



Wilson County *Tennessee*

WILSON COUNTY LAND USE PLANNING

Preparing Wilson County for the Next 25 Years

Community Workshop | April 5, 2022

Minutes until presentation starts:

1

2

3

Thank you for joining us!

We're excited to meet you and to hear your opinions on Wilson County's future growth and development.

This is a brief overview of the event tonight. The presentation will repeat itself if you join in the middle.

When you are ready, please proceed to a station.

Purpose of a Land Use Plan

A countywide initiative to engage residents and others in a conversation about future growth.

The plan will:

- Guide land development decisions and infrastructure investments,
- Identify suitable areas for residential, commercial, agriculture, and industrial development, and
- Identify areas that should be preserved and conserved.

The Existing Plan



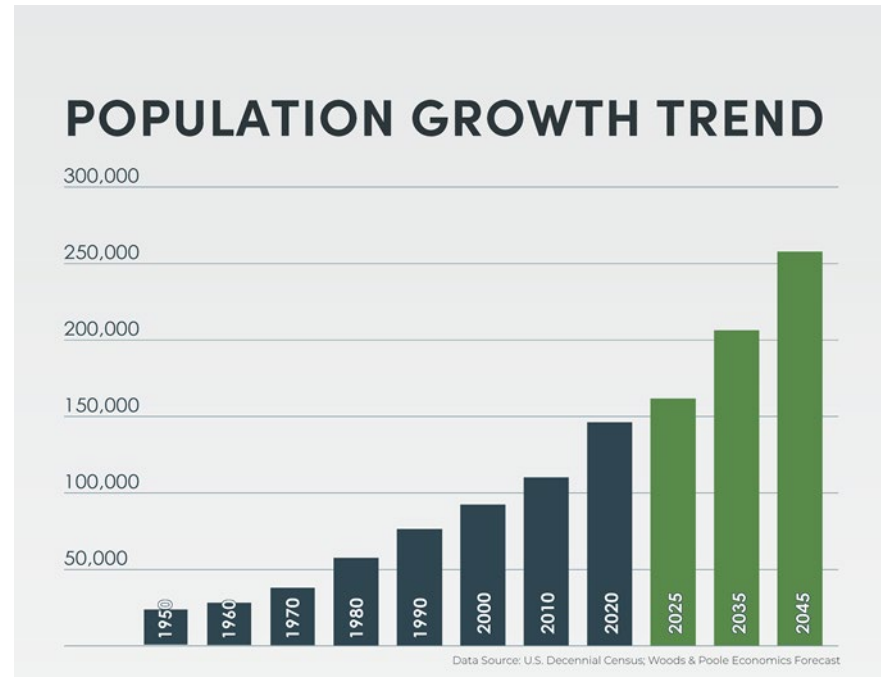
Adopted Wilson County Gateway Land Use Master Plan:

- Adopted by the Wilson County Planning Commission in 2006
- Focused on eight (8) gateways into the County
- Identified the most appropriate development pattern(s) at each gateway

Updating the Plan

It's time to update the Wilson County Land Use Master Plan:

