STATEMENT OF IMPACTS

Traffic - The proposed property currently serves as a one single family home. Converting the existing structure to an office would result in one to two additional peak hour trips on North Royal Oaks Blvd, which is a Major Arterial.

Water and Sewer Impacts - The property is located in an area served by City of Franklin Water and Sewer. Converting the existing home into an office would result in a net decrease in water/sewer usage from 350 gpd to 306 gpd. The property was connected to sewer within the last couple of years.

Drainage - Currently, the property drains toward a ditch in N. Royal Oaks. The drainage pattern of the property will not change with this rezoning. Any potential work that would add new impervious areas would have to be evaluated and meet City of Franklin requirements for stormwater detention and water quality.

Reclaimed Water - Reclaimed water is not available at this site.

SITE DATA

APPLICABLE DEVELOPMENT STANDARD:

ACREAGE OF SITE:

203 N ROYAL OAKS BLVD. ADDRESS: CITY: COUNTY: FRANKLIN WILLIAMSON TENNESSEE CIVIL DISTRICT: MAP, GROUP AND PARCEL NUMBERS: WILLIAMSON CO. TAX MAP 79, 02801 EXISTING ZONING: (RESIDENTIAL DISTRICT) PROPOSED ZONING:

(GENERAL OFFICE DISTRICT)

RIGHTS RETAINED BY OWNER

TRADITIONAL

1.30 ACRES

OWNER:

DEVELOPMENT SUMMARY

PLAN PREPARATION DATE: OCTOBER 24, 2016

CIVIL ENGINEER: CRUNK ENGINEERING LLC

1894 GEN. GEORGE PATTON DR. SUITE 600

FRANKLIN, TN 615-873-1795 CONTACT: ADAM CRUNK, PE

GRAPHIC SCALE

adam@crunkeng.com

BRENT SANDERS 203 NORTH ROYAL OAKS BLVD. FRANKLIN, TN 37067 brent@mcarthursanders.com (615) 370-4663

