

2012 Development Report



H I S T O R I C
F R A N K L I N
T E N N E S S E E

Compiled by the Department of Planning and Sustainability

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2012 Development Report—Franklin at a Glance

| Geography as of December 31, 2012 | |
|--|-------|
| City Size (Square Miles) | 41.54 |
| Unincorporated UGB (Square Miles) | 33.80 |
| Total Franklin UGB (Square Miles) | 75.34 |
| TDOT Owned/Maintained ROW in City (Linear Miles) | 76.33 |
| City Owned/Maintained ROW in City (Linear Miles) | 298 |

| Housing as of December 31, 2012 | |
|---------------------------------|--------|
| Existing Dwelling Units | 28,234 |
| Single family | 59.3% |
| Duplex | 3.9% |
| Multifamily | 29.9% |
| Special Place | 5.4% |
| Manufactured Home | 1.4% |
| Approved Dwelling Units | 7,694 |

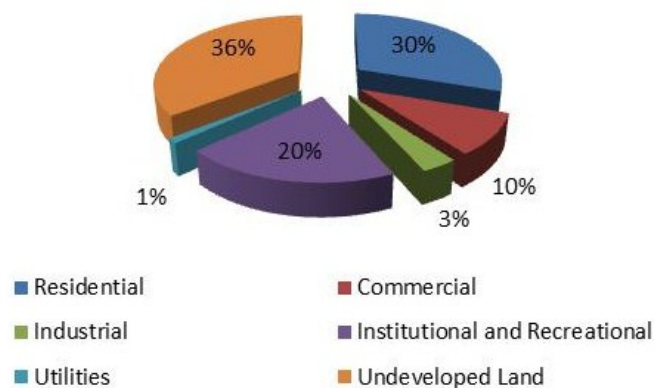
| 2012 Population Estimates | |
|-------------------------------|--------|
| City Population Estimate | 66,172 |
| Unincorporated UGB | 10,810 |
| Total Franklin UGB | 32,032 |
| Population by School District | |
| FSSD | 56.4% |
| Williamson County | 43.6% |
| Population by Aldermanic Ward | |
| Ward One | 25% |
| Ward Two | 25% |
| Ward Three | 25% |
| Ward Four | 25% |

| Changes in 2012 | |
|-------------------------------|--------|
| Acres Annexed | 5.56 |
| Boundary Adjusted/De-annexed | 0 |
| Net Gain in Acres: | 5.56 |
| Acres Zoned/Rezoned | 245.20 |
| Residential Projects Approved | 9 |
| Dwellings Approved | 1,033 |
| Building Permits Issued | 646 |

| Population Estimates and Projections | |
|--|--------|
| 2010 Franklin Population—Federal Census | 62,487 |
| 2020 Franklin Population Projection (various growth rates) | 91,401 |
| 2020 UGB Population Estimate (at 0.7% growth rate) | 11,431 |
| Population Estimate Based on Buildout of Approved Residential Developments | 18,198 |
| (+) 2012 Franklin Population Estimate of 66,172 | 84,293 |

| 2012 Land Use Acreage | |
|--------------------------------|---------------|
| Residential | 7,188 |
| Commercial | 2,286 |
| Industrial | 818 |
| Institutional and Recreational | 4,788 |
| Utilities | 271 |
| Undeveloped Land | 8,464 |
| Total | 23,815 |

2012 Land Use Overview



**Table A:
2012 Acreage Changes**

| Annexation Ordinance No. | Description | Acre | Effective Date |
|--------------------------------------|-------------------------------------|-------------|----------------|
| Properties Annexed | | | |
| 2012-36 | 1973 New Highway 96 West (Animalia) | 5.56 | - |
| TOTAL | | 5.56 | |
| Properties Deannexed/Adjusted | | | |
| - | - | - | - |
| TOTAL | | 0.00 | |
| Net Change | | | |
| TOTAL | | 5.56 | |

Source: Franklin Planning and Sustainability Department, Franklin, TN, December 31, 2012. Mathematical errors are due to rounding.

Table B:
Summary of Acreage Changes in the City Limits

| Year | Acreage Added | Acreage Removed | Net Additional Acreage | Total Acreage in Franklin | Net Percent Annual Increase |
|-------------------|-----------------|-----------------|------------------------|---------------------------|-----------------------------|
| Prior to 2000 | - | - | 19,484.19 | 19,484.19 | - |
| 2001 | 1,595.06 | 0.00 | 1,595.06 | 21,079.25 | 8.19% |
| 2002 | 18.02 | 0.00 | 18.02 | 21,097.27 | 0.09% |
| 2003 | 150.06 | 0.00 | 150.06 | 21,247.33 | 0.71% |
| 2004 | 683.08 | 0.00 | 683.08 | 21,930.41 | 3.21% |
| 2005 | 3,982.45 | 0.00 | 3,982.45 | 25,912.86 | 18.16% |
| 2006 | 404.25 | 0.00 | 404.25 | 26,317.11 | 1.56% |
| 2007 | 412.56 | -372.45 | 40.11 | 26,357.22 | 0.15% |
| 2008 | 193.42 | 0.00 | 193.42 | 26,550.64 | 0.73% |
| 2009 | 18.51 | 0.00 | 18.51 | 26,569.15 | 0.07% |
| 2010 | 0.00 | 0.00 | 0.00 | 26,569.15 | 0.00% |
| 2011 | 0.00 | 0.00 | 0.00 | 26,569.15 | 0.00% |
| 2012 | 5.56 | 0.00 | 5.56 | 26,574.71 | 0.02% |
| Since 2000 | 7,457.41 | -372.45 | 26,569.15 | 26,569.15 | 32.87% |

Source: Franklin Planning and Sustainability Department and Municipal Information Technology Department, Franklin, TN, December 31, 2012. Mathematical errors are due to rounding.

**Table C:
2012 Base Zoning Changes**

| Zoning Ordinance No. | Description | Previous Zoning District | Base Zoning District | Acre | Effective Date |
|---|--|--------------------------|----------------------|---------------|----------------|
| Properties Zoned (Due to Annexation) | | | | | |
| 2012-40 | 1973 New Highway 96 West (Animalia) | County | NC | 5.56 | 9/11/2012 |
| TOTAL | | | | 5.56 | |
| Properties Rezoned | | | | | |
| 2012-03 | 608 Mount Hope Street | R-3 | CI | 40.35 | 4/10/2012 |
| 2012-17 | 3150 Boyd Mill Avenue | R-1 | R-3 | 2.85 | 6/12/2012 |
| 2012-18 | 104 Southeast Parkway | HI | LI | 3.83 | 6/12/2012 |
| 2012-21 | 124 Lumber Drive | GC | CI | 15.81 | 7/24/2012 |
| 2012-25 | South of Clovercroft Road, Southeast of Market Street (Amelia Park PUD) | AG/R-2 | RX | 72.91 | 8/14/2012 |
| 2012-29 | West of 11th Avenue North, South of New Highway 96 West, and North of Boyd Mill Avenue (Vandalia Cottages PUD) | R-3 | RX | 2.46 | 8/14/2012 |
| 2012-40 | 1973 New Highway 96 West (Animalia) | ML | NC | 0.88 | 9/11/2012 |
| 2012-41 | Carothers Parkway, Northwest of East McEwen Drive (Franklin Park PUD) | GC | RX | 71.03 | 9/25/2012 |
| 2012-42 | East of Carothers Parkway, Along Resource Parkway (Resource Centre PUD) | GC | RX | 13.81 | 9/25/2012 |
| 2012-53 | 1720 West Main Street and 113 Rucker Avenue | GO/R-3 | RX | 3.87 | 11/27/2012 |
| 2012-54 | 567 Franklin Road (Commons at Gateway Village) | R-2 | RX | 17.40 | 11/27/2012 |
| TOTAL | | | | 245.20 | |

Source: Franklin Planning and Sustainability Department, Franklin, TN, December 31, 2012. Mathematical errors are due to rounding.

**Table D:
2012 Residential Development Approvals**

| Development | Type | Total Units | RS | R2 | RM Townhouse | RM Condominium | RM Apartment | RSP | Total Acreage | Open Space | Nonresidential SF | Gross Density |
|----------------------------|------|--------------|------------|----------|--------------|----------------|--------------|----------|---------------|--------------|-------------------|---------------|
| The Grove at Parish Park | DP | 87 | 87 | - | - | - | - | - | 23.10 | 3.47 | - | 3.77 |
| Amelia Park | DP | 153 | 153 | - | - | - | - | - | 72.91 | 30.38 | - | 2.10 |
| Vandalia Park | DP | 17 | 17 | - | - | - | - | - | 2.49 | 0.12 | - | 6.83 |
| Rizer Point | DP | 95 | 71 | - | 24 | - | - | - | 35.94 | 13.80 | - | 2.64 |
| Franklin Park | DP | 350 | - | - | - | - | 350 | - | 14.07 | 2.95 | - | 24.88 |
| Resource Centre Apartments | DP | 253 | - | - | - | - | 253 | - | 13.81 | 2.63 | - | 18.32 |
| Commons at Gateway Village | DP | 42 | - | - | 42 | - | - | - | 17.40 | 0.87 | - | 2.41 |
| Rucker Park | DP | 30 | - | - | - | 30 | - | - | 3.87 | 0.59 | - | 7.75 |
| Hard Bargain Subdivision | PP | 6 | 6 | - | - | - | - | - | 1.06 | 0.09 | - | 5.66 |
| TOTAL | - | 1,033 | 334 | 0 | 66 | 30 | 603 | 0 | 184.65 | 54.90 | - | - |

Source: Franklin Planning and Sustainability Department, Franklin, TN, December 31, 2012. Mathematical errors are due to rounding.

