

ITEM 14

**REVISED CONCEPT PLAN REVIEW FOR PINE CREEK SUBDIVISION,
CONTAINING 99 LOTS ON 108.65 ACRES LOCATED OFF COX ROAD IN THE 5TH
VOTING DISTRICT (1-2021-200)**

Attachment	14-1	Concept Plan
	14-2	Aerial Photograph
	14-3	Action Letter from September 2018 Meeting

Area	108.65 acres
Lots	99 lots (0.91 DU/A)
Zoning	Rural Development-1 (RD-1)
Water	Milcrofton Utility District
Sewer	Nontraditional Wastewater Treatment and Disposal System
Development Option	Conservation Subdivision
Chapter 1101 Status	Rural

File Number (1-2021-200)

A Concept Plan for this development was approved at the September 2018 meeting. The applicant is now requesting approval of a revised Concept Plan in order to correctly depict a Waterway Natural Area (WNA) that bisects Wastewater Lots 2 and 3, which are located in the northwest corner of the site. On previous submittals this WNA was depicted as a drainage easement, which is allowed to be located on lots. However, after further study, it was determined by the Tennessee Department of Environment and Conservation (TDEC) that the feature was a stream and therefore would require a Waterway Natural Area buffer.

With the exception of the addition of the aforementioned required WNA, the revised Concept Plan is identical to that which was approved in September 2018. No additional lots are proposed.

This revised Concept Plan is in order, and so long as Item 13 on this agenda was approved, Staff recommends approval with the same conditions that were established at the April 2018 meeting (See Attachment 14-3).

Reviewer: AVH
Date: 01-14-2021