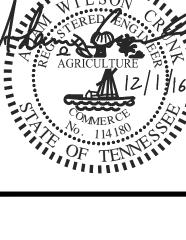
079G A 02500 DB 5716 DP 125, PB 3 PP 3 | 079G A 02400 | DB 1088 DP 242, PB 3 PI 4 | 079G A 02300 | DB 6130 DP 835, PB 3 PP 5 | 079G A 02200 | DB 3866 DP 252, PB 3 PI DB - N/A, PB 3 PP 49 6 |079G A 03200 | 7 | 079G A 03100 | DB 3591 DP 112, PB 3 PI DB - N/A, PB 3 PP 49 8 | 079G A 03000 | 9 |079G A 02900 | DB 6292 DP 969, PB 3 PI DB 3898 DP 204, PB 3 PI 10 079G A 02800 | DB 6815 DP 74, PB 18 PP .1 079B I 02700 12 079B | 02800 | DB 6361 DP 483, PB 18 PI 13 079B | 02900 | DB 1487 DP 893, PB 18 PI 14 079B | 03000 | DB 6784 DP 205, PB 18 PI DB 6253 DP 471, PB 18 PI 16 079B I 03200 DB 1442 DP 176, PB 18 PI .7 079B I 03300 DB 2383 DP 22. PB 18 PP 18 079B I 03400 DB 2284 DP 890, PB 18 PI 19 079B | 03500 | DB 6226 DP 329, PB 24 PF DB 6559 DP 710, PB 23 P 20 079B I 03600 DB 1434 DP 608, PB 23 F DB 5399 DP 59, PB 21 PI 2 079B I 03800 3 079B I 03900 DB 5587 DP 619. PB 21 P 4 079B I 04000 5 079B I 04100 R-3 DB 3760 DP 72, PB 21 PP 42 RESIDENTIAL WOODS CHARLES E & WOODS MONICA E DB 3168 DP 893, PB 18 PP 106 RESIDENTIAL DEQUEZADA MARIA ELENA R-3 DB 6111 DP 403, PB 18 PP 106 | RESIDENTIAL | MORTON SONDRA D & MORTON CHRISTOPHER G H DB 3609 DP 174, PB 18 PP 106 RESIDENTIAL EBERLE BENJAMIN R & EBERLE DEIDRE B R-3 DB 2888 DP 768, PB 18 PP 106 RESIDENTIAL MERKLEY DAVID & MERKLEY LINDA R-3 DB 4863 DP 710, PB 18 PP 106 RESIDENTIAL CURLEY MARTIN R JR & CURLEY JULIE M R-3 DB 4160 DP 831, PB 23 PP 8 | RESIDENTIAL GOOSTREE MARIA ALICIA R-3 DB 4123 DP 56, PB 18 PP 106 | RESIDENTIAL | DRYER LEE E R-3 DB 1325 DP 210, PB 18 PP 106 | RESIDENTIAL REDD BEVERLY M D DB 6567 DP 302. PB 18 PP 106 RESIDENTIAL HARLAND ERIN M R-3 DB 2640 DP 911, PB 24 PP 20 | RESIDENTIAL COMER DAVID D & COMER CONNIE L DB 5026 DP 165, PB 18 PP 106 RESIDENTIAL MCLAIRD DAVIN TR & MCLAIRD SHANNON TR R-3 DB 4206 DP 614, PB 18 PP 106 | RESIDENTIAL |LOCKWOOD PROP LLC R-3 DB 5136 DP 769, PB 18 PP 106 RESIDENTIAL MEGCHIANI POONIT R-3 DB 6585 DP 200, PB 18 PP 106 RESIDENTIAL ROLSTON MICHELLE M & ROLSTON LANCE D R-3 DB 5727 DP 921, PB 22 PP 38 RESIDENTIAL DILLON DAVID R DB 5374 DP 602, PB 22 PP 38 RESIDENTIAL LENTHALL BRENT A & LENTHALL LESLIE N R-3 DB 1221 DP 993, PB 18 PP 105 | RESIDENTIAL HARHAY WALTER & HARHAY MARY ANN R-3 44 079B I 06300 DB 3289 DP 133. PB 18 PP 105 | RESIDENTIAL | RITTER GRANT M & RITTER CHRISTY W R-3 DB 2628 DP 325, PB 34 PP 69 RESIDENTIAL THIGPEN LARRY D R-2 DB 4404 DP 895, PB 34 PP 69 | RESIDENTIAL SANDERS BRENT & SANDERS MAMIE R-2 R-2 DB 4493 DP 568, PB 3 PP 49 | RESIDENTIAL | HENDRIX ANITA K & WELLS VERNON F JR 47 079G A 02700 SD-R 48 079 02500 ROYAL OAKS APTS OF FKLN CITY CITY OF FRANKLIN 49 079F A 03600 DB 4571 DP 211, PB - N/A | COMMERCIAL TENNESSEE REAL EST INV 0 079 03602 GC COMMERCIAL BRIGHT FUTURES PSYCHIATRY PLLC GC COMMERCIAL DAVES BARBER SHOP INC GC DB 5994 DP 292, PB 6 PP 77 2 079F A 00400 DB 6654 DP 272. PB 6 PP 77 COMMERCIAL BLEDSOE WILLIAM GC 079F A 00500 COMMERCIAL SETTLES, BASS DENTAL PRACTICE PLC GC COMMERCIAL SAAVEDRA MIGUEL ANGEL & SAAVEDRA PATTY YVONNE DB 3370 DP 940. PB 6 PP 77 COMMERCIAL THOMPSON INVESTMENTS LLC DB 3370 DP 940, PB 6 PP 77 COMMERCIAL