



TO: Knoxville-Knox County Planning Commission  
FROM: Spencer Schmutde, Planning and Subdivision Specialist  
DATE: January 3, 2024  
RE: 1-SB-24-F, Agenda #43  
Final Plat of Cherokee Woods Phase 2

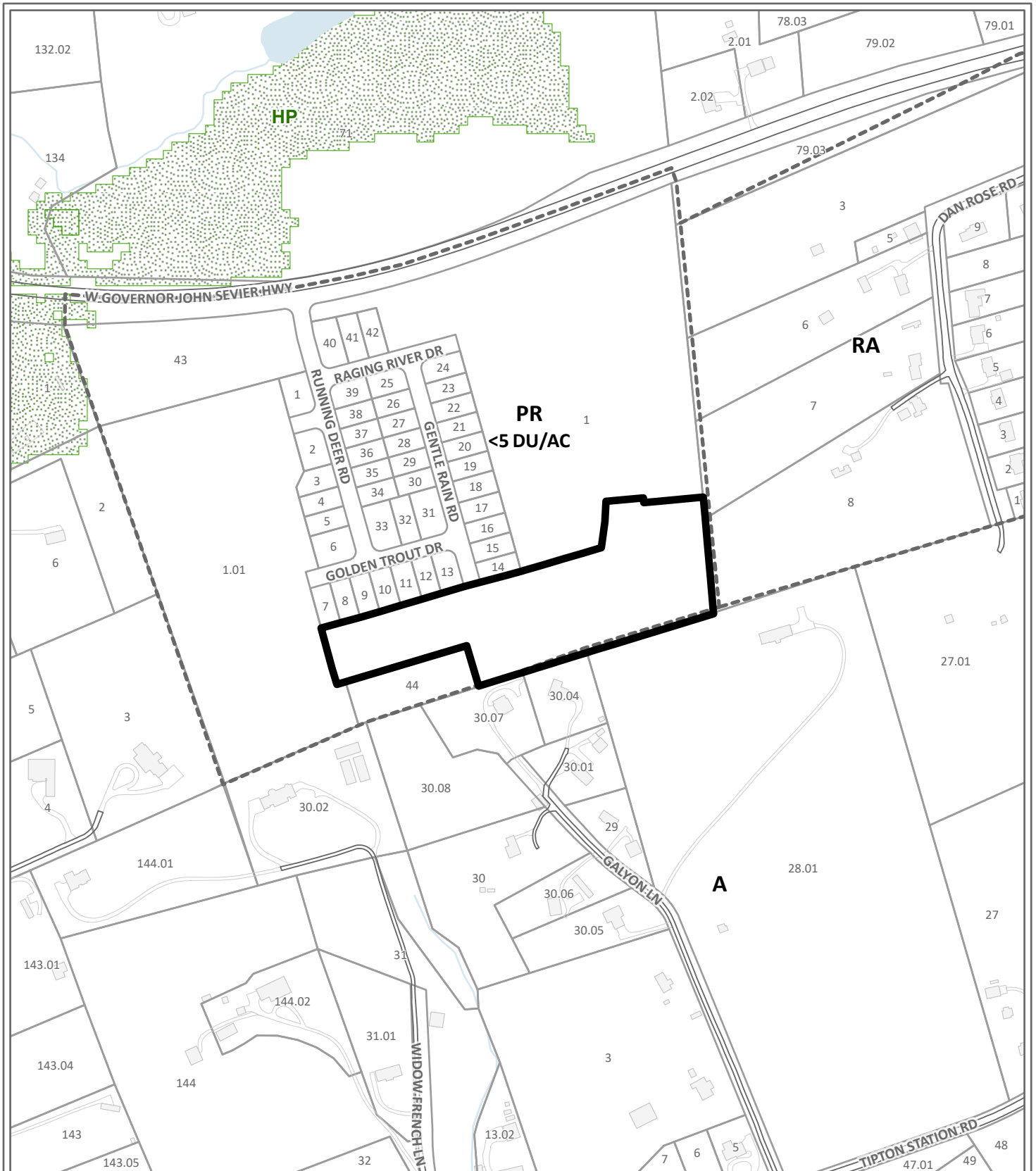
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**Recommendation**

The concept plan indicating the overall layout and design for this plat was approved on 9/10/2020 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 (9/10/2020)  
7-C-20-UR: Approved by the Planning Commission (9/10/2020)



