



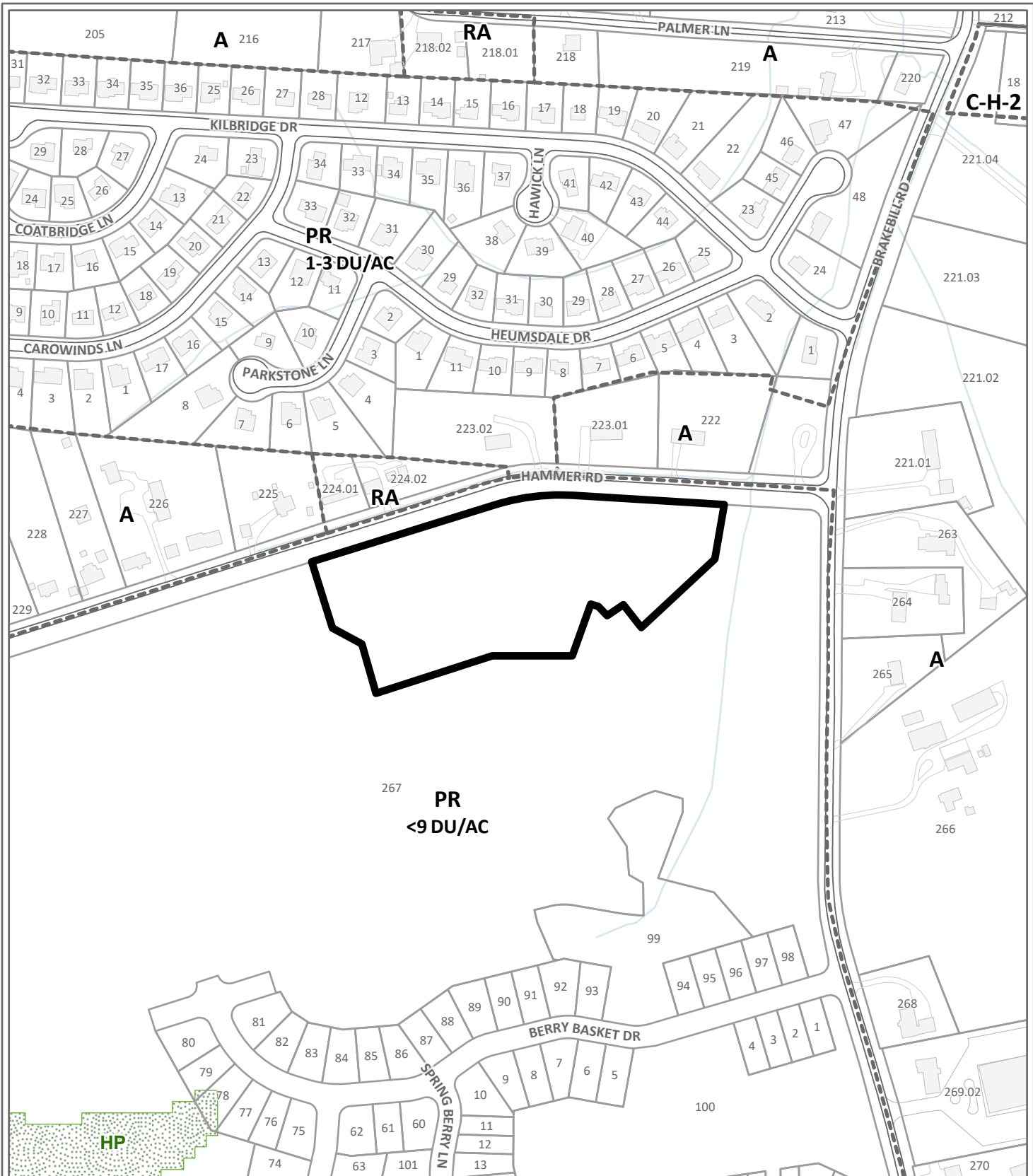
TO: Knoxville-Knox County Planning Commission
FROM: Frankie Ramos-Castillo, Planning & Subdivision Specialist
DATE: June 5, 2024
RE: Agenda # 10, File # 6-SF-24-F
Final Plat of Strawberry Hills, Phase II, Section A

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



FINAL SUBDIVISION PLAT

6-SF-24-F

Petitioner: Benchmark Associates, Inc.



Final Plat For: Final plat of Strawberry Hills Subdivision, Phase 2, Section A

Map No: 72
Jurisdiction: County

Original Print Date: 5/6/2024

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

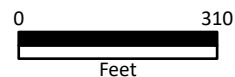
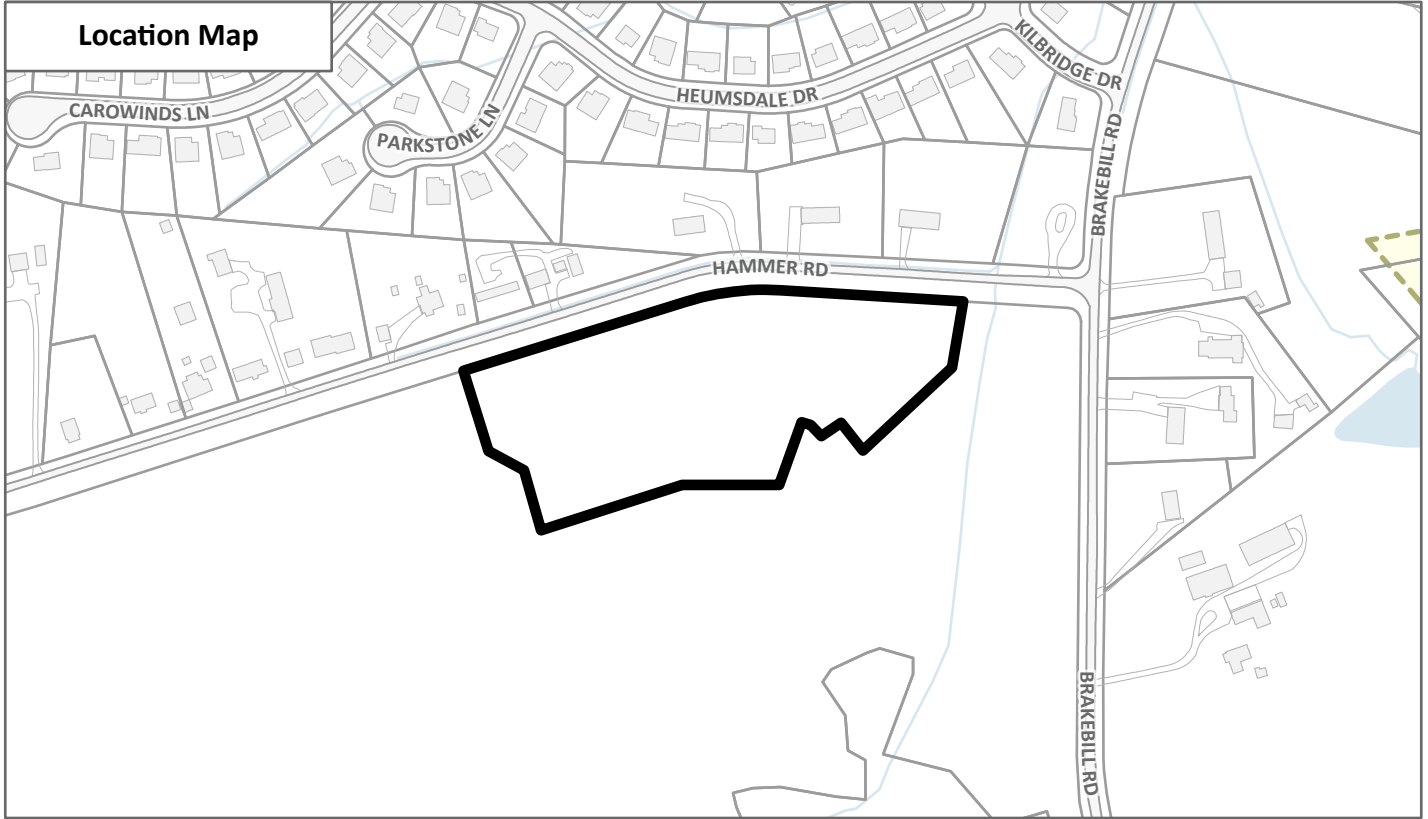


Exhibit A. Contextual Images

Location Map



Aerial Map

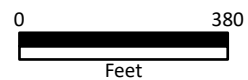


CONTEXTUAL MAPS 1

6-SF-24-F



Case boundary



STATEMENT OF WORK AND GENERAL INFORMATION

1. The undersigned hereby certifies that the information contained herein is true and correct to the best of his knowledge and belief.

2. The undersigned hereby certifies that the information contained herein is true and correct to the best of his knowledge and belief.

3. The undersigned hereby certifies that the information contained herein is true and correct to the best of his knowledge and belief.

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40. The undersigned hereby certifies that the information contained herein is true and correct to the best of his knowledge and belief.

FINAL PLAT of the STRAWBERRY HILLS SUBDIVISION, PHASE II, SECTION "A"

BEING LOCATED ON CLT MAP 72 AND BEING REPRESENTED AS A PORTION OF PARCEL 267 SITUATED WITHIN THE EIGHTH CIVIL DISTRICT OF KNOX COUNTY, TENNESSEE WITHOUT THE LIMITS OF THE CITY OF KNOXVILLE, TENNESSEE

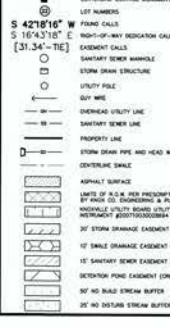
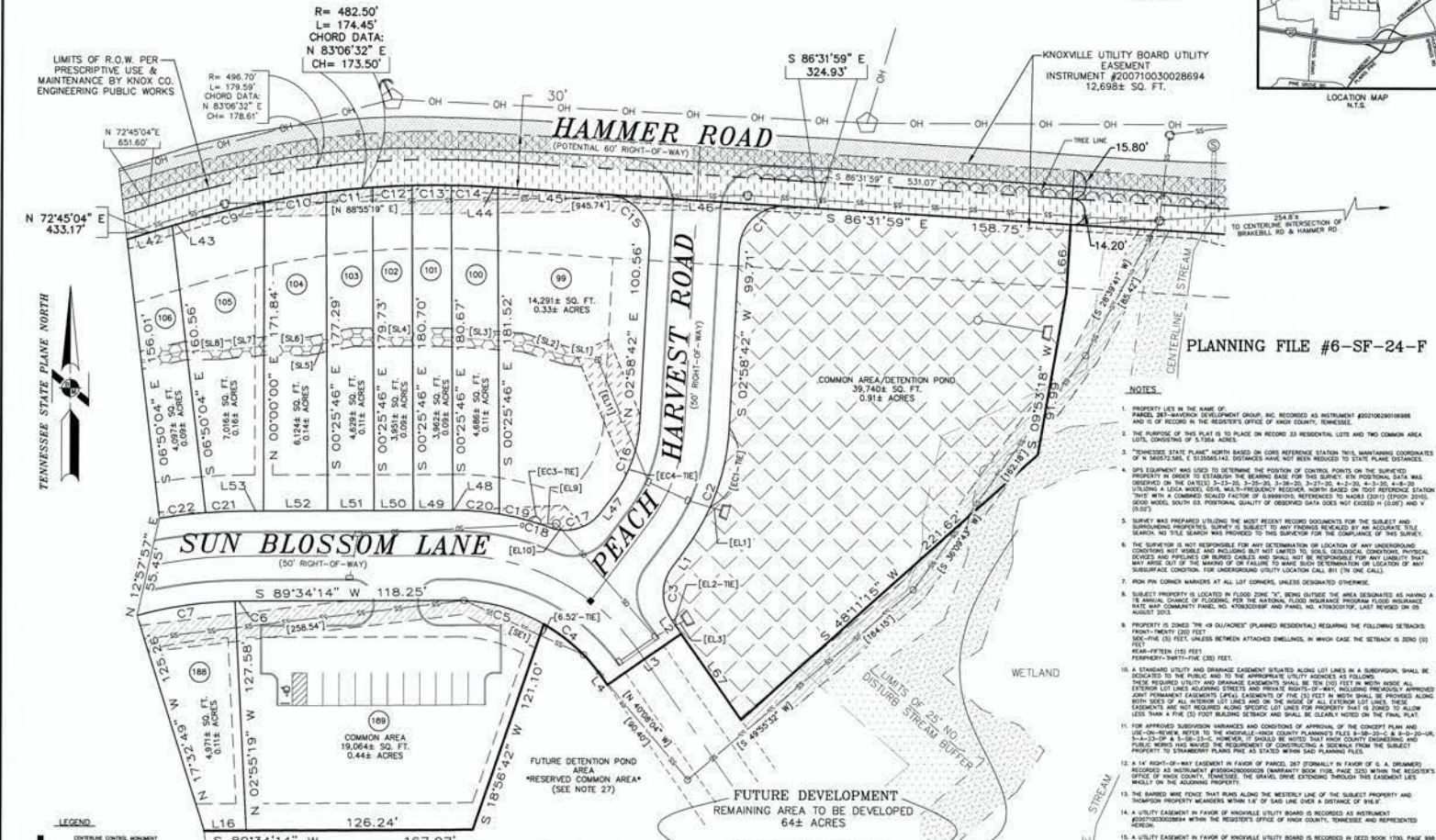
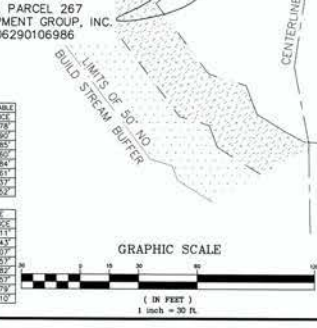


Table with 4 columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH. Includes data for 20' storm drainage easement and 20' sanitary sewer easement.

