

# **The Comprehensive Plan for Wilson County, Tennessee**



**2018 EDITION**

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## **INTRODUCTION and SUMMARY**

The Wilson County Comprehensive Plan is a concerted effort to compile pertinent information specific to the History, Trends and Future Projections and Predictions as can reasonably be made in relation to Commerce, Government, Education, Growth, Development and life within Wilson County, Tennessee. Accordingly, the Plan is broken into three primary segments. These are the History and Geography of Wilson County; Projections, Prognostications, Communities, Assessments, Challenges and Tools; Goals, Objectives and New Tools. These three primary segments are further outlined below as follows:

### **The History and Geography of Wilson County**

This segment begins with notable, appropriately sourced documentation accounting the discovery and settlement of the Wilson County area by European settlers. It may also elaborate on what they found upon arriving, inclusive of pre-existing Native American life in the area. The segment will then proceed into documentation of Wilson County's creation as a unit of Local Government in the State of Tennessee. From there, this segment of the Comprehensive Plan transitions into a recitation of known current jurisdictional and geographic features within Wilson County inclusive of geology, acreages, present population densities and present land use mixes. This segment of the Plan may also use other facts and figures to further illustrate "How we came to be where we are" as a County.

### **Projections, Prognostications, Communities, Assessments, Challenges and Tools**

This segment of the plan document will lay out population projections, resulting projected population densities, and some of the potential challenges that Wilson County may face as a result of the projected growth the County is likely to see between our current time frame and 2040.

This segment will then provide a listing of various communities and geographic sub-areas with a common cultural focus like schools or a major commercial area or municipality. The segment will go on to assess each community or geographic sub-area in broad form.

Much of this information has been presented at public meetings throughout the County during the formulation of this Plan. As a result, the County DID receive input from local citizens regarding things that concerned them and suggestions for how we might handle the growth that seems inevitably marching towards our county short of some natural disaster, epidemic, or other act of God which renders current projections obsolete. The input received from the public is therefore incorporated into this segment of the Plan.

Lastly, this segment will lay out some of the "tools" that Wilson County currently has at its disposal to deal with ongoing challenges caused by projected growth. These EXISTING tools may be incorporated into the Plan either directly or by reference and appendices in order that this document might ultimately be viewed as a "tool box" for dealing with the myriad of challenges that will face our County as we push forward into our joint future as residents and occupants of Wilson County, Tennessee.

## **Goals, Objectives and New Tools**

This final segment of the document will incorporate some challenges we face, with current tools we have at our disposal the section will also point out where such tools either need improvement or need to be created and developed.

Goals and Objectives (or action items) may be established in relation to these challenges.

Some goals will be more quickly attainable and objectives more easily accomplished than others. To that end, the use of some of the tools outlined in the previous segment of this Plan may be suggested as the primary means of assistance for success. Examples might be use of the Wilson County Board of Education's adopted plan for growth which outlines a future building and improvements plan both in the short term and mid-term. Such a plan would be adopted by reference into this document and placed in the Comprehensive Plan's appendices for quick referral.

In other cases, a "New Tool" or "Updated Tool" may be suggested as the best way to deal with challenges facing our growing County. One notable instance of such a scenario is the Wilson County Major Thoroughfare Plan. Wilson County is required by State Planning Statutes to have an adopted "Major Thoroughfare plan" in order to carry out the functions of the Wilson County Regional Planning Commission and other Regional Planning Commissions within Wilson County. The County has such a plan. However, while it has been re-adopted on certain occasions, it has not been substantially updated since the mid 1970's. As a result, this plan does propose to provide an update in the form of a new Wilson County Major Transportation Plan. This new transportation plan will be directly incorporated into this segment of the Wilson County Comprehensive Plan as a sub-section. This is being done because it represents a new or substantially updated tool for use within Wilson County when used in conjunction with other existing tools like the Wilson County Subdivision Regulations, Wilson County Zoning Resolution and Wilson County Road Standards and Storm Water Regulations.

A Parks and Greenway Plan will also be discussed as a subsection within this document as some of the greenways proposed may be seen in the newly proposed Major Transportation Plan while the parks that the Greenways might someday connect will need to be developed in a plan that has its own goals and objectives for development of these facilities.

Lastly, this segment of the Comprehensive Plan will seek to outline major challenges and match them with existing tools and/or sets of goals and objectives that will improve the delivery of County services to our citizenry. It is the goal of this document to be a ready reference that can be updated from time to time to more accurately reflect the changing needs of our County once some goals and objectives are reached or new challenges arise.

## **Chapter 1 The History and Geography of Wilson County**

The Wilson County Comprehensive Plan begins its depiction of the History of Wilson County at the point of Settlement by those of European Descent. This settlement, along with the Geography of Wilson County cannot be described any more colorfully than it is in this excerpt from the **Goodspeed History of Wilson County, Tennessee**, originally published in 1886 and reprinted by Woodward and Stinson Publishing Company in 1971.

*WILSON is one of a group of counties which form the bottom of the great Silurian basin of Middle Tennessee. The surface of the land is rolling and varied with plateaus, hills and valleys, and is often picturesque. The surface is on an average elevation of between 500 and 600 feet above the level of the sea, while Jennings's Knob, six miles southeast of Lebanon is the highest elevation in the county, rising to a height of 1,221 feet above the sea level. The lands are based generally on limestones which occur in successive layers nearly horizontal in position, and have a vertical thickness, from the lowest exposed to the highest in the hills, inclusive of about 900 feet. A number of high hills and ridges in the eastern and southeastern part of the county are capped with a stratum of flinty material beneath which is a layer of slate. The limestones belong to the group of formations known to geologists as lower Silurian, the upper part embracing some 500 feet of layers pertaining to the Nashville formation (Cincinnati) and the lower part to the Lebanon (Trenton); as the town of Lebanon rests upon some of its layers. The rocks of the former division are seen on the slopes of the hills and ridges, while those of the latter outcrop on lower grounds and in the valleys. There is an abundance of rocks in the county consisting of varieties of blue limestone and sandstone, much of which is suitable for building purposes.*

*The supply of timber in the county is abundant, all species of trees growing in the forests, such as oak, hickory, ash, gum, cedar, elm, maple, poplar, cherry, chestnut, mulberry, beech, sycamore, dogwood, walnut, cotton-wood, box elder, sassafras, iron-wood, persimmon and willow. The soils may be divided into four classes: First, the river and creek bottoms, which are alluvial and of great fertility, and upon which may be grown all kinds of crops. Second, the dark soil peculiar to the cedar flats and glades, which is very poor and unproductive, and is the least desirable. Third, that found on the hills, ridges and plateaus of the northwestern and middle portion of the county, and on the slopes of the hills in the eastern and southeastern portion, which is a sandy-mulatto color, loose soil. Fourth, that found in the valleys and lower parts of the county, which is also of a mulatto color, but is more compact and clayey. All the different cereals, such as corn, wheat, oats, potatoes and all fruits and cotton grow well in the county. The Cumberland River washes the northern boundary of the county for a distance of twenty-five miles, and besides the numerous springs all over the county there are the following important creeks: Cedar Lick, Spring, Cedar, Barton, Spencer, empty into the Cumberland; Suggs, Stoner, Hurricane and Fall empty into Stone River; Smith Fork, Round Lick, Spring and Fall Creeks have their source near each other in a group of hills in the southeastern part of the county, while the other creeks head in the numerous valleys. (Goodspeed History of Wilson County, Tennessee, originally published in 1886 and reprinted by Woodward and Stinson Publishing Company in 1971)*

*Beyond an occasional migratory and venturesome hunter, trapper or scout, who passed through the vast forests and canebrakes in quest of the abundant game or in pursuit of marauding bands of Indians, the presence of white man was unknown in Wilson County previous to 1790. At the close of the Continental war the State of North Carolina made grants of large bodies of land to her soldiers in pay for gallant service in time of battle. The land so granted was situated in Tennessee, then a portion of North Carolina, and it was by the owners of the land that Wilson (then Sumner) County was settled. The following are the names of the parties to whom land was granted in Wilson County during the years between 1780 and 1790: William Ray, 1,000 acres; Isadore Skerett, 640 acres; James Kennedy, 640 acres; Cornelius Dabney, 640 acres; John Burton, 1,168 acres; John Williams, 640 acres; John Conroe, 640 acres; Hardy Murfree, 1,000 acres; Nicholas Conroe, 640 acres; Thomas Evans, 640 acres; John Davidson, 274 acres; Stephen Merritt, 640 acres; James C. Montflorenc, 1,000 acres; John Kain, 571 acres; Walter Allen, 912 acres; Redmond T. Barry, 640 acres; William Hogan, 500 acres; and Andrew Bostane, 220 acres. Between 1790 and 1800: Robert Stewart, Jonathan Green, John Boyd, Philip Shackler, John Haywood, William Lytle, Alexander Mebane, Jeremiah Hendricks, James Rodgers, John Brown, William Fleming, Bennett Searcy, Ambrose Jones, Edward Harris, Henry Barnes, George Kennedy, Jacob Patton, Reeves Porter, James Menees, Thomas Evans, Gideon Pillow, Delilah Roberts, David Douglas, Johnson Hadley, Joseph Cloud, Daniel Wilbourn, James Barron, Vachel Clark, Jesse Cobb, Samuel Churchhill, Boyd Castleman, Ephraim Payton, and Alexander Denny, 640 acres each; William Hogan, 500 acres; Willie Cherry, 228 acres; Archibald Lytle, 1,000 acres; Lazarus James, 337 acres; John Wright, 2,000 acres; Henry Ross, 274 acres; John Dabney, 228 acres; William Martin, 1,280 acres; David Gibson, 1,000 acres; Thedford and George Brewer, 1,000 acres; John Boyd, Jr., 228 acres; Samuel Barton, 1,000 acres; and Absolom Tatum, 300 acres.*

*Many of the above never became settlers of the county and numbers of the pioneers of Wilson County purchased of them the lands on which they settled. The first settlement of Wilson County was made in the year 1797 at Drake's Lick, near the mouth of Spencer Lick Creek on Cumberland River, which was afterward the northeast corner of Davidson County, by William McClain and John Foster. Two years later John Foster, William Donnell and Alexander Barkley made a settlement of Spring Creek, seven miles southeast of the present town of Lebanon. During the same year settlements were made on Hickory Ridge, five miles west of Lebanon, by John K. Wynn and Charles Kavanaugh, both of whom came from North Carolina, and on the waters of Round Lick Creek, by William Harris and William McSpadden, of North Carolina, and James Wrather and Samuel King, of Virginia, and also on the waters of Spring Creek, about eight miles south of Lebanon, by John Doak. John Foster, David Magathay, Alexander Braden, the Donnells, and probably others. At the time of these settlements the land was covered with vast forests and thick canebrakes, and game of every specie from the bear, panther and deer down to the squirrel and rabbit existed in abundance. Several years before, however, the Indians as a tribe had been driven back. and only friendly ones as a class were met with by the settlers. (Goodspeed History of Wilson County, Tennessee, originally published in 1886 and reprinted by Woodward and Stinson Publishing Company in 1971)*

*From 1799 the settlement of the county was rapid. The lands lying on the waters of the various creeks being the richer and easier of cultivation were naturally the first settled, and hence in giving the following list of names of the early settlers, they have been grouped into creek neighborhoods. On Barton Creek: Charles Blaylock, Elijah Trewitt, Levi Holloway, Henry Shannon, Snowdon Hickman, William Eddings, Thomas Mass, Eleazer Provine, John Lane, Byrd Wall, William Thomas, Samuel Wilson, George Swingler, John Goldston, Benjamin Esken, Jeremiah Still, Thomas Sypert, George Wynn, Benjamin Wineford, William Peace, James Mayes, John Cage, Alexander Chance, Josiah Martin, Henry Reed, William Elkins, James Menees, John Allcorn, Thomas Congers and probably others.*

*On Spring Creek: James Cannon, Soloman Marshall, James Chappell, Walter Carrouth, Martin Talley, George Alexander, Joseph Moxley, Hugh Morris, Bartlett Graves, Spencer Talley, John Forbes, William Bartlett, William Sherrill, John Steinbridge, Josiah Smith, Alligood Wallard, Thomas Williams, Purnell Hearn, John Jones, John Walsh, Samuel Elliott, Benjamin Mottley, Richard Hawkins, Gregory Johnson, William Steele, Henry Chandler, Arthur Dew, Daniel Cherry, Adam Harpole, and others.*

*On Cedar Creek: Hugh Roane, John Provine, Alex Aston, Samuel Calhoun, Perry Taylor, John L. Davis, Mathew Figures, David Billings, Irwin Tomlinson, Joseph Trout, Hooker Reeves, Nathan Cartwright, Lewis Chambers, Andrew Swan, William Harris, William Wilson and Joseph Weir.*

*On Spencr Creek: John Walker, William White, Brittain Drake, Lewis Kirby, William Gray, Joel Echols, Robert Mitchell, Philip Koonce, James McFarland, Moore Stevenson, Jere Hendricks and Richard Drake.*

*On Cedar Lick Creek: Theophilus Bass, Clement Jennings, John Everett, John Gleaves, Reuben Searcy, Joshua Kelley, James Everett, James H. Davis, Thomas Davis, Howell Wren, William Ross, Edmund Vaughn, George Smith, Harmon Hays and Daniel Spicer.*

*On Cumberland River: Edward Mitchell, Elijah Moore, William Sanders, Caleb Taylor, Bartholomew Brett, William Johnson, Josiah Woods, W. T. Cole, Joseph Kirkpatrick, Henry Davis, James Tipton, Thomas Ray, Reuben Slaughter, Daniel Glenn, James Hunter, Ransom King, Henry Locke, Ephraim Beasley, Sterling Tarpley and William Putway.*

*On Stoner Lick Creek: Blake Rutland, Zebulon Baird, John Graves, Benjamin Graves, Thomas Watson, John Wilson, John Williamson, Henry Thompson, Thomas Gleaves, Ezekial Cloyd, Anderson Tate, Jacob Woodrum, Ezekial Clampet, Andrew Wilson, James Cawthorn and James Kendall. (Goodspeed [History of Wilson County, Tennessee](#), originally published in 1886 and reprinted by Woodward and Stinson Publishing Company in 1971)*

*On Suggs Creek: Benjamin Hooker, Acquilla Suggs, William Warnick, William Rice, Benjamin Dobson, Hugh Gwynn, Jenkin Sullivan, John Roach, James Hannah, Hugh Telford, Green Barr, Peter Devault, John Curry, Thomas Drennon, Joseph Hamilton and Joseph Castlemen.*

*On Pond Lick Creek: Robin Shannon, John Ozment, Lee Harralson, John Spinks and John Rice.*

*On Sinking Creek: Thompson Clemmons, William Bacchus, David Fields, Lewis Merritt, Frank Ricketts, Fletcher Sullivan, James Richmond, Robert Jarmon, John Winsett, Jesse Sullivan, William Paisley, John Billingsley, Seldon Baird, Dawson Hancock and Jonathan Ozment.*

*On Hurricane Creek: William Teague, John Gibson, William Hudson. Nicholas Quesenbury, Charles Warren, Jacob Bennett, Elisha Bond, Robert Edwards, John Edwards, Bradford Howard, George Cummings, John Merritt, Joseph Stacey, Frank Young, Henry Mosier, Charles Cummings, John Woolen, Absalom Knight, Thomas Miles, Peter Leath and Gideon Harrison.*

*On Fall Creek: William Warren, Samuel Copeland, Joseph Williams, Jacob Jennings, William Allison, Hardy Penuel, Joseph Sharp, Sampson Smith, Frank Puckett, James Quarles, Roger Quarles, Mathew Sims, Shadrack Smith, James Smith, Charles Smith, Aaron Edwards, Hugh Cummings, Isaac Winston, William Wortham, Burrell Patterson, Absalom Losater, John Alsup, Lard Sellars, Joseph Carson, Charles Gillem, Arthur Harris, Walter Clapton, William Smith, John Donnell, Adney Donnell and William Lester.*

*On Smith Fork: Dennis Kelley, David Ireland, John Adams, David Wasson, John Armstrong. Isaac Witherspoon, John Allen, Richard Braddock, Edward Pickett, Elisha Hodge, Thomas Flood, James McAdoo, Samuel McAdoo, Abner Bone, Thomas Bone, William Richards, George L. Smith, Samuel Stewart, William Beagle, James Johnson, John Knox, William Knox, John Ward, Solomon George, Reason Byrne, James Godfrey, Henry Payne, James Thompson, James Thomas, Thomas Word, James Ayers, William Jennings, Charles Rich, Abner Alexander, William Oakley and James Williams.*

*On Round Lick Creek, including Jennings Fork: John W. Peyton, Arthur Hankins, James Wrath, Samuel King, William Haines, John Bradley, William McSpaddin, William Coe, Abner Spring, William Harris, John Phillips, Benjamin Phillips, Edward G. Jacobs, John Green, Samuel Barton, Alexander Beard, Jordan Bass, Soloman Bass, John Lawrence, Evans Tracy, Joseph Barbee, Shelah Waters, George Clarke, James Shelton, William Neal, Joshua Taylor, Isaac Grandstaff, Daniel Smith, Jacob Vantrase, Duncan Johnson, Joseph Foust, James Hill, Joseph Carlin, George Hearn, John Patton, John Bradley, William New, Robert Branch, James Edwards, William Howard, Edmund Jennings, John White, John Swan, Thomas Byles, William Palmer, Park Goodall, Jerre Brown, Thomas B. Reece, James Scaby, James Hobbs, James Newbry and John Caplinger.* (Goodspeed History of Wilson County, Tennessee, originally published in 1886 and reprinted by Woodward and Stinson Publishing Company in 1971)

*The first corn-mill erected in the county was built by Samuel Caplinger sometime in 1798. It was a small horse-power affair, the horse being hitched to a pole or shaft and driven around in a circle. The building was a small, unhewn-log house, and stood on the farm now owned by Roland Newby, in the Eighth Civil District. Very good corn meal is said to have been ground by this mill, and the patronage was drawn from a large scope of country. Subsequently the mill was removed to a site on Jennings Fork, and converted into a water-power. The first water-mill is supposed to have been built by Thomas Conyer, sometime in the same year, on Barton's Creek, about three miles northwest of Lebanon. A horse-power mill was also erected about that time by one of the Donnells, near Doak's Cross Roads, eight miles south of Lebanon.*

*Before these mills were erected the settlers went to Davidson County for their grinding, or converted the corn into meal by means of the old-fashioned mortar and pestle. In 1799 Mathew Figures built a water-power grist-mill on Cedar Creek, to which he afterward added a saw. In 1800 William Trigg and Joseph Hendricks built a water-power grist-mill on Spencer Creek. Other mills of the early days were those of Isham and Larkin Davis, on Cedar Creek; William Wilson's, on Spring Creek; Jesse Holt's, on Barton Creek; John Scott's on Spring Creek, and John T. Hays', on Smith Fork. later on, William Wharton built a water-mill on Spring Creek, in the Tenth District; Williams & Kirkpatrick built one on Spencer Creek, in the Fourth District; Alex Simmons built one on Fall Creek, in the Seventeenth District; James C. Winford built one on Spring Creek, in the Ninth District, and about the same time a paper-mill was built on the Cumberland River, twelve miles from Lebanon, at which a good article of paper, both news and commercial, was manufactured. The machinery was inadequate, however, and the enterprise was short lived.*

*With the increase in population there was an increase in the number and facilities of the mills in this county, and at the present W. P. M. Smith, C. H. Cook, J. N. Adams and J. W. Williamson & Bros. have steam saw and grist-mills; Jacob Earhart has a water- power grist-mill on Stone Creek, and W. C. Gillian has a water-power grist-mill on Cedar Creek, in the First Civil District; John Brown and William McFarland have steam saw and grist-mills, and Washington Moore has a water-power grist-mill on Spring Creek, in the Fifth District; B. D. Hager has a steam saw and grist-mill, and William Colquit and William Tomlinson have steam grist-mills, in the Seventh District; J. C. Logue has a steam grist-mill, and J. L. Hubbard a steam saw and grist-mill, in the Twenty-fourth District; Coon Lannon has a steam saw and grist-mill, and William Rice a water grist-mill on Sinking Creek, in the Twenty-third District; John D. Gains has a steam saw-mill, James Johnson a water-power grist, and W. D. S. Smith a steam and water-power saw and grist-mill on Cedar Creek, in the Sixth District; J. N. Cowen has a steam corn-mill and wool factory in the Twenty-second District; Mrs. Pendleton has a steam saw, grist and carding-mill in the Second District; Gains Leach and Hugh & David have water-power grist-mills on Sanders and Smith Forks, respectively, in the Fourteenth District; Dr. James McFarland has a steam saw and grist-mill in the Third District; J. B. Baird has a steam saw and grist-mill in the Twenty-first District. ([Goodspeed History of Wilson County, Tennessee](#), originally published in 1886 and reprinted by Woodward and Stinson Publishing Company in 1971)*

*G. W. Wright has a steam saw and grist-mill in the Twenty-fifth District; Etherly has a steam saw and grist-mill, and Bailey Hall and William Barrow water-power grist-mills on Barton Creek, in the Fourth District; John Patterson and Patton & Harvey have water-power grist-mills on Smith Fork, in the Fifteenth District; Thomas Mitchell has a carding machine in the Ninth District; John Bryant has a steam saw-mill in the Nineteenth District; John W. Bennett and John Wynn have steam saw and grist-mills, and S. T. Alsup has a water-power saw and grist-mill on Falling Creek, in the Twentieth District; P. W. & T. R. Hearn have a water-power grist-mill on Falling Creek, in the Seventeenth District; John S. Belcher has a steam grist-mill in the Eighth District; Vick & Miller have a water-power grist-mill on Town Branch, and Bailey Peyton one on Spring Creek, in the Tenth District, and W. L. Waters has a steam-power flour, grist and saw-mill in the Sixteenth District.*

*Although still-houses were more numerous than schoolhouses in the early days of the county, yet the owner and location of the first one cannot be learned. Isham Webb had a still in the Eleventh District at an early day, and later James Carrouth, John Forbs, Jerry Johnson, Bolin Wynn, Robert Thomas, Jack Cook and perhaps others, whose names could not be secured, operated stills in various parts of the county, all of which had capacities ranging from one-half to two barrels per day of mash. The old-fashioned worm was used, and the houses were small, unhewn-log buildings, and in some instances the still was located out of doors. These stills all disappeared several years before the late civil war.*

*Considerable cotton was grown in the county, and it is claimed that the first crop of this article grown west of the Cumberland Mountains was on the farm of John Donnelson, afterward the father-in-law of Andrew Johnson, in Clover Bottom, this county, sometime about the organization of the county. As early as 1802 there were numerous cotton-gins in operation in the county: One by George Alexander, near Center Hill; one by John B. Walker, on Hickory Ridge; one by Moses Echols, on the waters of Spencer Creek; one by Daniel Trigg, and others by Alaman Trigg, Henry Betts, John Watson, Robert Goodloe, Seth P. Pool, Joseph Sharp, Joshua Kelley, Edward Bondward, Thomas Wilson and Thomas Green in various parts of the country, the exact location of which is unknown to the citizens of the present. These have all disappeared, as they ceased to be of use many years ago.*

*The first store in the county was kept by John Herrod in 1800, but the location of his store cannot be learned. It was a small mercantile establishment indeed, the stock consisting of a few standard articles of staple groceries, ammunition, nails, tobacco and whisky, all of which were brought from the older States on pack mules or horses. Salt sold from \$8 to \$10 per bushel; nails at 25 cents per pound, and everything else in proportion. Herrod also kept tavern at his store, they both being at his dwelling-house. A short time afterward George C. Hodge and Solomon George opened similar stores, or ordinaries as they were then called, in the neighborhood of Smith Fork.*

(Goodspeed History of Wilson County, Tennessee, originally published in 1886 and reprinted by Woodward and Stinson Publishing Company in 1971)

*Other early store-keepers were John Gibson, Samuel Tillman, Huldah Sherrill, Richard Bryan, William C. Mitchell, George Cummings, John Lumpkins, John Brown, Isham Davis, George Jarrett, Carter White, William Stewart, Elisha Dismukes, Higdon Harrington and David Martin, all of whose stores were located in various portions of the county outside of the county seat.*

*So far as known, the oldest house now standing in the county was built by Samuel Sherrill, on Barton Creek, about two miles southwest of Lebanon. It was built sometime in 1800, of hewn cedar logs, the doors and shutters being made of split boards, smoothed with the drawing-knife, and fastened together with nails made by hand. The house is strong and still serviceable.*

*Josiah S. McClain, who was county clerk for a period of over forty years, now dead, is said to have been the first male white child born in the county, he having been born in January, 1797.*

*Wilson County was established by an act of the Third General Assembly of Tennessee, passed October 26, 1799, three years after the organization of the State. The act establishing the county is in substance as follows: "An act reducing the limits of Sumner County and establishing two new counties," etc., that part referring to Wilson County being in the following language: "Sec. 4, And be it enacted, that another new county be established by the name of Wilson, to be contained within the following described bounds: Beginning upon the south bank of the river Cumberland, at low water mark, at the mouth of Drake Lick Branch, the northeast corner of Davidson County; thence with the line of Davidson County to the Cherokee boundary, as run and marked agreeably to the treaty of Holston, and with the said boundary to the Caney Fork, and down the Caney Fork, according to its meanders, to the mouth thereof; thence down the meanders of the Cumberland River, by the south bank to the beginning."*

*Sections 15 and 16 provide for the holding of the courts of said county on the fourth Monday of December, March, June and September, and designate the house of John Harpole, as the place of holding the first sessions of the courts.*

*By an act passed by the General Assembly November 6, 1801, a portion of Wilson County was annexed to Smith County, and the present bounds of this were established by an act passed November 13, 1801, as follows: "Beginning on the south bank of Cumberland River at the mouth of the Drake Lick Creek, it being the upper corner of Davidson County, running from thence up said river with the middle of the channel of the same to the Smith County line; thence south twenty-three degrees east along the said Smith County line to the Indian boundary line; thence westwardly with said Indian boundary line to the Davidson County line; thence northwardly along said Davidson County line to the beginning." (Goodspeed History of Wilson County, Tennessee, originally published in 1886 and reprinted by Woodward and Stinson Publishing Company in 1971)*

*" This act also provides for the appointment of Christopher Cooper, Alanson Trigg, Mathew Figures, John Harpole and John Doak, as a commission to organize the new county, run the boundary lines and locate the county seat, purchasing forty acres for the latter purpose; the said land to be selected with due regard for good wood and water; to lay off the county seat into town lots, sell the same at public auction, reserving sufficient ground for a public square, and with the proceeds of such sales defray the expenses of erecting a court house and jail, and other necessary building for the use of the county.*

