



TO: Knoxville-Knox County Planning Commission
FROM: Spencer Schmutde, Planning & Subdivision Specialist
DATE: September 4, 2024
RE: Agenda #6, File # 9-SB-24-F
Final Plat of The Haven at Hardin Valley, Phase 1C (Formerly The Highlands at Hardin Valley, Phase 1C)

Recommendation

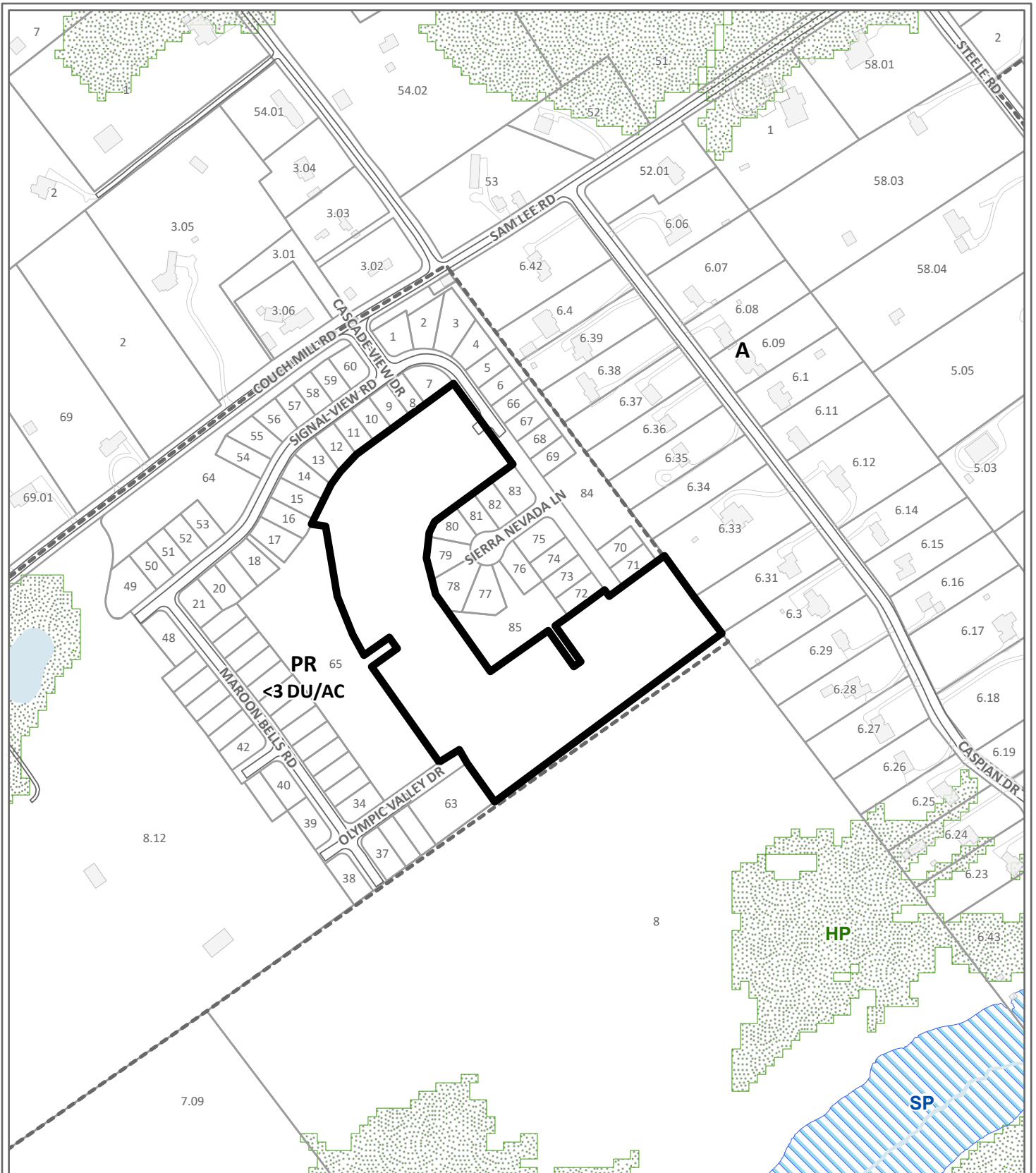
The concept plan indicating the overall layout and design for this plat was approved on 3/10/2022 as Planning Case 1-SA-22-C. Per Subdivision Regulations, Sections 2.08.A and 2.10.F, the final plat must be in substantial conformance with the approved concept plan. Planning staff affirms that this plat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

The last revision of the final plat was received after the corrections deadline as Planning staff notified the surveyor of a typographical error and missing lot number for the Common Area without sufficient time for the surveyor to make corrections. Planning staff has allowed the plat to remain on the agenda in accordance with Section 2.10.C.6, which states the nine-day final plat correction deadline may be waived with just cause. Additionally, revisions to the final plat were submitted in time to be included in the Planning Commission documentation.

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

9-SB-24-F

Petitioner: SH Couchmill LLC



Final Plat For: Final Plat of The Highlands at Hardin Valley Phase 1C

Map No: 117

Jurisdiction: County

Original Print Date: 8/8/2024

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

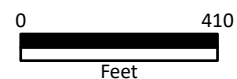
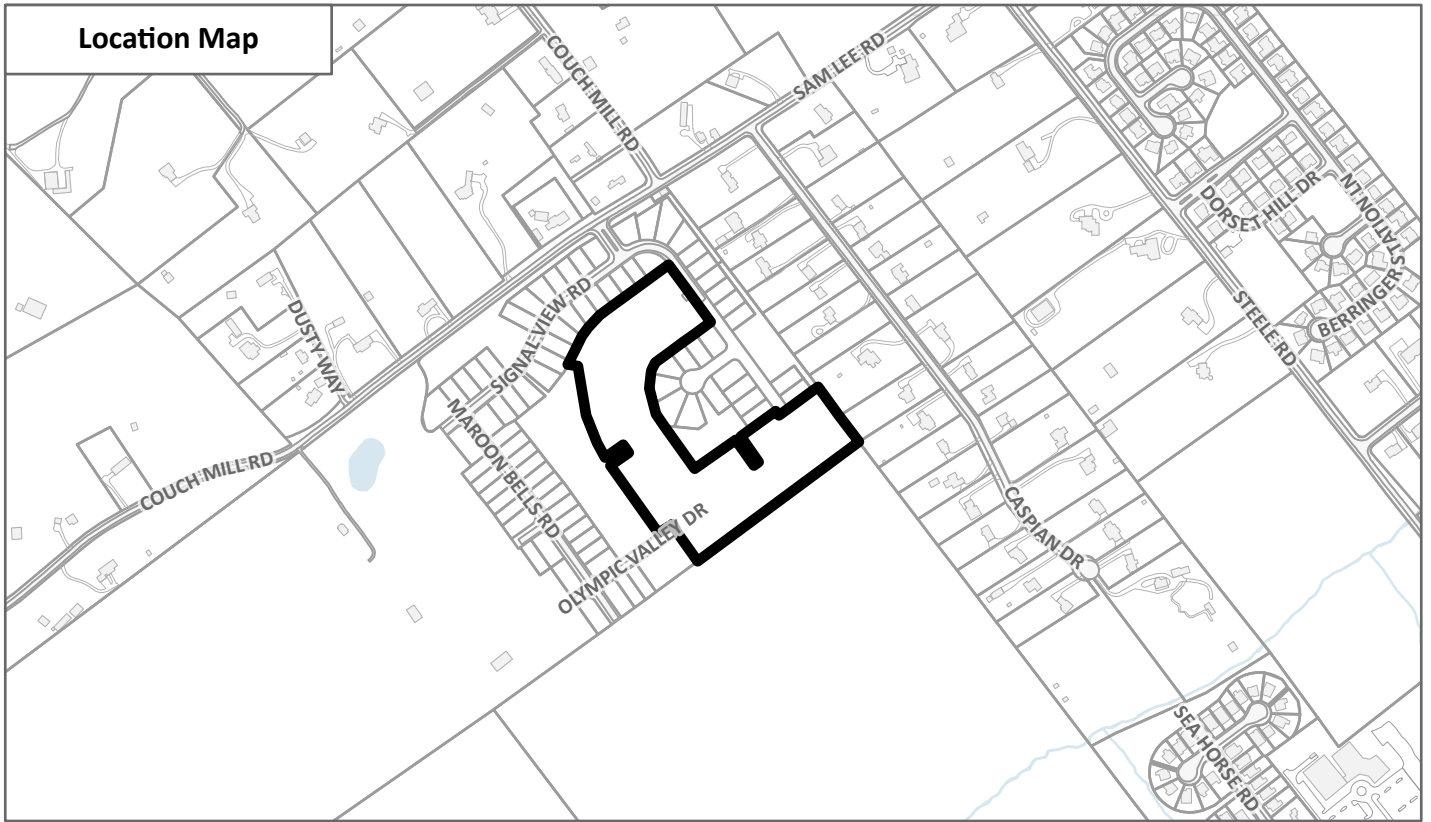


