

Rutherford County Planner

November, 2009
Volume 1, Issue 2

Rutherford Tomorrow

"Planning is finding out where you are, where you want to go, and how to get there."

ISSUES TO CONSIDER...

Did You Know?

2000 Population:
182,023

2008 Estimated
Population:
249,270

Rutherford County
has grown over
300% since 1970.

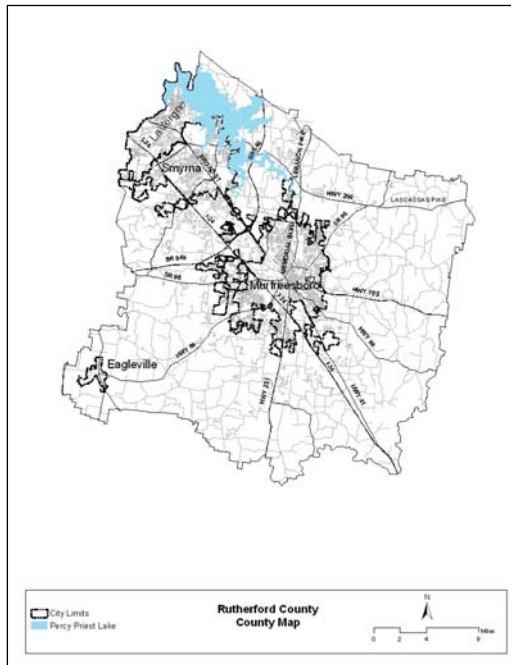
Rutherford County
sends 2.65 workers
to other counties
for every 1.0 worker
who commutes
into the County.

The median value
of Rutherford
County's housing
stock ranks in the
bottom half of
counties in the
Davidson County
vicinity.

When asked, many
residents expressed
support for
transportation
alternatives to
automobiles.

People

- Rutherford County has experienced over 300% growth since 1970, more than five times the growth rate of the State of Tennessee. Rutherford County is the second most populous county in the Middle Tennessee region, after Davidson County, and has the second highest density in the Middle Tennessee region. However, a larger percent of Rutherford County households lived below the poverty line in 2008 than in 2002



- While Rutherford County has increased the percent of population who are high school graduates and holders of bachelor's degrees or higher, it has maintained a third place ranking among Middle Tennessee comparison counties.

Places

- In the mid-1990's Rutherford County was converting 60 acres per day from open space to developed lands, mostly low to medium density residential. Today, over 90% of land

in Rutherford County is zoned for approximately three dwelling units per acre. Many of the older communities that formed Rutherford County have either disappeared or lost their distinguishing characteristics, also altering the cultural and physical landscape of the County.

Jobs

- Rutherford County competes for higher-paying, high-skilled jobs in a very competitive regional setting and in a currently volatile and downward-trending job market. Rutherford's employment by sector is close to state averages, but is more heavily reliant on manufacturing than most other counties. Rutherford County sends 2.65 workers to other counties for every worker who commutes into Rutherford County.

Housing

- Rutherford County has added significantly to its housing stock since 2000; however the over-all median value of owner-occupied housing is in the bottom half of the Davidson County region. The average age of approximately 35% of the housing stock is less than nine years old. Virtually all multi-family housing is located within the corporate limits of the municipalities. Clusters of lower-valued housing correspond to clusters of lower-income households in the vicinity of Smyrna and Murfreesboro. The regional average is almost 35% higher than the State average; however, Rutherford County is also below the regional average.



Susan Allen

Jake Durham

Mark Lee

Clarence Brandon

Mayo Taylor

David Lee

Rosemary Owens

Blake Smith

David Waldron

Randall Matlock

Lynnise Patrick

Mike Vaught

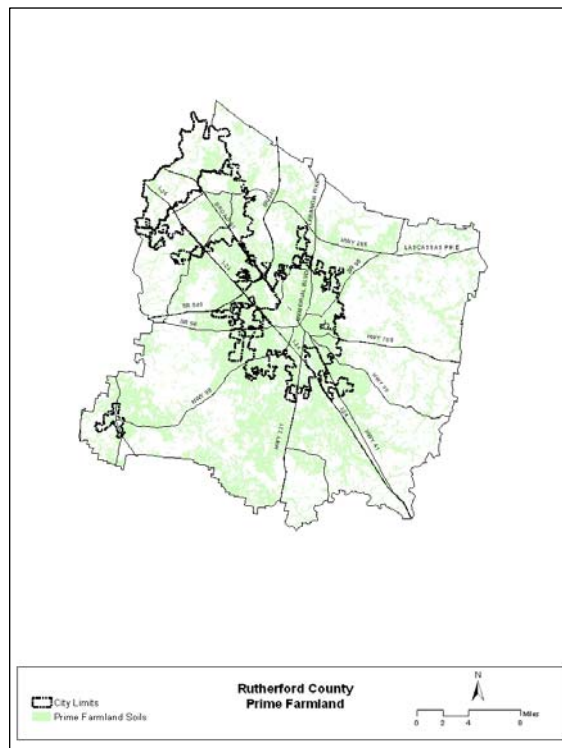
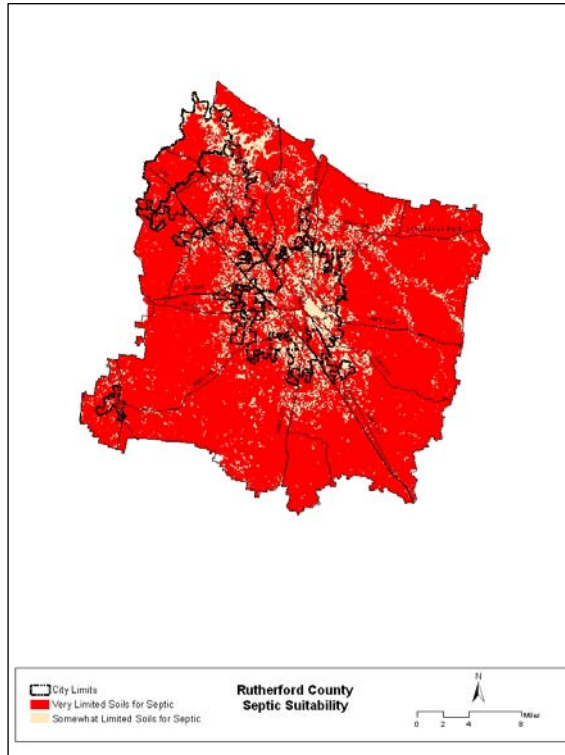
Jim Averwater

Ernie Johns

Wayne Blair

Transportation

- ❖ The need to conduct maintenance and improvement projects on the County's existing roads to fix existing issues and plan for future use was cited at several open house meetings.
- ❖ Plan for transit and multimodal (sidewalks and bike lanes) transportation now so that these elements can be incorporated into future county projects and other private developments.
- ❖ In the more densely developed, urban areas of the county, transportation improvements and infrastructure are not keeping pace with the development and growth.



Water & Wastewater Management

- ❖ There is a limited source of suitable soils that allow for the implementation of the current STEP System permitted by the Consolidated Utility District.
- ❖ There is a need for all providers of sanitary sewer in Rutherford County to work together on a comprehensive service plan/approach for the provisions for sanitary sewer service to areas anticipated for growth.
- ❖ Water resources are available, however, there is a finite capacity as a result of current resources. Additional options for source may be required depending on the extent of future growth.

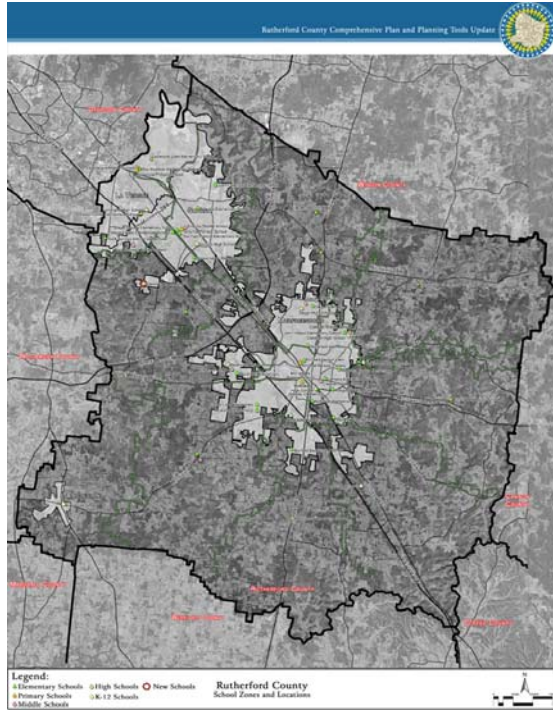
Agricultural, Natural & Cultural Resources

- ❖ The majority of Rutherford County is located within the Stones River Watershed. Several miles of stream are classified as Not Supporting and are thus included on the 303(d) list per the Clean Water Act.
- ❖ Most of Rutherford County contains soils with moderate to severe limitations on septic tanks usage.
- ❖ The majority of soils that are suitable as prime farmland are located in the areas of greatest commercial and residential density.
- ❖ The number of farms and farmland acreage continues to decrease.
- ❖ Lands under the protection of the State as Wildlife Management Areas are limited to lands adjacent to Percy Priest Lake.
- ❖ Rutherford County has only recently begun organizing and documenting its cultural and heritage resources to provide a baseline of information.

