



SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 1-SA-22-C
1-D-22-UR

AGENDA ITEM #: 25
AGENDA DATE: 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 February 10, 2022 Planning Commission meeting as requested by the applicant.

▶ Postpone the application to the February 10, 2022 Planning Commission meeting as requested by the applicant.

COMMENTS:

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 two stubout roads to the remaining portion of the subject parcel to the south. There are several large sinkholes on the site, many of which are proposed as open space amenities with walking trails.

The applicant applied to rezone the property from A (Agricultural) to PR (Planned Residential) up to 3 du/ac, however, the Planning Commission only recommended a density up to 2 du/ac. Since the proposed subdivision is more than 2 du/ac, it must be postponed until Knox County Commission makes a final determination regarding the rezoning request. If County Commission approves the PR zoning a density less than 3 du/ac, then the concept plan must be revised to reduce the number of dwelling units or otherwise come into compliance with the approved density.

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.

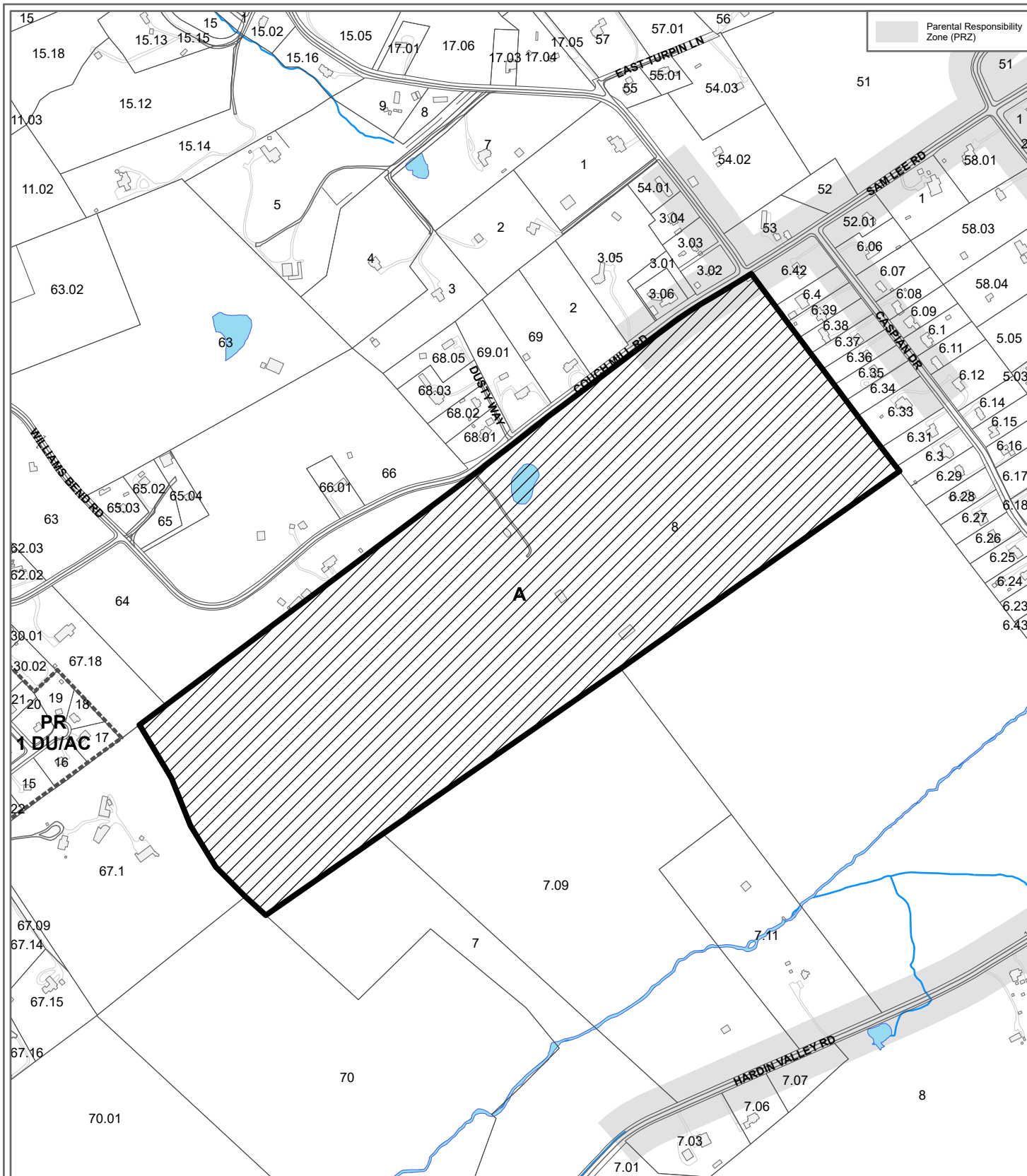
ESTIMATED STUDENT YIELD: 121 (public school children, grades K-12)

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.

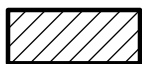
Knoxville-Knox County Planning Commission's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

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.