*In the latter part of 1799 the boundary lines were run in accordance with the provisions of the above act, and the county was duly organized. But it was not until in 1802 that the county seat was located, when the present Site of Lebanon was selected on account of its almost central location, and of the existence on the land of a large, never-failing spring of pure water, and which spring at the present time is as pure, fresh and strong as at that early day. The land selected was owned by one James Menees, who donated the necessary land.*

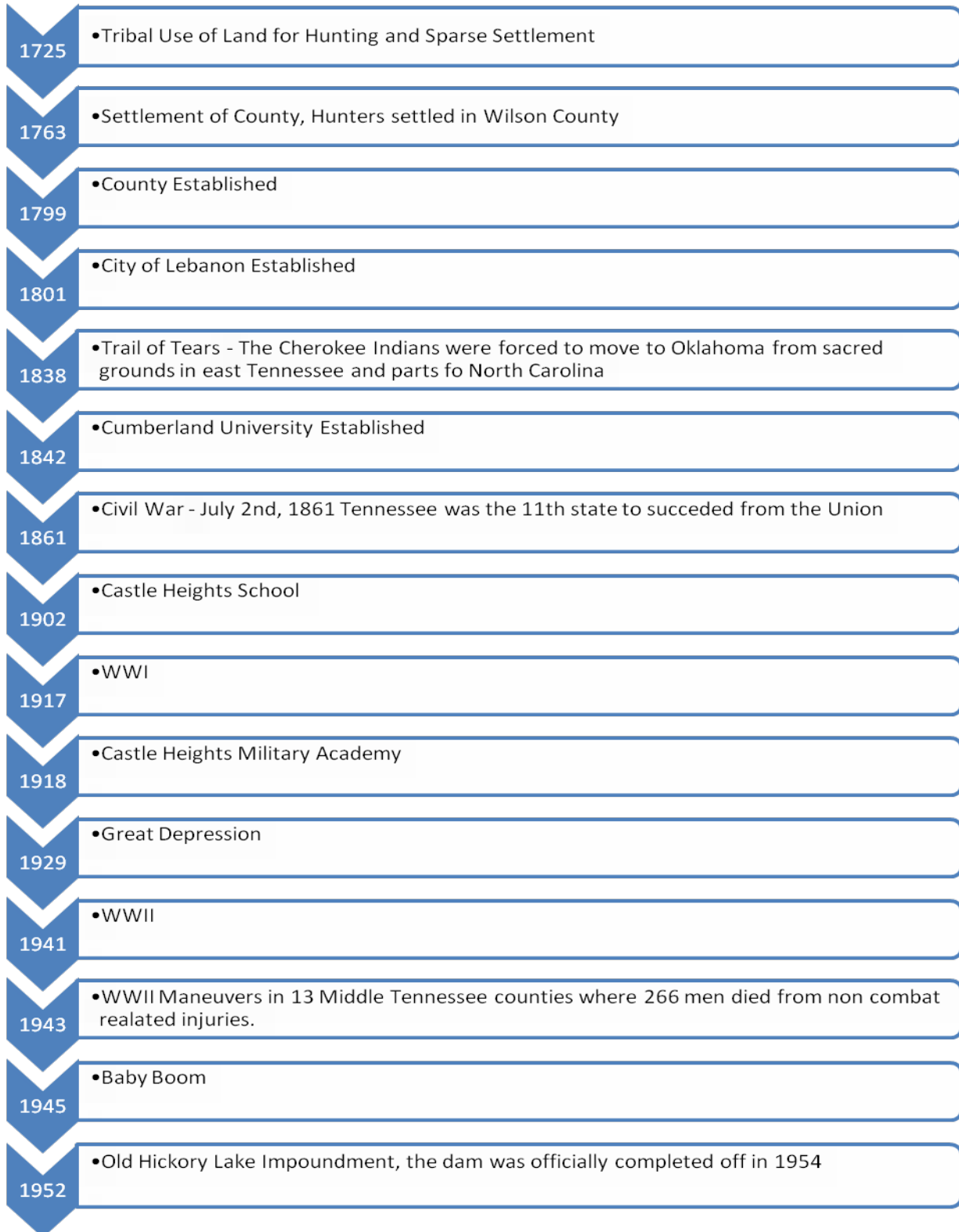
*Wilson County is bounded on the north by Sumner County, on the northeast and east by the counties of Trousdale, Smith and DeKalb, southeast by Cannon County, south by Rutherford County, and west by Davidson County, and has an area of 578 square miles. The county was named in honor of Maj. David Wilson, a native of Pennsylvania, who settled in Sumner County when Tennessee was a part of North Carolina.* (*Goodspeed History of Wilson County, Tennessee*, originally published in 1886 and reprinted by Woodward and Stinson Publishing Company in 1971)

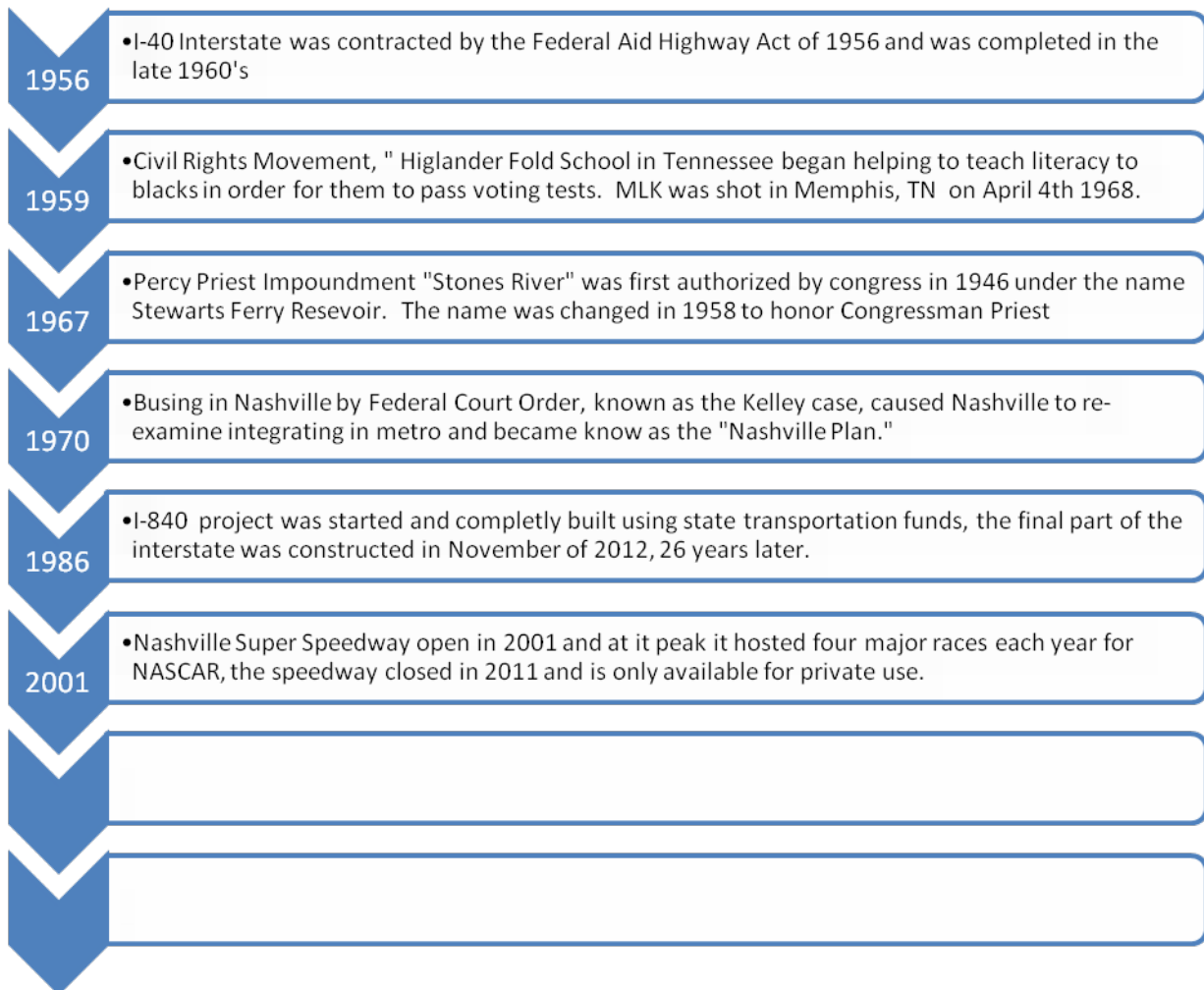
The above description; aside from a few more current assessments of acreages and land usage; provides a good depiction of how settlement, growth and development began within Wilson County. Growth patterns can still be traced to this described settlement of Wilson County. Some of our densest areas of land development still fall along or near the various creeks which traverse our County and along segments of the Cumberland River which abut our Northern border and which are now impounded and known as Old Hickory Lake. In fact, development patterns of Native Americans who lived in the area in times that predate the settlement described in **Goodspeed History of Wilson County, Tennessee** also appear to have been located along or very near these sources of water and transportation.

The development of Nashville as the State Capital and the regional center of commerce also played significantly into the growth pattern we have seen in more recent decades particularly. Growth patterns associated with the concept of American pastoralism and suburban lifestyle choices made easier to accomplish by low housing prices and new Interstate transportation systems became prevalent in the post-World War II era. These patterns and cultural movements have continued from that time until now. The urban flight of the 1960's and 1970's established a western front in Wilson County for development that had not existed in large part prior to this era. The City of Mt. Juliet was incorporated as little more than a crossroads hamlet in the early 1970's. Since that time, the City has grown significantly and widespread development has occurred both within and without of Mt. Juliet's corporate limits making the western third of the County the most densely populated portion of the County. Other land use and growth planning documents have referred to this West to East growth pattern as the "Nashville Push".

Lebanon, as the County Seat, and Watertown are referenced far earlier in the development of the County as free-standing municipalities that were once somewhat more independent of influence from the growth patterns of the Nashville Region. However, as the growth from Nashville has continued through the last four (4) decades; Lebanon has begun seeing similar Nashville related real estate markets creep to its doorstep and beyond. Watertown; playing off its charm as a southern railroad town and its "Mayberry-esque" qualities; has experienced an inflow of artists and boutique industry to the Community. The small town; while faced with common small-town issues associated with antiquated water, sewer, sidewalk, and roadway infrastructure; has benefitted in recent years from this regional reputation for antique charm.

1.1 TIMELINE OF MAJOR CULTURAL OR HISTORICAL OCCURRENCES AFFECTING GROWTH IN WILSON COUNTY.





## 1.2 Geographic Data and Population Data for Wilson County, Tennessee

The following section illustrates some things we know about Wilson County in table format with brief explanatory statements either ahead of or just behind the table.

To begin with, we know that the population in Wilson County is aging. This trend is seen in many communities across the country as a result of generational numbers and their relative age when compared to the rest of the population. As a result of the disproportionate number of aging baby boomers that choose to reside in Wilson County, the average age of County residents is increasing. The table below illustrates this fact.

### **AGE CHARACTERISTICS, WILSON COUNTY 1970-2010**

<b><u>Year</u></b>	<b><u>0-19</u></b>	<b><u>20-64</u></b>	<b><u>65 &amp; Greater</u></b>	<b><u>Total Population</u></b>	<b><u>Median Age</u></b>
1970	13,713 (37.1%)	19,470 (52.6%)	3,816 (10.3%)	36,999 (100%)	29.2
1980	19,009 (33.9%)	31,493 (56.2%)	5,562 (9.9%)	56,064 (100%)	30.8
1990	20,475 (30.3%)	40,591 (60.0%)	6,609 (9.8%)	67,675 (100%)	33.4
2000	25,500 (28.7%)	54,729 (61.6%)	8,580 (9.7%)	88,809 (100%)	36.4
2010	31,314 (27.4%)	68,811 (60.4%)	13,868 (12.2%)	113,993 (100%)	39.4

Sources: U.S. Census Bureau 1980, 2000 & 2010 Census; Tennessee Statistical Abstracts 1970 & 1990

### 1.3 Median Family/Median Household Income 1989-2010

The table below illustrates that Wilson County has consistently maintained the second highest household median income in the region, behind Williamson County, since 1989. This means that our population likely has relatively larger proportions of expendable income when compared to other residents within the Nashville, Metropolitan Statistical Area (MSA).

#### **Median Family/Median Household Income MSA Counties (in dollars)**

<b>County/State</b>	<b>1989 Median Household Income</b>	<b>1999 Median Household Income</b>	<b>2007 Median Household Income</b>	<b>2010 Median Household Income</b>
Cannon	22,847	32,809	39,123	36,742
Cheatham	30,778	45,836	52,090	53,337
Davidson	28,377	39,797	46,430	46,737
Dickson	24,419	39,056	45,968	44,201
Hickman	21,567	31,012	39,925	43,935
Macon	19,147	29,867	35,410	34,747
Robertson	28,687	43,174	50,528	50,759
Rutherford	30,878	46,312	51,307	54,433
Smith	23,255	35,625	43,701	43,580
Sumner	31,795	46,030	51,247	55,211
Trousdale	20,127	32,212	39,212	44,163
Williamson	43,615	69,104	83,924	89,063
<b>Wilson</b>	<b>32,852</b>	<b>50,140</b>	<b>60,154</b>	<b>59,987</b>
<i>NASHVILLE MSA</i>	27,564	41,613	49,155	50,530
<b>TENNESSEE</b>	24,807	36,360	42,389	42,661

Sources: *The Tennessee Higher Education System County Profiles 2009*, and *U.S. Census Bureau, 2007-2011 American Community Survey*

#### 1.4 Number of Housing Units 1970-2010

The following tables illustrate that Wilson County has grown significantly since 1970, increasing by 31,902 households, while maintaining occupancy rates above 90%. The two tables also indicate that our housing mix has maintained owner occupancy of around 75% while renter occupancy has hovered between 18%. Our vacancy rates for residential structures have remained relatively low. This indicates a healthy and robust housing market that prioritizes home ownership. But it also may indicate a shortfall in work force/ wage scale level housing stock.

**Number of Housing Units  
Wilson County**

<b>Year</b>	<b>Total Number of Housing Units</b>	<b>Total Occupied</b>	<b>Owner-Occupied</b>	<b>Renter-Occupied</b>	<b>Vacant</b>
<b>1970</b>	12,900	11,661(90%)	8,522(66%)	3,144(24%)	1,001(8%)
<b>1980</b>	20,135	18,863(94%)	15,027(75%)	3,836(19%)	1,181(6%)
<b>1990</b>	26,198	24,070(92%)	19,379(74%)	4,691(18%)	2,128(8%)
<b>2000</b>	34,921	32,798(94%)	26,707(77%)	6,091(17%)	2,123(6%)
<b>2010</b>	44,802	42,183(94%)	34,152(76%)	8,031(18%)	2,619(6%)

Sources: Tennessee Statistical Abstracts 1970-2000, UT Center for Business & Economic Research (CBER), U.S. Census Bureau 2000 & 2010 Census, 2007-2011 Selected Housing Characteristics

### 1.5 Types of Household Structures in Wilson County 1970-2010

Our Housing mix, as shown on the next table, also indicates preponderance towards single family housing as opposed to multi-family arrangements within the housing stock available. With the aging population discussed in previous tables, this may indicate a long-term issue in that single-family homes are more difficult for the elderly to maintain than other types of housing stock such as patio homes, town homes, condominiums or apartments where by outdoor maintenance is typically undertaken by an HOA or landlord.

Additionally, the decline in average household size (persons per household) across Wilson County mimics the larger national trend that is following a similar rate of decline. This will be important in coming segments of the Comp Plan when considering the consequences of projected growth between now and 2040.

### **Types of Household Structures in Wilson County**

Year	Persons in Households	Persons per Household	Type of Structure					Median value of owner-occupied units	Median rent of renter-occupied units
			Single-Family	Multi-Family		Mobile Home	Other		
				2 to 9 units	10 or more units				
<b>1970</b>	36,811	3.2	10,638	1,305*	-	2,451		\$14,000	\$56
<b>1980</b>	55,504	2.94	16,888	1,427	222	1,507	0	\$48,000	\$155
<b>1990</b>	67,110	2.79	20,687	1,940	409	3,006	156	\$82,000	\$310
<b>2000</b>	87,661	2.67	27,733	2,455	774	3,889	70	\$136,600	\$567
<b>2010</b>	112,792	2.65	36,350	2,872	1,264	4,291	25	\$178,800	\$839

Sources: Tennessee Statistical Abstracts 1970-2000, UT Center for Business & Economic Research (CBER), U.S. Census Bureau 2000 & 2010 \*  
 Census, 2007-2011 Selected Housing Characteristics  
 1970 figures for 2 to 9 units includes 10 or more units as "2 or more units"

### 1.6 Land Area and Population per Square Mile

Changes in Population Density across Wilson County are indicated below.

#### **Land Area and Population per Square Mile (PSM) Wilson County**

<b>Year</b>	<b>PSM</b>	<b>Land Area (sq. miles)</b>	<b>Urban Population</b>	<b>Rural Population</b>
<b>1970</b>	65.1	568	12,492 (33.8%)	24,507 (66.2%)
<b>1980</b>	98.2	571	22,718 (40.5%)	33,346 (59.5%)
<b>1990</b>	118.3	570.6	30,477 (45%)	37,198 (55%)
<b>2000</b>	155.6	570.6	47,868 (53.9%)	40,941 (36.4%)
<b>2010</b>	199.7	570.8	70,143 (61.5%)	43,850 (38.5%)

Sources: Tennessee Statistical Abstracts 1970-2000, UT Center for Business & Economic Research (CBER), U.S. Census Bureau 2000 & 2010 Census

The table above clearly illustrates the transition of Wilson County from rural and small-town densities to suburban and urban densities over the past four (4) decades. Again, this is largely a result of the more recent “Nashville Push” of outward growth from the center of the Nashville Metropolitan Statistical Area (MSA).

### 1.7 Past Population Trends in Wilson County

The table below further illustrates these trends by showing the growth in municipal populations within Wilson County as a larger portion of the Total County Population.

#### **Past Population Trends in Wilson County 1970-2014**

<b>Census</b>	<b>Wilson</b>	<b>County</b>	<b>%</b>	<b>City of</b>	<b>%</b>	<b>City of</b>	<b>%</b>	<b>City of</b>	<b>%</b>
<b>Year</b>	<b>County</b>	<b>Unincorp.</b>	<b>Total</b>	<b>Mt. Juliet</b>	<b>Total</b>	<b>Lebanon</b>	<b>Total</b>	<b>Watertown</b>	<b>Total</b>
1970	36,999	23,446	63%	-	0%	12,492	34%	1,061	<b>3%</b>
1980	56,064	38,881	69%	2,879	5%	13,004	23%	1,300	<b>2%</b>
1990	67,675	45,828	68%	5,389	8%	15,208	22%	1,250	<b>2%</b>
2000	88,809	54,850	62%	12,366	14%	20,235	23%	1,358	<b>2%</b>
2010	114,111	61,718	54%	24,760	22%	26,156	23%	1,477	<b>1%</b>
2014 EST	125,376	65,046	52%	29,387	23%	29,427	23%	1,516	<b>1%</b>

Source: Tennessee Statistical Abstract 2003 Edition, US Census Bureau and Planning Department Analyses.

### 1.8 Estimated Land Area in Square Miles Prior to 2013

The raw population growth and increases in population density have also had an impact upon the growth in geographic boundaries for the three Cities that are within Wilson County. The Table below indicates how much of the total land area of the County was incorporated within various jurisdictions as of 2013.

#### **Estimated Land Area in Square Miles Prior to 2013**

Census	Wilson	County	%	City of	%	City of	%	City of	%
Year	County	Unincorp	Total	Mt. Juliet	Total	Lebanon	Total	Watertown	Total
Area	570.83	505.88	88.6 %	25.09	4.4%	38.44	6.7%	1.42	<b>0.25%</b>

Source: Tennessee Statistical Abstract 2003 Edition and Planning Department Analyses.

Accordingly, The Cities, which can be viewed as centers of and engines for life and commerce in Wilson County are also more densely populated than the County as a whole. While there are more densely populated areas of the County that can rival densities found in the three cities; this density has occurred in West to East fashion and much of it has been absorbed via annexation by the municipalities; particularly Mount Juliet. One notable exception to this absorption is the Northwest quadrant of Wilson County in the Saundersville Road Corridor and Saundersville Ferry Peninsula. These areas of the County developed in a denser pattern largely because of its proximity to Old hickory lake and access to Nashville for regional employment. However, for largely political reasons the area has resisted absorption by the nearest municipality, Mt. Juliet. That trend also appears to be repeating itself in areas to the South of Mount Juliet in more recent decades.

### 1.9 2010 Total Acreage by County, Municipal and Unincorporated Area with Average Density per Acre

2010	County	Unincorp.	Mt. Juliet	Lebanon	Watertown
Area in Acres	365,331	323,765	16,056	24,602	909
Persons/Acre	0.31	0.19	1.54	1.06	1.63
Source: Tennessee Statistical Abstract 2003 Edition, and Wilson County Planning Department Analyses of Census Bureau Data and Woods and Poole Data.					

A myriad of additional Data and Analyses went into the study of Current Trends and Projections and this data and analyses can be found in the appendix section of the document under the title Additional Analyses.

## **Chapter 2 Projections, Prognostications, Communities, Assessments, Challenges and Tools**

Based off the trends provided and referenced at the end of the previous segment of this document, we can assess our County's future conditions when compared to professionally prepared population projections by organizations such as Woods and Poole, Inc. and the University of Tennessee Bureau of Economic Research (TNBER). We can then make predictions and prognosticate what challenges we may face as a result of these population projections. We can also outline our culturally identifiable communities with Wilson County, and make assessments of the current and future challenges and opportunities for each community. Additionally, we will summarize the public input received after outlining the information found in the first two segments of this document. Once we have established the challenges that our County will likely face, we can begin to evaluate what tools we currently have to address those challenges. We can also begin to see where gaps in information or tools exist for addressing current and future challenges. The final segment of this Comprehensive plan will focus largely on these gaps and proposal or layout of new tools that will or would assist the County as we move forward in time.

Immediately, the primary challenge facing all of the counties in the Nashville MSA are the astounding increases in population that are predicted by professional studies over the next 2½ decades. There is an overwhelming amount of data and trend analyses that go into the development of such projections. But, it can be summed up by the armchair analyses of most residents within our region. The generalization that rises to the top is that "Nashville is currently an en vogue city in the right place at the right time to attract significant growth." More detailed facts that weigh into this notion are:

- The Nashville area is within 11 hours driving time of 60% of US consumers, making it a prime location for business and commerce,
- We have a thriving cultural scene based in Country Music, Agriculture, Medicine, Athletics and Education,
- We are blessed with a very temperate but seasonal climate,
- Our people are viewed as amongst the nicest in the world.

Drilling down further, Wilson County is blessed with proximity to two lakes, various lifestyles ranging from Urban to Rural, convenient location and access to the rest of the Nashville area, convenient access to the airport and regional employment centers, good housing stock, good schools, and a good sense of community most anywhere you choose to live within our County. One could more easily ask themselves, "What is not to like?" rather than the alternative.

## 2.1 MSA POPULATION PROJECTIONS TO 2040

All of these anecdotes, backed up by strong data and trends analyses have led to the daunting population growth predictions found below.

### MSA POPULATION PROJECTIONS TO 2040

County/State	2015	2020	2025	2030	2035	2040
Cannon	14,200	14,780	15,370	15,960	16,540	17,120
Cheatham	41,600	44,820	48,090	51,330	54,560	57,800
Davidson	656,420	683,910	711,970	739,890	767,530	795,330
Dickson	51,730	53,900	56,110	58,300	60,480	62,670
Hickman	25,200	26,250	27,330	28,390	29,450	30,510
Macon	23,250	24,260	25,290	26,310	27,320	28,340
Robertson	71,630	77,420	83,270	89,100	94,890	100,700
Rutherford	305,260	351,160	397,300	443,320	489,130	535,010
Smith	19,360	19,660	19,980	20,300	20,610	20,920
Sumner	173,740	186,630	199,670	212,660	225,570	238,510
Trousdale	8,150	8,590	9,030	9,470	9,910	10,350
Williamson	228,580	278,900	329,380	379,760	429,940	480,160
<b>Wilson</b>	<b>131,060</b>	<b>149,320</b>	<b>167,680</b>	<b>186,000</b>	<b>204,230</b>	<b>222,490</b>
<b>NASHVILLE MSA</b>	1,750,200	1,919,610	2,090,450	2,260,780	2,430,160	2,599,910
<b>TENNESSEE</b>	6,685,060	7,050,520	7,422,080	7,792,300	8,159,770	8,528,960

Source: Woods and Poole 2013 State Profile

## 2.2 WILSON COUNTY MUNICIPALITIES' POPULATION PROJECTIONS TO 2030

Incorporated Place	2010	2015	2020	2025	2030
Lebanon	25,138	29,019	31,795	34,116	36,516
Mt. Juliet	19,984	23,244	25,683	27,811	29,938
Watertown	1,502	1,725	1,887	2,023	2,167

Source: 2000 Center for Business and Economic Research, the University of Tennessee, Knoxville; U.S. Census Bureau.

### **2.3 Resultant Challenges:**

The Population projections alone are daunting. County Planning Staff has taken things a step further by raising the question “Where will we put all of these new arrivals to our county?” After all, we are faced with projections that account for natural mortality rates and migration of some existing residents to other places and still show our County growing by more than 91,000 additional people.

To account for this Staff chose to use an extreme measure, whereby we took existing population density rates for the County and its three municipalities; applied that rate to the projected growth areas found on the Wilson County Growth Plan (see below) and came up with a total population count that could be added to the Cities and the County jurisdictional areas if these areas were completely developed out at current average population densities for each controlling jurisdiction. This measure is extreme because it is not likely that the entirety of extra territorial growth areas surrounding each City or remaining areas in the County would be completely developed out within the 2040 horizon year of the plan. However, this method also does not account for the ability of some already developed areas of the County, particularly in the Cities, to get more densely populated as a result of infill development or redevelopment. That stated, this analysis has made one thing abundantly clear. Even if the entire County and the Cities within developed out 100% of the land holdings within the County using current density patterns, the County will fall short of accommodating housing for 26,000 people by 2035. Looking further to 2040, that shortfall rises to 46,000 people that current density patterns will not accommodate if projected out. These numbers assume that household density, which has been steadily decreasing since the 1960’s nationwide (Think fewer people/household); remained close to what it is now in Wilson County which is around 2.6 people per acre. Using an average household size of 2.6 people per acre, this means we would need an additional 17,000 housing units than what current housing and development patterns accommodate if they were to continue to maximization.

## 2.4 2035 Projected Acreage and Population Breakdown

Acreage and Population Breakdown – 2035 was used because Woods and Poole had a projection for that year and that was also the approximate horizon year for the Adopted County Growth plan.

<b>Land Area, Density and Projection</b>	<b>Wilson County</b>	<b>County Unincorp.</b>	<b>City of Mt. Juliet</b>	<b>City of Lebanon</b>	<b>City of Watertown</b>
<b>Projected Land Area in Sq. Miles**</b>	571.05	414.37	55.33	91.93	9.42
<b>Projected Total Acreage</b>	365,472	265,197	35,411	58,835	6,029
<b>Persons/Acre</b>		0.19	1.54	1.06	1.63
<b>Projected Population (2035)*</b>	<b>204,230</b>	<b>50,387</b>	<b>54,533</b>	<b>62,365</b>	<b>9,827</b>

\* Note Projection shown in green is from Woods and Poole Projection Data  
Projections for each jurisdiction shown in red are calculated from available acreage and persons per acre shown in chart.

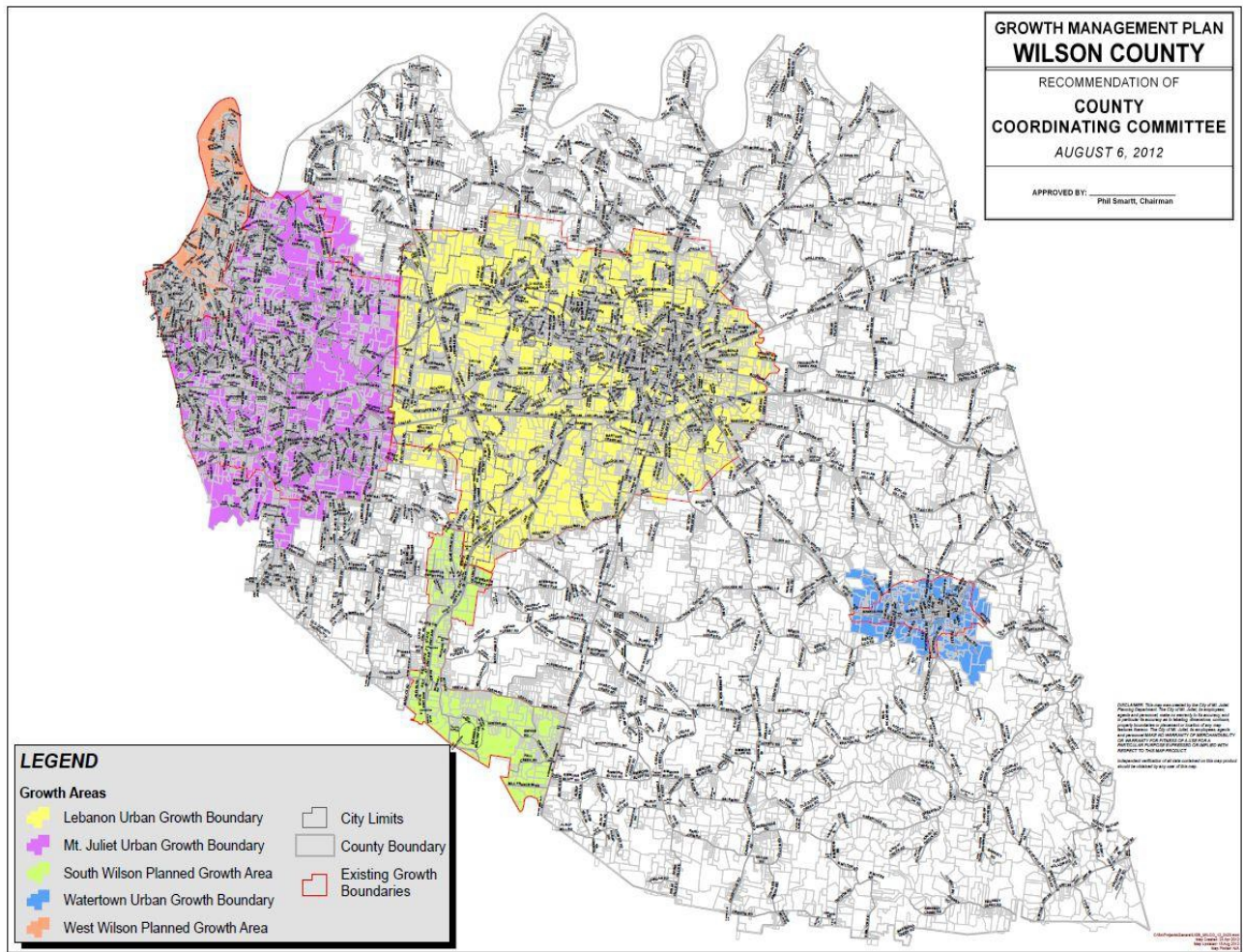
\* Note: State Legislature added approximately 2 tenths (.22) of a Square mile or 140.55 Acres to the land area encompassed within Wilson County by legislative action to remove two areas of  
Land from Davidson County and Cede those areas to Wilson County in Approximately 2013.

According to the above Acreage Usage and Density projection the County could accommodate approximately 177,112 People by 2035. This would indicate that nearly 27,118 people and their associated housing requirements would not be accounted for if current density patterns are carried forward. By 2040, the total County population is projected to grow to 222,490 people meaning the number of unaccounted for need rises to 45,378 people. Average size of Household has declined nationally from over 3 people per household in the 1960's to around 2.6 people per household both nationally and locally according to census data. In other words, both at the national and local level, we are housing less people within each house on average than would have been the case 50 years ago. For the purpose of this analysis, it was assumed that average household size (persons per household) stabilized at 2.6 people per household.

Even if local and national “size of household” trends stayed the same over those time periods as this study assumes, that would indicate a shortfall of around 10,430 housing units by the year 2035 and 17,453 housing units by 2040.

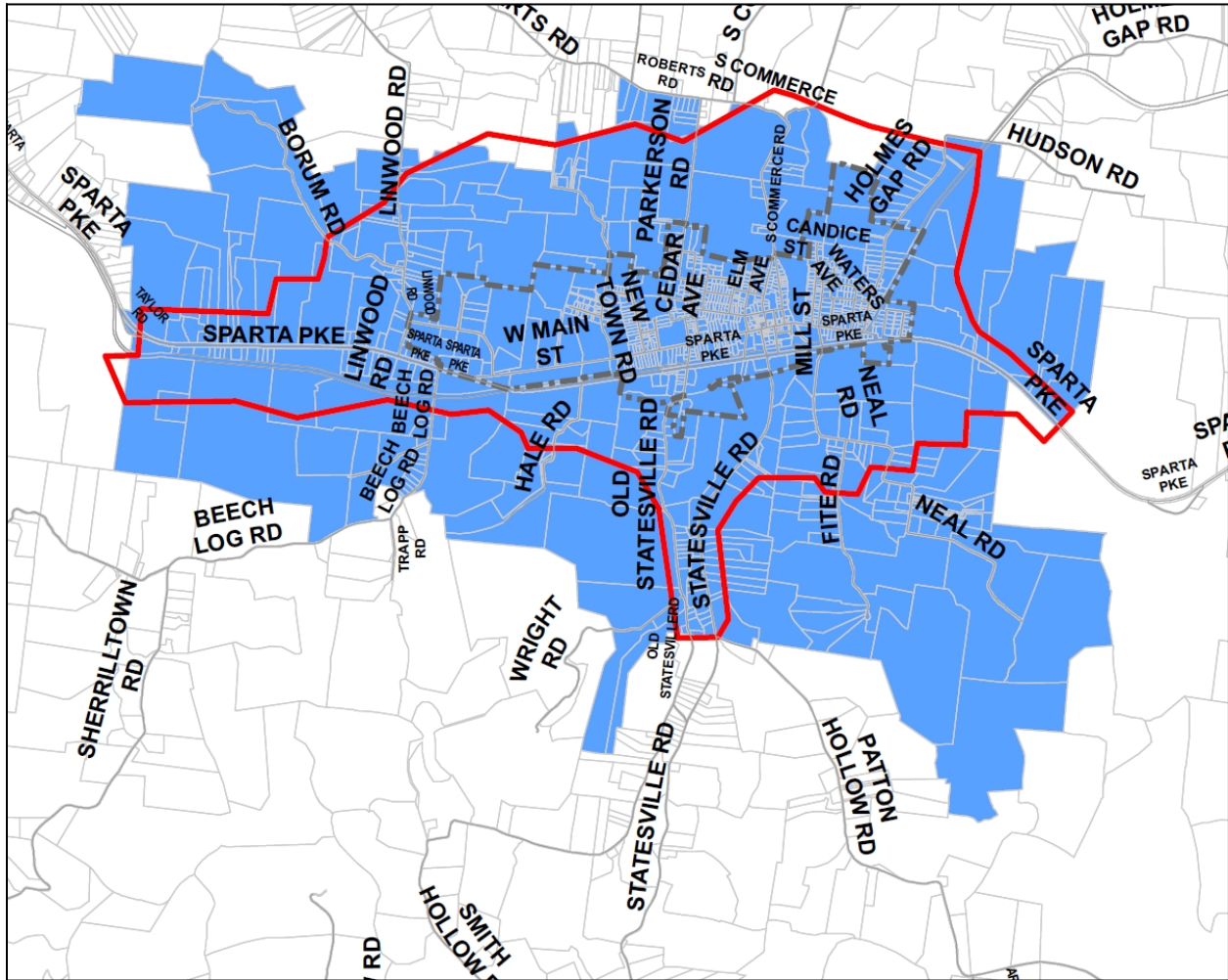
2.3.1 Adopted Wilson County Growth Jurisdiction Plan

Projects growth areas for the City and County over the next 20-year period. Adopted in 2013. Would be valid unless revised through approximately 2035.



**2.3.2 City of Watertown Growth Jurisdiction Plan**

Excerpt from the adopted County Growth Plan showing Watertown as an example. The red line indicated the previously adopted growth area. The Blue shading indicates the newly adopted growth area as of 2013. The City limits at time of adoption are indicated by gray dashed line.



### 2.3.3 County Land Holding Future

Certainly, the entirety of the County land holdings will not be developed out by 2035. Furthermore, cities and the County both will modify areas of the County to absorb additional densities in some way as the future grows near. Even so, the stark possibility exists that housing will be in short supply to accommodate future population numbers if the projections hold true.

The only things that might curtail this shortfall would be if some unforeseen catastrophic event occurred, thus causing the population projections for the area to be incorrect; or if families began living in larger groupings in one household similar to what may have occurred during the Pre-World War II when immediate and extended families lived under the same roof.

This future housing shortfall is further exacerbated by the fact that the adjoining County's in the Nashville MSA are facing the same housing shortfall challenge if not worse. The only direction new residents might move in lieu of Wilson County would be to points east of Wilson County, outside of the Nashville MSA. However, if the primary reason new arrivals are coming to the area is for jobs or employment, distances from employment centers may prevail and force them to live closer in to Nashville, Wilson County, or one of the surrounding MSA county's. This prognostication on staff's part may seem dire. However, there is every possibility that our local jurisdictions will work to find ways to accommodate additional housing in denser fashion thus precluding the need to maximize or completely build out Wilson County. Nonetheless, housing shortfalls will most certainly be a challenge if population projections prove to be accurate.

Another challenge related to a potential shortage in housing has to do with the impact on the housing market. Prices for housing and rent could jack-knife as a result if the shortage proved to be anywhere as significant as the scenario laid out herein. If incomes did not rise accordingly, then the residents we have, both existing and future ones, may not be able to afford to live in and maintain the housing that is available.

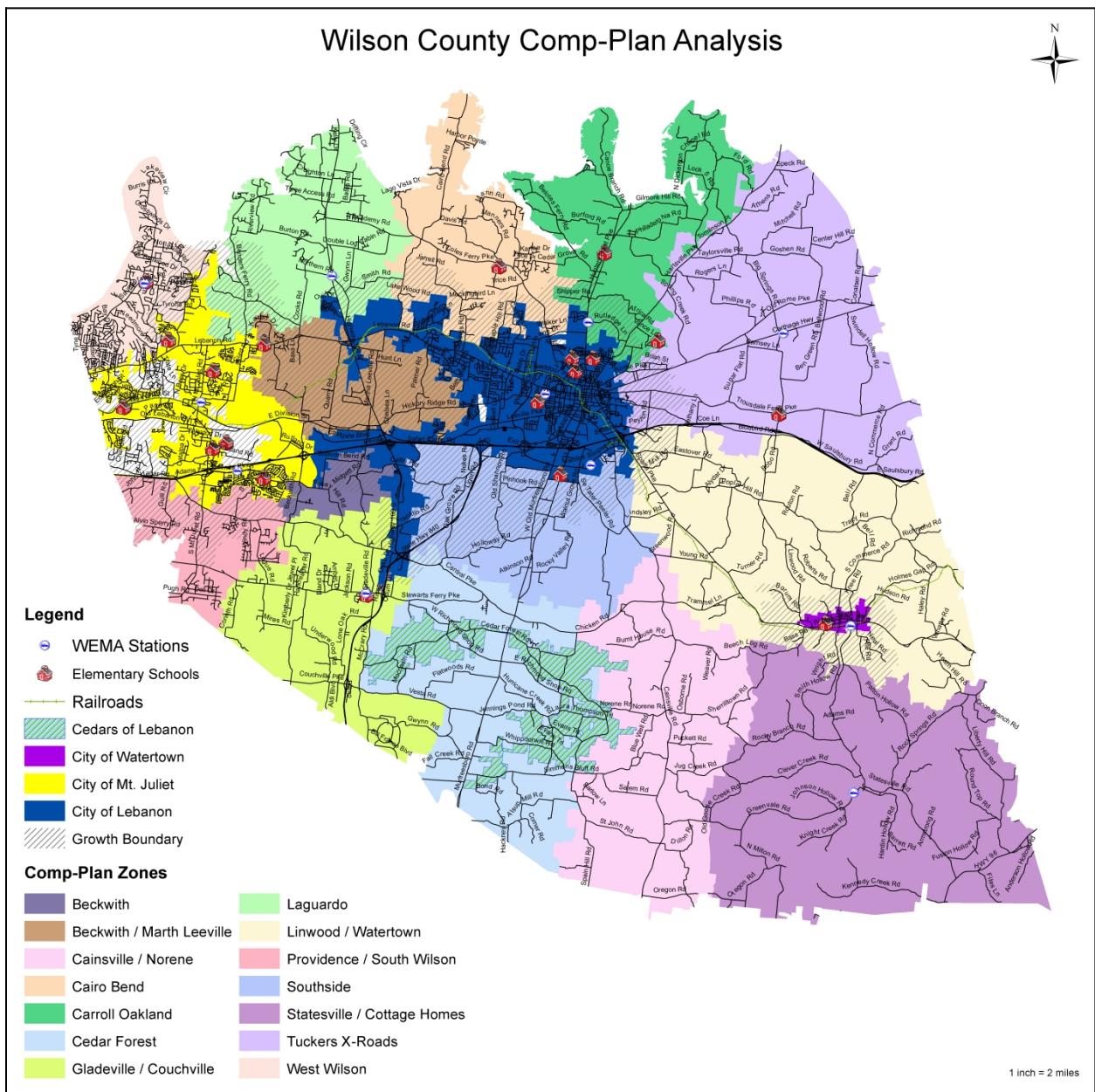
The projected growth in population will inevitably lead to other strains on services provided by the County including Schools and Education provision, Jail Facilities, the Court System and a need to expand development related departments as well as general services departments to meet the needs of such a rapidly growing community.

One major consideration that must be dealt with in the face of such large growth figures is our local and regional transportation systems.

At the same time, those in the County will also need to try and keep the elements of the County that have made and will continue to make it an attractive, high quality environment. These elements include the presence of agriculture, park land, high quality aquatic recreation nearby, and quiet corners of the community to retreat to for relief from the hustle and bustle of urban and suburban life.

With this in mind, the County Planning Staff undertook a geographic and cultural assessment of our County and divided the County into 17 Culturally Identifiable Districts or Communities. Three of these districts were the three Municipalities and all 17 are shown in the map below. The three municipalities certainly also have more definitive districts within each of them but for the purposes of this plan and related analyses, further delineation within the cities has been left for

the three City planning offices to undertake. For each of the 17 geographic districts, a determination was made that there were common elements that brought residents and other inhabitants of these portions of the county into solidarity with one another in differentiated fashion from other similarly assessed portions of Wilson County. Such elements may include things like a local school that residents of a particular portion of the County rally around. Or in some cases, a particular part of the county may have residents who identify more readily as farmers and therefore live in a portion of the county that is more densely populated with operating farms and agricultural operations. Other portions of the County may identify more readily around the Cedars of Lebanon State Park or a particular corridor or crossroad of transportation and business or a recreational facility such as Old Hickory Lake.



Each identifiable district as determined by County Planning Staff was then evaluated for that part of the County's Strengths, Weaknesses, Opportunities and Threats. This is commonly referred to as a SWOT analyses and is used to make an assessment of what is good about a particular area and what is not as good about an area. It also can point out where there are opportunities for improvements and what may be viewed as a threat to the general character and identity of an area by those undertaking such an evaluation. The results of the SWOT analyses have been placed in the appendices of this document for the benefit of those who may wish to look further into these assessments. The County Planning staff was interested in every aspect of this analysis. But it was of particular value to look at some of the negative elements that may exist from district to district across the County. In some cases, this may have been a lack of community elements to center around culturally such as a common shopping area or a common school to rally around. In other areas, a threat to a way of life such as areas where widespread farming is still prevalent may have been viewed by staff as the primary challenge for this plan to address.

Once this analysis had been completed, the County Planning Staff reached out to the public with the information that had been compiled regarding trends, population projections, valid predictions of future issues and the more detailed district analyses. This was done to ensure that those in the public with an interest in Wilson County and with particular interests about their part of the County had another opportunity to weigh in and provide input on what they viewed as important considerations to be made in relation to this plan. These meetings occurred in the Late Winter and early Spring of 2016 and were as follows:

Thursday March 3, 2016 at Carroll Oakland Elementary School from 6PM to 8PM.

Tuesday March 8, 2016 at Gladeville Elementary School from 6PM to 8PM.

Thursday March 10, 2016 at Watertown Elementary School from 6PM to 8PM.

Tuesday March 15, 2016 at Lakeview Elementary School from 6PM to 8PM.

In each case, County Staff received input regarding the future of the County and what people wished to see for their portions of the County in particular. Each of these meetings were advertised by public notice in local papers and with press releases and news articles in the local papers and the Tennessean regional newspaper, focusing on the County's Comp Plan efforts. A radio spot on the Coleman Walker Show; a local radio show broadcast on WANT-98.9FM each weekday morning that focuses on community topics pertinent to Wilson County; was also used to discuss these opportunities for public input. Copies of the public notices, press releases, articles, meeting attendance and specific comments received, can be found in the appendices of this document.

In considering the public input received from these meetings, one thing became clear as yet another challenge for the community to grapple with as our population rapidly grows. In general, people in Wilson County do not like the picture painted by these projections. They are not at all positive that the County will be able to maintain the character and culture that has made the County; and their chosen portions of the County in particular; a place they have enjoyed calling home. It became apparent that many simply did not agree and did not want additional growth, even when it was suggested that needed community facilities may not be feasible without either the growth OR local tax increases. The suggestion here was not that growth pays for itself. There is a wide body of evidence that it does not in many cases. However, in an area

that has already grown significantly in the last few decades, school overcrowding, jail overcrowding and other service weaknesses are already an issue. The suggestion made by County Staff is the only way County Government can address existing issues that challenge our County is to work to streamline efficiency of governments operations and accept new growth and the tax revenues and adequate facilities revenues it brings, raise taxes, or some combination of both.

This aspect of the County's relationship to growth seems to stymie or agitate members of the public here in Wilson County. The most positive responses to the challenges we face seemed to be that of not liking the outlook but resolved to accepting it as a foregone conclusion. This points out a MAJOR challenge to the elected and appointed officials within Wilson County to do their best to communicate issues as clearly as possible. Alternatives must be clearly laid out for the public and the County must find ways to engage the public that results in their constructive assistance in facing our coming challenges as a county rather than sitting back and being overrun by these same challenges.

So, given the somewhat negative assessment provided of our future challenges when juxtaposed to public sentiment, one might ask,

**“What is being done about all this?”** or more succinctly, **“What do we do?”**

## **2.5 Existing Resources and Tools**

There are times in life when maintenance or repairs are needed. This is true of cars, HVAC units, washing machines, knees, ankles, and vital organs. It is also true when considering how a County will grow.

Any time, one looks at performing routine maintenance or repairs on an item, they generally go to their toolbox. In some cases, the particular repair called for may be overwhelming to an individual and they need to call for the assistance of someone more adept at care and maintenance of a particular item.

This segment of the Comprehensive Plan will focus on the tools we have available to use at present in order to face the challenges that will surely come to Wilson County over the next 20 years. It will also elaborate a bit on agencies and other resources available for the County to use when a particular problem seems overwhelming or more complex. Many of these agencies and resources also have prepared plans that are being proposed for incorporation by reference into this section of the document. In this way, the Wilson County Comprehensive Plan will be a living document, that changes over time as these other referenced plans and their goals and objectives are met and laid out anew.

The final segment of the plan will then provide details on new tools that are either ready for implementation or suggested for development in coming years.

### **2.5.1 RESOURCES FOR ASSISTANCE**

#### **2.5.1.1 The County Commission:**

At present, the first resource available to our county is the County Commission and the agencies this legislative body oversees. The Commission oversees most aspects of County Government and is therefore the most well placed to hear concerns from the public and take actions, both proactive and responsive to address changing needs and new challenges.

#### **2.5.1.2 The City Councils:**

Similar to the County Commission, these legislative bodies are very adept at addressing the needs of citizens within their respective incorporated municipalities. And they have a fluid relationship to problems and challenges that need to be addressed in the same way that the County Commission does; if at a smaller geographic scale. But City Councils and County Commissions also have the ability to work together for the mutual benefit of those both inside and outside of Cities.

### 2.5.1.3 The Mayors:

These servants outline the vision of our County and its incorporated cities. Certainly, they take suggestions from members of the public, their respective legislative branches and from the various agencies that report to them. But they have been elected to lead the County and its jurisdictions to its best possible result. They also caucus with one another and with other leaders across Middle Tennessee and State and Federal Government to garner assistance and ideas to bring back to Wilson County. This is an invaluable asset to have in the face of ongoing and future challenges related to growth.

### 2.5.1.4 The Wilson County Mayor's Office:

The Staff of the County Mayor's Office are generally a good place to start if one does not know exactly who to ask regarding the business of the County. They are generally welcoming and knowledgeable and can direct you accordingly to the appropriate with which authority you have questions, comments or concerns.

### 2.5.1.5 The Joint Economic and Community Development Board (JECDB):

The JECDB is a state mandated joint agency (though Wilson County's existed before the mandate and served as a model for the requirement in State law) that serves to bring together community leaders, business interests and elected officials within Wilson County and its jurisdictions. The purpose of the JECDB is two-fold. It serves as a recruitment gateway for new business and industry while also providing a forum for local leaders to discuss community development issues such as infrastructure, workforce development, community assets, and needed improvements. It is an agency that works to garner cooperation amongst local government jurisdictions. They produce various economic development initiative based plans and infrastructure based plans from time to time. These will be discussed as tools for use by the County later in this section.

### 2.5.1.6 The Industrial Development Board:

This Board is appointed and serves to search out and oversee State and Federal infrastructure grants and projects that assist in attracting industry to the County. They may also work from time to time to encourage Public Private Partnerships.

### 2.5.1.7 The School Boards:

The Wilson County Board of Education and the Lebanon Special School District serve in their related jurisdictions under the control of their respective elected boards to provide high quality educational opportunities to all students within Wilson County. As such they are an essential part of any planning for future growth. This is because one of the costliest aspects of preparing for the growth that is ongoing is to provide adequate school facilities to accommodate the growing need for educated young people. These Boards and their employed staff also insure that the level and quality of education our young people get while living in Wilson County are adequate to sustain them throughout their lives.

With such important tasks charged to these two agencies. They understandably prepare plans from time to time. Some are educational initiative based plans aimed at improving the quality of education in Wilson County while others are plans for land acquisition and building programs to accommodate the ability to educate the growing number of school students within Wilson County in a high quality educational facility. These plans will be discussed in greater detail later in this section.

#### 2.5.1.8 The Wilson County Regional Planning Commission:

This Commission its advisory staff members are primarily responsible for overseeing how development in Wilson County occurs; particularly outside for the three (3) Cities and their respective extra-territorial Planning Regions. They are tasked with insuring that development within Wilson County meets minimum standards as laid out by State law and reflected in the County's adopted regulatory documents. These tasks are all done with a primary obligation to protect general health, safety and welfare within the County. To that end, they are also responsible for evaluating zoning changes and zoning regulation changes, and adopting a major thoroughfare plan and subdivision regulations for the County. These documents constitute tools that are available to the County for use even presently and will be discussed further later in this segment and the final segment of the Comprehensive Plan.

#### 2.5.1.9 The Other Regional Planning Commissions:

The other regional Planning Commissions within Wilson County belong to the three (3) Cities. They and their advisory staffs are responsible for the same types of oversight and protections as the Wilson County Planning Commission but at a smaller geographic scale. They oversee planning efforts within each City and within each respective extra-territorial planning region surrounding each city. The fact that they oversee smaller land area than the County should not be misinterpreted. The three (3) municipalities represent Wilson County's most effective economic engines and also represent the majority of densified development within the County. Their role will be vital in accommodating future growth where adequate infrastructure and housing market forces prevail in a denser format that could potentially alleviate Wilson County's daunting housing shortfall predicted earlier in this segment of the Comp Plan.

#### 2.5.1.10 The Wilson County Road Commission:

The Wilson County Road Commission is established by state law under the County Highway Act as a Board appointed by the County Commission for the purpose of overseeing the County owned road network within Wilson County unincorporated areas. In conjunction with their professional staff, they establish standards for construction of new roads, weight limits on all county roads and insure that the entire County owned road network is maintained. It is important for this appointed Board to seek cooperation with the State Department of Transportation, County Planning Office, County Storm Water Office, and the various development related agencies of the three (3) cities.

#### 2.5.1.11 The Wilson County Storm Water and Engineering Office:

The Wilson County Storm Water Office was established in 2003 in direct response to State and Federal Compliance with the EPA Clean Water Act and the National Pollutant Discharge and Eliminations Systems (NPDES) – Phase II Program implemented by the EPA and enforced by the State of Tennessee Department of Environment and Conservation. While started by mandates from above; the office is an essential part of land development oversight in Wilson County via the Department’s adopted Storm Water Quality Plan and related County Storm Water Regulations. It is envisioned partially realized that the Department also oversees engineering review and oversight for development related engineering and drainage projects that occur.

