City of MURFREESBORO TENNESSEE

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January 12, 2018

TO: Mayor Shane McFarland
Members of the City Council
Members of the Planning Commission
Jim Crumley
Jennifer Moody
Department Heads
Mike Browning

FROM: Gary Whitaker

RE: 2017 Year-End Building Construction Activity Report

Please find attached a copy of the 2017 Year-End Activity Report for the Planning, Engineering and Building & Codes Departments. Much of this information is compiled from computer generated year-end reports and is helpful in gaining insight into how much the City has grown during the past year and how it is poised for future growth.

During the calendar year of 2017, the Murfreesboro Planning Commission and Planning, Engineering, and Traffic Staff reviewed 61 preliminary plats and gave preliminary approval to subdivisions with 2,320 lots. One hundred twenty-five (125) final plats were reviewed and final approval was given to a total of 1,250 lots. The Planning Commission and Planning Staff reviewed 158 site plans. During 2017 there were 54 applications for rezoning, 22 annexation studies, and 9 ordinance amendments. Applications for 30 Gateway Design Overlay District items were filed. Thirty (30) mandatory referral items were considered by the Planning Commission. Eleven (11) resolutions for the annexation of approximately 568.51 acres became effective involving approximately 21 persons. As of December 31, 2017, the Planning Staff calculates there to be approximately 535 single-family lots available for building permits within the City of Murfreesboro although this number includes some lots that for a variety of reasons may not be on the market for actual construction. During 2017 the Planning Commission held a total of 29 regular meetings during which it conducted 78 public hearings.

Planning Department
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During 2017, the Board of Zoning Appeals conducted 47 public hearings to consider 4 applications for variances of the sign ordinance, 23 applications for setback or bulk variances, 0 application for a parking variance, 42 applications for special use permits, 1 special use permit amendments and 0 weeds and grass exemption requests. The Board heard 0 requests to appeal the decision of the Zoning Administrator or Building Official. The Board held 11 regular meetings and 0 special meeting.

Also, during 2017 the Historic Zoning Commission met 7 times during which it reviewed 10 applications for Certificates of Appropriateness; of which 8 were approved and 1 deferred. There were 3 administrative approvals for Certificates of Appropriateness. The Commission did not hold any special meetings.

All members of the Planning Commission, Board of Zoning Appeals, and professional staff obtained education credits as required by Public Chapter 862.

Attached with this memo are several charts and tables that may assist you in tracking past growth and development activity.

YEAR END REPORTS FOR DEVELOPMENT ACTIVITY

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Preliminary Plats	67	57	35	21	3	5	13	26	55	52	56	54	61
Preliminary Lots	2433	2123	1493	229	24	95	161	311	961	976	1277	2119	2320
Final Plats	152	128	180	110	54	29	55	62	88	118	113	144	126
Final Lots	2167	1838	1484	371	188	181	192	389	619	1167	914	1627	1250
Site Plans	130	131	192	173	81	50	145	119	137	160	185	190	158
Rezoning Aplications	51	35	29	21	17	25	17	28	44	42	38	58	54
Annexation Studies	32	20	13	9	5	1	1	5	14	10	12	22	22
Ordinance Amendments	13	12	9	16	6	8	7	10	5	10	5	3	10
R.O.W. Actions	27	32	20	20	7	6	5	3	2	3	1	0	N/A
GDO Reviews	13	13	17	23	6	10	12	10	17	17	35	21	30
Mandatory Referrals	0	0	0	0	17	10	11	21	17	25	24	21	25
Effective Annexations	22	15	14	6	6	2	2	1	8	10	7	22	11
Acres Annexed	2312	1203	1286	227	176	25	283	42	324	506.9	220.2	1167.2	568.51
People Annexed	169	90	21	32	28	8	275	0	13	5	18	31	21
Lots Available for Construction	1078	1799	1867	2237	1833	1739	1522	1254	984	826	748	642	535
Planning Comm. Meetings	40	41	39	36	24	25	23	23	24	24	25	25	29
Public Hearings	77	65	45	43	40	34	32	47	58	56	61	74	78
BZA Meetings	13	16	14	12	12	13	14	13	11	12	12	12	11
Hearings	85	104	86	103	79	80	86	67	70	68	84	71	49
Sign Variance	12	23	15	15	10	11	7	10	5	13	8	5	4
Bulk Variances	24	26	19	36	28	28	36	22	37	25	38	45	26
Parking Variances	0	0	1	1	0	1	2	1	1	1	0	1	0
Special Use Permits	49	54	54	49	41	40	39	43	48	36	47	40	42
Weeds & Grass	0	0	0	0	0	0	2	1	0	0	1	0	0
Admin. Appeals	0	1	3	2	0	0	0	0	0	0	0	0	0

Note: GDO Regulations were adopted in 2004.

Note: Mandatory Referrals Began reporting in 2009.

Note: Weeds and Grass appeals began reporting in 2011.

2017

Board of Zoning Appeals

SUMMARY OF APPLICATIONS

The Board held 11 regular meetings and 0 special meeting in 2017. During these meetings, the Board conducted a total of 47 public hearings, pertaining to 73 different requests (some public hearings included multiple requests for the same property). Planning Staff administratively reviewed 17 special use permit requests. In comparison, the Board conducted a total of 71 public hearings in 2016, pertaining to 91 different requests.

The number of applications for general bulk variances, special use permits, sign variances, height variances, appeals, parking variances, special use permit amendments and weeds and grass exemption requests for both 2016 and 2017 are listed below. As can be seen from the chart, the total number of applications for 2017 decreased from 2016.

Type of Application	2016	2017
Variances	45	23
Special Use Permits (includes preliminary SUP and noise ordinance)	40	42
Sign Variances	5	4
Height Variances	0	3
Administrative Appeal	0	0
Parking Variances	1	0
Amendments or Revocation of Special Use Permits	0	1
Weeds & Grass Exemption Request	0	0
Totals	91	73

City of Murfreesboro
Building Permits Report

Year	New Single Family	Multi-family Units	Total Amount	New Commercial	Total Amount	New Public Bldgs.	Total Amount	All Other Expansions	Total Amount	Total Permits	Total Amount
1979	64	363	11,958,800	54	6275370	6	4,749,708	140	1,589,822	286	24,573,700
1980	28	140	8,204,000	19	10,122,155	0	0	131	3,437,286	199	21,763,441
1981	46	305	8,450,926	30	3,796,276	0	0	149	1,915,100	240	14,162,302
1982	49	392	6,990,752	32	7,276,045	0	0	102	720,490	197	14,987,287
1983	147	271	12,439,673	36	9,461,289	0	0	147	1,370,148	363	23,271,110
1984	201	838	27,833,469	43	7,075,573	2	1,741,150	176	1,199,784	487	37,849,976
1985	293	182	19,131,350	121	14,425,922	1	85,000	92	628,056	538	34,270,328
1986	467	689	43,191,215	179	12,018,403	4	12,970,882	143	1,133,872	915	69,314,372
1987	493	541	48,790,318	142	22,461,160	0	0	270	2,680,256	1,047	73,931,734
1988	308	257	29,028,616	108	40,662,437	0	0	443	5,776,027	925	75,467,080
1989	286	292	30,812,912	138	34,322,869	5	9,501,939	241	10,356,928	962	84,994,648
1990	304	80	23,820,391	59	11,713,819	3	13,109,152	280	15,355,180	726	63,998,542
1991	355	47	28,925,186	75	6,168,514	3	74,450	324	9,543,814	804	44,711,964
1992	459	4	33,524,901	74	12,278,015	3	47,000	383	13,606,274	921	59,456,190
1993	558	24	42,461,489	64	26,939,549	5	20,289,058	439	9,113,709	1,042	98,803,805
1994	649	189	54,721,487	50	14,578,899	2	2,646,498	438	11,401,046	1,104	83,347,930
1995	747	393 (Includes 49 rooms in Motel)	79,351,516	68	38,327,227	6	18,348,750	448	23,026,437	1,276	159,053,930
1996	911	1,186 (Includes 129 rooms in Motel)	131,171,948	63	40,873,939	17	59,633,019	483	42,738,068	1,431	274,416,974
1997	642	578 (Includes 188 rooms in Motel)	93,737,420	89	41,121,465	10	27,312,355	563	33,372,365	1,290	195,543,605

