



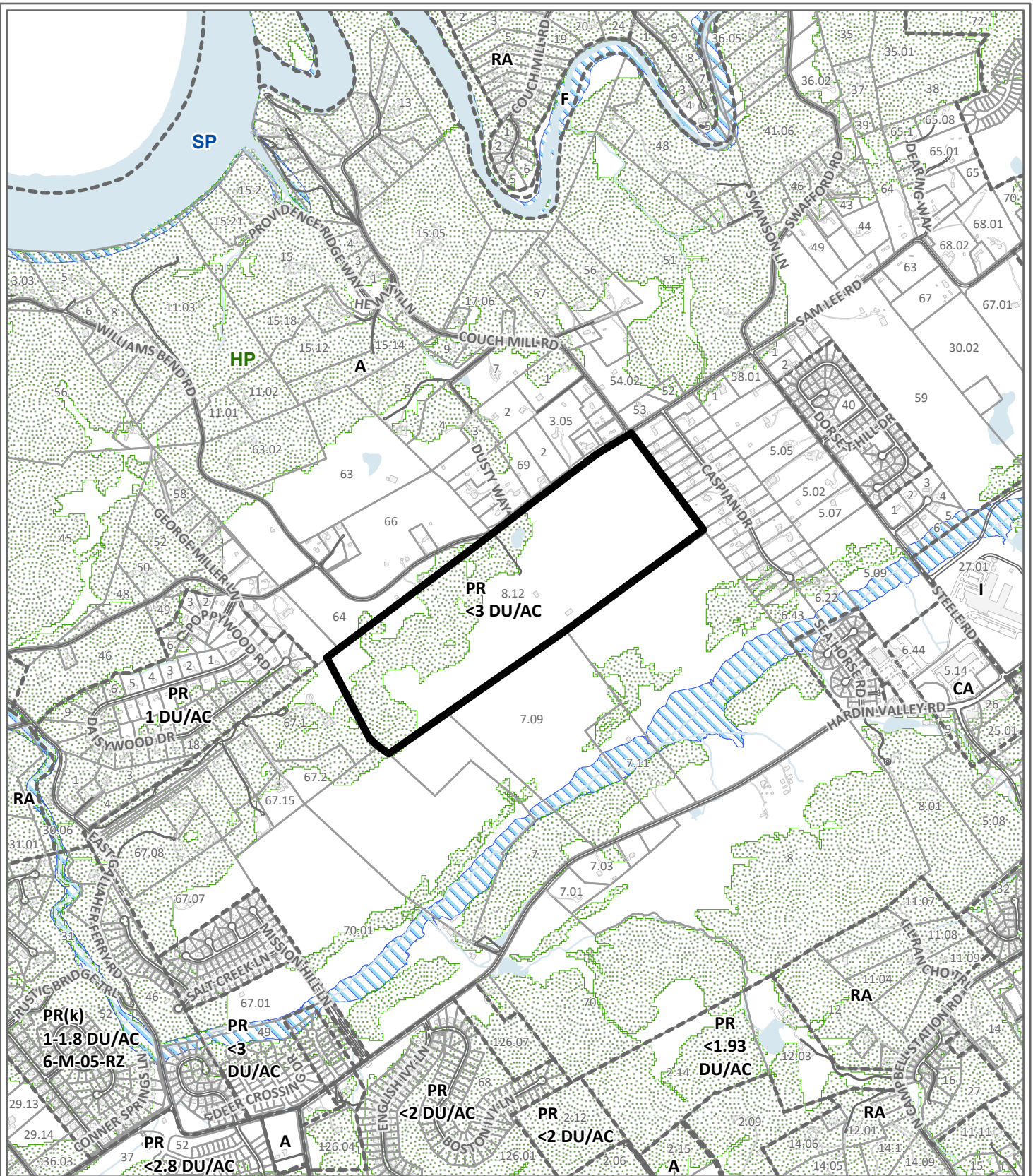
TO: Knoxville-Knox County Planning Commission
FROM: Spencer Schumde, Planning and Subdivision Specialist
DATE: December 4, 2023
RE: 12-SB-23-F, Agenda #42
Final Plat of The Haven at Hardin Valley Phase 1A

Recommendation

The concept plan indicating the overall layout and design for this plat was approved on 3/10/2022 as Planning Case 1-SA-22-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. Planning staff affirms that this plat is in substantial conformance with the concept plan and recommends approval.

Associated Case and Decision

1-SA-22-C: Approved by the Planning Commission (3/10/2022)
1-D-22-UR: Approved by the Planning Commission (3/10/2022)



FINAL SUBDIVISION PLAT

12-SB-23-F

Petitioner: David Harbin



Final Plat For: The Ridges of Hardin Valley Phase 1A

Map No: 117

Jurisdiction: County

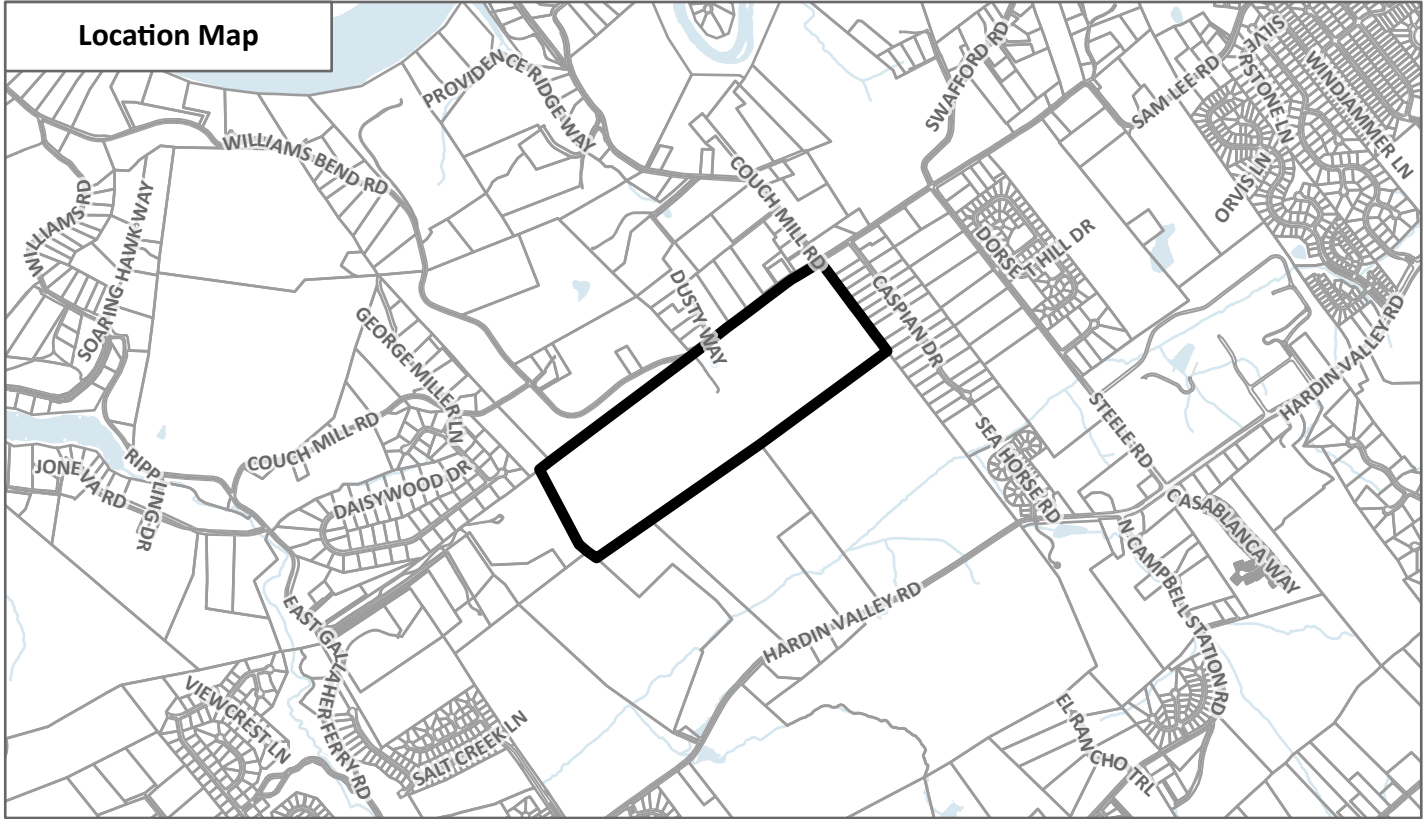
Original Print Date: 11/13/2023

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

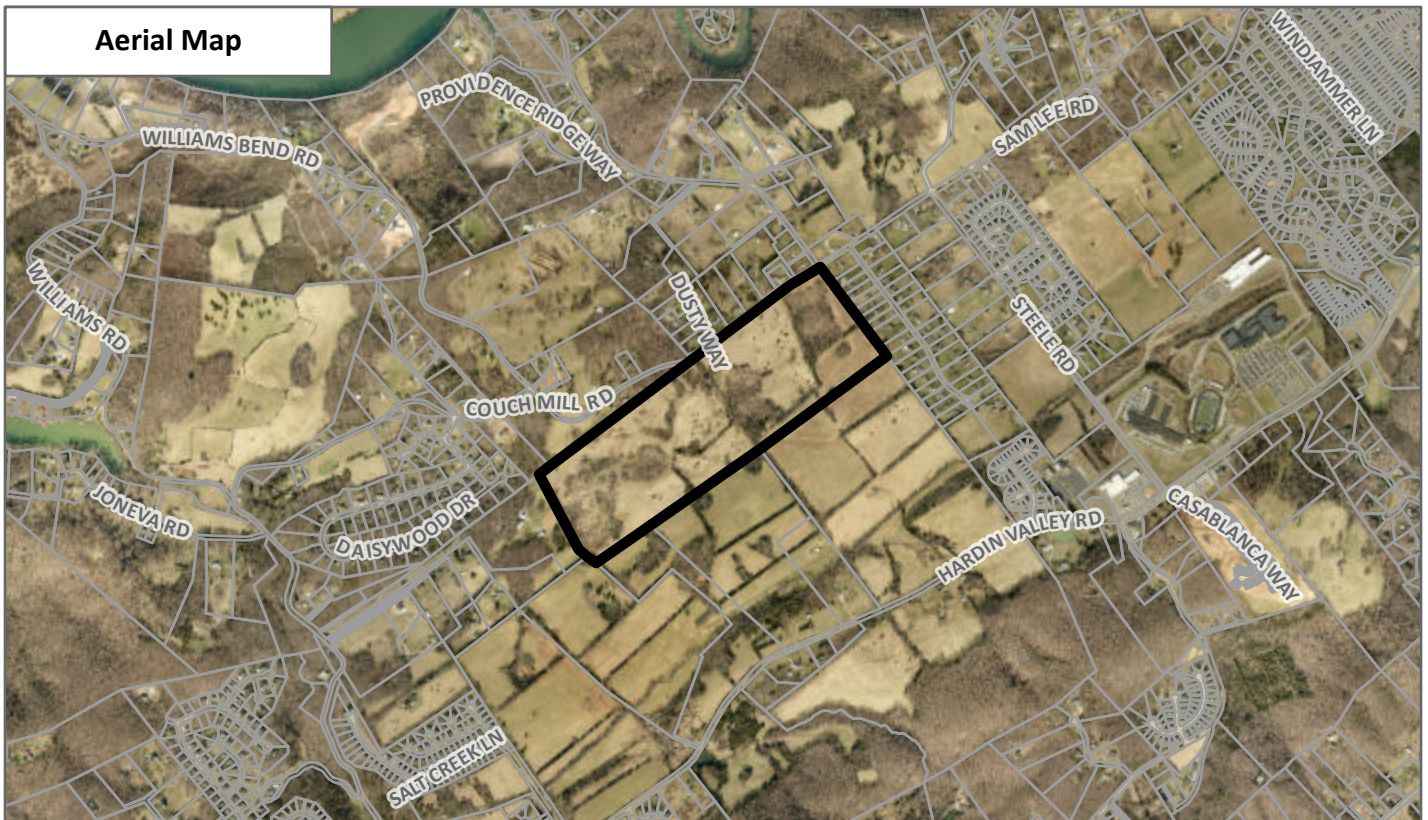


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

12-SB-23-F

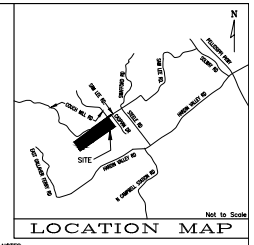
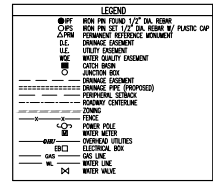


