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# V. GROWTH POLICIES

In order to achieve the purpose of this plan, goal statements were developed. Goals are intended to supplement the Future Land Use Map, provide a path to achieve the overall vision, ensure a forward thinking process, and provide a framework for the County and cities to follow when evaluating future developments and growth. Goals also express the community’s desires in the broadest terms. Each goal statement listed below has associated objectives and implementation strategies (policies).

## GOAL 1: LAND USE AND COMMUNITY CHARACTER

Promote a mixture of land uses through a sustainable pattern that preserves prime agricultural land and rural character while concentrating urban development within identified urban cores.

**Objective 1.1: Future Land Use Categories.** The following land use categories, which are depicted on the Future Land Use Map, are hereby established to provide for varying degrees of environmental protection and intensity of development, transitioning from the natural environment and rural areas to the most intensive developed areas by gradually increasing density and urban character.

**Table V - 1: Future Land Use Categories**

Future Land Use Categories	Maximum Density*/Intensity (units per acre/FAR)**
Conservation	NA
Recreation/Open Space	0.2 FAR
Rural	1 unit per 15 acres/0.2 FAR
Sub-Urban	2 units per acre/0.5 FAR
General Urban	6 units per acre/1.0 FAR
Employment Center	12 units per acre/1.2 FAR

\* Residential density shall be defined as the amount of dwelling units allowed per gross acre. This calculation shall include the entire property including roads, stormwater facilities, wetlands, recreation areas, etc. It shall not include areas set aside for non-residential uses (outparcels) or those areas otherwise not included as part of overall development plan.

\*\* The maximum density and intensity levels represent the maximum potential for some, not all areas within the character area. Densities/intensities will be further refined in the zoning regulations and various levels will be assigned based on factors such as location, availability of services, existing development and other criteria.

Floor Area Ratio (FAR) is the ratio of total net floor area of a building to the total lot area. It describes the intensity of the use of a site.

**Policy 1.1.1:** *Conservation.* The purpose of the Conservation land use category shall be to protect lands from development and protect natural resource values.

- Location. Sites included in the Conservation category shall be either publicly owned jurisdictional wetlands, floodplains and other owned public environmentally sensitive lands, or privately owned lands that are permanently deeded or purchased for preservation purposes.
- Uses in Conservation Areas. Only limited passive recreation facilities that enhance enjoyment of natural resources and associated structures shall be allowed.

**Policy 1.1.2:** *Recreation/Open Space.* Areas identified for recreational activities including but not limited to passive parks, active sports, state parks and large dedicated open space areas with amenities such as trails.

- *Location of Recreation/Open Space.* The future land use map depicts current recreation/open space areas. Future facilities may be located within any of the other land use categories without having to amend the plan.
- *Uses in Recreation/Open Space:* Passive and active recreation uses. The land development regulations for the County and jurisdictions shall establish criteria for the location, size and service area for various types of parks and recreation.

**Policy 1.1.3:** *Rural.* The purpose of the *Rural* character area in the County shall be to ensure the continuation of agrarian and rural type uses. The closer the *Rural* areas are to

cities and villages, the focus of the area changes from mostly agrarian to mostly rural residential.

- *Location of Rural Preservation Areas.* The majority of the County shall remain designated as *Rural* during the planning horizon of this land use plan.
- *Uses in Rural Areas.* Agrarian and rural type uses ranging from open space to agriculture, homesteads associated with agricultural uses and agriculture service businesses are encouraged within this category.

**Policy 1.1.4:** *Sub-Urban.* The Sub-Urban areas consist of low density residential and support uses in progressive degrees of urban intensity with higher density/intensity in areas generally adjacent to the General Urban areas and lower density/intensity in areas adjacent to the Rural category.

- *Location of Sub-Urban Areas.* The Sub-Urban area serves as a transition between the rural areas and the more intense urban areas.
- *Sub-Urban Uses.* Predominantly low density/estate residential with low key support uses combined with some agriculture and equestrian activities.

**Policy 1.1.5:** *General Urban.* The purpose of the *General Urban* land use category shall be to promote various types of non-residential land uses mixed with predominantly medium density residential.

- *Location of General Urban.* The following criteria shall be used for creating new areas or expansion of General Urban.

- The General Urban area is expected to capture intensive non-residential uses and shall, therefore, be served by major roadways.
- The character of the General Urban area is predominantly non-residential providing industrial job centers interspersed with higher intensity commercial uses and workforce housing as a whole.
- The General Urban areas shall be located where infrastructure includes potable water and sewer systems, stormwater management systems, and major paved public streets or highways.
- Designation of new General Urban areas should only be allowed if adjacent to other general urban areas, unless justification for a new area, at an appropriate scale, can be demonstrated.
- *General Urban Uses.* Non-residential land uses, such as commercial, industrial, office, and institutional mixed with predominantly multifamily residential will be encouraged within this category. Large scale uses such as home improvement centers are also typical of this character area. The General Urban area contains uses serving the community as a whole.

**Policy 1.1.6:**

*Employment Center.* The *Employment Center* land use category is similar to the general urban area but encompasses areas with the greatest potential for locating employment opportunities.

- *Location of Employment Centers.* Areas identified

as Employment Center include the Springfield Industrial Park, the proposed Red River Preserve, and the area around the Springfield/Robertson County airport. The following criteria shall be used for assigning new areas or expanding the employment center character area.

- The character of the Employment Center is predominantly non-residential providing locations for professional or industrial nodes and retail and service support to the community as a whole. Therefore, the area shall be served by high-capacity transportation systems.
- Because Employment Center lands are served by high-capacity transportation systems, development in this category can support a substantial regional commercial center.
- The more intensive development within Employment Center areas shall be located where infrastructure includes central water and sewer systems, stormwater management systems, and major paved public streets or highways.
- Designation of new Employment Center lands should only be allowed if adjacent to other employment center lands, unless justification for establishing new employment centers, at an appropriate scale to serve the community, can be demonstrated.
- Direct access to collector or arterial roads shall be required for high-density residential development, unless located within a mixed-

use development.

- *Employment Center Uses.* Uses allowed within this category include multiple types of land uses, such as commercial, office, institutional, multi-family, duplexes, attached single family, etc. Industrial uses will also be allowed in this category if they are large enough in size and scope to be properly buffered and designed to minimize impacts and maximize compatibility. Single-family uses are permitted; however, multi-family and workforce housing are encouraged as they can directly benefit from nearby economic opportunities.

**Objective 1.2: Future Land Use Map Implementation.** The County and participating jurisdictions shall consider the following tools to ensure the implementation of the future land use map.

**Policy 1.2.1:** *Zoning Districts:* The Zoning regulations shall be amended to establish zoning districts that will implement each land use category.

**Policy 1.2.2:** *Zoning Map.* The zoning maps for the County and municipalities shall be amended to reflect districts/zones established to implement the future land use map.

**Policy 1.2.3:** *Zoning Regulations.* The zoning regulations for the County and municipalities shall be amended to implement **Objective 1.1** and corresponding policies.

**Policy 1.2.4:** *Form-Based Code*<sup>1</sup>. Consider the use of form-based regulations for development within the urban

character districts to facilitate infill and redevelopment.

**Policy 1.2.5:** *Bonus Densities.* The land development regulations for each jurisdiction having urban node character districts (General Urban or Employment Center) shall establish a density/intensity bonus system to allow additional density/intensity above that noted in **Policy 1.1.1**, if the development proposes to include a vertical mix of residential and commercial or office use. The system shall specify the minimum residential units and/or non-residential development intensity required to qualify for the bonus.

**Policy 1.2.6:** *Transfer of Development Rights.* The County and municipalities shall consider establishing a system of TDRs to ensure the preservation of rural lands without diminishing the property rights already conferred to those property owners by previous plans and zoning regulations. The system shall identify sending and receiving areas consistent with the densities and intensities noted in **Policy 1.1.1**.

**Policy 1.2.7:** *Clustering.* The County and municipalities shall consider establishing a program that would allow the subdivision of land within rural areas using clustering to ensure the land is developed in a sustainable manner while preserving the agricultural viability of the area.