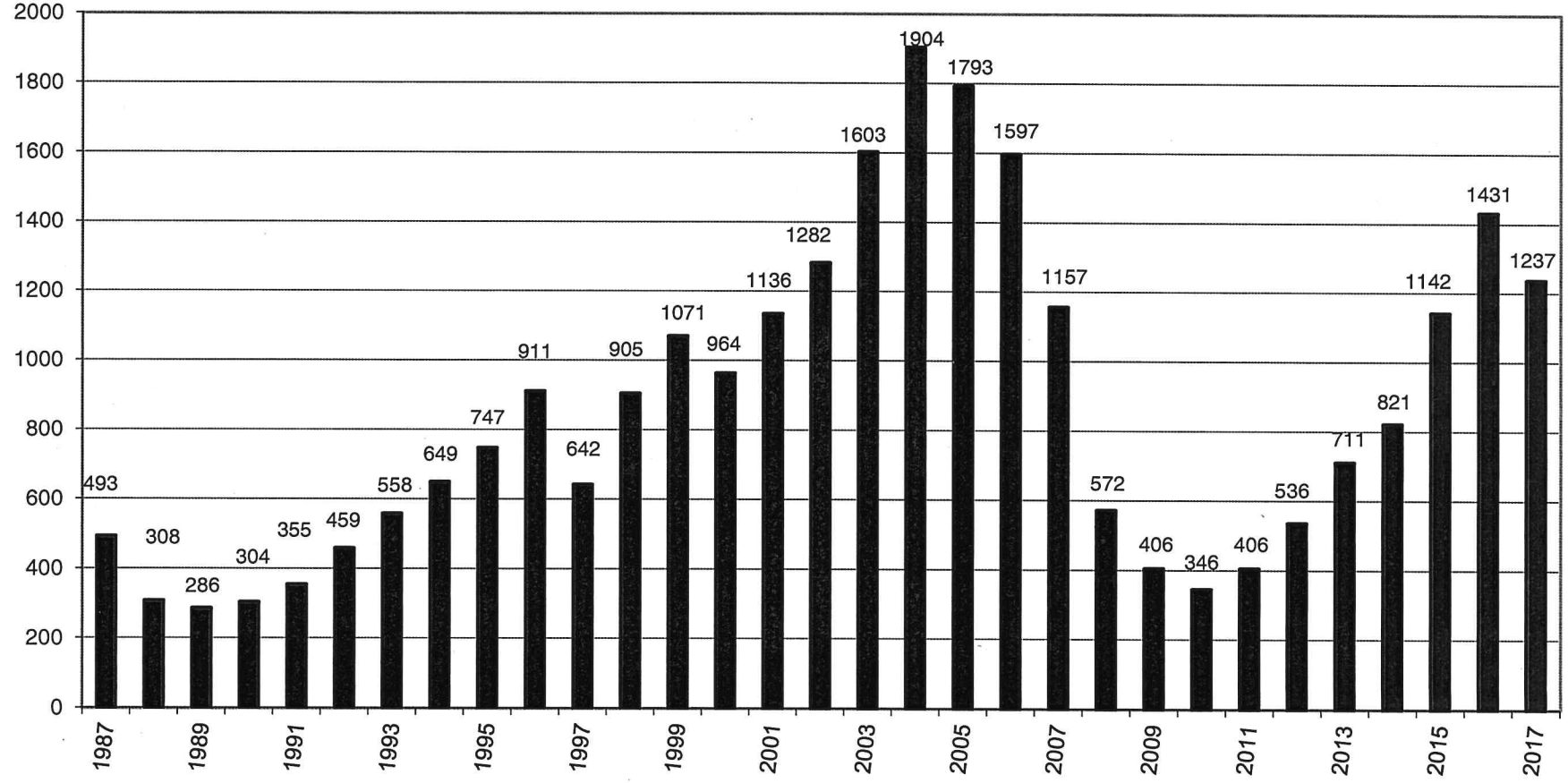
City of Murfreesboro
Building Permits Report

Year	New Single Family	Multi-family Units	Total Amount	New Commercial	Total Amount	New Public Bldgs.	Total Amount	All Other Expansions	Total Amount	Total Permits	Total Amount
1998	905	699 (Includes 170 Rooms in Motels & Assisted Living)	114,791,425	66	39,800,232	8	19,212,487	616	29,853,722	1,574	203,657,866
1999	1,071	620 (Includes 100 Rooms Motel & Assisted Living)	126,617,658	77	36,982,853	12	69,687,099	656	34,098,092	1,759	267,385,702
2000	964	770	125,149,519	72	45,260,722	14	25,387,851	641	32,023,542	1,656	227,821,634
2001	1,136	474	138,130,148	55	25,698,839	9	50,150,579	581	41,290,168	1,735	255,269,734
2002	1,284	190 (Includes 50 Motel Rooms)	147,121,683	61	44,511,321	4	2,422,150	699	47,861,662	1,958	241,916,816
2003	1603	134 (Includes 14 Motel Rooms)	180,801,367	50	29,220,640	6	9,114,565	812	80,752,830	2,304	299,889,402
2004	1904	1267	304,456,697	66	75,171,868	4	12,418,032	894	40,367,037	2,625	432,413,634
2005	1793	1087 (includes 82 Motel Rooms)	289,011,168	65	64,196,738	9	15,569,393	829	61,240,355	2,426	430,017,654
2006	1,597	850 (includes 505 Motel Rooms)	296,797,127	69	109,124,899	3	25,405,746	938	86,512,547	2,356	517,840,319

City of Murfreesboro
Building Permits Report

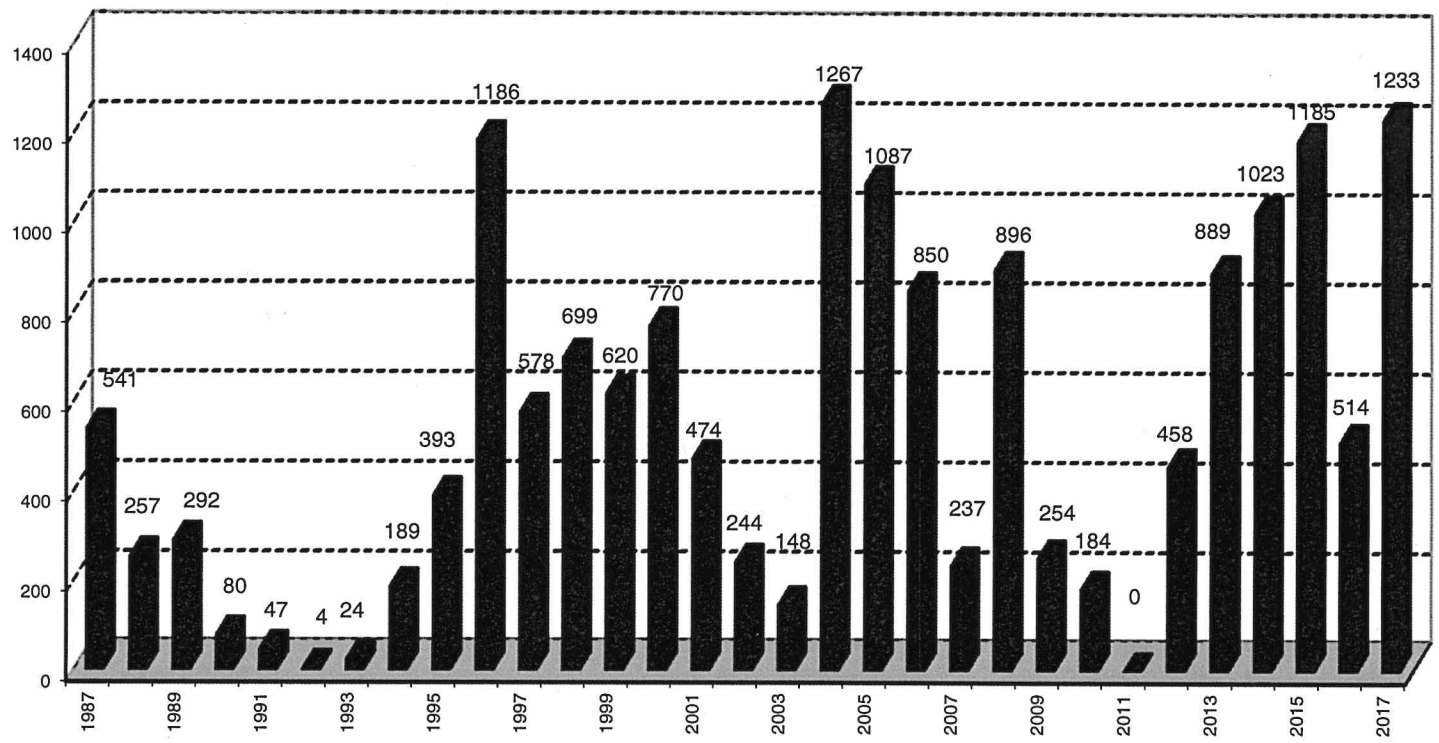
Year	New Single Family	Multi-family Units	Total Amount	New Commercial	Total Amount	New Public Bldgs.	Total Amount	All Other Expansions	Total Amount	Total Permits	Total Amount
2007	1,157	237	174,067,813	95	112,425,120	7	32,429,453	1,176	161,468,273	2,156	480,390,659
2008	572	896	138,578,283	57	240,319,611	4	9,987,730	1,065	102,294,244	1,558	491,179,868
2009	406	169	70,855,596	26	25,380,160	5	57,491,403.00	1,030	51,765,006	1,406	205,492,165
2010	346	184	63,885,508	26	30,856,871	1	53,556,976	952	51,428,505	1,277	199,727,860
2011	406	0	66,538,282	19	37,237,890	1	85,000	946	98,236,975	1,313	202,098,147
2012	536	458	119,028,122	17	49,041,364	5	120,996,443	913	88,950,045	1,409	378,015,974
2013	782	711	128,945,232	26	48,210,493	2	19,859,700	940	90,876,226	1,753	346,218,119
2014	821	1023	195,875,033	24	64,844,373	1	544,991	1,110	87,021,161	1,823	338,420,036
2015	1,142	1185	326,553,936	40	76,898,127	0	0	1,141	118,850,759	2,099	522,302,812
2016	1,431	514	342,177,684	60	119,949,916	4	64,286,144	1,298	130,861,590	2,586	659,203,172
2017	1,237	1,233	393,568,165	34	57,621,276	1	1,513,000	1,261	135,706,585	2,287	587,151,424

City of Murfreesboro
Single-Family Units Permittted



Source: M'boro Codes Dept. 1-12-18

City of Murfreesboro
Multi-Family Units Permitted



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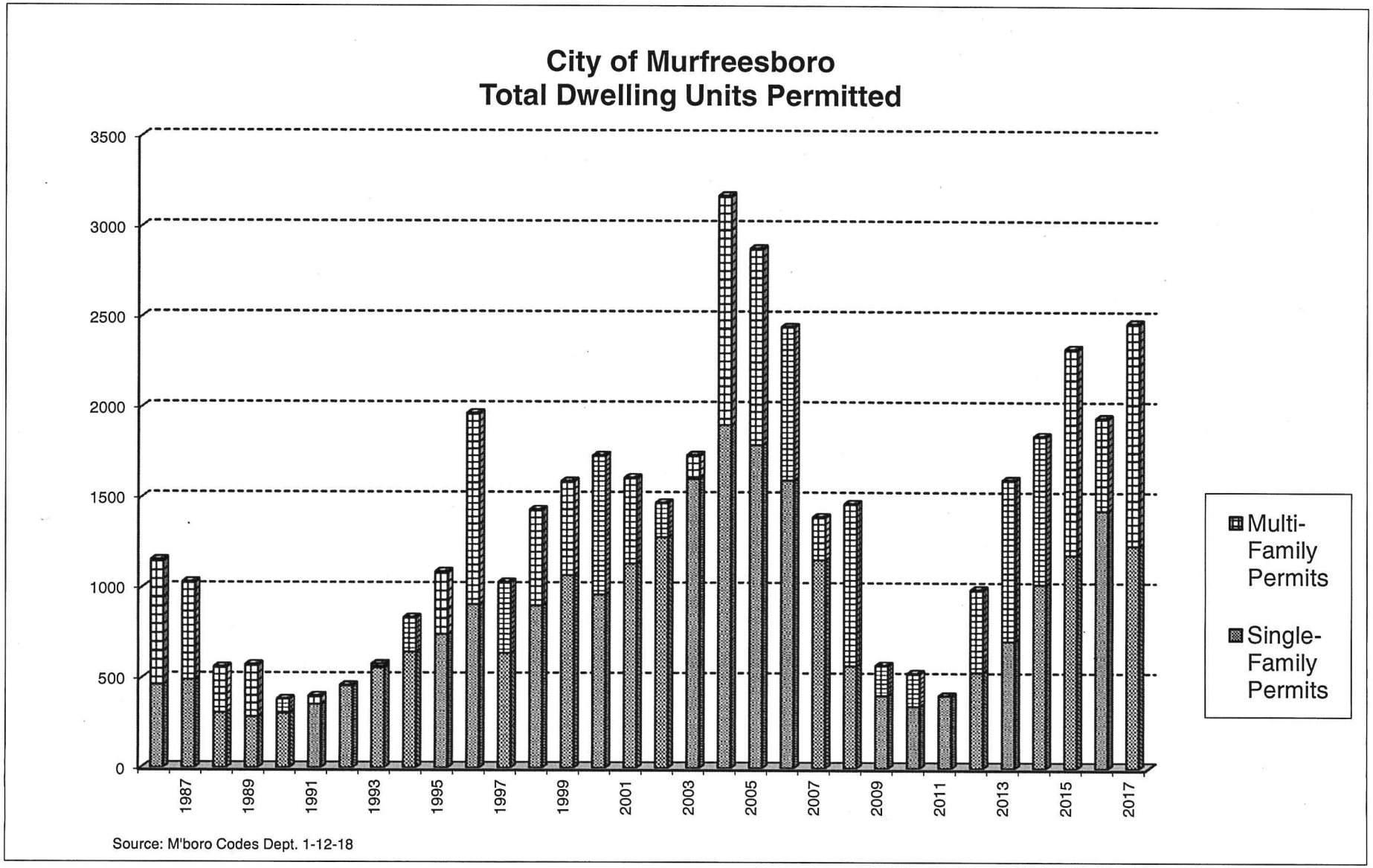
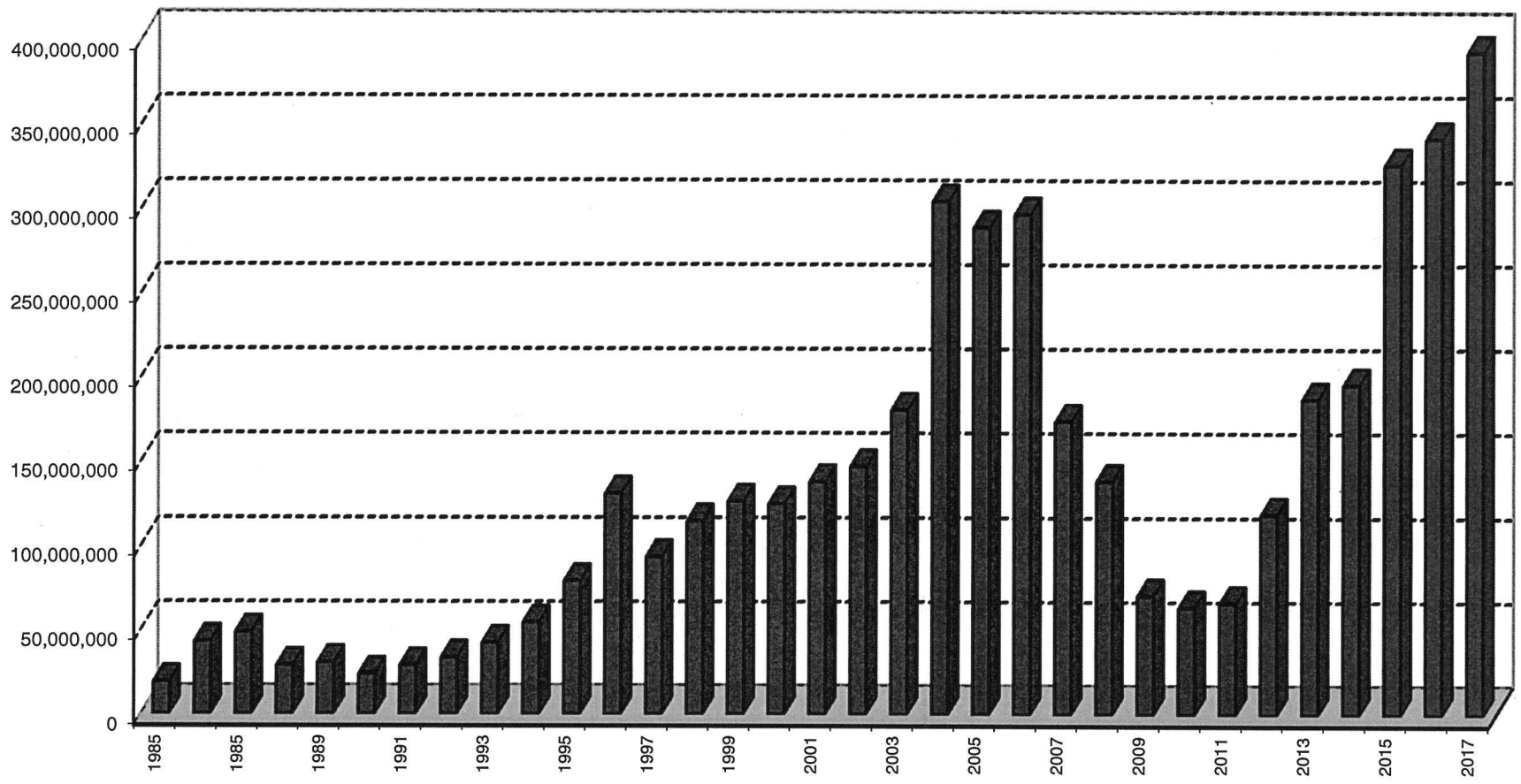
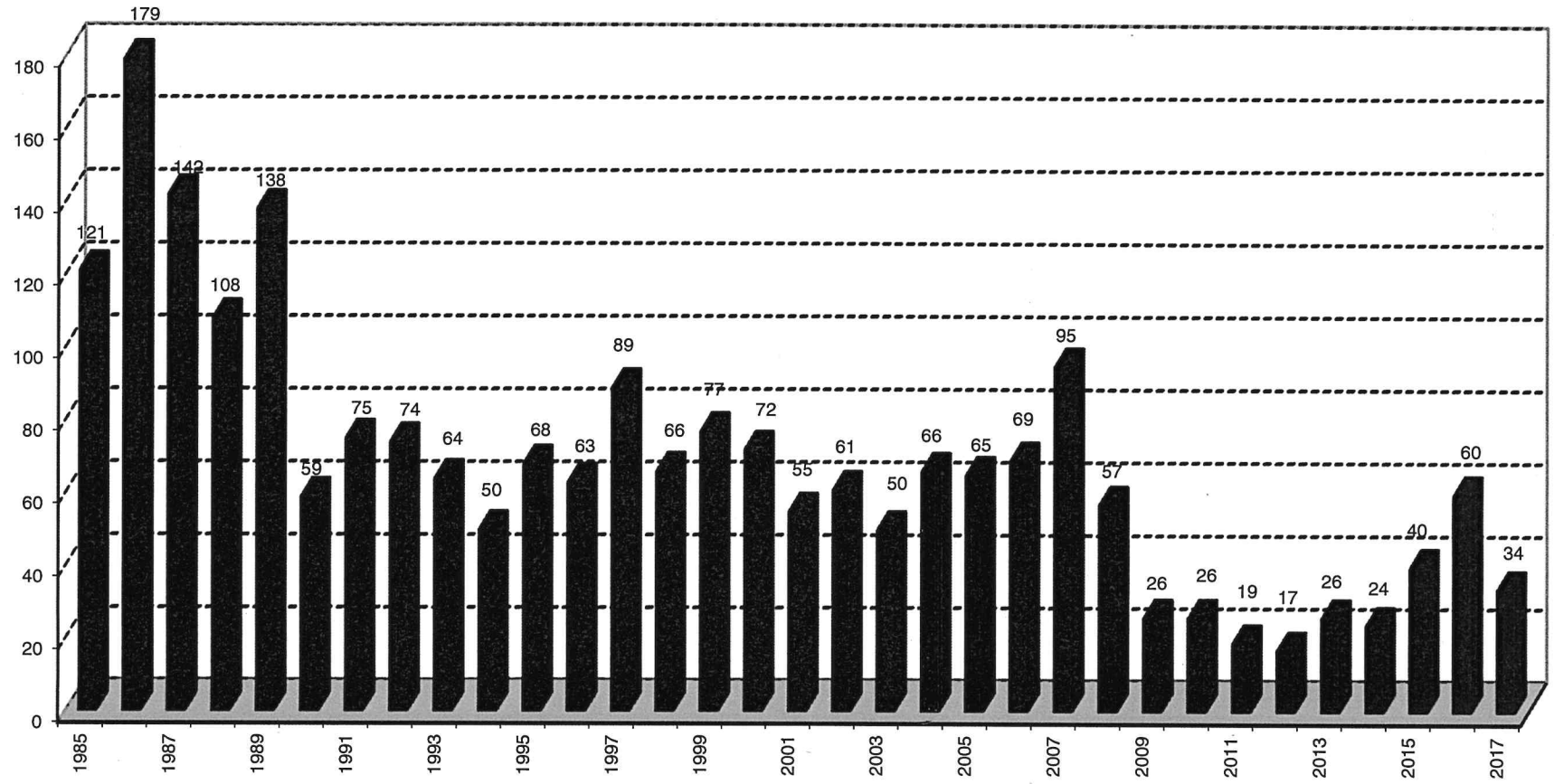

City of Murfreesboro
Total Dwelling Units Permitted
3500
3000
2500
2000
1500
1000
500
0
1987
1989
1991
1993
1995
1997
1999
2001
2003
2005
2007
2009
2011
2013
2015
2017
Multi-Family Permits
Single-Family Permits
Source: M'boro Codes Dept. 1-12-18

City of Murfreesboro
Valuation of Residential Units Permitted



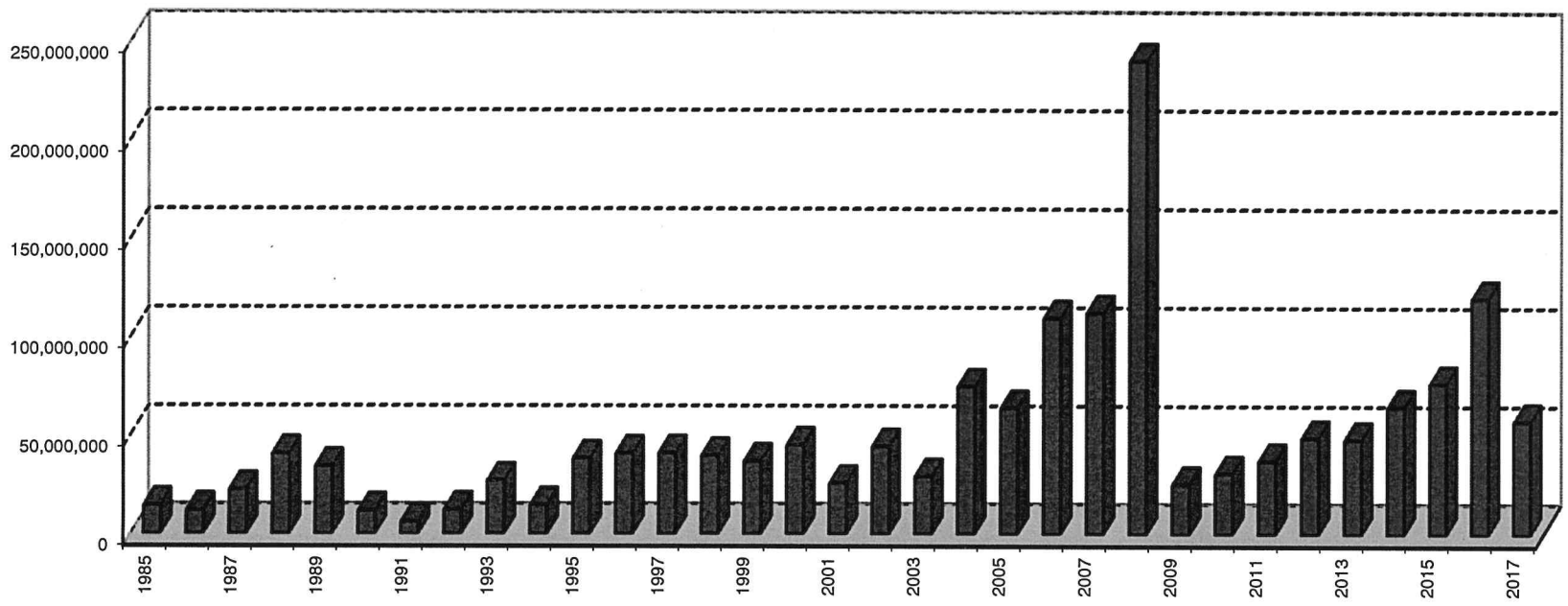
Source: M'Boro Codes Dept. 1-12-18

City of Murfreesboro
Commercial Permits Issued



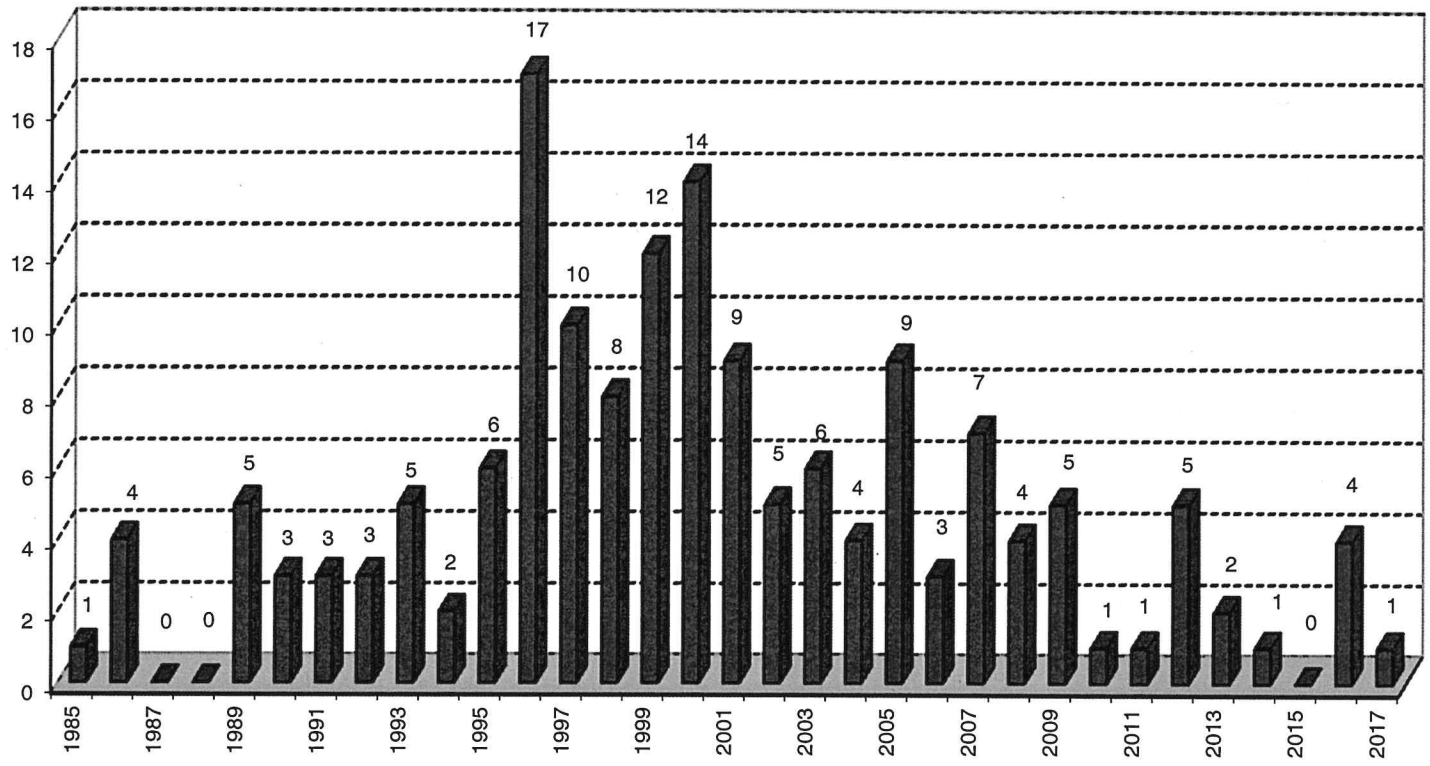
Source: M'boro Codes Dept. 1-12-18

City of Murfreesboro
Valuation of Commerical Permits Issued



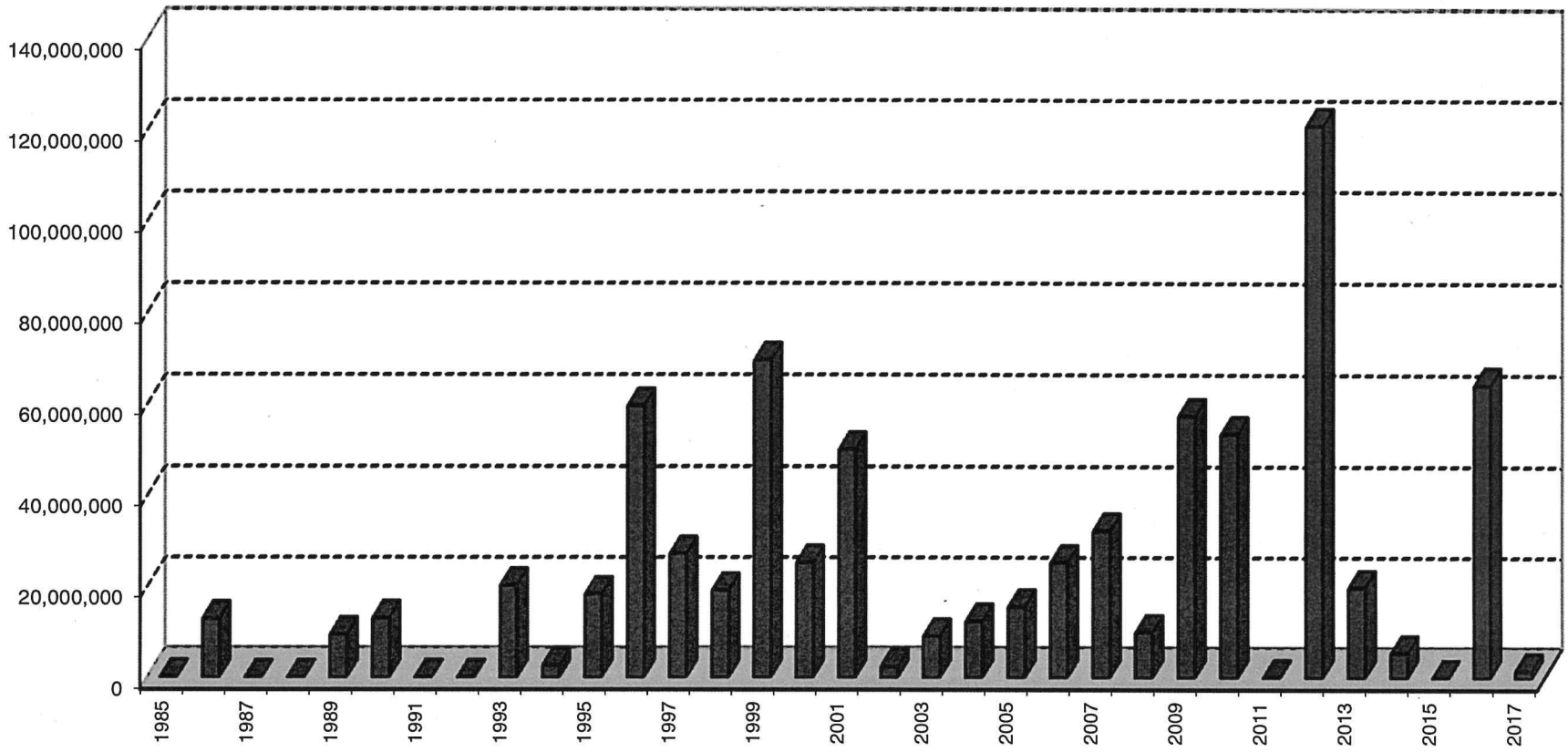
Source: M'boro Codes Dept. 1-12-18

City of Murfreesboro
New Public Buildings Permitted



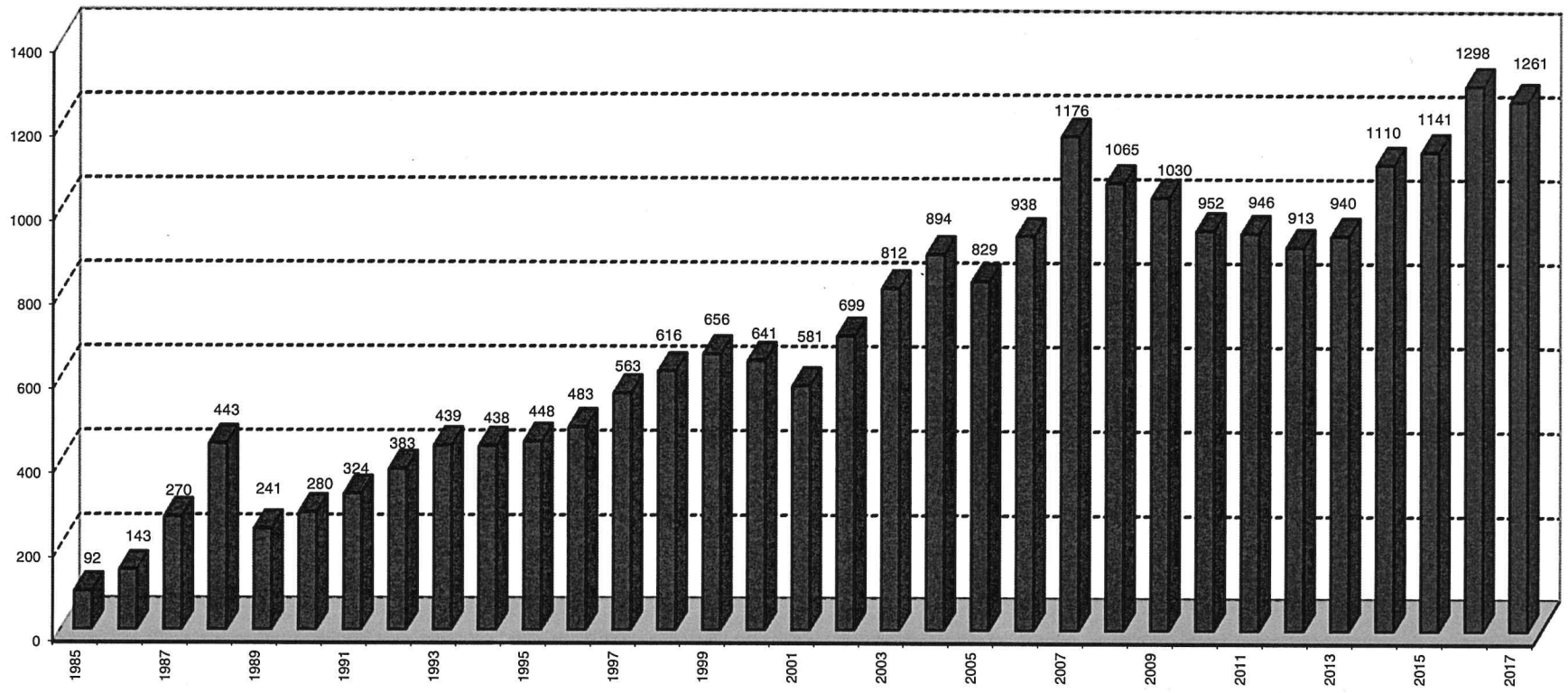
Source: M'boro Codes Dept. 1-12-18

City of Murfreesboro
Valuation of New Public Buildings Permitted



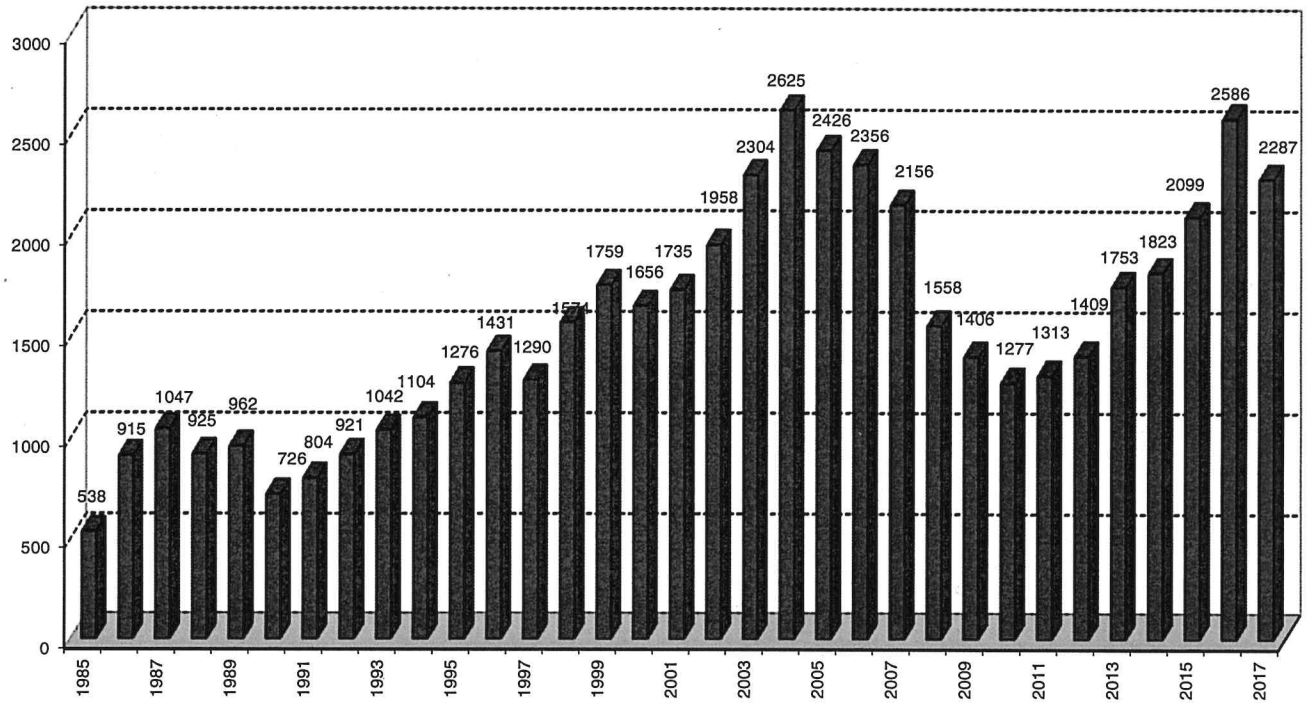
Source: M'boro Codes Dept. 1-12-18

City of Murfreesboro
All Other "Expansions" Permitted



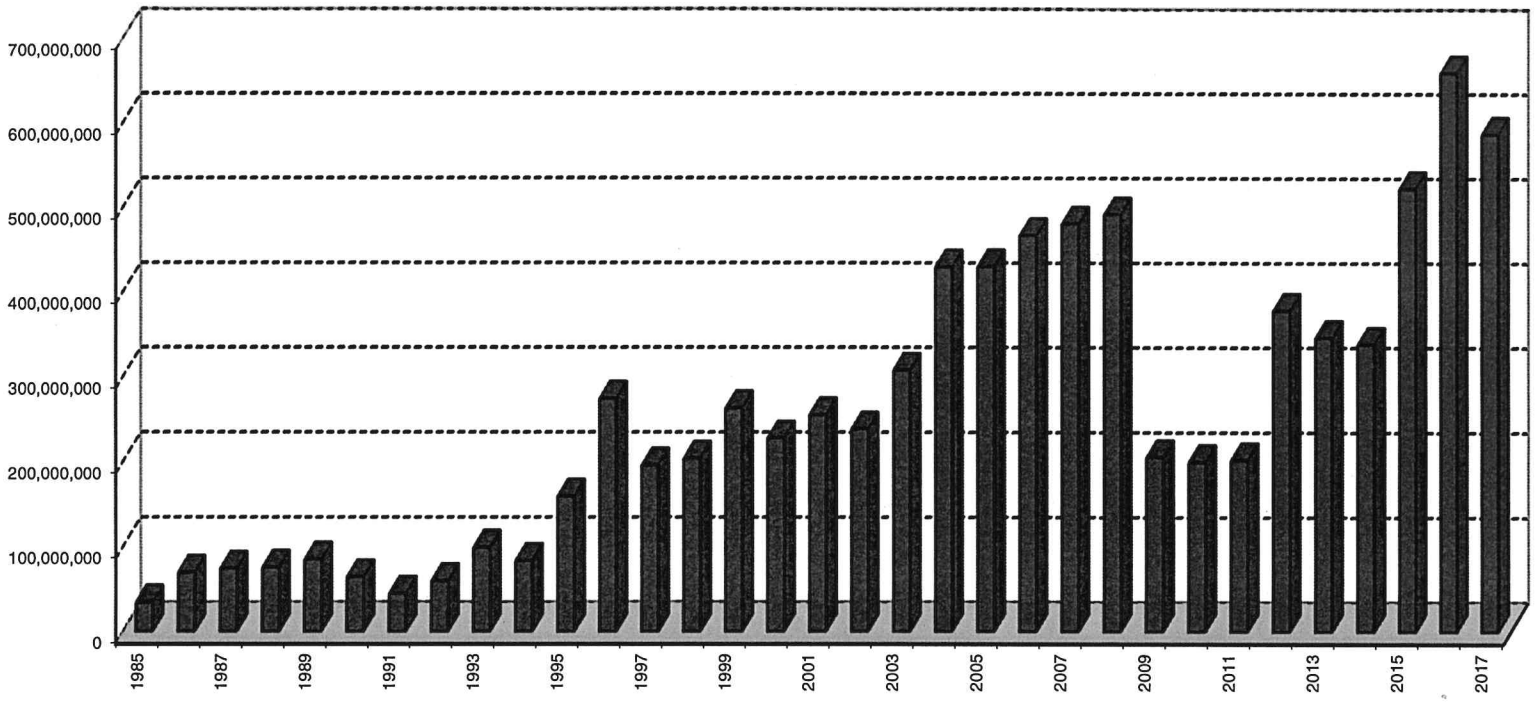
Source: M'boro Codes Dept. 1-12-18

City of Murfreesboro
Total Permits Issued



Source: M'boro Codes Dept. 1-12-18

City of Murfreesboro
Valuation of All Permits Issued



Source: M'boro Codes Dept. 1-12-18

CITY OF MURFREESBORO
LOT INVENTORY RECORD
THRU Dec. 2017

SUBDIVISION NAME	SECT. NO.	LOT NO	NO. OF LOTS	Last Lot Permitted	PERMITTED LOTS (Total)	Perm.Lots Nov.	Perm.Lots Dec.	AVAIL LOTS
