



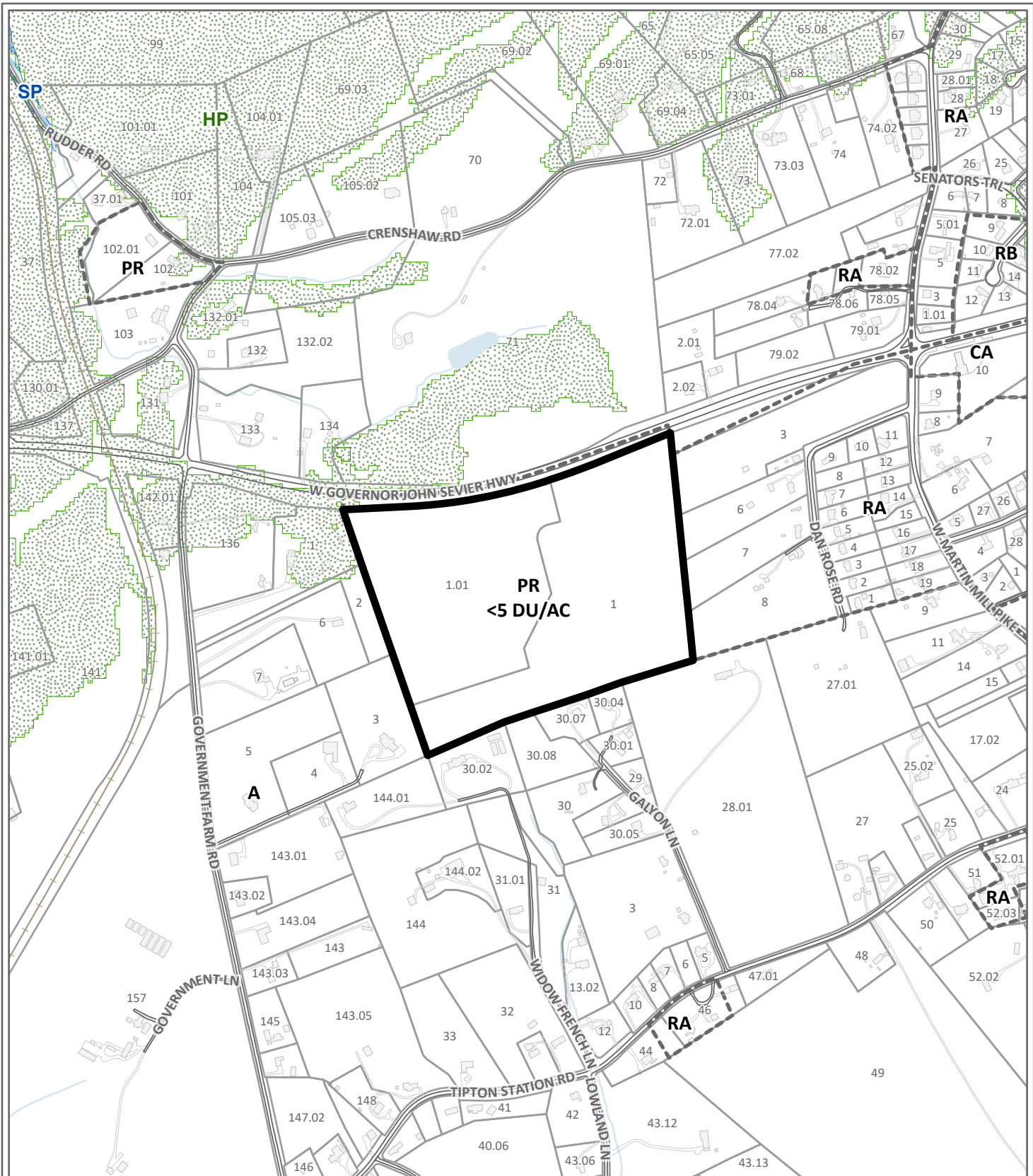
TO: Knoxville-Knox County Planning Commission
FROM: Frankie Ramos-Castillo, Planning Services Technician
DATE: August 28, 2023
RE: 9-SA-23-F, Agenda # 36
Cherokee Woods

Recommendation

The concept plan indicating the overall layout and design for this plat was approved on September 10, 2020 as Planning Case 7-SC-20-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

7-SC-20-C: Approved by the Planning Commission September 10, 2020
7-SC-20-UR: Approved by the Planning Commission September 10, 2020



FINAL SUBDIVISION PLAT

9-SA-23-F

Petitioner: David Hurst/Robert G. Campbell & Associates



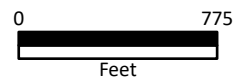
Final Plat For: Cherokee Woods

Map No: 148

Jurisdiction: County

Original Print Date: 8/21/2023

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



Planning Commission Certification of Approval for Recording - Final Plat
 This is to certify that the subdivision plat shown herein has been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plans, with the exception of any variances and waivers noted on this plat and in the minutes of the Knoxville-Knox County Planning Commission, on this _____ day of _____, 20____, and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds. Pursuant to Section 13-2-406 of Tennessee Code, Annotated, the approval of this plat by the Planning Commission shall not be deemed to constitute or effect an acceptance by the City of Knoxville or Knox County of the dedication of any street or other ground upon the plat.

Signed: _____
 Date: _____
 Title: _____

Guarantee of Completion of Streets and Related Improvements.
 I, the undersigned, hereby certify that a bond or other security has been placed with the appropriate agency to insure completion of all street and related improvements (including related permanent entrance markers and monuments, benchmarks and property monuments) in this subdivision in accordance with required standards and specifications.

Signed: _____
 Date: _____
 Title: _____

Guarantee of Completion of Stormwater Facilities.
 I, the undersigned, hereby certify that a bond or other security has been placed with the appropriate agency to insure completion of all stormwater facilities (including related permanent entrance markers and monuments) in this subdivision in accordance with required standards and specifications.

Signed: _____
 Date: _____
 Title: _____

Certification of Approval of Public Water System - Major Subdivisions
 This is to certify that the public water system installed, or proposed for installation, is in accordance with State and local regulations.

Utility Provider: _____
 Authorized Signature for Utility: _____ Date: _____

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.

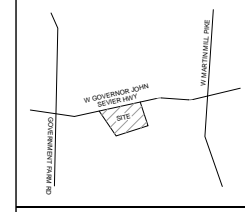
Utility Provider: _____
 Authorized Signature for Utility: _____ Date: _____



NOTE: THERE ARE FEES FROM ANY JURISDICTIONS OR CONSTRUCTION PERMITS TO BE PAID TO THE APPROPRIATE AGENCIES PRIOR TO RECORDING THIS PLAT.
 1-800-361-1111
 STOP-CALL NUMBER

LEGEND

- UP UTILITY POLE
- AR AIR CONDITIONER PAD
- UP LIGHT STAIRWELL
- WATER VALVE
- WATER METER
- WATER MAIN
- URB INLET
- SEWER MANHOLE
- STORM DRAIN MANHOLE
- CATCH BASIN
- WATER MANHOLE



OWNER
 CHEROKEE LANDING DEVELOPMENT LLC
 100 COMMUNITY CENTER DR STE 104
 PIGEON FORGE, TN 37863

- NOTES:**
- EXISTING MONUMENTS AS SHOWN. ALL OTHERS SET BY RGCA.
 - STANDARD UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY INCLUDING JOINT PERMANENT EASEMENTS. EASEMENTS OF 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.
 - THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE SEARCH.
 - PROPERTY IS ZONED PR. SETBACKS AS FOLLOWS: FRONT 20', SIDE 5', REAR 15' UNLESS CONTROLLED BY A 30' PERIPHERAL SETBACK. LOT 17A WILL HAVE A 30' FRONT SETBACK TO ACCOMMODATE MORE OFF-STREET STACKING OF VEHICLES.
 - FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF THE CONCEPT PLAN AND USE ON REVIEW, REFER TO PLANNING FILE 7-SC-20-C & 7-C-20-UR.
 - PLAT CONSIST OF 48.68 ACRES INTO 43 LOTS, COMMON AREA, PUBLIC STREETS, AND FUTURE DEVELOPMENT AREA.
 - THIS PROPERTY WAS FORMERLY PLATTED AS THE RESUBDIVISION OF LOTS 1 & 2 GREEN BRAR RETIREMENT COMMUNITY.
 - NO BUILDING OR STRUCTURES ARE ALLOWED WITHIN THE TVA POWER LINE EASEMENT.
 - NO BUILDING OR STRUCTURES ARE ALLOWED WITHIN THE NATURAL GAS EASEMENT.
 - ALL LOTS WILL HAVE ACCESS TO THE INTERIOR STREET SYSTEM ONLY.
 - THE SITE DISTANCE AT THE INTERSECTION OF RUNNING DEER ROAD AND W GOVERNOR JOHN SEVER HIGHWAY MEETS THE SUBDIVISION REGULATIONS (PER SECTION 3.04 J.I.S.)
 - AN HOA HAS BEEN ESTABLISHED AND RECORDED BY INST NO. _____
 - PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF STORMWATER FACILITIES. THE COVENANT FOR MAINTENANCE OF STORMWATER FACILITIES IS RECORDED AS INST NO. _____

Certificate of Ownership and General Dedication.
 I, We, the undersigned owner(s) of the property shown herein, hereby adopt this as my (our) plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that I, we, or our owner(s) in the sample of the property, and as property owner(s) have an unrestricted right to dedicate right-of-way and grant easement as shown on this plat.

Owner's Printed Name: _____
 Party Smith Signatures(s): _____ Date: _____

Taxes and Assessments
 This is to certify that all property taxes and assessments due on this property
 City Tax Clerk: Signed: _____ Date: _____
 Knox County Treasurer: Signed: _____ Date: _____

Addressing Department Certification
 I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville-Knox County Street Naming and Addressing Ordinance, the Administrative Rules of the Planning Commission, and these regulations.
 Signed: _____
 Date: _____
 By: _____

Zoning
 Zoning district(s) in which the land being subdivided is located shall be indicated as shown on the zoning map by the Planning Commission as follows:
 Zoning Shown on Official Map: _____
 Date: _____
 By: _____

Knox County Department of Engineering and Public Works
 The Knox County Department of Engineering and Public Works hereby approves this plat on this _____ day of _____, 20____.

Engineering Director
 Signature: _____
 Title: _____

Registered Land Surveyor
 Tennessee License No. _____
 Date: _____

Certification of Category and Accuracy of Survey
 I hereby certify that this is a Category 1 survey and the ratio of precision of the measured survey is not less than 1:10,000 as shown herein and that said survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.

Registered Land Surveyor
 Tennessee License No. 1886
 Date: _____

Certification of Final Plat - All Indicated Markers, Monuments and Benchmarks to be Set When Construction is Complete
 I hereby certify that I am a registered land surveyor licensed to practice surveying under the laws of the State of Tennessee. I further certify that this plat and accompanying drawings, documents, and statutory content, described and identified in a report filed with the Planning Commission, or other written document which shall have been approved as indicated on the final plat. The bond or other security that is posted to guarantee the completion of streets and related improvements shall also guarantee the installation of the indicated permanent reference markers and monuments, and benchmarks and property monuments upon completion of the

Registered Land Surveyor
 Tennessee License No. 1886
 Date: _____

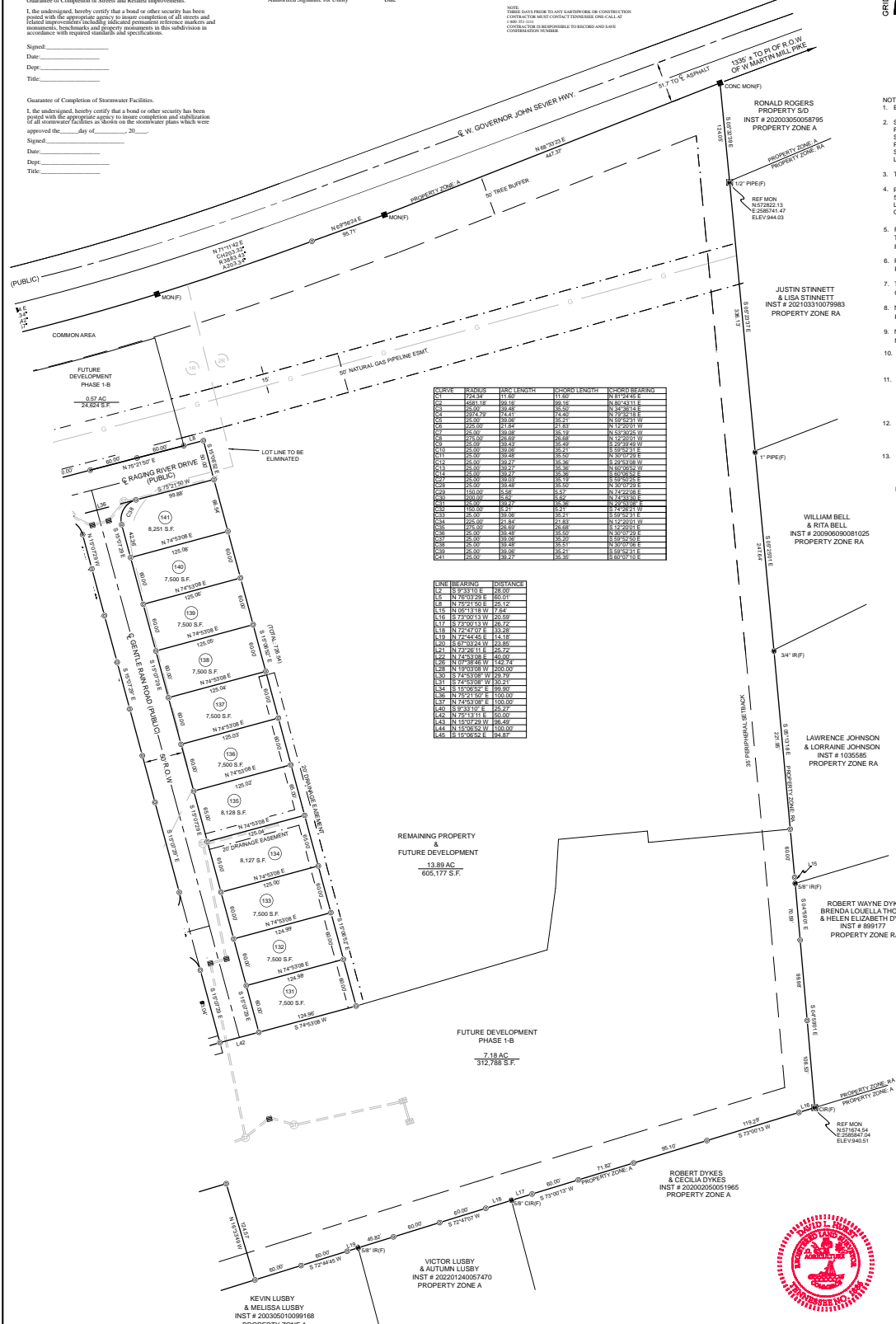
9-SA-23-F
FINAL PLAT
PHASE 1A OF

CHEROKEE WOODS
 9th CIVIL DISTRICT, KNOX COUNTY, TENNESSEE
 TAX MAP: 148 PARCEL: 001.00 & 001.01
 ADDRESS: W GOVERNOR JOHN SEVER
 DEED REFERENCES: INST: 20211025003363
 PLAT REFERENCE: INST: 201712070035341

APPROVED BY: D. HURST
 DRAWN BY: D. HURST

FIELD DATE: 12-08-2021
 DRAWING DATE: 12-21-2021
 LAST REV. DATE: 08-25-2023

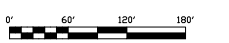
SHEET 1 OF 2
 SCALE: 1" = 60'
 PROJECT NUMBER: 20169



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1684.18	28.16	28.16	N 80° 23' 11"
C2	1274.79	74.41	74.40	N 30° 29' 28"
C3	1274.79	74.41	74.40	S 30° 29' 28"
C4	152.00	21.28	21.19	N 12° 20' 25"
C5	152.00	21.28	21.19	S 12° 20' 25"
C6	152.00	21.28	21.19	N 12° 20' 25"
C7	152.00	21.28	21.19	S 12° 20' 25"
C8	152.00	21.28	21.19	N 12° 20' 25"
C9	152.00	21.28	21.19	S 12° 20' 25"
C10	152.00	21.28	21.19	N 12° 20' 25"
C11	152.00	21.28	21.19	S 12° 20' 25"
C12	152.00	21.28	21.19	N 12° 20' 25"
C13	152.00	21.28	21.19	S 12° 20' 25"
C14	152.00	21.28	21.19	N 12° 20' 25"
C15	152.00	21.28	21.19	S 12° 20' 25"
C16	152.00	21.28	21.19	N 12° 20' 25"
C17	152.00	21.28	21.19	S 12° 20' 25"
C18	152.00	21.28	21.19	N 12° 20' 25"
C19	152.00	21.28	21.19	S 12° 20' 25"
C20	152.00	21.28	21.19	N 12° 20' 25"
C21	152.00	21.28	21.19	S 12° 20' 25"

LINE	BEARING	DISTANCE
L1	S 89° 10' 1"	128.50
L2	N 74° 53' 0"	125.94
L3	N 74° 53' 0"	125.94
L4	N 74° 53' 0"	125.94
L5	N 74° 53' 0"	125.94
L6	N 74° 53' 0"	125.94
L7	N 74° 53' 0"	125.94
L8	N 74° 53' 0"	125.94
L9	N 74° 53' 0"	125.94
L10	N 74° 53' 0"	125.94
L11	N 74° 53' 0"	125.94
L12	N 74° 53' 0"	125.94
L13	N 74° 53' 0"	125.94
L14	N 74° 53' 0"	125.94
L15	N 74° 53' 0"	125.94
L16	N 74° 53' 0"	125.94
L17	N 74° 53' 0"	125.94
L18	N 74° 53' 0"	125.94
L19	N 74° 53' 0"	125.94
L20	N 74° 53' 0"	125.94
L21	N 74° 53' 0"	125.94
L22	N 74° 53' 0"	125.94
L23	N 74° 53' 0"	125.94
L24	N 74° 53' 0"	125.94
L25	N 74° 53' 0"	125.94
L26	N 74° 53' 0"	125.94
L27	N 74° 53' 0"	125.94
L28	N 74° 53' 0"	125.94
L29	N 74° 53' 0"	125.94
L30	N 74° 53' 0"	125.94
L31	N 74° 53' 0"	125.94
L32	N 74° 53' 0"	125.94
L33	N 74° 53' 0"	125.94
L34	N 74° 53' 0"	125.94
L35	N 74° 53' 0"	125.94
L36	N 74° 53' 0"	125.94
L37	N 74° 53' 0"	125.94
L38	N 74° 53' 0"	125.94
L39	N 74° 53' 0"	125.94
L40	N 74° 53' 0"	125.94
L41	N 74° 53' 0"	125.94
L42	N 74° 53' 0"	125.94
L43	N 74° 53' 0"	125.94
L44	N 74° 53' 0"	125.94
L45	N 74° 53' 0"	125.94
L46	N 74° 53' 0"	125.94
L47	N 74° 53' 0"	125.94
L48	N 74° 53' 0"	125.94
L49	N 74° 53' 0"	125.94
L50	N 74° 53' 0"	125.94
L51	N 74° 53' 0"	125.94
L52	N 74° 53' 0"	125.94
L53	N 74° 53' 0"	125.94
L54	N 74° 53' 0"	125.94
L55	N 74° 53' 0"	125.94
L56	N 74° 53' 0"	125.94
L57	N 74° 53' 0"	125.94
L58	N 74° 53' 0"	125.94
L59	N 74° 53' 0"	125.94
L60	N 74° 53' 0"	125.94
L61	N 74° 53' 0"	125.94
L62	N 74° 53' 0"	125.94
L63	N 74° 53' 0"	125.94
L64	N 74° 53' 0"	125.94
L65	N 74° 53' 0"	125.94
L66	N 74° 53' 0"	125.94
L67	N 74° 53' 0"	125.94
L68	N 74° 53' 0"	125.94
L69	N 74° 53' 0"	125.94
L70	N 74° 53' 0"	125.94
L71	N 74° 53' 0"	125.94
L72	N 74° 53' 0"	125.94
L73	N 74° 53' 0"	125.94
L74	N 74° 53' 0"	125.94
L75	N 74° 53' 0"	125.94
L76	N 74° 53' 0"	125.94
L77	N 74° 53' 0"	125.94
L78	N 74° 53' 0"	125.94
L79	N 74° 53' 0"	125.94
L80	N 74° 53' 0"	125.94
L81	N 74° 53' 0"	125.94
L82	N 74° 53' 0"	125.94
L83	N 74° 53' 0"	125.94
L84	N 74° 53' 0"	125.94
L85	N 74° 53' 0"	125.94
L86	N 74° 53' 0"	125.94
L87	N 74° 53' 0"	125.94
L88	N 74° 53' 0"	125.94
L89	N 74° 53' 0"	125.94
L90	N 74° 53' 0"	125.94
L91	N 74° 53' 0"	125.94
L92	N 74° 53' 0"	125.94
L93	N 74° 53' 0"	125.94
L94	N 74° 53' 0"	125.94
L95	N 74° 53' 0"	125.94
L96	N 74° 53' 0"	125.94
L97	N 74° 53' 0"	125.94
L98	N 74° 53' 0"	125.94
L99	N 74° 53' 0"	125.94
L100	N 74° 53' 0"	125.94

