



*Business, Economic Development & Freight Forum*  
*July 16, 2013*



NASHVILLE AREA  
Metropolitan Planning Organization

# Meeting Agenda



- **Reception & Registration**
- **Introductions & Welcoming Remarks**
- **Overview of the Southeast  
Transportation & Land Use Study**
- **Breakout Session**
- **Group Discussion**
- **Closing Remarks**

# Today's Meeting



## What do we want to accomplish today?

1. Discuss strengths, weaknesses, and emerging issues in the Southeast Area
2. Identify places to protect
3. Identify places to grow
4. Identify transportation needs
5. Review the draft study goals and objectives



# Southeast Transportation & Land Use Study

# Nashville Area MPO



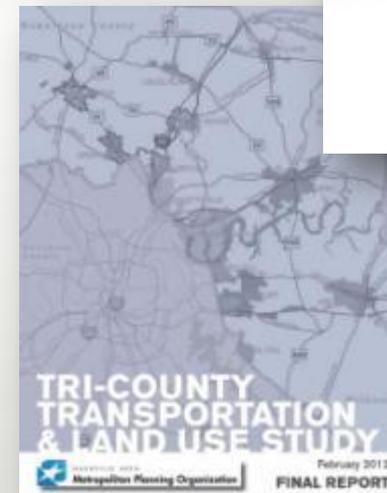
- **Federally designated transportation planning agency for region**
  - Davidson, Rutherford, Sumner, Williamson, Wilson, and parts of Maury and Robertson Counties
- **Regional partnership among federal and state agencies and local jurisdictions**
- **Plan, prioritize, and select transportation projects for federal funding**
- **Ensure compliance with federal planning requirements and National Ambient Air Quality Standards (NAAQS)**



# Regional Planning

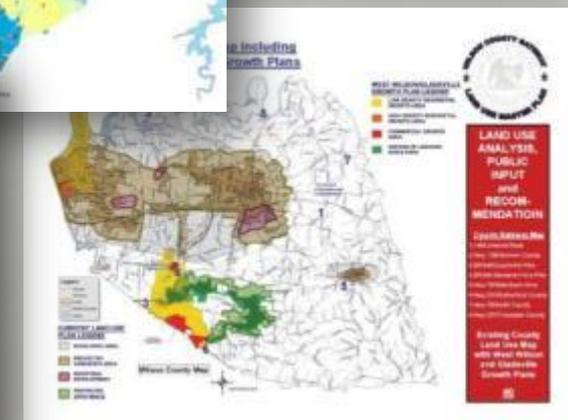
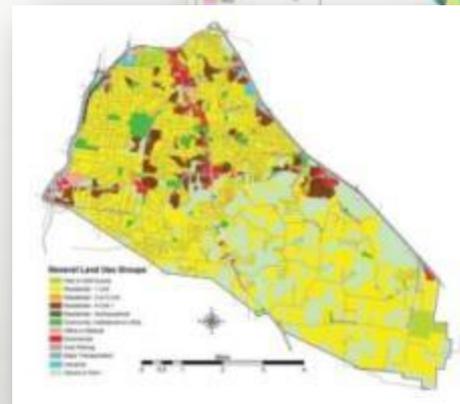
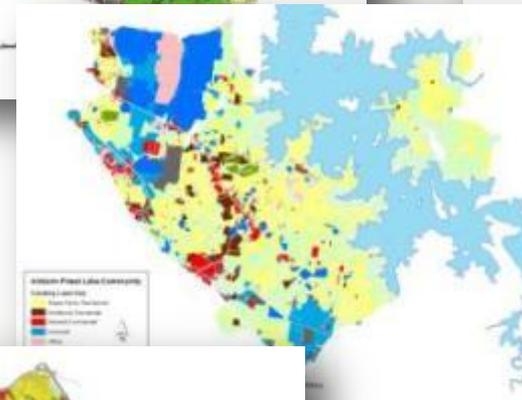
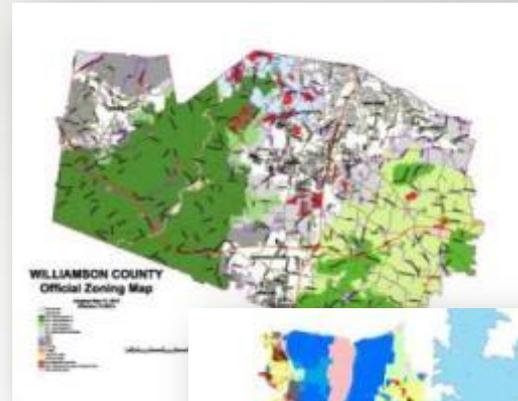


- **Regional Transit Visioning & Planning**
- **Long Range Planning**
  - 5-year updates to Regional Transportation Plan
- **Short Term Programming**
  - 3-year updates to Transportation Improvement Program (TIP)
- **Regional Studies**
  - Bike/Ped
  - Freight and goods movement
  - Economic Development, Environment, and Health & Well-Being



# Local Planning

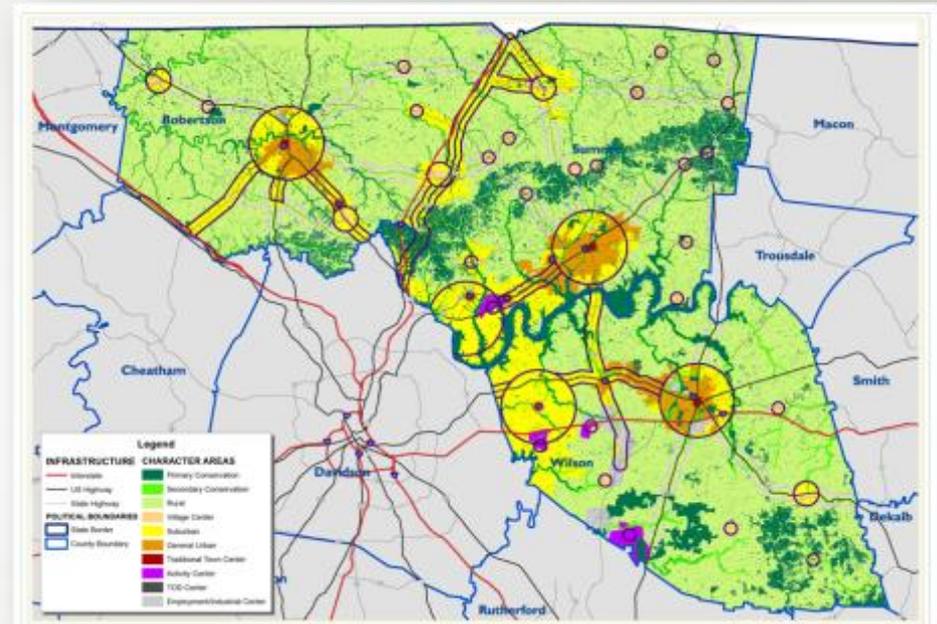
- Land Use Plans
- Transportation Plans
- Zoning Ordinances
- Utility Service Plans
- Fire/Police Plans
- School System Plans



# Transportation/Land Use Study



- Opportunity to coordinate regional policy and plans with local planning and codes
- Opportunity to identify policies and investments that will support long-term growth across the entire Southeast Area

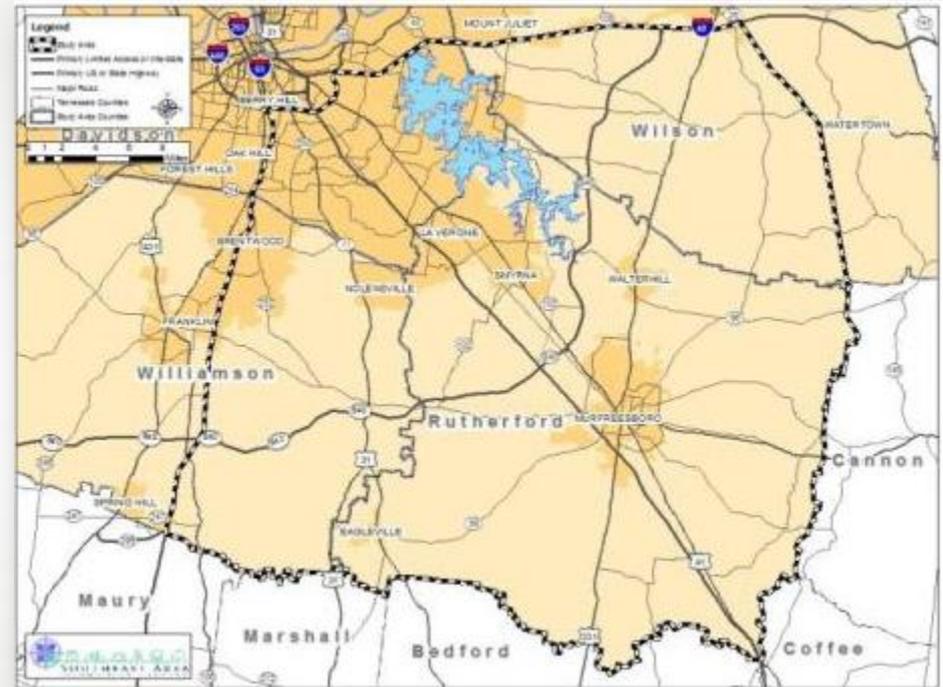


*Tri-County Transportation  
& Land Use Study*

# Purpose of Study

Provide the Nashville Area MPO and local community partners with:

- Preferred growth vision for the southeast area
- General land use recommendations
- Multimodal transportation recommendations
- Growth Management Toolbox & Demonstration
- Recommendations for local transit circulators
- Update on development of rapid transit corridor



*Southeast Study Area*

# Why the Southeast Area?

# Key Demographics



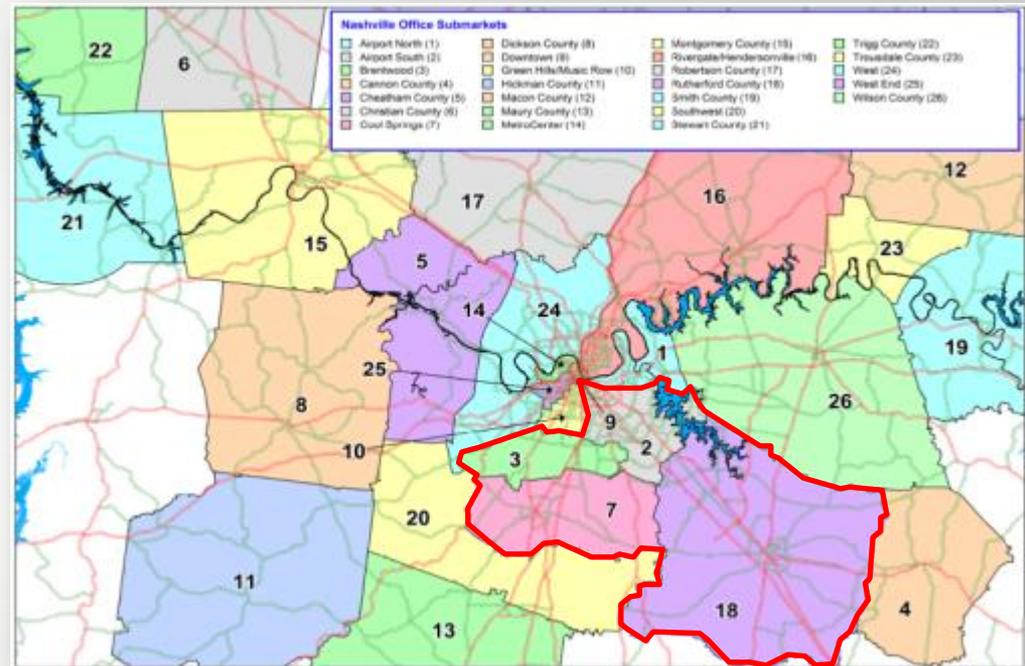
Jurisdiction	1990	2000	2010	Change +/-	Change %
Davidson County	510,784	569,891	641,870	131,086	26%
Rutherford County	118,570	182,023	260,076	141,506	119%
Williamson County	81,021	126,638	179,997	98,976	122%
Wilson County	67,675	88,809	114,283	46,608	69%
Eagleville	378	464	604	226	60%
LaVergne	9,280	18,687	32,588	23,308	251%
Murfreesboro	44,922	68,816	109,048	64,126	143%
Nolensville	2,357	3,099	5,869	3,512	149%
Smyrna	13,647	25,569	39,974	26,327	193%

Sources: U.S. Census Bureau, Rutherford County Chamber of Commerce, CLRChoice, Inc.

# Economic & Market Conditions



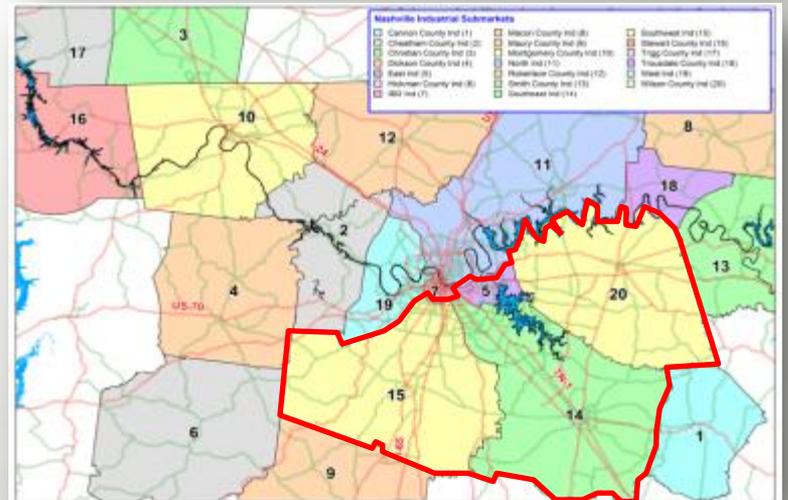
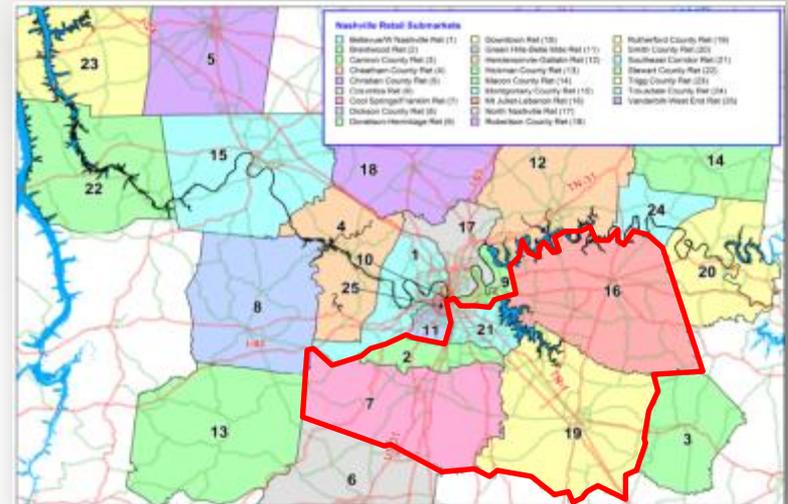
- Education and health services is the leading employment sector in study area, with 22% of total employment
- 39% of region's office inventory is located in the study area – more than a third of that total in the Cool Springs submarket



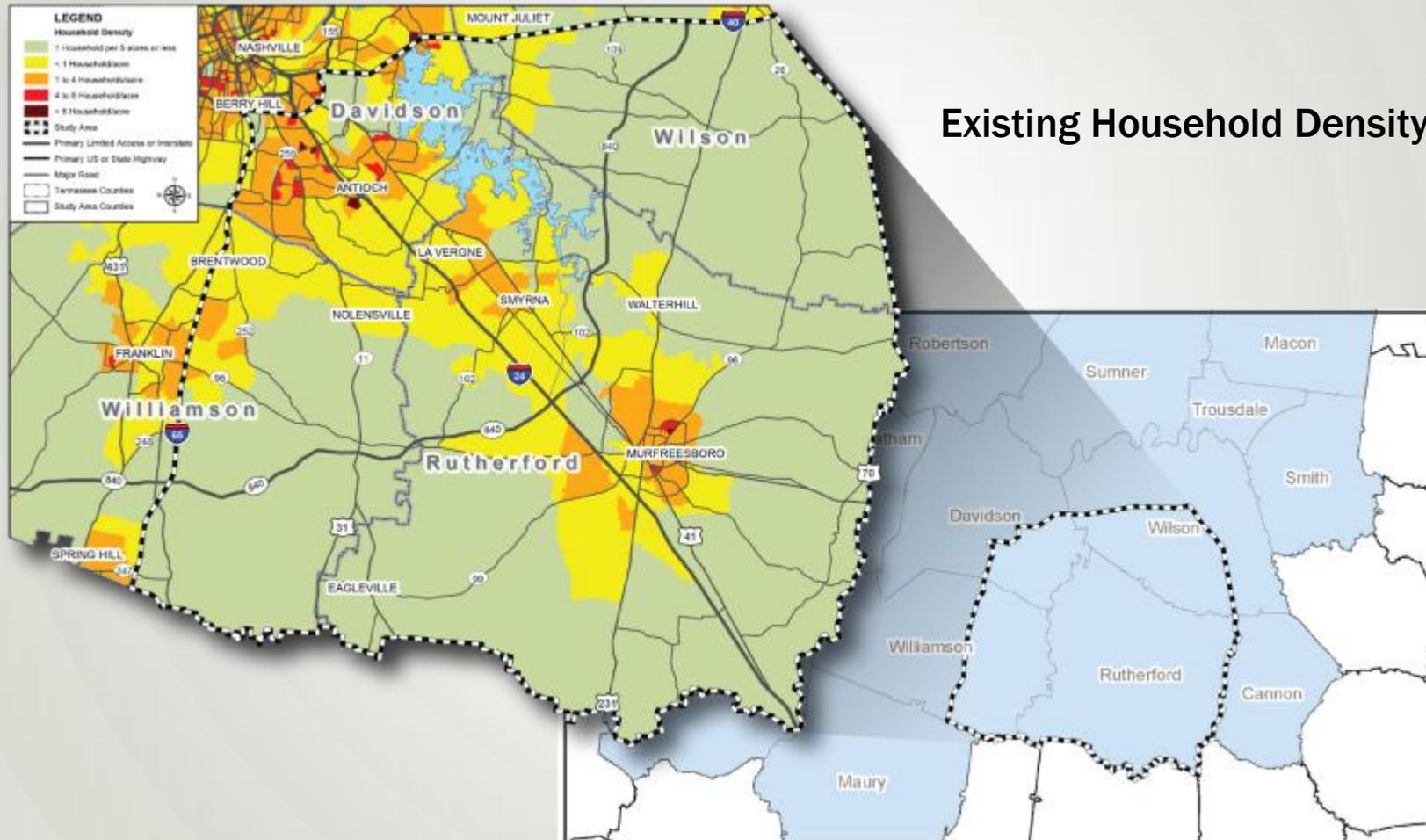
# Economic & Market Conditions



- 48% of region's retail inventory is located in the study area – Rutherford County submarket represents almost a third of that total
- 57% of region's industrial inventory is located in the study area – more than half of that total is in the southeast submarket
- At 4.25%, the multi-family residential vacancy rate is low in the study area

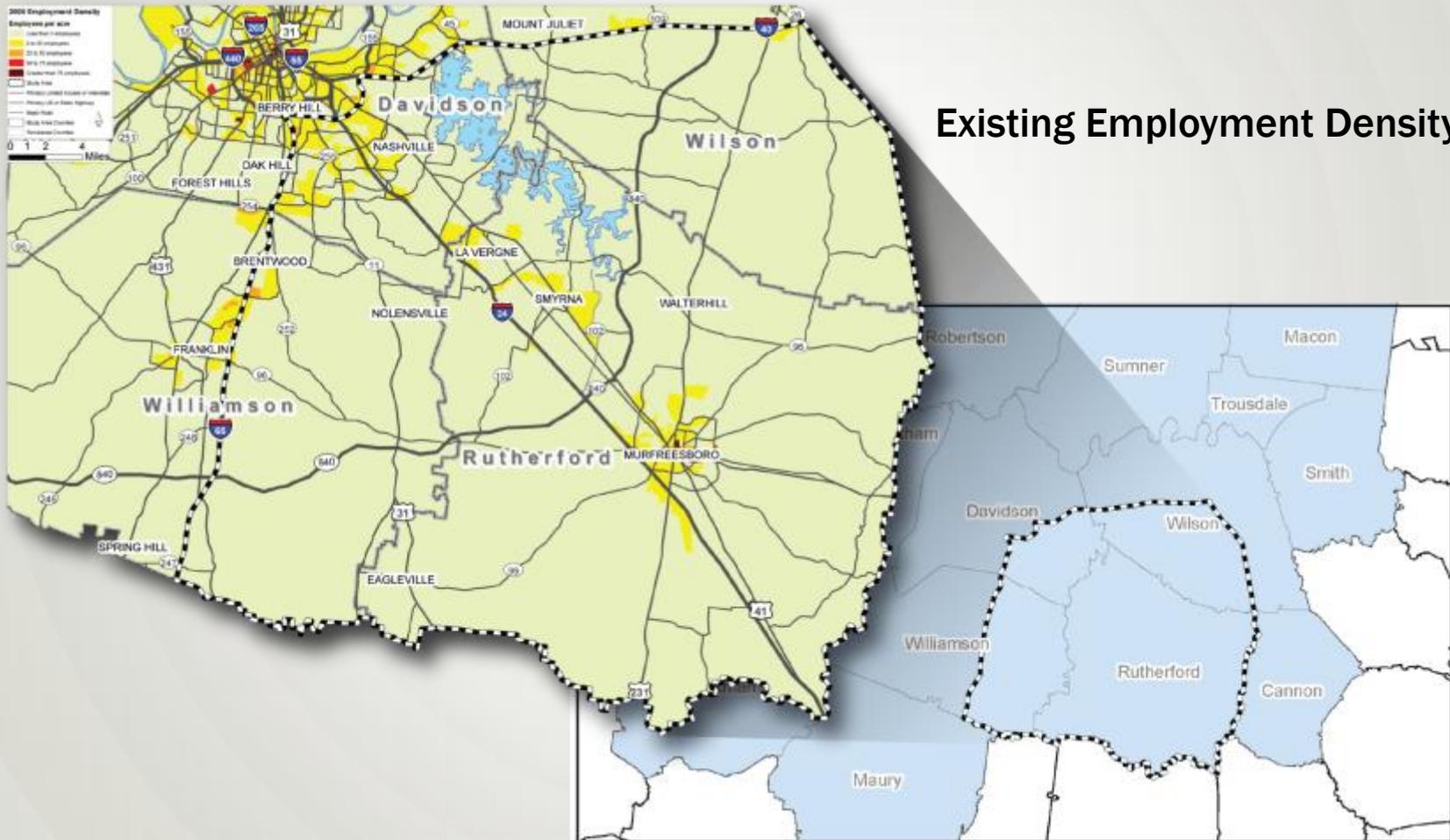


# Land Use & Environment



Existing Household Density

# Land Use & Environment



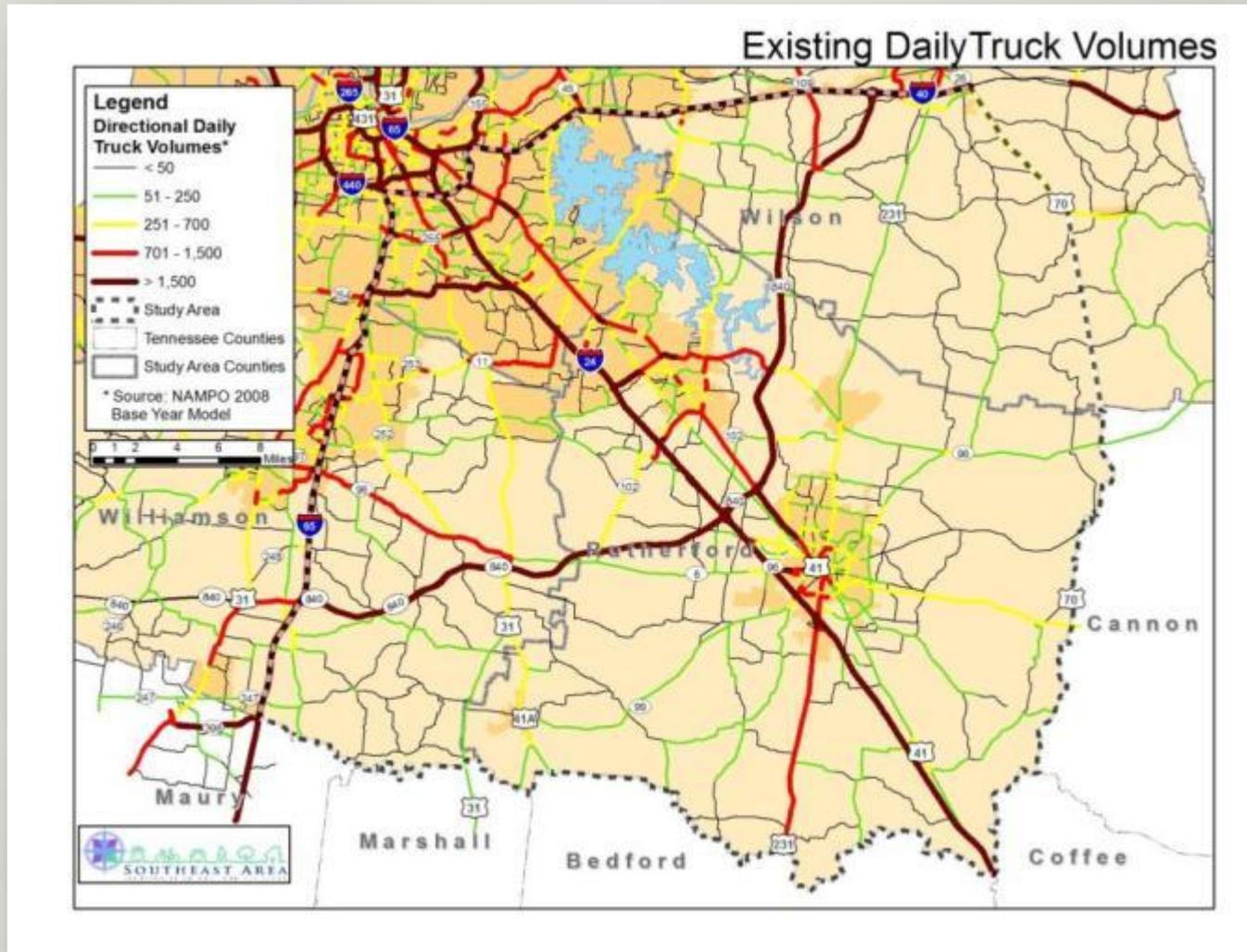
Existing Employment Density