Dwelling Unit Abbreviations:
 RS=Single Family
 R2=Duplex
 RM=Multifamily
 RSP=Residential Special Place

General Abbreviations:
 ROW=Right of Way (i.e. Streets)
 SF=Square Footage of structure(s)

DP=Development Plan
 PP=Preliminary Plat

Notes: The n/a designation denotes that the information was not specifically identified on the concept plan.

**Table E:
Residential Developments
With Rezoning/Concept Plan Approval**

| Residential Development | Year | Units Approved | Dwelling Units by Housing Type | | | | Total |
|---|------|----------------|--------------------------------|----------|--------------|------------|--------------|
| | | | RS | R2 | RM | RSP | |
| Amelia Park | 2012 | 153 | 153 | - | - | - | 153 |
| Avalon Square | 2004 | 172 | - | - | 172 | - | 172 |
| Berry Farms Chadwell Tract | 2006 | 100 | - | - | 100 | - | 100 |
| Berry Farms Reams-Fleming Tract | 2006 | 400 | - | - | 400 | - | 400 |
| Carolina Close | 2007 | 28 | 28 | - | - | - | 28 |
| Commons at Gateway Village | 2012 | 42 | - | - | 42 | - | 42 |
| Dallas Downs/Kendall Hall | 2008 | 358 | 358 | - | - | - | 358 |
| Franklin Housing Authority Reddick Street Redevelopment | 2010 | 114 | - | - | 114 | - | 114 |
| Franklin Park | 2012 | 350 | - | - | 350 | - | 350 |
| Nichols Bend | 2008 | 624 | 307 | - | 317 | - | 624 |
| Parish Park | 2008 | 52 | 52 | - | - | - | 52 |
| Resource Centre Apartments | 2012 | 253 | - | - | 253 | - | 253 |
| Rizer Point | 2012 | 95 | 71 | - | 24 | - | 95 |
| Rucker Park | 2012 | 30 | - | - | 30 | - | 30 |
| Silver Grace | 2009 | 124 | 3 | - | - | 121 | 124 |
| Simmons Ridge Rev 1 | 2010 | 240 | 240 | - | - | - | 240 |
| Southwinds (Woodlands)* | 1985 | 452 | - | - | 100 | - | 100 |
| The Grove at Parish Park | 2012 | 87 | 87 | - | - | - | 87 |
| Through the Green Rev 1 | 2010 | 264 | - | - | 264 | - | 264 |
| Vandalia Park | 2012 | 17 | 17 | - | - | - | 17 |
| 122 Second Avenue N | 2006 | 23 | - | - | 23 | - | 23 |
| 1404 Columbia Avenue | 2008 | 2 | 2 | - | - | - | 2 |
| 7007 Moores Lane | 2007 | 80 | - | - | - | 80 | 80 |
| TOTAL | | 4,060 | 1,318 | 0 | 2,189 | 201 | 3,708 |

Source: Franklin Planning and Sustainability Department, Franklin, TN, December 31, 2012.

Dwelling Unit Abbreviations:

RS=Single Family

R2=Duplex

RM=Multifamily

RSP=Residential Special Place

Notes: Projects include those with Concept Plan, zoning or rezoning, and Conservation Design Plan, by the Board of Mayor and Aldermen or Franklin Municipal Planning Commission, whichever is applicable. No building permits have been issued.

*Southwinds has 352 existing units with 100 more approved but never built and has been inactive for more than 12 months.

**Table F:
Residential Development Buildout Status**

| Development | | | Existing Units by Type | | | | | Remaining Units by Type | | | | |
|---|------|----------------|------------------------|------------|--------------|----------|--------------|-------------------------|-----------|--------------|------------|--------------|
| Name | Year | Units Approved | RS | R2 | RM | RSP | Total | RS | R2 | RM | RSP | Total |
| Avalon | 2002 | 446 | 305 | - | 73 | - | 378 | 38 | - | 30 | - | 68 |
| Barclay Place | 2008 | 88 | 50 | - | - | - | 50 | 38 | - | - | - | 38 |
| Berry Farms Town Center | 2005 | 646 | 1 | - | - | - | 1 | 142 | - | 503 | - | 645 |
| Breezeway | 2005 | 139 | 53 | - | - | - | 53 | 86 | - | - | - | 86 |
| Brentwood Pointe | 1987 | 254 | - | 120 | 124 | - | 244 | - | 0 | 10 | - | 10 |
| Creekstone Commons Rev 1 | 2010 | 124 | 44 | - | 0 | - | 44 | 80 | - | - | - | 80 |
| Franklin Crest (Circle at Cool Springs) | 2002 | 428 | - | - | 386 | - | 386 | - | - | 42 | - | 42 |
| Gateway Village | 2004 | 402 | 15 | 2 | 288 | - | 305 | - | - | 97 | - | 97 |
| General's Retreat | 2005 | 51 | - | - | 27 | - | 27 | - | - | 24 | - | 24 |
| Grant Park | 2006 | 51 | - | - | 46 | - | 46 | - | - | 5 | - | 5 |
| Hardison Hills | 2000 | 312 | - | - | 300 | - | 300 | - | - | 12 | - | 12 |
| Harlinsdale Manor | 2006 | 15 | 4 | - | - | - | 4 | 11 | - | - | - | 11 |
| Henley | 2005 | 97 | 52 | - | - | - | 52 | 45 | - | - | - | 45 |
| Highlands at Ladd Park | 2005 | 1,046 | 192 | - | - | - | 192 | 854 | - | - | - | 854 |
| Hurstbourne | 2006 | 132 | 69 | - | - | - | 69 | 63 | - | - | - | 63 |
| Jamison Station | 2006 | 269 | - | - | 261 | - | 261 | 8 | - | - | - | 8 |
| McEwen Rev 2 | 2009 | 950 | - | - | 258 | - | 258 | - | - | 692 | - | 692 |
| McKays Mill** | 1997 | 1,378 | 1,088 | 127 | 92 | - | 1,307 | 65 | 6 | - | - | 71 |
| Morningside | 1995 | 385 | - | 286 | 49 | - | 335 | - | 50 | - | - | 50 |
| Reid Hill Commons | 2000 | 107 | - | 105 | - | - | 105 | - | 2 | - | - | 2 |
| Stream Valley | 2005 | 824 | 17 | - | 0 | - | 17 | 463 | - | 344 | - | 807 |
| Treemont Estates | 2005 | 14 | 5 | - | - | - | 5 | 9 | - | - | - | 9 |
| Villages of Clovercroft | 2005 | 165 | 151 | - | - | - | 151 | 14 | - | - | - | 14 |
| Westhaven* | 2001 | 2,750 | 898 | 10 | 124 | 0 | 1,032 | * | * | * | 250 | 1,718 |
| Willowsprings | 1999 | 345 | 310 | - | 32 | - | 342 | 1 | - | 2 | - | 3 |
| TOTAL | | 11,418 | 3,254 | 650 | 2,060 | 0 | 5,964 | 1,917 | 20 | 1,761 | 250 | 5,454 |

Source: Franklin Planning and Sustainability Department, Franklin, TN, December 31, 2012.

Dwelling Unit Abbreviations:

RS=Single Family

R2=Duplex

RM=Multifamily

RSP=Residential Special Place

Notes: Projects include those that have final plat or site plan approval, and are typically under development. The number of approved units is based on the Concept Plan or final plat. Developments containing less than 10 lots remaining to be built are not shown.

* The total number of units for Westhaven does not include accessory units. A 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.

**Table G:
New Residential Building Permits Issued by Year by
Dwelling Type from 2002 to 2012**

| Dwelling Unit Type | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | Total |
|--------------------|------------|------------|------------|------------|------------|------------|------------|------------|--------------|------------|--------------|
| Single Family | 566 | 670 | 690 | 515 | 461 | 215 | 151 | 288 | 308 | 378 | 4,242 |
| Duplex | 81 | 47 | 61 | 70 | 20 | 33 | 0 | - | - | - | 312 |
| Multifamily | 79 | 129 | 163 | 234 | 82 | 293 | 8 | 21 | 733 | 214 | 1,956 |
| Townhouse Units | - | - | - | - | 68 | 32 | 9 | 35 | 29 | 54 | 227 |
| Mixed Use Units | - | - | - | - | 37 | 30 | 0 | - | - | - | 67 |
| Manufactured | 0 | 0 | 0 | 0 | 0 | 0 | 0 | - | - | - | 0 |
| TOTAL | 726 | 846 | 914 | 819 | 668 | 603 | 168 | 344 | 1,070 | 646 | 6,804 |

Source: Franklin Building and Neighborhood Services Department and Franklin Planning and Sustainability Department, Franklin, Tennessee, December 31, 2012.

Note: In 2007, townhouse and mixed-use dwelling units began to be tracked separately from multifamily units. From 2008 to 2009, units were tracked as residential or other residential and have been individually evaluated as to the appropriate classification for this table. In 2010, Single Family (Detached), Townhouse (Single Family Attached), and Multifamily were tracked in the Building and Neighborhood Services Department with no individual evaluation required for incorporation into this table. (-) denotes a unit type was not tracked separately in the given year (see above discussion).

