

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

FINAL PLAT



File Number: 2-SA-26-F **Related File Number:**
Application Filed: 12/5/2025 **Date of Revision:**
Applicant: GARRETT M TUCKER

PROPERTY INFORMATION

General Location: South side of McCampbell Dr, northwest of Washington Pike
Other Parcel Info.:
Tax ID Number: 49 N F 089 **Jurisdiction:** City
Size of Tract: 13.68 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: **Density:**
Planning Sector: North City **Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 0 YONAH PLACE WAY
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-4 (General Residential Neighborhood), (C) (Previously Approved Plan District)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Final Plat of The Highline at Washington Pike Phase 3 Unit 4
No. of Lots Proposed: 65 **No. of Lots Approved:** 0
Variances Requested:
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Frankie Ramos

Staff Recomm. (Abbr.): Approve the final plat per Sections 2.08.A and 2.10.F of the Subdivision Regulations, which require the plat to be in substantial conformance with the concept plan. Planning staff affirms the plat conforms to the overall layout and design of the concept plan approved by the Planning Commission on 8/9/2018 as Planning Case File # 8-SC-18-C. The original three-year vesting period for the concept plan has been extended per Tennessee Code Annotated Section 13-3-413 as the developer has commenced site preparation and maintained applicable permits.

Staff Recomm. (Full):

Comments:

Action: Approved

Meeting Date: 4/9/2026

Details of Action:

Summary of Action: Approve the final plat per Sections 2.08.A and 2.10.F of the Subdivision Regulations, which require the plat to be in substantial conformance with the concept plan. Planning staff affirms the plat conforms to the overall layout and design of the concept plan approved by the Planning Commission on 8/9/2018 as Planning Case File # 8-SC-18-C. The original three-year vesting period for the concept plan has been extended per Tennessee Code Annotated Section 13-3-413 as the developer has commenced site preparation and maintained applicable permits.

Date of Approval: 4/9/2026

Date of Denial:

Postponements: 2/12/2026

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Court of Competent Jurisdiction

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: