

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

ADDRESS: 203 N ROYAL OAKS BLVD, FRANKLIN, TENNESSEE 37067
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 9TH
MAP, GROUP AND PARCEL NUMBERS: WILLIAMSON CO. TAX MAP 79, 02801
EXISTING ZONING: R-2 (RESIDENTIAL DISTRICT)
PROPOSED ZONING: GO (GENERAL OFFICE DISTRICT)
APPLICABLE DEVELOPMENT STANDARD: TRADITIONAL
ACREAGE OF SITE: 1.30 ACRES
MINERAL RIGHTS: RIGHTS RETAINED BY OWNER

DEVELOPMENT SUMMARY

PLAN PREPARATION DATE: OCTOBER 24, 2016
CIVIL ENGINEER: CRUNK ENGINEERING LLC
1894 GEN. GEORGE PATTON DR. SUITE 600 FRANKLIN, TN 37067
CONTACT: ADAM CRUNK, PE adam@crunkeng.com
OWNER: BRENT SANDERS
203 NORTH ROYAL OAKS BLVD. FRANKLIN, TN 37067
brent@mcARTHURsanders.com (615) 370-4663

Table with 5 columns: ID, PRLCID, DEED / PLAT, LAND USE, OWNER, ZONING. Contains a list of 100+ adjacent parcels and their details.



Vertical sidebar containing: CRUNK ENGINEERING LLC logo and contact info; Williamson County Seal; Title '203 N ROYAL OAKS PROPOSED REZONING FRANKLIN, TN 37067'; a Revisions table; and 'OVERALL EXISTING CONDITIONS PLAN COF #6276'.