



TO: Knoxville-Knox County Planning Commission

FROM: Frankie Ramos-Castillo, Planning & Subdivision Specialist

DATE: April 28, 2025

RE: Agenda # 24, File # 4-SH-25-F

Final Plat of Strawberry Hills, Phase III Section B

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. Per Subdivision Regulations, Sections 2.08.A and 2.10.F, the final plat must be in substantial conformance with the approved concept plan. The final plat is not in substantial compliance with the approved concept plan. However, a revised concept plan to modify the original road layout is scheduled to be heard by the Planning Commission on May 8, 2025 as Planning Case 5-SB-25-C. Planning staff, with the concurrence of the applicant, are recommending postponement for 30 days until the June 12, 2025 Planning Commission meeting.

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)



Request to Postpone • Table • Withdraw

	Benchmark Associates, II	nc.	28 April 2025
KNOXVILLE I KNOX COUNTY	Applicant Name (as it appears o	n the current Planning Commission agenda)	Date of Request
08 May 2025			File Number(s)
Scheduled Meeting Date		4-SH-25-F	
POSTPONE			
the week prior to the Planr	ning Commission meeting. All reque	e request is received in writing and paid for ests must be acted upon by the Planning Conement. If payment is not received by the	Commission, except new
SELECT ONE: 30 days	☐ 60 days ☐ 90 days		
Postpone the above application	n(s) until the 12 June 2025	Planning Comm	nission Meeting.
WITHDRAW			
week prior to the Planning Applicants are eligible for a	Commission meeting. Requests mad refund only if a written request for	ne request is received in writing no later t de after this deadline must be acted on by withdrawal is received no later than close roved by the Executive Director or Plannir	the Planning Commission. of business 2 business days
TABLE		*The refund check will be i	mailed to the original payee.
no fee to table or untable a		he Planning Commission before it can be	officially tabled. There is
AUTHORIZATION B	y signing below, I certify I am the pr	operty owner, and/or the owners authoriz	ed representative.
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Applicant Signature	Plea	se Print	
865-695-4090	bm	oorman@bma-ls.com	
Phone Number	Ema	il	
STAFF ONLY			
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Staff Signature	Please Print	Date P	
Eligible for Fee Refund? 🔲 Y	es No Amount:		
Approved by:		Date:	
Payee Name	Payee Phone	Payee Address	



Request to Postpone • Table • Withdraw

Lamining	Benchmark Asso	ciates, Inc.		27	' March 2025
KNOXVILLE I KNOX COUNTY	Applicant Name (as i	t appears on the cu	irrent Planning Commission	agenda) Da	te of Request
10 April 2025					File Number(s)
Scheduled Meeting Date			4-SH-25-F		
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Phone Number		Email			
STAFF ONLY					
Shelley Gray	S	helley Gray		04/09/2025	□ N. 5
Staff Signature	P	lease Print		Date Paid	□ No Fee
Eligible for Fee Refund? Yes	□ No Amount:				
Approved by:			Date:		
Payee Name	Payee Phor	ne	Payee Address		

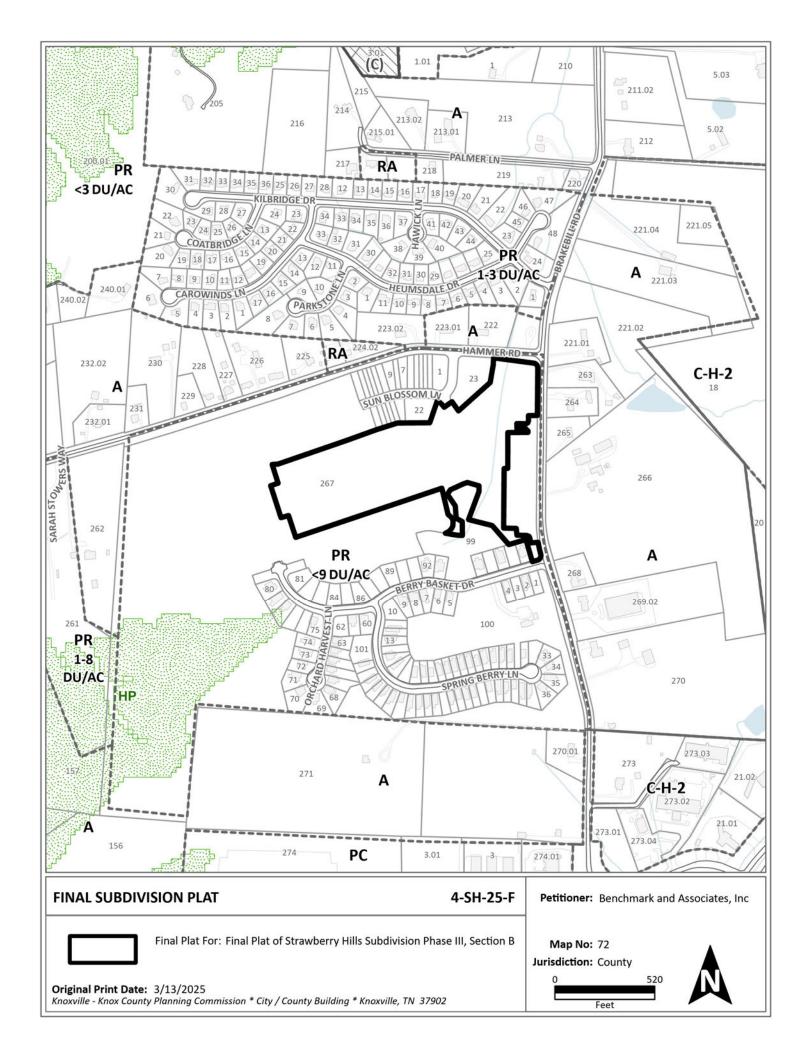
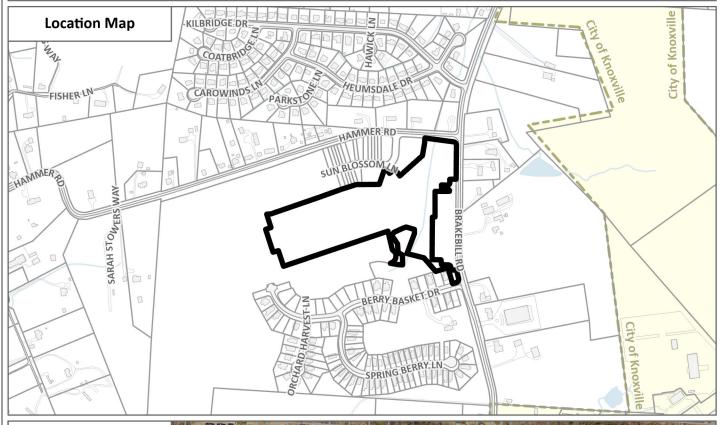


