



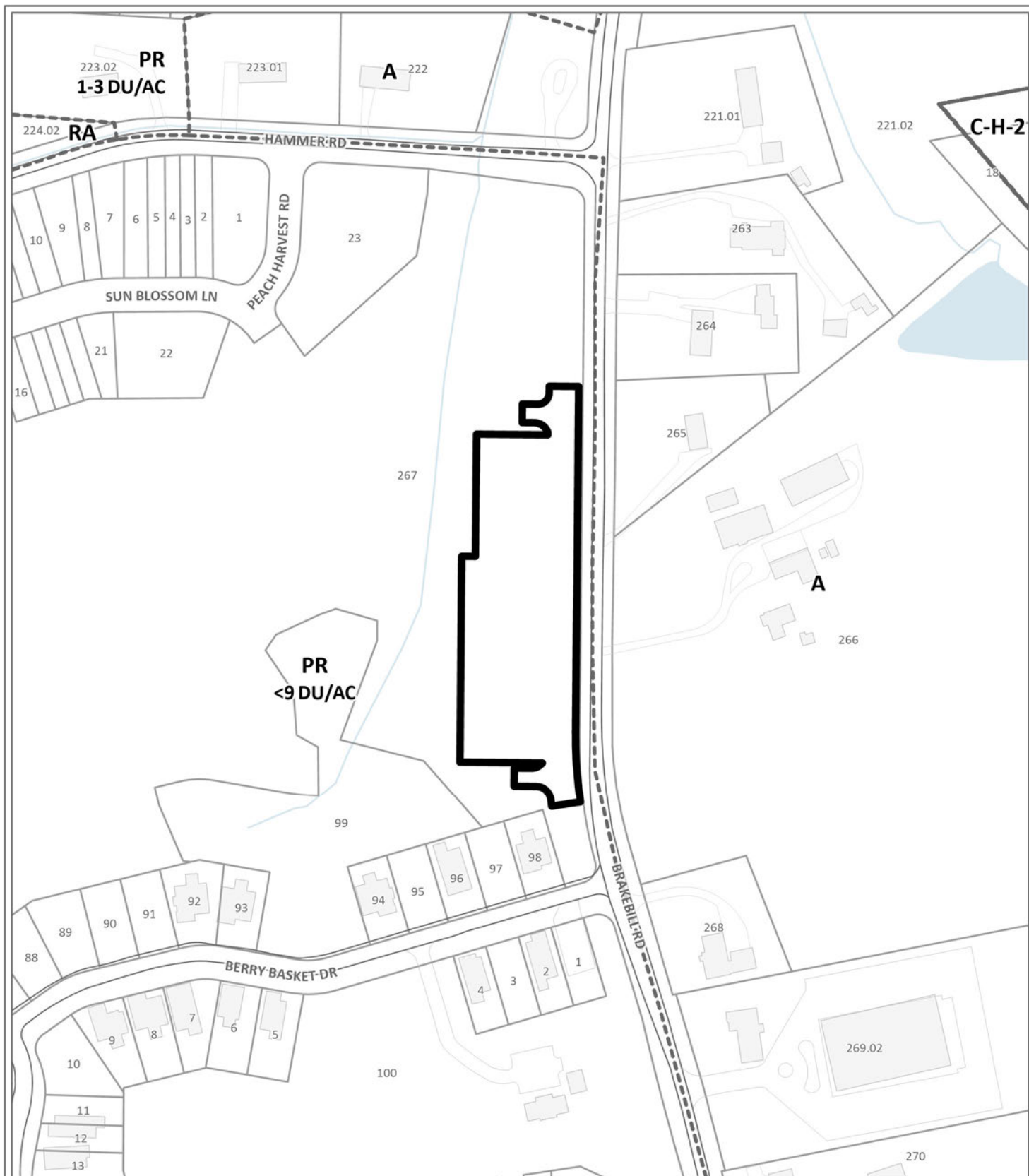
TO: Knoxville-Knox County Planning Commission
FROM: Frankie Ramos-Castillo, Planning & Subdivision Specialist
DATE: February 5, 2025
RE: Agenda # 7, File # 2-SC-25-F
Final Plat of Strawberry Hills Subdivision, Phase III, Section "A"

Recommendation

Approve the final plat per Sections 2.08.A and 2.10.F of the Subdivision Regulations, which require the plat to be in substantial conformance with the concept plan. Planning staff affirms the plat conforms to the overall layout and design of the concept plan approved by the Planning Commission on April 11, 2024 as Planning Case File # 4-SB-24-C.

Associated Case and Decision

File # 4-SB-24-C: Approved by the Planning Commission (4/11/2024)
File # 4-B-24-DP: Approved by the Planning Commission (4/11/2024)



FINAL SUBDIVISION PLAT

2-SC-25-F

Petitioner: Benchmark Associates, Inc.