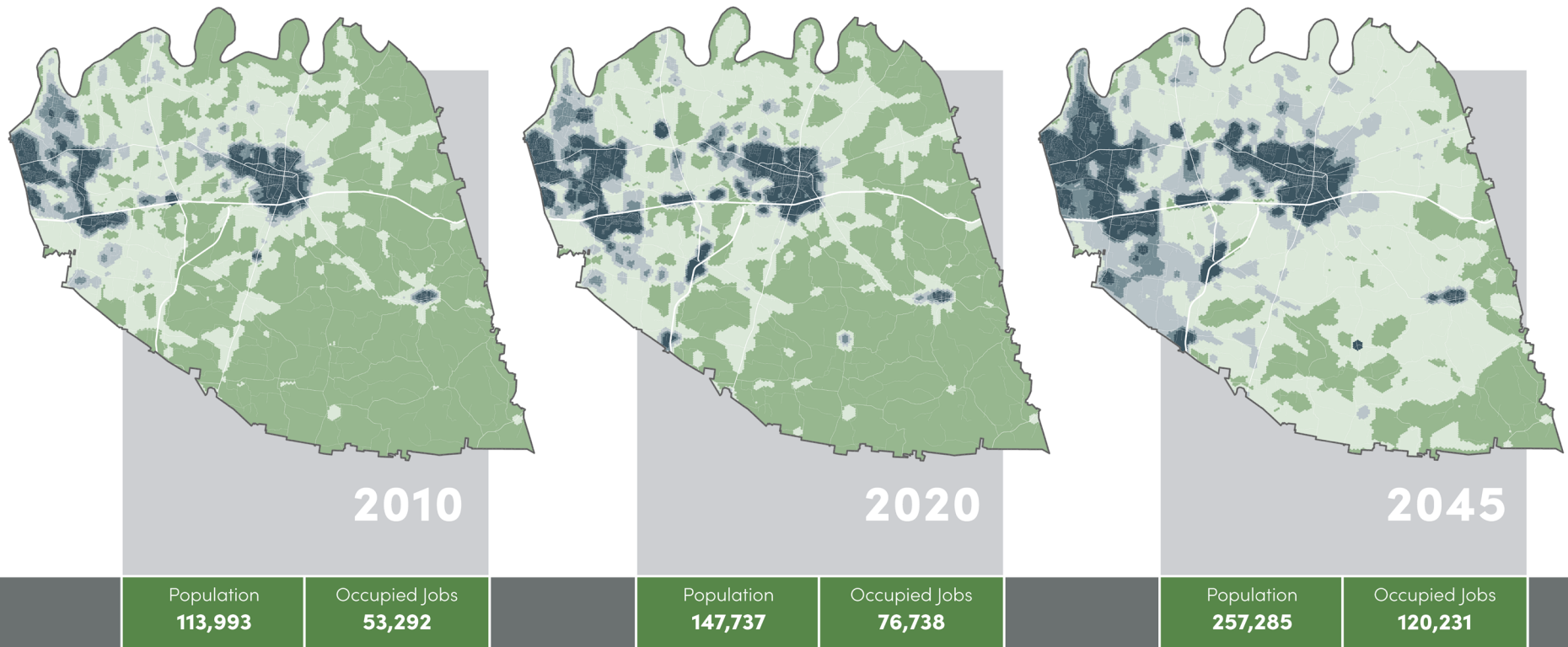
- Since 2010, over 280 people are added every month,
- This is a 30% increase in population
- By 2045, over 250,000 people are expected to live in the county.



County Growth Trend

Historic and Projected Development Pattern, 2010 thru 2045

Present day street network used in all three maps.



2010 Population based on U.S. Census Bureau
2010 Occupied Jobs based on U.S. Bureau of Economic Analysis

2020 Population based on U.S. Census Bureau
2020 Occupied Jobs based on U.S. Bureau of Economic Analysis

2045 Forecasts by Woods and Poole Economics and GNRC Land Use Model

Our Approach



Involvement of the community, and

in collaboration with:

- The municipalities of
 - Lebanon,
 - Mt. Juliet, and
 - Watertown

in partnership with:

- Greater Nashville Regional Council (GNRC)

Planning Process

Step 1.

**Vision &
Expectations**

(Listening)

Step 2.

**What If
Scenarios**

(Brainstorming)

Step 3.

**Strategy and
Planning**

(Deciding)

STEP 1. LISTENING

Visioning & Expectations



Community Values

What is important about the community?

Values will inform the vision.



Community Vision

How does the community imagine the physical, economic, and social fabric of the county?



Community Goals

The goals provide direction and set expectations for the plan.

STEP 2. BRAINSTORMING

What If Scenarios



Community Profile & Growth Projections

What has changed? And based on those historical trends what can we anticipate in the future?



Alternative Growth Patterns

Where and how will we grow?
What if we do it differently?



Priorities & Tradeoffs

How do these align with the community's vision? What impact does our growth pattern have on community priorities? What are the tradeoffs?

