

September 2022

# Town of Arlington, Tennessee 38002

## Community Profile

The Arlington area was first settled in the 1830's and originally incorporated in 1878 as the City of Haysville. The name was later changed to Arlington, after a prominent resident's visit to the Arlington National Cemetery in Virginia.

The Town of Arlington officially received its charter in December 1900 from the State of Tennessee, with a population of slightly over 600. Growth rose and fell for the first 50 years and by 1950 the census showed only 465 town residents. However, growth soon came and by its centennial in 2000, Arlington was home to over 2,300 people and boasted of a new post office, a fire department, a collection of community schools, churches, banks, businesses, and a vibrant industrial district.

Since 2000, the Town has seen a surge of growth in all areas. Today, Arlington includes an area of 23.8 square miles, and the almost 15,000 residents who call Arlington home are our greatest resource. In addition to community events like Arlington in April, the Star Spangled Spectacular, Christmas on the Square, and annual Barbeque Festival, the Town has active community organizations and vibrant youth sports programs which help Arlington maintain a small-town quality of life. Arlington may no longer be the best kept secret in Shelby County, but its people and charm continue and remind us to preserve our past while planning our future.



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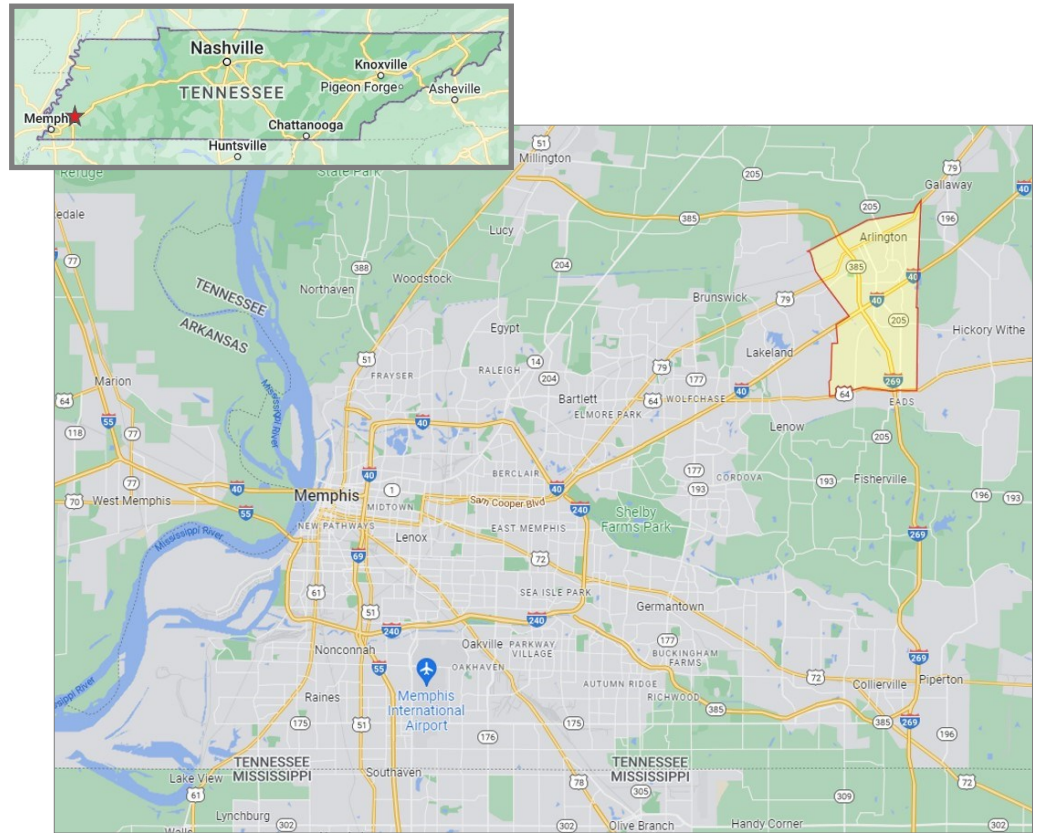


## LOCATION

Arlington is well situated in southwest Tennessee, with air, road, rail, and river connections close by.

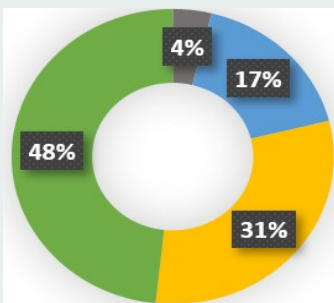
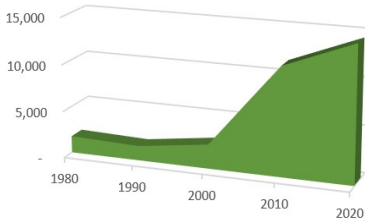
The Town sits on the eastern edge of Shelby County at the crossroads of two major transportation routes: **I-40** and **I-269**. Beyond its exceptional road access, the Town is also roughly 30 miles from Memphis International Airport and the Port of Memphis.

Statistics often mistakenly equate Town with the entire 38002 zip code, which encompasses a much larger area than just Arlington.



*Arlington has an 85.6% homeownership rate per the US Census, with a median value of their homes at over \$250,000.*

## Population Growth



- Basic Education
- High School
- Some College or Associates
- Bachelor's Degree or More

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## POPULATION

While Arlington grew slowly over its first 100 years, by the 2010 Census Arlington was the 2nd fastest growing community in Tennessee. The 2010 Census registered a population of 11,517 and a 10-year growth rate of 34%.

Since then, two Town-conducted special census and the 2020 Federal Census have all shown continued growth over the last decade.

The 2020 population was recorded at 14,459 residents, and homes continue to be built every day.

## ARLINGTON DEMOGRAPHICS (PER 2020 CENSUS)

- ◇ Over 4,200 housing units and growing.
- ◇ The average household size is 3.30, higher than most of Shelby County.
- ◇ A median age of 33.3 years, with 40% population under age 18.
- ◇ A median household income is \$101,196.
- ◇ An 85.6% homeownership rate
- ◇ A median home value of \$258,200 of Owner-Occupied homes.
- ◇ 96.2% graduated high school
- ◇ Almost 50% of adults with a Bachelor's degree or higher (those over 25).

## TOWN GOVERNMENT

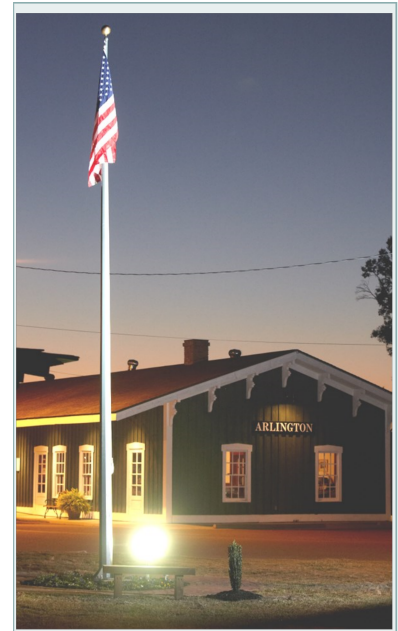
The Town of Arlington operates under a General Law Mayor-Aldermanic/Town Administrator form of government. Arlington's charter was adopted in 2005 and amended in 2015. The Town is empowered to levy a property tax on both real and personal properties within the municipality limits. It is also empowered by state statute to extend its corporate Town limits by annexation, which occurs periodically when deemed necessary by the Board of Mayor and Aldermen.

The Board of Mayor and Aldermen are responsible for policymaking, passing Resolutions and Ordinances,

adopting the budget and board compensation along with levying the tax rate, setting fees and rates. The Board approves a contract for the Town Administrator and appoints the Recorder/Treasurer.

The Board serves 4-year staggered terms, with 3 positions and the Mayor in one election cycle and the remaining 3 positions in an alternate election cycle.

The Town Administrator is responsible for day-to-day operations along with carrying out the policies and Ordinances passed by the Board.



*To provide effective and fiscally responsible municipal services that continuously meet or exceed public expectations, and ensure all are treated with courtesy, dignity, and respect in a manner which promotes this high standard of community life.*

*~ Arlington Town Government Mission*

## FISCAL RESPONSIBILITY

The economic position of Arlington is strong, with a balanced budget, conservative spending, consistent revenues, and a healthy fund balance.

The Town consistently adopts budgets with conservative estimates of growth, while continuing to provide essential services to the citizens of Arlington with one of the lowest property tax rates in the county.

General Fund revenues projected in FY 2022-23 are \$13,677,723, an increase of \$2,194,287 over FY 21-22.

Property Tax steadily remains the majority source of revenue for the General Fund, at 47.5%. Other revenue sources include services, state shared and local taxes, and investments.

In late 2021, the first hotel opened its

doors in Arlington which opened up a new revenue stream: an Occupancy Tax. Additional hotels in Town are already in process.

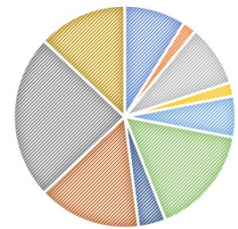
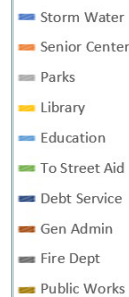
In compliance with the Town's Fund Balance Policy, in June 2022 the Town had over \$15,000,000 available in the Undesignated Fund (111% of current year budget).

The Town operates municipal services including: Sam. T. Wilson Library, the Senior Citizens Center, Fire Protection, Public Works and General Administration.

Utilities operated by the Town include: Wastewater, Storm Water, and Solid Waste.

More information is available in the Town Budget; the most recent was awarded a Distinguished Budget Presentation Award.

### GENERAL FUND



## LOCAL EVENTS

**Arlington in April** - an annual craft vendor fair on last Saturday in April

**Music on the Square** - music, food, and fun held monthly through the summer

**Memorial Day Service** - service honoring local veterans

**Star Spangled Spectacular** - celebration with food, music and fireworks on July 4th

**Christmas Parade** - annual parade with bands, floats and candy each December.

**Christmas on the Square** - Depot Square transforms into a Christmas village for a night, culminating with a tree lighting

## NATIONAL AND INTERNATIONAL BUSINESSES

**Stryker** - a multi-national medical technologies corporation

**R&L Carrier** - a freight shipping company serving all of North America

**Microport Orthopedics** - a global medical device company specializing in joint devices

**H. Saga International** - international trade, logistics and financial services business

**Rich Products** - family-owned multi-national food product corporation

**Lineage Logistics** - global leader of temperature-controlled storage and logistics

**LAB Express** - a national logistics service for the laboratory/medical industry

**Earle M Jorgensen** - an international supplier of steel & aluminum bar, tubing, & plate

## QUALITY OF LIFE (*SMALL TOWN CHARM*)

Living in Arlington offers residents a more rural/suburban feel, which can be nice for families looking for more space and a tight-knit community. The Town enjoys a number of factors which make it a great place to live.

Arlington is a safe place to live, work, and raise a family. Many families and young professionals call Arlington home. The crime rate is well below state and national averages, with property crimes (often due to unlocked cars) being the most common statistics.

Most residents own their own homes and the cost-of-living falls below the national average for services, health, groceries, transportation, and utilities. However, average housing costs are a bit higher, as local home values have

continued to increase for several years.

Town amenities include over 68 acres of parks, a public library, an active Senior Center, and a wide variety of cherished community events. The Town also offers an array of amazing local restaurants, stores, and businesses. In recent years, Arlington has seen a rise in commercial growth that has added even more variety for its residents.

Town includes several medical offices and an Urgent Care clinic. A new Freestanding Emergency Department currently under construction by Baptist Memorial, will bring even more advanced medical options to Arlington residents.

## BUSINESS COMMUNITY

The diversity of Arlington's business community is one of its strengths. Whether in our Industrial Parks, the historic Depot Square, or along main commercial corridors, Arlington places an emphasis on quality development to ensure all our businesses fit into the community and are a source of pride.

Businesses range from local retail, restaurants, and services (Olympic Steak & Pizza, SY Wilson & Co) to our national chains (AutoZone, Marriott, Sherwin-Williams), and from state facilities (TN Veterans' Home, TDOT) to national and international businesses (examples on left). They are supported by a very active local Chamber of Commerce, which is also part of the larger Shelby County Chamber Alliance.

With the \$5.6 billion Blue Oval project by Ford underway only 17 miles down the road, one can only anticipate additional business growth and diversification in Arlington's future.

## ECONOMY

Arlington's economy began around a railroad depot in the heart of Town. At the end of the 20th century, it was recognized as a charming rural community and began to grow. Today that small town has grown into a more diverse community which includes retail, office, manufacturing, distribution, service, institutional, and medical sectors.

Arlington continues to see economic growth on all market fronts. With a population growth of over 26% between 2010-2020, and almost 600 new homes built in the last 5 years, home sales and new home construction remains brisk and property values continue to climb.

Even with recent growth, the largest land use within the Town remains undeveloped land at 59%. The largest use of developed land is residential at 24.7%. The remainder of existing developed land includes 1.4% commercial and office, 4.9% institutional, 1.9% industrial, 6% agriculture, and 2.3% open spaces, greenbelts, and parks.

## AWARD WINNING SCHOOLS

Arlington Community Schools (ACS) was formed in 2014 and has received numerous awards for outstanding schools and services since then. ACS is big enough to be a place for everyone but thrives on that small-town charm.

- ◆ ACS includes four campuses (2 Elementary, 1 Middle, and 1 High School) which are home to almost 5,000 Pre-K through 12th students.
- ◆ All teachers and students in Grades K-12 are equipped with an iPad through a 2015 ACS initiative.
- ◆ ACS prioritizes STEAM Learning (Science, Technology, Engineering, Arts & Mathematics) and Arlington Middle and High Schools are among only 27 schools statewide to be named STEM/STEAM Designated Schools.
- ◆ ACS schools offer over 20 competitive school-sponsored sports teams beginning in middle school.
- ◆ Arlington High School offers 40+ College-Level Courses, including Advanced Placement & Dual Enrollment, Career & Technical Programs and a dozen Industry Certifications that help prepare students for the global workforce.



4,897 STUDENTS (2021)

\$41.6 M IN SCHOLARSHIPS  
EARNED BY 2022 CLASS

475+ TEACHERS AND STAFF

98% GRADUATION RATE

BEST COMMUNITIES FOR MUSIC  
EDUCATION AWARD -  
MULTI-YEAR RECIPIENT



## PUBLIC INVESTMENT

The Town of Arlington understands its role in serving our citizens, and its officials have continued to place priority on public investment.

Arlington continues to make considerable investment in transportation infrastructure. Working with the State and Memphis Metropolitan Planning Organization, new roadways and intersection improvements have been constructed or are under construction throughout town, including the recent widening of Airline Rd north of I-40 and reconstruction of Depot Square. These improvements benefit both our business and residential communities.

Recreational amenities are provided in over 68 acres of parks, several of which were constructed or reconstructed in the past 10 years. New facilities include the Crossing Amphitheater, Arlington Farmers' Market, Forrest Street Park, fully renovated Playground of Dreams, Julian M. Williamson, Jr. Lake, the Arlington Tennis Complex, and added bicycle and pedestrian paths. This investment provides residents with beautiful places to enjoy the outdoors and participate in community and athletic events.

The city-owned wastewater treatment facility, opened in 2007, has a capacity of 2.5 million gallons per day. When constructed, the investment was made to allow a future expansion of up to 5 million gallons per day.

A 2nd Arlington Fire Station was opened on the south side of Town in 2021. The new facility increases the Town's ability to serve a growing population, as well as provide mutual aid as needed to Shelby County. In addition to fire apparatus, each station also has paramedics assigned to all shifts.

Plans are also underway to construct a new Town Hall to allow adequate staff and space to better serve a growing Arlington community.

### RECENT PUBLIC PROJECTS

- ◆ **Fire Station No. 2** - new station south of I-40
- ◆ **Depot Square** drainage, sidewalk, and re-alignment project
- ◆ **Forrest St. Park** - new soccer complex, parking, and multi-use pavilion -
- ◆ **Amphitheater and Farmers' Market**
- ◆ **Airline Road widening** - 3/4 mile section of road
- ◆ **Mem-Arl Rd bike-ped lane** improvements by Middle School
- ◆ **Hwy 70 widening** - 1/2 mile section of road
- ◆ **Tennis Complex** - new tennis court complex
- ◆ **WWTP Improvements** - new operating system, equipment and access road

## USEFUL COMMUNITY CONTACTS

### ARLINGTON DEPARTMENT HEADS

TOWN ADMINISTRATOR  
CATHERINE DURANT

TOWN RECORDER & TREASURER  
BRITTNEY OWENS

FIRE CHIEF  
JAMES HARVILL

TOWN PLANNER  
JEREMY CREDEUR

PUBLIC WORKS DIRECTOR  
TERRY PERKINS

WASTEWATER DIRECTOR  
GIL RIVERA

PARKS AND RECREATION  
LEE UPCHURCH

SENIOR CITIZENS' CENTER  
ELIZABETH EQUI

LIBRARY DIRECTOR  
LISA LANCE

### Town Hall

5854 Airline Road / PO Box 507  
Arlington, TN 38002  
901/ 867-2620

### Public Works

11491 Memphis-Arlington Rd  
Arlington, TN 38002  
901/ 867-4980

### Parks & Recreation

11491 Memphis-Arlington Rd  
Arlington, TN 38002  
901/ 867-4980

### Wastewater Dept.

11491 Memphis-Arlington Rd  
Arlington, TN 38002  
901/ 867-4980

### Planning & Permits

5854 Airline Road / PO Box 507  
Arlington, TN 38002  
901/ 867-2620

### Fire Station 1

11754 Douglas Street  
Arlington, TN 38002  
901/ 867-8905

### ARLINGTON ELECTED OFFICIALS

MAYOR  
MIKE WISSMAN

VICE MAYOR  
HARRY MCKEE

ALDERMEN  
LARRY HARMON

RUSSELL WISEMAN

JEFF MCKEE

OSCAR BROOKS

JEREMY BIGGS

### Senior Citizens' Center

6265 Chester Street  
Arlington, TN 38002  
901/ 867-7698

### Fire Station 2

12364 Donelson Road  
Arlington, TN 38002  
901/ 867-9403

### Arlington Community Schools

12060 Arlington Trail  
Arlington, TN 38002  
901/ 389-2497

### Sam T. Wilson Library

11968 Walker Street  
Arlington, TN 38002  
901/ 867-1954

### Chamber of Commerce

12015 Walker St. / PO Box 545  
Arlington, TN 38002  
901/ 867-0545

### Arlington Safe Room

11842 Otto Lane  
Arlington, TN 38002  
(open during **tornado warnings**)