



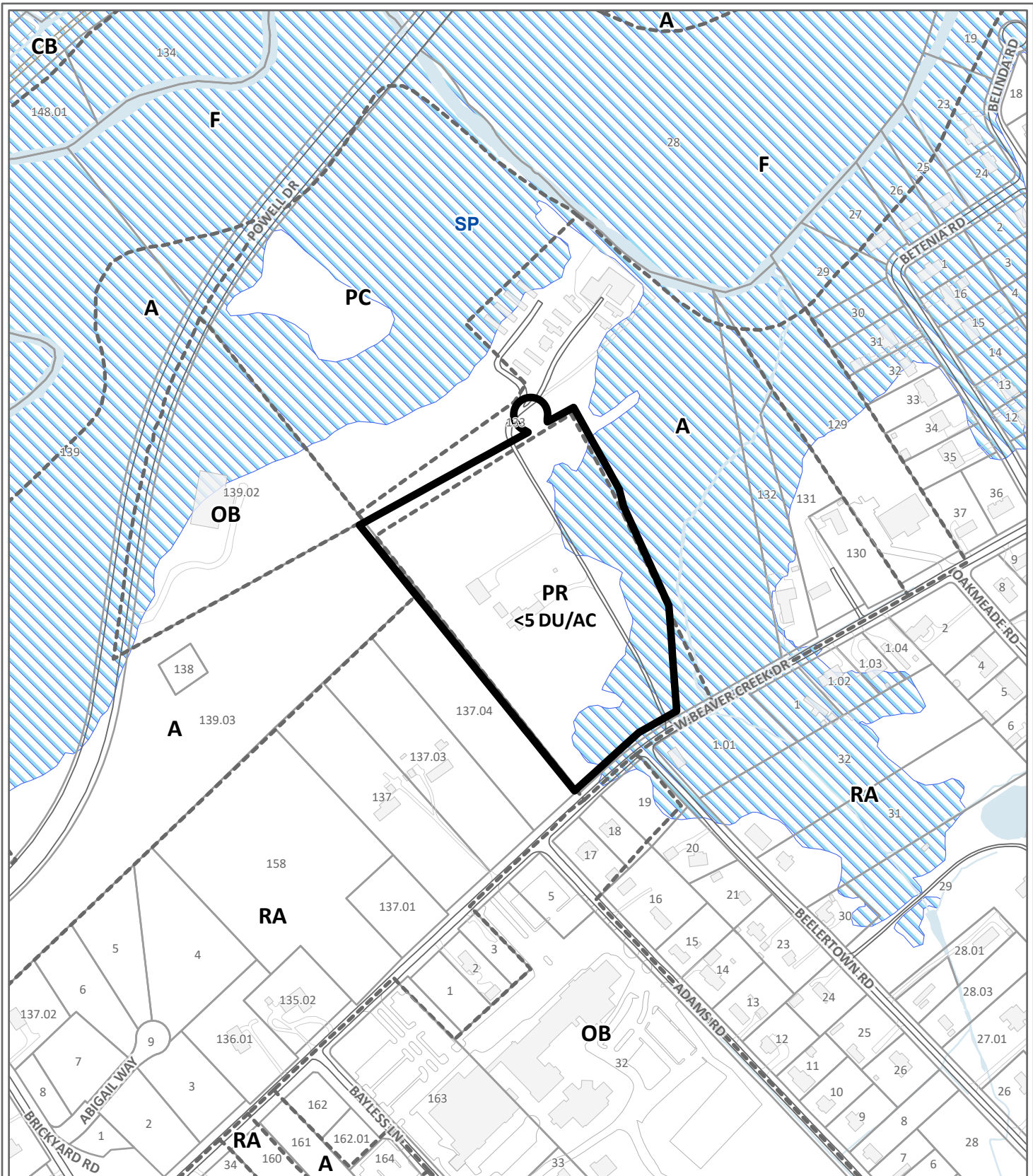
TO: Knoxville-Knox County Planning Commission
FROM: Spencer Schumde, Planning and Subdivision Specialist
DATE: January 3, 2024
RE: 1-SG-24-F, Agenda #47
Final Plat of Resubdivision of The Villas at Rogers Farm

