



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, Inc.

28 April 2025

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

08 May 2025

File Number(s)

Scheduled Meeting Date

4-SH-25-F

POSTPONE

- ☒ **POSTPONE:** All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

SELECT ONE: ☒ 30 days ☐ 60 days ☐ 90 days

Postpone the above application(s) until the 12 June 2025 Planning Commission Meeting.

WITHDRAW

- ☐ **WITHDRAW:** Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

TABLE

**The refund check will be mailed to the original payee.*

- ☐ **TABLE:** Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

AUTHORIZATION

By signing below, I certify I am the property owner, and/or the owners authorized representative.

Applicant Signature

Benjamin J. Moorman

Please Print

865-695-4090

Phone Number

bmoorman@bma-ls.com

Email

STAFF ONLY

Staff Signature

Frankie Ramos-Castillo

Please Print

Date Paid

☒ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

Approved by:

Date:

Payee Name

Payee Phone

Payee Address

October 2022



Request to Postpone • Table • Withdraw

Benchmark Associates, Inc.

27 March 2025

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

10 April 2025

Scheduled Meeting Date

4-SH-25-F

File Number(s)

POSTPONE

- ☒ **POSTPONE:** All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

SELECT ONE: ☒ 30 days ☐ 60 days ☐ 90 days

Postpone the above application(s) until the 08 May 2025 Planning Commission Meeting.

WITHDRAW

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Applicant Signature

Benjamin J. Moorman

Please Print

865-692-4090

Phone Number

bmoorman@bma-ls.com

Email

STAFF ONLY



Staff Signature

Shelley Gray

Please Print

04/09/2025

Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

Approved by:

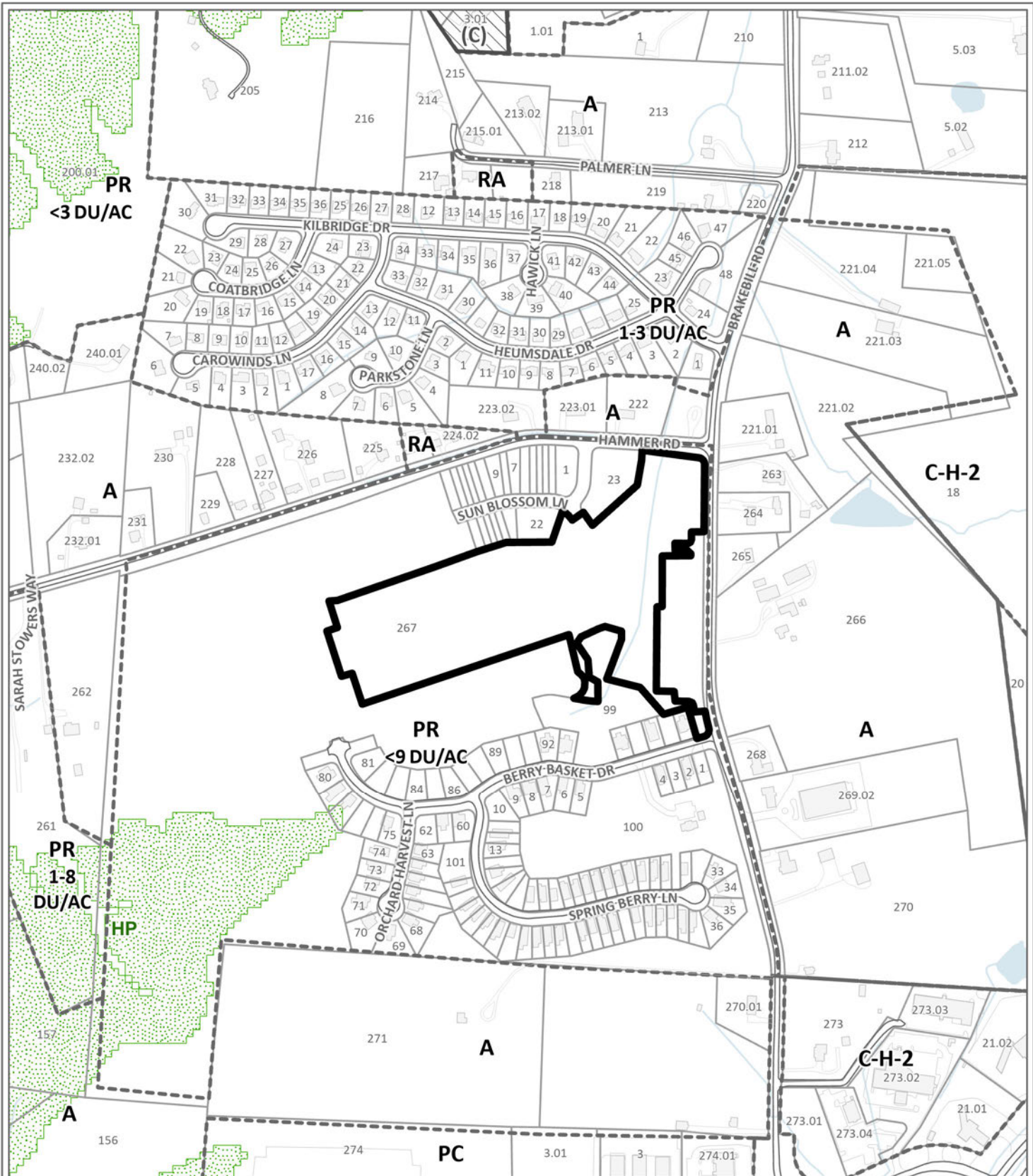
Date:

Payee Name

Payee Phone

Payee Address

October 2022



FINAL SUBDIVISION PLAT

4-SH-25-F

Petitioner: Benchmark and Associates, Inc



Final Plat For: Final Plat of Strawberry Hills Subdivision Phase III, Section B

Original Print Date: 3/13/2025

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

Map No: 72

Jurisdiction: County

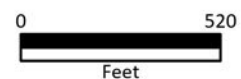
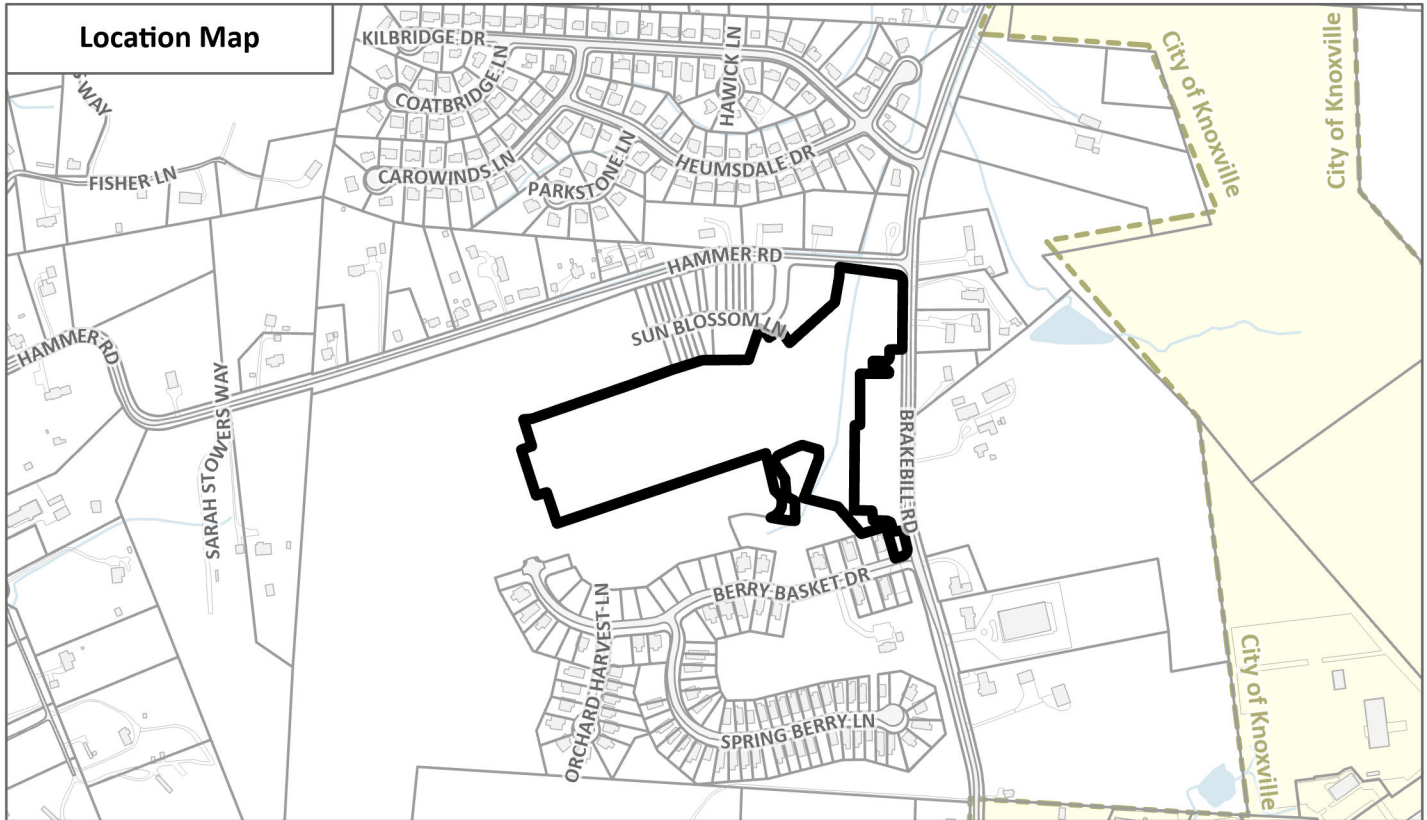