Table with 2 columns: PROPERTY LINE TABLE and 10' SWALE EASEMENT LINE TABLE. Includes line bearings and distances.



NOTES: 1. PROPERTY LINES IN THIS PLAT... 2. THE PURPOSE OF THIS PLAT IS TO PLACE ON RECORD 33 RESIDENTIAL LOTS AND TWO COMMON AREA LOTS...

Vertical sidebar containing project information: BENCHMARK ASSOCIATES, INC., Land Surveyors, PROJECT: STRAWBERRY HILLS SUBDIVISION, PHASE II, SECTION "A", DATE: 29 APRIL 2024, SCALE: 1" = 30', SHEET: 3 of 3.



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Rezoning
- Plan Amendment
- Sector Plan
- City OYP / County Comp Plan

Benchmark Associates, Inc.

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 should be directed to the approved 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. Chattanooga TN	423-668-6030
Owner Name (if different)	Owner Address	Owner Phone / Email

521 Brakebill Rd.

Property Address

72 267 (part of)

Parcel ID	Part of Parcel (Y/N)?	5.735 acres
		Tract Size

Sewer Provider	Water Provider	Septic (Y/N)
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STAFF USE ONLY

East of Brakebill Rd. and south of Hammer Rd.

General Location

<input type="checkbox"/> City	Commission District 8 PR (Planned Residential) <9 DU/AC	
<input checked="" type="checkbox"/> County	District	Zoning District
		Existing Land Use

East County	Urban Growth Area (Outside City Limits)
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Planning Sector	Land Use (City)/Place Type (County)	Growth Policy Plan Designation
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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

Final plat of Strawberry Hills Subdivision, Phase 2, Section A	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number <input checked="" type="checkbox"/> Split Parcels	33 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 Rezoning Requests		
Additional Information _____		

STAFF USE ONLY

PLAT TYPE <input type="checkbox"/> Staff Review <input checked="" type="checkbox"/> Planning Commission	Fee 1	Total
ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request <input type="checkbox"/> Amendment Request (Comprehensive Plan)	\$1,700.00	
ADDITIONAL REQUIREMENTS <input type="checkbox"/> Use on Review / Special Use (Concept Plan) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (Hillside Protection)	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	Benchmark Associates, Inc. Please Print	5/1/2024 Date
Phone / Email		
Property Owner Signature	Maverick Development Group, Inc. Please Print	5/1/2024 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

Benchmark Associates, Inc.

Consultant

Applicant Name

Affiliation

29 April 2024

13 June 2024

File Number(s)

Date Filed

Meeting Date (if applicable)

6-SF-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

Benjamin J. Moorman

Benchmark Associates, Inc.

Name

Company

PO Box 23892

Knoxville

TN

37933

Address

City

State

ZIP

865-692-4090

bmoorman@bma-ls.com

Phone

Email

CURRENT PROPERTY INFO

Maverick Development Group, Inc.

3200 N. Hawthorne St., Chattanooga, TN 37407 423-668-6030

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

521 Brakebill Road

072-267.00 part of

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

East of Brakebill Rd and South of Hammer Rd

5.735 Acres

General Location

Tract Size

City County

8

PR < 9 DU/AC

AgForVac

District

Zoning District

Existing Land Use

East County

TN

Urban Growth

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) _____

SUBDIVISION REQUEST

Final Plat of S/D, Strawberry Hills, Phase 2, Section A

Related Rezoning File Number

Proposed Subdivision Name

2A

Combine Parcels

Divide Parcel

33

Unit / Phase Number

Total Number of Lots Created

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Zoning Change

Proposed Zoning

Pending Plat File Number

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	\$1,200	
Fee 2		
0208	\$500	\$1,700
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



Benchmark Associates, Inc.

29 April 2024

Applicant Signature

Please Print

Date

Phone Number

Email

4/29/2024 FR

Property Owner Signature

Please Print

Date Paid