Recommendation

The concept plan indicating the overall layout and design for this plat was approved on 9/8/2022 as Planning Case 9-SD-22-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

9-SD-22-C: Approved by the Planning Commission (9/8/2022)
9-F-22-DP: Approved by the Planning Commission (9/8/2022)



FINAL SUBDIVISION PLAT

1-SG-24-F

Petitioner: Mark Tucker



Final Plat For: Resubdivision of the Villas at Rogers Farm

Map No: 56

Jurisdiction: County

Original Print Date: 12/20/2023

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

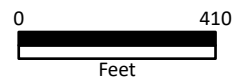
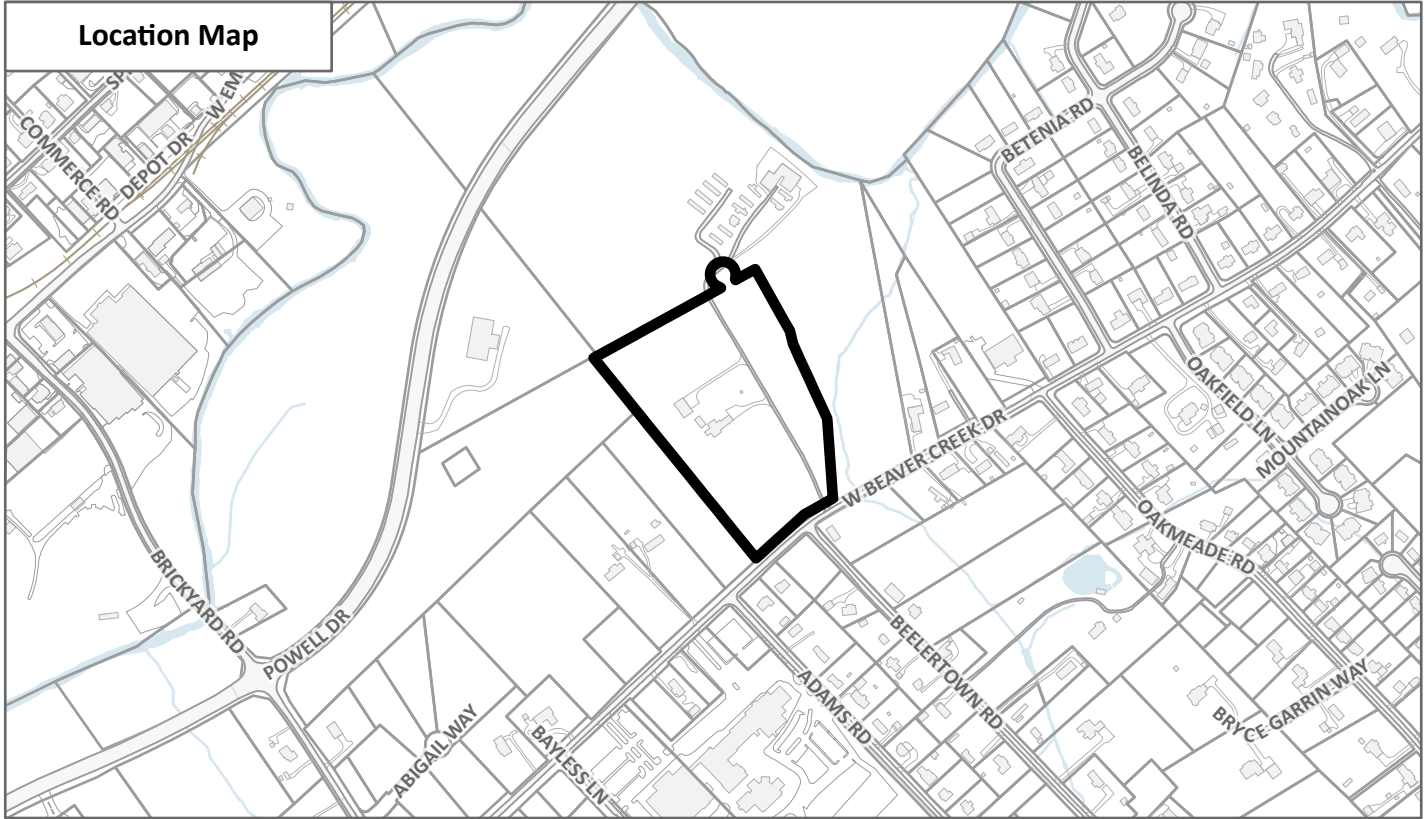


Exhibit A. Contextual Images

Location Map



Aerial Map

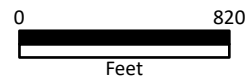


CONTEXTUAL MAPS 1

1-SG-24-F



Case boundary



CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION

We the undersigned owners of the property shown herein, hereby adopt this as our plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that we are the owners in fee simple of the property and as property owners have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat.

OWNER(S) Brent Ball Date: 12-19-23 Matthew Ball Date: 12-19-23

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

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

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 2023

Engineering Director

Zoning Zoning Shown on Official Map Date By

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 plat 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 has been terminated, 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 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. 1966 Date: 12-19-23

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.

I 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.

Registered Land Surveyor Tennessee License No. 1966 Date: 12-19-23



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 Tennessee License No. 1966 Date: 12-19-23

Owner - Release of Easements

(I, We) the undersigned owners of the property shown herein understand that easement rights for any existing facilities are not being released and it is our responsibility to verify with the above parties if there are any existing facilities along the lot lines being eliminated by this plat before digging or constructing any building or structure.

Owner(s) Brent Ball Date: 12-19-23 Matthew Ball Date: 12-19-23

County - Release of Easements

Except as noted or shown on this plat, the following parties hereby consent to the release of all rights that may have accrued for their use and benefit where there are existing facilities within the benefits in the utility and drainage easements along the original lot lines eliminated by this plat.

The following parties do not release any rights that may have accrued for their use and benefit where there are existing facilities within the previously established easement, whether or not shown on this plat. Any relocation of existing facilities will be made at the property owner's expense. If the facilities are relocated, the easement rights will be released.

Knox County Department of Engineering and Public Works Signed: Date: Water: (Utility Agency Name) Signed: Date: Sewer: (Utility Agency Name) Signed: Date: Electric: (Utility Agency Name) Signed: Date: Gas: (Utility Agency Name) Signed: Date: Telephone: (Utility Agency Name) Signed: Date: Cable Television: (Utility Agency Name) Signed: Date:

Planning Commission Certification of Approval for Recording - Final Plat

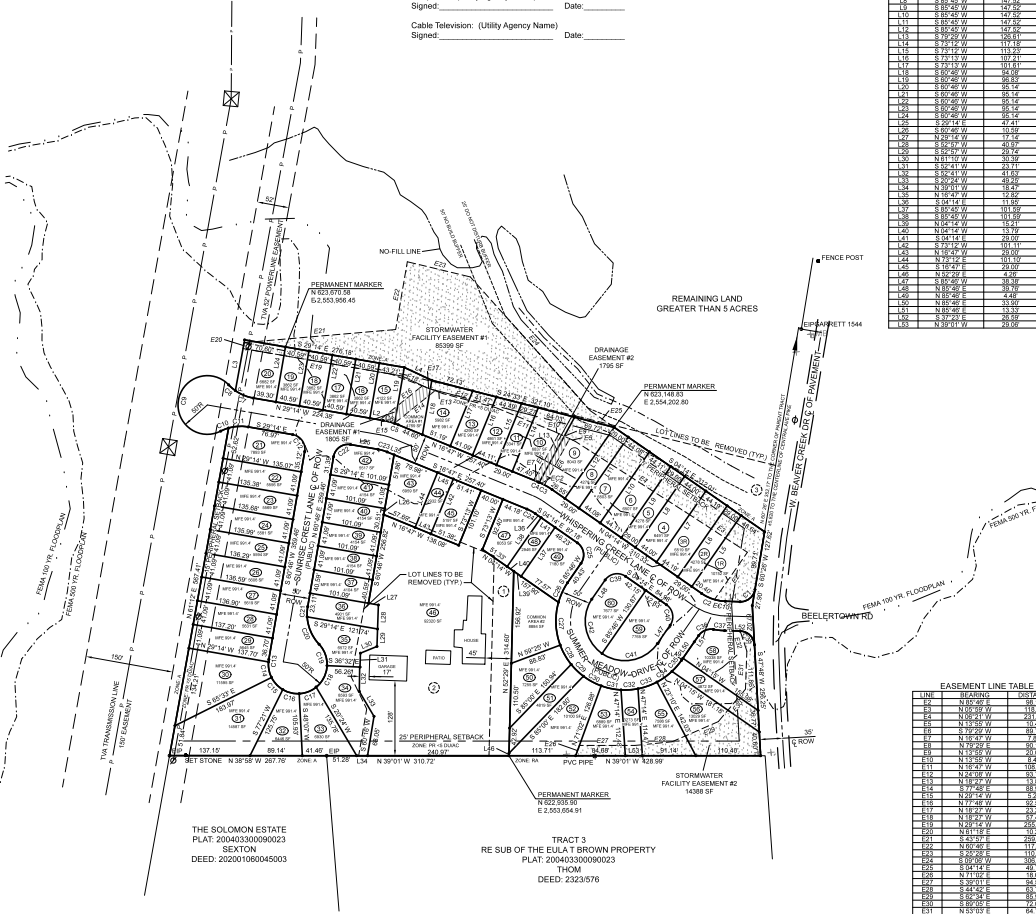
This is to certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plans, with the exception of any variances and waivers noted on this plat and in the minutes of the Knoxville-Knox County Planning Commission, on this day of 2023, and that the record plat is hereby approved for recording in the office of the 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 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:

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: Department: Title:



LINE TABLE with columns: LINE, BEARING, DISTANCE

CURVE TABLE with columns: CURVE, CHORD BEARING, CHORD LENGTH, RADIUS, ARC LENGTH

EASEMENT LINE TABLE with columns: LINE, BEARING, DISTANCE

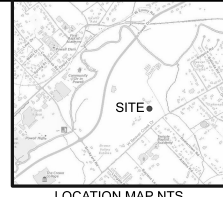
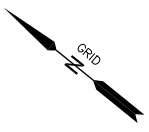
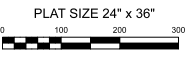
EASEMENT CURVE TABLE with columns: CURVE, CHORD BEARING, CHORD LENGTH, RADIUS, ARC LENGTH

SETBACKS: FRONT - 20', REAR - 15', SIDE - 0.5', PERIPHERAL - 35' ALONG SOUTHERN BOUNDARY, PERIPHERAL - 25' ALONG WESTERN BOUNDARY, PERIPHERAL - 15' ALONG NORTHERN BOUNDARY, PERIPHERAL - 15' ALONG EASTERN BOUNDARY