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

4-SH-25-F



Case boundary



CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION

I, We, the undersigned owner(s) of the property shown herein, hereby adopt this as (my, our) plan of subdivision and dedicate the 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 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.

Owner(s) Printed Name: **Maverick Development Group, Inc.**

Signature(s): _____ Date: _____

CERTIFICATION OF FINAL PLAT - ALL INDICATED MARKERS, MONUMENTS AND BENCHMARKS TO BE SET WHEN CONSTRUCTION IS COMPLETE

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 plat and accompanying drawings, documents, and statements conform to the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized, described and justified in a report filed with the Planning Commission, or for variances and waivers which have been approved as identified on the final plat. 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 monuments, and benchmarks and property monuments upon completion of the subdivision.

Registered Land Surveyor: _____
Tennessee License No. _____ Date: _____

CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY

I hereby certify that this is a category _____ survey and the ratio of precision of the unadjusted survey is not less than 1:10,000 as shown herein and that said survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors-Standards of Practice.

Registered Land Surveyor: _____
Tennessee License No. _____ Date: _____

CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM - MAJOR SUBDIVISIONS

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 regulations.

Knoxville Utility Board Authorized Signature: _____ Date: _____

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM - MAJOR SUBDIVISIONS

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.

Knoxville Utility Board Authorized Signature: _____ Date: _____

TAXES AND ASSESSMENTS

This is to certify that all property taxes and assessments due on this property have been paid.

Knox County Trustee: _____ Date: _____

ZONING

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:

Zoning Shown on Official Map: _____

Date: _____ By: _____

KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS

The Knox County Department of Engineering and Public Works hereby approves this plat on this _____ day of _____.

Engineering Director: _____

Signature: _____

GUARANTEE OF COMPLETION OF STREETS AND RELATED IMPROVEMENTS

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 and specifications.

Signature: _____ Date: _____

Dept: _____ Title: _____

GUARANTEE OF COMPLETION OF STORMWATER FACILITIES

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 facilities as shown on the stormwater plans which were approved the _____ day of _____.

Signature: _____ Date: _____

Dept: _____ Title: _____

ADDRESSING DEPARTMENT CERTIFICATION

I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville-Knox County Street Naming and Addressing Ordinances, the Addressing Guidelines and Procedures, and these regulations.

Signature: _____ Date: _____

PLANNING STAFF CERTIFICATION OF APPROVAL FOR RECORDING - FINAL PLAT

This is to certify that the subdivision plat shown herein has been found to comply with the Subdivision Regulation of the City of 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 the Tennessee Code, Annotated, the approval of this plat by the Planning Commission shall not be deemed to constitute effect on acceptance by the City of Knoxville of Knox County of the dedication of any street or other ground upon the plat.

