

# CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 6-C-25-DP      Related File Number: 6-SB-25-C  
Application Filed: 4/9/2025      Date of Revision:  
Applicant: SAFE HARBOR DEVELOPMENT LLC

## PROPERTY INFORMATION

General Location: Southside of Couch Mill Rd, west of Maroon Bells Rd  
Other Parcel Info.:  
Tax ID Number: 117 00812      Jurisdiction: County  
Size of Tract: 45.869 acres  
Accessibility:

## GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land  
Surrounding Land Use:  
Proposed Use: Revision to a previously approved development plan      Density:  
Planning Sector: Northwest County      Plan Designation: SR (Suburban Residential), HP (Hillside Ridgeway Protection)  
Growth Policy Plan: Planned Growth 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) up to 3 du/ac  
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:** Haven @ Hardin Valley  
**No. of Lots Proposed:** 13      **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:** Mike Reynolds

**Staff Recomm. (Abbr.):** Approve the development plan for 13 additional detached house lots, increasing the total house lots to 372 for The Haven at Hardin Valley Subdivision (formerly Brown Property-Couch Mill Road), subject to 2 conditions.

**Staff Recomm. (Full):** 1. Meeting all applicable requirements of the previous development plan approval for The Haven at Hardin Valley Subdivision (formerly Brown Property-Couch Mill Road), 1-D-22-UR.  
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the criteria for approval of a development plan.

### **Comments:**

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)  
In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans. The Subdivision Regulations require a cul-de-sac at the end of dead-end public streets, but do not allow alternative turnarounds for short, stub-out streets that are meant to be extended in the future.

#### **1) ZONING ORDINANCE**

PR (Planned Residential) up to 3 du/ac:

- A. The PR zone allows detached houses as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Article 5, Section 5.13.15).  
B. The gross density of The Haven at Hardin Valley Subdivision with the 13 additional lots is 2.8 du/ac.

#### **2) KNOX COUNTY COMPREHENSIVE PLAN - FUTURE LAND USE MAP**

- A. The property is classified as the SR (Suburban Residential) place type, which is appropriate for primarily single-family residential development with a range of lot sizes that are generally less than one acre. – The proposed single-family development with varying lot sizes is consistent with the RL place type.  
B. Dead-end streets should be limited, and street connections to adjacent residential areas should be provided in new subdivisions. – Two short cul-de-sac (dead-end) streets are in this phase, but the majority of house lots are located on connected streets. One road stub-out is provided in this phase, and the subdivision will have a total of three stub-outs.  
C. The proposal conforms to the form attributes of the SR place type, which recommends building heights of 1-2 stories and front setbacks of 20-30 ft. – The maximum height is 35 ft for houses in the PR zone, and the front setback is 20 ft.

#### **3) KNOX COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES**

- A. A common area is provided along the majority of the western boundary, between the adjacent agricultural property and the house lots. This is consistent with Policy 2, which is to ensure that development is sensitive to existing community character.  
B. The off-site infrastructure improvements to be completed in partnership with Knox County are consistent with Policy 9, which is to coordinate infrastructure improvements with development.  
C. The road stub-outs to adjacent properties and limited internal dead-end streets are consistent with Policies 11 and 14, to promote connectivity with new development and provide network efficiency to reduce congestion and improve redundancy in the transportation network.

#### **4) KNOXVILLE – FARRAGUT – KNOX COUNTY GROWTH POLICY PLAN**

- A. The property is within the Planned Growth Area. The purposes of the Planned Growth Area designation are to encourage a reasonably compact pattern of development, promote expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to provision of adequate roads, utilities, schools, drainage

and other public facilities and services. – The proposed development is consistent with the growth plan.

**Action:** Approved with Conditions **Meeting Date:** 6/12/2025

**Details of Action:**

**Summary of Action:** Approve the development plan for 13 additional detached house lots, increasing the total house lots to 372 for The Haven at Hardin Valley Subdivision (formerly Brown Property-Couch Mill Road), subject to 2 conditions.

**Date of Approval:** 6/12/2025 **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:**