OWNERS: WEST BEAVER CREEK G.P. (BRENT AND MATTHEW BALL) 1413 WINDYBERRY RD POWELL, TN 37649

ENGINEER: ROBERT G. CAMPBELL & ASSOC., L.P. 703 MAGGART LANE KNOXVILLE, TN 37938 PHONE: 865-541-5996

SURVEY FOR: BRENT AND MATTHEW BALL 1701 WINDYBERRY DRIVE POWELL, TN 37649



LEGEND: EIP EXISTING IRON PIN FOUND, IRON PIN SET (5/8" REBAR W/ CAP), DRAINAGE EASEMENT, STORMWATER FACILITY EASEMENT

- NOTES: 1) EXISTING MONUMENTS AS SHOWN. ALL OTHERS SET BY RGC&A. 2) STANDARD UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY 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) THERE SHALL BE NO BUILDING WITHIN THE TVA TRANSMISSION LINE EASEMENT WITHOUT THE PRIOR CONSENT OF TVA. 4) ALL PINS ARE 5/8" UNLESS SHOWN DIFFERENTLY. 5) THIS SURVEY INDICATES ONE OR MORE PROPERTY BOUNDARY ENCROACHMENTS. IT HAS NOT BEEN ADDRESSED BY PLAT REVIEWING AGENCIES. OWNERS ARE RESPONSIBLE FOR RESOLVING BOUNDARY CONFLICTS. 6) ALL LOT AREA, WIDTH, DEPTH AND MINIMUM BUILDING SETBACK LINE FOR RESIDENTIAL OR NON RESIDENTIAL USE SHALL MEET THE MINIMUM STANDARDS REQUIRED BY THE KNOX COUNTY ZONING ORDINANCE OR THE KNOXVILLE ZONING ORDINANCE. 7) THE PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF STORMWATER FACILITIES. THE COVENANT FOR MAINTENANCE OF STORMWATER FACILITIES IS RECORDED AS INSTRUMENT NO. 2023110119030. 8) HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR OWNERSHIP, MAINTENANCE, AND TAXES FOR COMMON AREA. THE HOMEOWNER'S ASSOCIATION IS ESTABLISHED AND RECORDED AS INSTRUMENT NO. 2023110119030. 9) ALL LOTS WILL HAVE ACCESS TO INTERIOR STREET SYSTEM ONLY. 10) SITE DISTANCE HAS BEEN EVALUATED BASED ON 3.04.2.5 OF THE MINIMUM SUBDIVISION REGULATIONS. A SIGHT DISTANCE OF 724 FT. TO THE EAST AND 1304 FT TO THE WEST IS AVAILABLE FOR THE INTERSECTION OF WHISPERING CREEK WAY AND W BEAVER CREEK DR. 11) THE PROPERTY IS CURRENTLY ZONED PR < 5 DU/AC AND THE APPROVED CONCEPT PLAN ALLOWS LESS THAN A FIVE (5) FOOT MINIMUM BUILDING SETBACK ALONG THE SIDE BOUNDARY LINES. PER SUBDIVISION REGULATION 3.11.A.2, THE STANDARD UTILITY AND DRAINAGE EASEMENTS DEDICATION IS NOT REQUIRED AND THIS PLAT DOES NOT DEDICATE SAID EASEMENT ALONG THOSE LOT LINES. ADDITIONAL STANDARD UTILITY AND DRAINAGE EASEMENTS THAT ARE REQUIRED SHALL BE DEDICATED AS STATED/SHOWN HEREON UNLESS NOTED OTHERWISE. 12) THE SHARED PERMANENT ACCESS EASEMENT RECORDED PER INSTRUMENT NO.: 2023110119031 IS BEING REMOVED BY THIS PLAT. 13) FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-ON-REVIEW, REFER TO THE KNOXVILLE-KNOX COUNTY PLANNING'S 9-S-22-C AND 9-F-22-CP APPROVED 9/7/2022. 14) ACCORDING TO FEMA FLOOD MAP NUMBER 47093C0120F EFFECTIVE DATE MAY 2, 2007, A PORTION OF THIS PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA. 15) FOR UNITS WITHIN THE FLOOD HAZARD AREA, THE MINIMUM FLOOD ELEVATION IS 991.40' (NAVD83).

