

**FINAL SUBDIVISION PLAT**

**6-SF-25-F**

**Petitioner:** SH Couch Mill LLC.



Final Plat For: The Heaven at Hardin Valley

**Original Print Date:** 5/12/2025  
 Knoxville - Knoxville County Planning Commission \* City / County Building \* Knoxville, TN 37902

**Map No:** 117  
**Jurisdiction:** County  
 0 410  
 Feet





# Development Request

**Subdivision** ☐ Concept Plan\* ☒ Final Plat

**Zoning** ☐ Rezoning ☐ Plan Amendment\*

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

\*These application types require a pre-application consultation with Planning staff.

SH Couchmill LLC

Applicant Name

Affiliation

4.28.25

6/12/2025

Date Filed

Meeting Date (if applicable)

File Number(s)

6-SF-25-F

## 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 Dr

Address

Knoxville

City

Tn

State

37909

ZIP

865-588-0472

Phone

Email

## Current Property Info

SH Couch Mill LLC

Property Owner Name (if different)

308 Lettorman Rd

Knoxville, TN 37919

Property Owner Address

865-588-0321

Property Owner Phone

12202 Couchmill Rd

Property Address

TAX MAP 117 PART OF Parcel 8.12

Parcel ID

WKUP

Sewer Provider

WKUP

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



## Subdivision Request

HAVEN

RELATED REZONING FILE NUMBER

~~THE HAVEN~~ AT HARDIN VALLEY PHASE 2A

1-SA-22-C 3

Proposed Subdivision Name

1-D-22-UR

Unit / Phase Number

☐ Combine Parcels

☒ Divide Parcel

Proposed Number of Lots (total)

28

☐ Other (specify) \_\_\_\_\_

Specify if requesting: ☐ Variance ☐ Alternative design standard

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

## Zoning Request

PENDING PLAT FILE NUMBER

☐ Zoning Change

Proposed Zoning

Proposed Density (units/acre, for PR zone only)

☐ Sector Plan ☐ One Year Plan ☐ Comprehensive Plan

☐ Plan Amendment Change

Proposed Plan Designation(s)

☐ If, in Knox county, submit plan amendment request with application

Previous Rezoning Requests

☐ 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 B. Harbin

Applicant Signature

DAVID HARBIN

Print Name / Affiliation

4-28-25

Date

865-588-6472

Phone Number

Email

Property Owner Signature

Please Print

Date Paid

## Staff Use Only

☐ Administrative Review

ADDITIONAL REQUIREMENTS

☐ Property Owners / Option Holders

FEE 1

0203

\$1,060

FEE 2

0208

\$430

FEE 3

TOTAL

\$1,490

# 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.*

N/A

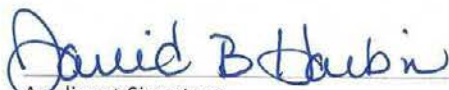
Date to be Posted

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 HARGIN  
Applicant Name

4-28-25  
Date