



TO: Knoxville-Knox County Planning Commission
FROM: Spencer Schmutde, Planning & Subdivision Specialist
DATE: March 31, 2026
FILE #: 4-SC-26-F, Agenda #25
SUBJECT: Final Plat of The Haven at Hardin Valley Phase 2C

Recommendation

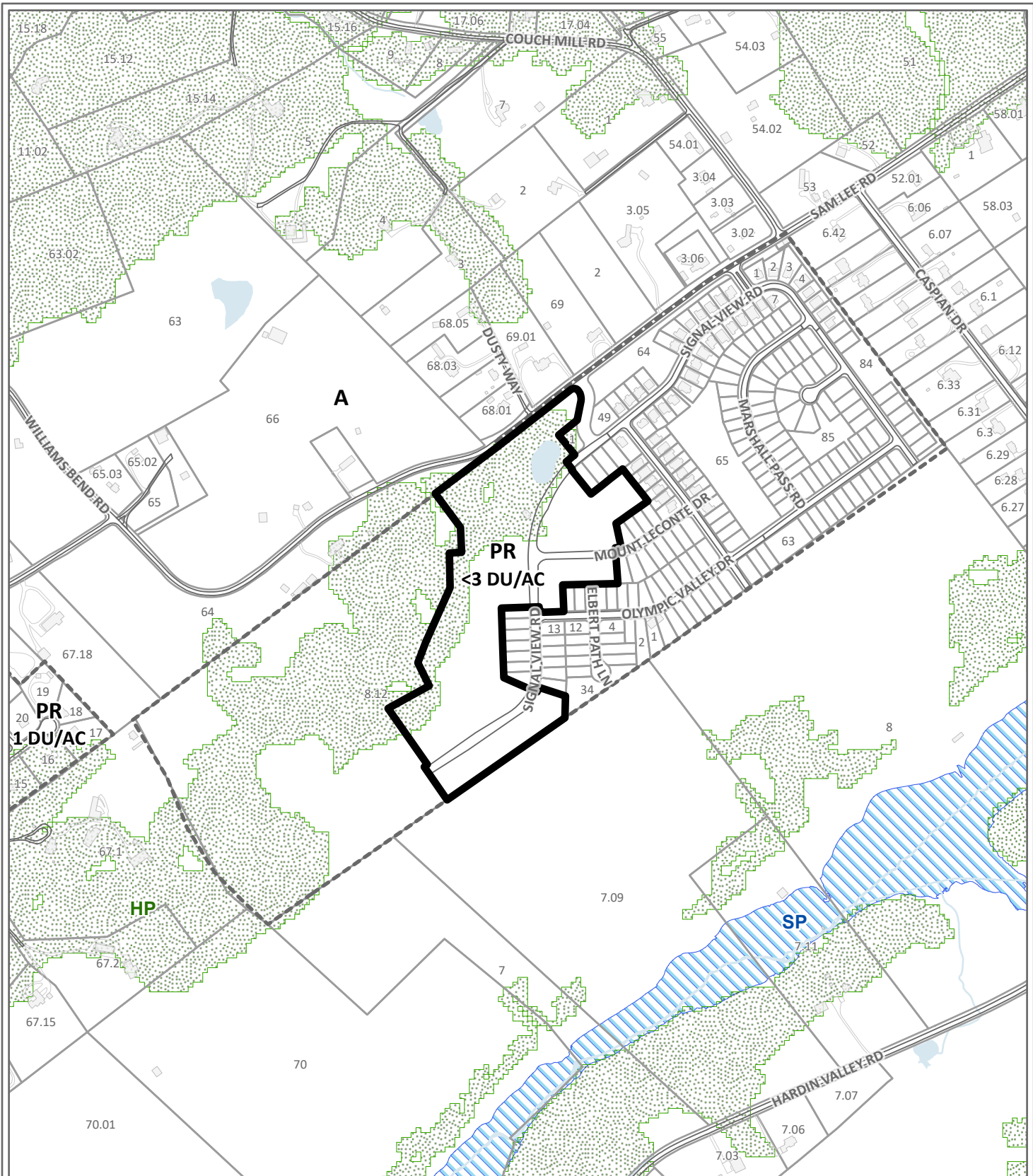
Approve the final plat per Sections 2.08.A and 2.10.F of the Subdivision Regulations, which require the plat to be in substantial conformance with the concept plan. Planning staff affirms the plat conforms to the overall layout and design of the concept plan approved by the Planning Commission on 3/10/2022 as Planning Case 1-SA-22-C. The original three-year vesting period for the concept plan has been extended per *Tennessee Code Annotated* Section 13-3-413 as the developer has commenced site preparation and maintained applicable permits.