CLT MAP: 056 PART OF PARCEL: 133 DEED REFERENCE: 202206070092031 PLAT REFERENCE: N-316B PLAT REFERENCE: 202310110019030

NUMBER OF LOTS: 60 TOTAL AREA: 13.14 ACRES PROPERTY ZONED: PR < 5 DU/AC

PLANNING SERVICES FILE NO.: 1-SG-24-F

FINAL PLAT OF RESUBDIVISION OF THE VILLAS AT ROGERS FARM DIST NO. 6 SCALE 1"=100 DRAWN BY DLB KNOX CO., TN. SURVEYED BY ROBERT G. CAMPBELL & ASSOC., L.P. DATE 11/15/2023 PROJECT NUMBER 22096



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

Mark Tucker

Applicant Name

Affiliation

11/29/2023

Date Filed

1/11/2024

Meeting Date (if applicable)

1-SG-24-F

File Number(s)

CORRESPONDENCE

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

Mark C. Tucker RGC&A

Name / Company

7523 Taggart Ln Knoxville TN 37938

Address

865-947-5996 / mtucker@rgc-a.com

Phone / Email

CURRENT PROPERTY INFO

brent & Matthew Ball

Owner Name (if different)

1413 Windeberry Rd Knoxville TN 37849

Owner Address

865-599-1057 / bball@firstbank

Owner Phone / Email

1331 W. Beaver Creek Dr.

Property Address

56 133

Parcel ID

13.14 acres

Tract Size

Part of Parcel (Y/N)?

Hallsdale-Powell Utility District

Sewer Provider

Hallsdale-Powell Utility District

Water Provider

No

Septic (Y/N)

STAFF USE ONLY

North side of W Beaver Creek Dr at the intersection of Beelertown Rd

General Location

City **Commission District 7 PR (Planned Residential) 5< du/ac**

County District

Zoning District

Existing Land Use

North 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

Resubdivision of the Villas at Rogers Farm	Related Rezoning File Number
Proposed Subdivision Name	
<u>1</u> Unit / Phase Number <input checked="" type="checkbox"/> Split Parcels	<u>66</u> 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 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
\$2,450.00	
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: Mark Tucker Please Print 11/29/2023 Date

Phone / Email _____
Property Owner Signature: brent & Matthew Ball Please Print 11/29/2023 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

West Beaver Creek GP

Applicant Name	Affiliation	
11/27/2023	January 11, 2024	File Number(s)
Date Filed	Meeting Date (if applicable)	1-SG-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

Mark C. Tucker	RGC&A
Name	Company
7523 Taggart Lane	Knoxville TN 37938
Address	City State ZIP
865-947-5996	mtucker@rgc-a.com
Phone	Email

CURRENT PROPERTY INFO

Property Owner Name (if different)	Property Owner Address	Property Owner Phone
1331 W. Beaver Creek	1413 Windeberry Road	865-599-1057
Property Address	Parcel ID	
HPUD	HPUD	
Sewer Provider	Water Provider	Septic (Y/N)

STAFF USE ONLY

North side of W Beaver Creek Dr at the intersection of Beelertown Rd	13.14 Acres
General Location	Tract Size
<input type="checkbox"/> City <input checked="" type="checkbox"/> County	7
District	PR < 5 DU/AC
	AgForVac
North County	LDR
Planning Sector	Sector Plan Land Use Classification
	Planned Growth
	Growth Policy Plan Designation

May 1, 2023

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

The Villas at Rogers Farm (takes place of previously recorded 3 lot S/D)

Related Rezoning File Number

8-1-23

Proposed Subdivision Name

One

66

Unit / Phase Number

- Combine Parcels
 Divide Parcel

Total Number of Lots Created

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Pending Plat File Number

Zoning Change

Proposed Zoning _____

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	\$1,700	\$2,450
Fee 2		
0208	\$750	
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

West Beaver Creek GP

11/27/2023

Please Print

Date

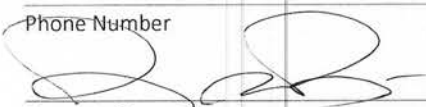
865-599-1057

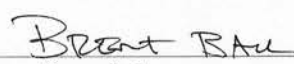
bball@firstbankonline.com

11/28/2023 OI

Phone Number

Email


 Property Owner Signature


 Please Print

11/27/23
 Date Paid