

# FRANKLIN

DEVELOPMENT REPORT | 2016



HISTORIC  
FRANKLIN  
TENNESSEE



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# Board of Mayor & Aldermen

Mayor  
Ken Moore



Vice Mayor, At-Large  
Pearl Bransford



At-Large  
Brandy Blanton



At-Large  
Ann Petersen



At-Large  
Clyde Barnhill



Ward 1  
Beverly Burger



Ward 3  
Michael Skinner



Ward 4  
Margaret Martin



Ward 2  
Dana McLendon

## Franklin Municipal Planning Commission

Mike Hathaway, Chair  
Roger Lindsey, Vice Chair  
Marcia Allen  
Jimmy Franks  
Lisa Gregory  
Scott Harrison  
Alma McLemore  
Michael Orr  
Ann Petersen, Alderman

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# LETTER FROM THE MAYOR

Dear Franklin Community,

The year 2016 was quite a successful year in Franklin. Williamson County leads the country in job growth for the fourth consecutive quarter at 6.7 percent, according to the Bureau of Labor Statistics. We have the second best school district in the state and some of the top high schools. Coupled with Franklin's quality of life, our reputation for a top notch education system is what attracts employers to our city and keeps them here.

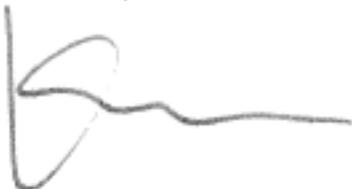
City investment highlights include the new Columbia State Community College; now young people from across Williamson County and Franklin have the opportunity to further their education right here in our own community! We also completed a new fire station in the Westhaven community and our Fire Department completed its first full year under an ISO Class 1 rating, which reflects our high level of service to our citizens and businesses every day.

Our Engineering Department completed the Comprehensive Transportation Plan, Connect Franklin, and our Planning and Sustainability Department completed the long-range plan for our city, entitled Envision Franklin. Those two plans work in conjunction with the Parks Master Plan, the Capital Improvement Plan, Invest Franklin, and our Water Resources Plan. Each are components of an interconnected, comprehensive approach to guiding the future of the City.

This is an exciting time for growth in our city, but also a challenging time to preserve our quality of life and history.

Enjoy reading this development report and please contact me if you have any questions.

Sincerely,



Mayor Ken Moore, M.D.



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# 2016 NOTABLE ACCOMPLISHMENTS



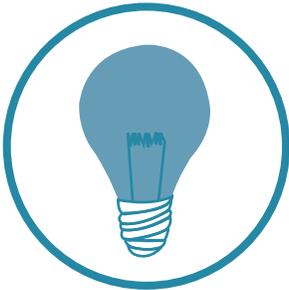
## ACHIEVED

Platinum Level (TVA) Tennessee Valley Authority Sustainable Communities Program



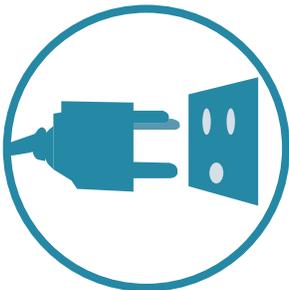
## CONSTRUCTED

722 Single Family Detached Dwelling Permits  
162 Townhome Unit Permits  
411 Multi-Family (Attached) Unit Permits



## POWERED

Installed LED high-mast Interstate lights and completed a 1MW solar project



## CONNECTED

4 sidewalk connection gaps were constructed at Forrest Crossing, South Royal Oaks, Carothers Parkway, and Oak Meadow Drive



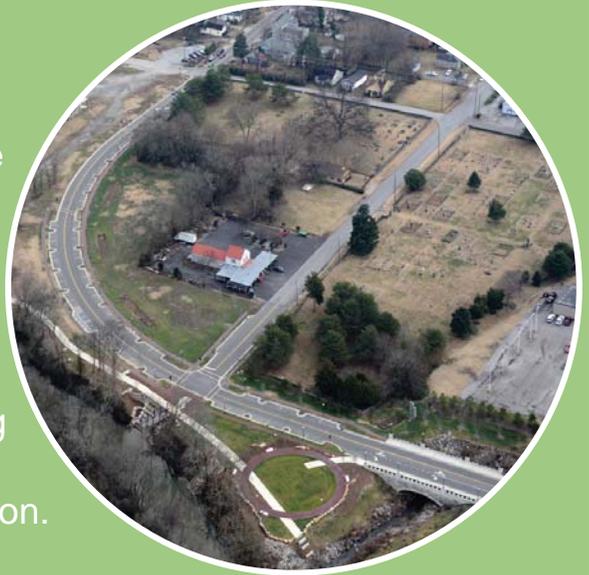
## INVESTED

\$774,442,058 invested in the Community  
Includes all new residential and non-residential construction, accessory buildings, additions, tenant build-out, renovations, and miscellaneous construction.

# CAPITAL IMPROVEMENT PROJECTS (CIP)

## 1 3rd Avenue North Trail/ Greenway Project

This is the second phase of the 3rd Avenue North Roadway project. The first phase (completed in 2014) was fully funded by the city and generally included the roadway, bridge, lighting, utilities, landscaping and irrigation. This phase included Federal funding and the remaining sidewalk and greenway trail, selected park features, additional landscaping and irrigation.



## 2 Westhaven Fire Station

Fire Station 8 officially opened on August 22, 2016. It is located within the Westhaven community at the corner of Front Street and Whitman Road. The new station shortens response times to the western areas of Franklin and provides additional support to downtown Station 1. The main facility encompasses 11,369 square feet and features three apparatus bays, living and sleeping quarters, a gathering space, and a kitchen and eating area. The land for the building was donated by Southern Land Company.



## 3 Harlinsdale Multi-purpose Arena

A multi-purpose horse arena was completed at The Park at Harlinsdale Farm. The historic property--a 200-acre former horse farm turned City of Franklin park--is a five-acre facility largely supported and funded through fundraising efforts of Friends of Franklin Parks. The five-acre Arena site includes the 150' x 300' arena surrounded by grass berms with terraced seating, a scoring pavilion, three large fenced paddocks, public restrooms and a concession stand.



# 2016 CITY AT A GLANCE

## 74,440 Estimated Population

The population of Franklin increased to an estimated 74,440 a change of 2,170 from 2015.

## 42 Square Miles

The new size of Franklin with annexed acreage.

## 217.68 Acres Annexed

More acreage was annexed in 2016 than in the 5 prior years combined (2011-2015, 159.42 acres).

## 300 Acres Rezoned

Throughout the City.

## 1,028 New Dwellings Approved

1,028 dwellings were approved, an increase from 865 in 2015.

## 9,097 Dwellings to be Constructed

Slightly under 10,000 dwellings are in the pipeline for construction.

## 1.4 Million Non-Residential Square Feet Approved

Just over 1.4 million square feet of non-residential (office, retail, hotel, commercial) space was approved.

## 33% Residential Land Use

The largest Land Use in Franklin remains residential at 33%.



# 2016 ZONING CHANGES



**296.82 ACRES**

Total acreage of properties rezoned in 2016

Zoning Ordinance No.	Description	Previous Zoning District	Base Zoning District	Acre	Adoption Date
<b>Properties Zoned (Due to Annexation)</b>					
2015-76	Parish Presbyterian	County	CI	13.60	2/23/2016
2016-28	Ashcroft Valley	County	R-1	204.08	12/13/2016
<b>TOTAL</b>				<b>217.68</b>	
<b>Properties Rezoned</b>					
2015-47	Bicentennial Park Properties	GC	CI	2.75	1/26/2016
2015-50	Carlisle Lane	ER	R-3	7.43	1/26/2016
2015-58	Southwinds	SD-R 9.16	SD-R 10.6	38.50	1/12/2016
2015-59	780 Oak Meadow	SD-R 9.16	RM-20	5.19	1/12/2016
2015-74	Harpeth Square Revision 1	CC & SD-X (34.17/33,650/115)	SD-X (33.4/35000/115)	4.66	2/23/2016
2015-79	South Carothers Neighborhood Commercial	AG	NC	10.09	2/23/2016
2016-07	Cottages at Eddy Lane	LI	SD-R 3.64	1.10	6/28/2016
2016-20	Lockwood Glen Neighborhood Commercial	SD-R 2.82	NC	8.68	9/13/2016
2016-22	Arlington at West Main	OR	SD-R 10	0.90	8/23/2016
2016-28	Lockwood Glen Revision 1	SD-R 2.82	SD-R 2.92	212.22	9/13/2016
2016-32	Avondale	HI & R-3	SD-R 7.55	5.30	11/22/2016
2016-33	Avenida of Cool Springs	GO	SD-R 27.33	5.19	10/25/2016
2016-34	Iron Horse	CI	SD-R 13.5	19.99	12/13/2016
2016-37	Rucker Park Revision 1	SD-R 8.03 & R-3	SD-R 8.70	3.66	11/22/2016
2016-44	Williamson Medical Center	GC	CI	2.90	10/25/2016
<b>TOTAL</b>				<b>296.82</b>	

# 2016 RESIDENTIAL DEVELOPMENT APPROVALS



**1,028**

Total approved residential units in 2016

Residential Development	Type of Approval	Total Units	Single Family	Duplex	Multifamily	Apartment	Total Acreage	Open Space
Arlington at West Main	DP	8	-	-	8	-	0.99	0.10
Avenida Of Cool Springs	DP	142	-	-	-	142	5.19	0.72
Avondale Cottages	DP	40	1	24	15	-	5.30	0.30
Cardel Village	DP	20	20	-	-	-	6.95	1.52
Cottages at Eddy Lane	DP	4	4	-	-	-	1.11	0.20
Harpeth Square Revision 1	DP	9	-	-	-	9	*	*
Highlands at Ladd Park, Revision 7	DP	14	14	-	-	-	*	*
IronHorse	DP	264	-	-	-	264	19.99	1.00
Lockwood Glen, Revision 1	DP	14	14	-	-	-	*	*
Rizer Point, Revision 4	DP	16	16	-	-	-	*	*
Rucker Park, Revision 1	DP	6	-	-	6	-	*	*
Standard at Cool Springs	SP	450	-	31	-	419	22.51	3.36
Waters Edge, Revision 4	DP	28	-17	-	45	-	*	*
Wynfield Village	PP	13	13	-	-	-	8.18	3.16
<b>TOTAL</b>	-	<b>1,028</b>	<b>65</b>	<b>55</b>	<b>74</b>	<b>834</b>	<b>70.22</b>	<b>10.36</b>

Type of Approval  
 DP=Development Plan  
 PP=Preliminary Plat  
 SP=Site Plan

Notes: The n/a designation denotes that the information was not specifically identified on the concept plan.  
 \* Denotes a change to a previously approved development plan. When there is a revision to an approved development plan and the total acreage did not change, gross density was not listed.

# RESIDENTIAL DEVELOPMENTS UNDER CONSTRUCTION



**8,069 REMAINING UNITS**

Development			Built Units	Remaining Units by Type					
Name	Year	Units Approved		Total	RS	R2	RM	APT	ASTL
7007 Moores Lane (Canterfield) Revision 1	2014	96	0	-	2	3	-	91	96
Amelia Park	2014	149	67	82	-	-	-	-	82
Avalon	2002	446	404	12	-	30	-	-	42
Avalon Square	2004	172	0	-	-	172	-	-	172
Benelli Park	2014	11	8	3	-	-	-	-	3
Berry Farms Chadwell Tract	2006	100	0	-	-	-	100	-	100
Berry Farms Reams-Fleming Tract	2006	400	0	-	-	-	400	-	400
Berry Farms Town Center	2005	646	146	60	-	440	-	-	500
Branch Creek Crossing	2015	48	0	-	-	48	-	-	48
Blossom Park	2013	26	9	17	-	-	-	-	17
Breezeway	2005	139	110	29	-	-	-	-	29
Dallas Downs (Kendall Hall)	2008	357	354	3	-	-	-	-	3
Gateway Village	2008	402	368	-	-	18	16	-	34
Echelon	2013	168	9	77	-	82	-	-	159
Franklin Park	2013	350	0	-	-	-	350	-	350
Harlinsdale Manor	2006	15	7	8	-	-	-	-	8

**CONTINUED ON NEXT TWO PAGES**

# (CONTINUED) RESIDENTIAL DEVELOPMENTS UNDER CONSTRUCTION



## 8,069 REMAINING UNITS

Development			Built Units	Remaining Units by Type					
Name	Year	Units Approved	Total	RS	R2	RM	APT	ASTL	Total
Henley	2005	87	81	6	-	-	-	-	6
Highlands at Ladd Park	2005	1,046	711	335	-	-	-	-	335
Hurstbourne	2006	132	126	6	-	-	-	-	6
Lockwood Glen (Nichols Bend)	2008	624	128	225	-	32	239	-	496
McEwen Town Center (Revision 2)	2009	950	370	-	-	-	580	-	580
Natures Landing	2015	29	0	29	-	-	-	-	29
Nichol Mill Lofts	2015	363	0	-	-	-	363	-	363
October Park	2015	19	0	19	-	-	-	-	19
Ovation	2014	950	0	40	-	910	-	-	950
Preserve at Echo Estates	2013	43	4	39	-	-	-	-	39
Ralston Row	2013	14	1	13	-	-	-	-	13
Riverbluff (Revision 1)	2014	82	4	78	-	-	-	-	78
Rizer Point	2012	95	90	5	-	0	-	-	5
Rucker Park	2012	30	29	-	-	1	-	-	1
Selah Subdivision	2015	12	0	12	-	-	-	-	12
Silver Grace (Fountains of Franklin)	2009	124	87	3	17	-	-	17	37
Simmons Ridge (Revision 4)	2016	408	4	63	-	341	-	-	404

**CONTINUED ON NEXT PAGE**

# (CONTINUED) RESIDENTIAL DEVELOPMENTS UNDER CONSTRUCTION



## 5,271 CONSTRUCTED UNITS

Development			Built Units	Remaining Units by Type					
Name	Year	Units Approved		Total	RS	R2	RM	APT	ASTL
Southwinds (Woodlands)	1985	100	0	-	-	-	100	-	100
Stream Valley (Revision 1)	2014	824	241	267	-	76	240	-	583
Tap Root Hills	2014	139	0	139	-	-	-	-	139
Through the Green (Rev 2)	2014	492	258	-	-	-	234	-	234
Tywater Crossing (Parrish Park)	2012	87	62	25	-	-	-	-	25
Treemont Estates	2005	13	9	4	-	-	-	-	4
Village at West Main	2013	35	0	-	-	-	35	-	35
Water's Edge	2013	367	35	212	-	120	-	-	332
Westhaven*	2001	2,750	1,549	*	*	*	*	250	1,201
<b>TOTAL</b>		<b>13,340</b>	<b>5,271</b>	<b>1,811</b>	<b>19</b>	<b>2,273</b>	<b>2,657</b>	<b>358</b>	<b>8,069</b>

RS=Single Family R2= Duplex  
 RM= Multifamily (Townhome & Condo)  
 APT= Apartment ASTL= Assisted Living

Dwelling Unit Abbreviations:  
 RS=Single Family

Notes: This chart indicates residential developments that are under construction or building permits have been issued. Developments with less than 5 units remaining are not shown.

\*Total number of units for Westhaven Subdivision does not include accessory units. Breakdown by dwelling-unit type for remaining units is unavailable.

40 multifamily units in McKays Mill were approved in the Planned Commercial area, but the site plans approved for the commercial area did not include those units.

# 2016 COMMERCIAL DEVELOPMENT



## 1.4 MILLION SQUARE FEET

Approved by site plan

Commerical Development	Type of Approval	Square Footage	Type of Non-residential	Total Acreage	Description
370 Natchez Street	SP	2,408	Office	0.21	1 Office Building
Berry Farms, Section 9 Lot 901	SP	34,350	Office	2.19	Tennessee Baptist Convention
Berry Farms, Section 9 Lot 902	SP	109,195	Office	8.68	Alfa Corporate Headquarters
Berry Farms, Section 9 Lot 903	SP	99,656	Office	7.84	Lee Company Headquarters
Creek Stone Commons, Section 1	SP	15,300	Office	1.69	Venture Office Building
Medcore Medical Office Subdivision, Revision 1	SP	110,030	Office	11.62	Scott Hamilton Proton Therapy
Ranco Farms, Lot 2, Revision 2, Mallory Green	SP	175,000	Office	17.88	Office Building
<b>TOTAL OFFICE</b>	-	<b>545,939</b>	-	<b>50.11</b>	
7007 Moores Lane	SP	11,000	Commercial	1.12	IMAC Regenerative Center
Berry Farms, Section 4, Lot 208	SP	58,600	Commercial	1.34	Holiday Inn Express
Carothers Crossing East Subdivision, Lot 1	SP	120,577	Commercial	6.01	Lifeway Fitness
Family Legacy, Lot 1	SP	10,500	Commercial	3.80	Funeral Home
Gateway Village. Section 3, Lot 135	SP	18,200	Commercial/Office	1.35	Retail /Restaurant & Office
Renasant Bank	SP	3,257	Commercial	0.36	Renasant Bank
Township, Section 1	SP	59,736	Commercial	17.30	Harmony Southern Care
<b>TOTAL COMMERCIAL</b>	-	<b>281,870</b>	-	<b>37.16</b>	

# 2016 COMMERCIAL DEVELOPMENT (CONT.)



## 127.21 COMMERCIAL ACRES

Commerical Development	Type of Approval	Square Footage	Type of Non-residential	Total Acreage	Description
Cool Springs East Subdivision, Section 1, Revision 3	SP	160,000	Hotel	2.46	Hilton Hotel
Harpeth Square, Section 3, Lot 2	SP	115,347	Hotel	4.66	Hotel
Quality Inn and Suites	SP	29,882	Hotel	3.94	Hotel
Ranco Farms, Lot 2, Revision 2, Mallory Green	SP	93,797	Hotel	-	Hotel
Ranco Farms, Lot 2, Revision 2, Mallory Green	SP	96,842	Hotel	-	Hotel
<b>TOTAL HOTEL</b>	-	<b>495,868</b>	-	<b>11.06</b>	
Berry Farms Town Center, Sec 4, Lot 203	SP	4,800	Retail	1.26	Twice Daily
Branch Creek	SP	36,480	TBD	19.11	Two Non-Residential Buildings
Carothers Crossing East, Lot 3	SP	4,800	Retail	2.28	Twice Daily
Cool Springs Corner, Lot 10, Revision 7	SP	2,800	Retail	0.42	Waffle House
Cool Springs East Subdivision, Section 36	SP	5,566	Retail	1.31	Buffalo Wings & Rings
Cool Springs Galleria, Section 3	SP	4,554	Retail	0.07	Red Robin
Harpeth Square, Section 2	SP	23,000	Restaurant/ Retail	0.14	Restaurant/Retail
Longview Subd, Section 1, Lot 14	SP	2,080	Retail	1.47	Taco Bell
Twice Daily	SP	4,800	Retail	2.82	1316 Murfreesboro Road
<b>TOTAL RETAIL</b>	-	<b>88,880</b>	-	<b>28.88</b>	

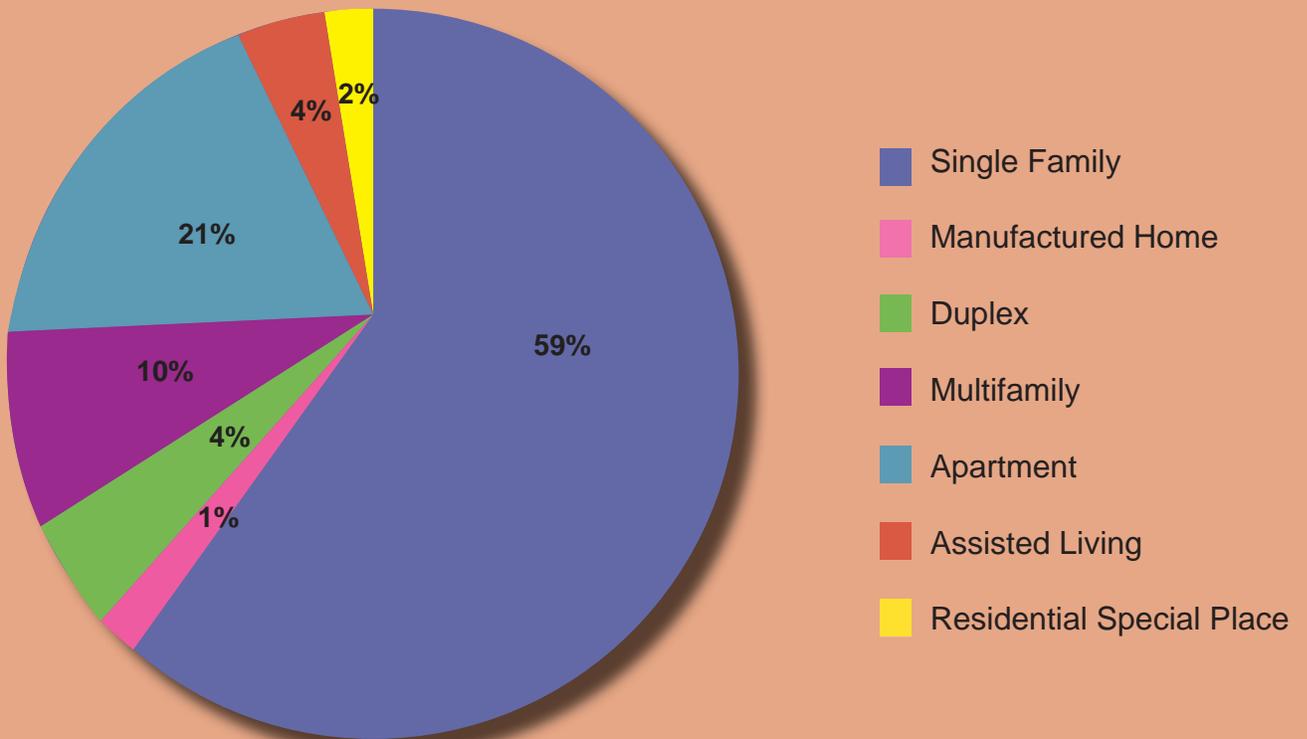
# TABLE A: EXISTING HOUSING



**31,735 DWELLING UNITS**  
Existing Housing

Type of Housing	# of Dwelling Units
Single Family	18,680
Manufactured Home	407
Duplex	1,178
Multifamily	3,245
Apartment	6,524
Assisted Living	1,177
Residential Special Place	524
<b>TOTAL</b>	<b>31,735</b>

## Existing Housing Type



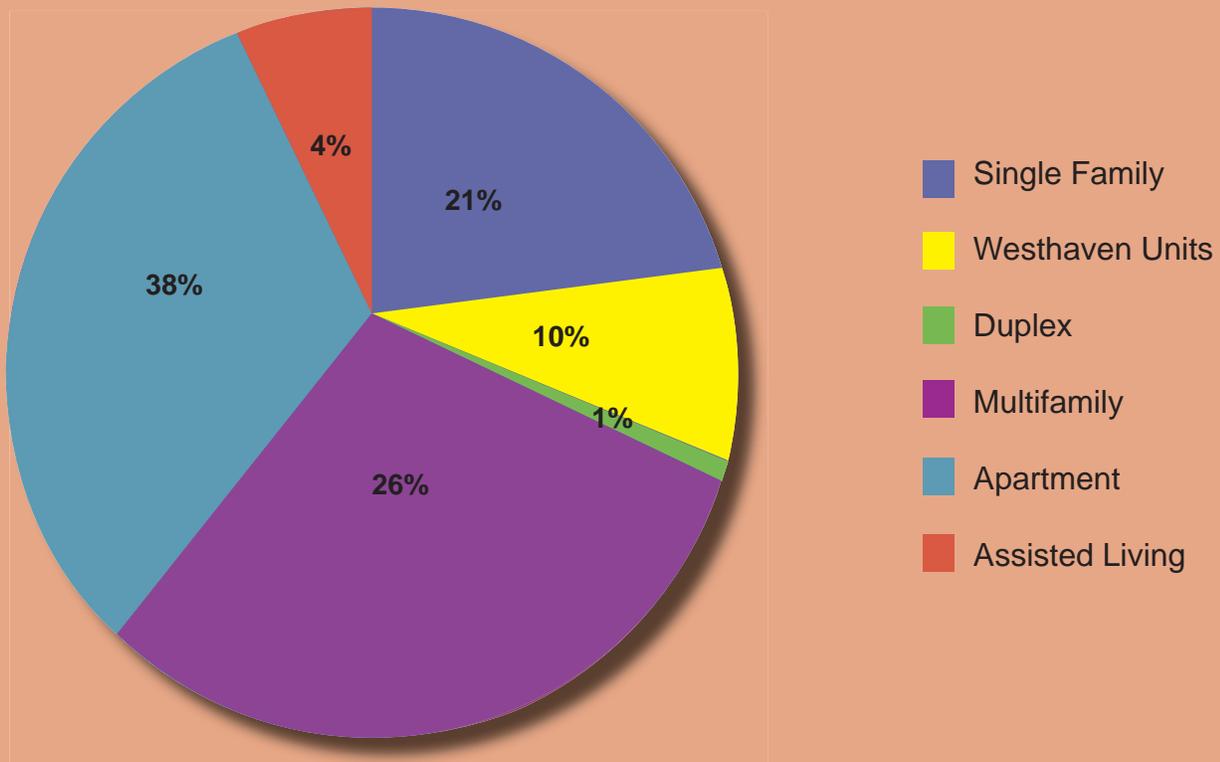
# TABLE B: APPROVED HOUSING



**9,097 DWELLING UNITS**  
Approved Housing

Type of Housing	# of Dwelling Units	% of Future Total Housing Stock
Single Family	1,876	21%
Westhaven Units*	951	10%
Duplex	74	1%
Multifamily	2,347	26%
Apartment	3,491	38%
Assisted Living	358	4%
<b>TOTAL</b>	<b>9,097</b>	<b>100%</b>

## Approved Housing Type



# TABLE C: FUTURE BUILD-OUT



## 40,832 DWELLING UNITS

Existing Housing + Approved Housing

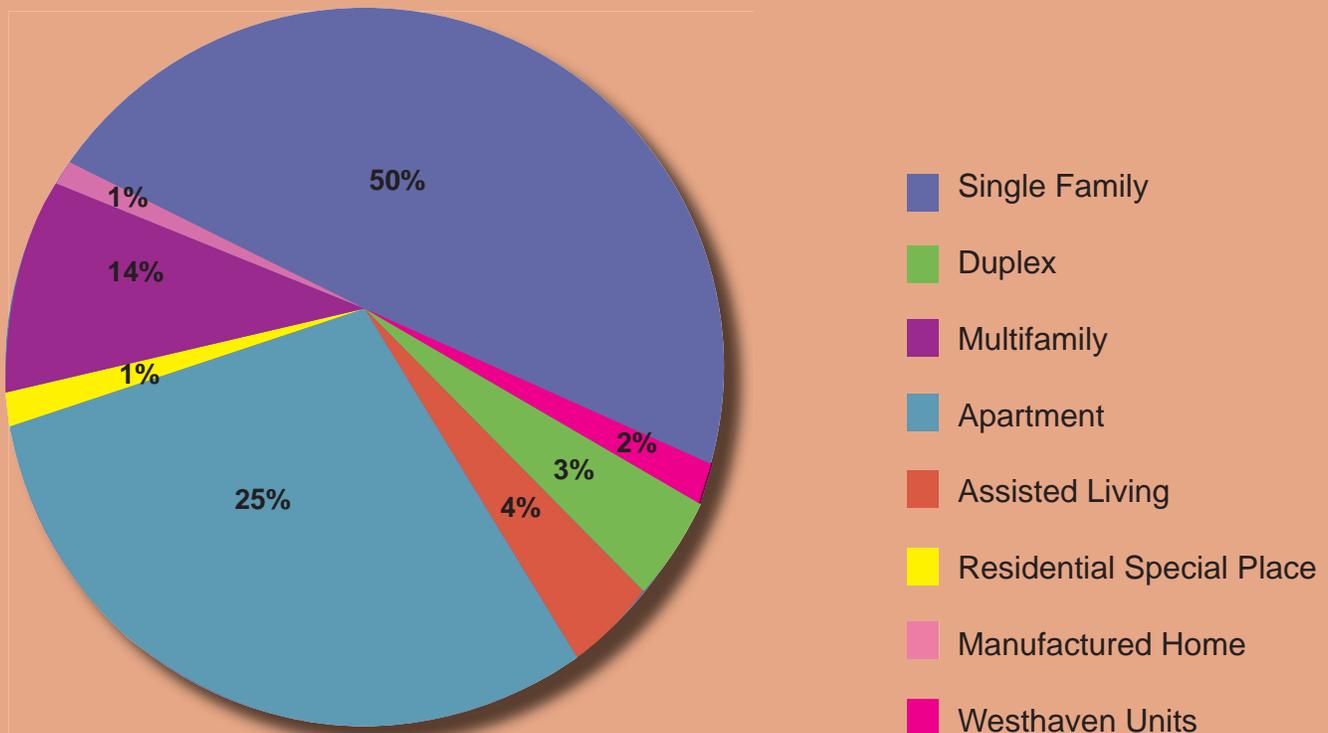
Type of Housing	# of Dwelling Units	% of Future Total Housing Stock
Single Family	20,556	50%
Manufactured Home	407	1%
Westhaven Units	951	2%
Duplex	1,252	3%
Multifamily	5,592	14%
Apartment	10,015	25%
Assisted Living	1,535	4%
Residential Special Place	524	1%
<b>TOTAL</b>	<b>40,832</b>	<b>100%</b>

**Definitions:**

**Apartment:** A rental dwelling unit within a larger building or apartment complex.

**Multifamily:** Three or more attached dwelling units, including townhomes and condominiums.

### Future Build-Out



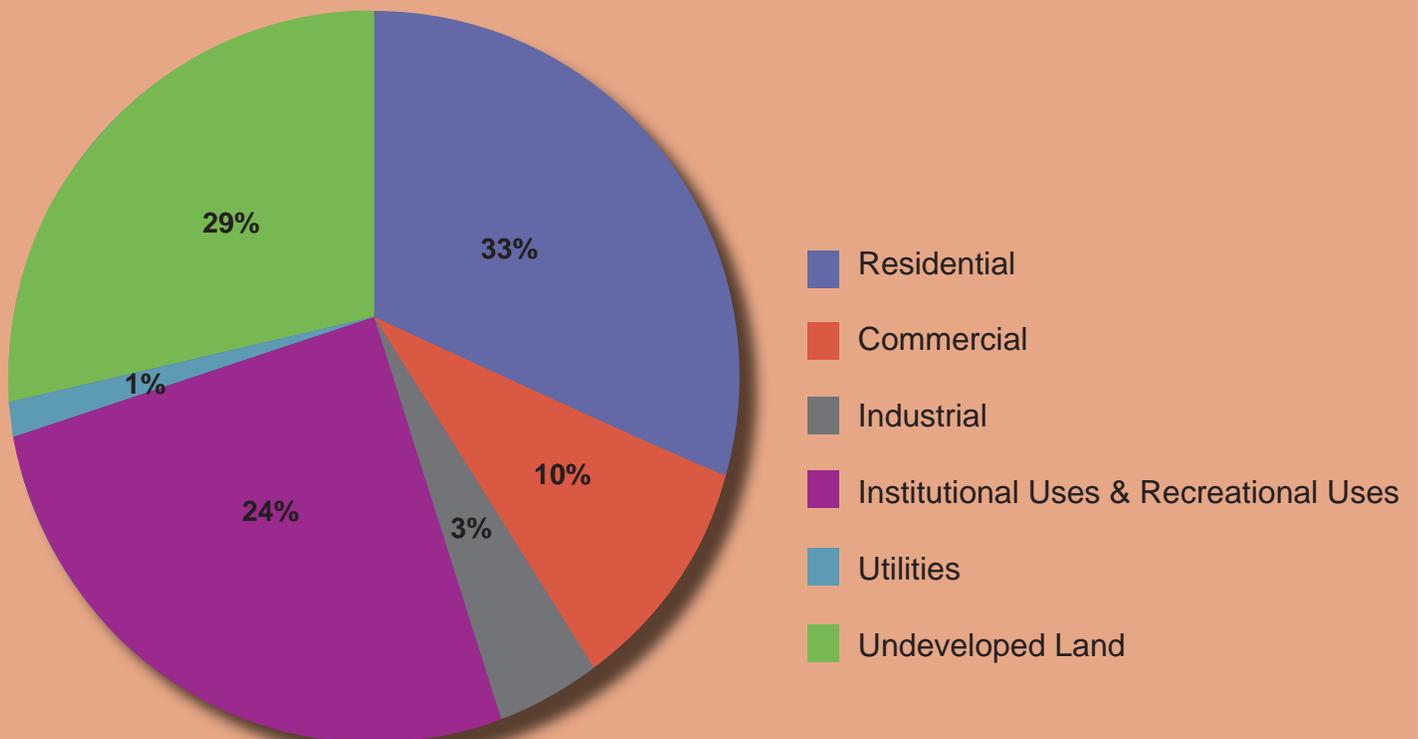
# LAND USE



7,693 RESIDENTIAL ACRES

Use	Acreage	General Information
Residential	7,693	Includes Estate Residential, Detached and Attached Residential, Apartments, Assisted Living, Manufactured Homes, Mixed Residential
Commercial	2,292	Includes Office, Commercial, Retail, Mixed Use, Mixed Nonresidential
Industrial	812	Includes Light Industrial and Heavy Industrial
Institutional and Recreational Uses	5,659	Includes Parks, Open Space, Churches, Governmental Buildings, Recreational Facilities
Utilities	266	Includes Utility Headquarters, Pump Stations, Electrical Substations
Undeveloped Land	6,861	Includes Vacant Properties and Agricultural Uses

## Land Use



# POPULATION PROJECTIONS

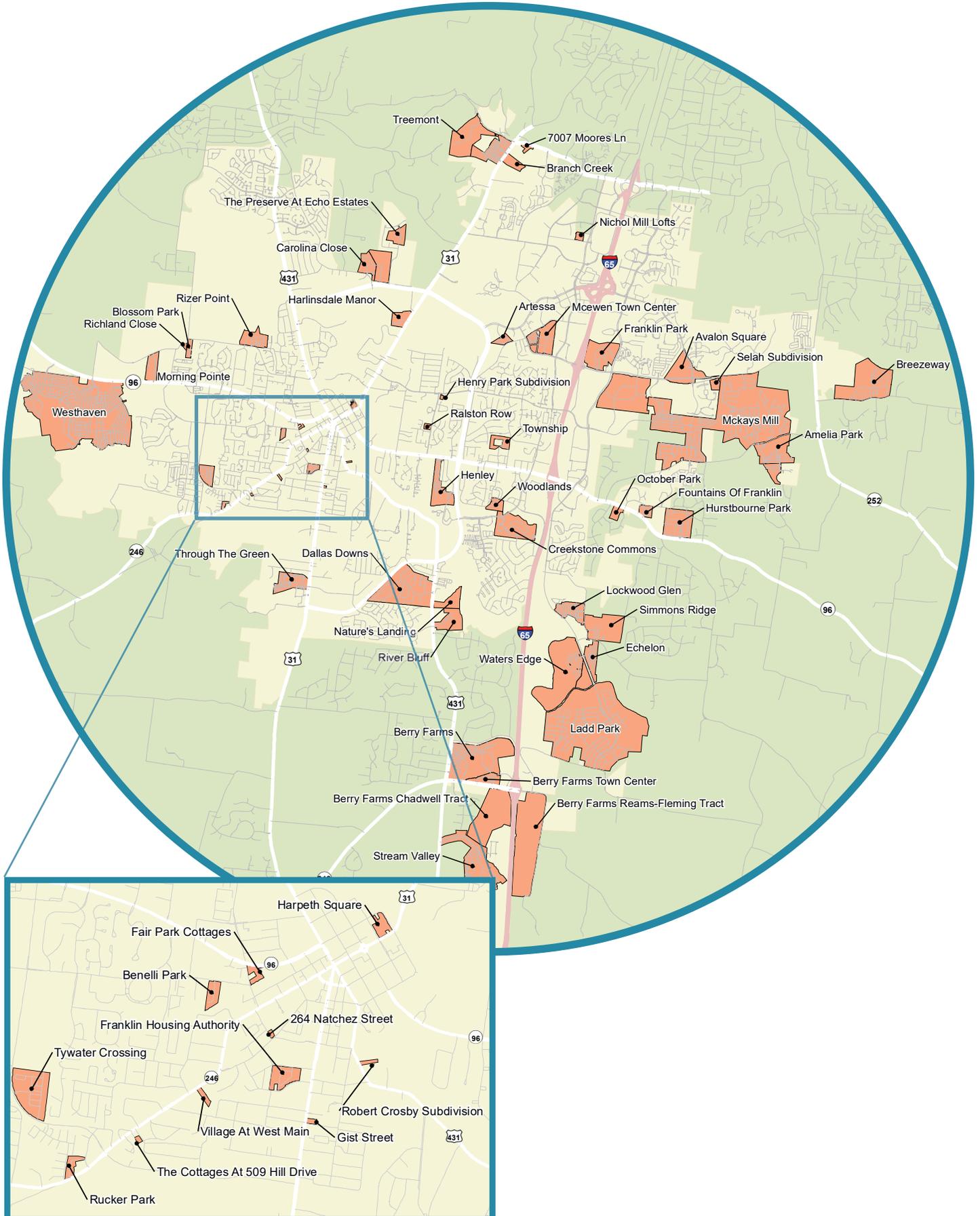


**74,440 ESTIMATED POPULATION OF 2016**

Projected to double the population by 2040

Year	Month	Type	City of Franklin Population	Number Change	Percent Change
1980	April	Federal Census	12,407	3,003	32%
1990	April	Federal Census	20,098	7,691	62%
1995	April	Special Census	25,440	4,240	-
1997	April	Special Census	29,259	759	-
2000	April	Federal Census	41,842	1,542	-
2004	July	Special Census	46,416	-	-
2006	June	Special Census	49,412	-	-
2008	July	Special Census	56,219	-	-
2008	Dec	Estimate	60,052	1,052	1.8%
2009	Dec	Estimate	60,908	856	1.4%
2010	April	Federal Census	62,487	-	-
2013	July	Special Census	66,370	-	-
2013	Dec	Estimate	68,776	2,604	3.8%
2014	Dec	Estimate	70,737	1,961	2.8%
2015	Dec	Estimate	72,272	1,535	2.1%
<b>2016</b>	<b>Dec</b>	<b>Estimate</b>	<b>74,440</b>	<b>2,168</b>	<b>3.0%</b>
2020	Dec	Projection	83,783	2,440	3.0%
2030	Dec	Projection	112,597	3,280	3.0%
2040	Dec	Projection	151,322	4,407	3.0%

# APPROVED RESIDENTIAL DEVELOPMENTS



# DEVELOPMENT REPORT CONTRIBUTIONS

## The Planning & Sustainability Department

Brad Baumgartner, Senior Planner, Project Manager

Annette Whitehurst, Land Planner

Amy Diaz-Barriga, Current Planning Supervisor

Kelly Dannenfelser, Long-Range Planning Supervisor

Emily Hunter, Director

