



TO: Knoxville-Knox County Planning Commission
FROM: Spencer Schumde, Planning & Subdivision Specialist
DATE: June 4, 2024
RE: Agenda #8, File # 6-SD-24-F
Final Plat of The Haven at Hardin Valley, Phase 1B

Recommendation

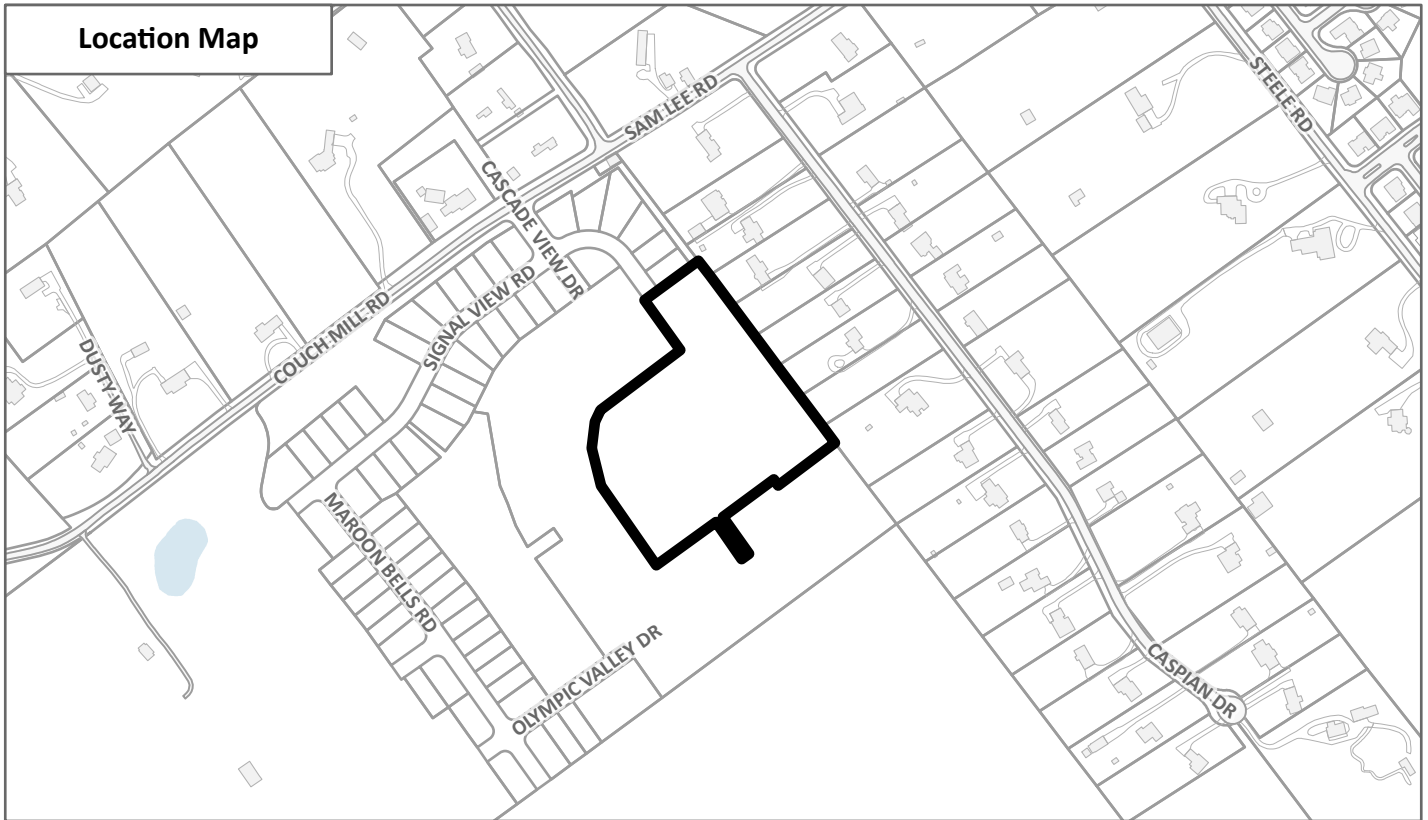
The concept plan indicating the overall layout and design for this plat was approved on 3/10/2022 as Planning Case 1-SA-22-C. Per Subdivision Regulations, Sections 2.08.A and 2.10.F, the final plat must be in substantial conformance with the approved concept plan. Planning staff affirms that this plat is in substantial conformance with the concept plan and recommends approval.

Associated Case and Decision

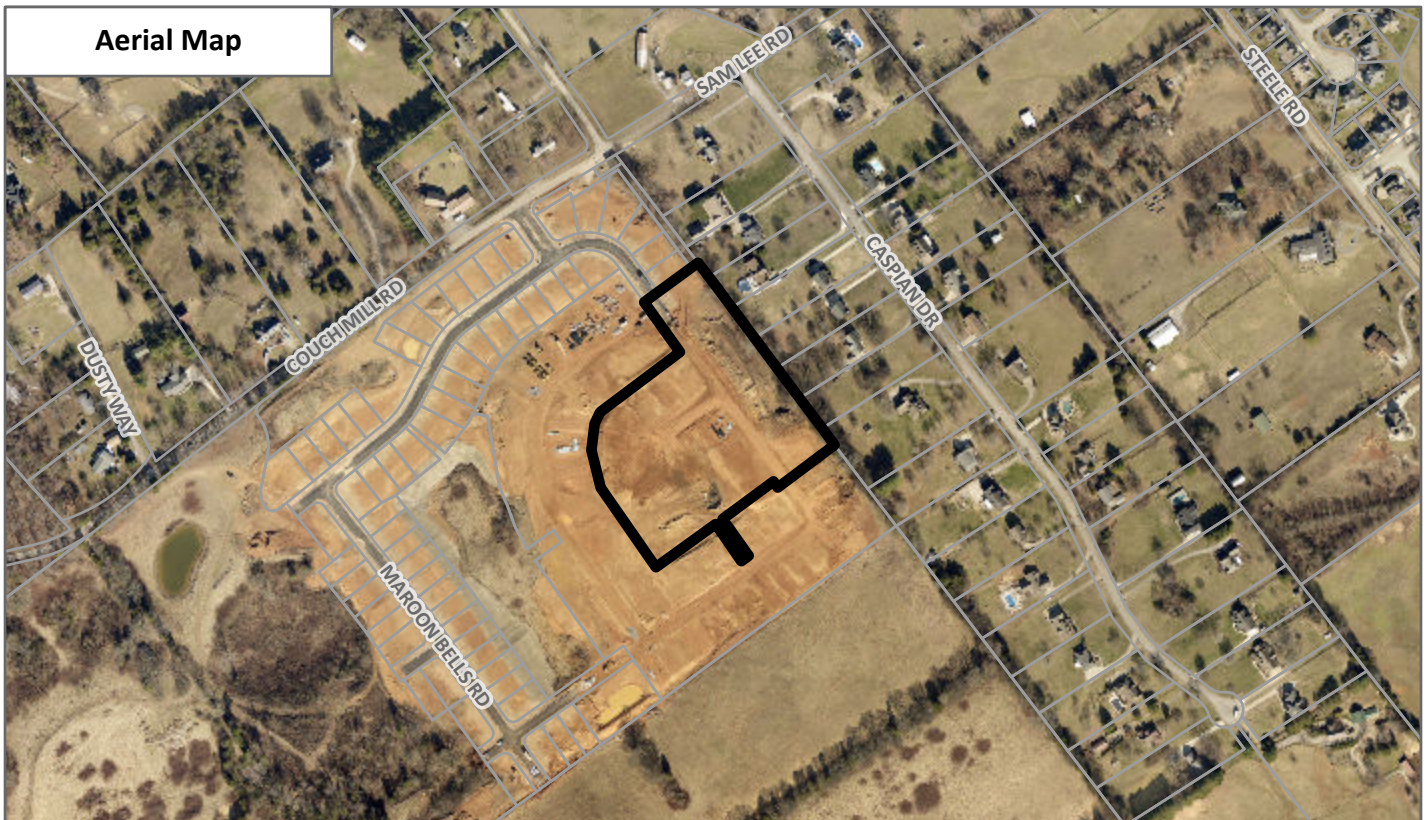
1-SA-22-C: Approved by the Planning Commission (3/10/2022)
1-D-22-UR: Approved by the Planning Commission (3/10/2022)

Exhibit A. Contextual Images

Location Map



Aerial Map

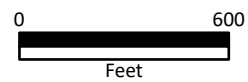


CONTEXTUAL MAPS 1

6-SD-24-F



Case boundary



CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION.
 (I, WE, THE UNDERSIGNED OWNERS) OF THE PROPERTY SHOWN HEREIN, HEREBY ACKNOWLEDGE THAT WE ARE THE SOLE AND SOLE LEGAL OWNERS OF THE PROPERTY SHOWN ON THIS PLAN AND WE HEREBY DEDICATE THE STREETS AS SHOWN TO THE PUBLIC USE FOREVER AND HEREBY CERTIFY THAT IF WE ARE ASSESSED FOR THE PROPERTY TAXES ON THIS PROPERTY, AND AS PROPERTY OWNERS) HAVE AN UNRESTRICTED RIGHT TO DEDICATE RIGHT-OF-WAY AND/OR GRANT EASEMENTS AS SHOWN ON THIS PLAN.

OWNERS:
 PRINTED NAME: SH COUCH MILL, LLC
SIGNATURE(S): _____
DATE: _____

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

SIGNED: _____ **CITY TAX CLERK** **DATE:** _____
SIGNED: _____ **KNOX COUNTY TRUSTEE** **DATE:** _____

ADDRESSING DEPARTMENT CERTIFICATION
 I, THE UNDERSIGNED, BEING THE SUPERVISOR, NAME AND ALL STREET NAMES CONFORM TO THE KNOXVILLE/KNOX COUNTY STREET NAMING AND ADDRESSING GUIDELINES, THE ADDRESSING GUIDELINES AND PROCEDURES, AND THESE REGULATIONS.

SIGNED: _____
DATE: _____

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM - MAJOR SUBDIVISION
 I HEREBY CERTIFY THAT THE UTILITY PROVIDER WAS CONTACTED BY THE DEVELOPER OR OWNER OF THE PROPERTY TO DETERMINE THE STATUS OF THE PUBLIC WATER SYSTEM AND THE PUBLIC WATER SYSTEM WAS INSTALLED, OR WILL BE INSTALLED, IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

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

ZONING: _____
ZONING SHOWN ON OFFICIAL MAP: _____
BY: _____ **DATE:** _____

KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS
 THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS HEREBY APPROVES THIS PLAN ON THIS DATE OF _____ 20____.

ENGINEERING DIRECTOR: _____

CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM - MAJOR SUBDIVISION
 I HEREBY CERTIFY THAT THE UTILITY PROVIDER WAS CONTACTED BY THE DEVELOPER OR OWNER OF THE PROPERTY TO DETERMINE THE STATUS OF THE PUBLIC SANITARY SEWER SYSTEM AND THE PUBLIC SANITARY SEWER SYSTEM WAS INSTALLED, OR WILL BE INSTALLED, IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

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

CERTIFICATION OF FINAL PLAT - ALL INDICATED MARKERS, MONUMENTS AND BENCHMARKS TO BE SET WHEN CONSTRUCTION IS COMPLETED.
 I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THIS PLAT AND ACCOMPANYING INSTRUMENTS, DOCUMENTS, AND STATEMENTS CONFORM TO THE PROFESSIONAL STANDARDS AND ETHICAL PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS WHICH HAVE BEEN FORMALLY ADOPTED, ENFORCED AND JUSTIFIED IN A REPORT FILED WITH THE PLANNING COMMISSION, OR FOR VARIANCES AND WAIVERS THEREIN HAVE BEEN APPROVED AS IDENTIFIED ON THE FINAL PLAT, THE BOND OR OTHER SECURITY THAT IS POSTED TO GUARANTEE THE ACCURATE LOCATION OF STREETS AND RELATED IMPROVEMENTS SHALL ALSO GUARANTEE THE INSTALLATION OF THE INDICATED PERMANENT REFERENCE MARKERS AND MONUMENTS, BENCHMARKS AND PROPERTY MONUMENTS UPON COMPLETION OF THE SUBDIVISION.

REGISTERED LAND SURVEYOR: _____
TENNESSEE LICENSE NO.: _____ **DATE:** _____

GUARANTEE OF COMPLETION OF STREETS AND RELATED IMPROVEMENTS.
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT A BOND OR OTHER SECURITY HAS BEEN POSTED WITH THE APPROPRIATE AGENCY TO GUARANTEE THE COMPLETION OF ALL STREETS AND RELATED IMPROVEMENTS INCLUDING INDICATED PERMANENT REFERENCE MARKERS AND MONUMENTS, BENCHMARKS AND PROPERTY MONUMENTS IN THIS SUBDIVISION IN ACCORDANCE WITH REQUIRED STANDARDS AND SPECIFICATIONS.

SIGNED: _____ **DATE:** _____
DEPARTMENT: _____ **TITLE:** _____

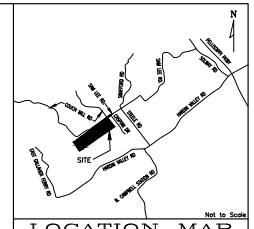
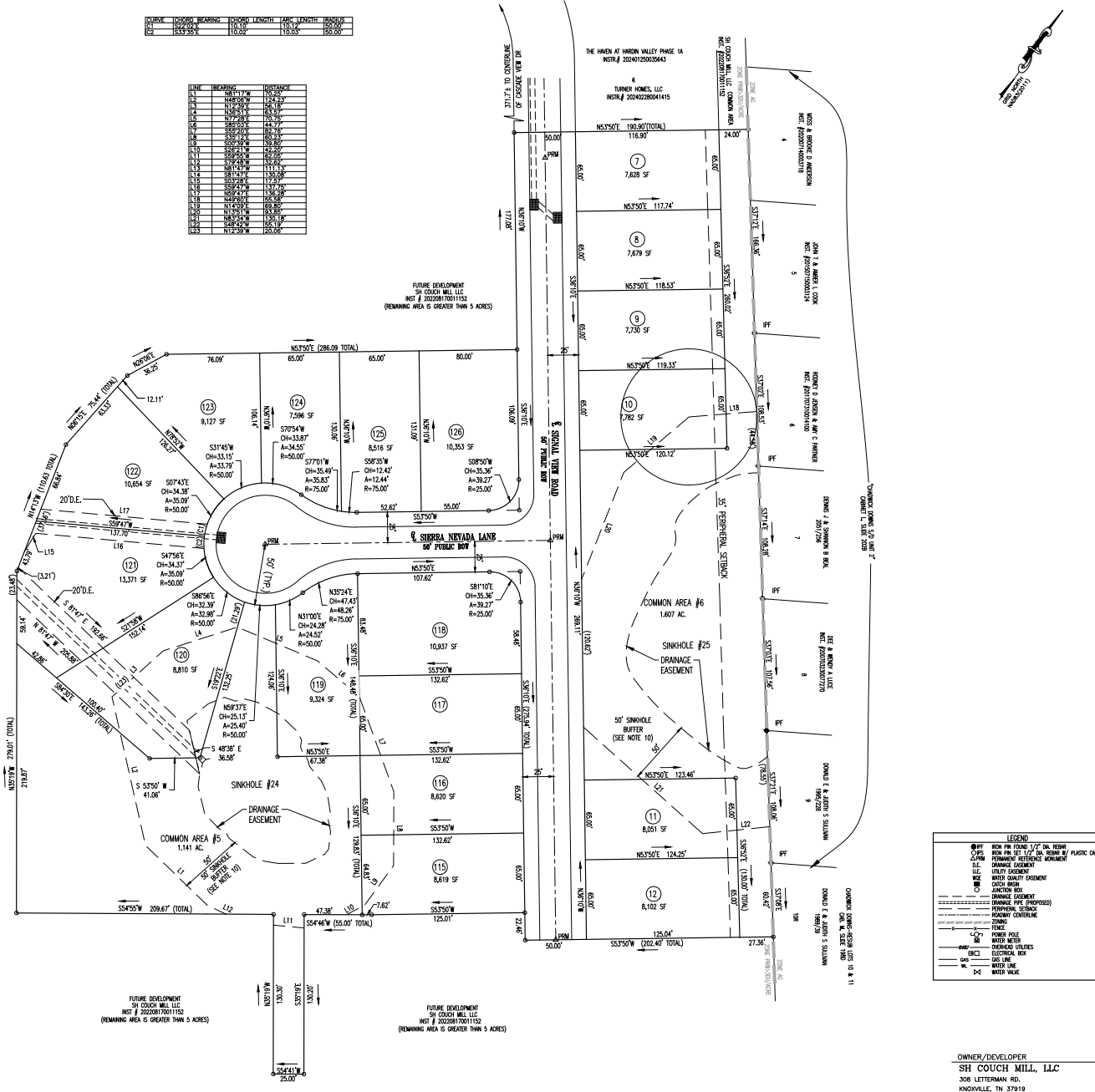
GUARANTEE OF COMPLETION OF STORMWATER FACILITIES.
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT A BOND OR OTHER SECURITY HAS BEEN POSTED WITH THE APPROPRIATE AGENCY TO GUARANTEE THE COMPLETION AND STABILIZATION OF ALL STORMWATER FACILITIES AS SHOWN ON THE STORMWATER PLAN WHICH WERE APPROVED ON THIS DATE OF _____ 20____.

SIGNED: _____ **DATE:** _____
DEPARTMENT: _____ **TITLE:** _____

PLANNING COMMISSION CERTIFICATION OF APPROVAL FOR RECORDING - FINAL PLAT
 THIS IS TO CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FILED TO COMPLY WITH THE SUBDIVISION REGULATIONS OF KNOXVILLE AND KNOX COUNTY AND WITH EXISTING OFFICIAL PLANS, WITH THE EXCEPTION OF ANY VARIANCES AND WAIVERS NOTED ON THIS PLAN AND IN THE MINUTES OF THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION, ON THIS DATE OF _____ 20____ AND THAT THE RECORD PLAT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE KNOX COUNTY REGISTER OF DEEDS, PURSUANT TO SECTION 13-2-405 OF TENNESSEE CODE, ANNOTATED. THE APPROVAL OF THIS PLAT BY THE PLANNING COMMISSION SHALL NOT BE DEEMED CONCLUSIVE OR PREVENT AN ACTION BY THE CITY OF KNOXVILLE OR KNOX COUNTY IN THE RELOCATION OF ANY STREET OR OTHER GROUND UNDER THE PLAT.

CHAIN	BEARING	TRUE LENGTH	ARC LENGTH	CHORD
1	N89°50'E	110.00	108.74	100.00
2	S89°50'W	110.00	108.74	100.00
3	S89°50'W	110.00	108.74	100.00

LINE	BEARING	DISTANCE
1	N89°50'E	110.00
2	S89°50'W	110.00
3	S89°50'W	110.00
4	N89°50'E	110.00
5	S89°50'W	110.00
6	N89°50'E	110.00
7	S89°50'W	110.00
8	N89°50'E	110.00
9	S89°50'W	110.00
10	N89°50'E	110.00
11	S89°50'W	110.00
12	N89°50'E	110.00
13	S89°50'W	110.00
14	N89°50'E	110.00
15	S89°50'W	110.00
16	N89°50'E	110.00
17	S89°50'W	110.00
18	N89°50'E	110.00
19	S89°50'W	110.00
20	N89°50'E	110.00
21	S89°50'W	110.00
22	N89°50'E	110.00
23	S89°50'W	110.00



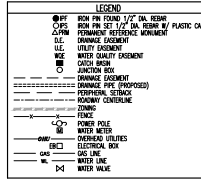
- NOTES:**
- IRON PINS FOUND (IF) SHOWN ON PLAT, ALL OTHERS SET BY BTRAMP, UNLESS NOTED OTHERWISE ON PLAT.
 - THESE SHALL BE A (10) FEET UTILITY AND DRAINAGE EASEMENT IN FRONT OF ALL EXISTING LOT LINES, INCLUDING APPROVED JOINT PERMANENT EASEMENTS (IF APPLICABLE), THESE SHALL BE A (5) FEET UTILITY AND DRAINAGE EASEMENT IN BOTH PROCEDES ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.
 - SANITARY SEWER EASEMENT OF 15', 7.5' EACH SIDE OF SEWER AS INSTALLED (WHERE APPLICABLE).
 - THIS PROPERTY IS ZONED R-R.
 - THIS PROPERTY CONTAINS APPROXIMATELY 106.60 ACRES, PHASE 1B IS SUBDIVIDED INTO 18 LOTS WITH 2 COMMON AREA LOTS CONTAINING 1.00 ACRES.
 - BUILDING SETBACK LINES WILL BE AS FOLLOWS:
 FRONT...30'
 SIDE...15'
 REAR...15'
 PERIPHERAL SETBACKS 30' (25' ALONG COUCH MILL ROAD), SEE PLAN FOR LOCATION.
 - FOR APPROVED SUBDIVISION WARRANTIES AND CONDITIONS OF APPROVAL OF THE CONCEPT AND USE ON REVIEW PLAN, REFER TO THE METROPOLITAN PLANNING COMMISSION FILES 1-5-22-C & 1-5-22-UR, APPROVED ON MARCH 10, 2022.
 - THE HOMEOWNERS ASSOCIATION IS ESTABLISHED AND RECORDED AS INSTR. #
 - PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING STORMWATER FACILITIES ON THEIR PROPERTY, THE CONDITIONS FOR MAINTAINING STORMWATER FACILITIES ARE RECORDED AS INSTR. #
 - NO BUILDING IS ALLOWED WITHIN THE LIMITS OF ANY SINKHOLE, A GEOTECHNICAL STUDY HAS BEEN PREPARED BY GEO SERVICES, LLC (INSTR. #) THAT HAS DETERMINED THAT SOIL CONDITIONS ARE ADEQUATE TO SUPPORT THE PROPOSED BUILDING WITHIN SINKHOLE BUFFER. THIS STUDY HAS BEEN REVIEWED AND APPROVED BY KNOX COUNTY ENGINEERING & PUBLIC WORKS. THIS STUDY WAS PREPARED FOR LOTS 10, 11, 115-117, 119, & 120.
 - LOTS 14 HAVE VEHICULAR ACCESS TO INTERIOR ROAD RIGHT OF WAY.



CERTIFICATE OF CATEGORY AND ACCURACY OF SURVEY
 I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS NOT LESS THAN 1:10,000. AS SHOWN HEREON AND THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE CURRENT EDITION OF THE MANUAL OF PROFESSIONAL STANDARDS OF PRACTICE FOR LAND SURVEYORS - STANDARDS OF PRACTICE.

