



TO: Knoxville-Knox County Planning Commission
FROM: Spencer Schmulde, Planning & Subdivision Specialist
DATE: December 30, 2025
FILE #: 1-SD-26-F, Agenda #17
SUBJECT: Final Plat of The Haven at Hardin Valley Phase 2B

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.

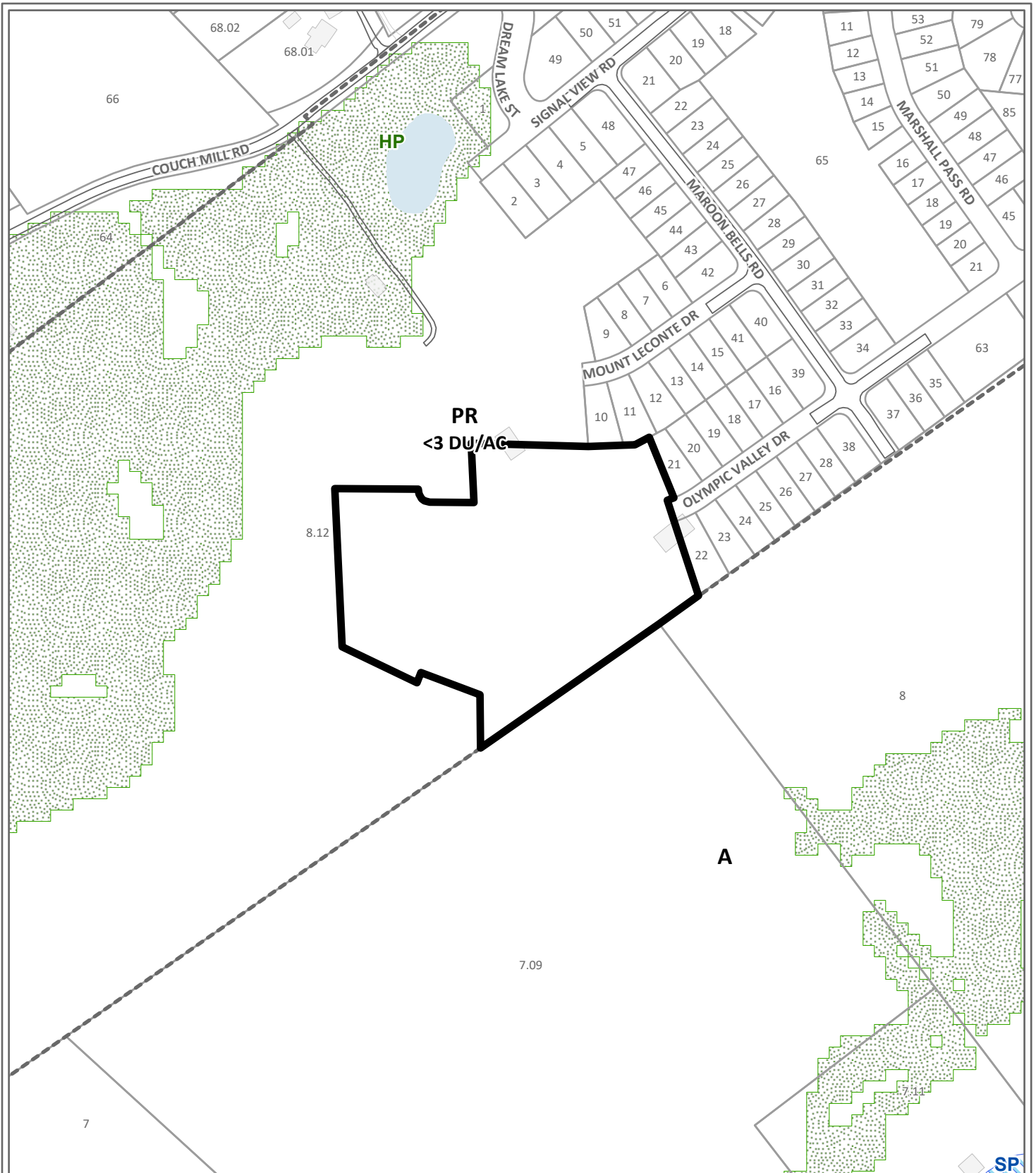
Comments

The applicant submitted a revised plat on 12/29/2025 after the revision deadline to correct one of the new street names from Elder Path Lane to Elbert Path Lane and to revise a curve bearing direction to correctly reflect the closure.

