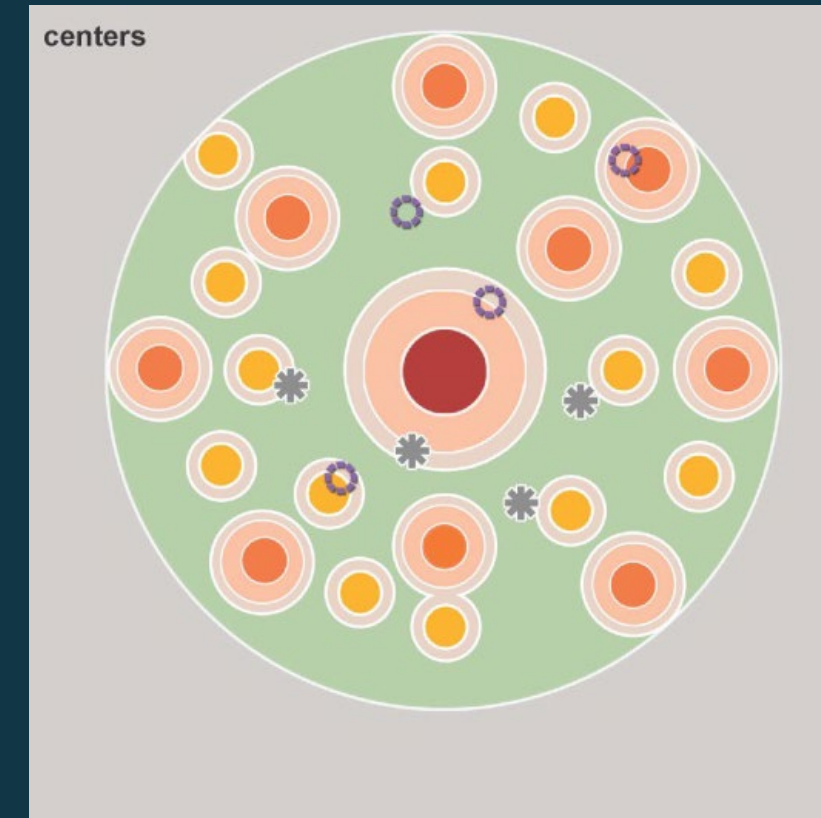
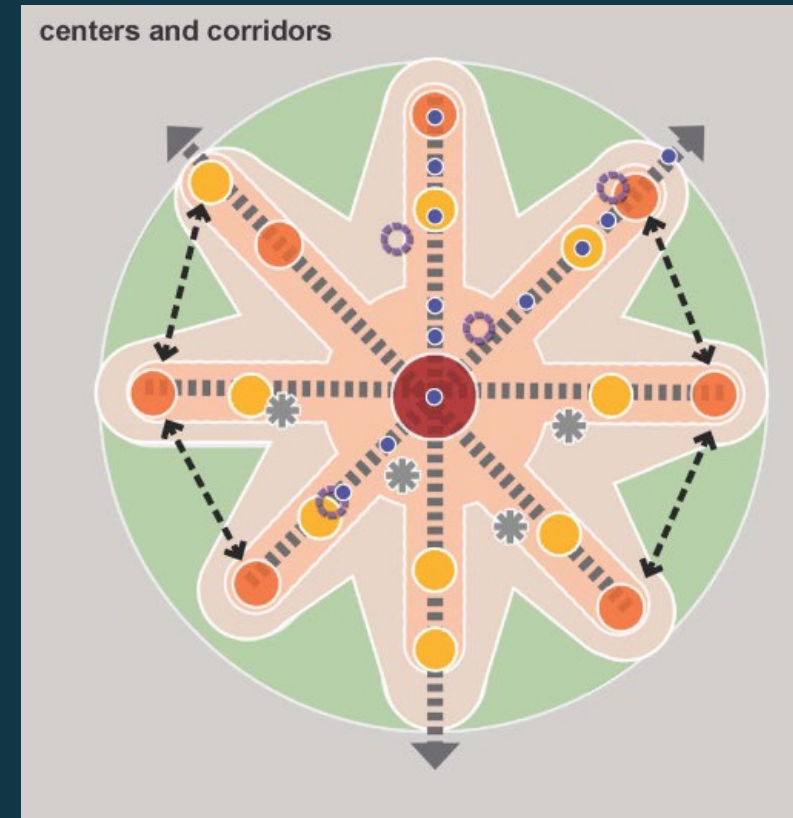
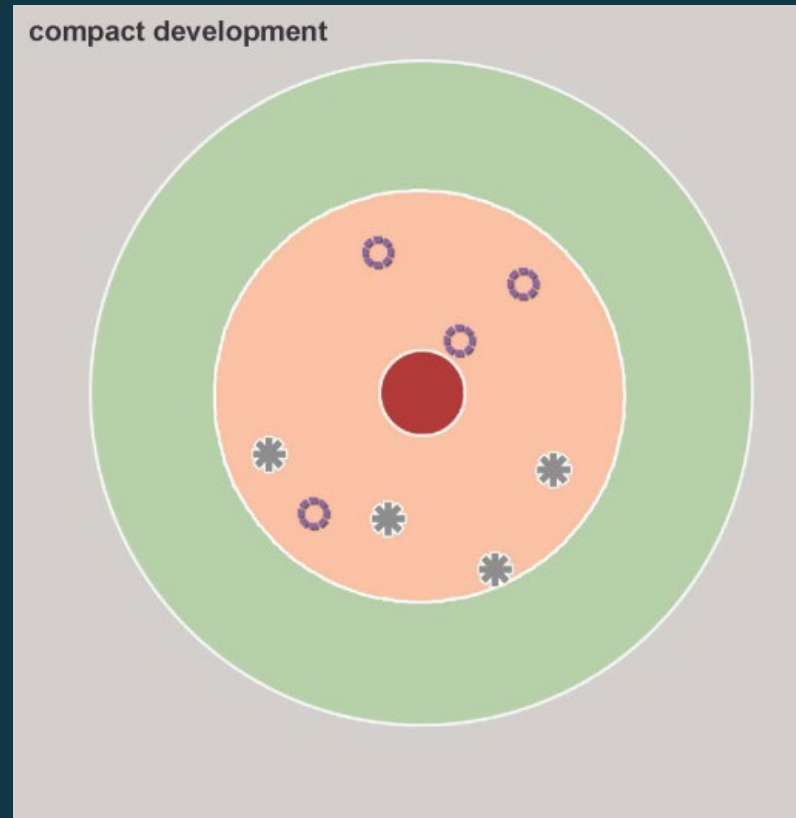




# *Wilson County* MASTER LAND USE PLAN

## Scenario Planning Resource Guide





## County Aerial Map



This map is provided as  
a reference to help  
identify cities,  
topographic landmarks,  
and open space.



