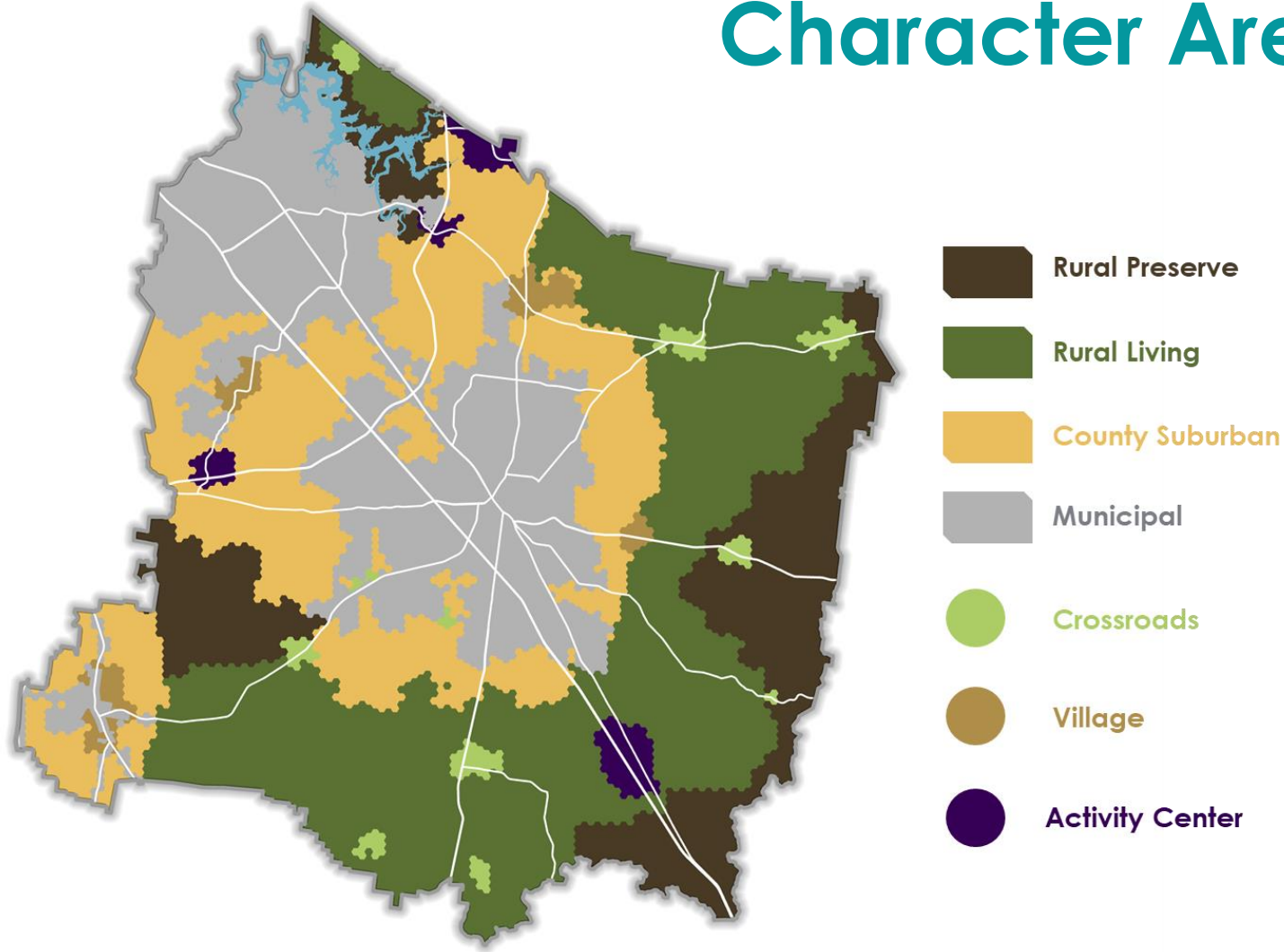
Character Areas Explained

PlanRutherford uses the term “character areas” to describe the primary form and function of areas of the community depicted on the future land use map. Each character area is described with important elements that work together to achieve the desired mix and intensity of land uses, community design, and infrastructure.

The descriptions of each character area include ranges for the form and parameters of the following elements:

- Primary & Secondary Uses
- Lot Size and Density
- Building Forms, Placement, and Massing
- Street and Block Pattern
- Transportation Considerations
- Open Space & Natural Resources

Character Area Map



Municipal character area represents current city limits

Scenario based on generalization of public input received to date



Rural Preserve

Rural preserve are areas that preserve large acreages. These may be areas that have natural features that make it challenging for development. Existing development patterns are expected to remain unchanged for a long period of time.

- **Primary Land Uses:** SFH, Agriculture/Farms, and natural features
- **Lot Size & Density:** 1-2% Lot coverage, Low residential density
- **Building Form, Placement & Massing:** 1-2 stories
- **Street & Block Pattern:** Rural street pattern with blocks up to 5,000 LF
- **Transportation:** Auto with Bike/Walking
- **Open Space & Natural Resources:** Cultivated farmland and woodlands



Rural Living

Rural living areas are typically characterized by large lots, abundant open space and a high degree of separation between buildings. Large acreage, rural family homes and “hobby farms” are scattered throughout the countryside and often integrated into the landscape. Small nodes of commercial activity such as gas stations, convenience stores or restaurants are concentrated at crossroads, serving some daily needs of the surrounding rural population.

- **Primary Land Uses:** SFH, Hobby Farms
- **Lot Size & Density:** 5-10% Lot coverage, Low residential density (0.05 -0.20 DU/Ac)
- **Building Form, Placement & Massing:** 1-2 stories
- **Street & Block Pattern:** Rural street pattern / Curvilinear with blocks up to 5,000 LF
- **Transportation:** Auto with Bike/Walking
- **Open Space & Natural Resources:** Cultivated farmland and woodlands



County Suburban

County Suburban character areas are generally formed as subdivisions and consist almost entirely of single-family detached homes. Buildings are oriented interior to the site and are typically buffered from surrounding development by transitional uses, topography or vegetative areas. Many neighborhoods 'borrow' open space from adjacent rural or natural settings. Blocks are typically large and streets rural or suburban in character. In some cases, the neighborhood is served by only one long cul-de-sac.

- **Primary Land Uses:** SFH
- **Lot Size & Density:** 30-65% Lot coverage, Low residential density (0.2 – 2.0 DU/Ac)
- **Building Form, Placement & Massing:** 1-2 stories
- **Street & Block Pattern:** Curvilinear with blocks up to 1,500 LF
- **Transportation:** Auto with Bike/Walking
- **Open Space & Natural Resources:** Natural Areas, Greenways



Crossroads

A crossroads center satisfies limited community needs for surrounding neighborhoods. Uses and buildings are located on small blocks or arterial/collector intersections. These are often unincorporated places crossroads. Buildings typically stand one to two stories in height with primarily non-residential uses. Surrounding area is mostly rural residential and working farms and open space.

- **Primary Land Uses:** church, community center, small-scale convenience commercial
- **Lot Size & Density:** 1-5% Lot coverage, 0.05-1.5 FAR
- **Building Form, Placement & Massing:** 1-2 stories
- **Street & Block Pattern:** Rural street pattern
- **Transportation:** Auto
- **Open Space & Natural Resources:** Cultivated farmland and woodlands



Village

A village center serves the daily needs of surrounding residential neighborhoods. They typically locate near high-volume roads and key intersections and are designed to be accessible primarily by automobile. Buildings are set back from the road behind large surface parking lots, with little connectivity between adjacent businesses. Common types of suburban village centers in the region include multi-tenant strip centers, big box stores, small outparcels with a drive-through, and large shopping malls.

- **Primary Land Uses:** general commercial, retail & restaurants, big-box commercial
- **Lot Size & Density:** 20-40% Lot coverage, 0.15-2.5 FAR
- **Building Form, Placement & Massing:** 1-2 stories
- **Street & Block Pattern:** Curvilinear, block
- **Transportation:** Auto
- **Open Space & Natural Resources:** natural areas, stormwater detention/retention areas



Activity Center

A Special or unique districts include uses that defy general definition and warrant their own category. Examples include a regional racetrack, amusement parks, etc. that are unique in the region and often orchestrated by their own sets of planning and design standards.

- **Primary Land Uses:** Custom to the use, which could be regional entertainment destinations, fairgrounds, professional sports facilities
- **Lot Size & Density:** varies
- **Building Form, Placement & Massing:** 1-15 stories
- **Street & Block Pattern:** Curvilinear
- **Transportation:** Auto
- **Open Space & Natural Resources:** natural areas, recreational fields, buffers, and stormwater detention/retention areas

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Priority Uses

Priority Uses

PlanRutherford intends to set specific and measurable targets for the availability of land to support specific uses that have been determined as a priority for the county.

To the extent possible, the plan will identify existing, planned, or suitable locations for these priority uses.

