



# SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

► **FILE #:** 4-SB-24-C  
4-B-24-DP

**AGENDA ITEM #:** 23  
**AGENDA DATE:** 4/11/2024

► **SUBDIVISION:** STRAWBERRY HILLS - PHASE 3B

► **APPLICANT/DEVELOPER:** URBAN ENGINEERING, INC.

**OWNER(S):** Maverick Development Group, Inc.

**TAX IDENTIFICATION:** 72 267 (PART OF)

[View map on KGIS](#)

**JURISDICTION:** County Commission District 8

**STREET ADDRESS:** 521 BRAKEBILL RD

► **LOCATION:** West side of Brakebill Rd, north of Berry Basket Dr

**SECTOR PLAN:** East County

**GROWTH POLICY PLAN:** Urban Growth Area (Outside City Limits)

**WATERSHED:** Sinking Creek

► **APPROXIMATE ACREAGE:** 2 acres (of the 100.6 total acres)

► **ZONING:** PR (Planned Residential) up to 9 du/ac

► **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

► **PROPOSED USE:** Detached residential subdivision

**SURROUNDING LAND USE AND ZONING:** North: Agriculture/forestry/vacant land, single family residential - PR (Planned Residential) up to 9 du/ac, A (Agricultural)  
South: Agriculture/forestry/vacant land, single family residential - PR (Planned Residential) up to 9 du/ac  
East: Agriculture/forestry/vacant land, single family residential - A (Agricultural)  
West: Agriculture/forestry/vacant land - PR (Planned Residential) up to 9 du/ac

► **NUMBER OF LOTS:** 8

**SURVEYOR/ENGINEER:** Chris Sharp, P.E. Urban Engineering, Inc.

**ACCESSIBILITY:** Access is via Brakebill Road, a major collector with a 18-ft pavement width within a 50-ft right-of-way.

► **SUBDIVISION VARIANCES REQUIRED:** **ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL**  
1) Reduce the minimum pavement width on a private right-of-way from 26 ft to 20 ft for Road 'G' and Road 'H'.

**ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED)**  
1) Reduce the minimum corner curb radii at the intersection of Road 'G' and Road 'H' from 25 ft to 15 ft.

**2) Increase the maximum intersection grade on Road 'G' at Road 'H' from 1 to 2 percent.**

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**STAFF RECOMMENDATION:**

- **Approve the alternative design standard based on the justifications provided by the applicant and the recommendation of the Knox County Department of Engineering and Public Works.**

**Approve the Concept Plan subject to 8 conditions.**

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Adhering to all applicable conditions of the previous approvals for the subdivision: 9-SB-20-C / 9-D-20-UR and 5-SB-23-C / 5-A-23-DP.
4. The width of Road 'G' must be widened during the design plan phase per the requirements of Knox County Engineering and Public Works if determined necessary to accommodate U-turn movements.
5. Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
6. Place a note on the final plat that all lots will have access only to the internal street system.
7. Before certification of the final plat for the subdivision, establish a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, private roads, and/or stormwater drainage systems.
8. The subdivision name may be required to be modified during the final plat review to confirm with Section 2.10.G. of the Subdivision Regulations.

- **Approve the development plan for up to 8 detached houses on individual lots, subject to 1 condition.**

- 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR district and the criteria for approval of a development plan.

**COMMENTS:**

This proposal is a revision to the previously approved Strawberry Hills Subdivision (9-SB-20-C / 9-D-20-UR and 5-SB-23-C / 5-A-23-DP). The 8-lot subdivision is accessed via a private right-of-way with access directly to Brakebill Road. The original subdivision approval included lots in this area with access to an internal street. This revision is proposed because the internal street would have crossed a stream twice. This revision will require less disturbance to the stream.

The applicant is requesting to reduce the pavement width and curb radii, and increase the intersection grade, as alternative design standards. Knox County Engineering and Public Works recommended condition #4, which may require the width of the access to Brakebill Road be increased if the requested 15 ft curb radii are installed. This is to accommodate the U-turn movement required for southbound traffic on Brakebill Road that want to go north on the private road.

**DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)**

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

**1) ZONING ORDINANCE**

PR (Planned Residential) up to 9 du/ac:

- a) The PR zone allows houses as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Article 5, Section 5.13.15).
- B) The gross density of the overall subdivision is 3.09 du/ac. This includes 311 dwelling units on 100.6 acres.

**2) GENERAL PLAN – DEVELOPMENT POLICIES**

- a) The General Plan's development policy 4.2 encourages vehicle and pedestrian connections between subdivisions. A sidewalk along Brakebill Road is required as part of the overall development. This sidewalk connects these houses to the internal sidewalk of the subdivision.
- B) Encourage the scale of new development to be compatible with existing neighborhoods and communities (policy 9.3). The development will consist of detached houses, which are consistent with other nearby

residential developments.

3) EAST COUNTY SECTOR PLAN

a) The property is classified MDR/O (Medium Density Residential/Office), which allows consideration of up to 12 du/ac. The proposed gross density is 3.09 du/ac.

4) KNOXVILLE – FARRAGUT – KNOX COUNTY GROWTH POLICY PLAN

a) The property is within the Urban Growth Boundary. The purposes of the Urban Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knoxville-Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services. The proposed development meets the relevant standards of the Growth Policy Plan.

