



# DEVELOPMENT PLAN REPORT

▶ **FILE #:** 1-A-24-DP

**AGENDA ITEM #:** 38

**AGENDA DATE:** 1/11/2024

▶ **APPLICANT:** LAND DEVELOPMENT SOLUTIONS

OWNER(S): Eddie D & Investments LLC

TAX ID NUMBER: 84 049.01

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 6721 STRAWBERRY PLAINS PIKE

▶ **LOCATION:** Northeast side of Strawberry Plains Pike, north of Wayland Road

▶ **APPX. SIZE OF TRACT:** 7.53 acres

SECTOR PLAN: East County

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

ACCESSIBILITY: Access is via Strawberry Plains Pike a major arterial with a 24-ft pavement width within a right-of-way of 67-ft.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Swan Pond Creek

▶ **ZONING:** PR (Planned Residential)

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

▶ **PROPOSED USE:** Multi-dwelling development

DENSITY PROPOSED: 11.6 du/ac

HISTORY OF ZONING: In 2020, this property was rezoned from A (Agricultural) to PR (Planned Residential) up to 12 du/ac.

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant, multi-family residential - A (Agricultural), PR (Planned Residential) up to 12 du/ac

South: Rural residential - CA (General Commercial), A (Agricultural)

East: Agriculture/forestry/vacant - OB (Office, Medical, and Related Services), A (Agricultural)

West: Agriculture/forestry/vacant, rural residential - A (Agricultural)

NEIGHBORHOOD CONTEXT: The property is in a transitional area. Just north is an attached residential development and a major commercial and office node along Strawberry Plains Pike and the I-40 interchange. While the surrounding area is more rural with some single family residential uses and agricultural uses.

## STAFF RECOMMENDATION:

▶ **APPROVE the development plan for up to 29-unit townhome development (multi-dwelling development), subject to 5 conditions.**

1. Connection to sanitary sewer and meeting any other relevant utility provider requirements.
2. Provision for street names consistent with the Uniform Street Naming and Addressing System within Knox

County (Ord 91-1-102).

3. Townhomes (multi-dwelling structures) shall not exceed 35-ft in height.

4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works. Any improvements to the public road that is the responsibility of the applicant, as determined during the design plan phase, shall meet the requirements of Knox County Engineering and Public Works. A Memorandum of Understanding with Knox County for these improvements may be required.

5. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the condition 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 for Phase 2 Strawberry Meadows townhome development. Phase 2 includes an additional 29 dwelling units on approximately 2.19 acres for a total of 87 dwelling units on this 7.53-acre property. The property is zoned PR (Planned Residential) up to 12 du/ac and the proposed density is 11.6 du/ac. All structures are on one lot making this a multi-dwelling development.

Access to the property is on Strawberry Plains Pike, a major arterial road. The plan shows the driveway entrance to the development lining up with Wayland Rd. As noted in the Strawberry Meadows Phase 2 Traffic Impact Analysis revised December 2023, the applicant will work with Knox County Engineering and Public works to restripe the Wayland Rd centerline to better align with the driveway entrance. The This roadway alignment promotes access management as outlined in the East County Community Plan. The East County Community Plan also identifies Strawberry Plains Pike as a development corridor. Development Corridors are roadways appropriate for a more intense development pattern.

### 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) 12 du/ac:

A. The PR zone allows multi-dwelling developments 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 Planning Commission determines the maximum height for any use other than houses and duplexes (Article 5, Section 5.13.12). Staff recommends a maximum height of 35 ft for the multi-dwelling structures, consistent with the maximum height allowed on surrounding properties. The elevations provided show the units will be 2 stories 28 ft 2 ¾ in tall.

C. This PR zone district is zoned for a maximum of 12 du/ac. The proposed density is 11.6 du/ac.

#### 2) GENERAL PLAN - DEVELOPMENT POLICIES

A. (Policy 9.3) Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities. - Phase 2 introduces a new lot layout and architectural elevation. Though, the proposal is consistent with Phase 1 in that each structure will have four, two-story townhouse-style units with individual separate exterior entrances. These dwellings are consistent with the townhome development to the east.

#### 3) EAST COUNTY SECTOR PLAN

A. The property's land use classification is MDR/O (Medium Density Residential/Office), which allows consideration of up to 12 du/ac. The proposed development has a density of 11.6 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 and 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: 314 (average daily vehicle trips)

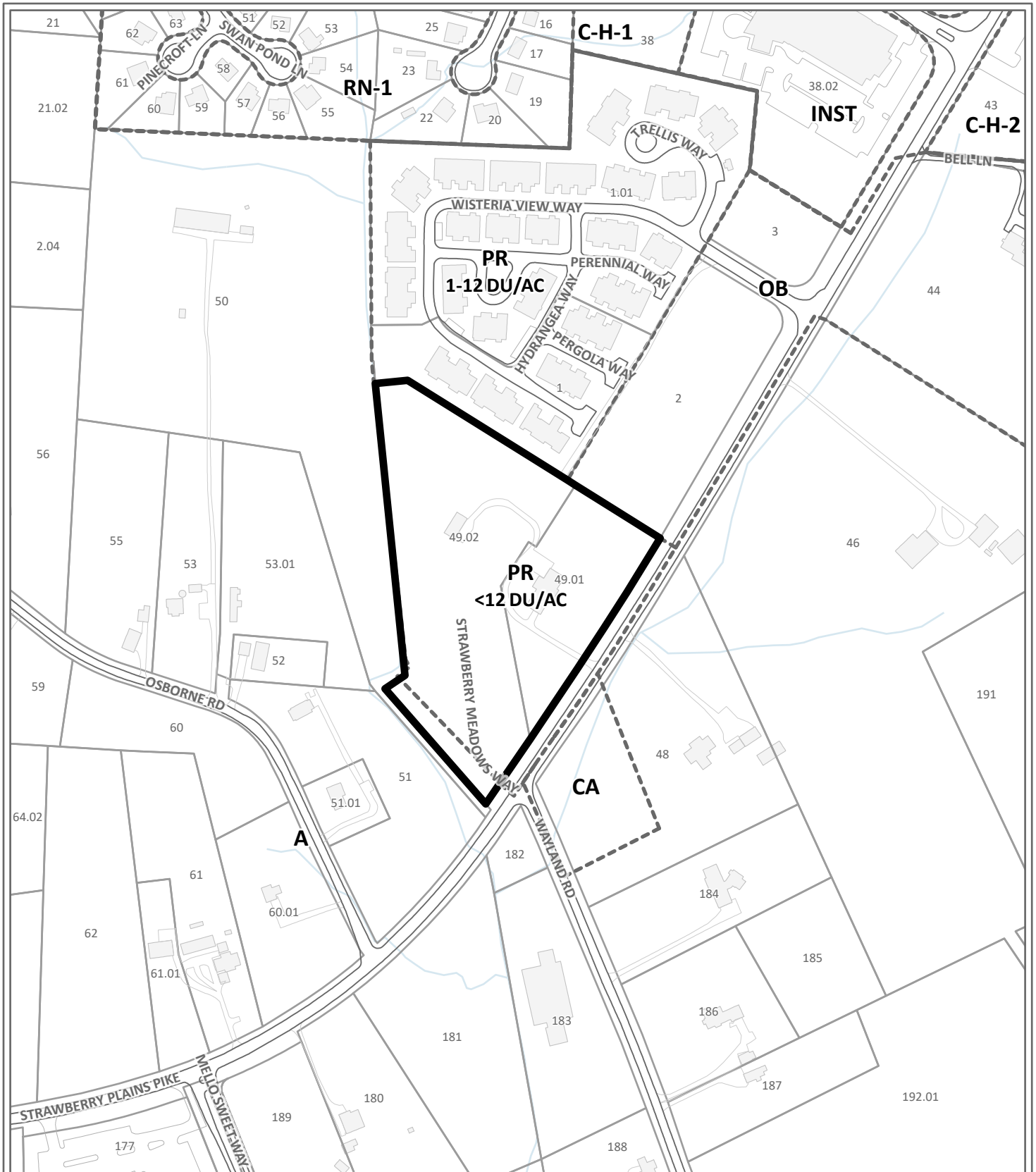
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 3 (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.

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).



**DEVELOPMENT PLAN**

**1-A-24-DP**

**Petitioner:** Land Development Solutions



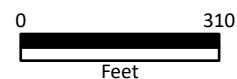
Attached residential development in PR (Planned Residential)

**Map No:** 84

**Jurisdiction:** County

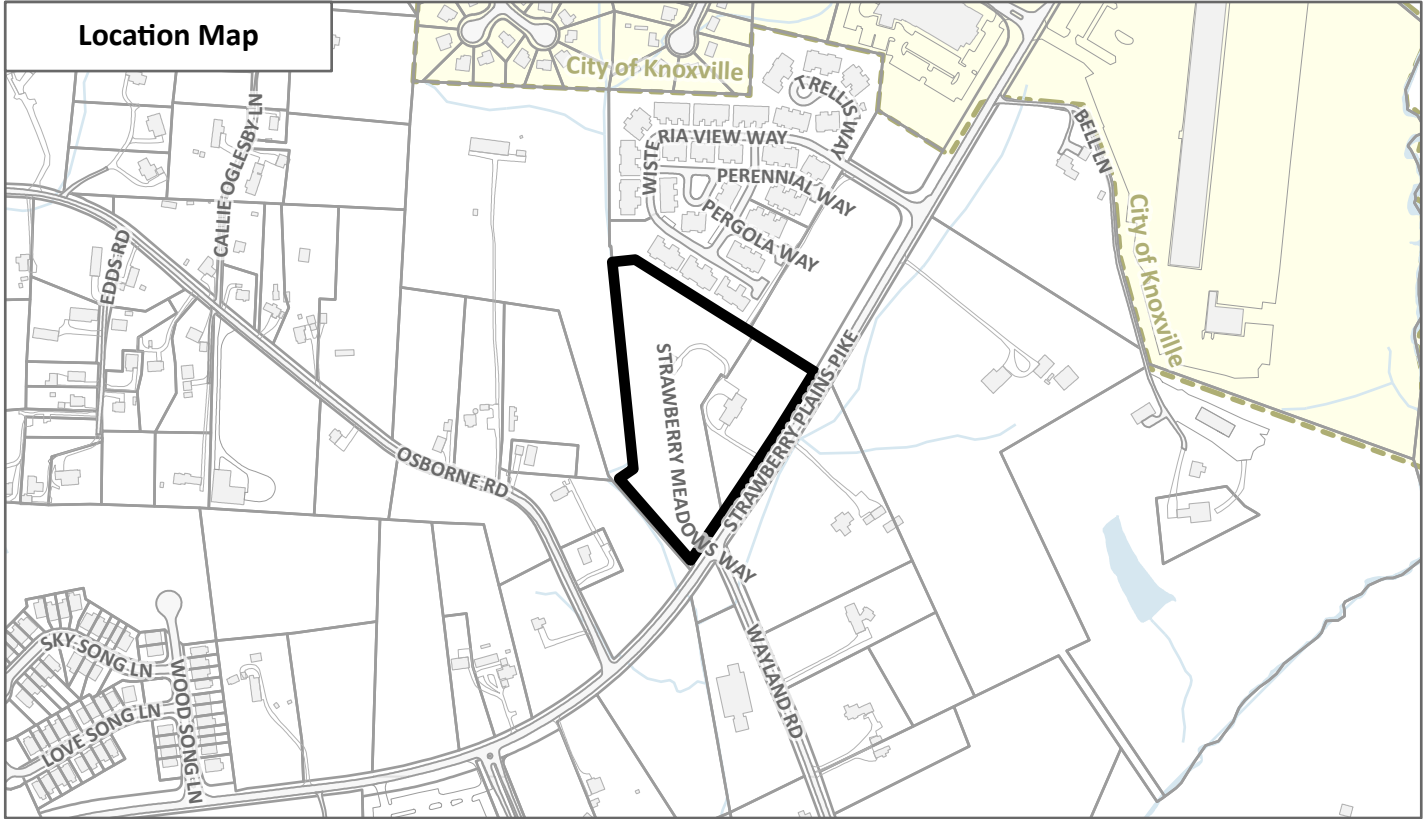
**Original Print Date:** 12/7/2023

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



# Exhibit A. Contextual Images

## Location Map



## Aerial Map

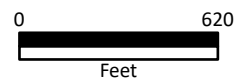


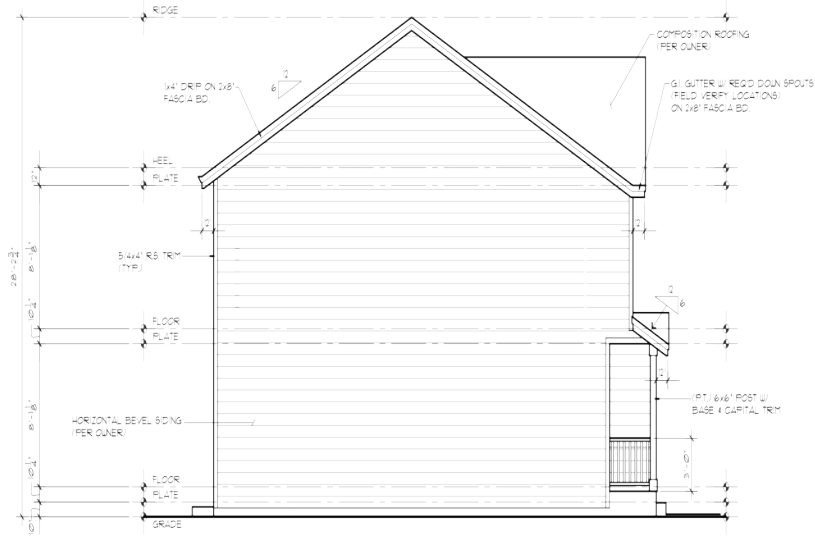
**CONTEXTUAL MAPS 1**

**1-A-24-DP**



Case boundary





Left Side Elevation

© www.houseplans.pro

SCALE 1/4"=1'-0"



Rear Elevation

© www.houseplans.pro

SCALE 1/4"=1'-0"

NOTE:  
ALL NOTES & DIMENSIONS  
TYPICAL EACH UNIT  
UNLESS NOTED OTHERWISE

houseplans.pro by  
Bruhnier & associates, inc.  
building designers 503.246.3022

DATE: 10/11/2019 12:09:27 PM

PROJECT: PLEX(T&F&V&S&SV\F-595)

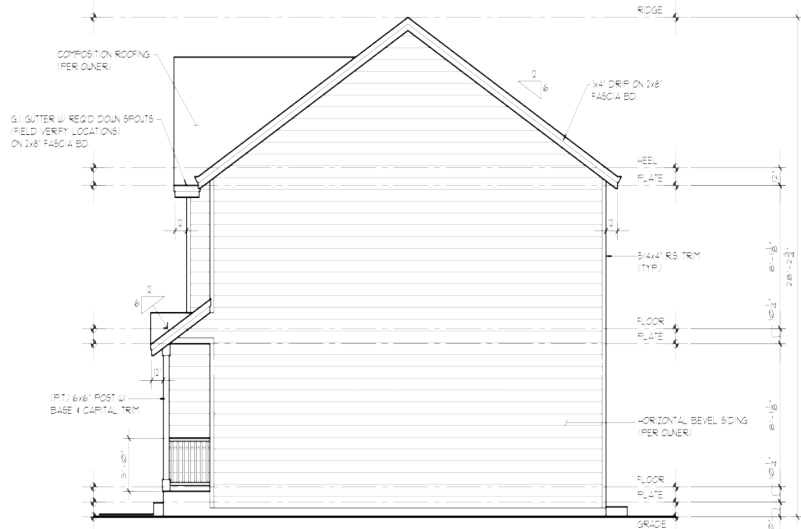
DESIGNER: CFEB

DRAWN BY: DAWJ

CHECKED BY: SJC/CFEB

SHEET: 2 OF 9

DATE: 10/11/2019 12:09:27 PM



**Right Side Elevation**

© www.houseplans.pro

SCALE 1/4"=1'-0"



**Front Elevation**

© www.houseplans.pro

SCALE 1/4"=1'-0"

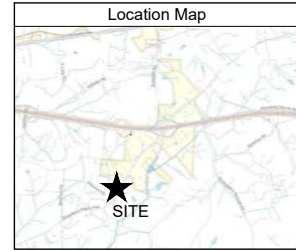
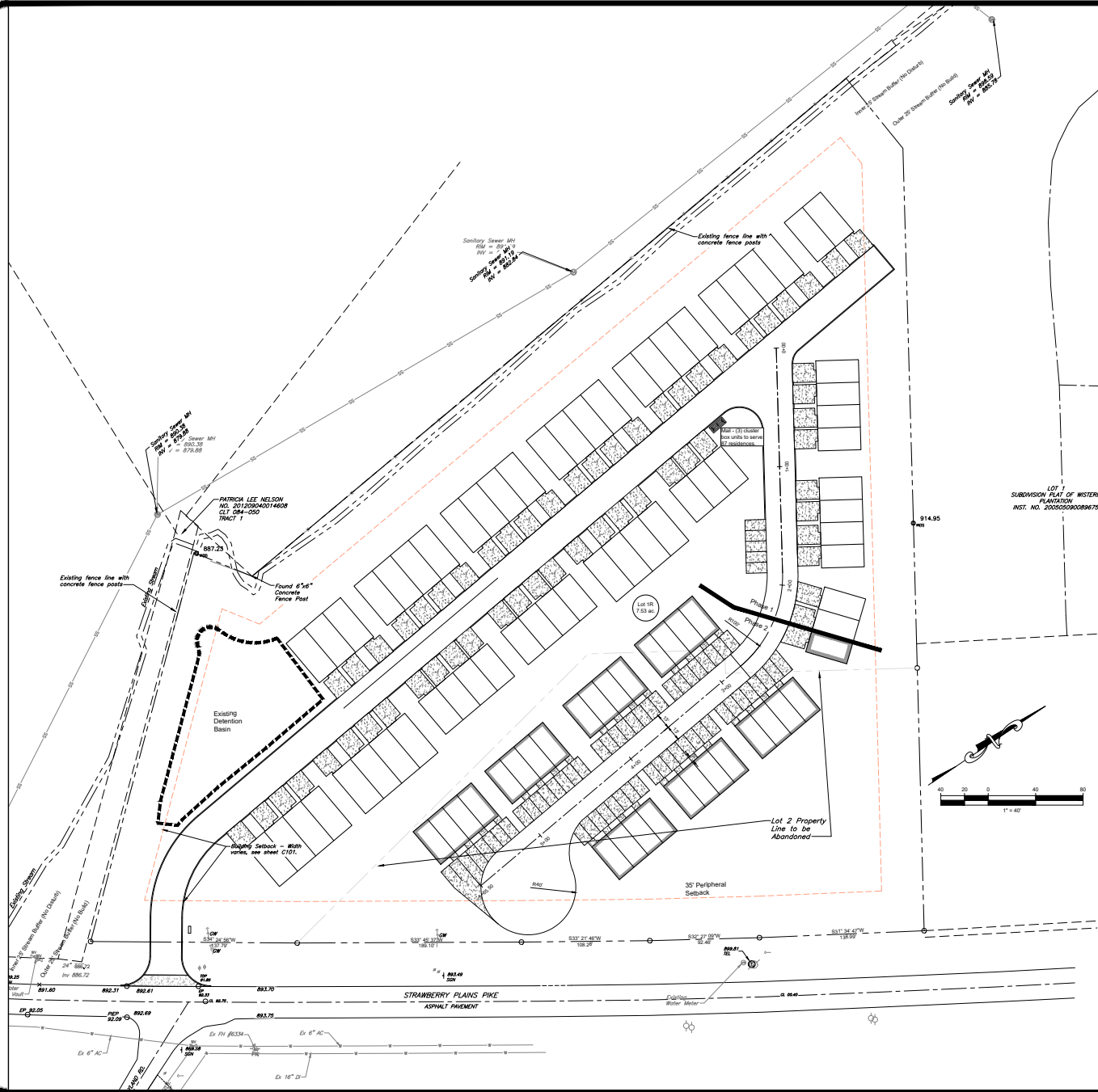
NOTE:  
ALL NOTES & DIMENSIONS  
TYPICAL EACH UNIT  
UNLESS NOTED OTHERWISE

houseplans.pro by  
**Bruhnier & associates, inc.**  
 building designers 503.246.3022  
 10000 NE 28th Ave., Suite 100, Vancouver, WA 98686

SHEET  
 1  
 OF  
 9

DATE: 10/11/2019 12:08:41 PM

X:\2021\2021057 - Eddie D & C - Strawberry Plains Subdivision\DWG Strawberry Plains SD - Main.rvt - Site Drop #2 Phase 2 rev.dwg Dec-29, 2023 - 3:17pm bakala - LDS Copyright 2023

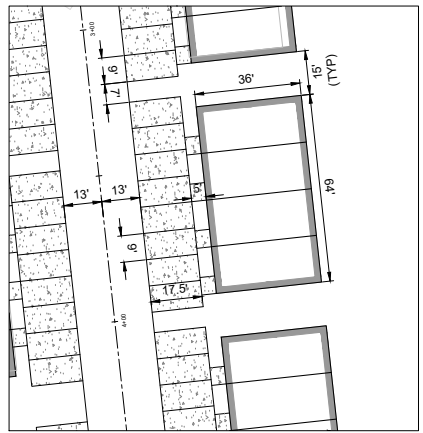


**General Notes**

- The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records and where possible measurements taken in the field. This information is not to be relied upon as being exact or complete. The contractor must call Tennessee One Call and any utility that does not subscribe to one call at least 72 hours before any excavation to request exact field location of the utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the proposed improvements shown on the plans.
- Phase 1 included 58 units.
- Phase 2 proposes 29 additional units.
- Property is located in Knox County and is Zoned PR -112 DUAC (Planned Residential).
- Parcel ID: 084 04901 City Block: N/A
- Setbacks: Peripheral - 35 ft; Front - 20 ft; Side - 5 ft; Rear - 15 ft
- Total Acreage = 7.53 acres
- Utility Providers: Water, Sanitary Sewer, & Electric: Knoxville Utility Board

**Survey Notes**

- Survey by: Land Development Solutions
- Utility information is based on information obtained from the utility providers. Underground utility locations shown are taken from historical drawings and shall not be relied upon as exact locations. The contractor is responsible for determining the accuracy of this information.
- Vertical Datum is NAVD88



Typical Building Layout

Project: **Strawberry Meadows**  
6721 Strawberry Plains Pike  
**Eddie D & C Investments**  
Knoxville, Tennessee



Drawing Description:  
**Phase 2**  
**Site Layout Plan**  
**PC File #1-A-24-DP**

No.	Date	Revision
1	12-19-23	Resubmission per Planning Commission

Drawn By	EJB
Checked	EJB
Approved	
Job No.	220003
1" = 40'	12-19-2023
Scale	Date

**C101**  
Sheet No.



**PLANTING SPECIFICATIONS**

**SCOPE OF WORK**  
 PROVIDE ALL LABOR AND EQUIPMENT NECESSARY FOR A COMPLETE AND QUALITY LANDSCAPE AS PER PLANS AND SPECIFICATIONS.

