



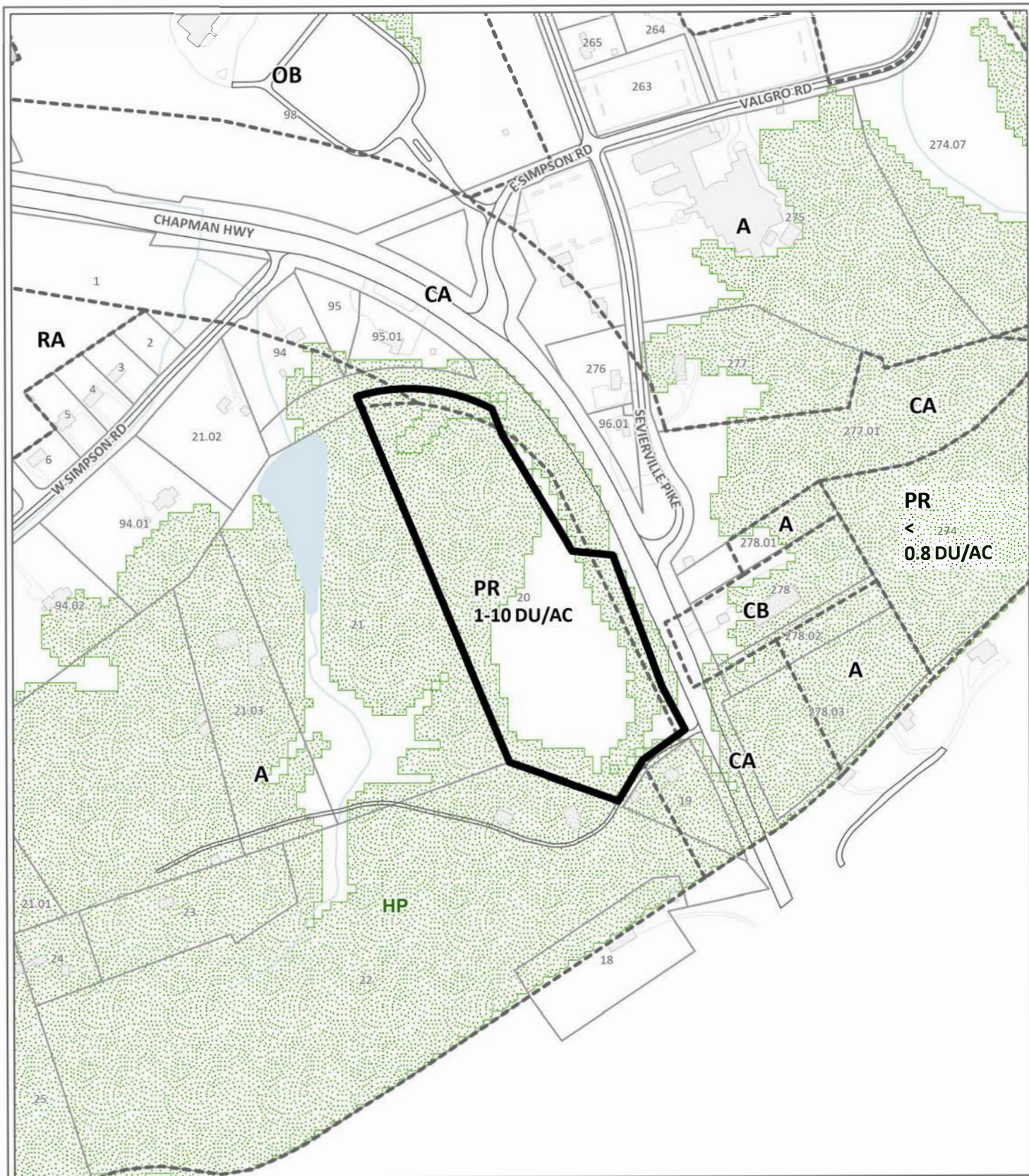
TO: Knoxville-Knox County Planning Commission
FROM: Frankie Ramos-Castillo, Planning & Subdivision Specialist
DATE: December 5, 2023
RE: 12-SC-23-F, Agenda # 43
Final Plat of the Chapman Trace Subdivision

Recommendation

The concept plan indicating the overall layout and design for this plat was approved on 11/10/2021 as Planning Case 11-SD-21-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.

Associated Case and Decision

11-SD-21-C: Approved by the Planning Commission (11/10/2021)
11-C-21-UR: Approved by the Planning Commission (11/10/2021)



FINAL SUBDIVISION PLAT

12-SC-23-F

Petitioner: Storm Shular



Final Plat For: Chapman Townhouses

Original Print Date: 11/20/2023

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

Map No: 150

Jurisdiction: County

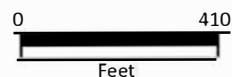
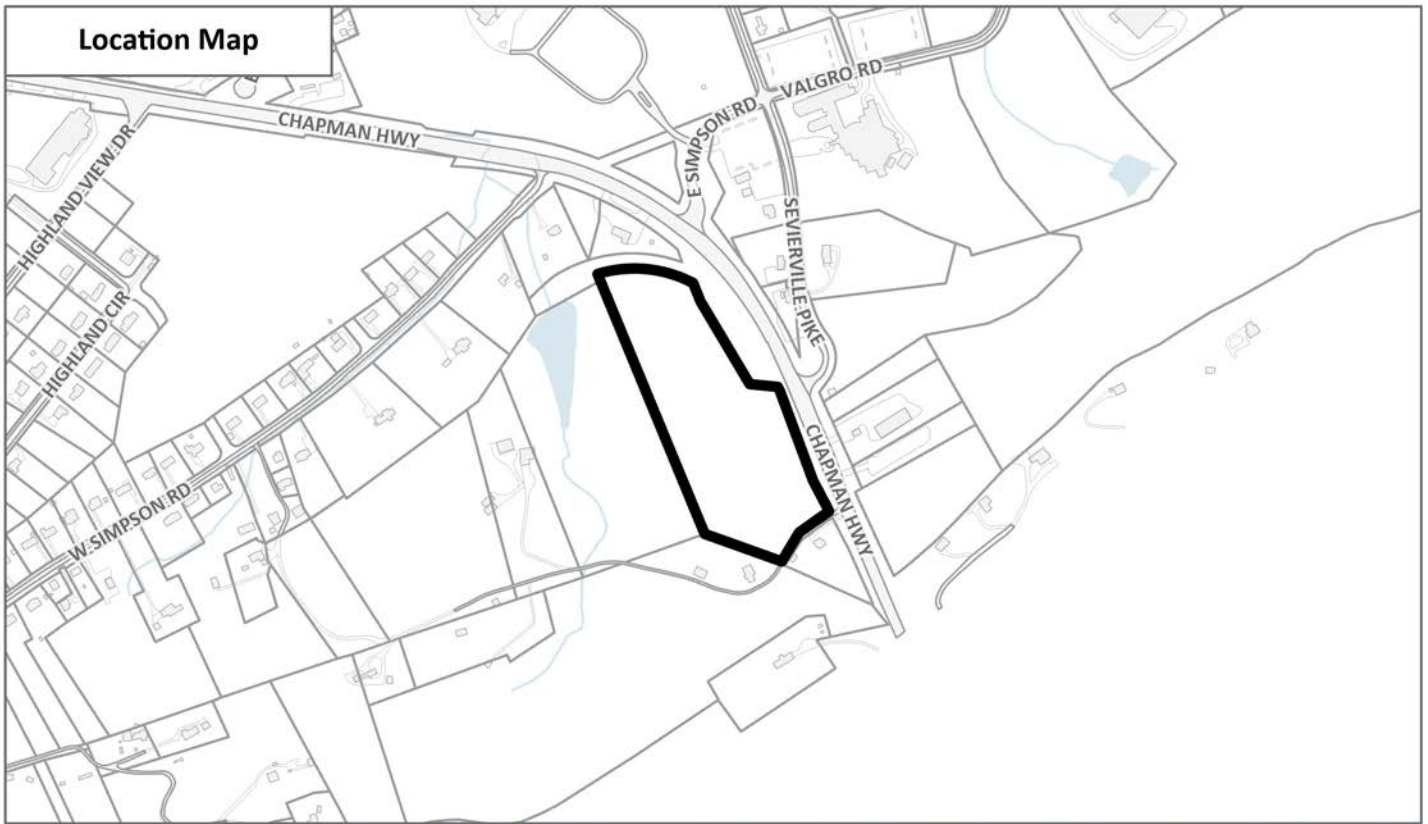


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

12-SC-23-F



Case boundary

0 825
Feet



LOT #	AREA (ft ²)	LOT #	AREA (ft ²)	LOT #	AREA (ft ²)
1	3,139.50	21	1,820.00	41	1,745.40
2	1,820.00	22	3,419.50	42	3,418.35
3	1,820.00	23	1,820.00	43	3,418.35
4	1,820.00	24	1,820.00	44	1,744.82
5	1,820.00	25	1,820.00	45	1,744.83
6	1,820.00	26	1,820.00	46	1,744.82
7	3,139.50	27	1,820.00	47	3,383.05
8	1,820.00	28	1,820.00	48	1,744.82
9	1,820.00	29	1,820.00	49	1,744.82
10	1,820.00	30	3,139.50	50	1,740.00
11	1,820.00	31	1,820.00	51	1,740.00
12	1,820.00	32	1,820.00	52	1,740.00
13	1,820.00	33	1,820.00	53	1,740.00
14	1,820.00	34	1,820.00	54	1,740.00
15	3,139.50	35	1,820.00	55	4,190.38
16	1,820.00	36	1,844.58	56	1,740.00
17	1,820.00	37	2,844.58	57	1,740.00
18	1,820.00	38	4,487.48	58	1,740.00
19	1,820.00	39	3,519.13	59	1,740.00
20	1,820.00	40	1,744.83	60	1,740.00

LOT	AREA (m ²)	LOT	AREA (m ²)	LOT	AREA (m ²)
61	1,740.00	81	1,740.00	101	4,299.02
62	3,001.50	82	3,001.50	102	2,987.00
63	3,001.50	83	3,001.50	103	2,987.00
64	1,740.00	84	1,740.00	104	1,720.00
65	1,740.00	85	1,740.00	105	1,720.00
66	1,740.00	86	1,740.00	106	1,720.00
67	1,740.00	87	1,740.00	107	1,720.00
68	1,740.00	88	1,740.00	108	1,720.00
69	1,740.00	89	1,740.00	109	2,987.00
70	3,001.50	90	3,001.50	110	2,987.00
71	3,001.50	91	3,001.50	111	2,987.00
72	1,740.00	92	1,740.00	112	1,720.00
73	1,740.00	93	1,740.00	113	1,720.00
74	1,740.00	94	1,740.00	114	1,720.00
75	5,234.51	95	1,740.00	115	1,720.00
76	1,740.00	96	1,740.00	116	1,720.00
77	1,740.00	97	1,740.00	117	2,987.00
78	1,740.00	98	3,095.69		
79	1,740.00	99	2,059.98		
80	1,740.00	100	2,059.98		

SEVIERVILLE

DETENTION POND 1 EASEMENT				(0.56 Ac. - 34,641.73 Sq. Ft.)
LINE	BEARING	DISTANCE	POINT	
1	N 89°29'33" E	106.71'	1	
2	S 29°13'53" W	106.71'	2	
3	N 72°05'00" W	141.49'	3	
4	N 67°57'00" W	127.17'	4	
5	N 89°29'33" E	106.71'	5	
CLOSURE BEARING DELTA ANGLE				
DELTA	106°55'57" (164.85')	164.85'	IN	89°29'33" (1759.31')
DETENTION POND 4 EASEMENT				(0.56 Ac. - 11,199.20 Sq. Ft.)
LINE	BEARING	DISTANCE	POINT	
1	N 89°29'33" E	106.71'	1	
2	S 29°13'53" W	106.71'	2	
3	N 72°05'00" W	141.49'	3	
4	N 67°57'00" W	127.17'	4	
5	N 89°29'33" E	106.71'	5	
CLOSURE BEARING DELTA ANGLE				
DELTA	106°55'57" (164.85')	164.85'	IN	89°29'33" (1759.31')
DETENTION POND 3 EASEMENT				(0.18 Ac. - 7,840.00 Sq. Ft.)
LINE	BEARING	DISTANCE	POINT	
1	N 89°29'33" E	106.71'	1	
2	S 29°13'53" W	106.71'	2	
3	N 72°05'00" W	141.49'	3	
4	N 67°57'00" W	127.17'	4	
5	N 89°29'33" E	106.71'	5	
CLOSURE BEARING DELTA ANGLE				
DELTA	106°55'57" (164.85')	164.85'	IN	89°29'33" (1759.31')

0 50 100
SCALE: 1 INCH = 50'

LINE	BEARING	DISTANCE
L5	S 32°08'19" E	172.40
L6	S 67°57'26" W	112.30
L7	N 22°02'54" W	89.53
L8	S 84°16'19" E	89.89
L9	N 02°33'41" E	109.00

PK(N) = PK
W/ W/
"R" "R"
IR(1) 1/
W/ W/
"R" "R"
IR(0) 1/
HWY MON ◇
○
— E —
/ /
+
↺



GEND

PK NAIL (NEW)
PK--NAIL IN ASPHALT
W/ METAL WASHER ENGRAVED WITH
"ROMANS 2116"
IRON ROD (NEW)
1/2--INCH DIAMETER IRON ROD
W/ PLASTIC CAP ENGRAVED WITH
"ROMANS 2116"
IRON ROD OLD
HIGHWAY MONUMENT
UNMONUMENTED POINT
ELECTRIC LINE
POWER POLE
GLY WIRE
MAIL BOX



VICINITY MAP

- POTENTIAL OWNERS:**
- BIG DAWG CONSTRUCTION LLC
307 BLUE PEBBLE PKWY
SEMPER, IN 47968
(865) 564-6236
- SUBMIT REQUESTING TO:**
- CITY OF SEMPER, IN
CITY ENGINEER
150 PARKWAY EAST
SEMPER, IN 47968
(865) 564-6236
- SUBJECT: SUBDIVISION**
- THIS PROJECT IS LOCATED ON LOT 150 PARCEL 020.00
IRON PIN FENCE AT ALL CORNERS, UNLESS AS SHOWN. ALL
NEW FINIS ARE 1/2" IRON ROD CAPPED WITH "ROMANS
2114"
- THIS PROPERTY IS ZONED FOR P1-10 DU/LAC.
- THIS SUBDIVISION CONTAINS 12.68 ACRES AND IS
COMBINED INTO 117 LOTS.
- AREAS ARE A.B.U. AREA
- COMMON AREA = 3.27 ACRES
- CONCRETE DRIVEWAY = 0.80 ACRES
- DETENTION POND = 1.27 ACRES
- THE HOME OWNERS ASSOCIATION IS RECORDED IN
INCORPORATED BOOK 10 PAGE 10.
- ALL ROADS IN THIS SUBDIVISION ARE PRIVATE WITH
ADJ. RIGHT-OF-WAY .24' WIDE PAVEMENT, & 2'
MOUNTAIN SIDE.
- AVERAGE LOTS ARE 0.04 ACRES (1.74 SQ. FT.)
- REFER TO LOCAL ZONING REGULATIONS FOR REQUIRED
SETBACKS. THERE IS A 35' PERPENDICULAR SETBACK ALONG
ONE SIDE OF THE ROAD.
- THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FLOOD
PLAIN MAP FOR THIS AREA AND FIND NO FLOOD HAZARD
AND BEING DUGGED IN THIS AREA, CALL "ONE CALL" FOR
FIELD LOCATIONS (REQUEST FOR GRADING VARIATIONS)
OF NEIGHBORHOODS.
- FOR APPROVED SUBDIVISION WARRANTS AND CONDITIONS
OF APPROVAL OF CONCEPT PLAN AND USE REVIEW.
SUBDIVISION PLANNING COMMISSION'S COMMENTS
FILES FILE #11-C-211R-IN-10-51-20-C.
- THIS PROJECT WILL HAVE ACCESS TO THE INTEREST STREET
SYSTEM.
5. THE SIGHT DISTANCE ON THE INTERSECTING PUBLIC ROAD
SHOULD BE MAINTAINED.

VARIATIONS:

1. REDUCE THE MINIMUM TANGENT BETWEEN BROWN BACK CURVES FROM 150' TO 132' AT STA. 3+04+26, ROAD A
2. REDUCE THE MINIMUM TANGENT BETWEEN REVERSE CURVES FROM 50' TO 45' AT STA. 6+40+21, ROAD B

ALTERNATIVE DESIGN STANDARDS
REQUIRING PLANNING COMMISSION APPROVAL:

1. REDUCE THE MINIMUM LOT WIDTH FROM 25' TO 20'
2. REDUCE THE MINIMUM RIGHT-OF-WAY WIDTH FROM 50' TO 40'
3. REDUCE THE MINIMUM HORIZONTAL CURVE RADIUS FROM 100' TO 75' AT STA. 6+40+21, ROAD B

20' DRAINAGE EASEMENTS
THERE IS A 20' DRAINAGE EASEMENT (10' EACH SIDE) ON ALL STORM PIPES, AS CONSTRUCTED, OUTSIDE OF THE PRIVATE RIGHT-OF-WAY.

STANDARD UTILITY AND DRAINAGE EASEMENTS
THE REQUIRED UTILITY AND DRAINAGE EASEMENT SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY (INCLUDING JOINT PERMANENT EASEMENTS). EASEMENTS FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.

PROPERTY OWNERS ARE RESPONSIBLE FOR
MAINTENANCE OF STORMWATER FACILITIES. THE
COVENANT FOR MAINTENANCE OF STORMWATER
FACILITIES IS RECORDED AS
INSTRUMENT # _____

SETBACKS: (PLANNED ZONE PR)
FRONT = 20 FEET
SIDE = 5 FEET
REAR = 15 FEET

CERTIFICATION OF THE ACCURACY OF SURVEY
SURVEY ACCURACY SHALL MEET THE REQUIREMENTS OF THE CURRENT EDITION OF THE RULES OF TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS - STANDARDS OF PRACTICE. HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED IN COMPLIANCE WITH THE CURRENT EDITION OF THE RULES OF TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS - STANDARDS OF PRACTICE.

**CERTIFICATE OF OWNERSHIP
AND GENERAL DEDICATION**

PLANNING COMMISSION CERTIFICATION OF APPROVAL FOR RECORDING—FINAL PLAT **ADDRESSING DEPARTMENT CERTIFICATION**

**GUARANTEE OF COMPLETION OF STREETS
AND RELATED IMPROVEMENTS.**

I, THE UNDERSIGNED, HEREBY CERTIFY THAT A BOND OR OTHER SECURITY HAS BEEN POSTED WITH THE APPROPRIATE AGENCY TO INSURE COMPLETION OF ALL STREET AND RELATED IMPROVEMENTS INCLUDING INDICATED PERMANENT REFERENCE MARKS AND MONUMENTS, BENCHMARKS, AND PROPERTY MONUMENTS IN THIS SUBDIVISION.

TREK

REGISTERED LAND SURVEYOR
TOWNSHIP LICENSE NUMBER: 2116
DATE: 11/30/93

**CERTIFICATE OF FINAL PLAT - ALL INDICATED
MARKERS, MONUMENTS, AND BENCHMARKS SET
WHEN CONSTRUCTION IS COMPLETED**

I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE MY PROFESSION UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THIS PLAT AND ACCOMPANYING DRAWINGS, INSTRUMENTS, AND RECORDS ARE IN SUBSTANTIAL COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-SPRING COUNTY PLANNING COMMISSION ACT. I HAVE BEEN FULLY AND COMPLETELY ADVISED IN A REPORT FILED WITH THE PLANNING COMMISSION, OR FOR THE RECORD, IN THE OFFICE OF THE CLERK OF THE COUNTY OF KNOX, THAT THE FINAL PLAT, THE BOND OR OTHER SECURITY THAT IS POSTED TO GUARANTEE THE FULFILLMENT OF THE OBLIGATIONS OF THE SURVEYOR, SHALL ALSO GUARANTEE THE INSTALLATION OF INDICATED PERMANENT MARKERS AND MONUMENTS, BENCHMARKS AND PROPERTY MONUMENTS UPON COMPLETION OF THE SURVEYING.

TREK

BGD DEVELOPMENT, LLC (STROM SHALAM)
OWNER (PRINTED NAME)

SIGNATURE _____ DATE _____

**IN THE CITY OF KNOXVILLE AND SEWERED
AREAS OF KNOX COUNTY**

**CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM -
MAJOR SUBDIVISIONS**

THIS IS TO CERTIFY THAT THE PUBLIC SANITARY SEWER SYSTEM INSTALLED,
OR PROPOSED FOR INSTALLATION, IS IN ACCORDANCE WITH STATE AND
LOCAL REGULATIONS.

KNOX CHAPMAN UTILITY DISTRICT

[illegible]

SIGNED: _____ DATE: _____

DEPT: _____ TITLE: _____

**G U A R A N T E E O F C O M P L E T I O N O F
S T O R M W A T E R F A C I L I T I E S**

I, THE UNDERSIGNED, HEREBY CERTIFY THAT A BOND OR OTHER SECURE
HAS BEEN POSTED WITH THE APPROPRIATE AGENCY TO INSURE COMPLETION
AND STABILIZATION OF ALL STORMWATER FACILITIES AS SHOWN ON THE
STORMWATER PLANS WHICH WERE APPROVED THE _____ OF _____, 20____.

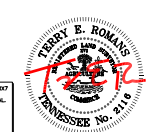
S I G N A T U R E

D A T E

PART OR ALL OF THIS SURVEY WAS PERFORMED USING A CARLSON BR
MULTIPLE FREQUENCY RECEIVER.
HORIZONTAL: 10MM VERTICAL: 15MM
TYPE OF GPS FIELD PROCEDURE: REAL TIME KINEMATIC NETWORK
DATUM/EPOCH: HORIZONTAL-NAD 83, VERTICAL-NAD 88
PUBLISHED/TXED-CONTROL USED: TOST GNSS REFERENCE NETWORK
GEOID MODEL: 2020
COMBINED GRID FACTORS: NONE APPLIED

RIGHT-OF-WAY MAINTENANCE AGREEMENT

12-SC-23-F



ROMANS
Engineering

1923 Hopewell Road
Knoxville, TN 37920
Phone (865) 679-5736

FINAL PLAT OF CHAPMAN TRACE

ADDRESS CHAPMAN HWY
CITY KNOXVILLE STATE TN ZIP CODE 37920
DISTRICT 9th COUNTY KNOX ZONE PR
TAX MAP 150 ACRES — GROUP — PARCEL 020.00
WARD — BLOCK — SCALE 1"=50'
DEED 202302060043661 DATE 11/30/23
MAP BOOK — PAGE — DRAWN BY JME
MAP CAB. — SLIDE — SHEET 1 OF 1
LOT NO. — DWS NO. 23-09-1



Development Request

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☐ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
☒ Final Plat

ZONING

- ☐ Plan Amendment
☐ Sector Plan
☐ One Year Plan
☐ Rezoning

Storm Shular

Applicant Name

Affiliation

10/30/2023

Date Filed

12/14/2023

Meeting Date (if applicable)

12-SC-23-F / 11-SD-21-C; 1-C-21-UR

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

Storm Shular

Name / Company

307 Bule Peacock Way Seymour TN 37865

Address

865-654-6236 / storm@hertlanddevelopmentllc.com

Phone / Email

CURRENT PROPERTY INFO

BGD Development LLC

Owner Name (if different)

307 Blue Peacock Way Seymour TN 37865

Owner Address

865-654-6236

Owner Phone / Email

9109 Chapman Hwy.

Property Address

150 020

Parcel ID

12.68 acres

Tract Size

Knox-Chapman Utility District

Sewer Provider

Knox-Chapman Utility District

Water Provider

No

Septic (Y/N)

STAFF USE ONLY

W. of interesection of Chapman Hwy & Sevierville Pike

General Location

☐ City

Commission District 9

PR (Planned Residential), 1-10 du/ac

☒ County

District

Zoning District

Existing Land Use

South County

Planning Sector

Sector Plan Land Use Classification

Planned Growth Area

Growth Policy Plan Designation

DEVELOPMENT REQUEST

- ☐ Development Plan ☐ Planned Development ☐ Use on Review / Special Use
☐ Hillside Protection COA ☐ Residential ☐ Non-residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Chapman Townhouses