**ESTIMATED TRAFFIC IMPACT:** A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

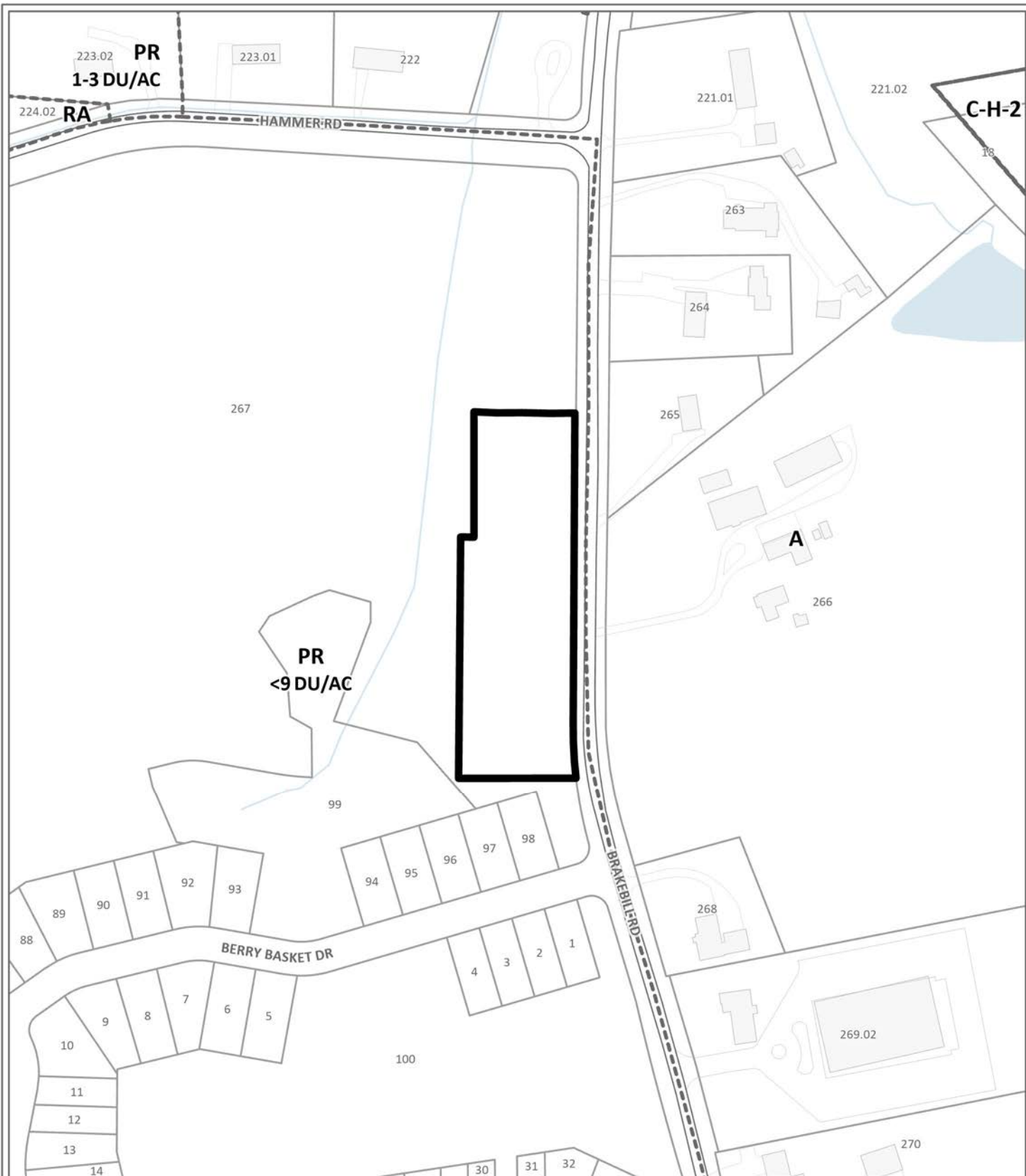
**ESTIMATED STUDENT YIELD:** 2 (public school children, grades K-12)

Schools affected by this proposal: Sunnyview Pr/Chilhowee Int, Carter Middle, and Carter High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

Knoxville-Knox County Planning Commission's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

The Planning Commission's approval or denial of this development plan request is final, unless the action is appealed either to the Board of Zoning Appeals or to a court of competent jurisdiction within thirty (30) days of the decision being appealed (Knox County, Tennessee Code of Ordinances, Appendix A, Zoning, 6.50.08).



**CONCEPT PLAN / DEVELOPMENT PLAN**

**4-SB-24-C / 4-B-24-DP**

**Petitioner:** Urban Engineering, Inc.



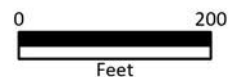
Detached residential subdivision in PR (Planned Residential) up to 9 du/ac