ROBERT G. CAMPBELL & ASSOCIATES, L.P.
 CONSULTING ENGINEERS
 KNOXVILLE & SEVIENVILLE, TENNESSEE
 621 Wall Street
 Sevierville, Tennessee 37862
 Phone: (865) 429-4683 FAX: (865) 429-4684



Knox County Property Assessor Date: _____

Certificate of Ownership and General Dedication.

I, the undersigned owner(s) of the property shown herein, hereby agree that this is my, our sole plan of subdivision and dedicate the streets to be shown to the public use forever and hereby certify that I am, we are the owner(s) in fee simple of the property, and no property interest has an unrecorded right to dedicate right-of-way and/or grant easement as shown on this plan.

Owner(s) Printed Name: _____ Date: _____
 Perry Smith Signature: _____ Date: _____

Taxes and Assessments
 This is to certify that all property taxes and assessments due on this property are paid in full.

City Tax Clerk Signed: _____ Date: _____

Knox County Trustee Signed: _____ Date: _____

Addressing Department Certification
 I, the undersigned, hereby certify that the subdivision street and all street names contained in the Knoxville-Knox County Street Naming and Addressing Ordinance, the Administrative Rules of the Planning Commission, and these regulations.

Signed: _____ Date: _____

Zoning
 Zoning district(s) in which the land being subdivided is located shall be indicated as shown on the zoning map by the Planning Commission as follows:

Zoning Shown on Official Map: _____

Date: _____

By: _____

Knox County Department of Engineering and Public Works
 The Knox County Department of Engineering and Public Works hereby approves this plan on this day of _____, 2011.

Engineering Director: _____

Guarantee of Completion of Streets and Related Improvements.

I, the undersigned, hereby certify that a bond or other security has been filed in full, in accordance with the provisions of the Knoxville-Knox County Code of Ordinances, to ensure completion of all street and related improvements, including but not limited to, streets, sidewalks, curbs, gutters, water and sewer mains, storm drains, and related improvements in this subdivision in accordance with required standards and specifications.

Signed: _____ Date: _____
 Title: _____
 Date: _____

Guarantee of Completion of Stormwater Facilities.
 I, the undersigned, hereby certify that a bond or other security has been filed with the appropriate agency to ensure completion and satisfaction of all stormwater facilities shown on this subdivision in accordance with required standards and specifications.

Signed: _____ Date: _____
 Title: _____
 Date: _____

Certification of Approval of Public Water System - Major Subdivision
 This is to certify that the public water system installed or proposed for installation, is in accordance with State and local regulations.

Utility Provider
 Authorized Signature for Utility _____ Date: _____

Certification of Approval of Public Sanitary Sewer System - Major Subdivision
 This is to certify that the public sanitary sewer system installed or proposed for installation, is in accordance with State and local regulations.

Utility Provider
 Authorized Signature for Utility _____ Date: _____

Signed: _____ Date: _____

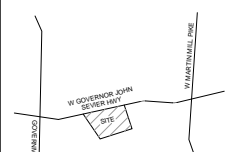
Signed: _____ Date: _____



NOTES: THIS PLAN IS A CATEGORY 1 SURVEY AND THE DATE OF CONSTRUCTION OF THE SURVEY SHALL BE THE DATE OF RECORDATION OF THIS PLAN. THE SURVEYOR'S OFFICE IS AT 1309 E. MAIN ST., KNOXVILLE, TN 37902. CONTACT YOUR SURVEYOR FOR RECORDING AND TAXES INFORMATION.

LEGEND

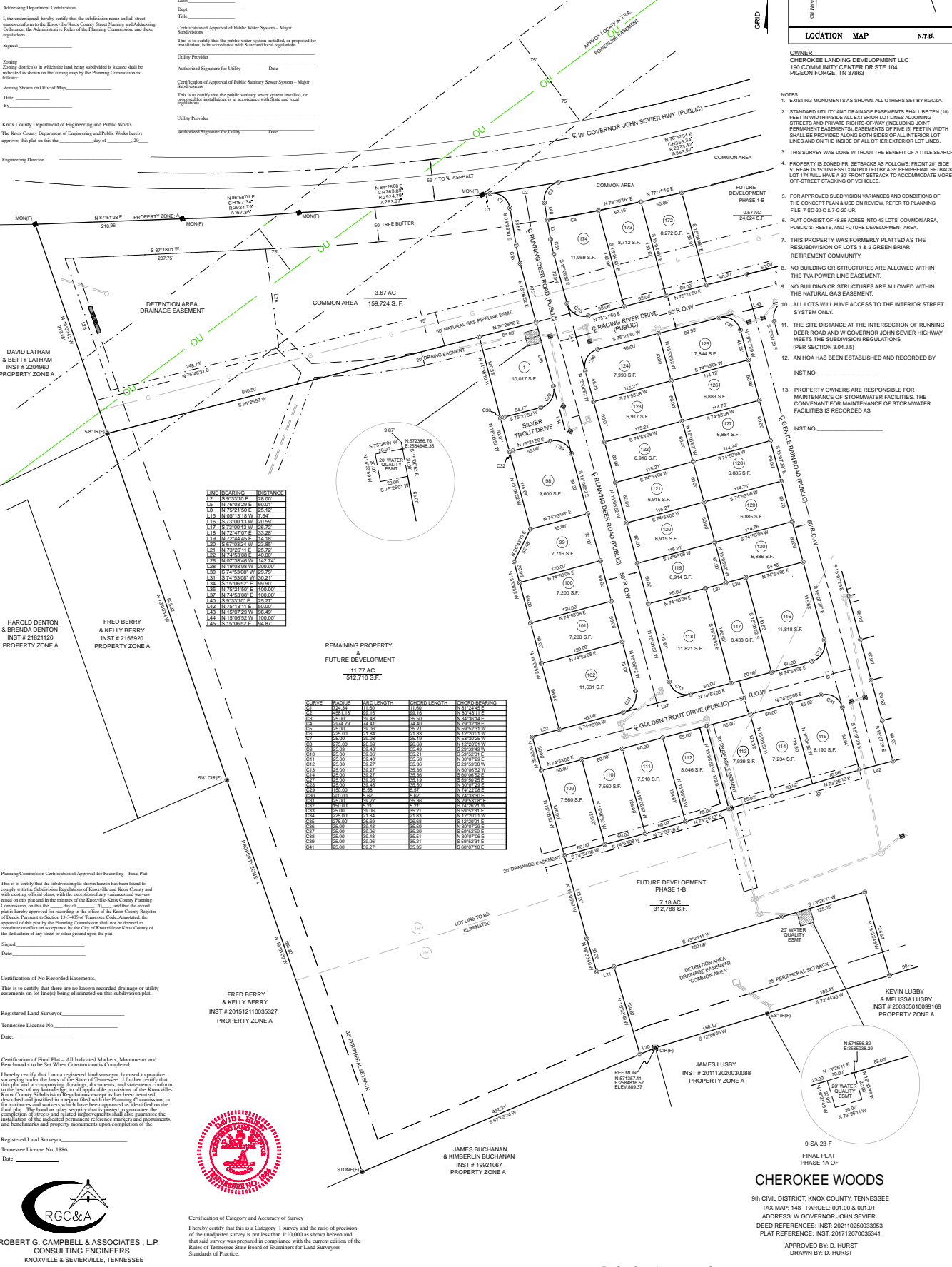
PROT	IRON PIN FOUND	UTILITY POLE	SEWER MANHOLE
PERM	PERMANENT REFERENCE MARKER	AIR CONDITIONER PAD	STORM DRAIN MANHOLE
REC	RECORDED DATA	LIGHT FIXTURE	CATCH BASIN
REP	REMOVED CONC. PIPE	WATER VALVE	WATER MANHOLE
OMP	CONCRETE METAL PIPE	WATER METER	
		HOB/NUT	
		CORB INLET	



LOCATION MAP N.T.S.

OWNER: CHEROKEE LANDING DEVELOPMENT LLC
 100 COMMONALITY CENTER DR STE 104
 PIGEON FORGE, TN 37663

NOTES:
 1. EXISTING MONUMENTS AS SHOWN. ALL OTHERS SET BY ROGCA.
 2. STANDARD UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN (10) FEET IN WIDTH INCLUDING ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY INCLUDING JOINT PERMANENT EASEMENTS. EASEMENTS OF 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.
 3. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE SEARCH.
 4. PROPERTY IS ZONED PR. SETBACKS AS FOLLOWS: FRONT 20', SIDE 5', REAR 15' UNLESS CONTROLLED BY A 30' PERIPHERAL SETBACK. LOT 11A WILL HAVE A 30' FRONT SETBACK TO ACCOMMODATE MORE OFF-STREET STACKING OF VEHICLES.
 5. FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF THE CONCEPT PLAN A USE ON REVIEW. REFER TO PLANNING FILE # 2011-03-0246.
 6. PLAT CONTAINS 48.68 ACRES INTO 43 LOTS, COMMON AREA, PUBLIC STREETS, AND FUTURE DEVELOPMENT AREA.
 7. THIS PROPERTY WAS FORMERLY PLATTED AS THE RESUBDIVISION OF LOTS 1 & 2 GREEN BRIAR RETIREMENT COMMUNITY.
 8. NO BUILDING OR STRUCTURES ARE ALLOWED WITHIN THE TVA POWER LINE EASEMENT.
 9. NO BUILDING OR STRUCTURES ARE ALLOWED WITHIN THE NATURAL GAS EASEMENT.
 10. ALL LOTS WILL HAVE ACCESS TO THE INTERIOR STREET SYSTEM ONLY.
 11. THE SITE DISTANCE AT THE INTERSECTION OF RUNNING DEER ROAD AND W. GOVERNOR JOHN SEEVER HIGHWAY MEETS THE SUBDIVISION REGULATIONS PER SECTION 3.01.02.
 12. AN HOA HAS BEEN ESTABLISHED AND RECORDED BY INST NO. _____
 13. PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF STORMWATER FACILITIES. THE CONVEYMENT FOR MAINTENANCE OF STORMWATER FACILITIES IS RECORDED AS INST NO. _____