**REFERENCES AND STANDARDS**  
 PERFORM ALL WORK IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES AND ORDINANCES. PROVIDE LICENSES AND NECESSARY PERMITS PRIOR TO BEGINNING WORK. CARRY GENERAL LIABILITY AND WORKMANS COMPENSATION INSURANCE REQUIRED BY THE STATE.

**QUALITY OF ALL MATERIALS SHALL MEET OR EXCEED THE STANDARDS OF THE AMERICAN STANDARD FOR NURSERY STOCK (LATEST EDITION) AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.**

**PROJECT CONDITIONS**  
 REVIEW AND RECORD FAMILIAR WITH SITE CONDITIONS AND CONSTRUCTION DOCUMENTS. PROTECT ALL UTILITIES AND EXISTING FACILITIES. FIELD VERIFY ROWS / PROPERTY LINE WITH OWNER.

**CONDITIONS DETERMINED TO PLANT GROUND AND NEIGHBORING ARE ENCOUNTERED, (E.G. ADVERSE DRAINAGE CONDITIONS AND OBSTRUCTIONS) CONTACT THE LANDSCAPE ARCHITECT FOR INSTRUCTIONS.**

**LAYOUT**  
 LAYOUT AND STAKE ALL SITE WORK AND PLANTINGS.

**THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANTING LOCATIONS, ETC. TO ACCOMMODATE LOCAL CONDITIONS. SUCH ADJUSTMENTS IF MADE WILL BE DEEMED CLARIFICATION AND NOT CHANGE ORDERS.**

**EROSION CONTROL AND SITE CLEANUP**  
 PROVIDE EROSION CONTROL AS NECESSARY. MAINTAIN SITE CLEANUP THROUGHOUT WORK AND PROVIDE A FINAL JOB CLEANUP.

**TRUCKS AND SURROUNDINGS**  
 NURSERY GROUND SHOULD BE HEALTHY AND VIGOROUS. WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF AND HAVE HEALTHY (WELL DEVELOPED) ROOT SYSTEMS. GROUND UNDER PLANTING CONDITIONS SIMILAR TO THOSE IN LOCALITY OF PROJECT (PREFERABLY WITHIN A 100-MILE RADIUS OF THE PROJECT SITE). PLANTS MUST BE EQUAL OR EXCEED THE MEASUREMENTS DENOTED IN THE PLANT LIST, WHICH ARE MINIMUM. PLANTS SHALL BE INSPECTED BY LANDSCAPE ARCHITECT. IN NO CASE SHALL THE PLANTS BE PRUNED BACK TO AN EXTENT THAT THEY NO LONGER MEET THE SPECIFICATIONS.

**SUBMITTALS**  
 PROVIDE VERIFICATION OF PLANT INSPECTION CERTIFICATES, GENUS SPECIES AND VARIETY, PROPOSED SCHEDULE OF WORK, SOIL TEST RESULTS, PROPOSED RATES OF APPLICATION OF FERTILIZERS AND SOIL CONDITIONS PRIOR TO INSTALLATION.

**PLANT INSPECTION**  
 THE LANDSCAPE ARCHITECT WILL INSPECT PLANT MATERIALS SUBMITTED AT THE PLACE OF GROWTH OR AT THE SITE BEFORE PLANTING. DEFECTIVE OR UNSATISFACTORY MATERIAL MAY BE REJECTED AT ANY TIME DURING COURSE OF WORK.

**SOIL AMENDMENTS**  
 FERTILIZERS, COMMERICAL GRADE, 10-4-4 FORMULA CONFORMING TO U.S. DEPARTMENT OF AGRICULTURE STANDARDS DELIVERED IN ORIGINAL UNBROKEN CONTAINERS BEARING MANUFACTURER'S GUARANTEED ANALYSIS AND HISTORY.

**EXISTING SOIL**  
 CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY EXISTING SOIL CONDITION FOR DRAINAGE AND NUTRIENT CONTENT BEFORE ANY PROBLEMS TO BE DISCOVERED. ANALYZE AND REPORT TO BEGINNING PLANT INSTALLATION.

**TOP SOIL**  
 1. AGROLOGICAL SOIL, CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH.  
 2. FREE OF SUBSOIL, CLAY LUMPERS OR STONES LARGER THAN ONE INCH IN DIAMETER.  
 3. PLANTING BEDS AND TRENCHES TO BE 4 TO 6 INCHES HIGHER THAN EXISTING FINISHED GRADE. TAPER BEDS ADJACENT TO HARDSCAPE SURFACES AND INSTALL 1" TRENCH EDGE ADJACENT TO LAWNS (SEE DETAILS).

**LANDSCAPE BEDS**  
 ALL LANDSCAPE BEDS TO BE 4 TO 6 INCHES HIGHER THAN EXISTING FINISHED GRADE. TAPER BEDS ADJACENT TO HARDSCAPE SURFACES AND INSTALL 1" TRENCH EDGE ADJACENT TO LAWNS (SEE DETAILS).

**REPLACEMENT**  
 MULCHES SHALL BE FREE FROM PLANTED SEEDS, NOXIOUS WEEDS, BOG GRASS, HARMFUL INSECTS, OR ANY SPECIES HERETOFORE DETERMINED TO THE DEVELOPMENT OF PLANTS AND LAWNS. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR CONTROL OF NOXIOUS SPECIES INTRODUCED ON THE SITE IN THE MULCH FOR PERIODS OF ONE YEAR. UPON SUBSTANTIAL COMPLETION OF THE WORK, MULCHES SHALL BEHELD BEFORE THE COLOR AND PARTICLE SIZE. SECURE LANDSCAPE ARCHITECT'S APPROVAL FOR SPECIFIC MULCH TYPE.

