

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

FINAL PLAT



File Number: 6-SA-25-F Related File Number:
Application Filed: 4/7/2025 Date of Revision:
Applicant: GARRETT M TUCKER

PROPERTY INFORMATION

General Location: South side of McCampbell Dr, northeast of Fripp Place way
Other Parcel Info.:
Tax ID Number: 49 08801 (PART OF) Jurisdiction: City
Size of Tract: 25.6 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Reference: File # 8-D-18-UR & 8-SC-18-C 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 FRIPP 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 2 Unit 3
No. of Lots Proposed: 87 **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. 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 secured building permits. Planning staff affirms the plat conforms to the overall layout and design of the concept plan approved by the Planning Commission on August 9, 2018, as Planning Case File # 8-SC-18-C.

Staff Recomm. (Full):

Comments:

Action: Approved

Meeting Date: 6/12/2025

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. 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 secured building permits. Planning staff affirms the plat conforms to the overall layout and design of the concept plan approved by the Planning Commission on August 9, 2018, as Planning Case File # 8-SC-18-C.

Date of Approval: 6/12/2025

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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: