

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

FINAL PLAT



File Number: 6-SF-25-F      Related File Number:  
Application Filed: 4/28/2025      Date of Revision:  
Applicant: SH COUCH MILL LLC.

## PROPERTY INFORMATION

General Location: South of Couch Mill Rd & west of Maroon Bells Rd  
Other Parcel Info.:  
Tax ID Number: 117 00812 (PART OF)      Jurisdiction: County  
Size of Tract: 7.18 acres  
Accessibility:

## GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land  
Surrounding Land Use:  
Proposed Use:      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), <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:** Final Plat of The Haven at Hardin Valley, Phase 2A  
**No. of Lots Proposed:** 28      **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:** Frankie Ramos

**Staff Recomm. (Abbr.):** 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. 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 secured building permits. Planning staff affirms the plat conforms to the overall layout and design of the concept plan approved by the Planning Commission on March 9, 2022, as Planning Case File # 1-SA-22-C.

**Staff Recomm. (Full):**

**Comments:**

**Action:** Approved

**Meeting Date:** 6/12/2025

**Details of Action:**

**Summary of Action:** 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. 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 secured building permits. Planning staff affirms the plat conforms to the overall layout and design of the concept plan approved by the Planning Commission on March 9, 2022, as Planning Case File # 1-SA-22-C.

**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:**