**FINAL SUBDIVISION PLAT**

**1-SB-24-F**

**Petitioner:** Hurst, David



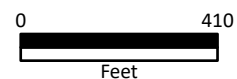
Final Plat For: Cherokee Woods Phase 2

**Map No:** 148

**Jurisdiction:** County

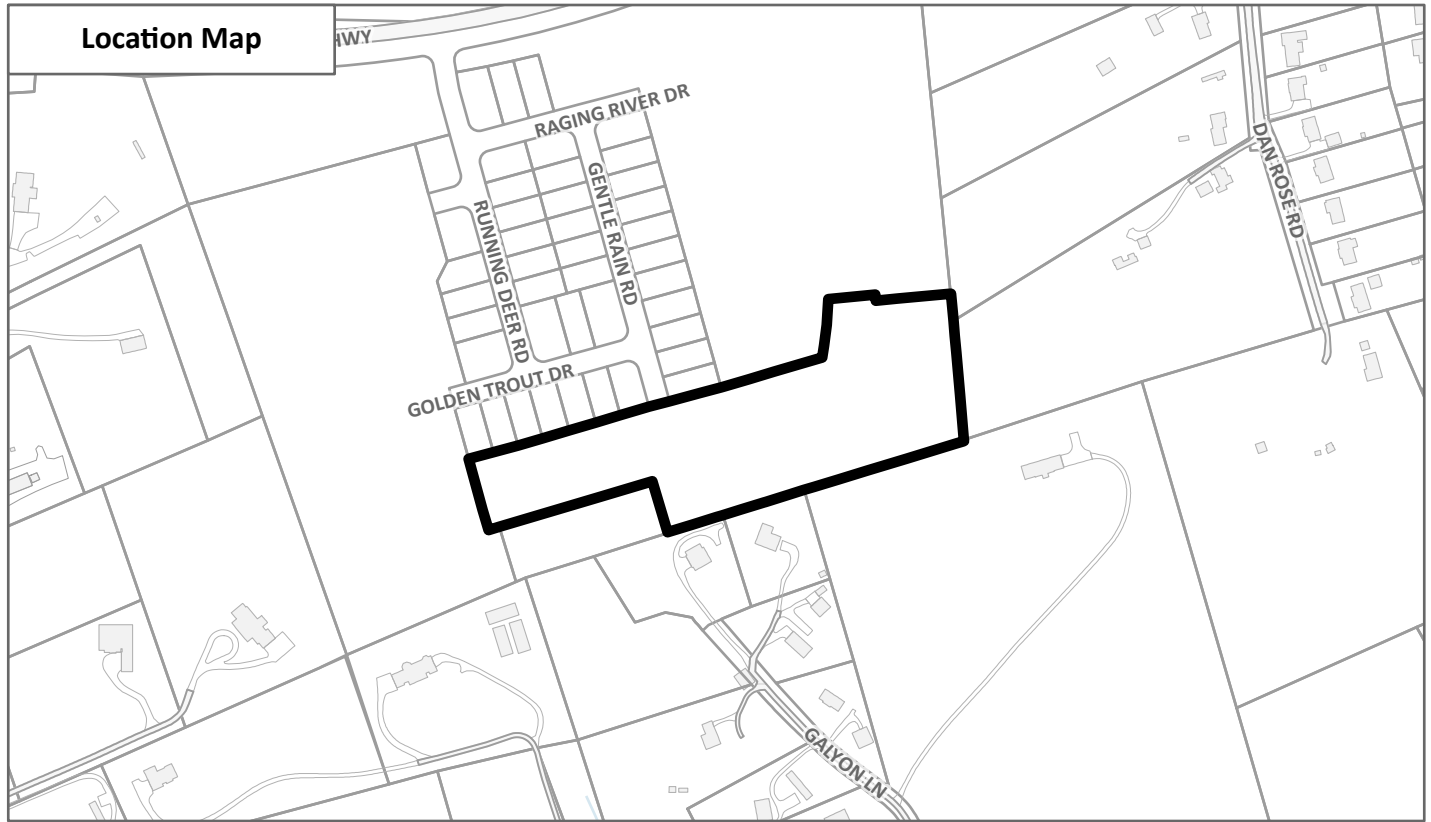
**Original Print Date:** 12/18/2023

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

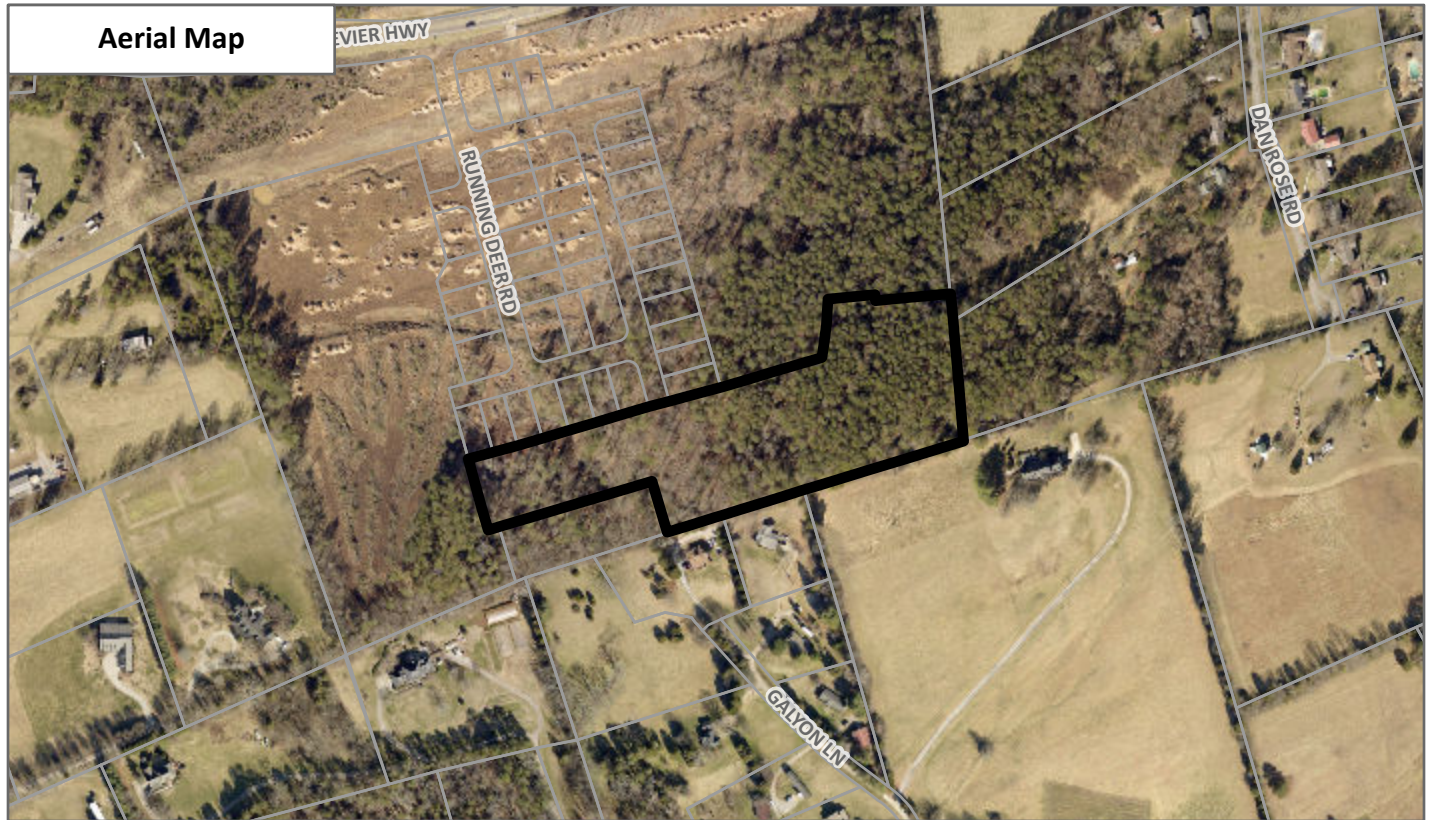


# Exhibit A. Contextual Images

Location Map



Aerial Map

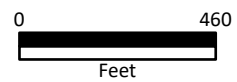


CONTEXTUAL MAPS 1

1-SB-24-F



Case boundary



**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 here and hereby certify that I (am, we are) the owner(s) in fee simple of the property, and as property owner(s) have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plan.

Owner: Perry Smith: \_\_\_\_\_ Date: \_\_\_\_\_  
Perry Smith Signature(s): \_\_\_\_\_

Taxes and Assessments  
I, the undersigned, hereby certify that all property taxes and assessments due on this property

City Tax Clerk: Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Knox County Trustee: 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: \_\_\_\_\_

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: \_\_\_\_\_

The Knox County Department of Engineering and Public Works hereby approves this plan on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Engineering Director: \_\_\_\_\_ Title: \_\_\_\_\_

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 streets and related improvements including indicated permanent reference markers and monuments, benchmarks and property monuments in this subdivision in accordance with required standards and specifications.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Dept: \_\_\_\_\_ Title: \_\_\_\_\_

**Planning Commission Certification of Approval for Recording - Final Plat**

This is to certify that the subdivision plan shown hereon 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 Knoxville-Knox County Register of Deeds. Pursuant to Section 13-3-405 of Tennessee Code, Annotated, the approval of this plat by the Planning Commission shall not be deemed to constitute an 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: \_\_\_\_\_

**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.

City Provider: \_\_\_\_\_

Authorized Signature for Utility: \_\_\_\_\_ Date: \_\_\_\_\_

**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.

City Provider: \_\_\_\_\_

Authorized Signature for Utility: \_\_\_\_\_ Date: \_\_\_\_\_

**Guarantee of Completion of Stormwater Facilities.**

I, the undersigned, hereby certify that a bond or other security has been posted with the appropriate agency to insure completion of all stormwater facilities as shown on the stormwater plans which were approved the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signed: \_\_\_\_\_ 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 plat were prepared, drawn, and certified conforming to the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been formerly described and justified in a report filed with the Planning Commission, or the variances and waivers which have been approved as identified on the final plat. In the event of 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 subdivision.

Registered Land Surveyor: \_\_\_\_\_ Tennessee License No. 1886

Date: \_\_\_\_\_

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C15	246.00'	49.90'	45.80'	S 80°59'29" E
C16	150.00'	46.75'	42.56'	S 83°38'35" W
C17	150.00'	138.80'	131.30'	S 38°29'24" W
C18	150.00'	127.35'	122.35'	S 39°44'24" W
C19	200.00'	30.93'	30.90'	S 90°43'18" E
C20	200.00'	127.35'	122.35'	S 11°32'11" W
C21	200.00'	55.82'	55.84'	S 27°31'42" W
C22	200.00'	55.82'	55.84'	N 43°31'11" E
C23	200.00'	55.82'	55.84'	S 29°40'30" W
C24	200.00'	49.33'	45.32'	N 70°18'30" E
C25	246.00'	134.84'	124.43'	S 22°07'40" W

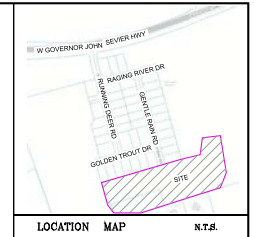
LINE	BEARING	DISTANCE
L9	N 07°44'30" E	28.34'
L10	N 05°19'00" W	14.00'
L11	S 05°19'00" E	55.91'
L12	S 05°19'00" E	41.47'
L13	S 74°26'11" W	131.60'
L14	N 73°37'28" E	9.07'
L15	N 05°15'18" W	7.84'
L16	S 73°00'13" W	20.59'
L17	S 73°00'13" W	26.29'
L18	N 72°47'07" E	53.28'
L19	N 72°44'43" E	14.18'
L20	N 81°03'54" W	23.55'
L21	N 73°26'11" E	25.72'
L22	N 74°53'08" E	40.00'
L23	S 05°19'00" E	20.32'
L24	S 05°19'00" E	34.49'
L25	S 05°19'00" E	27.38'
L26	N 73°26'11" E	100.00'
L42	N 75°13'11" E	50.00'



NOTE:  
THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION  
CONTRACTOR MUST CONTACT TENNESSEE ONE CALL AT  
1-800-351-1111  
CONTRACTOR IS RESPONSIBLE TO RECORD AND SAVE  
CONFIRMATION NUMBER.

