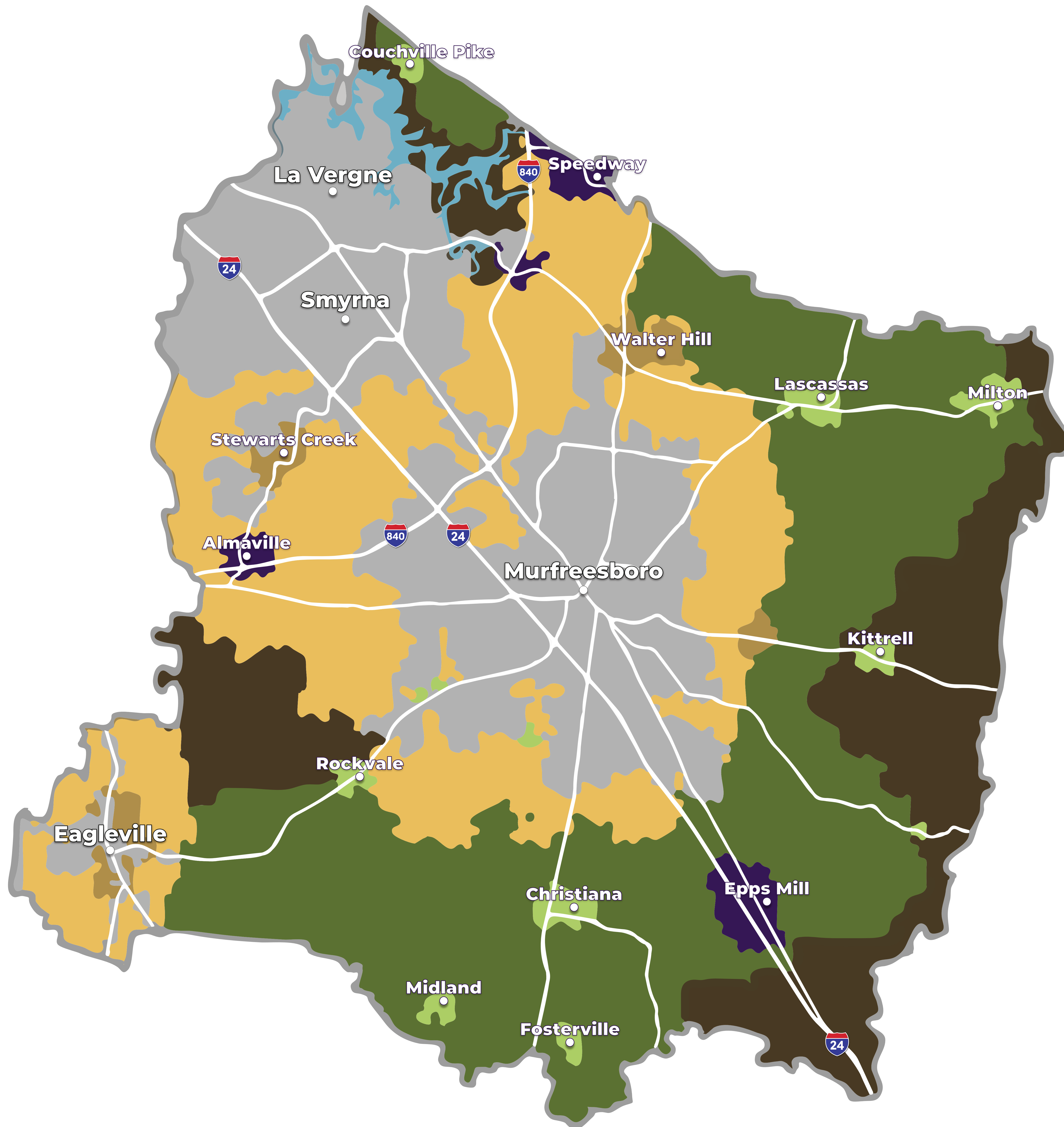


# LAND USE

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



## RURAL PRESERVE

The **Rural Preserve** character area features large agricultural or conservation areas with limited development. Two-lane roads connect small towns, farms, and homes, with low traffic and emphasis on safe agricultural transport. Key elements include farmland, livestock, woodlands, and the preservation of natural areas and wildlife corridors. These may be areas that have natural features that make it challenging for development.

## RURAL LIVING

The **Rural Living** character area features large lots with limited residential development and agricultural activities. Two-lane roads connect homes, farms, and small towns, with low traffic and an emphasis on agricultural transport. Key elements of this character area include open spaces, small-scale farming, scattered residences, and natural areas that support a rural lifestyle while preserving the landscape.

