

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION  
FINAL PLAT



File Number: 12-SB-23-F                      Related File Number:  
Application Filed: 10/27/2023              Date of Revision:  
Applicant: SH COUCH MILL, LLC

## PROPERTY INFORMATION

General Location: S of Couch Mill Rd, SW of Williams Bed Rd  
Other Parcel Info.:  
Tax ID Number: 117 008 12                      Jurisdiction: County  
Size of Tract: 18.776 acres  
Accessibility:

## GENERAL LAND USE INFORMATION

Existing Land Use:  
Surrounding Land Use:  
Proposed Use:                                      Density:  
Sector Plan: Northwest County              Sector Plan Designation:  
Growth Policy Plan: Rural Area  
Neighborhood Context:

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 12202 Couch Mill Rd.  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)  
Former Zoning:  
Requested Zoning:  
Previous Requests:  
Extension of Zone:  
History of Zoning:

## PLAN INFORMATION (where applicable)

Current Plan Category:  
Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name: The Ridges of Hardin Valley Phase 1A  
No. of Lots Proposed: 64 No. of Lots Approved: 0  
Variances Requested:  
S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge: Spencer Schmutde  
Staff Recomm. (Abbr.): 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.  
Staff Recomm. (Full):  
Comments:  
Action: Approved Meeting Date: 12/14/2023  
Details of Action:  
Summary of Action: 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.  
Date of Approval: 12/14/2023 Date of Denial: Postponements:  
Date of Withdrawal: Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:  
Date of Legislative Action: Date of Legislative Action, Second Reading:  
Ordinance Number: Other Ordinance Number References:  
Disposition of Case: Disposition of Case, Second Reading:  
If "Other": If "Other":  
Amendments: Amendments:  
Date of Legislative Appeal: Effective Date of Ordinance: