



TO: Knoxville-Knox County Planning Commission

FROM: Frankie Ramos-Castillo, Planning & Subdivision Specialist

DATE: June 5, 2024

RE: Agenda # 10, File # 6-SF-24-F

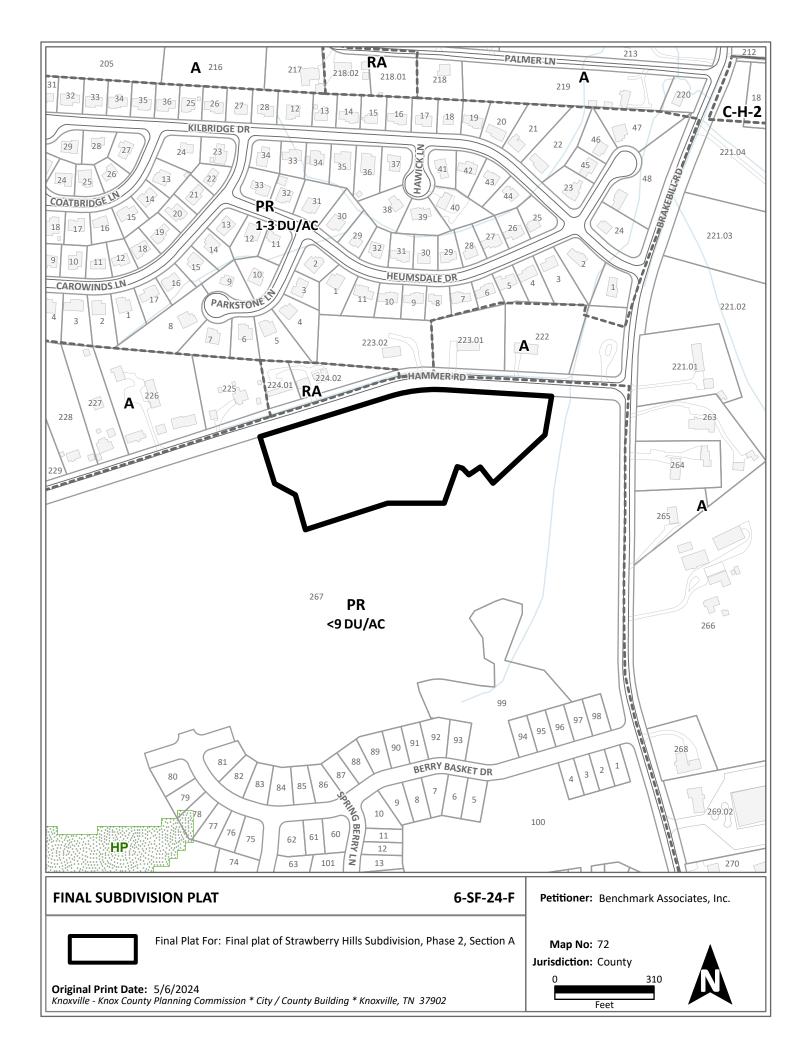
Final Plat of Strawberry Hills, Phase II, Section A