Final Plat For: Final Plat of Strawberry Hills Subdivision Phase IIIA

Original Print Date: 1/7/2025

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

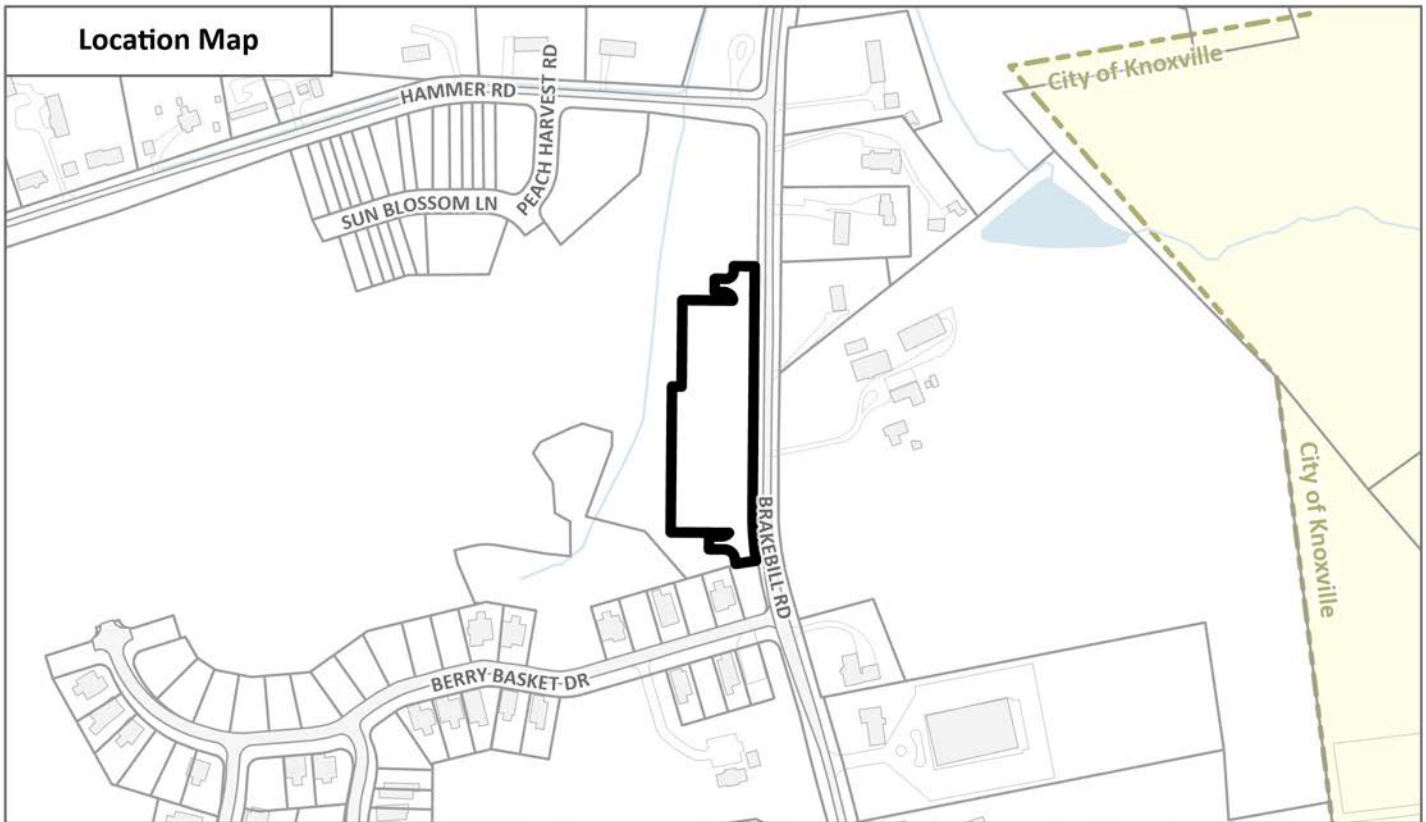
Map No: 72

Jurisdiction: County



Exhibit A. Contextual Images

Location Map



Aerial Map

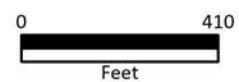


CONTEXTUAL MAPS 1

2-SC-25-F



Case boundary





Development Request

DEVELOPMENT

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

SUBDIVISION

- ☐ Concept Plan
☒ Final Plat

ZONING

- ☐ Plan Amendment
☐ SP ☐ PA
☐ Rezoning

Benchmark Associates, Inc.

Consultant

Applicant Name

Affiliation

18 December 2024

N/A

File Number(s)

Date Filed

Meeting Date (if applicable)

2-SC-25-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

Tennessee

37933

Address

City

State

ZIP

865-692-4090

Phone

Email

CURRENT PROPERTY INFO

Maverick Development Group, Inc.

3200 N. Hawthorne St, Chattanooga, TN 37 4323-991-9853

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

521 Brakebill Road

072 267

Property Address

Parcel ID

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

COMMUNITY ENGAGEMENT

Sign and return the **Public Notice & Community Engagement** form with this application.

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.**

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

Final Plat of Strawberry Hills Subdivision

Proposed Subdivision Name

Phase III, Section A

☐ Combine Parcels☒ Divide Parcel

8

Unit / Phase Number

Total Number of Lots Created

Related Rezoning File Number

☐ Other (specify) _____☒ Attachments / Additional Requirements

FINAL PLAT & CLOSURE REPORTS

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☐ Amendment Request (*Comprehensive Plan*)**ADDITIONAL REQUIREMENTS**☐ Use on Review / Special Use (*Concept Plan*)☐ Traffic Impact Study☐ COA Checklist (*Hillside Protection*)

Fee 1

Total

Fee 2

\$890.00

Fee 3

AUTHORIZATION

By signing below, 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. If there are additional owners or options holders, each additional individual must sign the Property Owners/Option Holders Form.



Applicant Signature

Benjamin J. Moorman/Consultant

Print Name / Affiliation

18 December 2024

Date

865-692-4090

Phone Number

Email

12/20/2024, SG

Property Owner Signature

Please Print

Date Paid