Table H: Unincorporated UGB Residential Development Buildout Status

| Residential Development | Year | Units Approved | Units Existing | Units Remaining |
|-------------------------|------|----------------|----------------|-----------------|
| Abington Ridge | 2004 | 106 | 92 | 14 |
| Belle Vista | 2004 | 91 | 50 | 41 |
| Durham Manor | 2006 | 49 | 42 | 7 |
| Rosemont on the Harpeth | 2000 | 35 | 27 | 8 |
| Watkins Creek | 2004 | 155 | 107 | 48 |
| Delta Springs | 2006 | 28 | 10 | 18 |
| Chardonay | 2007 | 78 | 51 | 27 |
| TOTAL | | 542 | 379 | 163 |

Sources: Franklin Planning and Sustainability Department and Williamson County Planning and Zoning Department, Franklin, TN, December 31, 2012.

Note: All units are single family dwelling units.

Table I: Unincorporated UGB Residential Development Approvals

| Residential Development | Year | Units Approved |
|-------------------------|------|----------------|
| - | - | - |
| TOTAL | | 0 |

Sources: Franklin Planning and Sustainability Department and Williamson County Planning and Zoning Department, Franklin, TN, December 31, 2012.

Note: All units are single family dwelling units.

**Table J:
2012 Population Estimates
Based on Existing, Occupied Dwelling Units**

| Dwelling Unit (DU) Type | City of Franklin | | | Unincorporated UGB | | | Total | |
|-------------------------|------------------|---------------|----------------------|--------------------|--------------|----------------------|--------------------|----------------------------|
| | Existing DUs | Occupied DUs | Estimated Population | Existing DUs | Occupied DUs | Estimated Population | Total Existing DUs | Total Estimated Population |
| Single Family | 16,746 | 16,311 | 44,854 | 3,669 | 3,574 | 10,542 | 20,415 | 55,396 |
| Manufactured Home | 408 | 372 | 800 | 124 | 113 | 259 | 532 | 1,059 |
| Duplex | 1,108 | 1,047 | 1,832 | 5 | 5 | 9 | 1,113 | 1,841 |
| Multifamily | 8,441 | 7,833 | 17,155 | 0 | 0 | 0 | 8,441 | 17,155 |
| Special Place | 1,531 | 1,531 | 1,531 | 0 | 0 | 0 | 1,531 | 1,531 |
| TOTAL | 28,234 | 27,094 | 66,172 | 3,798 | 3,691 | 10,810 | 32,032 | 76,983 |

Source: Franklin Department of Planning and Sustainability, Franklin, TN, December 31, 2012. Mathematical errors are due to rounding.

Notes: Existing occupancy rates for single-family, duplex, multifamily and manufactured-home units were calculated at 97.4, 94.5, 92.8 and 91.2 percent, respectively. These figures were based on the results of the 2010 Census. Residential special places were assumed to have 100-percent occupancy. Average persons-per-dwelling-unit figures for single-family, duplex, multifamily and manufactured-home units were set at 2.75, 1.75, 2.19 and 2.15, respectively. These multipliers are based on the 2010 Census. Residential Special Places are defined as "places where people usually stay for long periods of time, such as correctional or penal institutions, penitentiaries, jails, workhouses, homes for the needy or aged, hospitals and asylums for the chronically ill and handicapped, and homes for the deaf, blind or mentally retarded (State of Tennessee Local Planning Assistance Office, 1994)."

**Table K:
2012 Population Estimates for School Districts**

| School District | Existing DUs | Estimated Population | Percentage of City | Percentage of Franklin UGB |
|---|---------------|----------------------|--------------------|----------------------------|
| Franklin Special School District* | 16,932 | 38,794 | 56% | 50% |
| Williamson County Schools Within Franklin | 11,392 | 30,041 | 44% | 39% |
| Williamson County Schools in Uninc. UGB | 3,708 | 8,147 | - | 11% |
| TOTAL | 32,032 | 76,983 | 100% | 100% |

Source: Franklin Planning and Sustainability Department, Franklin, TN, December 31, 2012. Mathematical errors are due to rounding.

* Some dwelling units in the Franklin Special School District are located outside the Franklin city limits.

**Table L:
2012 Population Estimates for Aldermanic Wards**

| Aldermanic Ward | Existing DUs | Estimated Population | Percentage |
|-----------------|---------------|----------------------|-------------|
| Ward One | 7,162 | 16,845 | 25% |
| Ward Two | 7,196 | 16,549 | 25% |
| Ward Three | 7,191 | 16,312 | 25% |
| Ward Four | 6,685 | 16,466 | 25% |
| TOTAL | 28,234 | 66,172 | 100% |

Source: Franklin Planning and Sustainability Department, Franklin, TN, December 31, 2012. Mathematical errors are due to rounding.

**Table M:
2012 Population Estimates Plus Buildout Population of
Approved Residential Developments**

| | City of Franklin | | Unincorporated UGB | | Total | |
|-------------------------|------------------|----------------------|--------------------|----------------------|------------------|----------------------------|
| Dwelling Unit (DU) Type | Approved DUs | Estimated Population | Approved DUs | Estimated Population | Total Future DUs | Total Estimated Population |
| Single Family | 3,235 | 8,896 | 163 | 448 | 3,398 | 9,345 |
| Manufactured Home | 0 | 0 | 0 | 0 | 0 | 0 |
| Duplex | 58 | 102 | 0 | 0 | 58 | 102 |
| Multifamily | 3,950 | 8,651 | 0 | 0 | 3,950 | 8,651 |
| Special Place | 451 | 451 | 0 | 0 | 451 | 451 |
| TOTAL | 7,694 | 18,099 | 163 | 448 | 7,857 | 18,548 |

| | City of Franklin Population | Unincorporated UGB Population | Total Population |
|---|-----------------------------|-------------------------------|------------------|
| 2012 Estimated Population | 66,172 | 10,810 | 76,983 |
| Estimated Population Based on Buildout of Approved Residential Developments | 18,099 | 448 | 18,548 |
| TOTAL | 84,272 | 11,258 | 95,530 |

Source: Franklin Planning and Sustainability Department, Franklin, TN, December 31, 2012. Mathematical errors are due to rounding.

Notes: Existing occupancy rates for single-family, duplex, multifamily and manufactured-home units were calculated at 97.4, 94.5, 92.8 and 91.2 percent, respectively. These figures were based on the results of the 2010 Census. Residential special places were assumed to have 100-percent occupancy. Average persons-per-dwelling-unit figures for single-family, duplex, multifamily and manufactured-home units were set at 2.75, 1.75, 2.19 and 2.15, respectively. These multipliers are based on the 2010 Census. Residential Special Places are defined as "places where people usually stay for long periods of time, such as correctional or penal institutions, penitentiaries, jails, workhouses, homes for the needy or aged, hospitals and asylums for the chronically ill and handicapped, and homes for the deaf, blind or mentally retarded (State of Tennessee Local Planning Assistance Office, 1994)."

Table N:
Franklin UGB Population Estimates—Past and Projected

| Year | Month | Type | City of Franklin Population | Number Change | Percent Change | Unincorp UGB 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 | - | - | - | - |
| 2000 | Dec | Estimate | 42,100 | 258 | 0.6% | - | - | - |
| 2001 | Dec | Estimate | 43,500 | 1,400 | 3.2% | - | - | - |
| 2002 | Dec | Estimate | 45,800 | 2,300 | 5.0% | - | - | - |
| 2003 | Dec | Estimate | 47,000 | 1,200 | 2.6% | - | - | - |
| 2004 | July | Special Census | 46,416 | -584 | - | - | - | - |
| 2004 | Dec | Estimate | 52,300 | 5,300 | 10.1% | 10,340 | - | - |
| 2005 | Dec | Estimate | 54,400 | 2,100 | 3.9% | 10,423 | 83 | 0.8% |
| 2006 | June | Special Census | 49,412 | -4,988 | - | - | - | - |
| 2006 | Dec | Estimate | 57,100 | 2,700 | 4.7% | 10,500 | 77 | 0.7% |
| 2007 | Dec | Estimate | 59,000 | 1,900 | 3.2% | 10,200 | -300 | -2.9% |
| 2008 | July | Special Census | 56,219 | -2,781 | - | - | - | - |
| 2008 | Dec | Estimate | 60,052 | 1,052 | 1.8% | 10,213 | 13 | 0.1% |
| 2009 | Dec | Estimate | 60,908 | 856 | 1.4% | 10,292 | 79 | 0.8% |
| 2010 | April | Federal Census | 62,487 | 2,435 | - | - | - | - |
| 2010 | Dec | Estimate | 61,774 | 866 | 1.4% | 10,345 | 53 | 0.5% |
| 2011 | Dec | Estimate | 63,771 | 1,997 | 3.1% | 10,756 | 411 | 3.8% |
| 2012 | Dec | Estimate | 66,172 | 4,398 | 6.6% | 10,810 | 465 | 4.3% |
| 2013 | Dec | Projection | 69,481 | 3,309 | 5.0% | 10,886 | 76 | 0.7% |
| 2014 | Dec | Projection | 73,997 | 4,516 | 6.5% | 10,962 | 76 | 0.7% |
| 2015 | Dec | Projection | 76,957 | 2,960 | 4.0% | 11,039 | 77 | 0.7% |
| 2016 | Dec | Projection | 79,651 | 2,693 | 3.5% | 11,116 | 77 | 0.7% |
| 2017 | Dec | Projection | 82,438 | 2,788 | 3.5% | 11,194 | 78 | 0.7% |
| 2018 | Dec | Projection | 85,324 | 2,885 | 3.5% | 11,272 | 78 | 0.7% |
| 2019 | Dec | Projection | 88,310 | 2,986 | 3.5% | 11,351 | 79 | 0.7% |
| 2020 | Dec | Projection | 91,401 | 3,091 | 3.5% | 11,431 | 79 | 0.7% |
| 2021 | Dec | Projection | 93,960 | 2,559 | 2.8% | 11,511 | 80 | 0.7% |
| 2022 | Dec | Projection | 96,591 | 2,631 | 2.8% | 11,591 | 81 | 0.7% |
| 2023 | Dec | Projection | 99,296 | 2,705 | 2.8% | 11,672 | 81 | 0.7% |
| 2024 | Dec | Projection | 102,076 | 2,780 | 2.8% | 11,754 | 82 | 0.7% |
| 2025 | Dec | Projection | 104,934 | 2,858 | 2.8% | 11,836 | 82 | 0.7% |
| 2026 | Dec | Projection | 107,872 | 2,938 | 2.8% | 11,919 | 83 | 0.7% |
| 2027 | Dec | Projection | 110,893 | 3,020 | 2.8% | 12,003 | 83 | 0.7% |
| 2028 | Dec | Projection | 113,998 | 3,105 | 2.8% | 12,087 | 84 | 0.7% |
| 2029 | Dec | Projection | 117,189 | 3,192 | 2.8% | 12,171 | 85 | 0.7% |
| 2030 | Dec | Projection | 120,471 | 3,281 | 2.8% | 12,256 | 85 | 0.7% |