### Recommendation

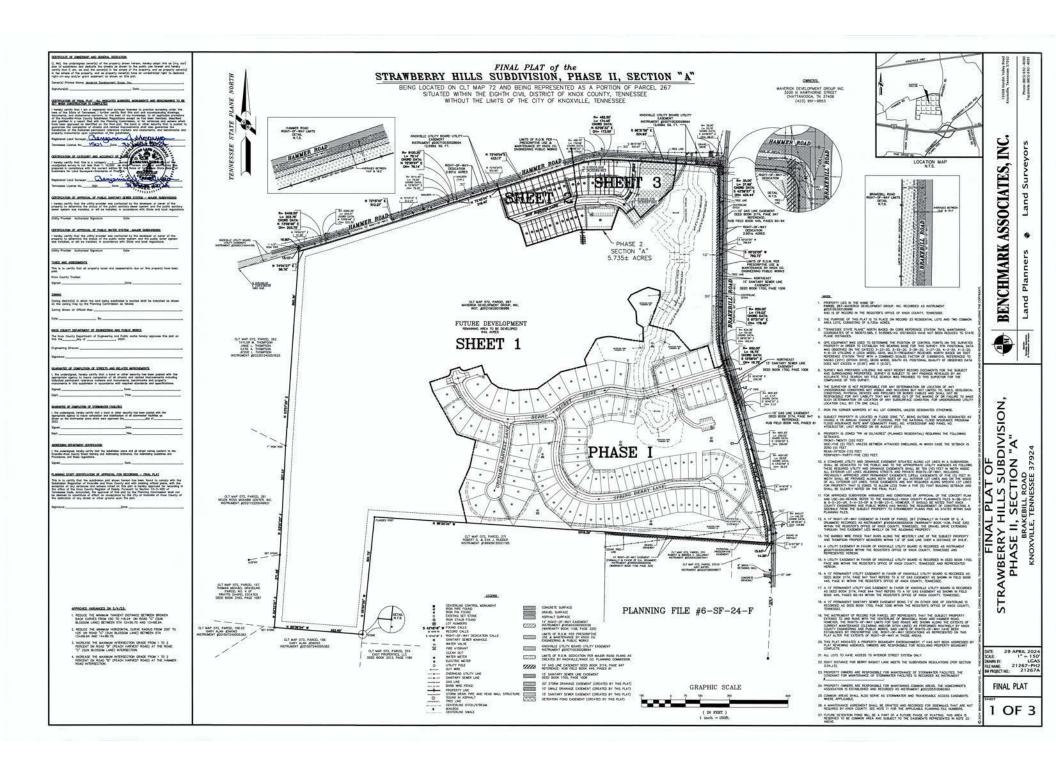
The concept plan indicating the overall layout and design for this plat was approved on October 8, 2020 as Planning Case 9-SB-20-C and on May 11, 2023 as Planning Case 5-SB-23-C. Per Subdivision Regulations, Sections 2.08.A and 2.10.F, the final plat must be in substantial conformance with the approved concept plan. Planning staff affirms that this plat is in substantial conformance with the concept plan and recommends approval.

#### **Associated Case and Decision**

File # 9-SB-20-C: Approved by the Planning Commission October 8, 2020 File # 9-D-20-UR: Approved by the Planning Commission October 8, 2020 File # 5-SB-23-C: Approved by the Planning Commission May 11, 2023 File # 5-A-23-DP: Approved by the Planning Commission May 11, 2023



# **Exhibit A. Contextual Images** KILBRIDGE DR **Location Map** HEUMSDALE DR CAROWINDS LN PARKSTONE HAMMER RD BRAKEBILL RD **Aerial Map CONTEXTUAL MAPS 1** 6-SF-24-F 380 Case boundary



CONTICAT OF CHICAGO AND ADDRAW INSCRADO.  (In this is contemporal control of the property state heart, having stage this on trop, and  (in this is contemporal control of the property state heart, having stage this on trop, and  and the property of the property control of the stage of the property control or the property contr	STRAWBERRY HILLS SUBDIVISION, PHASE II, SECTION "A"  BEING LOCATED ON CLI MAP 72 AND BEING REPRESENTED AS A PORTION OF PARCEL 267	SITE
CONTINUES OF THIS REF. ALL POLICIES MODEL CONNECTS AND EXCHANGE IN IN.  WHEN DESCRIPTION IN CONTINUES AND EXCHANGE IN PRODUCTION OF THE PROPERTY OF THE PROPER	BEING LOCATED ON CLI. MAP 72 AND BEING REPRESENTED AS A PORTION OF PARCEL 267 SITUATED WITHIN THE CHITH CITY. DISTRICT OF KNOX COUNTY, TENNESSEE WITHOUT THE LIMITS OF THE CITY OF KNOXVILLE, TENNESSEE  KNOXVILLE UTILITY BOARD UTILITY EASEMENT INSTRUMENT #2002710030028694 12.698± SQ. FT.	MANIFOCE CONCENTRATION OF THE STATE OF THE S
Community of Actions and Actions of Actions	LIMITS OF R.O.W PER PRESCRIPTIVE USE & MAINTENANCE BY KNOX CO.	LOCATION MAP
I have got the first product of the product of the service or server of the process of the process of the product of the produ	LIMITS OF R.O.W. PER PRESCRIPTIVE USE & ASSAULT AND	LOULING.  1. PROPERTY US in the WARE OF THE PROPERTY OF THE PROPERTY AS INTERMEDITY patronassessesses who is of Microse in the districts of rick of the Country Charles (See The Country Charles).  2. The PROPERTY OF THE PARTY IS TO THACK ON MICROSE IN MISSISTENIUM, USTS MOD THE CHARLES WERE ASSESSED.  (105, CONSTRICT OF STATE AS IN THACK ON MICROSE IN MISSISTENIUM, USTS MOD THE COMMINENTAL OF THE COUNTRY OF THE COMMINENTAL OF THE COMMINENTAL OF THE COUNTRY OF THE COUNTR
CRITICATOR OF APPROVE OF PUBLIC BASE 121118 MAJOR SERVICIONS I heavy carry foot has driftly provide use carried by the destination of the groups or of the relation. In constraint with fact and load registration, existing experimental existing and application.  CRITY Provider Authorized Symptots Sets	OH (COTENIA 60 (335) 1.35 (30) (30) (30) (30) (30) (30) (30) (30)	3. "Resecutif, 1914 PLANE" counts about to 40th entroping distinct that, send-tones continuents of the Resecution of the Association of the Resecution of the Association of the Resecution of the Association of the Resecution of
Such and ASCORDANG This is to carrily that of properly tools and assessments dut of the analyty has been proved from the country has been proved from the country hastine.  Support	15.80' (1) (1) (1) (1) (1) (1) (1) (1) (1) (1)	The CH is a colombial Sould Factor of a September, intrinsically to waited Spetial (September), and of the CH is a september of the CH is a septem
Zama: delected; in which the level being wich below in learned shall be behaving as show an interest of the arrang rate by the Principal Commission on below.  Darks: COMMIT 2014 Stage:  SIGN. SIG	(19) (19) (19) (19) (19) (19) (19) (19)	3. NOT HE CORNER WANDERS AT ALL LOT CORNERS, MALESS CORNANDS D'ORDINACE.  BEACHT ORNEROPT OF SUCH RE TROOD SOOT "A THEOR COVINE THE AREA SOSSANIZED AS HANNED A MARKET AND ALL THE AREA OF SUCH AND
This face County Experiment of Cophaning and Public works sensity opproves this plot on the Proposition County of the Cophaning Continue and Cophaning Continue and Cophaning Continue and Cophaning Cophaning Cophaning of STECCTS. ACC. PELATE AMPRICADED CO.		MALE AFFICE COLUMN TO COLUMN TEXT.  THE PROPERTY SHAPE AND THE COLUMN TEXT OF A COLUMN TO THE COLUMN TEXT OF A SECURITION OF A
the collection of control to the control to the security to the security to the control to the c	(13.38-1E)	USD THAN A FIRE (2) FOOT BRIGHES TERRICAL AND SHALL BE CLARKE WIDDE ON THE FIRE A FALL  15 FOR AMPRICAD SERVICINE AMERICAN SALE OF SHALL BE CLARKE WIDDE ON THE FIRE A FALL  15 FOR A FALL BE CLARKE WIDDE OF SHALL BE CLARKE WIDDE ON THE SHALL BE CLARKE WIDDE  15 FOR SHALL BE CLARKE WIDDE OF SHALL BE CLARKE WIDDE ON THE SHALL BE CLARKE WIDDE  16 FOR SHALL BE CLARKE WIDDE OF SHALL BE CLARKE WIDDE ON THE SHALL BE CLARKE WIDDE ON THE SHALL BE CLARKE WIDDE OF SHALL BE CLARKED W
The consequent, large, sen's yet, large or the sensity has been priced on the sensity of the sen	10 10 10 10 10 10 10 10 10 10 10 10 10 1	13. The dealers were fronce than these Associate Mentative Like of the Samach Reference was become register values when it of the same clock as destincted on the Samach Like the Like the Samach of Mentative Like the Samach Control (Theodore on Armander Samach Control (Theodore on Armander Samach Control (Theodore on Armander Control (
La material between the control and the shaddened was set of all control control and an information to the formation, and the control and the control and the formation, and the control and t		III. A NO FORMANDO TRUTH CASSING IN INVESTOR OF HORMAL DIVERT SOME ON SECONDE AS DOES BOOK TOOL TOOL TO A TOTAL OF THE THIRD TO A TOTAL OF THIRD TO A TOTAL OF THE THIRD TO A
Separter	E HEE H. S.	20. THIS PLAT HORCATES A PROPERTY BOUNDARY ENGRONOMENT. IT HAS NOT BEEN ADDRESSED BY PLAT
METHORIS ANNOUNCE OF SAVISS	123   5.72771   12   12   12   12   12   12   12	20 COMMON MACEA SHOUL ALSO SERVER AS STROMMENTS AND THANGESHEED ACCESS CARDINATIVE MACHINE MACEAN CARDINATIVE MACEAN CARDINATIV
1. REDUCE THE VARIANT FRACTOR DISTANCE SERVICES ARROSS RADIO CHRIST STORN 100 TO 100 TALL ON READ OF THE RESIDEN LANCE SERVICES STA 12-5-60 TO AND 13-66-94.  2. REDUCE THE VARIANT ARROSSION LANCE SERVICE STATE 200° TO 120° OR ROLD OF SURVEY REGISTER LANCE STATE 200° TO 120° OR ROLD OF SURVEY REGISTER LANCE STATE 23-4-66-96.  AND LEAST TO SURVEY STATE COLOR STATE 13-1-6-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1	1.55   N.774/15/*   2-5.57	PLANNING FILE #6-SF-24-F
TO CHAIR CONTROL ONCE PROTECTION OF THE TO 2  A REQUEST THE MARKANE PROTECTION OFFICE THOSE 1 TO 2  A REQUEST THE MARKANE PROTECTION OF THOSE TO 2  READ INTERESTITION.	1.00   1.7 \(  \text{	GRAPHIC SCALE
	[165   5 72711" W 3791"	1 inch = 30 ft.

10508 Hardin Valley Read Knozville, Tennessee 27932 Phone (863) 692-4090 factimile (865) 692-4091

Land Planners & Land Surveyors

BENCHMARK ASSOCIATES, INC.

FINAL PLAT OF
STRAWBERRY HILLS SUBDIVISION,
PHASE II, SECTION "A"
BRAKEBILL ROAD
KNOXVILLE, TENNESSEE 37924

TE 29 APRIL 2024

ALE 1" = 30'

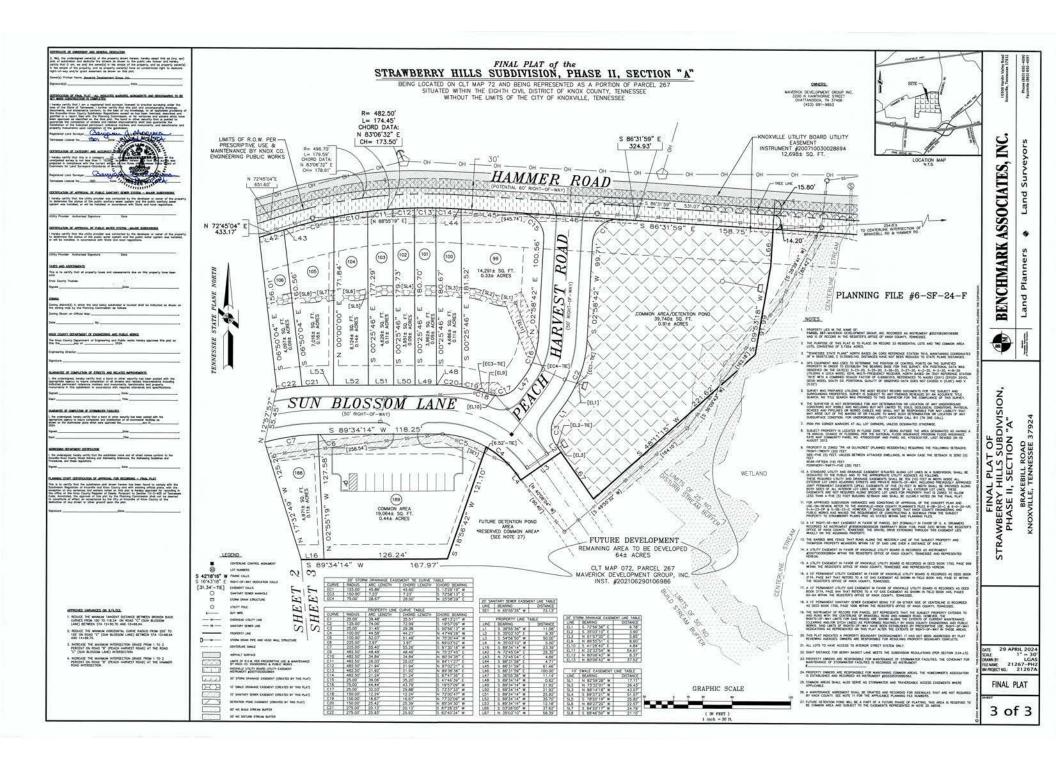
ANN E: LGAS

E-MARE 21267-PH2

PROJECTINO: 21267A

FINAL PLAT

2 of 3





### **Development Request**

	DEVELOPMENT	SUBDIVISION	ZONING	
Planning KNOXYILLE I KNOX COUNTY	<ul><li>□ Development Plan</li><li>□ Planned Development</li><li>□ Use on Review / Special Use</li><li>□ Hillside Protection COA</li></ul>	☐ Concept Plan ☑ Final Plat	<ul><li>☐ Rezoning</li><li>☐ Plan Amendment</li><li>☐ Sector Plan</li><li>☐ City OYP / County</li><li>Comp Plan</li></ul>	
Benchmark Associates, Inc.		A CC:1:		
Applicant Name		Affiliation		
5/1/2024	6/13/2024	6-SF-24-F		
Date Filed	Meeting Date (if applicable)	File Number(s)		
CORRESPONDENCE	All correspondence related to this application sh	nould be directed to the app	roved contact listed below.	
Benjamin J. Moorman Benchmark	Associates, Inc.			
Name / Company				
P.O. Box 23892 Knoxville TN 37933				
Address				
865-692-4090 / bmoorman@bma-	ls.com			
Phone / Email				
CURRENT PROPERTY INFO				
Maverick Development Group, Inc	. 3200 N. Hawthorne St. St. Chatta	anooga TN 423	3-668-6030	
Owner Name (if different)	Owner Address	Ow	ner Phone / Email	
521 Brakebill Rd.				
Property Address				
72 267 (part of)		5.7	35 acres	
Parcel ID	Part of P	Parcel (Y/N)? Tra	ct Size	
Sewer Provider	Water Provider		Septic (Y/N)	
STAFF USE ONLY				
East of Brakebill Rd. and sough of I	Hammer Rd.			
General Location				
City Commission District 8	PR (Planned Residential) <9 DU/AC			
· · · · · · · · · · · · · · · · · · ·	Zoning District	Existing La	and Use	
East County		Urban Gro	wth Area (Outside City Limits)	
	ty)/Place Type (County)		olicy Plan Designation	

6-SF-24-F Printed 5/22/2024 10:43:37 AM

DEVELOPMENT REQUEST						
☐ Hillside Protection COA	·	se on Reviev	v / Special Use	ential	Related City	Permit Number(s)
Home Occupation (specify)						
Other (specify)	_					
SUBDIVSION REQUEST						
Final plat of Strawberry Hills Sub Proposed Subdivision Name	division, Phase 2, Section	Α			Related Rezo	oning File Number
Unit / Phase Number  Additional Information	plit Parcels	Tota	<b>33</b> I Number of Lots	s Created		
Attachments / Additional Requ	irements					
ZONING REQUEST						
Zoning					Pending P	lat File Number
Change Proposed Zoning						
Plan Amendment Proposed Plan D	esignation(s)					
Proposed Density (units/acre) F Additional Information  STAFF USE ONLY	Previous Rezoning Request	:S				
PLAT TYPE				Fee 1		Total
	g Commission					Total
ATTACHMENTS				\$1,700.00		
Property Owners / Option Holders  Variance Request  Fee 2  Amendment Request (Comprehensive Plan)				Fee 2		
ADDITIONAL REQUIREMEN  ☐ Use on Review / Special Use (C ☐ Traffic Impact Study ☐ COA Checklist (Hillside Protecti	oncept Plan)			Fee 3		-
AUTHORIZATION	,					
I declare under penalty of perjury all associated materials are being			she/it is the owne	er of the prop	perty, AND 2) th	ne application and
all associated materials are being	Benchmark Associ					5/1/2024
Applicant Signature	Please Print	, -				Date
Phone / Email						
	Maverick Develop	ment Group	, Inc.			5/1/2024
Property Owner Signature	Please Print					Date

6-SF-24-F Printed 5/22/2024 10:43:37 AM



## **Development Request**

Plann	ing	□ Development □ Planned Deve □ Use on Reviev □ Hillside Protect	lopment v / Special Use	☐ Conce <sub> </sub> ☐ Final P	pt Plan		mendment SP □ OYP ing
Benchmark Asso	ciates, Inc.				Consul	ltant	
Applicant Name	0				Affiliatio	n	
29 April 2024		13 June 20	24				File Number(s)
Date Filed		Meeting Date	e (if applicable)		6-S	F-24-F	=
CORRESPONDE	NCE All c	orrespondence relate	d to this application	should be direct	ted to the app	roved conta	ct listed below.
Applicant 🗌 F	roperty Owner	☐ Option Holder	Project Survey	or 🗌 Enginee	er 🗌 Archite	ect/Landscap	e Architect
Benjamin J. Moo	rman		Bene	chmark Assoc	iates, Inc.		
Name			Comp	pany			
PO Box 23892			Kno	xville	TN	37933	
Address			City		State	ZIF	)
865-692-4090		bmoorma	n@bma-ls.com				
Phone		Email					IV.
CURRENT PROP	ERTY INFO					197 mg	
Maverick Develo	pment Group	, Inc. 320	00 N. Hawthorne	St., Chattand	ooga, TN 37	423-668-	5030
Property Owner Nan	ne (if different)	Prop	perty Owner Addres	S		Property Ov	vner Phone
521 Brakebill Ro	ad			072-267.0	0 part of		
Property Address				Parcel ID			
KUB			KUB				N
Sewer Provider			Water Provider	-			Septic (Y/N)
STAFF USE ONLY							
East of Brakel	oill Rd and S	South of Hamme	er Rd		5.735 A	cres	
General Location					Tract Siz	е	
	8	PR < 9	DU/AC	AgForVa	IC .	r. L	
City County	District	Zoning Distric	t	Existing La	ind Use	2	
East County		TN			Urba	n Growth	
Planning Sector		Sector Plan L	and Use Classification	on	Growth	Policy Plan D	esignation

DEVELOPMENT REQUEST  Development Plan Use on Review / Special Use Hillside Protection COA Residential Non-Residential  Home Occupation (specify)					Related City Permit Number(s)		
Other (specify)							
SUBDIVISION REQUEST	= -						
Final Plat of S/D, Strawberry Hills, Phase 2, Sec	tion A				Related F	Rezoning File Numbe	
Proposed Subdivision Name  2A							
Unit / Phase Number		Total Number o		Created			
Other (specify)			1. Market 1. 100 (100 (100 (100 (100 (100 (100 (1			TOTAL ATTEMPRISER (CHEMITE ON TOTAL OR SHE OTHER AND	
Attachments / Additional Requirements							
ZONING REQUEST							
Taning Change					Pending Plat File Number		
☐ Zoning Change Proposed Zoning	· vac/mmickele/Earmon/Danacemmickele/Aalmon/Coastilians		manaanaanaanaanaanaan				
Plan Amendment Change Proposed Plan Designatio	n(s)						
Proposed Density (units/acre) Previous F	Rezoning Re	equests	The distribution and the second section of the second section of the second section of the second section sect				
Other (specify)	PARAMETER STATE OF THE STATE OF		efficación de moneto consciono	**************************************			
STAFF USE ONLY							
PLAT TYPE		Fee	1			Total	
☐ Staff Review		020	)3	\$1,20	00		
ATTACHMENTS  ☐ Property Owners / Option Holders ☐ Variance Req		Fee	2			nani,	
ADDITIONAL REQUIREMENTS  Design Plan Certification (Final Plat)	02	80	\$500		\$1,700		
☐ Use on Review / Special Use (Concept Plan)		Fee	3				
☐ Traffic Impact Study		- Control		Your State of the			
COA Checklist (Hillside Protection)		90000000000000000000000000000000000000		2 000			
AUTHORIZATION							
I declare under penalty of perjury the foregoing is true and 1) He/she/it is the owner of the property AND 2) The applic		l associated materi	als are b	peina submitti	ed with his	/her/its consent	
				Ĭ			
Applicant Signature Benchmark  Please Print		k Associates, Inc.			29 April 2024		
Applicant signature • PR	ease PIIIIL				Date		
Phone Number En	nail				4/29/2	2024 FR	
Property Owner Signature Ple	ease Print	and the second s		W 11	Date		