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 250 gpd.

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

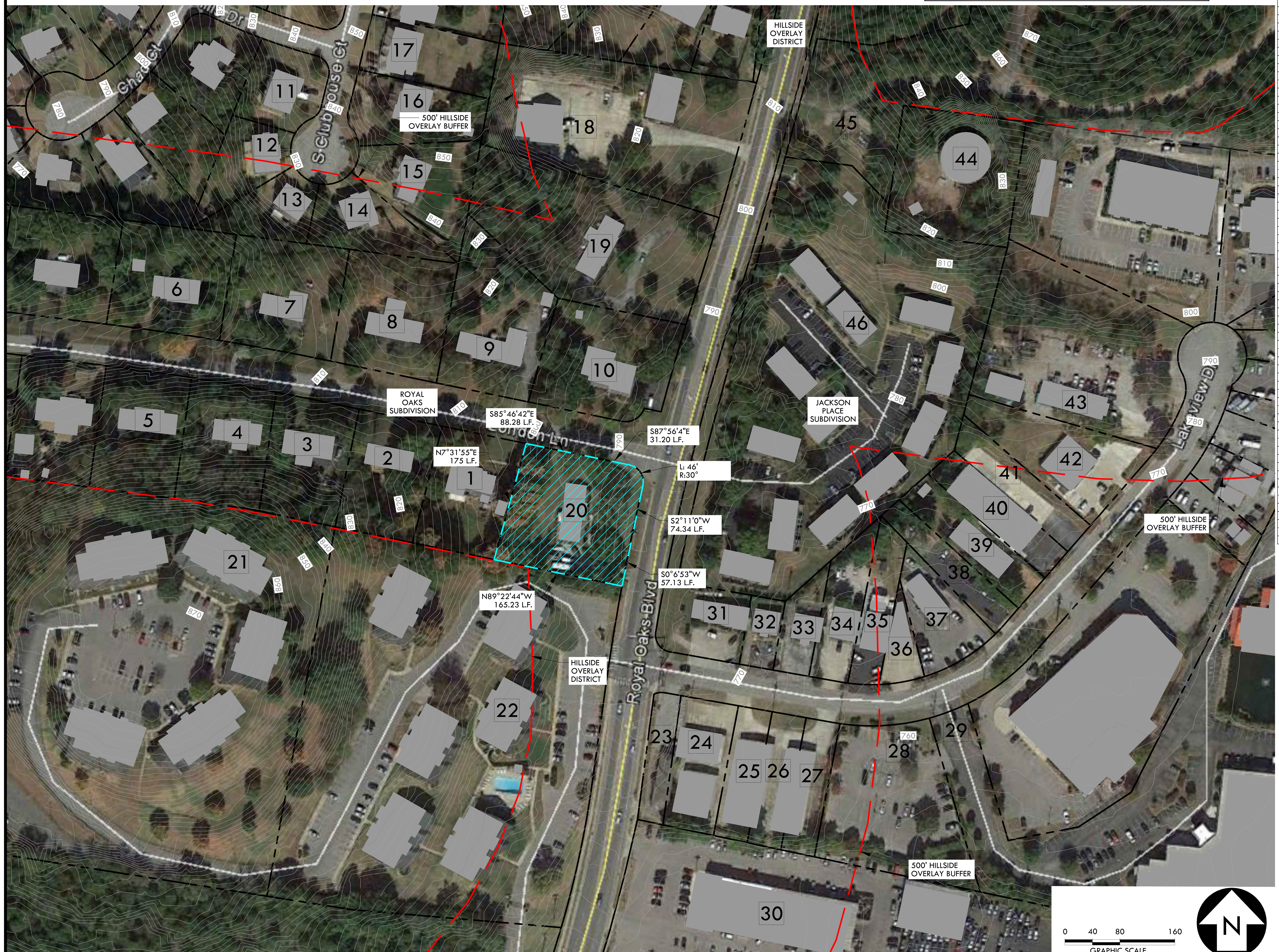
ADDRESS:	199 N ROYAL OAKS BLVD.
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH
MAP, GROUP AND PARCEL NUMBERS:	WILLIAMSON CO. TAX MAP 79, 02700
EXISTING ZONING:	R-2 (RESIDENTIAL DISTRICT)
PROPOSED ZONING:	O/R (OFFICE RESIDENTIAL DISTRICT)
CHARACTER AREA OVERLAY:	MECO-8
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	0.60 ACRES
MINERAL RIGHTS	RIGHTS RETAINED BY OWNER

DEVELOPMENT SUMMARY

PLAN PREPARATION DATE: MAY 4, 2017

CIVIL ENGINEER: CRUNK ENGINEERING LLC
1894 GEN. GEORGE PATTON DR.
SUITE 600
FRANKLIN, TN
615-873-1795
CONTACT: ADAM CRUNK, PE
adam@crunkeng.com

OWNER: ANITA HENDRIX
1300 CHARING CROSS CIR
FRANKLIN, TN 37064
anita@anitahendrix.com
(615) 790-3083
VERNON WELLS
462 KINHAWK DR.
NASHVILLE, TN 37211
vernon.wells.b1sp@statefarm.com
(615) 833-6333



ID	PRCLID	DEED / PLAT	LAND USE	OWNER	ZONING	ADDRESS
1	079G A 02600	DB 1285 DP 365, PB 3 PP 49	RESIDENTIAL	MITCHELL JAMES & STOJ ANNE-MARIE	R-2	228 LONDON LN
2	079G A 02500	DB 5716 DP 125, PB 3 PP 49	RESIDENTIAL	BESS KYLE M & BESS BRENDA A	R-2	226 LONDON LN
3	079G A 02400	DB 1088 DP 242, PB 3 PP 49	RESIDENTIAL	ANDREWS NEIL R & ANDREWS SUSAN E	R-2	224 LONDON LN
4	079G A 02300	DB 6130 DP 835, PB 3 PP 49	RESIDENTIAL	COLEMAN REBECCA	R-2	222 LONDON LN
5	079G A 02200	DB 3866 DP 252, PB 3 PP 49	RESIDENTIAL	GAMBLE SUSAN M	R-2	220 LONDON LN
6	079G A 03200	DB - N/A, PB 3 PP 49	RESIDENTIAL	VON ILG GARY R & VON ILG CAROLYN	R-2	217 LONDON LN
7	079G A 03100	DB 3591 DP 112, PB 3 PP 49	RESIDENTIAL	STOKES ALAN DOUGLAS & STOKES KENDYL L	R-2	219 LONDON LN
8	079G A 03000	DB - N/A, PB 3 PP 49	RESIDENTIAL	HERBERT MARY E	R-2	221 LONDON LN
9	079G A 02900	DB 6292 DP 969, PB 3 PP 49	RESIDENTIAL	LAWRENCE SIMON & LAWRENCE AMANDA	R-2	223 LONDON LN
10	079G A 02800	DB 3898 DP 204, PB 3 PP 49	RESIDENTIAL	MCKELVY RAY ANTHONY SR & ADRIAN ROBYN C	R-2	225 LONDON LN
11	079B I 02700	DB 6815 DP 74, PB 18 PP 106	RESIDENTIAL	VEACH ANTHONY R & VEACH DEBORAH	R-3	1008 S CLUBHOUSE CT
12	079B I 02800	DB 6361 DP 483, PB 18 PP 106	RESIDENTIAL	HSU MYRON	R-3	1004 S CLUBHOUSE CT
13	079B I 02900	DB 1487 DP 893, PB 18 PP 106	RESIDENTIAL	BELOG PETE E & BELOG JOY B	R-3	1000 S CLUBHOUSE CT
14	079B I 03000	DB 6784 DP 205, PB 18 PP 106	RESIDENTIAL	STRASSER NATHAN P & STRASSER SARAH W	R-3	1001 S CLUBHOUSE CT
15	079B I 03100	DB 6253 DP 471, PB 18 PP 106	RESIDENTIAL	MORY RICK & MORY RACHEL	R-3	1005 S CLUBHOUSE CT
16	079B I 03200	DB 1442 DP 176, PB 18 PP 106	RESIDENTIAL	PENDERGRAST RICHAR & PENDERGRAST NANCY LYNN	R-3	1009 S CLUBHOUSE CT
17	079B I 03300	DB 2383 DP 22, PB 18 PP 106	RESIDENTIAL	LOCKE CHARLES A & LOCKE NANCY A	R-3	1013 N CLUBHOUSE CT
18	079G A 02802	DB 2628 DP 325, PB 34 PP 69	RESIDENTIAL	THIGPEN LARRY D	R-2	213 N ROYAL OAKS BLVD
19	079G A 02801	DB 4404 DP 895, PB 34 PP 69	RESIDENTIAL	SANDERS BRENT & SANDERS MAMIE	R-2	203 N ROYAL OAKS BLVD
20	079G A 02700	DB 4493 DP 568, PB 3 PP 49	RESIDENTIAL	HENDRIX ANITA K & WELLS VERNON F JR	R-2	199 N ROYAL OAKS BLVD
21	079 02500	N/A	811	ROYAL OAKS APTS OF FKLN PH 2 LTD	SD-R	179 N ROYAL OAKS BLVD
22	079 02500	N/A	811	ROYAL OAKS APTS OF FKLN	SD-R	179 N ROYAL OAKS BLVD
23	079F A 03400	DB 892 DP 214, PB 6 PP 77	COMMERCIAL	PRATT HOUSTON	GC	150 N ROYAL OAKS BLVD
24	079F A 03300	DB-N/A, PB 6 PP 77	COMMERCIAL	FRANKLIN INVESTOR GROUP INC	GC	1104 LAKEVIEW DR
25	079F A 03200	DB-N/A, PB 6 PP 77	COMMERCIAL	FRANKLIN INVESTOR GROUP INC	GC	1108 LAKEVIEW DR
26	079F A 03100	DB-N/A,PB 6 PP 77	COMMERCIAL	FRANKLIN INVESTOR GROUP INC	GC	1110 LAKEVIEW DR
27	079F A 03000	DB-N/A, PB 6 PP 77	COMMERCIAL	FRANKLIN INVESTOR GROUP INC	GC	1112 LAKEVIEW DR
28	079F A 02700	DB 2271 DP 670, PB 6 PP 77	COMMERCIAL	POPE FAMILY L P	GC	1118 LAKEVIEW DR
29	079F A 02600	DB 876 DP 980, PB 6 PP 77	COMMERCIAL	HUDGINS THOMAS H	GC	1214 LAKEVIEW DR
31	079F A 00200	DB 6742 DP 871, PB 6 PP 77	COMMERCIAL	BRIGHT FUTURES PSYCHIATRY PLLC	GC	1107 LAKEVIEW DR
32	079F A 00400	DB 5994 DP 292, PB 6 PP 77	COMMERCIAL	DAVES BARBER SHOP INC	GC	1109 LAKEVIEW DR
33	079F A 00500	DB 6654 DP 272, PB 6 PP 77	COMMERCIAL	BLEDSOE WILLIAM	GC	1111 LAKEVIEW DR
34	079F A 00600	DB 6610 DP 301, PB 6 PP 77	COMMERCIAL	SETTLES,BASS DENTAL PRACTICE PLC	GC	1113 LAKEVIEW DR
35	079F A 00700	DB 6432 DP 959, PB 6 PP 77	COMMERCIAL	SAAVEDRA MIGUEL ANGEL & SAAVEDRA PATTY YVONNE	GC	1115 LAKEVIEW DR
36	079F A 00800	DB 6486 DP 563, PB 6 PP 77	COMMERCIAL	HORTON ALDEN NED III	GC	1117 LAKEVIEW DR
37	079F A 00900	DB 862 DP 265, PB 6 PP 77	COMMERCIAL	MARTIN J EMMETT	GC	1201 LAKEVIEW DR
38	079F A 00901	DB 3370 DP 940, PB 6 PP 77	COMMERCIAL	THOMPSON INVESTMENTS LLC	GC	1207 LAKEVIEW DR