#### 2.5.1.12 The Wilson County Building Inspector’s Office:

The County Building Inspector’s Office exists to oversee Zoning Compliance and Building Codes Compliance (For Residential Compliance only at present). They are the point of contact for residents who have concerns over zoning compliance within their communities. The zoning that is enforced comes predominantly from the Wilson County Zoning Ordinance which will be discussed later in this section as a tool for use by the County. The department has recently also undertaken building codes compliance responsibilities which were mandated by the State of Tennessee and adopted by the County in 2009 in the form of the International Building Code.

#### 2.5.1.13 The Water and Wastewater Authority of Wilson County (WWAWC):

The Water and Wastewater Authority of Wilson County (WWAWC) was created by State Legislative Act providing permission and by the County Commission acting to establish the Authority in 1974. Its primary purpose at the time was to provide domestic water supplies to rural customers. However, the state enabling legislation and county enacting resolutions were broad enough to permit the WWAWC to pursue and implement public sewer provision systems, as well. The WWAWC is the primary domestic Water Services provider for the rural portions of the county, predominantly servicing Eastern portions of Wilson County with Water service. At present, the WWAWC does not operate its own domestic water treatment plant; opting instead to be supplied domestic water via a contract with the City of Lebanon using the City’s excess water supply from their Cumberland River Treatment facility.

The Water and Wastewater Authority is also the primary Public Sewer Provider in unincorporated areas throughout Wilson County. The provision of Public Sewer by the WWAWC is in the form of SEPTIC TANK EFFLUENT PUMPING (STEP) SYSTEMS OR SEPTIC TANK EFFLUENT GRAVITY (STEG) Systems that maintain solids in modified, air-tight septic tanks and transport effluent or liquid waste to on-site OR regional sand filtration treatment systems. The treated gray water from these sand filtration systems is then re-distributed either into acceptable drip fields OR used as a secondary, currently non-potable water source for water re-use such as irrigation. This method of sewer provision can occur in a significantly more decentralized manner than traditional sanitary sewer systems and can therefore be used to open areas of the County for development that may not otherwise been considered. While this may be of benefit by increasing property values throughout the County and providing competition within the market for housing location; it should also be noted that the system CAN be used to leapfrog development out of projected development corridors within the

county where infrastructure is more readily available and property values are thus higher, to rural areas of the County where property values are lower as a result of less infrastructure being in place to support potential developments. This can be problematic for the County Government as it could be faced with spending county tax money to bring rural infrastructure up to suburban and urban standards to support this new development rather than allowing development to bear more of this cost as is traditionally the case when growing out from a town center and incrementally paying for extensions in partnership with development interests from the center outward.

While there are mechanisms within the County, such as the Adequate Facilities Tax for new construction, to address costs of infrastructure maintenance and expansion, it is not projected to collect enough money to pay for required infrastructure investments without additional County Tax revenue being added.

Denser development traditionally follows water and sewer line capacity and extension. Furthermore, the three (3) municipal sewer services we have in Wilson County (Lebanon, Mt. Juliet, and Watertown), all serve their customers using traditional sanitary sewer lines that transport solid waste and effluent to regional sewer treatment plants for treatment and discharge to nearby water resources at a specific point known as a point source discharge. The traditional sanitary sewer treatment model and STEP/STEG system treatment models are largely incompatible due to the reduced diameter, effluent only piping systems used to transport waste in a STEP/STEG sewer network. Because of these issues, the WWAWC, while a beneficial environmental and consumer resource, also represents a challenge for Wilson County and its municipalities. It is vitally important that the County continue to work with the Water and Waste Water Authority and the three municipalities to resolve areas of conflict and to seek a planned path forward that insures that the WWAWC does not encourage premature development of portions of the County where infrastructure is less adequate to absorb its impact. On the flip side, the WWAWC can act as a valuable ally in finding new ways for the County to address such infrastructure shortfalls.

#### 2.5.1.14 West Wilson Utility District (WWUD):

The West Wilson County Utility District (WWUD) is a privately owned, public utility as permitted under State enabling legislation. Their primary purpose at present is to provide domestic water service to a district they maintain in the Western portions of the County that center largely from the City of Mt. Juliet outwards. There may be some capability for privately owned public utilities such as this one and two others which operate in Wilson County to act as Public Sewer providers. However, to date, the WWUD and other privately owned public utilities have opted to cooperate with municipal sewer service providers and the WWAWC in the provision of sewer service within their jurisdictional boundaries. WWAWC is amongst several entities within Wilson County that cooperate in the Wilson County Geographic Information Systems (GIS) enterprise system. This is a digital mapping and data base system that allows for sharing of important digital information between cooperating entities within the Enterprise. It is important for the County to seek continued cooperation with these entities where applicable. One particular challenge that could be resolved quickly would be the provision of geographic boundary information for the WWUD as the maps that County Government have at present are antiquated and County personnel has been told the information is out of date.

Another more complex challenge is seeking the WWUD's, the WWAWC's and other Utility District's cooperation in providing waterline network data inclusive of mapping data and size, capacity and flow. Such data will be valuable in assisting the County Planning agencies as they attempt to direct growth and plan for better development scenarios to accommodate the significant population/housing increases that have been projected. However, the distribution of such data has been stated to pose a homeland security threat by the various directors at the WWAWC and the Privately Owned Public Utility Districts.

#### 2.5.1.15 Gladeville Utility District (GUD):

The Gladeville Utility District (GUD) is another privately owned, public utility as permitted under State enabling legislation. Their primary purpose at present is to provide domestic water service to a district they maintain in the South Central and Southwestern portions of the County that center from their primary water source and treatment facility located at what are known locally as "The Boom Shaws" off of Vesta Road to the Southeast of the unincorporated crossroads community known as Gladeville. These "Boomshaws" are large waterfilled sinkhole type geologic features that are connected to an underground river. This underground river supplies ample water supply for the utility district to serve out to the community once treated. While the Boomshaw features and underground water supply has existed for centuries and predate Corps of Engineers dam construction, there is evidence that the system is now connected to the Stones River via the J. Percy Priest Lake and its associated water table. This is because the boomshaws are said to rise and fall with the water level of the nearby lake. There may be some capability for privately owned public utilities such as this one and two others which operate in Wilson County to act as Public Sewer providers. However, to date, the GUD and other privately owned public utilities have opted to cooperate with municipal sewer service providers and the WWAWC in the provision of sewer service within their jurisdictional boundaries. WWAWC is amongst several entities within Wilson County that cooperate in the Wilson County Geographic Information Systems (GIS) enterprise system. This is a digital mapping and data base system that allows for sharing of important digital information between cooperating entities within the Enterprise. It is important for the County to seek continued cooperation with these entities where applicable. One particular challenge that could be resolved quickly would be the provision of geographic boundary information for the GUD as the maps that County Government has at present are antiquated and county personnel has been told the information is out of date.

Another more complex challenge is seeking the GUD's, the WWAWC's and other Utility District's cooperation in providing waterline network data inclusive of mapping data and size, capacity and flow. Such data will be valuable in assisting the County Planning agencies as they attempt to direct growth and plan for better development scenarios to accommodate the significant population/housing increases that have been projected. However, the distribution of such data has been stated to pose a homeland security threat by the various directors at the WWAWC and the Privately Owned Public Utility Districts

#### 2.5.1.16 Laguardo Utility District (LUD)

The Laguardo Utility District (LUD) is a privately owned, public utility as permitted under State enabling legislation. Their primary purpose at present is to provide domestic water service to a district they maintain in the North Central Portions of the County centering from their water treatment facilities on Academy Road and their water intake near Laguardo Recreation area on Old Hickory Lake (Cumberland River), as well as, from underground limestone aquifers that exist below the water table of the nearby lake. There may be some capability for privately owned public utilities such as this one and two others which operate in Wilson County to act as Public Sewer providers. However, to date, the LUD and other privately owned public utilities have opted to cooperate with municipal sewer service providers and the WWAWC in the provision of sewer service within their jurisdictional boundaries.

As with the other two privately owned public utility districts within Wilson County, there are challenges to exchange of information between the utility district and county planning agencies. This circumstance is exacerbated in this instance by the fact that the Laguardo Utility District has not opted to develop a geographic Information systems (GIS) database and mapping system to date. At present, they are continuing to operate using Auto CAD, and other dated mapping and network maintenance software and have thus not gotten involved in the County GIS enterprise system. The challenges to exchange information are otherwise similar to those outlined above under the description of the other two (2) Utility Districts. It is important for the County to continue fostering good relations and cooperation with each of these utility district entities.

#### 2.5.1.17 Municipal Water and Sewer Providers:

The City of Lebanon, Tennessee provides water and sanitary sewer service to its residents and a few limited scale provisions outside of municipal boundaries. This includes one rather significant extension of City Sanitary sewer service to the SR 840 Corridor between current City limits just south of the Intersection of HWY 109 and Central Pike with SR 840 and the Nashville Superspeedway property located off of HWY 452 and McCrary Road. This sewer extension was a cooperative effort between the City of Lebanon and Wilson County to provide sewer service to the now dormant Nashville Superspeedway. This major sewer project also benefitted Wilson County as a whole by providing necessary sewer infrastructure to the area to accommodate commercial and jobs producing development at or near interchanges along the entirety of the SR 840 corridor within Wilson County; inclusive of areas now incorporated by the City of Lebanon and areas that remain unincorporated by agreements within the Wilson County Growth Plan.

The City of Mt. Juliet also provides water and sewer services to its residents via agreements with Metro Water Services; a branch of Metropolitan Nashville and Davidson County Government. The City does have some limited treatment capacity of its own for provision of water and sanitary sewer service. However, a significant portion of the service is provided by contract via Metro Water and Sewer Services. These services, with very limited exception are provided only to incorporated areas.

The City of Watertown provides water service via a series of wells that are owned and operated by the City. Water is treated and distributed throughout the community by aging water network. The City also has a contract agreement with the WWAWC to provide supplemental water supply

to the City waterline network should water usage rates exceed the City well and treatment facility's ability to provide adequate water pressure and supply. The City of Watertown also provides sewer service. This sewer service is nearing capacity and has several parts of the network that possess antiquated piping, requiring capital investment by the city to update their sewer service. This is an ongoing challenge that could potentially affect development and marketability for this part of the County.

#### 2.5.1.18 Other Utility Providers:

There are several other utility providers within Wilson County that may be contacted as a potential resource for dealing with future issues associated with Growth and Development within Wilson County. These include: Middle Tennessee Electric Membership Cooperative (MTEMC), Nashville Electric Service (NES) Metro Nashville Water and Sewer Services, Nashville Gas Company, Texas & Eastern Gas Company, Middle Tennessee Gas Company, DeKalb Telephone Company.

#### 2.5.1.19 Electricity-

The Middle Tennessee Electric Membership Cooperative (MTEMC) – This electricity provider services the majority of Wilson County, Tennessee. The Nashville Electric Service (NES) also provides electrical service along the northwestern fringe of the County. But MTEMC is the primary electrical provider. This is especially true since the City of Lebanon, who once operated their own electric utility service, sold their electrical grid to MTEMC early in the last decade.

#### 2.5.1.20 Gas Providers-

There are several Gas Companies within Wilson County that provide natural gas service to portions of Wilson County. These include Texas and Eastern, Columbia Gas, Middle Tennessee Natural Gas and Piedmont Gas. The City of Lebanon also provides natural gas service. Additionally, there are at least two major propane providers to development within Wilson County. These are Advance Propane and Amerigas.

#### 2.5.1.21 The Wilson County GIS System:

Coordination of the Wilson County Geographic Information System (GIS) program is currently housed within the Wilson County Planning Office. Its primary mode of operation makes use of the Wilson County GIS Enterprise System which collects useful data from various agencies across Wilson County Government, City of Lebanon Government, Mt. Juliet Government, Watertown Government, and various Utilities and Public Agencies. Much of this data is based upon geographic information such as mapped parcel data, road centerlines, address points and other map-able features. The data is collected and then shared amongst users based upon specific permissions granted to each agency based upon their informational needs. This technology and the cooperative agreements that have resulted in successful implementation of the Enterprise System over the last decade have proven extremely useful. The use of the enterprise system and generations of such a cooperative effort will provide large returns in the way of each agency's planning and development. The system has also proven very useful to the public via the provision of publicly accessible web portals to interactive mapping with limited

basic data regarding parcels within Wilson County. In fact, this aspect of the Wilson County GIS system and its City equivalents has resulted in positive reviews from the public regarding improved transparency of government and provision of information to the public in recent years. The primary challenges associated with the Wilson County GIS System and the associated cooperative enterprise program are to maintain the GIS system in updated software platforms amongst participating agencies, to maintain healthy cooperation between participating agents and agencies, and to grow the program by adding currently non-participatory agencies amongst local governments and utility providers within Wilson County.

2.5.1.22 The Wilson County Sheriff's Office, Wilson County Jail, and other Law Enforcement Agencies in Wilson County:

The Wilson County Sheriff's Office, The City of Mt. Juliet Police Department, The City of Lebanon Police Department and Public Safety Department, The City of Watertown Police Department, The Tennessee Highway Patrol, The Tennessee Wildlife Resources Agency, and The Tennessee State Parks (via their Park Rangers at Cedars of Lebanon State Park); are all responsible for upholding Federal, State and local laws on a daily basis. Each may be contacted as jurisdictionally appropriate should law enforcement personnel be required.

The Wilson County Sheriff also oversees the Wilson County Jail. As growth occurs, jail space and law enforcement may be more challenging as time goes on. To that end, the County Sheriff and his Staff, maintain plans for jail expansion, staffing growth and fleet expansion and upkeep.

2.5.1.23 The Wilson County Judicial System:

The Wilson County Judicial System is inclusive of Juvenile and Criminal Courts, Civil Court, Chancery Court and Judicial Review and Arbitration Services. It also includes custodial offices for the keeping and maintenance of Court records and engages with members of Law enforcements at the Private legal industry as well as the public at large on a daily basis. It is clear that growth will impact these services but it is not clear at present whether there exists a capital improvements or program initiative that can be included within the Wilson County Comprehensive plan at this time.

2.5.1.24 Emergency Services (Fire/Ambulance/Rescue/Hazard Response):

The Wilson County Emergency management Agency (WEMA), The Mt. Juliet Fire Department, The City of Lebanon Fire Department, The City of Lebanon Public Safety Division, and the City of Watertown Fire Department all oversee emergency response activities particular to fire and automobile accident or other first responder events as jurisdictionally appropriate. WEMA and the Lebanon Public Safety Department each handle certain hazardous materials (Haz-Mat) responses as jurisdictionally appropriate. WEMA is the emergency response ambulance provider County wide. WEMA also maintains a Hazard Mitigation Plan and Hazard Emergency response plan for the County as a whole. These documents are completed in cooperation with the other emergency services agencies and will be referenced later in this document.

#### 2.5.1.25 The Wilson County Finance Office

The Wilson County Finance Office manages the County's considerable financial holdings and keeps an annual accounting of such in the form of yearly County Budgets and County Audits that are reviewed by a third party. The Finance Department also oversees any project bidding activities or consultant selection activities that are undertaken by way of requests for Proposal or request for Qualifications or by other form of Bidding for projects and services. They maintain compliance with State and Federal government accounting laws and also house the Human Resources Department, the County Benefits Department, County Payroll Staffing, and County Insurance and Risk Management Staff, as well as, Tennessee Occupational Safety and Health Administration (TOSHA) compliance for the County as a whole.

#### 2.5.1.26 The Wilson County Election Commission:

The Wilson County Election Commission is responsible for making sure that our growing electorate is properly registered to vote and are provided convenient and safe voting opportunities to vote. This insures that everyone who is entitled to has an opportunity to vote on major issues that make the local ballot.

#### 2.5.1.27 The Wilson County General Services Departments:

Tourism Office, Office of Veterans Affairs, Health Department, Buildings and Maintenance, Office for Disabilities, Human Resources, the County Property Assessor's Office, County Clerk's Office, County Trustee's Office, County Register of Deeds Office, Information Technology, etc.):

These Departments are essential in making sure county revenue is properly assessed and collected; that the County Courthouse and all of its records are maintained, and that general government services continue to be rendered in a safe and efficient manner from day to day. Their role, while less directly involved in growth, is essential in making sure that records are maintained, and the other County agencies listed herein can do their jobs in a safe and efficient manner and have the revenue to do so.

#### 2.5.1.28 The Wilson County Agricultural Extension Office (A State Division of the University of Tennessee) and the USDA/Farm Service Local Office:

These offices provide agricultural assistance and Home Economics and property maintenance assistance to the public at large and to the agricultural community in a more particular fashion. They are also responsible for assisting in the administration of USDA and other Agricultural grant programs. Farming as an industry in Wilson County is extremely valuable. These agencies serve as a measure of protection for the farming community. As such, there cooperation with local planning and development agencies and local regulatory agencies is vital, to continue to protect our shrinking amount of active farming operations while also accommodating projected population and housing growth.

#### 2.5.1.29 The Tennessee Department of Environment and Conservation:

This State agency regulates and administers everything from water and air quality regulation, to solid waste disposal, to the State Parks System and grant programs for local parks, recreation, air and water quality. Their cooperation with Wilson County in undertaking mandated regulatory requirements for water quality, air quality, solid waste disposal, and oversight of privately owned public utilities will be invaluable as growth occurs. The County is also home to two unique State parks; the Cedars of Lebanon State Park, famous for its Cedar Glade Ecosystems and Karst Topography, and The Sellars Farm Archeological site, the location of a Mississippian Native American archeological site that highlights the mound building activities of these ancient tribes. It is important to find ways to continue to preserve such unique educational features and recreational lands within our County.

#### 2.5.1.30 Tennessee Department of Transportation:

The Tennessee Department of Transportation (TDOT) is responsible for State Transportation routes that traverse our County. This is inclusive of such roads as Hwy 70 N (Lebanon Rd, W. Main Street, East Main Street, Rome Pike), Hwy 70 S (Sparta Pike), US231 N and US231 S, Interstate 40, SR 840, SR 265(Central Pike/Chicken Road/Tramel Lane), HWY 96, SR 266 (Cainsville Pike), and HWY 109. The department is also responsible for permitting the Lebanon Airport in conjunction with the Federal Aviation Administration (FAA). Finally, they act as a regulatory authority and funding source for the Nashville and Eastern Railroad Authority. TDOT's cooperation in continuing to improve the State Transportation system as it affects Wilson County is, again, vital.

#### 2.5.1.31 United States Army Corps of Engineers:

The Army Corps of Engineers is responsible for access to and operation of Old Hickory Lake and the J. Percy Priest Lake. They also have some federal regulatory authority over all waterways in Wilson County under the Corp of Engineers Nationwide Permitting Program. This federal agency also provides Some Flood Plain determination and disaster planning assistance.

#### 2.5.1.32 Federal Emergency Management Agency (FEMA) and Tennessee Emergency Management Agency (TEMA)

These agencies are the regulatory authority at the Federal and State level for disaster planning and hazard mitigation. As such, they are also conduits for grant money associated with projects that the County may wish to undertake to offset potential hazards from Flooding, Earthquakes, Tornadoes, Ice Storms and other natural disasters that are plausible within our region over the next 25 years.

#### 2.5.1.33 Nashville Area Metropolitan Planning Organization (MPO)

The Nashville Area MPO is the federally mandated agency through which all federal money for transportation related work planning and construction or implementation must flow. This organization is made up of two appointed or designated bodies. The first is the Executive Committee, made up of all elected figureheads (Mayors or their proxy designees) a certain number of gubernatorial appointees, representatives from TDOT, representatives from the Federal Highway Administration (FHWA), representatives from TDEC, and representatives from the GNRC, RTA, and other Transit agencies in the Nashville area. The MPO Executive Committee establishes policies for the MPO and formally adopts action plans and work programs. The Committee also makes requests and recommendations for prioritization of land use and transportation projects being requested by the member agencies and member governments for submittal to TDOT and the THWA or Federal Transit Agency (FTA). The other body of the MPO is the Technical Coordinating Committee MPO-TCC). This body is a technical review committee made up of engineers, planners, transportation experts and technocrats from the various agencies that hold membership in the Nashville Area MPO. This body evaluates proposed priorities; studies that are undertaken and consultant or staff developed plans and makes recommendations to the MPO Executive Committee as to whether or not to make changes or approves the items.

The Staff of the MPO provides invaluable data in the way of transportation studies on behalf of the region and to the benefit of its specific local government members. They are also very helpful in assisting local governments to traverse the red tape and bureaucracy associated with state and federal transportation funding programs. They have developed several plans and studies of significance to Wilson County within the Nashville Region and these studies will be referenced, and adopted by reference in some cases, later in this document.

#### 2.5.1.34 Nashville Area Regional Transportation Authority (RTA)

The Nashville Area Regional Transportation Authority, or RTA, is responsible for working with the member governments of the organization, The MPO, the Metropolitan Transit Agency (MTA) and other transit agencies to secure funding and operate regional mass transit options on behalf of the member governments. One such operation is the Music City Star Commuter Train that travels Monday thru Friday every morning and afternoon making six (6) stops on the Nashville and Eastern Railroad tracks. These stops begin and end at Riverfront in Downtown Nashville and the Lebanon Train Stop and Park and Ride lot. Stops in between include the Donelson Station, Hermitage Station, Mt. Juliet Station and Martha Station. An additional train stop is slated to occur at the back of the Hamilton Springs mixed use Transit oriented development in the City Limits of Lebanon, Tennessee halfway between the Martha Station and the Lebanon Train Stop. The RTA also operates regional “Relax and Ride” limited stop regional bus routes to other corridors within the Nashville area and is pursuing other mass transit options such as Bus Rapid Transit (BRT) lines and additional commuter rail lines, trolley lines, and local circulator routes within the region to provide healthy amounts of alternative transportation to and from work and other destinations in coming decades. As we grow, our automobile driven transportation network will certainly face significant congestion and traffic related challenges that will affect Wilson County residents. The mid to long term implementation of alternative means for getting somewhere can only assist the region in maintaining livability.

### 2.5.1.35 Greater Nashville Regional Council (GNRC)

The Greater Nashville Regional Council (GNRC) is a Regional Council of Governments within a 10-county section of Middle Tennessee inclusive of the Metropolitan Nashville Statistical Area and several surrounding jurisdictions. The GNRC is also the state designated Economic Development District (ECD) agency for the Nashville metropolitan area. Wilson County and its three (3) municipalities are all members of this organization which provides land use and transportation planning assistance to local governments, grant application and administration assistance to local governments and houses several social services functions such as the area agency on aging. There is some discussion of merger at present between the GNRC and the Nashville area MPO. As both agencies are a beneficial resource to Wilson County; it remains to be seen how this merger would impact their value. But it can be anticipated, that the services of value will continue to be provided by GNRC in some capacity.

### 2.5.1.36 Four Lakes Authority:

Wilson County is also a member of another council of government type agency known as the Four Lakes Authority. This agency focuses primarily on economic development initiatives that may include Wilson County; but focuses primarily on areas to the North and East of the County. A recent initiative was establishment of a regional prison facility on the now defunct Tennessee Valley Authority Nuclear site in Hartsville, Tennessee. The agency works to affect connections for commerce between the member agencies.

## **2.6 EXISTING TOOLS FOR USE, REFERENCE AND INCORPORATION INTO THIS COMPREHENSIVE PLAN**

THE DOCUMENTS FOUND IN THIS PORTION OF THE WILSON COUNTY COMPREHENSIVE PLAN ARE TOOLS THAT ARE TO BE USED TO BENEFIT WILSON COUNTY'S EFFORTS AS GROWTH AND THE FUTURE PREVAILS. EACH DOCUMENT IS HEREBY INCORPORATED INTO THIS COMPREHENSIVE PLAN FOR USE AS A TOOL AND RESOURCE. THIS INCORPORATION IS MADE BY REFERENCE AND IN TOTAL AND WILL BE INCLUSIVE OF ANY FUTURE CHANGES OR AMENDMENTS. EACH OF THESE PLANS AND DOCUMENTS ARE ALSO "LIVING DOCUMENTS", MUCH LIKE THIS COMPREHENSIVE PLAN IS ENVISIONED TO BE. BECAUSE OF THIS, ANY AND ALL FUTURE AMENDMENTS/REVISIONS OF EACH DOCUMENT ARE HEREBY INCORPORATED UNLESS OTHERWISE STATED BY FUTURE AMENDMENT TO THIS COMPREHENSIVE PLAN DOCUMENT.

### 2.6.1 The Wilson County Zoning Ordinance:

The Wilson County Zoning Ordinance is the primary means by which development is regulated within Wilson County. The zoning document itself was approved by the County Commission and has been re-approved in whole on several occasions since implementation of zoning authority within Wilson County in 1974.

The County Commission as the legislative authority must also approve any amendments to the Zoning Ordinance. In consideration of any such amendment, whether it is amendment to the incorporated Zoning Atlas or an amendment to the language within the Zoning Ordinance; the County Commission must consider the recommendation of affected regional Planning Commissions within the County.

This document has the most direct impact on how our County develops by establishing permitted uses within each zoning designation of the County; establishing bulk regulations for how the specifically zoned property may be developed inclusive of things like a minimum lot size, building setbacks, lot coverage, and lot width; establishing development standards such as parking requirements, design elements such as required or prohibited building material usage, landscaping requirements, and number of structures on a lot.

This tool does need to be updated from time to time in order to address new uses and new development types that may come along. More specifically, it may also need to be updated to reflect recent and future changes in State and Federal law. Copies of this document may be requested at the Wilson County Planning Office.

### 2.6.2 The Wilson County Subdivision Regulations and Municipal Regional Subdivision Regulations within Wilson County:

The Wilson County Subdivision Regulations are a formally adopted set of subdivision development regulations that are required by State enabling legislation regarding the duties of a regional planning commission. These subdivision regulations have been adopted by the Wilson County Regional Planning Commission as required by state law. These regulations layout minimum subdivision standards or regulations for insuring that the public health, safety, and welfare are looked after in the creation and development of new subdivisions of land within Wilson County's Planning Region. The regulations are also used as a guide for the Regional Planning Commission in providing for harmonious development within and adjacent the planning region. They are intended to secure such elements as a coordinated layout of roadways with the existing and planned road network within and adjacent the planning region. The subdivision regulations are also intended to inure adequate open space for traffic, light, air, and recreation; for conservation of or production of adequate transportation, water, drainage and sanitary facilities; for avoidance of unnecessary population congestion; and for the avoidance of such scattered and premature development as would involve danger or injury to health, safety, or prosperity as set forth under pertinent sections of the Tennessee Code Annotated.

The above description was largely paraphrased from the purpose section within the Wilson County Subdivision Regulations. As such, these regulations may also require review and re-visitiation from time to time to ensure that new requirements are not needed because of new

development technologies or new development patterns that may arise. They may also need to be revisited and amended periodically to accommodate changes in State or Federal laws that impact their applicability.

The City of Lebanon, The City of Mt. Juliet, and The City of Watertown also have designated Regional Planning Commissions with extraterritorial authority that stretches beyond current corporate boundaries into currently unincorporated portions of the County that are adjacent each respective municipality. In these areas, the Municipality's Regional Subdivision Regulations prevail in the design and standards that are to be set forth for subdivision to occur. These documents may also be revisited from time to time by the respective Regional Planning Commission making use of them.

### 2.6.3 The Wilson County Road Commission Construction Standards:

This is the primary set of Roadway Construction Standards set forth the construction standards and procedures that must be followed in order to gain acceptance of a roadway into the public road network; whether done in the course of subdivision development under any one of the four (4) Regional Planning Commissions within the County or whether undertaken as a free-standing road construction or road improvement by public or private entity. These standards are incorporated by reference into the Wilson County Regional Subdivision Regulations in order to limit conflicts between the Road Commission, The Wilson County Planning Commission, and their respective guiding regulatory documents (Subdivision Regulations and Road Commission Standards).

However, one ongoing challenge is to seek clarity where the Municipal Regional Subdivision Regulations may conflict with current Road Commission Standards and Road Commission Policy. These entities should seek a cooperative atmosphere to work out differences and conflicts in current Subdivision Regulation Standards and Road Commission Standards.

### 2.6.4 The Wilson County Storm Water Regulations

The Wilson County Storm Water Regulations are the primary regulatory element the Wilson County Storm Water and Engineering Department uses to regulate development caused and other applicable storm water and drainage outflows.

These regulations were adopted by the Wilson County Commission by mandate from the State of Tennessee and The United States Environmental Protection Agency (EPA). Administration and amendments are reviewed and overseen by the Wilson County Urban Type Public Facilities Board.

## **2.7 Adopted Plans as Guides for Future Growth:**

THE FORMALLY ADOPTED PLANS AND STUDIES FOUND IN THIS PORTION OF THE WILSON COUNTY COMPREHENSIVE PLAN ARE TOOLS THAT ARE TO BE USED TO BENEFIT WILSON COUNTY'S EFFORTS AS GROWTH AND THE FUTURE PREVAILS. EACH PLAN OR STUDY IS HEREBY INCORPORATED INTO THIS COMPREHENSIVE PLAN FOR USE AS A TOOL AND RESOURCE. THIS INCORPORATION IS MADE BY REFERENCE AND IN TOTAL AND WILL BE INCLUSIVE OF ANY FUTURE CHANGES OR AMENDMENTS. EACH OF THESE PLANS AND DOCUMENTS ARE ALSO "LIVING DOCUMENTS", MUCH LIKE THIS COMPREHENSIVE PLAN IS ENVISIONED TO BE. BECAUSE OF THIS, ANY AND ALL FUTURE AMENDMENTS/REVISIONS OF EACH PLAN OR STUDY ARE HEREBY INCORPORATED UNLESS OTHERWISE STATED BY FUTURE AMENDMENT TO THIS COMPREHENSIVE PLAN DOCUMENT.

### 2.7.1 The Wilson County Growth Plan Adopted in 2001 and Revised in 2013

This plan was mandated in 1999 under State law and required Wilson County and Municipalities within Wilson County cooperate with one another by analyzing certain comprehensive elements that are attributable to future growth and to establish agreed upon growth boundaries and areas designated for rural preservation over the following 20-year period. The Plan was originally adopted by all local jurisdictions and accepted by the State in 2001. The Plan was revised in 2013 after a request from the City of Mt. Juliet to expand and modify their designated growth boundary.

The Committee and cooperating jurisdictions opted to use this requested reconvention of the Growth Coordinating Committee; charged with overseeing the negotiation process; to clarify and modify all growth boundaries in the County so there would be a logical associated property line or geographic boundary associated with the established growth boundaries. The originally approved growth boundary map associated with the adopted 2001 Growth Plan, had boundaries that went cross country across parcels and farms with known recognizable delineation on County Maps or on the ground. Therefore, the revised plan that accommodated parts of Mt. Juliet's request for expansion also resulted in slightly different but more recognizable boundaries for the remainder of the jurisdictions, as well. The City of Lebanon returned land out of their originally approved 2001 boundaries because of public outcry over certain portions of their growth jurisdiction that had been in their growth boundary since the original 2001 adoption. The associated, adopted Growth Boundary map serves dual purpose as the State of Tennessee also granted requests to recognize these Growth Boundaries as the official boundaries for each municipality's extra-territorial planning region. This gives the respective municipality's regional planning commission, subdivision review authority and recommendation authority for zone changes within those unincorporated portions of the County.

A copy of this plan may be viewed at the Wilson County Planning Office and it has also been recorded in the Wilson County Register of Deeds Office.

### 2.7.2 The Wilson County Gateway and Land Use Plan adopted in 2006

The Wilson County Gateway and Land Use Plan is the Land Use Plan update that guides the Planning Commission and directs Planning Staff decisions when rezoning decisions and land development decisions need to be made and recommended to the County Commission. This Land Use Plan contains the results of public input on what was desired in specific areas across the County where Planning Staff, the Planning Commission, and others determined that it made the most logical sense to allow to grow and establish or reinforce commercial market areas for convenience of nearby residents and for revenue building purposes within the county tax coffers. The plan also dictates that areas outside of those focused upon will be viewed as areas that are viable only for existing land use pattern and/or for low density residential and agricultural zoning designations and low density residential or agricultural use and development as has been the traditional development pattern within Wilson County in unincorporated portions of the County. The Plan was adopted in 2006 with an envisioned validity period through 2030. However, it also allows for periodic review and update as necessary. As a general rule of thumb; the Planning and development staff within Wilson County views this land use plan as something to follow closely with any potential zoning or land use recommendation. Whereas the Planning Commission and County Commission may view it with varying interest, as a guide for making a determination about how best to recommend or evaluate a particular zone change or development decision. This differentiation is due in part to the role of Planning Staff as serving and advising the Planning Commission and County Commission. The Planning Staff intends to uphold the wishes of the Planning Commission via their endorsement of this prepared plan. A copy of this plan is available from the Wilson County Planning Office.

### 2.7.3 The Wilson County Major Thoroughfare Plan

This current version of this Plan was originally adopted in approximately 1978 and consists of little more than a single map document with orange and blue indications on several of the major roads of that era. The Orange indications represent existing roads that were called out as Collector Routes and requiring 60 foot right of way width. The Blue indicated existing Roadways represent arterials routes requiring 80 foot right of way width. All other roads in the road network of the era were called out as minor roads that required a 50 foot right of way width. These required widths were and are required for dedication at the time of subdivision recordation per adopted Wilson County Subdivision Regulations. This adopted document has been re-adopted and re-endorsed at least a few times throughout the life of this plan, changing only the manner of display from a hand drawn, PrismaColor pencil drawing to a digitally colored projection of the same information on an updated road map of the County.

The Plan did not account for such significant developments in Wilson County's transportation network as The HWY 109 extension between SR 840 and Interstate 40, State Route 840 in its entirety, OR the Hartmann Drive Interchange. These are items that need to be added to any foreseeable update to this now antiquated plan document. Nor does it account for alternate modes of transportation available to our growing population; including the Lebanon Airport, The Music City Star Commuter train operated by the RTA, Park and Ride lots or existing and future regional bus routes, local circulators, or greenways, sidewalk networks, or bike lanes. A future section of this Comprehensive Plan proposes simultaneous adoption and incorporation of an updated major thoroughfare plan to be called the Wilson County Transportation Plan. A copy of

both the existing Major Thoroughfare Plan and the Future updated Major Transportation Plan may be viewed at the Wilson County Planning Office.

#### 2.7.4 The Wilson County Hazard Mitigation Plan Updated in 2015

This plan has been maintained and updated by the Wilson Emergency Management Agency for a number of years in cooperation with several County agencies and the various emergency service agencies of the County and the respective municipalities. It was most recently updated and adopted by the County in 2015 and the three (3) Cities as of late 2016. The plan elaborates upon Hazard Mitigation initiatives the County is undertaking or may undertake over a five-year increment. A copy of this Plan may be reviewed at the Wilson Emergency Management Agency's administrative offices.

#### 2.7.5 The Wilson County Disaster Plan

This Plan is also maintained by WEMA in conjunction with personnel from across Wilson County's various agencies and municipalities. It lays out plans of action should various disasters, both man-made and natural, occur in coming years. It is imperative for this plan to be revisited periodically to account for changes and turnover in responsible personnel when face with a specific calamity or recovery from such an event. A copy of this Plan may be reviewed at the Wilson Emergency Management Agency's administrative offices.

#### 2.7.6 The Wilson County Board of Education School Facilities Improvement Study

The Wilson County Board of Education updates a Schools and Facilities Improvement Plan approximately once every three years. The most recent plan received was adopted in 2014 and includes the majority of Capital projects that the school is currently taking of the present time period. The Board of Education Staff hopes to have their next three (3) year study (Capital projects plan) updated and endorsed by the County Board of Education in the April – May 2017 time frame and turned over to the County Commission shortly thereafter. This 2017 plan will be adopted into this plan by reference and progression at time of Comp Plan adoption by the Wilson County Planning Commission. A copy of this Plan and any future updates may be reviewed at the County Board of Education Offices.

#### 2.7.7 Tri-County Land Use and Transportation Study

This Land Use and Transportation Planning document was prepared by consultants on behalf of The Nashville Area Metropolitan Planning Organization (MPO) and Tennessee Department of Transportation (TDOT). The plan was prepared with the input and cooperation of all City and County Local Jurisdictions within the Northeast Corridor of the Nashville area with specific emphasis upon the HWY 109 Corridor as it passes from Robertson County and Portland at I-65 through Sumner County, The City of Gallatin, Wilson County and the City of Lebanon. Amongst the outcomes from the study were some development character areas that may fit different segments of a roadway such as HWY 109. It also resulted in part in the award of a National Governor's Association Pilot project being awarded to the Highway 109 corridor whereby TDOT administered a cooperative initiative with local Governments to consider implementation of a "Corridor Management Agreement" This Corridor Management Agreement,

potentially could have included modifications to pending improvements along remaining stretches of HWY 109 that have not been widened or improved as yet. Instead, the Corridor Management Agreement Initiative concluded that pending improvements were already too far into development but there were several recommendations that local governments along a road such as HWY 109 could exercise in an effort to better accommodate future traffic on a projected major arterial like HWY 109 and others within Wilson County or Sumner County and their municipal jurisdictions. Copies of these documents can be obtained or viewed at the Wilson County Planning Office.

#### 2.7.8 Old Hickory Lake Master Plan Revision

This Plan was developed by the US Army Corps of Engineers in conjunction with affected jurisdictions and other stake holders along and around the Old Hickory lake impoundment. The overall goal of the plan was to maintain and improve design guidelines for future commercial, industrial, and residential developments to encourage the provision of a safe, attractive, and sense of places for people to live; to provide opportunities for reservation of new areas sufficient for protecting and preserving open space and parklands and environmentally-sensitive areas. A copy of this plan is available at the Corps of Engineers' Old Hickory Lake Resource office in Hendersonville, Tennessee or more locally at the Wilson County Planning Office.

A more detailed analysis of each of these plans and studies can be found in the appendix sections of this document. Each of these plans and studies are hereby adopted and incorporated by reference into this comprehensive plan for use by Wilson County agencies as guides and tools for implementing common and/or similar goals found in each document. It is anticipated that each of these plans will be updated and revised from time to time and thus this Comprehensive Plan will also be updated as a result of these improvements and revisions to the specific plans that have been incorporated.

#### 2.7.9 PARKS: Recreation Infrastructure

*Advocacy and Funding:* Decision makers at the state and local levels will be fully informed about the economic impacts of parks and recreation in Tennessee, will recognize the value of public investments in this sector, and will be empowered to make sound economic decisions related to parks and recreation.

*State Parks Management:* Tennessee's State Parks will continue to be a national model for a modernized strategic park management process characterized by a dynamic, systems-oriented approach that ensures high standards of professionalism and consistency, eliminates wasteful spending, provides superior protection for park resources, and delivers a quality visitor experience.

*Local Parks and Recreation:* All Tennesseans, regardless of where they live, will have access to consistent recreation services and close-to-home opportunities to enjoy recreation, exercise, and interaction with nature.

## **2.8 PEOPLE: Outreach & Engagement**

**2.8.1 Recreation One-Stop:** Tennessee will be the national model in the creative use of emerging Internet and geospatial technology to encourage greater public participation. All Tennesseans will have access to a user-friendly source of information about the whole spectrum of the state's recreation opportunities. A vibrant, online community will enable the public to share recreation experiences with others, receive training for new activities, find partners for outings, and become more directly involved in advocacy for parks, recreation and natural resources.

**2.8.2 Public Health:** TDEC, the Tennessee Department of Health, and the state's network of local parks and recreation departments will be active partners in encouraging the population to increase their levels of activity and exercise. The state will achieve a measurable decrease in levels of inactivity and obesity through a well-coordinated set of strategies on many fronts.

**2.8.3 Children in Nature:** Tennessee's children will have high-quality, close-to-home opportunities for unstructured play in nature; families will become more engaged in nature and the outdoors; and school children will learn to appreciate the natural world and the need for environmental stewardship.

**Environmental Education:** Tennessee's schools will be a national model for using the interaction of local natural and human systems as an integrating concept in all subjects and all grades, with the assistance of a well-organized statewide network of professional interpretive specialists and a comprehensive online information delivery system. This well-integrated program will increase student engagement and achieve measurable improvements in performance.

## **2.9 LANDSCAPES: Regional Perspectives**

**2.9.1 Quality Growth:** Every Tennessee County will incorporate Quality Growth tools and principles in its land use planning and development permitting, so that each county will conserve its recreation resources - parklands, greenways, streams and buffers, and critical conservation areas – to accommodate future population growth. New development will include greenways and buffers to preserve the integrity of streams. Open lands, farms, and forests will be recognized as critical amenities for the region. And all state and local parks will be protected by natural buffers from impacts of adjacent development.

**2.9.2 Recreational Waters:** Tennessee's rivers, streams, and creeks will be the centerpiece of a coordinated approach to water quality control, quality growth planning, public stewardship of the environment, and environmental education. These resources will be recognized as significant public recreation assets, with ready access provided along greenways and at road crossings, giving the public widespread, close-to-home opportunities to enjoy them. Tennesseans will be proud of their local watersheds and aware of their personal responsibilities to help protect water quality through their everyday actions. Coordination Links State Parks Management. The new online watershed GIS will give State Park managers a much better ability to spot water quality issues outside the boundaries that could affect a park's stream quality, giving them the opportunity to work in partnership with the local government and watershed association to develop measures to mitigate damage before it occurs.

2.9.3 Rural Economies: Tennessee's rural regions will gain significant economic benefits from their rich heritage of natural, historic, and cultural, resources; will view them as valuable assets; and will take steps to preserve and protect them.

## **Chapter 3 GOALS, OBJECTIVES AND NEW TOOLS**

What still needs to be Done? What new tools do we need? What Tools need repaired?  
What initiatives should be undertaken?

1. Adopt the updated major thoroughfare plan as proposed below:

### **3.1 The Wilson County Major Transportation Plan 2040**

The purpose of this update to what has traditionally and statutorily been referred to as the Major Thoroughfare Plan is to update the antiquated Thoroughfare Plan that Wilson County operates under at present with an Up to date plan that strives for safe and convenient traffic circulation within the County; provides for new growth and land development that are scaled appropriately in relation to the transportation system; and provides for alternate modes of transportation that are inclusive of the currently operating regional commuter rail system, additional modes of regional transportation, future local circulator shuttle and/or bus routes, freight transportation routes and technology, use of our waterways and the Nashville and Eastern Rail line as potential future means of freight movement within Wilson County and the Middle Tennessee Region; pedestrian and bicycle circulation routes, and greenways and water routes as they relate to future park systems and recreation plans.

It is envisioned that this plan will be consistent with previously prepared plans such as the 2020 Major Thoroughfare Plan that was never formally adopted, The TRI-County Land Use and Transportation Study conducted by the MPO and TDOT, The Recent Highway 109 Corridor Management Agreement Pilot Project undertaken by the State of Tennessee Department of Transportation. The Regional Freight Movement Study conducted by the Nashville area MPO, The Old Hickory Lake Master Plan undertaken by the US Army Corps of Engineers, The Regional Transportation Strategy that includes a Regional Bus System, HOV lanes, Park and Ride facilities, Greenways and Commuter Rail.

The plan also hopes to develop a regional bicycle and pedestrian transportation system that serves the cities and surrounding county area for both recreational and general purposes.

It is envisioned that the **Wilson County Major Transportation Plan – 2040** will be formally adopted by the Wilson County Planning Commission and used in conjunction with review of ongoing subdivision and development plans to apply recommended right of way dedications and other recommended development design elements and improvements from the plan. This will insure that the purpose of the plan is fulfilled.

### **3.2 Transportation and Data Analyses:**

As with any plan, a good place to begin is with past and current trends and future projections data. The Nashville Area Metropolitan Planning Organization(MPO) Staff is a valuable resource for such data. In addition to compiling transportation Data for a particular jurisdiction or jurisdictions; they can also run transportation based models that predict future outcomes as a means of analyzing the data provided. The next few pages will outline some of the data collected by the MPO and the County Planning Staff and will also outline future projections that are resultant from processing the collected data through the MPO's transportation modeling software.

Specifically, the following Data has been compiled and analyzed:

1. A Map of 5-minute travel bands in the morning (AM-peak from 6 to 9) TO Lebanon, Mt. Juliet, and Watertown.
2. A Map of 5-minute travel bands at AM-peak FROM Lebanon to whole region.
3. A Table of commuter means of transportation, time leaving home, travel time from Wilson County to Davidson County.
4. A Music City Star ridership predicted by The MPO's Travel Demand (TDM) model (using the MPO's adopted trip based model).
5. A Map of vehicle ownership per household.

The first two data sets (numbers 1 and 2 above) provide current and projected travel times To Lebanon, Mt. Juliet and Watertown during morning peak current and projected travel times and travel times FROM Lebanon, Mt. Juliet, and Watertown respectively.

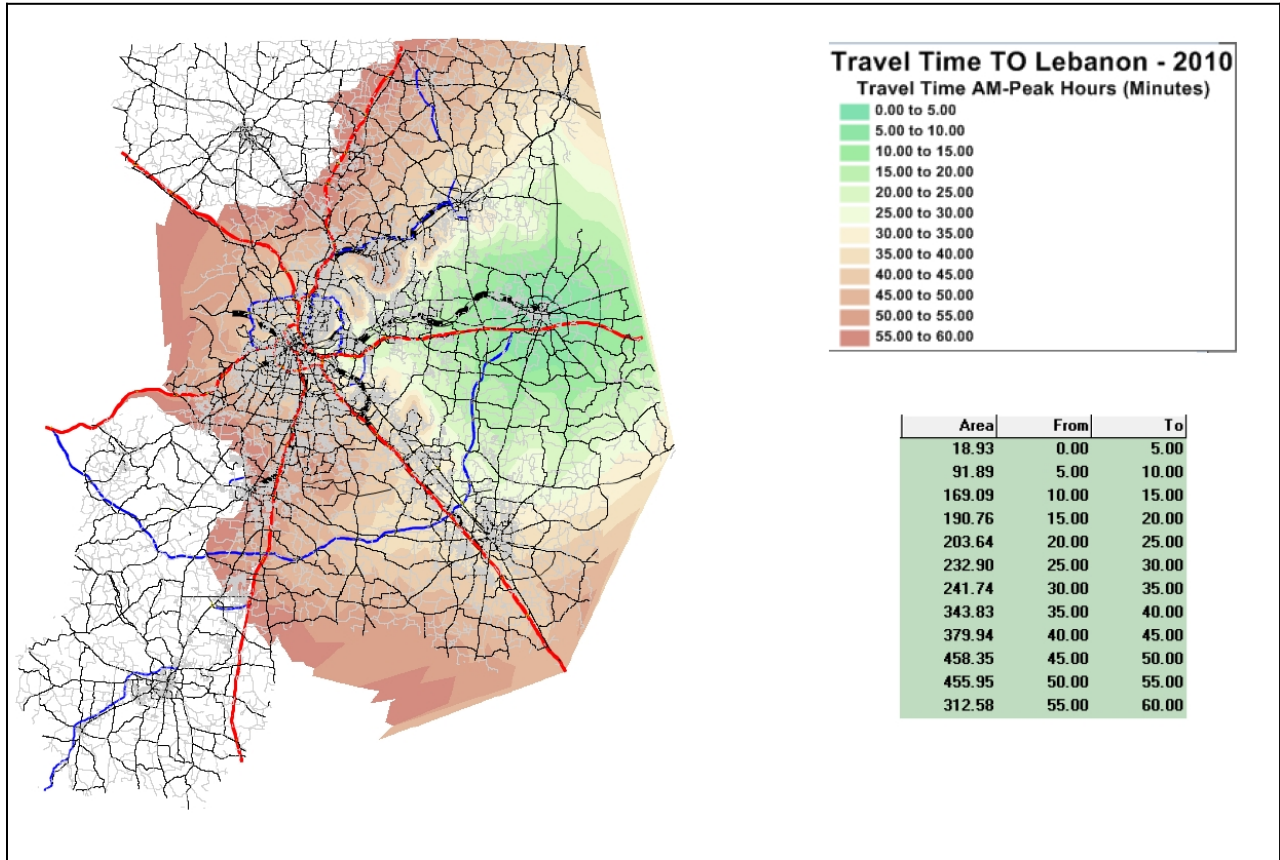
Data set three (3), provides current travel mode choices. Significantly, most people in the workforce from Wilson County who travel to Nashville for employment still drive alone.

Data set four, (4), provides a ridership projection increase from present Daily Ridership on the Music City Star of 1,606 riders in 2016 to 2,248 daily riders projected in 2040. We should strive to improve service and attract more ridership if we are to accommodate the significant population growth in Wilson County and the Nashville area as a whole.

Data set five (5) is analyzing current data and projecting out vehicle ownership by household between 0 cars and 3-plus cars per household. This data sets indicates a continuing trend toward individual ownership and operation of automobiles in the future.

Data set six (6) provides an in-depth analysis of work related traffic movements flowing into the County, within the County, and out of the County.

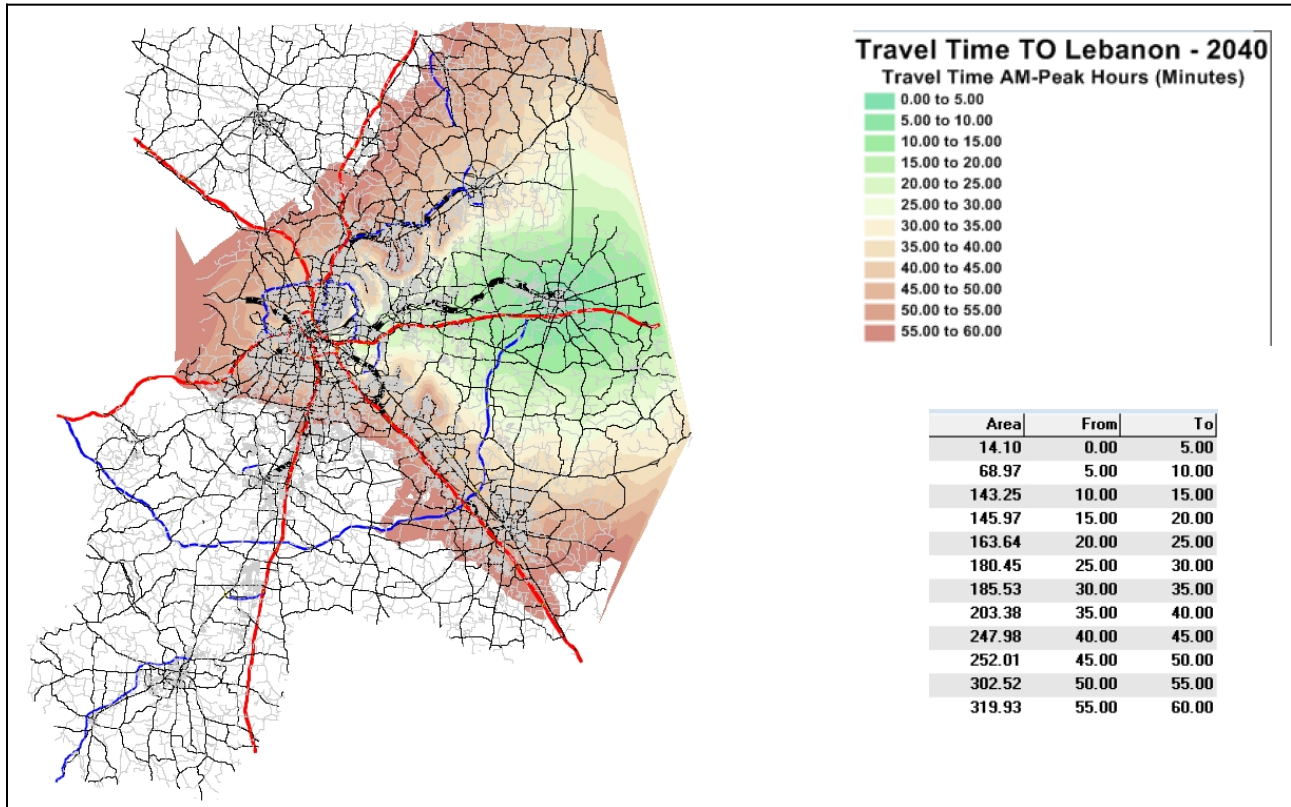
Data Element #1. Map of 5-minute travel bands in the morning TO Lebanon, Mt. Juliet, and Watertown **Travel time TO Lebanon in morning peak hour (6-9 AM) in 2010**



Source: Data is from the Nashville Area MPO TDM (Travel Demand Model). The TDM used is from the adopted Nashville Area MPO LRTP 2040 (long-range transportation plan). Year 2010 is the base year of the model with which is calibrated using traffic counts data, transit ridership, and our household travel survey. Year 2015 is modeled with existing and committed road projects up to 2015. Year 2020, 2030, and 2040 are models including all projects implemented in the LRTP 2040 by the end of those years. Prepared by: Hary Prawiranata Senior Modeler, Nashville Area MPO September 15, 2016

## Travel time TO Lebanon in morning peak hour (6-9 AM) in 2040

Area of the travel bands are reduced from 2010 and 2040 due to congestions. In other words, travel time to/from Lebanon increases over this time period. 3



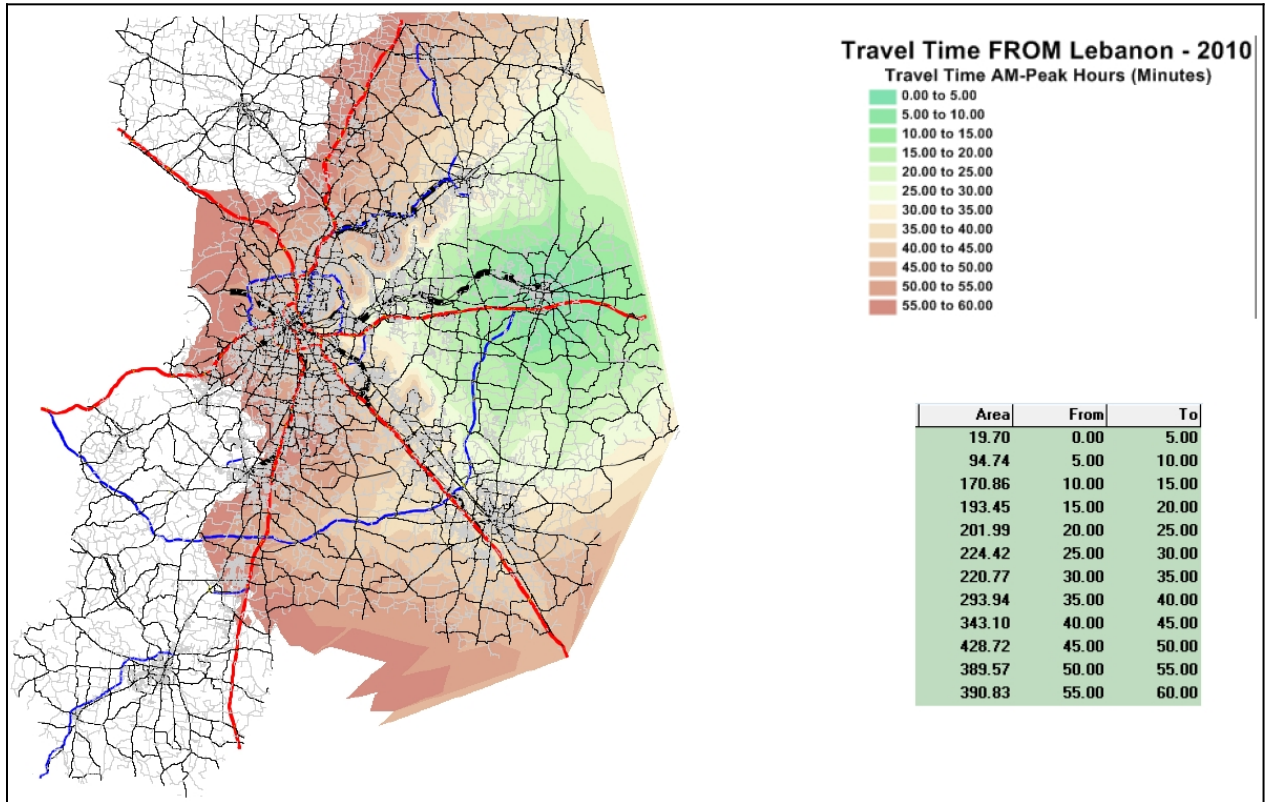
Source: Data is from the Nashville Area MPO TDM (Travel Demand Model). The TDM used is from the adopted Nashville Area MPO LRTP 2040 (long-range transportation plan). Year 2010 is the base year of the model with which is calibrated using traffic counts data, transit ridership, and our household travel survey. Year 2015 is modeled with existing and committed road projects up to 2015. Year 2020, 2030, and 2040 are models including all projects implemented in the LRTP 2040 by the end of those years.

Prepared by: Hary Prawiranata, Senior Modeler, Nashville Area MPO September 15, 2016

**Data #2. Map of 5-minute travel bands in the morning FROM Lebanon to whole region**

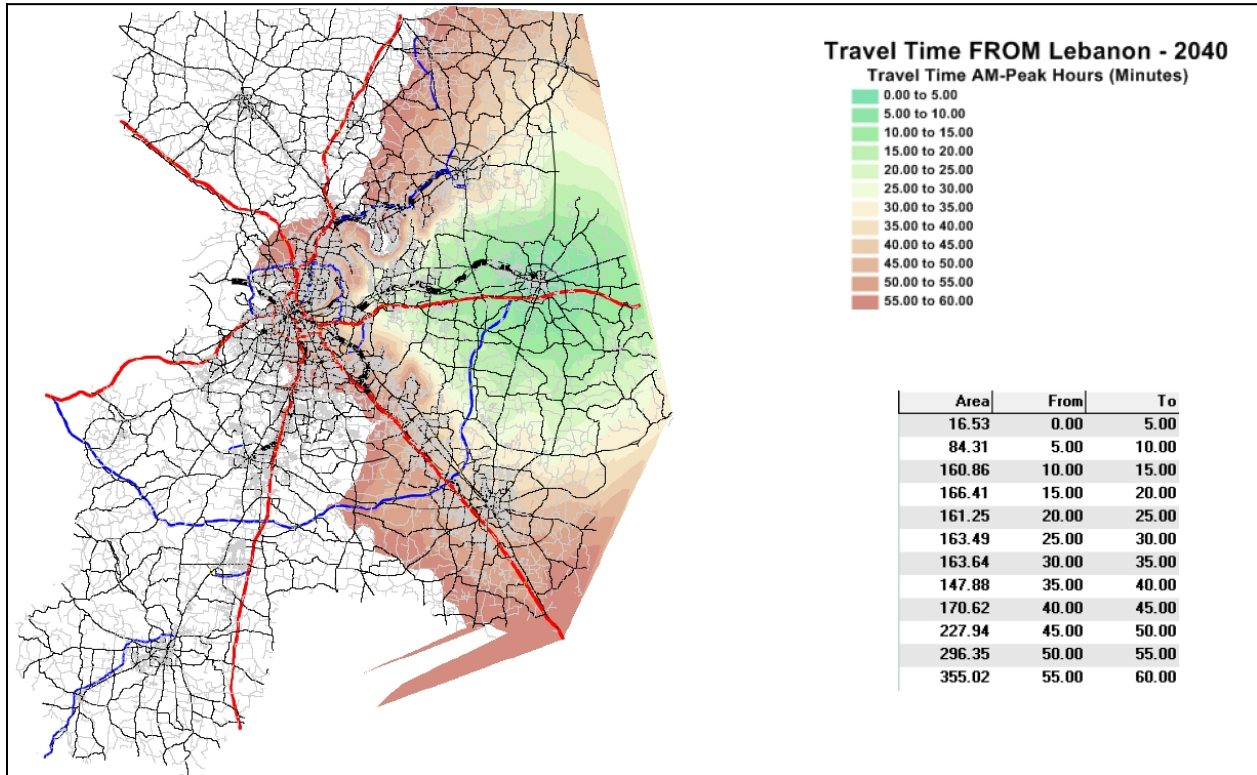
**Example map:**

**Travel time FROM Lebanon in morning peak hour (6-9 AM) in 2010**



Source: Data is from the Nashville Area MPO TDM (Travel Demand Model). The TDM used is from the adopted Nashville Area MPO LRTP 2040 (long-range transportation plan). Year 2010 is the base year of the model with which is calibrated using traffic counts data, transit ridership, and our household travel survey. Year 2015 is modeled with existing and committed road projects up to 2015. Year 2020, 2030, and 2040 are models including all projects implemented in the LRTP 2040 by the end of those years. Prepared by: Hary Prawiranata, Senior Modeler, Nashville Area MPO, September 15, 2016

## Travel time FROM Lebanon in morning peak hour (6-9 AM) in 2040 4



Source: Data is from the Nashville Area MPO TDM (Travel Demand Model). The TDM used is from the adopted Nashville Area MPO LRTP 2040 (long-range transportation plan). Year 2010 is the base year of the model with which is calibrated using traffic counts data, transit ridership, and our household travel survey. Year 2015 is modeled with existing and committed road projects up to 2015. Year 2020, 2030, and 2040 are models including all projects implemented in the LRTP 2040 by the end of those years.

Prepared By: Hary Prawiranata, Senior Modeler, Nashville Area MPO, September 15, 2016

**Data #3. Table of commuter means of transportation, time leaving home, travel time from Wilson County to Davidson County**  
**a. CTPP 5-year estimate (2006-2010), Flow from Wilson County to Davidson County**

Measures - Workers Age 16 and Over			
Means of Transportation		Total, means of transportation	
Output			
RESIDENCE	WORKPLACE	Estimate	Margin of Error
Wilson County, Tennessee	Davidson County, Tennessee	21,820	974

Transportation by car and railroad:

Car, truck, or van -- Drove alone		Railroad	
Estimate	Margin of Error	Estimate	Margin of Error
19,330	948	195	81

Source: CTPP (Census Transportation Planning Products) with 5-year estimate data from 2006-2010, and from the ACS (American Community Survey) with 5-year estimates from 2010-2014. CTPP provides flow of workers from residence to workplace from Wilson county to Davidson county. The ACS provides means of transportation to work in Wilson county. Prepared by: Hary Prawiranata, Senior Modeler, Nashville Area MPO, September 15, 2016



**Data #4. Music City Star daily ridership predicted by TDM model (using adopted trip based model)**  
**File: Music\_city\_star\_Riderships.xlsx**

Daily Ridership	TDM Model Year				
	2010	2015	2020	2030	2040
Music City Star	1,381	1,606	1,724	1,998	2,248

Source: Data is from the Nashville Area MPO TDM (Travel Demand Model). The TDM used is from the adopted Nashville Area MPO LRTP 2040 (long-range transportation plan). Year 2010 is the base year of the model with which is calibrated using traffic counts data, transit ridership, and our household travel survey. Year 2015 is modeled with existing and committed road projects up to 2015. Year 2020, 2030, and 2040 are models including all projects implemented in the LRTP 2040 by the end of those years.

Prepared By: Hary Prawiranata, Senior Modeler, Nashville Area MPO, September 15, 2016

March 2015 RTA Board Meeting for monthly ridership for comparison:

**REGIONAL TRANSPORTATION AUTHORITY**  
**FISCAL YEAR AND MONTH TO MONTH RIDERSHIP COMPARISON - F.Y. 2015 Vs. 2014**

	Month to Month Comparison			Fiscal Year Comparison		
	Jan-14	Jan-15	Percentage Change	F.Y. 2014	F.Y. 2015	Percentage Change
Music City Star	20,418	20,768	1.7%	142,238	149,152	4.9%
Express Bus and Shuttle Services	36,751	37,989	3.4%	247,605	257,240	3.9%
Vanpool	16,163	13,337	-17.5%	101,850	97,382	-4.4%
<b>Total R.T.A. Ridership</b>	<b>73,332</b>	<b>72,094</b>	<b>-1.7%</b>	<b>491,693</b>	<b>503,774</b>	<b>2.5%</b>

Source: Nashville Area Regional Transit Authority (RTA)

Prepared by: Hary Prawiranata

Senior Modeler, Nashville Area MPO

September 15, 2016

**Data #5. Map of vehicle ownership per household**

a. Census Transportation Planning Products (CTPP) 5-year estimate (2006-2010),

File: A112214 - Vehicles available (6) by Household income in the past 12 months (2010\$) (26) (Households).xml

Measures - Households												
Household Income in the Past 12 Months 2	Total, household income											
Vehicles Available 6	Total, vehicles available		0 vehicles		1 vehicle		2 vehicles		3 vehicles		4-or-more vehicles	
Output	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
RESIDENCE												
Wilson County, Tennessee	41,220	495	1,445	254	9,245	598	17,595	694	9,265	518	3,670	342

U.S. Census Bureau, American Community Survey 2006-2010 Five-year estimates. Special Tabulation: Census Transportation Planning

b. Travel Demand Model(TDM) Analyses

This vehicle ownership per household is modeled inside the TDM with a probabilistic model

(Logit model) and calibrated with the household travel survey that the MPO conducted.

There are 209 traffic analysis zones in Wilson County where vehicle ownership is calculated and mapped. Unlike CTPP, our model categorized vehicle ownership into four categories: 0, 1, 2, 3+ cars per household.

## Vehicle Ownership Map by Traffic (Number of Vehicles per Household)

### PROJECTION

Year	V0	V1	V2	V3+	Total HH
2010	679	10,837	18,990	12,058	42,563
2015	805	13,139	22,531	14,795	51,269
2020	1,041	15,211	26,131	17,151	59,534
2030	1,235	18,979	32,277	21,751	74,241
2040	1,374	22,027	38,394	26,094	87,889

CTPP (Census Transportation Planning Products) with 5-year estimate data from 2006-2010, and from the ACS (American Community Survey) with 5-year estimates from 2010-2014. CTPP provides flow of workers from residence to workplace from Wilson county to Davidson county. The ACS provides means of transportation to work in Wilson County. Prepared by: Hary Prawiranata, Senior Modeler, Nashville Area MPO September 15, 2016

**Data #6. Extra Data from LEHD (Longitudinal Employer-Household Dynamics) from Census Bureau**

a. Inflow, outflow, and within Wilson County employment report with job characteristics 2010 - 2014

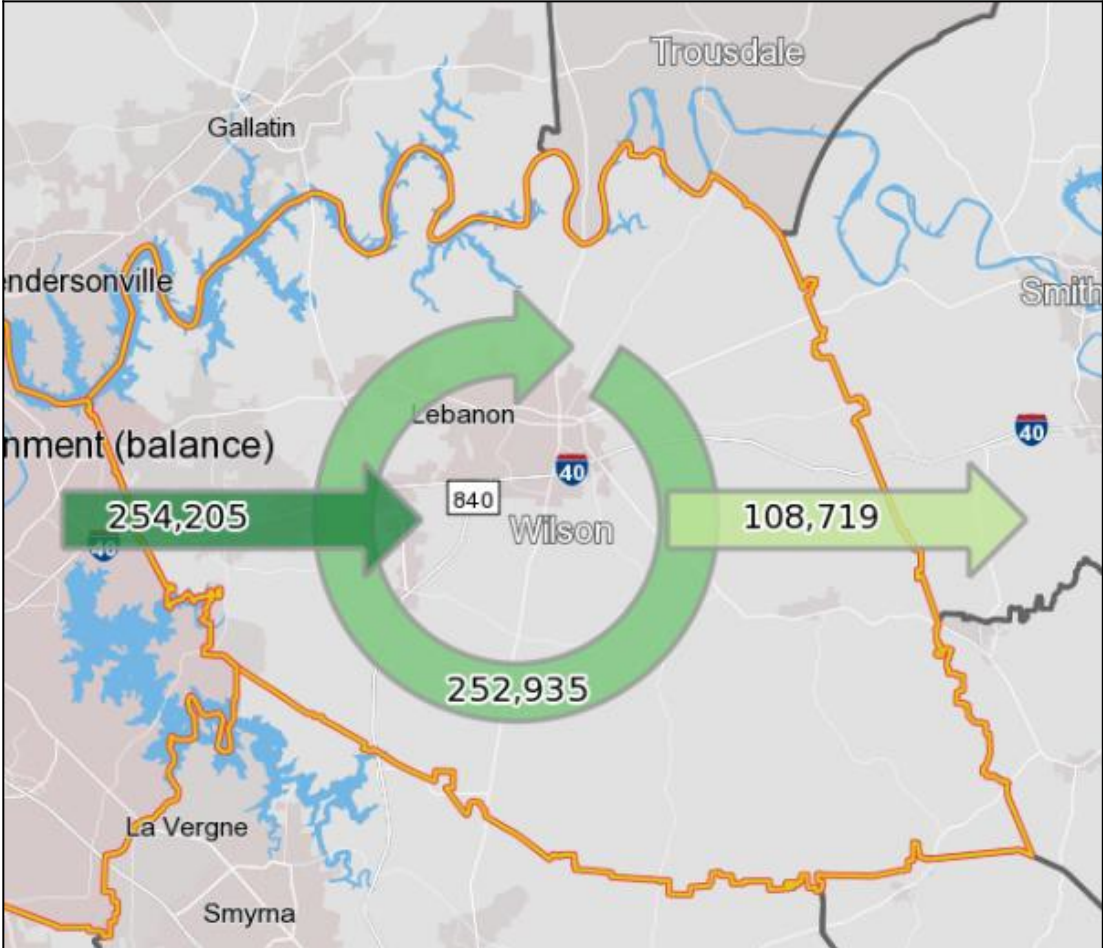
Flow of Workers within Wilson County

<b>Inflow/Outflow Report</b>										
<b>Selection Area Labor Market Size (All Jobs)</b>										
	2014		2013		2012		2011		2010	
	Count	Share	Count	Share	Count	Share	Count	Share	Count	Share
Employed in the Selection Area	507,140	100.0%	494,220	100.0%	487,608	100.0%	477,584	100.0%	465,320	100.0%
Living in the Selection Area	361,654	71.3%	348,581	70.5%	340,688	69.9%	330,797	69.3%	326,588	70.2%
Net Job Inflow (+) or Outflow (-)	145,486	-	145,639	-	146,920	-	146,787	-	138,732	-
<b>In-Area Labor Force Efficiency (All Jobs)</b>										
	2014		2013		2012		2011		2010	
	Count	Share	Count	Share	Count	Share	Count	Share	Count	Share
Living in the Selection Area	361,654	100.0%	348,581	100.0%	340,688	100.0%	330,797	100.0%	326,588	100.0%
Living and Employed in the Selection Area	252,935	69.9%	246,706	70.8%	244,376	71.7%	237,875	71.9%	233,326	71.4%
Living in the Selection Area but Employed Outside	108,719	30.1%	101,875	29.2%	96,312	28.3%	92,922	28.1%	93,262	28.6%
<b>In-Area Employment Efficiency (All Jobs)</b>										
	2014		2013		2012		2011		2010	
	Count	Share	Count	Share	Count	Share	Count	Share	Count	Share
Employed in the Selection Area	507,140	100.0%	494,220	100.0%	487,608	100.0%	477,584	100.0%	465,320	100.0%
Employed and Living in the Selection Area	252,935	49.9%	246,706	49.9%	244,376	50.1%	237,875	49.8%	233,326	50.1%
Employed in the Selection Area but Living Outside	254,205	50.1%	247,514	50.1%	243,232	49.9%	239,709	50.2%	231,994	49.9%
<b>Outflow Job Characteristics (All Jobs)</b>										
	2014		2013		2012		2011		2010	
	Count	Share	Count	Share	Count	Share	Count	Share	Count	Share
External Jobs Filled by Residents	108,719	100.0%	101,875	100.0%	96,312	100.0%	92,922	100.0%	93,262	100.0%
Workers Aged 29 or younger	31,525	29.0%	29,251	28.7%	27,532	28.6%	27,479	29.6%	28,191	30.2%
Workers Aged 30 to 54	58,579	53.9%	55,164	54.1%	52,496	54.5%	50,596	54.4%	50,907	54.6%
Workers Aged 55 or older	18,615	17.1%	17,460	17.1%	16,284	16.9%	14,847	16.0%	14,164	15.2%
Workers Earning \$1,250 per month or less	29,067	26.7%	28,108	27.6%	26,694	27.7%	25,974	28.0%	27,015	29.0%
Workers Earning \$1,251 to \$3,333 per month	38,566	35.5%	37,309	36.6%	35,554	36.9%	34,715	37.4%	34,929	37.5%
Workers Earning More than \$3,333 per month	41,086	37.8%	36,458	35.8%	34,064	35.4%	32,233	34.7%	31,318	33.6%
Workers in the "Goods Producing" Industry Class	14,244	13.1%	12,570	12.3%	12,099	12.6%	11,753	12.6%	10,839	11.6%
Workers in the "Trade, Transportation, and Utilities" Industry Class	28,096	25.8%	27,104	26.6%	25,633	26.6%	25,189	27.1%	26,422	28.3%
Workers in the "All Other Services" Industry Class	66,379	61.1%	62,201	61.1%	58,580	60.8%	55,980	60.2%	56,001	60.0%
<b>Inflow Job Characteristics (All Jobs)</b>										
	2014		2013		2012		2011		2010	

Source: LEHD (Longitudinal Employer-Household Dynamics) from Census Bureau that shows employment/job movements in Wilson county (entering, leaving, and within) from 2010 to 2014 every year.

Prepared by: Hary Prawiranata, Senior Modeler, Nashville Area MPO, September 15, 2016

b. 2014 Employment Flow Entering, Leaving, and Within Wilson County



Source: LEHD (Longitudinal Employer-Household Dynamics) from Census Bureau that shows employment/job movements in Wilson county (entering, leaving, and within) from 2010 to 2014 every year.  
Prepared by: Hary Prawiranata, Senior Modeler, Nashville Area MPO, September 15, 2016

**3.3      Transportation Policies to be incorporated into County Subdivision regulations and other local land development regulations as appropriate**

**3.3.1 Interstate Grade Road** – ROW needs and Lane needs determined by State and Federal Authorities as applicable.

**3.3.2      Principal Arterial** –  
(Ex: US 70, US 231, Hwy 109, S. Mt. Juliet Road., Hobson Pike).

Projected Road Section 4 lanes with a center turn lane or Boulevard section. (5 lanes total plus shoulders)

Standard ROW Requirement at Subdivision of Property 80’  
(40’ from center of ROW.)

**3.3.3      Minor Arterial** –  
(Ex: Cainsville Road, Carthage Highway, Division Street, Hartsville Pike, Saundersville Road, Sparta Pike)

Projected Road Section 4 lanes with shoulders or 3 lanes with Center turn Lane or Boulevard section (4 lanes total plus shoulders.

Standard ROW Requirement at Subdivision of Property  
60’ (30’ from center of ROW.)

**3.3.4      Major Collector**–

(EX: Academy Road, Benders Ferry Road, Cairo Bend Road)  
N. Cairo Bend Road., Chicken Road, Coles Ferry Pike,  
Couchville Pike, Linwood Road, Nonaville Road, North Green  
Hill Road, Old Lebanon Dirt Road, Saundersville Ferry Road,  
Statesville Rd/SR267, Stewarts Ferry Pike, Trammel Lane/SR265,  
Trousdale Ferry Pike, Vesta Road)

Projected Road Section 2 lanes with shoulders or 3 lanes with Center Turn Lane or Boulevard section at entrances to major development or major intersections.

(3 lanes Total plus Shoulders at designated points in accordance with Road Commission Policies and Subdivision Regulations; 2 lanes plus shoulders elsewhere.)

Standard ROW Requirement at Subdivision of Property  
60’ (30’ from center of ROW.)

3.3.5 Minor Collector  
(EX: Bell Rd.  
Simmons Bluff Rd.,  
Cedar Forest Rd.,  
Salem Rd.,  
Tater Peeler Rd.,  
Lindsley Rd.,  
Shorter Rd.,  
Young Rd.,  
Holloway Rd.,  
Leeville Rd.,  
McCrary Rd.,  
Fellowship Rd.,  
Harkreader Rd.,  
Gladeville Rd.,  
Jug Creek Rd.,  
Rocky Branch Rd.,  
Sherrilltown Rd.,  
Greenvale Rd.,  
Spain Hill Rd.,  
North Milton Rd.,  
Liberty Hill Rd.,  
Rock Springs Rd.,  
Holmes Gap Rd.,  
North Commerce Rd.,  
South Commerce Rd.,  
Tracy Rd.,  
Murphy Ln.,  
Swindell Hollow Rd.,  
Beasley's Bend Rd.,  
Hamilton Chambers Rd.,  
Cedar Grove Rd., Lone  
Oak Rd.,  
Underwood Rd.,  
Mires Rd., Logue Rd.,  
Burton Rd.,  
Double Log Cabin Rd.,  
Horn Springs Rd.,  
Mann Rd.,  
Manners Rd.,  
Berea Church Rd.,  
Maple Hill Rd.,  
Vanderbilt Rd.,  
Needmore Rd.  
Logue Rd.  
Rutland SW  
Adams LN.

Projected Road Section 2 lanes with shoulders or 3 lanes with Center turn Lane or Boulevard section at entrances to major development or major intersections. (3 lanes Total plus Shoulders at designated points in accordance with Road Commission Policies and Subdivision Regulations; 2 lanes plus shoulders elsewhere.) Improvements to lane widths and shoulders may be needed as development occurs. As such, necessary improvements to accommodate a 28-foot road standard along the frontage of any development with additional development entrance improvements that are consistent with Road Commission policies and County Subdivision Regulations.

Standard ROW Requirement at Subdivision of Property  
50' (25' from center of ROW. 60' may be required in certain locations to accommodate necessary major subdivision (as defined in the Wilson County Subdivision Regulations) development entrance improvements that are in keeping with Wilson County Road Commission Policies and Wilson County Subdivision Regulations.

### 3.3.6 Sub-Arterial Frontage Roads -

(EX: Old Murfreesboro Rd. and future extensions, Old Laguardo Rd. and future extensions, Woods Ferry Rd. and future extensions; Future extensions of these frontage roads or driveways)

This classification is being used to accommodate ease of movement between adjacent properties along a Principal Arterial route and reduce the need for travel by local traffic on the parallel principal arterial route when undertaking local trips.

Projected Road Section 2 lanes with shoulders or 3 lanes with Center turn Lane or Boulevard section at entrances to major development or major intersections. 3 lanes Total plus Shoulders at designated points in accordance with Road Commission Policies and Subdivision regulations; 2 lanes plus shoulders elsewhere.) Improvements to lane widths and shoulders may be needed as development occurs. As such, necessary improvements to accommodate a 28-foot road standard along the frontage of any development with additional development entrance improvements that are consistent with Road Commission policies and County Subdivision Regulations.

Standard ROW Requirement at Subdivision of Property  
50' (25' from center of ROW. 60' may be required in certain locations to accommodate necessary major subdivision (as defined in the Wilson County Subdivision Regulations) development entrance improvements that are in keeping with Wilson County Road Commission Policies and Wilson County Subdivision Regulations.

This classification intent may also be accommodated by private driveways that connect adjoining properties within and adjacent a particular commercial or residential development. However, either Public ROW dedication 50' width or

Public Ingress/Egress/Cross Access Easement dedication of at least 30' width must be made at time of subdivision development to the satisfaction of County development review staff.

**3.3.7 Local Standard Roads** – Consists of all County roads that are not otherwise classified on the Major Thoroughfare Plan Map.

Standard ROW requirement – 50' (25' from center of ROW)

### **3.3 Future Goals**

1. Develop a County Parks and Greenway plan and have it adopted.
2. Annual Leader's Summit of Wilson County Mayors, City Managers, Utility Providers, Planning Directors, Public Works Directors, Road Superintendent, Storm Water Managers, Floodplain Administrators, Business leaders, etc.
3. A combined development services department within Wilson County to more efficiently service unincorporated parts of the County.
4. Continually improve upon ways of communicating significant issues like the projected growth and its consequences to the public.
5. Consider updating the Wilson County Zoning Ordinance in whole or in part to better accommodate and direct or regulate coming growth.
6. Make amendments to the Land Use Plan and County Growth Plan as the need arises.
7. Develop a capital improvements program within the county with a 5-year life cycle and ask for the plan to be updated periodically; perhaps every third year.

## **BACKGROUND DATA**

That also influenced the development of the Wilson County Comprehensive Plan

### 1. Population History and Future Projections

Population & Projections. Analyses of population counts and population projections are utilized by each community to develop its respective long-range policy plans. The growth of Wilson County, which is a part of the 13-county Nashville Metropolitan Statistical Area (MSA), is directly dependent upon conditions within this broader economic region of which the municipalities are an integral part. Davidson County forms the core and central economic focal point for the MSA due to its traditional variety of economic opportunities. This is supported by commuting pattern trends that have been analyzed over the past 40-50 years. These commuting trends are supported by population increases in the counties of the MSA versus Davidson County, as well as the percentage of MSA residents living and working in their respective communities.

Statewide, Wilson County has risen in ranking in total residential population, from 20<sup>th</sup> of the 95 counties in 1970, to 12<sup>th</sup> by 2010. It is anticipated that Wilson County will continue to rise in ranking, achieving 9<sup>th</sup> among all Tennessee counties by 2040. Among the MSA counties, Wilson County was ranked 4<sup>th</sup> out of the 13 counties in 1970. However, to the rapid growth of Williamson County, Wilson County dropped to 5<sup>th</sup> beginning in 1980 and has maintained this ranking since.

The following tables present current and projected populations for the MSA, and for Wilson County to the year 2040, while municipal-level projections for Lebanon, Mt. Juliet, and Watertown are to 2030. The reader is forewarned that the projections of this type are at best an “educated guess” of future population.

**TENNESSEE AND MSA COUNTIES  
POPULATION AND PERCENT CHANGE  
1970 TO 2010**

County/State	1970	Percent Change 1970-1980	1980	Percent Change 1980-1990	1990	Percent Change 1990-2000	2000	Percent Change 2000-2010	2010
Cannon	8,467	20.9	10,234	2.3	10,467	22.5	12,826	7.6	13,801
Cheatham	13,199	63.8	21,616	25.6	27,140	32.3	35,912	8.9	39,105
Davidson	447,877	6.7	477,811	6.9	510,784	11.6	569,891	9.9	626,681
Dickson	21,977	36.7	30,037	16.7	35,061	23.1	43,156	1.5	49,666
Hickman	12,096	25.3	15,151	10.6	16,754	33.1	22,295	10.7	24,690
Macon	12,315	27.5	15,700	1.3	15,906	28.2	20,386	9.1	22,248
Robertson	29,102	27.2	37,021	12.1	41,494	31.2	54,433	21.7	66,283
Rutherford	59,428	41.5	84,058	41.1	118,570	53.5	182,023	44.2	262,604
Smith	12,509	19.4	14,935	-0.5	14,143	25.2	17,712	8.2	19,166
Sumner	56,266	52.5	85,790	20.4	103,281	26.3	130,449	23.1	160,645
Trousdale	5,155	19.5	6,137	-3.5	5,920	22.6	7,259	8.4	7,870
Williamson	34,423	68.8	58,108	39.4	81,021	56.4	126,683	44.5	183,182
<b>Wilson</b>	<b>36,999</b>	<b>51.5</b>	<b>56,064</b>	<b>20.7</b>	<b>67,675</b>	<b>31.2</b>	<b>88,809</b>	<b>28.3</b>	<b>113,993</b>
<b>NASHVILLE MSA</b>	749,813	21.7	912,662	14.9	1,048,216	36.5	1,431,213	11.0	1,589,934
<b>TENNESSEE</b>	3,924,164	16.9	4,591,120	6.4	4,877,185	16.6	5,689,283	11.5	6,346,105

**SUMMARY ANALYSIS 1970-2010**

	1970	1980	1990	2000	2010
Wilson, as % MSA	4.93	6.14	6.45	6.20	7.16
<b>*Outlying, as % of MSA</b>	40.27	47.65	51.27	60.18	60.6
<b>MSA, as % of Tennessee</b>	19.10	19.88	21.49	25.16	25.10

\*'Outlying' means those counties outside of Davidson County. Sources: Tennessee Statistical Abstract 1970-2000, and the U.S. Bureau of the Census

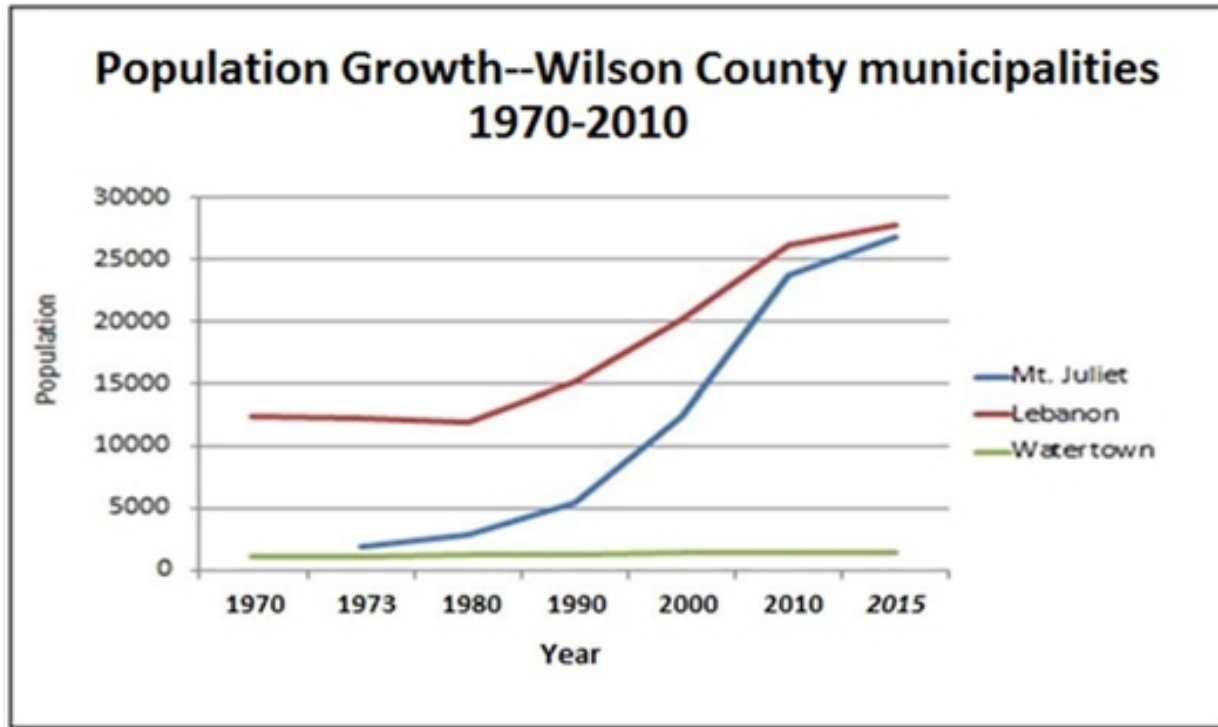
**WILSON COUNTY POPULATION AND PERCENT CHANGE  
1970 TO 2010**

Incorporated Place/County	1970	Percent Change 1970-80	1980	Percent Change 1980-90	1990	Percent Change 1990-2000	2000	Percent Change 2000-10	2010
Wilson County	<b>36,999</b>	<b>51.5</b>	<b>56,064</b>	<b>20.7</b>	<b>67,675</b>	<b>31.2</b>	<b>88,809</b>	<b>28.3</b>	<b>113,993</b>
Lebanon	12,492	4.1%	13,004	16.9%	15,208	32.8%	20,195*	29.7%	26,190
Mt. Juliet	(X)**		2,879	86.8%	5,379	130.3%	12,390*	91.0%	23,671
Watertown	1,061	22.5%	1,300	-3.8%	1,250	8.9%	1,361	8.5%	1,477

Sources: Tennessee Statistical Abstract 1970-2000, Tennessee Dept. of Economic & Community Development, 2009 & 2011, and the U.S. Bureau of the Census

\*\* (X) Population count for Mt. Juliet was not available in the 1970 Federal Census. The TN State Planning Office conducted a special census in April 1973, which certified a population of 1,930. Percent change from this count and the 1980 Census was 49.2%.

\* A 2007 special census was conducted by the Cities of Lebanon and Mt. Juliet, which confirmed populations of 24,812 and 25,234, respectively. Compared to the 2010 Federal Census, Mt. Juliet's 2007 count differed by 1,563 less people.



### MSA POPULATION PROJECTIONS TO 2040

County/State	2015	2020	2025	2030	2035	2040
Cannon	14,200	14,780	15,370	15,960	16,540	17,120
Cheatham	41,600	44,820	48,090	51,330	54,560	57,800
Davidson	656,420	683,910	711,970	739,890	767,530	795,330
Dickson	51,730	53,900	56,110	58,300	60,480	62,670
Hickman	25,200	26,250	27,330	28,390	29,450	30,510
Macon	23,250	24,260	25,290	26,310	27,320	28,340
Robertson	71,630	77,420	83,270	89,100	94,890	100,700
Rutherford	305,260	351,160	397,300	443,320	489,130	535,010
Smith	19,360	19,660	19,980	20,300	20,610	20,920
Sumner	173,740	186,630	199,670	212,660	225,570	238,510
Trousdale	8,150	8,590	9,030	9,470	9,910	10,350
Williamson	228,580	278,900	329,380	379,760	429,940	480,160
<b>Wilson</b>	<b>131,060</b>	<b>149,320</b>	<b>167,680</b>	<b>186,000</b>	<b>204,230</b>	<b>222,490</b>
<b>NASHVILLE MSA</b>	1,750,200	1,919,610	2,090,450	2,260,780	2,430,160	2,599,910
<b>TENNESSEE</b>	6,685,060	7,050,520	7,422,080	7,792,300	8,159,770	8,528,960

Source: Woods and Poole 2013 State Profile

**WILSON COUNTY MUNICIPALITIES' POPULATION PROJECTIONS  
TO 2030**

Incorporated Place	2010	2015	2020	2025	2030
Lebanon	25,138	29,019	31,795	34,116	36,516
Mt. Juliet	19,984	23,244	25,683	27,811	29,938
Watertown	1,502	1,725	1,887	2,023	2,167

Source: 2000 Center for Business and Economic Research, the University of Tennessee, Knoxville; U.S. Census Bureau.

<b>Wilson County – Residential Building Permit Data</b>						
<b>YEAR</b>	<b>SINGLE FAMILY</b>	<b>MULTI-FAMILY</b>	<b>MULTI-FAMILY</b>	<b>TOTAL RESIDENTIAL</b>	<b>TOTAL RESIDENTIAL-</b>	<b>RESIDENTIAL VALUE*</b>
2015						
2014						
2013						
2012						
2011						
<b>TOTALS (5 years)</b>						

Source: \*Wilson County Planning Department

<b>Wilson County– Commercial/Industrial Building Permit Data</b>		
<b>YEAR</b>	<b>NEW COMMERCIAL/INDUSTRIAL PERMITS*</b>	<b>COMMERCIAL/INDUSTRIAL VALUE*</b>
2015		
2014		
2013		
2012		
2011		
<b>TOTALS (5 years)</b>		

Source: \*Wilson County Planning Department

Population density in Wilson County varies depending on the incorporated areas and the immediate acreage surrounding them, public utilities and infrastructure availability, and any other place with a concentration of population. Historically, population that was considered rural far outweighed the population living in urban places. The distribution shifted significantly towards urban beginning in the 1940's and continued so until 2000 when the population was for the first time more urban than rural.

### **Population per Square Mile (PSM) Wilson County**

<b>Year</b>	<b>PSM</b>	<b>Land Area (sq. miles)</b>	<b>Urban Population</b>	<b>Rural Population</b>
<b>1970</b>	65.1	568	12,492 (33.8%)	24,507 (66.2%)
<b>1980</b>	98.2	571	22,718 (40.5%)	33,346 (59.5%)
<b>1990</b>	118.3	570.6	30,477 (45%)	37,198 (55%)
<b>2000</b>	155.6	570.6	47,868 (53.9%)	40,941 (36.4%)
<b>2010</b>	199.7	570.8	70,143 (61.5%)	43,850 (38.5%)

Sources: Tennessee Statistical Abstracts 1970-2000, UT Center for Business & Economic Research (CBER), U.S. Census Bureau 2000 & 2010 Census

Woods and Poole's projections to 2040 projected a population of 222,490 by 2040 based on the 2010 population of 113,993. This is an increase of 108,497 or 48.7% over the next thirty years. Based on these speculations, the annual rate of growth will be 1.6%. This growth will ultimately increase the need for additional developable land for housing, commerce, industry, recreation and services over the next twenty years.

#### 2. Age and Households

Wilson Countians aged 65 and greater have gradually climbed from 10.3% of the population in 1970 to 12.3% by 2010, with a slight drop in percentages from 1980 to 2000. It is projected that the percentage will continue to climb to about 20.5% by 2040. The school age population 19 years of age and under has percentage-wise decreased from 37.1% in 1970 to 27.4% in 2010. The working age population from 20 to 64 has seen a consistent percentage increase from 52.6% in 1970 to 61.6% in 2000, then slightly dropping to 60.4% in 2010.

Age characteristics trends are significant in indicating the kinds of services a community must provide its citizens in the future. If the trend of the past forty-fifty years continues through 2040, then the local governments in Wilson County can expect to serve populations which will have an increasing percentage of their populations beyond working age.

### AGE CHARACTERISTICS, WILSON COUNTY 1970-2010

<b>Year</b>	<b>0-19 / %</b>	<b>20-64 / %</b>	<b>65 &amp; Greater / %</b>	<b>Total Population / %</b>	<b>Median Age</b>
1970	13,713 (37.1%)	19,470 (52.6%)	3,816 (10.3%)	36,999 (100%)	29.2
1980	19,009 (33.9%)	31,493 (56.2%)	5,562 (9.9%)	56,064 (100%)	30.8
1990	20,475 (30.3%)	40,591 (60.0%)	6,609 (9.8%)	67,675 (100%)	33.4
2000	25,500 (28.7%)	54,729 (61.6%)	8,580 (9.7%)	88,809 (100%)	36.4
2010	31,314 (27.4%)	58,811 (60.4%)	13,868 (12.2%)	113,993 (100%)	39.4

Sources: U.S. Census Bureau 1980, 2000 & 2010 Census; Tennessee Statistical Abstracts 1970 & 1990

### AGE PROJECTIONS Wilson County to 2040

<b>Year</b>	<b>0-19 / %</b>	<b>20-64 / %</b>	<b>65 &amp; Greater / %</b>	<b>Total Population / %</b>	<b>Median Age</b>
2015	34,700 (26.4%)	77,260 (59.0%)	19,100 (14.6%)	131,060 (100%)	40.4
2020	38,710 (25.9%)	86,050 (57.7%)	24,560 (16.4%)	149,320 (100%)	40.7
2025	42,690 (25.5%)	94,150 (56.1%)	30,840 (18.4%)	167,680 (100%)	40.6
2030	47,030 (25.3%)	101,630 (54.6%)	37,340 (20.1%)	186,000 (100%)	40.2
2035	52,020 (25.5%)	110,120 (53.9%)	42,090 (20.6%)	204,230 (100%)	39.9
2040	57,260 (25.8%)	119,570 (53.7%)	45,660 (20.5%)	222,490 (100%)	39.6

Source: Woods and Poole 2013 State profile

**2013 Health and Vital Statistics Birth Rate**  
**Per 1,000 Population for Counties of Tennessee, Residence (Date 2013)**

<b>JURISDICTION</b>	<b>NUMBER</b>	<b>RATE</b>
<b>United States</b>	3,932,181**	12.4**
<b>Tennessee</b>	79,954*	12.3*
Cannon County	130*	9.4*
Davidson County	9,911*	15.0*
Dekalb County	222*	11.6*
Rutherford County	3,742*	13.5*
Smith County	241*	12.6*
Trousdale County	98*	12.5*
Wilson County	1,374*	11.3*

Sources: \*Tennessee Department of Health, Vital Statistics \*\* Center for Disease Control, based on study year 2013

**2013 Health and Vital Statistics Death Rate**  
**Per 1,000 Population for Counties of Tennessee, Residence (Data 2013)**

<b>JURISDICTION</b>	<b>NUMBER</b>	<b>RATE</b>
United States	2,956,993**	8.2**
Tennessee	63,199*	9.7*
Cannon County	164*	11.9*
Davidson County	5,077*	7.7*
Dekalb County	254*	13.3*
Rutherford County	1,596*	5.7*
Smith County	217*	11.4*
Trousdale County	72*	9.2*
Wilson County	994*	8.2*

Sources:

\*Tennessee Department of Health, Vital Statistics

\*\* Center for Disease Control, based on study year 2013

### 3. Income

Income expressed in various ways provides one overall indication of an area's economic effectiveness. Two measures of income, per capita personal income, and the combination of median family income/ median household income, are used to indicate, respectively, the County's position within the MSA and the relative level of well-being of the County's residents.

The table below reflects the per capita personal income for Wilson County in regard to the other MSA counties. The County's Personal income ranked 7<sup>th</sup> highest from 1970 to 1990 among the MSA counties, dropped to 8<sup>th</sup> in 2000, but rose to 3<sup>rd</sup> highest in 2010. The County has maintained a higher rating above the Nashville MSA average as well as the State average in personal income.

#### **Per Capita Personal Income MSA Counties (in dollars)**

County/State	1970	1980	1990	2000	2010
Cannon	2,492	6,563	13,596	21,602	29,382
Cheatham	3,038	7,906	14,314	24,047	32,003
Davidson	3,962	9,924	20,741	34,008	45,788
Dickson	2,912	7,744	14,937	23,832	29,846
Hickman	2,567	6,591	12,374	18,630	23,186
Macon	2,663	6,360	12,484	17,845	27,167
Robertson	2,926	7,117	14,958	24,733	31,933
Rutherford	2,704	8,088	17,033	25,953	31,197
Smith	2,608	7,673	14,394	20,829	29,770
Sumner	3,288	8,675	17,090	25,895	35,197
Trousdale	2,868	7,650	11,890	17,678	35,609
Williamson	3,646	11,296	24,548	39,906	56,871
<b>Wilson</b>	<b>3,222</b>	<b>8,847</b>	<b>16,943</b>	<b>26,515</b>	<b>37,084</b>
NASHVILLE MSA	2,992	8,033	15,792	24,728	29,236
TENNESSEE	3,189	8,319	16,808	25,946	35,103

Source: Tennessee Statistical Abstracts 1970-2000, U.S. Dept. of Commerce, Bureau of Economic Analysis, 2010

The table below reflects the median family income, and median household income for Wilson County in regards to the other MSA counties for 1989, 1999, and 2007, the most current data available. The County has maintained a rank of 8<sup>th</sup> highest among the 13 counties in median family and median household income. However, in 1999 and 2007, the County rose above the State average.

**Median Family/Median Household Income  
MSA Counties (in dollars)**

County/State	1989 Median Family Income	1989 Median Household Income	1999 Median Family Income	1999 Median Household Income	2007 Median Family Income	2007 Median Household Income	2010 Median Family Income	2010 Median Household Income
Cannon	27,481	22,847	38,424	32,809	40,354	39,123	44,786	36,742
Cheatham	33,373	30,778	49,143	45,836	55,770	52,090	61,482	53,337
Davidson	34,785	28,377	49,317	39,797	56,337	46,430	57,200	46,737
Dickson	28,792	24,419	45,575	39,056	54,613	45,968	57,200	44,201
Hickman	25,678	21,567	36,342	31,012	40,135	39,925	51,159	43,935
Macon	22,739	19,147	37,577	29,867	39,183	35,410	41,022	34,747
Robertson	32,341	28,687	49,412	43,174	55,811	50,528	59,088	50,759
Rutherford	36,035	30,878	53,553	46,312	60,958	51,307	65,013	54,433
Smith	27,393	23,255	41,645	35,625	40,354	43,701	52,585	43,580
Sumner	36,212	31,795	52,125	46,030	62,099	51,247	65,387	55,211
Trousdale	23,514	20,127	37,401	32,212	40,354	39,212	52,724	44,163
Williamson	48,322	43,615	78,315	69,104	97,688	83,924	102,246	89,063
<b>Wilson</b>	<b>36,761</b>	<b>32,852</b>	<b>56,650</b>	<b>50,140</b>	<b>68,236</b>	<b>60,154</b>	<b>64,528</b>	<b>59,987</b>
NASHVILLE MSA	31,802	27,564	48,114	41,613	54,760	49,155	59,570	50,530
TENNESSEE	29,546	24,807	43,517	36,360	51,438	42,389	52,889	42,661

Sources: *The Tennessee Higher Education System County Profiles 2009*, and *U.S. Census Bureau, 2007-2011 American Community Survey*

**4. Housing and Households.** Wilson County has had a steady increase of housing and housing types over the past thirty years. This section looks at housing structure types, but also population per households, occupancy rates, ownership versus rental trends, and new construction.

Housing structure types are classified into three basic categories: single-family, multi-family, and mobile home. *Single-family* is defined as a single detached house occupied by a single household. They make up about 81 percent of housing units, according to 2010 counts.

*Multi-family* is defined as a residential structure with more than one dwelling unit. This includes duplexes and triplexes, nursing homes, congregate care facilities and group housing. They make up 9.4 percent of total housing units.

*Mobile home* is defined as any manufactured housing unit that does not fall into the previous two categories. They make up 9.5 percent of the total housing units.

From 1990 to 2010 the total number of housing structures increased by 8,723 or 33%. From 2000 to 2010 the total number increased by 11,243 or 32%. In 1990 the total housing structures Wilson County were 26,198. Of this total: 20,687 were single-family or 79%; 2,349 were multi-

family or 9%; 3,162 were mobile homes and other, or 12%. In 2000, the total housing structures increased by 33% to 34,921, of which 27,733 were single-family or 79%; 3,229 were multi-family or 9.2%; 3,959 were mobile homes and other or 11.3%. By 2010, total housing structures increased at nearly the same rate as in 2000 by 28% to 44,802, of which 36,350 were single-family or 81.1%; 4,136 were multi-family or 9.2%; and 4,316 were mobile homes, or 9.6%.

Occupancy rates likewise varied over the past fifty years. During this time period, occupied housing units gradually increased percentage-wise per decade, achieving an occupancy rate of just over 93% in 2010. However, the average persons per household declined from 2.79 in 1990 to 2.65 in 2010. This average is expected to continue to gradually decline.

Owner-occupied rates versus owner-occupied has remained relatively stable from 1990 to 2000 at an 80% owner-occupied rate, but slightly decreased by 2010 to 79% owner-occupied. This decrease was in part due to a surge in apartment complexes in the midstate, resulting in a shift away from the homebuyer's market, the latter half of the last decade suffering significant reduction in home sales although the median and mean prices of existing and new homes continued to increase. Another factor in this shift is the national trend that young professionals are driving up the demand for housing that is closer to an urban core like Nashville/Davidson County and larger satellite cities like Lebanon and Mt. Juliet that can offer more walkability/biking incentives to jobs, restaurants, social venues, and athletic facilities that tend to be available more commonly in an urbanized area. Closer proximity to these activities can mean a lesser percentage of income that's dedicated to transportation costs.

In recent years, median household income in the MSA counties on average increased from 1999's median income \$41,613, but declined from \$54,760 in 2007 to \$50,530 in 2010. Wilson County's household income went from \$50,140 in 1999 to \$68,236 in 2007 and down to \$59,987 in 2010. Higher unemployment, foreclosures and stricter underwriting standards in recent years has pushed some households away from homeownership, which tightened the rental market and added to the shift towards renting over homeownership. This increasing demand in rental units has in turn driven the rental costs up. Contributing to this shift is the increase in percentage amount of income towards rental costs and mortgage costs.