# Land Use & Environment

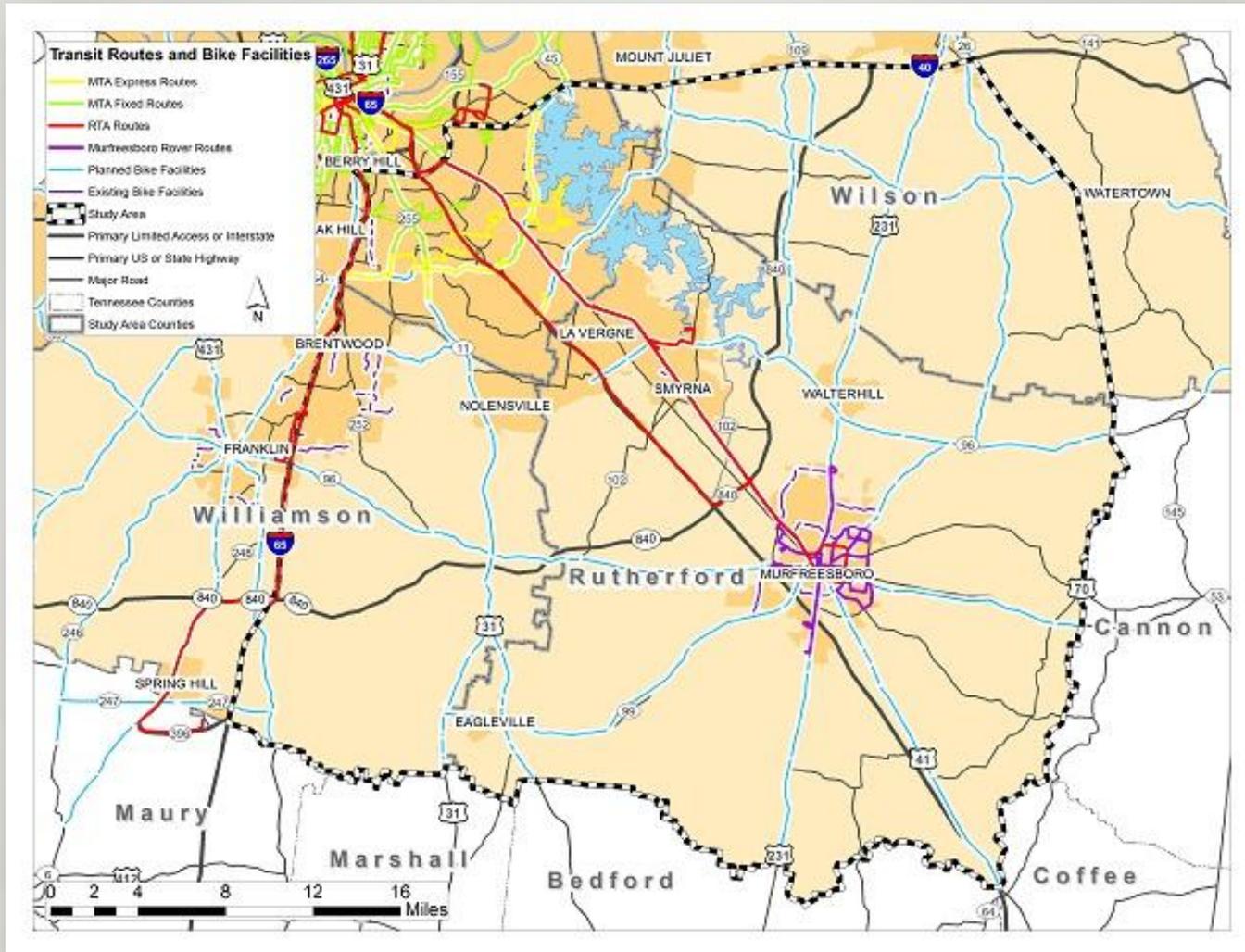




# Transportation



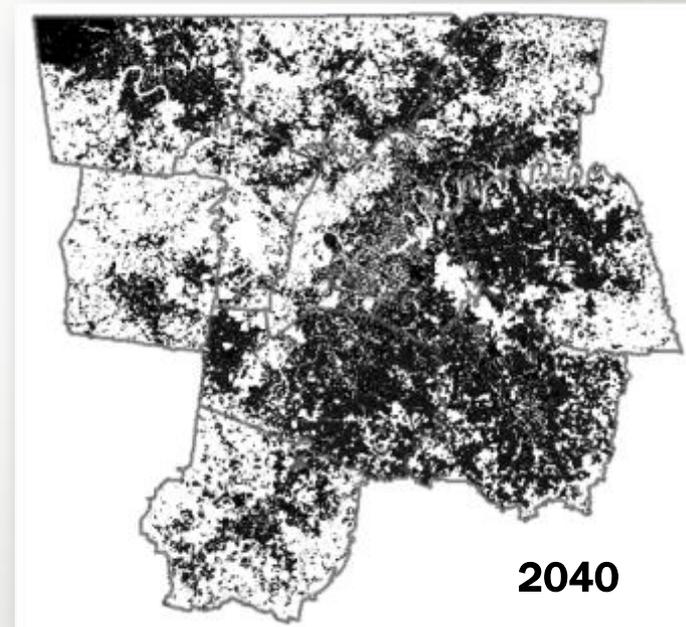
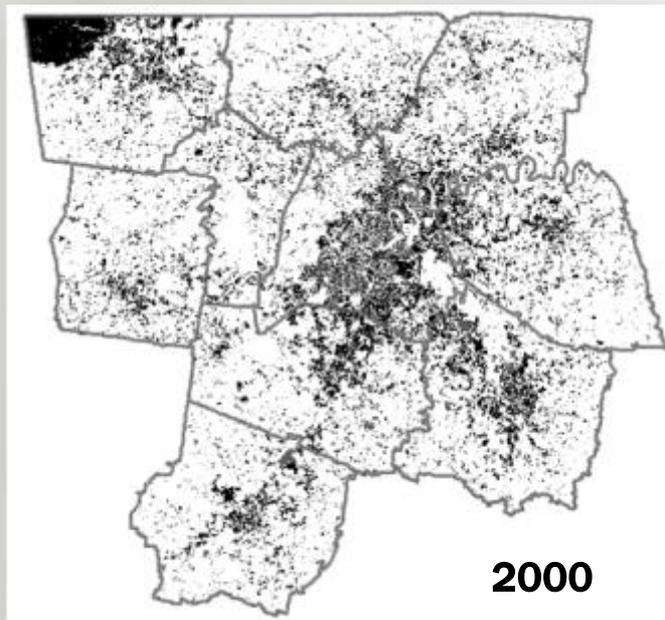
# Transportation



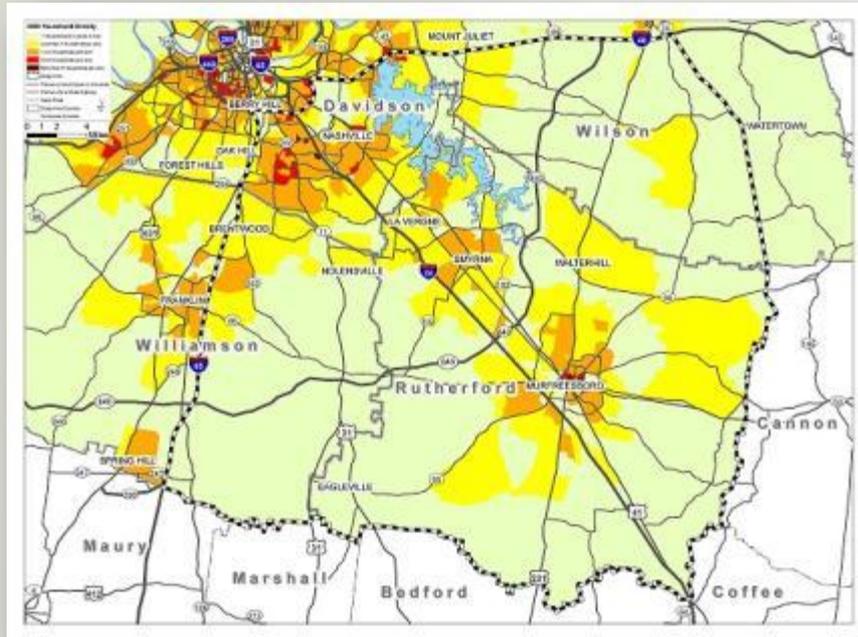
# Looking Ahead

# Projected Development

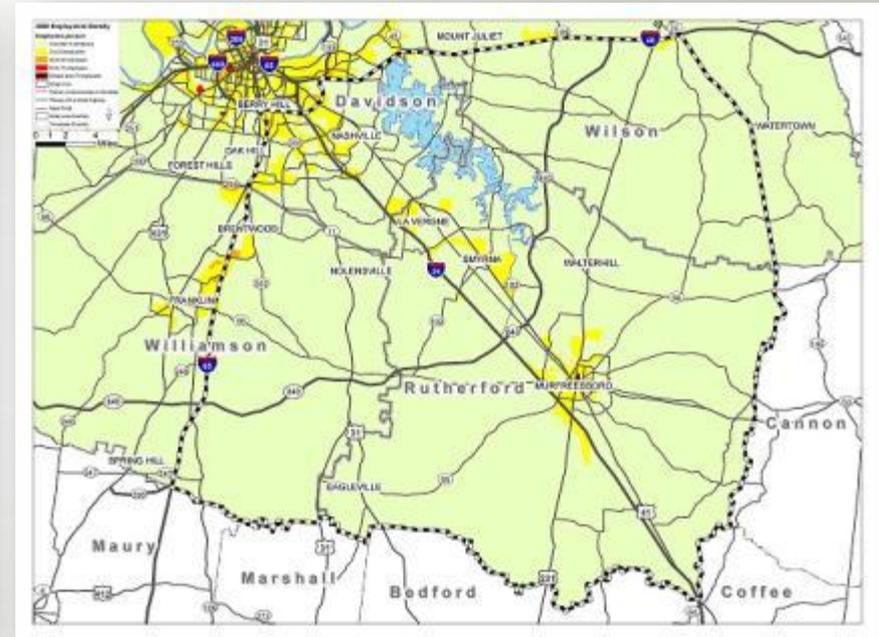
- **Parcels Affected by Development**



# Existing Households and Jobs

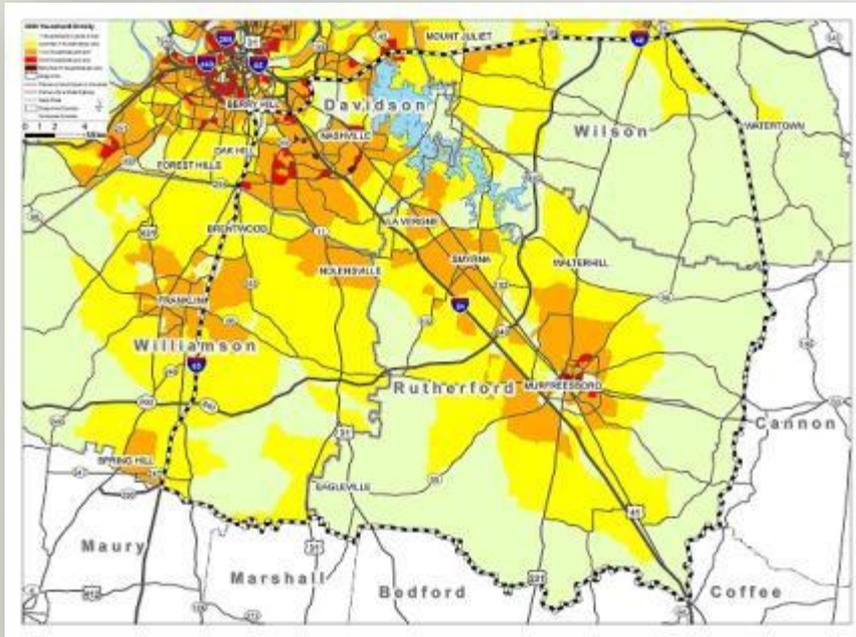


*Households*

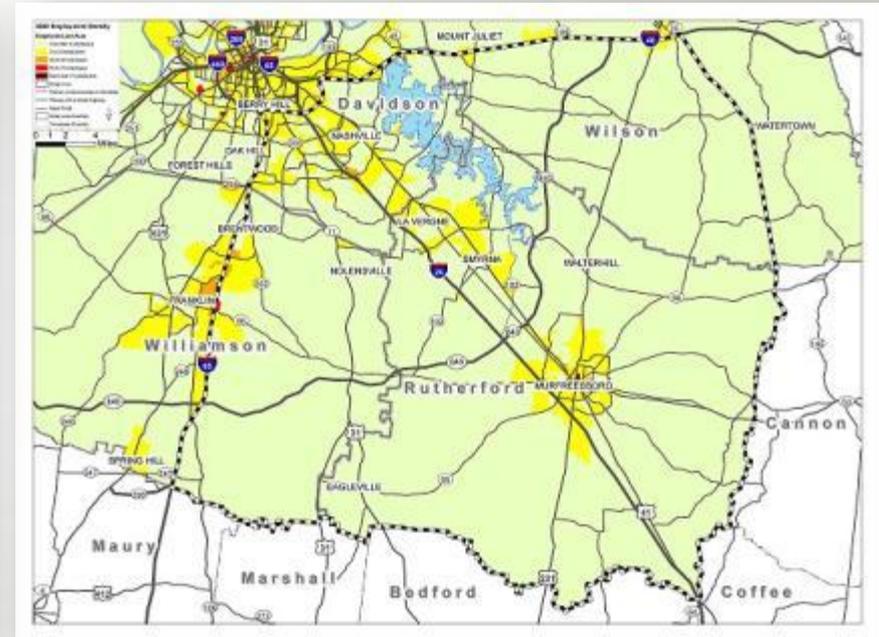


*Jobs*

