

POPULATION DATA FOR STRATEGY PLANNING  
IN GREATER NASHVILLE

A Mega Focus City Study

By

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12969

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July 1988

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## INTRODUCTION

This report provides a demographic profile of the Nashville Baptist Association. It is intended to serve as a contextual study to aid in the formulation of a strategy to reach this metropolitan area for Christ. Demographic profiles are important because studies of church growth indicate churches are strongly influenced by the types of communities in which they are located. While churches attempt to reach and change their communities, they are themselves shaped by their community context.

Churches in the metropolitan area of Nashville are influenced by population change, racial composition, age structure, household composition, housing characteristics and income. These are the categories of data examined in this report. Chapter 1 provides an overview of the Nashville Metropolitan Statistical Area (MSA) compared with other southern cities. Chapter 2 examines the county components of the association and covers population characteristics for 20 distinct study areas within Davidson county.

Special thanks is extended to the Nashville Population Task Group for its help in defining study areas, determining parameters, gathering materials and assisting in the analysis. Task group members included Ken Cooper, chair, Les Evans, Phil Johnsey, Warren Medley, James Moore, Steve Morris, Bill Sims and Bill Vance. Also participating with the task group were Norris Hite, chair of the Mega Focus City steering committee, and the associational staff: Carl Duck, Charles McMinm and Clifford Horne.

At the Home Mission Board special assistance was provided by Gordon Lawrence. Carolyn Hillmon produced the graphic illustrations; Marilyn Kelly and Cathy Brooks edited and assembled the final report.

## CHAPTER 1

### POPULATION OVERVIEW OF THE NASHVILLE BAPTIST ASSOCIATION, TENNESSEE

#### The Nashville Metropolitan Statistical Area (MSA)

The Nashville MSA includes eight counties: Cheatham, Davidson, Dickson, Robertson, Rutherford, Sumner, Williamson and Wilson. In 1980 the MSA numbered 850,505 and was the 45th largest metropolitan area in the United States. By 1986 the population grew to 930,700 as Nashville passed Birmingham and Greensboro to rank 43rd in size.

By the year 2000 the Nashville MSA is expected to reach one million and become the 42nd largest metropolitan area. It will pass Dayton, Louisville and Memphis in size; however it will be passed by West Palm Beach and Orlando.

Table 1 (p. 27) compares the Nashville MSA to four other southern MSAs that are similar in size: Charlotte, Oklahoma City, Memphis and Greensboro. Nashville's 1980-1986 9.4 percent growth rate was behind Oklahoma City's 14.2 percent and Charlotte's 9.7 percent but well ahead of Greensboro's 5.6 and Memphis' 5.0 percent; the United States' growth rate was 6.4 percent and the rate for the largest MSAs was 7.3 percent.

Between 1980 and 1986 the resident membership change in the five southern MSAs did not keep up with the population. Oklahoma City was close with a 13.3 percent increase in resident members while Memphis lost ground with a 0.8 percent decline. The resident membership in the eight Nashville counties grew at 4.4 percent, less than half the population rate.

In terms of racial characteristics Nashville was 83 percent White and 16 percent Black in 1980. Nashville's incidence of black population was higher than the 12 percent national average but lower than that of Memphis (40%), Charlotte (20%), and Greensboro (19%).

Table 2 (p. 27) indicates Southern Baptist characteristics for the five southern MSAs. In 1986 Charlotte had the greatest number of SBC churches (440) followed by Greensboro (286), Nashville (253), Oklahoma City (219) and Memphis (179). Population per SBC church was 3,679 for Nashville; only Charlotte (2,421) and Greensboro (3,145) had better population to church ratios. The ratio for the largest MSAs in the country was 18,723 to 1 while the United States ratio was 6,488 to 1.

The number of SBC resident members in the five MSAs did not follow the same distribution as number of SBC churches. Charlotte was tops with 151,379 resident members in 1986; Oklahoma City was next with 130,226 followed by Memphis with 110,272, Nashville with 107,420 and Greensboro with 96,672. Memphis had the largest average church size (616 resident members) followed by Oklahoma City (595) and Nashville (425). The average SBC church size for the largest MSAs was 409 and the United States' average was 279.

The percentage of population who were affiliated (resident members) with SBC churches ranged from 14 percent in Charlotte to 11 percent in Greensboro. In 1986 4 percent of the United States population were resident members of SBC churches; in the largest MSAs only 2 percent were SBC resident members.

In spite of the strong number of Southern Baptist churches and membership in the southern MSAs, the Home Mission Board estimates 48 to 59 percent of the population do not have a saving knowledge of Jesus Christ. Nashville is on the high side with 59 percent of its population unsaved. This percentage represents over one-half million people; two-thirds of these are not affiliated with any church and the other third are members of denominations that do not have a saving knowledge of Christ from a Southern Baptist perspective.

#### Population Trends in the Nashville Baptist Association

The territory of the Nashville Baptist Association is slightly smaller than that of the Nashville MSA. The associational boundaries include all of Davidson, Cheatham, Dickson and Williamson counties plus the southern third of Sumner county and the western third of Wilson county. Tables 3 through 11 (pp. 28-38) show demographic data for the association and its individual counties or partial counties. Davidson county has been divided into two areas: 1) a central city area that approximates Nashville's city limits and 2) a suburban Davidson area.

In 1987 the total population living in the Nashville Baptist Association was estimated at 695,000. Forty-one percent of the population lived in suburban Davidson county and 32 percent lived in central city Nashville; 10 percent were in Williamson, 9 percent in Cheatham and Dickson, and 9 percent in Sumner and Wilson (partial counties).

The population living within the associational boundaries grew from 638,230 in 1980 to 694,545 in 1987; the projected 1992 population is 730,791. Table 1 (p. 27) indicates the association grew 8.8 percent from 1980 to 1987 and is projected to grow another 5.2 percent by 1992; both of these percentages are higher than the state or national growth rates. The Church Task Group of the Mega Focus City process reports an 8.3 percent gain in total SBC membership from 1980 to 1987; thus it appears that membership growth is keeping pace with population growth within associational boundaries.

From 1987 to 1992 Williamson and Wilson counties will experience the fastest rates of growth in the association. Williamson will add almost 11,000 (15% gain) and the western part of Wilson will add over 2,000 (also a 15% gain). The largest gain will occur in suburban Davidson where 25,000 people will be added by 1992 (9% gain). Central city Nashville is expected to decline by 11,000 (5% loss).

These projected trends are dramatically changing the shape of Davidson county. In 1980 the central city and suburban areas of Davidson were essentially equal in size--about 240,000. By 1987 the suburban area had grown to 282,000 while the central city area had dropped to 219,000. By

1992 the suburban area will reach 307,000 while the central city area will decline to 208,000--a difference of about 100,000 people.

#### Components of Population Change

Table 4 (p. 29) shows the components of population change from 1980 to 1986. Net population growth in the six county area has been equally shared by natural increase (births minus deaths) and net immigration. Although total migration figures are not available, almost 30,000 more people moved into the six county area from 1980 to 1986 than moved out.

Births and net immigration account for equal portions of net population growth in Cheatham, Sumner and Wilson counties. Births are more significant for growth in Dickson county while immigration is more significant for Williamson.

Net growth in Davidson is due almost entirely to births, although there has been a turnaround in migration patterns. Davidson experienced a net outmigration of over 2,000 people from 1980 to 1985; however a large number of immigrants from 1985 to 1986 have resulted in a small overall positive immigration for the 1980 to 1986 period. In contrast Shelby County (Memphis) has experienced a net outmigration of 11,900 people and Hamilton County (Chattanooga), a net outmigration of 12,600.

Five of the seven fastest growing counties in Tennessee from 1980 to 1986 are adjacent to Davidson: Williamson (24.1%), Rutherford (22.2%), Wilson (14.3%), Cheatham (14.3%) and Sumner (12.5%). The other two top counties were Sevier (12.8%) and Cumberland (10.6%). The growth rate for Tennessee was 4.6 percent.

#### Race and Ethnic Characteristics

As in several other large Southeastern cities, the city of Nashville has a large percentage of black population, 42 percent as reported in table 5 (p. 30). Table 6 (p. 31) shows the city's black population had a net increase of 1,500 from 1980 to 1987 while the white population experienced a net decrease of 20,300. According to figure 1 (p. 32), the white population in the central city areas has dropped from 60 percent in 1980 to 56 percent in 1987 and is expected to drop to 53 percent by 1992. It is likely the white population will become the minority race before the year 2000.

The suburban areas of Davidson are basically white (89%) although areas just north and south of the city are experiencing rapid growth in black population. From 1980 to 1987 the white population in suburban Davidson increased 29,000 and the black population increased 11,400. Figure 1 (p. 32) shows the black population in suburban Davidson will almost double from 1980 to 1992. In 1980 the black population represented 6 percent of the population; by 1990 the percentage will rise to 11 percent.

Except for the influence of Franklin in Williamson county, Nashville's suburban counties are actually becoming more White. From 1980 to 1992 the white population in the outlying counties is expected to increase by 54,000

while the black population will increase by 800. Combined, the five outlying counties are 95 percent White and 5 percent Black.

All other races in the Nashville association represent less than one percent of the population, about 6,500 people. These persons are more likely to be found in the city of Nashville than in the suburbs.

Ethnicity is reflected in Hispanic population. Persons of Spanish origin can be any race; generally, about half identify with "whites" and half identify with "other race." Less than 1 percent of Nashville's population is Hispanic, compared with a national average of 8 percent.

### Age Structure

One of the most important population characteristics is age structure. The age profile provides clues to the needs of a population and points to possibilities for future growth. Table 7 (p. 33) shows the 1987 age structure for Nashville. The overall age distribution was very similar to the national and state profiles: approximately one-fourth of the population was under age 18, one-half was between 18 and 54 and one-fifth was 55 or over.

Central city Nashville had high concentrations of young adults aged 25 to 34 (19.2%), elderly aged 65 and over (15.7%) and college aged 18 to 24 (15.2%). Suburban Davidson had a high percentage of young adults aged 25 to 34 (20.7%) but also had a high percentage of middle adults aged 35 to 44 (15.1%) and children aged 6 to 17 (14.4%). The largest age group in the outlying counties was children aged 6 to 17 (21.8%) followed by middle adults aged 35 to 44 (19.7%) and young adults aged 25-34 (16.1%). The exception in the outlying counties was Dickson with a high percentage of persons aged 65 and over (13.3%).

As the population continues to age, the metropolitan area will see a marked increase in the middle adult age groups. Table 8 (p. 34) indicates the projected 1987-1992 change in age structure by county and age group. The most dramatic growth will occur in the 45 to 54 age group (up 21.7%) followed by the 35 to 44 age group (up 16.1%). The elderly population is expected to grow 11.4 percent.

During the same period there will be a significant decrease in the population aged 18 to 24 (down 8.3%) and the older adult group aged 55 to 64 (down 5.6%). These decreases reflect the aging of persons born during the years of the "Baby Bust" (1965 to 1975) and the Depression (1930s).

Figure 2 (p. 35) shows the changing age profile for the metropolitan Nashville area. In 1980 the dominant age group was the 6 to 17 year olds followed by the 25 to 34 year olds. By 1992 the dominant group will be the 25 to 34 year olds followed by the 35 to 44 year olds. The figure also shows the strong increase in the number of people aged 45 to 54.

The changing age structure will not be the same for all areas. Out-migration from the central counties will result in a decline for all age groups except persons aged 45 to 54 and 65 or over.

Suburban Davidson will see only a slight loss in the college age group and a slight increase in the young adult population. This will occur from two perspectives: young adults moving out of the central city and other young adults moving from exurban areas toward the central city. Older adults aged 55 to 64 will also continue to leave the city for the surrounding close-in suburbs. Middle to upper income families with children will generally be drawn to Williamson, Wilson, Sumner and Cheatham counties.

In short, central city Nashville will transition to an older, poorer community with higher percentages of black population. Suburban Davidson will also experience transitions. Some neighborhoods will change from White to Black, some neighborhoods will see younger populations who tend to be renters with high mobility rates, others will experience an increase in older couples and still others will see an influx of young families with children (especially where the housing is comprised of newer, single family units). Williamson, Wilson and Sumner will likely be the most stable in terms of household characteristics--there will simply be more people of like-kind moving into these three counties. The picture in Cheatham and Dickson counties will differ as young adults (18 to 34) and older adults (55 to 64) move out of these counties.

The implications of this changing profile include: 1) slower population growth from births as baby boom adults move out of the prime child-bearing ages; 2) less mobile population since the middle group of adults move less frequently than young adults; 3) stronger emphasis on family as baby boomers finally "settle down"; 4) more mature population with higher education, more work experience, and more money; and 5) higher rates of home ownership. All these trends hold the possibility of strong growth for churches. However, as other activities and alternative groups compete for the individual's time, churches will have to take an active role in reaching out to new prospects.

#### Household Characteristics

In 1987 62 percent of the households in the metropolitan area were owner-occupied and 38 percent, renter-occupied (table 9, p. 36). The highest percentage of renters was found in the central city areas (53% renters) followed by the Davidson suburban areas (38% renters). Eighty percent or more of the households in the outlying counties were owner-occupied with the highest percentage occurring in the western part of Wilson county (92% owners).

Areas with high percentages of renters generally have higher mobility rates and weaker community commitment, requiring special ministries in order to be reached effectively. On the other hand, high percentages of ownership point to stronger community commitment, economic affluence and greater stability--factors conducive to traditional church outreach.

Table 9 (p. 36) also reports the presence of family and nonfamily households. Families are defined as two or more related individuals living in one household; nonfamilies are defined as individuals living alone or with roommates. The central city areas have the highest percentage of nonfamily households (37%). The outlying counties have the highest percentage of family households (80% or higher).

Approximately three percent of metropolitan Nashville's population lives in group quarters rather than households. Group quarters includes housing occupied by six or more unrelated individuals; i.e., nursing homes, college dormitories, military barracks, prisons. In central city Nashville 7 percent of the population is in group quarters.

#### Income Characteristics

The 1987 median household income of \$26,423 is higher than the state median (\$22,017) and the national median (\$25,227)--see table 10 (p. 37). Consistent with other demographic information, the central city areas had the lowest median (\$19,282) with Dickson city second (\$22,175). Cheatham and suburban Davidson had median incomes around \$26,000 while Sumner, Williamson and Wilson had medians above \$31,000.

Households below the poverty level are essentially those with less than \$10,000 annual income. In 1987 one-fourth of the central city households and one-fifth of the Dickson County households fit this definition; in Tennessee one-fifth of all households had 1987 incomes below \$10,000. At the other extreme almost one-third of the households in Williamson County had incomes above \$50,000.

#### Housing Data From Local Sources

Table 11 (p. 38) reports housing data from the Mid-Cumberland Council of Governments. The table compares housing units added in 1985 with the number of units needed annually for the years 1986 to 1990. Cheatham and Dickson are keeping pace with population growth, while Williamson and Wilson are well behind the needed pace. Sumner exceeded housing demands due to the addition of a large number of mobile homes; Davidson exceeded demand due to the addition of a large number of multifamily units.

Table 11 (p. 38) also shows cost and size information on sales of new and existing single family homes in 1986. The most expensive housing is in Williamson where the 1986 median cost was \$123,950; the high price tag was due mainly to the fact that the typical house was over 2,000 square feet in size.

#### Tourism in Nashville

An additional factor identified by the associational Population Task Group as significant was tourism. A special 1987 study prepared by the U.S. Travel Data Center for the Tennessee Department of Tourist Development indicated 6.4 million visits were made to Nashville during 1986, representing 13 million people. Over one-third of these visits occurred during the month of July, August and September. Forty-two percent of the visits were by individuals and 37 percent were by twosomes. Only 16 percent of the visits included persons under age 18. About half of the visitors stayed in paid accommodations. Twenty-eight percent of the visitors came from the East North Central states, 23 percent from the East South Central states, 20 percent from South Atlantic states, and 29 percent from the other six regions in the United States.

## CHAPTER 2

### DETAILED POPULATION CHARACTERISTICS FOR STUDY AREAS IN METROPOLITAN NASHVILLE

Tables 12 to 19 (pp. 41-56) and figures 3 to 16 (pp. 39-61) examine demographic data for individual study areas in the Nashville associational territory. Subject headings follow the same order as in chapter 1. Only the highlights of each subject are discussed. Individual churches are encouraged to use the data in the tables to plan ministries and outreach for their specific area(s).

The odd numbered figures in this chapter show selected population characteristics for the six-county metropolitan area, including the cities of Dickson, Ashland, Kingston Springs-Pegram (combined), Brentwood, Fairfield, Franklin, Goodlettsville and Hendersonville. The even numbered figures show corresponding data for 20 study areas in Davidson County. Areas 1-10 represent Nashville's central city and areas 11-20 represent Davidson County suburbs. The Davidson county study areas are numbered clockwise starting with area 1 in the downtown central business district.

Figure 3 (p. 39) shows the names and boundaries of the study areas in metropolitan Nashville. Figure 4 (p. 40) shows the numbers and boundaries for study areas in Davidson County. The appendix lists the individual census tracts that are included in each of the 20 Davidson County areas.

#### Population Trends in Study Areas

Table 12 (p. 41) indicates population trends for study areas. In 1987 the six largest population areas were area 14 (59,184), remainder of Williamson county (42,705), area 18 (33,918), area 8 (33,479), Hendersonville (31,181) and area 16 (30,063). These six areas accounted for one-third of the association's population. Seven areas contained less than 10,000 population: Ashland, Kingston Springs-Pegram, Dickson, Fairview, Goodlettsville and areas 1 and 19 in Davidson.

The fastest growing areas in Davidson are areas 14 (up 52%) and 15 (up 46%) in the southeastern part of the county and area 18 (up 31%) in the southwestern part of the county. These three areas have added 40,000 persons since 1980 and are expected to add 24,000 more by 1992. The Williamson County areas have grown 30 percent since 1980, except for the city of Franklin, up 18 percent. The western portion of Wilson has grown 29 percent. Figure 5 (p. 42) shows the 1987-1992 projected percentage change for the metropolitan Nashville areas.

Note that all ten central city areas in Nashville are losing population. The greatest losses have occurred in 9 (down 13% since 1980), 6 (down 12%), 2 (down 11%) and 3 (down 9%). Together these four areas have lost 12,000 persons since 1980 and are expected to lose another 7,000 by 1992. Figure 6 (p. 43) shows the 1987-1992 projected percentage change for all 20 Davidson county areas.

### Race and Ethnic Characteristics

As noted in chapter 1, race dynamics in Nashville are centered on the white and black populations. Only about one percent of the population is comprised of all other racial groups, representing about 6,500 people.

Table 13 (p. 44) shows two-thirds of the total black population in metropolitan Nashville are found in five areas: 2, 6, 9, 10 and 11. Table 14 (p. 45) shows that the percentage of black population in these areas ranges from 91 percent in area 9 to 39 percent in area 11. Other areas with high percentages of Blacks are area 1 (59%) and the city of Franklin (20%).

Except for the seven areas noted above, all remaining study areas were at least 85 percent White in 1987. Figure 7 (p. 46) graphically displays concentrations of white population for metropolitan Nashville. Figure 8 (p. 47) shows the concentrations for study areas in Davidson County.

Table 13 (p. 44) indicates all other racial groups are fairly evenly distributed throughout metropolitan Nashville. The largest numbers are Asian/Pacific Islanders in areas 8 (595) and 18 (427). Hispanics, representing one percent of the population, are also evenly distributed throughout the association. The largest concentrations of Hispanics are in areas 14 (608), 8 (250), 12 (350) and 9 (347).

### Population Transition by Study Areas

Tables 15 and 16 (pp. 48-49) report the numerical and percentage change in race and ethnicity by study areas. As population movement occurs, many churches may be impacted by the pattern of racial transition. If these trends continue, the biggest impact will be seen in the areas surrounding Nashville's central business district (area 1).

There are three basic patterns of population change. The first pattern is population decline for both Whites and Blacks. Areas 6 and 9 have experienced more than a 10 percent drop in both racial groups. Area 1 has experienced a 10 percent drop in white population and a slight drop in black population. All three areas will continue to have a majority black population. It is likely that most of the population decline is driven by commercial development. Some of the decline occurs as households are able to increase their financial status and move out of the inner city (note: these three areas are the poorest areas in Nashville--table 19, p. 56).

The second pattern of transition is the opposite of the first. Areas 14, 15, 16 and 18 in the southern corners of the county have had immigrations of both white and black populations. The black population is growing faster than the white population; however Blacks still represent less than 15 percent of the population in any of the four areas.

The third pattern of population change represents true racial transition. The remaining thirteen areas in Davidson County are experiencing net outmigrations of white population and immigrations of black population.

The heaviest transition is occurring in areas 3, 5, 8, 10 and 11--Nashville's older suburbs. In each of these areas there has been a decrease of 10 percent or more white population and an increase of 10 percent or more black population. Areas 10 and 11, in particular, appear to be drawing middle class black families from the central city.

Moderate transition is occurring in the remaining eight areas: 2, 4, 7, 12, 13, 17, 19 and 20. Except for area 2, the white population in these areas has declined less than 10 percent while the black population has increased more than 10 percent. The percentage of population who are Black will continue to rise but will represent less than 15 percent of the population in any of the seven areas. Area 2, which is 68 percent Black, is experiencing a large decline in white population and a small increase in black population.

As noted in chapter 1, all of the outlying counties are becoming more white as the growth of white population outpaces black population.

#### Age Structure for Study Areas

Table 17 (p. 50) shows the 1987 distribution of population by age groups for all study areas. As noted earlier central city Nashville has the highest concentrations of people aged 18 to 34 (34%) and people aged 55 or over (25%). In contrast the outlying counties have the highest concentrations of people under age 18 (32%) and people aged 35 to 54 (30%). The age structure of the suburban Davidson areas is close to the national distribution. The exceptions to this general pattern are discussed below.

Three study areas in central city Davidson have high concentrations of children under age 18. These are also the areas with the highest concentrations of black population. Thirty percent of area 10 is under age 18; this area represents the black, middle-income, family-oriented section of Nashville. About one-fourth of the population in areas 2 and 6 are under age 18; however these are the two poorest areas in Nashville with high concentrations of single parent families.

Area 15 has the highest concentration of children in suburban Davidson. Thirty percent of the population in this area is under age 18; 27 percent is between ages 25 and 34. This area represents young families with moderate incomes; the area is also high in renter-occupied housing.

The highest concentration of college-aged population is in areas 7 (27%) and 9 (20%). These two areas include students attending Vanderbilt and Tennessee State universities.

The area with the highest percentage of families with older children and teenagers is Brentwood in Williamson County; 27 percent of the population is between ages 6 and 17 and 40 percent is between ages 35 and 54.

There are six areas where the percentage of population aged 65 and over is greater than 18 percent: area 2 (25%), area 17 (21%), area 12 (19%), area 7 (19%), area 3 (18%) and area 9 (18%). Dickson County, Ashland city and Franklin city are the only areas outside Davidson County to have any significant concentrations of elderly population.

Figures 9 and 10 (pp. 52-53) show the distribution of population under age 18 for metropolitan Nashville and Davidson County, respectively. Figures 11 and 12 (pp. 54-55) show the distribution of population aged 65 and over.

Table 18 (p. 51) indicates how the age structure of individual study areas is projected to change between 1987 and 1992. Most of the areas in Davidson County will see a decline in children under age 18 while most of the outlying areas will experience strong growth for this age group. The exceptions inside Davidson are areas 14, 15 and 18 where the immigration of young families will bring significant increases in the number of children. People aged 55 and over are also immigrating to these three areas.

The 45 to 54 age cohort will be the fastest growing group in the association. The major growth of this age group will occur outside central city Nashville.

#### Family Status and Housing Tenure

Table 19 (p. 56) indicates 72 percent of metropolitan Nashville's households are comprised of families (two or more related individuals). The remaining 28 percent are comprised of nonfamily households (individuals living alone or with roommates). Most of the study areas outside Davidson county have an 80 percent or higher incidence of family households. The highest incidence of family households is in Brentwood (91%). The only areas inside Davidson with more than 80 percent family households are areas 10 and 19. Figures 13 and 14 (pp. 57-58) display the distribution of family households for metropolitan Nashville and Davidson County.

Areas with high concentrations of nonfamily households tend to be more difficult for churches to reach. There are three study areas in Nashville with 40 percent or more nonfamily households: area 7 (65%), area 1 (56%) and area 5 (44%). Other areas where at least one-third of the households are nonfamily include: area 6 (37%), area 9 (35%), area 16 (34%) and area 8 (34%).

The presence of family or nonfamily households usually corresponds with owner- and renter-occupied housing. Table 19 (p. 56) indicates with the exceptions of Ashland, Dickson and Franklin, all areas outside Davidson County show 80 percent or higher rates of household ownership. The highest percentage of ownership in Davidson is area 17 (79%). Only four of the ten central city areas have ownership rates above 60 percent; six of the ten areas in suburban Davidson have rates above 60 percent.

The highest percentages of renter-occupied housings are found in area 1 (75%), area 6 (68%), area 7 (66%), area 9 (65%), area 5 (65%) and area 2 (59%).

Table 19 (p. 56) also shows the percentage of total population that lives in group quarters. Group quarters is defined as housing where six or more unrelated individuals live; group quarters includes college dormitories, nursing homes, military barracks and prisons. High percentages of group quarters population is found in area 7 (21%, mostly students), area 9 (12%, mostly students), area 1 (11%, mostly elderly) and area 8 (8%, mostly inmates).

### Household Income for Study Areas

The final demographic characteristic to be considered is household income. Table 20 (p. 59) shows the median household income and the distribution of households by income groups for all study areas. Perhaps nowhere else is the great diversity of Nashville's households reflected than in income. Median household incomes range from \$12,756 in area 6 to \$49,368 in Brentwood.

Figure 15 (p. 60) shows the highest incomes are found in Williamson, Wilson and Sumner counties. The lowest incomes are found in central city Nashville and Dickson County.

Figure 16 (p. 61) shows income distributions for the study areas in Davidson County. Areas 1, 2, 6 and 9 have median household incomes below \$15,000. Areas 4, 14, 17 and 18 have incomes above \$30,000. In general, income levels rise as one moves from the central city business district to the outlying suburbs.

TABLES AND FIGURES

TABLE 1

## POPULATION CHARACTERISTICS IN FIVE SOUTHERN METROPOLITAN AREAS

	1986 Population	1986 Population Rank	1980-1986 Population Change	1980-1986 Res. Mem. Change	1986-2000 Population Change	1980 Percent White	1980 Percent Black
Charlotte	1,065,400	35	9.7%	6.0%	16.2%	79.0%	20.0%
Oklahoma City	982,900	38	14.2	13.3	15.8	85.6	9.1
Memphis	959,900	41	5.0	-0.8	5.0	59.3	39.9
NASHVILLE	930,700	43	9.4	4.4	11.2	83.0	16.1
Greensboro	899,500	45	5.6	3.7	12.1	80.3	19.0
All 44 Megas	123,926,400	N/A	7.3	9.6	11.3	79.8	13.9
United States	241,077,000	N/A	6.4%	6.3%	10.9%	83.1%	11.7%

Source: Program Research Department, Home Mission Board, SBC.

TABLE 2

## SBC CHARACTERISTICS IN FIVE SOUTHERN METROPOLITAN AREAS

	1986 SBC Churches	1986 Population Per Church	1980 White Population Per Church	1986 Resident Members	1986 Average Church Size	1986 Population SBC	1986 Percent Lost
Charlotte	440	2,421	1,823	151,379	344	14.2%	48.0%
Oklahoma City	219	4,488	3,493	130,226	595	13.2	57.0
Memphis	179	5,360	3,078	110,272	616	11.5	51.0
NASHVILLE	253	3,679	2,801	107,420	425	11.5	59.0
Greensboro	286	3,145	2,399	96,672	338	10.7	57.0
All 44 Megas	6,619	18,723	14,859	2,705,373	409	2.2	72.0
United States	37,156	6,488	5,254	10,379,328	279	4.3%	69.0%

Source: Program Research Department, Home Mission Board, SBC.

TABLE 3

## POPULATION TRENDS IN THE NASHVILLE BAPTIST ASSOCIATION, 1980-1992

Study Area	Population			Change 1980-1987		Change 1987-1992	
	1980	1987	1992	Number	Percent	Number	Percent
Cheatham County	21,616	25,181	27,550	3,565	16.5%	2,369	9.4%
Davidson County	477,811	500,861	515,127	23,050	4.8	14,266	2.8
City	237,254	218,903	207,828	(18,351)	-7.7	(11,075)	-5.1
Suburb	240,557	281,822	307,165	41,265	17.2	25,343	9.0
Dickson County	30,037	32,878	34,726	2,841	9.5	1,848	5.6
Sumner County (pt)	38,513	45,606	50,191	7,093	18.4	4,585	10.1
Williamson County	58,108	74,300	85,192	16,192	27.9	10,892	14.7
Wilson County (pt)	12,145	15,719	18,005	3,574	29.4	2,286	14.5
ASSOCIATIONAL TOTAL	638,230	694,545	730,791	56,315	8.8	36,246	5.2
TENNESSEE	4,591,120	4,834,309	4,986,348	243,189	5.3	152,039	3.1
UNITED STATES	---	---	---	---	7.4%	---	4.4%

Source: Urban Decision Systems, Los Angeles, CA.

TABLE 4  
COMPONENTS OF POPULATION CHANGE 1980-1987

	1980	Births	Deaths	Net Migration	Net Change	Percent Change	1986
Cheatham	21,616	2,000	1,000	2,100	3,100	14.3%	24,700
Davidson	477,811	46,500	26,700	300	20,100	4.2	497,900
Dickson	30,037	2,800	1,800	1,500	2,500	8.3	32,500
Sumner	85,790	8,000	3,900	6,800	10,900	12.7	96,600
Williamson	58,108	5,400	2,600	11,200	14,000	24.1	72,100
Wilson	56,064	5,100	2,800	5,700	8,000	14.3	64,100
Six County Total	729,426	69,800	38,800	27,600	58,600	8.0	787,900
Tennessee	4,591,120	416,000	260,000	55,000	212,000	4.6%	4,803,000

Source: Statistical Information Staff, Population Division, Bureau of the Census, 1988.

TABLE 5  
ETHNIC/RACE DISTRIBUTION, 1987

Study Area	White	Black	American Indian	Asian/ Pacif. Is.	Other	Hispanic
Cheatham County	97.6%	2.2%	0.1%	0.1%	0.0%	0.7%
Davidson County	75.1	23.8	0.1	0.6	0.4	0.9
City	55.6	42.0	0.1	0.7	0.6	1.0
Suburb	89.1	9.2	0.1	0.5	0.2	0.7
Dickson County	94.7	5.2	0.1	0.1	0.0	0.8
Sumner County (pt)	97.5	2.0	0.1	0.2	0.1	0.6
Williamson County	92.3	7.3	0.1	0.2	0.1	0.7
Wilson County (pt)	94.5	5.2	0.1	0.1	0.0	0.4
ASSOCIATIONAL TOTAL	80.6	18.5	0.1	0.5	0.3	0.8
TENNESSEE	83.3	16.1	0.1	0.4	0.2	1.0
UNITED STATES	84.9%	12.3%	0.7%	1.7%	0.4%	7.5%

Source: Urban Decision Systems, Los Angeles, CA.