LINE BEARING	DISTANCE
N 89°58'01" E	220.00
N 73°25'01" W	220.00
N 73°25'01" W	220.00
S 87°18'01" W	287.75
S 87°18'01" W	287.75
S 87°18'01" W	287.75
N 73°25'01" W	220.00
S 87°18'01" W	287.75
N 73°25'01" W	220.00
S 87°18'01" W	287.75
N 73°25'01" W	220.00
S 87°18'01" W	287.75
N 73°25'01" W	220.00
S 87°18'01" W	287.75
N 73°25'01" W	220.00
S 87°18'01" W	287.75
N 73°25'01" W	220.00
S 87°18'01" W	287.75
N 73°25'01" W	220.00
S 87°18'01" W	287.75
N 73°25'01" W	220.00
S 87°18'01" W	287.75

REMAINING PROPERTY & FUTURE DEVELOPMENT
 11.77 AC
 512,710 S.F.

LOT	INSTR	AREA	PERM	CHG	CR	CD	CD
99	228.24	11.80	11.80				N 81°26'58" E
100	228.24	11.80	11.80				N 81°26'58" E
101	228.24	11.80	11.80				N 81°26'58" E
102	228.24	11.80	11.80				N 81°26'58" E
103	228.24	11.80	11.80				N 81°26'58" E
104	228.24	11.80	11.80				N 81°26'58" E
105	228.24	11.80	11.80				N 81°26'58" E
106	228.24	11.80	11.80				N 81°26'58" E
107	228.24	11.80	11.80				N 81°26'58" E
108	228.24	11.80	11.80				N 81°26'58" E
109	228.24	11.80	11.80				N 81°26'58" E
110	228.24	11.80	11.80				N 81°26'58" E
111	228.24	11.80	11.80				N 81°26'58" E
112	228.24	11.80	11.80				N 81°26'58" E
113	228.24	11.80	11.80				N 81°26'58" E
114	228.24	11.80	11.80				N 81°26'58" E
115	228.24	11.80	11.80				N 81°26'58" E
116	228.24	11.80	11.80				N 81°26'58" E
117	228.24	11.80	11.80				N 81°26'58" E
118	228.24	11.80	11.80				N 81°26'58" E

Planning Commission Certification of Approval for Recording - Final Plat
 This is to certify that the subdivision plat shown herein has been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plans, with the exception of any variance and revision noted on this plan and in the minutes of the Knoxville-Knox County Planning Commission, on this _____ day of _____, 2011, and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds. Pursuant to Sections 13.3-0303 of Tennessee Code, Annotated, the approval of this plat by the Planning Commission shall not be deemed a condition or effect on acceptance by the City of Knoxville or Knox County of the dedication of any street or other ground upon the plat.

Signed: _____
 Date: _____

Certification of No Recorded Easements
 This is to certify that there are no known recorded drainage or utility easements on lot lines being eliminated on this subdivision plat.

Registered Land Surveyor: FRED BERRY & KELLY BERRY
 INST # 2015121103327
 PROPERTY ZONE A
 Tennessee License No. _____
 Date: _____

Certification of Final Plat - All Indicated Markers, Monuments and Benchmarks to Be Set When Construction Is Completed.
 I hereby certify that I am a registered land surveyor licensed to practice surveying under the laws of the State of Tennessee. I further certify that this plan and accompanying drawings, documents, and statements conform to the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as herein itemized, described and justified in a report filed with the Planning Commission, or for variances and waivers which have been approved as identified on the final plat. The bond or other security that is posted to guarantee the completion of this project shall include appropriate provisions for the installation of the indicated permanent reference markers and monuments, and benchmarks and property monuments upon completion of the subdivision.

Registered Land Surveyor: _____
 Tennessee License No. 1886
 Date: _____



ROBERT G. CAMPBELL & ASSOCIATES, L.P.
 CONSULTING ENGINEERS
 KNOXVILLE & SEVIERVILLE, TENNESSEE

621 Wall Street
 Sevierville, Tennessee 37862
 Phone: (865) 429-4663 FAX: (865) 429-4664

Certification of Category and Accuracy of Survey
 I hereby certify that this is a Category 1 survey and the ratio of precision of the undisturbed survey is not less than 1:10,000 as shown herein and that said survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.

Registered Land Surveyor: _____
 Tennessee License No. 1886



CHEROKEE WOODS

9th CIVIL DISTRICT, KNOX COUNTY, TENNESSEE
 TAX MAP: 148 PARCEL: 001.00.0 & 001.01
 ADDRESS: W GOVERNOR JOHN SEEVER
 DEED REFERENCES: INST: 2011020003963
 PLAT REFERENCES: INST: 20117120003541

APPROVED BY: D. HURST
 DRAWN BY: D. HURST

FIELD DATE: 12-08-2021
 DRAWING DATE: 12-21-2021
 LAST REV. DATE: 08-25-2023

SHEET 2 OF 2
 SCALE: 1" = 60'
 PROJECT NUMBER: 20169

FINAL PLATS OF PREVIOUSLY APPROVED CONCEPT PLANS

Meeting 9/14/2023

AGENDA # (FILE #)	APPLICANT	PARCEL ID*	ADDRESS OR LOCATION*	SUBDIVISION NAME	ACRES	LOTS	PREVIOUSLY APPROVED CONCEPT PLAN (PLANNING FILE #)	RECOMMENDATION
#35 8-SF-23-F	Hardin Valley Farm Development Inc	103 072	0 Flame Willow Ln., Northwest side of Sam Lee Rd and East of Dearing Way	Hayden Farms, Phase 2	16.015	63	4-SB-20-C	APPROVE
#36 9-SA-23-F	David Hurst/Robert G. Campbell & Associates	148 001.00 & 001.01	0 W Governor John Sevier Hwy, South of West Governor John Sevier Hwy. and East of Government Farm Rd.	Cherokee Woods	48.67	43	7-SC-20-C	APPROVE