# 2040 Households and Jobs

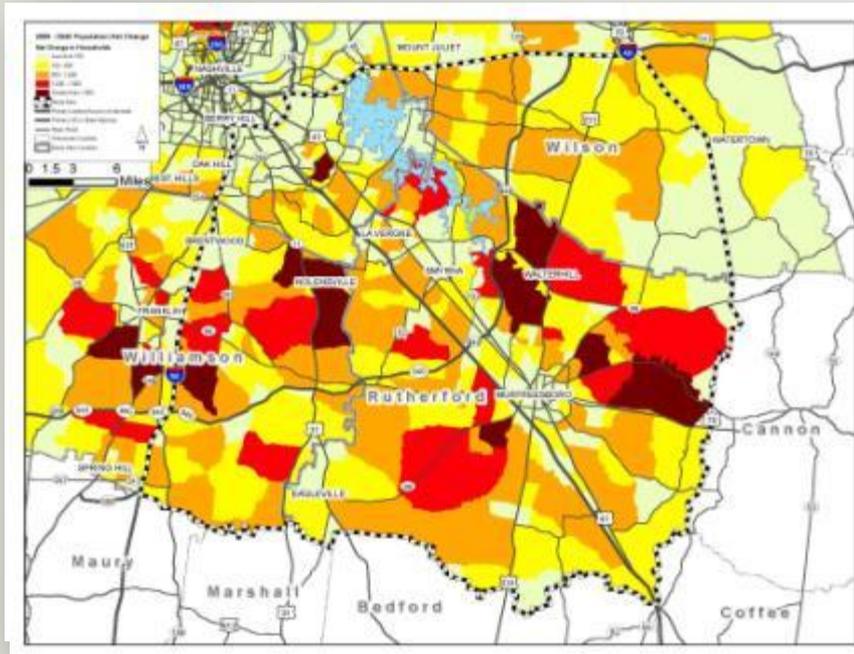


*Households*

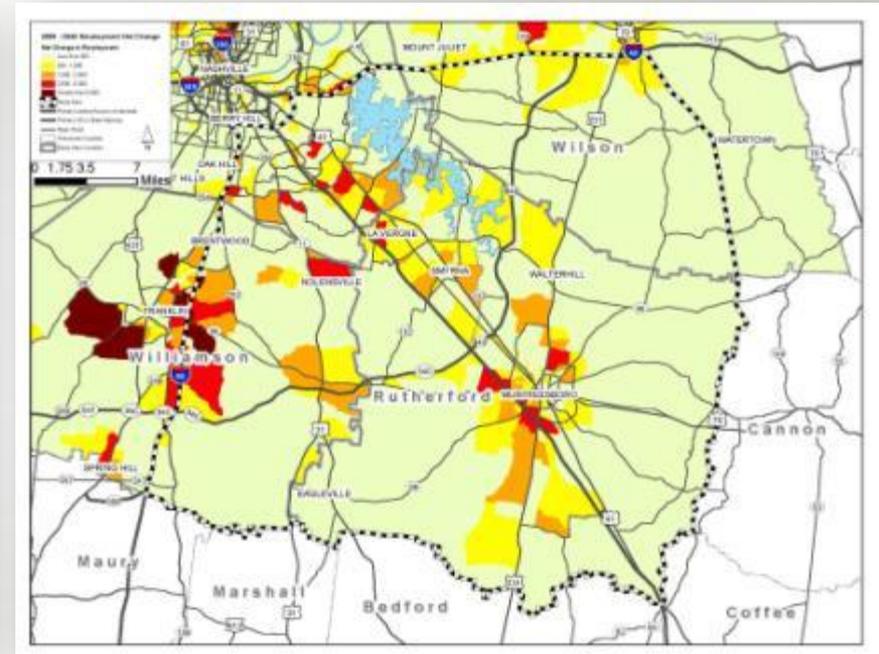


*Jobs*

# 2040 Net Change

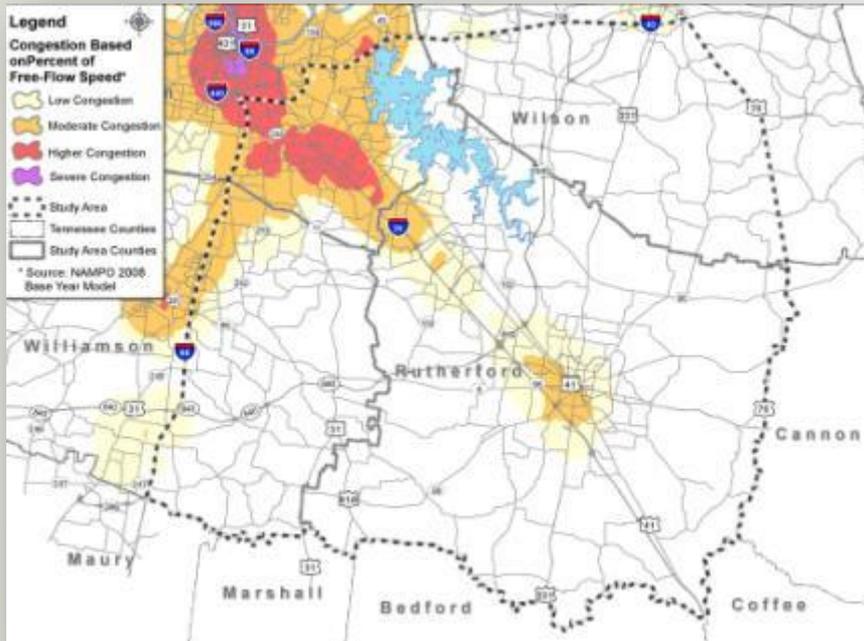


*Households*

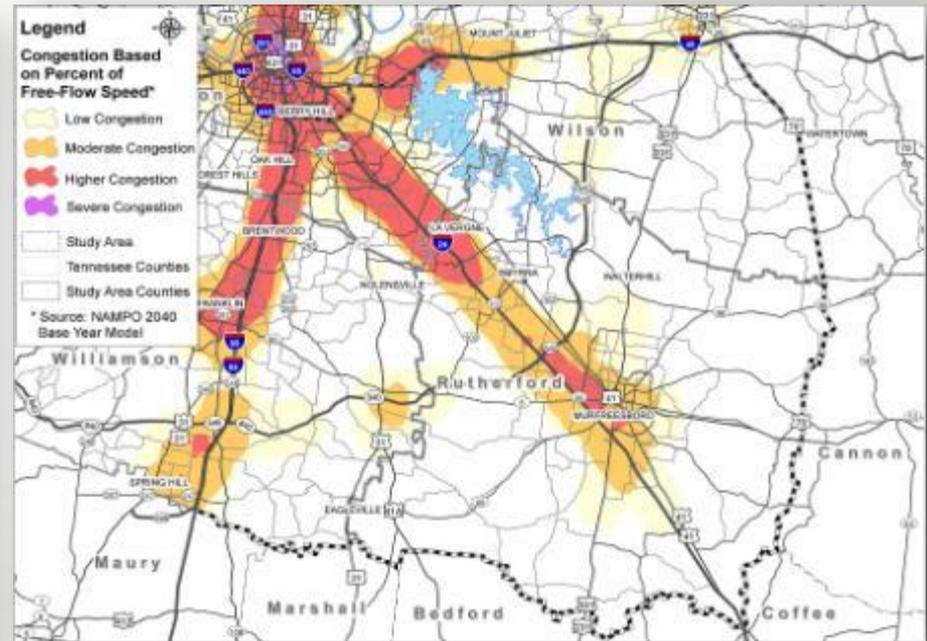


*Jobs*

# Congestion Forecasts

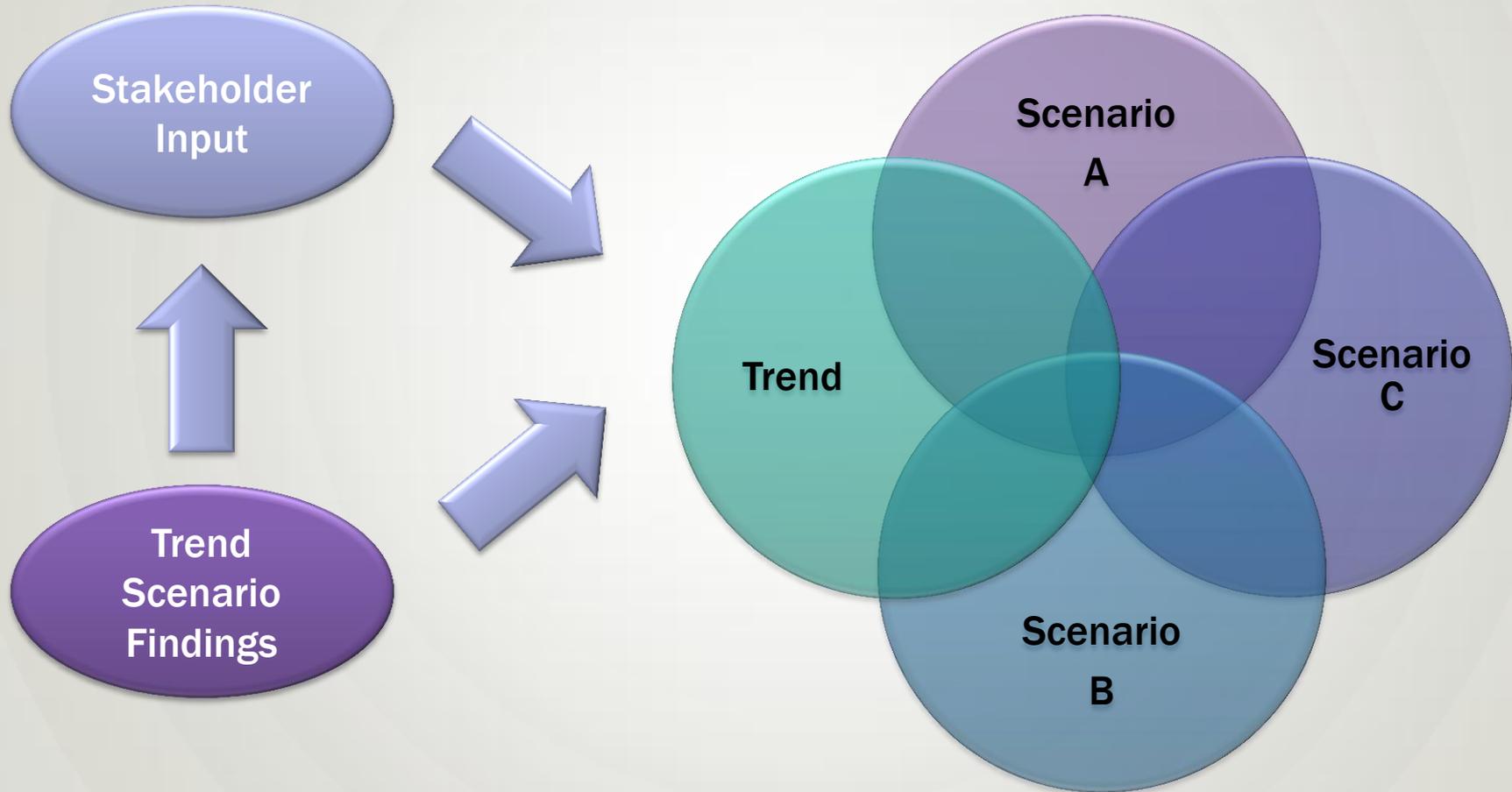


*Existing*

