



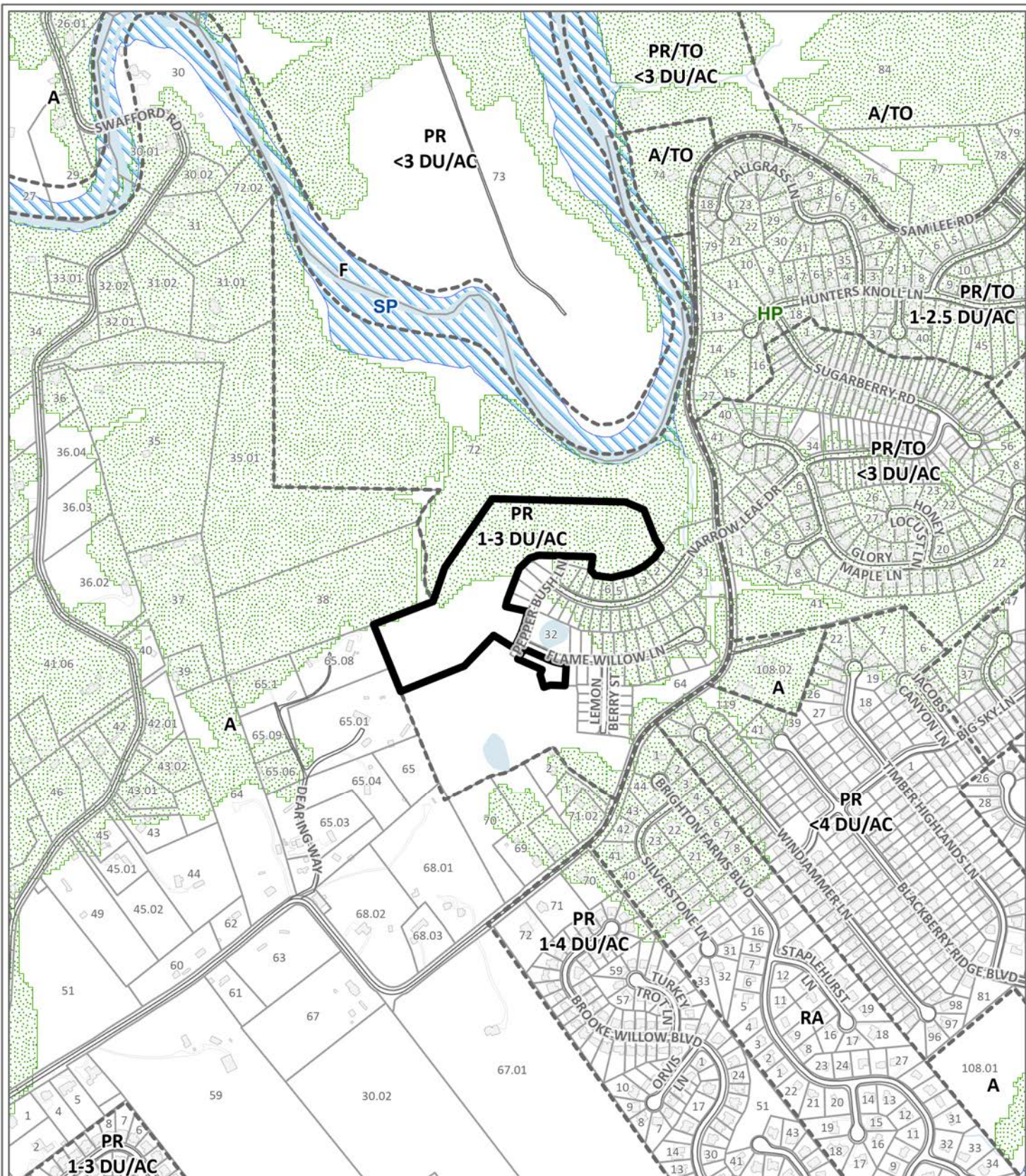
TO: Knoxville-Knox County Planning Commission
FROM: Spencer Schumde, Subdivision Reviewer
DATE: August 28, 2023
RE: 8-SF-23-F, Agenda #35
Hayden Farms, Phase 2

Recommendation

The concept plan indicating the overall layout and design for this plat was approved on April 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. Planning staff affirms that this plat is in substantial conformance with the concept plan and recommends approval.

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

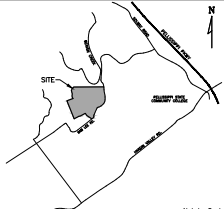
Map No: 103

Jurisdiction: County

Original Print Date: 7/20/2023

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

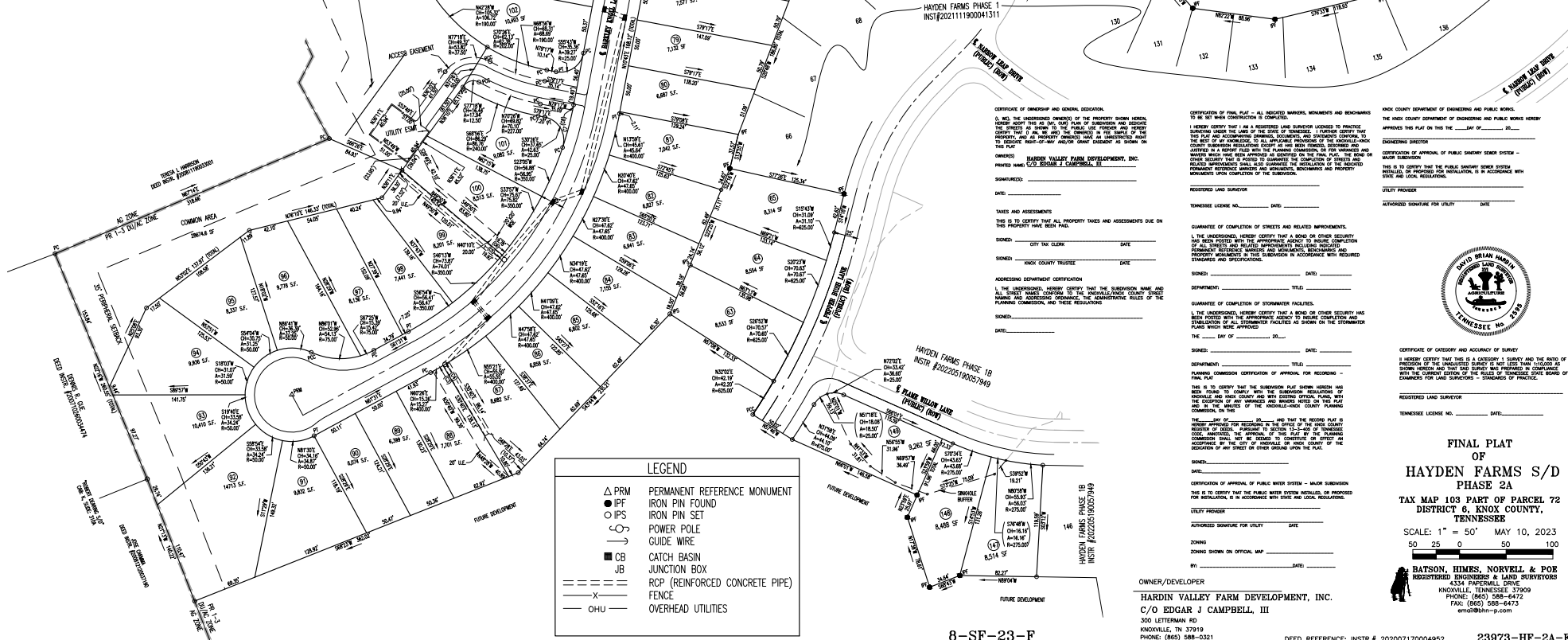




CURVE	DEGREE OF CURVE	ARC LENGTH	CHORD LENGTH	RADIUS
C4	N45P45E	7.500'	7.500'	450.000'
C5	S45P45E	7.500'	7.500'	450.000'
C6	S75P30E	12.500'	12.500'	375.000'
C7	S15P75E	12.500'	12.500'	375.000'
C8	S15P75E	12.500'	12.500'	375.000'
C9	S75P30E	12.500'	12.500'	375.000'
C10	N45P45E	7.500'	7.500'	450.000'
C11	N45P45E	7.500'	7.500'	450.000'
C12	S89P10E	49.499'	28.800'	79.000'