-  **Conservation Area**
-  **Working Farms**
-  **Job Centers**
-  **School Sites**



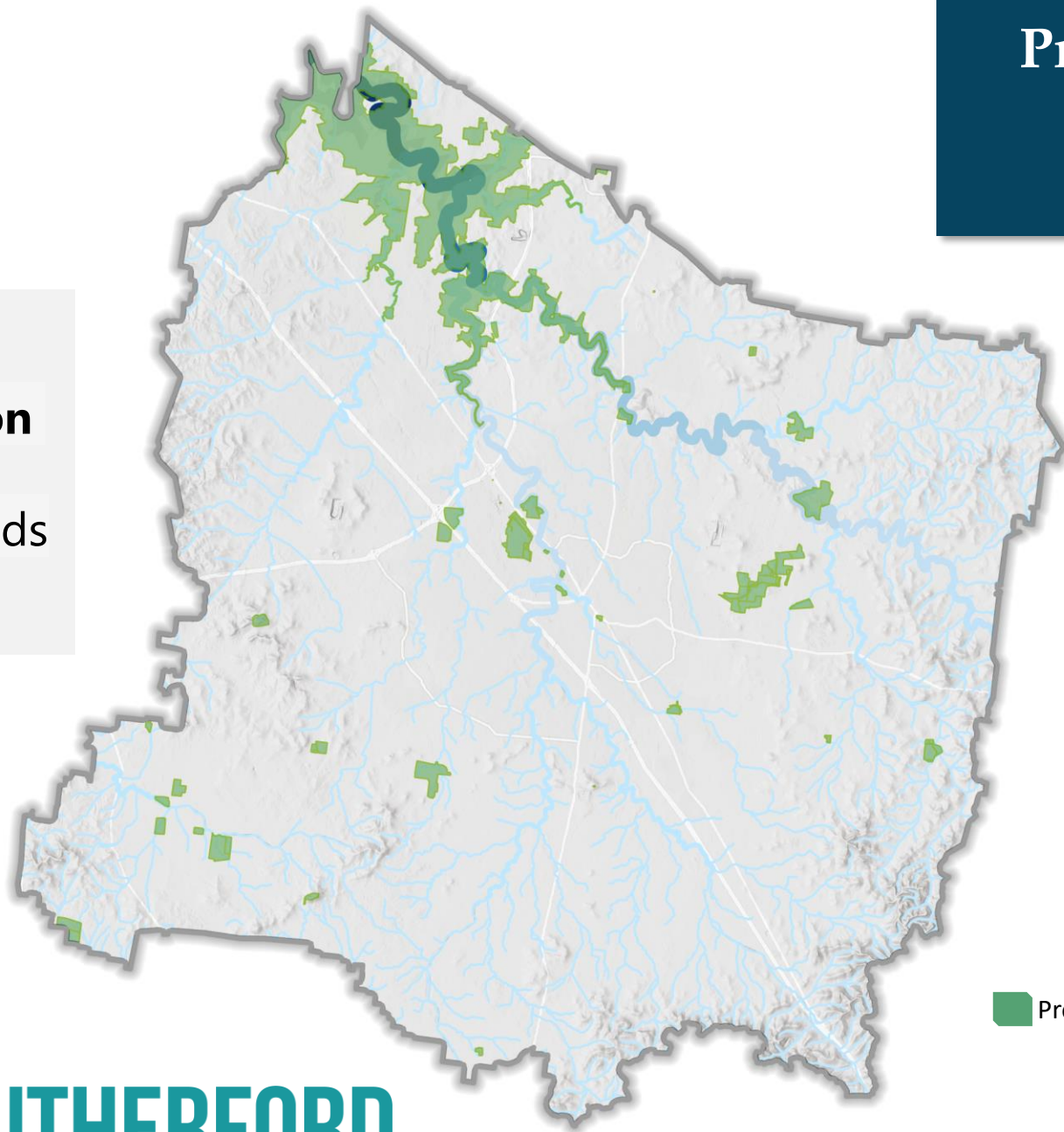
Conservation Area

Conservation areas are land dedicated for permanent conservation by legal means. These areas may be preserved due to their outstanding natural beauty, but they may also serve environmental and wildlife management purposes. These areas are typically undisturbed or undeveloped and have been protected from development by federal, state or local agencies, or by public, private or non-profit organizations.

- **Primary Land Uses:** State Park, Wildlife Refuge, Natural Areas, Greenway, Cemetery
- **Lot Size & Density:** Varies
- **Building Form, Placement & Massing:** N/A
- **Street & Block Pattern:** Rural street pattern
- **Transportation:** Auto with Bike/Walking

Protected Land

Conservation
existing
protected lands



 Protected Lands

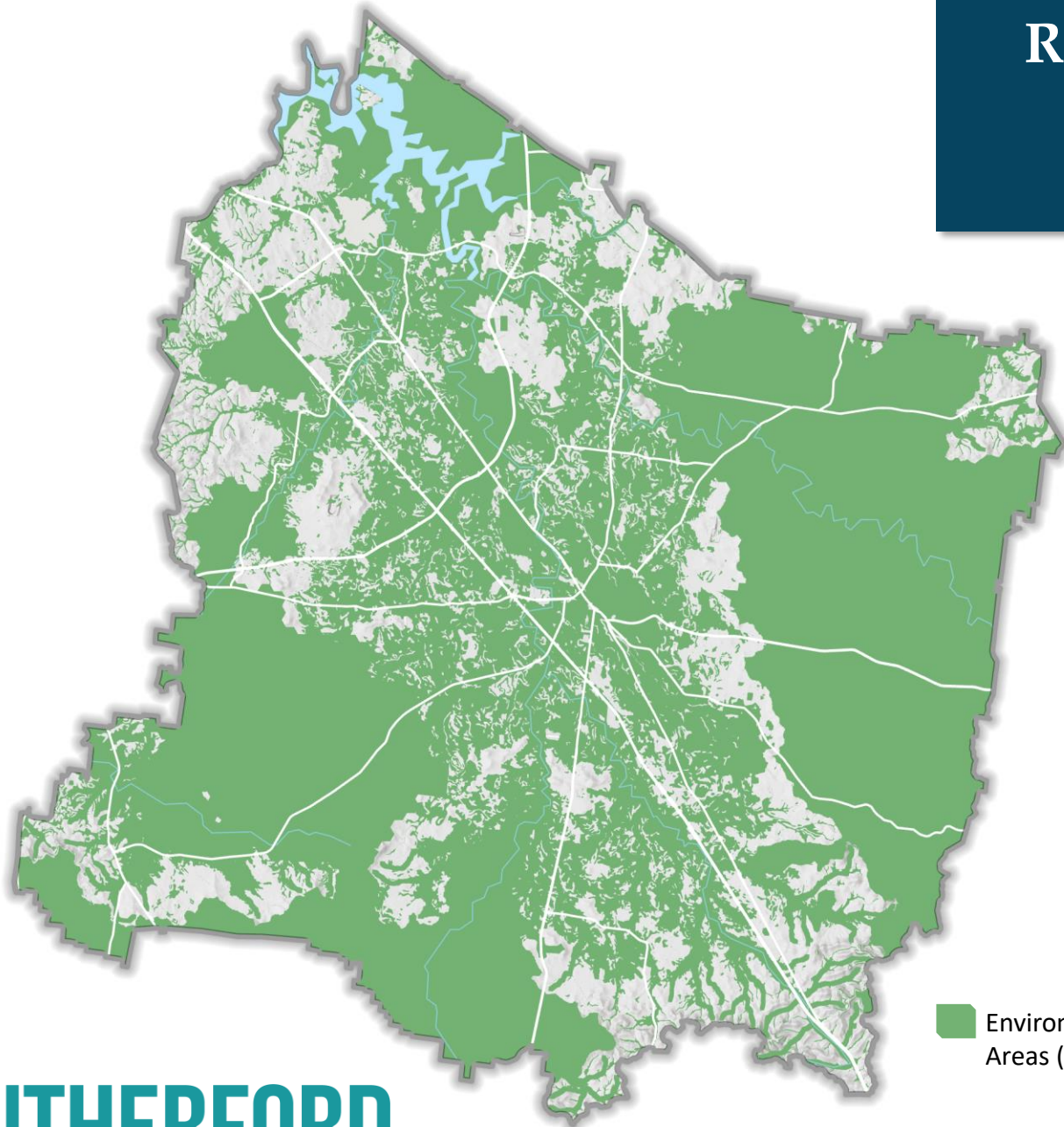



Future Conservation

What other areas should be included, or not, for future conservation? Where are the priorities?

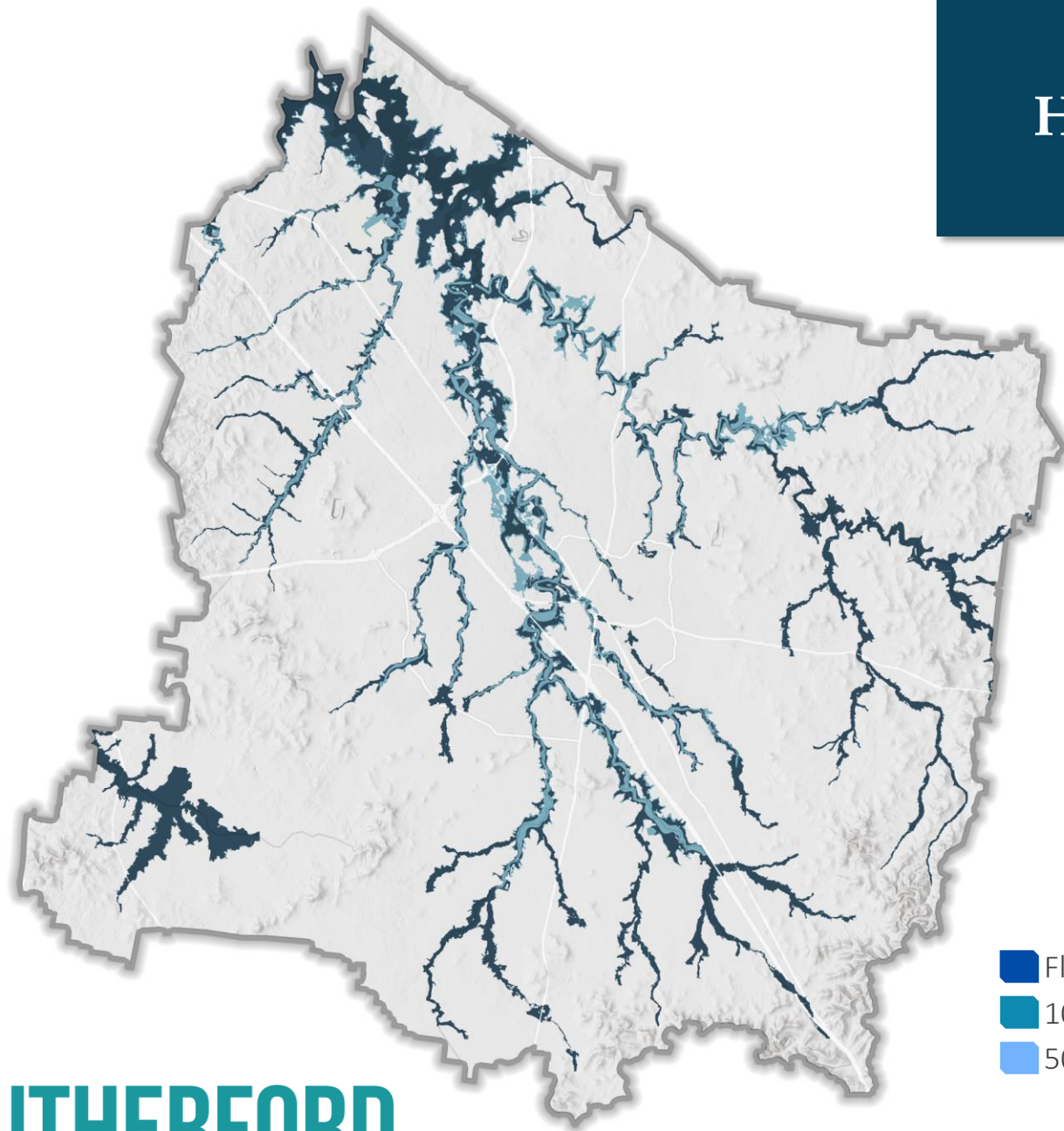
- Environmentally Sensitive Areas
 - Flood Hazard Areas
 - Wetlands
 - Streams, Riverfronts, Lakefronts
 - Critical Habitat
 - Steep Slopes
 - Karst Topography
- Greenbelt areas (conservation buffers)
- Historic Preservation
 - Historic farms (non-working)
 - Historic structures / communities




Regional ESAs



 Environmentally Sensitive
Areas (ESA)

Flood Hazards

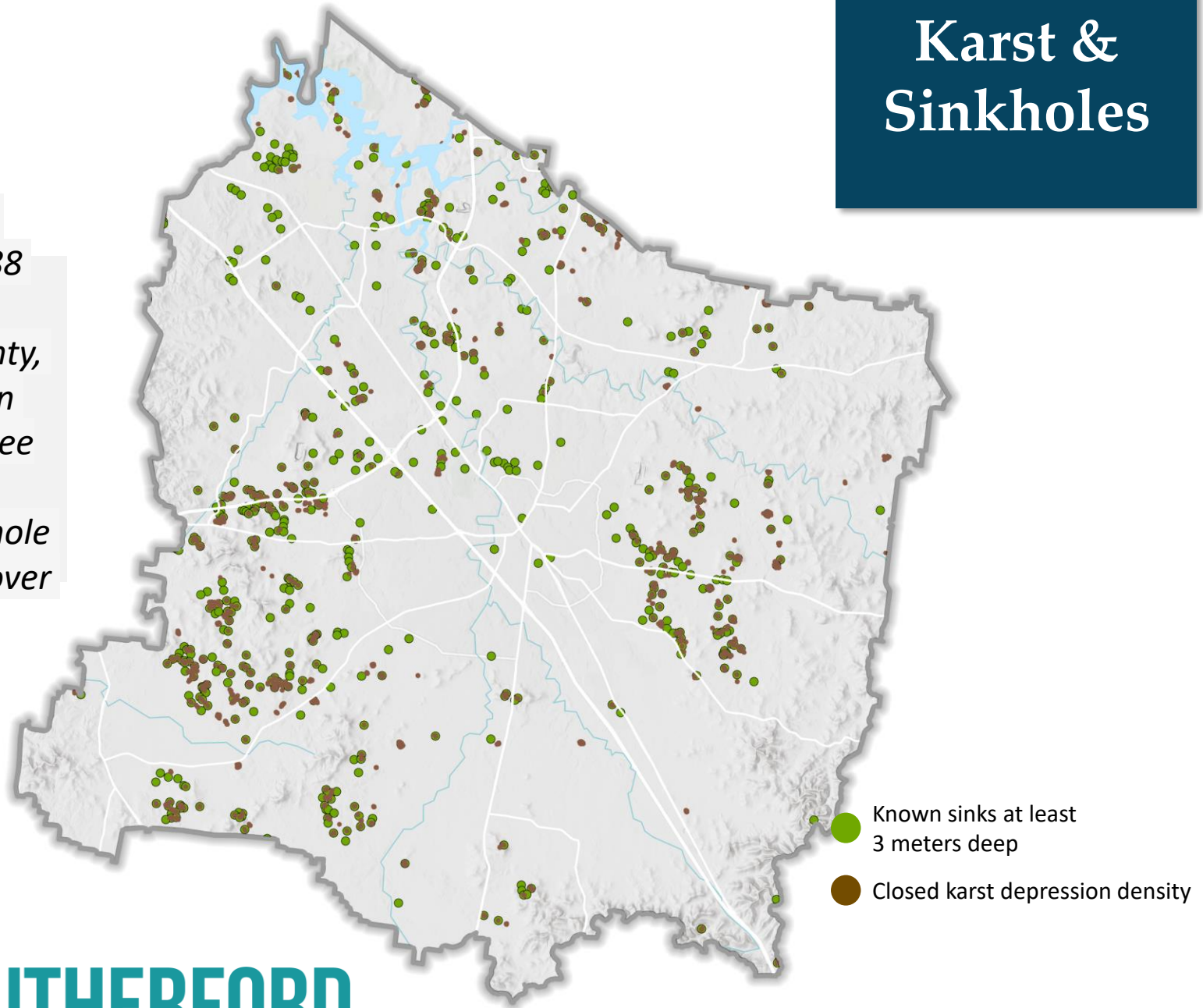


-  Floodway
-  100 Year Floodplain
-  500 Year Floodplain

Karst & Sinkholes

There are an estimated 2,988 sinkholes in Rutherford County, the 3rd most in Middle Tennessee

The largest sinkhole in the county is over 75ft deep



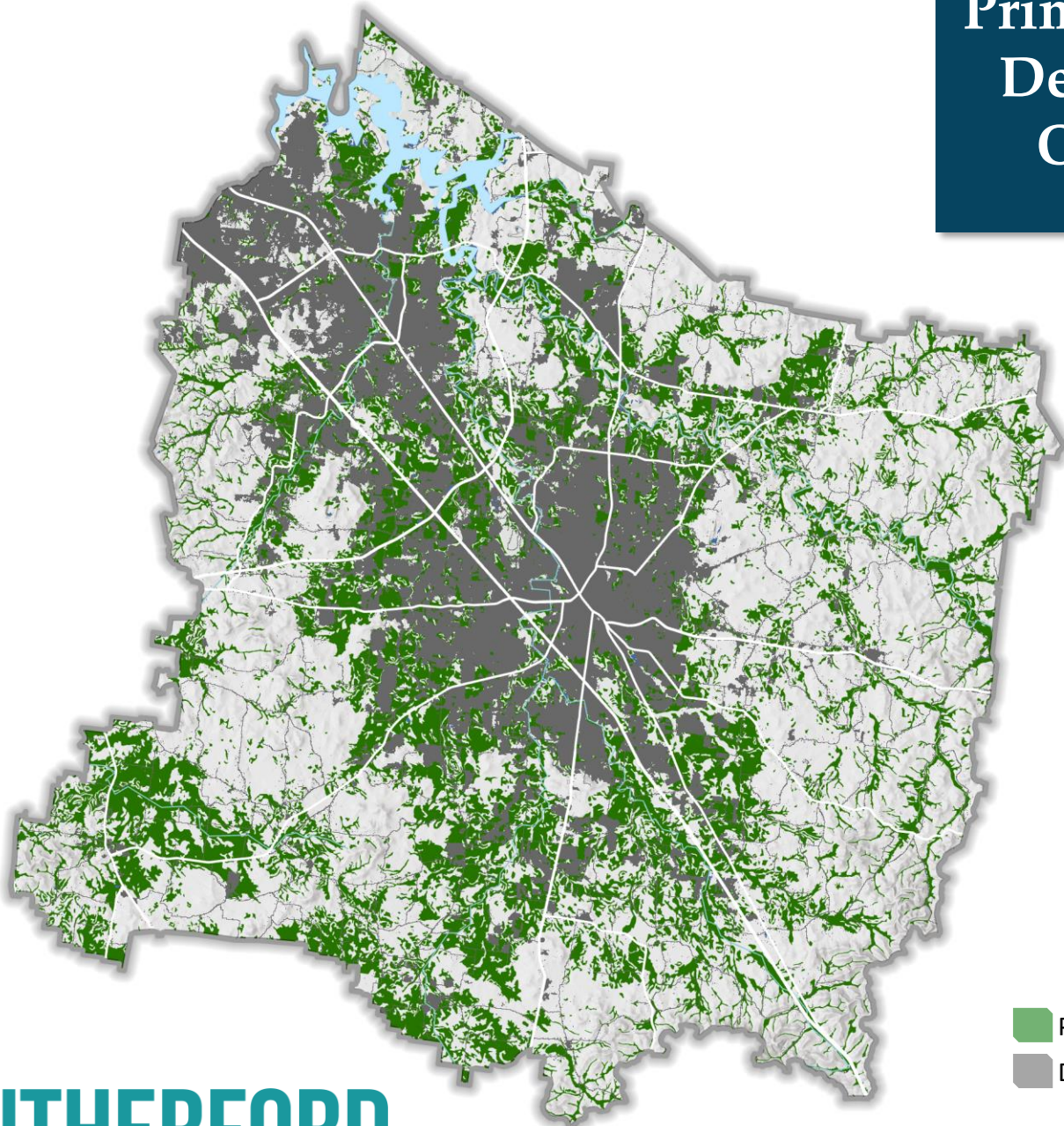
Wetlands

*17.04 square miles
of wetlands in
Rutherford County,
43% of which are
riverine wetlands*