Comments

The applicant submitted a revised plat on 3/30/2026 after the revision deadline to adjust lot numbers, correct the Planning Case number, and revise a line distance. Planning staff have 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. In this case, the remaining revisions were not related to the subdivision or lot layout. 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

4-SC-26-F

Petitioner: SH Couch Mill LLC



Final Plat For: Final Plat of The Haven at Hardin Valley Phase 2C

Map No: 117

Jurisdiction: County

Original Print Date: 3/18/2026

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

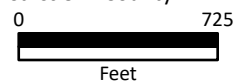
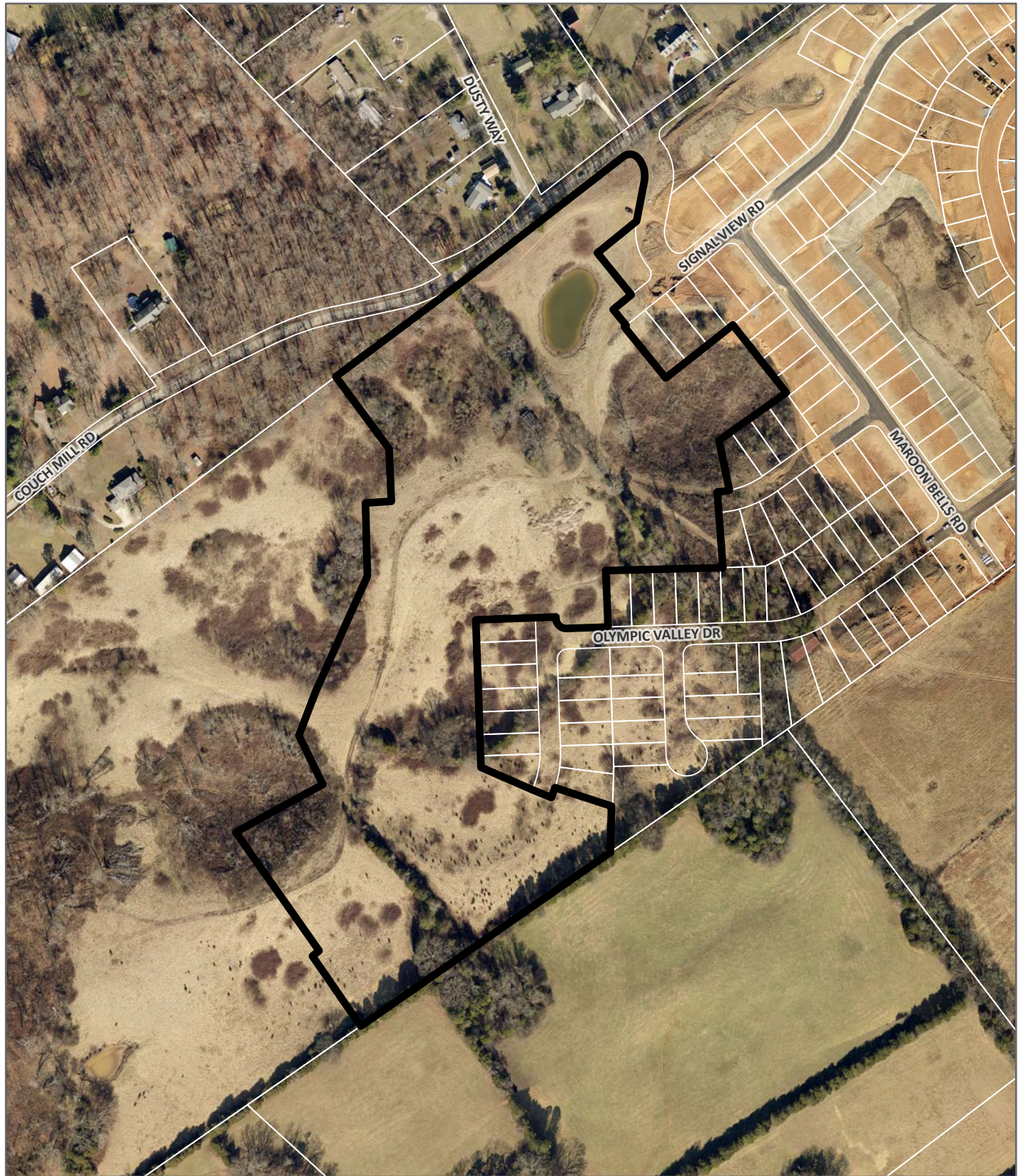