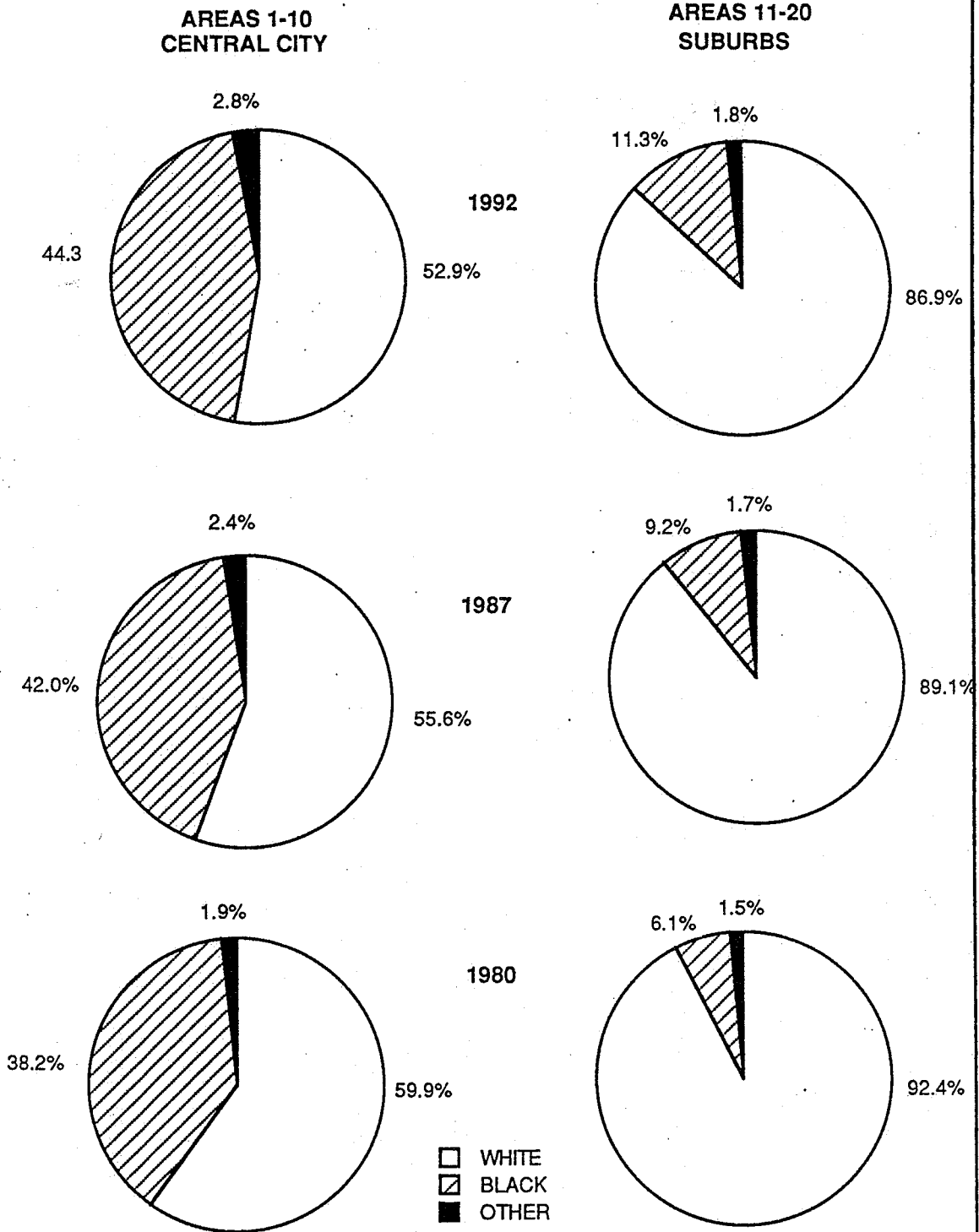
TABLE 6

## RACE/ETHNICITY IN THE NASHVILLE BAPTIST ASSOCIATION, CHANGE 1980-1987

Study Area	White	Black	American Indian	Asian/ Pacif. Is.	Other	Hispanic
Cheatham County	3,610	(52)	3	3	0	40
Davidson County	8,922	12,845	156	662	465	580
City	(20,330)	1,502	47	239	189	218
Suburb	29,097	11,403	111	441	207	315
Dickson County	2,802	35	1	2	1	85
Sumner County (pt)	6,914	143	11	16	9	46
Williamson County	15,901	216	15	41	20	146
Wilson County (pt)	3,423	141	3	5	2	11
ASSOCIATIONAL TOTAL	41,572	13,328	189	729	497	908
TENNESSEE	---	---	---	---	---	---
UNITED STATES	---	---	---	---	---	---

Source: Urban Decision Systems, Los Angeles, CA.

### CHANGE IN RACIAL STRUCTURE OF DAVIDSON COUNTY, TENNESSEE, 1980-1992



Source: Urban Decision Systems, Los Angeles, CA.

Fig. 1--Change in Racial Structure of Davidson County, Tennessee, 1980-1992.

TABLE 7  
DISTRIBUTION OF AGE GROUPS, 1987

Study Area	0-5	6-17	18-24	25-34	35-44	45-54	55-64	65 and Over
Cheatham County	10.2%	21.8%	8.7%	16.6%	18.0%	9.7%	6.4%	8.6%
Davidson County	8.2	13.8	13.0	20.0	13.1	10.1	8.9	12.9
City	8.0	13.0	15.2	19.2	10.5	9.1	9.3	15.7
Suburb	8.4	14.4	11.2	20.7	15.1	10.9	8.6	10.7
Dickson County	9.3	20.1	9.1	14.6	15.6	10.1	7.9	13.3
Sumner County (pt)	9.6	23.3	8.2	16.5	21.5	9.8	5.9	5.2
Williamson County	10.3	21.2	7.1	15.8	20.2	10.8	6.5	8.1
Wilson County (pt)	10.4	24.1	5.8	18.4	23.4	9.0	4.9	4.0
ASSOCIATIONAL TOTAL	8.7	16.0	11.5	18.9	14.9	10.1	8.2	11.5
TENNESSEE	9.2	17.5	10.8	17.2	14.7	9.8	8.5	12.3
UNITED STATES	9.3%	16.9%	11.1%	17.7%	14.2%	9.6%	9.0%	12.3%

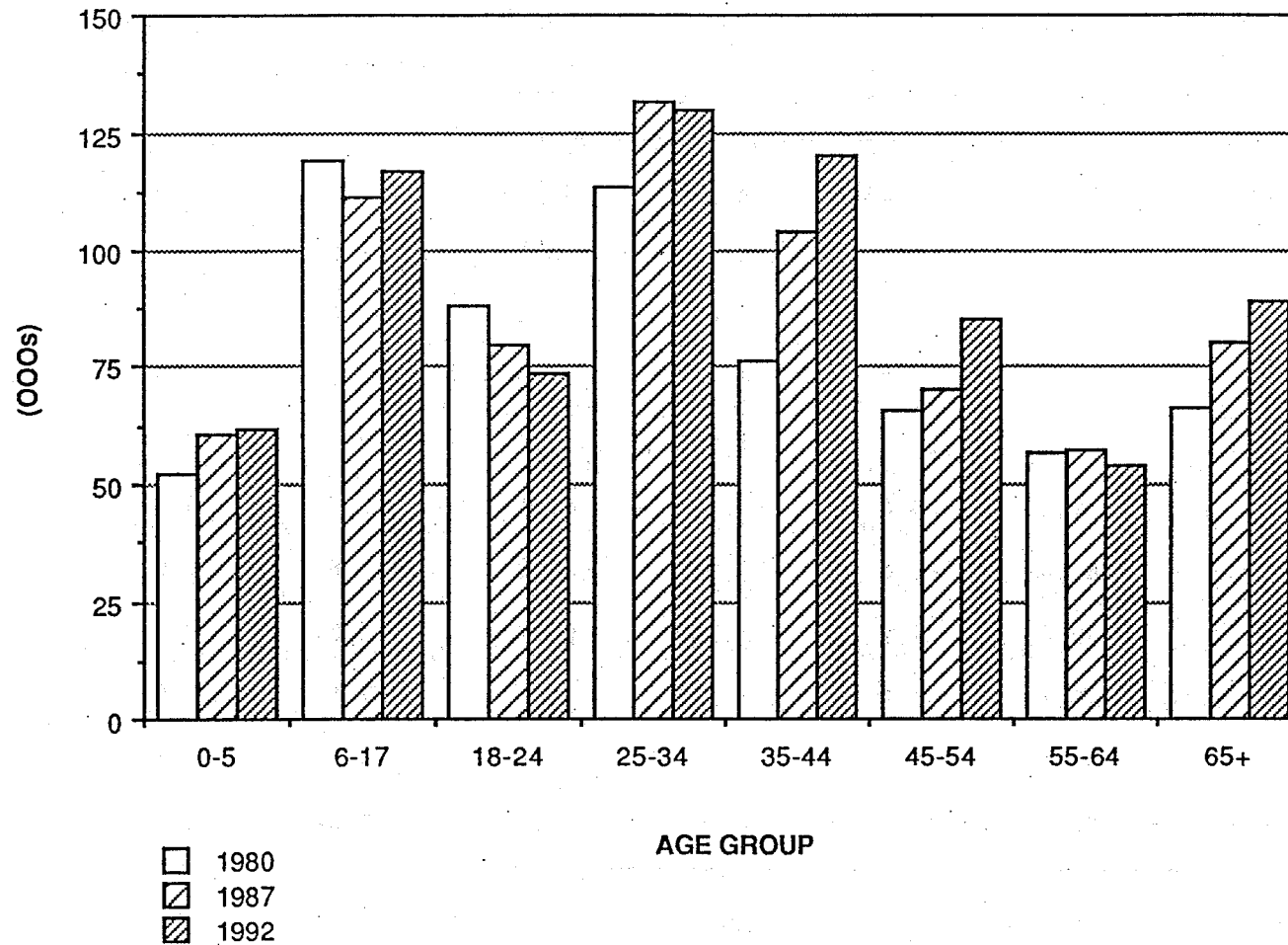
Source: Urban Decision Systems, Los Angeles, CA.

TABLE 8  
CHANGE IN AGE GROUPS BY STUDY AREAS, 1987-1992

Study Area	0-5	6-17	18-24	25-34	35-44	45-54	55-64	65 and Over
Cheatham County	8.9%	14.9%	-8.3%	-3.0%	22.7%	24.8%	-9.5%	7.2%
Davidson County	-1.1	-2.6	-8.4	-0.8	10.9	19.6	-5.0	12.2
City	-9.8	-13.1	-14.2	-5.9	-1.5	8.1	-11.0	7.4
Suburb	5.3	4.9	-2.2	2.9	17.6	27.0	0.1	17.6
Dickson County	2.4	10.0	-9.7	-5.1	18.0	21.4	-11.2	7.0
Sumner County (pt)	4.9	15.2	-6.9	-6.4	23.0	26.2	-5.1	9.1
Williamson County	14.6	20.5	-7.1	-0.3	28.5	30.6	-7.1	9.2
Wilson County (pt)	11.8	21.5	-9.3	-2.1	27.8	27.8	-6.1	8.5
ASSOCIATIONAL TOTAL	2.3	4.8	-8.3	-1.3	16.1	21.7	-5.6	11.4
TENNESSEE	0.4	4.2	-11.0	-3.7	14.6	18.1	-7.9	7.7
UNITED STATES	2.0%	4.2%	-8.8%	-1.3%	15.4%	19.2%	-4.6%	9.2%

Source: Urban Decision Systems, Los Angeles, CA.

CHANGE IN AGE STRUCTURE IN NASHVILLE, TENNESSEE,  
1980-1992



Source: Urban Decision Systems, Los Angeles, CA.

Fig. 2--Change in Age Structure in Nashville, Tennessee, 1980-1992

TABLE 9

## PERCENT OWNER/RENTER AND HOUSEHOLD TYPE, 1987

Study Area	Owner-Occupied	Renter-Occupied	Total Households	Family Households	Non-Family Households	Population in Group Quarters
Cheatham County	84.8%	15.2%	8,613	84.1%	15.9%	0.5%
Davidson County	55.7	44.3	215,173	68.8	31.2	3.9
City	47.5	52.5	94,093	63.4	36.6	7.0
Suburb	62.1	37.9	120,756	72.9	27.1	1.5
Dickson County	80.4	19.6	11,914	80.3	19.7	0.5
Sumner County (pt)	79.6	20.4	15,190	86.3	13.7	0.1
Williamson County	83.4	16.6	25,036	85.2	14.8	0.6
Wilson County (pt)	92.4	7.6	5,192	88.2	11.8	0.0
ASSOCIATIONAL TOTAL	62.1	37.9	281,118	72.5	27.5	2.9
TENNESSEE	68.6	31.4	---	76.1	23.9	2.3
UNITED STATES	64.5%	35.5%	---	72.0%	28.0%	2.5%

Source: Urban Decision Systems, Los Angeles, CA.

TABLE 10

## HOUSEHOLD INCOME BY STUDY AREAS, 1987

Study Area	Under \$10,000	\$10,000- \$19,999	\$20,000- \$29,999	\$30,000- \$39,999	\$40,000- \$49,999	\$50,000 Or More	Median Household Income
Cheatham County	15.6%	21.5%	22.7%	15.1%	9.1%	16.1%	\$ 25,947
Davidson County	17.8	22.7	19.2	14.4	9.8	16.2	25,006
City	25.4	26.5	17.7	11.6	7.3	11.5	19,282
Suburb	11.7	19.7	20.3	16.6	11.8	19.9	26,168
Dickson County	20.7	24.3	23.1	14.0	7.9	10.0	22,175
Sumner County (pt)	9.1	15.3	21.6	19.4	14.0	20.7	31,950
Williamson County	11.7	16.0	14.9	14.2	12.3	30.9	35,398
Wilson County (pt)	8.3	12.5	20.2	21.5	16.0	21.6	34,218
ASSOCIATIONAL TOTAL	16.6	21.5	19.2	14.8	10.3	17.6	26,423
TENNESSEE	21.6	24.2	20.3	13.1	8.5	12.4	22,017
UNITED STATES	17.8%	23.0%	19.5%	14.3%	10.1%	16.3%	\$ 25,227

Source: Urban Decision Systems, Los Angeles, CA.

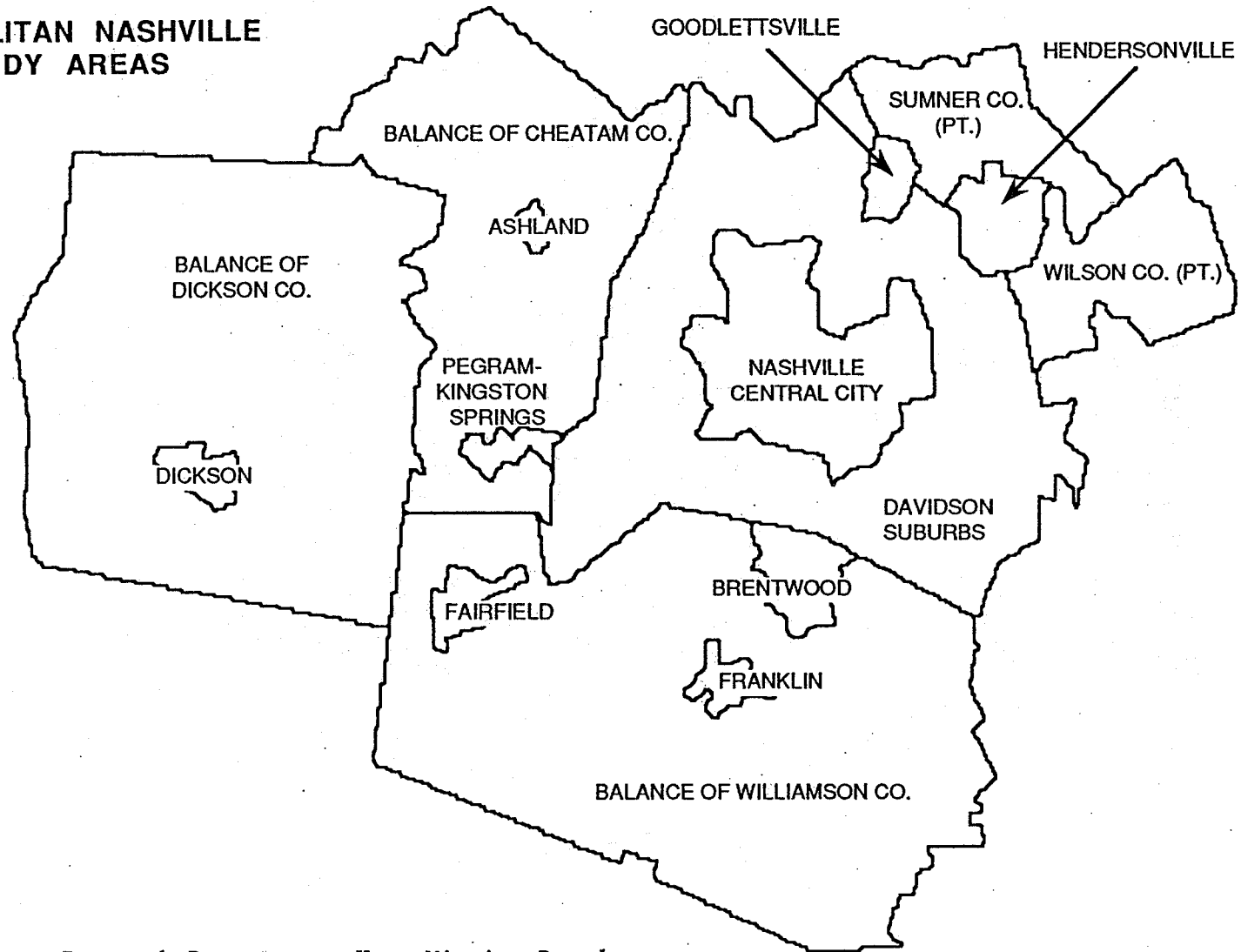
TABLE 11

## SELECTED HOUSING CHARACTERISTICS FOR NASHVILLE, TENNESSEE

	Housing Additions for 1985				Housing Units Needed Annually 1986-90	Single Family Home Sales for New and Existing Homes, 1986		
	Single Family	Multi- Family	Mobile Home	Total		Median Price	Median Size	Median Price/ Sq. Ft.
Ceatham	265	9	117	391	430	32,900	1,250	\$25.69
Davidson	1,486	9,094	59	10,639	3,028	70,000	1,296	51.77
Dickson	342	6	322	670	546	42,500	1,200	34.67
Sumner	1,798	292	599	2,689	1,900	58,627	1,245	44.22
Williamson	1,155	58	87	1,300	2,373	123,950	2,190	55.45
Wilson	577	68	128	773	1,911	73,700	1,429	50.77
TOTAL	5,623	9,527	1,312	16,462	10,188	N/A	N/A	N/A

Source: Mid-Cumberland Council of Governments.

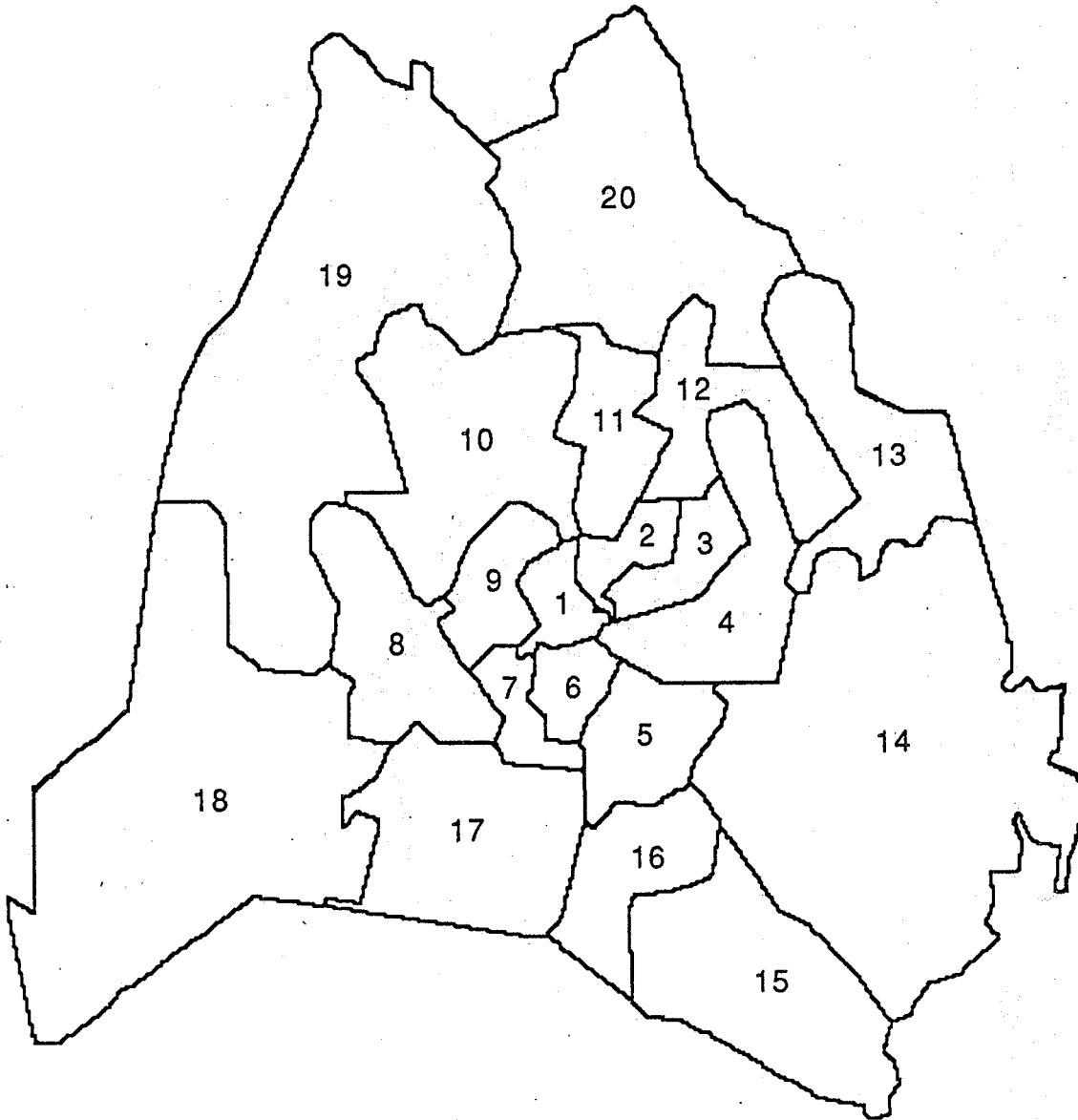
**METROPOLITAN NASHVILLE  
STUDY AREAS**



Source: Program Research Department, Home Mission Board

Fig. 3--Metropolitan Nashville Study Areas, 1987.

### DAVIDSON COUNTY STUDY AREAS



Source: Program Research Department, Home Mission Board

Fig. 4--Davidson County, Tennessee, Study Areas, 1987

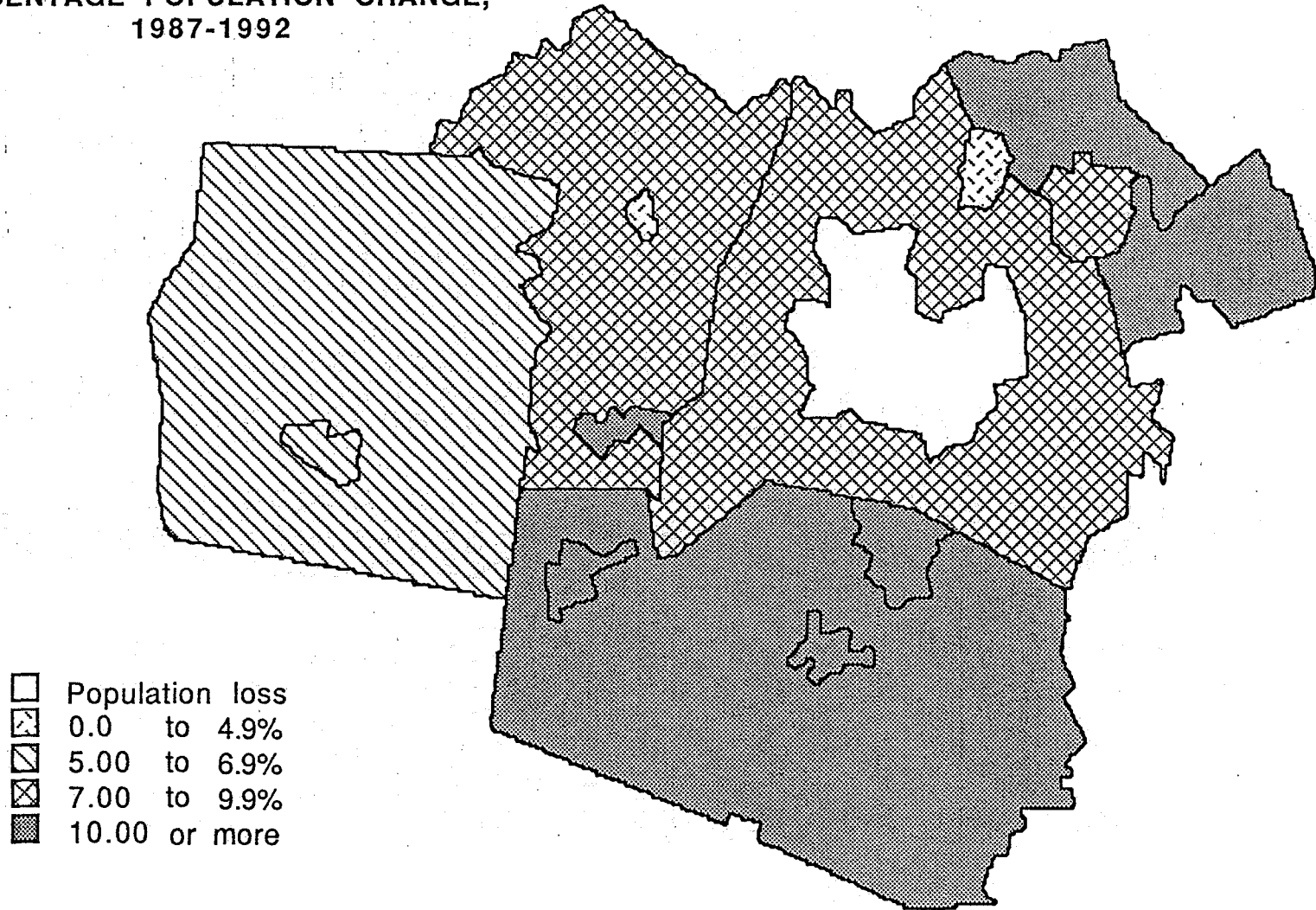
TABLE 12

## STUDY AREAS IN THE NASHVILLE BAPTIST ASSOCIATION

Study Area	Population by Study Areas			Change 1980-1987		Change 1987-1992	
	1980	1987	1992	Number	Percent	Number	Percent
CHEATHAM COUNTY	21,616	25,181	27,550	3,565	16.5%	2,369	9.4%
Ashland	2,329	2,434	2,525	105	4.5	91	3.7
Kings Spgs-Pegram	2,098	2,533	2,818	435	20.7	285	11.3
Remainder	17,189	20,214	22,207	3,025	17.6	1,993	9.9
DAVIDSON COUNTY	477,811	500,861	515,127	23,050	4.8	14,266	2.8
1	6,216	5,862	5,667	(354)	-5.7	(195)	-3.3
2	28,401	25,244	23,341	(3,157)	-11.1	(1,903)	-7.5
3	20,132	18,269	17,131	(1,863)	-9.3	(1,138)	-6.2
4	16,034	15,026	14,419	(1,008)	-6.3	(607)	-4.0
5	29,474	27,723	26,662	(1,751)	-5.9	(1,061)	-3.8
6	22,077	19,416	17,820	(2,661)	-12.1	(1,596)	-8.2
7	23,754	23,531	23,393	(223)	-0.9	(138)	-0.6
8	36,046	33,479	31,906	(2,567)	-7.1	(1,573)	-4.7
9	30,844	26,968	24,656	(3,876)	-12.6	(2,312)	-8.6
10	24,276	23,385	22,833	(891)	-3.7	(552)	-2.4
11	22,068	22,174	22,237	106	0.5	63	0.3
12	28,185	28,905	29,356	720	2.6	451	1.6
13	21,989	22,084	22,148	95	0.4	64	0.3
14	37,660	59,184	72,398	21,524	57.2	13,214	22.3
15	20,198	29,529	35,256	9,331	46.2	5,727	19.4
16	28,145	30,063	31,235	1,918	6.8	1,172	3.9
17	27,527	26,936	26,576	(591)	-2.1	(360)	-1.3
18	25,843	33,918	38,880	8,075	31.2	4,962	14.6
19	7,861	7,311	6,971	(550)	-7.0	(340)	-4.7
20	21,081	21,718	22,108	637	3.0	390	1.8
Goodlettsville	8,327	9,025	9,465	698	8.4	440	4.9
DICKSON COUNTY	30,037	32,878	34,726	2,841	9.5	1,848	5.6
Dickson	7,040	7,657	8,075	617	8.8	418	5.5
Remainder	22,997	25,221	26,651	2,224	9.7	1,430	5.7
SUMNER COUNTY (pt)	38,513	45,606	50,191	7,093	18.4	4,585	10.1
Hendersonville	26,561	31,181	34,179	4,620	17.4	2,998	9.6
Remainder	11,952	14,425	16,012	2,473	20.7	1,587	11.0
WILLIAMSON COUNTY	58,108	74,300	85,192	16,192	27.9	10,892	14.7
Brentwood	9,431	12,290	14,194	2,859	30.3	1,904	15.5
Fairview	3,648	4,706	5,417	1,058	29.0	711	15.1
Franklin	12,407	14,599	16,117	2,192	17.7	1,518	10.4
Remainder	32,622	42,705	49,464	10,083	30.9	6,759	15.8
WILSON COUNTY (pt)	12,145	15,719	18,005	3,574	29.4	2,286	14.5
TOTAL ASSOCIATION	638,230	694,545	730,791	56,315	8.8%	36,246	5.2%

Source: Urban Decision Systems, Los Angeles, CA.

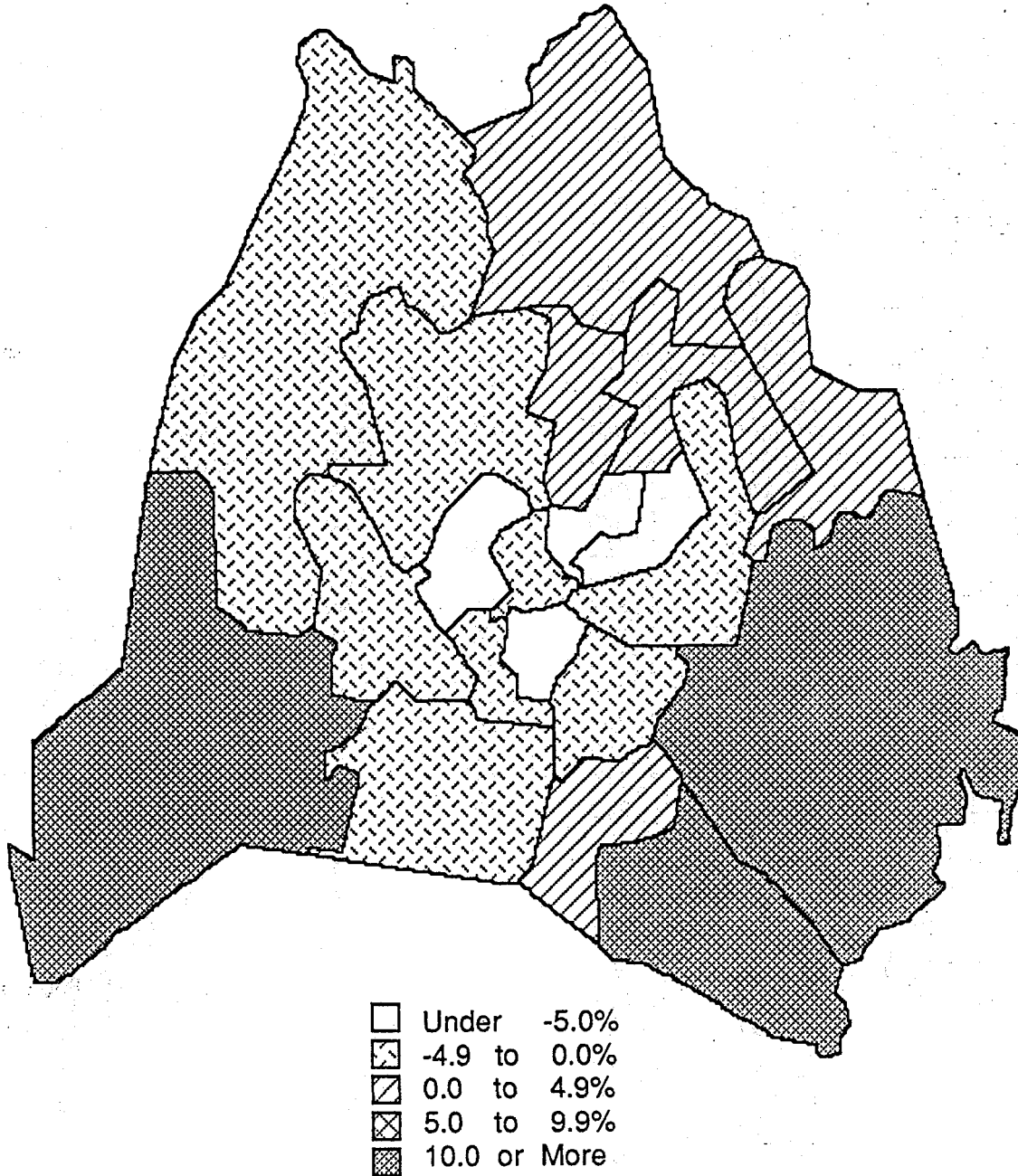
PERCENTAGE POPULATION CHANGE,  
1987-1992



Source: Urban Decision Systems, Los Angeles, CA.

Fig. 5--Percentage Change in Population in Metropolitan Nashville by Study Areas, 1987-1992.

## PERCENTAGE POPULATION CHANGE, 1987-1992



Source: Urban Decision Systems, Los Angeles, CA.

Fig. 6--Percentage Change in Population in Davidson County, Tennessee, by Study Areas, 1987-1992.

TABLE 13

## RACE/ETHNICITY IN THE NASHVILLE BAPTIST ASSOCIATION, 1987

Study Area	White	Black	American Indian	Asian/ Pacif. Is.	Other	Hispanic
CHEATHAM COUNTY	24,586	543	26	22	3	168
Ashland	2,273	152	9	1	0	5
Kings Spgs-Pegram	2,447	79	2	4	2	23
Remainder	19,866	312	15	17	1	140
DAVIDSON COUNTY	376,096	119,002	701	2,972	2,090	4,321
1	2,291	3,443	14	104	10	168
2	8,007	17,113	32	23	69	273
3	15,529	2,646	22	19	53	202
4	14,247	665	26	50	38	145
5	23,562	3,702	39	229	191	174
6	3,782	15,209	18	62	345	230
7	20,106	2,949	15	272	189	229
8	29,000	3,568	99	595	216	350
9	2,235	24,473	23	75	162	347
10	4,244	19,042	16	21	62	92
11	13,344	8,690	31	50	59	145
12	26,671	2,012	45	126	50	350
13	20,562	1,319	58	112	32	158
14	54,812	3,839	90	244	199	608
15	26,545	2,682	50	141	111	186
16	26,522	3,268	48	145	79	183
17	25,992	696	20	194	34	56
18	31,612	1,757	30	427	92	234
19	6,981	307	5	9	9	50
20	20,007	1,576	23	93	19	94
Goodlettsville	8,675	313	12	20	5	45
DICKSON COUNTY	31,121	1,707	18	21	11	275
Dickson	7,213	428	3	9	4	60
Remainder	23,908	1,279	15	12	7	215
SUMNER COUNTY (pt)	44,481	903	66	101	55	284
Hendersonville	30,344	671	45	81	39	154
Remainder	14,137	232	21	20	16	130
WILLIAMSON COUNTY	68,590	5,416	58	159	78	527
Brentwood	12,066	129	3	65	26	31
Fairview	4,673	16	7	4	6	46
Franklin	11,614	2,946	17	14	8	170
Remainder	40,237	2,325	31	76	38	280
WILSON COUNTY (pt)	14,847	825	17	23	7	64
TOTAL ASSOCIATION	559,721	128,396	886	3,298	2,244	5,639

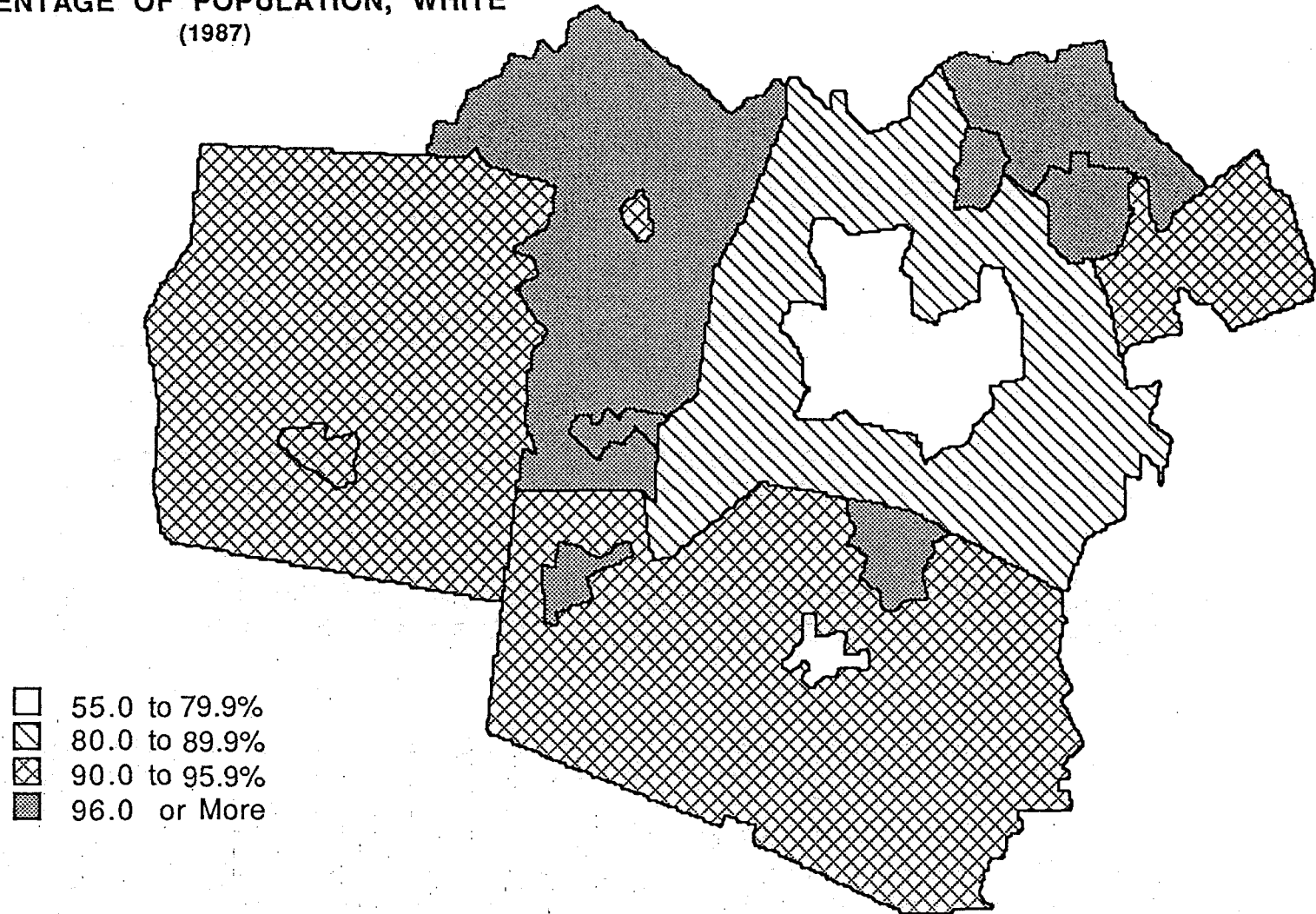
TABLE 14

## ETHNIC/RACE DISTRIBUTION, 1987

Study Area	White	Black	American Indian	Asian/ Pacif. Is.	Other	Hispanic
CHEATHAM COUNTY	97.6%	2.2%	0.1%	0.1%	0.0%	0.7%
Ashland	93.4	6.2	0.4	0.0	0.0	0.2
Kings Spgs-Pegram	96.6	3.1	0.1	0.2	0.1	0.9
Remainder	98.3	1.5	0.1	0.1	0.0	0.7
DAVIDSON COUNTY	75.1	23.8	0.1	0.6	0.4	0.9
1	39.1	58.7	0.2	1.8	0.2	2.9
2	31.7	67.8	0.1	0.1	0.3	1.1
3	85.0	14.5	0.1	0.1	0.3	1.1
4	94.8	4.4	0.2	0.3	0.3	1.0
5	85.0	13.4	0.1	0.8	0.7	0.6
6	19.5	78.3	0.1	0.3	1.8	1.2
7	85.4	12.5	0.1	1.2	0.8	1.0
8	86.6	10.7	0.3	1.8	0.6	1.0
9	8.3	90.7	0.1	0.3	0.6	1.3
10	18.1	81.4	0.1	0.1	0.3	0.4
11	60.2	39.2	0.1	0.2	0.3	0.7
12	92.3	7.0	0.2	0.4	0.2	1.2
13	93.1	6.0	0.3	0.5	0.1	0.7
14	92.6	6.5	0.2	0.4	0.3	1.0
15	89.9	9.1	0.2	0.5	0.4	0.6
16	88.2	10.9	0.2	0.5	0.3	0.6
17	96.5	2.6	0.1	0.7	0.1	0.2
18	93.2	5.2	0.1	1.3	0.3	0.7
19	95.5	4.2	0.1	0.1	0.1	0.7
20	92.1	7.3	0.1	0.4	0.1	0.4
Goodlettsville	96.1	3.5	0.1	0.2	0.1	0.5
DICKSON COUNTY	94.7	5.2	0.1	0.1	0.0	0.8
Dickson	94.2	5.6	0.0	0.1	0.1	0.8
Remainder	94.8	5.1	0.1	0.0	0.0	0.9
SUMNER COUNTY (pt)	97.5	2.0	0.1	0.2	0.1	0.6
Hendersonville	97.3	2.2	0.1	0.3	0.1	0.5
Remainder	98.0	1.6	0.1	0.1	0.1	0.9
WILLIAMSON COUNTY	92.3	7.3	0.1	0.2	0.1	0.7
Brentwood	98.2	1.0	0.0	0.5	0.2	0.3
Fairview	99.3	0.3	0.1	0.1	0.1	1.0
Franklin	79.6	20.2	0.1	0.1	0.1	1.2
Remainder	94.2	5.4	0.1	0.2	0.1	0.7
WILSON COUNTY (pt)	94.5	5.2	0.1	0.1	0.0	0.4
TOTAL ASSOCIATION	80.6%	18.5%	0.1%	0.5%	0.3%	0.8%

Source: Urban Decision Systems, Los Angeles, CA.

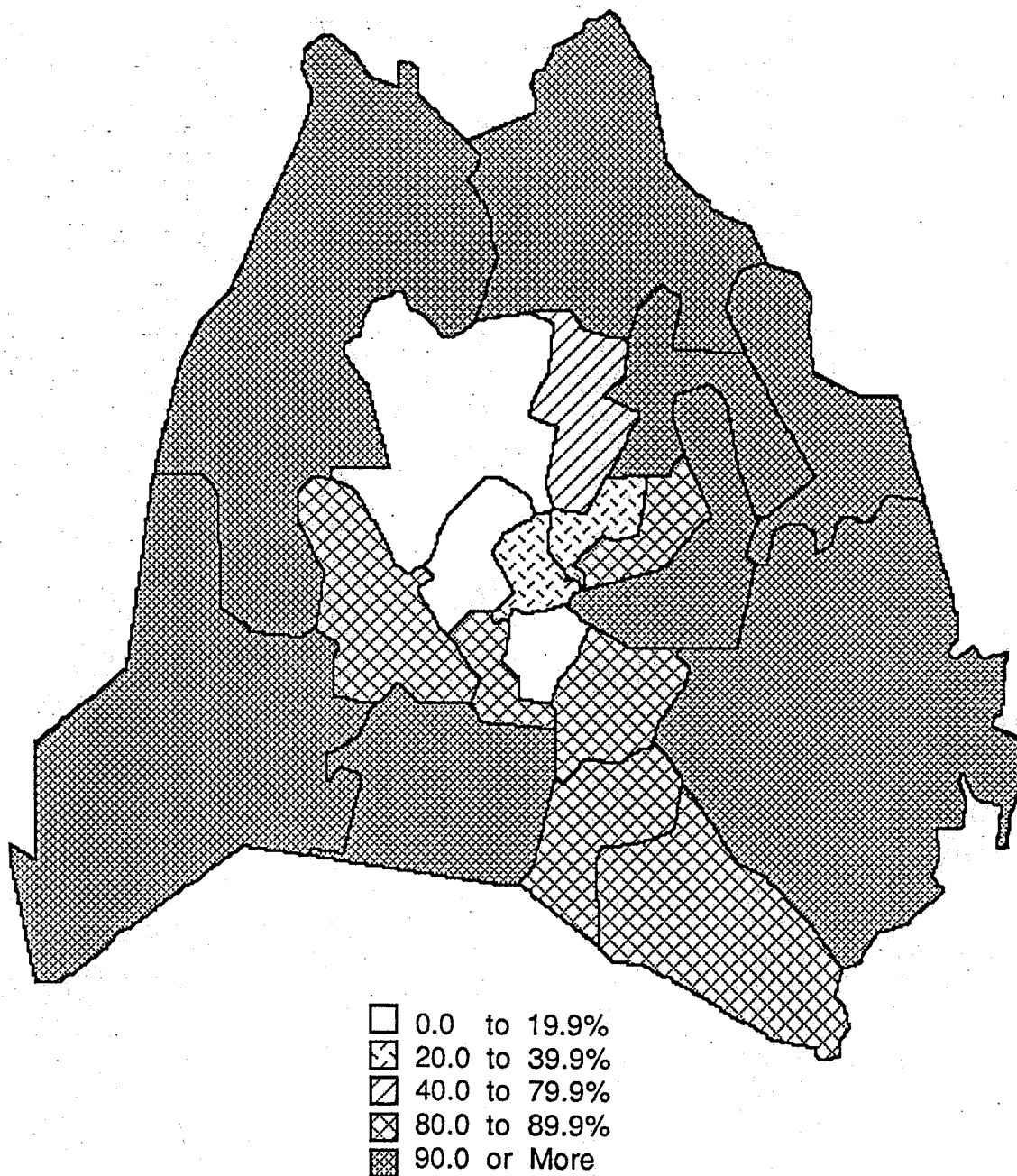
PERCENTAGE OF POPULATION, WHITE  
(1987)



Source: Urban Decision Systems, Los Angeles, CA.

Fig. 7--Percentage of Population, White, in Metropolitan Nashville by Study Areas, 1987.

PERCENTAGE OF POPULATION, WHITE  
(1987)



Source: Urban Decision Systems, Los Angeles, CA.

Fig. 8--Percentage of Population, White, in Davidson County, Tennessee, by Study Areas, 1987

TABLE 15

## NUMBER CHANGE IN RACE/ETHNICITY, 1980-87

Study Area	White	Black	American Indian	Asian/ Pacif. Is.	Other	Hispanic
CHEATHAM COUNTY	3,610	(52)	3	3	0	40
Ashland	101	3	2	0	0	0
Kings Spgs-Pegram	440	(6)	0	0	0	8
Remainder	3,069	(49)	1	3	0	32
DAVIDSON COUNTY	8,922	12,845	156	662	465	580
1	(266)	(126)	4	31	3	80
2	(3,642)	483	1	0	1	31
3	(2,968)	1,100	1	1	3	37
4	(1,296)	258	7	13	10	35
5	(3,165)	1,332	7	41	34	(31)
6	(977)	(1,756)	3	10	59	34
7	(1,057)	826	0	5	3	(56)
8	(3,808)	1,051	20	124	45	29
9	(288)	(3,645)	5	16	35	78
10	(2,863)	1,979	(1)	(2)	(4)	(19)
11	(3,112)	3,191	6	10	11	2
12	(232)	911	8	23	9	56
13	(403)	452	13	25	7	9
14	19,261	2,031	39	106	86	276
15	7,946	1,283	17	47	37	21
16	571	1,294	9	28	15	(32)
17	(1,148)	507	4	39	7	(33)
18	6,867	1,023	10	143	31	34
19	(619)	69	0	0	0	6
20	(34)	642	5	20	4	(24)
Goodlettsville	574	115	3	5	1	(14)
DICKSON COUNTY	2,802	35	1	2	1	85
Dickson	646	(30)	0	0	0	12
Remainder	2,156	65	1	2	1	73
SUMNER COUNTY (pt)	6,914	143	11	16	9	46
Hendersonville	4,486	106	8	13	6	14
Remainder	2,428	37	3	3	3	32
WILLIAMSON COUNTY	15,901	216	15	41	20	146
Brentwood	2,882	(47)	0	15	6	(19)
Fairview	1,057	(4)	2	1	2	18
Franklin	2,020	162	4	4	2	61
Remainder	9,942	105	9	21	10	86
WILSON COUNTY (pt)	3,423	141	3	5	2	11
TOTAL ASSOCIATION	41,572	13,328	189	729	497	908

Source: Urban Decision Systems, Los Angeles, CA.

