

**LEGEND**

--- PROPERTY LINE

- - - EXISTING CONTOURS

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

- NOTES:**
- A PORTION OF THE PROPERTY IS LOCATED IN AREA DESIGNATED AS "ZONE AE" (SPECIAL FLOOD HAZARD AREAS, SFHAs, SUBJECT TO INUNDATION BY THE 0.1% ANNUAL CHANCE FLOOD) WITH BASE FLOOD ELEVATION OF 612 FEET AS NOTED ON THE CURRENT FEMA FIRM PANEL, MAP NO. 47119C0265E, EFFECTIVE DATE 4/16/2007.
  - CONTRACTOR TO VERIFY EXISTING CONDITIONS AND CONTACT THE CIVIL ENGINEER WITH ANY DISCREPANCIES.

Rezoning Data	
PROVIDED	
TOTAL PROPERTY ACREAGE	54.88 +/- AC
CURRENT ZONING	IL
PROPOSED REZONING	20.53 ACRES TO R-3 (HIGH DENSITY RESIDENTIAL) 34.35 ACRES TO REMAIN ZONE IL

Revision		
No.	Date	Description

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SHEET TITLE:  
**REZONE EXHIBIT**

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

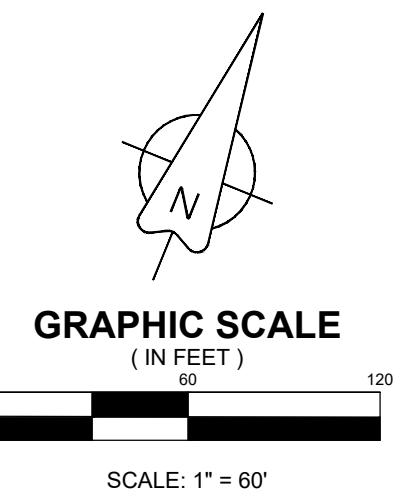
SHEET NO:

**NOT FOR CONSTRUCTION**



34.35 ACRES  
REMAINDER OF  
PROPERTY TO REMAIN  
CURRENT ZONE IL

20.53 ACRES  
EXISTING ZONE IL  
(PROPOSED TO R-3 HIGH  
DENSITY RESIDENTIAL)



**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, SFHAs, SUBJECT TO INUNDATION BY THE 0.1% ANNUAL CHANCE FLOOD) WITH BASE FLOOD ELEVATION OF 612 FEET AS NOTED ON THE CURRENT FEMA FIRM PANEL, MAP NO. 47119C0265E, EFFECTIVE DATE 4/16/2007.
  2. CONTRACTOR TO VERIFY EXISTING CONDITIONS AND CONTACT THE CIVIL ENGINEER WITH ANY DISCREPANCIES.