**1-SA-22-C / 1-D-22-UR
CONCEPT PLAN/USE ON REVIEW**

Petitioner: Safe Harbor Development, LLC

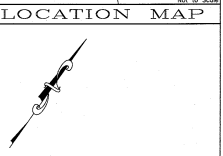
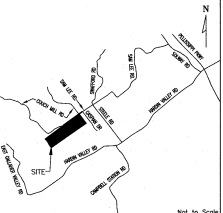


Detached and attached residential subdivision
in PR (Planned Residential) (pending)

Map No: 117
Jurisdiction: County

Original Print Date: 12/2/2021 Revised:
Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902





- NOTES:
1. ALL SHOWINGS ARE SCALED AND SUBJECT TO CHECK ON THE FIELD PLAN.
 2. A 10' SETBACK, UTILITY AND CONSTRUCTION EASEMENT EXCEPT WHERE ALL EXISTING LOT LINES AND ROAD LINES 5' EACH SIDE OF INTERIOR ROAD LINES.
 3. A 15' UTILITY EASEMENT EXCEPT 7.5' EACH SIDE OF EXTREMITY OF SHARED DRIVE AS NOTED.
 4. THIS PROPERTY CONTAINS APPROXIMATELY 112.2 ACRES SUBDIVIDED INTO 363 LOTS WITH 10 COMMON AREAS AND COMMON AREA #2A ACRES.
 5. THIS PROPERTY IS ZONED R1 (RESIDENTIAL).
 6. ALL ROAD PROFILES ARE BASED ON THE US CORONA.
 7. UTILITIES:
 - SEWER: WEST SIDE FROM UTILITY DISTRICT
 - SEWER: WEST SIDE FROM UTILITY DISTRICT
 - WATER: FROM MAIN WATER MAIN
 - GAS: KNOXVILLE UTILITIES BOARD
 - TELEPHONE: BELLSOUTH
 8. BOUNDARY SURVEY BY OTHERS.
 9. GEOTECHNICAL ENGINEER SHALL VERIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
 10. NEIGHBORLY ACCESS FOR ALL LOTS IS LIMITED TO INTERIOR ROAD SYSTEM ONLY.
 11. NO BUILDINGS WILL BE ALLOWED WITHIN THE 10' OF THE SURROUNDING A DEVELOPER SHALL BE RESPONSIBLE FOR ANY FUTURE EROSION BEFORE THE END OF SERVICE AREA. CONSTRUCTION OF THE EROSION CONTROL MEASURES FOR THESE LOTS WILL BE THE RESPONSIBILITY OF THE HOMEOWNER ON THE LOT.
 12. ALTERNATE EROSION CONTROL APPROVED BY KNOX COUNTY PLANNING COMMISSION AT THEIR MEETING 11/22/2022.
 13. EROSION CONTROL MEASURES SHALL BE 250 FEET TO 150 FEET AT STATION 21+00 TO 21+50.
 14. ALTERNATE EROSION CONTROL APPROVED BY KNOX COUNTY ENGINEERING IS AS FOLLOWS:
 - ALUMINUM SHOWN (SLOPED) AT PROTECTIVE BENCH 10' AND 20'

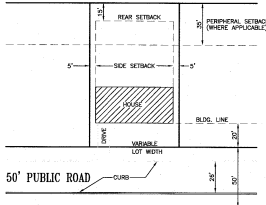
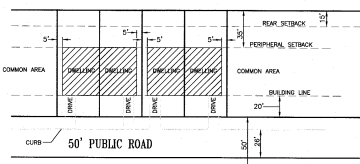
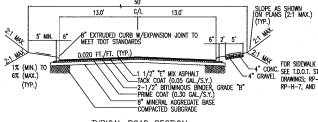


CORRECTION OF DRAFT PLAN
 I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE BOARD OF REGISTERED PROFESSIONAL ENGINEERS, CIVIL ENGINEER, STATE OF TENNESSEE. I HAVE REVIEWED THE SUBMITTED CORRECTIONS TO THE DRAFT PLAN AND CORRECTED THE SAME. I HAVE REVIEWED THE SUBMITTED CORRECTIONS TO THE DRAFT PLAN AND CORRECTED THE SAME. I HAVE REVIEWED THE SUBMITTED CORRECTIONS TO THE DRAFT PLAN AND CORRECTED THE SAME.
 REGISTERED ENGINEER: *David B. Harbin*
 TENNESSEE LICENSE NO. 11972

1-SA-22-C / 1-D-22-UR
 11/29/2022

OWNER/DEVELOPER:
 SAFE HARBOR DEVELOPMENT, LLC
 c/o DARBY 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±



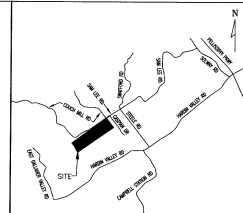
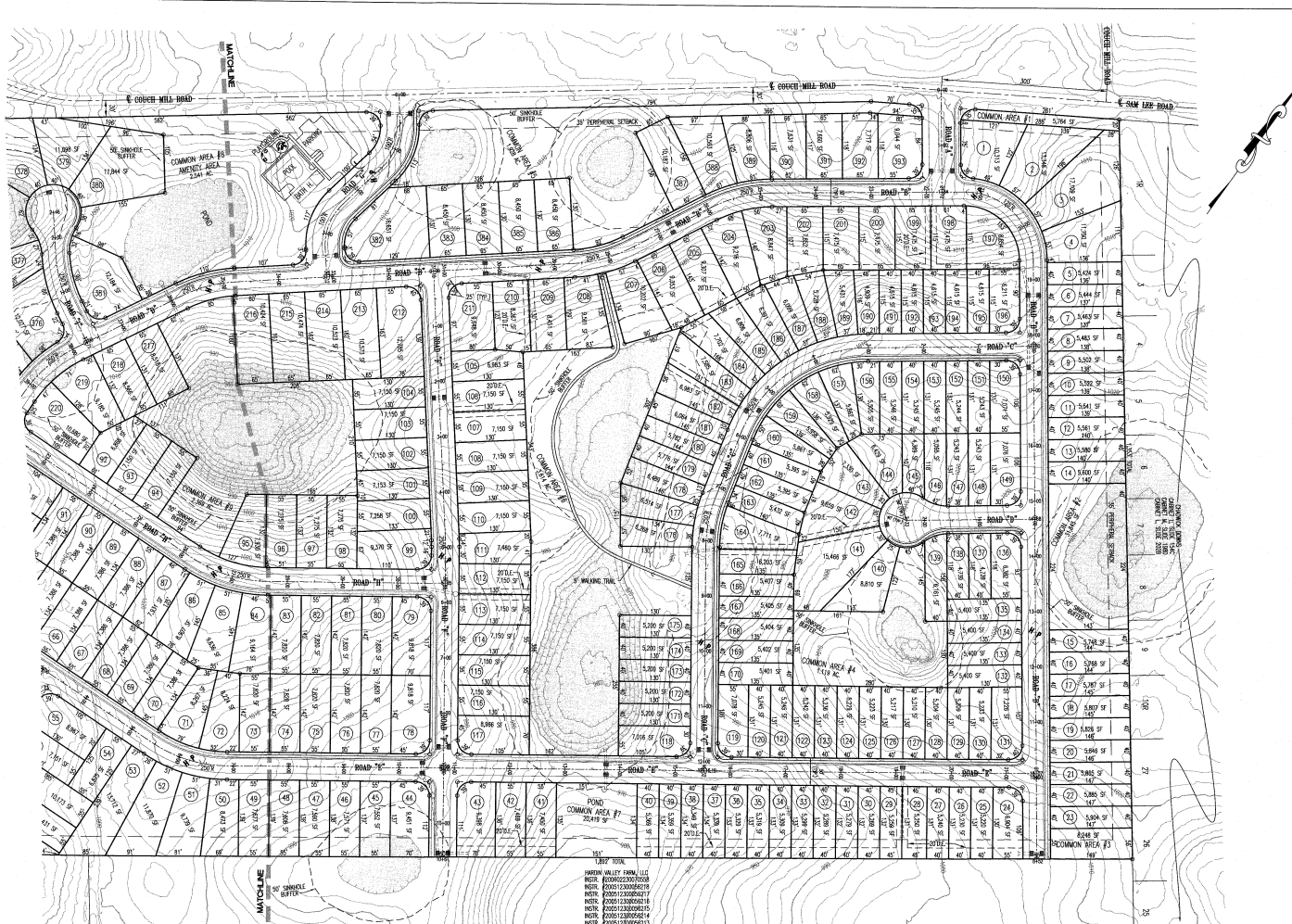
BATSON, HIMES, NORVELL & POE
 REGISTERED ENGINEERS & LAND SURVEYORS
 4314 PAPERMILL DRIVE
 KNOXVILLE, TENNESSEE 37909
 PHONE: (865) 588-6472
 FAX: (865) 588-6473
 email@bhn-p.com

DESIGNED	NO.	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.
///								
DRAWN	///							
CHECKED	///							

SCALE
 1"=100'
 DATE
 11/9/21

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

25400-C1
 SHEET 1 OF 5 SHEET(S)