**LEGEND**

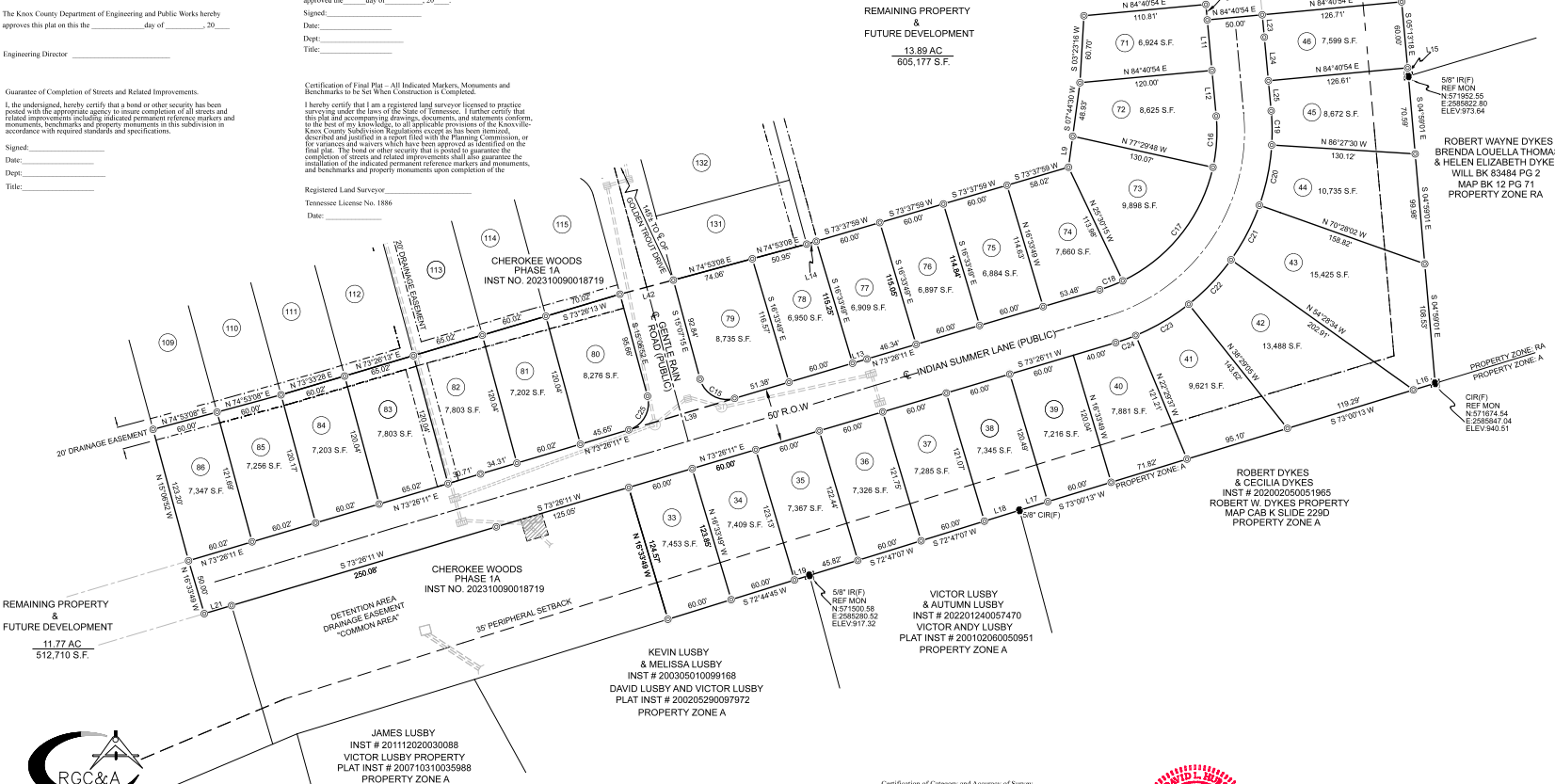
- IRON PIN FOUND
- IRON PIN SET
- REFERENCE MONUMENT
- (R) RECORDED DATA
- REF RECORDED CURVE PEG
- COMPROMISED METAL PIPE
- UTILITY PEG
- AIR CONDENSER PAD
- LIGHT STANDING
- WATER VALVE
- WATER METER
- HYDRANT
- CURB INLET
- SEWER MANHOLE
- STORM DRAIN MANHOLE
- CATCH BASIN
- WATER MANHOLE
- CLEAN-OUT



OWNER:  
CHEROKEE LANDING DEVELOPMENT LLC  
2139 NEW ERA RD  
SEVIERVILLE, TN 37862  
(865) 905-2844

- NOTES:
- EXISTING MONUMENTS AS SHOWN. ALL OTHERS SET BY RGC&A.
  - 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 PER SETBACKS AS FOLLOWS: FRONT 20', SIDE 5', REAR 15' UNLESS CONTROLLED BY A 35' PERIPHERAL SETBACK.
  - FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF THE CONCEPT PLAN & USE ON APPROVAL, REFER TO PLANNING FILE 7-3C-20-C & 7-C-20-UR, APPROVAL DATE (8/9/2020).
  - PLAT CONSIST OF 7.18 ACRES INTO 30 LOTS, PUBLIC STREETS, AND FUTURE DEVELOPMENT AREA.
  - AN HOA HAS BEEN ESTABLISHED AND RECORDED BY INST NO. 20231000018720
  - MAINTENANCE AGREEMENT AND OPERATIONS AND MAINTENANCE PLAN AS RECORDED IN INST NO 202310040017922
  - PROPERTY WAS FORMERLY PLATTED AS THE GREEN BRIAR RETIREMENT COMMUNITY.
  - THE DEVELOPER HAS USED REASONABLE MEANS TO NOTIFY THE OPERATOR OF THE PIPELINE TO VERIFY THE LOCATION OF THE PIPELINE AND THE PIPELINE EASEMENT. THE DEVELOPER HAS REVIEWED, OR ATTEMPTED TO REVIEW, PRELIMINARY INFORMATION ABOUT THE PROPOSED DEVELOPMENT WITH THE PIPELINE OPERATOR.
  - ALL LOTS WILL HAVE ACCESS TO THE INTERIOR STREET SYSTEM ONLY. SITE DISTANCE IS ADEQUATE PER SUBDIVISION REGULATIONS (SECTION 3.04 J).

REMAINING PROPERTY & FUTURE DEVELOPMENT  
13.89 AC  
605,177 S.F.



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

JAMES LUSBY  
INST # 201112020030088  
VICTOR LUSBY PROPERTY  
PLAT INST # 200710310035988  
PROPERTY ZONE A

KEVIN LUSBY & MELISSA LUSBY  
INST # 200905010099168  
DAVID LUSBY AND VICTOR LUSBY  
PLAT INST # 200205290097972  
PROPERTY ZONE A

VICTOR LUSBY & AUTUMN LUSBY  
INST # 202201240057470  
VICTOR ANDY LUSBY  
PLAT INST # 20102060050951  
PROPERTY ZONE A

ROBERT DYKES & CECILIA DYKES  
INST # 20200205051965  
ROBERT W. DYKES PROPERTY  
MAP CAB K SLIDE 229D  
PROPERTY ZONE A

ROBERT WAYNE DYKES  
BRENDA LOUELLA THOMAS & HELEN ELIZABETH DYKES  
WILL BK 83484 PG 2  
MAP BK 12 PG 71  
PROPERTY ZONE RA

LAWRENCE JOHNSON & LORRAINE JOHNSON  
DEED BK 1035 PG 565  
MAP BK 12 PG 71  
PROPERTY ZONE RA

Certification of Category and Accuracy of Survey  
I hereby certify that this is a Category 1 survey and the ratio of precision of the unadjusted survey is not less than 1:10,000 as shown hereon 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  
Sevierville, Tennessee License No. 1886



Knox County Property Assessor Date

Tennessee License No. 1886

**CHEROKEE WOODS**

9th CIVIL DISTRICT, KNOX COUNTY, TENNESSEE  
TAX MAP: 148 PARCEL PART OF 001 00  
ADDRESS: W GOVERNOR JOHN SEVIER  
DEED REFERENCES: INST# 2021102003003953  
PLAT REFERENCE: INST# 201602230248835

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

FIELD DATE: 12-08-2021  
DRAWING DATE: 12-17-2021  
LAST REV. DATE: 11-21-2023

SCALE: 1" = 50'  
PROJECT NUMBER: 20169

**RGC&A**  
ROBERT G. CAMPBELL & ASSOCIATES, L.P.  
CONSULTING ENGINEERS  
KNOXVILLE, PIGEON FORGE & SEVIERVILLE, TENNESSEE  
621 Wall Street  
Sevierville, Tennessee 37862  
Phone: (865) 429-4883 FAX: (865) 429-4884





# 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**

Applicant Name

Affiliation

**11/20/2023**

Date Filed

**1/11/2024**

Meeting Date (if applicable)

**1-SB-24-F**

File Number(s)

## CORRESPONDENCE

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

**David Hurst Robert G. Campbell & Assoc.**

Name / Company

**621 Wall St Sevierville TN 37862**

Address

**/ david.hurst@rgc.com**

Phone / Email

## CURRENT PROPERTY INFO

**Perry Smith Development**

Owner Name (if different)

**2139 New Era Rd Knoxville TN 37862**

Owner Address

Owner Phone / Email

**0 Raging River Dr.**

Property Address

**148 001**

Parcel ID

**7.18 acres**

Tract Size

Part of Parcel (Y/N)?

