



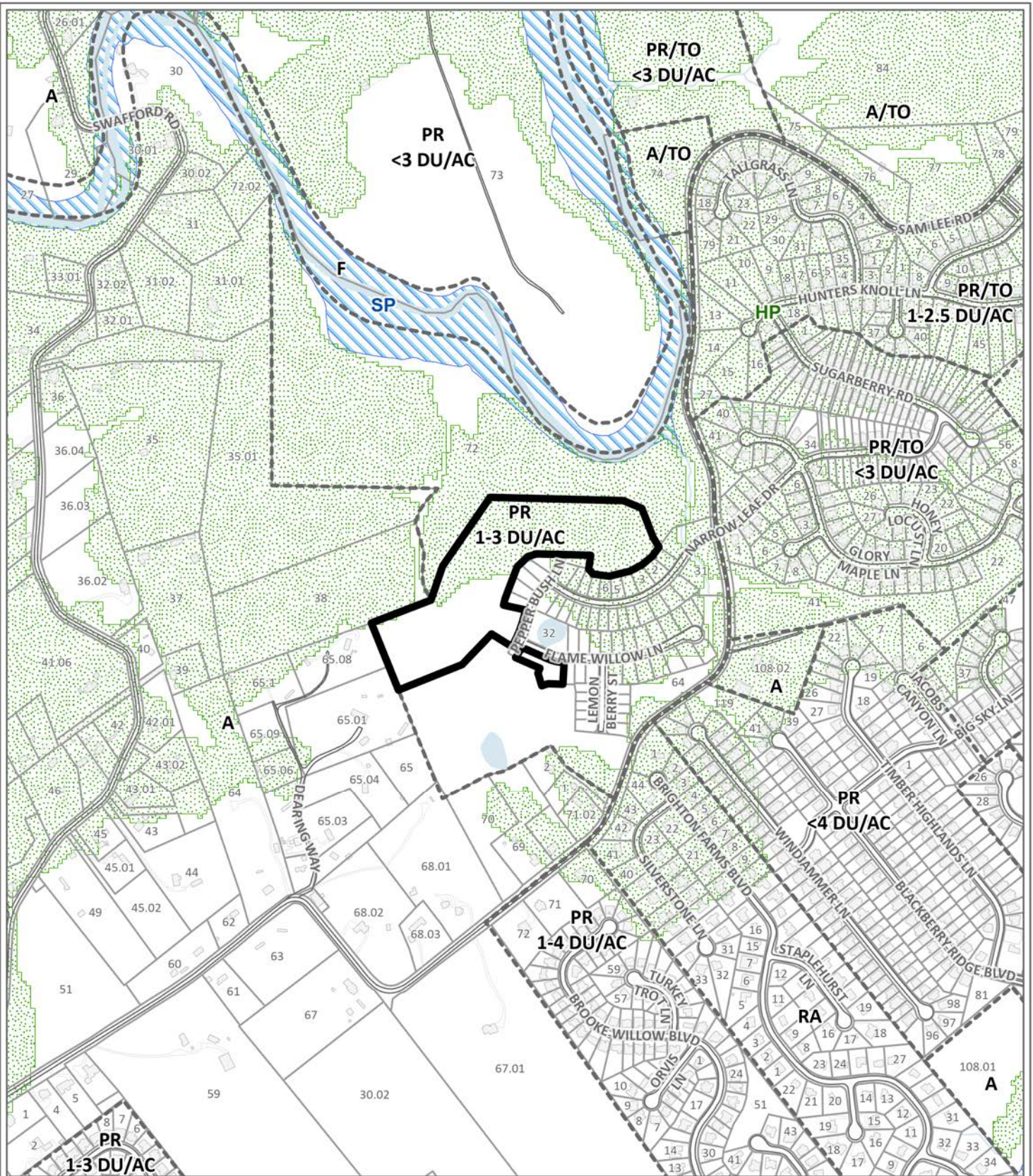
TO: Knoxville-Knox County Planning Commission
FROM: Spencer Schmutde, Subdivision Reviewer
DATE: August 2, 2023
RE: 8-SF-23-F, Agenda #40
Final Plat of Hayden Farms Phase 2

Recommendation

The concept plan indicating the overall layout and design for this plat was approved on 4/8/2020 as Planning Case 4-SB-20-C. Per Subdivision Regulations, Sections 2.08.A and 2.10.F, the final plat must be in substantial conformance with the approved concept plan. Due to lack of receipt of comments from Knox County Engineering and Public Works, Planning staff are recommending postponement for 30 days until the September 14, 2023 Planning Commission meeting. The applicant is aware of the need for postponement.

Associated Case and Decision

4-SB-20-C: Approved by the Planning Commission (4/8/2020)
4-D-20-UR: Approved by the Planning Commission (4/8/2020)



FINAL SUBDIVISION PLAT

8-SF-23-F

Petitioner: Hardin Valley Farm Development Inc



Final Plat For: Hayden Farms S/D Phase 2

Map No: 103

Jurisdiction: County

Original Print Date: 7/20/2023

Knoxville - Knoxville County Planning Commission * City / County Building * Knoxville, TN 37902



FINAL PLATS OF PREVIOUSLY APPROVED CONCEPT PLANS

Meeting 8/10/2023

AGENDA # (FILE #)	APPLICANT	PARCEL ID*	ADDRESS OR LOCATION*	SUBDIVISION NAME	ACRES	LOTS	PREVIOUSLY APPROVED CONCEPT PLAN (PLANNING FILE #)	RECOMMENDATION
#37 8-SC-23-F	S&E Properties LLC	116ME001-028	2102 Lantern Park Ln.; Multiple addresses on Lantern Park Ln. and Mission Hill Ln.	Replat of Lantern Park	8.83	26	1-SB-22-C	APPROVE
#38 8-SD-23-F	Ryan Lynch	129 16413, 141 082, 141 08203	0 Hatmaker Ln., North of I-40 and West of Hopper Ln.	Sonesta, Phase 1	69.92	80	12-SB-20-C	APPROVE
#39 8-SE-23-F	Southland Group Inc	049 067	0 Stoneyhurst Ln., West of Murphy Rd. and south of Star Gate Dr.	The Meadows at Shannon Valley, Unit 3	11.79	28	1-SB-23-C	APPROVE
#40 8-SF-23-F	Hardin Valley Farm Development Inc	103 072	0 Flame Willow Ln., Northwest side of Sam Lee Rd and East of Dearing Way	Hayden Farms, Phase 2	16.015	63	4-SB-20-C	POSTPONE
#41 8-SG-23-F	Lynch Surveys	105 02504	0 Yellow Aster Rd., South of Troutman Ln., North of Yellow Aster Dr.	The Grange, Unit 2	21.82	70	8-SD-20-C	APPROVE
#42 8-SH-23-F	Lynch Surveys	116 06701	12119 Hardin Valley Rd.	Ironwood Glen	20.36	47	9-SB-21-C	APPROVE
#43 8-SI-23-F	Turner Homes LLC	029PL001-046	7426 Snow Bank Ln.; Multiple addresses on Snow Bank Ln. and Ancient Glacier Ln.	Corrected Final Plat for Snowmass, Phase 2B	10.64	46	3-SD-19-C	APPROVE

*Note: see plat for all parcel IDs and exact location of proposed subdivision



Development Request

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - Sector Plan
 - One Year Plan
- Rezoning

Hardin Valley Farm Development Inc

Applicant Name Affiliation

7/20/2023

8/10/2023

8-SF-23-F

Date Filed

Meeting Date (if applicable)

File Number(s)

CORRESPONDENCE

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

David Harbin Batson, Himes, Norvell and Poe

Name / Company

4334 Papermill Dr. Dr. Knoxville TN 37909

Address

865-588-6472 / harbin@bhn-p.com

Phone / Email

CURRENT PROPERTY INFO

Hardin Valley Farm Development Inc

300 Letterman Road Knoxville TN 37919

865-588-0321

Owner Name (if different)

Owner Address

Owner Phone / Email

0 Flame Willow Lane

Property Address

103 072

16.015 acres

Parcel ID

Part of Parcel (Y/N)?

Tract Size

Knox-Chapman Utility District

Knox-Chapman Utility District

No

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

NW side of Sam Lee Rd. and East of Dearing Way

General Location

City **Commission District 6 PR (Planned Residential)**

County District

Zoning District

Existing Land Use

Northwest County

Rural Area

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) _____	

SUBDIVISION REQUEST

Hayden Farms S/D Phase 2	Related Rezoning File Number
Proposed Subdivision Name	
_____	63
Unit / Phase Number <input checked="" type="checkbox"/> Split Parcels	Total Number of Lots Created
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input type="checkbox"/> Zoning Change	Proposed Zoning	Pending Plat File Number

<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)	

Proposed Density (units/acre)	Previous Zoning Requests	
Additional Information _____		

STAFF USE ONLY

PLAT TYPE

Staff Review Planning Commission

ATTACHMENTS

Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

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

Fee 1	Total
\$0.00	
Fee 2	
Fee 3	

AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature: **Hardin Valley Farm Development Inc** Date: **7/20/2023**
Please Print

Phone / Email _____
Property Owner Signature: **Hardin Valley Farm Development Inc** Date: **7/20/2023**
Please Print



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

HARDIN VALLEY FARM DEVELOPMENT INC
Applicant Name

Affiliation

Date Filed

August 10, 2023

Meeting Date (if applicable)

File Number(s)

8-SF-23-F

~~6-W-23~~

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
Name

BATSON HIMES HORNELL ? POE
Company

4334 PAPERMILL DR
Address

KNOXVILLE
City

TN
State

37909
ZIP

865-588-6472
Phone

harbin@bhm-p.com
Email

CURRENT PROPERTY INFO

Hardin Valley Farm Development Inc
Property Owner Name (if different)
0 Flame Willow Lane

300 LETTEMAN RD
KNOXVILLE TN 37919
Property Owner Address

865-588-0321
Property Owner Phone

~~SAM LEE RD~~
Property Address

TAX MAP 103
Parcel ID

PART OF PARCEL 72

WKUD
Sewer Provider

WKUD
Water Provider

NO
Septic (Y/N)

STAFF USE ONLY

NW side of Sam Lee Rd. and East of Dearing Way

16.015 acres

General Location

Tract Size

City County 6
District

PR 1-3 du/ac

AgForVac

Zoning District

Existing Land Use

Northwest County

HP RR

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) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

HAYDEN FARMS
 Proposed Subdivision Name
Phase 2
 Combine Parcels
 Divide Parcel
 63 LOTS
 Unit / Phase Number
 Total Number of Lots Created
 Other (specify) _____
 Attachments / Additional Requirements

Related Rezoning File Number

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
0203	\$1,760.00	
Fee 2		
0208	\$780.00	\$2,540.00
Fee 3		

AUTHORIZATION


 Applicant Signature
 DAVID HARBIN
 Please Print
 6.8.23
 Date
865-588-6472
 Phone Number
 harbin@bhn-p.com
 Email

 Property Owner Signature
 Please Print
 SG, 06/09/23
 Date

I declare under penalty of perjury the foregoing [i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent] is true and correct.