# Street Map with City Limits and Urban Growth Boundaries (UGBs)

This map is provided as  
a reference to help  
identify local landmarks  
and transportation  
corridors.





## 2020 Density Pattern by Parcel

138k Residents

72k Jobs

People per Sq Mile

Less than 100

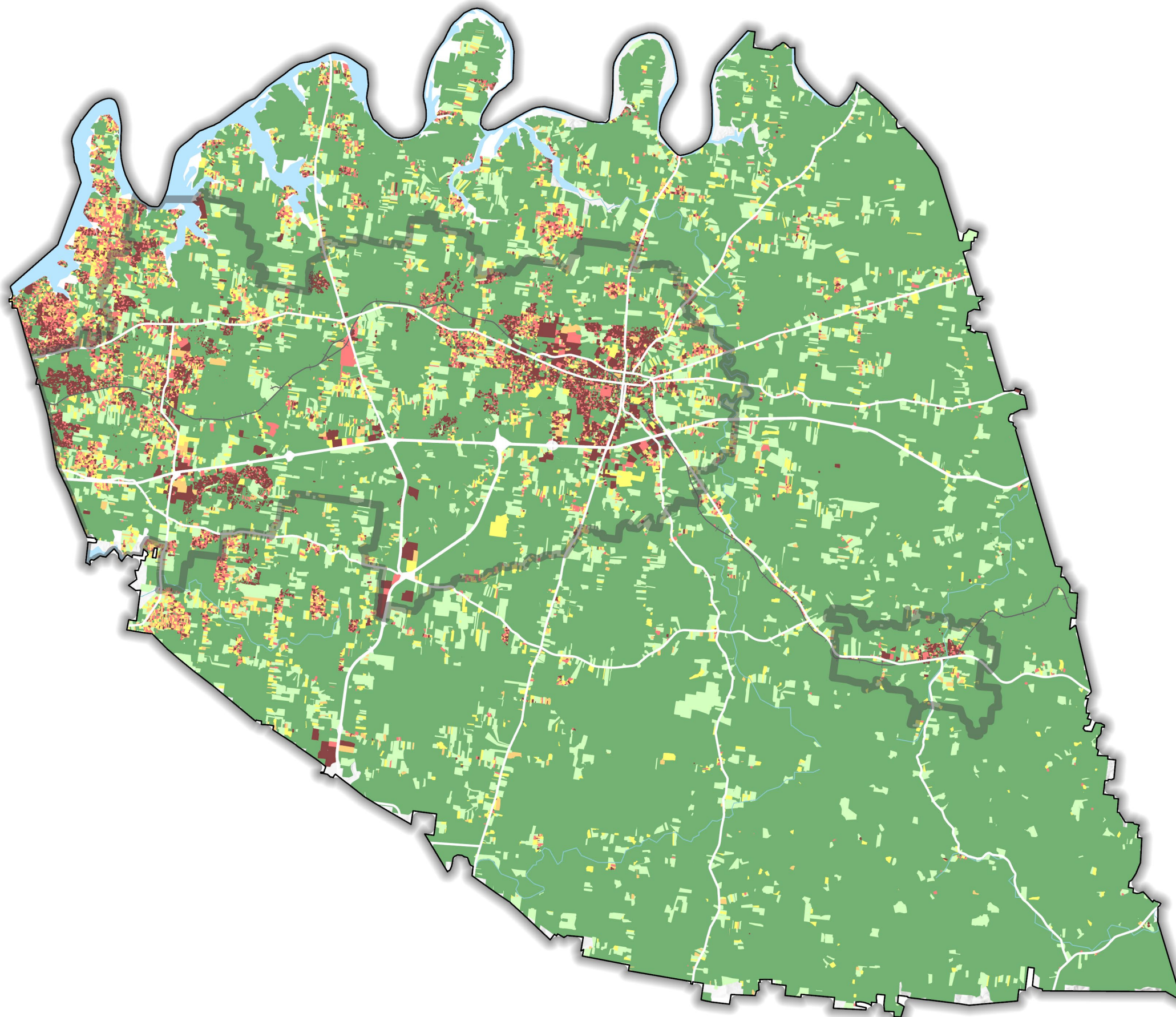
100 to 500

500 to 1,000

1,000 to 1,500

1,500 to 3,000

More than 3,000





## 2020 Density Pattern by Hex\*

**138k Residents**

**72k Jobs**

**People per Sq Mile**

Less than 100

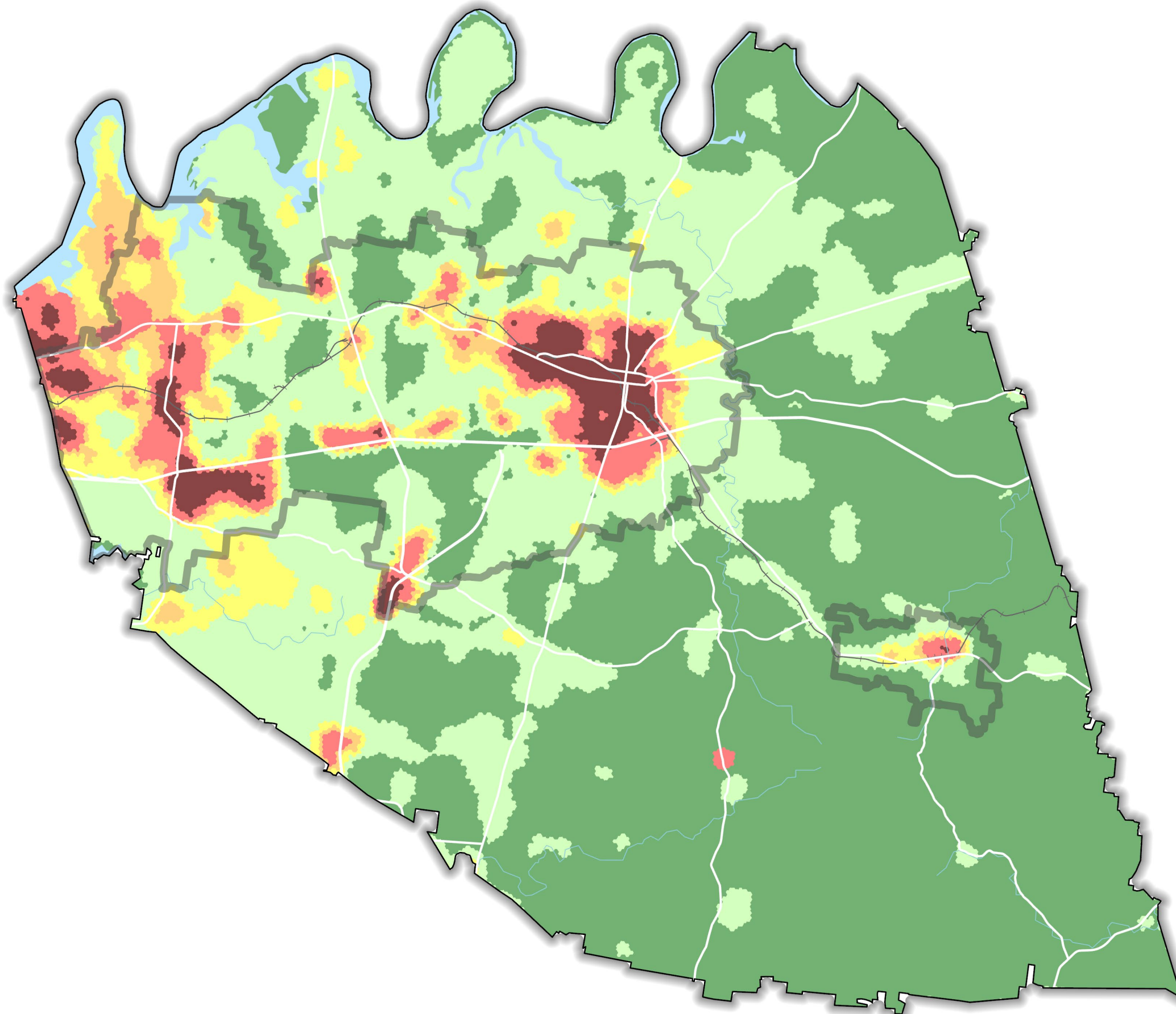
100 to 500

500 to 1,000

1,000 to 1,500

1,500 to 3,000

More than 3,000



\*Population and jobs have been aggregated to 1/8-mile hexagons to avoid identifying individual property lines.



## Trending Growth Scenario (2045)

**257k Residents**

**120k Jobs**

### People per Sq Mile

Less than 100

100 to 500

500 to 1,000

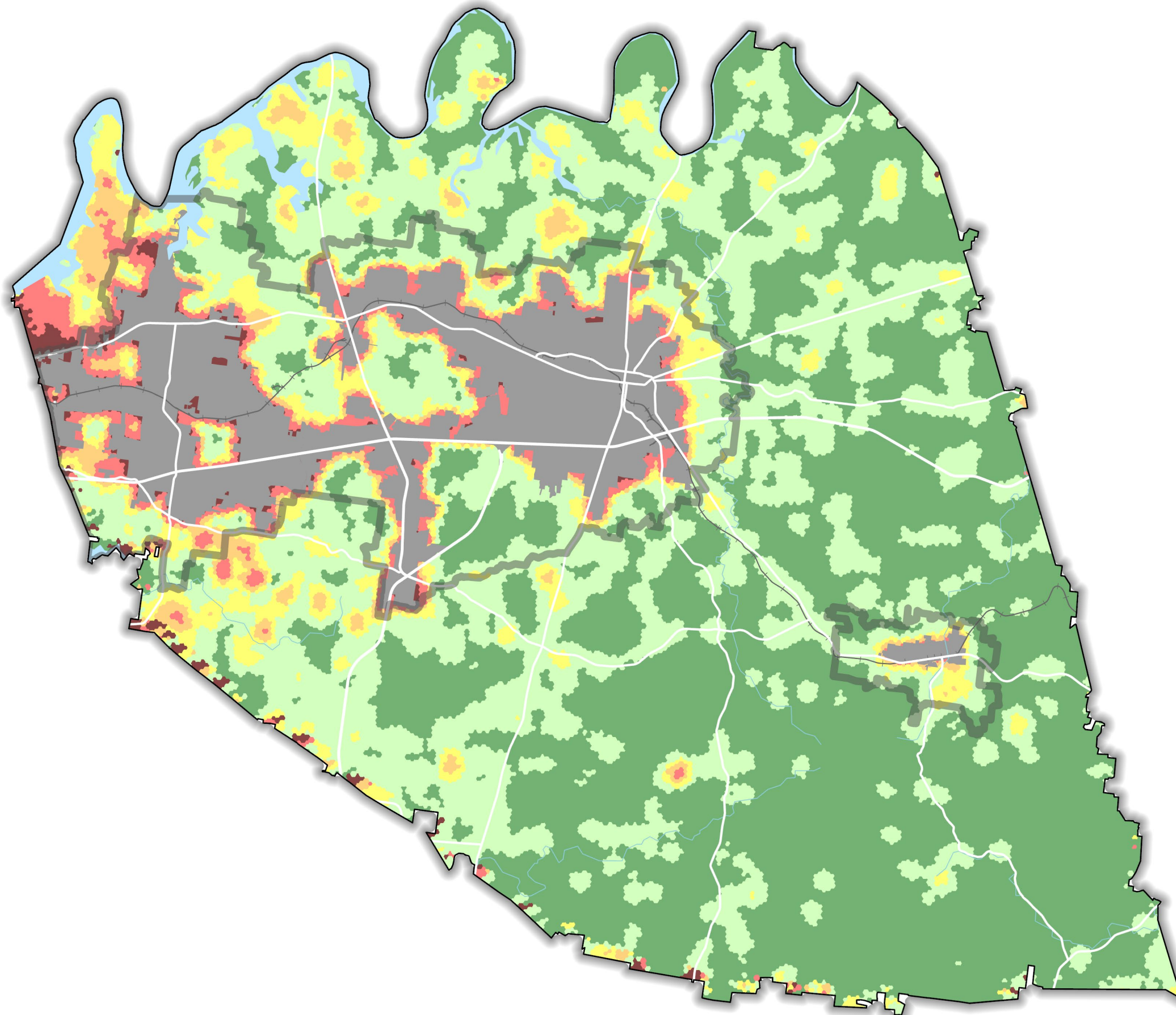
1,000 to 1,500

1,500 to 3,000

More than 3,000

Municipal boundaries have been grayed out to focus on the development pattern in the unincorporated portions of Wilson County.

\*Population and jobs have been aggregated to 1/8-mile hexagons to avoid identifying individual property lines.





