

7.0 Implementation

To implement the *2035 Comprehensive Plan*, the framework established in the Vision & Goals Element (3.0) are expanded with specific objectives and action strategies. It is easy to be overwhelmed by the number of strategies possible and the interrelationships between goals, so this element begins with a summary (Table 7-1) of ten critical strategies or next steps for implementation of the *2035 Comprehensive Plan*. This summary table does not include two major activities involving comprehensive updates to the Sumner County Zoning Resolution and Sumner County Subdivision Regulations. The remainder of the element outlines action strategies by goals and objectives. Responsible entities are listed for each action. The critical strategies are highlighted in light blue throughout the remainder of the element.

Table 7-1: Ten Critical Strategies or Next Steps for Implementation

<p style="text-align: center;">VISION</p> <p style="text-align: center;">Sumner County will maintain the high quality of life of those that live, work, and play in unincorporated Sumner County.</p>	GOALS									
	Protection of Natural Resources	Efficient Transportation	Maintain Sense of Community	Rural Preservation	Economic Enrichment	Historic Conservation	Ensure Availability of Services	Viable Agriculture	Preserve Urban Centers	Provide Housing Options
Ten Critical Strategies or Next Steps										
1. Assess and consider adopting zoning modifications or overlays that allow more intense development and mixed uses at suitable locations such as Centers identified in the Land Use Element.		X			X		X		X	X
2. Develop incentives that encourage developers to take a conservation subdivision approach to developments, and update cluster residential zoning to modern best practices.	X		X	X	X			X		X
3. Work with the Tennessee General Assembly to change state law to permit county design review standards.			X			X			X	
4. Outline requirements for when Comprehensive Traffic and Transportation Improvement Studies (formerly traffic studies) should be performed. These studies should examine traffic issues and bicycle, pedestrian, or transit opportunities.		X					X			
5. Adopt a Complete Streets policy that will help develop regulatory language requiring sidewalks on both sides of a street in new planned unit developments and bicycle parking in new developments identified as Centers in the Land Use Element.		X					X			
6. Update regulatory language involving automobile parking that outlines a maximum number of parking spaces and promotes green infrastructure utilizing pervious pavement, bioswales, and other stormwater alternatives.	X	X		X	X		X			
7. Develop regulatory language that strengthens buffer requirements along waterways, dedication of greenway easements, and the construction of buildings higher than one foot above base flood elevations.	X			X	X			X		
8. Develop and adopt a steep slopes resolution that does not permit development on slopes greater than 20%.	X			X						
9. Organize a Historic Zoning Commission for the Castalian Springs/Bledsoe Lick community and consider similar compositions in other historical areas in the county.	X		X	X	X	X			X	X
10. Coordinate planning activities and development review with the county's utility districts and county school system.		X			X		X			

7.1 Overall Objectives and Strategies

To maintain a robust county planning program that is proactive in implementing the vision for unincorporated Sumner County.

7.1.1 – Update County regulatory documents to reflect the vision, goals, objectives, and strategies contained in the adopted 2035 Comprehensive Plan.	
A. Conduct a comprehensive update of the Sumner County Zoning Resolution.	Sumner County Construction & Development Dept. Sumner County Regional Planning Commission Sumner County Board of County Commissioners
B. Conduct a comprehensive update of the Sumner County Subdivision Regulations.	Sumner County Construction & Development Dept. Sumner County Regional Planning Commission
C. Update the Sumner County Stormwater Management Resolution & Illicit Discharge Resolution.	Sumner County Construction & Development Dept. Sumner County Board of County Commissioners
7.1.2 – Regularly perform long range planning functions to ensure Sumner County’s planning activities are proactive to changing growth trends.	
A. Develop four subarea plans based upon quadrants of the county reflective of unincorporated Sumner County’s diverse communities with a more detailed assessment of growth and preservation issues.	Sumner County Construction & Development Dept. Sumner County Regional Planning Commission
B. Update the Comprehensive Plan every five years.	Sumner County Construction & Development Dept. Sumner County Regional Planning Commission
C. Amend county regulatory documents as necessary.	Sumner County Board of County Commissioners
D. Develop any additional subarea plans as necessary for areas under high growth pressure, for example Castalian Springs and Shackle Island.	Sumner County Construction & Development Dept. Sumner County Regional Planning Commission
7.1.3 – Coordinate planning, zoning, and development activities among Sumner County, its municipalities, and regional planning organizations that honor the intent of the 2035 Comprehensive Plan, municipal plans, and regional plans.	
A. Conduct meetings of the Sumner County Planners Association quarterly.	Sumner County Construction & Development Dept. Municipal Planning Departments Regional Planning Organizations (MPO, GNRC, etc.)
B. Keep municipal planning departments informed of development activities in their planning regions.	Sumner County Construction & Development Dept. Municipal Planning Departments
C. Coordinate planning activities and development review with the utility districts and school system.	Sumner County Construction & Development Dept. Municipal Planning Departments Utility Districts Sumner County School System

7.2 Protection of Natural Resources Objectives and Strategies

To identify and protect the most critical resources existing in Sumner County.