**PROTECTION**  
 PROTECT WORK FROM EROSION, FLOODING, WINDS AND RAIN. REPAIR OR REPLACE ANY DAMAGED AREAS.

**PLANTING**  
 REMOVE BURGLAP AND TIES FROM TOP AND PARTIAL SIDES OF ALL PLANT BALLS. PLANT ALL TREES, SHRUBS AND GROUND COVERS AS PER PLANTING DETAILS. ROOTS OF GROUND COVERS TO BE PLANTED IN SLOPE NOTCH TOP OVERLAP.

**MAINTENANCE**  
 MAINTAIN PLANTINGS (WATERING, WEEDING, FERTILIZING, CULTIVATION, DISEASE AND INSECT CONTROL, STAKING, ETC.) UNTIL FINAL INSPECTION AND ACCEPTANCE.

**PROTECTION AND ACCEPTANCE**  
 UPON COMPLETION OF PLANTING, REQUEST AN INSPECTION FOR PROJECT ACCEPTANCE. ONLY PLANTINGS BEING GUARANTEED. ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR AFTER DATE OF PROJECT ACCEPTANCE. GUARANTEE GUARANTEE INCLUDING DEATH AND UNSATISFACTORY GROWTH EXCEPT FOR DEFECTS RESULTING FROM NEGLECT BY OWNER, CARE OR DAMAGE OF OTHERS OR UNUSUAL WEATHER OR INDESTRUCTIBLE SUCH AS SECOND CONTRACTORS CONTROL. IMMEDIATELY REMOVE AND REPLACE TREES, SHRUBS, OR OTHER PLANTS FOUND TO BE UNSATISFACTORY DURING GUARANTEE PERIOD.

**LAWN AND GRASSES**  
**QUALITY ASSURANCE**  
 PROVIDE FRESH, CLEAR, NEW-CROP SEEDS CONFORMING WITH TOLERANCE FOR PURITY AND GERMINATION ESTABLISHED BY OFFICIAL SEED ANALYSIS OF NORTHERN AMERICAN SEEDS. VENDOR'S CERTIFIED STATEMENT FOR EACH GRASS SEED MIXTURE.

**SEED PREPARATION**  
 PROCEED WITH AND COMPLETE LAWNS AND GRASSES AS PORTIONS OF SITE BECOME AVAILABLE. WORKING WITHIN SEASONAL LIMITATIONS. PROJECT MANAGERS TO NOTIFY CONTRACTOR AS PARTS OF SITE BECOME AVAILABLE AND ESTABLISH A REASONABLE SCHEDULE TO PERFORM WORK.

**FERTILIZER AND LIME**  
 FERTILIZERS WITH COMMERICAL FERTILIZER, PERCENTAGE TO BE DETERMINED WITH ANALYSIS AND REASON OF INSTALLATION. LIME TO BE NATURAL, DOLICITIC LIMESTONE CONTAINING NOT LESS THAN 88% CARBONATE. MINIMUM OF 30% MAGNESIUM CARBONATE.

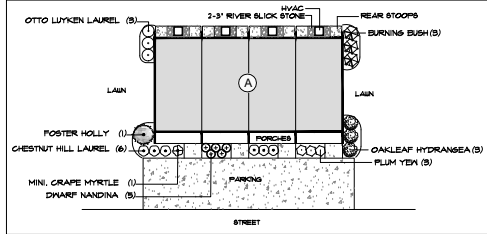
**SEED MIXTURE AND RATE OF APPLICATION SHALL BE AS SPECIFIED IN MATERIAL LIST.**

**SOIL PREPARATION**  
 1. ESTIMATE DEPTH OF SOIL TO BE REMOVED.  
 2. ESTIMATE DEPTH OF SOIL TO BE REMOVED.  
 3. ESTIMATE DEPTH OF SOIL TO BE REMOVED.  
 4. REMOVE STONES LARGER THAN ONE INCH AND OTHER EXTRANEUS MATERIAL.  
 5. APPLY TOPSOIL LAYER B SPECIFIED.  
 6. APPLY LIME AT RATE REQUIRED TO ACHIEVE PH RANGE BETWEEN 6.5 AND 6.8.  
 7. APPLY FERTILIZER AT RATE REQUIRED BY ANALYSIS.  
 8. MIX THOROUGHLY IN UPPER 12" TO 18" OF TOPSOIL.

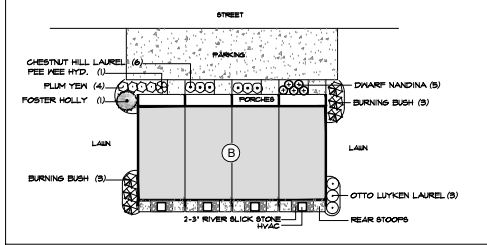
**SEED MIXTURE AND RATE OF APPLICATION SHALL BE AS SPECIFIED IN MATERIAL LIST.**

**LAWN MAINTENANCE**  
 MAINTAIN LAWNS UNTIL GRASS IS WELL ESTABLISHED AND EXHIBITS A VIGOROUS GROUND CONDITION. IF SEEDS IN FALL AND IF NOT CONSIDERED ACCEPTABLE AT THAT TIME, CONTACT THE MANAGER THE FOLLOWING SPRING. UNACCEPTABLE LAWN IS ESTABLISHED.

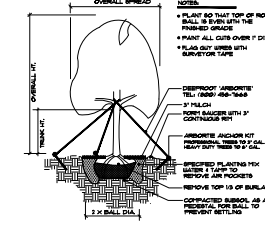
**MAINTAIN LAWNS BY WATERING, WEEDING, FERTILIZING, TRIPPING, AND OTHER OPERATIONS SUCH AS MOWING. WEEDING SHALL BE PERFORMED AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN FREE OF BRACKEN OR BARE AREAS.**



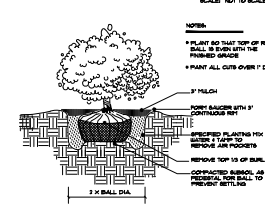
**Four-Plex Planting-A**  
 SCALE 1" = 20'



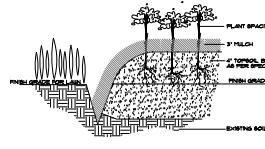
**Four-Plex Planting-B**  
 SCALE 1" = 20'



**TREE PLANTING - GUY WIRES**  
 SCALE: NOT TO SCALE



**SHRUB PLANTING**  
 SCALE: NOT TO SCALE



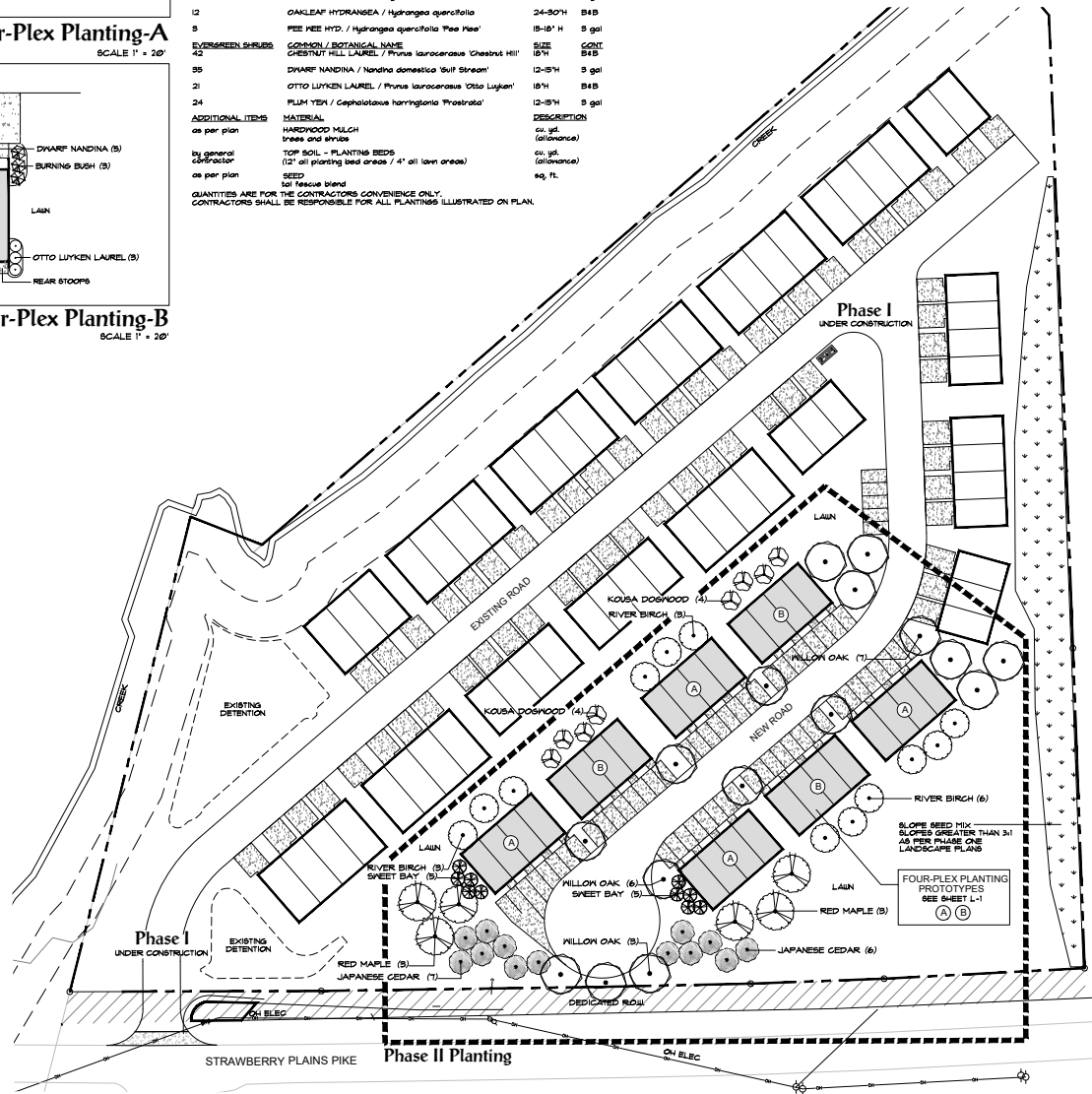
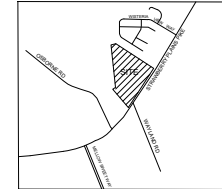
**BED PREPARATION**  
 SCALE: NOT TO SCALE

**PLANTING SCHEDULE** STREET TREE PLANTING AND UNIT PLANTINGS A AND B (TOTAL)

QUANTITY	COMMON / BOTANICAL NAME	SIZE	CAL
6	RED MAPLE / <i>Acer rubrum</i> 'October Glory' TM	10-12H	2' Cal
12	RIVER BIRCH / <i>Betula nigra</i> 'Dura Heat'	10-12H	2' Cal
16	WILLOW OAK / <i>Quercus phellos</i>	10-12H	2' Cal
7	EVERGREEN TREES		
18	FOSTER HOLLY / <i>Ilex astenoloba</i> 'Foster's'	6-T HL	CAL
10	JAPANESE CEDAR / <i>Cryptomeria japonica</i>	6-T HL	CAL
10	SWEET BAY / <i>Magnolia virginiana</i>	6-T HL	CAL
9	FLOWERING TREES		
12	KOUSSA DOGWOOD / <i>Cornus kousa</i>	6-T HL	1.5' Cal
9	PIE PEE HYD. / <i>Hydrangea quercifolia</i> 'Pie Pee'	15-18" H	9 gal
4	MINI GRAPE MYRTLE / <i>Lagerstroemia indica</i> 'Polotomka'	12-15" H	9 gal
12	OAKLEAF HYDRANGEA / <i>Hydrangea quercifolia</i>	24-30" H	8.8 B
9	EVERGREEN SHRUBS		
42	BURNING BUSH / <i>Euonymus alatus</i> 'Compass'	24-30" H	9 GAL
21	OTTO LYTKEN LAUREL / <i>Prunus laurocerasus</i> 'Otto Lytken'	18" H	9.9 gal
24	PLUM YEEN / <i>Cephalotaxus harringtoniana</i> 'Prostrata'	12-15" H	9.9 gal
<b>ADDITIONAL ITEMS</b>			
as per plan	HARDWOOD MULCH		60 yd. (advance)
as per plan	Trees and shrubs		60 yd. (advance)
as per plan	TOPSOIL - PLANTING BEDS (12" all planting bed areas / 4" all lawn areas)		60 yd. (advance)
as per plan	SEED		60 yd. (advance)
as per plan	50% Pease Blend		60 yd. (advance)

QUANTITIES ARE FOR THE CONTRACTORS CONVENIENCE ONLY. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL PLANTINGS ILLUSTRATED ON PLAN.

**LOCATION MAP**



**Overall Plan**  
 SCALE 1" = 40'



**Michael Vesen & Associates**  
 LANDSCAPE ARCHITECTURE AND LAND PLANNING  
 255 N. BERGAMOT RD., SUITE 201, KNOXVILLE, TN 37912  
 (615) 596-1311

**Strawberry Meadows - phase II**  
 6721 Strawberry Plains Pike Knoxville, Tennessee

**L-1**

DATE: JAN 3, 2024  
 REVISIONS:



# 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

### Land Development Solutions

Applicant Name		Affiliation
<b>11/22/2023</b>	<b>1/11/2024</b>	<b>1-A-24-DP</b>
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.

### EJ (Rusty) Baksa Land Development Solutions

Name / Company

---

**310 Simmons Rd. Rd. Suite K Knoxville TN 37922**

Address

---

**865-671-2281 / rbaksa@ldstn.com**

Phone / Email

### CURRENT PROPERTY INFO

<b>Eddie D &amp; Investments LLC</b>	<b>6721 Strawberry Plains Pike Knoxville 37914</b>	<b>865-770-2517</b>
Owner Name (if different)	Owner Address	Owner Phone / Email

### 6721 STRAWBERRY PLAINS PIKE

Property Address

---

<b>84 049.01</b>	<b>2.15 acres</b>
Parcel ID	Tract Size

<b>Knoxville Utilities Board</b>	<b>Knoxville Utilities Board</b>
Sewer Provider	Water Provider
	Septic (Y/N)

### STAFF USE ONLY

### Northeast side of Strawberry Plains Pike, north of Wayland Road

General Location

---

<input type="checkbox"/> City	<b>Commission District 8</b>	<b>PR (Planned Residential)</b>	<b>Agriculture/Forestry/Vacant Land</b>
<input checked="" type="checkbox"/> County	District	Zoning District	Existing Land Use
<b>East County</b>	<b>MDR/O (Medium Density Residential/Office)</b>	<b>Urban Growth Area (Outside City Limit)</b>	
Planning Sector	Sector Plan Land Use Classification	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) <b>Attached residential development</b>	

## SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Additional Information	Total Number of Lots Created
<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)

### 12 du/ac

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>\$500.00</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.

Applicant Signature: \_\_\_\_\_ Land Development Solutions    Please Print    11/22/2023    Date

Phone / Email \_\_\_\_\_  
Property Owner Signature: \_\_\_\_\_ Eddie D & Investments LLC    Please Print    11/22/2023    Date

1) Download and fill out this form at your convenience.  
2) Sign the application digitally (or print, sign, and scan).

(3) Either print the completed form and bring it to the  
Knoxville-Knox County Planning offices  
OR email it to [applications@knoxplanning.org](mailto:applications@knoxplanning.org)

Reset Form



# 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

Land Development Solutions / E J Baksa

Engineer

Applicant Name

Affiliation

8/21/23

~~10/5/23~~ 1/11/2024

File Number(s)

Date Filed

Meeting Date (if applicable)

### 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

E J (Rusty) Baksa

Land Development Solutions

Name

Company

310-K Simmons Rd

Knoxville TN 37922

Address

City State ZIP

865-671-2281

rbaksa@ldstn.com

Phone

Email

### CURRENT PROPERTY INFO

Eddie D & C Investments LLC

6721 Strawberry Plains Pike

865-770-2517

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

Property Address

Parcel ID

KUB

KUB

N

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

**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) **Attached residential development**

**SUBDIVISION REQUEST**

Related Rezoning File Number

Proposed Subdivision Name \_\_\_\_\_

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  <b>\$500</b>
0402		
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**

**E J Baksa**

Digitally signed by E J Baksa  
DN: cn=US, e=ebaksa@ldstn.com, o=Land Development  
Solutions, cn=E J Baksa  
Date: 2023.08.21 12:01:31-04'00'

Land Development Solutions / E J Baksa

8/21/23

Applicant Signature

Please Print

Date

Phone Number

Email

Property Owner Signature

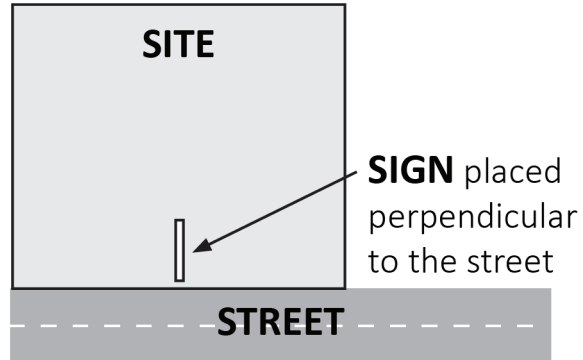
Please Print

Date Paid

*August E. Edla*

8/20/23

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:*

\_\_\_\_\_ and \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Land Development Solucions

Date: 11/22/2023

File Number: 1-A-24-DP

- Sign posted by Staff
- Sign posted by Applicant