

# FRANKLIN

DEVELOPMENT REPORT | 2017





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# BOARD OF MAYOR & ALDERMEN



Mayor  
Ken Moore



Vice Mayor  
Ward 4  
Margaret Martin



Ward 1  
Beverly Burger



Ward 2  
Dana McLendon



Ward 3  
Scott Speedy



At-Large  
Clyde Barnhill



At-Large  
Brandy Blanton



At-Large  
Pearl Bransford



At-Large  
Ann Petersen

## 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



Point Park, Grand Opening

# LETTER FROM THE MAYOR

The year 2017 showed that Franklin continues to be one of America's most vibrant local economies fueled by the creation of high quality jobs and investment in our beautiful city. Money Magazine ranked Franklin as the fourth best place to live in America, and second best in the South! This is attributable to Franklin's quality of life with an excellent school system, low taxes, historic preservation, an educated workforce and more. Citizen feedback gained through the National Citizen Survey, a public opinion survey given in more than 500 communities nationwide, showed Franklin residents gave the City high rankings for quality of life, economic opportunities and the overall quality of City services. The City was awarded the Voice of the People Award for Excellence in Education and Enrichment for having the highest rankings from citizens.

The City is also making great progress with infrastructure to meet the demands of our growing community. In 2017, the Tennessee Department of Transportation announced funding for the Northwest extension of Mack Hatcher Parkway. The project will go to bid and begin construction in 2018. The Tennessee General Assembly passed the IMPROVE Act that will provide more sustainable funding for transportation projects in the future. The City is just about to complete the upgrades to Hillsboro Road, placing utilities underground, widening the road and adding bike lanes and sidewalks on both sides of this important gateway into downtown. The City also completed a study and presented recommendations to address parking needs in our vibrant downtown core. Other transportation projects, such as East McEwen Drive, Columbia Avenue, and Franklin Road continue to move forward. The Franklin Transit Authority has instituted new routing, added additional stops, and taken wait times from sixty minutes to thirty minutes.

Several building projects began in 2017. Mars Petcare broke ground on their new headquarters. The Harpeth Square project, which includes a long sought-after downtown hotel, also broke ground, and the renovation of the First Tennessee Bank Building continues with a completion date scheduled for 2018. Many other new headquarters projects also started construction in Franklin.

The largest single capital project in Franklin's history, the upgrade and expansion of the City's Water Reclamation Facility, will begin in 2018 and the water treatment plant upgrades, along Lewisburg Pike, will be completed in early 2018.

It is an exciting time in Franklin with the quality development and investment that we are experiencing. Our community is not only a place where people want to work and live, but also visit, with 1.43 million tourists visiting our city and county. The development report reflects positively on our community and the confidence that our citizens, businesses, and investors have in our town.

A handwritten signature in black ink, appearing to be 'J. Hester', written in a cursive style.

## 2017 NOTABLE ACCOMPLISHMENTS



### AWARDED

#4 Best Place to Live, Money Magazine  
#2 Best Place to Live in the South, Money Magazine  
#8 Best place to raise a family, Smart Asset



### FUNDED

The City acquired over 70 acres of land in Southeast Franklin for a park that includes Robinson Lake, increasing park land in the City to a total of 825 acres.



### UPGRADED

Franklin Transit Authority upgraded its transit frequency and cut its wait time in half. New stops were added for increased ridership.



### ADOPTED

Envision Franklin was adopted in early 2017 to guide future growth and development in Franklin.



# 2017 CAPITAL IMPROVEMENT PROJECTS (CIP) & ACCOMPLISHMENTS



## Harpeth River Stabilization Project

This project helped provide stabilization to the Harpeth River banks through incorporation of natural stream design principles, bioengineering, and traditional stabilization techniques to the bank and riparian areas. This project now provides native plants, protection to the river bank, and benefits water quality through a reduction of sediment into the Harpeth River.



## Sidewalk Gaps

This initiative for sidewalk connectivity is filling in “gaps” in the existing sidewalk network. These are some of the completed connections in 2017:

- South Royal Oaks Blvd from the Post Office to Belvedere Commons.
- South Royal Oaks Blvd from Creekstone Blvd to Forrest Crossing Blvd.
- Oak Meadow Drive from just past Rand Place West to South Wind Apartments.
- Forrest Crossings Blvd from South Royal Oaks to the connector sidewalk down from Stonegate Drive.
- Southwinds Drive from Sunshine Academy to the Southwinds apartments.
- Liberty Pike from Turning Wheel Lane to Columbia State Community College.



## SouthEast Multi-Purpose Park

The BOMA approved funding for a new SouthEast Multi-Purpose Park. The Park will include a minimum of eight lighted multi-purpose rectangular sports fields for football, lacrosse, rugby, and soccer. This Park will have a range of passive uses as well to serve as a community park for neighborhoods in this area.

# 2017 CITY-AT-A-GLANCE

## 77,364 Estimated Population

The population of Franklin is estimated at 77,364, an increase from 74,440 at the end of 2016.

## 3.9% Population Growth Rate

This year's population growth rate over last year, which was a 2,924 population increase.

## 319 Acres Rezoned in 2017

These were rezoned into residential, office, and mixed-use districts.

## 8,879 Dwellings to be Constructed

Of those, 861 dwellings were approved in 2017, compared to 1,028 dwellings approved in 2016.

## 1,595 Residential Building Permits Issued

Of those, 565 were single family, 920 were apartments, and 110 were townhomes

## 1.33 Million Nonresidential Square Feet Approved by Site Plan

Approvals for office, retail, commercial, etc.

## 1.34 Million Nonresidential Square Feet in Building Permits Issued

Permits issued for office, retail, commercial, etc.



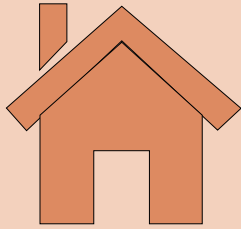
Franklin Park



Berry Farms Development



# 2017 ZONING CHANGES



**318.62 ACRES**  
Rezoned in 2017

**32.74 ACRES**  
Annexed in 2017

Zoning Ordinance Number	Description	Previous Zoning District	New Zoning District	Acreage	Adoption Date
<b>Properties Zoned (Due to Annexation)</b>					
2017-35	Bushnell Farm	County	SD-R 2.05	9.75	9/26/2017
2017-32	4360 Long Lane (Moss Property)	County	SD-R 1.71	17.59	9/26/2017
2016-50	459,463,467 Franklin Road	County	R-1	5.40	2/28/2017
<b>TOTAL</b>				<b>32.74</b>	
<b>Properties Rezoned</b>					
2017-13	Shadow Green	LI	SD-R 5.0 (36.72 acres) & ER (15.84 acres)	52.56	11/14/2017
2017-24	1475 Columbia Avenue	R-3	OR	0.43	9/26/2017
2017-16	199 North Royal Oaks	R-2	OR	0.60	9/12/2017
2017-37	Chickasaw (Franklin Housing Authority)	SD-R 0.0	SD-R 10	6.38	9/12/2017
2017-11	John B McEwen Addition (1226 Adams Street)	R-3	SD-R 4.7	0.43	6/27/2017
2017-06	Harpeth Square Revision 1	SD-X 33.4/35,000/115	SD-X 33.4/35,000/119	4.66	5/23/2017
2016-51	Apex Village	GC	SD-X 14.61/350,000/200	23.61	3/28/2017
2016-48	203 North Royal Oaks	R-2	GO	1.30	2/28/2017
2016-46	Branch Creek Crossing Revision 2	SD-X 2.5, 36,480	SD-X 2.5, 40, 698	19.11	1/24/2017
2016-47	Waters Edge Revision 4	SD-R 1.72	SD-R 2.02	195.50	1/24/2017
2016-40	Rizer Point Revision 2	AG	SD-R 1.14	14.04	1/10/2017
<b>TOTAL</b>				<b>318.62</b>	

# 2017 RESIDENTIAL DEVELOPMENT APPROVALS



## 861 APPROVED UNITS

Total approved residential units in 12 developments in 2017

Residential Development	Type of Approval	Total Units	Single Family	Duplex	Townhomes & Condos	Apartment	Total Acreage	Open Space
11 South	PP	4	4	-	-	-	1.52	0.19
Apex Village	DP	345	-	-	15	330	23.61	12.18
Bushnell Farms	DP	20	14	-	6	-	9.59	4.79
Colletta Park	DP	199	199	-	-	-	199.00	70.80
Franklin Housing Authority (Chickasaw)	DP	48	-	-	-	48	6.38	0.72
John B McEwen Addition (1226 Adams Street)	DP	2	2	-	-	-	0.42	-
Jordan Road Subdivision	DP	10	10	-	-	-	6.28	1.01
Moss Property (Foxglove)	DP	30	30	-	-	-	17.59	9.80
Natures Landing Revision 1	PP	3	3	-	-	-	*	*
Riverbluff Revision 2	DP	-1	-1	-	-	-	*	*
Shadow Green	DP	182	-	-	22	160	36.71	15.55
Splendor Ridge	PP	19	19	-	-	-	27.50	1.38
<b>TOTAL</b>	-	<b>861</b>	<b>280</b>	<b>0</b>	<b>43</b>	<b>538</b>	<b>328.60</b>	<b>130.97</b>

Type of Approval

DP=Development Plan

PP= Preliminary Plat

\* 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 DEVELOPMENT UNDER CONSTRUCTION



**8,018 REMAINING UNITS**

In 47 developments totaling 13,514 units

Development			Constructed Units	Remaining Units By Type					
Name	Year	Units Approved	Total	RS	R2	TC	APT	ASTL	Total
7007 Moores Lane (Canterfield) Revision 1	2014	96	0	-	2	3	-	91	96
Amelia Park	2014	149	110	39	-	-	-	-	39
Arlington at West Main	2016	8	0	-	-	8	-	-	8
Avalon	2002	446	407	9	-	30	-	-	39
Avalon Square	2004	172	0	-	-	172	-	-	172
Avenida of Cool Springs	2016	142	0	-	-	-	142	-	142
Avondale Cottages	2016	40	0	1	24	15	-	-	40
Benelli Park	2014	11	10	1	-	-	-	-	1
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	195	26	-	425	-	-	451
Branch Creek Crossing	2015	48	0	-	-	48	-	-	48
Blossom Park	2013	26	23	3	-	-	-	-	3
Cardel Village	2016	20	0	20	-	-	-	-	20
Cottages at Eddy Lane	2016	4	0	4	-	-	-	-	4
Echelon	2013	168	47	54	-	67	-	-	121

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# (CONTINUED) RESIDENTIAL DEVELOPMENT UNDER CONSTRUCTION



**8,018 REMAINING UNITS**

59% of the total approved (13,514) remain to be built

Development			Constructed Units	Remaining Units By Type					
Name	Year	Units Approved	Total	RS	R2	TC	APT	ASTL	Total
Gateway Village	2008	402	379	-	-	7	16	-	23
Franklin Park	2013	350	0	-	-	-	350	-	350
Harlinsdale Manor	2006	15	10	5	-	-	-	-	5
Harpeth Square Revision 1	2016	160	0	-	-	-	160	-	160
Henley	2005	87	84	3	-	-	-	-	3
Highlands at Ladd Park Revision 7	2005	1,060	878	182	-	-	-	-	182
Iron Horse	2016	264	0	-	-	-	264	-	264
Lockwood Glen Rev 1(Nichols Bend)	2008	624	170	196	-	19	239	-	454
McEwen Town Center (Revision 2)	2009	950	370	-	-	-	580	-	580
Natures Landing	2015	29	0	29	-	-	-	-	29
October Park	2015	19	0	19	-	-	-	-	19
Ovation	2014	950	0	40	-	910	-	-	950
Preserve at Echo Estates	2013	43	8	35	-	-	-	-	35
Ralston Row	2013	14	2	12	-	-	-	-	12
Riverbluff Revision 1	2014	82	19	63	-	-	-	-	63
Rizer Point Revision 4	2012	111	95	16	-	0	-	-	16
Rucker Park Revision 1	2012	36	29	-	-	7	-	-	7
CONTINUED ON NEXT PAGE									

# (CONTINUED) RESIDENTIAL DEVELOPMENTS UNDER CONSTRUCTION



**8,018 REMAINING UNITS**

41% of the total approved (13,514) are already constructed

Development			Constructed Units	Remaining Units By Type					
Name	Year	Units Approved	Total	RS	R2	TC	APT	ASTL	Total
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	36	63	-	309	-	-	372
Southwinds (Woodlands)	1985	100	0	-	-	-	100	-	100
Standard at Cool Springs	2016	450	0	-	-	-	450	-	450
Stream Valley Revision 1	2014	824	287	221	-	76	240	-	537
Tap Root Hills	2014	139	30	109	-	-	-	-	109
Through the Green Revision 2	2014	492	389	-	-	-	103	-	103
Tywater Crossing (Parrish Park)	2012	87	86	1	-	-	-	-	1
Treemont Estates	2005	13	10	3	-	-	-	-	3
Village at West Main	2013	35	0	-	-	-	35	-	35
Water's Edge	2013	395	74	156	-	165	-	-	321
Westhaven*	2001	2,750	1,661	*	*	*	*	250	1,089
Wynfield Village	2016	13	0	13	-	-	-	-	13
<b>TOTAL</b>		<b>13,514</b>	<b>5,496</b>	<b>1,338</b>	<b>43</b>	<b>2,261</b>	<b>3,179</b>	<b>358</b>	<b>8,018</b>

Dwelling Unit Abbreviations:

RS=Single Family

R2= Duplex

TC= Townhome & Condo

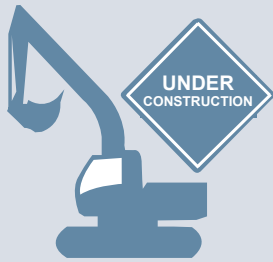
APT= Apartment

ASTL= Assisted Living

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



# 2017 NONRESIDENTIAL SITE PLANS



## 1.33 MILLION SQUARE FEET APPROVED

55% of the total square footage was classified as office space

Nonresidential Development	Square Footage	Type of Nonresidential	Total Acreage	Description
249 4th Avenue North	16,700	Office	0.72	-
425 Downs Boulevard	3,900	Office	5.03	Civil Constructors Office
508 Duke Drive Subd, Lot 4	18,830	Office	1.16	TPS Office Development
Aspen Grove Subd, Section O Lot 4	85,000	Office	3.56	Franklin at Legends View
Berry Farms-Ream Fleming Tract, Section 1	215,396	Office	22.94	Ramsey Solutions
Branch Creek Crossing PUD Subd, Sec 1, Revision 1, Lot 2	22,536	Office	1.25	-
Centennial Business Park Subd, Section 1, Revision 4, Lot 9	37,491	Office	2.12	The Mallory Building
Family Legacy, Lot 2	22,900	Office	2.96	-
Gateway Village Subd, Section 3, Lot 136	15,421	Office	1.16	-
Ovation PUD Subd, Lot 3	238,000	Office	17.64	Mars Petcare
<b>Total</b>	<b>676,174</b>	<b>Office</b>	<b>58.54</b>	
Berry Farms Town Center, PUD Subd, Lot 315	40,511	Retail	0.93	Sonic
Berry Farms Town Center, PUD Subd, Lot 195	50,094	Retail	1.15	McDonalds
Carothers Crossing East Subd, Lots 2 & 3	89,977	Retail	2.07	-
Galleria Commercial Subd, Section 1, Revision 2, Lot 32	1,003	Retail	1.00	McDonalds
<b>Total</b>	<b>181,585</b>	<b>Retail</b>	<b>5.15</b>	

**CONTINUED ON NEXT PAGE**

# (CONTINUED) 2017 NONRESIDENTIAL SITE PLANS



## 91.22 TOTAL ACRES

Following office, the next highest square footage use category was retail at 15%.