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. 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

1-SD-26-F

Petitioner: SH Couchmill LLC



Final Plat For: The Haven at Hardin Valley Phase 2B

Original Print Date: 12/2/2025

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

Map No: 117

Jurisdiction: County

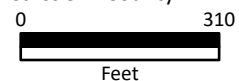
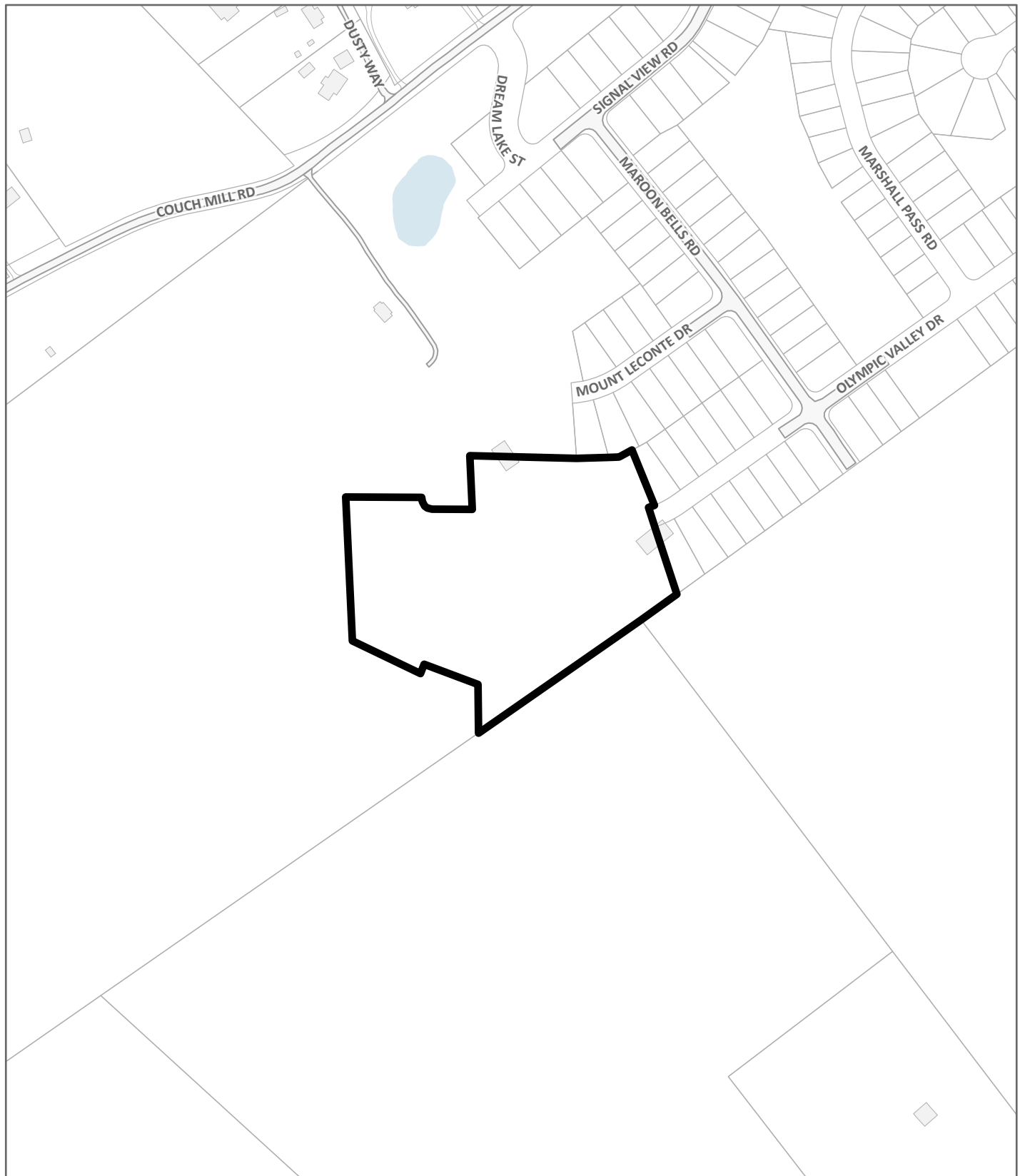


Exhibit A. Contextual Images



LOCATION MAP

1-SD-26-F



Case boundary



Exhibit A. Contextual Images



AERIAL MAP



Case boundary



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). The contact information you provide in your application may be used for that purpose. 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.

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

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

Date to be Posted

Date to be Removed


Applicant Signature

DAVID HARBIN
Applicant Name

11-24-25
Date