



**Rutherford County  
Comprehensive Plan  
Existing Conditions  
Report**

**September 1, 2009**



Rutherford County, Tennessee



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## PART I. EXISTING CONDITIONS

### Introduction

Before Rutherford County can determine how it wants to look and function in the future, we need to assess where it is now. The purpose of preparing an existing conditions report is to present a factual and conceptual foundation upon which the rest of the Comprehensive Plan is built.

The first part of the development of the Comprehensive Plan is to assess data and information about Rutherford County, including areas within the Urban Growth Boundary. This Community Assessment includes:

- An analysis of existing development patterns;
- An evaluation of current community plans, policies, activities, and development patterns to ensure there is consistency between all the various documents;
- An evaluation of historic development patterns and community characteristics that define the places and resources that make the County unique;
- An analysis of data and information to check the validity of the above evaluations and the potential issues and opportunities; and
- A list of potential issues and opportunities Rutherford County may wish to take action to address.

An inventory of existing conditions in Rutherford County is essential to establishing a solid baseline from which to plan for the future. This step includes taking an inventory of the existing conditions of the community's population and employment trends and projections, and other demographic characteristics. An existing conditions analysis was conducted for each element of the Comprehensive Plan including: an inventory of existing land use; infrastructure including transportation systems and utilities; community facilities and services; and agricultural, natural and cultural resources.





## 1.0 People

### 1.1 State Trends

Based on figures compiled by the US Census Bureau, Rutherford County and its municipalities have a current combined 2008 population of 249,270, thus placing Rutherford as the fifth highest of Tennessee's counties by population (see Table 1-1). With combined municipal populations of 165,637 (based on certified populations by the State of Tennessee), unincorporated Rutherford County contains 83,633 residents.

<b>TABLE 1-1: POPULATION: 20 LARGEST TENNESSEE COUNTIES</b>		
<b>COUNTY</b>	<b>2000</b>	<b>2008 (est.)</b>
<b>TENNESSEE</b>	<b>5,689,283</b>	<b>6,214,888</b>
Shelby County	897,472	906,825
Davidson County	569,891	626,144
Knox County	382,032	430,019
Hamilton County	307,896	332,848
<b>Rutherford County</b>	<b>182,023</b>	<b>249,270</b>
Williamson County	126,638	171,452
Sumner County	130,449	155,474
Montgomery County	134,768	154,756
Sullivan County	153,048	153,900
Blount County	105,823	121,511
Washington County	107,198	118,639
Wilson County	88,809	109,803
Bradley County	87,965	96,472
Madison County	91,837	96,376
Sevier County	71,170	84,835
Maury County	69,498	81,938
Anderson County	71,330	74,169
Putnam County	62,315	71,160
Greene County	62,909	66,157
Robertson County	54,433	64,898



1.2 Rutherford County and the Nashville Region

Rutherford County as a whole has experienced tremendous growth in every decade since 1970. The County has grown 319% since 1970, based on the estimated 2008 population. By comparison, the State of Tennessee has increased 58% in the same period. Growth in Davidson County and its contiguous counties has been steady since 1980. Table 1-2 shows the increase in the region as a whole, and the individual county population changes. For comparison purposes, Rutherford County is reviewed against Wilson County, Williamson County, Sumner County, Robertson County, Montgomery County, Cheatham County and Davidson County. In terms of each County as a percent of the total region, Rutherford County has seen the most dramatic increases, both in absolute numbers and in percent of the region. From 1980 to the most recent 2008 US Census estimates, Rutherford County has increased its population by more than 165,000 persons, or a percent increase of almost 200%. Neighboring Williamson County has also seen a similar rate of growth, albeit with slightly smaller absolute numbers, but still more than tripled their 1980 population. The other counties that were evaluated experienced growth that ranged from 75% to over 95% of their 1980 population. Metropolitan Davidson County has grown as well, but not at the pace of its satellite counties. By contrast, Tennessee's growth over the same period was 35.37%.

**TABLE 1-2: POPULATION CHANGE AND RATE OF GROWTH**

	1980 Population	% Change	1990 Population	% Change	2000 Population	% Change	2008 Population	% Change 1980-2008
<b>Rutherford County</b>	<b>84,058</b>	<b>41.06%</b>	<b>118,570</b>	<b>53.52%</b>	<b>182,023</b>	<b>36.94%</b>	<b>249,270</b>	<b>196.55%</b>
Wilson County	56,064	20.71%	67,675	31.23%	88,809	23.64%	109,803	96.85%
Williamson County	58,108	39.43%	81,021	56.30%	126,638	35.39%	171,452	195.06%
Sumner County	85,790	20.39%	103,281	26.30%	130,449	19.18%	155,474	81.23%
Robertson County	37,021	12.08%	41,494	31.18%	54,433	19.23%	64,898	75.30%
Montgomery County	83,342	20.59%	100,498	34.10%	134,768	14.83%	154,756	85.69%
Cheatham County	21,616	25.26%	27,140	32.32%	35,912	9.70%	39,396	82.25%
Davidson County	477,811	6.90%	510,784	11.57%	569,891	9.87%	626,144	31.04%
<b>Tennessee</b>	<b>4,591,120</b>	<b>6.23%</b>	<b>4,877,185</b>	<b>16.65%</b>	<b>5,689,283</b>	<b>9.24%</b>	<b>6,214,888</b>	<b>35.37%</b>

1.3 Rutherford County and Municipalities

These growth figures lead to a trend line that suggests Rutherford County remains on track as one of the fastest growing counties in the nation and the fastest growing county in Tennessee. Leading credence to that trend is a recent report, issued in May 2009 by the US Census Bureau, which placed Rutherford County as the 57<sup>th</sup> fastest growing county in the United States at the time of the report, and first in growth in Tennessee.



Rutherford County is home to four municipalities: Murfreesboro (the County seat), LaVergne, Smyrna, and Eagleville. Each of these municipalities has seen population increases. Table 1-3 below shows all Rutherford County municipalities and their population history since 1970. As the county seat, Murfreesboro has been the largest city in the County, and with the special census of 2007, crossed the 100,000 person threshold to a population of 100,575. This number represents a 46% increase over the 2000 population. Both Smyrna and LaVergne, located between Murfreesboro and the Davidson County border, have experienced growth rates of 568% to 835% respectively over the period from 1970-2008. Even Eagleville, tiny by comparison, maintained a positive growth rate during the period despite its isolation from the other incorporated areas.

**TABLE 1-3: RUTHERFORD COUNTY AND MUNICIPALITIES POPULATION HISTORY 1970-2008**

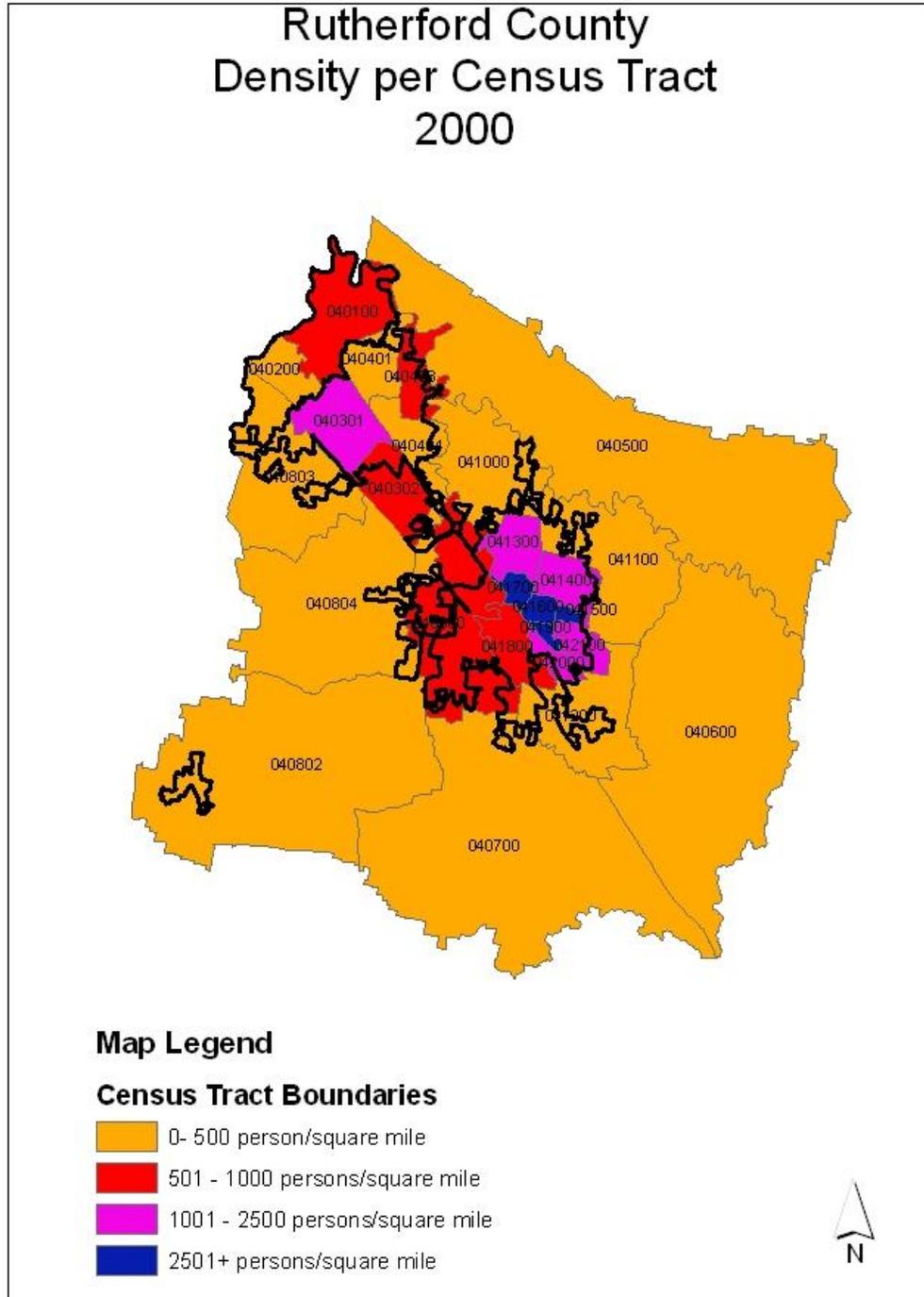
	1970	% Change	1980	% Change	1990	% Change	2000	% Change	2008	1970- 2008
Murfreesboro	26,360	<b>24.60%</b>	32,845	<b>36.77%</b>	44,922	<b>53.19%</b>	68,816	<b>46.15%</b>	100,575	281.54%
Smyrna	5,698	<b>55.12%</b>	8,839	<b>54.40%</b>	13,647	<b>87.36%</b>	25,569	<b>48.90%</b>	38,073	568.18%
LaVergne	2,825	<b>94.51%</b>	5,495	<b>36.47%</b>	7,499	<b>149.19%</b>	18,687	<b>41.42%</b>	26,427	835.47%
Eagleville	437	<b>1.60%</b>	444	<b>4.05%</b>	462	<b>0.43%</b>	464	<b>21.12%</b>	562	28.60%
Rutherford Whole	59,428	<b>41.45%</b>	84,058	<b>41.06%</b>	118,570	<b>53.52%</b>	182,023	<b>36.94%</b>	249,270	319.45%
Rutherford Unincorporated	24,108	<b>51.13%</b>	36,435	<b>42.83%</b>	52,040	<b>31.60%</b>	68,487	<b>22.12%</b>	83,633	246.91%
Tennessee	3,926,018	<b>16.94%</b>	4,591,120	<b>6.23%</b>	4,877,185	<b>16.65%</b>	5,689,283	<b>9.24%</b>	6,214,888	58.30%
Unincorporated as % of total	40.57		43.35		43.89		37.63		33.55	

Of interest is the unincorporated portion of Rutherford County, which is the portion of the population not directly under the jurisdiction of any city or town in the County. In unincorporated Rutherford County, density per square mile is 163.27, based on 2008 population estimates, compared to 407.3 for the entire County. The density figure is an average, but even then, parts of the county have grown to be more dense than other areas. An analysis by census tract shows that, as expected, the census tracts with the greatest population density are those along I-24, in the Murfreesboro / LaVergne / Smyrna corridor.

Density, expressed on the next page in Figure 1-1 as population per square mile, increases from a low of 49 persons per square mile in the southeast areas of the county and 80 persons per square mile in the Eagleville area, to the 499 to 996 persons per square mile range in the LaVergne and Smyrna tracts, to the highest densities of 2,091 to 5,322 persons per square mile in Murfreesboro and its immediate vicinity.



Figure 1-1





Within the Nashville region, other counties have also shown increases in density, per Table 1-4 below. While Davidson County remains the most population-dense county by far, Rutherford County has surpassed all other comparison counties since 1980 in its population density per square mile.

<b>TABLE 1-4: CHANGES IN POPULATION DENSITY BY SELECTED COUNTY, 1980-2000</b>				
<b>COUNTY</b>	<b>LAND AREA IN SQUARE MILES</b>	<b>1980 POPULATION PER SQUARE MILE</b>	<b>1990 POPULATION PER SQUARE MILE</b>	<b>2000 POPULATION PER SQUARE MILE</b>
Cheatham County	305	70.9	89	117.7
Davidson County	508	940.6	1006.5	1121.8
Montgomery County	539	154.6	186.5	250
Robertson County	476	77.8	87.2	114.4
<b>Rutherford County</b>	<b>612</b>	<b>137.4</b>	<b>193.7</b>	<b>297.4</b>
Sumner County	534	160.7	193.4	244.3
Williamson County	593	98	136.6	213.6
Wilson County	567	98.9	119.4	156.6
TENNESSEE	41328	111.1	118	137.7

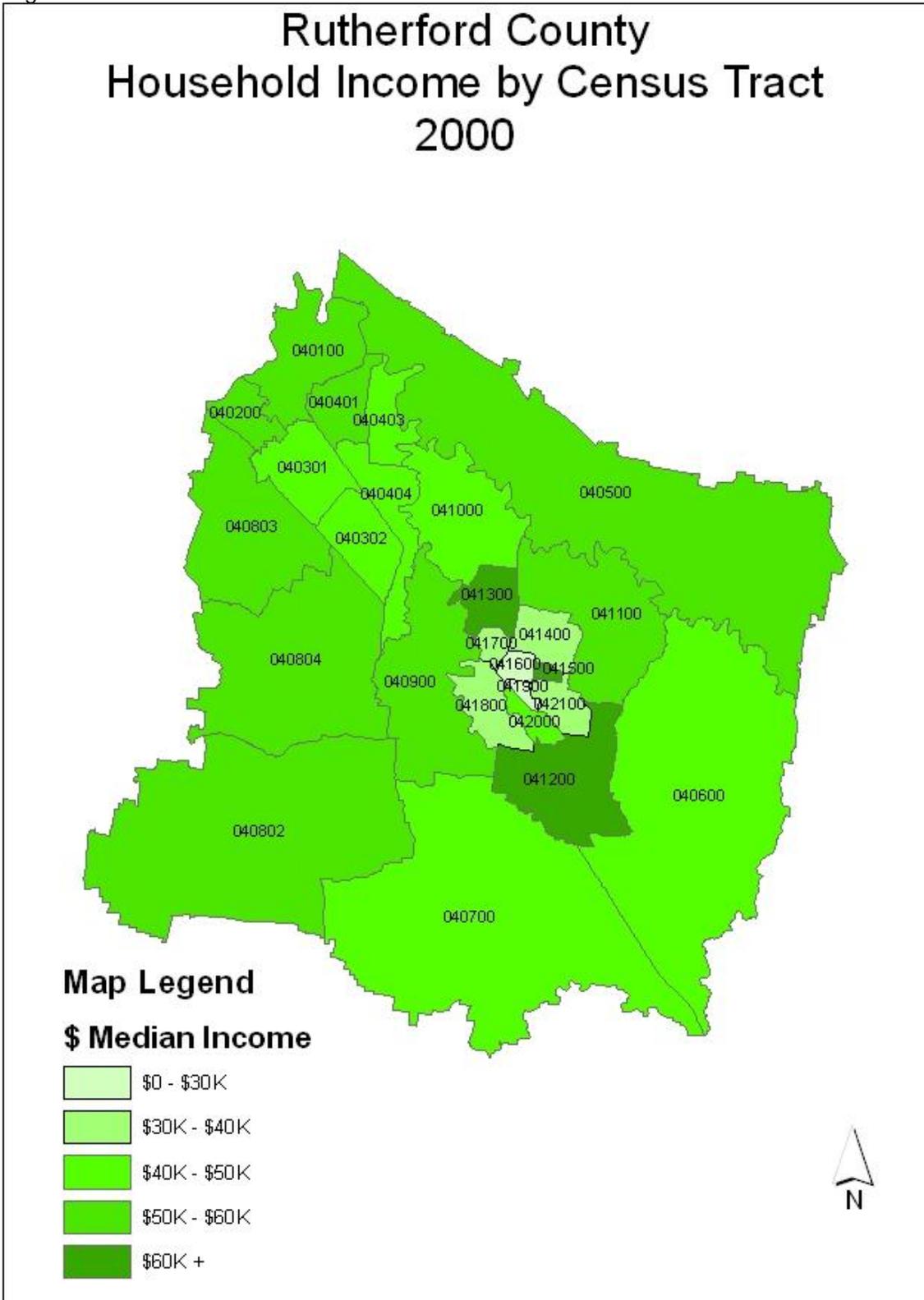
1.4 Income

Households within Rutherford County and the selected comparison counties have experienced an increase in average household income, but also a corresponding increase in the population whose income is below poverty level. Figure 1-2 shows Household Income by census tract from 2000. Table 1-5 gives the most recent census estimates (2007) for number of total households, their median income, and the percent of the total population living below poverty level. As a quick comparison, figures compiled from 2002 are also provided (Table 1-6) and show the increasing number of those living below poverty despite rising household incomes.

Within Rutherford County, the distribution of household incomes from high to low by census tract (Figure 1-2) shows a clustering of both the highest and lowest household incomes within Murfreesboro, while mid-range to high income households are in the remainder of the county, especially around the LaVergne and Smyrna tracts.



Figure 1-2





**TABLE 1-5: POVERTY AND HOUSEHOLD INCOME, 2007**

	Percent of Population Below Poverty Level	2007 Median Household Income	Total Number of Households
<b>Rutherford County</b>	<b>12.6%</b>	<b>\$ 50,623</b>	<b>87,993</b>
Wilson County	6.6%	\$ 60,503	38,816
Williamson County	4.9%	\$ 84,205	56,624
Sumner County	9.9%	\$ 52,970	56,519
Robertson County	10.8%	\$ 50,242	22,876
Montgomery County	12.9%	\$ 49,248	57,090
Cheatham County	11.5%	\$ 48,058	14,054
Davidson County	15.1%	\$ 44,486	248,006
<b>Tennessee</b>	<b>15.9%</b>	<b>\$ 41,821</b>	<b>2,382,975</b>

Source: US Census, American Community Survey, 2005-2007



**TABLE 1-6: POVERTY AND HOUSEHOLD INCOME, 2002**

	Percent of Population Below Poverty Level	2002 Median Household Income
<b>Rutherford County</b>	<b>9%</b>	<b>\$ 47,451</b>
Wilson County	8%	\$ 51,061
Williamson County	5%	\$ 75,210
Sumner County	9%	\$ 45,928
Robertson County	10%	\$ 43,619
Montgomery County	11%	\$ 39,504
Cheatham County	9%	\$ 46,728
Davidson County	11%	\$ 44,486
<b>Tennessee</b>	<b>14%</b>	<b>\$ 37,129</b>

Source: US Census, ACS, 2005-2007



1.5 Education

Educational attainment continues to improve both within Rutherford County, the region and the State as a whole. In 2000, 81.8% of Rutherford County residents age 25 and over were high school graduates or more, while by 2007, Census estimates show that number rising to 86.7%. For Tennessee as a whole, the numbers rise from 75.9 to 80.9%. While Rutherford County's educational attainment is on the rise, the numbers lag behind those for Williamson and Montgomery Counties. The percent of residents holding a bachelor's degree or higher has also increased since the 2000 census, and by a greater percentage than the state as a whole. One Middle Tennessee county actually experienced a decline in percent of population over 25 holding bachelor's degrees or higher.

<b>TABLE 1-7: 2007 EDUCATION ATTAINMENT, POPULATION 25 AND OVER</b>				
	Percent high school graduate or higher (2007)	Percent high school graduate or higher (2000)	Percent bachelor's degree or higher (2007)	Percent bachelor's degree or higher (2000)
<b>Rutherford County</b>	<b>86.7</b>	81.8	<b>25.6</b>	22.9
Cheatham County	78.5	75.4	14.5	15.1
Davidson County	84.3	81.5	32.3	30.5
Montgomery County	90.5	84.3	22.7	19.3
Robertson County	79.7	74.8	12.7	11.9
Sumner County	84.2	78.9	22.2	20.8
Williamson County	93.2	90.1	49.2	44.4
Wilson County	86.3	80.9	22.1	19.6
Tennessee	80.9	75.9	21.7	19.6

Source: US Department of Commerce, Bureau of Census, Census 2000 Summary File 3, Educational Attainment, 2007 American Community Survey Estimates

1.6 Issues to Address

- o Rutherford County has experienced over 300% growth since 1970, more than five times the growth rate of the State of Tennessee. Rutherford County is the second most populous county in the Middle Tennessee region, after Davidson County, and has the second highest density in the Middle Tennessee region. However, a larger percent of Rutherford County households lived below the poverty line in 2008 than in 2002
- o While Rutherford County has increased the percent of population who are high school graduates and holders of bachelor's degrees or higher, it has maintained a third place ranking among Middle Tennessee comparison counties.



## 2.0 Places

### 2.1 Rutherford's Changing Landscape

As in most all Tennessee counties, their early settlement revolved around the ability of the land to support its inhabitants. Proximity to water, fertile lands, presence of trees and other potential building materials, all combined to help the earliest settlers after the Native Americans decide where and when their future communities should be built. Obstacles such as difficult soils, floods and other hazards were part of the community-building process and were issues to be overcome if the community was to survive. In Rutherford County, first and foremost was the condition of the land for growing crops and raising stock. According to *Goodspeed's History of Tennessee*, published in 1886 and 1887:

“The soil of this county is exceedingly fertile, being either of a black or brownish red color; the latter color is doubtless due to the iron oxides contained in it. Although there are many places where the ground is apparently covered with Stone, yet by careful husbandry there are few places that cannot be made to yield a rich harvest to the careful and industrious husbandman. Fields that have been cultivated for nearly a century, and are apparently worn out by the cultivation of corn and cotton, are soon reclaimed by a few years' growth of red clover, or by seeding in the blue-grass, make excellent grazing lands. ”

From the early settlements that depended on lumber, corn, dairy cattle and sheep, to the present communities who must still uncover the ground under the stones to build and grow, Rutherford County has supported its citizens using the land. The main crop might now appear to be single-family residences and retail establishments, but where and to what density land is settled is still a function of the land itself and its ability to support development. From the early days of clearing land and raising crops to the present-day practice of clearing land to build homes and businesses, the landscape and natural features of the County must be taken into account for any building effort to be sustainable. A 2001 report by the Tennessee Advisory Commission on Intergovernmental Relations quotes the Southern Environmental Law Center estimates that between 1992 and 1997, 60 acres per day were converted from open space to developed lands, for a total of over 100,000 acres in the 10-county Middle Tennessee area that includes Rutherford County, with Rutherford in one of the leading spots in both amount of land converted and greatest percentage of total land converted. These numbers continue to the present day, and give pause to consider the long-term impacts of growth.



## 2.2 Existing Land Use

Rutherford County, including municipalities, encompasses over 617 square miles of land. Of that, unincorporated Rutherford County is approximately 480 square miles. The predominant developed land use is low density single-family residential. While many parcels of land are still vacant, the current zoning structure allows for and even encourages, future residential development. The base zone in the County is R-15, which allows single-family residential on 15,000 square foot lots.

Of the unincorporated area, over 430 square miles of the total 480 are zoned for some level of residential use, with 90% being zoned for R-15 density building lots; approximately 7.9 square miles are zoned for either commercial or industrial use. Future non-residential uses are allowed through a joint rezoning/conditional use permit process. While most non-residential uses are approved with an accompanying change in zoning, some are approved with only a conditional use permit. This process makes separating land uses from zoning designations difficult.





Figure 1-3

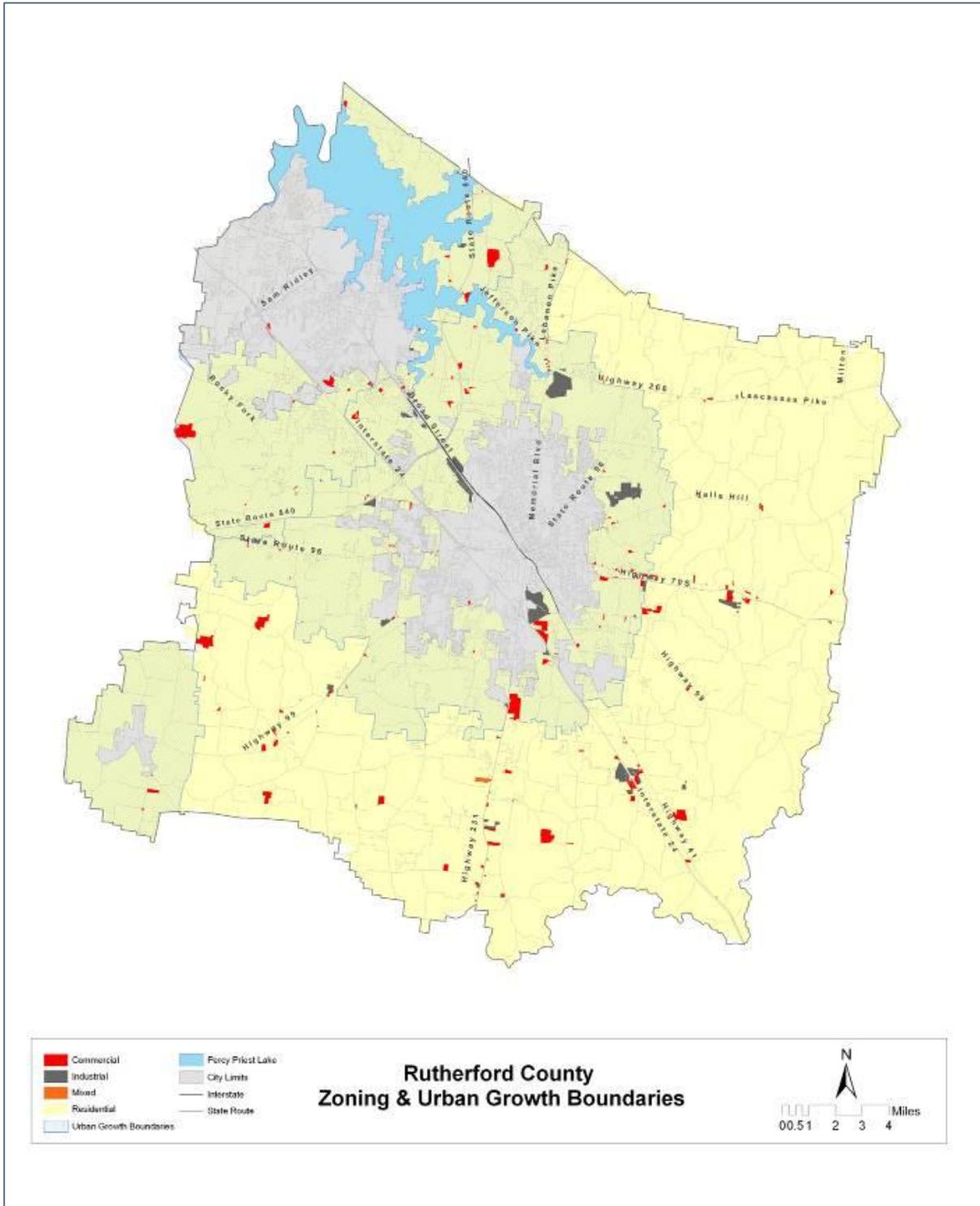
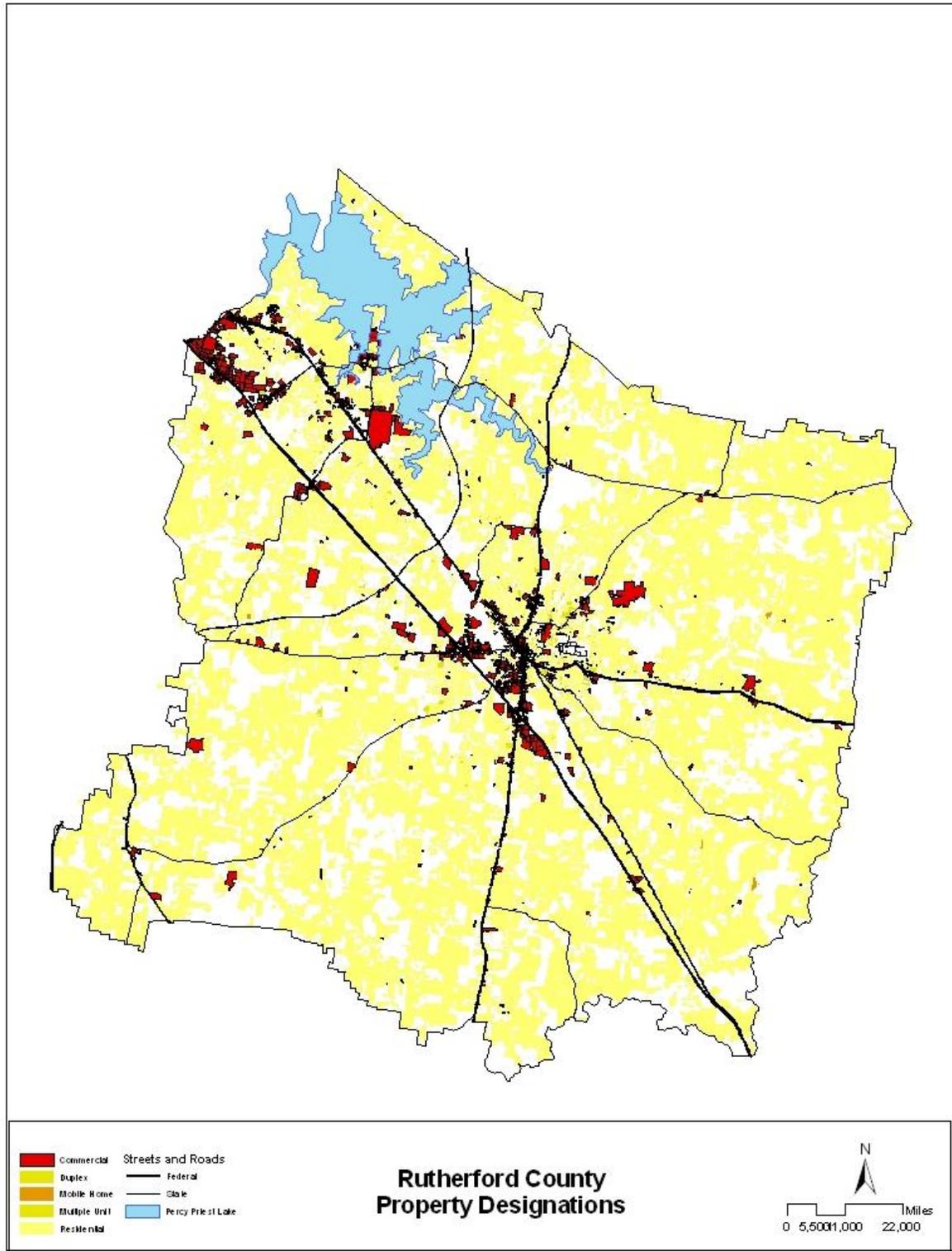




Figure 1-4





According to property assessment records, 245.14 square miles acres are designated as single-family residential, 0.15 square miles for mobile homes, 0.35 square miles for duplexes, 3.8 square miles for commercial uses (which includes industrial-zoned properties). This leaves over 230 square miles of land for public/semi-public and institutional uses, as well as land not designated for other uses.

2.3 Large Undeveloped Tracts

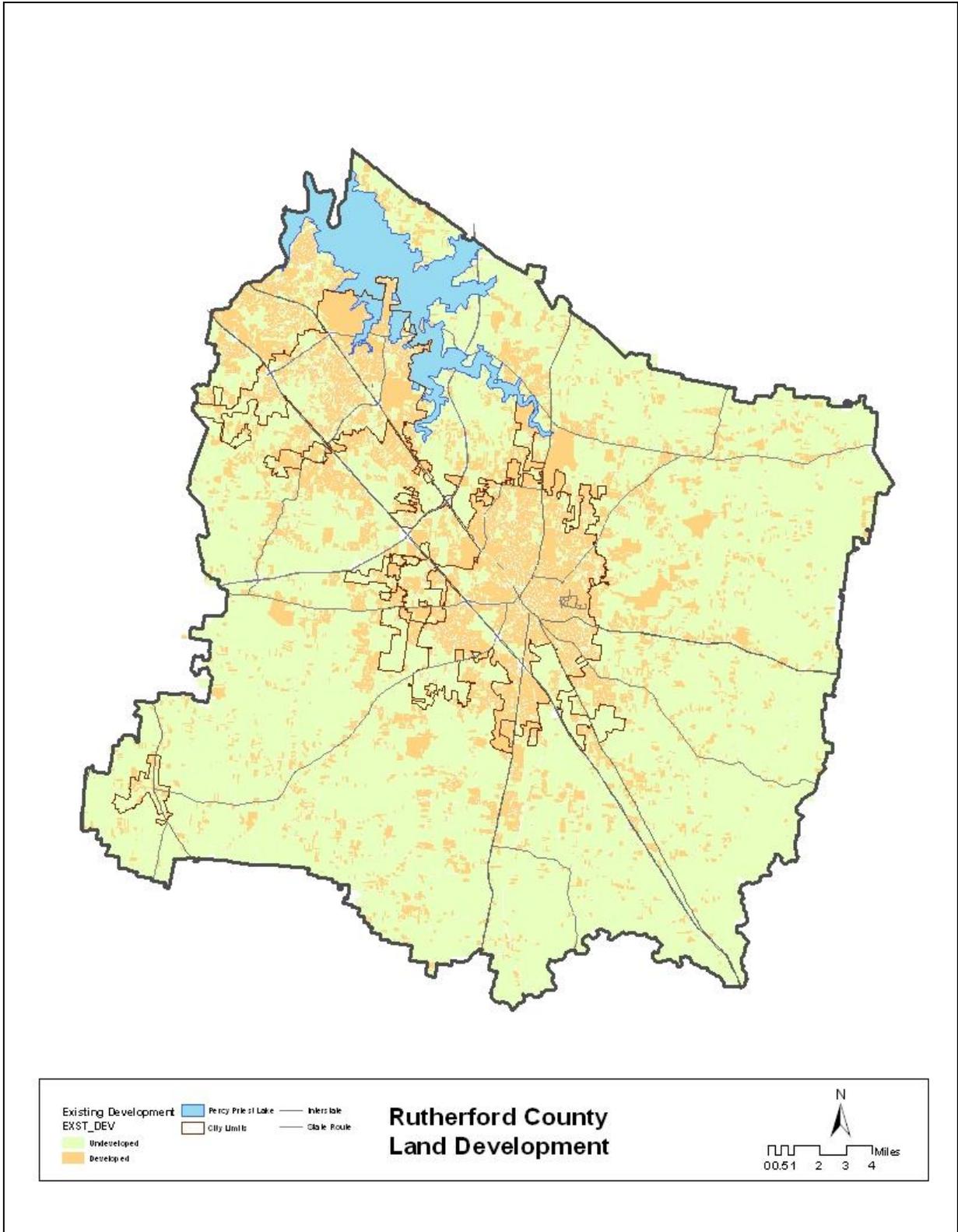
While existing development is a major focus of analysis, lands that have yet to be developed will be the primary target of development policies. The Nashville Area Metropolitan Planning Organization has analyzed the amount of land yet to be developed in each county of its region. In all of Rutherford County, over 18,000 parcels totaling over 249 square miles of land are undeveloped. Over 72% are less than ten acres in size. Only 1,535 parcels are fifty acres or greater. Figure 1-5 shows the locations of undeveloped properties, grouped by size. Table 1-8 provides a breakdown of numbers of parcels by size.

TABLE 1-8: UNDEVELOPED PROPERTIES, 2009		
Number of Parcels	Size	Percent of Total Undeveloped
1,535	> 50 acres	8.3
1,381	25-50 acres	7.5
2,230	10-25 acres	12.2
13,193	<10 acres	72





Figure 1-5





2.4 Unincorporated Rutherford County and its Communities

Rutherford County contains several unincorporated communities whose settlement pre-dates the current municipalities, even if some of them have all but disappeared today. Prior to settlement, Rutherford’s lands were prime hunting and fishing lands for several Native American tribes. After the Revolutionary War, much of Rutherford County was divided through land grants to Revolutionary War soldiers, some of whom sold the grants to others. Like most counties, communities were settled in Rutherford County based on common factors: access to water, railroad lines, or location along toll pikes and other regional travel ways. The Stones River was a transportation route as well as source of water and fish. The first county seat, Jefferson, was on its banks, but is now under the waters of Percy Priest lake, which was created to control downriver flooding. The rail line that connected Nashville to Chattanooga became a draw for settlers, including present-day Lavergne, Smyrna, and Murfreesboro. Many of the rural communities had other common elements: a cotton gin, churches, rural schools and eventually post offices.

Some of the communities are still distinguishable today, while others have been overtaken by the suburban landscape or annexed by one of the municipalities. Notable communities include Walter Hill, Kittrell, Lascassas, Milton, and Readyville on the eastern side of the County; Christiana and Buchanan to the south of Murfreesboro; and Rockvale and Salem in the west and southwestern portions of Rutherford County between Murfreesboro and Eagleville. Notable African-American communities were Shiloh and Hickory Grove.

These communities were all essential parts of the fabric of Rutherford County at different times in its past.

2.5 The Cities

2.5.1

Murfreesboro	
Population:	100,575 (7/1/2009)
Land Area:	48.49 square miles (Rutherford County GIS)

Murfreesboro is Rutherford County’s largest city and the sixth largest in Tennessee. Murfreesboro, originally called “Cannonsburg”, was founded in 1812, and officially incorporated in 1817. It was not the first county seat, as that title was held by the old community of Jefferson. The seat of power moved to Murfreesboro and the City became the capital of the State of Tennessee from 1819 to 1826. In 1826, Nashville was designated State capital. Murfreesboro grew as access to it increased, via transportation routes such as the Nashville, Murfreesboro and Shelbyville Pike, the first turnpike in the county, chartered in 1832. By 1851, the first rail line, the Nashville, Chattanooga and St. Louis, was in operation.

With the later addition of noted cultural and academic institutions, such



as the State Teachers College (now Middle Tennessee State University), Murfreesboro's place as a center of commerce and government was established. Today, Murfreesboro is home to over 100,000 residents, and occupies an important place in the economic climate of Middle Tennessee as evidenced by its status as the second largest county for employment growth from 1980-2000 (Greater Nashville Regional Council, Comprehensive Economic Development Strategy, 2007) and hosts the second largest employment figures behind Davidson County. The City is a diverse mix of residential housing types, neighborhood and regional shopping and retail centers, academic campuses, and both minor and major manufacturing and corporate centers, such as the Gateway office/corporate headquarters development.

2.5.2

<b>LaVergne</b>	
Population:	26,427 (7/1/2009)
Land Area:	15.92 square miles (Rutherford County GIS)

The City of LaVergne has been settled since the 1700's, although its current charter dates only to 1972. Over 26,000 people called LaVergne home in 2008. LaVergne is located along Interstate 24 between Smyrna and Metropolitan Nashville-Davidson County, and hosts large employment centers such as Bridgestone-Firestone, Cinram, and Ingram Book Company. Given that LaVergne's boundaries are confined from future expansion by the Town of Smyrna, Smyrna's Urban Growth Boundary and the Davidson County line, LaVergne's growth has been infill-oriented, resulting in the second highest municipal densities in the County.

2.5.3

<b>Smyrna</b>	
Population:	38,073 (7/1/2009)
Land Area:	25.86 square miles (Rutherford County GIS)

The Town of Smyrna is located between Murfreesboro and LaVergne along Interstate 24. Smyrna has roots as an agricultural community, whose growth was fueled by access to waterways (Stones River) and access to transportation (Nashville-Chattanooga rail line, Dixie Highway). Establishment of the Stewart Air Base in 1941 began a period of industrialization and growth that has continued through the building of the Nissan manufacturing facility in the 1980's, and subsequent growth in residential and commercial construction. Smyrna is the second largest municipality in Rutherford County in both land area and population.



2.5.4

Eagleville

Population: 562 (7/1/2009)

Land Area: 1.7 square miles (Rutherford County GIS)

Eagleville is located in the southwest corner of Rutherford County on State Route 99. Eagleville has been a settlement since the late 1700's, with a focus on tobacco production and, later, lumber. The town's location away from the more populated areas and travel corridors in the central portion of the county has left Eagleville as a quintessential small town. The current community features several small retail businesses and seeks to entice tourist traffic for those interested in exploring antique stores and other such small town amenities.

2.6 Issues to Address

- o While the current economy has no doubt slowed the rate, in the mid-1990's Rutherford County was converting 60 acres per day from open space to developed lands, mostly low to medium density residential. Today, over 90% of land in Rutherford County is zoned for approximately three dwelling units per acre. Many of the older communities that formed Rutherford County have either disappeared or lost their distinguishing characteristics, also altering the cultural and physical landscape of the County.





## 3.0 Jobs

### 3.1 Regional Economy

The Middle Tennessee Region, anchored by Davidson County, has attracted new residents and new jobs at a rate far exceeding that of Tennessee as a whole. From 1980 to 2000, the region saw an 87.8% increase in employment growth and 45.3 percent growth in population (*Greater Nashville Regional Council, Comprehensive Economic Development Strategy, 2007*). Those numbers also reflect a shift in the types of jobs held by residents, following the national pattern of decreased emphasis on manufacturing and an increase in trade and service jobs. This pattern does not hold for every individual county, as many are still far more dependent on shrinking manufacturing positions. Davidson County's dominance as a base for the health care industry, music business, tourism trade and, along with Williamson County, emerging concentrations of corporate headquarters has influenced the satellite counties to some degree. Davidson County's ability to draw workers from surrounding counties depends on an available workforce with the skills necessary to perform these functions. As the following sections note, the surrounding counties struggle at different levels to attract more "white collar" jobs into their counties as well, as those positions tend to increase per capita and household incomes which then influences retail and service activity and thus the retail tax base. Most communities base their economic development efforts on linking education with future employable skills. The types of jobs a community attracts directly impacts the land use and infrastructure needs of the area. The on-going documentation of infrastructure gaps by the Tennessee Advisory Commission on Intergovernmental Relations provides a baseline to evaluate one of the key factors in attracting and retaining industry and is also useful in evaluating future land use needs. Rutherford County's own assessment of its economic future will depend on realistic reporting of suitable land and supporting infrastructure, the supply of local and commuting workers, and the more qualitative "quality of life" features that attract investment but protect those features deemed valuable by the residents.

### 3.2 Labor Force

As recently as June 2007, Rutherford County enjoyed a robust employment picture, with an unemployment rate that month of 3.9%, even below the Tennessee state rate of 4.6%. By April 2008, the recent economic downturn that has inflated unemployment figures across the nation, state and region, had increased the County's unemployment rate to 4.7%, which was still better than the state unemployment rate of 6.0%. Still, by April of 2009, the recession had claimed more jobs, leaving Rutherford County with an unemployment rate of 9.2%, with Tennessee's overall unemployment at 9.9%.

Rutherford County and its municipalities have been fortunate to be home to several large employment centers, from major manufacturing to medical care to academics. Given the current economy, an accurate listing of employers and employment levels is a moving target, however, the largest employers as of April, 2009 in Rutherford County are shown in Table 1-9.



TABLE 1-9: RUTHERFORD COUNTY EMPLOYERS				
Rank	Employer	Location	Product/Service	Employees
1	Rutherford County Government (includes school employees)	Murfreesboro	Government	5,100
2	Nissan North American, Inc.	Smyrna	Cars/Trucks	4,400
3	Middle Tennessee State University	Murfreesboro	State University	2,208
4	State Farm Insurance Companies	Murfreesboro	Insurance	1,665
5	Alvin C. York Medical Center	Murfreesboro	VA Medical Center	1,563
6	Bridgestone/Firestone, Inc.	LaVergne	Vehicle Tires	1,466
7	Middle Tennessee Medical Center	Murfreesboro	Medical Center	1,300
8	Verizon Wireless	Murfreesboro	Wireless Phone Customer Service	1,122
9	Asurion	Smyrna	Wireless Device Refurbishing	1,098
10	City of Murfreesboro	Murfreesboro	Government	988
11	Cinram, Inc.	LaVergne	Multimedia Devices	900
12	General Mills/Pillsbury	Murfreesboro	Refrigerated Baked Goods	850

### 3.3 Commuting Patterns

The location of jobs and workers with the skills to perform them influences the number of workers who commute in and out of each county for work. For purposes of this section of our study, Rutherford County's relationship to its immediate neighbors within the Nashville area Metropolitan Planning Organization and the Clarksville Metropolitan Planning Organization is particularly relevant. In 2000, there were over 101,000 people over the age of 16 in the labor force in Rutherford County. Over 31,000 of them traveled to work locations, as summarized below in Table 1-10, in the selected comparison counties.

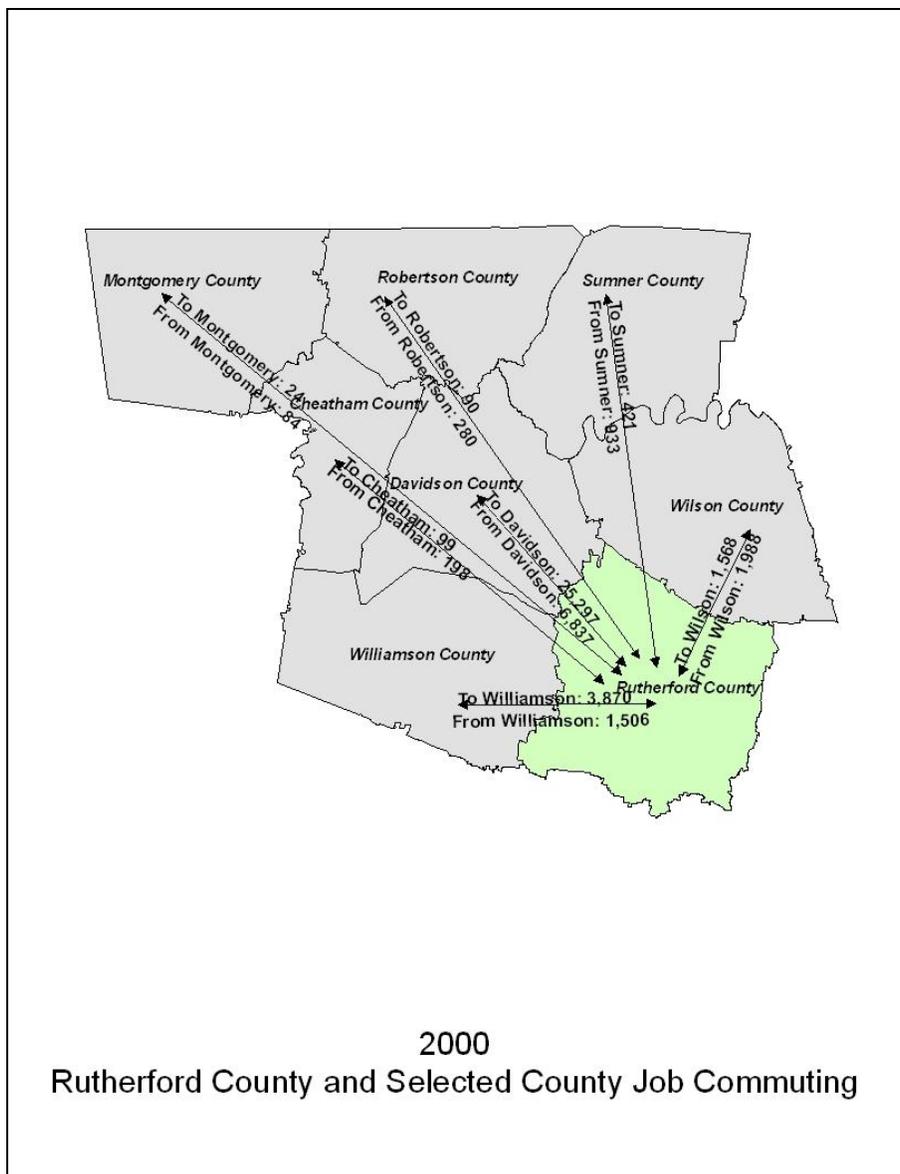
TABLE 1-10: NUMBER OF COMMUTERS BY COUNTY, 2000								
County of Origin	County of Destination							
	Cheatham	Davidson	Montgomery	Robertson	Rutherford	Sumner	Williamson	Wilson
Cheatham	-----	10,567	402	224	<b>198</b>	311	670	98
Davidson	750	-----	403	619	<b>6,837</b>	2,859	16,448	3,151
Montgomery	847	4,968	-----	950	<b>84</b>	41	97	102
Robertson	430	11,100	383	-----	<b>280</b>	1,784	340	237
<b>Rutherford</b>	<b>99</b>	<b>25,297</b>	<b>24</b>	<b>90</b>	-----	<b>421</b>	<b>3,870</b>	1,568
Sumner	133	26,168	150	1,262	<b>933</b>	-----	1,013	<b>92</b>
Williamson	211	24,921	38	62	<b>1,506</b>	208	-----	220
Wilson	48	20,626	41	50	<b>1,988</b>	885	723	-----

Source: Greater Nashville Regional Council



The counties listed across the top of Table 1-10 are the County of Destination for commuters; the listing to the left is the County of Origin for commuters. As expected, Rutherford County sends the vast majority of its commuters to Davidson County, over 70% of total commuters. Williamson County receives the next highest number of commuters, followed by Wilson County. In turn, both Williamson and Wilson Counties send most of their commuters to Davidson County as well, followed in both cases by Rutherford County, indicating the high level of reciprocity between the four counties. This information is depicted graphically in Figure 1-6 below.

Figure 1-6





3.4 Sectors and Changes

Employment by sector, documented in 2000 by the US Census Bureau, shows that Rutherford County's employment base tracked very closely to the State and region (see Figure 1.10). Within the Middle Tennessee region, and specifically comparing Rutherford to other counties adjoining Davidson, Rutherford reveals that its employable adults are skewed toward management and sales positions. Census estimates for 2007 show very little change.

<b>TABLE 1-11: EMPLOYMENT SECTORS</b>									
Census Year 2000, Percent Distribution by Population for Selected Industries									
Area	Management	Service	Sales/ Office	Farming/ Fishing	Construction	Production/ Transportation	Agriculture	Manufacturing	Government
<b>Rutherford Co.</b>	<b>30.5</b>	<b>12.6</b>	<b>28</b>	<b>0.2</b>	<b>10.3</b>	<b>18.4</b>	<b>0.7</b>	<b>19.2</b>	<b>13.2</b>
Wilson Co.	31.7	11.2	29.5	0.2	10.4	17	0.8	16.4	11
Williamson Co.	46	9.7	27.9	0.3	6.8	9.3	0.9	12	9.7
Sumner Co.	30.2	11.4	29.5	0.4	10.8	17.7	0.8	17.5	11.6
Robertson Co.	24.7	12.3	27.6	1.1	13.1	21.1	2.7	21.2	11.5
Montgomery Co.	27.3	16.6	25.8	0.4	11	18.9	0.8	16.1	21.9
Davidson Co.	37.2	13.8	28.5	0.1	8.4	11.9	0.2	9.3	12.2
Cheatham Co.	27.4	13.4	24.9	0.6	16.8	17	1	14.6	14.4
<b>TN</b>	<b>29.5</b>	<b>13.7</b>	<b>26.1</b>	<b>0.6</b>	<b>10.3</b>	<b>19.9</b>	<b>1.2</b>	<b>18.9</b>	<b>13.9</b>
2007 Estimate									
<b>Rutherford Co.</b>	<b>30.4</b>	<b>13.3</b>	<b>27.9</b>	<b>0.3</b>	<b>10.1</b>	<b>17.9</b>			

3.5 Issues to Address

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



## 4.0 Housing

### 4.1 Distribution and Density

The previous sections have shown the increased residential densities in Rutherford County, with areas of highest density in and around Murfreesboro, Smyrna and Lavergne, and concentrated along Interstate 24 and the parallel Nashville Highway (Murfreesboro Road). These areas are also the concentrations of commercial and industrial uses and jobs within the County.

### 4.2 Trends/Types of Housing

Single-family detached housing makes up the majority of the housing stock, at 72,619 units of a total 101,709 housing units in Rutherford County (US Census Estimates, 2007). Almost all non-single-family housing is located in the municipalities. The 2000 Census noted that Rutherford County had 66,443 dwelling units built at that time, meaning the County added 35,266 housing units since 2000.

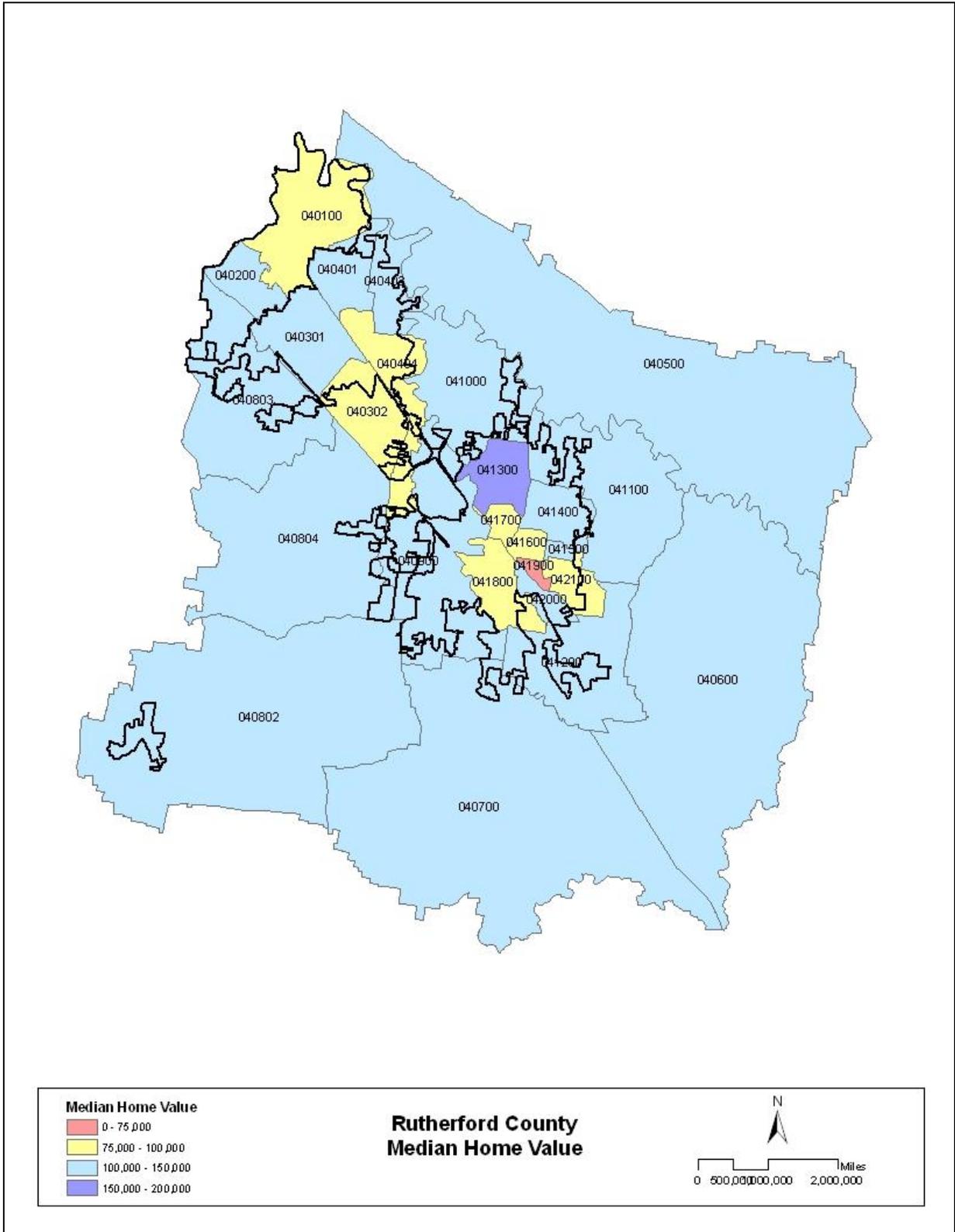
Building permit records provide a general sense of the ability of the County to attract new development and the strength of the housing market to support construction. In 1990, for example, Rutherford County issued 1,360 residential permits for a total of 1,437 housing units. By 2000, that number increased to 2,573 permits, reaching a high point of 4,067 residential building permits in 2005. As the housing market worsened, the number of building permits reflects the growing housing supply and reduction in land converted to residential use: only 1,387 residential building permits were issued in 2008 (US Census Bureau).

### 4.3 Affordability

Rutherford County has added to its housing stock by over 53% from 2000 to 2007. The dwelling units, mainly single-family, have been in response to a historically strong market in terms of price. The median value of owner-occupied housing in Rutherford County for Census year 2000 was \$113,500. Within the County, Figure 1.7 shows the median value by census tract from 2000. As with density and income levels, both the highest and lowest extremes are found within Murfreesboro, with clusters of housing in the \$75,000 - \$100,000 range in Smyrna and Lavergne as well. The unincorporated areas have an average value of \$100,000 to \$150,000.



Figure 1-7

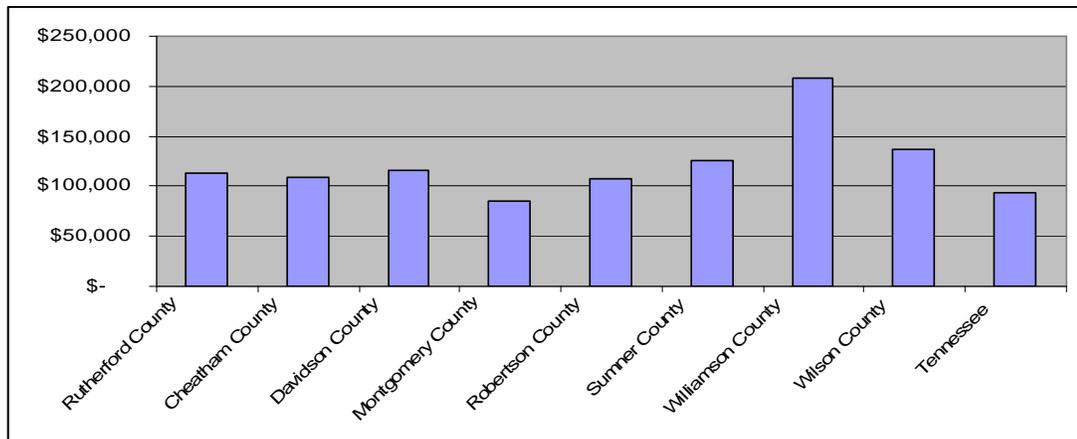




Rutherford County's home values compared to an average of \$125,200 for Davidson County and the seven contiguous counties. While the values are now somewhat dated, the comparison is still valid to show Rutherford County home values in relation to the other counties. Table 1-12 below shows the average owner-occupied dwelling unit value from 2000, and compares Rutherford County to area counties. As the information shows, Rutherford County's average owner-occupied home value falls in the middle between Williamson, Wilson, Sumner, and Davidson on the higher end, and Cheatham, Robertson, and Montgomery on the lower end. The statewide average is \$93,000.

<b>Table 1-12 Median Value Owner-Occupied Housing, 2000</b>	
<b>Location</b>	<b>Median Value</b>
<b>Rutherford County</b>	<b>\$ 113,500</b>
Cheatham County	\$ 109,100
Davidson County	\$ 115,800
Montgomery County	\$ 85,100
Robertson County	\$ 107,300
Sumner County	\$ 125,800
Williamson County	\$ 208,400
Wilson County	\$ 136,600
<b>Regional Average</b>	<b>\$ 125,200</b>
<b>Tennessee</b>	<b>\$ 93,000</b>

Source: US Census 2000



4.4 Issues to Address

- o Rutherford County has added significantly to its housing stock since 2000; however the over-all median value of owner-occupied housing is in the bottom half of the Davidson County region. The average age of approximately 35% of the housing stock is less than nine years old. Virtually all multi-family housing is located within the corporate limits of the municipalities. Clusters of lower-valued housing correspond to clusters of



lower-income households in the vicinity of Smyrna and Murfreesboro. The regional average is almost 35% higher than the State average; however, Rutherford County is also below the regional average.





## 5.0 Transportation

### 5.1 Transportation Planning

The Nashville Area Metropolitan Planning Organization has prepared the 2030 Long Range Transportation Plan (LRTP) for the greater Nashville area. This multimodal plan, designed to meet the existing and future demands on the metropolitan Nashville transportation network, was adopted in 2005 and is a 25-year plan for the five-county region composed of Davidson, Rutherford, Sumner, Williamson, and Wilson Counties as well as the cities of Spring Hill in Maury County and Springfield in Robertson County. The horizon year for the Long Range Transportation Plan is 2030; however, intermediate horizon years for specific transportation projects have been identified for 2006, 2016, and 2025.

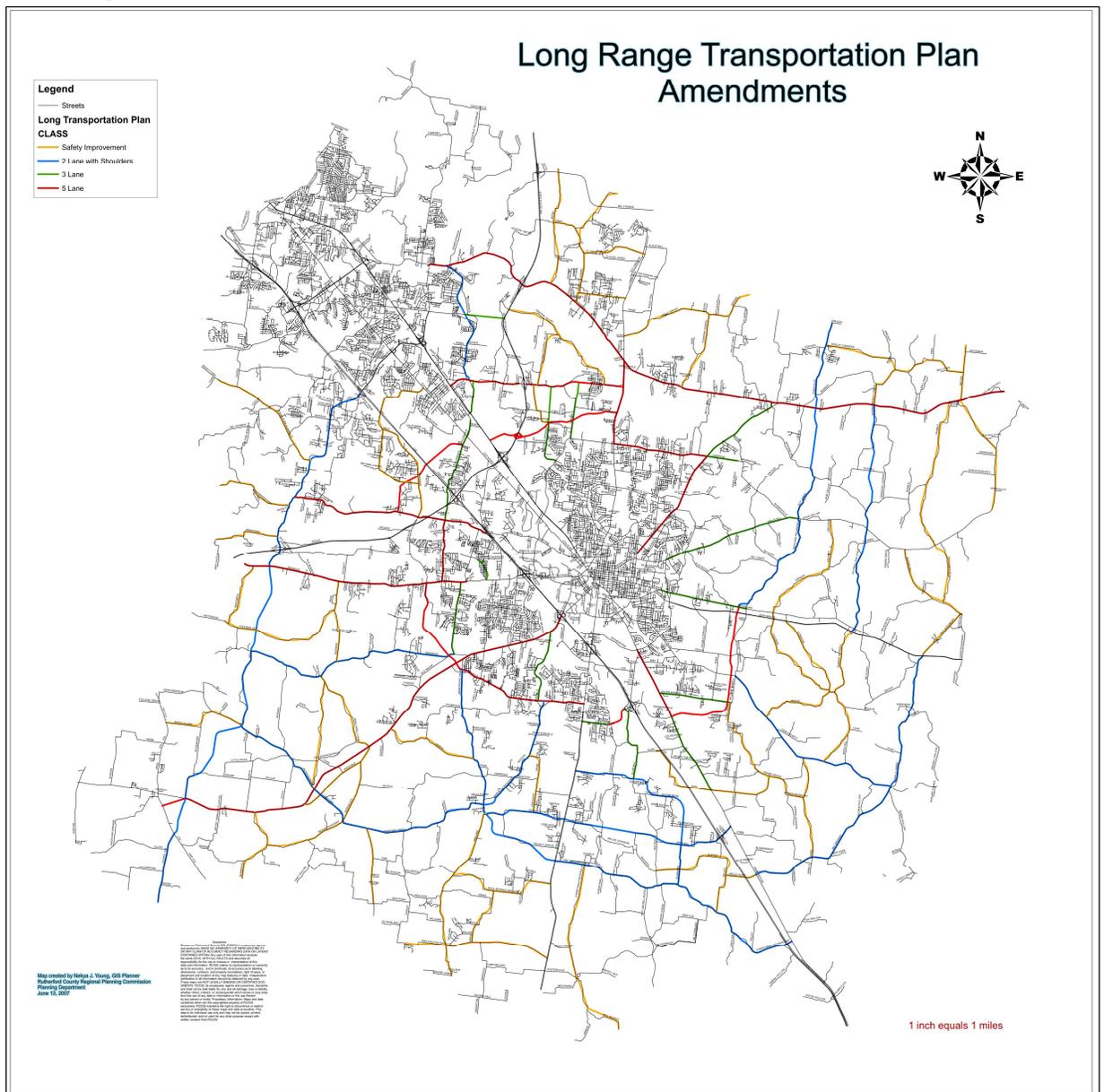
The LRTP estimates future changes in population and employment in the metropolitan area for the horizon year and then, based on this information, applies the future traffic volumes to the existing transportation network. This condition is then analyzed and evaluated for potential network additions and improvements to alleviate anticipated congestion. The final plan consists of improvements to satisfy the future transportation demands and to satisfy the air quality standards for the region. These transportation system needs can then be used as a guide for projects to be funded by the three-year Transportation Improvement Program (TIP). The LRTP is fiscally constrained to federal, state, local, and private revenue sources and is estimated to total \$3.7 billion dollars in transportation improvements across the five county area. The table below shows specific projects in Rutherford County that are included in the Long Range Transportation Plan.

<b>TABLE 1-13: RUTHERFORD COUNTY LONG RANGE TRANSPORTATION PLAN PROJECTS</b>			
<b>Location</b>	<b>Termini</b>	<b>Description</b>	<b>Horizon Year</b>
Almaville Road (SR 102)	Franklin Road (SR 96) to I-24	Widen 2 lane road to 5 lanes	2016
Jefferson Pike (SR 266)	Nissan Blvd (SR 102) to SR 840	Widen 2 lane road to 5 lanes	2016
Joe B Jackson Parkway	Shelbyville Pike (US 231) to I-24	New 5 lane roadway	2016
Jefferson Pike (SR 266)	SR 840 to Memorial Blvd (SR 10)	Widen 2 lane road to 5 lanes	2025
Jefferson Pike (SR 266)	Memorial Blvd (SR 10) to Lascassas Pike (SR 96)	Widen 2 lane road to 5 lanes	2025
Christiana Connector Route	SR 10 to US 41	New 5 lane roadway and I-24 interchange	2025
NW Loop Road	Burnt Knob Road to Florence Road	New 5 lane roadway and I-24 interchange	2030
New Lascassas Highway (SR 96)	Compton Road (SR 268) to Jefferson Pike (SR 266)	Widen 2 lane road to 3 lanes	2030
Manchester Hwy (US 41/SR 2)	Joe B Jackson Pkwy to county line	Widen 2 lane road to 3 lanes	2030
State Route 96	SR 840 to Overall Creek	Rebuild 2 lane road as 5 lane road	2030



In addition to the Nashville Area Metropolitan Planning Organization's Long Range Transportation Plan, Rutherford County has a Long Range Transportation Plan that includes the unincorporated areas of the County. Improvement projects in the Rutherford County LRTP apply to arterial, collector, and local roads but are not assigned a priority or horizon year. These projects are separated into safety, two-lane roadway, three-lane roadway, and five-lane roadway improvement classes. The Plan, which is in map format only, is shown below as Figure 1-8.

Figure 1.8





The following planning studies and resources also provide additional information on existing transportation characteristics and future planning strategies in Rutherford County and the State of Tennessee.

- o City of Murfreesboro Major Thoroughfare Plan
- o Town of Smyrna Major Thoroughfare Plan
- o TDOT Average Daily Traffic volumes
- o TDOT Highway Performance Monitoring System (HPMS) data
- o TDOT Tennessee Roadway Information Management System (TRIMS) database
- o TDOT Long Range Transportation Plan

## 5.2 Roadway Network

The US highway system is comprised of all types of roads ranging from high capacity multi-lane freeways to urban streets and even unpaved rural roads. All of these roads are classified based upon their physical characteristics, the overall function of the roadway, and the mobility or access that is provided by each roadway. The roadways in Rutherford County are classified into four categories:

### 5.2.1 Freeways

A freeway is a divided multi-lane roadway that is used for through traffic and has no direct access to adjacent parcels of property. Access is provided at grade-separated interchanges. Interstate 24 is the only freeway in Rutherford County.

### 5.2.2 Arterials

Arterial roads carry large volumes of traffic between major activity centers. They are designed to carry traffic between neighborhoods or regional development centers and have intersections with collector and local roads. Arterials also generally provide the majority of connections to freeways. Examples of arterial roads in Rutherford County are State Route 840, Shelbyville Highway (US Highway 231), John Bragg Highway (US Highway 70S), Lascassas Pike (State Route 96), and Franklin Road (State Route 96).

### 5.2.3 Collectors

A collector road has the primary purpose of collecting traffic from local roads or neighborhoods to activity areas within communities. They also carry traffic to arterial roads and freeways. Examples of major collector roads in Rutherford County are Almaville Road (State Route 102), Salem Highway (State Route 99), Christiana Road (State Route 269), Manchester Pike (US Highway 41), Bradyville Pike (State Route 99), and Jefferson Pike (State Route 266).



5.2.4 Local Roads

The remaining roads in Rutherford County are classified as local roads. A local road is defined as a road that primarily provides access to adjacent parcels of land. Local roads have lower traffic volumes and are not intended to have significant amounts of through traffic.

The Federal Highway System, which includes interstates and other federal-aid routes, are typically classified as freeways, arterials, and collectors. This hierarchy of road classification is useful in allocating funds and establishing design standards. Typically, local roads and some collector roads are paid for through local taxes. Examples of important minor collector or local roads in Rutherford County are Patterson Road, Rocky Glade Road, Midland Road, Fosterville Road, Big Springs Road, Halls Hill Pike, Couchville Pike, and Rocky Fork Road. Other collectors, arterials, and freeways are paid for jointly by local, state, and federal funds.

The Long Range Planning Division of TDOT prepares functional classification system maps for each rural county and major urban area in the state. In Rutherford County, the rural and urban areas have been separated into two maps that show the interstates, arterials, and collector roadways in the county. These maps, prepared by the Tennessee Department of Transportation, are shown on Figures 1-9 and 1-10.

Figure 1-9

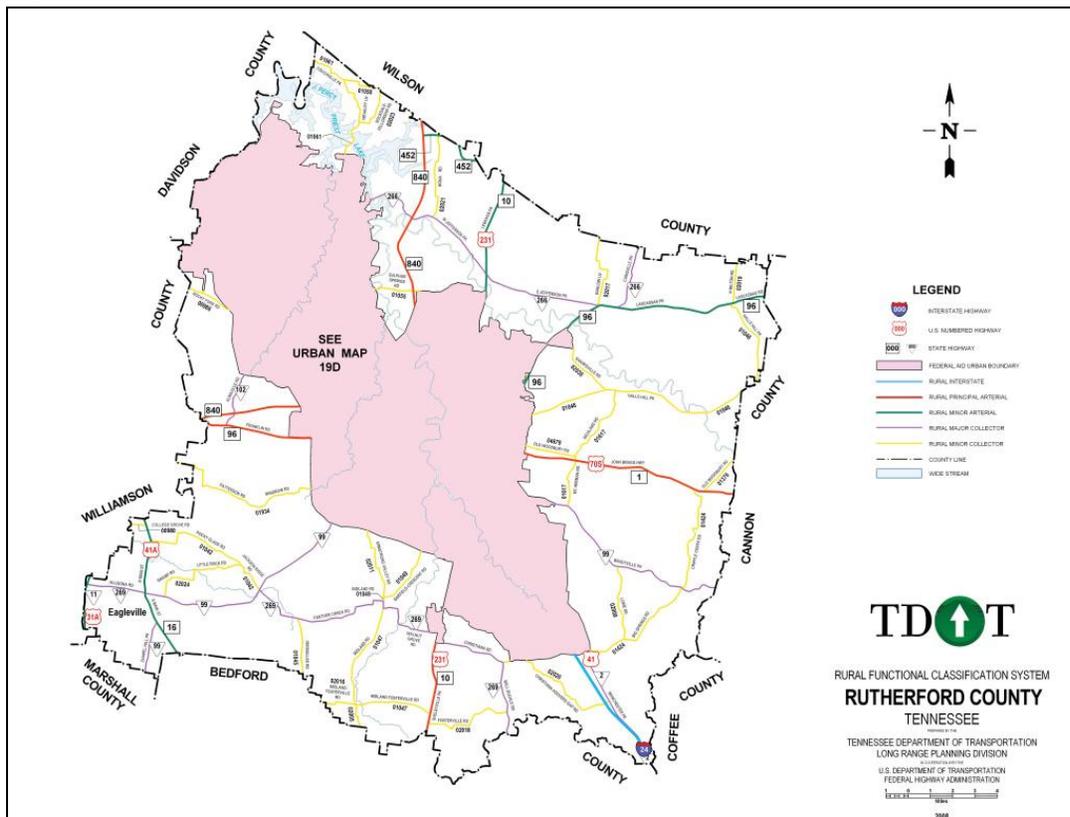
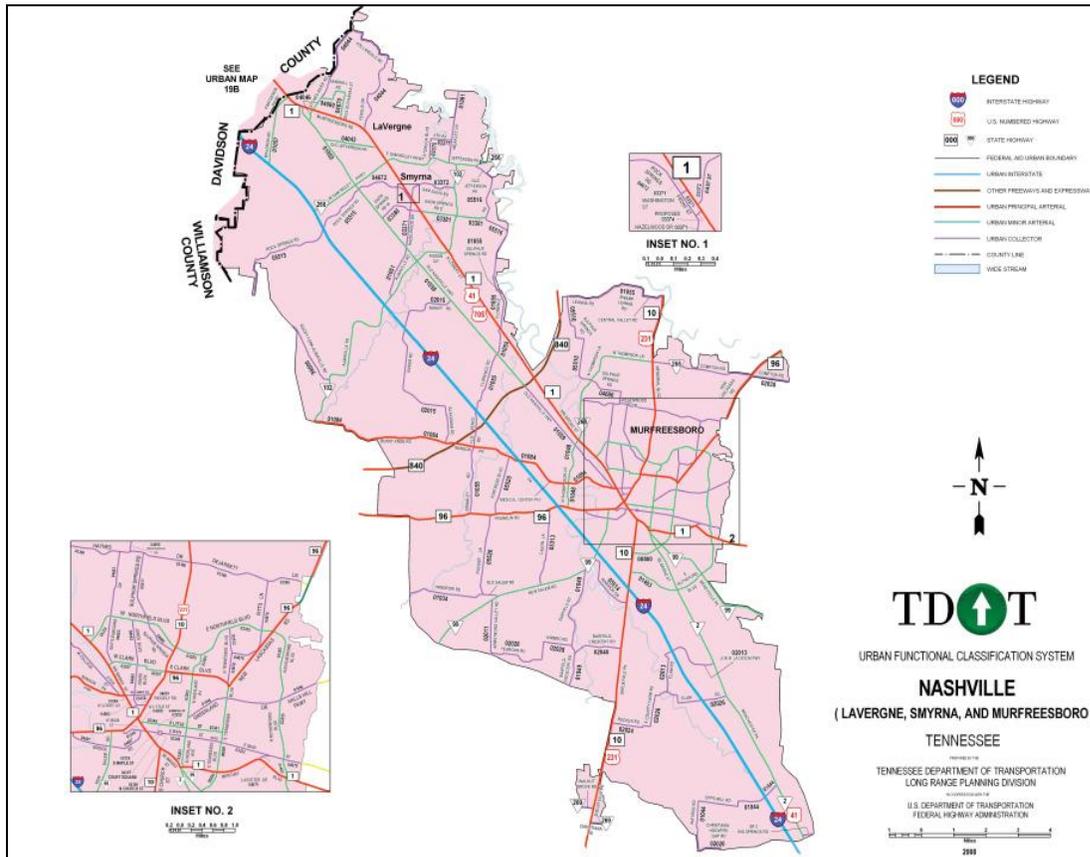




Figure 1-10



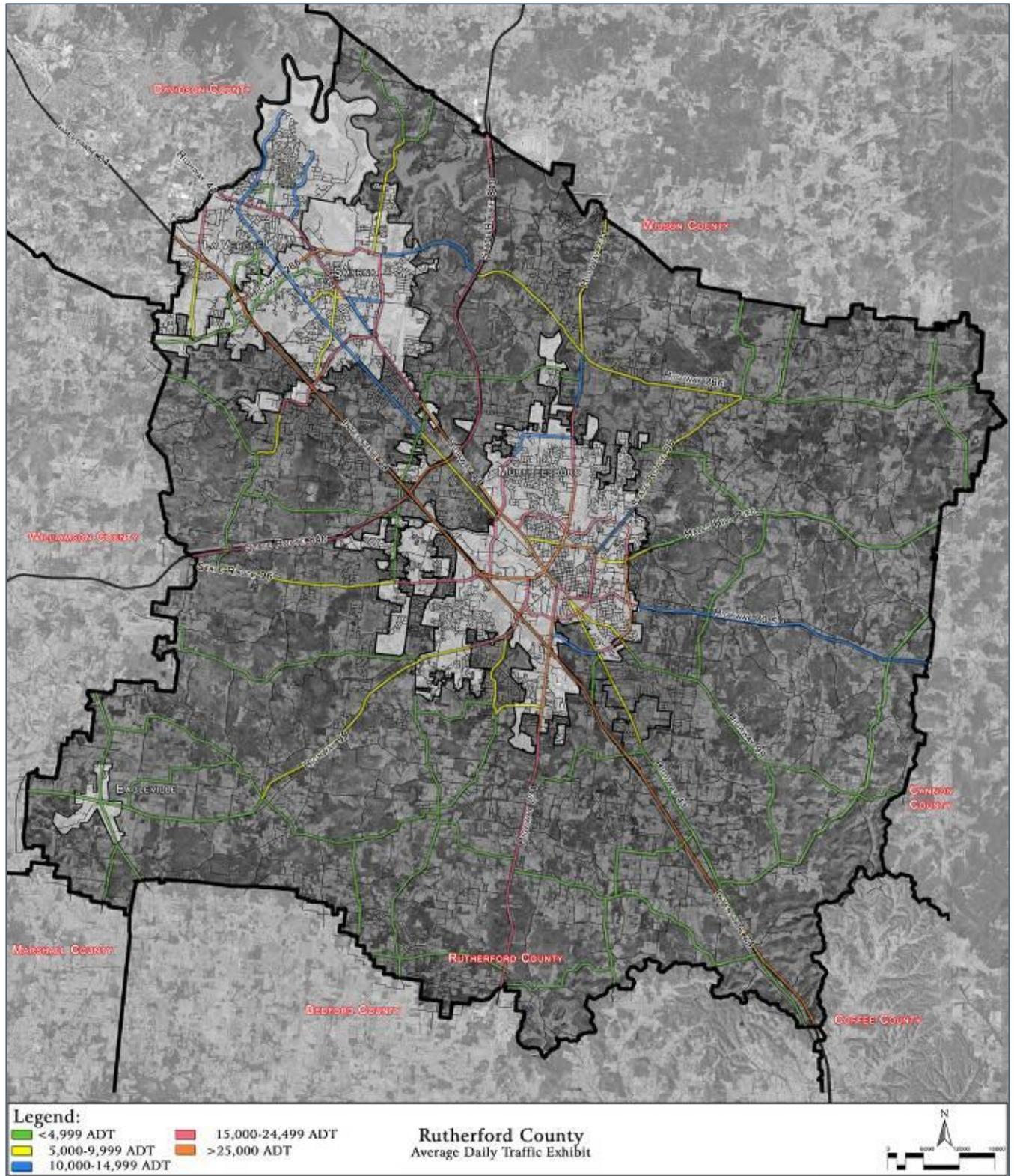
5.3 Daily Traffic Volumes and Level of Service

The Tennessee Department of Transportation has historically conducted average daily traffic (ADT) counts in Rutherford County on an annual basis. The location of each station is determined by TDOT. Freeways and arterials generally have several count stations along them. Additionally, there are some stations located on collector and local roadways. In 2008, TDOT conducted traffic counts at over 250 stations in Rutherford County.

Figure 1-11 shows Rutherford County's traffic volumes and corresponding level of service according to the TDOT traffic counts conducted in 2007 and 2008. The level of service (LOS) is a measure of effectiveness that describes how well a roadway segment operates. Table 1-14 describes the six levels of service that represent various roadway operating conditions. Ranging from A to F, LOS A represents the best traffic operations and LOS F represents the worst operating conditions. The level of service results shown below are based upon the roadway segment analysis methodology in the *Highway Capacity Manual, 2000*, published by the Transportation Research Board, as well as other research that has been conducted by the Florida Department of Transportation. Table 1-14 includes a general description of traffic operations for each level of service.



Figure 1-11





<b>TABLE 1-14: DESCRIPTIONS OF LEVEL OF SERVICE FOR ROADWAY SEGMENTS</b>	
<b>Level of Service</b>	<b>Description</b>
A	Free flow operations. Vehicles are almost completely unimpeded in their ability to maneuver within the traffic stream.
B	Reasonable free flow operations. The ability to maneuver within the traffic stream is only slightly restricted.
C	Flow with speeds at or near free flow speeds. Freedom to maneuver within the traffic stream is noticeably restricted and lane changes require more vigilance on the part of the driver.
D	Speeds decline with increasing traffic. Freedom to maneuver within the traffic stream is more noticeably limited.
E	At lower boundary, the facility is at capacity. Operations are volatile because there are virtually no gaps in the traffic stream.
F	Breakdowns in traffic flow. The number of vehicles entering the highway section exceeds the capacity or ability of the highway to accommodate that number of vehicles. There is little room to maneuver.

Source: Highway Capacity Manual, HCM 2000

#### 5.4 Traffic Patterns and Commuter Trends

Part 1 of this report has already documented the rate of growth in Rutherford County. In 2000, Rutherford County was the fastest growing county in the state of Tennessee and was ranked as the 20<sup>th</sup> fastest growing county in the United States by the US Census Bureau at that time. Although the U.S. Census report cited in Section 1.3 noted Rutherford County's ranking was then 57<sup>th</sup> fastest growing county in the nation rather than 20<sup>th</sup>, either number suggests increasing usage of roadways.

Figure 1-11 above demonstrated that many of the busiest roadways in Rutherford County are located in Murfreesboro, Smyrna, and LaVergne. In addition to these areas having an urban character, they are located on an important commuter corridor for Nashville and Davidson County and ultimately a much larger area. The Rutherford County Chamber of Commerce estimates that in 2005 approximately 35,000 Rutherford County residents commuted to jobs outside the county, while approximately 20,000 residents of other counties were employed in Rutherford County. Previously, in Section 3.3, the relationship between Rutherford County and several adjoining counties was noted to highlight immediate job locations. Tables 1-15 and 1-16 on the next page break down commuter trips to and from Rutherford County to all other Tennessee counties.



**TABLE 1-15:  
WORK TRIPS TO  
RUTHERFORD COUNTY**

County A	County B	Trips to Rutherford
Davidson	Rutherford	6,837
Cannon	Rutherford	2,322
Wilson	Rutherford	1,988
Bedford	Rutherford	1,885
Williamson	Rutherford	1,506
Coffee	Rutherford	1,298
Sumner	Rutherford	933
Warren	Rutherford	551
DeKalb	Rutherford	345
Maury	Rutherford	336
Robertson	Rutherford	280
Marshall	Rutherford	279
Cheatham	Rutherford	198
Dickson	Rutherford	178
Smith	Rutherford	167
Franklin	Rutherford	163
Hickman	Rutherford	160
Montgomery	Rutherford	84
Macon	Rutherford	80
Putnam	Rutherford	78
Lincoln	Rutherford	73
Giles	Rutherford	65
Grundy	Rutherford	64
Shelby	Rutherford	49

**TABLE 1-16:  
WORK TRIPS FROM  
RUTHERFORD COUNTY**

County A	County B	Trips from Rutherford
Rutherford	Davidson	25,297
Rutherford	Williamson	3,870
Rutherford	Wilson	1,568
Rutherford	Coffee	571
Rutherford	Bedford	560
Rutherford	Sumner	421
Rutherford	Maury	413
Rutherford	Warren	389
Rutherford	Cannon	306
Rutherford	Marshall	211
Rutherford	Dickson	117
Rutherford	DeKalb	100
Rutherford	Cheatham	99
Rutherford	Franklin	91
Rutherford	Robertson	90
Rutherford	Shelby	82
Rutherford	Macon	49
Rutherford	Grundy	25
Rutherford	Montgomery	24
Rutherford	Giles	19
Rutherford	Smith	14
Rutherford	Lincoln	9
Rutherford	Putnam	7
Rutherford	Hickman	--

5.5 Multimodal Infrastructure and Transit Services

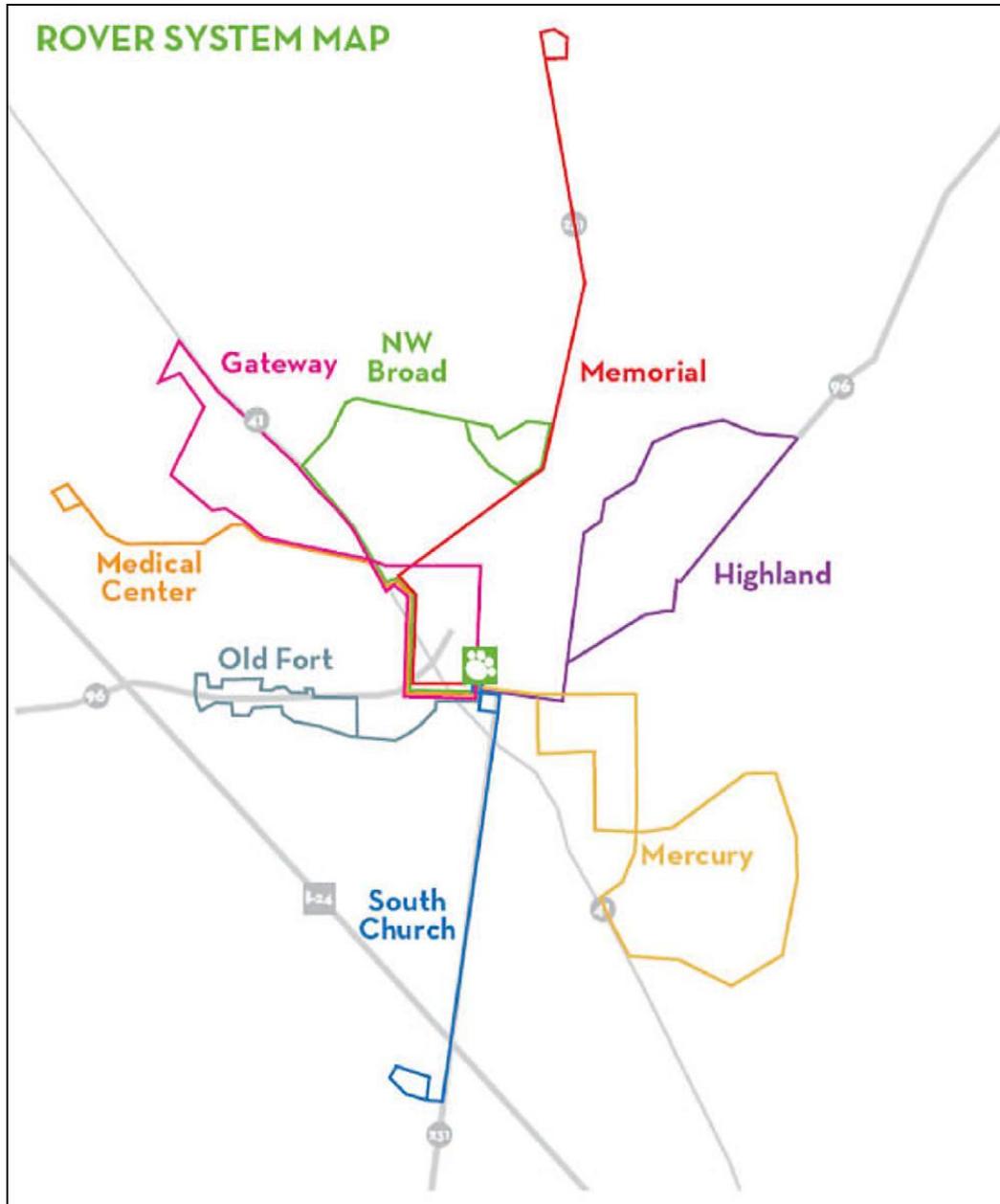
The third largest airport in the State of Tennessee is located in Rutherford County. The Smyrna/Rutherford County Airport Authority operates the Smyrna Airport serving public and private clients. This airport includes two runways, 8,000 feet and 5,500 feet in length, and is a joint use facility with numerous business centers, twenty-two aircraft hangars, and Tennessee Army National Guard flight training areas.

CSX Transportation provides rail service to Rutherford County. The cities of LaVergne, Smyrna, and Murfreesboro are located on the CSX mainline between Nashville and Chattanooga. The US Bureau of Transportation Statistics reports that this rail line currently carries over 40 million gross tons per mile. Daily rail freight service is provided by CSX to many industries in the cities of LaVergne, Smyrna, and Murfreesboro.



The City of Murfreesboro's public transportation department started the Rover service in April 2007 by establishing bus transit operations on six different routes within the city. The Rover bus service operates Monday through Friday from 6 am to 6 pm with each of the six routes being served twice per hour during peak hours. The City of Murfreesboro's Public Transportation Department's map of the six Rover service routes is shown on Figure 1-12.

Figure 1-12





5.6 Issues To Address

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



## 6.0 Water & Wastewater Management

Public water and wastewater services in Rutherford County are provided by four entities: the City of LaVergne system, the Town of Smyrna system, the City of Murfreesboro system and the Consolidated Utility District system. Figure 1-13 shows the locations of water storage tanks, pressure zones, pump stations and sewage treatment facilities.

### 6.1 Water

The City of LaVergne utilizes the J. Percy Priest Reservoir of the Stones River for its potable raw water source and is currently permitted for a maximum withdrawal of 18 million gallons per day (MGD). The City operates a water treatment plant with a capacity of 10 MGD. Potable water storage consists of four tanks within the distribution system with a total capacity of 4.1 MGD. The distribution system is comprised of approximately 60 miles of pipe. The system serves 11,325 customers, most of which reside within the city limits.

The Town of Smyrna utilizes the J. Percy Priest Reservoir of the Stones River for its potable raw water source. The Town operates a water treatment plant with a capacity of 15.2 Million Gallons per Day (MGD). Potable water storage consists of six tanks within the distribution system with a total capacity of 10.5 MGD. The distribution system is comprised of approximately 319 miles of pipe. The system serves approximately 13,200 customers, most of which reside within the town corporate limits.

The City of Murfreesboro utilizes the J. Percy Priest Reservoir and the East Fork of the Stones River as its potable raw water sources and is currently permitted for a maximum withdrawal of 18 Million Gallons per Day (MGD). The City operates a water treatment plant with a capacity of 20 MGD. Current average daily water production is approximately 11 MGD. Potable water storage consists of five tanks within the distribution system with a total capacity of 12 MGD. The distribution system is comprised of approximately 400 miles of pipe. The system serves approximately 26,000 customers, most of which are located within the city limits.

The Consolidated Utility District utilizes the J. Percy Priest Reservoir of the Stones River for its potable raw water source and is currently permitted for a maximum withdrawal of 16 Million Gallons per Day (MGD). The District operates a water treatment plant with a capacity of 16 MGD. Average daily production of the plant is approximately 12 MGD. Potable water storage consists of 14 tanks within the distribution system. The distribution system is comprised of approximately 1,350 miles of pipe and 16 water booster stations. The system serves 46,500 customers comprised of approximately 41,000 residential and 5,500 commercial / industrial.

The residents, businesses, and industries located within Rutherford County rely exclusively on the Stones River and its J. Percy Priest Reservoir impoundment. The Reservoir is regulated by the United State Army Corps of Engineers (USACE) and withdrawal permits require approval of USACE and the Tennessee

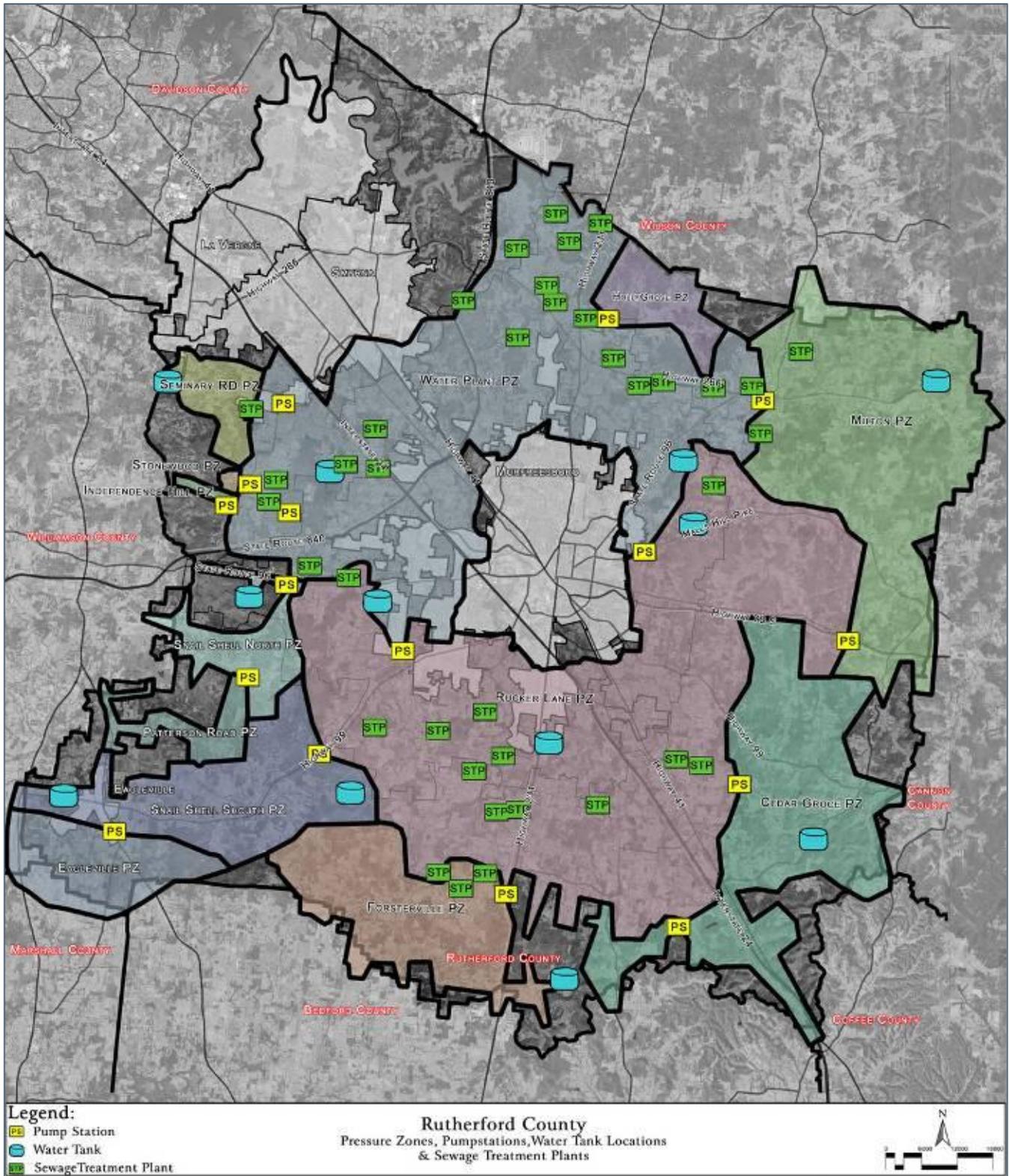


Department of Environment and Conservation – Division of Drinking Water Supply (TDEC – DWS). Adequate raw water supply exists at this time, however continued growth will necessitate evaluation and development of alternative water supplies, conservation, reuse, or a combination of these alternatives deemed to be the most cost effective. Distribution system improvements to satisfy area specific demands will be required as well on a case-by-case basis.





Figure 1-13





## 6.2 Wastewater

The City of LaVergne operates a sanitary sewer collection system. The collection system consists of approximately 26 miles of lines. Wastewater treatment is handled by Metropolitan Nashville Water Services. The system serves approximately 10,000 customers, most of which reside within the city limits.

The Town of Smyrna operates a sanitary sewer collection system and wastewater treatment plant. The collection system consists of approximately 196 miles of lines. The wastewater treatment plant has a capacity of 5.85 MGD and discharges treated effluent to River Mile 6.65 of Stewart Creek. The system serves approximately 12,300 customers, most of which reside within the city limits.

The City of Murfreesboro operates a sanitary sewer collection system and wastewater treatment plant. The collection system consists of approximately 300 miles of lines. The wastewater treatment plant has a capacity of 16 MGD and discharges treated effluent to the West Fork of the Stones River. The system serves approximately 25,000 customers, most of which reside within the city limits.

The Consolidated Utility District does not operate a centralized collection system and wastewater treatment plant. Sanitary sewer collection, treatment and disposal are provided through a series of 38 on-site systems which provide for localized collection through a combination of septic tank effluent pumps (STEP) or septic tank effluent gravity (STEG) units and small diameter pressure or gravity lines. Treatment is achieved through use of a combination of re-circulating sand filter, fine filter and disinfection. Final treated effluent disposal is by land application via drip land disposal. These systems are scattered throughout the county and are constructed on an as needed basis as part of individual residential developments.

Limited centralized and decentralized wastewater collection and treatment access is available to land outside the corporate limits of LaVergne, Smyrna, and Murfreesboro. The remainder of the unincorporated county is primarily served by individual septic systems.

Wastewater service in the county is limited by the already taxed assimilative capacity of the Stones River and the relatively limited supply of land suitable (e.g. sufficient soil depth and type) for treated effluent disposal by the land application method. A significant increase in the availability of wastewater services may, in reality, require coordination of decentralized treatment systems and some form of beneficial reuse of treated effluent.

## 6.3 Issues to Address

- There is a limited source of suitable soils that allow for the implementation of the current STEP System permitted by the Consolidated Utility District.



- There is a need for all providers of sanitary sewer in Rutherford County to work together on a comprehensive service plan/approach for the provisions for sanitary sewer service to areas anticipated for growth.
- Water resources are available, however, there is a finite capacity as a result of current resources. Additional options for source may be required depending on the extent of future growth.

## 7.0 Other Utilities

### 7.1 Utility Providers

Multiple companies in Rutherford County provide cable television, electric, natural gas, and telephone services. The following table provides a summary of these providers and their general service locations.

<b>TABLE 1-17: UTILITY PROVIDERS</b>				
	<b>LaVergne</b>	<b>Smyrna</b>	<b>Murfreesboro</b>	<b>Rutherford County</b>
<b>Cable</b>	Comcast	Comcast	Comcast	Comcast
<b>Electric</b>	Middle Tennessee Electric Membership Cooperative and Nashville Electric Service	Middle Tennessee Electric Membership Cooperative	Murfreesboro Electric	Middle Tennessee Electric Membership Cooperative
<b>Natural Gas</b>	Nashville Gas Company and Town of Smyrna	Town of Smyrna	Atmos Energy Corporation	Atmos Energy Corporation
<b>Telephone</b>	TDS Telecom and AT&T	AT&T	AT&T	AT&T



## 8.0 Agricultural, Natural & Cultural Resources

### 8.1 Environmental Quality

#### 8.1.1 Floodplains

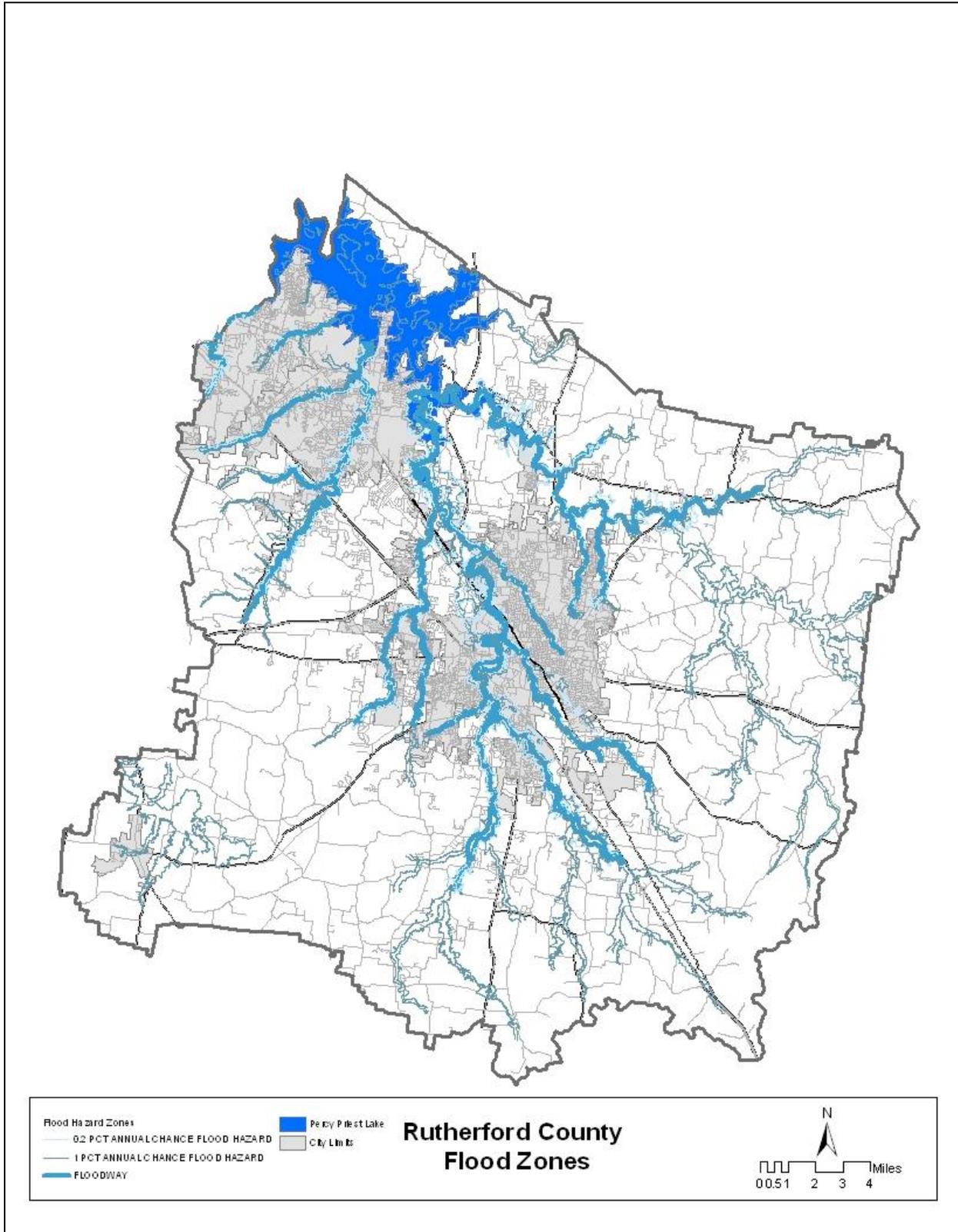
Floodplains are those lands adjacent to rivers and streams that are subject to periodic inundation by water. The amount of land subject to flooding, and the exact limits of a floodplain, are influenced by the amount of development that occurs within or near floodplains and the types of soils present. The Federal Emergency Management Agency (FEMA), through Flood Insurance Rate Maps, defines the geographic boundaries of varying levels of flood risk in Rutherford County. Those areas are depicted in Figure 1-14. Rutherford County's floodplains are relatively narrow bands of lands buffering the streams and rivers in the county. Approximately 43,203 acres of land (over 67.5 square miles) are included in identified floodplains. The area consists of named and unnamed streams, creeks and rivers.

Table 1-18 lists named water bodies that form the basis of the floodplains in Rutherford County. This listing does not include several unnamed tributaries and streams. A full listing of water bodies and floodplain elevations is contained in the 2006 Flood Insurance Study for Rutherford County, issued by FEMA.

<b>TABLE 1-18: NAMED WATER BODIES</b>	
Andrews Creek	Armstrong Branch
Bear Branch	Big Springs Creek
Bradley Creek	Bushman Creek
Cheatham Branch	Christmas Creek
Concord Branch	Cripple Creek
Dry Branch	Dry Creek
Dry Fork	Dry Fork Creek
East Fork Stones River	Fall Creek
Finch Branch	Harpeth River
Henry Creek	Hurricane Creek
Kelly Creek	Long Creek
Lytle Creek	McElroy Branch
McKnight Branch	Middle Fork Stones River
Murray Branch	Olive Branch
Overall Creek	Panther Creek
Puckett Creek	Reed Creek
Rocky Fork Creek	Short Creek
Stewart Creek	Stinking Creek
Wades Branch	West Fork Stones River



Figure 1-14





### 8.1.2 Watersheds & 303D Streams

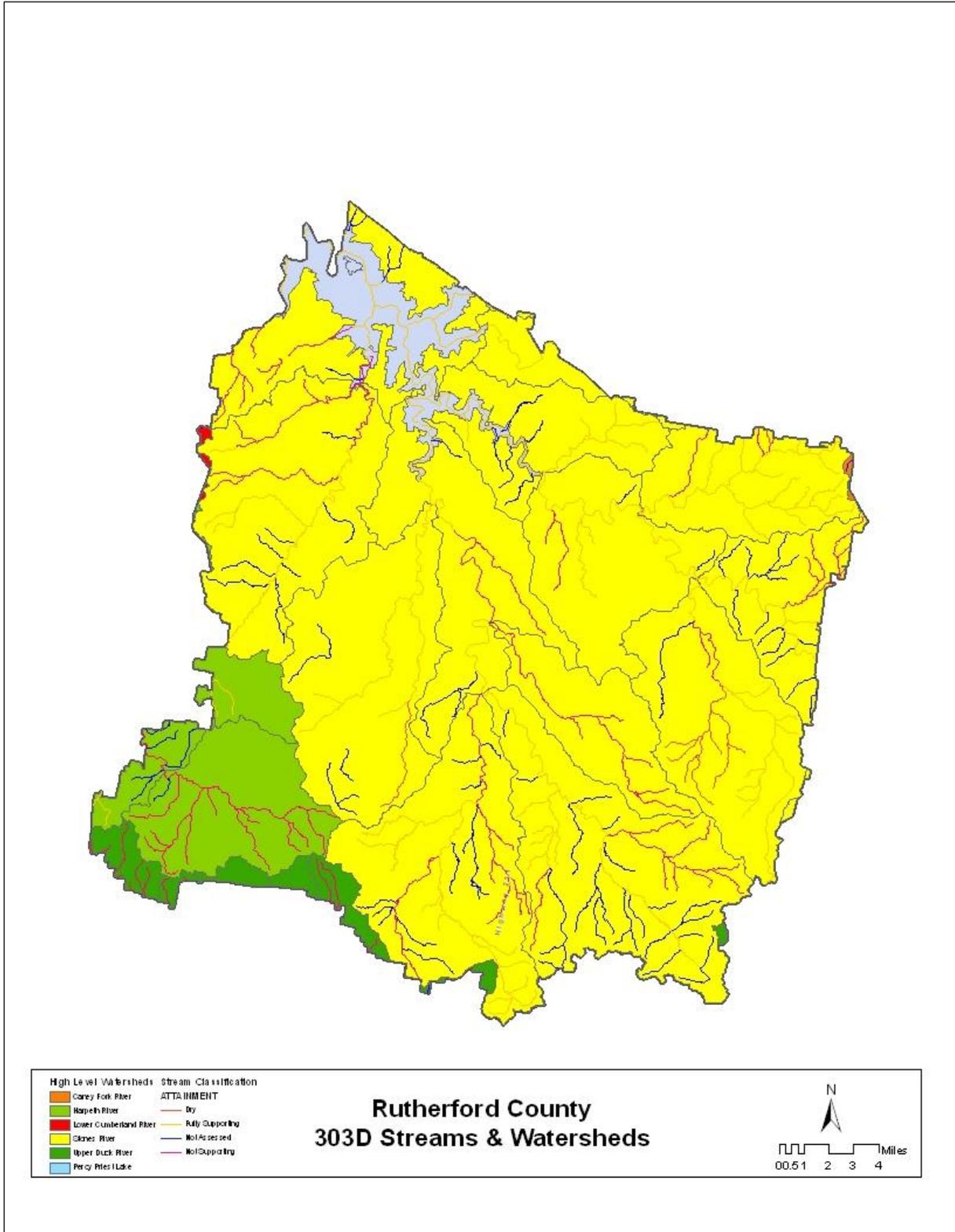
All land is included within a watershed, which is defined as the geographic area that drains water to a stream, river, or lake. Watersheds are identified by numerical Hydrologic Units. Most of Rutherford County is contained within the Stones River watershed, which is itself composed of 13 smaller units. The Upper Duck and Harpeth River watersheds comprise the southwest portion of the county, and slivers of the Lower Cumberland River and Caney Fork watersheds are located on the east and west edges of the County.

