

SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

► **FILE #:** 1-SA-22-C **AGENDA ITEM #:** 15
 1-D-22-UR **AGENDA DATE:** 2/10/2022

POSTPONEMENT(S): 1/13/2022

► **SUBDIVISION:** BROWN PROPERTY- COUCH MILL ROAD

► **APPLICANT/DEVELOPER:** SAFE HARBOR DEVELOPMENT, LLC

OWNER(S): Hardin Valley Farm, LLC

TAX IDENTIFICATION: 117 8 (PART OF)

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 11636 Hardin Valley Rd.

► **LOCATION:** South side of Couch Mill Road, west of Caspian Drive

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Rural Area

WATERSHED: Conner Creek

► **APPROXIMATE ACREAGE:** 131.2 acres

► **ZONING:** PR (Planned Residential) (pending)

► **EXISTING LAND USE:** Vacant land

► **PROPOSED USE:** Detached & attached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant, single family residential, rural residential -- A (Agricultural)
 South: Agriculture/forestry/vacant -- A (Agricultural)
 East: Agriculture/forestry/vacant, single family residential, rural residential -- A (Agricultural)
 West: Agriculture/forestry/vacant -- A (Agricultural)

► **NUMBER OF LOTS:** 393

SURVEYOR/ENGINEER: David Harbin / Batson, Himes, Norvell & Poe

ACCESSIBILITY: Access is via Couch Mill Rd, a major collector street with 18ft of pavement width within 50-60ft of right-of-way.

► **SUBDIVISION VARIANCES
REQUIRED:**

STAFF RECOMMENDATION:

► Postpone the application to the March 10, 2022 Planning Commission meeting as requested by the applicant.

► Postpone the application to the March 10, 2022 Planning Commission meeting as requested by the

applicant.

COMMENTS:

On January 24th, Knox County Commission approved the rezoning request from A (Agricultural) to PR (Planned Residential) up to 3 du/ac.

This proposal is for a 393 lot subdivision on 131.2 acres, a density of 2.99 du/ac. There are 115 attached and 278 detached house lots. The development has two access points to Couch Mill Road and provides three stub-out roads to the large undeveloped properties to the south. There are several large sinkholes on the site, many of which are proposed as open space amenities with walking trails.

ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

ESTIMATED STUDENT YIELD: 121 (public school children, grades K-12)

Schools affected by this proposal: Hardin Valley Elementary, Hardin Valley Middle, and Hardin Valley Academy.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

Knoxville-Knox County Planning Commission's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

Knoxville-Knox County Planning Commission's approval or denial of this use on review request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed.



Request to Postpone • Table • Withdraw

HARDIN VALLEY FARM LLC

2-4-22

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

2-16-22 2/10/2022

Scheduled Meeting Date

1-SA-22-C

File Number(s)

1-D-22-UE

POSTPONE

- ☒ **POSTPONE:** All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

SELECT ONE: ☒ 30 days ☐ 60 days ☐ 90 days

Postpone the above application(s) until the

March 10, 2022

Planning Commission Meeting.

WITHDRAW

- ☐ **WITHDRAW:** Applications may be withdrawn automatically if the request is received in writing no later than noon on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received prior to public notice and the request is approved by the Executive Director or Planning Services Manager. **The refund check will be mailed to the original payee.*

TABLE

- ☐ **TABLE:** Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

By signing below, I certify I am the property owner, and/or the owners authorized representative.

David Harbin

Applicant Signature

DAVID HARBIN

Please Print

865-588-6472

Phone Number

harbin@bhn-p.com

Email

STAFF ONLY

[Signature]

Staff Signature

Michael Reynolds

Please Print

2/4/2022

Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

Approved by:

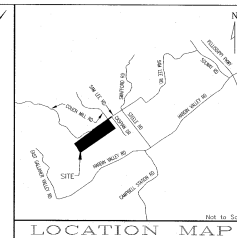
Date:

Payee Name

Payee Phone

Payee Address

February 2022



-

DECLARATION OF CONSENT PLAN:

I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING EXHIBITS, REVISIONS AND CORRECTIONS CONTAINED IN THIS APPLICATION, PROVIDED BY THE INDIVIDUAL-NAMED ON THE SUBMITTING REGISTRATION CHECK, IS HIS, HER, THEIR AND BEYOND. I AM REPORTING FILES WITH THE FOLLOWING INFORMATION PLANNING NUMBER: _____

REGISTERED ENGINEER: Daniel R. Campbell

TELEPHONE: _____

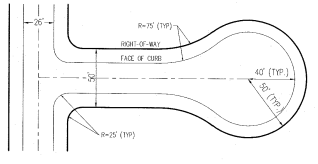
TELETYPE: _____

COMMERCIAL LICENSE NO.: 101265

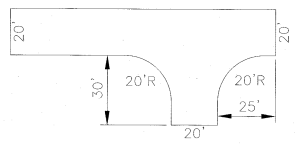
OWNER/DEVELOPER:

SAFE HARBOR DEVELOPMENT, LLC
c/o GARY CAMPBELL
308 LETTERMAN RD.
KNOXVILLE, TENNESSEE 37919

40' WIDE ATTACHED TOWNHOMES.....	115
55' WIDE DETACHED LOTS.....	150
65' WIDE DETACHED LOTS.....	128
TOTAL LOTS.....	393
LENGTH OF ROAD.....	16,330'
APPROX. ACREAGE.....	131.2±



ROADWAY DETAIL
NTS
Revised: 2/2/2022
1-SA-22-C/1-D-22-UI

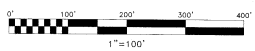


AASHTO TURNAROUND DETAIL

	NT2										NT5									
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	DRAWN EGC																			
	CHECKED DBH																			
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	ADDN NO DATE REVISIONS APPROV										ADDN NO DATE REVISIONS APPROV									
DATSON, HIMES, NORVELL & POE REGISTERED ENGINEERS & LAND SURVEYORS 4334 PAPER MILL DRIVE KNOXVILLE, TENNESSEE 37909 PHONE: (865) 588-6472 FAX: (865) 588-6473 email@dhnp-p.com										SCALE 1"=100' DATE 10/13/21										

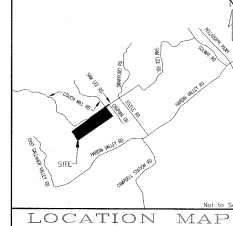
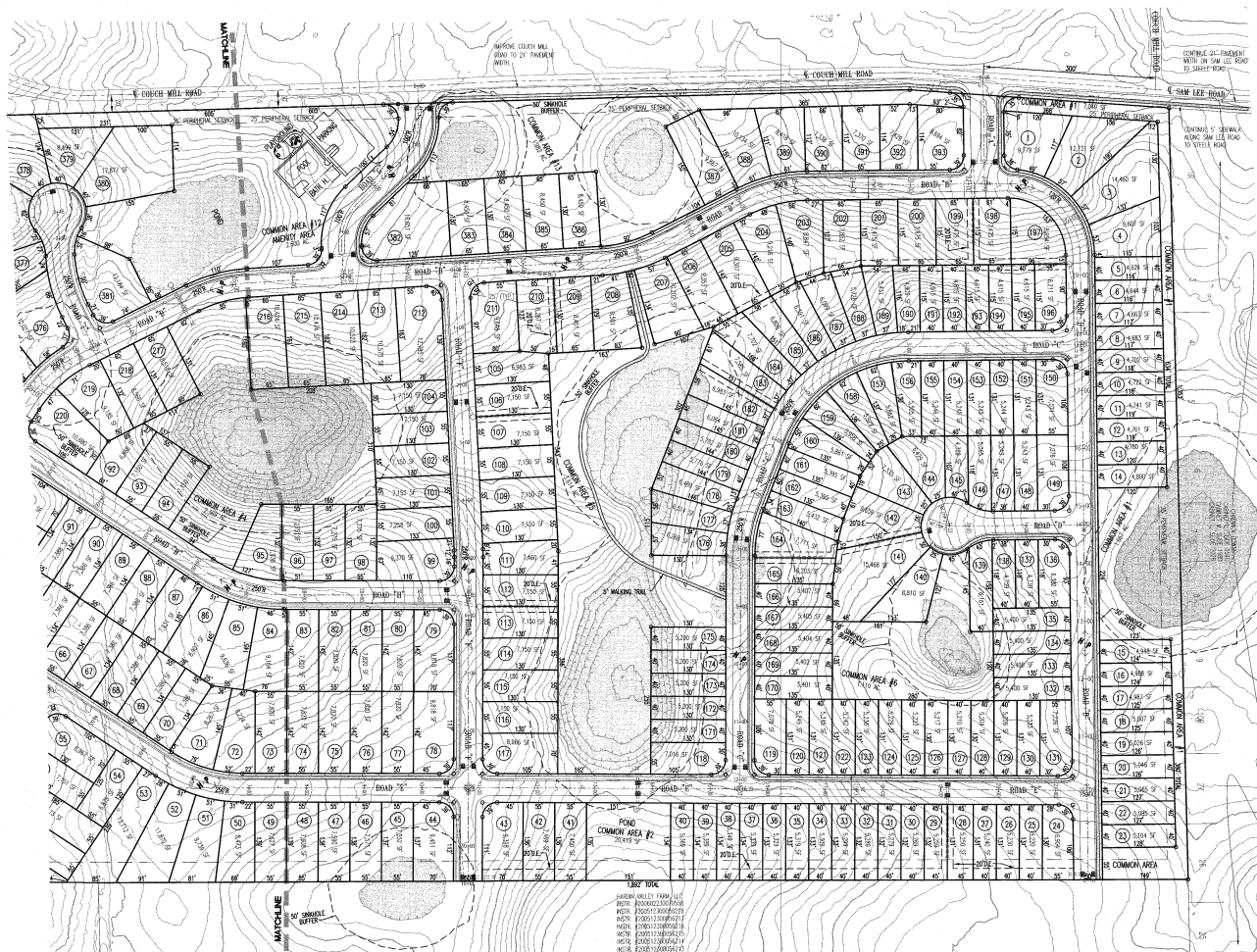
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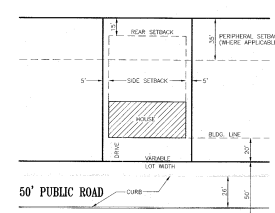
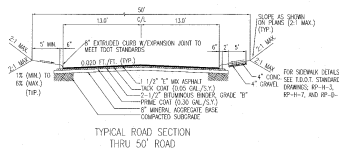
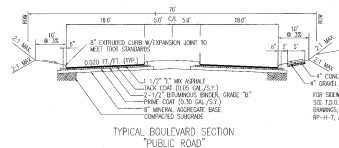


CONCEPT & USE OF REVIEW PLAN
BROWN PROPERTY-COUCH MILL ROAD
TAX MAP 117, PART OF PARCEL 8
DISTRICT #6, KNOX COUNTY, TENNESSEE

25400-C1



- NOTES:
1. ALL TOWNHOMES ARE TO BE SUBJECT TO CHANGE ON THE FINAL PLAN.
 2. A 10' SIDEWALK, UTILITY AND CONSTRUCTION EASEMENT EXIST WITHIN ALL EXISTING LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
 3. A 10' UTILITY EASEMENT EXIST WITHIN 5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS NOTICED.
 4. THE PROPOSED CONCRETE APPROXIMATELY 120' ACRES SURROUNDING THE 300 LOTS WITH 10 COMMON AREA LOTS CONTAINING 15.54 ACRES.
 5. THIS PROPERTY IS ZONED R-1 (RESIDENTIAL).
 6. ALL ROAD PROFILES ARE BASED ON AS-BUILT CONDITIONS.
 7. UTILITY: WATER, WASTE, AND GAS (GAS NOT SHOWN).
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OWNER/DEVELOPER:
SAFE HARBOR DEVELOPMENT, LLC
C/O JARVIS CAMPBELL
508 LETTERMAN RD.
KNOXVILLE, TENNESSEE 37919

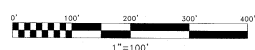
CONCEPT & USE OF REVIEW PLAN
BROWN PROPERTY-COUCH MILL ROAD
TAX MAP 117, PART OF PARCEL 8
DISTRICT #6, KNOX COUNTY, TENNESSEE

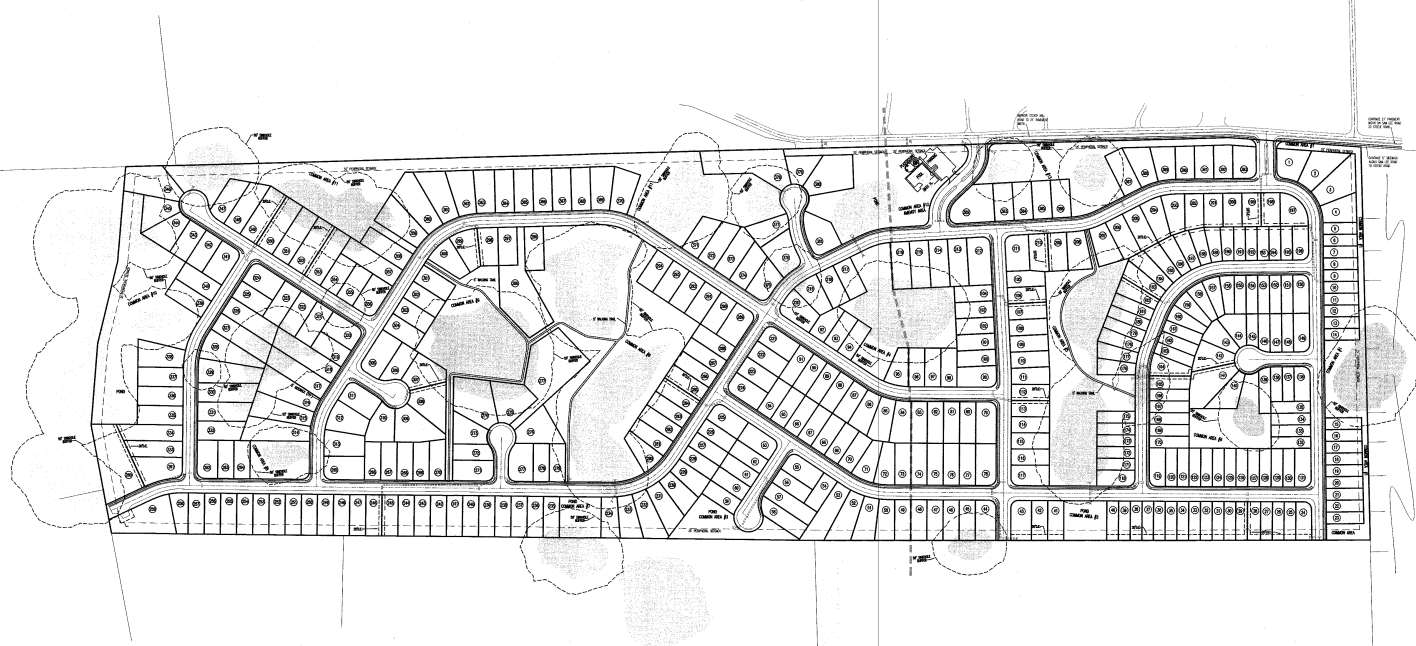
25400-C2
SHEET 2 OF 6 SHEET(S)

BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4314 PATTERSON DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 588-6473
www.bhn.com

DESIGNED	DBH
DRAWN	EEG
CHECKED	DBH
DATE	10-01-22
REVISION	KNOXVILLE/KNOX COUNTY PLANNING COMMENTS
APPROVED	NO. DATE
REVISION	DATE
APPROVED	DATE

Revised: 2/2/2022
1-SA-22-C/1-D-22-UR





CERTIFICATE OF CONCEPT PLAN

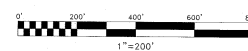
I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I HEREBY CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE REGISTRATION BOARD'S BOARD REGULATIONS EXCEPT AS HAS BEEN FORWARDED AND RECORDED IN A REPORT FILED WITH THE REGISTRATION PLANNING BOARD.

David B.H.D.

REGISTERED ENGINEER

TENNESSEE CERTIFICATE NO. 101265

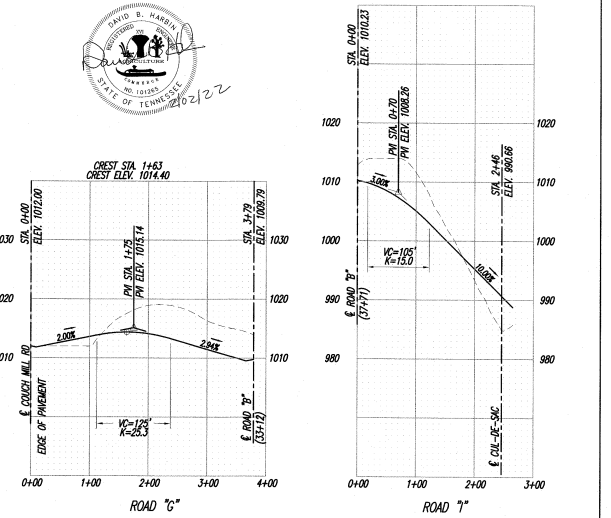
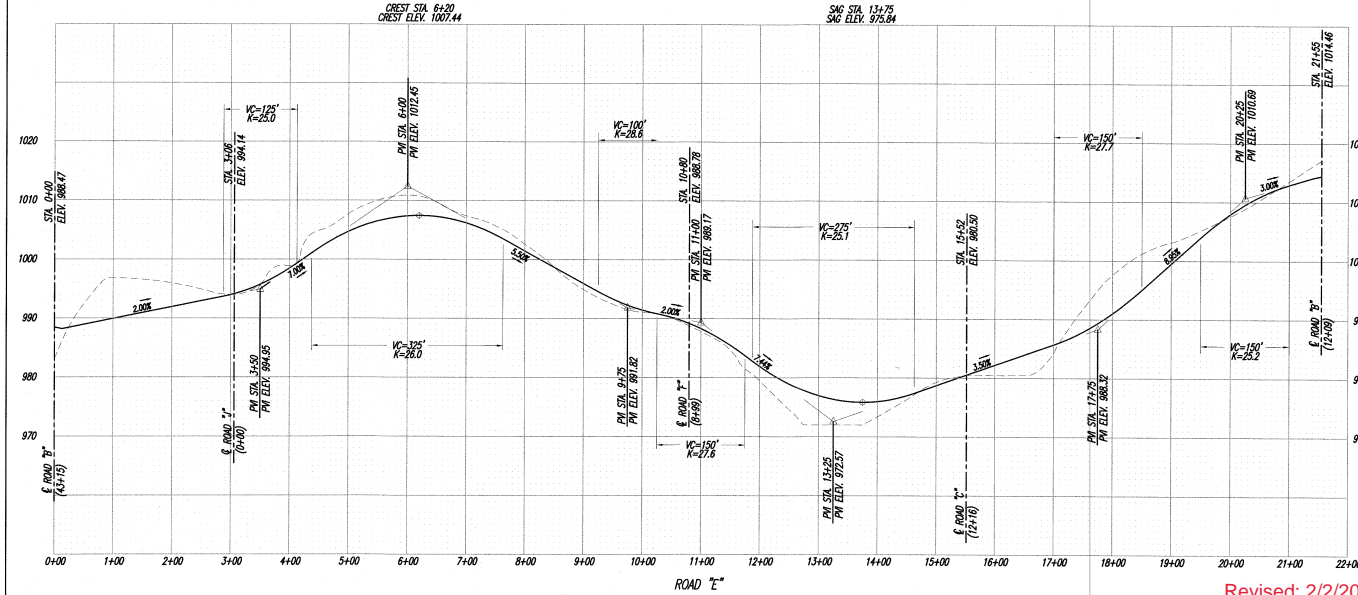
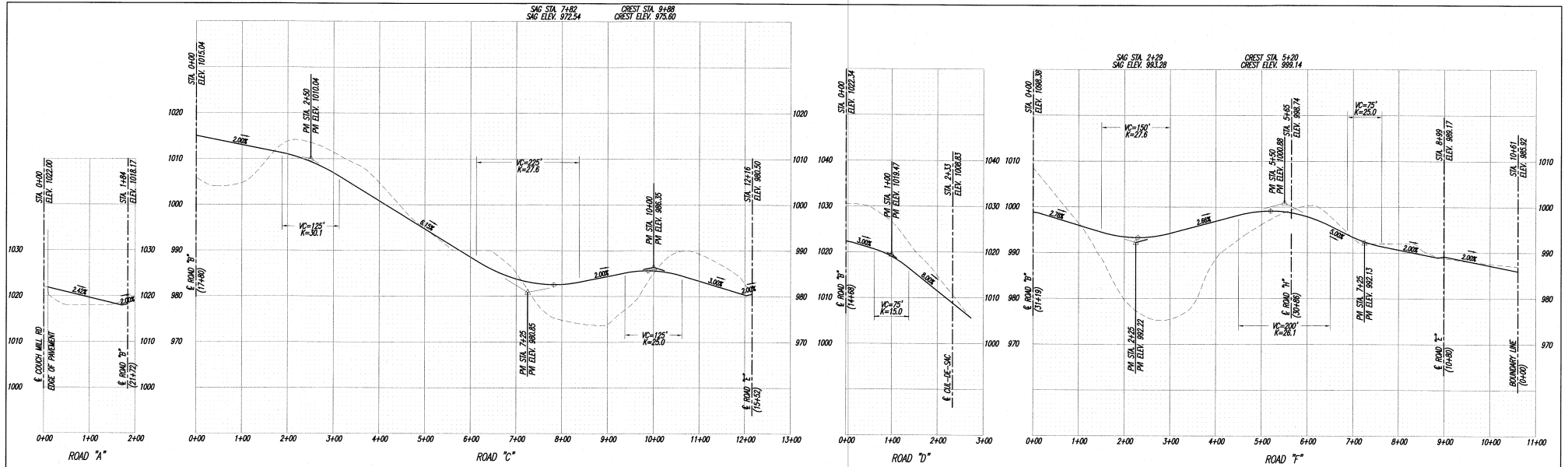
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10/13/21