Bear Branch Cove		1--12	12	Sept. 16	11			1
Bear Branch Cove Addition		13-14	2	Jan. 15	1			1
Bella Vida		1--7	7	Apr. 14	6			1
Belle Rive	III	70-95	26	Apr. 16	25			1
Blackman Farms	III	155-241	87	Jan. 14	83			4
Blackman Meadows	II	16-26	11	Oct. 15	10			1
Breckenridge	VI	174-210	37	Apr. 16	36			1
Brighton Pk @ King. Ridge	III	80-111	32	Dec. 17	26		3	6
Broadlands		1--26	26	Oct. 16	24			2
Carlyle		1--43	43	Apr. 14	40			3
Cedar Retreat	I	1--28	28	Dec. 17	10	3	1	18
Celebration Park		1--36	36	Dec. 17	31		1	5
East Meadows		1--38	38	May. 15	37			1
Estates of Primm Springs	III/IV	81-114	34	Dec. 17	4		4	30
Garrison Cove	V/II	200-216	16	Dec. 14	13			3
Garrison Cove	VI	258-283	26	Nov. 17	21	1		5
Glenview Farms	III	58-71	14	Jun. 17	12			2
Hampton Park at Hillwood	I	1--26	26	Nov. 17	18	1		8
Haynes Haven	XIII	192-221	30	Sept. 14	25			5
Hillwood	II	1--27	27	Jun. 15	25			2
Hillwood	III	28-52	25	May. 16	24			1
Huntington Place	VII	236-317	82	Mar. 16	80			2
Kimbro Woods	I	1--50	50	Mar. 17	49			1
Kingdom Ridge	II	64-112	49	Sept. 16	48			1
Kingdom Ridge	VII	272-299	28	Dec. 17	22	3	1	6
Kingdom Ridge	VIII	300-326	27	Nov. 17	2	1		25
Kingston Square		1--35	35	Nov. 17	20	3		15