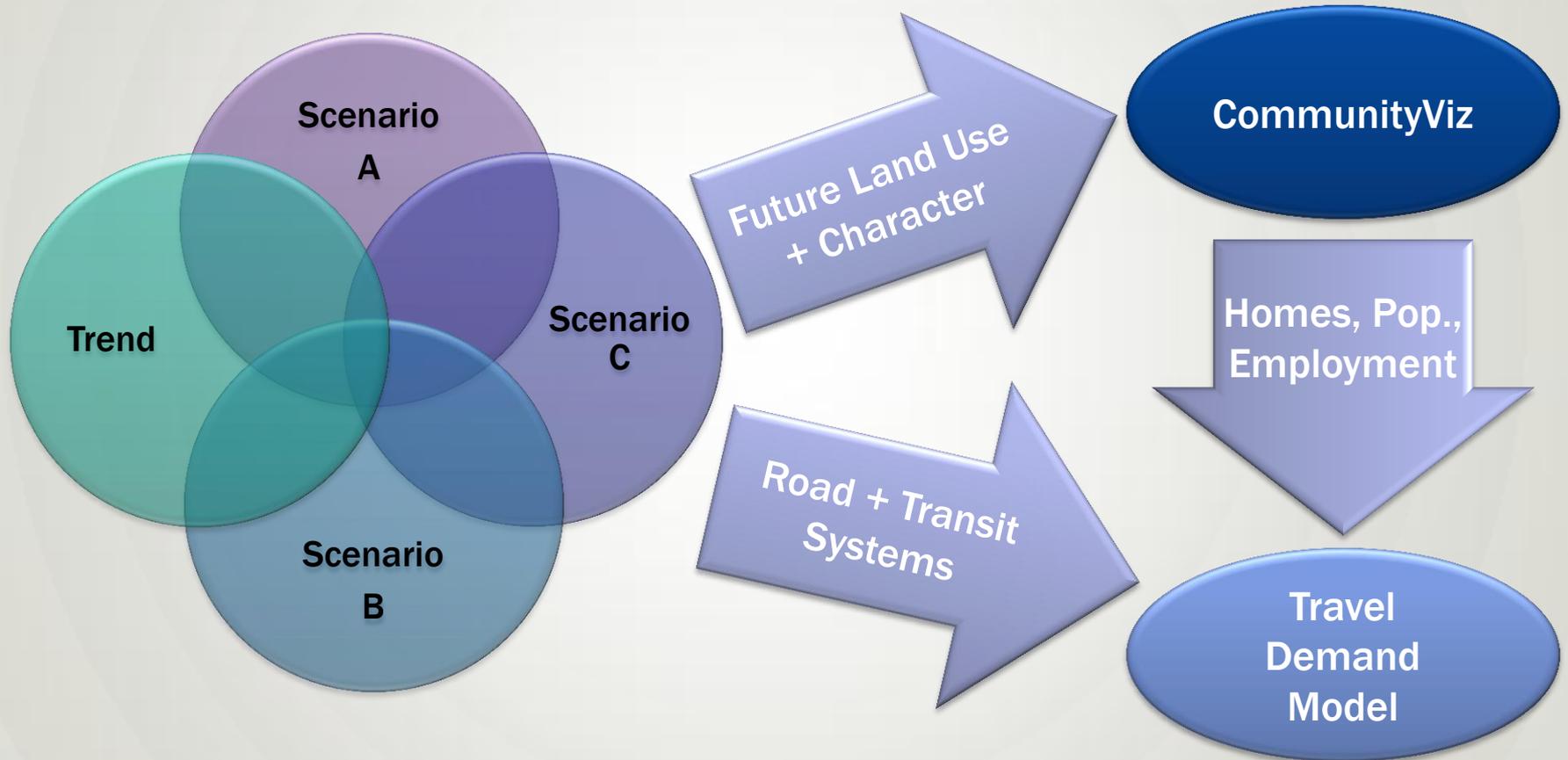


**2040**

# Scenario Development



# Scenario Analysis



# Breakout Sessions

# Breakout Session



## Key Outcomes

1. Discuss strengths, weaknesses, and emerging issues
2. Identify places to protect
3. Identify places to grow
4. Identify transportation needs
5. Review the draft goals and objectives