*Note: see plat for all parcel IDs and exact location of proposed subdivision



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

David Hurst/Robert G. Campbell & Associates

Applicant Name

Affiliation

8/11/2023

9/14/2023

9-SA-23-F

Date Filed

Meeting Date (if applicable)

File Number(s)

CORRESPONDENCE

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

David Hurst Robert G. Campbell and Associates

Name / Company

621 Wall St Sevierville TN 37862

Address

865-748-8515 / David.Hurst@RGC-A.com

Phone / Email

CURRENT PROPERTY INFO

Perry Smith Development LLC

2139 New Era Road Sevierville TN 37862

Owner Name (if different)

Owner Address

Owner Phone / Email

0 W. Governor John Sevier Hwy.

Property Address

148 001.00 & 001.01

48 acres

Parcel ID

Part of Parcel (Y/N)?

Tract Size

Knox-Chapman Utility District

Knox-Chapman Utility District

No

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

South of West Governor John Sevier Hwy., east of Government Farm Rd.

General Location

City **Commission District 9 PR (Planned Residential)**

County District

Zoning District

Existing Land Use

South County

Planned Growth Area

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

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

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) _____

SUBDIVISION REQUEST

Cherokee Woods

Proposed Subdivision Name

Related Rezoning File Number

1A

Unit / Phase Number

- Split Parcels

43

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

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.

Applicant Signature David Hurst/Robert G. Campbell & Associates
Please Print

8/11/2023

Date

Phone / Email

Property Owner Signature Perry Smith Development LLC
Please Print

8/11/2023

Date

20169



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

David Hurst/Robert G. Campbell & Associates

Surveyor

Applicant Name

Affiliation

~~August 2, 2022~~

9/14/2023

Date Filed
7/31/2023

Meeting Date (if applicable)

9-SA-23-F

File Number(s)

~~8-K-22~~

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

David Hurst

Robert G. Campbell & Associates

Name

Company

621 Wall Street

Sevierville

TN

37862

Address

City

State

ZIP

865-429-4683

david.hurst@rgc-a.com

Phone

Email

CURRENT PROPERTY INFO

Perry Smith Development LLC

2139 New Era Road, Sevierville, TN 37862

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 W Governor John Sevier Highway

148 00101 & 148 001

Property Address

Parcel ID

Knox Chapman

Knox Chapman

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

Southside of W Governor John Sevier Highway, east of Government Farm Road

~~48 acres~~

48.79 acres

General Location

Tract Size

9

PR

vacant

AG/FOR/VAC

City County

District

Zoning District

Existing Land Use

South County

LDR & HP

Planned Growth Area

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

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

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) _____

SUBDIVISION REQUEST

Cherokee Woods

Related Rezoning File Number

Proposed Subdivision Name

Unit / Phase Number

- Combine Parcels
 Divide Parcel

43 ~~74~~

Total Number of Lots Created

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Zoning Change

Proposed Zoning _____

Pending Plat File Number

Plan Amendment Change

Proposed Plan Designation(s) _____

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	\$1,980	\$2,870
Fee 2		
0208	\$890	
Fee 3		

AUTHORIZATION



David Hurst/Robert G. Campbell & Associat August 2, 2022

Applicant Signature

Please Print

Date

865-429-4683

david.hurst@rgc-a.com

Phone Number

Email

pd EK 8/4/2022

Property Owner Signature

Please Print

Date



Design Plans

Certification of Approval

Project Name: Cherokee Woods

STREETS/ROADS

PLEASE PRINT

Name: Amanda Purkey Signature: [Signature]
Agency: EPW Date: 8/2/22

DRAINAGE

PLEASE PRINT

Name: Amanda Purkey Signature: [Signature]
Agency: EPW Date: 8/2/22

WATER

PLEASE PRINT

Name: _____ Signature: _____
Agency: _____ Date: _____

SEWER

PLEASE PRINT

Name: _____ Signature: _____
Agency: _____ Date: _____

KNOX COUNTY FIRE MARSHAL

PLEASE PRINT

Name: _____ Signature: _____
Agency: _____ Date: _____



Design Plans Certification of Approval

Project Name and Address/Ord. Number

Cherokee Woods

STREETS/ROADS

PLEASE PRINT

Name: _____ Signature: _____

Agency: _____ Date: _____

DRAINAGE

PLEASE PRINT

Name: _____ Signature: _____

Agency: _____ Date: _____

WATER

PLEASE PRINT

Name: SCOTT PRATER Signature: *Scott Prater*

Agency: General Manager KCUD Date: 8/2/2022

SEWER

PLEASE PRINT

Name: SCOTT PRATER Signature: *Scott Prater*

Agency: General Manager KCUD Date: 8/2/2022

KNOX COUNTY FIRE MARSHAL

PLEASE PRINT

Name: _____ Signature: _____

Agency: _____ Date: _____