Nonresidential Development	Square Footage	Type of Nonresidential	Total Acreage	Description
Downs Boulevard Properties	53,595	Commercial	1.23	Temple Fitness
Quail Hollow Business Park Subd, Section 2, Lot 8	5,000	Commercial	1.30	Sudsys Car Wash
Synergy Bank Annex Building at Ninth Avenue	8,583	Commercial/Office	0.58	Synergy Bank
Watson Glen Subd, Section 2, Lot 30	4,968	Commercial	3.23	Miles Auto Spa
Wild Duck Subd, Section 1, Revision 7 Lots 4 & 6	17,430	Commercial	3.76	Darrell Waltrip Volvo Services Center
<b>Total</b>	<b>89,576</b>	<b>Commercial</b>	<b>10.10</b>	
Aspen Grove Subd, Sec Q Lot 13 Revision 2 Addition	1,201	Medical Office	2.33	Skin Solutions Dermatology
Medcore Medical Building Subd, Lots 3 & 4	73,500	Medical Office	2.36	-
<b>Total</b>	<b>74,701</b>	<b>Medical Office</b>	<b>4.69</b>	
Franklin South Business Park, Lot 104	57,750	Industrial	0.91	Franklin Self Storage
Carothers Crossing East Subdivision, Lot 5	106,500	Industrial	1.65	Self-Storage
<b>Total</b>	<b>164,250</b>	<b>Industrial</b>	<b>2.56</b>	
Williamson County Archives Records Center	20,000	Institutional	1.28	
Williamson Medical Center Subd, Section 1, Revision 1	121,000	Institutional	8.90	
<b>Total</b>	<b>141,000</b>	<b>Institutional</b>	<b>10.18</b>	
<b>GRAND TOTAL</b>	<b>1,327,286</b>		<b>91.22</b>	

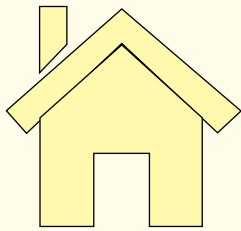
# 2017 NONRESIDENTIAL BUILDING PERMITS



**1.34 MILLION SQUARE FEET OF NONRESIDENTIAL**  
Office permits were 60% of total nonresidential permits issued in 2017.

Commercial Development	Square Footage	Type of Non-residential
Candlewood Suites	64,180	Hotel
Harpeth Square Hotel	117,692	Hotel
Hilton Franklin	159,105	Hotel
Holiday Inn Express	84,856	Hotel
<b>Total</b>	<b>425,833</b>	<b>Hotel</b>
Eddy Lane Industrial Office	28,800	Industrial
<b>Total</b>	<b>28,800</b>	<b>Industrial</b>
100 Mission Court Express Oil Addition	550	Office
1011 Reams Fleming Boulevard Ramsey Solutions	219,587	Office
21DC Offices 370 Natchez Street	4,501	Office
425 Downs Boulevard Civil Constructors	6,892	Office
Berry Farms Lot 902	133,127	Office
Branch Creek Crossing Office Building	18,000	Office
Ovation East Office Building (Mars Petcare)	232,772	Office
Ranco Farms, Mallory Green, Lot 2	175,000	Office
Terrell Office Building	14,300	Office
<b>Total</b>	<b>804,729</b>	<b>Office</b>
Sonic Berry Farms	2,540	Retail
Taco Bell	2,566	Retail
Twice Daily	4,820	Retail
Waffle House	2,080	Retail
Watson Glen Lot 30 Miles Auto Spa	4,917	Retail
<b>Total</b>	<b>16,923</b>	<b>Retail</b>
Little Sunshine's Playhouse	9,736	Institutional
<b>Total</b>	<b>9,736</b>	<b>Institutional</b>
Lockwood Glen Amenity Center	4,168	Recreational
Schaefer Equestrian Center	45,304	Recreational
<b>Total</b>	<b>49,472</b>	<b>Recreational</b>
<b>GRAND TOTAL</b>	<b>1,335,493</b>	