STEP 3. DECIDING

Strategy & Planning



Strategies & Actions

Develop strategies and actions that align with the community's values and vision and implement the goals



Land Development Map

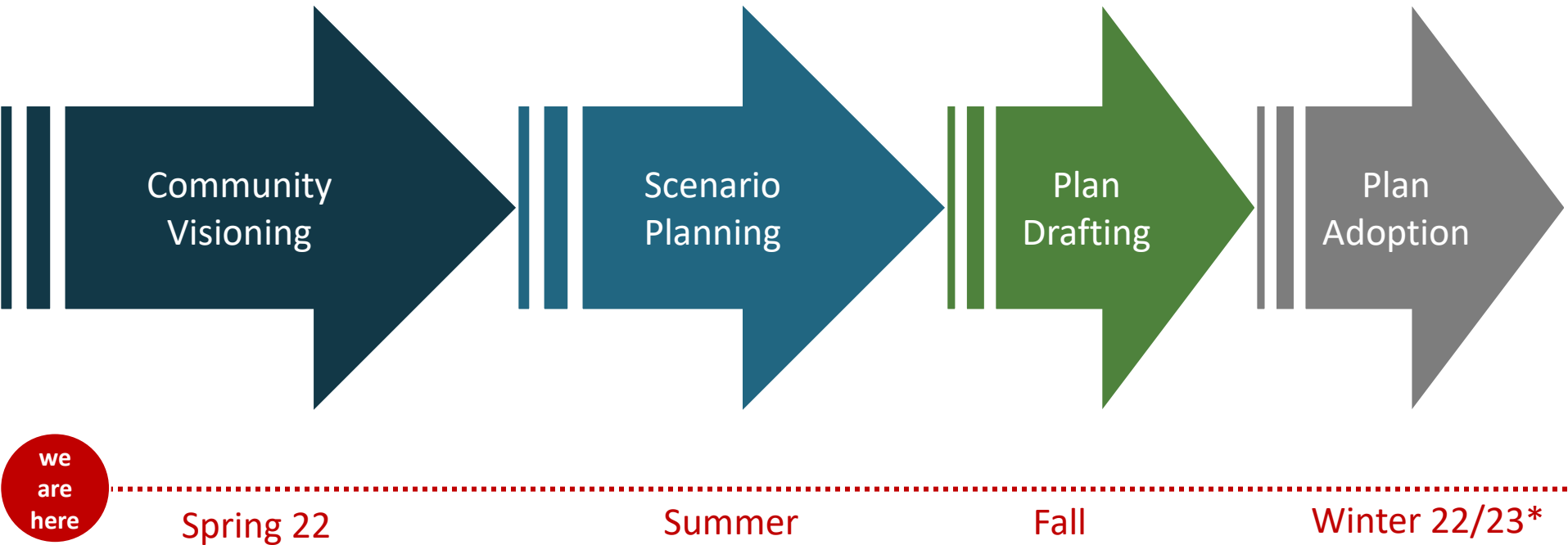
Identifying where to grow and what type of development to encourage in the County and what transportation infrastructure is needed to support the development.



Implementation Guidance

Providing guidance to staff, stakeholders, and officials on how to use the plan in everyday decision-making.

Anticipated Timeline



*Subject to community feedback and planning resources

Implementation of the Plan

The future land use master plan guides land use decisions and policy through:

- Updates to the zoning ordinance and map to align with community vision,
- Identification and assignment of resources (staff and financial) to implement community vision, and
- Development and policy recommendations reviewed by staff, appointed and elected officials.

Staying Engaged

Ways to Engage in the Listening Phase

4 Community Workshops

Online Surveys

Planning Staff & Website

Opportunities to Stay Engaged in the Planning Process

Ways to Engage in the Listening Phase

4 Community Workshops

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- Engage county leadership and local experts on growth and development trends
- Map your concerns
- Share your vision

Ways to Engage in the Listening Phase

4 Community Workshops

Online Surveys

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- First survey available now
- Additional surveys available throughout the process

Ways to Engage during the Update Process

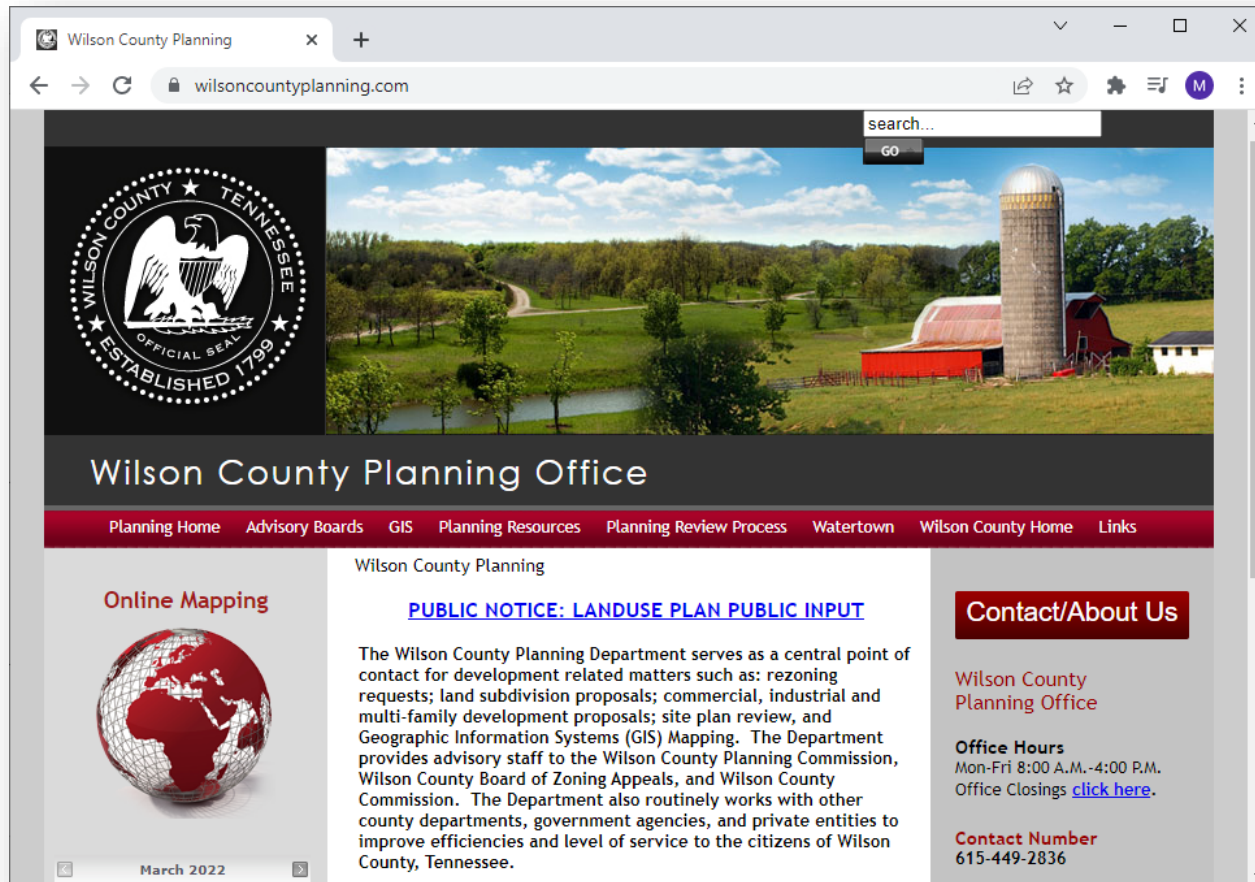
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- WilsonCountyPlanning.Com
- Stay in touch with your county planning staff

WilsonCountyPlanning.Com



Share Your Opinions

Take a Brief Survey to Share
Your Opinions and Preferences
about Wilson County's Future

GNRC.org/Survey/WilsonPlanning



SCAN ME

Thank you!

**Please proceed to the station
activities when you're ready.**