LOCATION MAP

- NOTES:**
1. BOUNDING POINTS (B.P.) SHOWN ON PLAT. ALL OTHERS SET BY B.M.P., UNLESS NOTED OTHERWISE ON PLAT.
 2. THERE SHALL BE A (30) FEET UTILITY EASEMENT AND CONSTRUCTION EASEMENT BOUND BY ALL EXISTING LOT LINES, ADJACENT STREETS, AND PRIVATE RIGHTS-OF-WAY. THERE SHALL BE A (30) FEET UTILITY EASEMENT AND CONSTRUCTION EASEMENT IN NORTH PROPERTY ACROSS SIDE OF ALL EXISTING LOTS.
 3. SANITARY SEWER EASEMENT OF 10', 7.5' EACH SIDE OF SEWER AS INDICATED (WHERE APPLICABLE).
 4. PROPERTY OWNER IS RESPONSIBLE FOR MAINTENANCE OF STORMWATER FACILITIES. THE CONTIGUOUS FOR MAINTENANCE OF STORMWATER FACILITIES IS RECORDED AS INSTR. #2020011900010000.
 5. THIS PROPERTY IS ZONED PH 1-3 (D.V.A.R.C.).
 6. THIS SUBDIVISION CONTAINS 1601' ADJACENT AND IS BOUNDARIED INTO 43 TOTAL PARCELS, CONTAINING 1171.3 COMMON AREA LOTS AND PUBLIC RIGHTS-OF-WAY.
 7. BUILDING SETBACKS ARE AS FOLLOWS:
FRONT _____ FT.
SIDE _____ FT.
REAR _____ FT.
 8. THE 30' UTILITY EASEMENT SUPERSEDES ALL OTHER SETBACKS. (SEE MAP FOR LOCATIONS).
 9. THE HOMEOWNERS ASSOCIATION IS ESTABLISHED AND RECORDED AS INSTR. #20211190001510.
 10. STORMWATER PERMIT DISCHARGE NUMBER FOR THIS SITE IS NO. #131614.
 11. FOR APPROVED SUBDIVISION WARRANTS AND CONDITIONS OF APPROVAL OF THE COUNTY PLANNING AND ZONING DEPARTMENT, REFER TO THE KNOXVILLE-KNOX COUNTY PLANNING DEPARTMENT, 1-3-2020-01-01-3-20-20-01.
 12. ALL LOTS TO HAVE VEHICULAR ACCESS TO HIGHWAY ROAD SYSTEM ONLY.
 13. THE GEOGRAPHICAL REPORT PREPARED BY GEODESICS PROJECT NO. 21-100001-0001 HAS BEEN REVIEWED AND APPROVED BY THE KNOX COUNTY PLANNING AND ZONING DEPARTMENT. THE KNOX COUNTY ENGINEERING HAS REVIEWED AND APPROVED THIS REPORT.



LEGEND

- △ PRM PERMANENT REFERENCE MONUMENT
- IFF IRON PIN FOUND
- IFS IRON PIN SET
- POWER POLE
- GUIDE WIRE
- CB CATCH BASIN
- JB JUNCTION BOX
- RCP (REINFORCED CONCRETE PIPE)
- X FENCE
- OHU OVERHEAD UTILITIES

CERTIFICATION OF FINAL PLAT - ALL INDICATED MONUMENTS AND BEARINGS TO BE SET BY THE SUBDIVISION SURVEYOR.

I, the undersigned, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF TENNESSEE. I HEREBY CERTIFY THAT THE PLAT AND ACCOMPANYING RECORDS, DOCUMENTS, AND INSTRUMENTS CONTAINED HEREIN ARE TRUE AND CORRECT AND THAT I HAVE REVIEWED THE RECORDS AND INSTRUMENTS IN A REPORT FILED WITH THE PLANNING COMMISSION, ON FOR VOUCHERS AND RECORDS. I HEREBY CERTIFY THAT I HAVE REVIEWED THE RECORDS AND INSTRUMENTS IN A REPORT FILED WITH THE PLANNING COMMISSION, ON FOR VOUCHERS AND RECORDS. I HEREBY CERTIFY THAT I HAVE REVIEWED THE RECORDS AND INSTRUMENTS IN A REPORT FILED WITH THE PLANNING COMMISSION, ON FOR VOUCHERS AND RECORDS. I HEREBY CERTIFY THAT I HAVE REVIEWED THE RECORDS AND INSTRUMENTS IN A REPORT FILED WITH THE PLANNING COMMISSION, ON FOR VOUCHERS AND RECORDS.

OWNER: HARDIN VALLEY FARM DEVELOPMENT, INC.
C/O EDGAR J CAMPBELL, III

DATE: _____

SIGNED: _____

TAXES AND ASSESSMENTS: THIS IS TO CERTIFY THAT ALL PROPERTY TAXES AND ASSESSMENTS DUE ON THIS PROPERTY HAVE BEEN PAID.

SIGNED: _____ **DATE:** _____

SIGNED: _____ **DATE:** _____

ADDRESSING DEPARTMENT CERTIFICATION: I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE SUBDIVISION NAME AND ADDRESSING INFORMATION IS CORRECT AND ACCORDS WITH THE RECORDS OF THE PLANNING COMMISSION, AND THESE REGULATIONS.

SIGNED: _____ **DATE:** _____

GUARANTEE OF COMPLETION OF STREETS AND RELATED IMPROVEMENTS: THE UNDERSIGNED, HEREBY CERTIFY THAT A BOND OR OTHER SECURITY HAS BEEN POSTED WITH THE APPROPRIATE AGENCY TO INSURE COMPLETION OF ALL STREETS AND RELATED IMPROVEMENTS ACCORDING TO CITY ORDINANCES AND SPECIFICATIONS.

SIGNED: _____ **DATE:** _____

GUARANTEE OF COMPLETION OF STORMWATER FACILITIES: THE UNDERSIGNED, HEREBY CERTIFY THAT A BOND OR OTHER SECURITY HAS BEEN POSTED WITH THE APPROPRIATE AGENCY TO INSURE COMPLETION AND INSTALLATION OF ALL STORMWATER FACILITIES AS SHOWN ON THE STORMWATER PLANS WHICH WERE APPROVED.

THE _____ DAY OF _____ 2023:

SIGNED: _____ **TITLE:** _____

PLANNING COMMISSION CERTIFICATION OF APPROVAL FOR RECORDS - FINAL PLAT: I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE SUBDIVISION PLAT WHICH HAS BEEN FILED WITH THIS COUNTY, MEETS THE SUBDIVISION REGULATIONS OF THE STATE OF TENNESSEE, AND THAT I HAVE REVIEWED THE RECORDS AND INSTRUMENTS IN A REPORT FILED WITH THE PLANNING COMMISSION, ON FOR VOUCHERS AND RECORDS. I HEREBY CERTIFY THAT I HAVE REVIEWED THE RECORDS AND INSTRUMENTS IN A REPORT FILED WITH THE PLANNING COMMISSION, ON FOR VOUCHERS AND RECORDS. I HEREBY CERTIFY THAT I HAVE REVIEWED THE RECORDS AND INSTRUMENTS IN A REPORT FILED WITH THE PLANNING COMMISSION, ON FOR VOUCHERS AND RECORDS.

THE _____ DAY OF _____ 2023:

SIGNED: _____ **TITLE:** _____

CERTIFICATION OF APPROVAL OF PUBLIC UTILITY SYSTEM - MAJOR SUBDIVISION: THIS IS TO CERTIFY THAT THE PUBLIC UTILITY SYSTEM INDICATED ON THIS PLAT IS IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

UTILITY PROVIDER: _____

AUTHORIZED SIGNATURE FOR UTILITY: _____ **DATE:** _____



CERTIFICATE OF CATEGORY AND ACCURACY OF SURVEY:

I, HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE BASIS OF THIS SURVEY IS THE STATE OF TENNESSEE. I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE CURRENT EDITION OF THE TENNESSEE SURVEYING BOARD'S STANDARDS OF PRACTICE.

REGISTERED LAND SURVEYOR: _____

TENNESSEE LICENSE NO.: _____ **DATE:** _____

FINAL PLAT OF HAYDEN FARMS S/D PHASE 2A

TAX MAP 103 PART OF PARCEL 72 DISTRICT 6, KNOX COUNTY, TENNESSEE

SCALE: 1" = 50' MAY 10, 2023

50 25 0 50 100

BATSON, HIMMS, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 588-6473
emh@bhn-p.com

OWNER/DEVELOPER:
HARDIN VALLEY FARM DEVELOPMENT, INC.
C/O EDGAR J CAMPBELL, III
300 LETTERMAN RD
KNOXVILLE, TN 37919
PHONE: (865) 588-0321

FINAL PLATS OF PREVIOUSLY APPROVED CONCEPT PLANS

Meeting 9/14/2023

AGENDA # (FILE #)	APPLICANT	PARCEL ID*	ADDRESS OR LOCATION*	SUBDIVISION NAME	ACRES	LOTS	PREVIOUSLY APPROVED CONCEPT PLAN (PLANNING FILE #)	RECOMMENDATION
#35 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	APPROVE
#36 9-SA-23-F	David Hurst/Robert G. Campbell & Associates	148 001.00 & 001.01	0 W Governor John Sevier Hwy, South of West Governor John Sevier Hwy. and East of Government Farm Rd.	Cherokee Woods	48.67	43	7-SC-20-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.