THOMPSON INVESTMENTS LLC 0 079F A 01300 | DB 6419 DP 891, PB 6 PP 77 | COMMERCIAL NICKS JOE D DB 2341 DP 752, PB 6 PP 77 COMMERCIAL BAGBY-WILLIS PARTNERSHIP GC B 2078 DP 510, PB 6 PP 77 COMMERCIAL BASS ROBERT & DEBRAY CHARLES SD-R DB 5827 DP 894, PB 8 PP 7 RESIDENTIAL ROGERS COURTENAY | RESIDENTIAL | RUSSELL SUSAN M SD-R SD-R DB 6170 DP 908, PB 8 PP 7 079F A 03500 | RESIDENTIAL | JAMES DHAN SD-R 079F A 03500 DB 5948 DP 82, PB 8 PP 7 RESIDENTIAL CHANEY STEPHEN PATRICK DB 3240 DP 414, PB 8 PP 7 RESIDENTIAL NEAL NANCY B & NEAL TERRY SD-R SD-R | RESIDENTIAL | LEE TAMARA D SD-R DB 966 DP 278, PB 8 PP 7 RESIDENTIAL SIMMS CAROLYN T SD-R RESIDENTIAL NESTO STEPHANIE M SD-R DB 2120 DP 80, PB 8 PP 7 RESIDENTIAL HIGHERS NELL APPLE TRS 079F A 03500 SD-R DB 6811 DP 50, PB 8 PP 7 RESIDENTIAL JALASAI PARTNERS LLC 079F A 03500 DB 6791 DP 749, PB 8 PP 7 RESIDENTIAL CURTIS SUSAN J SD-R SD-R DB 6127 DP 90, PB 8 PP 7 | RESIDENTIAL | CHATHAM TODD SD-R DB 6222 DP 476, PB 8 PP 7 | RESIDENTIAL | LEAMAN ALEC DAVID & LEAMAN MARIAH MAE 079F A 03500 SD-R RESIDENTIAL DYAL LARRY & DYAL BRENDA SD-R RESIDENTIAL RINGER NANCY C HANCOCK DB 5247 DP 557, PB 8 PP 7 RESIDENTIAL SLISH CECILLE C & SLISH STEPHEN T SD-R 079F A 03500 SD-R 079F A 03500 RESIDENTIAL AWJ PARTNERS LLC RESIDENTIAL LAWRENCE GLENN L TR & LAWRENCE SHIRLEY H TR SD-R 079F A 03500 SD-R DB 3677 DP 427, PB 8 PP 7 | RESIDENTIAL LOPES ANGELINA R SD-R RESIDENTIAL EVANS BARBARA ALICE SD-R SD-R 079F A 03500 DB 6353 DP 548, PB 8 PP 7 | RESIDENTIAL | SONGER SUZIE E RESIDENTIAL MARSHALL MATTHEW H SD-R SD-R 079F A 03500 DB 3985 DP 499, PB 8 PP 7 | RESIDENTIAL | KEITH JENNIFER J SD-R DB 6200 DP 323, PB 8 PP 7 | RESIDENTIAL | REYNOLDS KARYN M RESIDENTIAL BAIRD JAMES LEE & BAIRD SHAUNA ELIZABETH SD-R SD-R RESIDENTIAL LOMAS ZACHARY F & LOMAS BROOKE M SD-R DB 2673 DP 533, PB 8 PP 7 RESIDENTIAL | FULLEMAN G ROBERT & FULLEMAN MARY F SD-R RESIDENTIAL STEVENS DWIGHT A SD-R 079F A 03500 DB 3952 DP 811, PB 8 PP 7 | RESIDENTIAL | LITVACK SHARON SD-R DB 3657 DP 985, PB 8 PP 7 RESIDENTIAL SHAUB DAVID L & GREEN DANIEL R RESIDENTIAL LILLARD KENNY B SD-R SD-R RESIDENTIAL | MURPHY MARY ELLEN SD-R DB 1457 DP 427, PB 8 PP 7 RESIDENTIAL CHADWELL DEBRA SD-R RESIDENTIAL JOLLEY DENNIS E & JOLLEY DANIEL S SD-R 079F A 03500 DB 6353 DP 732, PB 8 PP 7 | RESIDENTIAL | MAHNKE GAYLE LYNN DB 4527 DP 807, PB 8 PP 7 | RESIDENTIAL | FIUMARA JOSEPH B SD-R RESIDENTIAL RIGGIN LISA KAY SD-R SD-R DB 6325 DP 450, PB 8 PP 7 RESIDENTIAL DAVIS HAROLD H JR & DAVIS NANCY C SD-R SD-R RESIDENTIAL OWENS RICHARD LEE & OWENS MARIE UTZ SD-R 079F A 03500 DB 4713 DP 762, PB 8 PP 7 RESIDENTIAL COLLINS CHRISTIAN E SD-R DB 3692 DP 425. PB 8 PP 7 RESIDENTIAL STEWART DONNA L 079F A 03500 DB 4638 DP 281, PB 8 PP 7 RESIDENTIAL RUSSELL ASHLEY V 079F A 03500 DB 2213 DP 531, PB 8 PP 7 | RESIDENTIAL | DABBS JOHN R & DABBS LEONA C KLEBAN DB 6048 DP 461, PB 8 PP 7 | RESIDENTIAL | WOLFE JEFFREY SD-R SD-R DB 6190 DP 137, PB 8 PP 7 RESIDENTIAL LANGSDON ANDREW & LANGSDON EMILY DB 2387 DP 799, PB 8 PP 7 RESIDENTIAL BAILEY LADONNA D PATTON 079C A 00100 | DB 5856 DP 888, PB 10 PP 100 | RESIDENTIAL | VIERA HOLDINGS LLC

* | 079C A 00200 | DB 5856 DP 888, PB 10 PP 100 | RESIDENTIAL | VIERA HOLDINGS LLC

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D	PRCLID	DEED / PLAT	LAND USE	OWNER	ZONING	i
1	079G A 02600	DB 1285 DP 365, PB 3 PP 49	RESIDENTIAL	MITCHELL JAMES & STOJ ANNE-MARIE	R-2	
2	079G A 02500	DB 5716 DP 125, PB 3 PP 49	RESIDENTIAL	BESS KYLE M & BESS BRENDA A	R-2	
3	079G A 02400	DB 1088 DP 242, PB 3 PP 49	RESIDENTIAL	ANDREWS NEIL R & ANDREWS SUSAN E	R-2	1
4	079G A 02300	DB 6130 DP 835, PB 3 PP 49	RESIDENTIAL	COLEMAN REBECCA	R-2	
5	079G A 02200	DB 3866 DP 252, PB 3 PP 49	RESIDENTIAL	GAMBLE SUSAN M	R-2	1
6	079G A 03200	DB - N/A, PB 3 PP 49	RESIDENTIAL	VON ILG GARY R & VON ILG CAROLYN	R-2	1
7	079G A 03100	DB 3591 DP 112, PB 3 PP 49	RESIDENTIAL	STOKES ALAN DOUGLAS & STOKES KENDYL L	R-2	
8	079G A 03000	DB - N/A, PB 3 PP 49	RESIDENTIAL	HERBERT MARY E	R-2	1
9	079G A 02900	DB 6292 DP 969, PB 3 PP 49	RESIDENTIAL	LAWRENCE SIMON & LAWRENCE AMANDA	R-2	1
0	079G A 02800	DB 3898 DP 204, PB 3 PP 49	RESIDENTIAL	MCKELVY RAY ANTHONY SR & ADRIAN ROBYN C	R-2	
1	079B I 02700	DB 6815 DP 74, PB 18 PP 106	RESIDENTIAL	VEACH ANTHONY R & VEACH DEBORAH	R-3	
2	079B I 02800	DB 6361 DP 483, PB 18 PP 106	RESIDENTIAL	HSU MYRON	R-3	
L3	079B I 02900	DB 1487 DP 893, PB 18 PP 106	RESIDENTIAL	BELOG PETE E & BELOG JOY B	R-3	1
L4	079B I 03000	DB 6784 DP 205, PB 18 PP 106	RESIDENTIAL	STRASSER NATHAN P & STRASSER SARAH W	R-3	1
L5	079B I 03100	DB 6253 DP 471, PB 18 PP 106	RESIDENTIAL	MORY RICK & MORY RACHEL	R-3	
6	079B I 03200	DB 1442 DP 176, PB 18 PP 106	RESIDENTIAL	PENDERGRAST RICHAR & PENDERGRAST NANCY LYNN	R-3	1
7	079B I 03300	DB 2383 DP 22, PB 18 PP 106	RESIDENTIAL	LOCKE CHARLES A & LOCKE NANCY A	R-3	
18	079B I 03400	DB 2284 DP 890, PB 18 PP 106	RESIDENTIAL	BOYETT SUZANNE	R-3	
19	079B I 03500	DB 6226 DP 329, PB 24 PP 20	RESIDENTIAL	FROST MILES CODY & FROST KACEY ELLIS	R-3	
20	079B I 03600	DB 6559 DP 710, PB 23 PP 8	RESIDENTIAL	POLLARD MICHAEL & POLLARD STACIE	R-3	
21	079B I 03700	DB 1434 DP 608, PB 23 PP 8	RESIDENTIAL	PATEL DAHYABHAI V & PATEL KAILAS D	R-3	
22	079B I 03800	DB 5399 DP 59, PB 21 PP 42	RESIDENTIAL	CASON JAMES E	R-3	
23	079B I 03900	DB 5587 DP 619, PB 21 PP 42	RESIDENTIAL	SARGENT MARK	R-3	
24	079B I 04000	DB 3644 DP 199, PB 18 PP 106	RESIDENTIAL	ROTH GERALD H & ROTH LISA M	R-3	
25	079B I 04100	DB 3798 DP 389, PB 18 PP 106	RESIDENTIAL	HINTERMAN CHARLES RAYMOND & HINTERMAN SANDRA HILL	R-3	1







PR

12/01/16

OVERALL EXISTING CONDITIONS PLAN

COF #6276