Community Facilities

❖ Schools

- Coordination of planning for new school locations as the county continues to grow. Current schools still have a number of portables serving current student population.



- Understanding the impact that new school locations have on the communities and existing infrastructure in which they are located. Appropriate infrastructure needs to be planned to accommodate anticipated development that accompanies new schools.

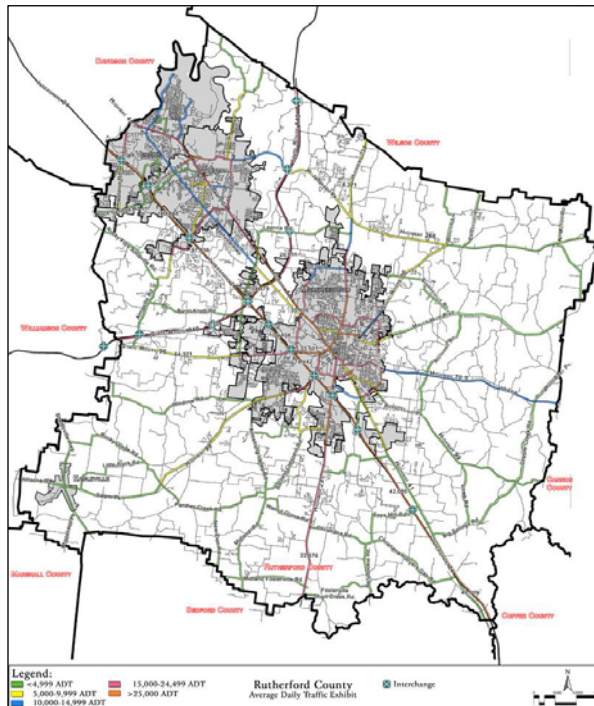
❖ Public Safety

- The northeast, southeast, and southwest quadrants of the county lack adequate coverage as it relates to the number of emergency medical service facilities serving these parts of the community.
- The Rutherford County Sheriff's Department currently has one central facility serving a large geographical area.

❖ Parks and Community Centers

- The northeast, southeast and southwest quadrants of

Rutherford County are severely lacking in access to structured passive and active recreation opportunities.



- The lack of a Parks and Recreation Department within the Rutherford County government limits the ability for both the planning and eventual management and maintenance of organized recreational facilities.
- There is an abundance of natural resources in Rutherford County that offer opportunities for recreational activities. Opportunities exist to link these to existing recreational facilities in adjoining municipalities.
- Tools to identify, evaluate and protect natural and historic properties are inadequate.

HOW CAN YOU STAY INVOLVED?

RUTHERFORD COUNTY PLANNING & ENGINEERING

DEPARTMENT

1 South Public
Square
Room 200
Murfreesboro, TN
37130

Planning:

P: (615) 898-7730
F: (615) 898-7823

Engineering:

P: (615) 898-7732
F: (615) 898-7823

Hours:

Monday to Friday
8:00AM – 4:30PM



We're on the Web!

See us at:
<http://www.rutherfordcountyttn.gov/planning/index.htm>

Capturing public input is a critical element in development of the Comprehensive Plan. A variety of methods will be used to ensure the public is heard, that information is being effectively communicated and that plan strategies are thoroughly communicated. the Actively engaging the public will be woven into every phase of the planning process.

There are two new ways to have your voice heard and to stay connected to the planning process:

- ❖ Share your ideas and opinions at the Comprehensive Plan blog site by visiting: <http://blogs.pbid.com/rutherfordcounty/>
- ❖ Tell us what you really think! You are invited to respond to a short list of questions about Rutherford County and the Comprehensive Plan.

- ❖ Visit: http://www.rutherfordcountyttn.gov/planning/planning_survey

The website is only one of several ways to stay involved in the plan. We encourage you to contact any member of the planning staff with ideas or comments.

ABOUT THE PLANNING DEPARTMENT

Where to Find Us:

We are located in the Goldstein Building on the south side of the public square across from the Historic Courthouse. From the street you would enter the double set of doors to the right of the Election Commission. Walk to the back of the building where you will find both stairs and an elevator to take you to the second floor. Once there you will find signs directing you where to go.

Office Hours:

The Rutherford County Planning and Engineering Department is open to the public from 8:30 AM to 4:30 PM, Monday through Friday, except for County holidays

Planning Department - Staff Contact Information:

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