**Map No:** 72

**Jurisdiction:** County

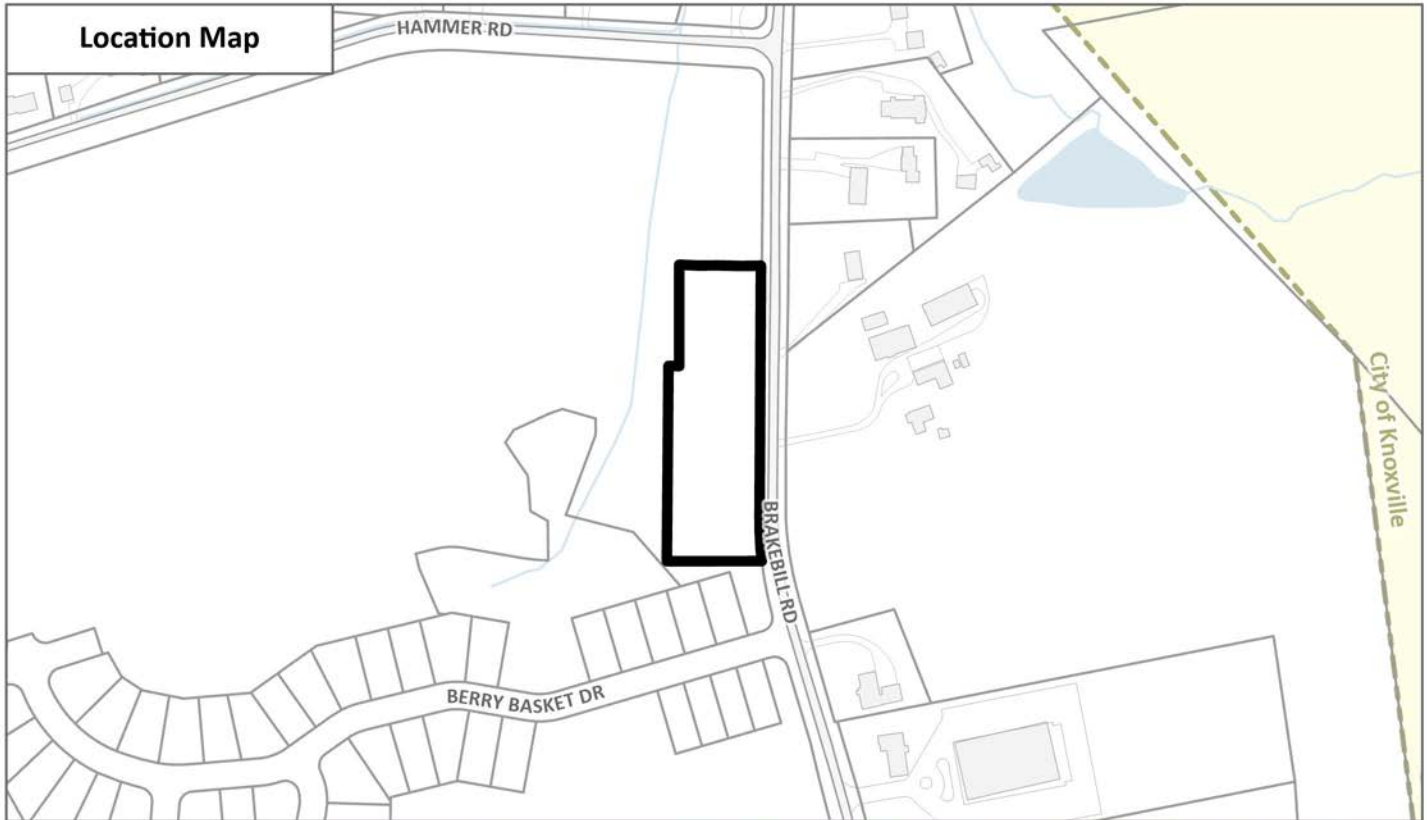
**Original Print Date:** 3/12/2024

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



## Exhibit A. Contextual Images

Location Map



Aerial Map

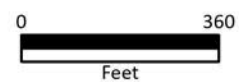


CONTEXTUAL MAPS 1

4-SB-24-C / 4-B-24-DP



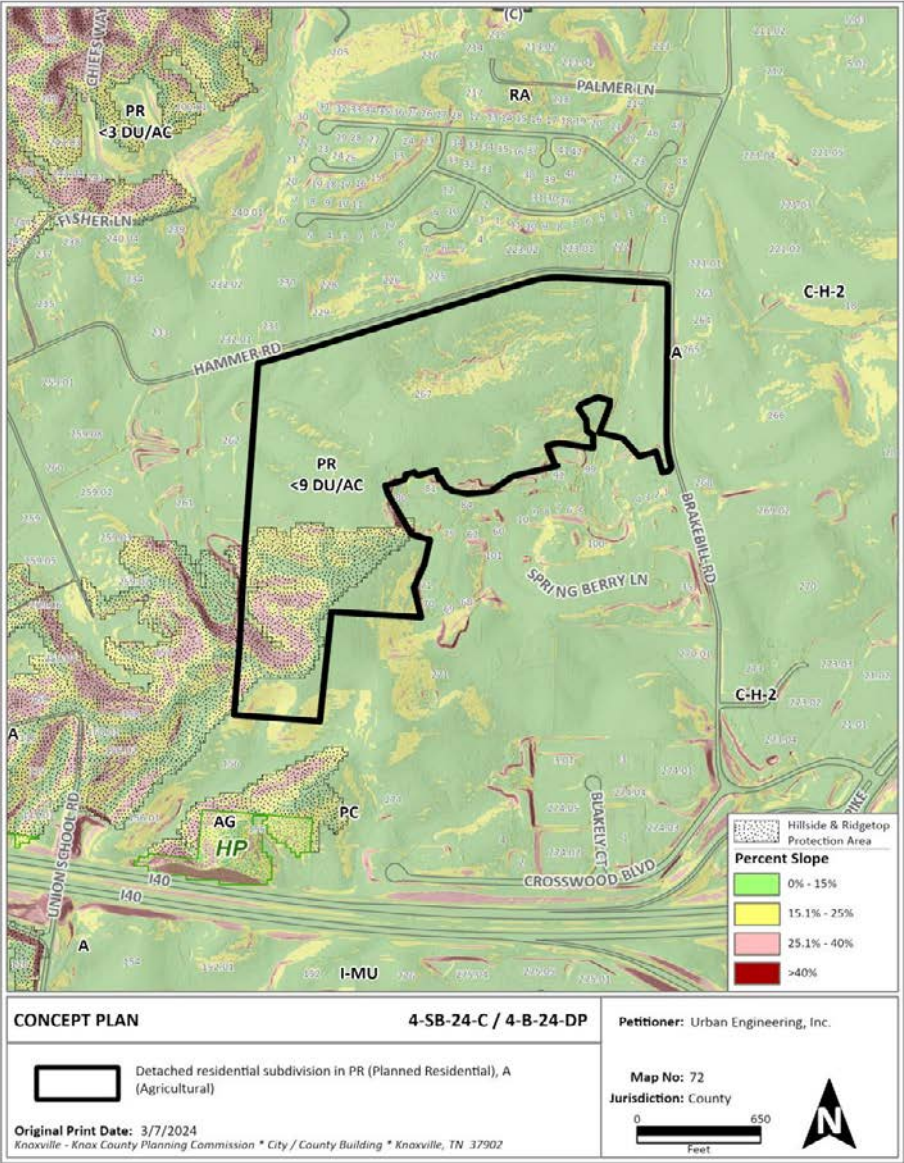
Case boundary





CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	64.4		
Non-Hillside	54.0	N/A	
0-15% Slope	3.4	100%	3.4
15-25% Slope	4.4	50%	2.2
25-40% Slope	2.5	20%	0.5
Greater than 40% Slope	0.1	10%	0.0
Ridgetops			
Hillside Protection (HP) Area	10.4	Recommended disturbance budget within HP Area (acres)	6.1
		Percent of HP Area	58.8%

CATEGORY	ACRES	RECOMMENDED DENSITY (Dwelling Units / Acre)	NUMBER OF UNITS
Non-Hillside	54.0		0.0
0-15% Slope	3.4	4.00	13.6
15-25% Slope	4.4	2.00	8.8
25-40% Slope	2.5	0.50	1.3
Greater than 40% Slope	0.1	0.20	0.0
Ridgetops	0.0	3.00	0.0
Subtotal: Sloped Land	10.4		23.7
Maximum Density Guideline (Hillside & Ridgetop Protection Plan)	64.4	0.37	23.7
Proposed Density (Applicant)	64.4		0.0



CONCEPT PLAN

U.E.I. PROJECT NO. 2003005

STRAWBERRY HILLS-PHASE 3B

SITE ADDRESS: 521 BRAKEBILL ROAD, KNOXVILLE, TENNESSEE 37924  
CLT MAP 72, PARCEL 267



LOCATION MAP

DEVELOPER:  
MAVERICK DEVELOPMENT GROUP, LLC  
3200 NORTH HAWTHORNE STREET  
CHATTANOOGA, TN 37406  
(423) 668-6030



SITE ENGINEER:  
URBAN ENGINEERING, INC.  
CHRIS SHARP  
10330 HARDIN VALLEY RD., SUITE #201  
KNOXVILLE, TN 37932  
(865) 966-1924

SPECIFICATIONS  
EXCEPT WHERE DIRECTED OTHERWISE BY THE PLANS, WORKMANSHIP  
AND MATERIAL (BUT NOT MEASUREMENT AND PAYMENT) FOR THIS  
PROJECT SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS  
AND STANDARDS.

ELECTRICAL - AS DIRECTED BY KNOXVILLE UTILITIES BOARD  
GAS - AS DIRECTED BY KNOXVILLE UTILITIES BOARD  
WATER & SEWER - AS DIRECTED BY KNOXVILLE UTILITIES BOARD  
TELEPHONE - AS DIRECTED BY AT&T  
CABLE - AS DIRECTED BY COMCAST  
SITE DEVELOPMENT - KNOX COUNTY STANDARDS AND SPECIFICATIONS

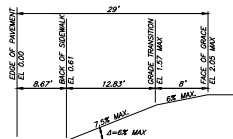
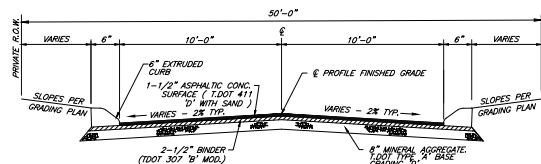
SHEET INDEX

TITLE	SHEET
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CONCEPT PLAN	C-2
ROAD PROFILES	C-3
SITE INGRESS/EGRESS - AASHTO SU VEHICLE	C-4

Revised: 4/4/2024

MPC FILE# 4-SB-24-C / 4-B-24-DP

2	3/27/24	SUBMITTAL 2
1	2/26/24	SUBMITTAL 1
ISSUE NO.	DATE	DESCRIPTION



TYPICAL DRIVEWAY PROFILE  
N.T.S.

TYPICAL SECTION - LOCAL STREET  
N.T.S.

Certification of Concept Plan by Registered Engineer

I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the 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 has been itemized and described in a report filed with the Planning Commission.

Registered Engineer Christopher A. Shiff  
Christopher A. Shiff, P.E.

Tennessee License No. 108984  
Date: 03/27/2024

REFERENCE:  
PARCEL 267  
DEED BOOK: 2311, PAGE: 995  
PARCEL 267.01  
DEED INST. 200005120031972

[illegible]

SHEET C-1

OVERALL SITE PLAN  
**STRAWBERRY HILLS**  
**PHASE 3B**

SITE ADDRESS: 521 BRAKEBILL ROAD (37924)

DEVELOPER: MAVERICK DEVELOPMENT GROUP, LLC  
3200 NORTH HAWTHORNE STREET  
CHATTANOOGA, TN 37406  
(423) 668-6030

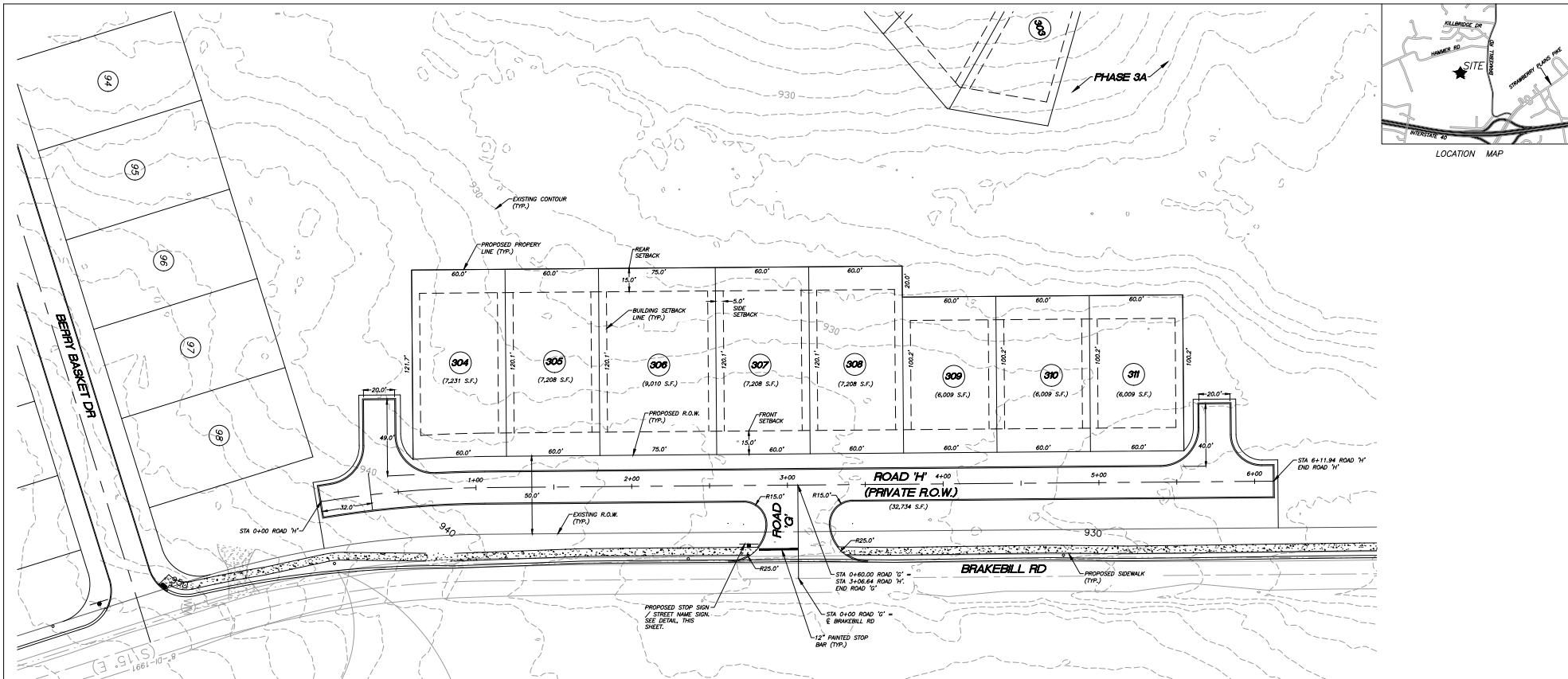
DIST. NO. S8 KNOX CO., TN.  
CLT MAP 72 PARCEL 267  
SCALE: 1"=150' FEBRUARY 26, 2024



URBAN ENGINEERING, INC.  
0330 HARDIN VALLEY RD., SUITE #201  
KNOXVILLE, TN 37932  
(865) 966-1924

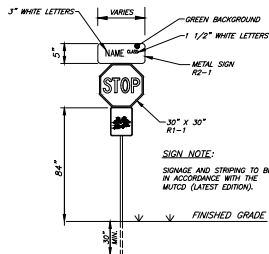
DWG: BS	CHK: GAS	DWG. NO. 2003005
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#### SIGN NOTE:

SIGNAGE AND STRIPING TO BE IN ACCORDANCE WITH THE MUTCD (LATEST EDITION).



COMBINATION STOP SIGN / STREET NAME SIGN DETAIL

PHASE 3B AREA SUMMARY	
NUMBER OF LOTS	8
TOTAL AREA OF LOTS	55,894 S.F. (1.3-AC)
AREA OF PRIVATE R.O.W.	32,734 S.F. (0.75-AC)
TOTAL AREA OF PHASE 3B	88,628 S.F. (2.0-AC)

Revised: 4/4/2024

MPC FILE# 4-SB-24-C / 4-B-24-DP

#### SITE PLAN NOTES:

1. THIS PROPERTY IS ZONED 'PR'. REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:

FRONT: TWENTY (20) FEET

REAR: THIRTY-FIVE (35) FEET

SIDE: FIVE (5) FEET, UNLESS BETWEEN ATTACHED DWELLINGS, IN WHICH CASE THE SETBACK IS ZERO (0) FEET.

REAR: FIFTEEN (15) FEET

2. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL, TEN MINUTE PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE UTILITY SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.

3. HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE, VERTICAL DATUM IS NAVD83.

4. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.

5. THE CURRENT TOTAL AREA OF THE DEVELOPMENT IS 100.6± ACRES.

6. THE DEVELOPMENT PROPOSES 311-UNITS (3.09 UNITS PER ACRE).

7. PROPOSED OPEN SPACE (INCLUDING BUFFER AREA & AREAS WITHIN STORM WATER DETENTION AREAS) = 38.8± ACRES (37%).

8. THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.

9. A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREAS. THE HOMEOWNERS ASSOCIATION WILL ALSO BE RESPONSIBLE FOR SCHEDULING MAINTENANCE.

10. 10' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL EXTERIOR BOUNDARY LINES AND PUBLIC RIGHT OF WAY. 5' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL INTERIOR LOT LINES EXCEPT WHEN UNDER BUILDINGS.

11. FOR CONDITIONS OF PLANNING APPROVAL, REFER TO MPC FILE #S-SB-23-C / S-A-23-DP.

#### Certification of Concept Plan by Registered Engineer

I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the 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 has been itemized and described in a separate report with the Planning Commission.

Registered Engineer: *Christopher A. Sharp, P.E.*

Tennessee License No. 108984

Date: 03/27/2024

#### SHEET C-2

#### CONCEPT PLAN STRAWBERRY HILLS PHASE 3B

SITE ADDRESS: 521 BRAKEBILL ROAD (37924)

DEVELOPER: MAVERICK DEVELOPMENT GROUP, LLC  
3200 NORTH HAWTHORNE STREET  
CHATTANOOGA, TN 37406  
(423) 668-6030

DIST. NO. 58

CLT MAP 72

SCALE: 1"=30'

KNOX CO., TN.

