

# 25060 HELLER PROPERTY REZONE

REVISIONS  
No. DATE

11/12/2025 25060

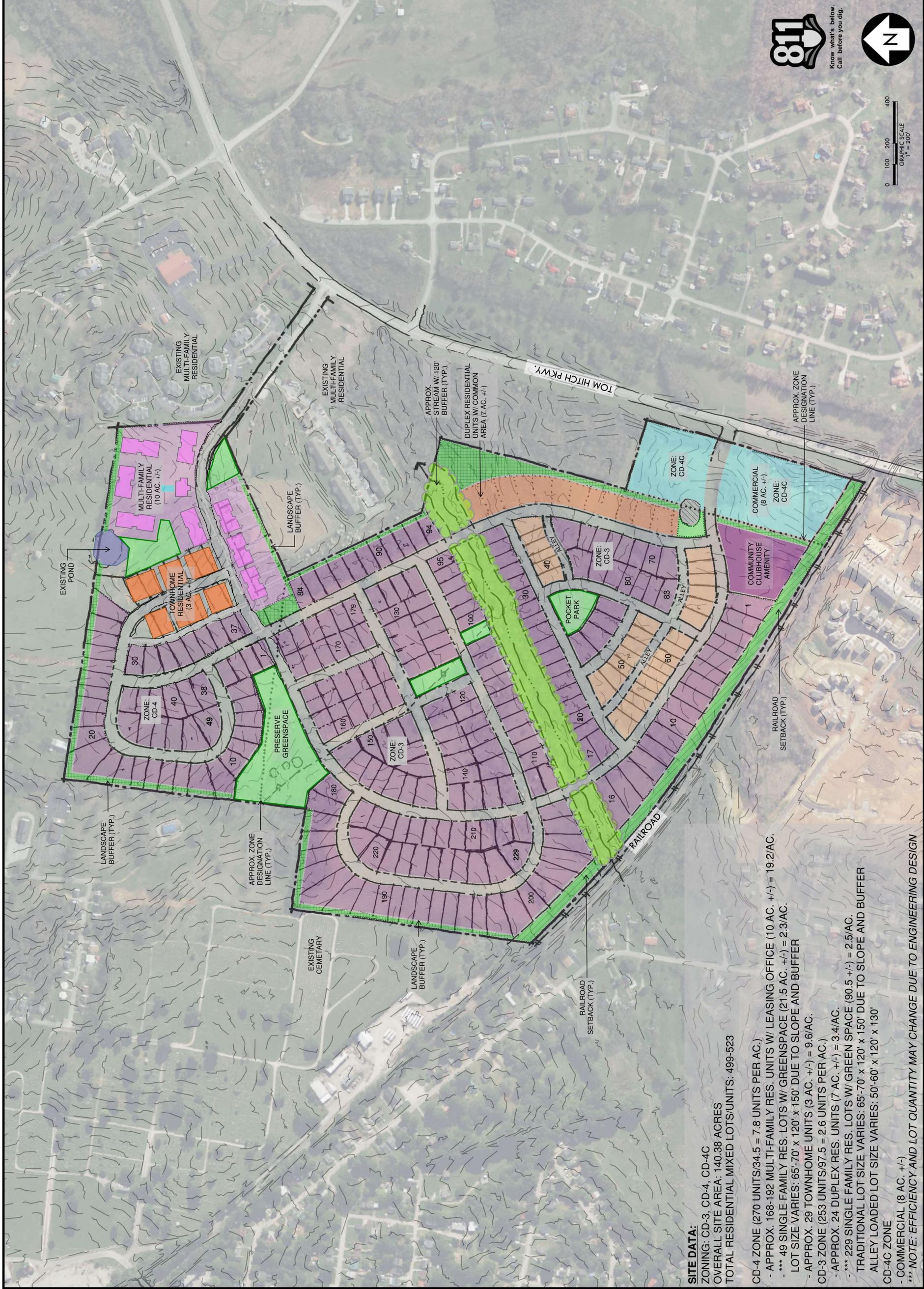
CRUNK ENGINEERING LLC  
7112 CROSSROADS BOULEVARD  
SUITE 201  
BRENTWOOD, TN 37027  
(615) 873-1795  
WWW.CRUNKENG.COM



Know what's below.  
Call before you dig.



0 100 200 400  
GRAPHIC SCALE  
1" = 200'



**SITE DATA:**

ZONING: CD-3, CD-4, CD-4C

OVERALL SITE AREA: 140.38 ACRES

TOTAL RESIDENTIAL MIXED LOTS/UNITS: 499-523

CD-4 ZONE (270 UNITS/34.5 = 7.8 UNITS PER AC.)

- APPROX. 168-192 MULTI-FAMILY RES. UNITS W/ LEASING OFFICE (10 AC. +/-) = 19.2/AC.

- \*\*\* 49 SINGLE FAMILY RES. LOTS W/ GREENSPACE (21.5 AC. +/-) = 2.3/AC.

LOT SIZE VARIES: 65'-70' x 120' x 150' DUE TO SLOPE AND BUFFER

- APPROX. 29 TOWNHOME UNITS (3 AC. +/-) = 9.6/AC.

CD-3 ZONE (253 UNITS/97.5 = 2.6 UNITS PER AC.)

- APPROX. 24 DUPLEX RES. UNITS (7 AC. +/-) = 3.4/AC.

- \*\*\* 229 SINGLE FAMILY RES. LOTS W/ GREEN SPACE (90.5 +/-) = 2.5/AC.

TRADITIONAL LOT SIZE VARIES: 65'-70' x 120' x 150' DUE TO SLOPE AND BUFFER

ALLEY LOADED LOT SIZE VARIES: 50'-60' x 120' x 130'

CD-4C ZONE

- COMMERCIAL (8 AC. +/-)

\*\*\* NOTE: EFFICIENCY AND LOT QUANTITY MAY CHANGE DUE TO ENGINEERING DESIGN