- NOTES:**
1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 2. A 10' DRAINAGE UTILITY AND CONSTRUCTION EASEMENT STRIPS CROSS ALL INTERIOR LOT LINES AND ROAD LINES 5' EACH SIDE OF INTERIOR ROAD LINES.
 3. A 10' UTILITY EASEMENT STRIPS 2.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INDICATED.
 4. THIS PROPERTY CONTAINS APPROXIMATELY 131.2 ACRES SUBDIVIDED INTO 383 LOTS WITH 15 COMMON AREA LOTS COVERING 25.54 ACRES.
 5. THIS PROPERTY IS ZONED PD (PREFERRED).
 6. ALL ROAD PROFILES ARE BASED ON HIGHS CONTACT.
 7. UTILITIES:
WATER MAINS SHALL UTILIZE EXISTING MAINS WITH EACH UTILITY SERVICE LOCATED UNDER CITY STREET MAINS OR AVAILABLE UTILIZED BOARD REGULATING AUTHORITY.
 8. BOUNDARY SURVEY BY OTHERS.
 9. GEOTECHNICAL ENGINEER SHALL VERIFY THE SOLE STABILITY ON ALL SLOPES.
 10. VEHICULAR ACCESS FOR ALL LOTS IS LIMITED TO INTERIOR ROAD SYSTEM ONLY.
 11. NO BUILDINGS WILL BE ALLOWED WITHIN THE RUN OF THE SHOULDER. A DETENTION POND WILL BE REQUIRED FOR ANY COMMON AREAS WITHIN THE 50' BUFFER AREA SURROUNDING THE SHOULDER. ANNUAL FLOOD ELEVATION FOR THESE LOTS WILL BE 100' ABOVE THE TOP OF THE SHOULDER OF THAT LOT.
 12. ALTERNATE DESIGN STANDARD APPROVED BY KNOXVILLE/KNOX COUNTY PLANNING COMMISSION AS PER AMENDMENT 12, 2010 RESOLUTION.
RESIDUAL CENTERLINE BOUNDARY MARKERS FROM 200 FEET TO 125 FEET AT SECTION 21-00 ROAD "T".
 13. ALTERNATE DESIGN STANDARDS APPROVED BY KNOX COUNTY ENGINEERING AS FOLLOWS:
ALLOW PARKWAY GRASS AT INTERSECTION BETWEEN I-40 AND I-24.

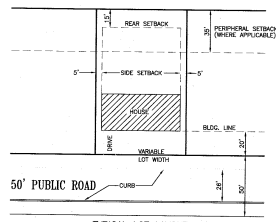
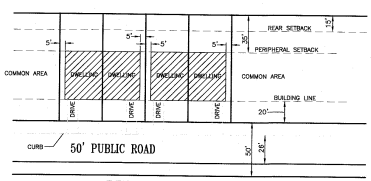
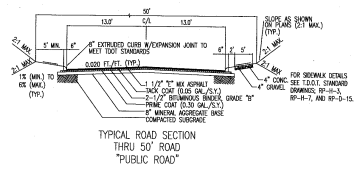


CONTRACTOR OF CHOICE PLAN
 I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER LICENSED TO PRACTICE ENGINEERING UNDER THE LAW OF THE STATE OF TENNESSEE AND THAT I HAVE REVIEWED THIS PLAN AND ACCORDINGLY SIGNING THEREON AND ENDORSE THE SAME IN ALL APPLICABLE PORTIONS OF THE UNDIVIDED AND SEVERAL SUBDIVISION RELEVANT TO THIS PROJECT AND ENDORSE THE RELEVANT PORTIONS OF THE PLAN.
 REGISTERED ENGINEER: *David B. Harkin*
 CONTRACTOR LICENSE NO. 1018647

1-SA-22-C / 1-D-22-UR
 11/29/2022

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.....	131.24

OWNER/DEVELOPER:
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 c/o DARYL CAMPBELL
 308 LETTERMAN RD.
 KNOXVILLE, TENNESSEE 37919

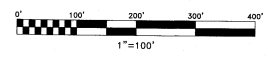


1842' FROM
 BROWN VALLEY FARM, LLC
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 INSTR. 00010300050119
 INSTR. 00010300040217
 INSTR. 00010300030114
 INSTR. 00010300020915
 INSTR. 00010300010511
 INSTR. 00010300000215

BATSON, HIMES, NORVELL & POE
 REGISTERED ENGINEERS & LAND SURVEYORS
 4534 PATTERSON DRIVE
 KNOXVILLE, TENNESSEE 37909
 PHONE: (865) 588-6472
 FAX: (865) 588-6473
 emh@bhn-nr.com