# EXISTING HOUSING

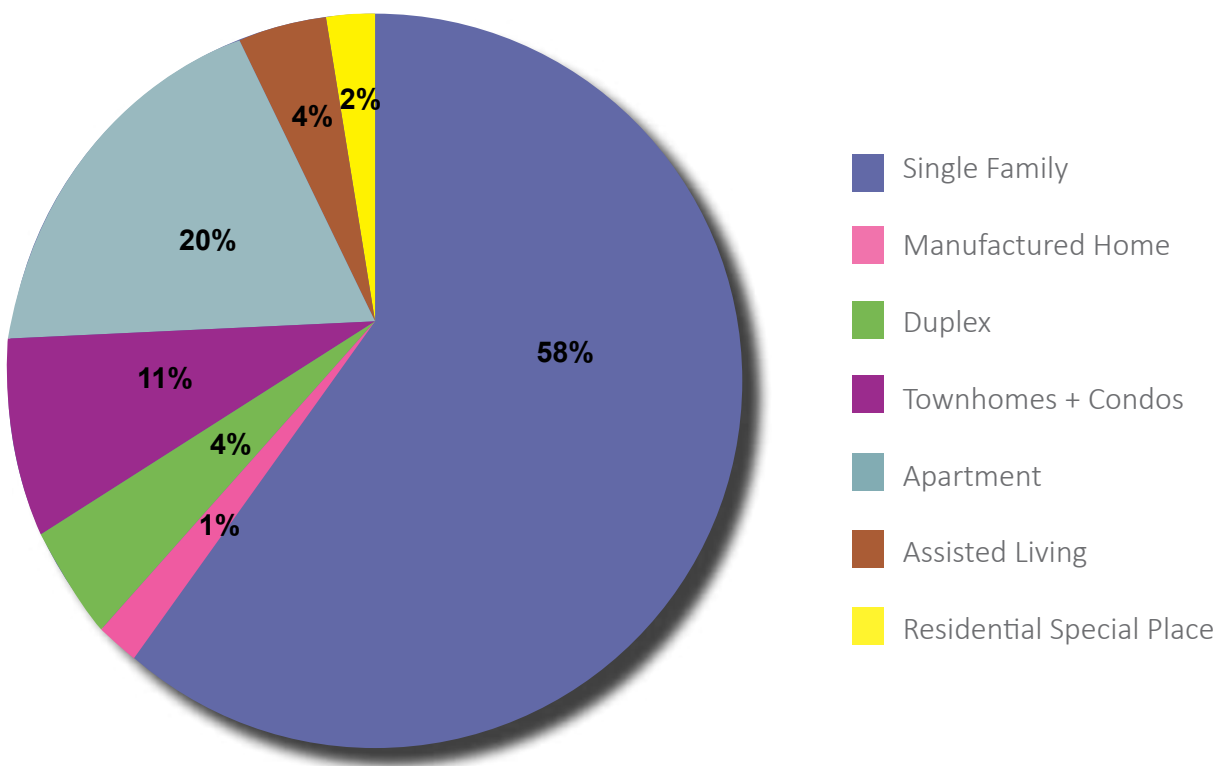


**33,034 DWELLING UNITS**

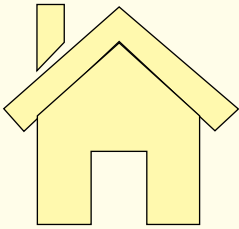
Existing Housing as of December 31, 2017

Type of Housing	# of Dwelling Units	% of Total Housing Stock
Single Family	19,282	58%
Manufactured Home	405	1%
Duplex	1,178	4%
Townhomes + Condos	3,719	11%
Apartment	6,749	20%
Assisted Living	1,177	4%
Residential Special Place	524	2%
<b>TOTAL</b>	<b>33,034</b>	<b>100%</b>

*Existing Housing by Type*



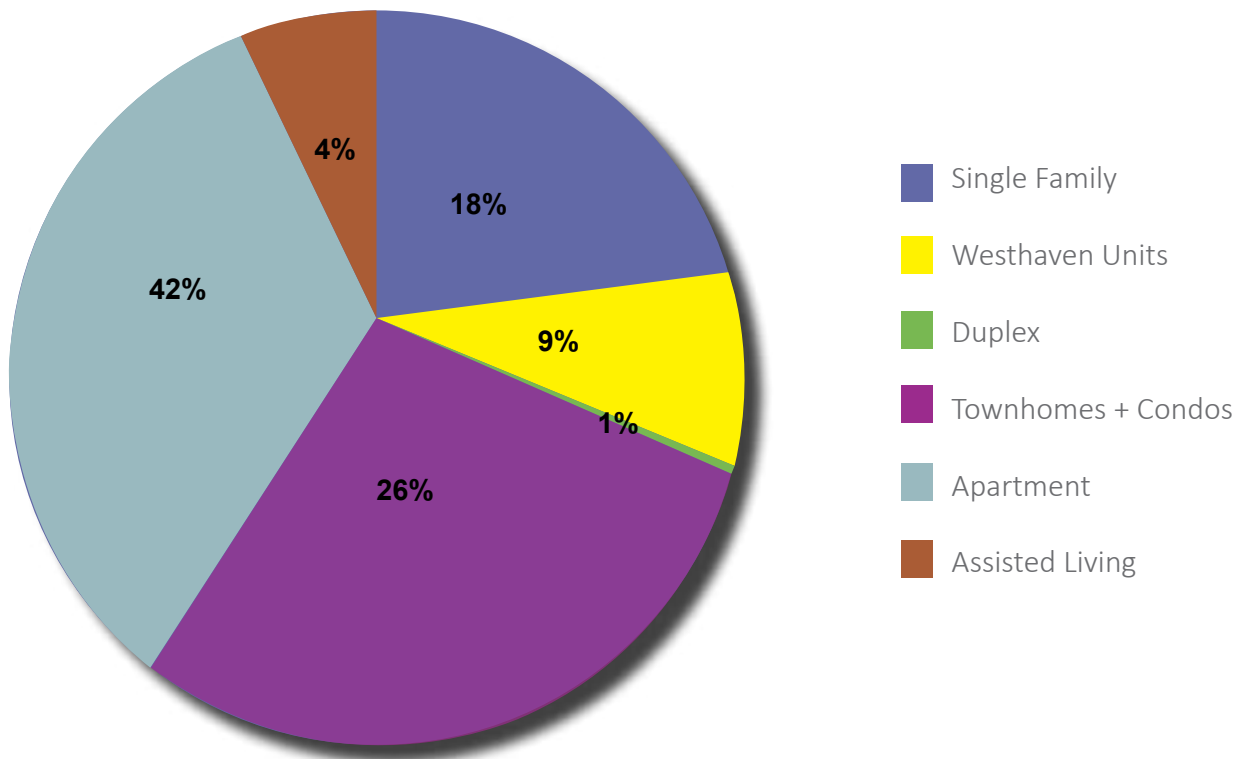
# APPROVED HOUSING (NOT YET BUILT)