Source: US Bureau of the Census and Franklin Planning and Sustainability Department, Franklin, TN, December 31, 2012.

Notes: The City's projected growth rate based on the known median of estimates since 2000, excluding outliers as well as anticipated occupied units based on actual approvals. The UGB projected growth rate based on the known median of estimates since 2004, excluding the population decrease in UGB in 2007 due to annexation of existing subdivisions. Population decreases in the Special Census numbers are due to non-response rates.

**Table O:
Franklin UGB Population Projection Summary**

| Current Population Estimates | 2012 ESTIMATE |
|---|-----------------|
| 2012 City of Franklin Population estimate based on number of dwelling units, average household sizes and occupancy rates by dwelling type | 66,172 |
| 2012 Unincorporated Franklin UGB Population estimate based on number of dwelling units, average household sizes and occupancy rates by dwelling type | 10,810 |
| 2012 Total Franklin UGB Population estimate based on number of dwelling units, average household sizes and occupancy rates by dwelling type | 76,983 |
| 2020 Population Projections | 2020 PROJECTION |
| Franklin and UGB Accepted Conservative 2020 Estimate | 82,000 |
| City of Franklin Projected at various growth rates (See Note on Table O) | 91,401 |
| Unincorporated Franklin UGB Projected at 0.6% population growth rate (Known average since 2004, excluding the population decrease in UGB in 2007 due to annexation of existing subdivisions) | 11,431 |
| Total Franklin UGB | 102,832 |
| 2030 Population Projections | 2030 PROJECTION |
| Franklin and UGB Accepted Conservative 2030 Estimate | 105,350 |
| City of Franklin Projected at various growth rates (See Note on Table O) | 120,471 |
| Unincorporated Franklin UGB Projected at 0.6% Population Growth Rate (Known average since 2004, excluding the population decrease in UGB in 2008 due to annexation of existing subdivisions) | 12,256 |
| Total Franklin UGB | 137,727 |

Sources: Franklin Planning and Sustainability Department and Williamson County Planning and Zoning Department, Franklin, TN, December 31, 2012. Mathematical errors are due to rounding.

**Table P:
City of Franklin Residential and Nonresidential Acreage
Past and Projected**

| Year | Residential Acres | Nonresidential Acres | Total Acres |
|-------------|-------------------|----------------------|---------------|
| 1990 | 2,419 | 1,023 | 3,442 |
| 1995 | 2,885 | 1,413 | 4,298 |
| 1996 | 3,145 | 1,483 | 4,628 |
| 1997 | 3,488 | 1,601 | 5,089 |
| 1998 | 3,755 | 1,794 | 5,549 |
| 1999 | 4,114 | 1,836 | 5,950 |
| 2000 | 4,799 | 2,025 | 6,824 |
| 2001 | 4,921 | 2,221 | 7,142 |
| 2002 | 5,125 | 2,259 | 7,384 |
| 2003 | 5,406 | 2,344 | 7,750 |
| 2004 | 5,819 | 2,662 | 8,481 |
| 2005 | 6,108 | 2,742 | 8,850 |
| 2006 | 6,566 | 2,792 | 9,358 |
| 2007 | 6,774 | 3,068 | 9,842 |
| 2008 | 6,847 | 3,162 | 10,009 |
| 2009 | 6,902 | 2,957 | 9,859 |
| 2010 | 6,949 | 3,029 | 9,978 |
| 2011 | 7,052 | 3,030 | 10,082 |
| 2012 | 7,188 | 3,104 | 10,292 |
| 2020 | 9,727 | 4,256 | 13,983 |
| 2030 | 12,901 | 5,696 | 18,597 |
| 2040 | 16,075 | 7,136 | 23,211 |

Source: Franklin Planning and Sustainability Department, Franklin, TN, December 31, 2012.
Mathematical errors are due to rounding.

Notes: Residential Acres includes estate, single-family, duplex, multifamily, and mixed residential uses. Nonresidential Acres includes office, commercial, retail, industrial, mixed nonresidential, and mixed use uses. Projection is based on the average annual increase for the past 10 years of 215 residential acres per year and 100 nonresidential acres per year. Net loss of Nonresidential Acres in 2009 due to subdivision of land and the increase of institutional uses. Acreage regarding these and other uses not considered above are provided in Table S.

Table Q:
City of Franklin Nonresidential Square Footage
By Land Use Type—Past and Projected

| Year | Office | Commercial | Retail | Industrial | Mixed Use | Total Square Footage |
|-------------|------------------|------------------|------------------|------------------|------------------|----------------------|
| 1990 | 958,614 | 2,731,502 | - | 4,672,892 | - | 8,363,008 |
| 1995 | 1,242,298 | 5,367,646 | - | 5,148,792 | - | 11,758,736 |
| 1996 | 1,459,682 | 5,680,475 | - | 5,573,941 | - | 12,714,098 |
| 1997 | 1,737,352 | 6,139,932 | - | 5,638,192 | - | 13,515,476 |
| 1998 | 2,557,482 | 6,519,861 | - | 6,047,842 | - | 15,125,185 |
| 1999 | 3,072,436 | 6,937,672 | - | 5,491,427 | - | 15,501,535 |
| 2000 | 3,906,097 | 8,163,033 | - | 5,532,609 | - | 17,601,739 |
| 2001 | 4,046,252 | 8,659,001 | - | 5,821,641 | - | 18,526,894 |
| 2002 | 4,157,794 | 8,814,417 | - | 5,827,999 | - | 18,800,210 |
| 2003 | 4,351,907 | 8,917,148 | - | 5,866,211 | - | 19,135,266 |
| 2004 | 4,546,461 | 2,564,221 | 3,798,335 | 5,184,317 | 4,238,073 | 20,715,094 |
| 2005 | 5,024,203 | 2,564,333 | 3,914,949 | 5,217,829 | 4,238,073 | 20,959,387 |
| 2006 | 6,498,742 | 2,616,069 | 3,989,712 | 5,300,755 | 4,238,073 | 23,027,038 |
| 2007 | 7,542,574 | 2,882,213 | 4,087,988 | 5,304,065 | 4,318,154 | 24,518,681 |
| 2008 | 7,909,961 | 3,229,965 | 4,142,527 | 5,312,191 | 4,366,661 | 25,344,992 |
| 2009 | 8,044,514 | 3,326,490 | 4,151,701 | 5,328,762 | 4,375,674 | 25,610,828 |
| 2010 | 8,050,849 | 3,548,704 | 4,200,110 | 5,333,762 | 4,375,674 | 25,892,786 |
| 2011 | 8,430,979 | 3,567,977 | 4,289,598 | 5,333,762 | 4,375,674 | 26,381,677 |
| 2012 | 8,478,517 | 3,634,865 | 4,308,719 | 5,333,762 | 4,375,674 | 26,515,224 |
| 2020 | 10,636,601 | 5,110,091 | 4,908,591 | 5,758,693 | 4,788,477 | 26,413,975 |
| 2030 | 15,762,049 | 7,138,526 | 5,733,415 | | 5,247,147 | 28,633,990 |
| 2040 | 16,301,570 | 8,982,558 | 6,483,255 | | 5,705,817 | 31,767,383 |

Sources: Franklin Building and Neighborhood Services Department and Franklin Planning and Sustainability Department, Franklin, TN, December 31, 2012. Mathematical errors are due to rounding.

Notes: 2004 nonresidential use classifications expanded to distinguish retail uses and mixed-use from other categories. This caused some square footage that previously was in one land use to be shifted to another, and some of that result is seen in the net decrease from 2003 to 2004 in industrial square footage, in addition to a general reduction in industrial square footage and/or reallocation to mixed-nonresidential uses as a result of the land use survey. Nonresidential permit data has been evaluated as to the appropriate classification for this table. Projections for office, commercial and industrial square footage are based on the average annual increase of for the past 10 years, excluding outliers. Due to limited historical data, projected retail and mixed use square footage is based on the average annual increase for the past 6 years. It is anticipated that land designated for industrial uses in the city will be developed by 2020.

Table R: 2012 City of Franklin Land Use Overview

| Use | Acreage | General Information |
|--------------------------------|---------|---|
| Residential | 7,188 | Includes Estate Residential, Detached and Attached Residential, Mobile Homes, Mixed Residential |
| Commercial | 2,286 | Includes Office, Commercial, Retail, Mixed Use |
| Industrial | 818 | Includes Light Industrial and Heavy Industrial |
| Institutional and Recreational | 4,788 | Includes Parks, Open Space, Churches, Governmental Buildings, Recreational Facilities |
| Utilities | 271 | Includes Utility Headquarters, Pump Stations, Electrical Substations |
| Undeveloped Land | 8,464 | Includes Vacant Properties and Agricultural Uses |

Source: Franklin Planning and Sustainability Department and the Franklin Municipal Information Technology Department, Franklin, TN, December 31, 2012. Mathematical errors are due to rounding.

Table S: 2012 City of Franklin Non-Residential Permitted Projects

| Project | Map-Group-Parcel | Square Footage |
|-----------------------------|------------------|----------------|
| Carmax Car Wash | 062---02102 | 936 |
| Culver's of Franklin | 062---02120 | 4,086 |
| Smyrna Readymix Franklin | 090G-B01201 | 672 |
| Jim N Nicks Bar-B-Q | 062---00620 | 5,220 |
| Granite City Food & Brewery | 062---02113 | 9,815 |
| Fiat of Franklin | 079J-A00100 | 4,464 |
| Compass Data Centers | 078---07200 | 21,094 |
| 9160 Medical Building | 054---00317 | 26,444 |
| Ford Lincoln of Franklin | 079---02301 | 60,816 |
| Total | | 133,547 |

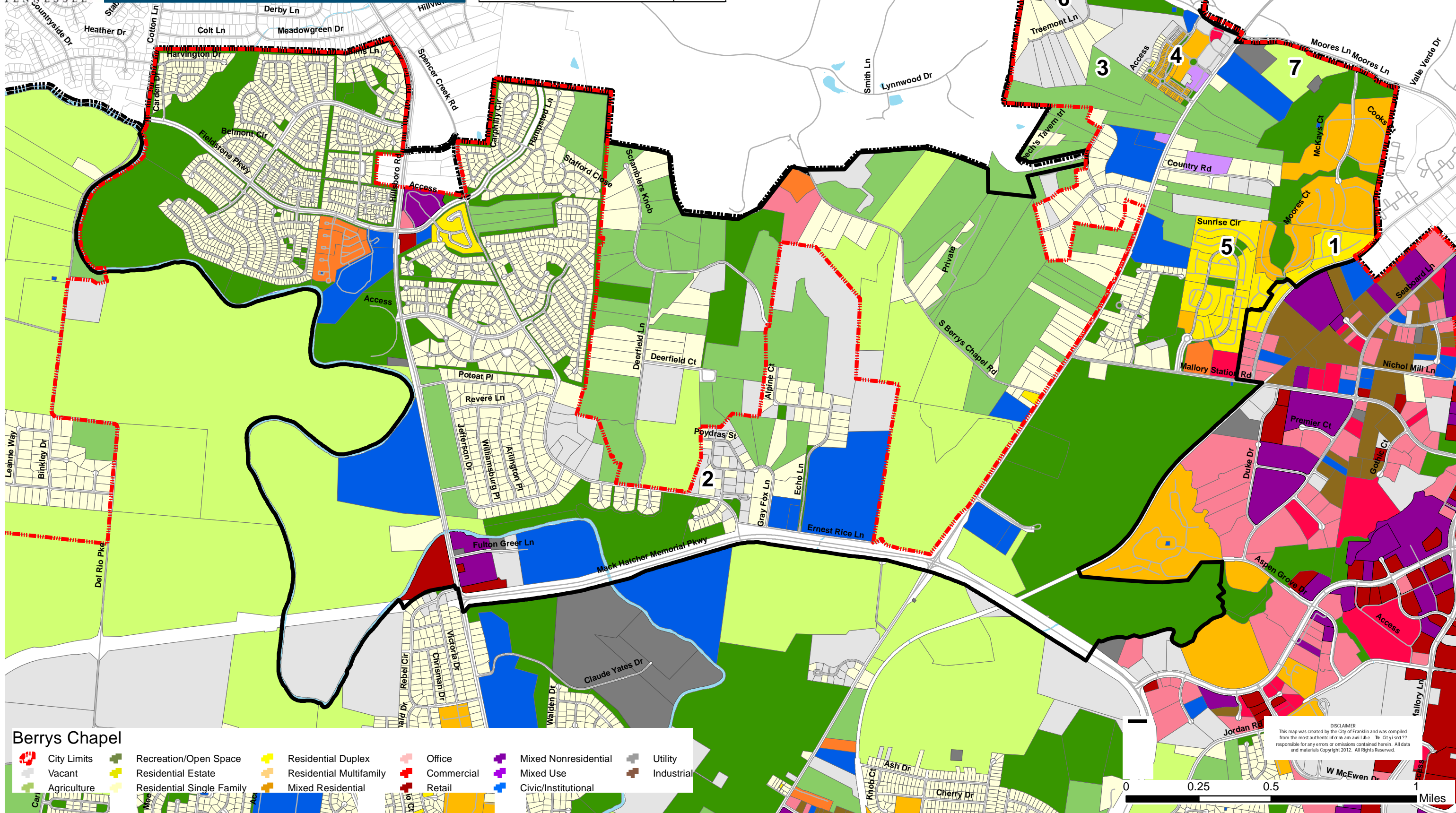
Source: Franklin Planning and Sustainability Department, Franklin Building and Neighborhood Services Department, and the Franklin Municipal Information Technology Department, Franklin, TN, December 31, 2012. Mathematical errors are due to rounding.



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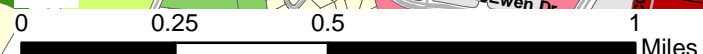
| | |
|------------------|---|
| Brentwood Pointe | 1 |
| Carolina Close | 2 |
| Gateway Commons | 3 |
| Gateway Village | 4 |
| Morningside | 5 |
| Treemont Estates | 6 |
| 7007 Moores Lane | 7 |



Berrys Chapel

- | | | | | | |
|-------------|---------------------------|-------------------------|------------|----------------------|------------|
| City Limits | Recreation/Open Space | Residential Duplex | Office | Mixed Nonresidential | Utility |
| Vacant | Residential Estate | Residential Multifamily | Commercial | Mixed Use | Industrial |
| Agriculture | Residential Single Family | Mixed Residential | Retail | Civic/Institutional | |

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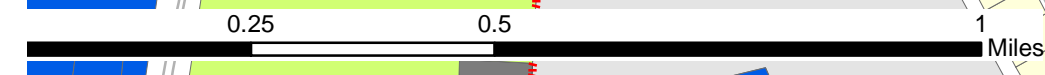
Dallas Downs/Kendall Hall 8



Carnton

- | | | | | | |
|-------------|---------------------------|-------------------------|------------|----------------------|------------|
| City Limits | Recreation/Open Space | Residential Duplex | Office | Mixed Nonresidential | Utility |
| Vacant | Residential Estate | Residential Multifamily | Commercial | Mixed Use | Industrial |
| Agriculture | Residential Single Family | Mixed Residential | Retail | Civic/Institutional | |

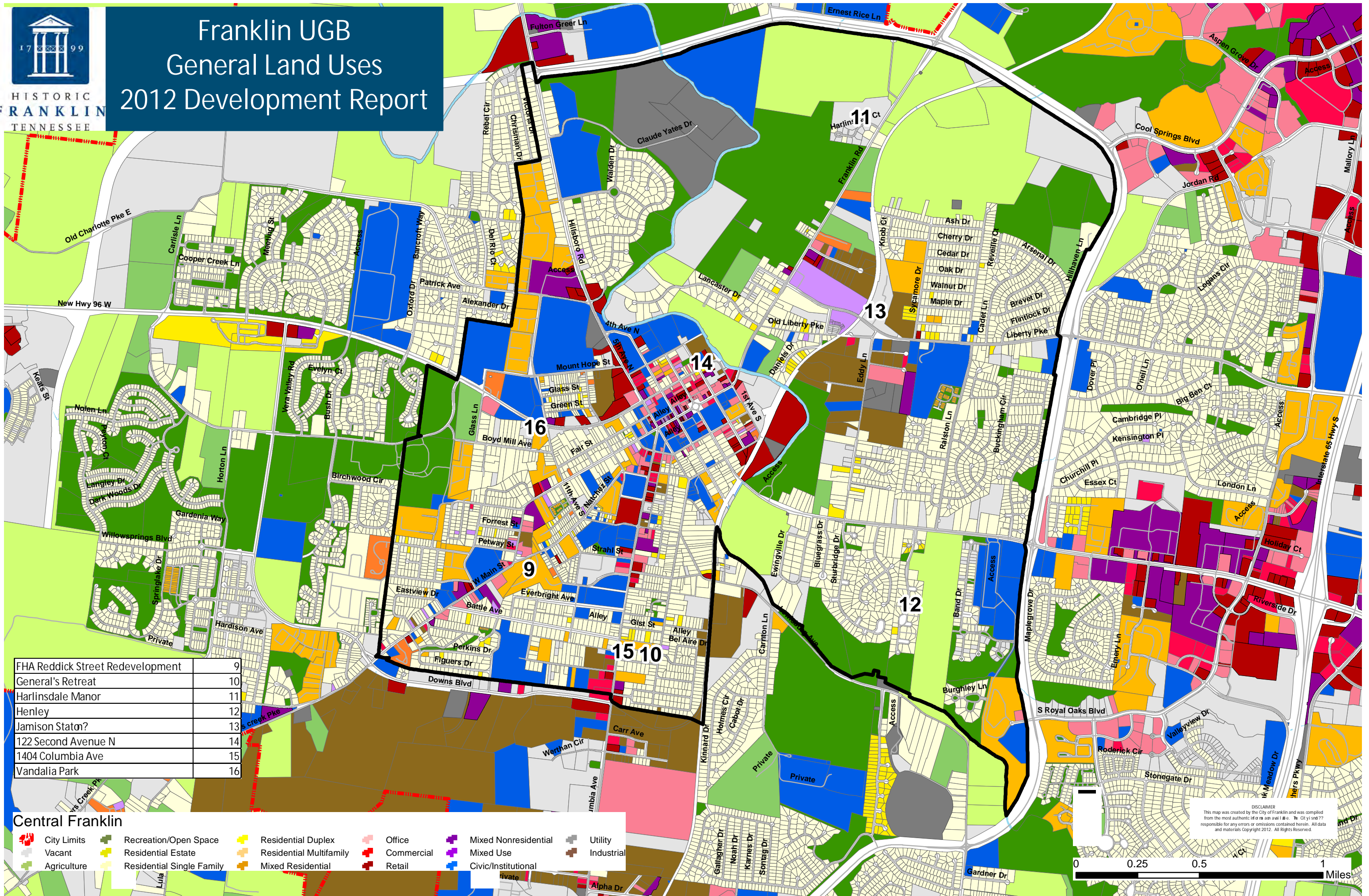
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| | |
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| FHA Reddick Street Redevelopment | 9 |
| General's Retreat | 10 |
| Harlinsdale Manor | 11 |
| Henley | 12 |
| Jamison Station? | 13 |
| 122 Second Avenue N | 14 |
| 1404 Columbia Ave | 15 |
| Vandalia Park | 16 |

Central Franklin

- City Limits
- Recreation/Open Space
- Residential Duplex
- Office
- Mixed Nonresidential
- Utility
- Vacant
- Residential Estate
- Residential Multifamily
- Commercial
- Mixed Use
- Industrial
- Agriculture
- Residential Single Family
- Mixed Residential
- Retail
- Civic/Institutional

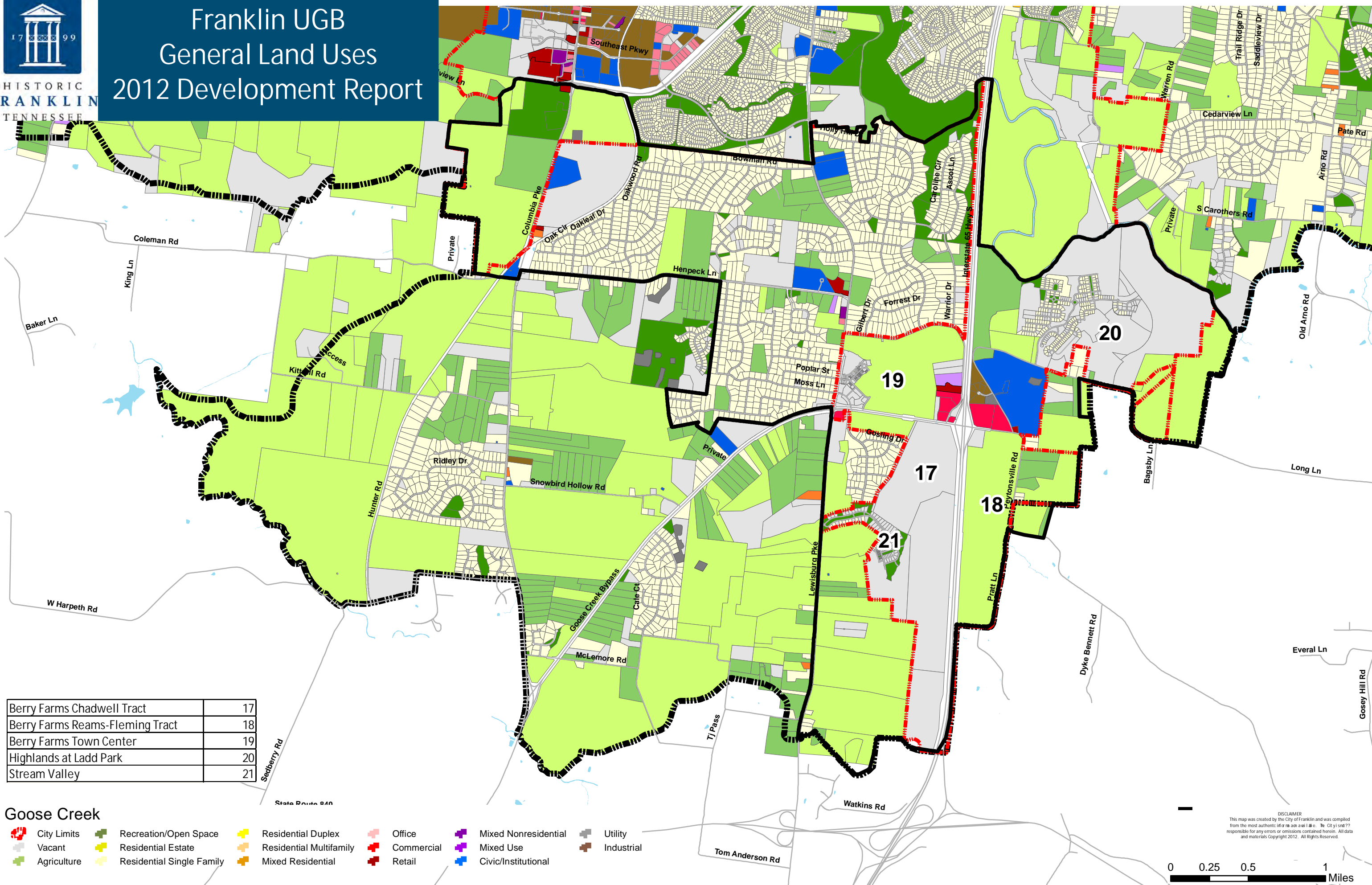
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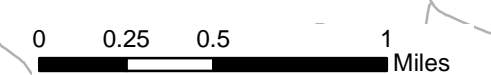


| | |
|---------------------------------|----|
| Berry Farms Chadwell Tract | 17 |
| Berry Farms Reams-Fleming Tract | 18 |
| Berry Farms Town Center | 19 |
| Highlands at Ladd Park | 20 |
| Stream Valley | 21 |

Goose Creek

- | | | | | | |
|-------------|---------------------------|-------------------------|------------|----------------------|------------|
| City Limits | Recreation/Open Space | Residential Duplex | Office | Mixed Nonresidential | Utility |
| Vacant | Residential Estate | Residential Multifamily | Commercial | Mixed Use | Industrial |
| Agriculture | Residential Single Family | Mixed Residential | Retail | Civic/Institutional | |

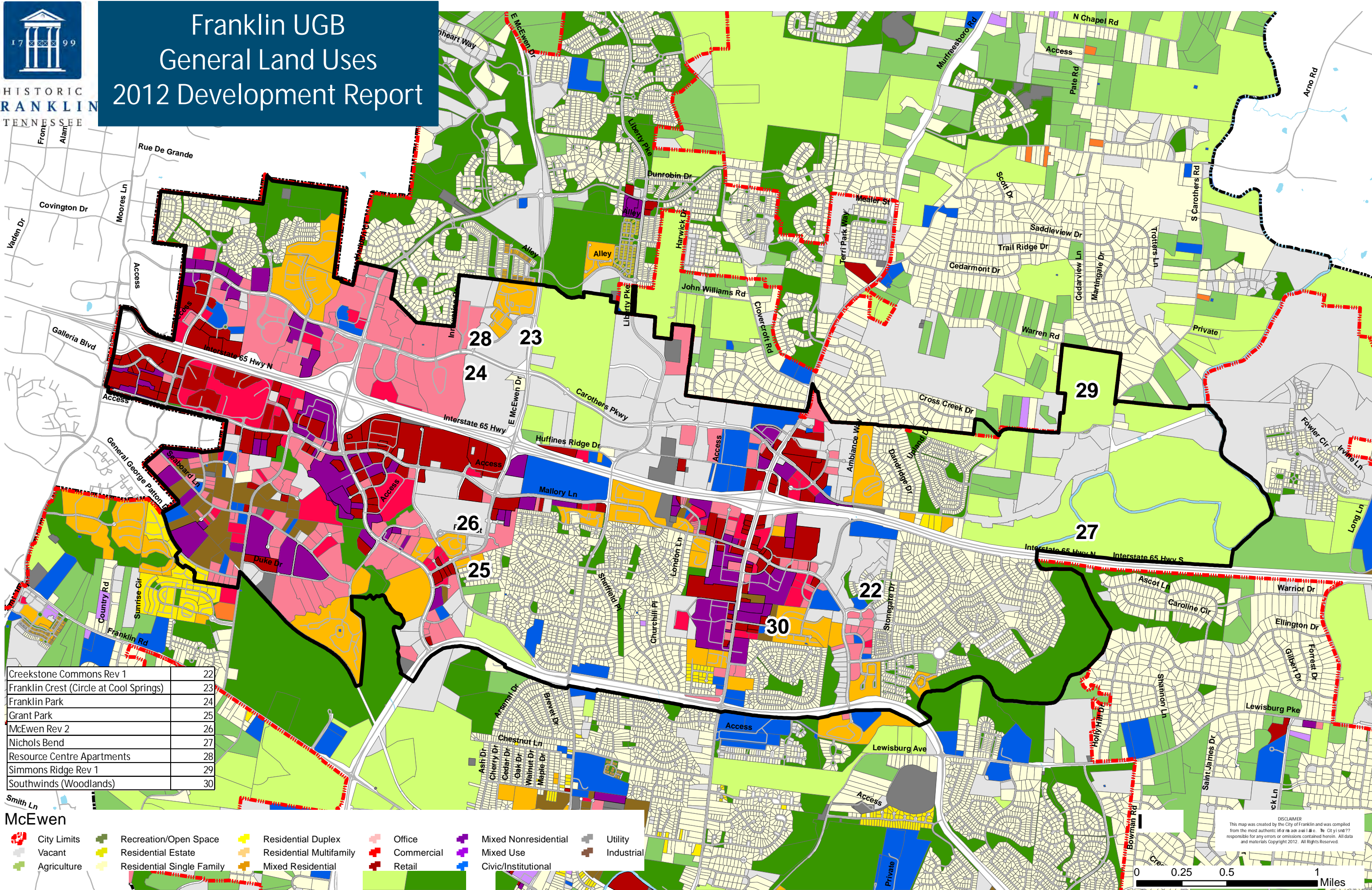
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- McEwen**
- City Limits
 - Recreation/Open Space
 - Residential Duplex
 - Office
 - Mixed Nonresidential
 - Utility
 - Vacant
 - Residential Estate
 - Commercial
 - Mixed Use
 - Industrial
 - Agriculture
 - Residential Multifamily
 - Retail
 - Civic/Institutional
 - Mixed Residential

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Baker Ln

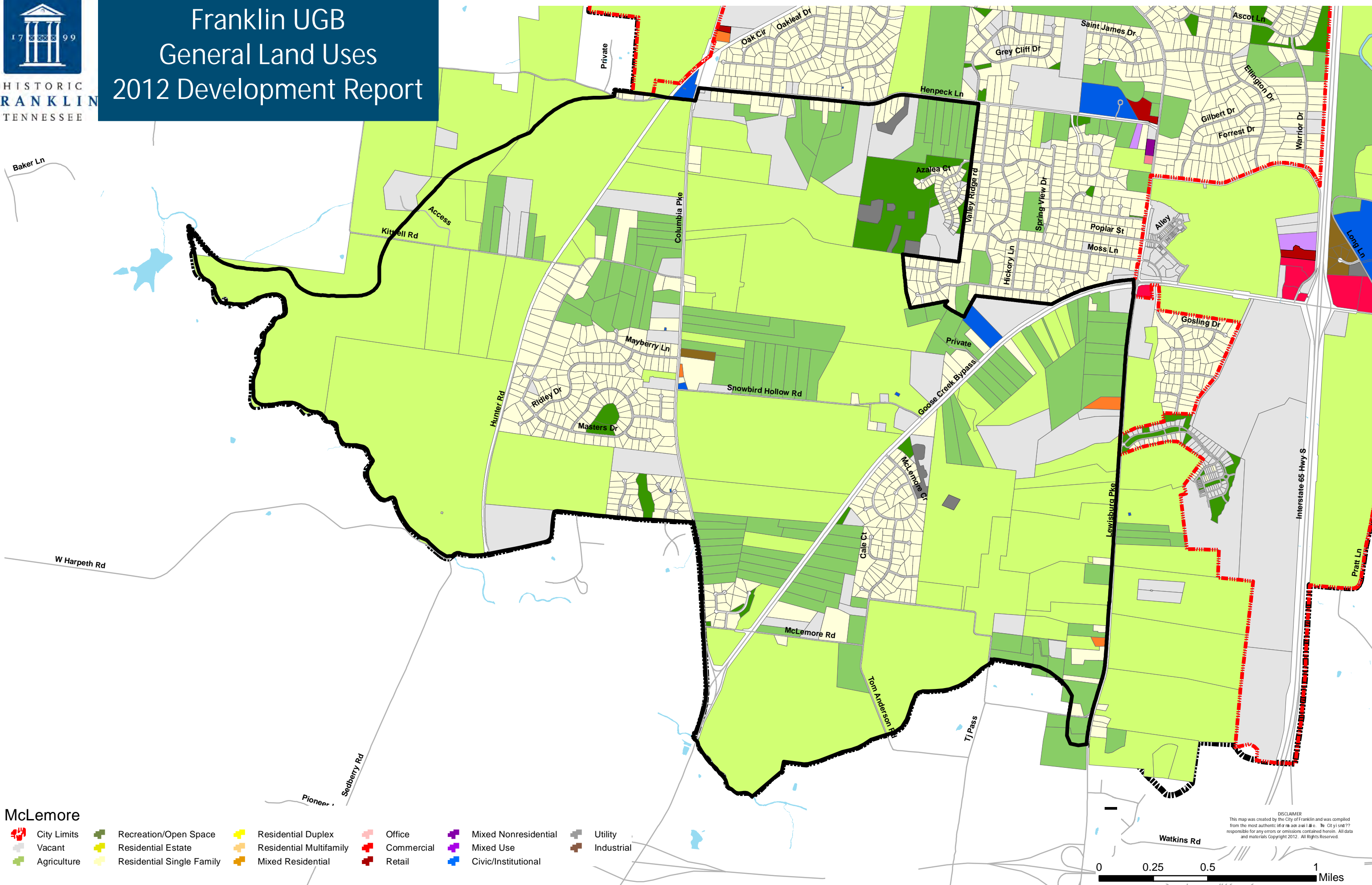
W Harpeth Rd

Pioneer Rd

Sedberry Rd

McLemore

- | | | | | | |
|-------------|---------------------------|-------------------------|------------|----------------------|------------|
| City Limits | Recreation/Open Space | Residential Duplex | Office | Mixed Nonresidential | Utility |
| Vacant | Residential Estate | Residential Multifamily | Commercial | Mixed Use | Industrial |
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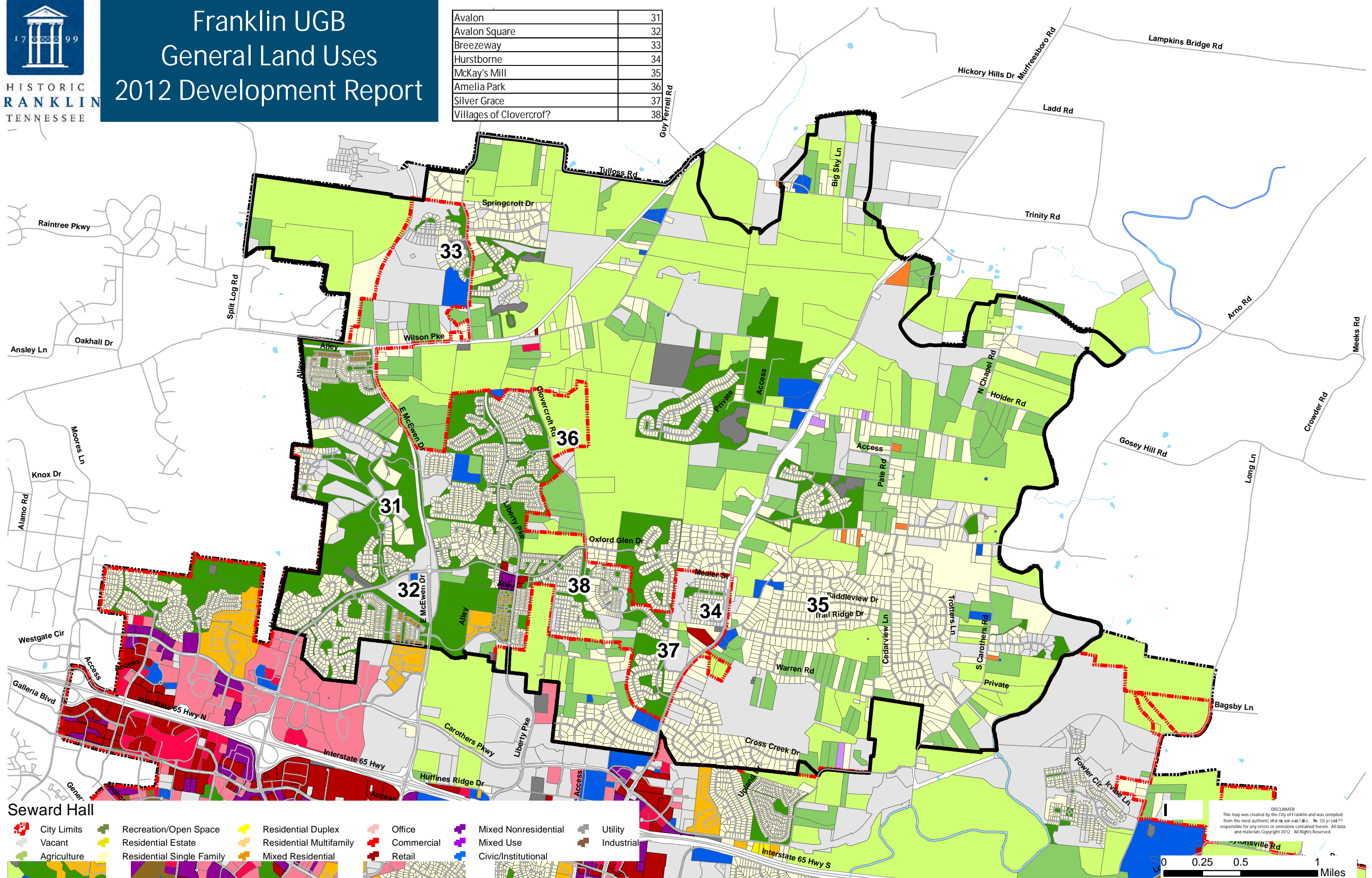
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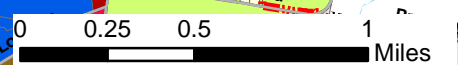
| | |
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| Avalon | 31 |
| Avalon Square | 32 |
| Breezeway | 33 |
| Hurstborne | 34 |
| McKay's Mill | 35 |
| Amelia Park | 36 |
| Silver Grace | 37 |
| Villages of Clovercroft? | 38 |