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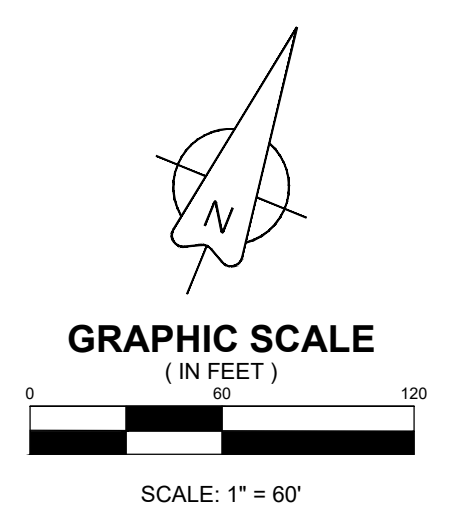
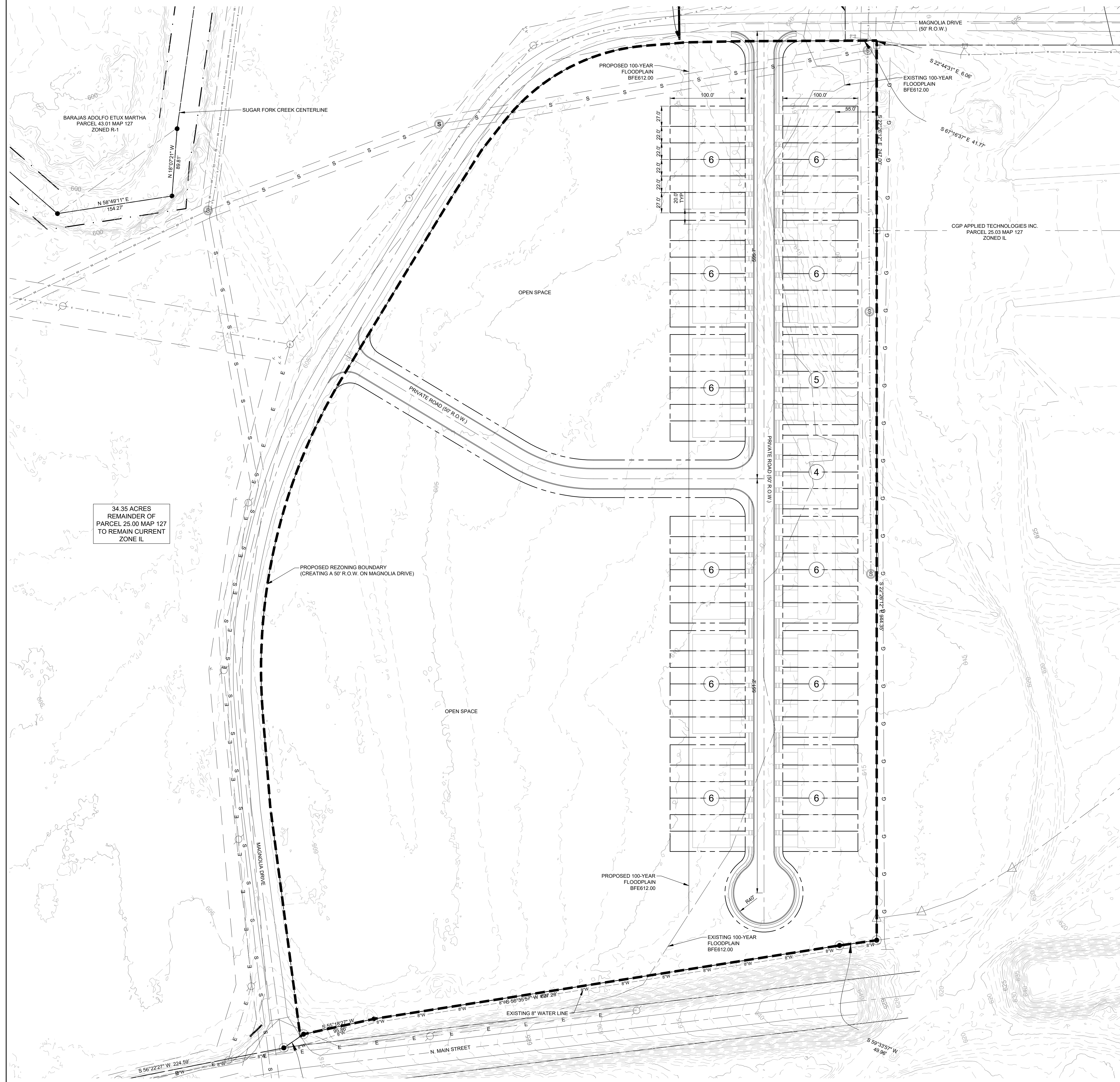
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SHEET TITLE:  
**REZONE EXHIBIT**

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

SHEET NO.:

**NOT FOR CONSTRUCTION**



**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, SFHAs, SUBJECT TO INUNDATION BY THE 0.1% ANNUAL CHANCE FLOOD) WITH BASE FLOOD ELEVATION OF 612 FEET AS NOTED ON THE CURRENT FEMA FIRM PANEL, MAP NO. 47119C0265E, EFFECTIVE 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	20.53 +/- AC
CURRENT ZONING	IL
PROPOSED REZONING	R-3
TOTAL UNITS	75
LOT DIMENSION	22' X 100'
LOT AREA (MIN.)	2,200 SF
LOT WIDTH (MIN.)	22 FT.
SETBACKS	
FRONT	20'
SIDES	5'
REAR	5'

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

PROPOSED REZONING BOUNDARY  
 (CREATING A 50' R.O.W. ON MAGNOLIA DRIVE)

PROPOSED 100-YEAR  
 FLOODPLAIN  
 BFE612.00

EXISTING 100-YEAR  
 FLOODPLAIN  
 BFE612.00

EXISTING 8" WATER LINE

PROJECT TITLE:  
**REZONING OF A PORTION  
 OF PARCEL 25.00  
 MAP 127**

CONSULTANTS:  
 PARCEL 25.00, MAP 127  
 MOUNT PLEASANT, TN 38474

Revision		
No.	Date	Description

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**REZONE EXHIBIT**

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