**Policy 1.2.8:** *Development Incentives.* The County and jurisdictions shall consider establishing development incentives to facilitate the implementation of the future land use

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<sup>1</sup> A **form-based code** is a tool for regulating development to achieve a specific urban form. Form-based codes create a predictable public realm by controlling

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physical form primarily, with a lesser focus on land use, through municipal regulations.

map. Examples of incentives available include: Brownfield clean up through the Tennessee Department of Environment and Conservation; upgrading infrastructure for the redevelopment of greyfields; the creation of redevelopment/Tax Increment Financing districts; public/private partnerships for the implementation of pilot projects; business improvement districts (BID); Community Development Block Grants (CDBG); and other methods.

**Policy 1.2.9:** *Boundary Line Determination.* If a land use category divides a site under single ownership, a boundary determination shall be made by the respective jurisdiction.

**Policy 1.2.10:** *Expansion of land use categories.* The following general criteria will be considered when considering any changes to the land use plan:

- Location, availability and capacity of public services and facilities
- Proximity to similar densities/intensities
- Location within transportation network
- Environmental protection

**Policy 1.2.11:** *Vision Plans.* As the county population starts growing faster than predicted in this plan, the vision plans depicted in **Exhibits IV-12 through IV-15**, and described in **Chapter IV**, shall be used as guides for future changes to the future land use map.

**Objective 1.3: Community Character.** Use land development regulations to establish design principles for development in the County and participating jurisdictions. The purpose of the standards would be to

reinforce the unique image of the county's cities, towns and rural communities, which in turn projects a sense of pride and invites residents and businesses to reinvest in the community.

**Policy 1.3.1:** Urban areas need to be developed/redeveloped as compact, walkable, pedestrian-friendly communities to allow residents to walk to shops, services, cultural resources and jobs, and to reduce traffic congestion.

**Policy 1.3.2:** Housing, as well as shopping, recreation, transportation and employment in urban areas shall be offered in a variety of choices to accommodate residents in different stages of their lives.

**Policy 1.3.3:** Encourage infill and revitalization in urban centers to capitalize on existing streets, services and buildings instead of creating a need for new infrastructure and buildings.

**Policy 1.3.4:** Building height and intensification should follow a transect approach, with buildings achieving greater heights and intensities as they move away from the established low-density neighborhoods.

**Policy 1.3.5:** Maintain existing grid street networks to preserve vehicular connectivity within neighborhoods and to surrounding areas, and promote similar patterns in newer developments.

**Policy 1.3.6:** Reinforce pedestrian activity in the urban areas through improved connectivity, enhanced sidewalks, the creation of trails, and continued streetscape improvements.

**Policy 1.3.7:** Encourage the incorporation of nature (water bodies) into development projects to ensure protection and enhancement of these resources. A well-designed

balance of nature and development preserves natural systems, protects waterways from pollution, reduces air pollution and protects property values.

**Policy 1.3.8:** Review land development regulations to ensure current standards require proper setbacks, height and bulk to respect the pedestrian environment.

**Policy 1.3.9:** Encourage the development of vertical and horizontal mixed-use in the activity nodes (General Urban, Traditional Town Center, Employment Center and Activity Center). Evaluate need for regulatory incentives to ensure participation.

**Policy 1.3.10:** Review the current land development regulations to ensure the provision of surface parking is minimized.

**Policy 1.3.11:** Review the comprehensive plan and code to ensure development along major transportation corridors is not promoting strip development or competing with the identified activity nodes.

**Objective 1.4: Land Use Compatibility:** Land development regulations shall utilize techniques and development standards to achieve a functional and compatible land use framework.

**Policy 1.4.1:** Compatibility between uses will be defined by level of intensity rather than by use, with the exception of large-scale uses such as airports, regional hospitals, refineries and correctional institutions.

**Policy 1.4.2:** By encouraging the provision of mixed-use developments the County will ensure that the sites and buildings are designed in a way that uses are integrated rather than segregated.

**Policy 1.4.3:** Public and semi-public zoning uses are diverse, and the County will need to take precautions to ensure that the uses proposed are designed to be compatible with the surrounding neighborhoods and do not contribute to blight.

- Institutional uses such as group homes, cemeteries, community residential facilities, social services facilities shall be designed to ensure compatibility with surrounding development and that the facilities are not clustered together in one area.
- Civic uses such as museums, municipal and county branch offices, post offices, and libraries are encouraged to be located in proximity to residential communities, schools and in or near activity centers.

**Policy 1.4.4:** In areas where residences can be converted to commercial or office uses, the following standards shall apply to ensure the protection of established neighborhoods and feasibility of the proposed changes:

- The roadways, utilities and access to the property must be adequate to support the proposed change.
- Adequate access and parking must be provided for the proposed use of the property.
- Appropriate design will be required to maintain compatibility with surrounding uses, especially established residential neighborhoods.
- The size, color and lighting of the signage for the proposed use must be consistent with the

- character of the neighborhood.
- Policy 1.4.5:** The County’s land development regulations shall establish guidelines for noise, light and vibration to minimize the impacts of those on residential properties.
- Policy 1.4.6:** The land development regulations shall manage the location and types of signs to avoid interference with traffic flow and sight distance.
- Policy 1.4.7:** Buffering and landscape standards shall be included in the County’s land development regulations to protect various types of development from the impact of others.
- Objective 1.5: Sprawl and Redevelopment.** The County and municipalities shall maintain regulations and procedures to limit the proliferation of urban sprawl and encourage redevelopment and revitalization of blighted areas.
- Policy 1.5.1:** The County and municipalities shall encourage infill and higher density and intensity development within the urban areas of the County.
- Policy 1.5.2:** The County and municipalities shall direct development to areas where services and facilities are available to accommodate additional growth.
- Policy 1.5.3:** If necessary, the County and municipalities may reduce development limitations on infill and redevelopment activities consistent with the land uses and densities indicated in this plan in situations that will not jeopardize public health, safety or welfare.
- Policy 1.5.4:** Areas with concentrations of dilapidated and deteriorated buildings shall be targeted for special

consideration through planning mechanisms, such as the creation of community redevelopment areas and special area plans.

## GOAL 2: TRANSPORTATION

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Provide a safe, efficient and convenient transportation system for motorized and non-motorized users of the Robertson County transportation network, and to preserve the County and cities’ agrarian heritage by preserving scenic corridors.

**Objective 2.1: Roadway Network.** The County and cities shall continue to coordinate with the Nashville Area Metropolitan Planning Organization (MPO) and Tennessee Department of Transportation (TDOT) to ensure that the roadway network is designed in context sensitive manner, and maintained and operated at a satisfactory level.

- Policy 2.1.1:** In order to provide the MPO with a local perspective, the County and cities will establish a transportation advisory committee that meets on a scheduled periodic basis and is open to the public.
- Policy 2.1.2:** Become an official member of the MPO.
- Policy 2.1.3:** The County and cities shall encourage high traffic generating development to have access to an arterial or collector network, and that such development is consistent with the locations as depicted on the 2040 Vision Plan.
- Policy 2.1.4:** The County and cities shall continue to implement procedures to reduce accidents in accident prone areas, including the provision of improved signage, safety mechanisms and design features. Where appropriate, funding assistance shall be requested from the MPO, TDOT, TVA and US DOT.

- Policy 2.1.5:** The County and cities shall continue to monitor, through close coordination with the MPO, all major roadway deficiencies, so as to devise methods and budget monies to alleviate those deficiencies.
- Policy 2.1.6:** Ensure that adequate roadway facilities exist prior to or concurrent with development.
- Policy 2.1.7:** In order to effectively plan for potential natural or manmade disasters, the County and cities shall continue to coordinate their disaster preparedness plans by addressing evacuation procedures, the need for signage, and the availability and need for emergency shelters.
- Policy 2.1.8:** The County and cities shall require that future subdivisions with 25 units or more, at a minimum, have at least two (2) points of access open to vehicle and non-motorized traffic.
- Policy 2.1.9:** The County and cities shall include landscaping and streetscaping as roadway design components in order to enhance the aesthetics and safety of roads for all users.
- Policy 2.1.10:** The County and municipalities shall continue to pursue grant opportunities for landscaping and roadway beautification.
- Policy 2.1.11:** The County and municipalities shall restrict policy constrained roads (scenic roadways) from being improved to accommodate additional traffic capacity, excluding safety improvements. Policy constrained roadways shall consist of SR 25, SR 49 (from I-65 to SR 76), US 41 (from the Airport to the City of Adams), and SR 76 (from Adams to county line).