25400-C3

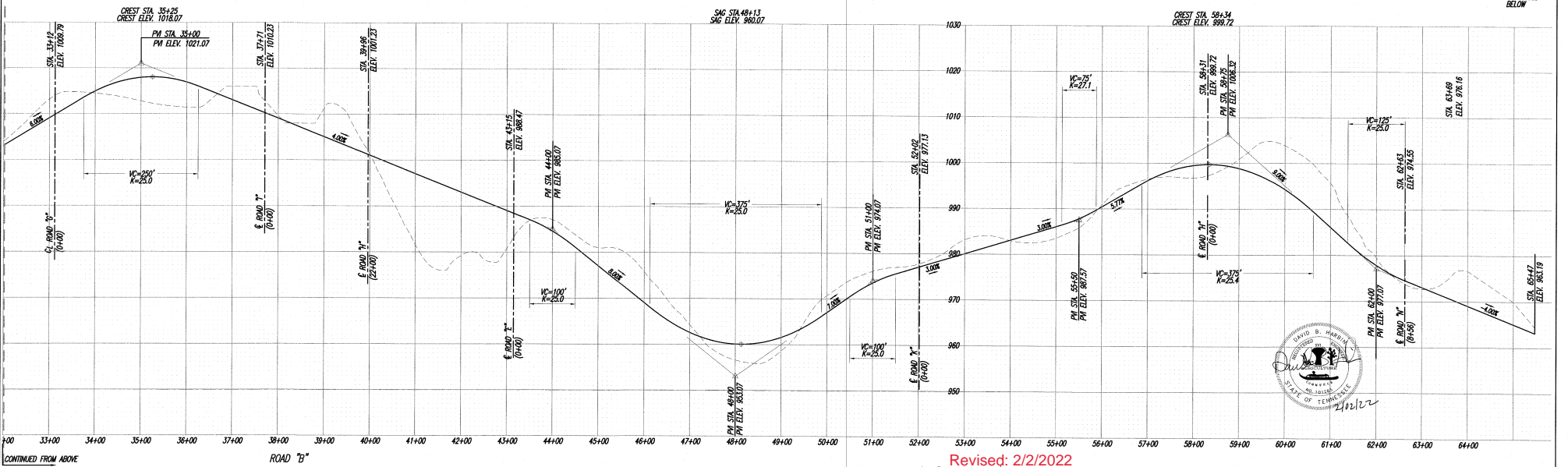
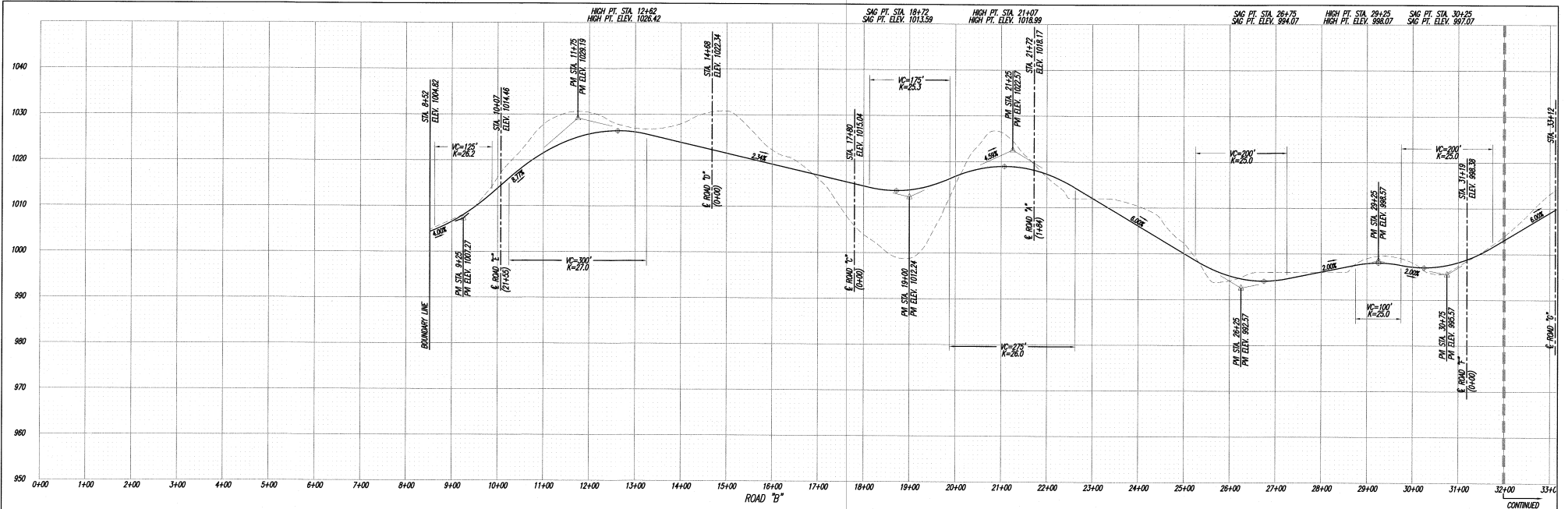
SHEET 3 OF 6 SHEET(S)

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Revised: 2/2/2022
 1-SA-22-C/1-D-22-UR

	DESIGNED: DBH DRAWN: EEC CHECKED: DBH	1. 02-01-22 KNOXVILLE/KNOX COUNTY PLANNING COMMENTS NO. DATE REVISION	SCALE 1"=100' HORIZONTAL 1"=10' VERTICAL DATE 10/13/21	ROAD PROFILES FOR BROWN PROPERTY-COUCH MILL ROAD TAX MAP 117, PART OF PARCEL 8 DISTRICT #6, KNOX COUNTY, TENNESSEE	25400-RP1 SHEET 4 OF 6 SHEET(S)	25400-RP1 SHEET 4 OF 6 SHEET(S)
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Revised: 2/2/2022
1-SA-22-C-1-D-22-UR

HATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4324 PAPERWILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 586-6472
FAX: (865) 586-6473
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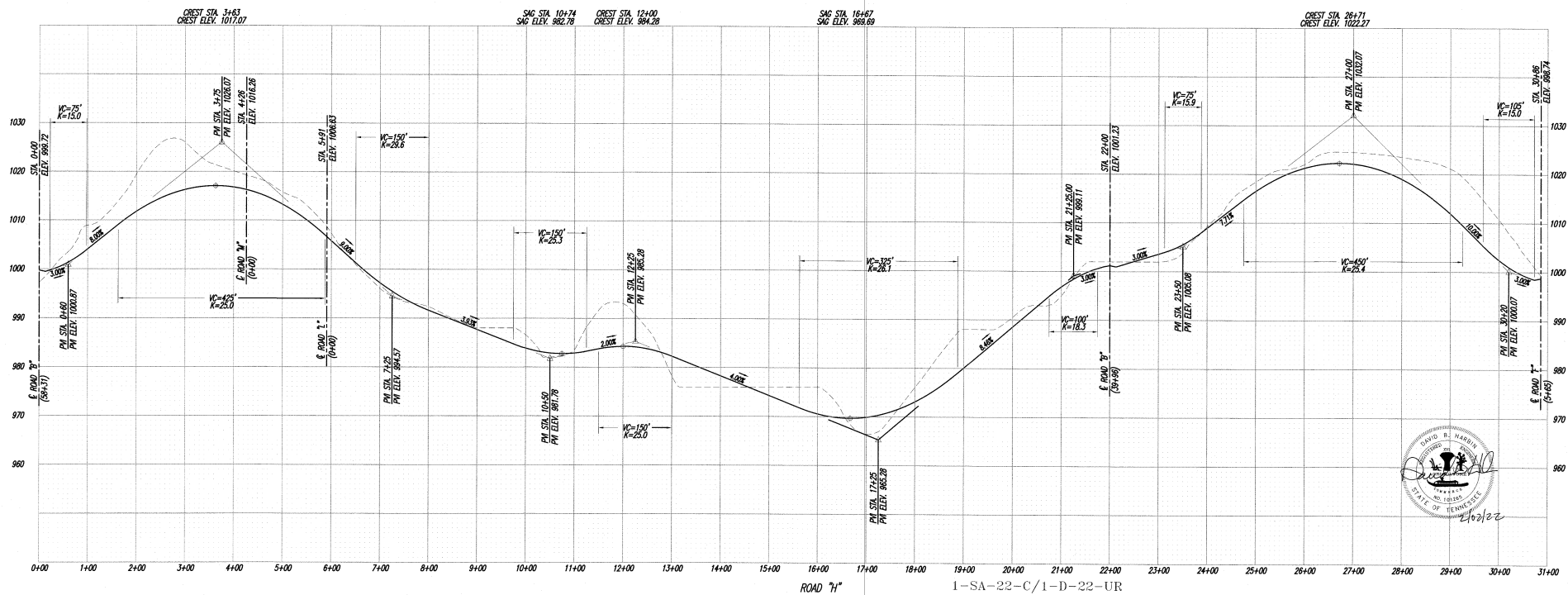
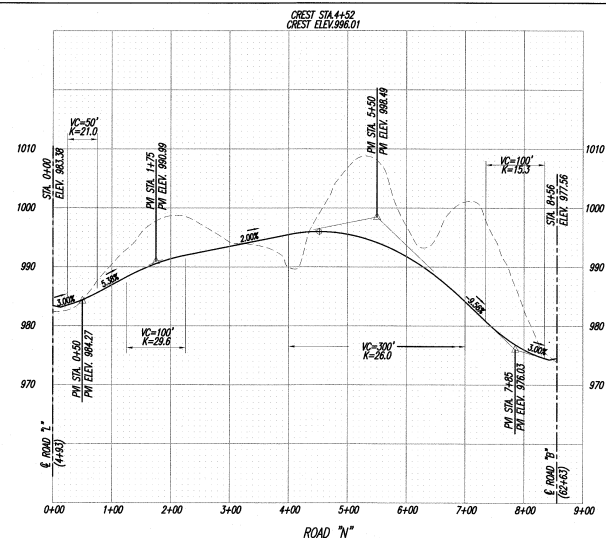
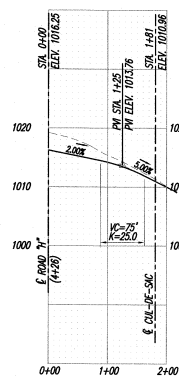
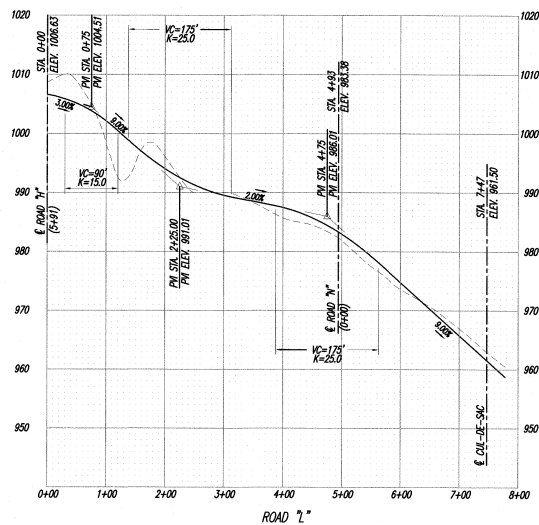
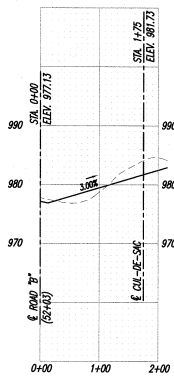
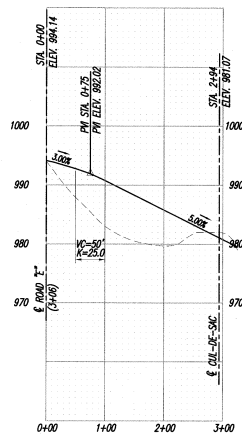
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NO.	DATE	REVISION	APPROVED	NO.	DATE	REVISION	APPROVED
1	02-01-22	KNOXVILLE/KNOX COUNTY PLANNING COMMENTS					

SCALE
1"=100' HORIZONTAL
1"=10' VERTICAL
DATE
10/13/21

ROAD PROFILES
FOR
BROWN PROPERTY-COUCH MILL ROAD
TAX MAP 117, PART OF PARCEL B
DISTRICT #6, KNOX COUNTY, TENNESSEE

25400-RP2
SHEET 5 OF 6 SHEET(S)



BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PATTERILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
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email@bhn-g.com

DESIGNED: BHH
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NO.	DATE	REVISION	APPR.
1	02-01-22	KNOXVILLE/KNOX COUNTY PLANNING COMMENTS	

NO.	DATE	REVISION	APPR.

SCALE
1"=100' HORIZONTAL
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Revised: 2/2/2022
ROAD PROFILES
FOR
BROWN PROPERTY-COUCH MILL ROAD
TAX MAP 117, PART OF PARCEL 8
DISTRICT #6, KNOX COUNTY, TENNESSEE

25400-RP3
SHEET 6 OF 6
6' SHEET(S)



Development Request

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☒ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☒ Concept Plan
☒ Final Plat

ZONING

- ☐ Plan Amendment
☐ SP ☐ OYP
☐ Rezoning

SAFE HARBOR DEVELOPMENT LLC
Applicant Name

Option holder
Affiliation

11-29-21
Date Filed

1/13/2022
Meeting Date (if applicable)

File Number(s)

1-SA-22-C
1-D-22-WR

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- ☐ Applicant ☐ Property Owner ☐ Option Holder ☒ Project Surveyor ☒ Engineer ☐ Architect/Landscape Architect

DAVID HARBIN BATSON HIMES Maxwell & POE
Name Company

4334 Papermill Dr Knoxville TN 37919
Address City State ZIP

865-588-6472 harbin@bhn-p.com
Phone Email

CURRENT PROPERTY INFO

Hardin Valley Farm LLC 10226 Kingston Pike Knoxville, TN 37922
Property Owner Name (if different) 308 LETTERMAILED
11636 Hardin Valley Road Knoxville TN 37919
COUCH MILL ROAD
Property Owner Address Property Owner Phone

TAX MAP 117 PART OF Parcel 8
Parcel ID

West Knox West Knox NO
Sewer Provider Water Provider Septic (Y/N)

STAFF USE ONLY

South side of Couch Mill Rd, west of Caspian Dr. 131.2 acres
General Location Tract Size

☐ City ☒ County 6th PR pending Vacant land
District Zoning District Existing Land Use

NW County RR + HP Rural area
Planning Sector Sector Plan Land Use Classification Growth Policy Plan Designation

November 22, 2021

DEVELOPMENT REQUEST

- ☐ Development Plan ☒ Use on Review / Special Use ☐ Hillside Protection COA
☒ Residential ☐ Non-Residential

Home Occupation (specify) _____

Other (specify) Detached & attached residential subdivision

Related City Permit Number(s)

SUBDIVISION REQUESTProposed Subdivision Name Brown Property - Couch Mill Road

Related Rezoning File Number

12-I-21-RZUnit / Phase Number ☐ Combine Parcels ☒ Divide Parcel 381 393 Total Number of Lots Created☐ Other (specify) Detached & attached residential subdivision☐ Attachments / Additional Requirements**ZONING REQUEST**☐ Zoning Change

Proposed Zoning _____

Pending Plat File Number

☐ Plan Amendment Change

Proposed Plan Designation(s) _____

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

☐ Other (specify) _____**STAFF USE ONLY****PLAT TYPE**

- ☐ Staff Review ☐ Planning Commission

ATTACHMENTS

- ☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

- ☐ Design Plan Certification (Final Plat)
☒ Use on Review / Special Use (Concept Plan)
☒ Traffic Impact Study
☐ COA Checklist (Hillside Protection)

Fee 1

0108Concept Plan

Total

Fee 2

\$12,290

Fee 3

MR**AUTHORIZATION**

Applicant Signature

David Harbin

Please Print

DAVID HARBIN11.29.21
Date

Phone Number

865-588-16472

Email

harbin@bhn-p.com

Property Owner Signature

DAEbyCampbell

Please Print

DAEbyCampbell SAFE HARBOR11.29.21
Date11/29/21 sum