## More Dispersed Scenario (2045)

**257k Residents**

**120k Jobs**

### People per Sq Mile

Less than 100

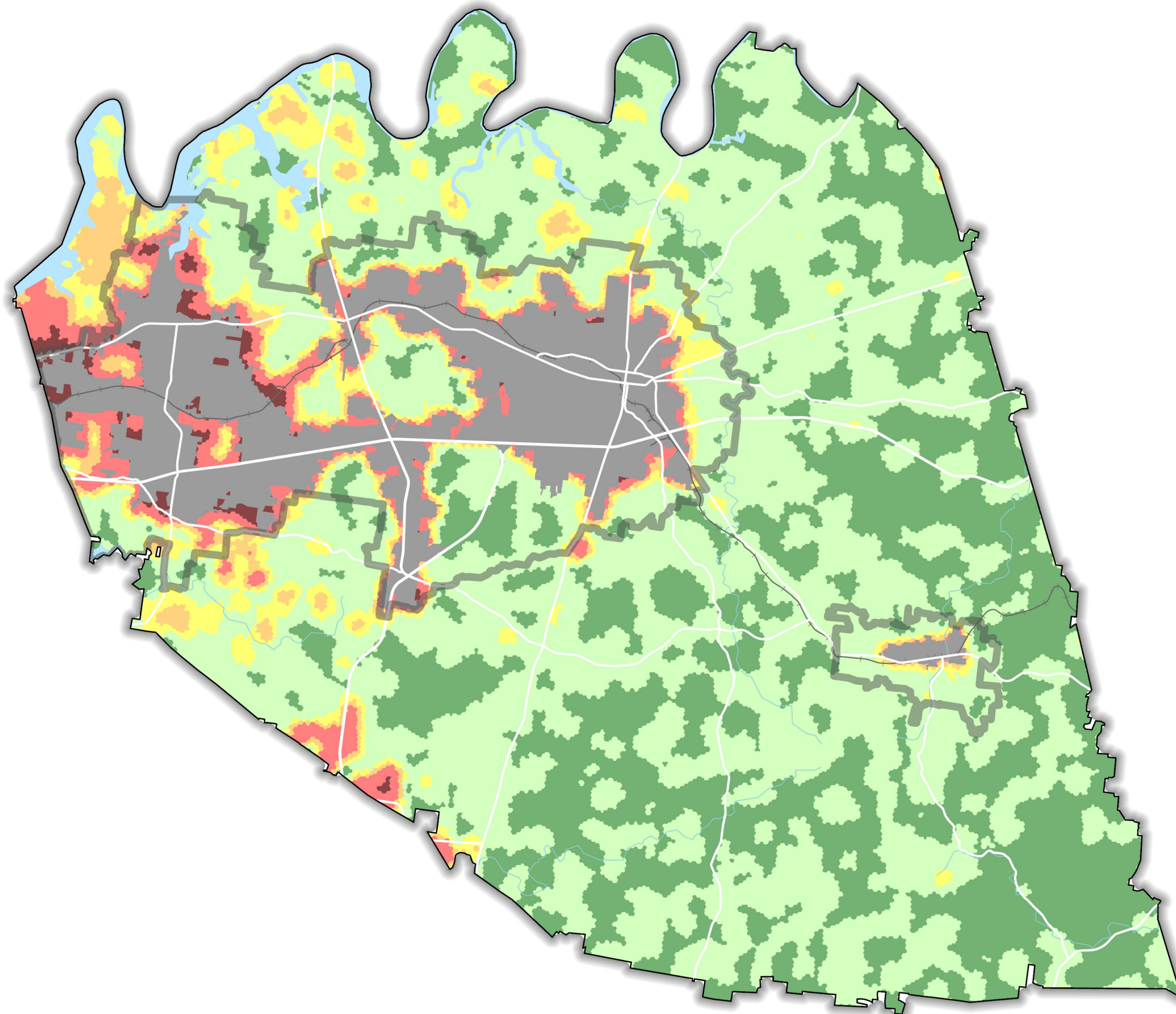
100 to 500

500 to 1,000

1,000 to 1,500

1,500 to 3,000

More than 3,000



Municipal boundaries have been grayed out to focus on the development pattern in the unincorporated portions of Wilson County.

\*Population and jobs have been aggregated to 1/8-mile hexagons to avoid identifying individual property lines.



## More Compact Scenario (2045)

**257k Residents**

**120k Jobs**

### People per Sq Mile

Less than 100

100 to 500

500 to 1,000

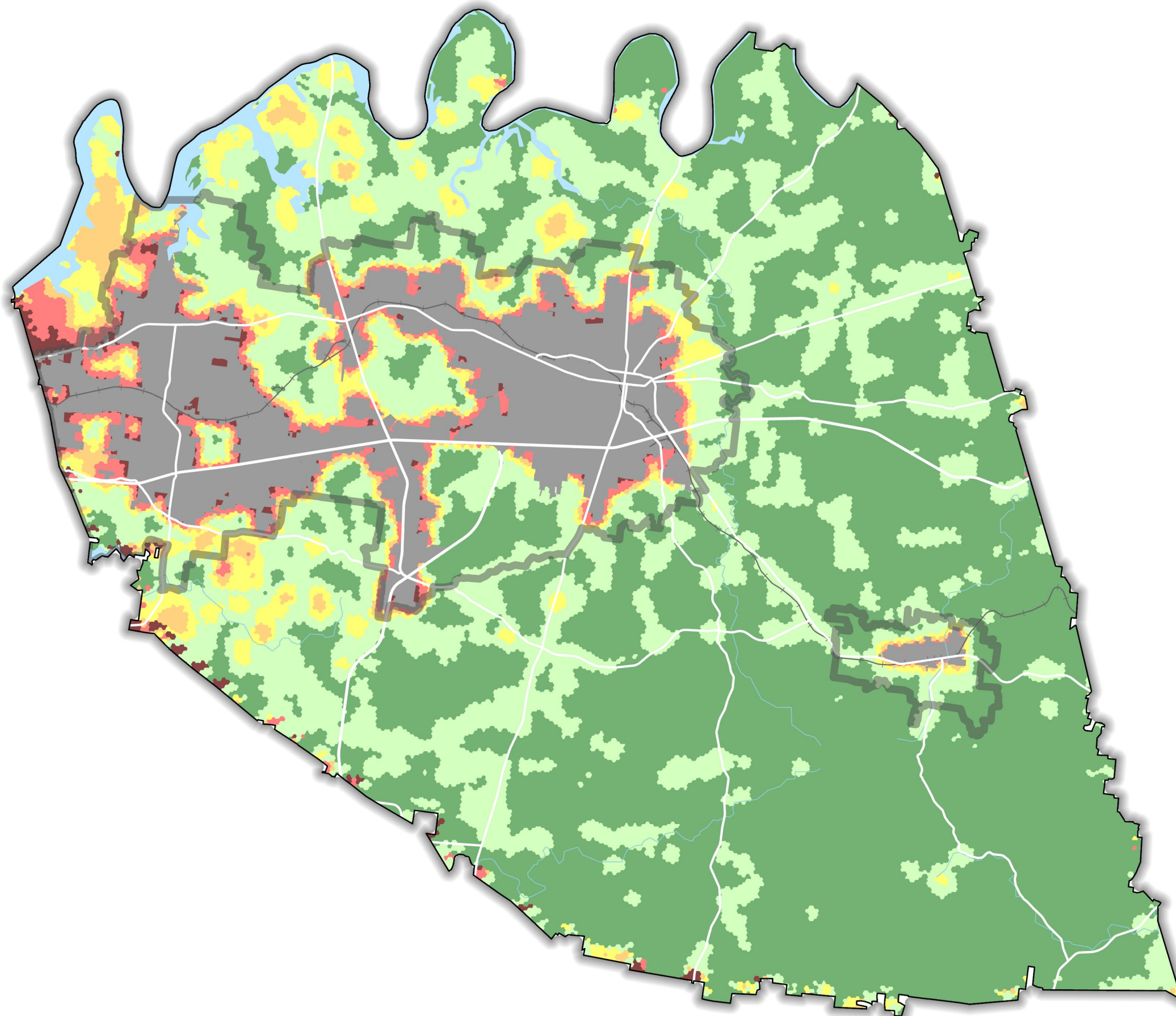
1,000 to 1,500

1,500 to 3,000

More than 3,000

Municipal boundaries have been grayed out to focus on the development pattern in the unincorporated portions of Wilson County.

\*Population and jobs have been aggregated to 1/8-mile hexagons to avoid identifying individual property lines.





# *Wilson County*

## MASTER LAND USE PLAN

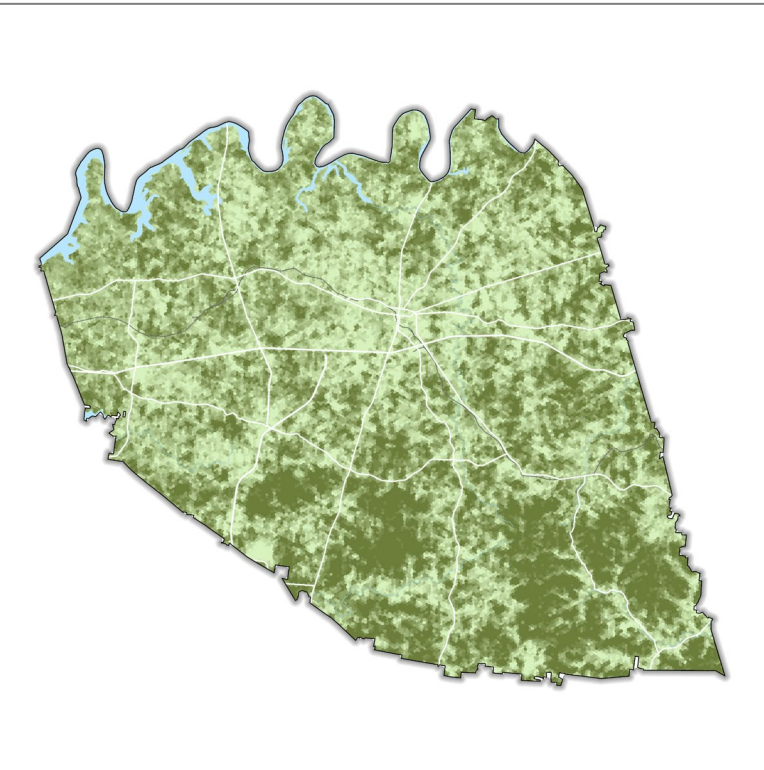
### Land Use Features



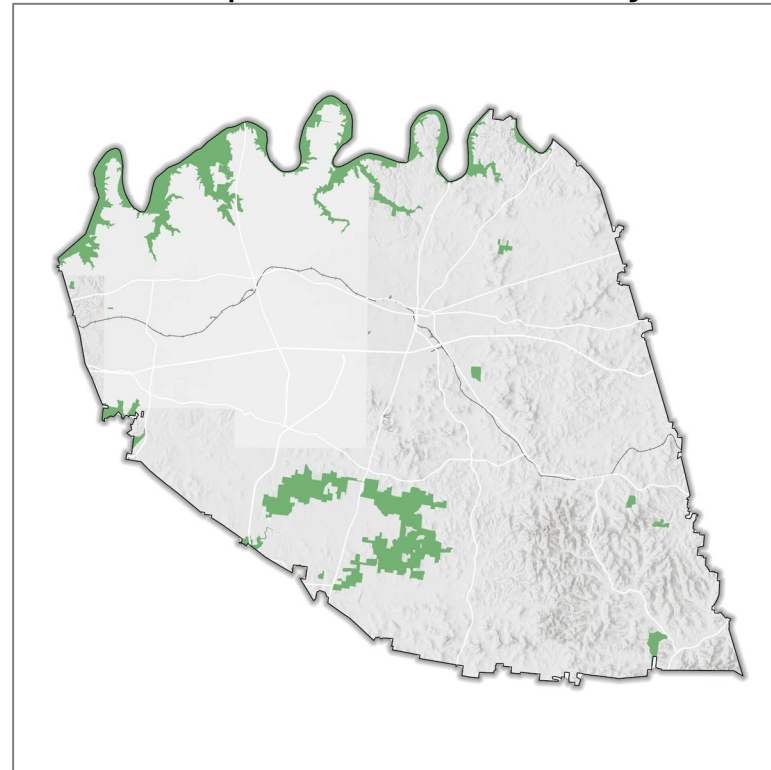
Prime Agriculture Soils



Floodplains and Floodways

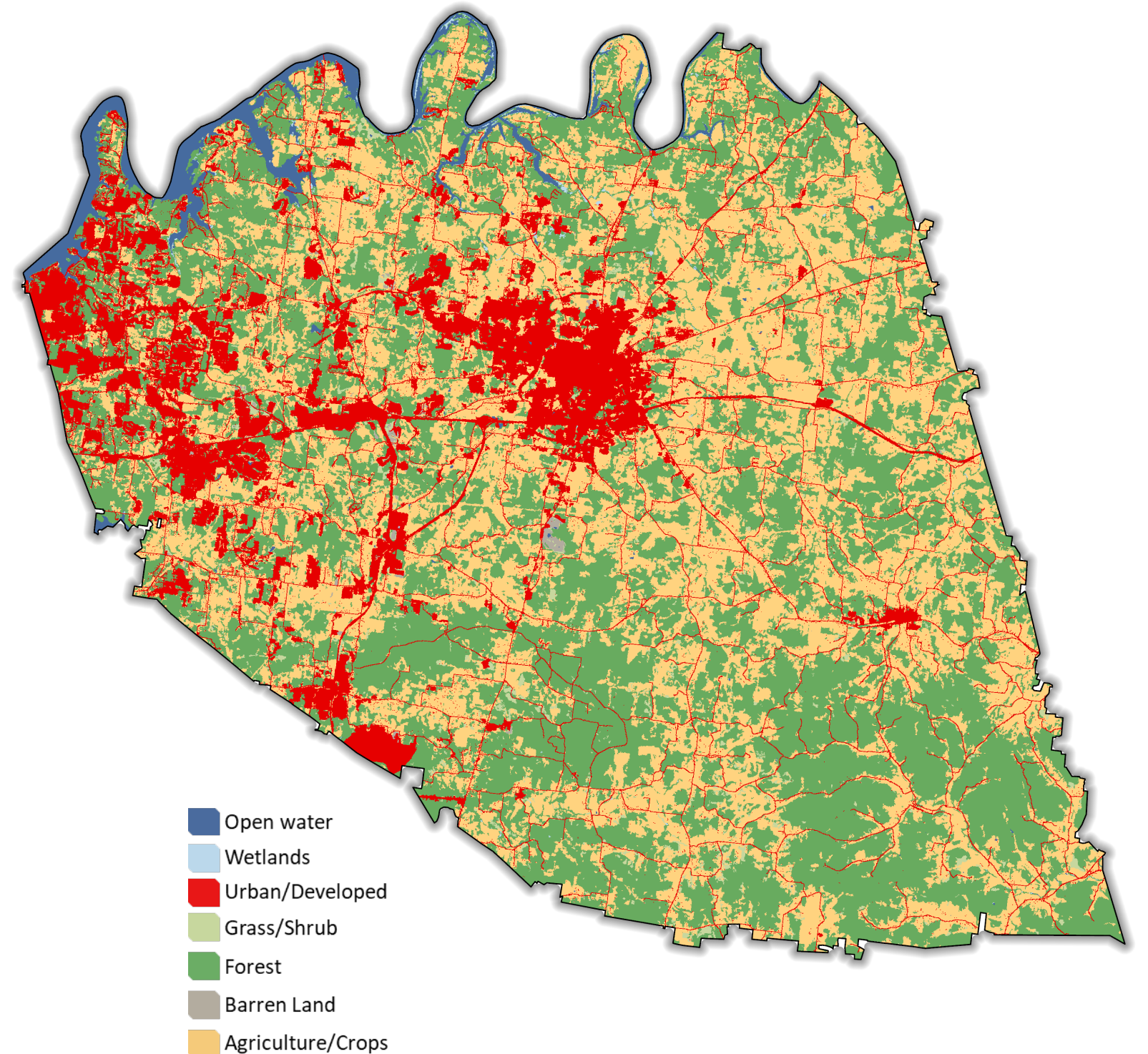


Tree Canopy Density



Protected Lands

Current Land Cover



- Open water
- Wetlands
- Urban/Developed
- Grass/Shrub
- Forest
- Barren Land
- Agriculture/Crops

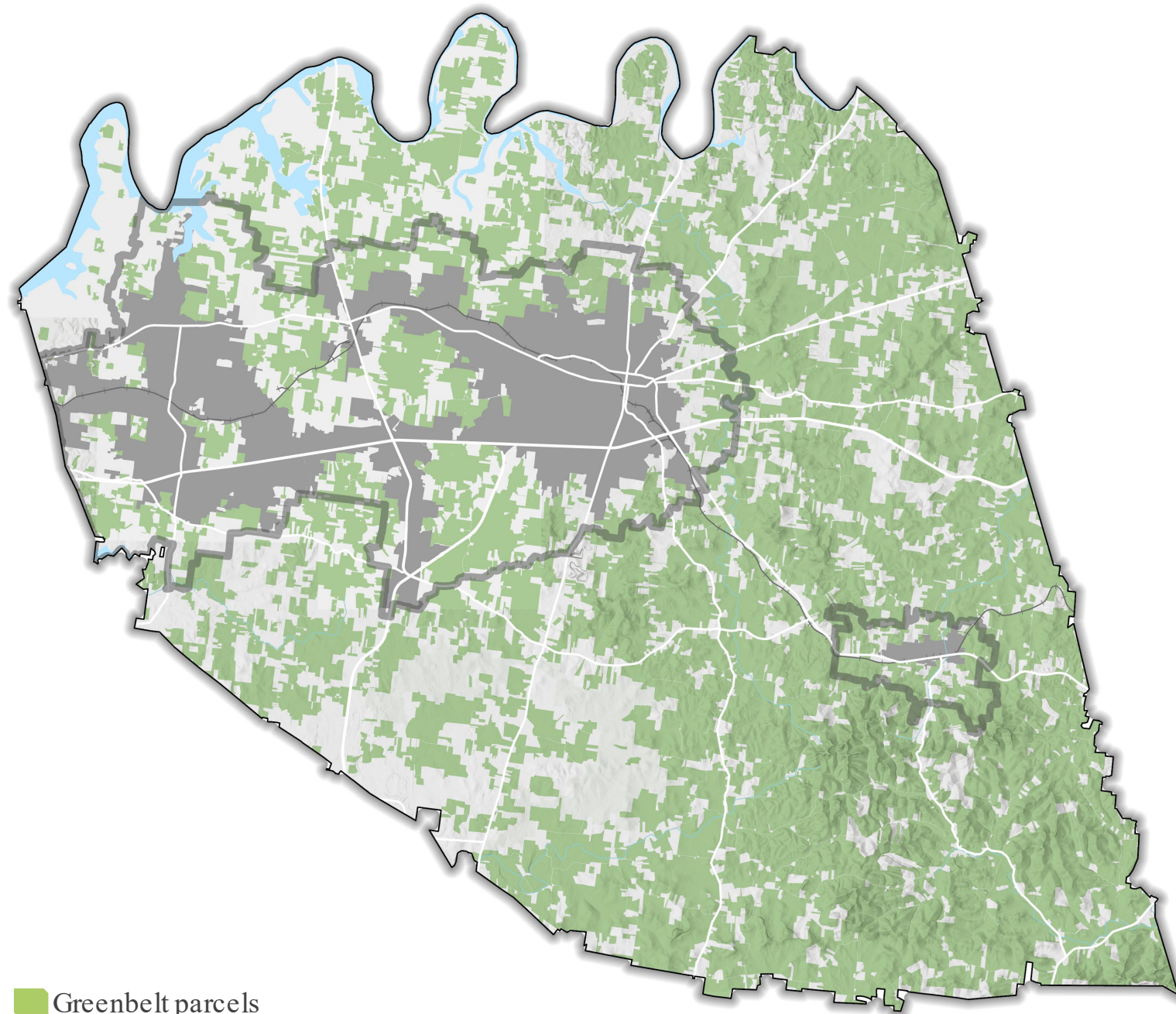


# *Wilson County*

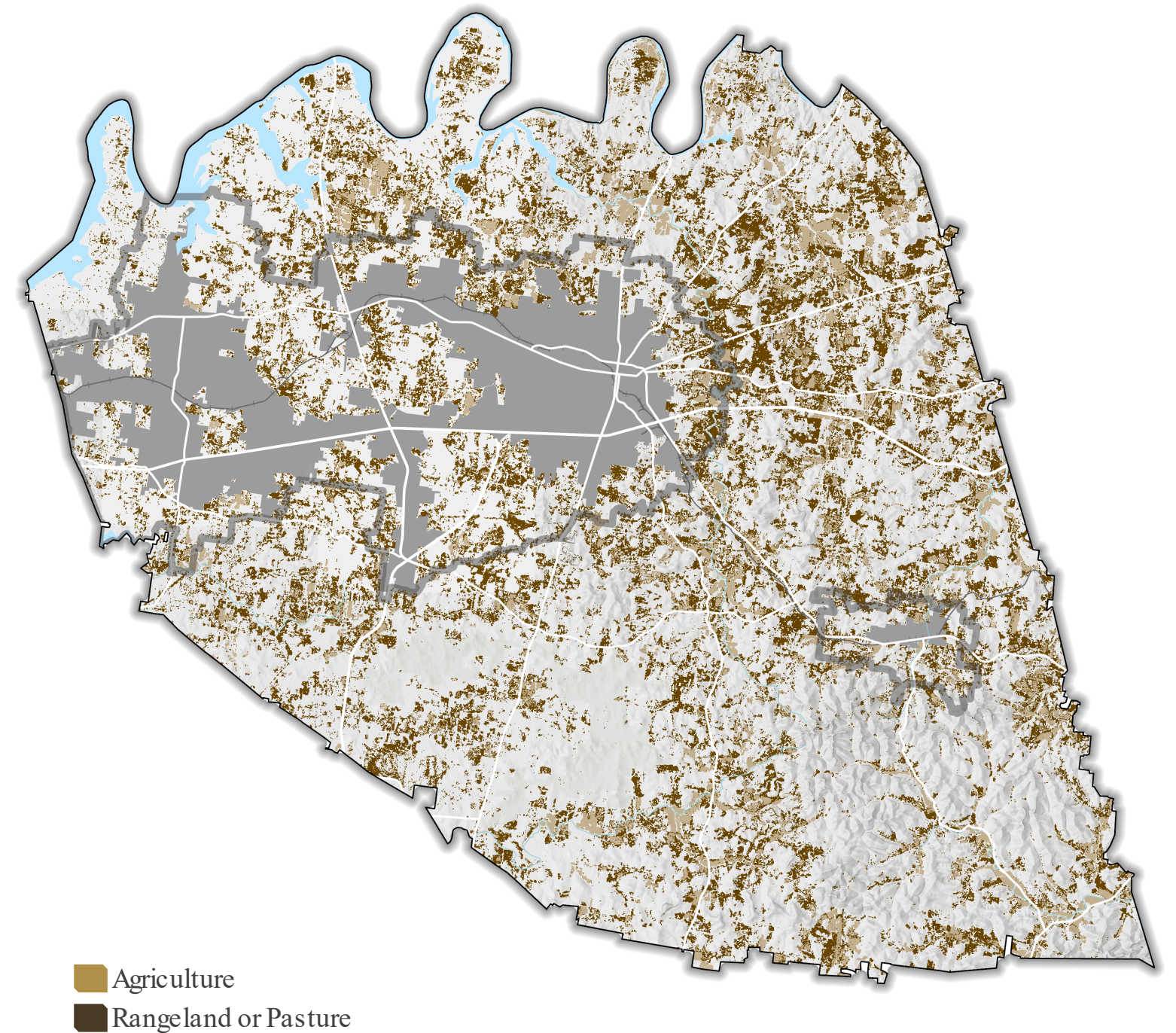
## MASTER LAND USE PLAN

### Land Use Features

Greenbelt Parcels



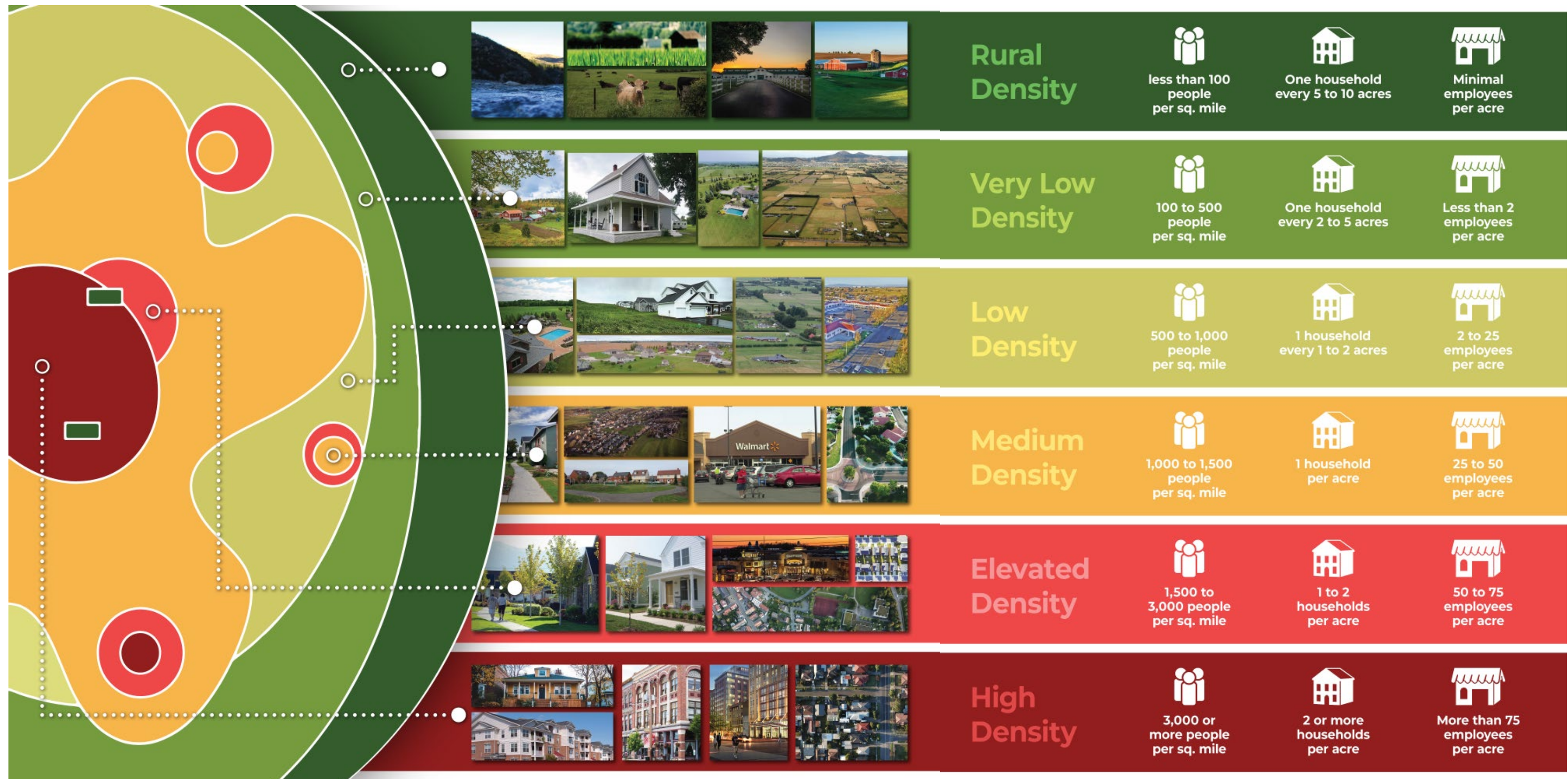
Agricultural Lands





# What does density look like?

## Density Key





**Thank you!**

Contact information:

Jessica Hill, AICP, PMP

Director of Community and Regional Planning  
Greater Nashville Regional Council (GNRC)

[jhill@gnrc.org](mailto:jhill@gnrc.org)  
615.862.8857

Please visit [PlanWilson.org](http://PlanWilson.org)  
for additional information and to  
receive updates.



## Your Preferred Scenario

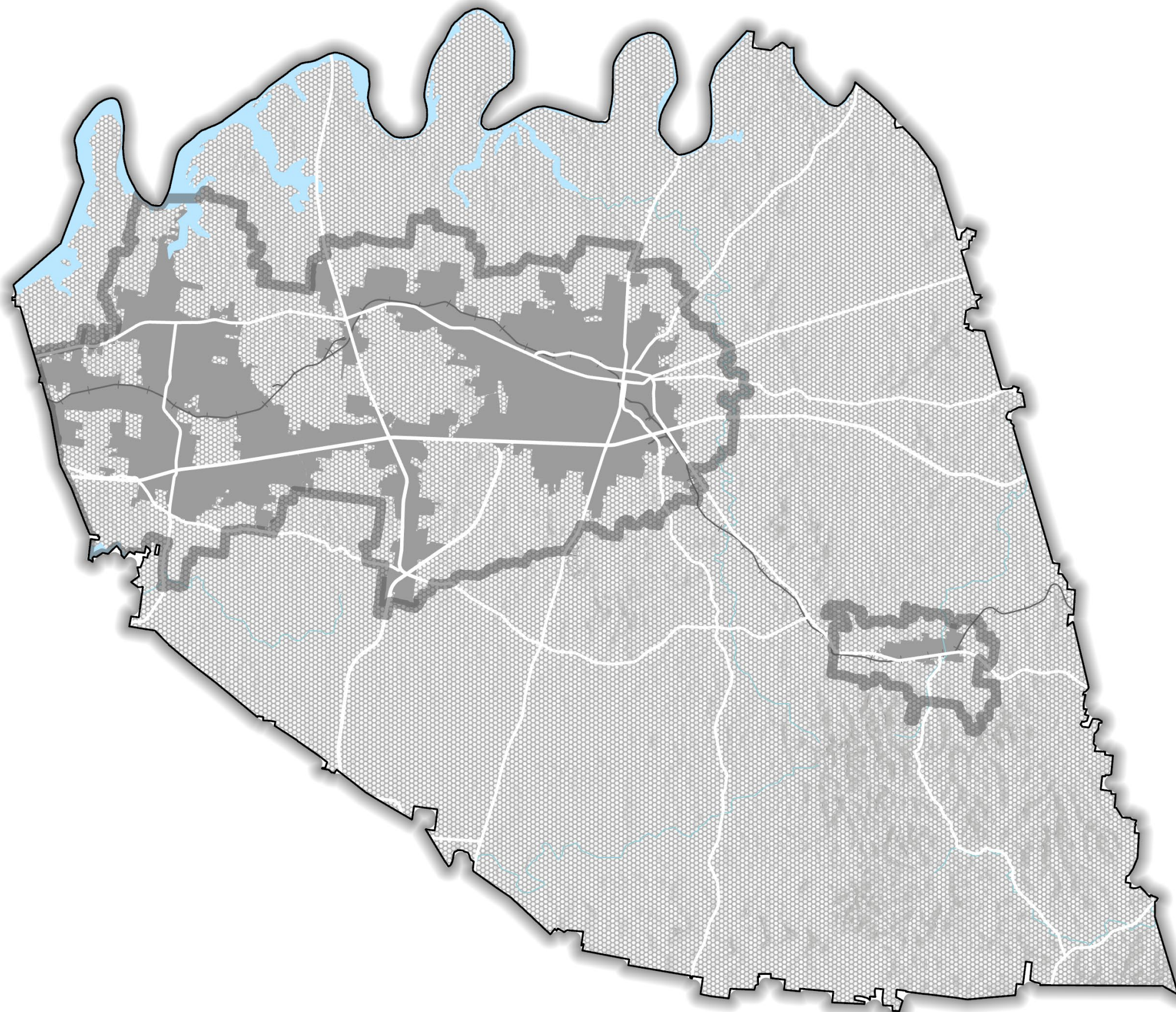
### People per Sq Mile



Name:	<input type="text"/>
Email:	<input type="text"/>

### Before you begin:

1. Provide your name and email address.
2. Read the instructions on the backside of this map.
3. Use the legend above for the colors on your map.
4. Have fun!







# Activity Instructions

**Your mission** is to plan where and how future growth should occur across Wilson County.

**Your materials** include a county map, 6 coloring pencils, and a resource guide. Staff planners are available to answer your questions.

**Use this page** to write your main objectives that you intend to achieve. For example, are you focused on directing growth to the municipalities, or growing into the UGBs, or protecting remaining open space, or some combination of these or other objectives?

**Use the map** to illustrate your preferred growth scenario using the density key provided in the resource guide.

**TIPS:** Think long-term, keep an open mind about the different interests and needs of a diverse community, and remember to consider the trade-offs that come with the different growth scenarios.

## Your Primary Objectives and other Map Notes

[illegible]