



Figure 1: The Town's namesake: The White Bluffs along Turnbull Creek, White Bluff, TN.

2044 WHITE BLUFF COMPREHENSIVE PLAN

A Plan for Growth, Conservation and Sustainability

INTRODUCTION

What is a Comprehensive Plan?

A Comprehensive Plan, a requirement by state law in all jurisdictions with zoning, is a powerful tool that sets out a vision for the future, establishes goals, and recommends actions to achieve those goals. It also serves as a guide to new development and to preserve land for specific uses. Think of it as different chapters in a textbook, each contributing to a comprehensive understanding of our community's future. No specific format for Comprehensive Plans exists because what works for one community may not work for another, allowing us to tailor our plan to our unique needs and aspirations.

What is the 2043 Dickson County Comprehensive Plan?

In a collaborative effort, Dickson County retained Volkert, Inc., a professional services firm offering a full range of planning, engineering, and construction services to public and private clients across various industries and geographies. In addition to Dickson County, this collaboration included the City of Dickson, the Town of Burns, and the Town of White Bluff, each entity playing a vital role in contributing to the overall Comprehensive Plan. White Bluff's decision to join the countywide update was

a significant step, recognizing that this broader update will eventually form the foundation for crafting a more specific land use policy development plan tailored to White Bluff. This customized plan will encompass common development goals shared with other County participants. It's important to note that while the desired outcomes will be shared, the priorities and methods employed to achieve these outcomes may vary among the participating entities.

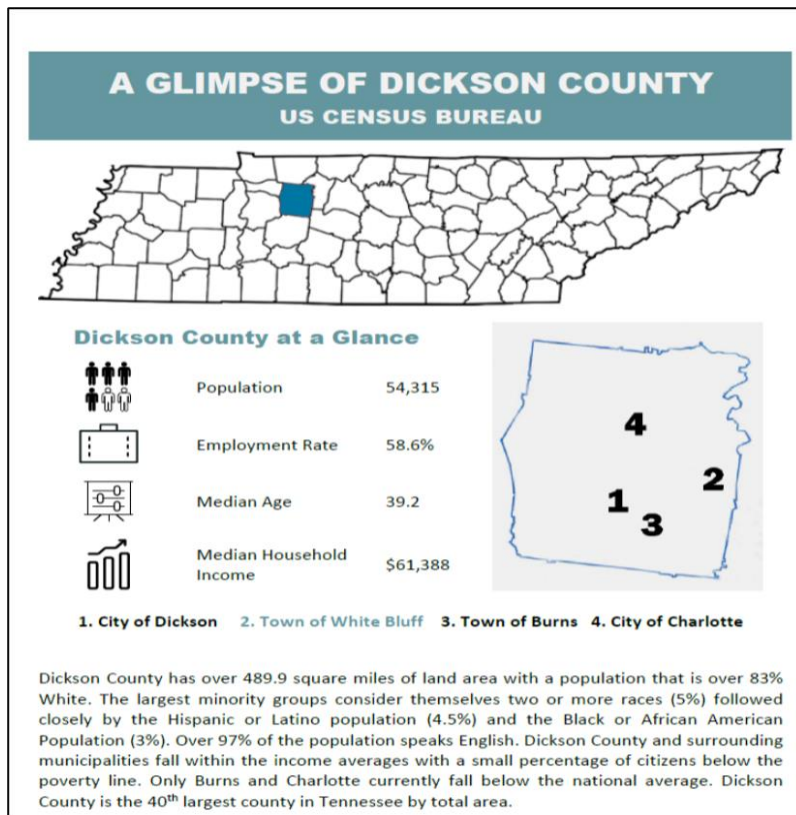
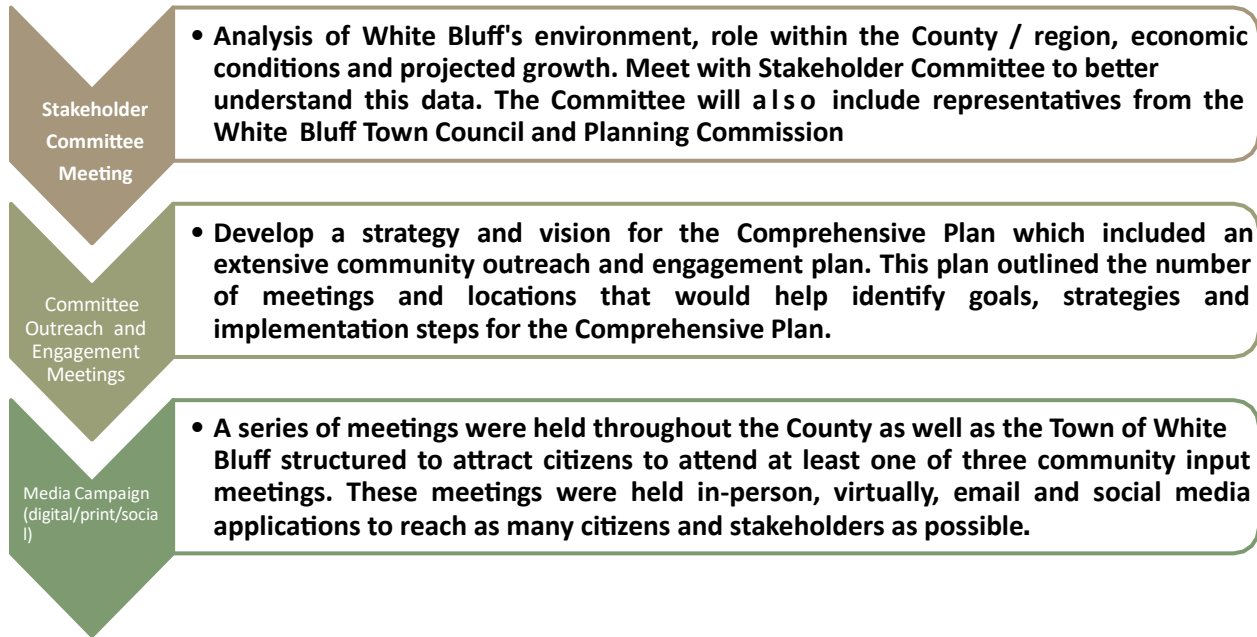


Figure 2: A Glimpse of Dickson County

How is White Bluff Represented in the 2043 Dickson County Comprehensive Plan?

Community engagement at the municipal and county levels was conducted through various platforms, including virtual, web-based, and in-person. The process was organized in the following stages.



What is the White Bluff 2044 Comprehensive Plan?

The 2044 White Bluff Comprehensive Plan is a town-wide planning document that sets goals, policies, and strategies through public input. It is based on the 2043 Dickson County Comprehensive Plan, and both plans are meant to complement each other. The goal is to help leaders and citizens of White Bluff and Dickson County prepare for and respond to growth and change; to promote a thriving, responsibly built environment and a healthy natural environment; and ensure equal opportunities for a high quality of life. The 2044 White Bluff Comprehensive Plan started by understanding its existing citizens using data from the 2020 US Census.

How are the Two Comprehensive Plans – Dickson County and White Bluff – related?

The 2044 White Bluff Comprehensive Plan is intricately linked to the 2043 Dickson County Plan, aligning with its identified key objectives. Within the White Bluff Comprehensive Plan, the Key Objectives will be translated into actionable goals and associated with specific timelines for execution and completion. This process ensures a strategic and coordinated approach, fostering synergy between the town and county plans.

Why do we need all these Plans?

This document, along with similar ones, is designed to transcend the terms of the currently elected bodies. It is intended to offer a consistent vision for longer-term actions and objectives. The overarching objectives are for collaboration among White Bluff, neighboring municipalities, utilities, Dickson County, and Montgomery Bell State Park to shape a collective vision for the community's future. The goals include:

- Serving as a valuable resource to guide policy decisions.
- Establishing priorities for staff and leadership to initiate tasks and assist in decision-making.
- Clearly outlining specific goals and strategies to achieve a unified vision for the entire community as well as the County / Region.

It is essential to recognize and appreciate the valuable contributions of past and current leadership that have brought us to this milestone, laying the foundation for a collaborative and forward-looking future.

Identified Key Shared Objectives – A Collaborative Effort between Dickson County and the Town of White Bluff

- **Population:** Consideration of historical trends, projections, household numbers and sizes, education levels, and income.
- **Economic Development:** Consider labor force characteristics, employment, and economic base analysis.
- **Natural Resources:** Consideration for the natural environment (agricultural and forest land, plants and animal habitat, parks and recreation areas, scenic views, and soils).
- **Cultural Resources:** Consider historic buildings, structures, districts, and natural/scenic sites.
- **Community Facilities:** Consideration for utilities, solid waste collection and disposal, fire protection, police protection, emergency medical services, government facilities, educational facilities, and cultural facilities.
- **Land Use:** Consideration for existing and future categories, including new residential, commercial, industrial, agricultural, forestry, mining, public and quasi-public recreation, parks, open space, and vacant or undeveloped land.
- **Transportation:** Consideration for major road improvements, new roads, transit projects, pedestrian and bicycle projects, and other network elements in coordination with land use.

White Bluff's Mission and Vision

White Bluff's rich history and vibrant community spirit shape our town into a dynamic blend of tradition and innovation. With a dedication to engagement and volunteerism, our residents actively shape our safe, high-quality neighborhoods. Our top-notch education system empowers young minds for a promising future, advancing a collective belief in limitless possibilities.

As we grow and diversify, our mission is clear: to preserve our core values and rich history for generations to come. Our transformative vision aims for a dynamic, inclusive community that integrates our storied past with forward-thinking innovation. We embrace the ideals of public-private partnership to accelerate achievement and foster collaboration. We envision White Bluff as a coveted destination offering recreational, cultural, and shopping experiences for all.

Environmental stewardship is fundamental to our ethos, positioning White Bluff as a model of sustainability. We prioritize accessible education, housing, employment, and leisure opportunities for people of all backgrounds. Our educational offerings aim for comprehensive excellence from early childhood to advanced studies. Together, we are crafting a vision that transcends the ordinary, exemplifying the extraordinary potential within our vibrant community.



Figure 3: Mural at Salt and Pepper Grill, Downtown White Bluff, TN.

Economic Development Statement of Core Values

"In our pursuit of economic development excellence, we are guided by unwavering core values that form the foundation of our commitment to our community's prosperity.

First and foremost, we proudly embrace a business-friendly ethos, employing strategic incentives to attract new businesses and bolster existing ones.

Recognizing the strength of collaboration, we champion intra-county and regional cooperation, understanding that united efforts unlock opportunities for collective growth.

Our dedication extends to the strength of our community—the workforce—where we tirelessly prepare individuals with the skills required to thrive in emerging opportunities, ensuring a dynamic and adaptable labor force.

Environmental consciousness is integral to our values; we steadfastly support clean and eco-friendly industries, fostering a sustainable future while providing competitive pay to our citizens.

Moreover, we stand as staunch advocates for our town's growth and success, actively engaging in collaborative efforts on growth management and land use issues where they are most effective and advantageous for the residents of White Bluff.

These core values serve as our guiding principles, shaping a vibrant and sustainable economic landscape for the benefit of all."



Figure 4: Welcome to White Bluff sign, Hwy 70

Economic Development

White Bluff, situated in the Nashville Metropolitan Statistical Area, benefits from its scenic natural landscape and offers educational, business, and tourism prospects.

As a member of the Dickson County Economic Development Alliance, the Town maintains positive relationships with municipalities and the County, emphasizing industrial recruitment, business retention, and expansion.

The retail and hospitality sectors contribute by offering goods and services, generating employment, and supporting local businesses. Additionally, the proximity to Nashville Metropolitan and Williamson County makes White Bluff an appealing community for residents working in the metropolitan area.

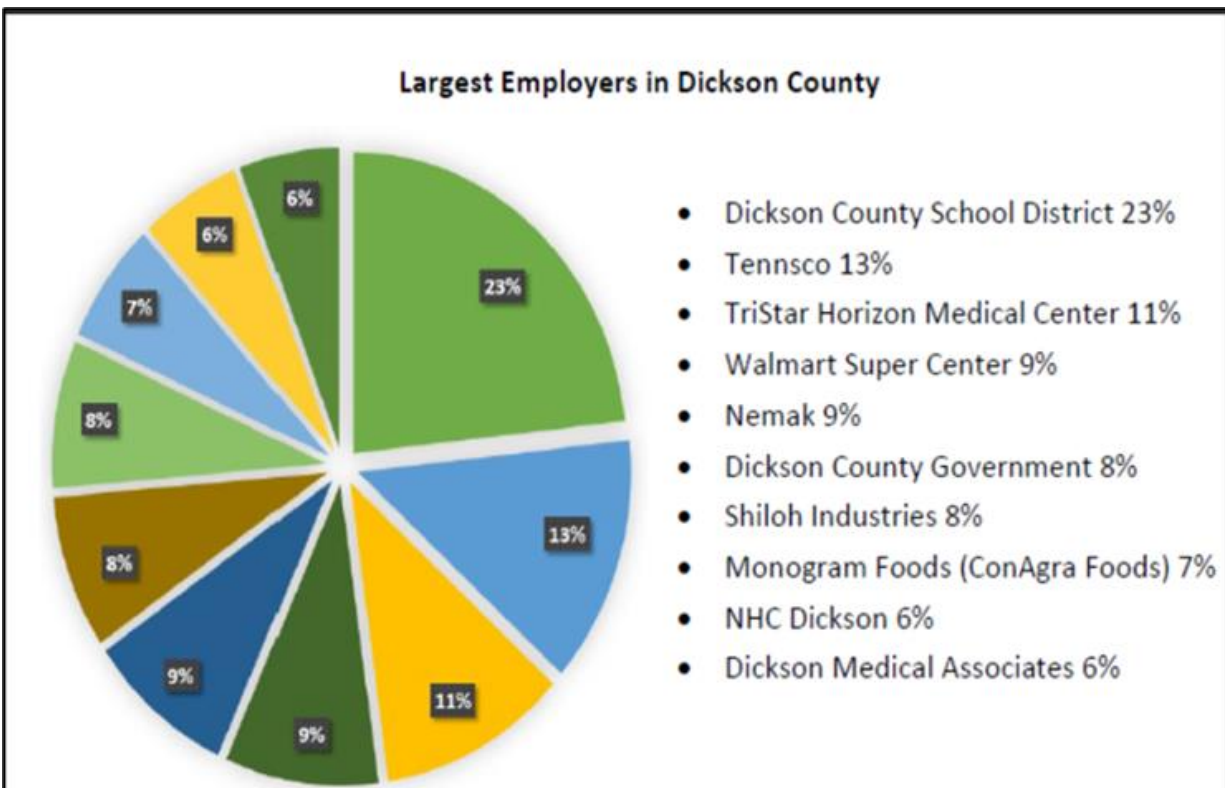


Figure 5: Largest Employers in Dickson County

With a robust transportation infrastructure, including interstates, state highways, and a nearby municipal airport in the City of Dickson, White Bluff is strategically positioned for goods and services distribution. The strategic location of White Bluff and Dickson County, with access to major transportation routes like I-40 and I-840, State Highways, and railway lines, attracts transportation and logistics companies.



Figure 6: Limestone Boat Company, Jones Creek Rd., White Bluff, TN.

White Bluff has a strong manufacturing and industrial foundation, home to electronics, transportation, and advanced manufacturing companies. These sectors play a vital role in the local economy by offering employment opportunities, driving capital investment, and facilitating goods export.

The manufacturing sector thrives in the area with over thirty locations, providing 12.9% of employment in the county. The service and retail industry dominate job positions, constituting over 60% of employment. These industries encompass healthcare, government, and education roles serving local citizens and the Nashville Metropolitan/Williamson County areas. The comprehensive plans of the county and town aim

to support and nurture these diverse economic opportunities.

Healthcare is a major economic driver, with hospitals, clinics, and specialized providers offering essential services, creating jobs, and attracting related businesses. Educational institutions in the area contribute to the economy through quality education and workforce development programs.

Demographic Forecast Dashboard

Data from the Greater Nashville Regional Council (GNRC) Demographic Forecasts Dashboard reveals significant insights into Dickson County's demographic and economic projections. The dashboard, providing public data on population and job forecasts for GNRC's 14-county region from 2017 to 2045, sourced projections incrementally through 2045. Demographic forecasts encompass population totals, race and ethnicity breakdowns, age distributions, jobs, and job sectors, with the base year being 2017.



Figure 7: TriStar Horizon Hospital, Hwy 70, Dickson, Dickson County, TN.

The American Community Survey 5-year estimates (2013-2017) and the United States Bureau of Economic Analysis serve as population and job projections sources, respectively. Woods and Poole Economics provided these projections, aligning with the United States Census Bureau's North American Industry Classification System (NAICS) for job sectors.

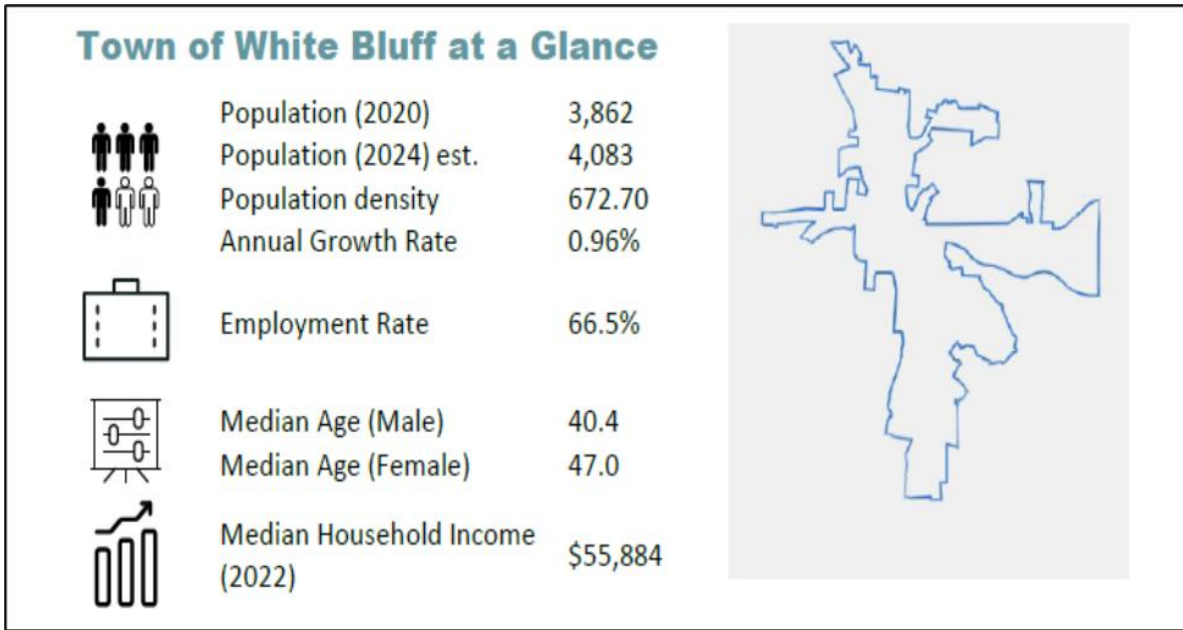


Figure 8: Town of White Bluff at a Glance

The Dashboard's key findings reveal that Dickson County is projected to experience a 29% growth in population and jobs from 2017 to 2045. The 65 and older demographic is expected to grow the most at 61%, while the 25 to 64-year-old group remains the largest age demographic, although growing slower (22%). In terms of job sectors, retail jobs are set to grow by 54%, making it the fastest-growing sector, while office jobs are expected to grow by 37%, maintaining their status as the largest job sector.

In addition to these projections, 2020 US Census Bureau data provides a snapshot of Dickson County's current population, surpassing 54,315 people, with White Bluff's population reaching 3,862 and projected to rise to 4,083 by 2025. Within a 60-minute radius of White Bluff and Dickson County, there are over 1.2 million potential workers. Dickson County's population is forecasted to grow to 66,221 people by 2045.

Furthermore, Dickson County hosts educational institutions such as the Tennessee College of Applied Technology (TCAT) and Nashville State Community College, providing specialized training in various industries. Plans for a new joint Nashville State Community College / TCAT campus underscore the commitment to enhancing educational opportunities in the region. This comprehensive data paints a detailed picture of Dickson County's demographic and economic landscape, offering valuable insights for future planning and development initiatives.

The area's natural beauty, recreational areas, and historical sites attract tourists, contributing to the local economy through various outdoor activities and tourism-related businesses. The renovated Montgomery Bell State Park and upcoming projects like the Bibb-White Bluff Nature Park and greenway enhance the town's livability and have the potential to capitalize on this.

The Town has the opportunity to benefit from tourism, offering numerous event venues, agricultural attractions, and outdoor activities that align with the diverse tourism opportunities provided by local and state cultural and natural resources. The town's commitment to fostering strong relationships with local, county, and regional public and private entities is showcased through successful public-private partnerships such as the Bibb-White Bluff Civic Center and the Van F. Mills, M.D. Amphitheater.



Figure 9: White Bluff Water Tower, Downtown, White Bluff, TN.

Natural Resources Statement of Core Values

"In our commitment to be responsible stewards of our natural resources, we hold steadfast to core values that encapsulate our dedication to the well-being of our environment.

Firstly, we recognize the critical role of clean water as an indispensable resource supporting our local economy and enriching our recreational lifestyle.

Second, we strive for a harmonious equilibrium between development initiatives and preserving our natural systems, ensuring sustainable growth.

Our third core value reflects the profound appreciation for our agricultural heritage, acknowledging our regional significance as agricultural goods and services providers.

Moreover, we cherish our association with Montgomery Bell State Park, acknowledging its vital role in preserving natural habitats and environmental diversity.

We acknowledge that our natural resources are essential for the well-being of our community and serve as a source of tourism and economic vitality.

Embracing this legacy, we are committed to striking the delicate balance between preservation and conservation, ensuring our natural environment's enduring health and prosperity for future generations."



Figure 10: Waterfall at Trace Creek, White Bluff, TN

Natural Resources of White Bluff

Montgomery Bell State Park, lying within the triangle of the towns of Burns, White Bluff and the City of Dickson, stands out as one of the prominent natural treasures in proximity to White Bluff. Preserved predominantly in its natural state, the park is a recreational haven for residents and visitors. The park features scenic trails, lakes, picnic areas, a golf course, swimming, fishing, boating, camping sites and some of the best mountain bike trails in the Southeast. The Montgomery Bell Lodge also provides resort-like lodging, boasting a fantastic restaurant and full-featured convention facilities. Visitors to the park have exceeded one million people annually since 2020, with roughly half that number visiting from areas outside Dickson County.



Figure 11 Kayaking on Lake Woodhaven, Montgomery Bell State Park, Dickson County, TN.

Located just east of White Bluff is the **Harpeth River State Park**, including the **Montgomery Bell Tunnel**, an impressive historic engineering feat associated with the area's early iron industry. The tunnel was constructed in the mid-19th century and is recognized as a National Historic Civil Engineering Landmark. In addition, the Harpeth River State Park offers year-round scenic beauty, fishing, canoeing and kayaking.

The Town of White Bluff maintains several smaller parks and open spaces for the community's physical and mental wellbeing. These include the Bibb-White Bluff Civic Center and the Van F. Mills, M.D. Amphitheater, the White Bluff Community Center, Field of Dreams Playground, Veterans Memorial Park, Rover's Playpen Dog Park, and the White Bluff Skate Park. As part of ongoing initiatives, White Bluff is actively planning the development of an additional 50-acre nature park and a multi-modal greenway that will seamlessly connect downtown White Bluff to the expansive Montgomery Bell State Park.

White Bluff boasts several environmental strengths that reflect citizens' pride in the natural surroundings, notably evidenced by significant investments in developing and preserving natural areas surrounding Montgomery Bell State Park. The recent renovation of the **Montgomery Bell Lodge & Conference Center**, supported by the State of Tennessee, showcases a commitment to maintaining and enhancing environmental assets. Additionally, the availability of vacant natural property presents opportunities for further conservation and thoughtful development.

Recognizing environmental opportunities, White Bluff can embrace the use of native plants and pollinators in landscaping requirements; fostering biodiversity and supporting local ecosystems. Encouraging local leaders and non-profits to align with and support environmentally conscious organizations and endeavors can further amplify these efforts, creating a collaborative approach to environmental sustainability.

Tourism Opportunities in White Bluff



Figure 12: Barn along Turnbull Creek, White Bluff, TN.

Collaboration between the tourism industry, local communities, and environmental organizations is essential. Dialogue with stakeholders ensures that tourism benefits local economies without compromising the integrity of natural resources. This collaboration can lead to establishing conservation projects, responsible tourism guidelines, and allocating funds for environmental protection initiatives.

Ultimately, achieving a harmonious balance between tourism and the preservation of natural resources requires a holistic and sustainable approach. By integrating conservation practices into tourism strategies, destinations can attract visitors and contribute to their natural ecosystems'

long-term health and resilience.

White Bluff boasts an array of attractions and activities that draw tourists, including the renowned Montgomery Bell State Park, which ranks among Tennessee's most popular state parks. Exciting developments in White Bluff include creating the 50-acre Bibb-White Bluff Nature Park and a multi-modal greenway project linking downtown White Bluff to Montgomery Bell State Park. These initiatives are poised to enhance the appeal of White Bluff and Dickson County for both tourists and prospective residents.

Located just east of White Bluff in neighboring Cheatham County, the Narrows of the Harpeth offers a natural scenic escape along the Harpeth River. It is ideal for canoeing, kayaking, hiking, and wildlife observation. Known for its limestone bluffs, historic sites, and stunning landscapes, it provides another captivating destination for outdoor enthusiasts.

Montgomery Bell State Park remains a prominent draw for tourists in Dickson County, offering various outdoor activities and hosting numerous events throughout the year. Additionally, just west of White Bluff, the Greystone Golf Club stands out as one of Tennessee's top-ranked public golf courses, further enhancing the area's appeal to visitors.

Balancing Tourism and the Preservation of Natural Resources

Balancing tourism with preserving natural resources is a delicate and essential endeavor that requires thoughtful planning and sustainable practices. It involves creating opportunities for tourism while ensuring the responsible and ethical use of natural assets to safeguard their long-term health and biodiversity. Striking this

balance involves implementing strategies that minimize the environmental impact of tourism activities, protecting fragile ecosystems, and promoting conservation efforts.

One key aspect is the development of eco-friendly tourism initiatives that encourage visitors to appreciate and respect the natural environment. This can include promoting passive recreational activities, such as hiking, bird watching, or nature tours, which allow people to experience the area's beauty without causing harm. Establishing designated trails and visitor zones helps concentrate human activities, minimizing disturbances to wildlife habitats.



Figure 13 Mountain Bike Trails at Montgomery Bell State Park, Dickson County, TN.

Educational programs play a crucial role in fostering a sense of environmental responsibility among tourists. Information about local ecosystems, flora, and fauna encourages a deeper understanding of the natural surroundings.

Additionally, highlighting conservation efforts and the importance of sustainable practices can empower tourists to be responsible stewards of the local environment.

Strategic planning is vital to control the influx of tourists and prevent overdevelopment in ecologically sensitive areas. Implementing carrying capacity assessments ensures that tourism activities do not exceed the capacity of the natural environment to withstand them. This involves setting limits on the number of visitors, managing infrastructure development, and establishing regulations to protect natural habitats.



Figure 14: Main Street Festival, Downtown, White Bluff, TN.

Cultural & Historic Resources Statement of Core Values

"In White Bluff, our community adheres to fundamental principles that guide our vision for a lively and harmonious town.

Primarily, we are committed to preserving the historical structures, communities, and unique characteristics that define our local identity.

This commitment extends to providing diverse recreational opportunities that promote healthy living and foster social interactions and a deep connection with each other and our natural surroundings.

Acknowledging that White Bluff's attractiveness as a destination for living, working, and recreation relies on a high quality of life, we recognize the importance of variety and opportunities in shaping this appeal.

Additionally, we actively support various local organizations that host events and experiences, contributing to the richness of our community life.

We believe a blend of cultural elements is the foundation of a strong and healthy community in White Bluff.

By embracing and promoting these values, we aim to create a community that cherishes its unique history and embraces the opportunities that cultural variety brings to every corner of White Bluff."



Figure 15: Bibb Family Homeplace, c.1888, Old Charlotte Rd., White Bluff, TN.

White Bluff's Community Culture – and the Culture of White Bluff's Community

Throughout the year, White Bluff hosts various festivals and events that showcase local music, arts, crafts, and culinary delights, fostering a strong sense of community and camaraderie. Often, these events are held in, or very near, places of historical importance to the Town, for example, the century-old Peoples Bank building, the William James Middle School, the 1904 Farmers and Merchants Bank building, and the 1888 Bibb family homeplace). A small sampling of these events includes the White Bluff Main Street Festival, Spring Fling, Arts and Music Festival, 4th of July Celebration, A Taste of White Bluff, and the White Bluff Christmas Parade.



Figure 16 Santa and Mrs. Claus in White Bluff's Annual Christmas Parade, Downtown, White Bluff, TN.

While the Town of White Bluff may contribute to funding some of these events, the local Parks Board and area non-profits are also instrumental in the community's cultural development. Non-profits such as the Friends of White Bluff, Inc., a 501(c)3 non-profit philanthropic organization dedicated to fostering economic development, preserving history, enriching culture, and promoting lifelong learning within the White Bluff, Tennessee community, the Community Foundation for Dickson County, and the White Bluff Civitan Club support various cultural and artistic initiatives that contribute to the vibrancy and growth of the White Bluff community.

The area's rich agricultural heritage presents agritourism opportunities, allowing visitors to immerse themselves in farm life, participate in fruit or vegetable picking, enjoy hayrides, and explore working farms through guided tours. With agritourism thriving in the region, White Bluff's farms could offer similar experiences, capitalizing on the picturesque agricultural backdrop for weddings, recreation, and corporate events.

Community events in White Bluff connect residents, fostering unity and celebrating diversity. These activities enrich our culture, creating lasting memories and defining our shared identity. These gatherings weave the fabric of our vibrant community, making White Bluff a unique and welcoming place to call home.

Historic Resources

Farmers and Merchants Bank Building / White Bluff Post Office. Built in 1904, the Farmers and Merchants Bank Building is located at the corner of Main St. and Jackson St. In addition to the bank, the building was also a location for White Bluff's Post Office. Today, the building is listed on the National Register of Historic Places and is the office of a local construction company.

People’s Bank Building. Built in 1923 for the short-lived People’s Bank, this two-story brick building located at the corner of Hwy 70 and Main St. has had many tenets during its 100+ year history. Today, the building houses a coffee shop, a bakery and living quarters upstairs.

Bibb Family Homeplace / Farm. Built in 1888 by Mr. Richard Baxter Bibb, the Bibb Homeplace has sheltered many generations of the influential Bibb family in White Bluff. Today, Richard Clark Bibb lovingly conserves and maintains the buildings and farm property for generations to come.



Figure 17: Peoples Bank Building, c. 1923, Hwy 70 and Main St., Downtown, White Bluff, TN.

Scenic Highways

White Bluff is situated near several scenic highways that offer picturesque views of the surrounding landscapes. When exploring the scenic highways near White Bluff, drivers can enjoy the charm of the Tennessee countryside, rolling hills, and other natural features that make the region visually appealing. Strategically positioned along the main east-west corridor of the Screaming Eagle Driving Trail, a prominent route in the State’s Tourism Campaign, White Bluff can leverage this well-advertised tourism route through strategic partnerships with the state.

Highway 70 (Screaming Eagle Trail): The main east-west corridor passing through White Bluff, Highway 70, is part of the Screaming Eagle Trail. This trail is

recognized as a scenic byway in the State's Tourism Campaign, offering beautiful views as it traverses the region.

Highway 47 runs through White Bluff and connects to neighboring areas. While it may not be specifically designated as a scenic highway, it provides accessibility to the region's natural beauty.

Natchez Trace Parkway: Located south of White Bluff, it is a designated All-American Road known for its scenic beauty and historical significance. It offers a picturesque drive with opportunities to explore hiking trails and historic sites.

Highway 49: Running through nearby areas, Highway 49 provides access to scenic landscapes and is part of the road network connecting communities in the region.

Visual and Performing Arts

The Bibb-White Bluff Civic Center, an arts and education-focused facility, hosts concerts, live theater, singer-songwriter rounds, art shows, and lectures. Various individuals and organizations in Dickson County (including the Town's homeschooling community) offer art classes and workshops in different mediums, providing opportunities for community members to learn and develop their artistic skills.

The Civic Center grounds, including the **Van F. Mills, M.D. Amphitheater** and a recently completed covered pavilion offer premier locations for outdoor concerts, theater productions, festivals, and private events. The Bibb-White Bluff Civic Center and the Amphitheatre are available for rent for evening and weekend events.

The **Dickson County Community Arts Council** is dedicated to promoting and supporting the arts in the area. They organize events, exhibitions, and workshops, fostering collaboration and highlighting local talent. Dickson County's schools often host student performances, art showcases, live theater, and exhibitions, providing opportunities for young artists to showcase their talents and engage with the community.

Dickson County and White Bluff feature public art installations, including sculptures, murals, and other forms of visual art, which contribute to the area's aesthetics and cultural enrichment.



Figure 18: Christmas Harp Recital, Bibb-White Bluff Civic Center, Old Charlotte Rd. White Bluff, TN.

Community Facilities Statement of Core Values

"In our commitment to building an integrated and vibrant community, we uphold the following values:

We envision a community where everyone has equal access to enriching facilities, opportunities for growth and learning abound, and the bonds formed within these spaces contribute to our community's cohesive and integrated character.

We ardently desire equitable access to high-quality community facilities and services for all citizens, ensuring everyone can enjoy our thriving community's benefits and assets.

We firmly believe community facilities are pivotal in fostering personal and professional development.

These facilities empower community members to pursue growth and excellence by providing access to diverse resources and educational opportunities.

We recognize that the heart of a strong community lies in its ability to connect people.

To achieve this, we advocate for creating communal areas, meeting rooms, gathering spaces, and recreational amenities within community facilities for all to benefit from and enjoy.

These spaces serve as catalysts for community members to forge connections, build relationships, and strengthen the fabric of our shared community character."



Figure 19: Bibb-White Bluff Civic Center, Old Charlotte Rd., White Bluff, TN.

Community Facilities

General Government. The Town of White Bluff offers a range of meeting spaces tailored to diverse needs. The Bibb-White Bluff Civic Center, White Bluff Community Center, and **White Bluff Town Hall** serve as executive, corporate, and public meeting venues. The Civic Center extends its utility to accommodate corporate and private events, indoor/outdoor festivals, live theater, and concerts. In addition to these facilities, White Bluff boasts the **Jennie Woodworth Library**, featuring a collection of over 10,000 resources. Furthermore, residents benefit from a Dickson County Health Department branch in White Bluff, reinforcing the Town's commitment to providing essential community services.



Figure 20: White Bluff Town Hall, Hwy 70, White Bluff, TN.

Police. White Bluff and Dickson County are safeguarded by dedicated law enforcement agencies committed to public safety. The White Bluff Police Department, the Town's primary law enforcement agency, comprises a Chief and Assistant Chief, six uniformed officers, and various part-time and reserve officers.

Fire / EMS. To ensure the safety and well-being of our community, the vital fire and EMS services are headquartered at the **Zollie H. Bibb, Jr. Firehall**. Strategically situated at the intersection of Hwy 47N and School Rd. in White Bluff, these services are positioned to respond promptly and effectively to the Town's and its residents' needs.



Figure 21: White Bluff Police Chief Chris Fulcher congratulates Officer Macey Bear on her graduation from the TN Law Enforcement Training Academy.

Educational Facilities. White Bluff is proud of its excellent educational institutions. **White Bluff Elementary School, William James Middle School, and Creek Wood High School** consistently achieve high standards, earning the prestigious designation of Tennessee Reward Schools. This recognition is reserved for schools that excel in overall student academic achievement and foster student growth across all demographic groups. Furthermore, Creek Wood High School offers a Dual Enrollment Program in collaboration with **Austin Peay State University** and the Bibb-White Bluff Civic Center, providing local students with opportunities to pursue higher education goals.

Additional educational resources are available through partnerships with the **Tennessee College of Applied Technology (TCAT)**, and **Nashville State Community College**, ensuring a well-rounded and accessible educational experience.

Residential Trash Pick-up, Solid Waste & Recycling Centers. The Town of White Bluff ensures its community's cleanliness by offering residents a weekly trash pick-up service. In addition, Dickson County facilitates waste disposal through a conveniently located convenience center on Industrial Drive in White Bluff. Further waste management is handled by the county's 74-acre landfill on Eno Road in Dickson County.

Parks & Recreational Facilities. White Bluff is home to several parks and recreational facilities the Town maintains for residents and visitors to enjoy.

The **Bibb-White Bluff Civic Center**, opened in 2015, is a 10,300-square-foot state-of-the-art education and arts facility. Its walking trails offer a one-third mile, ADA-compliant loop connecting the Center to the amphitheater and pavilion areas. A recently constructed spur connects the Civic Center to the Zollie H. Bibb, Jr. Firehall and Dickson County Health Department – White Bluff branch.

The **Van F. Mills, M.D Amphitheater.** On the grounds of the Bibb-White Bluff Civic Center, the theater is an outdoor concert goers delight. Nestled in a natural bowl, the facility offers incredible sound. A nearby covered pavilion and outdoor restroom facility make this a premier outdoor facility for concerts, festivals, and private events.

Jennie Woodworth Library. Opened in 2009, what started as a volunteer-based organization of donated material has grown into a vibrant community resource of over 10,000 books, DVDs, CDs, and reference material in an ever-growing collection. Our local library resides inside the Bibb-White Bluff Civic Center and is managed by paid staff.



Figure 22: Storytime at the Jennie Woodworth Library, inside the Bibb-White Bluff Civic Center, Old Charlotte Rd., White Bluff, TN

The **Field of Dreams**, a 17,000 sq. ft. community-built playground with swings, slides, and climbing towers, is a child's dream! The playground is packed with families enjoying the great outdoors on bright, sunny days. It is located on Highway 70 beside the White Bluff Community Center.

Veterans Memorial Park is home to two (2) softball/baseball fields and a t-ball field to get the young ones started right. Located within Veteran's Memorial Park, **Rover's Playpen**, Dickson County's first dog park, concession stands, and a walking trail with exercise bays complete the park.

The White Bluff Skate Park located next door to White Bluff Town Hall provides the older kids and young adults a place to hone their skateboarding skills.

Frog Pond Hall, a c. 1905 one-room church building located just down the road from the Bibb-White Bluff Civic Center, has been lovingly restored, and is perfect for small, intimate events and ceremonies.

Construction will soon begin on the recently announced **Bibb-White Bluff Nature Park**, a 50-acre public park central to downtown, the Bibb-White Bluff Civic Center, and the White Bluff Elementary School. Designed to serve the Town by promoting healthy recreation and a love for the natural environment, as well as provide a connection to the Town’s history, this new park will include an extensive trail system through both wooded and open landscapes, an interpretive Nature Center, public event space and outdoor classrooms.

Another project currently in the planning phase is the proposed **Regional Greenway Project**. This multi-phase project, conceived as part of the Town’s ongoing, community-led, strategic planning process, will provide a multi-modal greenway system connecting downtown White Bluff to nearby Montgomery Bell State Park.



Figure 23: Field of Dreams Playground, Downtown, White Bluff, TN



Figure 24: Outdoor concert at the Van F. Mills, M.D. Amphitheater, Old Charlotte Rd., White Bluff, TN

Utility Infrastructure

Electricity. White Bluff benefits from the reliable services of Dickson Electric Systems (DES), a public utility operated by the City of Dickson, serving 38,000 customers across five Tennessee counties: Dickson, Hickman, Cheatham, Houston, and Montgomery.



Figure 25: DES

DES ensures a steady and affordable electricity supply by purchasing power from the Tennessee Valley Authority (TVA). Their rates are structured considering power purchase costs, infrastructure maintenance, and service provisions for residential, commercial, and industrial customers.

DES prioritizes customer service and offers various communication channels for inquiries, including phone support and online account management. They also promote energy efficiency through programs and may provide incentives for reducing energy consumption. DES manages power outages within its service area and communicates outage updates and restoration timelines through automated calls, text messages, and online platforms.

In collaboration with Ignite Broadband, DES is extending broadband services across Dickson County. Ignite Broadband, a telecommunications company utilizing fiber-optic and fixed wireless technologies, delivers high-speed Internet to residential and business customers.

In addition to Ignite Broadband, AT&T and Xfinity offer fiber internet services in more densely populated areas, while some residents opt for satellite or home wireless solutions. This collective effort ensures the community can access diverse and efficient Internet services.

Water and Wastewater. The Water Authority of Dickson County (WADC) supplies water and wastewater services to White Bluff. Established in 2002 through the consolidation of the City of Dickson Water and Wastewater System, Turnbull-White Bluff Utility District, and Harpeth Utility District, the Water Authority of Dickson County draws water from the Cumberland River in the northern part of Dickson County. The Cumberland River Water Treatment Plant, operational since late 2003, is Tennessee's inaugural ultrafiltration membrane treatment facility, designed to meet water supply needs for at least 50 years.



Figure 26: WADC Water tower, Dickson County, TN

With a current capacity of five million gallons per day and the potential for expansion to fifteen million gallons per day, the plant, combined with the Dickson Water Plant

and Turnbull Water Plant, ensures a robust supply of water to meet the needs of the Town, County, and surrounding areas. To accommodate future growth, WADC is actively engaged in expansion strategies. The recent rehabilitation project at the Jones Creek Waste Water Treatment Plant has extended the plant's lifespan and created improvement opportunities, specifically benefiting the Town of White Bluff. Through these initiatives, the Water Authority of Dickson County remains committed to providing reliable and efficient water services to support the community's present and future needs.

Greater Dickson Gas Authority. The Greater Dickson Gas Authority (GDGA) operates as an entity established by a private act of the State Legislature. Its mandate encompasses the planning, acquisition, construction, improvement, furnishing, equipping, financing, ownership, operation, and maintenance of gas systems for various gas types within or outside the region. In alignment with the general laws of the State of Tennessee, GDGA is authorized to own or operate other utility systems.

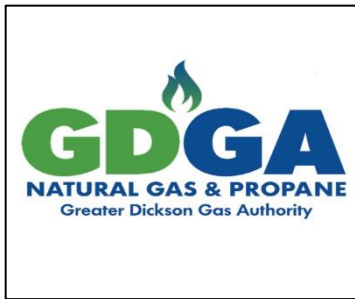


Figure 27: GDGA

The Authority extends natural gas services to portions of Dickson, Cheatham, Houston, Montgomery, and Stewart Counties, covering eleven incorporated cities and towns within these counties in Middle Tennessee, including the Town of White Bluff. GDGA effectively manages and maintains a distribution network spanning 706 miles, ranging from two to twelve inches in size. This extensive distribution system provides natural gas services across approximately 131 square miles, serving 15,965 service lines as of December 2008. GDGA contributes to providing reliable natural gas services in the region through these operations.



Figure 28: Solar Panels atop Interstate Packaging, Hwy 47N, White Bluff, TN

Land Use Statement of Core Values

"In pursuing sustainable land use, we maintain guiding principles that ignite our passion for community prosperity and environmental stewardship.

We champion the conscientious development of residential, commercial, and industrial zones, driven by a profound understanding of their impact on our environment, economy, infrastructure, and community welfare.

Our unwavering commitment to private property rights fuels our belief in empowering landowners to harness the full potential of their land for the greater good.

We firmly believe that development should be strategically focused where best suited from an environmental, economic, infrastructure, and community service standpoint.

Furthermore, we believe in the power of collaboration, uniting with our county and regional partners to forge a future where growth is harmonized with preserving our natural heritage.

With each decision and action, we infuse our endeavors with the spirit of dedication, envisioning a landscape where progress thrives hand in hand with conserving our precious resources and nurturing a vibrant and flourishing community for generations to come."



Figure 29: Drone view of Hwy 47 / Old Charlotte Rd., White Bluff, TN

White Bluff Existing Land Use

Historical Background. White Bluff has established its zoning jurisdiction for residential, commercial, and industrial uses. Pressure from the growth rate of the nearby Nashville Area has created a demand for current undeveloped land to turn into residential, commercial and industrial properties. This has created stressors for community services such as water, sewer, and emergency services.

Residential land in White Bluff is categorized into low-density, medium-density, and high-density uses, catering to single-family homes, HPR homes, and multi-unit homes with varying lot sizes. Commercial land encompasses a Central Business District for more intense commercial uses with residential allowances, a Highway Commercial District for less dense commercial activities with residential options, and an Office/Professional Services District specifically for professional services like legal or medical practices. Industrial areas are designated for manufacturing or more intense uses, while Public Land is reserved for civic purposes, including government and parks.

Current Planning Framework. The Town of White Bluff's default zone is low-density residential. Property owners can petition the Town to allow for higher-density residential, commercial, or industrial uses.

Proposed Future Land Use. The original Steering Committee reviewed a variety of sources in recommending the Future Land Use of White Bluff and Dickson County. This included public input from previously held meetings and information from utility providers, the State, and economic development corporations. The following designations should be considered:

- **Agriculture Conservation** — This district is proposed in areas where agriculture use has been present for 100+ years (i.e., Century Farms) and should be considered to receive a zoning reserved for agricultural use only. The Howell Century Farm and Bibb Homeplace should be considered for this designation.
- **Parks & Recreation:** This district would allow the property to remain in passive, forested, or formal recreation activity parks with no further documented restrictions.
- **Civic** — This district is specifically for using the various state, county, and municipal jurisdictions with no further documented restrictions.
- **Commercial/Mixed Commercial** — This district would allow for all commercial uses, including retail, personal services, professional services, and restaurants, with no documented further restrictions. For mixed commercial areas, the district would allow for commercial uses with secondary residential uses.
- **Industrial** — This district would allow light industrial uses, including manufacturing, warehouses, and storage facilities. Emerging industries, such as

back-office enterprises, component medical and automotive equipment production, etc., should be encouraged.

- **Residential Districts**

- **Low-density residential** - This would include single-family residential lots with a minimum of 22,000 sq ft.
- **Medium-density residential**— This would include a mixture of single-family residential and duplex lots with a minimum size of 17,000 sq ft.
- **High Density Residential** - This would include single-family, duplex and multi-family residential lots with minimum lot sizes of 5,000 sq. ft. or more.



Figure 30: Drone view of Bibb-White Bluff Civic Center, Old Charlotte Rd., White Bluff, TN

Transportation Statement of Core Values

"In shaping the distinctive character of White Bluff, we prioritize an efficient and well-connected transportation system.

Our commitment to safe facilities for all modes of travel reflects our dedication to our community's unique needs.

By creating a transportation network tailored to White Bluff, we aim to reduce congestion, improve travel times, and contribute to the overall character of our Town.

Embracing a multi-modal approach, we actively promote non-vehicular infrastructure (sidewalks, greenways, bike paths, etc.) to ensure that our transportation system connects and aligns with the values and needs of our residents.

This focus on efficient, connected, community-oriented transportation is integral to the strong and vibrant character of White Bluff."



Figure 31: Drone view of Hwy 47N looking south, White Bluff, TN

[INSERT TRANSPORTATION SECTION FROM DC COMP PLAN HERE]

Calls for Action: Economic Development

White Bluff and Dickson County contend with several Economic Development challenges, including insufficient critical infrastructure such as wastewater treatment capacity and broadband access. While initiatives to address these deficiencies are in progress; a long-range wastewater plan in partnership with the Tennessee Department of Environment and Conservation (TDEC) is in development, and county-wide broadband implementation efforts are underway; these longer-range deficiencies require short-term consideration and collaboration with local and regional partners. The departure of the younger generation seeking job opportunities elsewhere, coupled with post-pandemic remote employment trends, raises concerns about workforce development and a potential "brain drain." Limited resources for economic development, a public conflict over growth types, and the absence of public transit to the Nashville Metropolitan Area further complicate the local economic landscape. Concurrently, threats like converting land to residential supply for the Nashville Metropolitan economy, potential major employer loss, housing market downturns, and constraints on wastewater treatment and water services demand strategic planning and collaboration to mitigate risks and foster sustainable economic growth in the region.

Formalize Existing Programs

There are informal programs in place across White Bluff and Dickson County regarding business expansions and start-ups, including the Bibb-White Bluff Civic Center as well as a Dickson facility that is currently operating as an incubator to offer support and guidance for these types of start-ups and expansions. These programs should be formalized and supported.

Suggested Actions

- Hold regular meetings with existing businesses to understand workforce needs and specialized training requirements.
- Hold regular meetings with facility owners of potential incubators to discuss issues and concerns that are impeding development and facility use.
- Discussions on how to overcome those issues and concerns with County and municipal administrators.

Entrepreneur Business Program & Incubator

With the right support, entrepreneurs from small and rural communities can evolve and make a significant impact. They are typically loyal and supportive to the community that supports them and are known to give back to the citizens who supported them.

Suggested Actions

- Set up a committee of local business owners to review other incubators and entrepreneurship programs.
- Develop financial resources to create a grant program and mentor program to entice potential start-up programs and encourage site development without losing the natural agricultural history that attracted them to Dickson County in the first place.

Industrial Site Survey & Expansion

The current industrial land is limited and difficult to market to the needs of the current job market.

Suggested Actions

- Future Land Use Plans should identify areas currently adjacent to existing industrial areas or services such as the interstate system, railroad and the airport as Industrial.
- An Industrial Survey should be developed and conducted to identify potential industrial sites. Consider a regional approach to sites that span boundaries (County/County) or (County/Municipal).

Airport Expansion and Regional Coordination

The Nashville Region has become a leader in aviation due to education programs at Middle Tennessee State University and Austin Peay State University, as well as the variety of airports and the climate.

Suggested Actions

- Develop regional partnerships with technical colleges and universities to provide additional training space and other programs within Dickson County.
- Identify and acquire land surrounding the Dickson Municipal Airport for future expansion.

Calls for Action: Land Use

Directing Appropriate Growth

A bedroom community is a term used to identify areas in which people live, but all work, play, and business are completed in other adjacent communities. This causes difficulties in keeping taxes low to maintain services to the citizens, including water, sewer, police, fire, and recreation. To combat the natural ability of the surrounding communities to become suburban areas of Nashville, the following actions should be taken:

Suggested Actions

- Review existing zoning districts that would increase density in specific areas with access to infrastructure and services, allowing more rural areas to remain agriculture/nature specific.
- Break down the County zoning Agricultural Districts into three agricultural zones to create distinct preservation areas while outlining a growth plan.

New Zoning Map and Ordinance

Dickson County and White Bluff should consider establishing a new zoning ordinance that includes the recommendations from the Land Use Plan and develop specific maps that will encourage growth without losing the area's history and natural beauty (i.e., new agricultural zones). Municipalities and other areas with appropriate infrastructure should support higher densities to help rural areas stay rural.

Suggested Actions

- Discussion with the Planning Commission and staff to create a new zoning ordinance.

Balancing transportation and growth

Balancing transportation and growth in a community involves careful planning and strategic decision-making to ensure that the transportation infrastructure adequately supports the increased demands as the population and economic activities grow. By integrating these considerations into the community planning process, local authorities can work towards balancing transportation and growth, fostering a sustainable and well-connected environment for residents and businesses.

Infrastructure Development: Invest in the development and maintenance of a robust transportation infrastructure, including roads, bridges, public transit, sidewalks, greenways and cycling/walking paths. Ensure that infrastructure projects are aligned with anticipated growth areas.

Smart Urban Planning: Implement smart urban planning practices that encourage mixed-use development, reducing the need for extensive commuting. Promote higher density around transportation hubs to enhance accessibility and minimize sprawl.

Public Transit: Develop and enhance public transit options to reduce reliance on individual vehicles. Efficient and well-connected public transit systems can alleviate traffic congestion and provide sustainable transportation alternatives.

Multi-Modal Transportation: Foster a multi-modal transportation system that accommodates various modes of transportation, including cars, buses, bicycles, and pedestrians. Creating a well-integrated network encourages diverse commuting options.

Technology Integration: Embrace technology solutions such as intelligent traffic management systems, ride-sharing platforms, and real-time information services to optimize transportation efficiency and improve the overall commuting experience.

Community Engagement: Involve the community in transportation planning processes. Gather input from residents, businesses, and stakeholders to understand their needs and concerns, ensuring that transportation plans align with the community's vision.

Environmental Considerations: Prioritize sustainable transportation solutions that minimize environmental impact. Encourage the use of electric vehicles, promote carpooling, and invest in green infrastructure for walking and cycling.

Adaptive Policies: Implement policies that adapt to changing transportation needs as the community grows. Regularly review and update transportation plans to accommodate evolving demographics and economic activities.

Collaboration with Regional Entities: Collaborate with regional and neighboring entities to create a cohesive transportation network. Addressing transportation challenges often requires coordination beyond municipal boundaries.

Investment in Alternative Modes: To promote diverse and sustainable commuting options, invest in alternative transportation modes, such as bike-sharing programs, pedestrian-friendly infrastructure, and electric vehicle charging stations.

Calls for Action: Preservation of Natural Resources

Preservation of Montgomery Bell State Park

Montgomery Bell State Park is a highlight of Dickson County. It lies within the triangle of three municipalities: Dickson, White Bluff, and Burns. The growth of these jurisdictions can positively or negatively impact the park's natural aesthetic and tourism function.

White Bluff faces environmental weaknesses, primarily tied to limited resources allocated to address environmental concerns. This constraint may hinder comprehensive initiatives to safeguard and enhance the local environment.

Environmental threats demand attention. The growth pressure from the Nashville Area has stressed natural resources and ecosystems in White Bluff and Dickson County. Land development and the consequent fragmentation or destruction of natural habitats pose risks of biodiversity loss and habitat degradation. Increased pollution, deforestation, water scarcity, and air pollution are tangible environmental impacts of this growth. Addressing these threats requires a proactive and strategic approach to balance development needs with environmental preservation, ensuring a harmonious coexistence between growth and sustainability in White Bluff.

Suggested Actions

- An overlay district surrounding the Montgomery Bell State Park Area should be created for specific uses, design guidelines, and required open space.
- Consider open space requirements to balance growth with preservation.



Figure 32: Frog Pond Hall Music and Event Venue, c. 1905, Old Charlotte Rd., White Bluff, TN.

Calls for Action: Tourism

White Bluff and Dickson County have promising future economic development opportunities. Available development sites create a conducive environment for recruiting small to mid-sized commercial and tourism-related opportunities, fostering local economic growth. Concentrating on multi-day events for tourism can generate local overnight stays, boosting the need for restaurants, services, and campground accommodations. Increasing tourism through day trips from Nashville into Dickson County has the potential to tap into a broader market.

Implementing a small business incubator program and raising awareness about existing facilities aiding start-up businesses could stimulate entrepreneurship and innovation. Expanding agricultural tourism and promoting the region as an event destination offer new avenues for economic development.

Capitalizing on the growing trend of electric vehicles by installing EV charging stations at strategic locations aligns with the rising demand for sustainable transportation options. Collectively pursuing these opportunities contributes to the economic vitality and sustainability of White Bluff and Dickson County.

Tourism Programs

Several existing tourism programs should be formalized and utilized to create more formal campaigns.

Suggested Actions

- **Tourism Day Trips**—Organize specific day trips between Nashville and Dickson County to connect the community to the larger tourist attractions in the Nashville area. This should include the potential of working with existing travel businesses or bus systems.
- **Wedding Destination Campaign** – White Bluff/Dickson County could build upon the area's successful and growing wedding industry to become the preferred “Rural Wedding” destination outside Nashville. A cost-saving alternative to Nashville could include working with wedding services such as florists, photographers, venues, catering, and rental companies to market the area as a full-service destination. The first step would be to create a listing of all the available services and venues and work with them to create a campaign that can generate business while supporting area resources.
- **Tourism Events** – Festivals and events add to the livability and character of any community. However, this does not typically increase overnight stays increasing tourism dollars. A complete inventory of available facilities should be developed that highlights meeting spaces, overnight rooms available, and natural and event spaces that could be utilized to boost tourism.