39	079F A 01100	DB 3370 DP 940, PB 6 PP 77	COMMERCIAL	THOMPSON INVESTMENTS LLC	GC	1207 LAKEVIEW DR
40	079F A 01200	DB 6419 DP 891, PB 6 PP 77	COMMERCIAL	NICKS JOE D	GC	1209 LAKEVIEW DR
41	079F A 01300	DB 6419 DP 891, PB 6 PP 77	COMMERCIAL	NICKS JOE D	GC	1211 LAKEVIEW DR
42	079F A 01400	DB 2341 DP 752, PB 6 PP 77	COMMERCIAL	BAGBY-WILLIS PARTNERSHIP	GC	1215 LAKEVIEW DR
43	079F A 01500	DB 2078 DP 510, PB 6 PP 77	COMMERCIAL	BASS ROBERT & DEBRAY CHARLES	GC	1219 LAKEVIEW DR
44	079F A 03600	N/A	CITY	CITY OF FRANKLIN	GC	N ROYAL OAKS BLVD
45	079 03602	DB 4571 DP 211, PB - N/A	COMMERCIAL	TENNESSEE REAL EST INV	GC	298 N ROYAL OAKS BLVD
46	079F A 03500	DB 5827 DP 894, PB 8 PP 7	RESIDENTIAL	ROGERS COURTENAY	SD-R	200 N ROYAL OAKS BLVD #A-1
	079F A 03500	DB 3677 DP 210, PB 8 PP 7	RESIDENTIAL	RUSSELL SUSAN M	SD-R	200 N ROYAL OAKS BLVD #A-2
	079F A 03500	DB 6170 DP 908, PB 8 PP 7	RESIDENTIAL	JAMES DHAN	SD-R	200 N ROYAL OAKS BLVD #A-3
	079F A 03500	DB 5948 DP 82, PB 8 PP 7	RESIDENTIAL	CHANEY STEPHEN PATRICK	SD-R	200 N ROYAL OAKS BLVD #A-4
	079F A 03500	DB 3240 DP 414, PB 8 PP 7	RESIDENTIAL	NEAL NANCY B & NEAL TERRY	SD-R	200 N ROYAL OAKS BLVD #B-4
	079F A 03500	DB 6070 DP 288, PB 8 PP 7	RESIDENTIAL	LEE TAMARA D	SD-R	200 N ROYAL OAKS BLVD #B-3
	079F A 03500	DB 966 DP 278, PB 8 PP 7	RESIDENTIAL	SIMMS CAROLYN T	SD-R	200 N ROYAL OAKS BLVD #D-4
	079F A 03500	DB 4044 DP 895, PB 8 PP 7	RESIDENTIAL	NESTO STEPHANIE M	SD-R	200 N ROYAL OAKS BLVD #B-2
	079F A 03500	DB 2120 DP 80, PB 8 PP 7	RESIDENTIAL	HIGHERS NELL APPLE TRS	SD-R	200 N ROYAL OAKS BLVD #D-3
	079F A 03500	DB 6811 DP 50, PB 8 PP 7	RESIDENTIAL	JALASAI PARTNERS LLC	SD-R	200 N ROYAL OAKS BLVD #D-2
	079F A 03500	DB 6791 DP 749, PB 8 PP 7	RESIDENTIAL	CURTIS SUSAN J	SD-R	200 N ROYAL OAKS BLVD #B-1
	079F A 03500	DB 6127 DP 90, PB 8 PP 7	RESIDENTIAL	CHATHAM TODD	SD-R	200 N ROYAL OAKS BLVD #D-1
	079F A 03500	DB 6222 DP 476, PB 8 PP 7	RESIDENTIAL	LEAMAN ALEC DAVID & LEAMAN MARIAH MAE	SD-R	200 N ROYAL OAKS BLVD #F-4
	079F A 03500	DB 6359 DP 273, PB 8 PP 7	RESIDENTIAL	DYAL LARRY & DYAL BRENDA	SD-R	200 N ROYAL OAKS BLVD #F-3
