

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 the _____ 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 13-3-403 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: _____
Dept: _____
Title: _____

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 and stabilization of all stormwater facilities as shown on the stormwater plans which were approved the _____ day of _____, 20____.

Signed: _____
Date: _____
Dept: _____
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

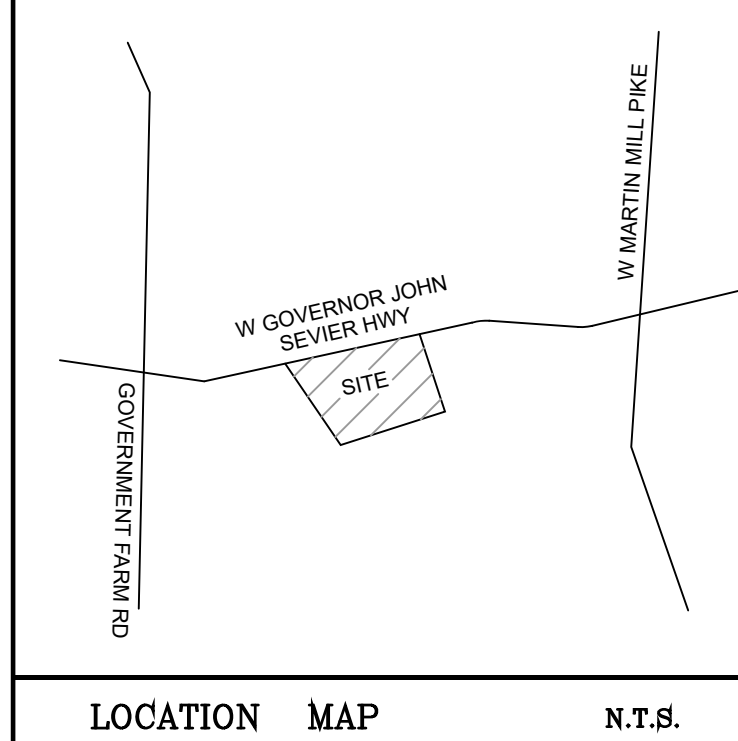
This is to certify that the public sanitary sewer system installed, or proposed for installation, is in accordance with State and local regulations.

Utility Provider _____
Authorized Signature for Utility _____ Date _____



NOTE:
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			
(R)(F)	IRON PIN FOUND	UP	UTILITY POLE
(S)	IRON PIN SET	A/C	AIR CONDITIONER PAD
⊠	PERMANENT REFERENCE MARKER	W	WATER VALVE
(R)	RECORDED DATA	W	WATER METER
RCP	REINFORCED CONC PIPE	H	HYDRANT
CMP	CORRUGATED METAL PIPE	I	CURB INLET
S	SEWER MANHOLE	W	WATER MANHOLE
SD	STORM DRAIN MANHOLE		
C	CATCH BASIN		



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

- 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 PR. SETBACKS AS FOLLOWS: FRONT 20', SIDE 5', REAR IS 15' UNLESS CONTROLLED BY A 35' PERIPHERAL SETBACK. LOT 174 WILL HAVE A 30' FRONT SETBACK TO ACCOMMODATE MORE OFF-STREET STACKING OF VEHICLES.
 - FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF THE CONCEPT PLAN & 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 BRIAR 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 SEVIER HIGHWAY MEETS THE SUBDIVISION REGULATIONS (PER SECTION 3.04.1.5)
 - AN HOA HAS BEEN ESTABLISHED AND RECORDED BY INST NO _____
 - PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF STORMWATER FACILITIES. THE CONVENANT 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 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 plat

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

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 the _____ day of _____, 20____

Engineering Director _____

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

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 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. 1886

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 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 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 SEVIER
DEED REFERENCES: INST: 202110250033953
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

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

621 Wall Street
Sevierville, Tennessee 37862
Phone: (865) 429-4683 FAX: (865) 429-4684

0' 60' 120' 180'

Knox County Property Assessor _____ Date _____