As watersheds carry water, the condition of the streams and rivers is paramount. In Tennessee, the Department of Environment and Conservation, Division of Water Pollution Control prepares a list of impaired streams as required under Section 303(d) of the Clean Water Act. Those waterways which have become impaired, and which either partially or fully support one or more of the uses designated by the Tennessee Water Quality Control Board are shown. Streams which are not polluted, which have not been assessed, or for which an effective control strategy is in place are not placed on the list.

Figure 1-15 shows the 303(d) streams and watersheds in Rutherford County.



Figure 1-15

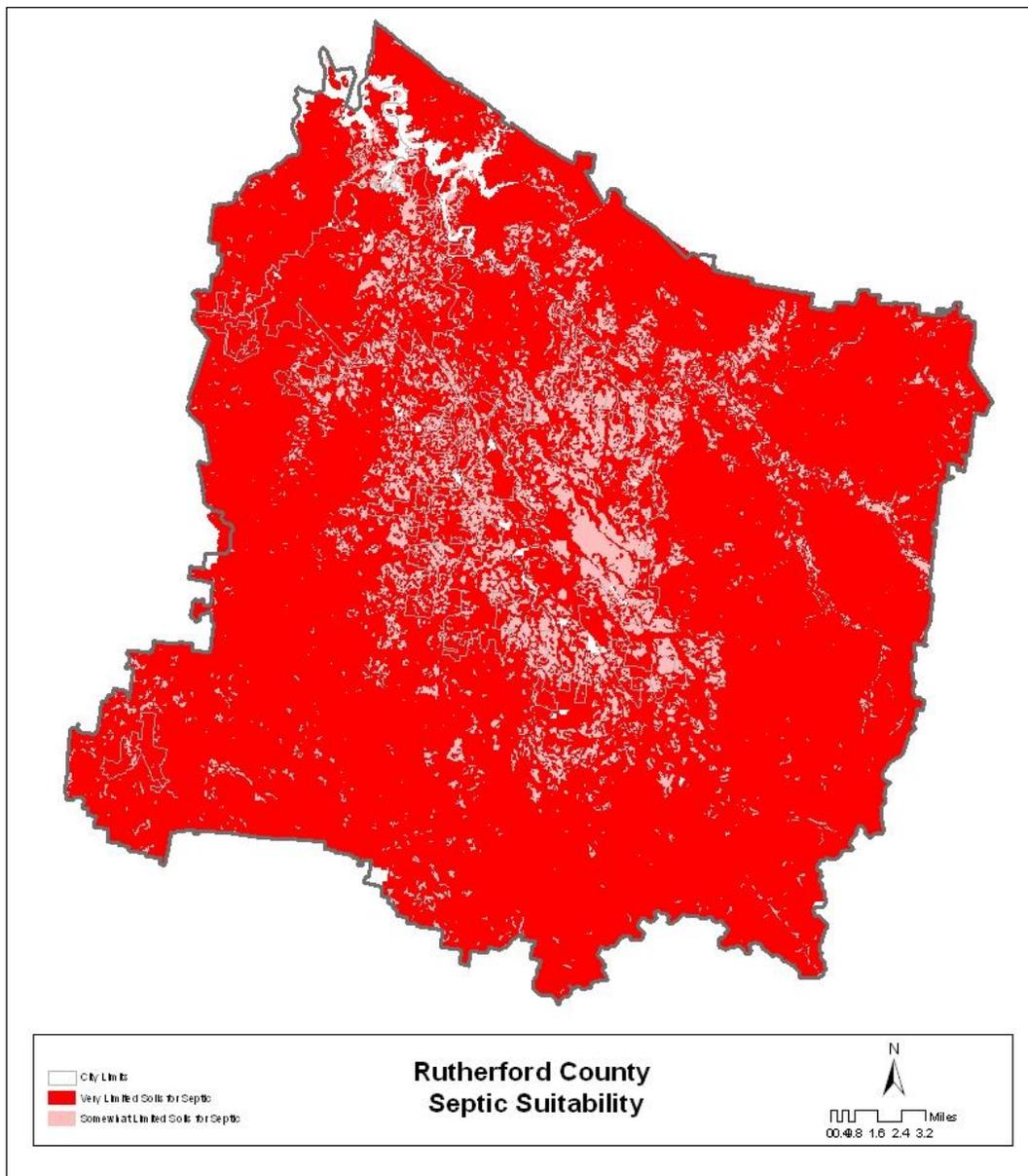




8.1.3 Soils

A major factor in evaluation of areas for development is the type of soil and the capabilities of the soils present. Every county is made up of a variety and mixtures of soils. Each have unique properties in regard to load-bearing capacity, drainage and other attributes. For purposes of this study, the suitability of soils for septic tanks is shown. In Figure 1-16, areas of Rutherford County where the soils are either very limited or somewhat limited for use for septic tank absorption fields are shown. As the map shows, almost the entirety of Rutherford County falls into one of these two categories.

Figure 1-16





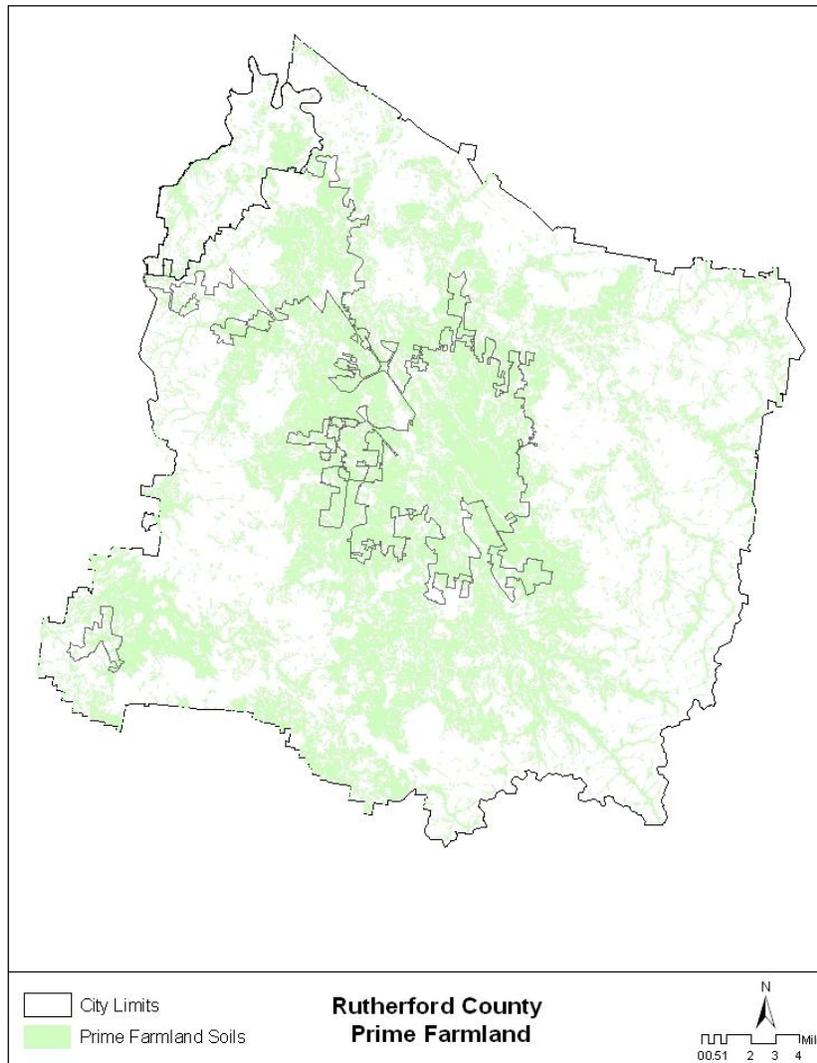
8.2 Agricultural and Natural Resources

8.2.1 Agriculture

Figure 1-17 shows areas of Rutherford County where the soils are classified as prime farmland. Almost 242 square miles of land are classified as prime farmland.

Land in the County that has been converted to non-agricultural use, primarily single-family residential, comes at the expense of agricultural properties. For example, in 2002, the US Census Bureau reported a total of 2088 farms in Rutherford County, occupying 210,754 acres. Average size of farms in 2002 was 100.96 acres. By 2007, the number of farms had fallen approximately 27% to 1525, and the total acres in farms had fallen approximately 22% to 164,411. The average farm size increased only approximately 6% to 107.81 acres per farm.

Figure 1-17





8.2.2 Century Farms

In keeping with Rutherford County's long agricultural history, twenty-five farms currently hold the status of Century Farms, those farms recognized by the State of Tennessee as being in continuous operation at least 100 years by the same family. Below is a table of Century Farms in Rutherford County.

<b>TABLE 1-19: RUTHERFORD COUNTY CENTURY FARMS</b>	
Batey Farm	Lane Farm
Bennett Place	Lawrence Farm
Caff-E-Hill Farms	Marlin Farm
Castlewood	Murray Farm
Cates Farm	Raymond Murray Jernigan Farm
Drake Farm	Riverside Farm
Druggin Farm	Sanders Farm
Elmwood Farm	Smith Farm
E.S. Williams Farm	Sugg Farm
Gamewell Farm	Tarpley Farm
Gooch Farm	Thomas Jackson Farm
Gordon Farm	Wild Acres Farm
Jones Farm	

8.2.3 Within Rutherford County, several tracts of land serve purposes for wildlife refuge and management, water resource protection, and protection of rare or endangered plant life. Both through the Tennessee Wildlife Resource Agency and the State of Tennessee's Department of Environment and Conservation, these lands have varying degrees of protection, and are not available for private development. Lands designated Wildlife Management Areas and State Natural Areas are mapped on Figure 1-18; lands affected by the Natural Heritage Inventory Program are being mapped by the State and will be available soon.

8.2.3.1 Wildlife Management Areas

The Tennessee Wildlife Resource Agency maintains a total of over 11,438 acres in the Percy Priest Lake area in the form of Wildlife Management Areas. They preserve critical habitats for waterfowl and other animals. In addition, these lands are open to seasonal hunting, fishing and public access. Wildlife Management Areas also serve to prohibit development adjacent to Percy Priest Lake, contributing to water quality.

8.2.3.2 Natural Areas Program

In 1971, the Tennessee General Assembly passed the *Natural Areas Preservation Act*, legislation which "...finds that in the countryside of Tennessee there are areas possessing scenic,



scientific, including biological, geological and/or recreational values, and which are in prospect and peril of being destroyed or substantially diminished by actions such as dumping of refuse, commercialization, construction, changing of population densities or similar actions, there being either no regulations by the state or by local governments or regulations which are inadequate or so poorly enforced as not to yield adequate protection to such areas. It is the intention of the general assembly to provide protection for such areas.”

Since its inception, 79 areas of Tennessee, representing well over 100,000 acres of land, have been protected. Within Rutherford County, nine areas are designated State Natural Areas, providing protection for rare, threatened and endangered plant and animal life. The nine designated areas in Rutherford County are:

<b>TABLE 1-20: DESIGNATED STATE NATURAL AREAS IN RUTHERFORD COUNTY</b>	
Sunnybell Cedar Glade	Flat Rock Cedar Glade
Overbridge	Manus Road Cedar Glade
Stones River Cedar Glade	Walter Hill Floodplain
Gattinger’s Cedar Glad and Barrens	Fate Sanders Barrens
Elsie Quarterman Cedar Glade	

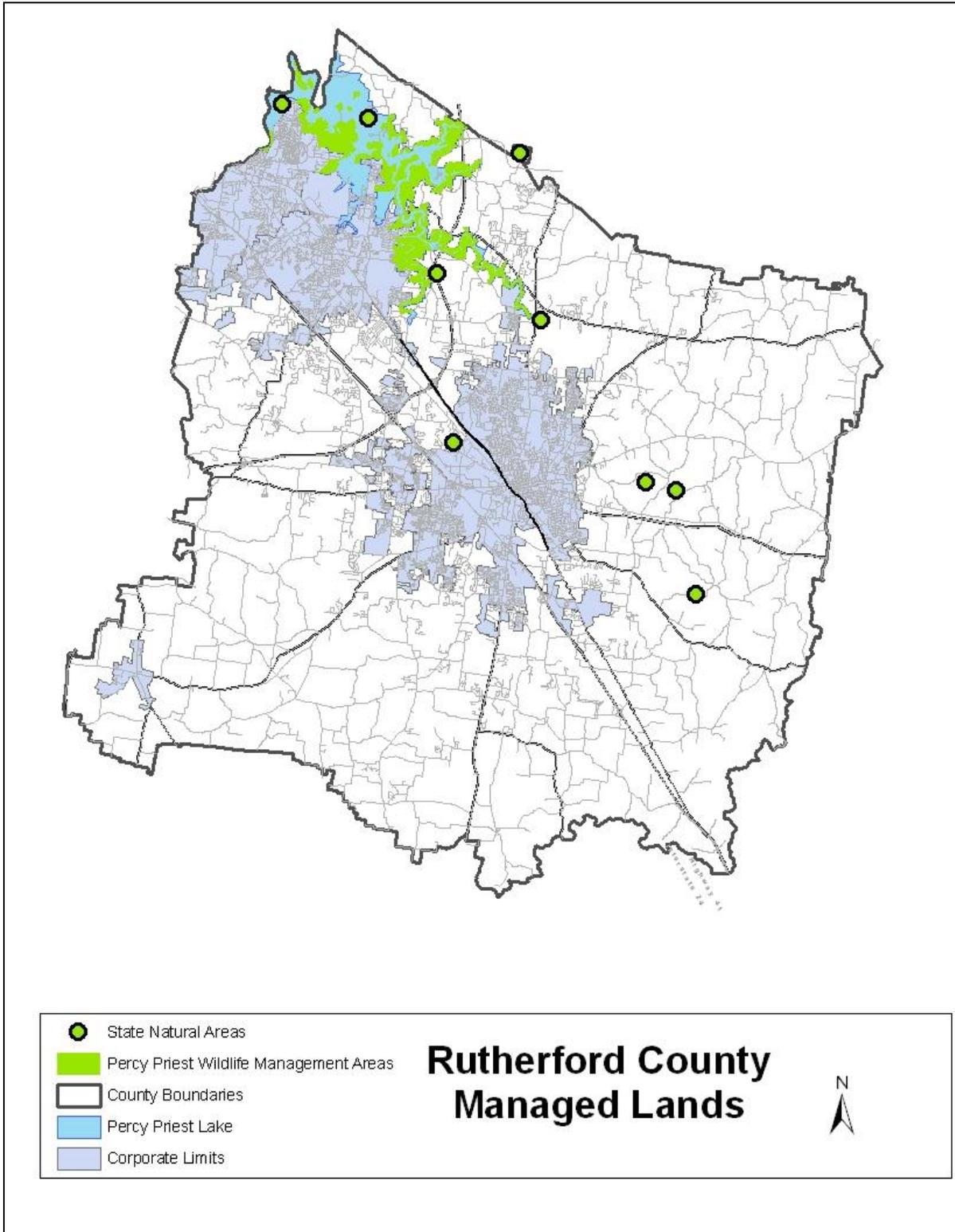
8.2.3.3 Tennessee Natural Heritage Inventory Program

The Natural Heritage Inventory Program, through the Tennessee Department of Environment and Conservation, maintains rare plant listings in Tennessee. Through extensive field investigations, research and management activities, the Division seeks to prevent imperiled species of plants and animals from becoming further imperiled, to effect the recovery of federally listed species so that they may be de-listed, and to prevent the extirpation of critically imperiled species. There are currently 78 known rare plant species in Rutherford County. A GIS database will be made available by the State soon.





Figure 1-18





8.3 Cultural Resources

Cultural resources are unique to each County, and provide a context for the County's people and history. Without careful consideration and preservation, these resources can be lost to time and progress. Several projects are underway that seek to identify and preserve these important features of the past.

8.3.1 National Register of Historic Places

Rutherford County has almost 50 properties that are National Register-eligible. A listing is provided below. These listings represent important places, events, structures and people in Rutherford County history.

<b>TABLE 1-21:                      NATIONAL REGISTER OF HISTORIC PLACES PROPERTIES                      IN RUTHERFORD COUNTY</b>		
<b>Name</b>	<b>Address</b>	<b>Location</b>
Morgan House		Christiana
Rucker, Benjamin House (Rucker-Betty House)	3978 Betty Ford Road	Compton
Jordan, William B. Farm (Jordan-Floyd-Presswood Farm)	2665 Taylor Lane	Eagleville
McCord, William Harrison House	US 41A	Eagleville
Scales, Absalom House	TN 16 on Rocky Glade Road	Eagleville
Williamson, Thomas House	2253 Little Rock Road	Eagleville
Brown's Mill	Brown's Mill Road	Lascassas
Dement House (Colonial Acres)	Cainsville Pike	Lascassas
Jarman Farm (Penuel Farm)	Cainsville Pike	Lascassas
Allen Chapel AME Church	224 S. Maney Avenue	Murfreesboro
Arnold-Harrell House (Daffodil Hill)	1710 E. Main Street	Murfreesboro
Beesley Primitive Baptist Church	461 Beelsey Road	Murfreesboro
Black, Thomas C., House (Evergreen; Old Black Place)	4431 Lebanon Road	Murfreesboro
Boxwood (Thomas J.B. Turner House)	Old Salem Pike	Murfreesboro
Bradley Academy	415 S. Academy Street	Murfreesboro
Childress-Ray House	225 N. Academy Street	Murfreesboro
Collier-Crichlow House	511 E. Main Street	Murfreesboro
Collier-Lane-Crichlow House (House of Mayors)	500 N. Spring Street	Murfreesboro
Crichlow Grammar School	400 N. Maple Street	Murfreesboro
E.C. Cox Memorial Gym	105 Olive Street	Murfreesboro



**TABLE 1-21:  
NATIONAL REGISTER OF HISTORIC PLACES PROPERTIES  
IN RUTHERFORD COUNTY (Continued)**

<b>Name</b>	<b>Address</b>	<b>Location</b>
East Main Street Historic District	E. Main, E. Lytle, College, University, E. Vine Street	Murfreesboro
Elmwood	US 70S/41	Murfreesboro
First Presbyterian Church	210 N. Spring Street	Murfreesboro
Fortress Rosecrans Site	Stones River	Murfreesboro
Henderson, Logan Farm	3600 Manchester Pike	Murfreesboro
Jenkins, Hiram House	1556 Gresham Lane	Murfreesboro
Jones, Enoch H. House (Harvey House)	6339 Halls Hill Pike	Murfreesboro
Landsberger-Gerhardt House (Fite-Anderson House)	435 N. Spring Street	Murfreesboro
Lytle Cemetery	739 NW Broad Street	Murfreesboro
Marymont	TN 99	Murfreesboro
Middle Tennessee State Teachers College Training School	923 E. Lytle Street	Murfreesboro
North Maney Avenue Historic District	N. Maney/N. Highland Avenues/E. College Street/N. Academy Avenue	Murfreesboro
Oaklands Historic House Museum	N. Maney Avenue	Murfreesboro
Palmer, Gen. Joseph B. House	434 E. Main Street	Murfreesboro
Rutherford County Courthouse	Public Square	Murfreesboro
Rutherford Health Department	303 N. Church Street	Murfreesboro
Smith, Robert Andrew Farm	2568 Armstrong Valley Road	Murfreesboro
Spence, John C. House	503 N. Maples Street	Murfreesboro
Stones River National Battlefield	US 41	Murfreesboro
Walter Hill Hydroelectric Station	US 231 at Stones River	Murfreesboro
Caff-E-Hill Farm	3783 Cripple Creek Road	Readyville
Macon, Uncle Dave House	US 70	Readyville
Murray Farm (Murray-Jernigan Farm)	9409 Bradyville Road	Readyville
Ready, Charles House (The Corners)	US 70S	Readyville
Rockvale Store	8964 Rockvale Road	Rockvale
Idler's Retreat (Dillon-Tucker-Cheney House)	112 Oak Street	Smyrna
Ridley's Landing (Ridley-Buchanan House)	Jones Mill Road@Stones River	Smyrna
Sam Davis House	TN 102	Smyrna
Providence Primitive Baptist Church	256 Central Valley Road	Walter Hill



### 8.3.2 Cemeteries

An important part of a community's history is its cemeteries and burial grounds. Many cemeteries are encroached upon by development due to lack of good information on their exact locations and boundaries. Many of the county's cemeteries were mapped in years past, but not all. An existing resource for many of the cemeteries is *Rutherford County Cemeteries*, by Susan Daniels, republished in 2005 by the Rutherford County Historical Society. To complete the listings of cemeteries, Rutherford County Archives is working with the Bradley Academy Museum to locate the old slave and African-American cemeteries. Once completed, a GIS-based layer of information will be available.

### 8.3.3 Historic Structure Survey

In the early 1980's, the Center for Historic Preservation at Middle Tennessee State University conducted a visual survey of Rutherford County to document historic structures (1930's and older at the time). Over 4,000 structures were identified, photographed, and a narrative description prepared. Rutherford County Archives has received a grant from the Tennessee Historic Commission to scan and upload those files from the 1980's and create a GIS layer to be available to the public. The project should be in its final stages by Fall 2010.

## 8.4 Issues to Address

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



## 9.0 Community Facilities

There are four exhibits in this section depicting 1) school zones and school locations (Figure 1-19); 2) emergency medical services and hospitals (Figure 1-20); 3) fire departments, rescue facilities and police departments (Figure 1-21) and 4) parks and community centers (Figure 1-22). The existing facilities generally follow the population corridor of Interstate 24, LaVergne, Smyrna and Murfreesboro in a northwest to southeast pattern.

### 9.1 Schools

The county is served by the Rutherford County School Board, with most of their schools within the current city limits of LaVergne, Smyrna and Murfreesboro. This is especially the case with upper educational facilities, such as high school and middle school facilities. The City of Murfreesboro has a board of education that primarily serves K-6 grades within the City of Murfreesboro limits. Again, the schools tend to follow the population corridor of Interstate 24 with a few elementary schools located in the more rural parts of the county to the north, east and south of Murfreesboro.

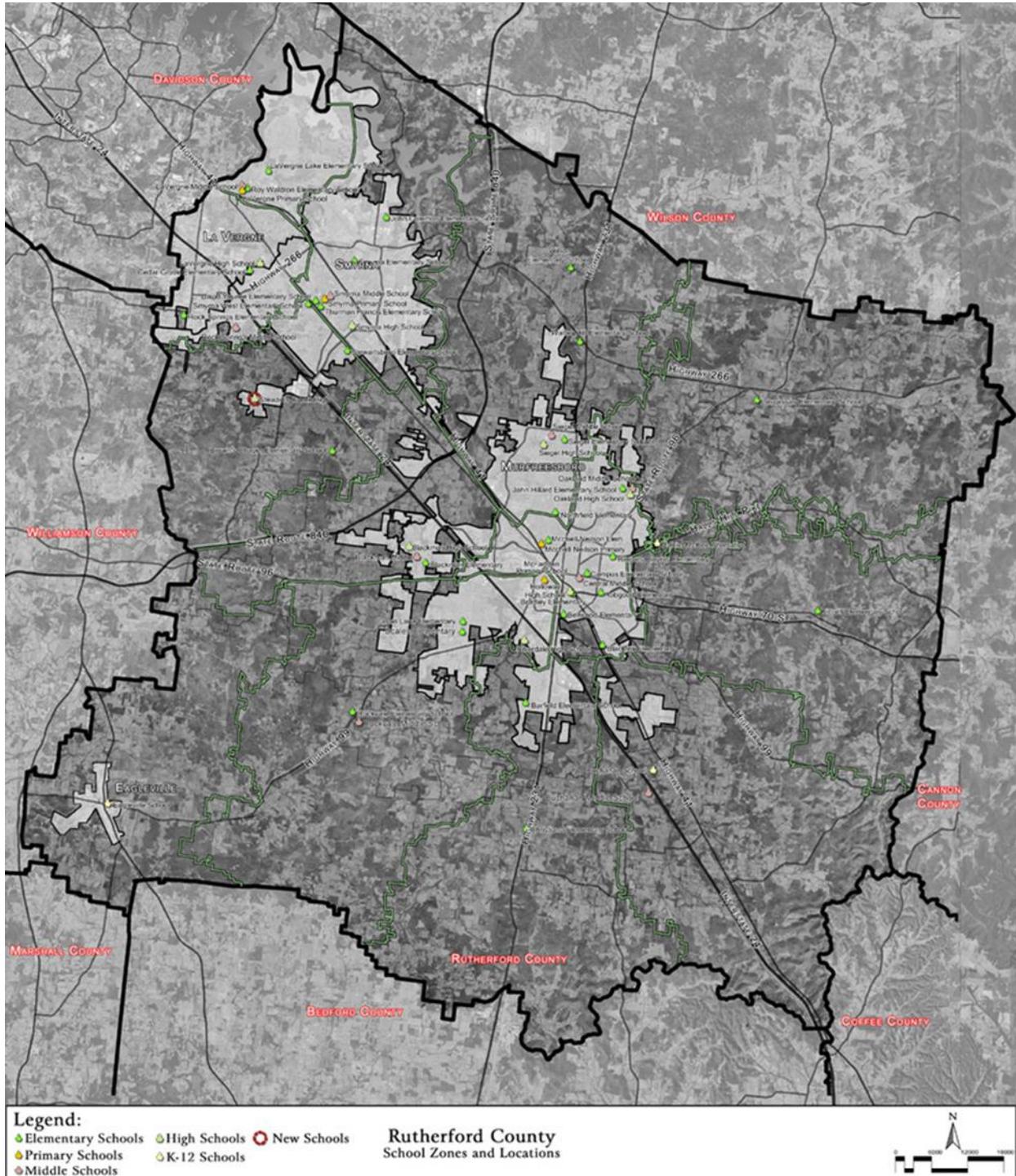
The Rutherford County school system responds to growth patterns and available funds when determining the need and locations for new facilities. At the time of this inventory, three new schools have been approved for construction along with various renovation projects for existing facilities. A new high school has also been targeted for the Stewarts Creek area, although neither design work nor construction funds have been approved. Table 1-22 lists the projects scheduled for the 2009/2010, 2010/2011, and 2011/2012 fiscal years.

**TABLE 1-22: RUTHERFORD COUNTY SCHOOL PROJECTS**

<b>Fiscal 2009/10 Projects:</b>	<b>Fiscal 2010/11 Projects:</b>	<b>Fiscal 2011/2012 Projects:</b>
Brown's Chapel Elementary School	North Corridor middle school	Stewarts Creek High School
McFadden renovation	Buchanan middle school	David Youree renovation
Major capital repairs	Buchanan land for future high school	Smyrna Primary renovation
	Central Middle renovation	
	John Coleman renovation	
	Smyrna middle renovation	
	Major capital repairs	



Figure 1-19





## 9.2 Public Safety

### 9.2.1 Hospitals and Emergency Medical Stations

The two major hospitals are located within the Town of Smyrna and City of Murfreesboro. There are also Rutherford County Emergency Medical Service Stations, only two of which are located outside any city limits. These are along Highway 231 and Highway 41 in the southeastern portion of the county. The western half of the county is served adequately between the facilities within the city limits; however, to the east of the county and to the north of Murfreesboro, while having a lesser population, there is a lack of noticeable facilities of any type.

### 9.2.2 Police/Fire Departments/Rescue Facilities

The three larger municipalities have their own city police departments patrolling within the city limits. The Rutherford County Sheriffs Department has one central office within the City of Murfreesboro on New Salem Highway. There are no substations at this time, nor can any plans be determined for future ones located elsewhere in the county.

Murfreesboro and Smyrna have their own fire departments. LaVergne contracts with a fully-paid privately-owned fire department. The rest of the county is served by volunteer fire departments which have been located throughout the county along major arterial roads or highways. These appear to have been distributed in an effort to proportionally serve the current population densities within the county.



Figure 1-20

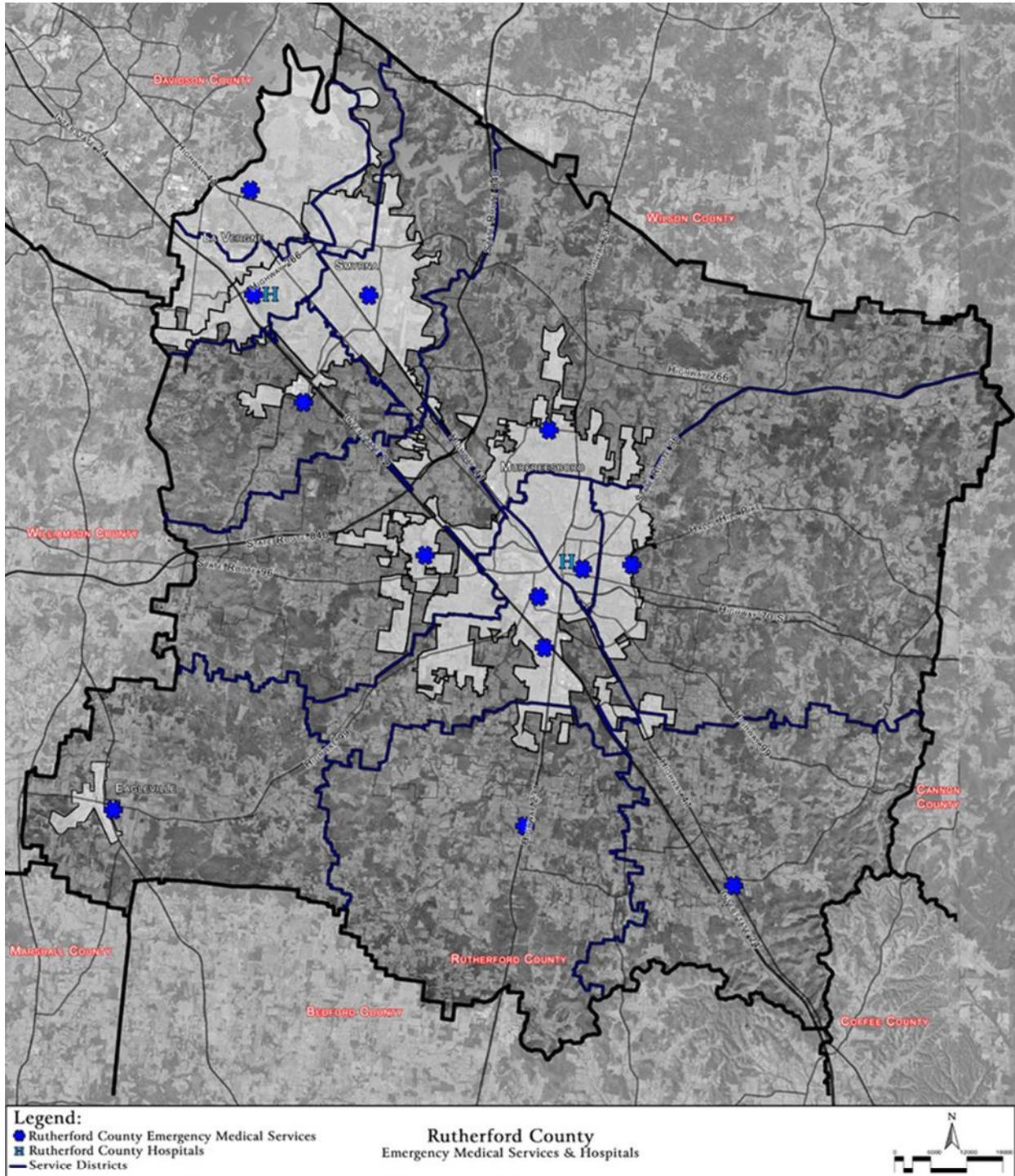
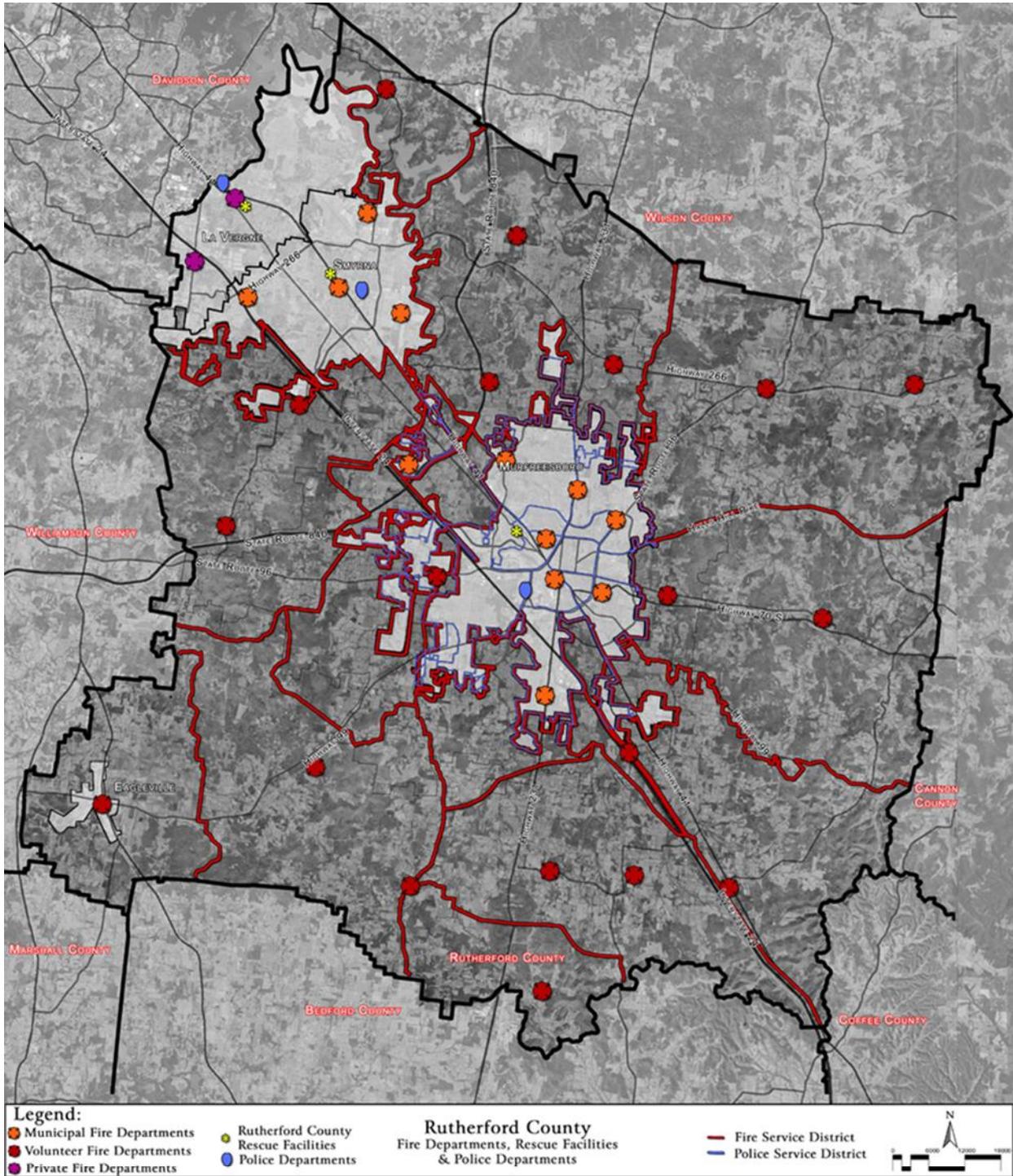




Figure 1-21





### 9.3 Parks and Community Centers

The only parks available for Rutherford County residents are city parks within the city limits of the four incorporated communities. There are two parks north of Murfreesboro within the urban growth boundary that are outside the city limits and two community centers on the west side of the city limits of Murfreesboro. There are several recreation areas along Percy Priest Lake that are maintained by the Corps of Engineers and several golf courses. Due to the lack of other facilities, these golf courses are one of the few existing recreation opportunities. There are no other passive or active recreation facilities or community centers in the county.

The surrounding municipalities have park and recreation departments that are responsible for the recreation facilities within their jurisdiction. At this time, Rutherford County does not have a department that oversees recreational facilities, resulting in the lack of land specifically dedicated for park and recreation activities.

Rutherford County, like many counties, has a number of communities that are not incorporated but identifiable by many citizens. These areas maintain active citizen groups that have participated in the various planning efforts undertaken by both Rutherford County and other incorporated cities within the county. A number of these communities, including Blackman, Almaville, Lascassas, Leanna, Rockvale and Kittrell, have community centers that serve as gathering areas for planned events and public outreach programs for their area. These centers serve to help maintain the identity of these unique hamlets within the county.





#### 9.4 Issues to Address

##### 9.4.1 Schools

- Coordination of planning for new school locations as the county continues to grow. Current schools still have a number of portables serving current student population.
- Understanding the impact that new school locations have on the communities and existing infrastructure in which they are located. Appropriate infrastructure needs to be planned to accommodate anticipated development that accompanies new schools.

##### 9.4.2 Public Safety

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

##### 9.4.3 Parks and Community Centers

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



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