



TO: Knoxville-Knox County Planning Commission
FROM: Frankie Ramos-Castillo, Planning & Subdivision Specialist
DATE: June 5, 2024
RE: Agenda # 5, File # 6-SA-24-F
Final Plat of Hayden Farm S/D Phase 2B

Recommendation

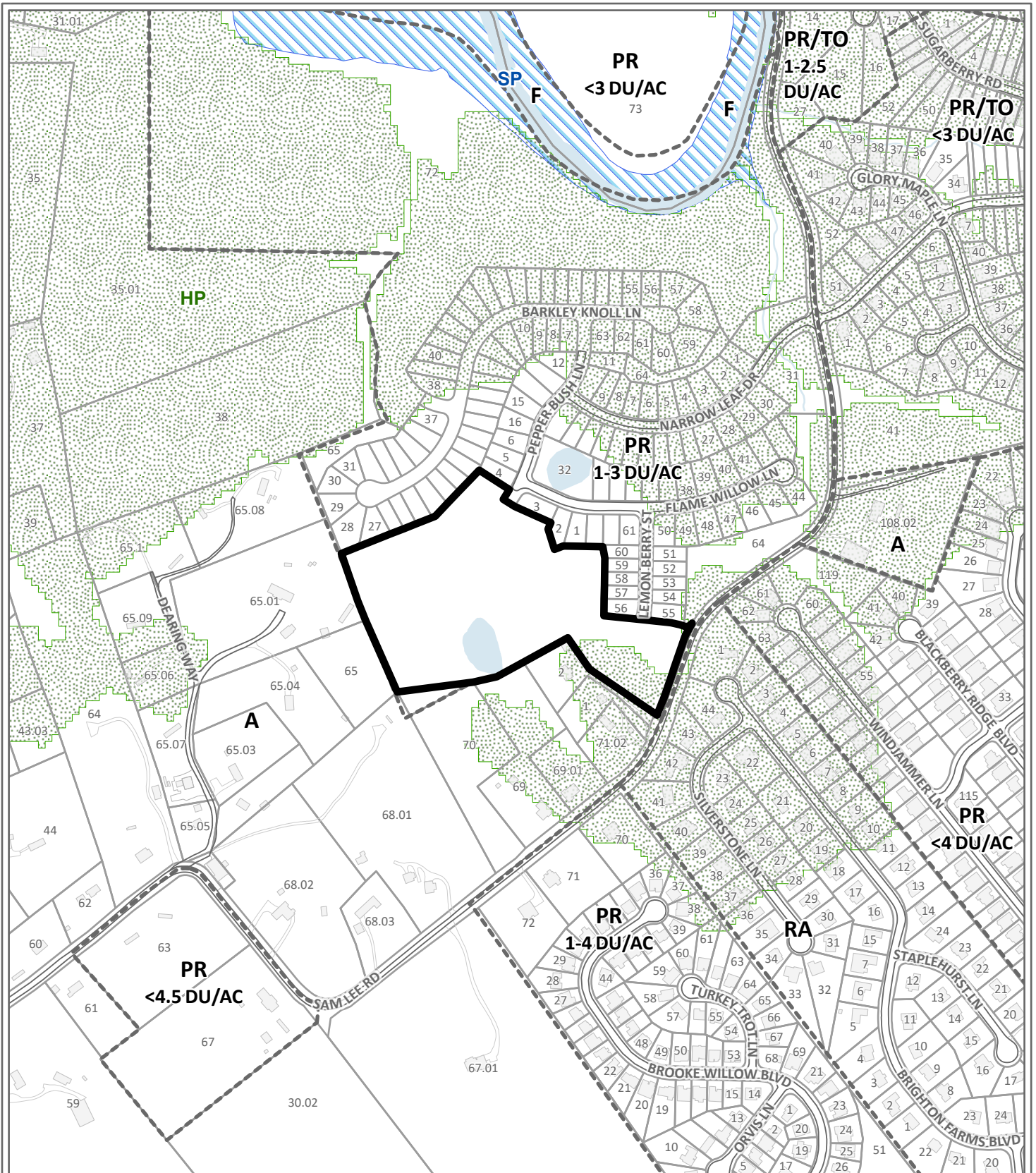
The concept plan indicating the overall layout and design for this plat was approved on April 9, 2020 as Planning Case 4-SB-20-C and on December 10, 2020 as Planning Case 12-SE-20-C. Per Subdivision Regulations Sections 2.08.A and 2.10.F, the final plat must be in substantial conformance with the approved concept plan. Planning staff affirms that this plat is in substantial conformance with the concept plan and recommends approval.

Associated Case and Decision

File # 4-SB-20-C: Approved by the Planning Commission April 9, 2020

File # 12-SE-20-C: Approved by the Planning Commission December 10, 2020

File # 4-D-20-UR: Approved by the Planning Commission April 9, 2020



FINAL SUBDIVISION PLAT

6-SA-24-F

Petitioner: Hardin Valley Farm Development Inc



Final Plat For: Final plat of Hayden Farms Subdivision, Phase 2B

Map No: 103

Jurisdiction: County

Original Print Date: 5/6/2024

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

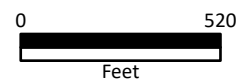
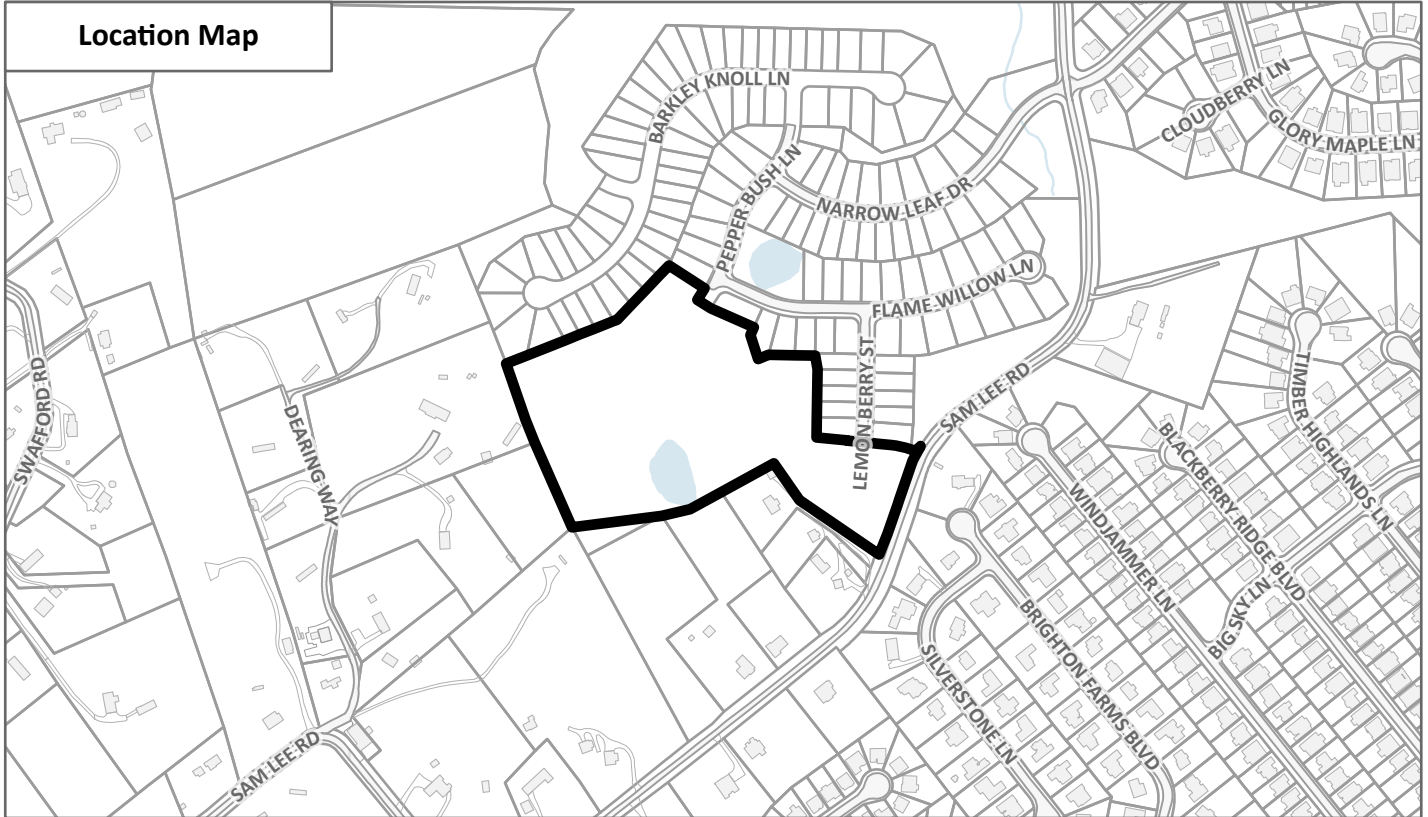
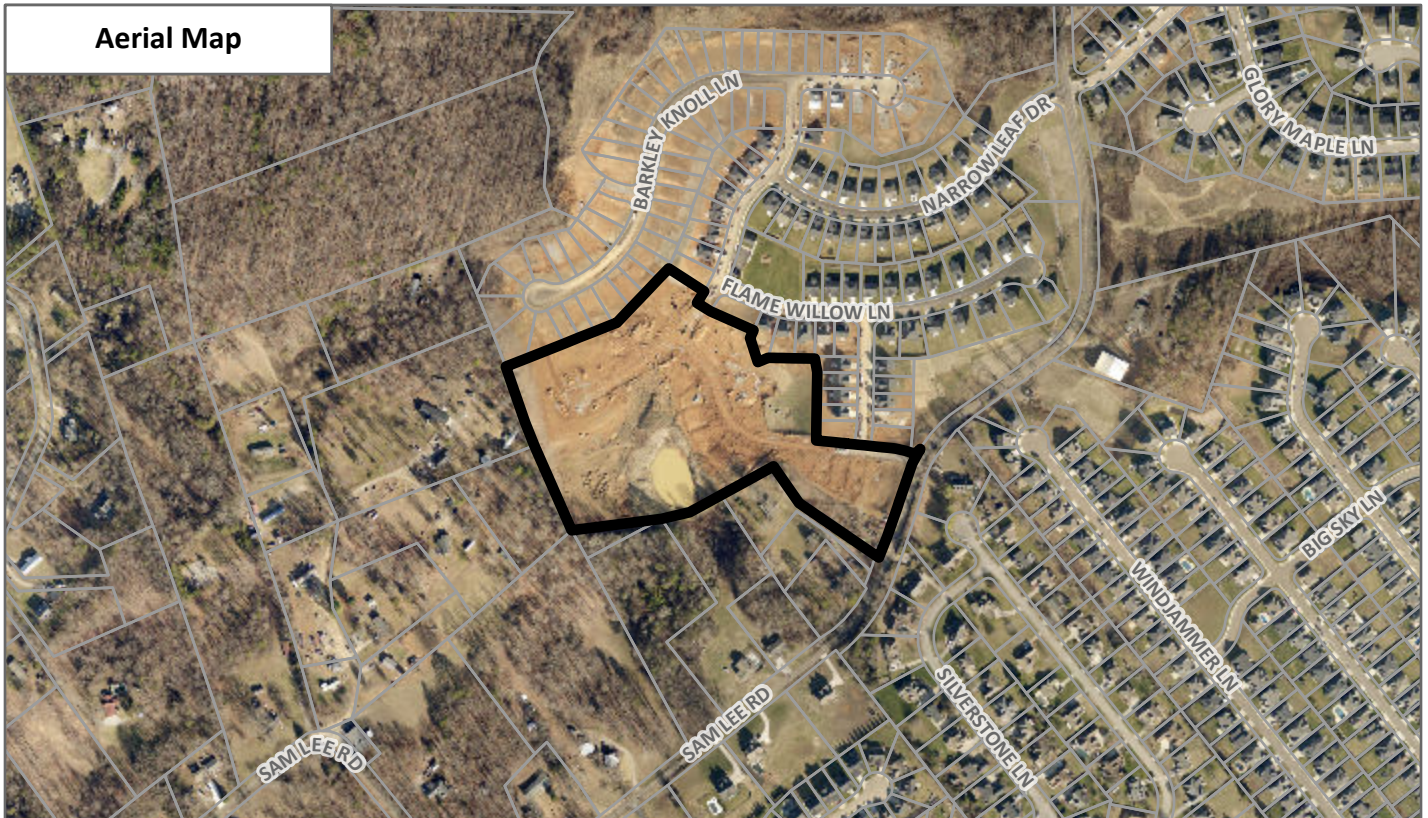


Exhibit A. Contextual Images

Location Map



Aerial Map

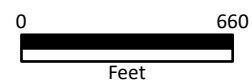


CONTEXTUAL MAPS 1

6-SA-24-F



Case boundary



CERTIFICATE OF OWNERSHIP AND GENERAL DESCRIPTION.
I, THE UNDERSIGNED SURVEYOR OF THE PROPERTY SHOWN HEREON, HAVE BEEN DULY SWORN AND HAVE DEPOSED THAT THE PLAT OF THE PROPERTY SHOWN HEREON IS A TRUE AND CORRECT PLAT OF THE PROPERTY SHOWN HEREON, AND THAT THE PLAT OF THE PROPERTY SHOWN HEREON IS A TRUE AND CORRECT PLAT OF THE PROPERTY SHOWN HEREON, AND THAT THE PLAT OF THE PROPERTY SHOWN HEREON IS A TRUE AND CORRECT PLAT OF THE PROPERTY SHOWN HEREON.

OWNERS: HARDIN VALLEY FARM DEVELOPMENT, INC.
PRINTED NAME: C/O EDGAR J CAMPBELL, III
SIGNATURE: _____
DATE: _____

TAXES AND ASSESSMENTS
THIS IS TO CERTIFY THAT ALL PROPERTY TAXES AND ASSESSMENTS DUE ON THIS PROPERTY HAVE BEEN PAID.
SIGNED: _____ DATE: _____
KNOX COUNTY TREASURER

ADDRESSING DEPARTMENT CERTIFICATION
I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE SUBDIVISION NAME AND ALL OTHER NAMES SHOWN ON THE SUBDIVISION MAP ARE CORRECT AND ACCORDING TO THE ADDRESSING GUIDELINES AND PROCEDURES OF THE ADDRESSING DEPARTMENT.

ADDRESSING DEPARTMENT CERTIFICATION
I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE SUBDIVISION NAME AND ALL OTHER NAMES SHOWN ON THE SUBDIVISION MAP ARE CORRECT AND ACCORDING TO THE ADDRESSING GUIDELINES AND PROCEDURES OF THE ADDRESSING DEPARTMENT.

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM - MAJOR SUBDIVISION
THIS IS TO CERTIFY THAT THE PUBLIC WATER SYSTEM INSTALLATION OR IMPROVEMENT FOR INSTALLATION IS IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

APPROVED SIGNATURE FOR UTILITY: _____ DATE: _____

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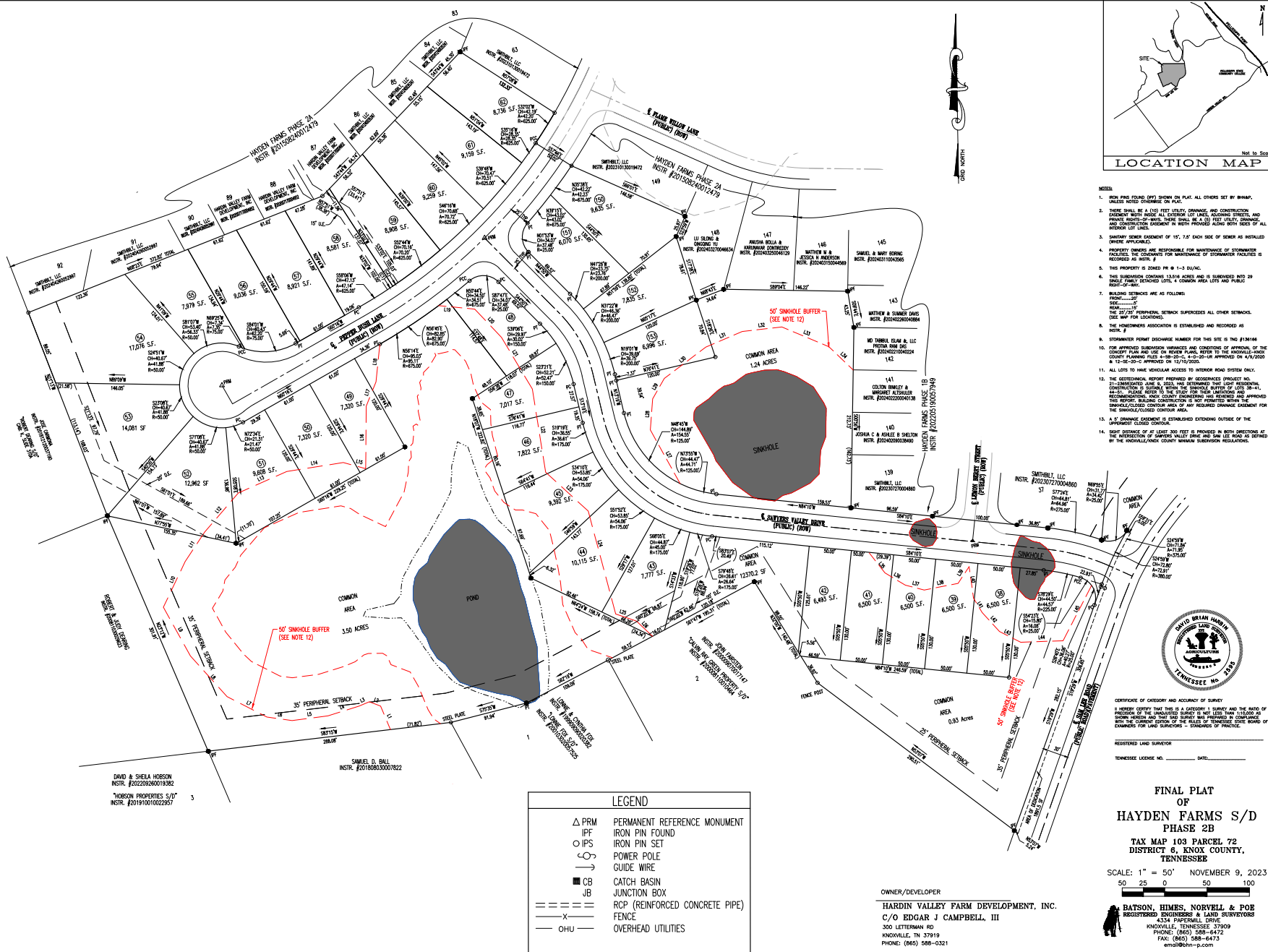
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Development Request

DEVELOPMENT

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

SUBDIVISION

- ☐ Concept Plan
☒ Final Plat

ZONING

- ☐ Rezoning
☐ Plan Amendment
☐ Sector Plan
☐ City OYP / County Comp Plan

Hardin Valley Farm Development Inc

Applicant Name

Affiliation

5/1/2024

Date Filed

6/13/2024

Meeting Date (if applicable)

6-SA-24-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

Hardin Valley Farm Development Inc

Owner Name (if different)

300 Letterman Road Knoxville TN

Owner Address

865-588-0321

Owner Phone / Email

11503 Barkley Knoll Ln.

Property Address

103 072 (part of)

Parcel ID

13.516 acres

Tract Size

Part of Parcel (Y/N)?

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

West of Same Lee Rd., south of Lemon Berry St.

General Location

☐ City **Commission District 6 PR (Planned Residential) 1-3 DU/AC**

☒ County District

Zoning District

Existing Land Use

Northwest County

Planning Sector

Land Use (City)/Place Type (County)

Rural Area

Growth Policy Plan Designation

DEVELOPMENT REQUEST

☐ Development Plan	☐ Planned Development	☐ Use on Review / Special Use	Related City Permit Number(s)
☐ Hillside Protection COA	☐ Residential	☐ Non-residential	
Home Occupation (specify) _____			
Other (specify) _____			

SUBDIVISION REQUEST

Final plat of Hayden Farms Subdivision, Phase 2B	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number	29 Total Number of Lots Created
Additional Information _____	
☐ Attachments / Additional Requirements	

ZONING REQUEST

☐ Zoning Change	Proposed Zoning	Pending Plat File Number
☐ Plan Amendment	Proposed Plan Designation(s)	
Proposed Density (units/acre) Previous Rezoning Requests		
Additional Information _____		

STAFF USE ONLY

PLAT TYPE	Fee 1	Total
☐ Staff Review	\$1,640.00	
☒ Planning Commission	Fee 2	
ATTACHMENTS	Fee 3	
☐ Property Owners / Option Holders		
☐ Variance Request		
☐ Amendment Request (Comprehensive Plan)		
ADDITIONAL REQUIREMENTS		
☐ Use on Review / Special Use (Concept Plan)		
☐ Traffic Impact Study		
☐ COA Checklist (Hillside Protection)		

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 Please Print	5/1/2024 Date
Phone / Email		
Property Owner Signature	Hardin Valley Farm Development Inc Please Print	5/1/2024 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

Hardin Valley Farm Development Inc

Applicant Name

Affiliation

4.23.24

Date Filed

6-13-2024

Meeting Date (if applicable)

File Number(s)

6-SA-24-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

DAVID HARBIN BATSON HINES NORVELL + POE

Name

Company

4334 Paper Mill Dr Knoxville TN 37909

Address

City

State

ZIP

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

Phone

Email

CURRENT PROPERTY INFO

300 Letterman Rd
Knoxville TN 37919 865-588-0321

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

~~Sam Lee Rd~~ 11503 BARKLEY KNOLL LN TAX MAP 103 PARCEL 72 P/O

Property Address

Parcel ID

WKUD WKUD NO

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

West of Sam Lee Road, south of Lemon Berry St

General Location

13.516 acres

Tract Size

☐ City ☒ County 6

District

PR 1-3 DU/AC

Zoning District

AgForVac

Existing Land Use

Northwest County

Planning Sector

RC & HP

Sector Plan Land Use Classification

Rural Area

Growth Policy Plan Designation

May 1, 2023

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 REQUESTProposed Subdivision Name HAYDEN Farms Final Plat of Hayden Farm S/D Phase 2B

Related Rezoning File Number _____

Unit / Phase Number 2B☐ Combine Parcels☒ Divide ParcelTotal Number of Lots Created 29 Lots☐ 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	\$1,160.00	
Fee 2		
0208	\$480.00	\$1,640.00
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 B. Harbin
Applicant SignatureDAVID HARBIN
Please Print4.23.24
Date865-588-6472
Phone Numberharbin@bhn-p.com
Email

Property Owner Signature _____

Please Print _____

4/24/2024 OI
Date Paid