Proposed Subdivision Name

Related Rezoning File Number

Unit / Phase Number ☒ Split Parcels

117

Total Number of Lots Created

Additional Information _____

- ☐ Attachments / Additional Requirements

ZONING REQUEST

- ☐ Zoning Change

Proposed Zoning

Pending Plat File Number

- ☐ Plan
Amendment

Proposed Plan Designation(s)

Proposed Density (units/acre) Previous Zoning Requests

Additional Information _____

STAFF USE ONLY

PLAT TYPE

- ☐ Staff Review ☒ Planning Commission

ATTACHMENTS

- ☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

- ☐ COA Checklist (Hillside Protection)
☐ Design Plan Certification (Final Plat)
☐ Site Plan (Development Request)
☐ Traffic Impact Study
☐ Use on Review / Special Use (Concept Plan)

Fee 1

\$4,160.00

Total

Fee 2

Fee 3

AUTHORIZATION

- ☐ I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Storm Shular

10/30/2023

Applicant Signature

Please Print

Date

Phone / Email

BGD Development LLC

10/30/2023

Property Owner Signature

Please Print

Date



Development Request

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☐ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
☒ Final Plat

ZONING

- ☐ Plan Amendment
☐ SP ☐ OYP
☐ Rezoning

Storm Shular

Developer

Applicant Name

Affiliation

10/30/2023

12/14/2023

File Number(s)

Date Filed

Meeting Date (if applicable)

12-SC-23-F

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- ☒ Applicant ☐ Property Owner ☐ Option Holder ☐ Project Surveyor ☒ Engineer ☐ Architect/Landscape Architect

Storm Shular

Heartland Development

Name

Company

307 Bule Peacock Way

Seymour

tn

37865

Address

City

State

ZIP

865-654-6236

storm@hertlanddevelopmentllc.com

Phone

Email

CURRENT PROPERTY INFO

BGD development LLC

307 Blue Peacock way Seymour, TN

8656546236

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

9109 Chapman Hwy

150 020

Property Address

Parcel ID

KCUD

KCUD

n

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

W. of interesection of Chapman Hwy & Sevierville Pike

12.68 acres

General Location

Tract Size

☐ City ☒ County 9
District

PR 1-10 DU/AC

Zoning District

AgForVac

Existing Land Use

South County

MDR/HP

Sector Plan Land Use Classification

Planned Growth

Growth Policy Plan Designation

Planning Sector

May 1, 2023

DEVELOPMENT REQUEST
☐ Development Plan ☐ Use on Review / Special Use ☐ Hillside Protection COA

☐ Residential ☐ Non-Residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Chapman Townhomes

Proposed Subdivision Name

Chapman Townhom

☐ Combine Parcels☒ Divide Parcel

Unit / Phase Number

117

Total Number of Lots Created

☐ Other (specify) 1☐ Attachments / Additional Requirements

Related Rezoning File Number

11-SD-21-C

ZONING REQUEST☐ Zoning Change

Proposed Zoning

☐ Plan Amendment Change

Proposed Plan Designation(s)

Pending Plat File Number

Proposed Density (units/acre)

Previous Rezoning Requests

☐ Other (specify) _____**STAFF USE ONLY****PLAT TYPE**☐ Staff Review☐ Planning Commission**ATTACHMENTS**☐ Property Owners / Option Holders☐ Variance Request**ADDITIONAL REQUIREMENTS**☐ Design Plan Certification (*Final Plat*)☐ Use on Review / Special Use (*Concept Plan*)☐ Traffic Impact Study☐ COA Checklist (*Hillside Protection*)

Fee 1		Total
0203	\$2,840	
Fee 2		
0208	\$1,320	\$4,160
Fee 3		
		10/31 SS

AUTHORIZATION☒ I declare under penalty of perjury the foregoing is true and correct:

1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent

Applicant Signature

Storm Shular

Please Print

Date

Phone Number

Email

Property Owner Signature

Please Print

Date Paid

865-654-6236

storm@heartlanddevelopmentllc.com

Storm Shular, BGD Development LLC

10/30/23

10/30/23

10/30/23