Case boundary





LINE	BEARING	DISTANCE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
1	N-11°52'15" E	100.00	100.00	100.00	S-88°47'45" W
2	S-88°47'45" W	100.00	100.00	100.00	S-88°47'45" W
3	S-88°47'45" W	100.00	100.00	100.00	S-88°47'45" W
4	S-88°47'45" W	100.00	100.00	100.00	S-88°47'45" W
5	S-88°47'45" W	100.00	100.00	100.00	S-88°47'45" W
6	S-88°47'45" W	100.00	100.00	100.00	S-88°47'45" W
7	S-88°47'45" W	100.00	100.00	100.00	S-88°47'45" W
8	S-88°47'45" W	100.00	100.00	100.00	S-88°47'45" W
9	S-88°47'45" W	100.00	100.00	100.00	S-88°47'45" W
10	S-88°47'45" W	100.00	100.00	100.00	S-88°47'45" W
11	S-88°47'45" W	100.00	100.00	100.00	S-88°47'45" W
12	S-88°47'45" W	100.00	100.00	100.00	S-88°47'45" W
13	S-88°47'45" W	100.00	100.00	100.00	S-88°47'45" W
14	S-88°47'45" W	100.00	100.00	100.00	S-88°47'45" W
15	S-88°47'45" W	100.00	100.00	100.00	S-88°47'45" W
16	S-88°47'45" W	100.00	100.00	100.00	S-88°47'45" W
17	S-88°47'45" W	100.00	100.00	100.00	S-88°47'45" W
18	S-88°47'45" W	100.00	100.00	100.00	S-88°47'45" W
19	S-88°47'45" W	100.00	100.00	100.00	S-88°47'45" W
20	S-88°47'45" W	100.00	100.00	100.00	S-88°47'45" W
21	S-88°47'45" W	100.00	100.00	100.00	S-88°47'45" W
22	S-88°47'45" W	100.00	100.00	100.00	S-88°47'45" W
23	S-88°47'45" W	100.00	100.00	100.00	S-88°47'45" W
24	S-88°47'45" W	100.00	100.00	100.00	S-88°47'45" W
25	S-88°47'45" W	100.00	100.00	100.00	S-88°47'45" W
26	S-88°47'45" W	100.00	100.00	100.00	S-88°47'45" W
27	S-88°47'45" W	100.00	100.00	100.00	S-88°47'45" W
28	S-88°47'45" W	100.00	100.00	100.00	S-88°47'45" W
29	S-88°47'45" W	100.00	100.00	100.00	S-88°47'45" W
30	S-88°47'45" W	100.00	100.00	100.00	S-88°47'45" W
31	S-88°47'45" W	100.00	100.00	100.00	S-88°47'45" W
32	S-88°47'45" W	100.00	100.00	100.00	S-88°47'45" W
33	S-88°47'45" W	100.00	100.00	100.00	S-88°47'45" W
34	S-88°47'45" W	100.00	100.00	100.00	S-88°47'45" W
35	S-88°47'45" W	100.00	100.00	100.00	S-88°47'45" W
36	S-88°47'45" W	100.00	100.00	100.00	S-88°47'45" W
37	S-88°47'45" W	100.00	100.00	100.00	S-88°47'45" W
38	S-88°47'45" W	100.00	100.00	100.00	S-88°47'45" W
39	S-88°47'45" W	100.00	100.00	100.00	S-88°47'45" W



- NOTES:**
1. IRON PINS FOUND (IF) SHOWN ON PLAN. ALL OTHER PROPERTY CORNERS SET BY BHMAP, UNLESS NOTED OTHERWISE ON PLAN.
 2. THERE SHALL BE A (10) FEET UTILITY AND DRAINAGE EASEMENT IN BOTH DIRECTIONS ALONG LOT LINES, ADJOINING STREETS, AND PRIVATE ROADS—OF-WHICH THERE SHALL BE A (3) FEET UTILITY AND DRAINAGE EASEMENT IN BOTH DIRECTIONS ALONG BOTH SIDES OF ALL INTERIOR LOT LINES. NO EASEMENTS ARE REQUIRED WHERE ZERO LOT LINE SETBACKS HAVE BEEN APPROVED.
 3. SANITARY SEWER EASEMENT OF 15', 7.5' EACH SIDE OF SEWER AS INSTALLED (WHERE APPLICABLE)
 4. THIS PROPERTY IS ZONED PR.
 5. THIS PROPERTY CONTAINS APPROXIMATELY 22.82 ACRES AND IS SURMOUNDED BY 69 LOTS WITH TOTAL ACREAGE WITHIN CONTAINING 7.17 ACRES AND ONE LOT FOR WEST KNOX UTILITY DISTRICT CONTAINING 2.26 AC.
 6. BUILDING SETBACK LINES WILL BE AS FOLLOWS:
FRONT—30'
SIDES—15'
REAR—15'
 7. FOR APPROVED SUBDIVISION WAIVER AND CONDITIONS OF APPROVAL OF THE CONCEPT AND USE OF REVIEW PLAN, REFER TO THE METROPOLITAN PLANNING COMMISSION FILE # 15A-22-C & 1-15-22-24, APPROVED ON MARCH 9, 2022.
 8. THE HOMEOWNERS ASSOCIATION IS ESTABLISHED AND RECORDED AS INSTR. #.
 9. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING STORMWATER FACILITIES ON THEIR PROPERTY. THE COVENANTS FOR MAINTAINING STORMWATER FACILITIES ARE RECORDED AS INSTR. #.
 10. NO BUILDING IS ALLOWED WITHIN THE LIMITS OF ANY SINKHOLE. A GEOTECHNICAL STUDY HAS BEEN PREPARED BY GEO SERVICES, LLC. (PROJECT ID: 2022023) AND IT HAS BEEN DETERMINED THAT SOIL CONDITIONS ARE ABLE TO SUPPORT LIGHT RESIDENTIAL CONSTRUCTION WITHIN SINKHOLE AREAS. THIS STUDY HAS BEEN REVIEWED AND APPROVED BY KNOX COUNTY ENGINEERING & PUBLIC WORKS. THIS STUDY WAS PREPARED FOR LOTS 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, & 39.
 11. SIGN AT TERMINUS OF MAROON HILL DRIVE TO READ "ROADWAY TO PROVIDE ACCESS TO ADJOINING LOTS".
 12. LOTS TO HAVE VEHICULAR ACCESS TO INTERIOR ROAD SYSTEM ONLY.
 13. RIGHT OF WAY OF 300 FEET IS CERTIFIED IN BOTH DIRECTIONS AT THE INTERSECTION OF MAROON HILL DRIVE AND SIGNAL VINE DRIVE AS DEFINED BY THE MINIMUM SUBDIVISION REGULATIONS OF KNOXVILLE AND KNOX COUNTY.
 14. COMMON AREA #4 IS ENTIRELY WITHIN A DRAINAGE EASEMENT. NO STRUCTURES OR IMPROVEMENTS OF ANY KIND IS ALLOWED WITHIN THIS AREA.

CERTIFICATE OF OWNERSHIP AND GENERAL DESCRIPTION
I, **DAVID BRIAN HAMES**, a Licensed Land Surveyor in the State of Tennessee, do hereby certify that this is a correct and true copy of the original plat as recorded in the records of the State of Tennessee for the purpose of conveying land.

FINAL PLAT OF THE HAVEN AT HARDIN VALLEY PHASE 1A
TAX MAP 117 PART OF PARCEL 8.12
6TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE
SCALE: 1"=60' DATE: OCTOBER 18, 2023
0' 60' 120' 180 240'
1"=60'

BATSON, HIMES, NORVILL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 588-6473
em@bhn-inc.com

OWNER/DEVELOPER
SH COUCH MILL, LLC
308 LETTERMAN RD.
KNOXVILLE, TN 37919
(865) 588-0321

25400-1A-PP
0\25400\PHASE 1\FINAL\25400-1A-PP.DWG

CERTIFICATE OF OWNERSHIP AND GENERAL DESCRIPTION
I, **DAVID BRIAN HAMES**, a Licensed Land Surveyor in the State of Tennessee, do hereby certify that this is a correct and true copy of the original plat as recorded in the records of the State of Tennessee for the purpose of conveying land.

CERTIFICATE OF APPROVAL OF PUBLIC WATER SYSTEM - MAJOR SUBDIVISION
I, the undersigned, hereby certify that the subdivision shown on this plat complies with all applicable provisions of the subdivision-county subdivision regulations which apply to the lots hereon, as defined in a subdivision map which has been recorded in the records of the State of Tennessee.

CERTIFICATE OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM - MAJOR SUBDIVISION
I, the undersigned, hereby certify that the subdivision shown on this plat complies with all applicable provisions of the subdivision-county subdivision regulations which apply to the lots hereon, as defined in a subdivision map which has been recorded in the records of the State of Tennessee.

INSPECTION OF COMPLETED STREETS AND RELATED IMPROVEMENTS
I, the undersigned, hereby certify that the subdivision shown on this plat complies with all applicable provisions of the subdivision-county subdivision regulations which apply to the lots hereon, as defined in a subdivision map which has been recorded in the records of the State of Tennessee.

REGISTERED LAND SURVEYOR
DAVID BRIAN HAMES
TENNESSEE LICENSE NO. 50412

REGISTERED LAND SURVEYOR
DAVID BRIAN HAMES
TENNESSEE LICENSE NO. 50412

REGISTERED LAND SURVEYOR
DAVID BRIAN HAMES
TENNESSEE LICENSE NO. 50412

CITY TAX CLERK
KNOX COUNTY TRUSTEE

KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS
KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS
APPROVE THIS PLAN ON THE DAY OF _____, 20__.

KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS
KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS
APPROVE THIS PLAN ON THE DAY OF _____, 20__.

REGISTERED LAND SURVEYOR
DAVID BRIAN HAMES
TENNESSEE LICENSE NO. 50412

REGISTERED LAND SURVEYOR
DAVID BRIAN HAMES
TENNESSEE LICENSE NO. 50412

REGISTERED LAND SURVEYOR
DAVID BRIAN HAMES
TENNESSEE LICENSE NO. 50412

12-SB-23-F
DEED REFERENCE: INSTR.# 202208170011152



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

SH Couch Mill, LLC

Applicant Name

Affiliation

10/27/2023

Date Filed

12/14/2023

Meeting Date (if applicable)

12-SB-23-F

File Number(s)

CORRESPONDENCE

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

David Harbin Batson Himes Norvell & Poe

Name / Company

4334 Papermill Dr Knoxville TN 37909

Address

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

Phone / Email

CURRENT PROPERTY INFO

SH Couch Mill, LLC

Owner Name (if different)

308 Letterman Drive Knoxville TN 37919

Owner Address

865-588-0321

Owner Phone / Email

12202 Couch Mill Rd.

Property Address

117 008 12

Parcel ID

18.776 acres

Tract Size

Part of Parcel (Y/N)?

West Knox Utility District

Sewer Provider

West Knox Utility District

Water Provider

No

Septic (Y/N)

STAFF USE ONLY

S of Couch Mill Rd, SW of Williams Bed Rd

General Location

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

County District

Zoning District

Existing Land Use

Northwest County

Planning Sector

Sector Plan Land Use Classification

Rural Area

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

The Ridges of Hardin Valley Phase 1A	Related Rezoning File Number
Proposed Subdivision Name	
_____	64
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
\$2,570.00	
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	SH Couch Mill, LLC	10/27/2023
	Please Print	Date

Phone / Email	SH Couch Mill, LLC	10/27/2023
Property Owner Signature	Please Print	Date



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

Applicant Name: SH Couch Mill, LLC Affiliation: owner

Date Filed: 10/30/23 Meeting Date (if applicable): 12/14/13

File Number(s)

12-SB-23-F

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

Name: David Harbin Company: Batson + Homes

Address: 4334 Papermill Drive City: Knoxville TN State: 3709 ZIP: 3709

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

CURRENT PROPERTY INFO

Property Owner Name (if different): SH Couch Mill, LLC Property Owner Address: 308 Letterman Dr. Property Owner Phone: 588-0321

Property Address: 12202 Couch Mill Road Parcel ID: 1178.12

Sewer Provider: WKVD Water Provider: WKVD Septic (Y/N): N

STAFF USE ONLY

General Location: S of Couch Mill Rd, SW of Williams Bed Rd Tract Size: 18.776 acres

City County 6 District: PR 1-3 DU/AC Zoning District: AgForVac Existing Land Use

Northwest County Planning Sector: RR,HP Sector Plan Land Use Classification: Rural Area Growth Policy Plan Designation

DEVELOPMENT REQUEST

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

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) _____

SUBDIVISION REQUEST

The Ridges of Hadin Valley Phase 1A

Proposed Subdivision Name

Related Rezoning File Number

Unit / Phase Number

- Combine Parcels Divide Parcel

~~60~~ 64
Total Number of Lots Created

Other (specify) _____

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		Total
0203	\$1780.00	\$2570.00
Fee 2		
0208	\$790.00	
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

David Harbin

David Harbin

10/23/23

Applicant Signature

Please Print

Date

588-6472

harbin@bhn-p.com

10/27/2023 OI

Phone Number

Email

10/23/23

Chris Oaten

Chris Oaten

Date Paid

Property Owner Signature

Please Print