**8,879 DWELLING UNITS**  
Approved Housing (Not Yet Built)

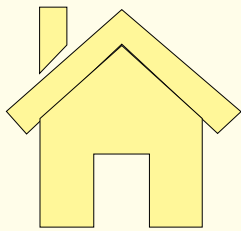
Type of Housing	# of Dwelling Units	% of Future Total Housing Stock
Single Family	1,618	18%
Westhaven Units	839	9%
Duplex	43	0%
Townhomes + Condos	2,304	26%
Apartment	3,717	42%
Assisted Living	358	4%
<b>TOTAL</b>	<b>8,879</b>	<b>100%</b>

*Approved Housing by Type*





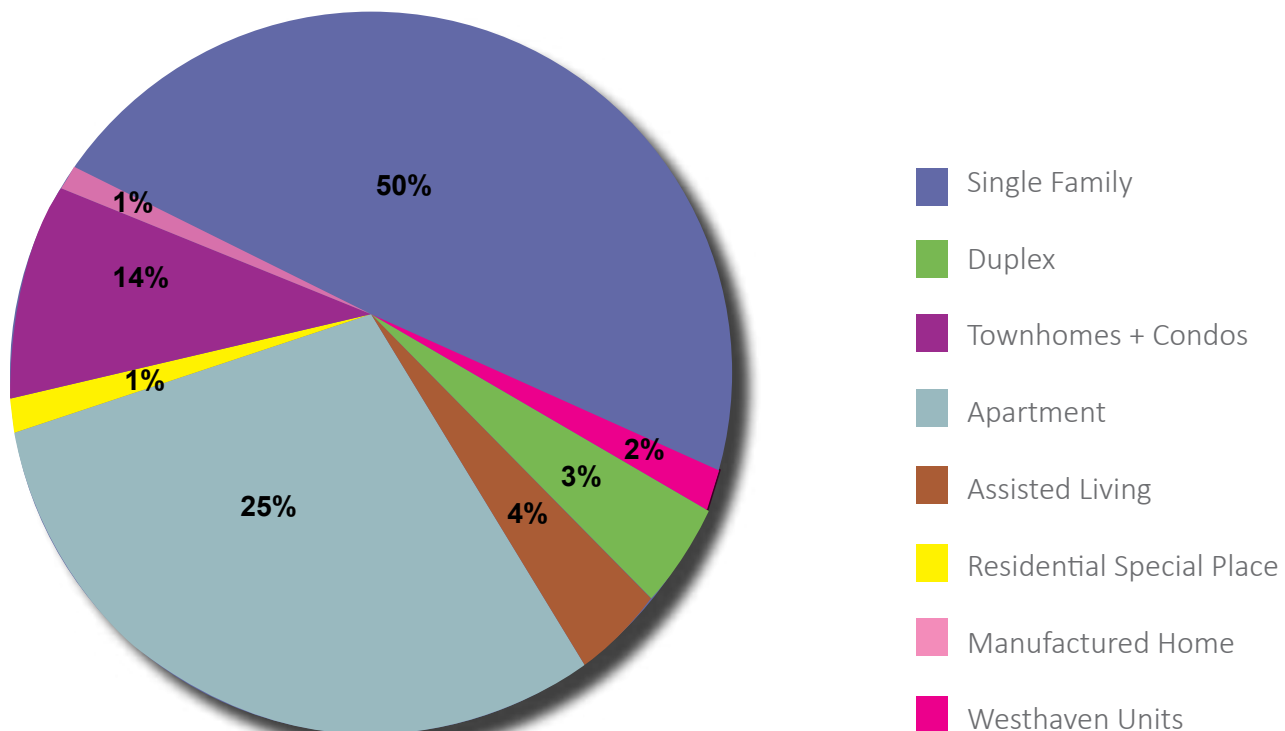
# FUTURE BUILD-OUT



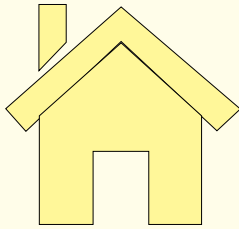
**41,913 DWELLING UNITS**  
Existing Housing + Approved Housing

Type of Housing	# of Dwelling Units	% of Future Total Housing Stock
Single Family	20,900	50%
Manufactured Home	405	1%
Westhaven Units	839	2%
Duplex	1,221	3%
Townhomes + Condos	6,023	14%
Apartment	10,466	25%
Assisted Living	1,535	4%
Residential Special Place	524	1%
<b>TOTAL</b>	<b>41,913</b>	<b>100%</b>

## *Future Build-Out*



# LAND USE

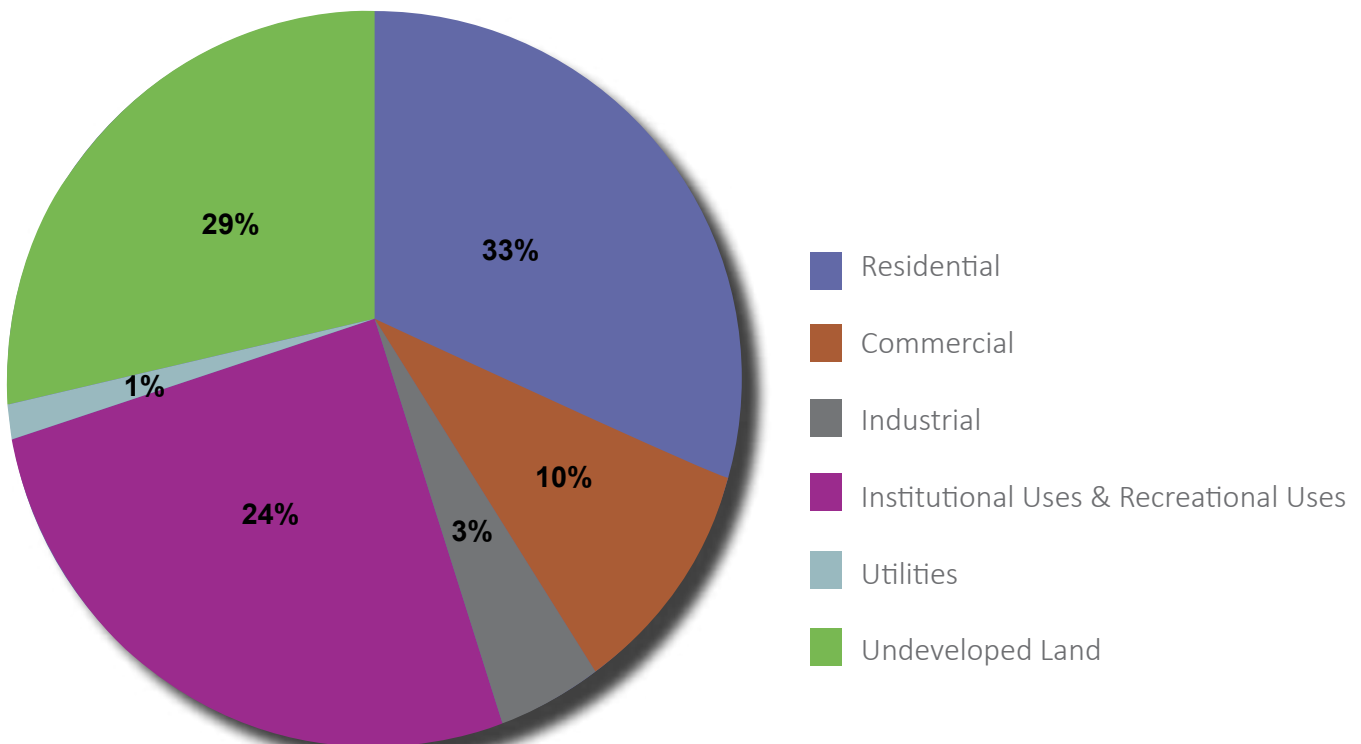


## 7,693 RESIDENTIAL ACRES

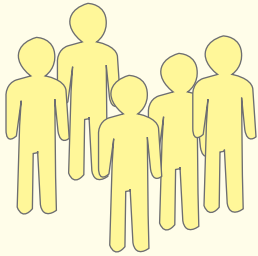
Over the last five years, residential acreage increased by 505 acres

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



## POPULATION ESTIMATES

Population estimates are based on the existing housing stock. Estimates are calculated using dwelling type, average household size, and vacancy rates.