7.2.1 – Enhance existing policies to minimize the impact of future development on natural resources.	
A. Update county regulatory documents in response to the May 2010 flooding event to include greater buffer requirements along waterways and construction of buildings higher than one foot above base flood elevations.	Sumner County Construction & Development Dept. Sumner County Regional Planning Commission Sumner County Board of County Commissioners
B. Update the Sumner County Subdivision Regulations to include green infrastructure best management practices as possible development incentives. These practices may include the use of pervious pavement, maximum parking standards, bioswales, green roofs, etc.	Natural Resources Protection Focus Group Sumner County Construction & Development Sumner County Regional Planning Commission
C. Update the Sumner County Zoning Resolution to restrict development in natural resource-rich areas (forested, steep slopes, along streams, etc.) unless new development meets established criteria that lessens the impact upon natural resources and does not endanger life or property. The criteria should be recommended through the Natural Resources Protection Focus Group and the Sumner County Regional Planning Commission.	Sumner County Construction & Development Dept. Natural Resources Protection Focus Group Sumner County Regional Planning Commission Sumner County Board of County Commissioners
D. Consider the impacts upon natural resources when new developments are proposed and implement safeguards as necessary to ensure their protection.	Sumner County Regional Planning Commission Sumner County Board of County Commissioners
E. Update the Sumner County Subdivision Regulations to no longer allow development on steep slopes of 20% or greater, a common national standard.	Sumner County Construction & Development Dept. Sumner County Regional Planning Commission
F. Regularly utilize EPA’s Water Quality Scorecard to assist in assessing regulatory policies and updating policies as needed.	Sumner County Construction & Development Dept. Natural Resources Protection Focus Group Sumner County Regional Planning Commission Sumner County Board of County Commissioners
G. Update cluster zoning requirements to modern day best practices and outline requirements where developers utilizing cluster zoning must gather community input about the utilization, maintenance, and conservation of the open space (greenways, natural areas, horse trails, ball fields, etc.)	Sumner County Construction & Development Dept. Natural Resources Protection Focus Group Sumner County Regional Planning Commission Sumner County Board of County Commissioners
H. Develop incentives that encourage a conservation subdivision approach to future development.	Sumner County Construction & Development Dept. Natural Resources Protection Focus Group Sumner County Regional Planning Commission Sumner County Board of County Commissioners
I. Consider additional policies that encourage tree replacement and planting along with an urban tree canopy cover goal of 40 percent.	Sumner County Construction & Development Dept. Natural Resources Protection Focus Group Sumner County Regional Planning Commission Sumner County Board of County Commissioners
7.2.2 – Continue with a forum to research, assess, deliberate, and recommend strategies that enhance natural resources while balancing growth and development.	
A. Conduct regular meetings of the Natural Resources Protection Focus Group to identify resources and assess strategies appropriate for Sumner County.	Sumner County Construction & Development Dept. Natural Resources Protection Focus Group
7.2.3 – Identify and promote natural resources in Sumner County.	
A. Regularly update information regarding water, forest, cultural, and other resources in the County. Maintain this information in a GIS database.	Sumner County Construction & Development Dept.
B. Promote the economic value and quality of life issues related	Local Chambers of Commerce

to valuable natural resources.	Local Economic Development Agencies Sumner County Convention & Tourism Bureau Sumner County Board of County Commissioners
C. Work with property owners of identified natural resources assets on conservation strategies.	Sumner County Construction & Development Dept. Land Trust of Tennessee
D. Identify additional areas for greenways along streams and within other natural buffers that open access to the general public but also conserve resources with minimal impact.	Sumner County Construction & Development Dept. Sumner County Regional Planning Commission Sumner County Board of County Commissioners Greenways of Sumner County Walk/Bike Tennessee and other advocacy groups Sumner County Health Council
7.2.4 – Increase public access to local natural resources.	
A. Continue development of a County greenway system that links to neighboring counties and municipalities and utilizes stream buffers for open space.	Sumner County Board of County Commissioners Greenways of Sumner County Sumner County Health Council Walk/bike Tennessee and other advocacy groups
B. Identify areas of forest and water resources that may be obtained and made open for public access.	Natural Resources Protection Focus Group Sumner County Regional Planning Commission Sumner County Board of County Commissioners
C. Develop a procedural and financial process for acquiring natural resources for public recreation areas.	Sumner County Board of County Commissioners

7.3 Efficient Transportation System Objectives and Strategies

To provide for the efficient movement of people, goods, and services while providing a range of transportation choices within Sumner County and the Middle Tennessee region.

7.3.1 – Implement the high priority transportation improvements as detailed in the Transportation Element of the 2035 Comprehensive Plan.	
A. Coordinate transportation improvements in Sumner County.	Sumner County Construction & Development Dept. Sumner County Highway Department Local Municipalities Nashville Area MPO Tennessee Department of Transportation Regional Transportation Authority Walk/Bike Tennessee and other advocacy groups
B. Utilize context sensitive techniques involving transportation improvements that are mindful of community character and sense of place. These techniques are extremely important in the Centers character area types outlined in the Land Use Element.	Sumner County Construction & Development Dept. Sumner County Highway Department Nashville Area MPO Tennessee Department of Transportation Regional Transportation Authority
7.3.2 – Enhance existing policies to reflect best practices that promote a sustainable and complete transportation system.	
A. Update the Sumner County Subdivision Regulations to reflect appropriate automobile parking maximums and incorporate bike parking standards since these regulations are dated.	Sumner County Construction & Development Dept. Sumner County Regional Planning Commission Walk/Bike Tennessee and other advocacy groups
B. Adopt a Complete Streets policy.	Sumner County Construction & Development Dept. Sumner County Highway Department Sumner County Regional Planning Commission Sumner County Board of County Commissioners Nashville Area MPO Walk/Bike Tennessee and other advocacy groups
C. Outline requirements within the Sumner County Subdivision Regulations for Comprehensive Traffic and Transportation Improvement Studies (formerly traffic studies) to be conducted when new developments are proposed before the Planning Commission. These should be conducted by and at the expense of the developer and should examine traffic issues and bike, ped, and transit opportunities.	Sumner County Construction & Development Dept. Sumner County Highway Department Sumner County Regional Planning Commission Walk/Bike Tennessee and other advocacy groups
D. Update county regulations to require sidewalks and bike parking in any new development identified as a Centers character area as detailed in the Land Use Element. Sidewalks shall be required on both sides of the street and in all planned unit developments.	Sumner County Construction & Development Dept. Sumner County Regional Planning Commission Walk/Bike Tennessee and other advocacy groups
E. Update the Sumner County Subdivision Regulations to require connectivity between subdivisions for all travel modes. Work with developers to inform future residents of a subdivision Sumner County’s intent to maintain network connectivity with signage and other disclosures indicating that infrastructure will be extended in the future on proposed stub-outs.	Sumner County Highway Department Sumner County Construction & Development Dept. Sumner County Regional Planning Commission
F. Require dedication of right-of-way in new subdivisions and developments along roadway facilities identified in the Transportation Element. Developer should be required to pay for and install all necessary traffic control devices if necessary as detailed in a Comprehensive Traffic and Transportation Improvement Study.	Sumner County Highway Department Sumner County Construction & Development Dept. Sumner County Regional Planning Commission Tennessee Department of Transportation

G. Require developer to build transportation infrastructure (roads, and in Centers and planned unit developments, sidewalks) and/or post bonds to ensure completion of infrastructure in new developments to reduce the future tax burden upon the citizens of Sumner County.	Sumner County Highway Department Sumner County Construction & Development Dept. Sumner County Regional Planning Commission Tennessee Department of Transportation
H. Ensure that new roads, including private streets, meet current design standards. Deviations are appropriate in Centers character types as noted in the Land Use Element to encourage lower travel speeds, pedestrian activity, and biking through these areas. On-street parking could be considered in Centers as appropriate.	Sumner County Highway Department Sumner County Construction & Development Dept. Sumner County Regional Planning Commission Walk/Bike Tennessee and other advocacy groups
7.3.3 – Support efforts to develop a robust and complete transportation system in Sumner County.	
A. Continue further study of appropriate mass transit alternatives (i.e. light rail, commuter rail, bus rapid transit, etc.) in Sumner County.	Sumner County Construction & Development Dept. Sumner County Regional Planning Commission Sumner County Board of County Commissioners Nashville Area MPO Regional Transportation Authority Walk/Bike TN, Transit Alliance, and other advocacy groups
B. Provide mass transit throughout Sumner County that connects communities within the Middle Tennessee region.	Sumner County Board of County Commissioners Regional Transportation Authority
C. Coordinate new school site planning with land use and transportation planning decisions.	Sumner County Regional Planning Commission Sumner County Board of Education Sumner County Board of County Commissioners TN Safe Routes to School Program Walk/Bike Tennessee and other advocacy groups
D. Prioritize and develop greenways as part of an extensive County greenway system.	Sumner County Greenways Committee Sumner County Board of County Commissioners Walk/Bike Tennessee and other advocacy groups
E. Identify future transportation needs based upon current and anticipated travel trends and public input.	Sumner County Construction & Development Dept. Tennessee Department of Transportation Nashville Area MPO Regional Transportation Authority Walk/Bike Tennessee, Transit Alliance, and other advocacy groups
F. Work with the Nashville Area MPO to identify and prioritize local transportation routes with safety issues to be addressed through engineering, education, enforcement, or emergency response solutions.	Sumner County Construction & Development Dept. Nashville Area MPO Sumner County Sheriff's Department Sumner County Highway Department Sumner County EMS Regional Transportation Authority Walk/Bike Tennessee and other advocacy groups
G. Identify additional areas for greenways along streams and within other natural buffers that open access to the general public but also conserve resources with minimal impact.	Sumner County Construction & Development Dept. Sumner County Regional Planning Commission Sumner County Board of County Commissioners Sumner County Greenways Committee Walk/Bike Tennessee and other advocacy groups
7.3.4 – Develop transportation infrastructure that is context sensitive to the communities within Sumner County and balances the movement of people and goods.	
A. Coordinate with TDOT on access management policies involving local land use decisions on SR 109 to not inhibit traffic flow.	Sumner County Construction & Development Dept. Sumner County Regional Planning Commission Tennessee Department of Transportation
B. Work with TDOT on any future transportation projects to ensure that rural vistas and views are protected when transportation infrastructure is expanded.	Sumner County Construction & Development Dept. Sumner County Regional Planning Commission Tennessee Department of Transportation Nashville Area MPO

7.3.5 – Maintain transportation infrastructure for all travel modes to efficiently move throughout Sumner County.

<p>A. Develop plans that regularly sweep and clean debris off official bike routes in Sumner County.</p>	<p>Sumner County Board of County Commissioners Tennessee Department of Transportation Sumner County Highway Department Walk/Bike Tennessee and other advocacy groups</p>
<p>B. Ensure that TDOT and the Sumner County Highway Department maintains transportation infrastructure mindful of all travel modes.</p>	<p>Sumner County Board of County Commissioners Tennessee Department of Transportation Sumner County Highway Department Walk/Bike Tennessee and other advocacy groups</p>

7.4 Maintain Sense of Community and Sense of Place Objectives and Strategies

To allow new types of development while recognizing the importance of retaining the established character and existing development types unique to Sumner County and the Middle Tennessee region.

7.4.1 – Enhance the regulatory framework that protects the County’s unique communities.	
A. Work with representatives within the Tennessee General Assembly to permit county design review standards.	Sumner County Construction & Development Dept. Sumner County Regional Planning Commission Sumner County Board of County Commissioners Tennessee General Assembly (elected officials)
B. Develop examples of appropriate character types within Centers while conducting subarea plans. May need to develop plans within subareas to address high growth or other pressing issues.	Sumner County Construction & Development Dept. Sumner County Regional Planning Commission.
C. Consider the appropriateness of a historic zoning commission to preserve areas that have a unique historic character in unincorporated Sumner County. This commission would need to work closely with the Sumner County Regional Planning Commission to review development or construction, alteration or demolition to be carried on near historically significant sites, structures, or districts.	Sumner County Construction & Development Dept. Sumner County Regional Planning Commission. Sumner County Board of County Commissioners Bledsoe Lick Historical Association and other groups
D. Encourage context sensitive design and conservation subdivision approach to new developments.	Sumner County Construction & Development Dept. Sumner County Regional Planning Commission.
E. Update cluster zoning requirements to modern day best practices and outline requirements where developers utilizing cluster zoning must gather public input into the utilization, maintenance, and/or conservation of the open space (greenways, natural areas, horse trails, ball fields, etc.)	Sumner County Construction & Development Dept. Natural Resources Protection Focus Group Sumner County Regional Planning Commission Sumner County Board of County Commissioners
7.4.2 – Commercial services and outlets will be designed as planned developments.	
A. New commercial services and outlets proposed for rezoning will be required as planned unit developments to reduce congestion, provide travel options, ensure aesthetics, and uphold a sense of community and place.	Sumner County Construction & Development Dept. Sumner County Regional Planning Commission Sumner County Board of County Commissioners
7.4.3 – Encourage the marketing and promotion of local products and tourism activities.	
A. Work with community groups to promote local products and Pick Tennessee agricultural products.	Sumner County Board of County Commissioners Local Economic Development Agencies Local Chambers of Commerce
B. Work with community groups to enhance tourism activities based upon the county’s natural resources and other attractions.	Sumner County Board of County Commissioners Local Economic Development Agencies Local Chambers of Commerce Bledsoe Lick Historical Association and others Sumner County Convention & Visitors Bureau

7.5 Rural Preservation Objectives and Strategies

To preserve areas in Sumner County intended to retain a rural character or way of life and reinforce preservation through plans, programs, and policies.

7.5.1 – Protect and enhance rural areas, viewsheds, and way of life in the County.	
A. Update the Sumner County Zoning Resolution to restrict development in natural resource-rich areas (forested, steep slopes, along streams, etc.) unless new development meets established criteria that lessens the impact upon natural resources and does not endanger life or property. The criteria should be recommended through the Natural Resources Protection Focus Group and the Sumner County Regional Planning Commission.	Sumner County Construction & Development Dept. Sumner County Regional Planning Commission Sumner County Board of County Commissioners
B. Update the Sumner County Subdivision Regulations to no longer allow development on steep slopes of 20% or greater, a common standard utilized in other communities.	Sumner County Construction & Development Dept. Sumner County Regional Planning Commission
C. Preserve a variety of types of open space and scenic areas in order to fully realize the aesthetic, ecological, and social values of open space, and agricultural areas.	Sumner County Construction & Development Dept. Sumner County Regional Planning Commission Sumner County Board of County Commissioners
D. Assess the appropriateness of an agricultural or rural zoning district for unincorporated Sumner County that would allow one dwelling unit per five acres of land.	Sumner County Construction & Development Dept. Sumner County Regional Planning Commission Sumner County Board of County Commissioners
E. Update the Sumner County Subdivision Regulations to prohibit the development of structures on steep colluviums corresponding to Delrose soils on the NRCS maps.	Sumner County Construction & Development Dept. Sumner County Regional Planning Commission
F. Update cluster zoning requirements to modern day best practices and outline requirements where developers utilizing cluster zoning must gather public input into the utilization, maintenance, and/or conservation of the open space (greenways, natural areas, horse trails, ball fields, etc.)	Sumner County Construction & Development Dept. Natural Resources Protection Focus Group Sumner County Regional Planning Commission Sumner County Board of County Commissioners
7.5.2 – Implement flood protection safeguards.	
A. Continue participation in the National Flood Insurance Program.	Sumner County Board of County Commissioners
B. Conserve flood-prone land as open space. Permanent structures causing constriction of stream flows are inappropriate in areas subject to flood.	Sumner County Construction & Development Dept. Sumner County Regional Planning Commission Sumner County Board of County Commissioners
C. Continue development of a county greenway system that links to neighboring counties and municipalities and utilizes stream buffers for open space.	Sumner County Greenways Committee Sumner County Board of County Commissioners Walk/Bike Tennessee and other advocacy groups
D. Update and implement the Sumner County Stormwater Management and Illicit Discharge Resolutions.	Sumner County Construction & Development Dept. Sumner County Board of County Commissioners

7.6 Economic Enrichment Objectives and Strategies

To enhance economic growth and opportunities in Sumner County and the Middle Tennessee region to ensure that a high quality of life remains for residents.

7.6.1 – Ensure quality economic growth that is sustainable in unincorporated Sumner County.	
A. New commercial services and outlets proposed for rezoning will be required as planned unit developments to reduce congestion, provide travel options, ensure aesthetics, and uphold a sense of community and place.	Sumner County Construction & Development Dept. Sumner County Regional Planning Commission Sumner County Board of County Commissioners
B. Encourage the development of essential goods and services with an appropriate context within the Centers character types as noted in the Land Use Element.	Sumner County Construction & Development Dept. Sumner County Regional Planning Commission Sumner County Board of County Commissioners Forward Sumner Economic Council
C. Utilize existing industrial building stock for reuse as industrial facilities or as other innovative uses that reduces energy consumption and materials involved with new development.	Sumner County Construction & Development Dept. Sumner County Regional Planning Commission Forward Sumner Economic Council
7.6.2 – Coordinate utility infrastructure expansion with projected growth trends.	
A. Work with telephone, cable, cellular, and high-speed internet service providers to provide timely information on growth and development trends in rural areas.	Sumner County Construction & Development Dept. Forward Sumner Economic Council Utility Districts
B. Provide development activity reports to local utility districts, and gather expansion plans from utility districts.	Sumner County Construction & Development Dept. Municipal Planning Departments Forward Sumner Economic Council Utility Districts
7.6.3 – Continue participation in the Tennessee Three-Star Program.	
A. Pursue additional activities as appropriate to improve Sumner County’s benchmark status.	Sumner County Three Star Committee Local Chambers of Commerce Local Economic Development Agencies
B. Encourage cooperation between local chambers of commerce and economic development officials.	Sumner County Three Star Committee Local Chambers of Commerce Local Economic Development Agencies Sumner County Board of County Commissioners

7.7 Historic Conservation & Enhancement Objectives and Strategies

To promote the conservation of historic and cultural resources and support efforts in Sumner County through plans, programs, and policies.