Seward Hall

- City Limits
- Recreation/Open Space
- Residential Duplex
- Office
- Mixed Nonresidential
- Utility
- Vacant
- Residential Estate
- Residential Multifamily
- Commercial
- Mixed Use
- Industrial
- Agriculture
- Residential Single Family
- Mixed Residential
- Retail
- Civic/Institutional

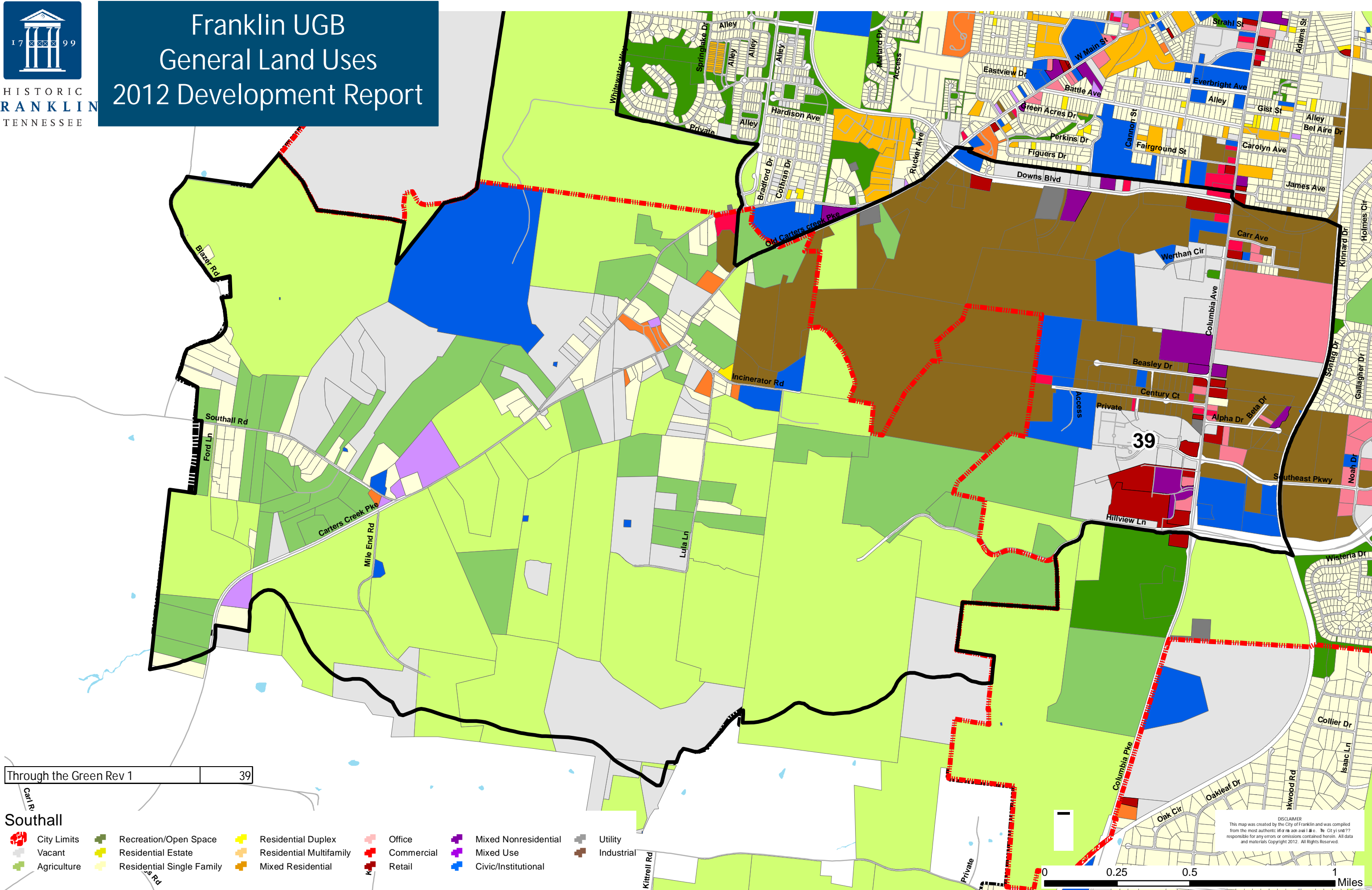
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Southall

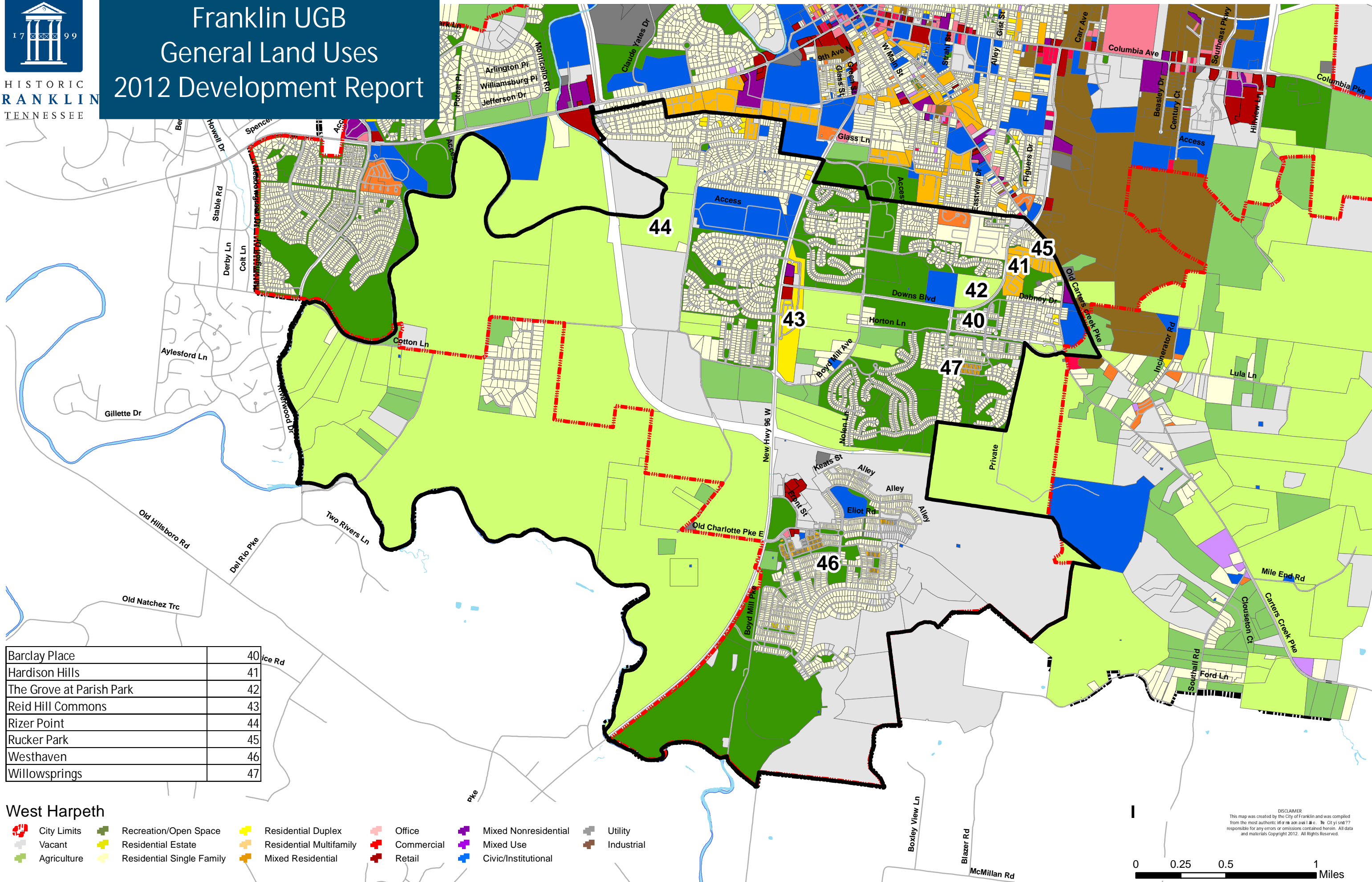
- City Limits
- Vacant
- Agriculture
- Recreation/Open Space
- Residential Estate
- Residential Single Family
- Residential Duplex
- Residential Multifamily
- Mixed Residential
- Office
- Commercial
- Retail
- Mixed Nonresidential
- Mixed Use
- Civic/Institutional
- Utility
- Industrial

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| Hardison Hills | 41 |
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West Harpeth

- City Limits
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- Residential Estate
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- Mixed Use
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