PARCEL 267

FEBRUARY 26, 2024



URBAN ENGINEERING, INC.  
10330 HARDIN VALLEY RD., SUITE #201  
KNOXVILLE, TN 37932  
(865) 966-1924

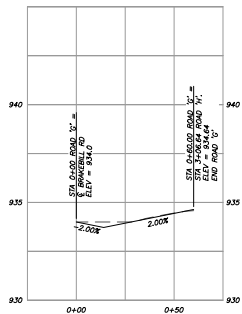
DWG: BS

CHK: CAS

DWG. NO. 2003005

REVISION	DATE	DESCRIPTION	BY
1	3/27/24	GENERAL REVISIONS	BS





PROFILE VIEW: ROAD 'G'  
1"=30' (HORIZONTAL)  
1"=3' (VERTICAL)



PROFILE VIEW: ROAD 'H'  
1"=30' (HORIZONTAL)  
1"=3' (VERTICAL)

Revised: 4/4/2024

MPC FILE# 4-SB-24-C / 4-B-24-DP

Certification of Concept Plan by Registered Engineer  
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Registered Engineer: *Christopher A. Sharp*  
Christopher A. Sharp, P.E.  
Tennessee License No. 108584  
Date: 03/27/2024

REVISION	DATE	DESCRIPTION	BY
1	3/27/24	GENERAL REVISIONS	BS
DWG: BS	CHK: CAS	DWG. NO. 2003005	

SHEET C-3

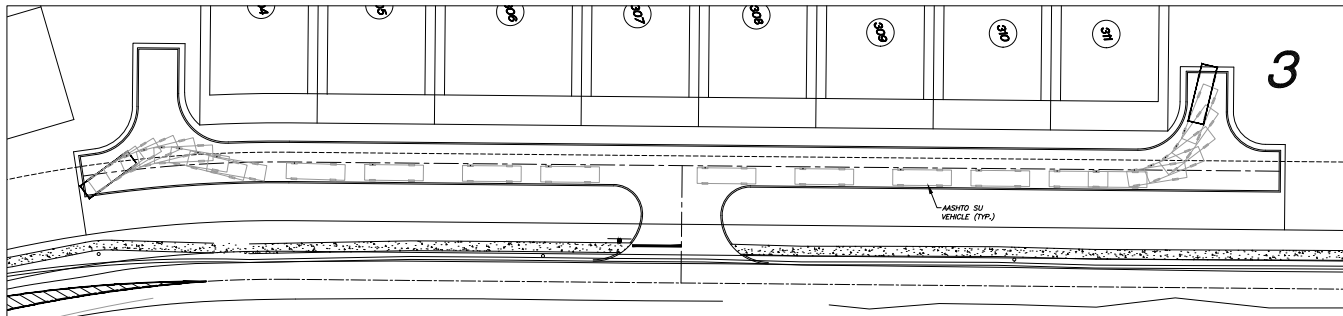
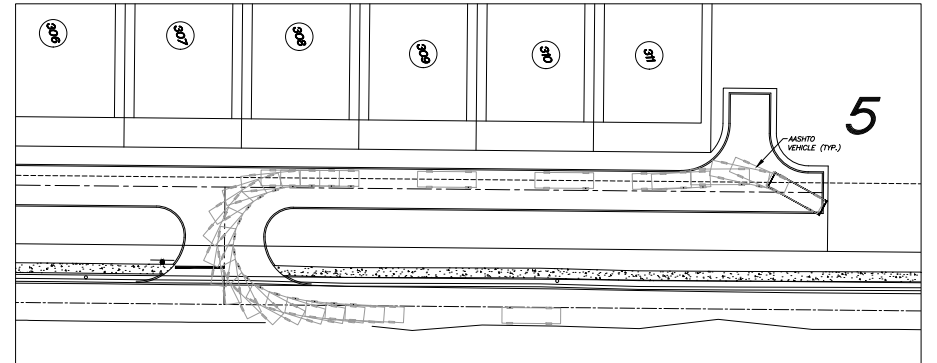
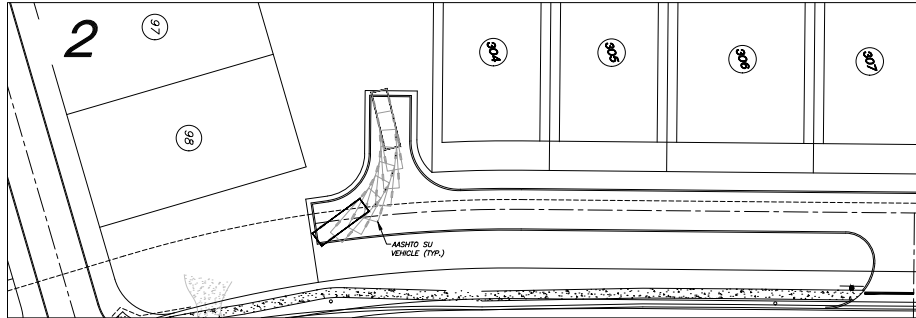
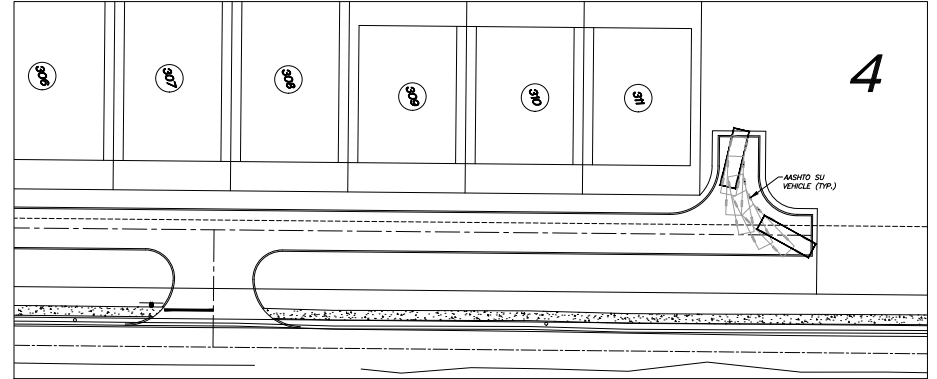
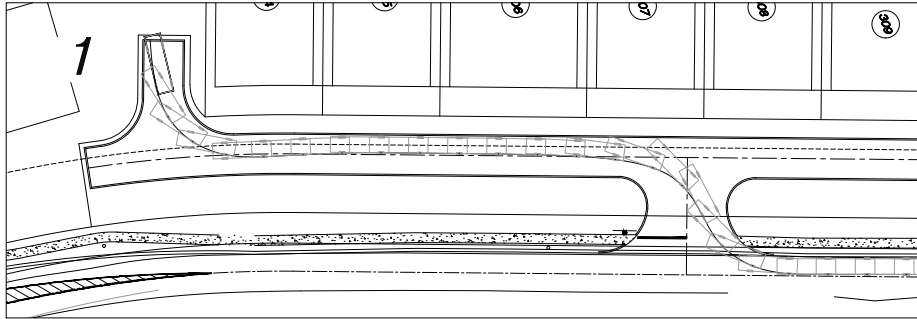
ROAD PROFILES  
**STRAWBERRY HILLS**  
**PHASE 3B**

SITE ADDRESS: 521 BRAKEBILL ROAD (37924)

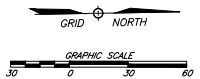
DEVELOPER: MAVERICK DEVELOPMENT GROUP, LLC  
3200 NORTH HAWTHORNE STREET  
CHATTANOOGA, TN 37406  
(423) 668-6030

DIST. NO. 58 KNOX CO., TN.  
CLT. MAP 72 PARCEL 267  
SCALE: AS NOTED FEBRUARY 26, 2024

URBAN ENGINEERING, INC.  
10330 HARDIN VALLEY RD., SUITE #201  
KNOXVILLE, TN 37932  
(865) 966-1924



Certification of Concept Plan by Registered Engineer  
 I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville-Rogers County Subdivision Regulations except as has been itemized and described in a report filed with the Planning Commission.  
 Registered Engineer: *Christopher A. Sharp*  
 Christopher A. Sharp, P.E.  
 Tennessee License No. 108884  
 Date: 03/27/2024



SITE INGRESS/EGRESS - AASHTO SU VEHICLE  
**STRAWBERRY HILLS**  
**PHASE 3B**  
 SITE ADDRESS: 521 BRAKEBILL ROAD (37924)

DEVELOPER: MAVERICK DEVELOPMENT GROUP, LLC  
 3200 NORTH HAWTHORNE STREET  
 CHATTANOOGA, TN 37406  
 (423) 668-6030

DIST. NO. 58 KNOX CO., TN.  
 CLT MAP 72 PARCEL 267  
 SCALE: 1"=30' MARCH 27, 2024

**URBAN ENGINEERING, INC.**  
 10330 HARDIN VALLEY RD., SUITE #201  
 KNOXVILLE, TN 37932  
 (865) 966-1924

DWG. NO. 2003005

Revised: 4/4/2024

MPC FILE# 4-SB-24-C / 4-B-24-DP

REVISION	DATE	DESCRIPTION	BY
1	3/27/24	ADDED SHEET	BS

# Alternative Design Standards

The minimum design and performance standards shall apply to all subdivisions unless an alternative design standard is permitted within Article 3 Section 3.01.D, Application of Alternative Design Standards, or Article 4.01.C, Street Standards (within Hillside and Ridgetop Areas).

There are some alternative design standards that require Planning Commission approval, and some that can be approved by the Engineering Departments of the City or County. However, the City or County Engineering Departments, as applicable, will provide review comments on any alternative design proposed. These comments will be provided during the review process.

## Alternative Design Standards Requiring Planning Commission Approval

Section 3.03.B.2 - Street frontage in the PR (Planned Residential) zone, Knox County

Section 3.03.E.1.e – Maximum grade of private right-of-way

Section 3.03.E.3.a – Pavement width reduction, private rights-of-way serving 6 or more lots

Section 3.04.H.2 – Maximum grade, public streets

Section 3.04.I.1.b.1 – Horizontal curves, local streets in Knox County

## Alternative Design Standards Approved by the Engineering Departments of the City of Knoxville or Knox County

Section 3.03.E.3.a – Right-of-way width reduction, private rights-of-way serving 6 or more lots

Section 3.04.A.3.c – Right-of-way dedication, new subdivisions

Section 3.04.F.1 – Right-of-way reduction, local streets

Section 3.04.G.1 – Pavement width reduction, local streets

Section 3.04.H.3 – Intersection grade, all streets

Section 3.04.J.2 – Corner radius reduction in agricultural, residential, and office zones

Section 3.04.J.3 – Corner radius reduction in commercial and industrial zones

Section 3.11.A.2 – Standard utility and drainage easement

***By signing this form, I certify that the criteria for a variance have been met for each request, and that any and all requests needed to meet the Subdivision Regulations are requested above or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested.***

**Chris Sharp**

Digitally signed by Chris Sharp  
Date: 2024.03.27 11:50:29  
-04'00'

Chris Sharp

3/27/24

Signature

Printed Name

Date



For each alternative design standard requested, identify how the proposed alternative design either meets the intent of the standard in the Subdivision Regulations or meets an alternative, nationally recognized engineering standard such as The American Association of State Highway and Transportation Officials (AASHTO) or Public Right-of-Way Accessibility Guidelines (PROWAG).

### 1. ALTERNATIVE DESIGN STANDARD REQUESTED:

Reduce the required pavement width on a private street from 26' to 20' (both Roads).

Approval required by: Planning Commission ☐ Engineering ☒

Engineering supports the alternative design standard requested

(to be completed during review process): YES ☒ NO ☐

Engineering Comments:

### 2. ALTERNATIVE DESIGN STANDARD REQUESTED:

Reduce the intersection curb radii from 25' to 15' at the intersection of Roads 'G' and 'H'.

Approval required by: Planning Commission ☐ Engineering ☒

Engineering supports the alternative design standard requested

(to be completed during review process): YES ☒ NO ☐

Engineering Comments:

Approve but throat width at entrance will need to be widened at permitting to allow u-turn type movements.

### 3. ALTERNATIVE DESIGN STANDARD REQUESTED:

Increase the maximum centerline grade from 1% to 2% at the intersection of Roads 'G' and 'H'.

Approval required by: Planning Commission ☐ Engineering ☐

Engineering supports the alternative design standard requested

(to be completed during review process): YES ☒ NO ☐

Engineering Comments:



# 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

Urban Engineering, Inc.

Applicant Name

Affiliation

2/23/2024

Date Filed

4/11/2024

Meeting Date (if applicable)

4-SB-24-C / 4-B-24-DP

File Number(s)

## CORRESPONDENCE

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

Chris Sharp, P.E. Urban Engineering, Inc.

Name / Company

10330 Hardin Valley Rd. Pk. Suite 201 Knoxville TN 37932

Address

865-966-1924 / chris@urban-eng.com

Phone / Email

## CURRENT PROPERTY INFO

Maverick Development Group, Inc.

Owner Name (if different)

3200 N Hawthorne St Chattanooga TN 37406

Owner Address

423-668-6030

Owner Phone / Email

521 BRAKEBILL RD

Property Address

72 267 (part of)

Parcel ID

2 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

## STAFF USE ONLY

West side of Brakebill Rd, north of Berry Basket Dr

General Location

☐ City Commission District 8 PR (Planned Residential) up to 9 du/ac

☒ County District Zoning District

Agriculture/Forestry/Vacant Land

Existing Land Use

East County

Planning Sector

GC (General Commercial), MDR/O (Medium Density Resi

Sector Plan Land Use Classification

Urban Growth Area (Outside City Limit

Growth Policy Plan Designation

## DEVELOPMENT REQUEST

<input checked="" 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>Strawberry Hills - Phase 3B</b>	Related Rezoning File Number
Proposed Subdivision Name	
<b>Phase 3B</b>	<b>8</b>
Unit / Phase Number	Total Number of Lots Created
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input type="checkbox"/> Zoning Change	Pending Plat File Number
Proposed Zoning	
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)
<b>4 du/ac</b>	
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
<b>\$1,250.00</b>	
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.

	<b>Urban Engineering, Inc.</b>	<b>2/23/2024</b>
Applicant Signature	Please Print	Date

Phone / Email

	<b>Maverick Development Group, Inc.</b>	<b>2/23/2024</b>
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

Urban Engineering, Inc.

Engineer

Applicant Name

Affiliation

2/26/24

4/11/24

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.

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

Chris Sharp

Urban Engineering, Inc.

Name

Company

10330 Hardin Valley Road, Suite 201

Knoxville

TN

37932

Address

City

State

ZIP

(865) 966-1924

chris@urban-eng.com

Phone

Email

## CURRENT PROPERTY INFO

Maverick Development Group, Inc.

3200 N. Hawthorne Street, Chattanooga (37406) (423) 668-6030

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

521 Brakebill Road (37924)

072 267

Property Address

Parcel ID

KUB

KUB

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

General Location

Tract Size

☐ City ☐ County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

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**

*STRAWBERRY HILLS PHASE 3B*  
Proposed Subdivision Name

*3B*

Unit / Phase Number

☐ Combine Parcels

☒ Divide Parcel

*8*  
Total Number of Lots Created

Related Rezoning File Number

*2-C-18-122*

☐ Other (specify) \_\_\_\_\_

☐ Attachments / Additional Requirements

**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

Fee 2

Fee 3

Total

**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

Chris Sharp

Digitally signed by Chris Sharp  
Date: 2024.02.21 09:20:51 -05'00'

Urban Engineering, Inc.

2/21/24

Applicant Signature

Please Print

Date

(865) 966-1924

chris@urban-eng.com

Phone Number

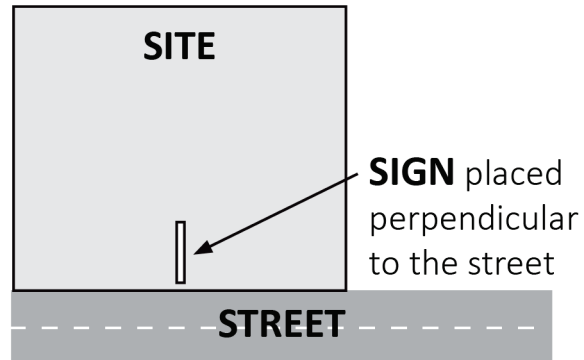
Email

Property Owner Signature

Please Print

Date Paid

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

## LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

## TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission public hearing** and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

*The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:*

\_\_\_\_\_ **03/29/2024** \_\_\_\_\_ and \_\_\_\_\_ **04/12/2024** \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

**Applicant Name:** Urban Engineering, Inc.

**Date:** 02/26/2024

**File Number:** 4-SB-24-C / 4-B-24-DP (Strawberry Hills)



Sign posted by Staff



Sign posted by Applicant