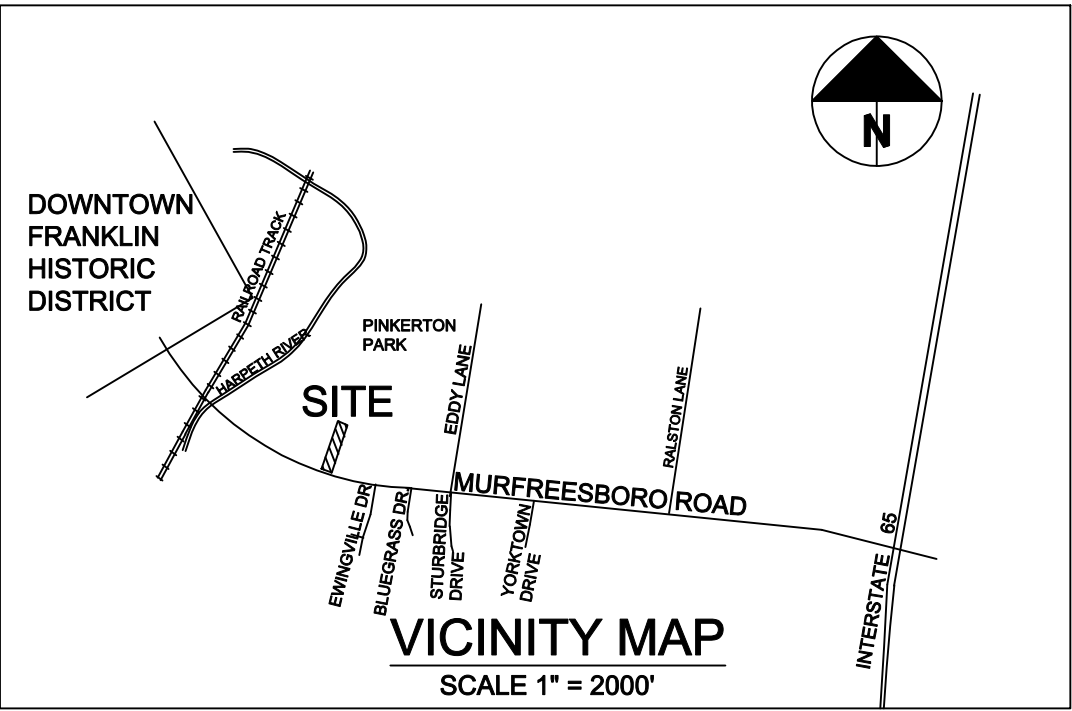


PROJECT APPLICANT:  
PAUL LEBOVITZ, LA  
102 WINSLOW ROAD  
FRANKLIN, TN 37064  
615-415-6855  
pleb@bellsouth.net

PROJECT OWNER:  
WILLIAM (BILL) POWELL  
PO BOX 7  
FRANKLIN, TN 37065  
615-390-4162  
billpowell2@msn.com



PROJECT PURPOSE:  
REZONE LOT 5, 419 MURFREESBORO ROAD  
TO BE INCLUDED IN THE HISTORIC  
PRESERVATION OVERLAY

SITE DATA CHART

PROJECT NAME:	419 MURFREESBORO RD APPLICATION FOR REZONING TO HISTORIC OVERLAY
PROJECT #:	6739
SUBDIVISION:	NA
MAP, PARCEL:	78E-A-5
LOT NUMBER:	5
ADDRESS:	419 MURFREESBORO RD
CITY, COUNTY, STATE:	FRANKLIN, WILLIAMSON CTY, TENN.
CIVIL DISTRICT:	9
EXISTING ZONING:	R2
CHARACTER AREA OVERLAY:	CENTRAL FRANKLIN CFC0 4
OTHER OVERLAYS:	FFO FLOODWAY FRINGE FWO FLOODWAY HISTORIC PRESERVATION REQUESTED
SITE ACREAGE:	1.08
MIN. REQUIRED SETBACKS:	
FRONT	60'
SIDE	8' - MIN. 20' BETWEEN DWELLINGS
REAR	40'
BUILDING FOOTPRINT SF:	2,240
BUILDING HT:	2 STORY
LANDSCAPE SURFACE RATIO:	.14
MIN. LSR:	.40

- STATEMENT OF IMPACTS:
1. WATER: CITY OF FRANKLIN WATER WILL CONTINUE
  2. SEWER: CITY OF FRANKLIN SEWER WILL CONTINUE
  3. REPURIFIED WATER: NOT AVAILABLE
  4. STREET NETWORK: LOT DENSITY TO REMAIN AS SINGLE FAMILY, NO NEW OR ADDITIONAL TRAFFIC IMPACT
  5. DRAINAGE FACILITIES: LOT CURRENTLY DRAINS TO FRONT & REAR WHICH WILL CONTINUE AFTER BUILDING RENOVATION
  6. SCHOOL DISTRICT: WILL NOT BE AFFECTED; UNIT TO REMAIN 1 SINGLE FAMILY
  7. SANITATION: TYPICAL CAN PICK-UP WILL CONTINUE
  8. RESTRICTIONS IMPOSED: PROPERTY OWNER REQUESTING ACCEPTANCE INTO HISTORIC OVERLAY WHICH WILL REQUIRE HZC APPROVAL FOR ACCEPTANCE & ANY BUILDING MODIFICATION
  9. HISTORIC PROPERTIES WITHIN 500' OF SITE: THERE ARE SEVERAL PROPERTIES NEARBY (SUCH AS 424 MURFREESBORO ROAD) WHICH HAVE BUILDINGS OVER 50 YEARS OLD BUT THEY ARE NOT ON THE HISTORIC REGISTER OR IN HISTORIC OVERLAY; THE ANDREW VAUGHN HOUSE #501 MURF RD. IS NATIONAL REGISTER LISTED
  10. MINERAL RIGHTS: RETAINED BY PROPERTY OWNER.

Paul A. Lebovitz,  
Landscape Architect  
  
102 Winslow Road  
Franklin, Tennessee 37064  
Office: (615) 415-6855  
pleb@bellsouth.net

REVISIONS	
△	7.5.18 NOTE CHANGES
△	
△	
△	
△	

REZONING REQUEST  
for the  
WILLIAM POWELL PROPERTY  
419 MURFREESBORO ROAD  
FRANKLIN, TENNESSEE



Designed By: pal  
Drawn By: pal  
Issue Date: 6/11/2018  
Job No. 18012  
Sheet No.

1.0  
REZONING PLAN