Laurelwood		1--45	45	Sept. 16	42			3
Liberty Station	V	183-219	37	Jul. 17	31			6
Marymont Springs	I/I	1--10, 13-22	20	Sept. 16	18			2
Marymont Springs	I/IV	181-200	20	Nov. 17	12	1		8
Marymont Springs	I/V	102-116	15	Jul. 16	12			3
Marymont Springs	I/6B	117-132,142-146	21	Dec. 17	12	1	1	9
Marymont Springs	II	201-227	27	Dec. 17	15		1	12
Meadows at Kimbro Woods	I	1--36	36	Aug. 16	33			3
Mirabella	I	1--35	35	Jun. 16	32			3
Mirabella	III/II	42-46,53-54	7	Jul. 15	1			6
Northspring	II	42-48	7	Nov. 14	6			1
Northwoods	III	90-140	51	Jul. 17	50			1
Princeton Oaks	II	1--32	32	Feb. 17	31			1
Puckett Station	I	1--82	82	Jun. 14	81			1
Puckett Station	V	148-160	13	Nov. 15	11			2
Puckett Station	VII	185-201	17	Mar. 17	15			2
Puckett Station	VIII	202-219	18	Dec. 17	9		1	9
Puckett Station	IX/I	220-222,255-281	30	May. 17	27			3
Puckett Station	IX/II	223-254	32	Dec. 17	24		4	8
Ridgeport		1--38	38	Sept. 16	34			4
Riverbend	V	116-153	38	Sept. 14	37			1
Ruth. Co. Hab. For Hum.		1--2	2	Aug. 14	1			1
Salem Creek	I/I	1--47	47	Dec. 15	44			3
Salem Creek	VI	89-107,119-139	40	Dec. 17	25		1	15
Savannah Ridge	XII	416-431,433-437,449,462	38	Apr. 17	37			1

SUBDIVISION NAME	SECT. NO.	LOT NO	NO. OF LOTS	Last Lot Permitted	PERMITTED LOTS (Total)	Perm.Lots Nov.	Perm.Lots Dec.	AVAIL LOTS
Savannah Ridge	XIII	389-415,438-448	38	Apr. 17	32			6
Seward Crossing	II/III	38-49	12	Nov. 16	11			1
Sheffield Park	I/I	1--7,10-17	15	Jun. 15	12			3
Sheffield Park	IV/I	53-56,82-85,95-99,101-106	19	Nov. 17	10	10		9
South Highland Habitat		1--3	3	Oct. 17	2			1
Southern Meadows	I	1--49	49	Sept. 14	48			1
Stonecrest	I/IA	1-5,29-30,40-53,64-72	28	Jun. 17	25			3
Stonecrest	I/IIB	6-28,31-39,46-47,56-63	42	Jul. 17	41			1
Stovers Glen	I	1--22	22	Nov. 17	9	3		13
Stones River		35-38	4	Oct. 14	2			2
The Cloister	II	60-106	47	Nov. 16	46			1
The Enclave	III/I	70-95	26	Dec. 17	9		4	17
The Enclave at Liberty Vill	I	1--39	39	Dec. 17	5		5	34
The Maples	II	56-92	37	Dec. 17	31	2	1	6
The Maples	III	93-109	17	Dec. 17	4	1	1	13
The Reserve	II	63-95	33	Oct. 17	27			6
The Reserve	IV	127-141	15	Nov. 17	10	1		5
The Reserve	VI	152-158,164-174,183	19	Feb. 17	18			1
The Retreat @ Marymont	II	31-54	24	Dec. 17	22	1	1	2
The Villages at Berkshire	IX	271-296	26	Nov. 17	5	5		21
Thistle Downs	I	1--47	47	Jul. 15	45			2
Thistle Downs	III	68-132	65	Sept. 16	50			15
Thistle Downs	IV	133-210	78	Nov. 17	58	2		20
Three Rivers	II	58-130	73	Apr. 17	61			12
Three Rivers	III	131-198	68	Dec. 17	66	3	1	2
Three Rivers	VII	272-291,300-306,309-313,351-354	36	Dec. 17	30	4	3	6
Three Rivers	VI	439-462	24	Dec. 17	6	1	1	18
Tuscany		1--34	34	Nov. 17	15	4		19
Westlawn	I	1--42	42	Feb. 17	33			9
Westlawn	II/I	104-113	10	Nov. 16	9			1
Westlawn	III/II	43-75	33	Dec. 17	19	5	1	14
Westwind	I	1--40	40	Jul. 17	36			4
Woodlands of So. Meadows		1--50, 52-63	62	Jul. 16	60			2
Wynthrope Hall	I	1--81	81	Dec. 17	80		2	1
Wynthrope Hall	II	82-97	16	Sept. 17	14			2
Wynthrope Hall	IV	117-129	.13	Nov. 17	12	1		1
Wynthrope Hall	V	130-143	14	Nov. 17	12	1		2
TOTAL					**2318**		**38**	**535**

LOTS AVAILABLE BY SCHOOL ZONE **PERMITS ISSUED BY SCHOOL ZONE**

		Dec--17
MITCHELL-NEILSON--	3	0
NORTHFIELD--	12	2
SCALES	80	6
ERMA SIEGEL	113	9
JOHN PITTARD	20	1
BRADLEY--	1	0
HOBGOOD--	1	0
CASON LANE	9	0
BLACK FOX	21	2
OVERALL CREEK	252	18
REEVES ROGERS	23	0
TOTAL	**535**	**38**

F.W. Dodge Summary Report

City of Murfreesboro Planning and Engineering/Building and Codes Departments

City of Murfreesboro
Permits Issued 2017

PERMIT TYPE	JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEPT	OCT	NOV	DEC	YTD TOTAL
Single-Family Detached Units	95	86	104	69	83	121	74	75	50	52	65	39	**913**
Single-Family Attached Units	13	36	25	20	10	33	21	29	63	27	34	13	**324**
Two-Family/Multi-Family Units	0	270	144	18	0	0	296	0	505	0	0	0	**1233**
TOTAL RESIDENTIAL UNITS	**108**	**392**	**273**	**107**	**93**	**154**	**391**	**104**	**618**	**79**	**99**	**52**	**2470**
New Commercial*	2	5	3	6	3	4	0	2	3	4	0	2	**34**
New Public Buildings*	0	0	0	0	0	0	0	1	0	0	0	0	**1**
All Other "Expansions"*	80	107	107	127	132	130	88	95	102	93	88	81	**1230**
Total Permits*	180	205	205	207	220	262	170	180	170	154	160	124	**2237**

**New F.W. Dodge report format beginning January 2002*

City of Murfreesboro
Permits Issued 2016

PERMIT TYPE	JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEPT	OCT	NOV	DEC	YTD TOTAL
Single-Family Detached Units	74	62	113	80	115	85	84	90	71	83	70	59	**986**
Single-Family Attached Units	13	40	37	47	16	54	42	48	28	13	50	41	**429**
Two-Family/Multi-Family Units	0	0	0	4	2	118	0	114	203	0	0	4	**445**
TOTAL RESIDENTIAL UNITS	**87**	**102**	**150**	**131**	**133**	**257**	**126**	**252**	**302**	**96**	**120**	**104**	**1860**
New Commercial*	5	6	3	7	3	4	5	11	1	9	3	3	**60**
New Public Buildings*	0	0	0	0	0	1	1	1	0	1	0	0	**4**
All Other "Expansions"*	86	90	133	153	119	124	97	125	89	109	85	88	**1298**
Total Permits*	168	166	257	251	242	230	196	236	168	205	167	161	**2447**

**New F.W. Dodge report format beginning January 2002*

2017

Single-Family Units Permitted By School Zone

Rank	School Zone	No. of Units Permitted 2017*
1)	Overall Creek	401
2)	Scales	286
3)	Erma Siegel	83
4)	Black Fox	72
5)	Reeves Rogers	29
6)	John Pittard	20
7)	Northfield	18
8)	Bradley	8
8)	Cason Lane	6
10)	Mitchell Neilson	3
10)	Hobgood	2

*Does not include residential condominiums

Permit Data Provided by the Murfreesboro Building and Codes Dept.;
Data Compiled by the Murfreesboro Planning Dept.

2017

Most Prolific Murfreesboro Single-Family Subdivisions*

Rank	S/D Name	School Zone	No. of Units Permitted 2017
1)	Three Rivers	Scales	85
2)	Brighton Park	Overall Creek	53
3)	Westlawn	Overall Creek	52
4)	Kingdom Ridge	Overall Creek	45
4)	Westwind	Scales	45
6)	Puckett Station	Overall Creek	43
7)	Evergreen Farms	Scales	39
8)	Del Sol Commons	Black Fox	37
8)	Villages/Berkshire	Overall Creek	37
10)	Hillwood	Overall Creek	34
10)	St Andrews Place	Scales	34

*Does not include residential condominium developments

Permit Data Provided by the Murfreesboro Building and Codes Dept.;
Data Compiled by the Murfreesboro Planning Dept.