**Objective 2.2: Rights-of-Way.** The County and cities shall provide for the protection of existing and future Rights-of-Way.

- Policy 2.2.1:** Existing rights-of-Way shall continue to be protected from building encroachments through the use of setback requirements or other means as established in the land development regulations.
- Policy 2.2.2:** The County and cities shall develop a prioritized list of needed rights-of-way for the purpose of orderly and economical land acquisition, such as land needed for the Batson Parkway extension.
- Policy 2.2.3:** The County and participating cities should allow for adequate rights-of-way to accommodate multi-use paths along corridors specified in the 2040 Vision Plan.

**Objective 2.3: Multi-Modal System.** The County and participating cities shall promote alternative modes of transportation to achieve a safe and efficient multi-modal system and to provide for a possible reduction of individual motor vehicle travel.

- Policy 2.3.1:** Major roadways should be designed as complete transportation corridors incorporating bicycle and pedestrian features, and planning for transit features to start creating a true multi-modal system whenever feasible.
- Policy 2.3.2:** Where feasible, the County and cities should require development to provide roadways that are designed utilizing Complete Streets<sup>2</sup> standards.

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<sup>2</sup> Complete Streets are streets designed and operated to enable safe access for all users (i.e. pedestrians, bicyclists, motorists, & public transportation users of all ages & abilities).

- Policy 2.3.3:** Within urban areas, pedestrian, bicycle and roadway connectivity shall be designed with the highest number of connections to encourage non-motorized modes of transportation. Cul-de-sacs should be discouraged countywide.
- Policy 2.3.4:** New subdivisions shall be required to “stub-out” to adjoining undeveloped lands to achieve road connectivity, and to connect to existing roadways that are “stubbed-out” at their boundaries.
- Policy 2.3.5:** The County and cities shall coordinate to develop a pedestrian/bicycle improvement plan.
- Policy 2.3.6:** Sidewalks shall be mandatory on all new internal development roadway construction.
- Policy 2.3.7:** The County and cities will encourage wider sidewalks in high pedestrian/bicycle traffic areas.
- Policy 2.3.8:** In order to keep impervious surface area to a minimum, the County and cities shall consider developing standards for maximum number of parking spaces to encourage walking, bicycling, ridesharing, and shared parking.
- Policy 2.3.9:** Adequate pedestrian circulation and safety shall be considered as a required component of all development and roadway system management, with implementation and required construction.
- Policy 2.3.10:** The County and cities shall continue to coordinate with the Middle Tennessee Regional Transit Authority (RTA) for the provision of existing and future transit service.
- Policy 2.3.11:** Continue to coordinate with CSX railroad in siting of new intermodal facilities within the County.

- Policy 2.3.12:** Coordinate with the Springfield Robertson Airport to determine opportunities for interconnecting intermodal facilities.
- Policy 2.3.13:** Evaluate, in close coordination with the MPO, the potential for a future rail transit corridor from Springfield to Nashville.
- Objective 2.4: Wayfinding and Branding<sup>3</sup>.** To give direction and prevent confusion for all types of transportation system users as well as to develop a common theme and brand aligned with economic development desires, the County and cities shall create and implement a branding and wayfinding plan.
- Policy 2.4.1:** Pursue development of a comprehensive wayfinding system that appropriately scales directional signage for both vehicular and pedestrian travel routes, as well as the location of major civic uses.
- Policy 2.4.2:** As part of the wayfinding plan development, the County and cities shall develop a common themed brand that is derived from local character, economic development desires and the desired image that the communities envision.
- Objective 2.5: Financing Transportation Improvements.** Develop a financially feasible transportation system that meets the accessibility needs of the County residents.
- Policy 2.5.1:** Develop and implement a five-year Capital Improvement Plan (CIP), updated annually, that

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<sup>3</sup> A wayfinding plan is an initiative to make it easier for residents, commuters and tourists to find destinations and attractions. Community branding is a unified message that reflects a community's identity and experience, distinguishing it from the other communities.

includes methods of funding, and fiscal controls for all major traffic and roadway projects.

**Policy 2.5.2:** On an annual basis, the County and cities shall develop a coordinated list of prioritized repair and maintenance projects of major existing roadways and include in the capital improvement plan.

**Policy 2.5.3:** The County and cities shall continue to investigate new financing alternatives to overcome shortfalls of transportation funding.

**Policy 2.5.4:** Continue to aggressively seek funds from the Tennessee Department of Transportation, U.S. Department of Transportation, Tennessee Valley Authority, United States Department of Agriculture, United States Economic Development Administration and other appropriate state, regional and federal agencies to meet the necessary funding for needed transportation improvements.

**Policy 2.5.5:** New development shall pay a share of transportation improvement costs through construction of roadway facilities, donation of needed rights-of-way or other appropriate means.

### **GOAL 3: ECONOMIC DEVELOPMENT**

Promote opportunities for a full range of employment through regional and community partnerships to reduce the need to commute outside the County for employment.

**Objective 3.1: Economic Development in Targeted Areas.** Robertson County shall pursue economic development activities in appropriate, targeted areas and centers of growth.

**Policy 3.1.1:** Centers for Growth Established. Robertson County has identified nine (9) areas for economic development and growth: Adams; Cedar Hill; Coopertown; Cross Plains; Orinda; the Red River Preserve; Ridgetop; Springfield and White House, and shall encourage economic development activities in said areas through modification of applicable land development regulations and zoning maps as shown on the Robertson County 2040 Vision Plan.

**Policy 3.1.2:** Inventory of Available Sites and Facilities. Robertson County will assist the Realizing Robertson Initiative to develop an inventory of available sites and facilities that are compatible with Robertson County's and the local communities' economic development objectives.

**Policy 3.1.3:** Infrastructure and Connectivity. Robertson County shall support and facilitate the development of transportation infrastructure and connectivity between the Centers for Growth as identified in the Robertson County 2040 Vision Plan.

**Policy 3.1.4:** Cumberland Region Tomorrow. Support the strategies and objectives identified in the Cumberland Region Tomorrow Collaborative Actions for Quality Growth.

**Objective 3.2: Community Coordination, Regional Partnerships.** Robertson County will coordinate their economic development activities with national, state and regional economic development organizations (EDOs), local communities and municipalities and public and private sector agencies to fully access and leverage the range of available resources and services.

**Policy 3.2.1:** Nashville MPO. By 2014, Robertson County will become a member of the Nashville Area Metropolitan Planning Organization (MPO).

**Policy 3.2.2:** Realizing Robertson Initiative. Robertson County will support, participate and coordinate with the Robertson County Chamber of Commerce’s efforts to implement the Economic, Business and Workforce Development initiative known as the Realizing Robertson Initiative. This initiative includes the development of new business recruitment and existing business retention strategies.

**Policy 3.2.3:** Cumberland Region Tomorrow. Robertson County will support, participate and coordinate with the regional planning, land use and transportation initiative known as Cumberland Region Tomorrow (CRT).

**Policy 3.2.4:** Industrial Development Boards of Cheatham and Robertson Counties (and Ashland City and Springfield). Robertson County will participate, support and coordinate with the efforts of the Industrial Development Boards of Cheatham County, Robertson County and the cities of Ashland City and Springfield to advance the development of and activation of the Red River Preserve Business Park.

**Policy 3.2.5:** Local Communities and Economic Development Partners. Robertson County will support and coordinate economic development activities with the cities of Adams, Cedar Hill, Coopertown, Cross Plains, Orinda, Ridgetop, Springfield, and White House.

**Policy 3.2.6:** State and National Economic Development Partners. Robertson County will support and coordinate economic development activities with the Tennessee Valley Authority (TVA), United States Economic Development Administration (USEDA) and the State of Tennessee’s Department of Economic and Community Development.

**Objective 3.3: Local Partnerships.** Robertson County will coordinate their economic development activities with Adams, Coopertown and Cross Plains to fully access and leverage the range of available resources and services and to address shared economic development goals.

**Policy 3.3.1:** Adams: Robertson County will coordinate with the City of Adams to examine economic development opportunities including but not limited to:

- The development of the Village Center character area.
- Infrastructure improvements that will facilitate additional economic development including potable water, sanitary sewer services and roadway or access improvements.
- Future development of shipping and distribution facilities to capitalize on existing railway facilities and service providers.
- Development of Agri-Tourism and Eco-Tourism programming and facilities to capitalize on the City’s farming heritage and natural resource based assets and amenities (i.e., Thresherman’s Show, Red River, etc.)
- Opportunities to connect Fort Redmond and Port Royal via multi-use trails and paths.

**Policy 3.3.2:** Coopertown: Robertson County will coordinate with Coopertown to examine economic development opportunities including but not limited to:

- The development of the Village Center character area.
- Potential development of an employment center

around the Interstate-24 and Highway 49W intersection (300 acre Interstate Commercial Zone).

- Development of Agri-Tourism and Eco-Tourism programming and facilities to capitalize on the town's farming, heritage and natural resource based assets and amenities. (i.e., waterfall, Trail of Tears Auto Route, parks and trails, etc.).

**Policy 3.3.3:** Cross Plains: Robertson County will coordinate with the City of Cross Plains to examine economic development opportunities including but not limited to:

- Development of Agri-Tourism and Eco-Tourism programming and facilities to capitalize on the City's farming, heritage and natural resource based assets and amenities. (i.e., caving and spelunking, Garr's Wild Horse and Burro Center, etc.).
- The development of the Village Center character area.
- Future development of a Farmers' Market facility and programming.
- Potential multi-use trail development along SR-25.

**Objective 3.4: Support Viable Agricultural Activities.** Robertson County recognizes the significant contribution and role agricultural activities have in the local communities' economies and the ongoing role agricultural activities will have upon the local economies in the future.

**Policy 3.4.1:** Robertson County will develop and maintain an inventory (GIS-based database) of Robertson County's agricultural resources, assets and activities.

**Policy 3.4.2:** The County will promote awareness of State and Federal Agricultural assistance programming including, but not limited to, programs made available through the Tennessee Department of Agriculture, Tennessee Farm Bureau, University of Tennessee Agricultural Extension Office and the United States' Department of Agriculture (USDA)-Small Farm Funding Resources.

**Policy 3.4.3:** Promote agricultural activities and reinforce local support of the farming community through establishment of buy-local programs.

**Policy 3.4.4:** Promote the Century Farms program coordinated by the Tennessee Department of Agriculture.

**Policy 3.4.5:** Promote the establishment of local Farmers' Markets that emphasize production and sale of locally grown plants and vegetables.

**Policy 3.4.6:** Adopt the Rural Character Area classifications as shown on the Robertson County 2040 Vision Plan. The rural character area is intended to ensure the continuation of agrarian and rural type uses.

**Objective 3.5: Regional Infrastructure.** Robertson County recognizes the impact local and regional infrastructure assets have upon the local communities' economies and the competitive position of Robertson County in the future. Therefore, the County will maintain, develop and install regional infrastructure improvements to support and encourage economic development activities in Robertson County.

**Policy 3.5.1:** Robertson County will support increased coordination and linkages to the Springfield/Robertson County Airport (M91) and Nashville International Airport (BNA).

**Policy 3.5.2:** Robertson County will support the continued coordination with the Tennessee Department of Transportation (TDOT) and Nashville Area MPO for the maintenance of existing facilities and the development of future facilities and roadways.

**Policy 3.5.3:** Robertson County will support the continued coordination with CSX Transportation for the maintenance of existing facilities and development of future facilities and railways.

**Policy 3.5.4:** Robertson County will support continued coordination with the Regional Transportation Authority (RTA) for the maintenance of existing facilities and development of future facilities, routes and services.

**Policy 3.5.5:** Robertson County will examine opportunities to develop proposed roadway and facility improvements as identified in the Robertson County 2040 Vision Plan to facilitate and encourage economic development.

**Objective 3.6: Examine and Develop Additional Local Funding Sources.** Robertson County acknowledges that the development, installation, improvement and maintenance of regional infrastructure assets to support and encourage economic development activities in Robertson County will require the identification and development of additional alternative local funding sources.

**Policy 3.6.1:** Robertson County will examine, identify and develop potential alternative funding sources for the purposes of installation, improvement and maintenance of regional infrastructure assets.

**Policy 3.6.2:** Robertson County will examine, identify and develop potential alternative funding sources to support the

economic development goals and objectives outlined in the Realizing Robertson’s Future Plan.

**Policy 3.6.3:** Robertson County will coordinate with the local communities and regional stakeholders to examine identify and develop potential alternative funding sources for the purposes of installation, improvement and maintenance of regional infrastructure assets.

#### **GOAL 4: PROVISION OF HOUSING**

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To accommodate a wide variety of safe, affordable and accessible housing types that allows residents to live and work in the same community while maintaining a sense of place.

**Objective 4.1: Housing Supply.** Robertson County shall assist the private sector to provide adequate housing necessary to house the County’s anticipated population through the planning horizon.

**Policy 4.1.1:** Robertson County and participating jurisdictions shall review their regulatory and permitting process to eliminate unnecessary impediments to the provision of housing in effort to increase housing supply to meet demand.

**Policy 4.1.2:** The County and municipalities shall assist developers of residential dwelling units by providing technical and administrative support regarding permitting and regulations to maintain a housing production capacity level sufficient to meet the demand.

**Policy 4.1.3:** Future residential development shall be supported by public facilities, where required, such as roads, parks, water, and sewer services.

**Policy 4.1.4:** The County and municipalities shall, through the land development regulations, encourage the

development/redevelopment of housing that will integrate divergent choices of a wide range of housing types and lot sizes, including but not limited to cluster homes, single-family attached, zero lot line homes, multi-family, and other innovative concepts.

**Objective 4.2: Special Needs Households.** The County and municipalities shall ensure that adequate sites are available for special needs populations, such as the elderly and disabled.

**Policy 4.2.1:** The County and municipalities shall maintain adequate standards for the location of community residential homes, including group homes in accordance with applicable Statutes.

**Policy 4.2.2:** The County and municipalities shall utilize the development review process to review any proposed projects and land use amendments that would negatively impact housing for special need populations.

**Policy 4.2.3:** In an effort to address problems of housing for lower-income elderly residents and other households with special housing needs, the County and participating municipalities shall allow for the placement of retirement communities and elderly care facilities in areas of residential character as long as they are designed in a manner that is compatible with the character of the neighborhood.

**Policy 4.2.4:** The County and municipalities shall investigate the need to allow the development of innovative retirement housing including adaptive construction techniques, such as "Granny Cottages" and accessory garage apartments.

**Objective 4.3: Stabilize Neighborhoods.** The County and municipalities shall promote housing opportunities for new households in already established neighborhoods and ensure the stabilization of all neighborhoods through the following policies, when applicable.

**Policy 4.3.1:** Identify neighborhoods that are in need of rehabilitation or are experiencing instability based on any and all of, but not limited to, the following criteria:

- Proliferation of crime.
- A large percentage of substandard housing units.
- Fragmentation of land uses.
- Poor or deteriorating infrastructure, including water, drainage, traffic and pedestrian systems.

**Policy 4.3.2:** The County and municipalities shall evaluate existing neighborhoods to identify signs of instability and shall identify target areas for redevelopment activities through use of GIS and Census tracks. The jurisdictions shall identify target neighborhoods and concentrate available local, State, or Federal funding opportunities to the redevelopment of such areas.

**Policy 4.3.3:** Encourage for a high level of resident and owner participation in any plan or program implemented for the purpose of improving and/or stabilizing neighborhoods.

## **GOAL 5: UTILITY INFRASTRUCTURE**

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The County and participating jurisdictions shall provide in a timely, orderly and efficient manner, public facilities and services that supply existing and

future needs of urban and rural residents, while conserving natural resources.

**Objective 5.1: Infrastructure.** The County and cities shall ensure that future growth is supported by adequate infrastructure and services.

**Policy 5.1.1:** The County and cities shall ensure that future growth shown on the Vision Plan is supported by adequate water, wastewater and electrical services.

**Policy 5.1.2:** Ensure there is adequate infrastructure within the activity nodes (General Urban, Traditional Town Center, Employment Center and Activity Center) to encourage the intensification of uses to support future growth.

**Policy 5.1.3:** Proposed development shall be reviewed in relation to and impacts on existing and projected utility systems and any land needs of these systems; such as, water and sewer plant sites; transmission corridors for electric and other utilities; easements for maintenance; fire, law enforcement and emergency medical service sites.

**Objective 5.2: Maintain Sufficient Potable Water Supply.** Based upon an analysis of existing water allocations and the potential for future development, the County and cities in cooperation with utility providers within the County shall annually adopt programs and activities to correct existing deficiencies in the central potable water system and plan for necessary expansions of the system.

**Policy 5.2.1:** On a quarterly basis, the County and cities in cooperation with utility providers within the County shall monitor water allocations.

**Policy 5.2.2:** Annually, the County and cities in cooperation with utility providers are required to develop a five-year

capital improvements plan that includes future water system expansion projects, maintenance and operations costs and projects that address existing deficiencies.

**Policy 5.2.3:** Potable water treatment facilities will be maintained in optimum condition by the implementation of a preventive maintenance program.

**Policy 5.2.4:** In order to provide adequate water supply to future development, the County and cities shall continue to coordinate through periodic meetings with utility providers.

**Policy 5.2.5:** In cooperation with fire services the County and cities shall develop and implement a valve exercising and fire hydrant testing program.

**Policy 5.2.6:** The County and cities in cooperation with utility providers will plan for replacement, expansion and extension of potable water facilities to meet future demands concurrent with new development, which may require private funding.

**Policy 5.2.7:** The County and cities in cooperation with utility providers will plan for adequate future treatment facilities, which at a minimum will meet all Federal and State drinking water criteria.

**Policy 5.2.8:** Continue to monitor surface water supply conditions in coordination with Tennessee Department of Environment & Conservation (TDEC) and the Tennessee Valley Authority (TVA), and whenever new development is considered the County and cities shall evaluate regional water supply planning efforts.

**Policy 5.2.9:** Interconnection and looping of existing and proposed segments of the potable water distribution system is encouraged and will be required as needed.

**Objective 5.3: Service Area Development.** To efficiently plan for development The County and cities in cooperation with utility providers shall develop utility service areas.

**Policy 5.3.1:** Each utility provider within the County shall define the limits of the existing and projected future water system.

**Policy 5.3.2:** A utility provider may provide wholesale potable water service to other jurisdictions or private utilities within the County by written agreement.

**Policy 5.3.3:** Utility providers shall continue to maximize the use of the existing potable water treatment facilities connected to the central water system.

**Policy 5.3.4:** The County and cities shall discourage urban sprawl through the following activities:

- Require any new development within 2,000 feet of an existing system, regardless of the number of units or size of proposed development, to connect to the closest central potable water system for water service; and,
- Require new developments that are not within 2,000 feet of a potable water system to install dry lines for future connection.
- When reviewing applications for development orders within the County, the jurisdiction shall consider impact on the ability to be served by the existing water facilities.

**Objective 5.4: Water Conservation.** The County and municipalities shall institute and maintain initiatives to conserve potable water resources.

**Policy 5.4.1:** Whenever possible and feasible, the utility providers shall establish and maintain a reclaimed wastewater effluent program whereby wastewater is treated to standards consistent with Tennessee Department of Environment & Conservation (TDEC) requirements for “unrestricted public access” irrigation of private and public areas, so that potable water is not used for irrigation in areas where reclaimed water is available for such irrigation.

**Policy 5.4.2:** Utility providers will maintain an inverted water rate structure to ensure conservation of potable water and to provide an incentive for the use of available treated wastewater for irrigation purposes.

**Policy 5.4.3:** All new developments which contain or abut existing or planned routes of any future reclaimed water distribution system will be required to connect to the reclaimed water system prior to occupancy, or provide dry lines for future connection.

**Policy 5.4.4:** The County and cities will maintain specific requirements for the use of low consumption plumbing devices in the land development regulations.

**Policy 5.4.5:** The County and cities shall, through land development regulations, encourage the use of drought tolerant plant materials to meet landscaping requirements.

**Policy 5.4.6:** The County and cities in cooperation with utility providers shall maintain a leak detection program in

order to discover and eliminate wasteful losses of potable water from central water supplies and distribution systems.

**Objective 5.5:** **Fire Protection Capabilities.** The County and cities shall continue to monitor, evaluate, repair and replace the existing water delivery and distribution system facilities to ensure the system can deliver needed gallon per minute flows to meet fire protection demands.

**Policy 5.5.1:** The County and cities in cooperation with utility providers shall maintain an active water system and fire hydrant mapping and numbering program.

**Policy 5.5.2:** The County and cities in cooperation with utility providers shall establish and maintain a hydraulic model of the water distribution network such that the water distribution system can be routinely analyzed with respect to fire flow delivery capabilities.

**Policy 5.5.3:** The County and cities shall in cooperation with utility shall extend water distribution mains to areas within their service areas and provide adequate fire protection service to residents and non-residential establishments located within their service areas provided the residents/developers participate in the costs.

## **GOAL 6: EFFECTIVE WASTEWATER SYSTEM**

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The County and participating municipalities shall ensure the provision of an effective system of wastewater collection, transmission, treatment, and disposal to meet the needs of all County residents and non-residential establishments within the County while protecting the environment and public health.

### **Objective 6.1: Maintain Sufficient Wastewater Treatment Capacity.**

Based upon an analysis of existing wastewater allocations and the potential for future development, the County and cities in cooperation with utility providers shall annually adopt programs and activities to facilitate implementation of a wastewater utility to serve future development as well as areas where septic systems are failing.

**Policy 6.1.1:** All improvements and/or additions to sanitary sewer facilities within the unincorporated area shall be designed consistent with professional engineering standards for construction and adequate to meet the adopted level of service standards.

**Policy 6.1.2:** All proposed development shall be required to provide an analysis of impact of such development on the existing sanitary sewer facilities and required improvements, where necessary, to maintain adequate service levels.

**Policy 6.1.3:** Sanitary sewer facilities shall be replaced and existing deficiencies shall be corrected based upon the following priorities to maintain adequate service levels:

- Any project correcting an immediate threat to the health, safety, or welfare of County's residents will receive priority over the expansion of a facility or the correction or replacement of a non-threatening facility.
- Any project that will correct an existing deficiency will receive priority over a project to expand the system.
- Development that will result in the system exceeding the existing service levels without remedial alternatives consistent with this plan will

be denied.

**Objective 6.2: Maximize Existing Wastewater Treatment Facilities.**

The County and cities in cooperation with utility providers shall maximize the use of existing sanitary sewer facilities within their service areas and shall promote compact efficient growth patterns.

**Policy 6.2.1:** The County and cities shall seek to maximize the use of existing sanitary sewer infrastructure facilities in order to minimize urban sprawl by requiring new development to pay the total costs for the placement of infrastructure necessary to service the development, thus making infill development more cost effective.

**Policy 6.2.2:** The County's and cities' land development regulations shall incorporate means and methods to require connection to sanitary sewer systems for existing development, once it becomes available.

**Policy 6.2.3:** The County and cities in cooperation with utility providers shall encourage continuing education of operating staff to ensure proficiency with respect to optimization of sanitary sewer maintenance and operation processes.

**Policy 6.2.4:** To the extent feasible, new development is prohibited from utilizing septic tanks and package wastewater treatment plants where central sewer service is available within 1,000 feet.

**Policy 6.2.5:** When existing central sanitary sewer service is determined to be unavailable to new development, the County and cities shall require the new development to extend the central sewer system at the developer's expense to service subject property, subject to the following conditions:

- The connection between the new development and the existing sanitary sewer line must be along a legally dedicated right-of-way or recorded easement; and
- The existing line to be connected to must have available, unreserved capacity.

**Objective 6.3: Intergovernmental Coordination.** The County and cities will coordinate with other agencies providing central sewer service within the County and with agencies overseeing the construction and operation of such systems.

**Policy 6.3.1:** The utility providers shall continue to coordinate with each other and the Tennessee Department of Environment & Conservation to monitor the operation of existing wastewater treatment plants within the County.

**Policy 6.3.2:** The County and cities shall coordinate the utility and transportation planning efforts to take advantage of the most economical construction and maintenance costs possible when installing, repairing and/or replacing utility lines, roads and sewers.

**Objective 6.4: Future Sanitary Sewer System.** The County and cities in cooperation with utility providers shall ensure that sanitary sewer collection, transmission, treatment, and disposal systems are adequate to accommodate the future growth envisioned in the 2040 Vision Plan.

**Policy 6.4.1:** The County and cities in cooperation with utility providers will complete a wastewater and reclaim master plan that is available to the public and will use the plan for ongoing development and implementation of their sewer systems.

- Policy 6.4.2:** For all proposed new development, if central sewer is unavailable, septic tanks and dry sewer lines shall be installed, with said dry lines being utilized when sewer service has been extended to the development.
- Policy 6.4.3:** All developments with dry lines for sanitary sewer will connect to the County’s sewer system when it becomes available.
- Policy 6.4.4:** An annual report shall be prepared by each utility provider summarizing the existing demand and available surplus capacity of public infrastructure to assist in future planning.
- Objective 6.5: Septic Tanks.** The County and cities shall discourage and limit the use of septic tanks in areas with soils not suited for septic tanks and where development densities support central sewer connection.
- Policy 6.5.1:** Development of new residential and non-residential projects on soils that are not suitable for septic tank systems will be required to provide or connect to central sanitary sewer systems.

**GOAL 7: COMMUNITY SERVICES/FACILITIES**

The County and municipalities shall ensure that adequate and efficient levels of community services and facilities are provided that support existing and future planned development. Community services and facilities include schools, fire and emergency services, law enforcement, healthcare and recreation.

**Objective 7.1: Growth Centers.** Growth will generally be directed toward existing or planned service areas and pushed away from rural areas.

- Policy 7.1.1:** Ensure there are adequate services and facilities within the activity nodes (General Urban, Traditional Town Center, Employment Center and Activity Center) to encourage the intensification of uses to support future growth.
- Policy 7.1.2:** The County and municipalities shall establish an intergovernmental coordination process to ensure that service areas are established and maintained for community services in identified growth centers.
- Objective 7.2: New Development.** New residential uses (other than low-density rural residential) will be directed to areas that can be efficiently served pursuant to the future land use plan.
- Policy 7.2.1:** The County and municipalities shall direct growth to centers where community facilities exist and will be expanded.
- Policy 7.2.2:** Proposed development shall be reviewed in relation to existing and projected community services and facilities and any land needs of these systems; such as fire, law enforcement, schools, hospitals and emergency medical service sites.
- Policy 7.2.3:** The County shall plan for public schools in a manner that will improve the quality of life and local educational opportunities for its citizens by coordinating school capacity with planning decisions.
- Objective 7.3: Adequate Provision of Services.** New development will be served with community services that meet or exceed adequate service levels that will be developed as part of the implementation of this plan.

**Policy 7.3.1:** The County shall develop service standards for fire, law enforcement and primary and secondary schools.

**Policy 7.3.2:** The County shall apply adopted levels of service standards consistently across the County.

**Objective 7.4: Schools.** The County shall develop fair and predictable standards for allocating educational facility costs between the development community, the County and the municipalities.

**Policy 7.4.1:** The County shall adopt and maintain a map series that shall include a) a map identifying the existing location of public school facilities by type; b) a future conditions map depicting the planned general location of public school facilities for a five year planning period and for the long range planning period (20-40); and c) a map depicting School Service Areas for primary and secondary schools.

**Policy 7.4.2:** The County will meet and exceed all state requirements for education programs and facilities while continuing to identify alternative methods to fund educational services throughout the County.

**Policy 7.4.3:** The County shall plan for public schools in a matter that will improve the quality of life and local educational opportunities for its citizens.

## **GOAL 8: ENVIRONMENTAL RESOURCES**

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Conserve and protect environmental resources and prime agricultural farmlands through innovative and sustainable practices.

**Objective 8.1: Protect and Preserve Natural Resources.** The County and cities shall institute and maintain initiatives to protect and preserve environmentally sensitive lands and natural resources.

**Policy 8.1.1:** Discourage development in environmentally sensitive areas, as identified as Primary and Secondary Conservation overlays on the 2040 Vision Plan.

**Policy 8.1.2:** To the extent feasible, utilize conservation easements, transfer of development rights and other land preservation tools to preserve important natural areas/farmlands on either public or private lands.

**Objective 8.2: Surface Water.** Pursue identification, conservation, protection, and restoration of surface waters from known and identifiable pollution sources. The following policies, although closely related to wetlands and floodplains, are meant to address the quality of the County area water bodies.

**Policy 8.2.1:** In order to improve the quality of rivers and streams, sanitary sewer utility providers will develop alternative treated effluent disposal measures other than releasing into surface waters. Such alternatives may include:

- Reclaimed water distribution systems for irrigation and grey water for interior plumbing purposes
- Percolation ponds
- Spray fields
- High water use industrial applications

**Policy 8.2.2:** Review and modify development regulations to incorporate recommendations from the Red River Watershed Impaired Waters Reports.

**Policy 8.2.3:** Through development regulations, the County and cities shall pursue identification, conservation, management, protection, and restoration of environmentally sensitive areas, which shall include,

but are not limited to, floodplains and areas suitable for water withdrawal.

- Policy 8.2.4:** All requests for development shall be reviewed to ensure that potential impacts of the proposed development do not degrade the water quality and quantity of surface water resources.
- Policy 8.2.5:** All new development within the County and municipalities shall conform to the drainage standards and design criteria of the Tennessee Department of Environment and Conservation (TDEC).
- Policy 8.2.6:** Consider developing a program to acquire critical wetlands for protection, flood storage, and implementation of a future stormwater master plan and restore them, if necessary.
- Policy 8.2.7:** The County and cities shall strive to restore degraded wetlands and floodplains adjacent to surface waters in order to improve the quality of runoff into these surface waters.
- Objective 8.3: Floodplains and Floodways.** Ensure long-range protection and restoration of functions of the remaining floodplains.
- Policy 8.3.1:** Development regulations will be created to address protection, restoration, and acquisition, of the natural and hydraulic functions of the 100-year floodplain.
- Policy 8.3.2:** The County and cities shall continue to participate in the National Flood Insurance Program administered by the Federal Emergency Management Administration (FEMA).
- Policy 8.3.3:** Consider the acquisition or establishing a conservation easement of floodplains adjacent to surface waters.

**Policy 8.3.4:** Continue to encourage flood control through non-structural means for surface water management.

**Objective 8.4: Soil Management.** The County and cities shall appropriately manage soil data and protect against soil erosion and uses inconsistent with soils.

**Policy 8.4.1:** Development Regulations shall require that all site developments properly install and maintain erosion and sedimentation control devices, and that developers submit an erosion and sediment control plan before start of construction. The following erosion control activities should be utilized:

- Permanently stabilize soil upon completion of development activities.
- Native trees, shrubs and ground cover shall be maintained on development sites.
- Notify the local office of the U.S. Soil Conservation Service of any major soil erosion problems that may occur within the County's jurisdiction.

**Objective 8.5: Vegetative and Wildlife Communities.** Promote the protection, conservation, restoration, and appropriate use of wildlife and ecological communities.

**Policy 8.5.1:** The County and cities shall work closely with the Tennessee Wildlife Resources Agency (TWRA) and private landowners to increase the public's knowledge of habitat protection and best management practices to protect endangered and threatened species, as well as species of special concern.

**Policy 8.5.2:** New developments are encouraged to protect existing native vegetation in common areas and buffer zones.