## COUNTY SUBURBAN

The **County Suburban** character area consists primarily of single-family homes in subdivisions, often buffered by natural areas and open space. Streets are rural or suburban, with some neighborhoods served by a single cul-de-sac. Commercial and institutional uses are located along key corridors. Some open spaces are often shared, either from nearby rural areas or through parks and landscaped areas within or between neighborhoods.

## MUNICIPALITIES

**Municipalities** are the centers of economic activity for the county and offer the necessary infrastructure and public services to accommodate the high rates of density generated by residential and commercial market demand. The cities of Eagleville, La Vergne, Murfreesboro, and Smyrna have independent authority to plan and regulate development within their respective political jurisdiction.

## VILLAGE CENTERS

**Village Centers** are unincorporated areas along busy roads that have some of the characteristics of small towns. They offer mixed-use activity and amenities that serve nearby neighborhoods. The most efficient centers are walkable, with buildings fronting the street, but many are strip malls or automobile oriented, with parking lots in front, requiring drivers to visit each destination separately.

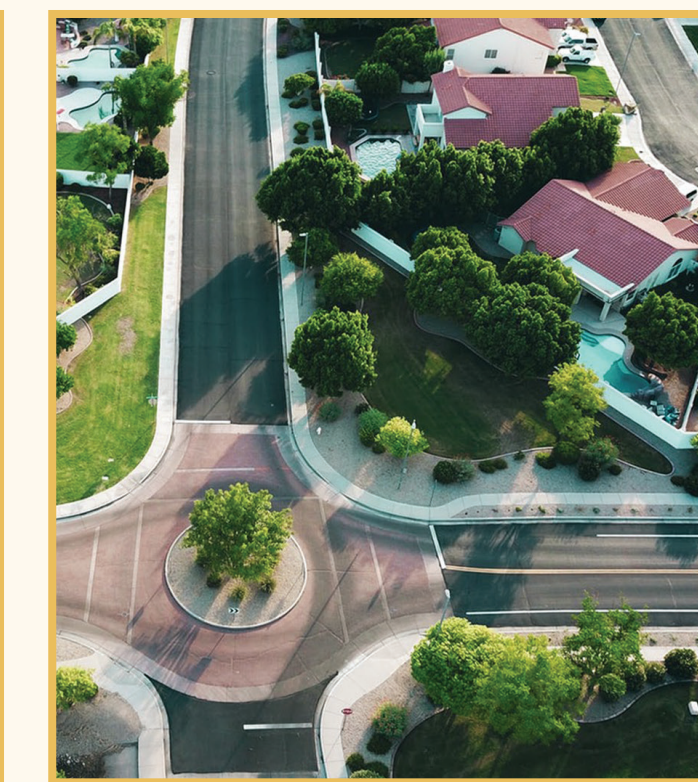
## CROSSROADS

**Crossroads** are small areas of development typically located at the intersection of two major roads within a rural context. While not intensively developed, these centers serve as important location of convenience and often include a mix of commercial and civic uses like a post office or fire station.

## ACTIVITY CENTERS

**Activity Centers** are special districts that encompass a county- or regionally significant destination, typically built around a unique land use like a major employer center, shopping center, entertainment venue, or recreational attraction. These centers are often accessible from a major highway or interstate. Given the unique nature of each center, they defy general definition and warrant their own category.





# CHARACTER AREA POLICY

## RURAL PRESERVE

### TYPICAL FORM

Development in these areas should minimize impact with open space, sparse development, low building heights, and large setbacks. Access will be limited to regional connectors, rural byways, and local roads with minimal driveway access.

### RECOMMENDED DENSITY

#### Lower End

Less than 1 residential unit per 15 acres

#### Higher End

Less than 1 residential unit per 5 acres

## RURAL LIVING

### TYPICAL FORM

Building heights should be limited to two stories with large setbacks from roads to maximize green space. Parking for commercial and recreational activities should be in surface lots made with pervious materials where appropriate. Access should be from regional connectors, rural/scenic byways, and local roads with minimal driveways.

### RECOMMENDED DENSITY

#### Lower End

Less than 1 residential unit per 5 acres

#### Higher End

Up to 1 residential unit per acre

## COUNTY SUBURBAN

### TYPICAL FORM

Buildings should be one to two stories with flexible setbacks to accommodate the County's suburban character. Parking for new developments is encouraged along the side and rear of buildings for better accessibility, with surface lots using pervious materials when appropriate. These areas should be accessible from both regional connectors and local roads.

### RECOMMENDED DENSITY

#### Lower End

1 residential unit per acre

#### Higher End

Up to 3 residential units per acre

\*The character area policy for crossroads, village centers, and activity centers will be defined by specific area plans developed or updated subsequently to the adoption of PlanRutherford.