

CONCEPT PLAN / DEVELOPMENT PLAN

6-SB-25-C / 6-C-25-DP

Petitioner: Safe Harbor Development LLC



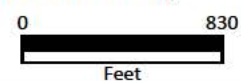
Revision to previously approved development plan in PR
(Planned Residential) up to 3 du/ac

Original Print Date: 5/8/2025

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

Map No: 117

Jurisdiction: County



STAFF REVIEW ☐

Development Request

Subdivision ☒ Concept Plan ☐ Final Plat**Zoning** ☐ Rezoning ☐ Plan Amendment**Development** ☐ Development Plan ☐ Planned Development ☒ Use on Review / Special Use ☐ Hillside Protection COASAFE HARBOR DEVELOPMENT LLC

Applicant Name

Affiliation

March 24, 2025

June 12, 2025

Date Filed

Meeting Date (if applicable)

File Number(s)

6-SB-25-C
6-C-25-DP

Correspondence

All correspondence will be directed to the approved contact listed below.

☐ Applicant ☐ Property Owner ☐ Option Holder ☒ Project Surveyor ☒ Engineer ☐ Architect/Landscape Architect

DAVID HARBIN

Name

BATSON Himes Norvell + Poe

Company

4334 PAPERMILL RD

Address

Knoxville

City

TN

State

37909

ZIP

865-588-6472

Phone

Email

Current Property Info

308 LETTERMAN RD

Knoxville, TN 37919

865-588-0321

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

Couch Mill

Property Address

TAX MAP 117, PART OF PARCEL 8.12

Parcel ID

WKUD

Sewer Provider

WKUD

Water Provider

No

Septic (Y/N)

Development Request

☐ Residential ☐ Non-Residential

RELATED CITY PERMIT NUMBER

Proposed Use

Specify if a traffic impact study is required: ☐ Yes (required to be submitted with application) ☐ No

MARCH 2025

Subdivision Request

RELATED REZONING FILE NUMBER	
Haven@ Hardin Valley	
Proposed Subdivision Name	
Phase 3	118
Unit / Phase Number	Proposed Number of Lots (total)
<input type="checkbox"/> Combine Parcels <input checked="" type="checkbox"/> Divide Parcel	
<input type="checkbox"/> Other (specify) _____	
Specify if requesting: <input type="checkbox"/> Variance <input checked="" type="checkbox"/> Alternative design standard	
Specify if a traffic impact study is required: <input type="checkbox"/> Yes (required to be submitted with application) <input type="checkbox"/> No	

Zoning Request

PENDING PLAT FILE NUMBER	
<input type="checkbox"/> Zoning Change	
Proposed Zoning	Proposed Density (units/acre, for PR zone only)
<input type="checkbox"/> Sector Plan <input type="checkbox"/> One Year Plan <input type="checkbox"/> Comprehensive Plan	
<input type="checkbox"/> Plan Amendment Change	
Proposed Plan Designation(s)	
<input type="checkbox"/> If, in Knox county, submit plan amendment request with application	
Previous Rezoning Requests	
<input type="checkbox"/> Other (specify) _____	

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	3.24.25
Applicant Signature	Please Print	Date
865-593-12472		
Phone Number	Email	
	CHRIS OOTEN	4/9/2025
Property Owner Signature	Please Print	Date Paid

Staff Use Only

ADDITIONAL REQUIREMENTS ☐ Property Owners / Option Holders

FEE 1	FEE 2	FEE 3	TOTAL
0102 875.00			875.00

Public Notice and Community Engagement

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.

Sign Posting and Removal

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission.

Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

Location and Visibility

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

Timing

The sign(s) must be posted not less than 12 days prior to the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

05/30/2025

Date to be Posted

06/13/2025

Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

☐ Yes ☒ No

☐ No, but I plan to prior to the Planning Commission meeting



Applicant Signature

DAVID HARBIN

Applicant Name

Date