TABLE 16

## PERCENTAGE CHANGE IN RACE/ETHNICITY, 1980-87

Study Area	White	Black	American Indian	Asian/ Pacif. Is.	Other	Hispanic
CHEATHAM COUNTY	17.2%	-8.7%	13.0%	15.8%	0.0%	31.3%
Ashland	4.7	2.0	28.6	0.0	0.0	0.0
Kings Spgs-Pegram	21.9	-7.1	0.0	0.0	0.0	53.3
Remainder	18.3	-13.6	7.1	21.4	0.0	29.6
DAVIDSON COUNTY	2.4	12.1	28.6	28.7	28.6	15.5
1	-10.4	-3.5	40.0	42.5	42.9	90.9
2	-31.3	2.9	3.2	0.0	1.5	12.8
3	-16.0	71.2	4.8	5.6	6.0	22.4
4	-8.3	63.4	36.8	35.1	35.7	31.8
5	-11.8	56.2	21.9	21.8	21.7	-15.1
6	-20.5	-10.4	20.0	19.2	20.6	17.3
7	-5.0	38.9	0.0	1.9	1.6	-19.6
8	-11.6	41.8	25.3	26.3	26.3	9.0
9	-11.4	-13.0	27.8	27.1	27.6	29.0
10	-40.3	11.6	-5.9	-8.7	-6.1	-17.1
11	-18.9	58.0	24.0	25.0	22.9	1.4
12	-0.9	82.7	21.6	22.3	22.0	19.0
13	-1.9	52.1	28.9	28.7	28.0	6.0
14	54.2	112.3	76.5	76.8	76.1	83.1
15	42.7	91.7	51.5	50.0	50.0	12.7
16	2.2	65.6	23.1	23.9	23.4	-14.9
17	-4.2	268.3	25.0	25.2	25.9	-37.1
18	27.8	139.4	50.0	50.4	50.8	17.0
19	-8.1	29.0	0.0	0.0	0.0	13.6
20	-0.2	68.7	27.8	27.4	26.7	-20.3
Goodlettsville	7.1	58.1	33.3	33.3	25.0	-23.7
DICKSON COUNTY	9.9	2.1	5.9	10.5	10.0	44.7
Dickson	9.8	-6.6	0.0	0.0	0.0	25.0
Remainder	9.9	5.4	7.1	20.0	16.7	51.4
SUMNER COUNTY (pt)	18.4	18.8	20.0	18.8	19.6	19.3
Hendersonville	17.3	18.8	21.6	19.1	18.2	10.0
Remainder	20.7	19.0	16.7	17.6	23.1	32.7
WILLIAMSON COUNTY	30.2	4.2	34.9	34.7	34.5	38.3
Brentwood	31.4	-26.7	0.0	30.0	30.0	-38.0
Fairview	29.2	-20.0	40.0	33.3	50.0	64.3
Franklin	21.1	5.8	30.8	40.0	33.3	56.0
Remainder	32.8	4.7	40.9	38.2	35.7	44.3
WILSON COUNTY (pt)	30.0	20.6	21.4	27.8	40.0	20.8
TOTAL ASSOCIATION	8.0%	11.6%	27.1%	28.4%	28.4%	19.2%

Source: Urban Decision Systems, Los Angeles, CA.

TABLE 17  
DISTRIBUTION OF AGE GROUPS, 1987

Study Area	0-5	6-17	18-24	25-34	35-44	45-54	55-64	65 and Over
CHEATHAM COUNTY	10.2%	21.8%	8.7%	16.6%	18.0%	9.7%	6.4%	8.6%
Ashland	7.5	20.1	11.1	13.6	15.2	11.5	6.6	14.3
Kings Spgs-Pegram	11.0	20.0	9.1	18.3	17.9	9.8	5.9	7.9
Remainder	10.5	22.2	8.4	16.7	18.3	9.4	6.5	8.1
DAVIDSON COUNTY	8.2	13.8	13.0	20.0	13.1	10.1	8.9	12.9
1	4.9	8.0	11.8	16.5	11.7	10.4	12.3	24.5
2	12.6	21.6	12.3	16.4	10.1	8.1	7.4	11.5
3	8.3	11.7	10.2	18.2	9.9	10.7	13.0	18.1
4	6.2	9.4	12.2	17.7	10.8	14.6	15.2	13.8
5	6.6	9.2	16.3	22.6	9.6	9.5	10.0	16.2
6	10.9	16.6	14.2	16.6	9.2	7.3	8.5	16.6
7	3.5	5.5	27.5	26.9	8.2	4.2	5.1	19.2
8	6.9	10.1	11.9	23.5	12.4	9.9	9.7	15.6
9	8.7	13.8	20.4	13.3	7.5	8.4	9.8	18.0
10	9.1	20.7	11.4	15.2	15.5	11.0	6.8	10.1
11	10.8	15.0	13.0	18.2	11.3	12.3	9.3	10.3
12	7.7	10.2	10.4	19.2	11.6	10.2	11.5	19.3
13	8.1	17.0	10.0	15.6	17.6	10.3	6.2	15.1
14	9.1	15.8	11.2	23.7	17.0	10.8	6.6	5.7
15	11.7	18.1	11.8	27.0	16.6	7.9	3.8	3.0
16	6.3	9.8	14.4	22.8	12.5	13.7	11.4	9.2
17	5.1	10.1	11.3	15.3	13.4	10.3	13.1	21.4
18	8.2	15.9	8.5	22.0	17.4	11.2	9.1	7.7
19	8.6	18.5	9.0	15.6	16.4	10.6	9.4	11.9
20	8.4	15.7	11.0	16.9	16.1	11.6	8.3	12.1
Goodlettsville	8.1	17.8	10.2	16.6	18.4	11.0	7.7	10.2
DICKSON COUNTY	9.3	20.1	9.1	14.6	15.6	10.1	7.9	13.3
Dickson	9.6	18.9	8.7	14.4	13.7	10.4	7.9	16.5
Remainder	9.2	20.5	9.2	14.6	16.2	10.1	7.9	12.3
SUMNER COUNTY (pt)	9.6	23.3	8.2	16.5	21.5	9.8	5.9	5.2
Hendersonville	8.9	23.5	8.5	15.7	22.0	10.4	5.9	5.2
Remainder	11.0	22.7	7.5	18.4	20.5	8.5	5.9	5.4
WILLIAMSON COUNTY	10.3	21.2	7.1	15.8	20.2	10.8	6.5	8.1
Brentwood	7.7	26.6	4.8	10.5	26.7	13.6	6.1	4.0
Fairview	13.1	21.0	9.7	18.2	16.0	9.8	5.6	6.7
Franklin	11.3	17.4	8.8	17.3	15.5	9.2	7.3	13.0
Remainder	10.5	21.0	6.9	16.5	20.4	10.6	6.4	7.8
WILSON COUNTY (pt)	10.4	24.1	5.8	18.4	23.4	9.0	4.9	4.0
TOTAL ASSOCIATION	8.7%	16.0%	11.5%	18.9%	14.9%	10.1%	8.2%	11.5%

Source: Urban Decision Systems, Los Angeles, CA.

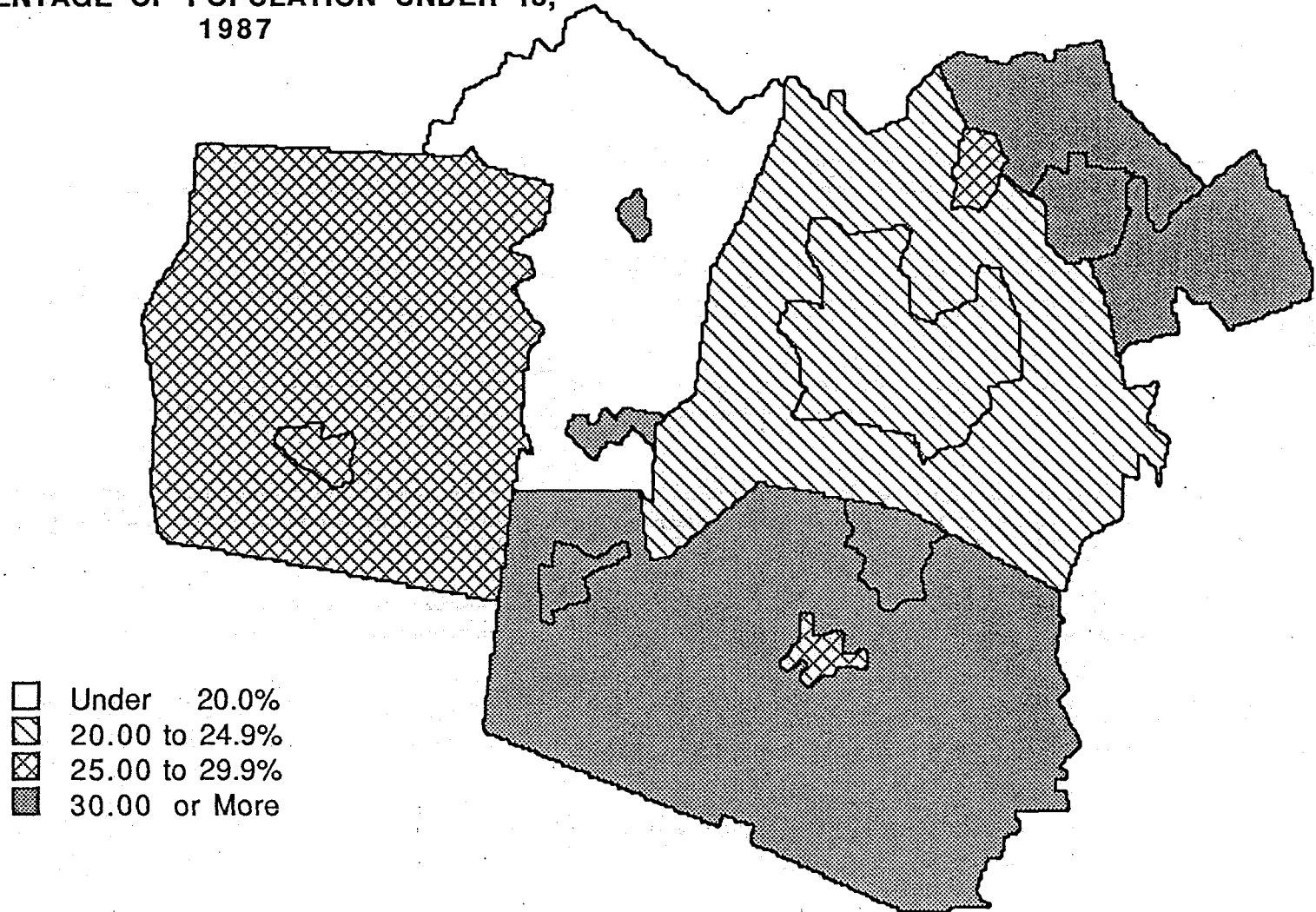
TABLE 18

## CHANGE IN AGE GROUPS BY STUDY AREAS, 1987-1992

Study Area	0-5	6-17	18-24	25-34	35-44	45-54	55-64	65 and Over
CHEATHAM COUNTY	8.9%	14.9%	-8.3%	-3.0%	22.7%	24.8%	-9.5%	7.2%
Ashland	-9.3	6.5	-8.1	-9.3	15.4	23.8	-18.1	10.1
Kings Spgs-Pegram	11.9	16.2	-5.6	0.4	24.9	27.3	-8.7	7.5
Remainder	10.0	15.7	-8.7	-2.9	23.1	24.6	-8.6	6.5
DAVIDSON COUNTY	-1.1	-2.6	-8.4	-0.8	10.9	19.6	-5.0	12.2
1	-22.8	-20.8	-14.7	-7.8	5.4	7.5	-13.6	11.2
2	-8.1	-6.1	-15.1	-9.6	-2.7	4.4	-18.3	-4.4
3	-11.1	-17.9	-17.1	-6.7	-9.7	4.3	-9.4	8.1
4	-18.1	-28.6	-12.6	-10.1	-12.0	15.8	1.1	14.1
5	-11.4	-22.0	-12.4	-4.8	-3.4	9.3	-6.0	12.9
6	-6.5	-13.0	-14.6	-7.5	-6.3	0.2	-18.0	0.4
7	-3.7	-5.4	-13.5	3.4	11.0	5.8	-16.3	12.1
8	-10.8	-17.8	-17.0	-5.2	1.0	9.4	-11.3	7.1
9	-13.7	-19.5	-14.5	-12.2	-13.1	4.8	-11.3	8.8
10	-4.9	-3.1	-11.5	-9.8	7.6	13.0	-17.3	0.7
11	0.6	-8.3	-5.4	-4.2	-2.8	20.5	-6.5	12.8
12	-4.7	-13.1	-12.4	-2.0	3.9	16.7	-3.4	16.3
13	-11.2	-3.5	-10.0	-13.3	12.1	17.5	-17.6	13.3
14	19.8	21.8	9.5	13.8	34.0	43.8	10.2	26.8
15	23.5	26.0	4.7	9.5	31.4	37.7	1.1	19.0
16	-11.1	-16.8	-3.9	-2.3	1.7	28.1	8.5	25.0
17	-13.4	-20.1	-10.3	-3.4	1.9	6.1	-7.6	14.9
18	9.7	11.9	1.9	6.4	22.8	32.2	9.2	25.4
19	-9.7	-7.5	-16.4	-12.4	5.7	9.7	-13.7	2.3
20	-7.8	-5.5	-8.6	-7.7	12.9	21.2	-6.8	12.9
Goodlettsville	-6.3	0.7	-5.1	-6.3	17.0	22.7	-6.0	16.4
DICKSON COUNTY	2.4	10.0	-9.7	-5.1	18.0	21.4	-11.2	7.0
Dickson	5.3	10.6	-10.8	-5.6	14.9	20.9	-11.8	8.8
Remainder	1.5	9.8	-9.4	-5.0	18.8	21.6	-11.0	6.2
SUMNER COUNTY (pt)	4.9	15.2	-6.9	-6.4	23.0	26.2	-5.1	9.1
Hendersonville	1.8	13.5	-6.1	-8.0	22.7	26.4	-4.7	11.1
Remainder	10.3	18.8	-9.0	-3.5	23.7	25.5	-6.2	4.9
WILLIAMSON COUNTY	14.6	20.5	-7.1	-0.3	28.5	30.6	-7.1	9.2
Brentwood	7.9	20.5	-8.9	-7.1	26.8	28.3	-8.8	2.6
Fairview	18.7	22.1	-3.5	2.3	28.6	33.0	-7.5	8.6
Franklin	14.4	15.9	-9.2	-1.1	24.8	27.3	-8.0	9.1
Remainder	15.6	21.7	-6.4	0.9	30.1	32.2	-6.3	10.3
WILSON COUNTY (pt)	11.8	21.5	-9.3	-2.1	27.8	27.8	-6.1	8.5
ASSOCIATIONAL TOTAL	2.3%	4.8%	-8.3%	-1.3%	16.1%	21.7%	-5.6%	11.4%

Source: Urban Decision Systems, Los Angeles, CA.

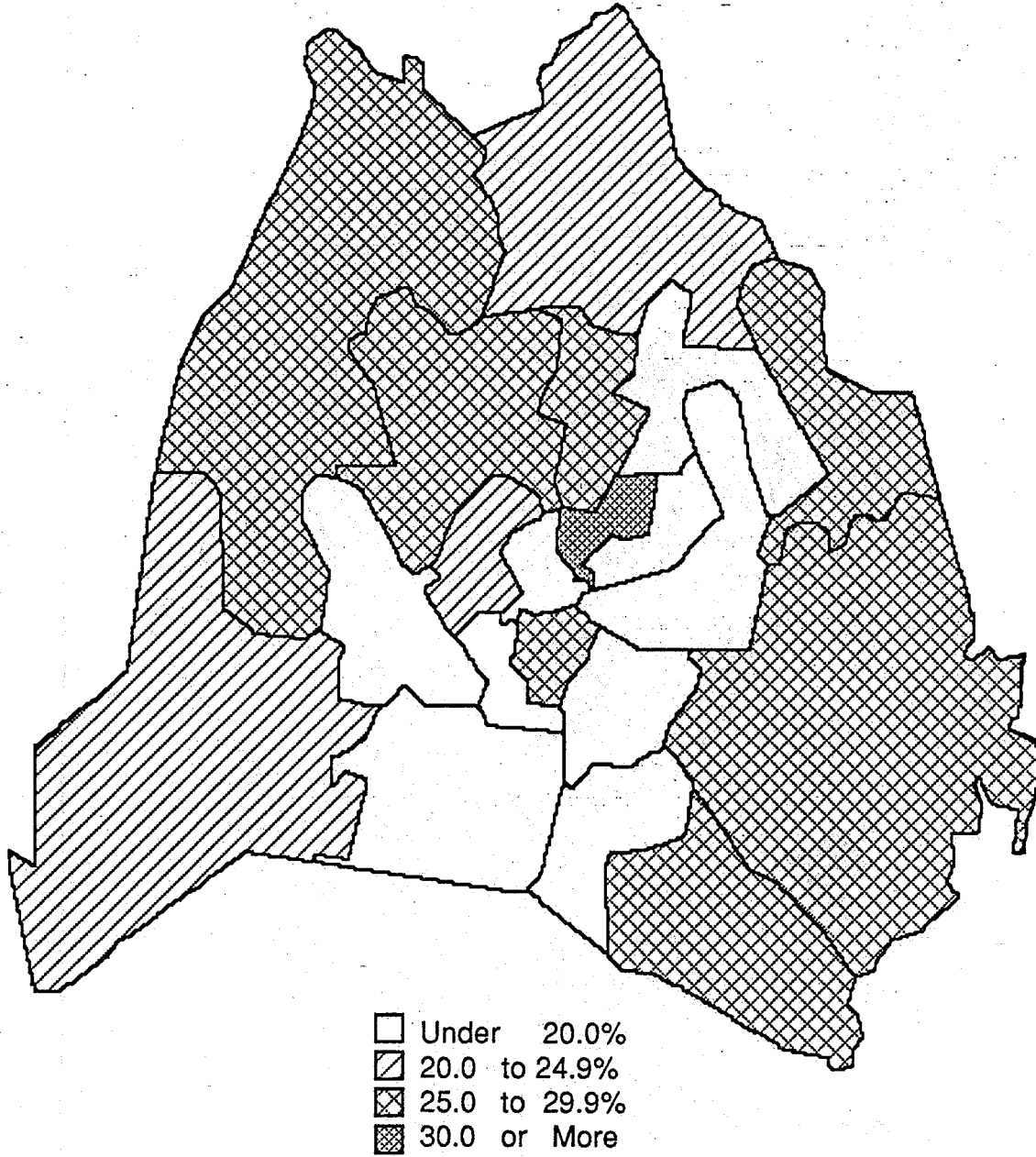
PERCENTAGE OF POPULATION UNDER 18,  
1987



Source: Urban Decision Systems, Los Angeles, CA.

Fig. 9--Percentage of Population Under Age 18 in Metropolitan Nashville by Study Areas, 1987.

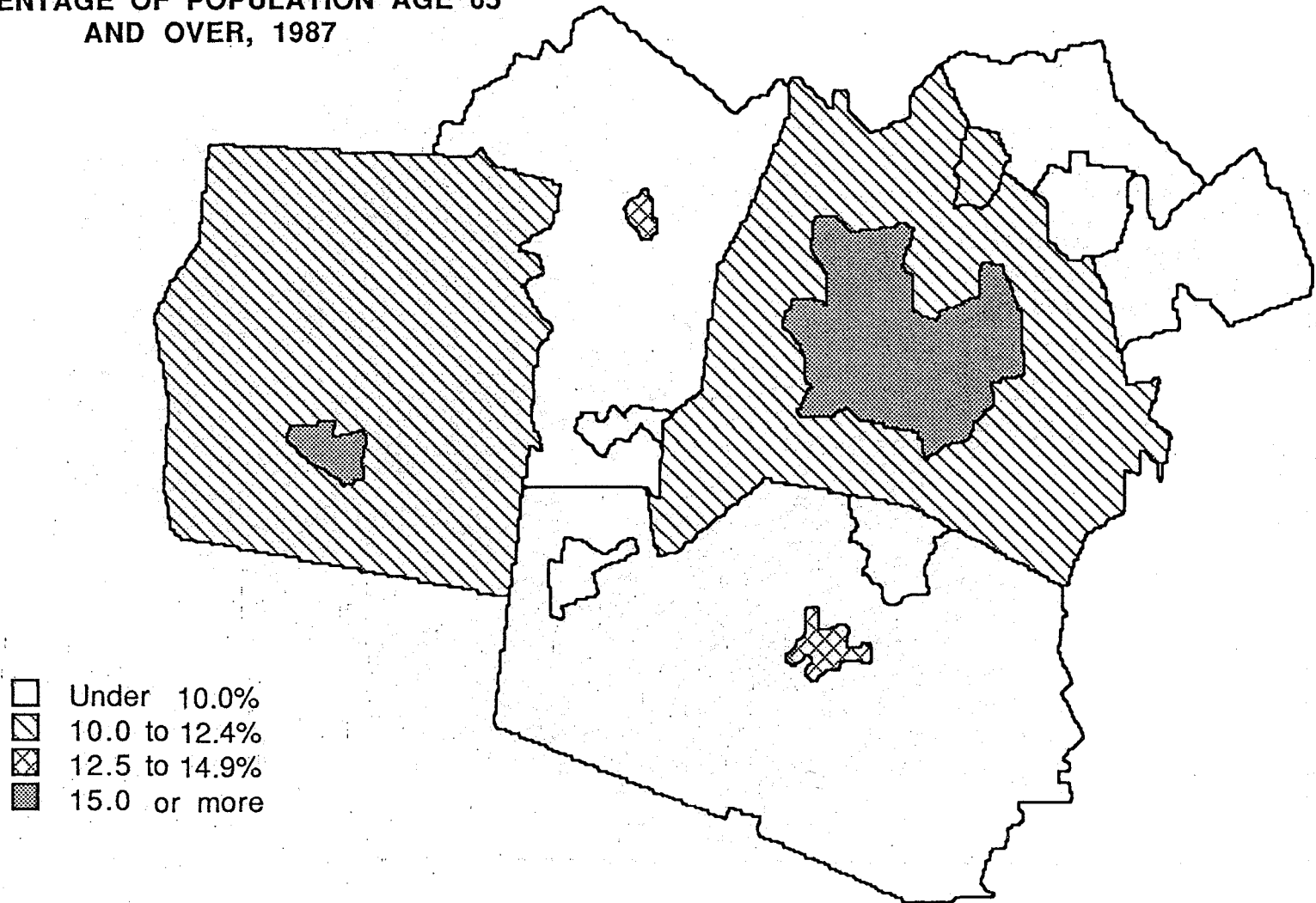
PERCENTAGE OF POPULATION, UNDER AGE 18  
(1987)



Source: Urban Decision Systems, Los Angeles, CA.

Fig. 10--Percentage of Population Under Age 18 in Davidson County, Tennessee, by Study Areas, 1987

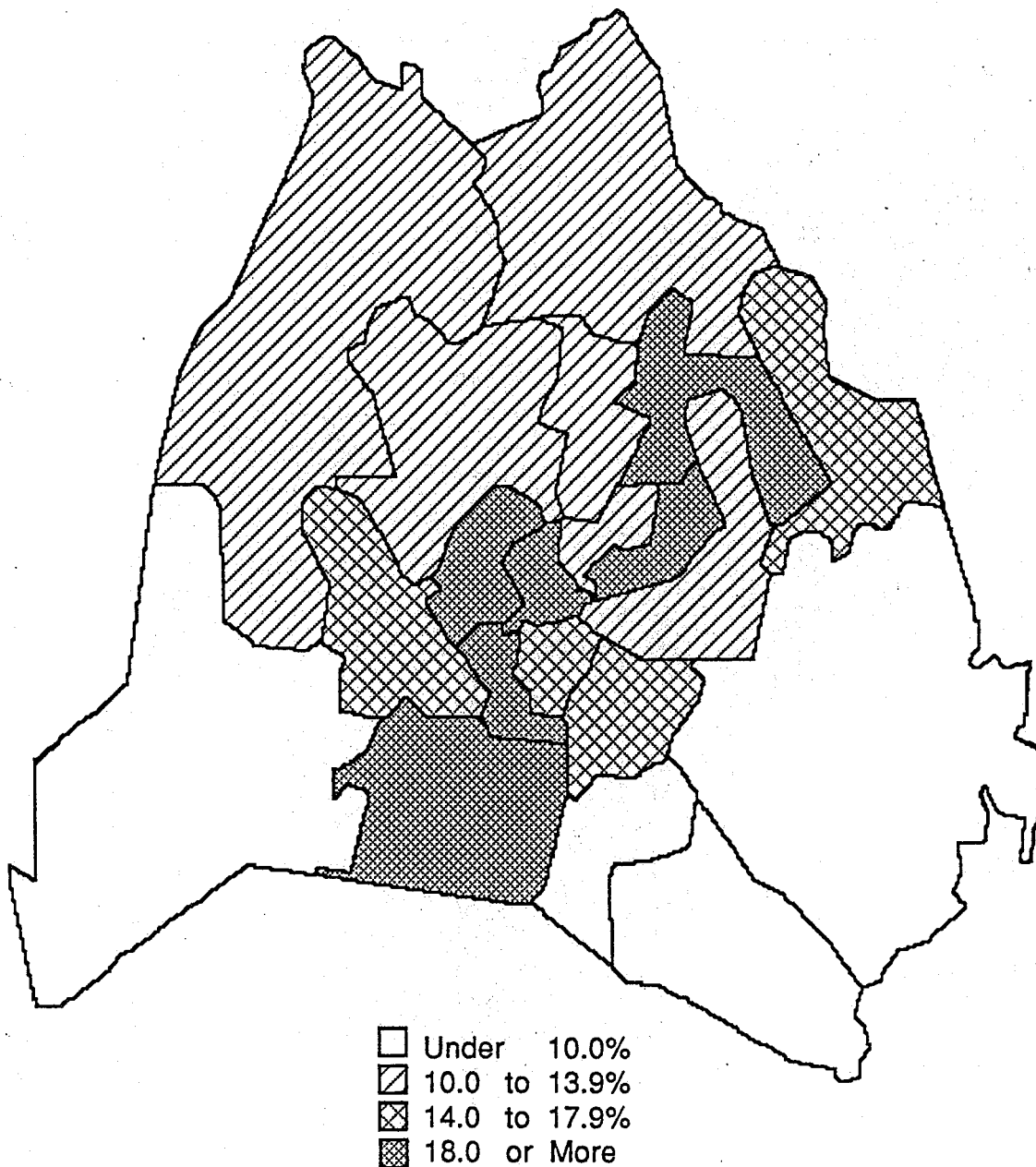
PERCENTAGE OF POPULATION AGE 65  
AND OVER, 1987



Source: Urban Decision Systems, Los Angeles, CA.

Fig. 11--Percentage of Population Age 65 and Over in Metropolitan Nashville by Study Areas, 1987.

PERCENTAGE OF POPULATION, AGE 65+  
(1987)



Source: Urban Decision Systems, Los Angeles, CA.

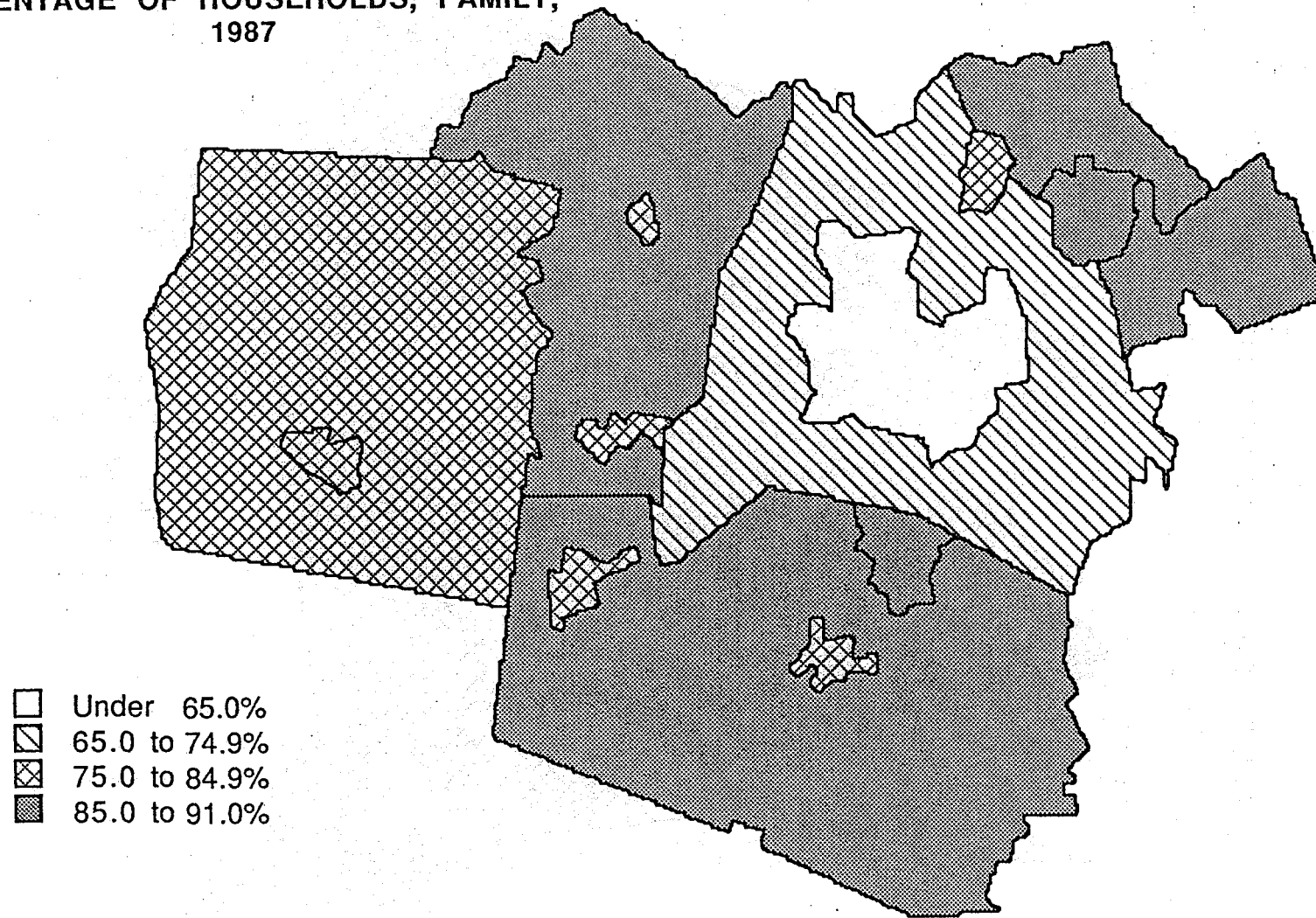
Fig. 12--Percentage of Population Age 65 and Over in Davidson County, Tennessee, by Study Areas, 1987.

TABLE 19  
PERCENT OWNER/RENTER AND HOUSEHOLD TYPE, 1987

Study Area	Owner-Occupied	Renter-Occupied	Total Households	Family Households	Non-Family Households	Population in Group Quarters
CHEATHAM COUNTY	84.8%	15.2%	8,613	84.1%	15.9%	0.5%
Ashland	67.4	32.6	913	77.2	22.8	0.8
Kings Spgs-Pegram	85.4	14.6	874	82.5	17.5	0.7
Remainder	87.0	13.0	6,826	85.3	14.7	0.4
DAVIDSON COUNTY	55.7	44.3	215,173	68.8	31.2	3.9
1	24.8	75.2	2,910	43.7	56.3	11.4
2	41.0	59.0	10,728	72.1	27.9	0.6
3	67.6	32.4	7,981	73.8	26.2	1.3
4	62.8	37.2	6,700	72.1	27.9	0.1
5	35.1	64.9	13,047	56.5	43.5	4.7
6	32.5	67.5	8,540	63.3	36.7	3.6
7	34.0	66.0	10,510	35.3	64.7	21.0
8	61.3	38.7	14,171	66.1	33.9	8.3
9	35.1	64.9	10,657	64.7	35.3	12.2
10	74.6	25.4	8,849	81.5	18.5	5.7
11	57.9	42.1	9,332	75.5	24.5	0.1
12	57.8	42.2	12,890	69.6	30.4	1.2
13	67.0	33.0	9,136	77.9	22.1	1.3
14	60.5	39.5	24,453	73.2	26.8	3.0
15	54.8	45.2	12,563	72.8	27.2	0.1
16	51.4	48.6	14,098	65.9	34.1	0.2
17	79.4	20.6	11,639	71.0	29.0	5.4
18	68.0	32.0	14,628	74.9	25.1	0.2
19	78.9	21.1	2,843	84.2	15.8	1.5
20	61.7	38.3	9,174	75.8	24.2	0.3
Goodlettsville	72.7	27.3	3,499	81.5	18.5	0.7
DICKSON COUNTY	80.4	19.6	11,914	80.3	19.7	0.5
Dickson	71.9	28.1	2,920	76.2	23.8	1.3
Remainder	83.1	16.9	8,994	81.7	18.3	0.3
SUMNER COUNTY (pt)	79.6	20.4	15,190	86.3	13.7	0.1
Hendersonville	78.6	21.4	10,383	86.1	13.9	0.1
Remainder	81.7	18.3	4,807	86.9	13.1	0.0
WILLIAMSON COUNTY	83.4	16.6	25,036	85.2	14.8	0.6
Brentwood	94.9	5.1	3,874	90.7	9.3	0.6
Fairview	85.6	14.4	1,579	84.9	15.1	0.0
Franklin	65.3	34.7	5,215	78.0	22.0	2.3
Remainder	86.6	13.4	14,368	86.3	13.7	0.1
WILSON COUNTY (pt)	92.4	7.6	5,192	88.2	11.8	0.0
ASSOCIATIONAL TOTAL	62.1%	37.9%	281,118	72.5%	27.5%	2.9%

Source: Urban Decision Systems, Los Angeles, CA.

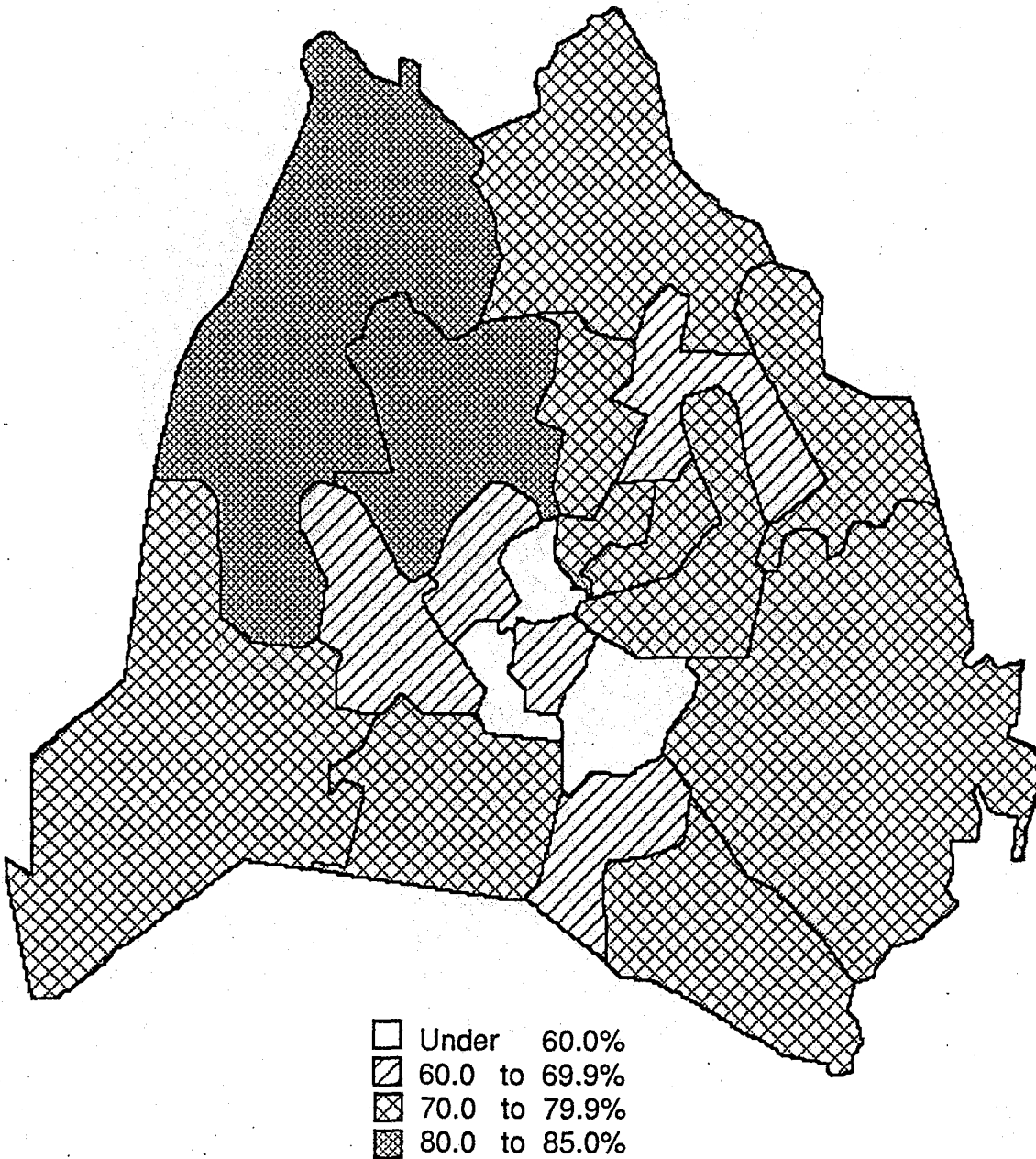
PERCENTAGE OF HOUSEHOLDS, FAMILY,  
1987



Source: Urban Decision Systems, Los Angeles, CA.

Fig. 13--Percentage of Households Comprised of Families in Metropolitan Nashville by Study Areas, 1987.

PERCENTAGE OF HOUSEHOLDS, FAMILY,  
1987



Source: Urban Decision Systems, Los Angeles, CA.

Fig. 14--Percentage of Households Comprised of Families in Davidson County, Tennessee, by Study Areas, 1987.

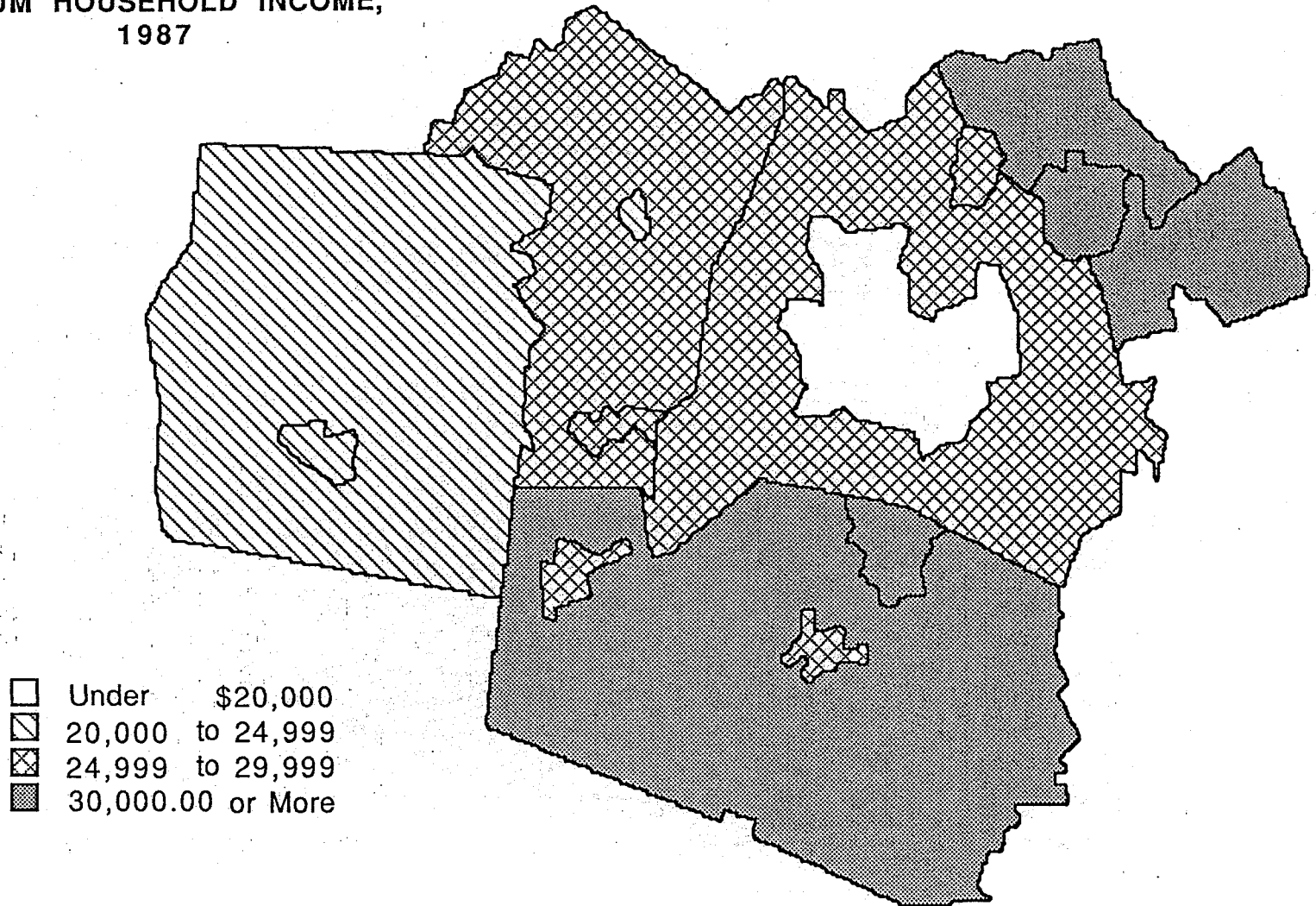
TABLE 20

## HOUSEHOLD INCOME BY STUDY AREAS, 1987

Study Area	Under \$10,000	\$10,000- \$19,999	\$20,000- \$29,999	\$30,000- \$39,999	\$40,000- \$49,999	\$50,000 Or More	Median Household Income
CHEATHAM COUNTY	15.6%	21.5%	22.7%	15.1%	9.1%	16.1%	\$ 25,947
Ashland	21.7	24.5	23.4	12.1	8.8	9.5	21,863
Kings Spgs-Pegram	18.2	20.8	23.7	17.2	9.8	10.3	25,458
Remainder	14.4	21.2	22.4	15.2	9.0	17.8	26,428
DAVIDSON COUNTY	17.8	22.7	19.2	14.4	9.8	16.2	25,006
1	40.4	29.1	14.8	7.2	4.5	3.9	12,827
2	34.9	30.0	17.0	9.3	4.0	4.9	14,375
3	21.2	26.2	20.6	13.0	9.0	10.0	21,273
4	8.7	20.1	18.5	16.8	12.3	23.6	31,535
5	19.2	26.1	21.0	14.2	8.0	11.5	22,147
6	41.0	27.3	13.6	7.9	4.8	5.4	12,757
7	24.0	29.8	16.4	10.5	7.1	12.2	18,547
8	16.1	24.6	18.9	13.1	8.6	18.7	24,649
9	40.3	27.7	13.6	7.8	4.6	6.0	12,899
10	18.8	23.5	19.9	13.9	9.6	14.3	23,672
11	16.6	26.7	22.9	13.9	9.5	10.4	22,744
12	15.2	25.8	22.3	13.2	9.5	14.0	23,851
13	13.2	19.4	20.9	18.8	11.8	15.9	28,409
14	10.9	16.6	21.5	19.0	13.8	18.3	30,514
15	9.4	20.3	23.1	19.0	13.0	15.2	28,866
16	12.5	23.8	20.3	15.9	11.2	16.3	26,821
17	7.6	14.1	12.4	11.4	10.6	43.9	44,234
18	6.3	14.4	18.9	19.4	13.8	27.2	35,349
19	16.6	20.4	19.9	17.3	12.2	13.5	27,154
20	17.1	20.8	19.0	14.7	10.0	18.5	26,534
Goodlettsville	14.0	21.8	20.8	16.3	11.1	15.9	27,066
DICKSON COUNTY	20.7	24.3	23.1	14.0	7.9	10.0	22,175
Dickson	21.4	25.3	22.9	13.6	6.4	10.5	21,399
Remainder	20.5	24.0	23.2	14.1	8.4	9.9	22,395
SUMNER COUNTY (pt)	9.1	15.3	21.6	19.4	14.0	20.7	31,950
Hendersonville	7.9	14.4	22.0	20.4	14.2	21.1	32,531
Remainder	11.6	17.2	20.6	17.2	13.5	19.9	30,446
WILLIAMSON COUNTY	11.7	16.0	14.9	14.2	12.3	30.9	35,398
Brentwood	2.7	8.4	8.4	14.1	17.5	48.9	49,368
Fairview	16.7	22.3	20.6	16.1	9.5	14.8	25,724
Franklin	16.5	21.1	17.8	13.7	9.9	21.0	26,940
Remainder	11.9	15.5	15.0	14.1	12.0	31.4	35,336
WILSON COUNTY (pt)	8.3	12.5	20.2	21.5	16.0	21.6	34,218
ASSOCIATIONAL TOTAL	16.6%	21.5%	19.2%	14.8%	10.3%	17.6%	\$ 26,423

Source: Urban Decision Systems, Los Angeles, CA.

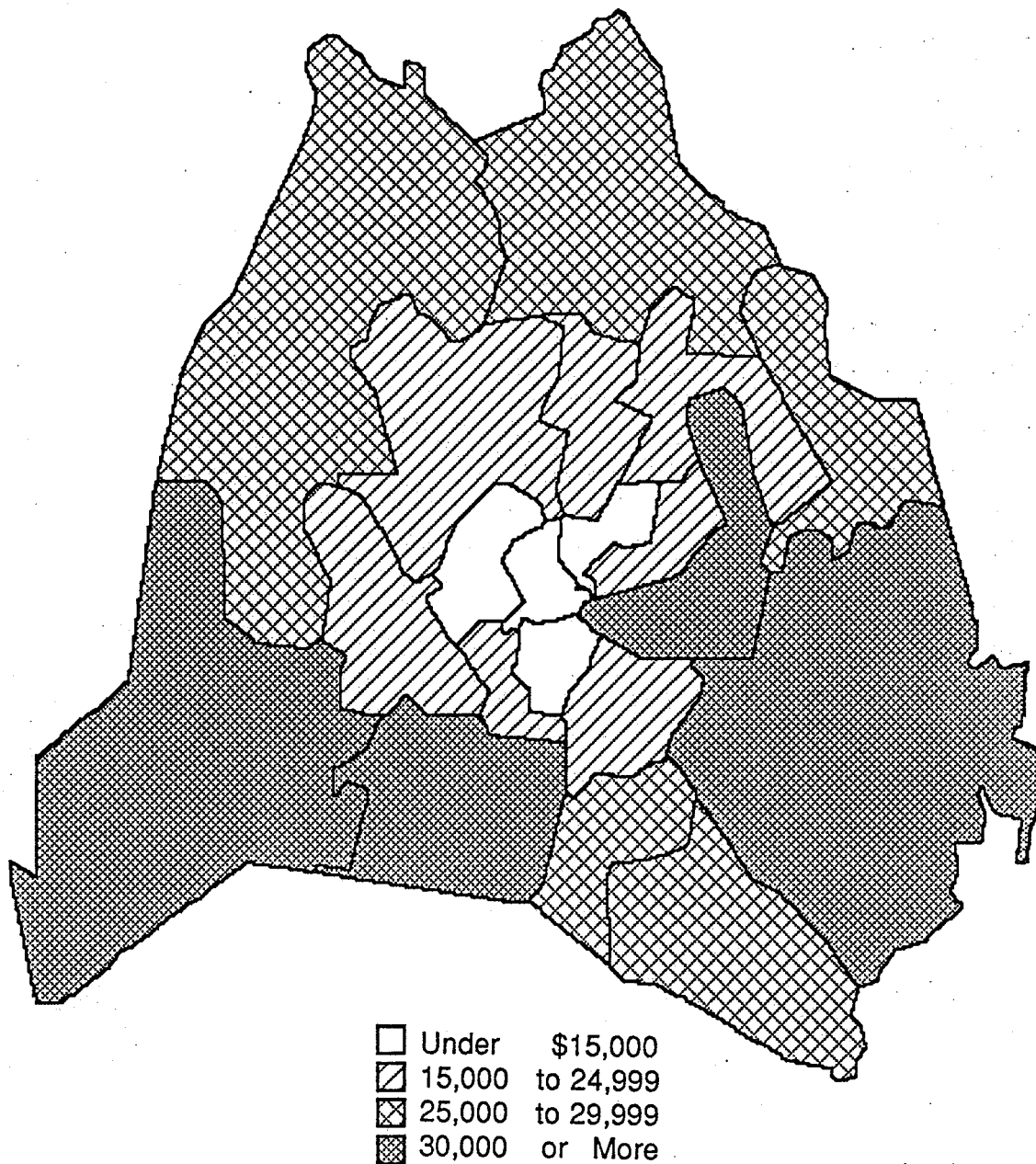
**MEDIUM HOUSEHOLD INCOME,  
1987**



Source: Urban Decision Systems, Los Angeles, CA.

Fig. 15--Median Household Income for Study Areas in Metropolitan Nashville, 1987.

MEDIAN HOUSEHOLD INCOME  
(1987)



Source: Urban Decision Systems, Los Angeles, CA.

Fig. 16--Median Household Income for Study Areas in Davidson County, Tennessee, 1987.

APPENDIX

DAVIDSON COUNTY STUDY AREAS BY CENSUS TRACT

Study Area	Census Tracts
1	125, 140, 141, 145, 146, 147
2	114, 117, 118, 119, 124, 126
3	115, 116, 120, 121, 122, 123
4	149, 150, 151, 152, 153
5	158, 159, 172, 173, 174, 175
6	148, 160, 161, 162, 163, 170, 171
7	164, 165, 166, 168, 169, 178
8	130, 132, 133, 134, 167, 180, 181
9	135, 136, 137, 138, 139, 142, 143, 144
10	101.02, 127, 128, 129
11	109, 110, 113
12	106, 107, 108, 111, 112
13	105, 154
14	155, 156.01, 156.02, 156.03, 157
15	191.01, 191.02
16	188, 189, 190
17	177, 179, 185, 186, 187
18	182, 183, 184
19	101.01, 131
20	102, 103, 104