- Policy 8.5.3:** Through development regulations, areas of native vegetation, wildlife habitat, and endangered and threatened species will be preserved to the extent feasible.
- Policy 8.5.4:** A developer is responsible for the submittal of an ecological survey performed by a qualified environmental consultant prior to the approval of site clearing activities to determine if populations of endangered, threatened, or plant or animal species of special concern occur.
- Policy 8.5.5:** The County and cities shall recognize and allow pastures, groves, and other agricultural uses in a wildlife management system, provided the uses do not threaten or endanger the survival of the wildlife species.
- Objective 8.6: Agriculture.** Promote agricultural practices that produce a minimal disturbance to the County’s natural resources.
- Policy 8.6.1:** Agricultural activities shall be conducted in accordance with Best Management Practices, and in a manner compatible with the need to protect, conserve and appropriately use wetlands, uplands and natural resources adjacent to lakes and streams and to ensure the protection of water quality within water bodies.
- Policy 8.6.2:** Promote viable agriculture within the County’s prime farmlands.
- Policy 8.6.3:** Minimize adverse impacts to the economic viability of agricultural lands on which most of the habitats and species occur.

- Policy 8.6.4:** The County will consider establishing partnerships with the Land Trust for Tennessee, the Land Trust Alliance, and the United States Department of Agriculture (USDA) to assist the County’s efforts on preserving agricultural land.
- Objective 8.7: Agri-Tourism.** Promote nature, historic and cultural tourism practices that produce a minimal disturbance to the County’s natural, historic, and cultural resources.
- Policy 8.7.1:** Promote agri-tourism opportunities throughout the County.
- Policy 8.7.2:** Tourism activities are to be conducted in accordance with Best Management Practices, and in a manner compatible with the need to protect, conserve and appropriately use resources.
- Objective 8.8: Public Education.** Promote the education and environmental awareness of its citizens and visitors on issues relating to protection, conservation, restoration, and appropriate use of natural resources.
- Policy 8.8.1:** Endeavor to educate through the use of signage, brochures, press releases, and community meetings in order to educate the public on conservation issues.
- Policy 8.8.2:** Cooperate with TWRA, TDEC and the U.S. Soil Conservation Service to implement water conservation programs and to provide citizen education.
- Objective 8.9: Sustainable Development Practices.** Offer incentives to encourage sustainable development to protect its natural resources and enhance the quality of life.

**Policy 8.9.1:** Encourage the use of Green Building Standards for homes, commercial buildings, developments, and communities through regulatory incentives.

**Policy 8.9.2:** Develop appropriate procedures for effective communication and for coordination of the planning, design, and construction processes, which include or affect vegetation growing within or to be planted in public rights of way.

## GOAL 9: PARKS AND RECREATION

Protect and enhance existing parks and recreational resources while providing opportunities to expand these resources to connect with nearby communities and serve a County-wide population.

**Objective 9.1: Parks and Recreation Facilities.** To ensure adequate lands are provided for parks and recreation, the County and participating municipalities shall utilize guidelines related to population served, park size and location.

**Policy 9.1.1:** The following general criteria shall be used for determining the type and location of parklands:

**Table V - 2: Park Criteria**

Park Type	Population Served	Park Size	Location	Typical Facilities
<b>Regional Park</b> – Large resource-based.	100,000	250 acres	1 hour	Natural resources.
<b>Community Park</b> - Designed to serve the needs of more than one neighborhood.	5,000	20 acres	3 miles	Playground areas, recreation buildings, sports fields, paved multipurpose courts, picnic areas, open or free play areas, swimming pools, and landscaping.
<b>Neighborhood Park</b> Serves an entire neighborhood or area.	2,500	2 to 10 acres	3/4 of a mile	Playground areas, recreation buildings, sports fields, paved multi-purpose courts, picnic areas, open or free play areas, and landscaping.
<b>Mini Park</b> – Serving a concentrated or limited population of residents.	500 to 2,500	1/2 acre	6 blocks	Playground areas, benches, open space, picnic tables, and landscaping.

**Policy 9.1.2:** The County and municipalities shall consider the following guidelines when evaluating the provision of recreational facilities until such time as a recreation and trails master plan is prepared and the specific recreational needs of the community are identified.

**Table V - 3: Recreation Facility Guidelines**

Facility	Facility per Population Min/Max/Median
Baseball/Softball Field	1 per 2,000/10,000/5,000
Basketball Court	1 per 500/20,000/5,000
Equipped Play Area	1 per 500/15,000/10,000
Football/Soccer Field	1per 4,000/25,000/6,000
Handball/Racquetball Court	1 per 2,500/20,000/10,000
Swimming Pool	1 per 1,000/50,000/25,000
Tennis Court	1 per 1,067/10,000/2,000
Bicycle Trail	1 per 1,500/10,000/5,000
Hiking/Nature Trail	1 per 5,000/10,000/6,750
Volleyball Court	1 per 4,000/12,000/6,000
Freshwater Beach Activities (mile of sandy shoreline)	1 per 25,000/ 211,200/ 25,000
Freshwater Fishing-non-boat (800 LF of river walk, pier, etc.)	1 per 5,000/25,000/5,600
Picnic Tables	1 per 5,000/10,000/6,000

**Policy 9.1.3:** The County and municipalities shall maintain an inventory of the location, size, condition and amenities available at each public park within their jurisdiction. This inventory shall be updated every year.

**Policy 9.1.4:** The County, in conjunction with and municipalities, shall conduct a recreational survey to inquire about recreational preferences in terms of facilities and

recreational/educational programs, frequency of use of existing parks and recreational facilities, location of most frequently used facilities, willingness to pay user fees, location and age profile of respondents, household size, and travel method to preferred/most used parks and recreational facilities. The questionnaire shall be distributed through a utility bill, newspaper, website or other form of communication that can reach the majority of the residents.

**Policy 9.1.5:** Based on the results of the parks and recreation survey and the activity-based recreational guidelines, the County, in conjunction with and municipalities, shall prepare a Parks, Recreation and Trails Master Plan indicating the status of activity-based recreational facilities in the community and including an implementation plan indicating which activity-based recreational facilities will be added to existing and future parks in the County.

**Policy 9.1.6:** Existing parks and recreational facilities shall be renovated and/or upgraded as needed to provide improved recreational opportunities.

**Policy 9.1.7:** The County shall evaluate the feasibility of providing lights at the various courts, fields and boat ramps.

**Policy 9.1.8:** By 2020, all recreation and open space areas shall be evaluated as to the accessibility to all residents regardless of physical condition, age, or economic condition as outlined in the Uniform Federal Accessibility Standards.

**Policy 9.1.9:** All new and existing parks and open space shall provide unobstructed access, when reasonably possible.

- Policy 9.1.10:** The County and municipalities shall continue coordination with appropriate state agencies, such as the Tennessee Department of Transportation, the Department of Environment and Conservation, and the Tennessee Wildlife Resources Agency (TWRA), to maintain existing public access to the Red River and its tributaries.
- Policy 9.1.11:** Park dedication requirements for residential development, whether in the form of land, impact fees, cash in-lieu of land, or a combination of the above listed methods, shall be addressed at the time of development review.
- Policy 9.1.12:** The County and municipalities shall coordinate ways and means for private developers to provide public recreation facilities within their developments.
- Policy 9.1.13:** The County shall explore the potential use of school board facilities by the general public after normal school hours.

## **GOAL 10: HISTORIC AND CULTURAL RESOURCES**

Identify, protect and enhance existing historic and cultural resources while providing opportunities to provide increased educational opportunities and access to these resources.

**Objective 10.1: Historic Resource Protection.** The County and jurisdictions shall continue to encourage the preservation and protection of the historic resources.

- Policy 10.1.1:** By 2017, the County, in conjunction with the municipalities, shall establish a database of designated historic landmarks (sites and structures).

- Policy 10.1.2:** The County, in conjunction with the municipalities, shall apply for grants to conduct a survey of historic properties.
- Policy 10.1.3:** The County and municipalities shall consider establishing a historic preservation commission.
- Policy 10.1.4:** The County and cities shall consider becoming Certified Local Governments (CLG) through the Tennessee Historical Commission, when eligible to apply for that program.
- Policy 10.1.5:** The County and municipalities shall actively pursue federal monies to provide incentives for the redevelopment and upkeep of deteriorating historically significant properties.
- Policy 10.1.6:** The County and municipalities shall evaluate incentives for property owners to restore properties through tax incentives, special zoning allowances, and other incentives.
- Policy 10.1.7:** The County and municipalities should assist property owners of historically significant housing in submitting their properties for inclusion in State or National Register of Historic Places.
- Policy 10.1.8:** The County and municipalities shall coordinate with the Tennessee Historical Commission and Division of Archeology in continuing to identify, protect, analyze, and explain the County's historical, archaeological, and cultural resources, (such efforts shall include determination of their worth and vulnerability, as well as determination of specific applicable preservation management policies).

**Policy 10.1.9:** The County and cities shall prohibit development activities in or adjacent to historic archaeological sites that depreciate or eliminate their historical value.

## **GOAL 11: FISCAL HEALTH**

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Create an economic and community development environment that will provide sustained fiscal growth for the tax base of Robertson County and cities.

**Objective 11.1:** Maintain an Acceptable Balance between Service Quality and Fiscal Resources.

**Policy 11.1.1:** The County and cities should continue to pursue redevelopment opportunities that leverage existing infrastructure and facilities.

**Policy 11.1.2:** The County and cities through partnership with the Chamber of Commerce and other organizations should continue to foster stability and growth of existing businesses while encouraging new businesses to come to Robertson County.

**Objective 11.2: Fiscal Health.** Establish through sound fiscal planning a correlation between economic and population growth and fiscal “health”.

**Policy 11.2.1:** The County and cities shall prepare and periodically update a report of the existing fiscal condition and short and mid-range fiscal trends to serve as a basis for fiscal policies, capital improvement planning and programming, and development standards to guide the proper sequence of development.

**Policy 11.2.2:** The County and cities land use plans shall provide a thoughtful, balanced and synergistic mix of residential,

commercial, industrial and institutional development while preserving natural resources that maintain and enhance the County’s core economic assets.

**Policy 11.2.3:** All proposals for new development should be evaluated to assure that the uses complement, support and are compatible with the County and cities core economic assets and will not be a deplete fiscal resources.

**Policy 11.2.4:** Where appropriate, the County and cities shall consider job creation aspects of development proposals and may require the preparation of socio-economic and fiscal impact assessments to determine whether and to what extent such development may complement or adversely impact the local economy and tax base of the County and cities.

**Policy 11.2.5:** Development and redevelopment proposals will be assessed for their potential to adversely impact the natural environment and aesthetic values of the County and cities.

**Policy 11.2.6:** The County with support and participation from cities shall continue to actively support the development and/or expansion of higher education facilities, which benefit residents and businesses, including those which offer undergraduate and graduate level courses, professional enrichment opportunities, certificate programs and technical training.

**Policy 11.2.7:** The County and cities with support from Chamber of Commerce shall continue to encourage and promote special events, activities and uses, which strengthen the Robertson County’s reputation and attractiveness

as a quality place to live, work, worship, play and learn.

**Policy 11.2.8:** The County with support from cities shall develop and fund programs that aid existing businesses in revitalizing or beautification efforts to keep them competitive and healthy in the growing economy and to serve as a catalyst for reinvestment in the community.

**Policy 11.2.9:** The County and cities shall initiate and complete revisions and updates to local zoning and development regulations including adoption of measures including consistency provisions and impact assessments that will protect the core elements of the local economy while also supporting the sustained fiscal well-being of local government.

## **GOAL 12: HEALTHY COMMUNITIES**

**Objective 12.1: Create a Healthy Community.** Create healthy communities throughout Robertson County where people are able and encouraged to walk, bike, or roll for both pleasure and purpose, have access to affordable and nutritious food, and have access to decent and affordable health care services.

**Policy 12.1.1:** Form a partnership between the County and cities and local public, quasi-public, non-profit, and private healthcare providers to prepare a Strategic Plan for Healthy Communities.

**Policy 12.1.2:** Continue to attract participation in parks and recreation programs to enable and encourage Robertson County residents to be physically active, strengthen the support and funding for park and open space facilities throughout the County.

**Policy 12.1.3:** Formalize a planning review policy to examine new development for walkability and connectivity to ensure pedestrian-friendly design will be a priority for livable and healthy communities.

**Policy 12.1.4:** Ensure that bicycle and pedestrian site access standards are developed and enforced.

**Policy 12.1.5:** County and municipal planning and permitting authorities should develop and enforce non-residential sidewalk requirements for commercial and industrial areas to enhance overall connectivity in business and industrial areas.

**Policy 12.1.6:** County and cities should consider a policy to “reclaim” certain streets to enhance livable neighborhoods and Main Streets to reinforce that streets are public places serving more than just transportation.

**Policy 12.1.7:** With the County leading, community stakeholders should hold “Exercise Robertson County” events to counter the negative trends of physical inactivity and obesity, making exercise a greater focus in the community while having affordable fun together outdoors.

**Policy 12.1.8:** Create a master plan and funding strategies to implement Safe Routes to School projects throughout the County to enhance pedestrian access for children to elementary and middle schools.

**Policy 12.1.9:** Create a master plan and funding strategies to implement “Safe Routes to Parks” including signage and lighting improvements to improve safety.

**Policy 12.1.10:** Make “active living” the easy thing to do by improving convenient access from neighborhoods to active living

public resources including trail systems, parks and open spaces, schools, and other community amenities.

**Policy 12.1.11:** Complete mapping localized or county-level body mass index (BMI) data in order to better understand the possible connections between the built environment in Robertson County and cities and obesity and poor health conditions.

**Policy 12.1.12:** Promote Workplace Wellness through partnerships established between County health organizations, local medical service providers, and the business community to help local business combat rising medical insurance costs, lost time, and employee satisfaction and retention.

**Policy 12.1.13:** The County and city service providers should continue to look for more ways to cost-effectively offer joint use of public facilities for physical fitness.

**Policy 12.1.14:** The County with support from cities should establish and maintain a “Wellness Community” website as a public advocacy campaign to bring focus to wellness, community health, and opportunities for physical activity and healthy living.

**Policy 12.1.15:** Develop partnerships and alliances between County and city health agencies and healthcare providers and non-profit organizations dedicated throughout Robertson County to promoting healthy living.

### **GOAL 13: INTERGOVERNMENTAL RELATIONS**

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**Objective 13.1: Establish effective Intergovernmental Relations.** Establish effective collaboration and coordination among public and quasi-public entities to position the community for sustained economic

development while maintaining Robertson County’s quality of life and protection of natural resources.

**Policy 13.1.1:** Seek and make use of opportunities for open communication, collaboration and coordination among all cities within Robertson County and surrounding communities in Middle Tennessee.

**Policy 13.1.2:** The County shall establish liaisons between the County, cities, region and State of Tennessee to ensure effective intergovernmental coordination.

**Policy 13.1.3:** The County with support and participation from cities shall continue to explore inter-local governmental agreements and partnerships to provide cost effective delivery of services and to leverage limited fiscal resources to optimize services, capital improvements, and economic development.

**Policy 13.1.4:** The County with support from cities shall coordinate bicycle, pedestrian, roadway, transit, and multi-modal planning within Robertson County and the communities comprising the jurisdiction of the Nashville Metropolitan Planning Organization.

**Policy 13.1.5:** The County with support and participation from cities should establish processes and procedures for joint comprehensive planning, regulatory control, and permitting to ensure orderly growth and development throughout Robertson County.

**Policy 13.1.6:** Create a county-wide concurrency management system to coordinate the timing, location and capacity of public facilities to ensure that required services will be available when needed and designate needed improvements within Capital Improvement Plans adopted by each participating jurisdiction.

**Policy 13.1.7:** The County should form a task force committed to working with local, regional and State agencies regarding water conservation, water supply planning and alternative water supply planning efforts.

**Policy 13.1.8:** The County with support from cities in partnership with the Robertson County Board of Education will establish a cooperative agreement containing principles and guidelines that ensure coordination of the County and cities comprehensive plans with the plans of the Board of Education and the joint processes for collaborative planning and decision making, including population projections, school site selection, and the location and extension of public facilities and joint-use/shared facilities to support a growing population and economy.

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