REGISTERED LAND SURVEYOR: _____
TENNESSEE LICENSE NO.: _____ **DATE:** _____

FINAL PLAT OF THE HAVEN AT HARDIN VALLEY PHASE 1B
 TAX MAP 117 PART OF PARCEL 8.12
 6TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE
 SCALE: 1" = 40' DATE: APRIL 24, 2024
 1" = 40'



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

BATSON, HIMMS, NORWELL & POB
 REGISTERED ENGINEERS & LAND SURVEYORS
 4334 PAPERMILL DRIVE
 KNOXVILLE, TENNESSEE 37909
 PHONE: (865) 588-6472
 FAC: (865) 588-6473
 emn@bhn-p.com



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

SH Couch Mill LLC

Applicant Name

Affiliation

5/1/2024

Date Filed

6/13/2024

Meeting Date (if applicable)

6-SD-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

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 (part of)

Parcel ID

7.2 acres

Tract Size

Part of Parcel (Y/N)?

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

Intersection of Signal View Rd and Maroon Bells Rd

General Location

City **Commission District 6 PR (Planned Residential) <3 DU/AC**

County District

Zoning District

Existing Land Use

Northwest City

Rural Area

Planning Sector

Land Use (City)/Place Type (County)

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

Final Plat of The Haven at Hardin Valley, Phase 1B	Related Rezoning File Number
Proposed Subdivision Name	
_____	18
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 Rezoning Requests

Additional Information _____

STAFF USE ONLY

PLAT TYPE	Fee 1	Total
<input type="checkbox"/> Staff Review <input checked="" type="checkbox"/> Planning Commission	\$1,250.00	
ATTACHMENTS	Fee 2	
<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request		
<input type="checkbox"/> Amendment Request (Comprehensive Plan)	Fee 3	
ADDITIONAL REQUIREMENTS		
<input type="checkbox"/> Use on Review / Special Use (Concept Plan)		
<input type="checkbox"/> Traffic Impact Study		
<input type="checkbox"/> 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	SH Couch Mill LLC Please Print	5/1/2024 Date
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Phone / Email		
Property Owner Signature	SH Couch Mill, LLC 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

SH COUCH MILL LLC
Applicant Name

Affiliation

April 26, 2024
Date Filed

June 13, 2024
Meeting Date (if applicable)

File Number(s)

6-SD-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
Name

Batson Himes Hoeyell + PJE
Company

4334 Papermill Rd
Address

Knoxville
City

TN
State

37909
ZIP

865-588-6472
Phone

harbin@bhn-p.com
Email

CURRENT PROPERTY INFO

308 LETTERMAN RD
KNOXVILLE, TN 37919
Property Owner Name (if different)
Property Owner Address

865-588-0321
Property Owner Phone

12202 COUCH MILL RD
Property Address

~~Signal View Rd~~

TAX MAP 117 PART OF PARCEL 8.12
Parcel ID

WKUP
Sewer Provider

WKUP
Water Provider

no
Septic (Y/N)

STAFF USE ONLY

At the intersection of Signal View Rd and Maroon Bells Rd
General Location

7.2 Acres
Tract Size

City County
District

6

PR < 3 DU/AC
Zoning District

AgForVac
Existing Land Use

Northwest County
Planning Sector

SR & HP
Sector Plan Land Use Classification

Rural Area
Growth Policy Plan Designation

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

Related Rezoning File Number

THE HAVEN AT HARDEN VALLEY
Proposed Subdivision Name

Phase 1B
Unit / Phase Number

- Combine Parcels
 - Divide Parcel
- 18 LOT
Total Number of Lots Created

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Pending Plat File Number

Zoning Change

Proposed Zoning _____

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	\$900	\$1,250
Fee 2		
0208	\$350	
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 Signature

DAVID HARBIN
Please Print

4.26.24
Date

865-588-6472
Phone Number

harbin@bhn-p.com
Email

4/29/2024 FR

Property Owner Signature

Please Print

Date Paid