**Knox-Chapman Utility District**

Sewer Provider

**Knox-Chapman Utility District**

Water Provider

**No**

Septic (Y/N)

## STAFF USE ONLY

**South of W 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**

Planning Sector

Sector Plan Land Use Classification

**Planned Growth Area**

Growth Policy Plan Designation

## DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) _____	

## SUBDIVISION REQUEST

<b>Cherokee Woods Phase 2</b>	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number <input checked="" type="checkbox"/> Split Parcels	<b>30</b>
Total Number of Lots Created	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input type="checkbox"/> Zoning Change	Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> Plan Amendment		
Proposed Density (units/acre)    Previous Zoning Requests		
Additional Information _____		

## STAFF USE ONLY

<b>PLAT TYPE</b>	Fee 1	Total
<input type="checkbox"/> Staff Review <input checked="" type="checkbox"/> Planning Commission	<b>\$1,580.00</b>	
<b>ATTACHMENTS</b>	Fee 2	
<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	Fee 3	
<b>ADDITIONAL REQUIREMENTS</b>		
<input type="checkbox"/> COA Checklist (Hillside Protection)		
<input type="checkbox"/> Design Plan Certification (Final Plat)		
<input type="checkbox"/> Site Plan (Development Request)		
<input type="checkbox"/> Traffic Impact Study		
<input type="checkbox"/> Use on Review / Special Use (Concept Plan)		

## 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	<b>David Hurst</b> Please Print	<b>11/20/2023</b> Date
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Property Owner Signature	<b>Perry Smith Development</b> Please Print	<b>11/20/2023</b> Date
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# 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

RLS

Applicant Name

Affiliation

11/14/2023

1/11/2023

File Number(s)

Date Filed

Meeting Date (if applicable)

**1-SB-24-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

David Hurst

Robert G Campbell & Associates

Name

Company

621 Wall St

Sevierville

TN

37862

Address

City

State

ZIP

865-429-4683

david.hurst@rgc-a.com

Phone

Email

## CURRENT PROPERTY INFO

Perry Smith Development

2139 New Era Rd

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

~~W Governor John Sevier~~ **0 RAGING RIVER DR**

~~148 001.01 (Part Of)~~

Property Address

Parcel ID

Knox Chapman

Knox Chapman

N

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

S of W Governor John Sevier, ~~W of Running Deer Rd~~ **E of Government Farm Rd**

7.18 acres

General Location

Tract Size

City  County

9

District

PR 1-5 du/ca

Zoning District

AgForVac

Existing Land Use

South County

Planning Sector

LDR

Sector Plan Land Use Classification

Planned Growth

Growth Policy Plan Designation

May 1, 2023

## DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential Home Occupation (specify) _____  Other (specify) _____	Related City Permit Number(s)
--	-------------------------------

## SUBDIVISION REQUEST

Cherokee Woods	Related Rezoning File Number
Proposed Subdivision Name	30
Phase <del>1B</del> <b>2</b>	
<input type="checkbox"/> Combine Parcels <input checked="" type="checkbox"/> Divide Parcel	Total Number of Lots Created
Unit / Phase Number	
<input type="checkbox"/> Other (specify) _____ <input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input type="checkbox"/> Zoning Change Proposed Zoning _____	Pending Plat File Number
<input type="checkbox"/> Plan Amendment Change Proposed Plan Designation(s) _____	
Proposed Density (units/acre)	Previous Rezoning Requests
<input type="checkbox"/> 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	\$1,120.00	\$1,580.00
Fee 2		
0208	\$460.00	
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

	David Hurst	11/14/2023
Applicant Signature	Please Print	Date
865-429-4683	david.hurst@rgc-a.com	
Phone Number	Email	
	Perry Smith	11/16/2023 OI
Property Owner Signature	Please Print	Date Paid