7.7.1 – Identify historic and cultural resources within Sumner County	
A. Develop and maintain an inventory of Sumner County’s historic resources.	Sumner County Construction & Development Dept. Bledsoe Lick Historical Association and similar groups Tennessee Historical Commission
B. Complete a county historic resources survey.	Sumner County Construction & Development Dept. Bledsoe Lick Historical Association and similar groups Middle Tennessee State University Tennessee Historical Commission
C. Identify all structures, districts, and sites that are eligible for listing on the National Register of Historic Places.	Sumner County Construction & Development Dept. Bledsoe Lick Historical Association and similar groups Middle Tennessee State University Tennessee Historical Commission
D. Create GIS database of all historic resources based upon survey, known archeological resources, and resources currently listed on the National Register of Historic Places.	Sumner County Construction & Development Dept. Sumner County Property Assessor’s Office Bledsoe Lick Historical Association and similar groups Middle Tennessee State University Tennessee Historical Commission
7.7.2 – Enhance the capacity of Sumner County to address and implement historic preservation activities.	
A. Designate/develop a Sumner County Historic Preservation Commission or Historic Zoning Commission for historic districts such as in Castalian Springs.	Sumner County Construction & Development Dept. Sumner County Regional Planning Commission Sumner County Board of County Commissioners Bledsoe Lick Historical Association Tennessee Historical Commission
B. Update the Sumner County Zoning Resolution to provide the ability to designate historic districts and landmarks.	Sumner County Construction & Development Dept. Sumner County Regional Planning Commission Sumner County Board of County Commissioners
C. Develop a Historic Preservation Plan as part of updates to the <i>2035 Comprehensive Plan</i> .	Sumner County Construction & Development Dept. Sumner County Regional Planning Commission
D. Develop a Historic Preservation Section within each subarea plan.	Sumner County Construction & Development Dept. Sumner County Regional Planning Commission
E. Become a Certified Local Government through the Tennessee Historical Commission once eligible to apply for the program.	Sumner County Construction & Development Dept. Sumner County Regional Planning Commission Sumner County Board of County Commissioners Tennessee Historical Commission
7.7.3 – Preserve historic buildings, districts, and sites.	
A. Study and designate local historic districts and local landmark buildings.	Sumner County Construction & Development Dept. Sumner County Regional Planning Commission Sumner County Board of County Commissioners Bledsoe Lick Historical Association and similar groups Middle Tennessee State University Tennessee Historical Commission
B. Provide technical assistance to residents wishing to list structures on the National Register of Historic Places.	Sumner County Construction & Development Dept. Middle Tennessee State University Tennessee Historical Commission
7.7.4 – Increase awareness of preservation incentives.	
A. Promote the use of the 10% and 25% Federal Historic Preservation Investment Tax Credit.	Sumner County Board of County Commissioners Bledsoe Lick Historical Association and similar groups Tennessee Historical Commission
B. Provide list of Federal grant programs that may assist county residents.	Sumner County Construction & Development Dept. Sumner County Regional Planning Commission Sumner County Board of County Commissioners Bledsoe Lick Historical Association and similar groups Tennessee Historical Commission

7.7.5 – Promote historic and cultural resources in Sumner County and a preservation ethic.	
A. Continue participating in the Tennessee Civil War Trails program.	Sumner County Board of County Commissioners Bledsoe Lick Historical Association and similar groups Tennessee Historical Commission
B. Utilize technical assistance and potential funding from the National Civil War Heritage Area at MTSU.	Sumner County Construction & Development Dept. Sumner County Regional Planning Commission Sumner County Board of County Commissioners Bledsoe Lick Historical Association and similar groups Middle Tennessee State University Tennessee Historical Commission
C. Participate in National Historic Preservation Month every May.	Sumner County Board of County Commissioners
D. Host speakers from nearby municipalities, counties, and state agencies on preservation topics.	Sumner County Construction & Development Dept. Bledsoe Lick Historical Association and similar groups Middle Tennessee State University Tennessee Historical Commission

7.8 Ensure Availability of Services Objectives and Strategies

To ensure that future growth in Sumner County occurs in a coordinated manner with community infrastructure and services needed to adequately support growth and development.

7.8.1 – Coordinate public facilities expansion with the existence of adequate infrastructure to reduce government costs for services.	
A. Coordinate new school site planning with infrastructure improvements involving land use and transportation planning decisions.	Sumner County Regional Planning Commission Sumner County Board of Education Sumner County Board of County Commissioners
B. Maintain a Capital Improvements Budget for the county.	Sumner County Finance Department Sumner County Board of Education Sumner County Board of County Commissioners
C. Coordinate with utility districts on their service areas involving water and sewer expansion with planning decisions.	Sumner County Construction & Development Dept. Sumner County Regional Planning Commission Sumner County Board of County Commissioners Utility Districts
D. Work with telephone, cable, cellular, and high-speed internet service providers to provide timely information on growth and development trends in Sumner County, particularly rural areas.	Sumner County Construction & Development Dept. Sumner County Regional Planning Commission Sumner County Board of County Commissioners Utility Districts
E. Encourage the extension of water lines of sufficient size along with the installation of fire hydrants in new developments to provide adequate fire protection.	Sumner County Regional Planning Commission Utility Districts
F. Locate future fire protection facilities in or near high growth areas and within easy access to significant public facilities such as schools.	Sumner County Regional Planning Commission Volunteer Fire Departments Utility Districts
G. Update requirements for when it is appropriate to utilize STEP systems instead of sewer connections or septic systems.	Sumner County Regional Planning Commission Utility Districts Private Providers
H. Encourage development in areas with proper utility infrastructure.	Sumner County Regional Planning Commission Utility Districts Sumner County Board of County Commissioners
I. Require developer to install necessary infrastructure if not available at own expense.	Sumner County Regional Planning Commission Utility Districts Sumner County Board of County Commissioners
7.8.2 – Update the Sumner County Growth Plan per Public Chapter 1101.	
A. Update the Sumner County Growth Plan that was adopted by municipalities and Sumner County that identifies urban growth boundaries and planned growth areas.	Sumner County Construction & Development Dept. Sumner County Regional Planning Commission Sumner County Board of County Commissioners Local Municipalities Sumner County School System Utility Districts Local Economic Development Agencies
B. Utilize information from the <i>2035 Comprehensive Plan</i> while updating the Sumner County Growth Plan.	Sumner County Construction & Development Dept. Municipal Planning Departments Sumner County School System Utility Districts Local Economic Development Agencies
C. Regularly reassess the municipal planning regions and their relationship to services provided by Sumner County involving planning activities, zoning enforcement, building permitting, codes enforcement, stormwater regulations, and impact fees.	Sumner County Construction & Development Dept. Sumner County Regional Planning Commission Sumner County Board of County Commissioners Local Municipalities

7.8.3 – Coordinate planning, zoning, and development activities among Sumner County, its municipalities, and regional planning organizations that honor the intent of the *2035 Comprehensive Plan*, municipal plans, and regional plans.

<p>A. Coordinate with the county’s municipalities during the planning phases of developments to ensure services are adequate in urban growth boundary areas for future annexation.</p>	<p>Sumner County Construction & Development Dept. Sumner County Regional Planning Commission Sumner County Board of County Commissioners Local Municipalities Utility Districts</p>
<p>B. Conduct meetings of the Sumner County Planners Association quarterly.</p>	<p>Sumner County Construction & Development Dept. Municipal Planning Departments Regional Planning Organizations (MPO, GNRC, etc.) Sumner County School System Utility Districts Local Economic Development Agencies</p>

7.9 Viable Agriculture Objectives and Strategies

To recognize and support the important role of agriculture in Sumner County’s existing and future economy.

7.9.1 – Identify areas of important agricultural activities.	
A. Develop and maintain an inventory of Sumner County’s agricultural resources.	Sumner County Construction & Development Dept. Tennessee Department of Agriculture
B. Create a GIS database of all agricultural resources and types of activities.	Sumner County Construction & Development Dept. Tennessee Department of Agriculture
7.9.2 – Enhance the capacity of Sumner County farmers to continue agricultural activities.	
A. Work with legacy farms regarding growth and development issues and options.	Sumner County Construction & Development Dept. Sumner County Regional Planning Commission Sumner County Board of County Commissioners Tennessee Department of Agriculture Tennessee Farm Bureau
B. Increase awareness of agricultural incentives.	Sumner County Construction & Development Dept. Sumner County Regional Planning Commission Sumner County Board of County Commissioners Tennessee Department of Agriculture Tennessee Farm Bureau
7.9.3 – Promote agricultural activities and a farming ethic among local residents.	
A. Encourage buying of locally produced products to residents including Pick Tennessee products.	Local Chambers of Commerce Local Economic Development Agencies Tennessee Department of Agriculture Tennessee Farm Bureau
B. Utilize technical assistance through the Tennessee Department of Agriculture and the UT Agricultural Extension Office.	Sumner County Construction & Development Dept. Local Chambers of Commerce Local Economic Development Agencies Local Municipalities Local Residents
C. Promote the Century Farms program coordinated by the Tennessee Department of Agriculture.	Sumner County Board of County Commissioners Tennessee Department of Agriculture Tennessee Farm Bureau
7.9.4 – Enhance development policies to preserve farming areas in Sumner County.	
A. Update the Sumner County Zoning Resolution to include an agricultural or rural zoning district with a primary purpose of agricultural uses and not just residential subdivisions.	Sumner County Construction & Development Dept. Sumner County Regional Planning Commission Sumner County Board of County Commissioners Tennessee Department of Agriculture

7.10 Preserve Urban Centers Objectives and Strategies

To strengthen and enhance existing community nodes in Sumner County through plans, programs, and policies.

7.10.1 – Update local regulations to reflect policies that enhance existing urban centers (village nodes) and encourage development to locate near existing centers and developments.	
A. Update the Sumner County Zoning Resolution to identify areas identified as Centers in the Land Use Element as distinct zoning districts.	Sumner County Construction & Development Dept. Sumner County Regional Planning Commission Sumner County Board of County Commissioners
B. Consider updated zoning districts in Centers character types in the Land Use Element for mixed uses and varying densities as appropriate.	Sumner County Construction & Development Dept. Sumner County Regional Planning Commission Sumner County Board of County Commissioners
C. Consider updated zoning districts that are supportive of the current land subdivision in Centers as identified in the Land Use Element.	Sumner County Construction & Development Dept. Sumner County Regional Planning Commission Sumner County Board of County Commissioners
7.10.2 – Require the construction of transportation infrastructure that is supportive of existing urban centers (village nodes) and the complete streets concept.	
A. Require sidewalks as part of a Complete Streets Policy in any new development identified in the Centers character areas in the Land Use Element and planned unit developments.	Sumner County Construction & Development Dept. Sumner County Regional Planning Commission
B. Coordinate with TDOT on new transportation improvements in Centers that are context sensitive and consider all travel modes.	Sumner County Construction & Development Dept. Sumner County Regional Planning Commission Sumner County Highway Department Sumner County Board of County Commissioners
C. Develop bicycle parking standards in the Sumner County Subdivision Regulations for new developments in Centers.	Sumner County Construction & Development Dept. Sumner County Regional Planning Commission
7.10.3 – Promote unincorporated communities’ historic roots and rural atmosphere through updated policies.	
A. Work with representatives within the Tennessee General Assembly to permit county design review standards.	Sumner County Construction & Development Dept. Sumner County Regional Planning Commission Sumner County Board of County Commissioners Tennessee General Assembly (elected officials)
B. Develop examples of appropriate character types within Centers while conducting subarea plans.	Sumner County Construction & Development Dept. Sumner County Regional Planning Commission
C. Consider the appropriateness of a historic zoning commission to preserve areas that have a unique historic character in unincorporated Sumner County. This commission would need to work closely with the Sumner County Regional Planning Commission to review development or construction, alteration or demolition to be carried on near historically significant sites, structures, or districts.	Sumner County Construction & Development Dept. Sumner County Regional Planning Commission Sumner County Board of County Commissioners Bledsoe Lick Historical Association
7.10.4 – Commercial services and outlets will be designed as planned developments.	
A. New commercial services and outlets proposed for rezoning will be required as planned unit developments to reduce congestion, provide travel options, ensure aesthetics, and uphold a sense of community and place.	Sumner County Construction & Development Dept. Sumner County Regional Planning Commission Sumner County Board of County Commissioners

7.11 Provide Housing Options Objectives and Strategies

To provide a wide range of housing types and communities in Sumner County for a variety of household sizes and income ranges.

7.11.1 – Diversify the county’s housing stock to offer housing options throughout one’s lifespan and economic status.	
A. Support more intensive housing uses closer to existing municipalities and urban growth boundaries or within the Centers identified in the Land Use Element. Update the Sumner County Zoning Resolution to identify areas identified as Centers in the Land Use Element as distinct zoning districts.	Sumner County Construction & Development Dept. Sumner County Regional Planning Commission Sumner County Board of County Commissioners
B. Continue to provide low density residential options which preserves open space and scenic vistas.	Sumner County Construction & Development Dept. Sumner County Regional Planning Commission Sumner County Board of County Commissioners
C. Consider updated zoning districts that are supportive of various densities described in the Land Use Element.	Sumner County Construction & Development Dept. Sumner County Regional Planning Commission Sumner County Board of County Commissioners
7.11.2 – Provide housing options that are mindful of future impacts upon the environment and potential hazards.	
A. Promote green infrastructure best practices involving construction through potential incentives.	Sumner County Construction & Development Dept. Sumner County Regional Planning Commission Sumner County Board of County Commissioners
B. Assess residential development for appropriateness based upon location among gently rolling terrain that is well drained, free from hazards of flooding, and has soils and underlying geological structure capable of supporting normal residential functions.	Sumner County Construction & Development Dept. Sumner County Regional Planning Commission Sumner County Board of County Commissioners
C. Update cluster zoning requirements to modern day best practices and outline requirements where developers utilizing cluster zoning must gather public input into the utilization, maintenance, and/or conservation of the open space (greenways, natural areas, horse trails, ball fields, etc.)	Sumner County Construction & Development Dept. Natural Resources Protection Focus Group Sumner County Regional Planning Commission Sumner County Board of County Commissioners

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