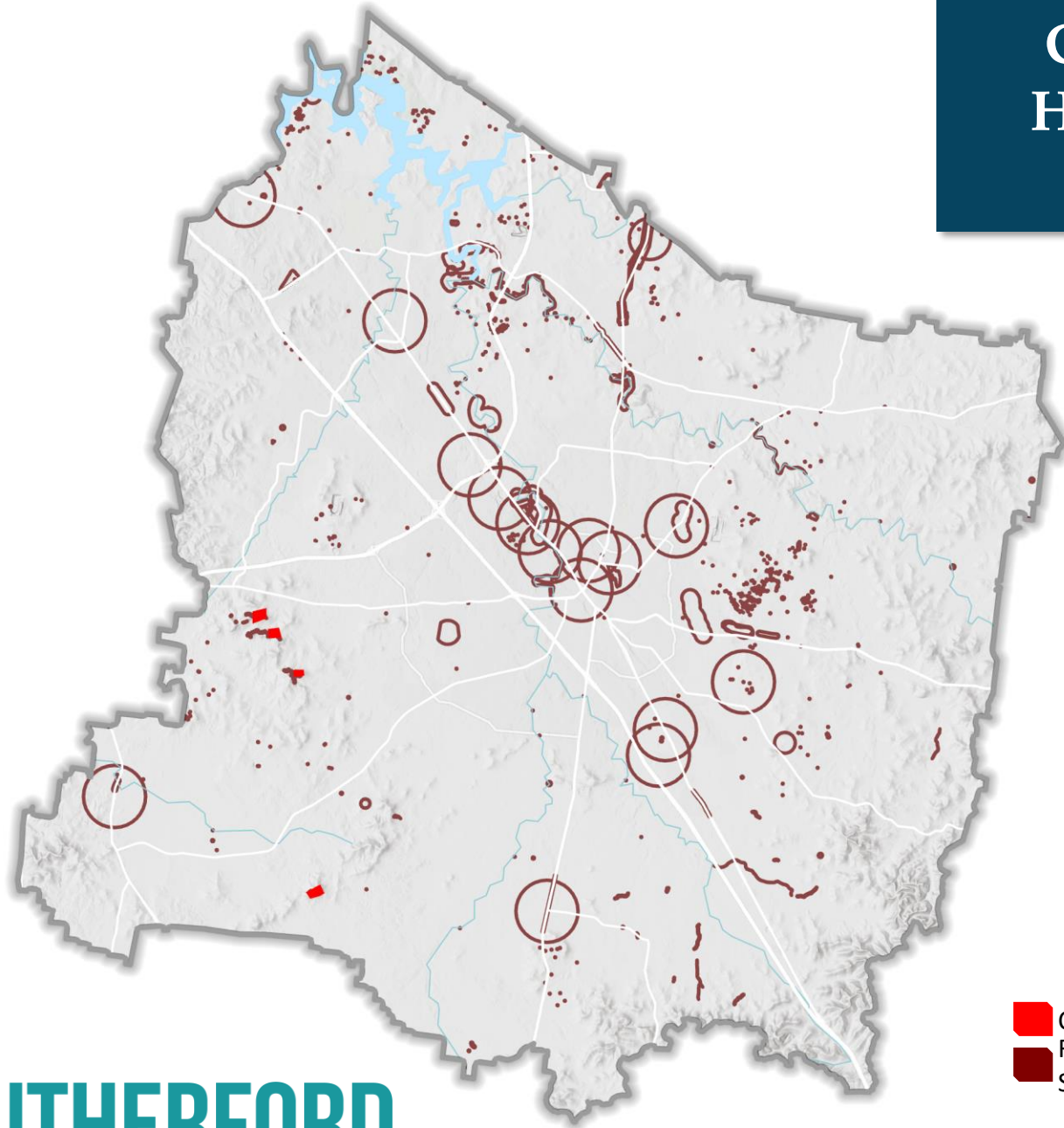
 Wetlands



Prime Ag and Developed Overlay



- Prime Ag Soils
- Developed land (NLCD)

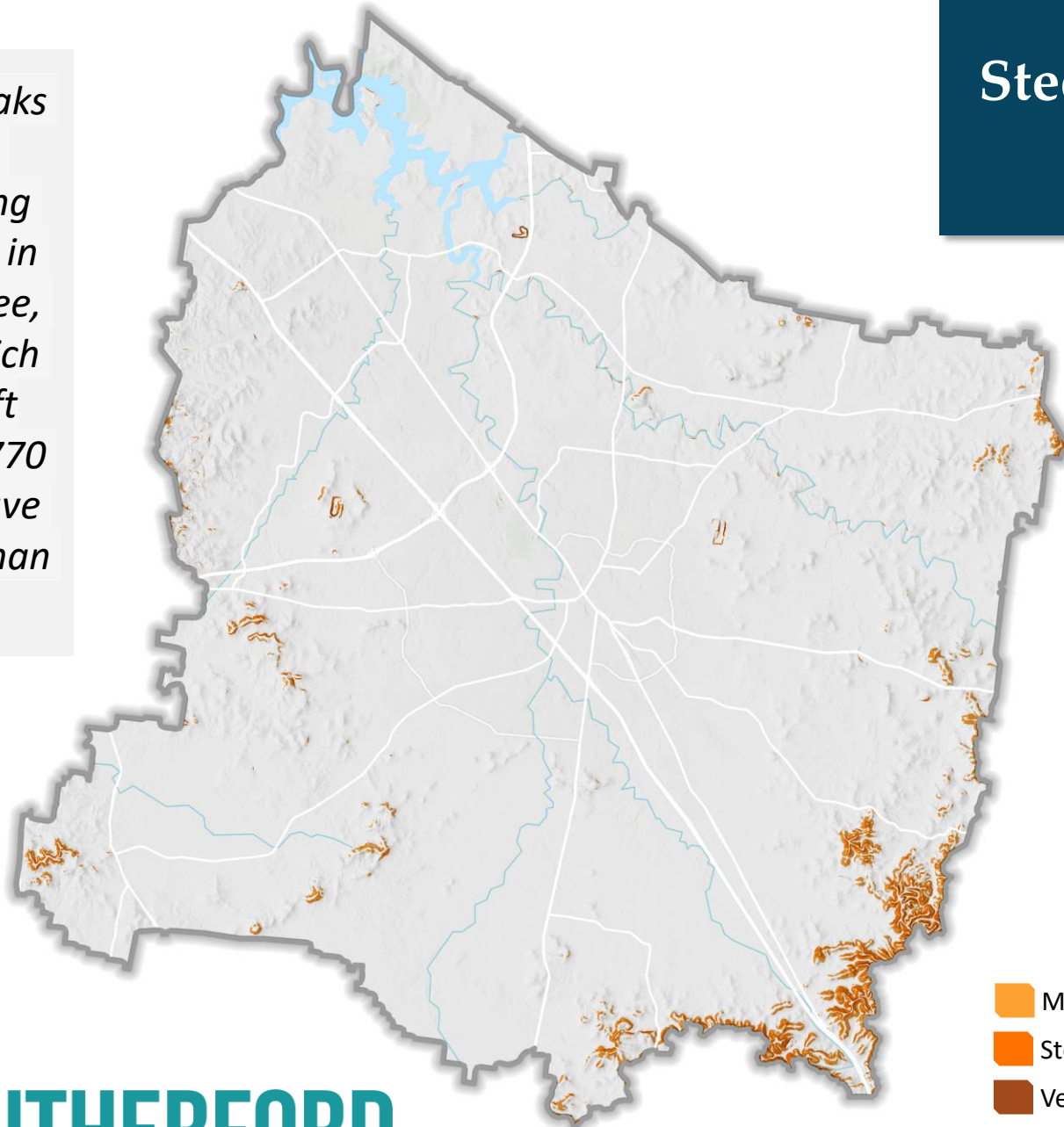
Critical Habitats



-  Critical Habitats
-  Rare and Endangered Species

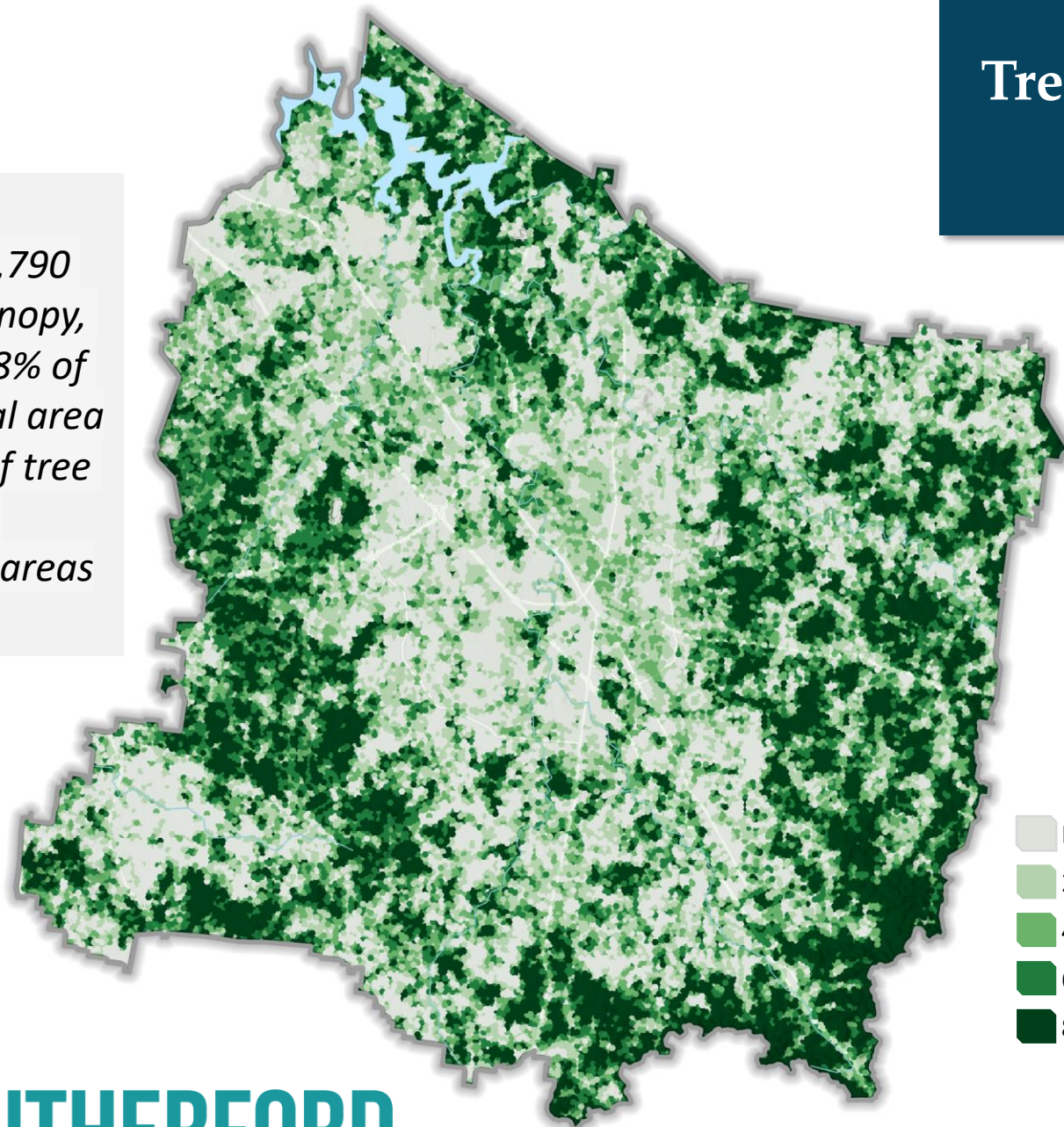
Steep Slopes

There are 59 peaks in Rutherford County, including the 2nd highest in Middle Tennessee, Long Ridge, which rises to 1,350 ft. Approximately 770 acres of land have slopes greater than 15%.