Exhibit A. Contextual Images



AERIAL MAP



Case boundary

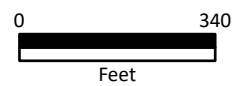
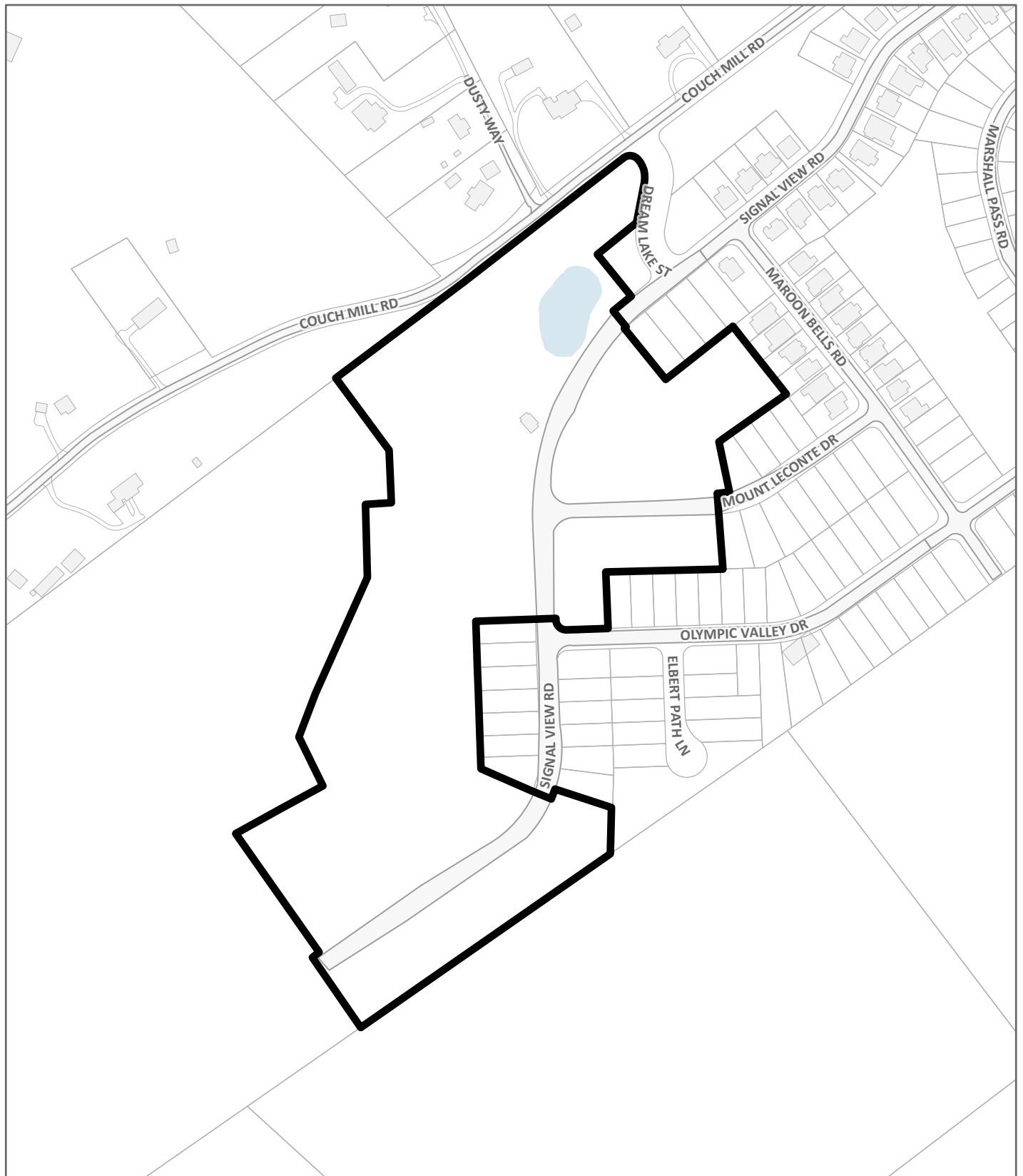


Exhibit A. Contextual Images



LOCATION MAP

4-SC-26-F



Case boundary