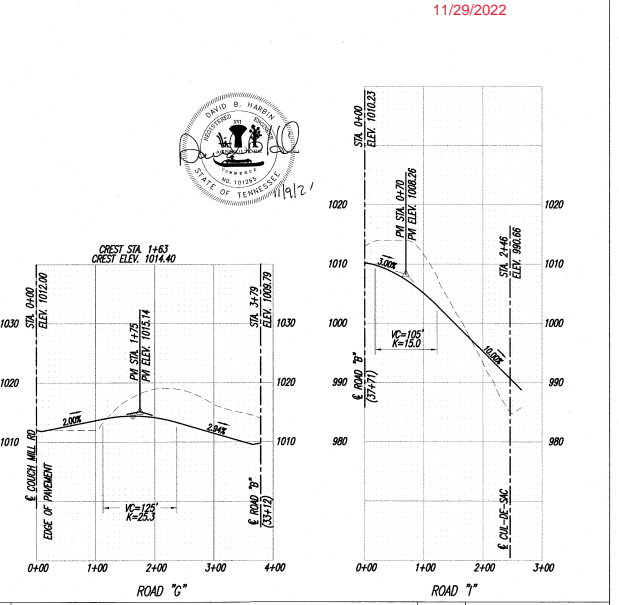
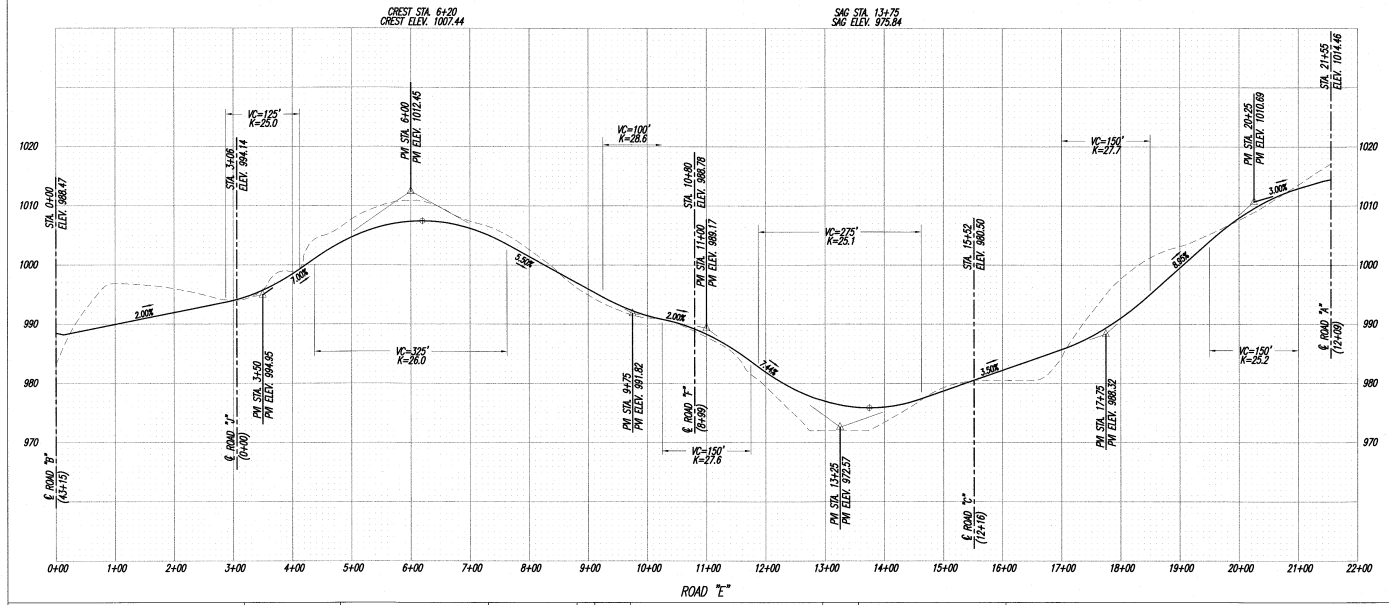
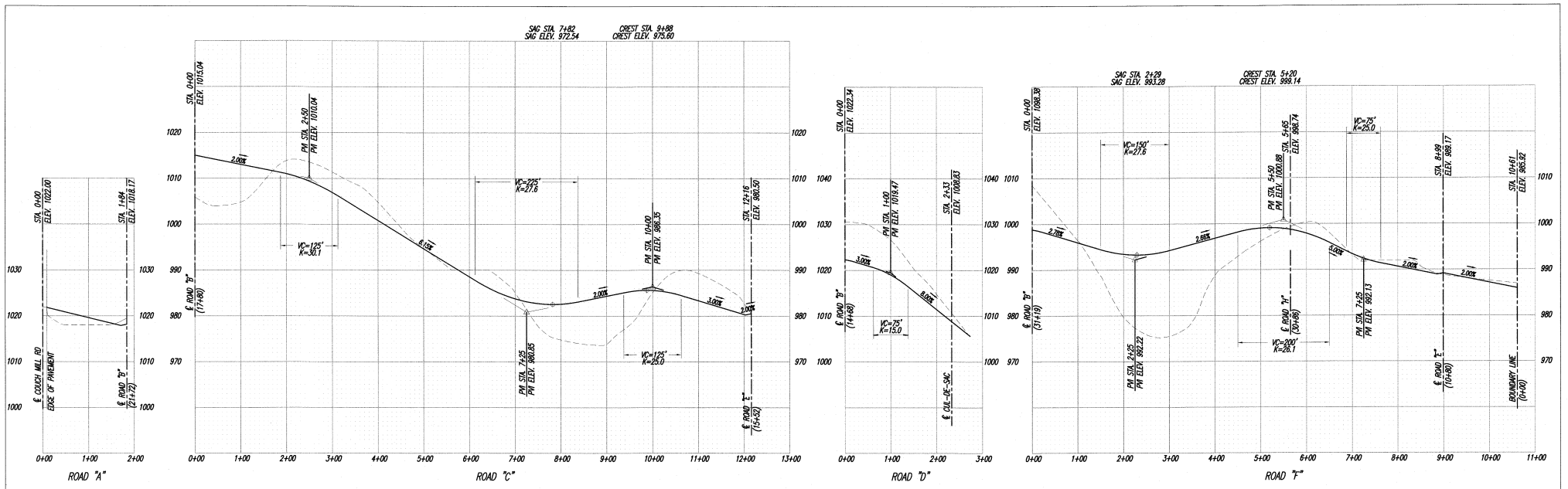
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NO.	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.

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



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

25400-C2
 SHEET 2
 OF 5 SHEETS(S)



1-SA-22-C / 1-D-22-UR
11/29/2022



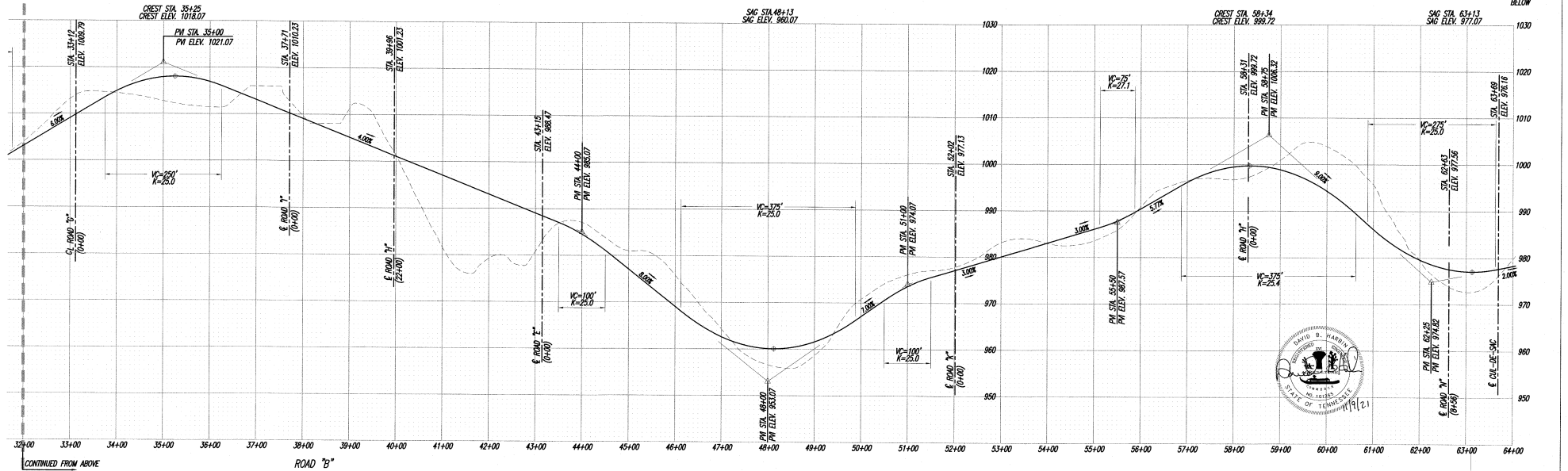
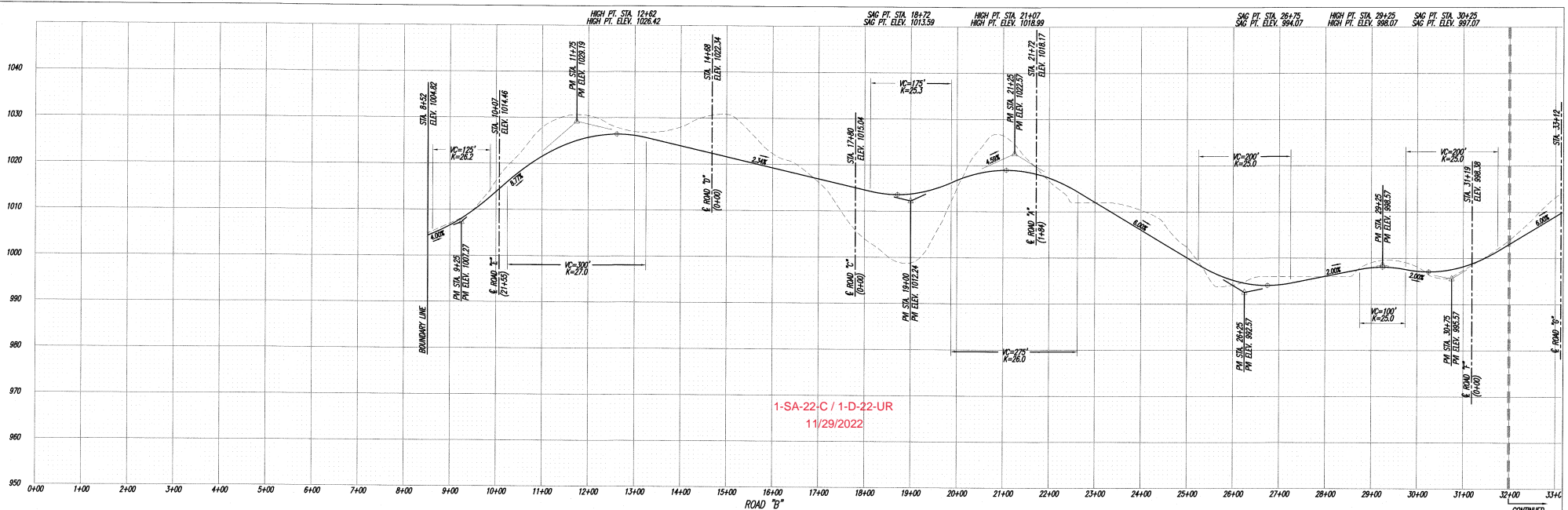
BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4324 PATERSON DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: 865-588-6472
FAX: 865-588-6473