- Moderately Steep (16° -20°)
- Steep (21° -30°)
- Very Steep (31° -90°)

Tree Canopy

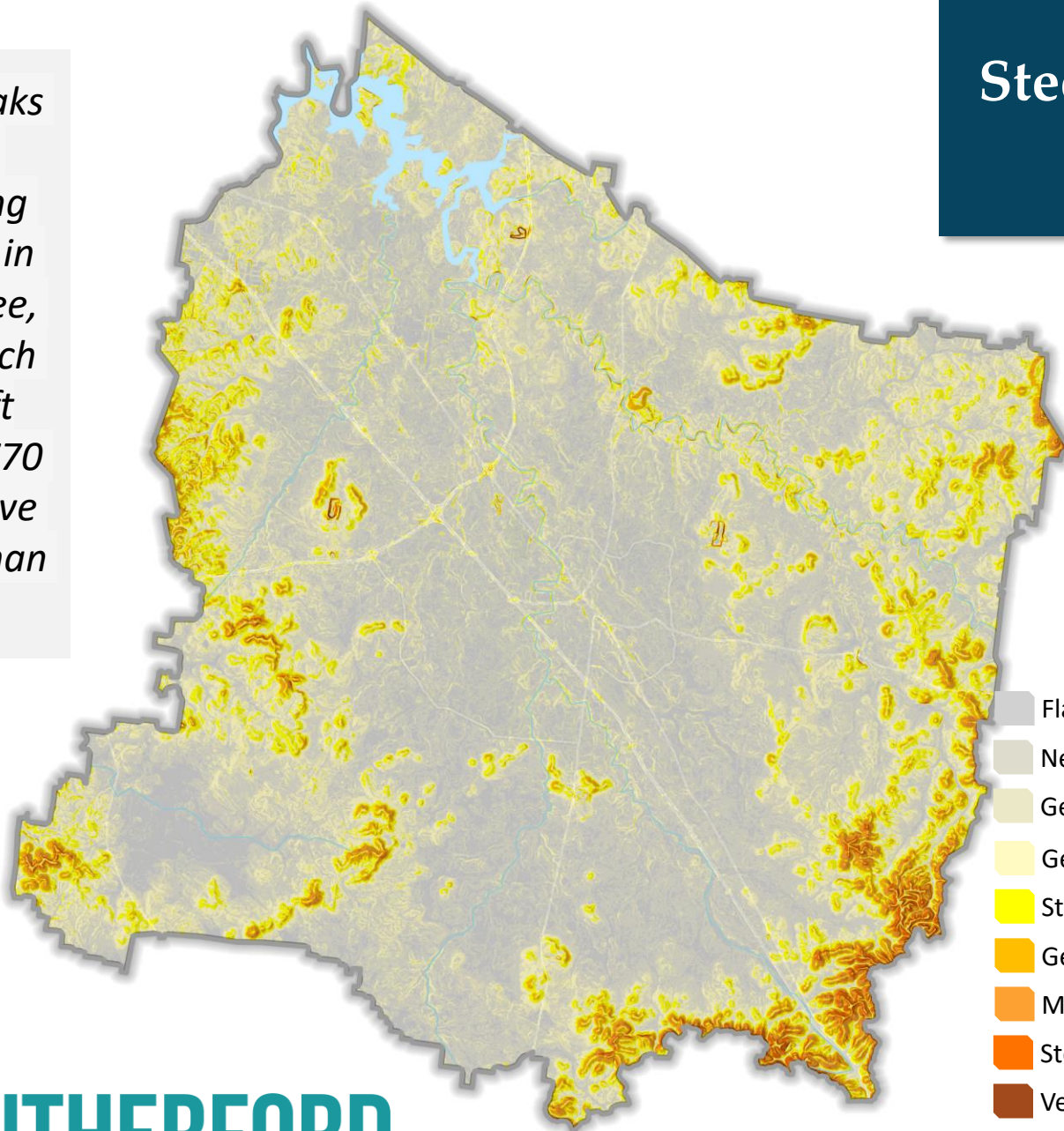


Estimated 190,790 acres of tree canopy, equivalent to 48% of the County's total area 172,548 acres of tree canopy in unincorporated areas

- Less than 20% coverage
- 20% to 40% coverage
- 40% to 60% coverage
- 60% to 80% coverage
- 80% or more coverage

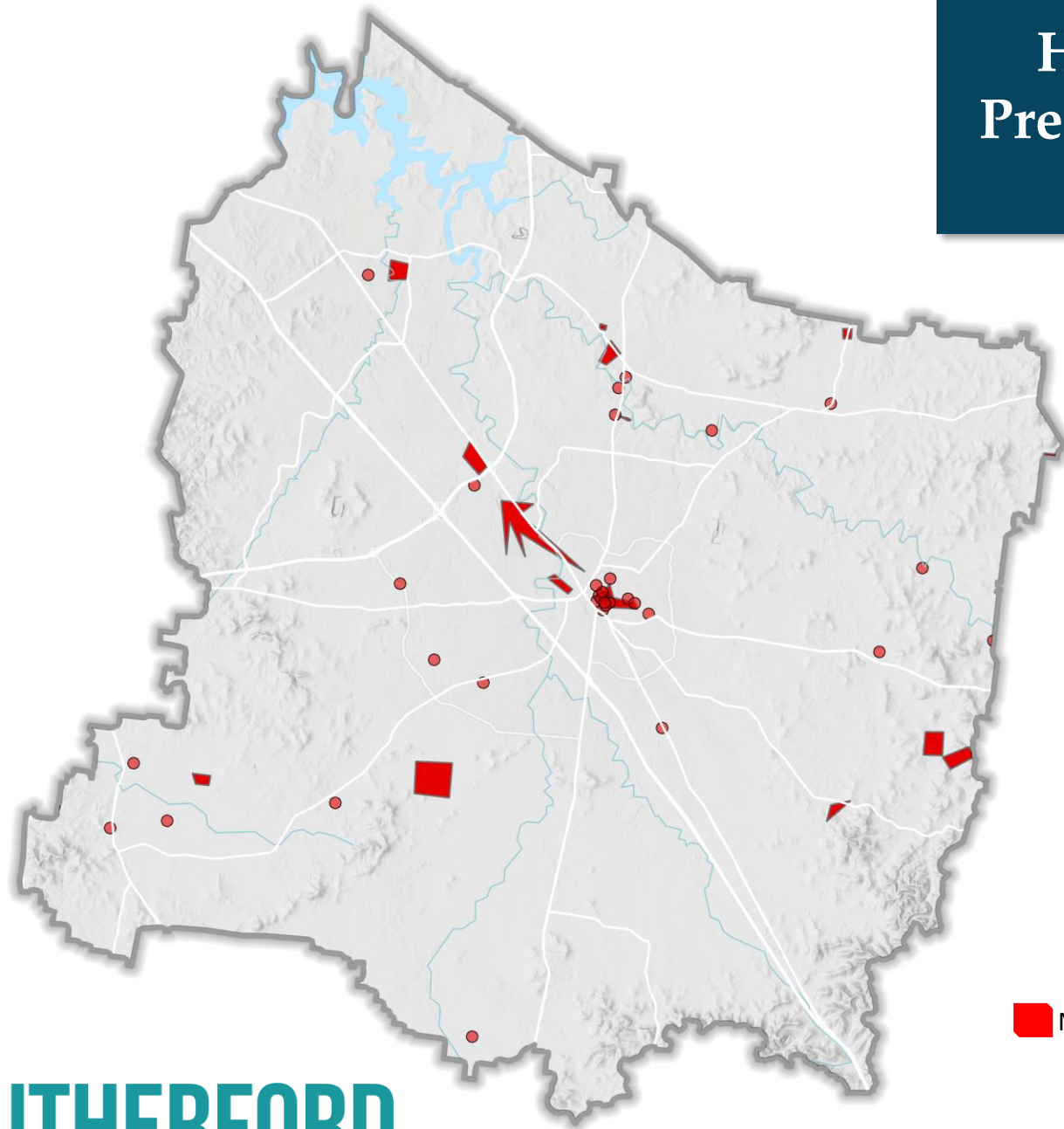
Steep Slopes

There are 59 peaks in Rutherford County, including the 2nd highest in Middle Tennessee, Long Ridge, which rises to 1,350 ft. Approximately 770 acres of land have slopes greater than 15%.



