

GRAPHIC SCALE
(IN FEET)
SCALE: 1" = 100'

LEGEND
--- PROPERTY LINE
- - - EXISTING CONTOURS

PROPERTY OWNER:
BURCHELL PROPERTIES LLC
P.O. BOX 454
COLUMBIA, TN 38402-0454

- NOTES:
1. A PORTION OF THE PROPERTY IS LOCATED IN AREA DESIGNATED AS "ZONE AE" (SPECIAL FLOOD HAZARD AREAS SHALL BE SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD) WITH BASE FLOOD ELEVATION OF 62 FEET AS NOTED ON THE CURRENT FEMA FIRM PANEL, MAP NO. 0718002E, EFFECTIVE DATE 4/16/2007.
 2. CONTRACTOR TO VERIFY EXISTING CONDITIONS AND CONTACT THE CIVIL ENGINEER WITH ANY DISCREPANCIES.

Rezone Data	
TOTAL PROPERTY ACRES	PROVIDED
CURRENT ZONING	II
PROPOSED REZONING	20.53 ACRES TO R-3 (HIGH DENSITY RESIDENTIAL) 34.35 ACRES TO REMAIN ZONE II



PROJECT TITLE:
REZONING OF A PORTION OF PARCEL 23.00 MAP 127
PROJECT LOCATION:
PARCEL 23.00 MAP 127, NORTH FLEMING, TN 38561

Revision		
No.	Date	Description

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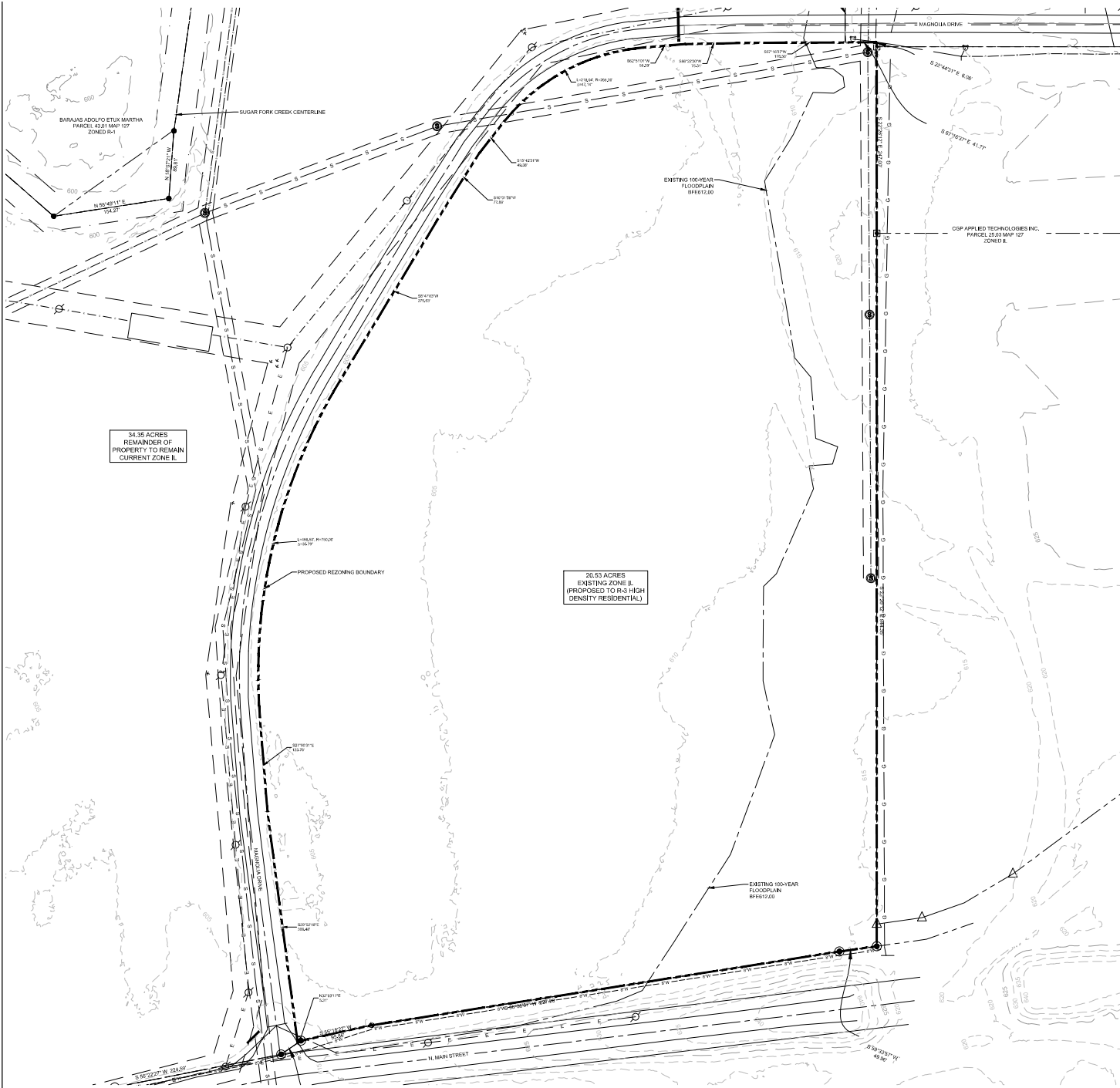
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PROJECT TITLE:
REZONE EXHIBIT

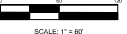
DATE: 12/04/2024
DRAWN BY: AAS
PROJECT NO.: -

SHEET NO.:

10F3



GRAPHIC SCALE
(IN FEET)



SCALE: 1" = 50'

LEGEND
 - - - - - PROPERTY LINE
 - - - - - EXISTING CONTOURS

PROPERTY OWNER:
 BURCHELL PROPERTIES LLC
 P.O. BOX 454
 COLUMBIA, TN 38402-0454

NOTES:

1. A PORTION OF THE PROPERTY IS LOCATED IN AREA DESIGNATED AS "ZONE AE" (SPECIAL FLOOD HAZARD AREAS) SHOWN SUBJECT TO FLOODING BY THE 0.1% ANNUAL CHANCE FLOOD WITH BASIC FLOOD ELEVATION OF 612 FEET AS NOTED ON THE CURRENT FEMA FIRM PANEL, MAP NO. 01180001E, EFFECTIVE DATE 04/16/2001.
2. CONTRACTOR TO VERIFY EXISTING CONDITIONS AND CONTACT THE CIVIL ENGINEER WITH ANY DISCREPANCIES.

34.35 ACRES
 REMAINDER OF
 PROPERTY TO REMAIN
 CURRENT ZONE IL

20.53 ACRES
 EXISTING ZONE IL
 (PROPOSED TO R-H-HIGH
 DENSITY RESIDENTIAL)



PROPOSAL NO.

REZONING OF A PORTION
 OF PARCEL 25,00
 MAP 127
 PARCEL CLASS MAP 127
 NORTH PLUMBING, TN 38401

Revision		
No.	Date	Description

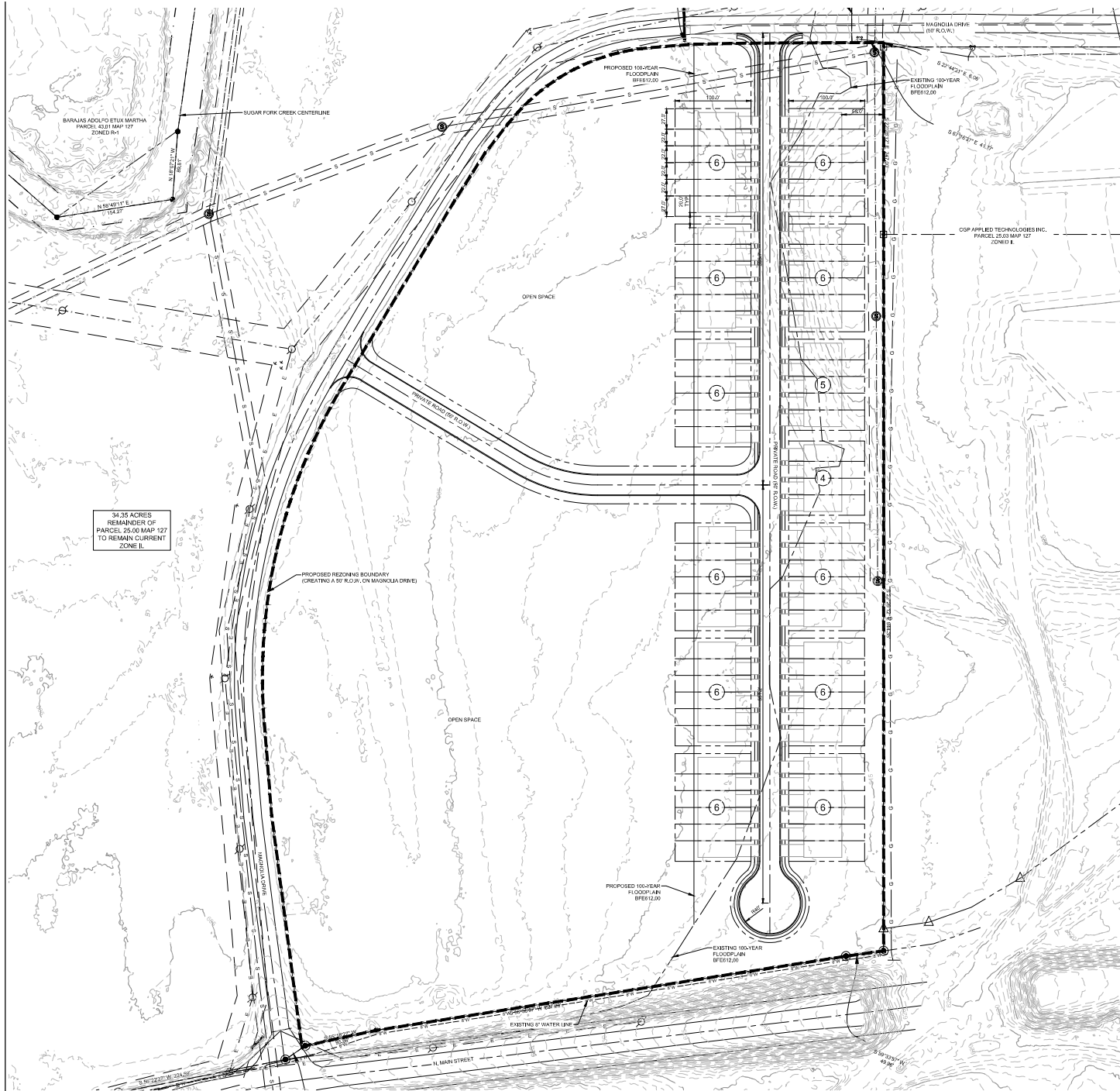
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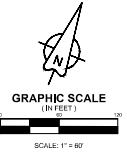
REZONE EXHIBIT

Rezone
 DATE: 12/04/2024
 DRAWN BY: AAS
 PROJECT NO.: -

SHEET NO.:
2 OF 3



34.35 ACRES
REMAINDER OF
PARCEL 25.00 MAP 127
TO REMAIN CURRENT
ZONE R.



LEGEND
 - - - - - PROPERTY LINE
 - - - - - EXISTING CONTOURS

PROPERTY OWNER:
 BURCHELL PROPERTIES LLC
 P.O. BOX 454
 COLUMBIA, TN 38402-0454

- NOTES:
1. A PORTION OF THE PROPERTY IS LOCATED IN AREA DESIGNATED AS ZONE AE1 (SPECIAL FLOOD HAZARD AREAS) SHOWN SUBJECT TO REDUCTION BY THE 1% ANNUAL CHANCE FLOOD WITH BASE FLOOD ELEVATION OF 61.6 FEET AS NOTED ON THE CURRENT FEMA FIRM PANEL MAP NO. 4710002E SUBJECT DATE 4/16/2007.
 2. CONTRACTOR TO VERIFY EXISTING CONDITIONS AND CONTACT THE CIVIL ENGINEER WITH ANY DISCREPANCIES.
 3. CONCEPT PLAN ANTICIPATES CALCULATING CUT / FILL ANALYSIS TO MOVE THE 100-YEAR FLOODPLAIN CONTOUR.

Site Data	PROVIDED
PROPERTY ACREAGE TO BE REZONED	20.03 +/- AC
CURRENT ZONING	R
PROPOSED ZONING	R-3
TOTAL LOTS	75
LOT DIMENSION	22' X 100'
LOT AREA (AVG)	2,200 SF
LOT WIDTH (AVG)	22 FT.
SETBACKS	
FRONT	20'
REAR	5'

Revision		
No.	Date	Description

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REZONE EXHIBIT

Rezone
 DATE: 12/04/2024
 DRAWN BY: AAS
 PROJECT NO.:

SHEET NO.:

3 OF 3

ARCHITECTURE
 INTERIORS
 CIVIL SITE

445 SOUTH MAIN ST. COLUMBIA, TN 38401 | 615.421.1111 | WWW.TAC.COM

REZONING OF A PORTION
 OF PARCEL 25.00
 MAP 127
 PARCEL CLASS MAP 127
 NORTH FLEMING, TN 38501