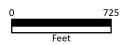
Exhibit A. Contextual Images





CONTEXTUAL MAPS 1 4-SH-25-F

Case boundary





CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION	ADDRESSING DEPARTMENT CERTIFICATION			92 95
(i, We), the undersigned owner(s) of the property shown hereon, hereby adopt this as (my, our) plan of subdivision and dedicate the		FINAL PLAT of the STRAWBERRY HILLS SUBDIVISION, PHASE III, SECTION "B"	ASSIGNED THE	ee 3793 992-409
(i. We), the undersigned owner(s) of the property shown hereon, hereby dopt this as (my, our) bain of subdivision and declicate the hereby dopt this as (my, our) bain of subdivision and declicate an, we are) the owner(s) in fee simple of the property, and as property owner(s) in fee simple of the property, and as property owner(s) have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plot.	and Addressing Ordinance, the Addressing Guidelines and Procedures, and these regulations.	BEING LOCATED ON CLT MAP 72 AND BEING REPRESENTED AS A PORTION OF PARCEL 267	SITE — 8	ridin Vallay R. Fennessee 372 (865) 692-40
owner(s) in tee simple of the property, and as property owner(s) have an unrestricted right to dedicate right—of—way and/or grant easement as shown on this plat.	Signed: Date:	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	Î ↓ _/	10308 Haz (noxville, Te Phone (Facsimile (
Owner(s) Printed Name: Maverick Development Group, Inc.	PLANNING STAFF CERTIFICATION OF APPROVAL FOR RECORDING — FINAL PLAT	OWNERS.	June 10 July 1	and I a
Signature(s): Date:	This is to certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulation of	MARSING DEVELOPMENT GROUP INC. 300 IN HAMINFORMS STREET CHATTANOODA, IN 37466 (423) 991–9853		
CERTIFICATION OF FINAL PLAT - ALL INDICATED MARKERS, MONUMENTS AND BENCHMARKS TO BE SET WHEN CONSTRUCTION IS COMPLETED	Knoxville and Knox County and with existing official plans, with the exception of any variances and waivers noted on this plat is hereby approved for recording in the office of the Knox County Register of Deeds. Pursuant to Section 13—3—405 of	(423) 991-9653		
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Regulations except as has been itemized, described and justified in a report filled with the Planning Commission, or for variances and waters, which have been approved as identified on the find plat	Signature:Date:	NOCONALE UTLITY BOARD UTLITY— BOSONIT RESTRUCTURE (AND ADDRESS ADDRE	LOCATION MAP N.T.S.	ASSOCIATES,
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streets as shown to the public use forever and hereby certify that (am, we are) the owner(s) in fee simple of the property, and as	Addressing Ordinance, the Addressing Guidelines and Procedures, and these regulations.	STRAWBERRY HILLS SUBDIVISION, PHASE III, SECTION "B"	ennessee (865) 692 (865) 692
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practice surveying under the laws of the State of Tennessee. I further certify that this plat and accompanying drawings, documents,	Knoxxille of Knox County of the dedication of any street or other ground upon the plat.	CLI MAP U/Z, PARCEL 26/	
and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as here itemized described and justified in	Signature:	MAYERICK DEVELOPMENT GROUP, INC. INST. #202106290106986 130-29 LICATION MAP N.T.S.	┦ 〒1%
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CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM — MAJOR SUBDIVISIONS	// · · · · · · / // // // // // // // //	Applicits A FOLIONE DATE OF THE PROPERTY SHALL BE TEN (10) FEET IN WORTH	
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I hereby certify that the utility provider was contacted by the developer or owner of the property to determine the status of the public sanitary sewer system and the public sanitary sewer system was installed, or will be installed, in accordance with State and local		S 10-43'42" W REARRED ADDRESSED TO THESE FOR PROPERTY NAT IS XNOW IT TO ALLOW LESS THAN A FIRST ADDRESSED TO THE FOR PROPERTY NAT IS XNOW IT TO ALLOW LESS THAN A FIRST ADDRESSED TO THE FOR PROPERTY NAT IS XNOW IT TO ALLOW LESS THAN A FIRST ADDRESSED TO THE FOR PROPERTY NAT IS XNOW IT TO ALLOW LESS THAN A FIRST ADDRESSED TO THE FOR PROPERTY NAT IS XNOW IT TO ALLOW LESS THAN A FIRST ADDRESSED TO THE FOR PROPERTY NAT IS XNOW IT TO ALLOW LESS THAN A FIRST ADDRESSED TO THE FOR PROPERTY NAT IS XNOW IT TO ALLOW LESS THAN A FIRST ADDRESSED TO THE FOR PROPERTY NAT IS XNOW IT TO ALLOW LESS THAN A FIRST ADDRESSED TO THE FOR PROPERTY NAT IS XNOW IT TO ALLOW LESS THAN A FIRST ADDRESSED TO THE FOR PROPERTY NAT IS XNOW IT TO ALLOW LESS THAN A FIRST ADDRESSED TO THE FOR PROPERTY NAT IS XNOW IT TO ALLOW LESS THAN A FIRST ADDRESSED TO THE FOR PROPERTY NAT IS XNOW IT TO ALLOW LESS THAN A FIRST ADDRESSED TO THE FOR PROPERTY NAT IS XNOW IT TO ALLOW LESS THAN A FIRST ADDRESSED TO THE FOR PROPERTY NAT IS XNOW IT TO ALLOW LESS THAN A FIRST ADDRESSED TO THE FOR PROPERTY NAT IS XNOW IT TO ALLOW LESS THAN A FIRST ADDRESSED TO THE FOR PROPERTY NAT IS XNOW IT TO THE FOR T	TORV
regulations.		ANA THE GO TO BUILD STREAM BUFFER 10°43'42" W 10°45' ANA THE GO TO BUILD STREAM BUFFER 10°45' ANA THE GO TO BUFFER 10°45	W.STATI
Knoxville Utility Board Authorized Signature Date	STRAWBERRY HILLS	PROMISE IN CONTROL PROPERTY TO CONTROL AGREEN FROM IN CONTROL AGREEN	ž
CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM -MAJOR SUBDIVISIONS	PHASE I	12. ALL LOTS TO HAVE ACCESS TO INTERCOR STREET SYSTEM ONLY.	ISION
	DETENTION EASEMEN		S . 4
I hereby certify that the utility provider was contacted by the developer or owner of the property to determine the status of the public water system and the public water system was installed, or will be installed, in accordance with State and local regulations.	EASEMEN	CENTERLINE STEPANI	SDIVI N "B" 37924
will be installed, in accordance with State and local regulations.		PROPERTY LINE CUPIE TABLE	PLAT OF IILLS SUBD SECTION ' BILL ROAD
Knoxville Utility Board Authorized Signature Date	l \ ,	(7.55-1E) DISTURBED STREAM BUFFER DISTURBED STREAM	
TAXES AND ASSESSMENTS	.02	[SE1] CS 21.33 18.33 18.32 8 6506.59 W	S S S
This is to certify that all property taxes and assessments due on this property have been paid.	, p. 080	[52.50'-TRE] [SE3] [S 05270' W)] [SE3] [S 05270' W] [S 0	테 즐겁혀 크롤
this property have been paid. Knox County Trustee:	\ \x*\	0) S 00'32'05" W 303.471 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	- 웹 뉴 토 º . 프브
Signed:Date:	' ' '		[] 조구를 쏫~i
ZONING	COMM AREA	ON 0 180.00 1 180.00 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
Zoning district(s) in which the land being subdivided is located shall be indicated as shown on the zoning map by the Planning Commission as follows:	/ \\.^ AREA	ON 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	FINAL PLAT OI FINAL PLAT OI WBERRY HILLS SUB PHASE III, SECTIOI BRAKEBILL ROAD KNOXVILLE, TENNESSEE
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Zoning Shown on Official Map:	0, 1, 2	PLANNING FILE #XX-XX-XX	RAV A
Date:, By:		19 STRAWBERRY HILLS	X X
KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS.	4. 0	STRAWBERRY HILLS O 0 0 1 1 1 1 1 1 1 1	[S
The Knox County Department of Engineering and Public works hereby approves this plat on this theday of	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	O -	TANGT
Engineering Director:	18/1	0 0 1 1/1 S 34000 W 25.027 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	88
Stanton	120.00'	C C C C C C C C C C C C C C C C C C C	NDW OO
Signature:	N 16-18'02" W 120.0 L11	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	OHED
GUARANTEE OF COMPLETION OF STREETS AND RELATED. IMPROVEMENTS	N 16.18.02	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	WARD, C
), the undersigned, hereby certify that a bond or other security has been posted with the appropriate agency to ensure competition of all reference markers and monuments, benchmarks and property monuments in this subdivision in accordance with required standards and specifications.	1	M E	018
streets and related improvements including indicated permanent reference markers and monuments, benchmarks and property	COMMON 12 TO		2017
and specifications.	AREA MONTH		DATE 24 EEDDIJADV 200
Signed: Date: Dept: Title:			DATE: 24 FEBRUARY 202 SCALE: 1* = 3 DRAWN BY: LGA
	Co. THE C.5 MILLIUM OH	Un -	DRAWN BY: LGA FILE NAME: 21267-PH3 BM PROJECT NO: 21267
GUARANTEE OF COMPLETION OF STORMWATER FACILITIES I, the undersigned, hereby certify that a band or other security has	HARMING OF	DDAVEDILL DOAD	É
I, the undersigned, hereby certify that a band or other security has been posted with the appropriate agency to ensure completion and stabilization of all starmacter facilities as shown on the starmwater plans which were approved the day of		GRAPHIC SCALE BRAKEBILL ROAD	FINAL PLAT
plans which were approved theday of		// ¬¬¬¬¬¬¬¬¬¬¬¬¬¬¬¬¬¬¬¬¬¬¬¬¬¬¬¬¬¬¬¬¬¬¬	SHEET
Signed:	15' S	NORTHEAST 2/25/2025 SANITARY SEWER LINE EASEMENT (IN PRINT) SEED BOOK 1700, PAGE 1006	2 of 4
Dept:Title:	l D		<u> </u>

CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION	ADDRESSING DEPARTMENT CERTIFICATION	FINAL PLAT of the	NOSE 1982 0.00
(I, We), the undersigned owner(s) of the property shown hereon, hereby adopt this as (my, our) plan of subdivision and dedicate the	I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville-Knox County Street Naming and Addressing Oxfonance, the Addressing Oxfoleniae and Procedures, and	STRAWBERRY HILLS SUBDIVISION, PHASE III, SECTION "B"	177 888 888 888
streets as shown to the public use forever and hereby certify that (I am, we are) the owner(s) in fee simple of the property, and as	Addressing Ordinance, the Addressing Guidelines and Procedures, and these regulations.	DEING LOCATED ON CIT MAD 22 AND DEING DEDDESENTED AS A DODTION OF DADGE 267	SITE — 9.
(i, we), the undersigned owner(s) or the property shown indexon, the tempty and the lat (m), our plan of subdivision and destincts the new point of the control of the property, and as property owner(s) have an unrestricted right to dedicate right-of-way and/or grant assement as shown on this plat.	Signed: Date:	BEING LOCATED ON CLT MAP 72 AND BEING REPRESENTED AS A PORTION OF PARCEL 267 SITUATED WITHIN THE EIGHTH CVIX DISTRICT OF KNOX COUNTY, TENNESSEE WITHOUT THE LIMITS O'THE CITY OF KNOXVILLE, TENNESSEE	
Grant easement as shown on this plat. Owner(s) Printed Name: Maverick Development Group, Inc.	PLANNING STAFF CERTIFICATION OF APPROVAL FOR RECORDING — EINAL PLAT	ORMERS. WITHOUT THE LIMITS OF THE CITY OF KNOXVILLE, TENNÉSSEE	Phone Passer
Signature(s): Date:	This is to certify that the subdivision plat shown berson has been	XX DEALGRANT GRUP INC. N NAWHORS STREET ATANOOGN, NI 37406 (423) 991–9853	The state of the s
CERTIFICATION OF FINAL PLAT - ALL INDICATED MARKERS, MONUMENTS AND BENCHMARKS TO BE SET WHEN CONSTRUCTION IS COMPLETED.	This is to certify that the subdivision glut shown hereon has been found to comply with the Subdivision Repusition of Received and Received and Received and Received and Received and Received American American Received and Received American Received American Received American Received Recei	· · · · · · · · · · · · · · · · · · ·	
	Pursuant to Section 13-3-405 of Tennessee Code, Annotated, the approval of this plat by the Planning Commission shall not be	' E'E	، ای ا
I hereby certify that I am a registered land surveyor licensed to practice surveying under the laws of the State of Tennessee.	deemed to constitute of effect an acceptance by the City of Knoxville of Knox County of the dedication of any street or other ground upon the plat.	STRAWBERRY HILLS CT CT	
and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision		STRAWBERRY HILLS PHASE II, SECTION 'B' 'A'	PRIC GROWER ED CONTROL MADE
Regulations except as has been itemized, described and justified in a report filed with the Planning Commission, or for variances and	Signature:Date:	PHASE II, SECTION "C"	LOCATION MAP
wavers which have been approved as identified on the into part. The bond or other security that is posted to guarantee the completion of streets and related improvements shall also guarantee.	L21 [70.19'-TIE]	N 72'27'11" E 651.40' TOTAL (7.05'-TE)	TES, INC OUNCE OF THE SERVICE OF TH
I beetly settly that I am a replaced last survey: Illemed to protecte surveying under the issue of the State of Temessees. I further certify that this plat and occompanying drawings, occurrents, and abstrements contine, to the least of my anomalous, to all Republications except as has been flemized, described and justified in report field with the Planning Commission, or for ordinate and or other security that is posted to guarantee the the property of the protection of the protection of the security that is posted to guarantee the resource of the individual communities, and benchmarks and property monuments, and benchmarks and property monuments, and benchmarks and property monuments upon completion of the subdivision.	ELLA VON	N 72'27'11" Ε (SLO) [N 6950'51" Ε] (SLO) [N 6950'5	
completion of the subdivision.	ž /	(Still) [N 695051 E] (Still) [N 695051 E] (Still) [N 695153 E]	
Registered Land Surveyor	z z	N 72'27'11" E 651.40' TOTAL [7.05'-TE]	OCIA
Tennessee License NoDate:	17.	(s.s.) (s.s.) (s.s.)	
CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY	\$ \ _7 9\\\32	10' SWALE DRAINAGE——/	ASSOCIATES,
	7.32'.49" 100.00:	EASEMENT COMMON	
I hereby certify that this is a category 1 survey and the ratio of precision of the unadjusted survey is not less than 1: 10,000 as shown hereon and that sold survey was propared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveys—Standards of	\$ J	(CREATED BY THIS PLAT) AREA	_ ¥ _∞
State Board of Examiners for Land Surveyors—Standards of Practice.	\$25		🚝 🖁
	Say /	N 72"27"11" E	4 \$
	40.00' 40.00' 40.00' 4	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	BENCHMARK Land Planners
	40.00' 40	$\frac{1}{2} \left[\frac{1}{2} \left$	
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	\$2'49" \$2'49" \$2'49" \$32'49" \$32'49" \$32'49"		A
Registered Land Surveyor:	49" E 4800± 0.11± 49" E 49" E 49" E 49" E 49" E 0.11± 49" E	# 11 * 9% 11 * 48 11 * 48 11 * 48 11 * 48 11 * 48 11 48 11 48 11 48 11 48 11 48 11 48 11 48 11	
			AND COLORES SEE
CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM — MAJOR SUBDIVISIONS			
		20.00 20.00 1.120 20.00 20	£ 1
I hereby certify that the utility provider was contacted by the developer or owner of the property to determine the status of the public sanitary sewer system and the public sanitary sewer system was installed, or will be installed, in accordance with State and local			TIONY A
regulations.	8 8 8 8 -	40.00' 40.00' 40.00' 40.00'	PROPERTY LINE TABLE
Knoxville Utility Board Authorized Signature Date	40.00' 40.00' 40.00' 40	40.00 40.00 40.00 40.00 40.00 40.00	PROPERTY LINE TABLE LINE BEARING DISTANCE L20 N 2514'28' E 5.75'
CERTIFICATION OF ADDROVAL OF DUBLIC WATER SVOTEN		N 72'27'11" E	L21 N 72'27'11" E 1.22"
CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM - MAJOR SUBDIVISIONS		<u> </u>	MY SHALE EASINED THE TABLE
I hereby certify that the utility provider was contacted by the developer or owner of the property to determine the status of the public water system and the public water system was installed, or will be installed, in accordance with State and local regulations.	8	(50' RIGHT-OF-WAY)	UNE BEARING DISTANCE SL1 N 89'40'08" E 45.36"
will be installed, in accordance with State and local regulations.	<u> </u>	S 72'27'11" W	SL2 S 6652'32' E 27.58' SL3 N 8053'10' E 13.08'
Knoxville Utility Board Authorized Signature Date	10 00 W 40 00 W 40 00 W	50': 240.00' 2	19 19 19 19 19 19 19 19
1 '	2240.00 27.40.00 27.40.00 27.40	[962.28* TOTAL]	SL5 N 59'00'00' E 41.04' SL7 N 81'44'19' E 12.97'
TAXES AND ASSESSMENTS	/ ^z ¬ ¬ _	- ¬ ┌ - ¬ ┌ - ¬ ┌ - ¬ ┌ -	SL9 N 55'49'31" E 16.94'
This is to certify that all property taxes and assessments due on this property have been paid.	15 SANITARY 7 Z		SL11 N 63'51'43' E 22.49'
Knox County Trustee:		X	Ĭ + + = □
Signed:Date:	돌니 토일(네)이라	17.32.4 17.3	Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z
ZONING		8 0 2 =8 0 4 =9 0 0 +# 5 0 9 4 +# 5 5 +# 5 5 +# 5 0 +# 0 0 +# 9 0 "+ 1 5	S S B
Zoning district(s) in which the land being subdivided is located shall be indicated as shown on the zoning map by the Planning Commission as follows:			Company Comp
Zoning Shown on Official Map:		H C	② LOT NUMBERS S 4278'16" W FOUND CALLS
Date:	7 L 1 L 1 L 1 L 1 L 1 L 1 L 1 L 1 L 1 L	3 ' 93 ' ' 7 1 7 1 1 1 1 1 1 1	[31.34'-TIE] EASSMENT CALLS
bate:	8		SANTARY SENER MANIFOLE STORM MANIFOL
KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS	40.00' 40.00' 40	40.00 40.00 40.00 40.00 40.00 40.00	
The Knox County Department of Engineering and Public works hereby approves this plot on this theday of		ζ, · · · · · · · · · · · · · · · · · · ·	WATER VALUE FIRE HYDRANT
Engineering Director:	NOTES	F-157	CUY WASE
Signature	 PROPERTY LIES IN THE NAME OF: PARCEL 267-MAVERCK DEVILOPENT CROUP, INC. RECORDED AS INSTRUMENT 2022104280106988 AND IS OF RECORD IN THE RECISIEN'S OFFICE OF INDIX COUNTY, TENNESSEE. 	9. PROPERTY IS ZONED TO 49 DU/ADRES' (PLANNED RESIDENTIAL) REQUIRING THE FOLLOWING	— OK — OVERHEAD UTLITY LINE — SS — SANTARY SERER LINE
	AND IS OF RECORD IN THE REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE 2. THE PURPOSE OF THIS PLAT IS TO PLACE ON BECOME AS DESCRIBED LATE COMPARISON.	FROME-CRIENT (20) FEET	—— N—— WATER LINE
GUARANTEE OF COMPLETION OF STREETS AND RELATED IMPROVEMENTS	 THE PURPOSE OF THIS PLAT IS TO PLACE ON RECORD SO RESIDENTIAL LOTS CONSISTING OF 13.87± ACRES AND DEDICATE RIGHT-OF-MAY FOR SUN BLOSSOM LANE. TEAM/SSEE STATE PLANE NORTH RASED ON CORS REFERENCE STATION THIS. MAINTAINING 		CAS LINE G
I, the undersigned, hereby certify that a bond or other security has been posted with the appropriate agency to ensure completion of all streets and related improvements including indicated permanent reference markers and monuments, benchmarks and property monuments in this subdivision in accordance with required standards	3. "IEDNESSE STATE JAME" NORTH BASED ON CORS BETERNES STATON THIS, MAINTAINING COORDANES OF 1. 560572.565, E 5135560.142. DISTANCES MAYE NOT BEEN REDUCED TO STATE PLAKE DISTANCES.	10. A STANDARD UNLITY ME DEMANDE. EXCESSENT STIMATED ALONG LOT LIVES IN A SUBDIVINOUS, SHALL BE EDIDIATED TO THE PIBLIC AND TO THE APPROPRIATE UTLITY ADDRESS AS FOLLOWS.	FROPERTY LINE
streets and related improvements including indicated permanent reference markers and monuments, benchmarks and property	OF EDITIONS WE SEE TO CETEMEN THE FORDING OF CONTROL PARKS ON HIS SERVICES HOPE OF THE CONTROL TO SERVICES THE READON DEC OF THIS SERVICE IN POSITION, AND AN MISS CREEKING ON HIS DAVING 3 -2220, 3-2220, -2220, -2220, 4-2-20, 4-3-	PECES REQUIRED USEFUL PARK DEPARTMENT SPACE, BY THE RESIDENCE PROPERTY OF THE	CENTERLINE SWALE
monuments in this subdivision in accordance with required standards and specifications.	4-8-20 UTILIZING A LDCA MODEL OSIG, MULTI-FREQUENCY RECEIVER, NORTH BASED ON TOOT REFERENCE STATION TRIS' WITH A COMMINED SCALED FACTOR OF 0.299901010, REFERENCED TO MARKE SCALE (FROCH 2010), GROOM MODEL SCHIME AS PROTECTIONAL CHARLITY OF COMMINED TO THE PROPERTY OF THE		ASPHACT SUPFACE 10° CAS LINE EASIENT CEED BOOK 2174, PAGE 947 657ERONE KUR PELD BOOK 446, PAGES 81 20 CLYT. 21 ECODILADV.
Signed: Date:	DOES NOT EXCEPT A CONTY, NEARLY MARKET SOUTH US. PUSHIONAL QUALITY OF OBSERVED DATA S. SURVEY WAS DESPARED INITIZING THE MORE DECEME DECORD DOCUMENTS FOR THE COLUMN AND	BE CALIFY WHITE ON THE PINAL PLAT. 1.10 ON APPROXISE SHARM CONSTRUCTION OF THE CONCEPT PLAN. 4-SH-25-F	10' SANTARY SEMER LINE EASEMENT 0 SCALE 1"