	079F A 03500	DB - N/A, PB 8 PP 7	RESIDENTIAL	RINGER NANCY C HANCOCK	SD-R	200 N ROYAL OAKS BLVD #F-2
	079F A 03500	DB 5247 DP 557, PB 8 PP 7	RESIDENTIAL	SLISH CECILLE C & SLISH STEPHEN T	SD-R	200 N ROYAL OAKS BLVD #F-1
	079F A 03500	DB 6238 DP 961, PB 8 PP 7	RESIDENTIAL	AWJ PARTNERS LLC	SD-R	200 N ROYAL OAKS BLVD #C-4
	079F A 03500	DB 1459 DP 293, PB 8 PP 7	RESIDENTIAL	LAWRENCE GLENN L TR & LAWRENCE SHIRLEY H TR	SD-R	200 N ROYAL OAKS BLVD #G-4
	079F A 03500	DB 3677 DP 427, PB 8 PP 7	RESIDENTIAL	LOPES ANGELINA R	SD-R	200 N ROYAL OAKS BLVD #C-3
	079F A 03500	DB 5148 DP 315, PB 8 PP 7	RESIDENTIAL	EVANS BARBARA ALICE	SD-R	200 N ROYAL OAKS BLVD #C-2
	079F A 03500	DB 3609 DP 628, PB 8 PP 7	RESIDENTIAL	HASSLER MICHAEL C	SD-R	200 N ROYAL OAKS BLVD #C-1
	079F A 03500	DB 6353 DP 548, PB 8 PP 7	RESIDENTIAL	SONGER SUZIE E	SD-R	200 N ROYAL OAKS BLVD #G-3
	079F A 03500	DB 5498 DP 315, PB 8 PP 7	RESIDENTIAL	MARSHALL MATTHEW H	SD-R	200 N ROYAL OAKS BLVD #E-1
	079F A 03500	DB 3985 DP 499, PB 8 PP 7	RESIDENTIAL	KEITH JENNIFER J	SD-R	200 N ROYAL OASK BLVD #G-2
	079F A 03500	DB 6200 DP 323, PB 8 PP 7	RESIDENTIAL	REYNOLDS KARYN M	SD-R	200 N ROYAL OAKS BLVD #E-2
	079F A 03500	DB 1865 DP 616, PB 8 PP 7	RESIDENTIAL	BAIRD JAMES LEE & BAIRD SHAUNA ELIZABETH	SD-R	200 N ROYAL OAKS BLVD #G-1
	079F A 03500	DB 5912 DP 314, PB 8 PP 7	RESIDENTIAL	LOMAS ZACHARY F & LOMAS BROOKE M	SD-R	200 N ROYAL OAKS BLVD #E-3
	079F A 03500	DB 2673 DP 533, PB 8 PP 7	RESIDENTIAL	FULLEMAN G ROBERT & FULLEMAN MARY F	SD-R	200 N ROYAL OAKS BLVD #E-4
	079F A 03500	DB 6028 DP 969, PB 8 PP 7	RESIDENTIAL	STEVENS DWIGHT A	SD-R	200 N ROYAL OAKS BLVD #H-4
	079F A 03500	DB 3952 DP 811, PB 8 PP 7	RESIDENTIAL	LITVACK SHARON	SD-R	200 N ROYAL OAKS BLVD #L-4
	079F A 03500	DB 3657 DP 985, PB 8 PP 7	RESIDENTIAL	SHAUB DAVID L & GREEN DANIEL R	SD-R	200 N ROYAL OAKS BLVD #L-3
	079F A 03500	DB 1744 DP 430, PB 8 PP 7	RESIDENTIAL	LILLARD KENNY B	SD-R	200 N ROYAL OAKS BLVD #H-3
	079F A 03500	DB 1513 DP 567, PB 8 PP 7	RESIDENTIAL	MURPHY MARY ELLEN	SD-R	200 N ROYAL OAKS BLVD #L-2
	079F A 03500	DB 1457 DP 427, PB 8 PP 7	RESIDENTIAL	CHADWELL DEBRA	SD-R	200 N ROYAL OAKS BLVD #H-2
	079F A 03500	DB 4542 DP 849, PB 8 PP 7	RESIDENTIAL	JOLLEY DENNIS E & JOLLEY DANIEL S	SD-R	200 N ROYAL OAKS BLVD #L-1
	079F A 03500	DB 6353 DP 732, PB 8 PP 7	RESIDENTIAL	MAHNKE GAYLE LYNN	SD-R	200 N ROYAL OAKS BLVD #H-1
	079F A 03500	DB 4527 DP 807, PB 8 PP 7	RESIDENTIAL	FIUMARA JOSEPH B	SD-R	200 N ROYAL OAKS BLVD #J-4
	079F A 03500	DB 2516 DP 458, PB 8 PP 7	RESIDENTIAL	RIGGIN LISA KAY	SD-R	200 N ROYAL OAKS BLVD #J-3
	079F A 03500	DB 3023 DP 769, PB 8 PP 7	RESIDENTIAL	GOFF KIMBERLY	SD-R	200 N ROYAL OAKS BLVD #I-1
	079F A 03500	DB 6325 DP 450, PB 8 PP 7	RESIDENTIAL	DAVIS HAROLD H JR & DAVIS NANCY C	SD-R	200 N ROYAL OAKS BLVD #I-2
	079F A 03500	DB 6751 DP 752, PB 8 PP 7	RESIDENTIAL	OWENS RICHARD LEE & OWENS MARIE UTZ	SD-R	200 N ROYAL OAKS BLVD #J-2
	079F A 03500	DB 4713 DP 762, PB 8 PP 7	RESIDENTIAL	COLLINS CHRISTIAN E	SD-R	200 N ROYAL OAKS BLVD #I-3
	079F A 03500	DB 3692 DP 425, PB 8 PP 7	RESIDENTIAL	STEWART DONNA L	SD-R	200 N ROYAL OAKS BLVD #I-4
	079F A 03500	DB 4638 DP 281, PB 8 PP 7	RESIDENTIAL	RUSSELL ASHLEY V	SD-R	200 N ROYAL OAKS BLVD #J-1
	079F A 03500	DB 2213 DP 531, PB 8 PP 7	RESIDENTIAL	DABBS JOHN R & DABBS LEONA C KLEBAN	SD-R	200 N ROYAL OAKS BLVD #K-4
	079F A 03500	DB 6048 DP 461, PB 8 PP 7	RESIDENTIAL	WOLFE JEFFREY	SD-R	200 N ROYAL OAKS BLVD #K-3
	079F A 03500	DB 6190 DP 137, PB 8 PP 7	RESIDENTIAL	LANGSDON ANDREW & LANGSDON EMILY	SD-R	200 N ROYAL OAKS BLVD #K-2
	079F A 03500	DB 2387 DP 799, PB 8 PP 7	RESIDENTIAL	BAILEY LADONNA D PATTON	SD-R	200 N ROYAL OAKS BLVD #K-1
*	079C A 00100	DB 5856 DP 888, PB 10 PP 100	RESIDENTIAL	VIERA HOLDINGS LLC	SD-R	300 N ROYAL OAKS BLVD
*	079C A 00200	DB 5856 DP 888, PB 10 PP 100	RESIDENTIAL	VIERA HOLDINGS LLC	SD-R	301 N ROYAL OAKS BLVD

CRUNK ENGINEERING LLC
1894 GENERAL GEORGE PATTON DR.
SUITE 600
FRANKLIN, TN 37067
(615) 873-1795
WWW.CRUNKENG.COM

199 N ROYAL OAKS PROPOSED REZONING

FRANKLIN, TN 37067

REVISIONS	
No.	DATE

05/04/17 17025

OVERALL EXISTING CONDITIONS PLAN