**Median Value of Owner-occupied units and Median Rent of renter-occupied units  
MSA (in dollars)**

County/State	1970		1980		1990		2000		2010	
	Owner-occupied	Renter-occupied	Owner-occupied	Renter-occupied	Owner-occupied	Renter-occupied	Owner-occupied	Renter-occupied	Owner-occupied	Renter-occupied
Cannon	8,600	38	28,400	85	41,500	174	80,500	382	114,700	540
Cheatham	11,600	54	36,200	133	64,000	281	105,100	588	157,200	790
Davidson	15,800	81	44,900	196	76,000	359	114,200	615	166,300	798
Dickson	10,700	51	31,600	125	54,100	257	93,900	506	132,000	685
Hickman	7,200	40	26,000	106	43,200	199	75,900	430	102,900	596
Macon	10,000	39	27,800	108	36,600	170	65,900	364	92,300	545
Robertson	10,600	44	35,000	105	61,300	240	105,300	502	153,900	741
Rutherford	14,300	69	42,800	181	71,800	333	111,600	601	159,600	830
Smith	9,800	42	31,200	106	45,900	175	86,800	401	117,100	541
Sumner	16,200	55	46,800	193	73,900	339	121,000	594	171,800	787
Trousdale	9,800	38	30,100	149	41,900	187	78,300	452	112,500	619
Williamson	18,300	61	71,800	161	131,000	407	204,700	744	336,900	1,067
<b>Wilson</b>	<b>14,400</b>	<b>56</b>	<b>48,000</b>	<b>155</b>	<b>82,000</b>	<b>310</b>	<b>133,000</b>	<b>567</b>	<b>178,800</b>	<b>839</b>
NASHVILLE MSA	12,100	51	38,508	139	63,323	264	105,862	519	153,538	721
TENNESSEE	12,500	62	35,600	148	58,400	273	88,300	505	137,200	707

Sources: Tennessee Statistical Abstracts, 1977-2003, 2007-2011 American Community Survey, U.S. Census Bureau

**Mortgage and Rent as a Percentage of Household Income  
MSA Counties**

County/State	Gross Rent			Mortgage monthly owner cost		
	30% or more of household income			30% or more of household income		
	1999	2011	% Change	1999	2011	% Change
Cannon	28.6	32.7	14.3	16.9	42.3	150.3
Cheatham	31.6	60.6	91.8	20.7	30.8	48.8
Davidson	35.6	50.9	43.0	21.6	36.6	69.4
Dickson	34.5	50.2	45.5	17.1	33.3	94.7
Hickman	27.3	40.6	48.7	21.7	31.1	43.3
Macon	31.5	48.6	54.3	15.0	37.7	151.3
Robertson	31.0	45.6	47.1	21.2	33.5	58.0
Rutherford	40.2	49.3	22.6	19.0	28.0	47.4
Smith	29.7	50.4	69.7	19.5	26.3	34.9
Sumner	36.8	44.1	19.8	20.2	31.8	57.4
Trousdale	30.4	46.6	53.3	16.7	35.0	109.6
Williamson	32.2	45.1	40.1	20.6	28.8	39.8
<b>Wilson</b>	<b>33.5</b>	<b>49.7</b>	<b>48.4</b>	<b>18.3</b>	<b>29.5</b>	<b>61.2</b>
NASHVILLE MSA	32.5	47.3	45.5	19.1	32.6	70.7
TENNESSEE	34.1	50.3	47.5	19.7	32.5	65.0

Sources: 2000 Census and 2007-2011 American Community Survey, U.S. Census Bureau

### Mortgage Status of Owner-occupied units

County/State	Housing Units with a mortgage					Housing Units without a mortgage				
	<b>1999</b>	<b>%</b>	<b>2011</b>	<b>%</b>	<b>% Change</b>	<b>1999</b>	<b>%</b>	<b>2011</b>	<b>%</b>	<b>% Change</b>
Cannon	1,090	56.6	2,177	53.2	99.7	836	43.4	1,913	46.8	128.8
Cheatham	5,845	75.5	8,139	70.4	39.2	1,899	24.5	3,443	29.6	81.3
Davidson	83,416	71.9	105,381	73.1	26.3	32,597	28.1	38,832	26.9	19.1
Dickson	5,292	66.8	8,342	60.5	57.6	2,626	33.2	5,439	39.5	107.1
Hickman	2,084	59.9	3,775	52.3	81.1	1,395	40.1	3,438	47.7	146.5
Macon	1,762	53.8	3,033	49.6	72.1	1,513	46.2	3,077	50.4	103.4
Robertson	8,303	73.3	12,910	69.8	55.5	3,017	26.7	5,583	30.2	85.1
Rutherford	32,058	82.1	50,166	77.2	56.5	6,995	17.9	14,835	22.8	112.1
Smith	1,674	54.2	2,853	53.0	70.4	1,413	45.8	2,533	47.0	79.3
Sumner	22,240	74.2	31,494	71.6	41.6	7,719	25.8	12,510	28.4	62.1
Trousdale	575	54.8	1,279	57.4	122.4	475	45.2	949	42.6	99.8
Williamson	25,588	83.1	40,247	76.5	57.3	5,213	16.9	12,377	23.5	137.4
<b>Wilson</b>	<b>15,727</b>	<b>76.4</b>	<b>23,816</b>	<b>69.7</b>	<b>51.4</b>	<b>4,861</b>	<b>23.6</b>	<b>10,336</b>	<b>30.3</b>	<b>112.6</b>
<i>NASHVILLE MSA</i>	205,654	67.9	293,612	64.2	42.8	70,559	32.1	115,265	35.8	63.4
TENNESSEE	795,765	66.0	1,072,051	63.2	34.7	410,166	34.0	625,011	36.8	52.4

Sources: Tennessee Statistical Abstracts, 1977-2003, 2000 Census and 2007-2011 American Community Survey, U.S. Census Bureau

New construction rates have seen fluctuations over the past 13 years. A total of 5,943 permits for single-family, mobile home, and multi-family structures were issued between 2000 to June 2013. In 2001, the total number of new-built permits issued was 596, of which 405 were single-family structures. 2005 had the highest number of permits during this period at 701, 632 of which were single-family. Beginning in 2007, the number of permits began dropping, with the years 2008 thru 2010 seeing the sharpest drop in new-built residences by nearly 3/4 of the 2005 count. However, by 2011, the number of new-built permits slowly began to increase. This does not take into account the number of remodels and additions to existing homes, or conversions of commercial to residential and vice-a-versa. Additions to existing homes, multi-family, and mobile home permits likewise saw similar permit patterns.

**Number of Housing Units  
Wilson County**

<b>Year</b>	<b>Total Number of Housing Units</b>	<b>Total Occupied</b>	<b>Owner-Occupied</b>	<b>Renter-Occupied</b>	<b>Vacant</b>
<b>1970</b>	12,900	11,661	8,522	3,144	1,001
<b>1980</b>	20,135	18,863	15,027	3,836	1,181
<b>1990</b>	26,198	24,070	19,379	4,691	2,128
<b>2000</b>	34,921	32,798	26,707	6,091	2,123
<b>2010</b>	44,802	42,183	34,152	8,031	2,619

Sources: Tennessee Statistical Abstracts 1970-2000, UT Center for Business & Economic Research (CBER), U.S. Census Bureau 2000 & 2010 Census, 2007-2011 Selected Housing Characteristics

**Number of Housing Units  
Watertown**

<b>Year</b>	<b>Total Number of Housing Units</b>	<b>Total Occupied</b>	<b>Owner-Occupied</b>	<b>Renter-Occupied</b>	<b>Vacant</b>
<b>1970</b>	450	N/A	N/A	N/A	N/A
<b>1980</b>	573	N/A	N/A	N/A	N/A
<b>1990</b>	566	510	399	111	56
<b>2000</b>	598	542	389	153	56
<b>2010</b>	717	609	452	157	108

Sources: Tennessee Statistical Abstracts 1970-2000, UT Center for Business & Economic Research (CBER), U.S. Census Bureau 2000 & 2010 Census, Mid-Cumberland Council of Governments, 1981 Wilson County Community Profile, 2007-2011 Selected Housing Characteristics

**Types of Structures  
Wilson County**

Year	Persons in Households	Persons per Household	Type of Structure					Median value of owner-occupied units	Median rent of renter-occupied units
			Single-Family	2 to 9 units	10 or more units	Mobile Home	Other		
1970	36,811	3.2	10,638	1,305*	-	2,451		\$14,000	\$56
1980	55,504	2.94	16,888	1,427	222	1,507	0	\$48,000	\$155
1990	67,110	2.79	20,687	1,940	409	3,006	156	\$82,000	\$310
2000	87,661	2.67	27,733	2,455	774	3,889	70	\$136,600	\$567
2010	112,792	2.65	36,350	2,872	1,264	4,291	25	\$178,800	\$839

Sources: Tennessee Statistical Abstracts 1970-2000, UT Center for Business & Economic Research (CBER), U.S. Census Bureau 2000 & 2010 Census, 2007-2011 Selected Housing Characteristics

\* 1970 figures for 2 to 9 units includes 10 or more units as "2 or more units"

**Types of Structures  
Watertown**

Year	Persons in Households	Persons per Household	Type of Structure				Mobile Home And Other	Median value of owner-occupied units	Median rent of renter-occupied units
			Single-Family	2 to 9 units	10 or more units				
1970	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1980	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1990	1,250	2.45	471	39	0	56	\$38,100	\$237	
2000	1,358	2.51	495	49	2	52	\$73,000	\$500	
2010	1,475	2.63	560	64	3	90	\$100,000	\$670	

Sources: Tennessee Statistical Abstracts 1970-2000, UT Center for Business & Economic Research (CBER), U.S. Census Bureau 2000 & 2010 Census, 2007-2011 Selected Housing Characteristics

**Age of Housing  
Wilson County and Watertown**

County	Total housing units	Year Structure was built (as percentage)								
		2005 or later	2000-2004	1990-1999	1980-1989	1970-1979	1960-1969	1950-1959	1940-1949	1939 or earlier
Wilson	44,802	12.9%	14.7%	22.7%	16.4%	14.1%	8.2%	4.8%	2.7%	3.5%
Watertown	717	3.6%	5.2%	13.4%	11.2%	11.0%	13.5%	11.0%	9.3%	21.8%

Source: U.S. Census Bureau 2010 Census, 2007-2011 Selected Housing Characteristics

## 5. Income and affordability

The county, much like other communities in the Midstate, is experiencing a shortfall in workforce housing options. Many of the responses in the survey felt that the development pressures on the area had driven prices beyond the \$80,000-\$100,000 range making it difficult for first-time home buyers to afford housing in the area. They also felt that the lack of diverse housing options has attributed to the rise in property values and rental rates. The lack of affordable homes and rentals for the workforce has diminished the County's ability to maintain an adequate workforce for attracting new industrial and commercial opportunities. The workforce has little to no option but to live further away from their places of employment and commute, which can impact personal household income. According to the Tennessee Housing Development Agency (THDA), Affordable workforce Housing is defined as housing that costs 30 percent or less than the estimated median household income for households earning 60 percent or less of the median household income. In 2011, approximately half of renter households in the Nashville Metropolitan Statistical Area (MSA) are considered cost-burdened, which means they pay more than 30% of their income to rent. This compares to owner households spending more than 30% on mortgage, which is approximately 33% in the MSA. As a result, households may elect to live further from their workplace, perhaps in the next County or City, which requires more of their expenditures to be contributed to the commute in fuel cost and maintenance, leaving less of their income for other expenditures.

In recent years, median household income in the MSA counties on average increased from 1999's median income \$41,613, but declined from \$54,760 in 2007 to \$50,530 in 2010. Wilson County's household income went from \$50,140 in 1999 to \$68,236 in 2007 and down to \$59,987 in 2010, compared to the county's median income increase from \$70,102 to \$73,512.

<b>Mortgage and Rent as a Percentage of Household Income Nashville MSA</b>						
<b>County/State</b>	<b>Gross Rent</b>			<b>Mortgage monthly owner cost</b>		
	<b>30% or more of household income</b>			<b>30% or more of household income</b>		
	<b>1999</b>	<b>2011</b>	<b>% Change</b>	<b>1999</b>	<b>2011</b>	<b>% Change</b>
Cannon	28.6	32.7	14.3	16.9	42.3	150.3
Cheatham	31.6	60.6	91.8	20.7	30.8	48.8
Davidson	35.6	50.9	43.0	21.6	36.6	69.4
Dickson	34.5	50.2	45.5	17.1	33.3	94.7
Hickman	27.3	40.6	48.7	21.7	31.1	43.3
Macon	31.5	48.6	54.3	15.0	37.7	151.3
Robertson	31.0	45.6	47.1	21.2	33.5	58.0
Rutherford	40.2	49.3	22.6	19.0	28.0	47.4
Smith	29.7	50.4	69.7	19.5	26.3	34.9
Sumner	36.8	44.1	19.8	20.2	31.8	57.4
Trousdale	30.4	46.6	53.3	16.7	35.0	109.6
Williamson	32.2	45.1	40.1	20.6	28.8	39.8
<b>Wilson</b>	<b>33.5</b>	<b>49.7</b>	<b>48.4</b>	<b>18.3</b>	<b>29.5</b>	<b>61.2</b>
<i>NASHVILLE MSA</i>	32.5	47.3	45.5	19.1	32.6	70.7
TENNESSEE	34.1	50.3	47.5	19.7	32.5	65.0

*Sources:* 2000 Census and 2007-2011 American Community Survey, U.S. Census Bureau

Higher unemployment, foreclosures and stricter underwriting standards in recent years had pushed some households away from homeownership, which tightened the rental market and added to the shift towards renting over homeownership. This increasing demand in rental units in turn drove the rental costs up. In 2014, approximately 2,116 housing units were in rental space, compared to 2010's being 1,349 housing units, an increase of just over 36%.

The increase in owner housing units also increased but at half the rate (*approximately 7,659 units in 2014 versus 6,458 units in 2010, a 16% increase.*) Contributing to this shift is the increase in percentage amount of income towards rental costs and mortgage costs. In 2010, 30% or more of household income towards paying rent for housing in the county was an average of 49.4% which stayed virtually the same by 2014. Of owner-occupied units, it was at 22% in 2010 with homeowner mortgage payments, while just over 21% by 2014. Those making less than \$50,000 in annual salary make up the majority of renters in Mt. Juliet, spending 30% or more of their income for housing in both 2010 and 2014 reports, while those making greater than \$50,000 make up the majority of homeowners, and spend less than 30% of their income on housing. With the more recent upswing in the economy, and more building permits issued in the past 4 years, it is anticipated to see resurgence in home ownership as well as rental properties in Mt. Juliet.

A recent report from the National Association of Realtors indicates that approximately 33 percent of homes sold in 2014 were purchased by first-time buyers. Factors such as rising home prices are not keeping first-time buyers out of the market. In July 2012, the median price of a house in the Nashville region was \$181,250, according to the Greater Nashville Association of Realtors. In mid-2015, the median price for a home was \$234,900.

Instead of being discouraged by rising prices, many first-time buyers see home ownership as a better investment than paying monthly rent, which has also gone up. The average monthly rent for an apartment within 10 miles of Nashville was \$1,301 in May 2015. Compared to May 2012, the average rent was \$977. It's possible to buy a \$170,000 house and have a monthly payment of \$1,210. A \$200,000 house would have a payment of about \$1,400. These monthly payments would be available to someone participating in the Great Choice Loan Program offered by the THDA, which helps people with "moderate, middle incomes" buy a house. This program offers 30-year fixed-rate loans to qualified first-time buyers, military veterans in 55 Tennessee counties, repeat homebuyers, with down payment assistance worth up to 4 percent of the home's price. According to THDA, the typical THDA customer is a first-time buyer with income of \$70,000 and a credit score above 680 and borrowing an average of \$125,000. A recent news source quoted a first-time homebuyer in Mt. Juliet. By finding THDA by "googling down payment assistance," the home was recently purchased in Mt. Juliet after saving money and establishing credit for years renting a mobile home for just \$650 per month. –Source: *The Tennessean*, article from the August 20, 2015 edition.

It is recommended that the County work to encourage developers to increase the supply of workforce housing to provide for housing choices for its anticipated workforce. In an effort to achieve this, it is recommended that a combination of infill, housing rehabilitation/redevelopment, and new land be made available within the county's targeted areas for residential growth, particularly areas already served by adequate utilities and roadways with sufficient capacity such as older developed areas of the county, thus reducing the cost to the county. Clustering and planned developments should be encouraged, which can effectively reduce demand on infrastructure, if designed carefully, achieve land conservation, and gain higher densities.

The County should also consider a more thorough housing study which would include identifying targeted areas for new development, redevelopment, and infill, specifying policy goals (example goals could include workforce housing options, transit-oriented development incentives), and implementation measures in order to capitalize on THDA's tax credit grant opportunities. This study could be executed through a Community Revitalization Plan. These methods consolidate costs for providing services and development costs, resulting in more economically sound growth.

<i>Property Tax Rates for Surrounding Counties and County Seats</i>						
			<b>RATES</b>			
<b>COUNTY</b>	<b>COUNTY</b>	<b>SPECIAL SCHOOL DISTRICT/ FIRE DISTRICT</b>	<b>COUNTY RATE*</b>	<b>COUNTY RATE*</b>	<b>SSD/FIRE*</b>	<b>TOTAL</b>
Cannon	Woodbury		\$2.53	\$1.06		\$3.59
Davidson	Nashville		\$3.92	\$0.592		\$4.516
Dekalb	Smithville		\$1.62	\$0.649		\$2.269
Rutherford	Murfreesboro		\$2.4867	\$1.2066		\$3.6933
Smith	Carthage		\$2.32	\$0.9704		\$3.2904
Trousdale	Hartsville		\$3.12	\$1.1399		\$4.2599
Wilson	Lebanon	SSD	\$2.5704	\$0.6075	\$0.45	\$3.6279
Wilson	Mt. Juliet	FD	\$2.5704	\$0.200		\$2.7704

*Source:* \*Tennessee Comptroller, Division of Property Assessment, 2014 Tax Rate. Rate per \$100 of assessment

## 6. Employment

Current employment data from the U.S. Census Bureau shows the majority of residents are employed in the fields of education, health care, and social services. Many residents also work in retail trade. Comparative data (Table 1) using 05-09 and 09-13 Census Bureau ACS data shows a major employment increase in public administration, at 118.5%. Arts, entertainment, and food services account for a 52.2% increase, followed by retail trade at 51.7%. Decreases in employment were also evident in the data, including 210 less people working in the field of transportation, warehousing, and utilities, 28.5% less than in the 05-09 ACS survey. Construction and wholesale trade also experienced significant decreases.

In terms of future growth, increases would likely level off for public administration, but remain strong in retail trade and the service industry. Given the recent industrial growth within Mt. Juliet, manufacturing and warehousing should see increased employment trends. Education, health care, and social assistance typically will continue a steady increase. Construction employment tends to be volatile, but will likely see more residents employed in the field due to the surge in the economy and local growth in the county. Sectors such as agriculture are expected to have fewer residents in the field as a result of less open space to farm.

While economic development can be viewed in terms of population, income, and employment, another measure of economic growth lies with the spending habits of the population. Retail sales trends can show what the population spends their income on besides transportation and housing.

<b>Labor Force (LF), Number Employed (#), &amp; Unemployment Rate (UR) MSA Counties 2000-2012</b>				
	<b>2000 to 2001</b>		<b>2011 to 2012</b>	
	<b>LF / # / UR</b>	<b>LF / # / UR</b>	<b>LF / # / UR</b>	<b>LF / # / UR</b>
Cannon	5,030 / 4,820 / 4.2%	5,150 / 4,900 / 4.9%	6,535 / 5,943 / 9.0%	6,606 / 6,123 / 7.3%
Cheatham	19,750 / 19,300 / 2.3%	20,030 / 19,470 / 2.8%	20,444 / 18,668 / 8.7%	20,733 / 19,233 / 7.2%
Davidson	304,950 / 296,100 / 2.9%	308,190 / 298,690 / 3.1%	330,838 / 303,571 / 8.2%	335,020 / 312,761 / 6.6%
Dickson	22,020 / 21,230 / 3.6% (#6)	22,350 / 21,410 / 4.2% (#7)	24,830 / 22,412 / 9.7%	25,126 / 23,091 / 8.1%
Hickman	7,680 / 7,340 / 4.4%	7,980 / 7,530 / 5.6%	10,414 / 9,285 / 10.8%	10,533 / 9,566 / 9.2%
Macon	8,810 / 8,460 / 4.0%	8,940 / 8,300 / 7.2%	10,884 / 9,803 / 9.9%	11,009 / 10,100 / 8.3%
Robertson	29,440 / 28,400 / 3.5%	29,890 / 28,650 / 4.1%	34,635 / 31,725 / 8.4%	35,167 / 32,686 / 7.1%
Rutherford	97,890 / 95,040 / 2.9%	99,420 / 95,870 / 3.6%	144,066 / 132,515 / 8.0%	145,966 / 136,526 / 6.5%
Smith	9,440 / 9,030 / 4.3%	9,370 / 8,910 / 4.9%	9,202 / 8,322 / 9.6%	9,274 / 8,575 / 7.5%
Sumner	69,810 / 67,680 / 3.1%	71,470 / 68,270 / 4.5%	84,135 / 77,315 / 8.1%	85,354 / 79,656 / 6.7%
Trousdale	2,040 / 1,940 / 4.9%	2,060 / 1,850 / 10.2%	3,728 / 3,327 / 10.8%	3,731 / 3,428 / 8.1%
Williamson	69,160 / 67,880 / 1.9%	70,010 / 68,470 / 2.2%	97,388 / 91,239 / 6.3%	99,322 / 94,000 / 5.4%
<b>Wilson</b>	<b>48,410 / 46,930 / 3.1% (t#5)</b>	<b>49,080 / 47,340 / 3.5% (#4)</b>	<b>61,982 / 57,217 / 7.7% (#2)</b>	<b>63,000 / 58,950 / 6.4% (#2)</b>
<b>Tennessee</b>	<b>2,798,400 / 2,688,200 / 3.9%</b>	<b>2,817,700 / 2,691,700 / 4.5%</b>	<b>3,099,921 / 2,846,247 / 8.2%</b>	<b>3,118,223 / 2,827,916 / 9.3%</b>
<i>Sources:</i> Tennessee Statistical Abstract 2000 and 2012 Business and Economic Research Center, Jones College of Business, Middle Tennessee State University.				

The past four decades have shown a lower than average unemployment rate for Wilson County as compared to other MSA counties and the State average. The table below shows the labor force and employment numbers and unemployment rates for each of the MSA counties over the past decade along with the State's numbers and rates. With the downturn of the national economy in the past several years, the unemployment rate for Wilson County and the MSA counties steadily climbed; although in 2011 & 2012 the county achieved its best ranking as 2<sup>nd</sup> lowest unemployment rate. At the time of this analysis, for January 2014, Wilson County's Labor Force was 62,456, of which 59,119 were employed, resulting in a 5.3% unemployment rate, compared to a 7.0% rate the year before.

**Wilson County, Tennessee – Employment Industry by Work Category**

<b>SUBJECT*</b>	<b>2006-2010* ESTIMATES</b>	<b>2010-2014* ESTIMATES</b>	<b>2010-2014 CHANGE (#)</b>
<b>Civilian Employed Occupation 16 years and over</b>	<b>11,359</b>	<b>13,279</b>	<b>1920</b>
Agricultural, Forestry, Fishing, Hunting & Mining	52	51	-1
Construction	721	698	-23
Manufacturing	1,160	1,137	-23
Wholesale Trade	664	510	-154
Retail Trade	1,297	1,920	623
Transportation and Warehousing and Utilities	525	549	24
Information	510	353	-157
Finance & Insurance, Real Estate and Rental Land Leasing	869	1,131	262
Professional, Scientific and Management & Administrative and Waste Management Services	909	1,687	778
Education Services and Health Care & Social Assistance	2,782	2,649	-133
Arts, Entertainment & Recreation and Accommodation and Food Services	973	1,272	299
Other Service, except Public Administrative	521	703	182
Public Administrative	376	619	243

*Source:* \*US Census Bureau American Community Survey 5-year Estimates

<b>Projected Employment for Wilson County 2020-2040</b>			
<b>Type of Occupation</b>	<b>2020 # / %</b>	<b>2030 # / %</b>	<b>2040 # / %</b>
Farming, forestry, fishing & other	1,890 / 2.9%	1,970 / 2.4%	2,040 / 2.0%
Construction & extraction	4,840 / 7.4%	6,050 / 7.3%	7,540 / 7.3%
Utilities	140 / 0.2%	140 / 0.2%	140 / 0.1%
Manufacturing	4,010 / 6.1%	3,820 / 4.6%	3,630 / 3.5%
Retail & wholesale trade	13,180 / 20.1%	17,660 / 21.4%	23,200 / 22.4%
Transportation & warehousing	2,600 / 4.0%	3,100 / 3.8%	3,630 / 3.5%
Information, professional, & tech services	5,050 / 7.7%	7,300 / 8.9%	10,460 / 10.1%
Finance & insurance	2,540 / 3.9%	3,280 / 4.0%	4,190 / 4.1%
Real estate, rental, & lease	3,430 / 5.2%	4,580 / 5.6%	6,080 / 5.9%
Management & enterprises	610 / 0.9%	570 / 0.7%	490 / 0.5%
Administrative & waste services	4,170 / 6.4%	5,150 / 6.2%	6,090 / 5.9%
Educational services	1,150 / 1.8%	1,370 / 1.7%	1,600 / 1.5%
Health care & social assistance	5,810 / 8.9%	7,970 / 9.7%	10,670 / 10.3%
Arts, entertainment, & recreation	1,500 / 2.3%	1,920 / 2.3%	2,450 / 2.4%
Accommodation & food services	4,320 / 6.6%	4,900 / 5.9%	5,450 / 5.3%
Other services	4,250 / 6.5%	5,540 / 6.7%	7,120 / 6.9%
Government	5,920 / 9.0%	7,160 / 8.7%	8,590 / 8.3%
<b>Total Employees</b>	<b>65,420 / 100%</b>	<b>82,490 / 100%</b>	<b>103,360 / 100%</b>
The Manufacturing sector consists of jobs in construction, extraction, utilities, and manufacturing; the Farming sector consists of jobs in farming, forestry, and fishing; the Government sector consists of jobs at the Federal, State, and local levels; and the Services sector consists of all remaining jobs combined.			
<i>Source: Woods and Poole, 2014</i>			

<b>Projected Employment and % Employment in Nashville MSA 2020-2040</b>			
<b>County</b>	<b>2020</b>	<b>2030</b>	<b>2040</b>
Cannon	6,110 / 0.5%	6,860 / 0.5%	7,630 / 0.4%
Cheatham	18,090 / 1.5%	21,360 / 1.5%	25,120 / 1.4%
Davidson	619,860 / 51.5%	717,930 / 49.3%	832,360 / 47.0%
Dickson	27,040 / 2.2%	31,700 / 2.2%	36,840 / 2.1%
Hickman	7,020 / 0.6%	7,570 / 0.5%	8,170 / 0.5%
Macon	9,630 / 0.8%	10,730 / 0.7%	11,970 / 0.7%
Robertson	32,170 / 2.7%	38,260 / 2.6%	45,370 / 2.6%
Rutherford	163,070 / 13.6%	204,290 / 14.0%	256,540 / 14.5%
Smith	8,570 / 0.7%	9,340 / 0.6%	10,160 / 0.6%
Sumner	67,650 / 5.6%	80,970 / 5.6%	96,170 / 5.4%
Trousdale	6,660 / 0.6%	7,710 / 0.5%	8,930 / 0.5%
Williamson	171,340 / 14.2%	238,410 / 16.4%	328,730 / 18.6%
<b>Wilson</b>	<b>65,420 / 5.4%</b>	<b>82,490 / 5.7%</b>	<b>103,360 / 5.8%</b>
<b>Total MSA</b>	<b>1,202,630 / 100%</b>	<b>1,457,620 / 100%</b>	<b>1,771,350 / 100%</b>
<i>Source: Woods and Poole, 2014</i>			

<b>Projected Retail Sales—Wilson County to 2040 (in millions of dollars)</b>			
	<b>2020</b>	<b>2030</b>	<b>2040</b>
<b>Motor vehicles &amp; parts</b>	58.4	61.3	128.1
<b>Furniture &amp; home furnishings</b>	6.6	7.5	10.6
<b>Electronics &amp; appliance stores</b>	2.9	3.2	4.3
<b>Building materials &amp; garden</b>	16.6	31.6	48.2
<b>Food &amp; beverage stores</b>	52.8	79.8	93.8
<b>Health &amp; personal care</b>	7.5	10.1	18.8
<b>Gasoline stations</b>	39.7	94.3	100.7
<b>Clothing &amp; accessories</b>	12.9	15.1	16.9
<b>Sporting goods, hobby, books</b>	4.0	5.46	10.4
<b>General merchandise stores</b>	14.2	20.1	37.6
<b>Miscellaneous stores</b>	6.4	5.9	11.1
<b>Nonstore retailers</b>	3.5	3.3	6.1
<b>Eating &amp; drinking places</b>	15.8	24.6	50.8
<b><i>Total retail sales</i></b>	<b>241.4</b>	<b>362.2</b>	<b>537.3</b>
<i>Source: Woods and Poole 2014</i>			

## 7. Commuting Patterns and Transportation

*Using Mt. Juliet map as example, calculate commute times from the different areas of the County*

### **Additional Plans and Resources**

Wilson County Board of Education's Adopted Plan for Growth  
Wilson County Subdivision Regulations  
Wilson County Zoning Ordinance  
Wilson County Road Standards  
Wilson County Stormwater Regulations  
Wilson Emergency Management Agency Hazard Mitigation Plan