DESIGNED	DBH				
DRAWN	TPD				
CHECKED	DBH				
NO.	DATE	REVISION	APPR.		

SCALE
HORIZONTAL: 1"=100'
VERTICAL: 1"=10'
DATE
11/9/21

ROAD PROFILES FOR ROADS A, C, D & E
BROWN PROPERTY-COUCH MILL ROAD
TAX MAP 117, PART OF PARCEL 8
DISTRICT #6, KNOX COUNTY, TENNESSEE

25400-RP1
SHEET 3 OF 5 SHEETS



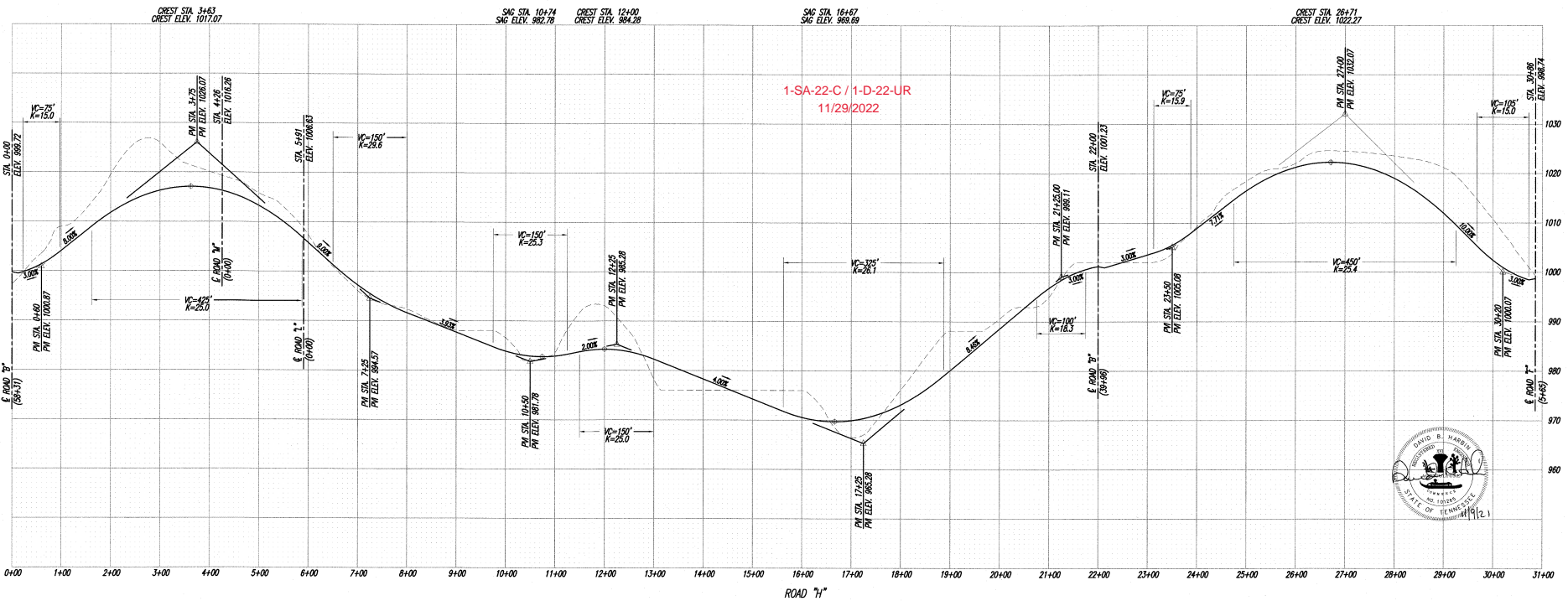
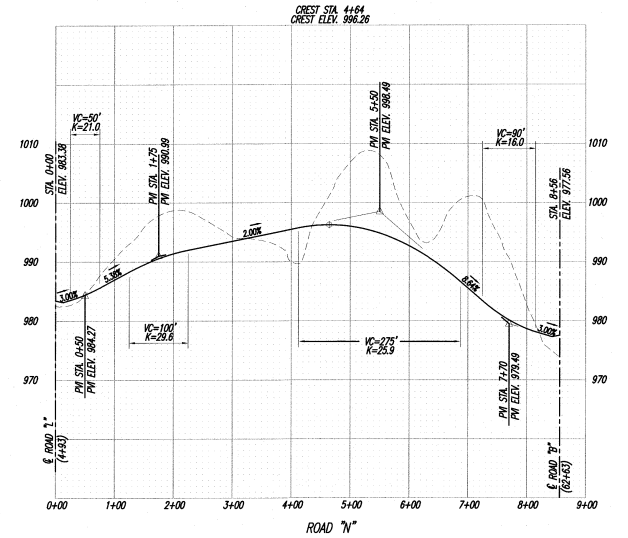
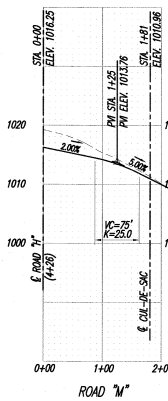
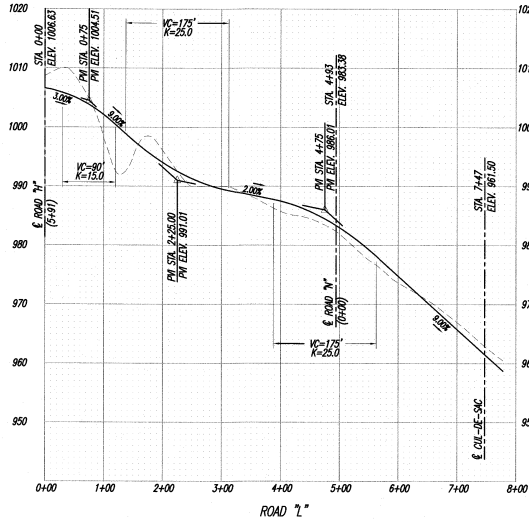
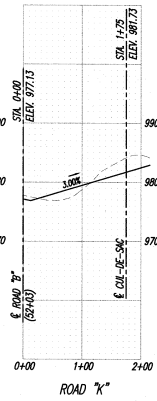
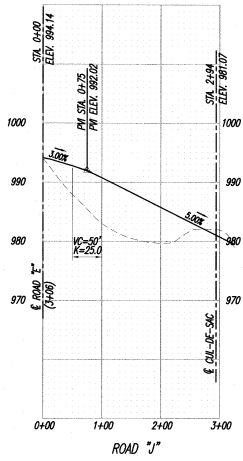
BATSON, HIMES, NORVELL & POE
 REGISTERED ENGINEERS & LAND SURVEYORS
 4334 PROFESSIONAL DRIVE
 KNOXVILLE, TENNESSEE 37909
 PHONE: 865-588-6472
 FAX: 865-588-6473

DESIGNED DBH			
DRAWN			
CHECKED DBH			
NO.	DATE	REVISION	APPR.

SCALE
 HORIZONTAL: 1"=100'
 VERTICAL: 1"=10'
 DATE
 11/9/21

ROAD PROFILE FOR ROAD B
 BROWN PROPERTY-COUCH MILL ROAD
 TAX MAP 117, PART OF PARCEL 8
 DISTRICT #6, KNOX COUNTY, TENNESSEE

25400-RP2
 SHEET 4 OF 5 SHEETS



1-SA-22-C / 1-D-22-UR
11/29/2022



BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: 865-588-6472
FAX: 865-588-6473

DESIGNED	DBH			
DRAWN				
CHECKED	DBH			
NO.	DATE	REVISION	APPR.	

SCALE
HORIZONTAL: 1"=100'
VERTICAL: 1"=10'
DATE
11/9/21

ROAD PROFILES FOR ROADS F, G, I, J, K & H
BROWN PROPERTY-COUCH MILL ROAD
TAX MAP 117, PART OF PARCEL 8
DISTRICT #6, KNOX COUNTY, TENNESSEE

SHEET 5 OF 5 SHEETS
25400-RP3



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) Property Owner Address
11636 Hardin Valley Road 308 LETTERMAILED
COUCH HILL ROAD KNOXVILLE TN 37919 865-588-6329
Property Address Parcel ID 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

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 REQUEST

Brown Property - Couch Mill Road
 Proposed Subdivision Name

Related Rezoning File Number
12-I-21-RZ

Combine Parcels
 Divide Parcel
 Total Number of Lots Created 381 393
 Unit / Phase Number _____
 Other (specify) Detached + attached residential subdivision
 Attachments / Additional Requirements

ZONING REQUEST

Zoning Change _____
 Proposed Zoning _____

Plan Amendment Change _____
 Proposed Plan Designation(s) _____

Proposed Density (units/acre) _____
 Previous Rezoning Requests _____
 Other (specify) _____

Pending Plat File Number

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	Total
0108 Concept Plan	\$12,290
Fee 2	
Fee 3	

MP

AUTHORIZATION

David Harbin
 Applicant Signature

DAVID HARBIN
 Please Print

11.29.21
 Date

865-588-16472
 Phone Number

harbin@bhn-p.com
 Email

Dum
 Property Owner Signature

DARBY CAMPBELL SAFE HARBOR
 Please Print

11.29.21
 Date

11/29/21 dum