

LAND USE POLICY PLAN

NOLENSVILLE, TENNESSEE

The purpose of the land use plan is to establish specific goals aimed at guiding the development of the community and set forth general policies for achieving them. The goals and policies are then implemented through the use of the zoning ordinance, subdivision regulations, municipal codes, utility installations, and capital improvements programming and budgeting. Therefore, the land use policies enumerated below are intended to give guidance to those individual decisions and develop a total framework for the future development of the Town.

POPULATION TRENDS AND GROWTH FACTORS

The Town of Nolensville has historically been a rural area with a small business district on the main highway, State Route 11, Nolensville Road. From a population of 1,702 in 1990 and 2,313 in 2000, the Town has grown to 5,861 by 2010 (2010 Census), a change from year 2000 to 2010 of 153%. Estimated population at October 2013 is 7,582. The town is situated geographically in the midst of a major suburban growth area and part of a dynamic metropolitan Nashville/Middle Tennessee region. Located in the northeast corner of Williamson County, one of the fastest growing counties in the state, Nolensville is very close to Rutherford County, which is also growing rapidly and is one of the leading counties in the creation of new jobs.

A key factor influencing growth in the Nolensville area is the availability of public sewer trunk line provided by the Metro Nashville Department of Water and Sewerage Services. This trunk line is providing adequate capacity to service the area within most of the current municipal boundaries as well as the land area within the urban growth boundary. The economic attraction of Williamson County and the Nashville Metropolitan area continues to contribute heavily to the current growth and is expected to continue attracting new residents and businesses to the Nolensville area.

Another impetus for growth in the area is the education system of Williamson County. It is generally considered to be an excellent system, thus attracting new residents with children to the area. During the last decade two new elementary schools and one new middle school have been built and opened in Nolensville, and Williamson County Schools has acquired land in the Southern area of town and plan to build a high school facility and a K-8 facility in this area.

POPULATION PROJECTIONS

Williamson County is expected to experience the highest rate of growth in the region

and nearly double its population by 2035, and Nolensville and Thompson’s Station are predicted to have major population increases according to the Nashville Area MPO, Technical Memo #2, Southwest Area Transportation and Land Use Study. In planning the future land use development of the Town, projection of population growth is essential.

Population/Household Average Growth Method:

These projections are based upon average new dwelling units built per year (176) for the previous 36 months (Oct. 2010 – Sept. 2013), the Town’s average population per occupied household (3.26) from the U.S. Census 2010 data, and assume continuing the same annual rate of growth:

Estimated Population Year 2013:	7,582
Projection Year 2015:	8,730
Population Year 2025:	14,466
Population Year 2035:	20,202

(End proposed revision)

(Next section “Vision Statement and Goals and Objectives” remains unchanged)