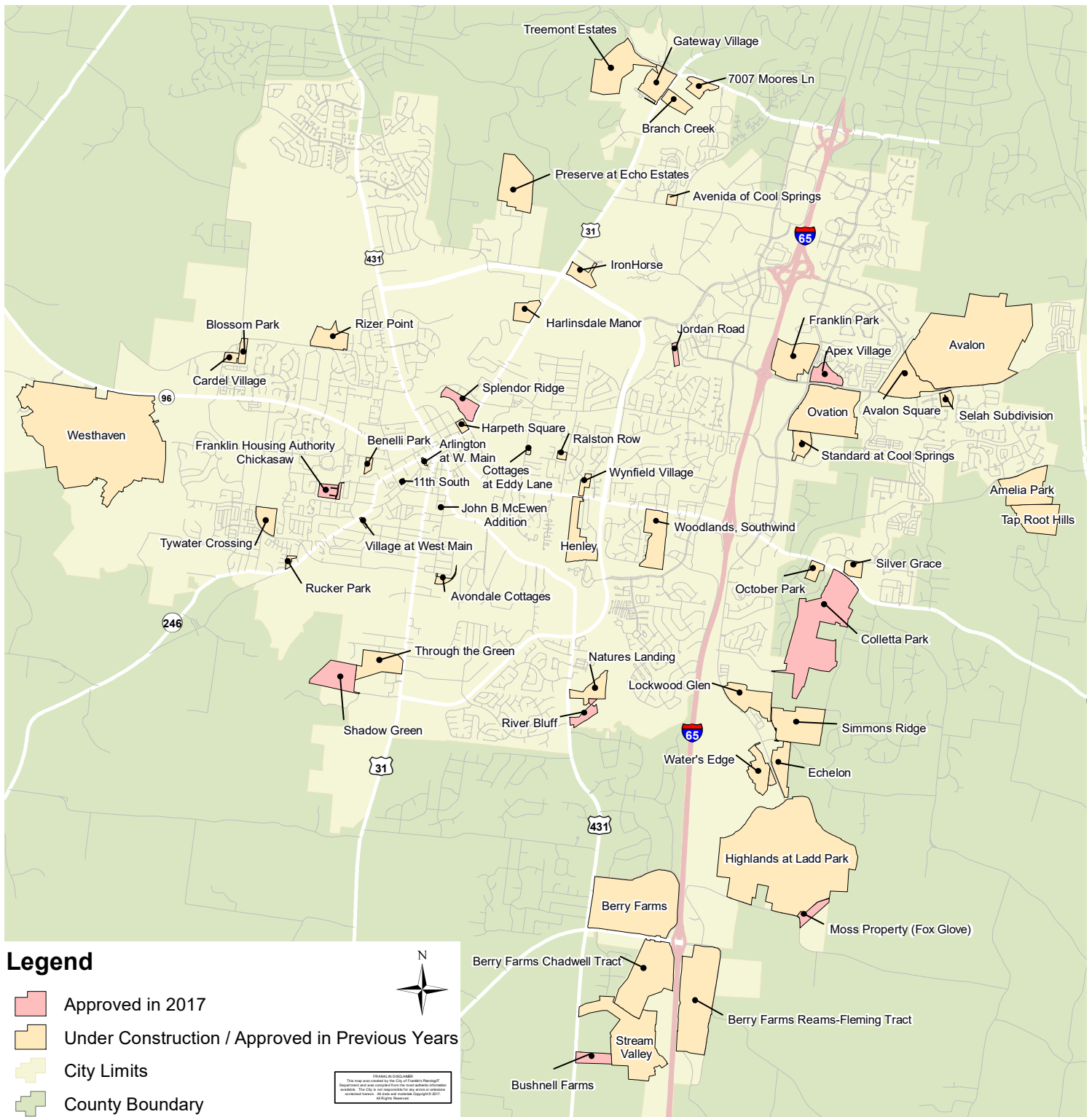
Year	Month	Type	City of Franklin Population	Number Change	Percent Change
1980	April	Federal Census	12,407	3,003	32%
1990	April	Federal Census	20,098	7,691	62%
1995	April	Special Census	25,440	4,240	-
2000	April	Federal Census	41,842	1,542	-
2004	July	Special Census	46,416	-	-
2008	July	Special Census	56,219	-	-
2009	Dec	Estimate	60,908	856	1.4%
2010	April	Federal Census	62,487	-	-
2011	Dec	Estimate	63,771	1,997	3.1%
2012	Dec	Estimate	66,172	2,401	3.6%
2013	July	Special Census	66,370	-	-
2014	Dec	Estimate	70,737	1,961	2.8%
2015	Dec	Estimate	72,272	1,535	2.1%
2016	Dec	Estimate	74,440	2,168	3.0%
2017	Dec	Estimate	77,364	2,924	3.9%

## POPULATION PROJECTIONS

This chart projects growth by using historical averaging in population change by decade. Over the past 30 years, the City has added approximately 21,000 residents every decade. This chart shows population projections based on these data. However, as with any projection, using past data does not necessarily indicate future growth.

Decade	Type	City of Franklin Population	Number Change	Percent Change
1980	Federal Census	12,407	-	-
1990	Federal Census	20,098	7,691	62%
2000	Federal Census	41,842	21,744	108%
2010	Federal Census	62,487	20,645	49%
2020	Projection	85,000	22,513	36%
2030	Projection	106,000	21,000	24%
2040	Projection	128,600	22,600	21%

# APPROVED RESIDENTIAL DEVELOPMENTS



# DEVELOPMENT REPORT CONTRIBUTIONS

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