Exhibit A. Contextual Images

Location Map



Aerial Map

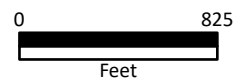


CONTEXTUAL MAPS 1

9-SB-24-F



Case boundary





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 Couchmill LLC

Applicant Name

Affiliation

7/29/2024

Date Filed

9/12/2024

Meeting Date (if applicable)

9-SB-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 and Poe

Name / Company

4334 Papermill Dr. 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

117 812 (part of)

Parcel ID

Part of Parcel (Y/N)?

12.802 acres

Tract Size

Sewer Provider

Water Provider

Septic (Y/N)

COMMUNITY ENGAGEMENT

*Sign and return the **Public Notice and Community Engagement** form with this application.*

*Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.***

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 Highlands at Hardin Valley Phase 1C	Related Rezoning File Number
Proposed Subdivision Name	
_____	60
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

- Staff Review Planning Commission

ATTACHMENTS

- 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)

Fee 1	Total
\$2,480.00	
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 Couchmill LLC** Please Print Date: **7/29/2024**

Phone / Email

Property Owner Signature: **SH Couch Mill, LLC** Please Print Date: **7/29/2024**



Development Request

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP PA
- Rezoning

SH Couchmill LC
Applicant Name

Affiliation

7/29/2024
Date Filed

9/12/2024
Meeting Date (if applicable)

File Number(s)
~~1-SA-22-C~~
~~1-D-22-UR~~
9-SB-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

DAVIO Harbin
Name

Batson Himes Noevell + Pae
Company

4334 Papermill
Address

Knoxville
City

Tn
State

37909
ZIP

605-588-6472
Phone

harbin@bhn-p.com
Email

CURRENT PROPERTY INFO

Property Owner Name (if different) 308 Letterman Rd Knoxville TN 37919
 Property Owner Address 605-588-0321
 Property Owner Phone

Property Address 12202 Couch Mill Rd
 Parcel ID p/o TAX MAP 117 Parcel 8.12

Sewer Provider WKUP
 Water Provider WKUP
 Septic (Y/N) no

STAFF USE ONLY

General Location northeast of Olympic Valley Dr, southeast of Signal View Rd
 Tract Size 12.802 ac.

City County 6 District
 Zoning District PR <3 DU/AC
 Existing Land Use AgForVac

Northwest County Planning Sector
 Land Use / Place Type SR
 Growth Policy Plan Designation Planned Growth

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

Final Plat of

THE HIGHLANDS AT HARDIN Valley

Related Rezoning File Number

Proposed Subdivision Name

Phase 1C

- Combine Parcels
 Divide Parcel

60 Lots

Unit / Phase Number

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
 Amendment Request (*Comprehensive Plan*)

ADDITIONAL REQUIREMENTS

- Use on Review / Special Use (*Concept Plan*)
 Traffic Impact Study
 COA Checklist (*Hillside Protection*)

Fee 1		Total
0203	\$1,720	
Fee 2		\$2,480
0208	\$760	
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

7-29-24

Applicant Signature

Please Print

Date

865-588-6472

Phone Number

harbin@bhn-p.com

Email

7/30/24 SS

Property Owner Signature

Please Print

Date Paid