- Flat (0°)
- Nearly level (1°)
- Gently Level (2°)
- Gently Sloping (3° -5°)
- Strongly Sloping (6° -10°)
- Gently Steep (11° -15°)
- Moderately Steep (16° -20°)
- Steep (21° -30°)
- Very Steep (31° -90°)

Historic Preservation



NRHP

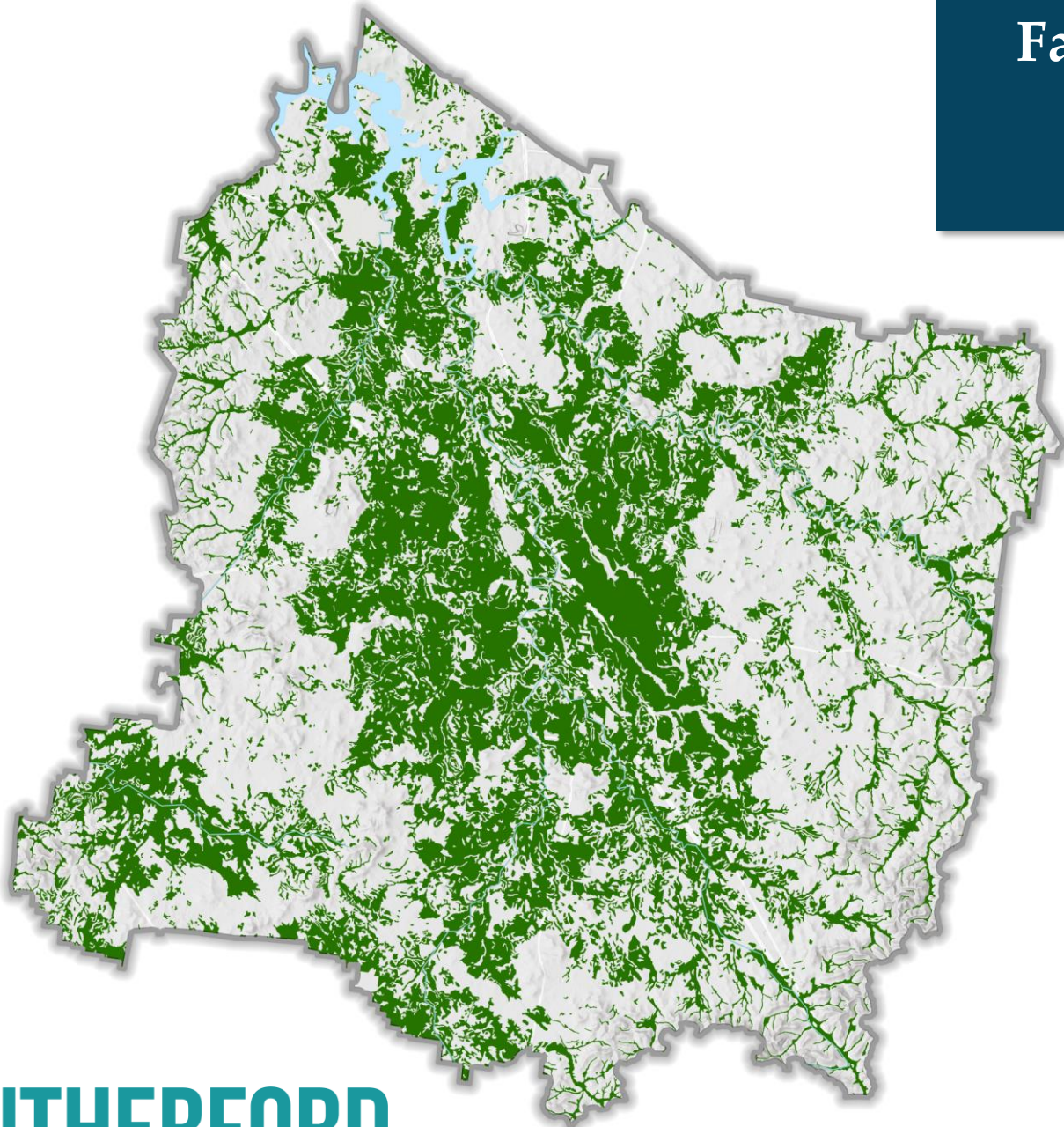


Working Farms

Working farms are actively being used for agriculture or forestry activities, including cultivated farmland, timber harvest, livestock, and woodlands. These areas also support the primary residence of the property owner and any out-buildings associated with activities on the working farm.

- **Primary Land Uses:** Cultivated Farmland, Timber Harvest, Livestock, SFR
- **Lot Size & Density:** 1-5% Lot coverage, Low residential density (0.05 – 0.10 DU/ac)
- **Building Form, Placement & Massing:** 1 -2 stories
- **Street & Block Pattern:** Rural street pattern
- **Transportation:** Auto
- **Open Space & Natural Resources:** Cultivated farmland and woodlands

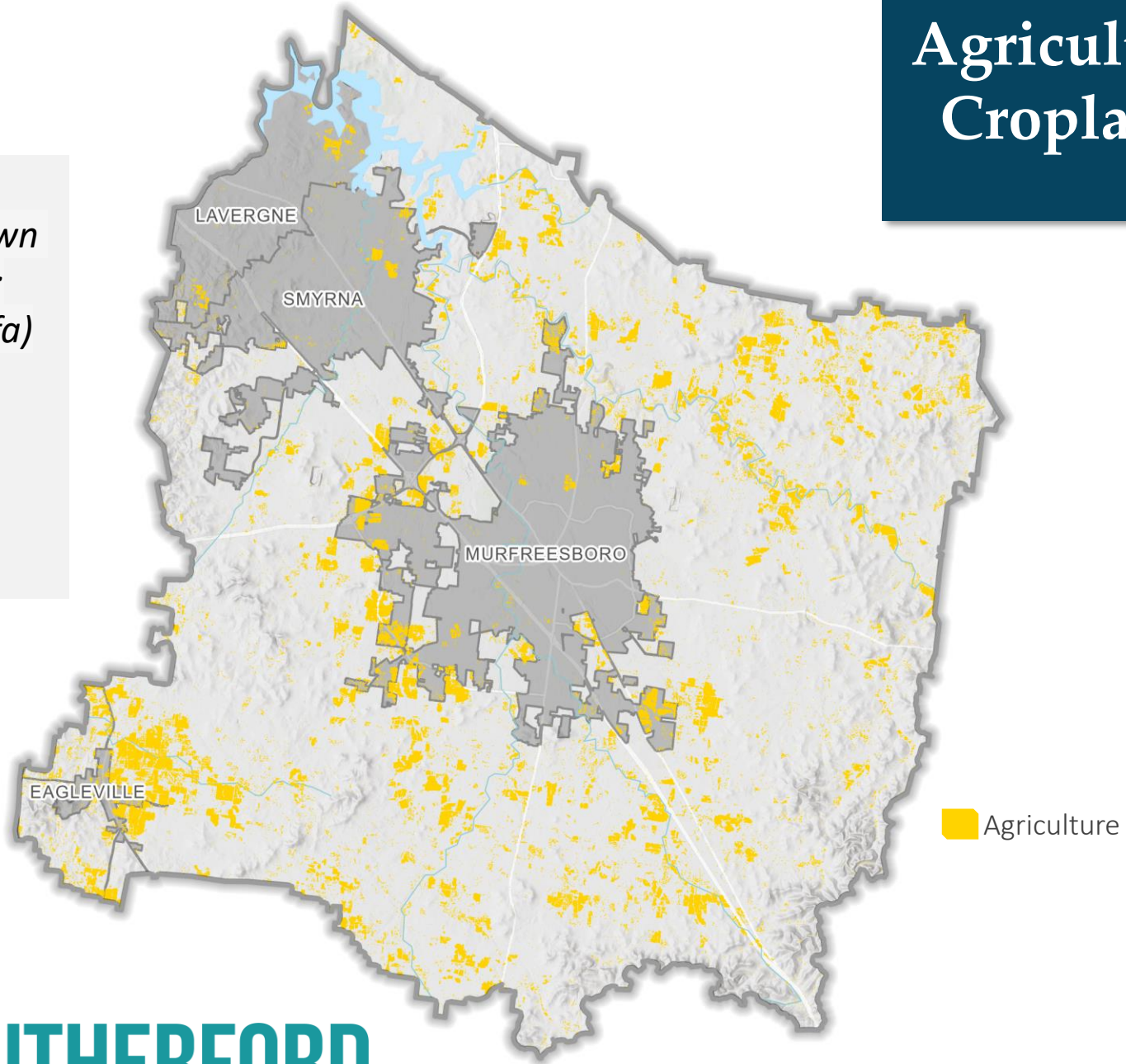
Prime Farmland Soils



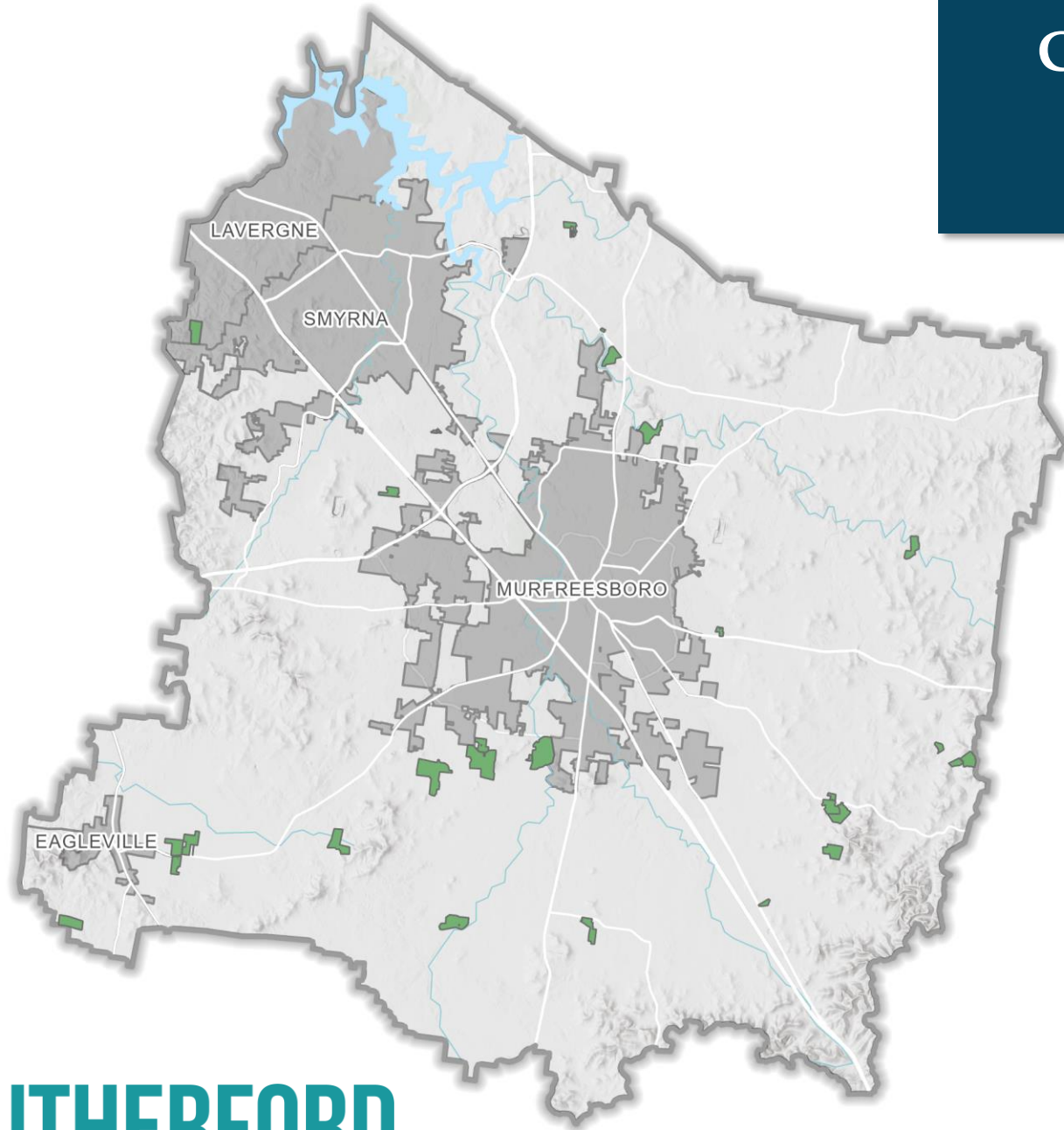
 Prime Ag Soils

2023 Agriculture Cropland

- Top 5 crops grown
in Rutherford:*
1. Hay (non-alfalfa)
 2. Corn
 3. Soybeans
 4. Winter Wheat
 5. Alfalfa

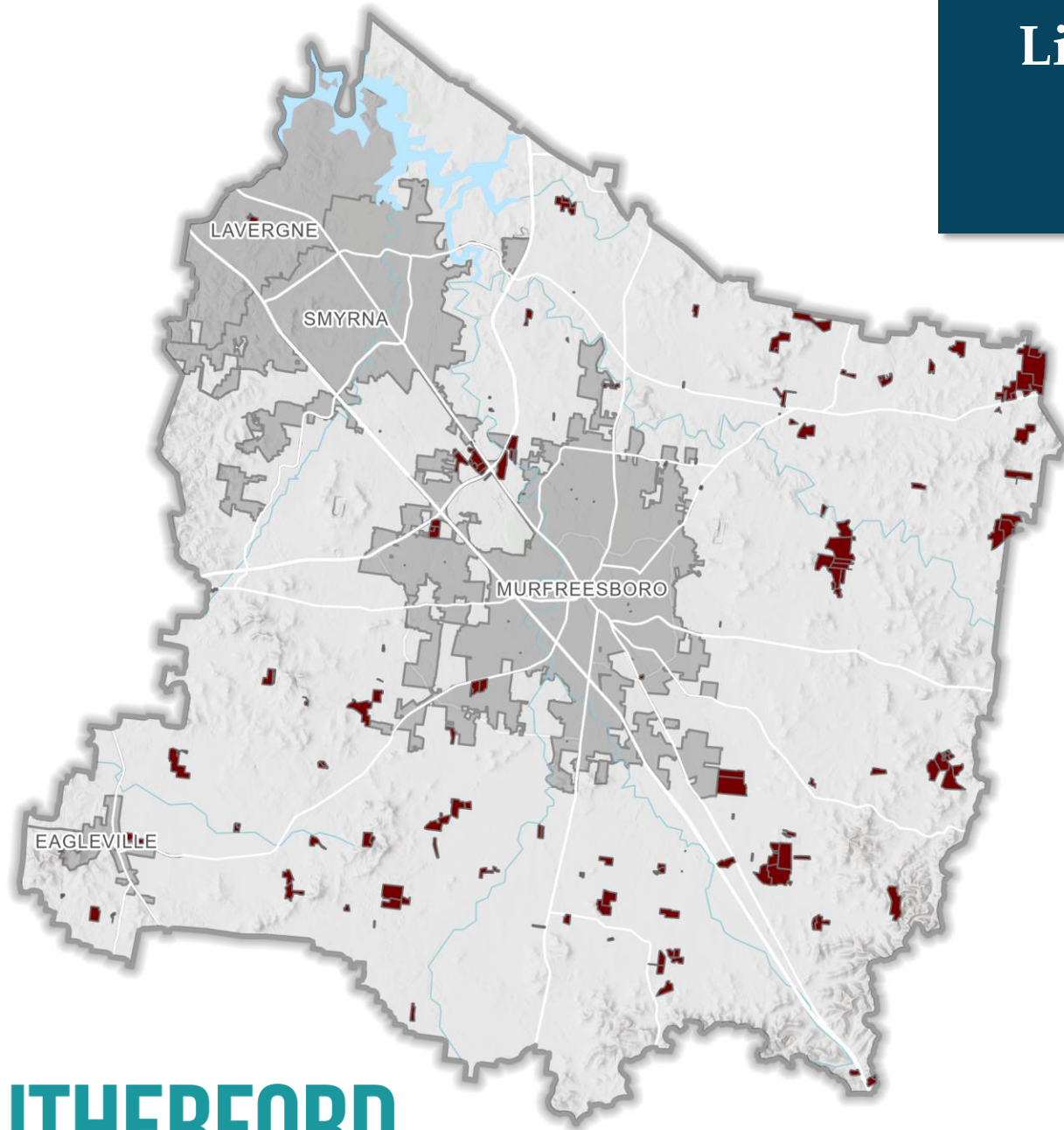


Century Farms



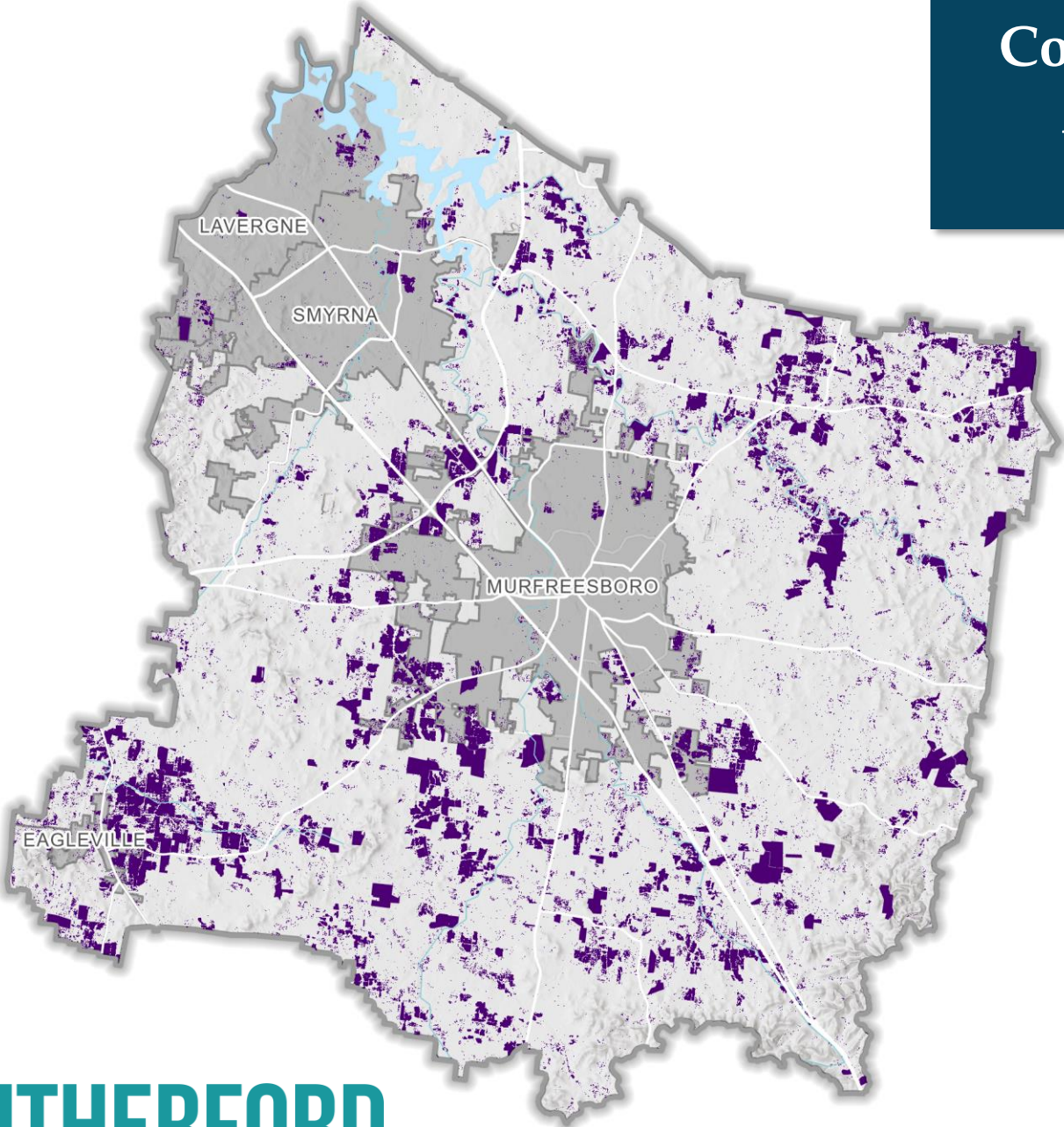
Century Farms

Livestock



 Livestock

Combined Areas



Overlap in cropland
Century farms,
livestock



Job Centers

Job centers provide opportunities to concentrate employment in the region. They include both large-scale isolated buildings with numerous employees as well as areas containing multiple office uses that support and serve one another. They are typically buffered from surrounding development by transitional uses or landscaped areas and are often located near major highways or thoroughfares.

- **Primary Land Uses:** Professional, Corporate, Medical offices and industrial and manufacturing uses.
- **Lot Size & Density:** 20-60% Lot coverage, and 0.20-1.0 FAR
- **Building Form, Placement & Massing:** 1-3 stories
- **Street & Block Pattern:** Curvilinear
- **Transportation:** Auto
- **Open Space & Natural Resources:** Pocket Parks/Landscape buffers

Civic Job Centers



● Job Centers

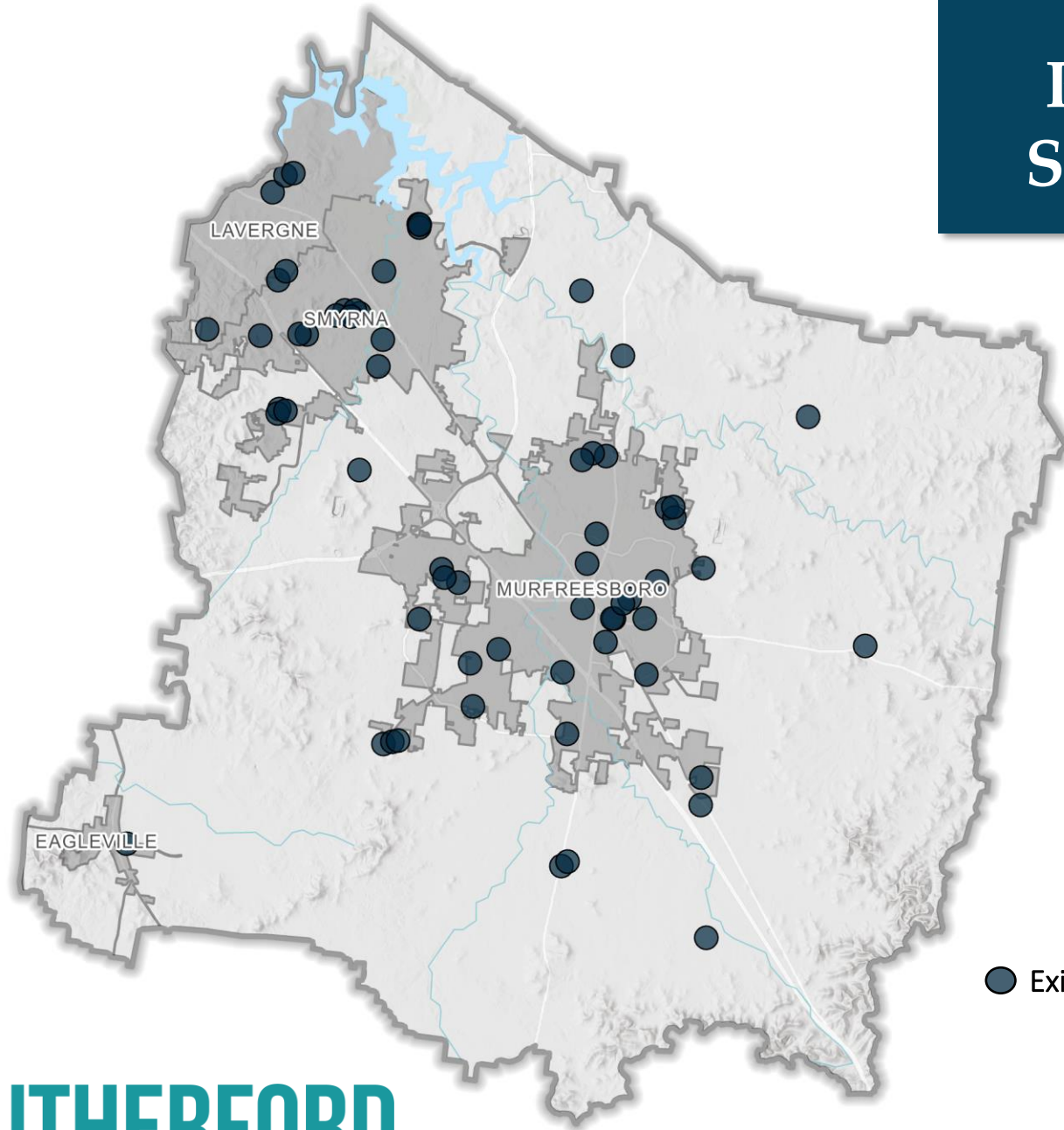


School Sites

School sites includes public, private and charter schools, from kindergarten through twelfth grade, including elementary, middle, and high schools. Day care centers and nurseries are not counted as schools.

- **Primary Land Uses:** Schools, athletic fields, administrative buildings
- **Lot Size & Density:** 10-15% Lot coverage, and 0.05 - 0.01 FAR
- **Building Form, Placement & Massing:** 1-2 stories
- **Street & Block Pattern:** Curvilinear
- **Transportation:** Auto, bus/transit
- **Open Space & Natural Resources:** Athletic fields, buffers

Civic Public Schools



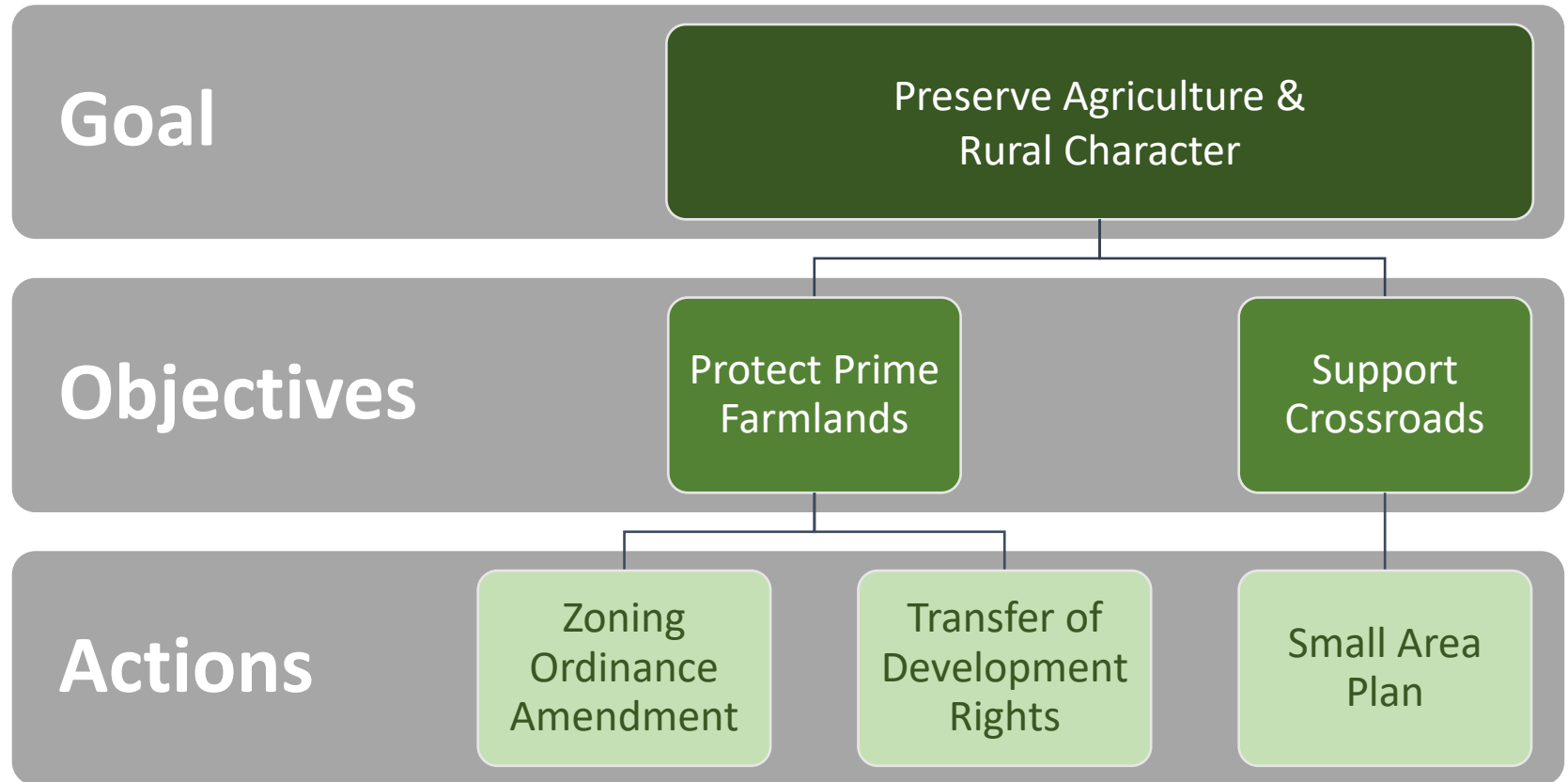
● Existing Public Schools

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Objectives and Actions

Example Objectives and Actions



Tools for Comp Plan



Regulatory Tools

- Development Regulations
- Zoning Ordinance
- Design Guidelines
- Environmental Regulations
- Land use Maps
- Transportation Plans
- Housing Policies
- Growth Management Policies
- Historic Preservation Ordinance

Tools for Comp Plan



Investment Tools

- Capital Improvement Plans (CIP)
- Economic Development Programs

Tools for Comp Plan



Cooperation Tools

- Intergovernmental Agreements
- Community Development Corporations
- Private Sector Partners
- Citizen Advisory Boards and Committees
- Regional Planning Organizations
- Consultants and Professional Services
- Law Enforcement and Emergency Services
- Non-Profit Organizations

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Next Steps

Upcoming Schedule

TIMEFRAME	ACTIVITY
July 11	Presentation of First Draft Document to Joint Work Session*
July-August	Incorporate Objectives and Priority Actions
Early September	Steering Committee Check In
Mid September	Presentation of Second Draft Document to Joint Work Session
End of October	Presentation of Glossy Draft for Public Review and Comment

*Seeking feedback on the 1) plan document approach, 2) Guiding Vision and Goals, and 3) Character and Use Designations

Online Access to Draft

Interactive Document

GNRC.org/plans/PlanRutherford

Interactive Map

GNRC.org/maps/PlanRutherford

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Closing Remarks

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Adjourn