Dept: Title:	5. SURVEY WAS PREPARED INJUNON THE MOST RECENT RECORD DOCUMENTS FOR THE SUBJECT AND SURVEYING PROMPTIES. SURVEY IS SUBJECT TO ANY PROMPS REVIALED BY AN ACCURANT THE SEARCH, MAY REVIOUED TO THAT SURVEYOR FOR THE COMPLIANCE OF THE	## GLAN, 100 DO 10 HE FILM, FALL	ORAWN BY: U
GUARANTEE OF COMPLETION OF STORMWATER FACILITIES	THE SUPVEYOR IS NOT RESPONSBLE FOR ANY DETERMINATION OF LOCATION OF ANY UNDERGROUND CONDITIONS NOT VISIBLE AND INCLUDING BUT NOT LIMITED TO, SOLIS, GEOLOGICAL	FIGURE SUBJECT PROPERTY TO STRANGERRY PLANS PIRE AS STATED WITHIN SAD PLANNING PLES. 12. ALL LOTS TO HAVE ACCESS TO INTERIOR STREET SYSTEM ONLY.	25' NO DISTURB STREAM BUFFER
I, the undersigned, hereby certify that a bond or other security has been posted with the appropriate agency to ensure completion and stabilization of all stormwater foolities as shown on the stormwater	6. THE SURVEYOR IS NOT RESPONDING FOR ANY DETERMINATION OR LOCATION OF ANY DETERMINATION OF LOCATION OF ANY DESCRIPTION OF VIEW LAW DESCRIPTION OF LOCATION OF ANY DESCRIPTION OF LOCATION OF LOCATION OF ANY DESCRIPTION OF LOCATION OF ANY SUBSERVEY CONTINUE. TO MAKE SUCH EXTERMINATION OF LOCATION OF ANY SUBSERVEY CONTINUE. TOR UNDERSTAND UTILITY LOCATION OUT. BY INTERNATION OF LOCATION OF ANY SUBSERVEY CONTINUE. TOR UNDERSTAND UTILITY LOCATION OUT. BY INTERNATION OF LOCATION OF ANY SUBSERVEY CONTINUE.	12. ALL LOTS TO MAKE ACCESS TO A RESIDENCE OF STORMANTER PACLIFIES. THE CONCRETE COMMENT AND REPORTING THE OF STORMANTER PACLIFIES. THE CONCRETE COMMENT OF STORMANTER PACLIFIES OR RECORDED AS INSTRUMENT GRAPHIC SCALE GRAPHIC SCALE CONCRETE COMMENT OF STORMANTER PACLIFIES OR RECORDED AS INSTRUMENT GRAPHIC SCALE CONCRETE COMMENT OF STORMANTER PACLIFIES OR RECORDED AS INSTRUMENT CONCRETE COMMENT OF STORMANTER PACLIFIES OR RECORDED AS INSTRUMENT CONCRETE COMMENT OF STORMANTER PACLIFIES OR RECORDED AS INSTRUMENT CONCRETE COMMENT OF STORMANTER PACLIFIES OR RECORDED AS INSTRUMENT CONCRETE COMMENT OF STORMANTER PACLIFIES OR RECORDED AS INSTRUMENT CONCRETE COMMENT OF STORMANTER PACLIFIES OR RECORDED AS INSTRUMENT CONCRETE COMMENT OF STORMANTER PACLIFIES OR RECORDED AS INSTRUMENT CONCRETE COMMENT OF STORMANTER PACLIFIES OR RECORDED AS INSTRUMENT CONCRETE COMMENT OF STORMANTER PACLIFIES OR RECORDED AS INSTRUMENT CONCRETE COMMENT OF STORMANTER PACLIFIES OR RECORDED AS INSTRUMENT CONCRETE COMMENT OF STORMANTER PACLIFIES OR RECORDED AS INSTRUMENT CONCRETE COMMENT OF STORMANTER PACLIFIES OR RECORDED AS INSTRUMENT CONCRETE COMMENT OF STORMANTER PACLIFIES OR RECORDED AS INSTRUMENT CONCRETE COMMENT OF STORMANTER PACLIFIES OR RECORDED AS INSTRUMENT CONCRETE COMMENT OR RECORDED AS INSTRUMENT OR REC	P77777 IS SHEATHY SOME ASSESSMENT STREET ASSESSMENT ASSESSMENT STREET ASSESSMENT STREET ASSESSMENT ASSESSME
stabilization of all stormwater facilities as shown on the stormwater plans which were approved the	IRON PIN CORNER MARKERS AT ALL LOT CORNERS, UNLESS DESIGNATED OTHERMISE.	CONSINST FOR MANUFACE O STREAMINET AND STREAMINET SOURCEUR AS STREAMINET (CONSINSTANCE). 1. PROPERTY OWERS ARE SERVINOUS OF ROUNDED AS STREAMINET CONSISSANCE OF HARDWAY'S SOURCE AS STREAMINET AND STRE	10° SANTHAY SERRE RASHANT (OREATED BY THIS PLAT) 10° STOMM DRAHAGE EASTMANT (OREATED BY THIS PLAT) SHEET.
Signed:Date:	SUBJECT PROPRIETY S. LOCATIO IN FLICO, ZMIS. "Y, ERING GUIDECE THE AREA DESIGNATION AS HAMME A TE ANNIAL CHANCE OF FLOORING, PER THE ALTHONIAL FLOOR DISERRACE PROPERTY FLOOR INSERNACE RATE MAP COMMUNITY PANEL NG. 47093C0169F AND PANEL NG. 47093C0170F LAST REVISED ON GO AUGUST 2013.		1
Dept:Title:	FLUXED INSURVANCE RATE MAP COMMUNITY PANEL NO. 47093C0169F AND PANEL NO. 47093C0170F LAST REVISED ON 05 AUGUST 2013.	(IN FEET) 1 inch = 50 ft.	3 of 4
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CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION	ADDRESSING DEPARTMENT CERTIFICATION	FINAL PLAT of the	932 932 090
(i, We), the undersigned owner(s) of the property shown hereon, hereby adopt this as (my, our) plan of subdivision and dedicate the	I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxille-Knox County Street Naming and Addressing Ordinance, the Addressing Guidelines and Procedures, and these regulations.	CALIFORNIA DE LA CALIFORNIA DI LA CALIFORNIA	8 37 2 4 4 92 4 4 92 4 4 4 92 4 4 4 9 9 9 9 9
streets as shown to the public use forever and hereby certify that (Addressing Ordinance, the Addressing Guidelines and Procedures, and these regulations.	STRAWBERRY HILLS SUBDIVISION, PHASE III, SECTION "B"	III V2 III SS 65) 6
streets as shown to the public use forever and hereby certify that (am, we are) the owner(s) in fee simple of the property, and as property owner(s) in fee simple of the property, and as property owner(s) have an unrestricted right to dedicate right—of—way and/or grant easement as shown on this plat.	Signed: Date:	BEING LOCATED ON CLT MAP 72. AND BEING REPRESENTED AS A PORTION OF PARCEL 267	Ter (8
grant easement as shown on this plat.	1	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	10308 Hardin Valley Roae Inoxville, Tennessee 37933 Phone (865) 692-4090 Facsimle (865) 692-4090
Owner(s) Printed Name: Maverick Development Group, Inc.	PLANNING STAFF CERTIFICATION OF APPROVAL FOR RECORDING — FINAL PLAT	O O COMPANDED DV HILLS	- Ž
Signature(s): Date:	This is to certify that the subdivision plat shown hereon has been	H H PHASE II, SECTION "B"	
CERTIFICATION OF FINAL PLAT. ALL INDICATED	round to comply with the Subdivision Regulation of Knoxville and Knox County and with existing official plans, with the exception of	[7.53-1E] \(\tag{26.69} \) -15' SANITARY	
CERTIFICATION OF FINAL PLAT -ALL INDICATED MARKERS, MONUMENTS AND BENCHMARKS TO BE SET WHEN CONSTRUCTION IS COMPLETED.	This is to certify that the audidulation plot shown hereon has been formed by the property of	(OPERATED BY THIS DIAT)	
	approval of this plat by the Planning Commission shall not be deemed to constitute of effect an acceptance by the City of		ي ا ت
I hereby certify that I am a registered land surveyor licensed to practice surveying under the laws of the State of Tennessee. I further certify that this plot and accompanying drawings, documents and statements conform, to the best of my knowledge, to displicable provisions of the Knoxviller-Knox County Subdivision	Knoxville of Knox County of the dedication of any street or other ground upon the plat.	SIRAWDERRI HILLS	
and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision		PHASE II, SECTION "A" PHASE II, SECTION "A"	
applicable provisions of the Knowlie-Knox County Subdivision Regulations except a has been literated, described and justified in regulations except a high provision of the second provision waivers which have been approved as identified on the final plot. The bond or other security that is posted to guarantee the completion of streets and related improvements shall also guarantee the installation of the indicated permanent reference markers and mouraments, and benchmarks and property monuments upon completion of the subdivision.	Signature:Date:	651.40' TOTAL NSTRUMENT #202411210027924 L23 12 1	چ کی
The bond or other security that is posted to guarantee the		178.577 [SU2] (SU3) SU4) SU4) SU5	
the installation of the indicated permanent reference markers and monuments, and benchmarks and property monuments upon	1	[78.57] Z [31.13] Z Z [31.13] Z Z [31.15] Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z	E I s
completion of the subdivision.	Musuu Mariit	10' SWALE DRAINAGE EASEMENT (CREATED BY THIS PLAT) COMMON AREA 167.97	OCIA Land
		10' SWALE DRAINAGE	5 I 5
Registered Land Surveyor	I I I I I I I I I I I I I I I I I I I	EASEMENT (CREATED BY THIS PLAT) COMMON	O 1
	I ₹. Д /	AREA (\$1.00)	Ø
CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY			ASSOCIATES, Land Surve
I hereby certify that this is a category 1 survey and the ratio of precision of the unadjusted survey is not less than 1: 0,000 as shown hereon and that sold survey was prepared in compliance with the current estion of the Rules of Tennessee State Board of Examiners for Land Surveyor—Standards of	alu _{Es}		
10,000 as shown hereon and that sold survey was prepared in compliance with the current edition of the Rules of Tennessee	% \ \	915.60' TOTAL (CREATED BY THIS PLAT)	≥ s
State Board of Examiners for Land Surveyors—Standards of Practice.	🕺 / 🖥	40.00' 40.00' 40.00' 40.00' 40.00' 40.00' 40.00' 40.00' 35.60'	e l
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Registered Land Surveyor:			—
Tennessee License No. Date:		# ACRES 120, 1 120, 1 120, 1 120, 1 120, 1 120,	4 1
		120 Sec. 1 1 20 Sec. 1 20 Sec. 1 1 20 Sec. 1	
CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM — MAJOR SURDIVISIONS			
			1 1
I hereby certify that the utility provider was contacted by the developer or owner of the property to determine the status of the public sanitary sever system and the public sanitary sever system was installed, or will be installed, in accordance with State and local	1	40.00' 40.00' 40.00' 40.00' 40.00' 40.00' 40.00' 30.53	
was installed, or will be installed, in accordance with State and local regulations.		910.53' TOTAL 90 C15	
1	1		<u>_</u>
Knoxville Utility Board Authorized Signature Date	15' SANITARY	SUN BLOSSOM LANE	Z
CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM -MAJOR SUBDIVISIONS	SEWER EASEMEI (CREATED BY THIS	NT PLAT) SUN BLUSSUM LAIVE (SO RICHT-OF-NAV) 910.53', TOTAL	2
	1	PLAT) (50 RIGHT-OF-WAY) 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	<u>\$</u>
I hereby certify that the utility provider was contacted by the developer or owner of the property to determine the status of the public water system and the public water system was installed, or will be installed, in accordance with State and local regulations.		240.00' 2/40	T OF SUBDIVISION, TION "B"
will be installed, in accordance with State and local regulations.		$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$	∟ 🖁 > 💃
	1	$ \begin{vmatrix} z \\ - $	PLAT OF ILLS SUBD SECTION SILL ROAD
Knoxville Utility Board Authorized Signature Date	1	7.32.49 7.32.49 7.32.49 7.32.49	INAL PLAT OI (RY HILLS SUE SE III, SECTIOI BRAKEBILL ROAD
TAXES AND ASSESSMENTS			A V O N N
This is to certify that all property taxes and assessments due on this property have been paid.	1		FINAL PLA' STRAWBERRY HILLS PHASE III, SEC'
this property have been paid. Knox County Trustee:	1	9 0 114 1	누루성 젊
Signed: Date:	1	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	すこ目 学
		1	Z & U }
ZONING.	1	ACRES 1. 20.00 1.20.00	E K S
Zoning district(s) in which the land being subdivided is located shall be indicated as shown on the zoning map by the Planning	1		BE 4
Commission as follows: Zoning Shown on Official Map:	LEGEND	$ \begin{bmatrix} 0 & -1 & 0 & -1 $	≥ ₹
Examp shown on ornors map.	LEGEND (2) LOT MANBERS	40.00' 40.00' 40.00' 40.00' 40.00' 40.00' 40.00' 40.00' 40.00' 40.00' 50'	₹ 1
Date:	S 42"18"16" W FOUND CALLS	(A) 889.65' TOTAL Q.64' 4-SH-25-F	꼰
KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS	[31.34'-TIE] EASEMENT CALLS	(5) (A) (A) (A) (A) (A) (A) (A) (A) (A) (A	LS
The Knox County Department of Engineering and Public works hereby approves this plot on this theday of	SANTARY SEMER MANHOLE STORM DRAIN STRUCTURE	2/25/2025	
hereby approves this plat on this theday of			
I ——-			
Engineering Director:	W/ WATER VALVE		
Engineering Director:	W/ WATER VALVE THE HYDRANT	FROMERY LINE CIRCLE TRADES AND THE MARKET TRADE. FROMERY LINE TRADES AND THE MARKET TRADES AND THE MARKET CONTROL TRADES AND	
Engineering Director:	W/ WATER VALVE	PROPERTY LIST AND CARRY TABLE CURNE RADUS RC. LUSGITH CHOICE WITH CHOICE WITH CHOICE WAS CONTROL TO REAL TO A MOST SECURITY COUNTY. AND FACEL IN A PRINCATORY, LAST REVISED ON A MOST SECURITY. TO A MOST SECURITY COUNTY. AND FACEL IN A PRINCATORY CARRY TO AN ALL OF A MOST SECURITY. TO A MOST SECURITY COUNTY. AND FACEL IN A PRINCATORY CARRY THAT SECURITY COUNTY. THE REVISED ON A MOST SECURITY COUNTY. THE RE	
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CURRANTE OF COMPLETION OF STREETS AND RELATED IMPROPLIENTS. I, the undersigned, hereby certify that a bond or other security has been posted with the oppropriate agency to ensure completion of all streets and related improvements including indicated permanent morphisms. The properties of the proper	DE MANTE MALLE TO THE HORMANT OF THE HORMANT	PROPERTY USE CHAPT: TABLE	CALE: 1*: RAWN BY: L:
CARANTE OF COMPRISON OF STREETS AND RELATED IMPROVEMENTS. 1. the undersigned, hereby certify that a band or other security has been pasted with the appropriate agency to ensure competition of all streets and related improvements including indicated permanent reference markets and monuments, benchmarks and property and specifications. Signed: Detc. Detc.	MARTS NUCLE THE HIGHWAY OUT WISE OUT WISE SHAPE STORE STORE SIZE STORE STORE STORE STORE CONTRESS STORE STORE STORE STORE STORE STORE STORE CONTRESS STORE AND STORE CONTRESS STORE AND STORE CONTRESS STORE AND STORE AND STORE STORE STORE AND STORE AND STORE STORE STORE AND STORE AND STORE STORE AND STORE AND STORE STORE AND ST	## APPLIEST VIEW CUMPT INCIDENT COUNTY TABLE TOTAL COUNTY TABLE	CALE: 1*: RAWN BY: L: ILE NAME: 21267-P
ALABANTE OF COMPLETION OF SITEFTS AND RELATED METROCRANIS. I. the undersigned, hereby certify that a bond or other security has been posted with the appropriate agency to ensure completion of all orderence markets and manuments, benchmarks and property more markets and manuments, benchmarks and property more property and specifications. Signed:	MAST WALE THE FIRST WALE OF THE PRODUCT OF THE PRODUCT OF THE PRODUCT OF THE PRODUCT OR WISE OR ONE WE STORE SHEET SHEET WE OR SHEET SHEET WAS OR SHEET SHEET WAS OR SHEET SHEET WAS OF THE PRODUCT SHEET WAS OF THE	## APPLIEST VIEW CUMPT INCIDENT COUNTY TABLE TOTAL COUNTY TABLE	CALE: 1*: RAWN BY: L- ILE NAME: 21267-P M PROJECT NO.: 212
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CLARANTE OF COMPLETION OF SIRETS AND RELATED IMPROVEMENTS. It he undersigned, hereby certify that a bond or other security has been posted with the appropriate agency to ensure completion of all reference morkers and manuments, heachmarks and property monuments in this subdivision in accordance with required standards and specifications. Signed:	MARTS NUCLE THE HIGHWAY OF MERCHANT OF MERCHANT SO HE STORE HERE HERE SO HE STORE HERE HERE SO HE STORE HERE HERE CONTRESS SOME HE A SECONAL MONOSTRY HERE CONTRESS SOME APPLICATION OF MERCHANT WITHOUTH HERE HERE IN STORE SOME HERE A SECONAL MONOSTRY HERE OCHINERA SOME HERE ASSESSION OF MERCHANT WITHOUTH HERE HERE OF MERCHANT SOME HERE ASSESSION OF MERCHANT OF MERCHANT SOME HERE ASSESSION OF MERCHANT HERE OF MERCHANT SOME HERE ASSESSION OF MERCHANT HERE ASSESSION OF MERCHANT HERE OF MERCHANT SOME HERE ASSESSION OF MERCHANT HERE OF MERCHANT SOME HERE ASSESSION OF MERCHANT HERE HERE HERE HERE HERE HERE HERE HER	PROPERTY USE TABLE PROPERT	CALE: 1° a RAWN BY: LI ILE NAME: 21267-P M PROJECT NO.: 212 FINAL PLAT
GUARANTE OF COMPLETION OF SIDEMS AND RELATED IMPROVEMENTS. In the undersipped, hereby certify that a bond or other security has been posted with the appropriate agency to ensure completion of all reference morters and monitoments, benchmarks and property monuments in this subdivision in accordance with required standards applications. Signed: Date Dept: GUARANTE OF COMPLETION OF STORMWAITE FACILITIES	MASS NAME THE HOMBOT OF THE HOMBOT	PROPERTY USE CHAPTE TABLE	CALE: 1" = RAWN BY: L+ ILE NAME: 21267-P M PROJECT NO.: 212
GUARANTE OF COMPLETION OF STREETS AND RELATED METROCHEMIS A. the undersigned, hereby certify that a bond or other security has been pasted with the appropriate agency to ensure completion of all the property of the proper	MANTA SULCE TO THE HORANT OF THE H	PROPERTY USE TABLE PROPERT	CALE: 1° a RAWN BY: LI ILE NAME: 21267-P M PROJECT NO.: 212 FINAL PLAT



Development Request ZONING SUBDIVISION

☐ Development Plan ☐ Concept Plan ☐ Plan Amendment □ SP □ PA ☐ Planned Development ☐ Final Plat ☐ Rezoning ☐ Use on Review / Special Use ☐ Hillside Protection COA

Benchmark Associates, Inc.				Consultant	
Applicant Name			Affilia	tion	
24 February 2025	10 April 202	5			File Number(s)
Date Filed	Meeting Date (f applicable)		4-SH-25-F	
	,				
CORRESPONDENCE	Il correspondence related	to this application sh	ould be dire	ected to the approved co	ontact listed below.
Applicant	er 🗌 Option Holder	Project Surveyor	☐ Engin	eer Architect/Land	dscape Architect
Benjamin J. Moorman		Benchr	mark Asso	ociates, Inc.	
Name		Compan	У		
PO Box 23892		Knoxvi	lle	Tennessee	37933
Address		City		State	ZIP
865-692-4090					
Phone	Email				
CURRENT PROPERTY INFO					
Maverick Development Gro	up, Inc. 3200	N. Hawthorne S	treet, Cha	attanooga, Te 423-9	991-9853
Property Owner Name (if different	t) Prope	rty Owner Address		Proper	ty Owner Phone
521 Brakebill Road			072 267	2.00	
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	He3		In Silvenia in 1
☐ Development Plan ☐ Use on Review / Special Use ☐ Hillside ☐ Residential ☐ Non-Residential Home Occupation (specify)	e Protection COA	Related	d City Permit Number(:
Other (specify)			
SUBDIVISION REQUEST	10.000		F800
Final Plat of the Strawberry Hills S/D Proposed Subdivision Name Phase III, Section B Unit / Phase Number Divide Parcel	50 Total Number of Lots (d Rezoning File Numbe
Other (specify)			
Attachments / Additional Requirements Frank Post	(598333)		
ZONING REQUEST		Pend	ding Plat File Number
☐ Zoning Change Proposed Zoning			
Plan Amendment Change Proposed Plan Designation(s)			MANAGEMENT CONTRACTOR
Proposed Density (units/acre) Previous Rezoning Req	uests		
Other (specify)		TO THE RESIDENCE OF THE PARTY O	
STAFF USE ONLY			
PLAT TYPE	Fee 1		Total
☐ Staff Review Planning Commission	0203	\$1,540	
ATTACHMENTS ☐ Property Owners / Option Holders ☐ Variance Request ☐ Amendment Request (Comprehensive Plan)	Fee 2 0208	\$670	\$2,210
ADDITIONAL REQUIREMENTS	Fee 3		
 ☐ Use on Review / Special Use (Concept Plan) ☐ Traffic Impact Study 	. 55 5		
☐ COA Checklist (Hillside Protection)	9		
AUTHORIZATION			
By signing below, I declare under penalty of perjury the foregoing is true a 2) The application and all associated materials are being submitted with his, holders, each additional individual must sign the Property Owners/Option H	/her/its consent. If there		
Banjami J. Moorma Benjamin J.	Moorman/Consult	ant	24 February 2025
Applicant Signature Print Name / Al	filiation		Date
865-692-4090			

Please Print

Date Paid

Property Owner Signature