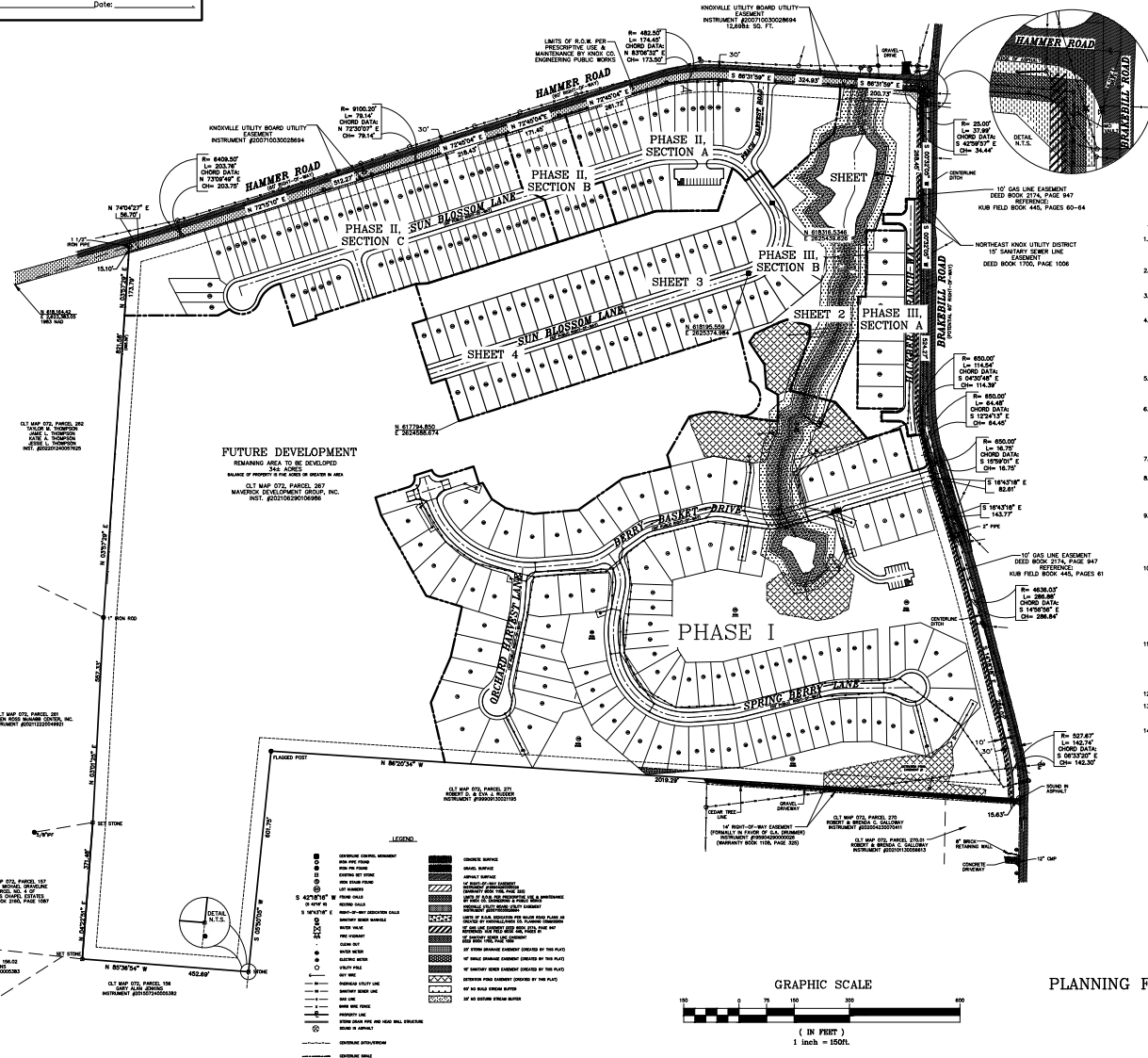
Signature: _____ Date: _____

OWNERS

MAVERICK DEVELOPMENT GROUP INC.
3200 N HANTSHORNE STREET
CHATTANOOGA, TN 37406
(423) 991-9853

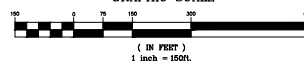
FINAL PLAT of the STRAWBERRY HILLS SUBDIVISION, PHASE III, SECTION "B"

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

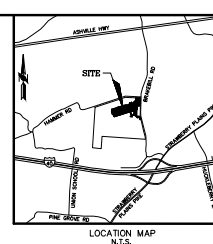


4-SH-25-F
2/25/2025

GRAPHIC SCALE



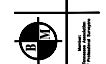
PLANNING FILE #XX-XX-XX



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10709 Waltersville Road
Knoxville, Tennessee 37922
Phone: (865) 636-4000
Facsimile: (865) 636-4001

BENCHMARK ASSOCIATES, INC.
Land Planners • Land Surveyors



FINAL PLAT OF
STRAWBERRY HILLS SUBDIVISION,
PHASE III, SECTION "B"
BRAKEBILL ROAD
KNOXVILLE, TENNESSEE 37924

DATE: 24 FEBRUARY 2025
SCALE: 1" = 150'
DRAWN BY: LGAS
FILE NAME: 21267-4H3B
DWG PROJECT NO: 21267A

FINAL PLAT

INDEX

CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION

I, We, the undersigned owner(s) of the property shown hereon, hereby adopt this as (my, our) plan of subdivision and dedicate the 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 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.

Owner(s) Printed Name: Maverick Development Group, Inc.

Signature(s): _____ Date: _____

CERTIFICATE OF FINAL PLAT - ALL INDICATED MARKERS, MONUMENTS AND BENCHMARKS TO BE SET WHEN CONSTRUCTION IS COMPLETE

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 plat and accompanying drawings, documents, and statements conform to the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized, described and justified in a report filed with the Planning Commission, or for variances and waivers which have been approved as identified on the final plat. 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 monuments, and benchmarks and property monuments upon completion of the subdivision.

Registered Land Surveyor: _____
Tennessee License No. _____ Date: _____

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The Knox County Department of Engineering and Public Works hereby approves this plat on this _____ day of _____.

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This is to certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulation of Knoxville and Knox County and with existing official plans, with the exception of any variances and waivers noted on this plat. I hereby approve for recording in the office of the Knox County Register of Deeds. Pursuant to Section 13-3-406 of the Tennessee Code Annotated, the approval of this plat by the Planning Commission shall not be deemed to constitute effect an acceptance by the City of Knoxville of Knox County of the dedication of any street or other ground upon the plat.

Signature: _____ Date: _____

OWNERS:
MAVERICK DEVELOPMENT GROUP, INC.
3200 N HARTWORTH STREET
CHATTANOOGA, TN 37408
(423) 991-9853

STRAWBERRY HILLS PHASE I

STRAWBERRY HILLS PHASE III, SECTION "A"

STRAWBERRY HILLS PHASE III, SECTION "B"

STRAWBERRY HILLS PHASE III, SECTION "C"

STRAWBERRY HILLS PHASE III, SECTION "D"

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Tennessee License No. _____ Date: _____

CERTIFICATION OF APPROVAL OF PUBLIC SANITARY SEWER SYSTEM - MAJOR SUBDIVISIONS

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 regulations.

Knoxville Utility Board Authorized Signature _____ Date _____

CERTIFICATION OF APPROVAL OF PUBLIC WATER SYSTEM - MAJOR SUBDIVISIONS

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.

Knoxville Utility Board Authorized Signature _____ Date _____

TAXES AND ASSESSMENTS

This is to certify that all property taxes and assessments due on this property have been paid.

Knox County Trustee: _____

Signature: _____ Date: _____

ZONING

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:

Zoning Shown on Official Map: _____

Date: _____ By: _____

KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS

The Knox County Department of Engineering and Public Works hereby approves this plat on this _____ day of _____.

Engineering Director: _____

Signature: _____

GUARANTEE OF COMPLETION OF STREETS AND RELATED IMPROVEMENTS

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 and specifications.

Signature: _____ Date: _____

Dept: _____ Title: _____

GUARANTEE OF COMPLETION OF STORMWATER FACILITIES

I, the undersigned, hereby certify that a bond or other security has been posted with the appropriate agency to ensure completion and installation of all stormwater facilities as shown on the stormwater plans which were approved _____ day of _____.

Signature: _____ Date: _____

Dept: _____ Title: _____

ADDRESSING DEPARTMENT CERTIFICATION

I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville-Knox County Street Naming and Addressing Ordinance, the Addressing Guidelines and Procedures, and these regulations.

Signature: _____ Date: _____

PLANNING STAFF CERTIFICATION OF APPROVAL FOR RECORDING - FINAL PLAT

This is to certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulation of Knoxville and Knox County and with existing official plans, with the exception of any variances and waivers noted on this plat. It is hereby approved for recording in the office of the Knox County Register of Deeds. Pursuant to Section 13-3-406 of Tennessee Code, Annotated, the approval of this plat by the Planning Commission shall not be deemed to constitute effect an acceptance by the City of Knoxville of Knox County of the dedication of any street or other ground upon the plat.

Signature: _____ Date: _____

OWNER:

MAVERICK DEVELOPMENT GROUP INC.
3000 N. HARTSHORN STREET
CHATTANOOGA, TN 37406
(423) 991-9853

FINAL PLAT of the
STRAWBERRY HILLS SUBDIVISION, PHASE III, SECTION "B"

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

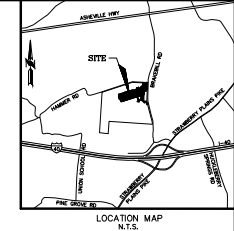
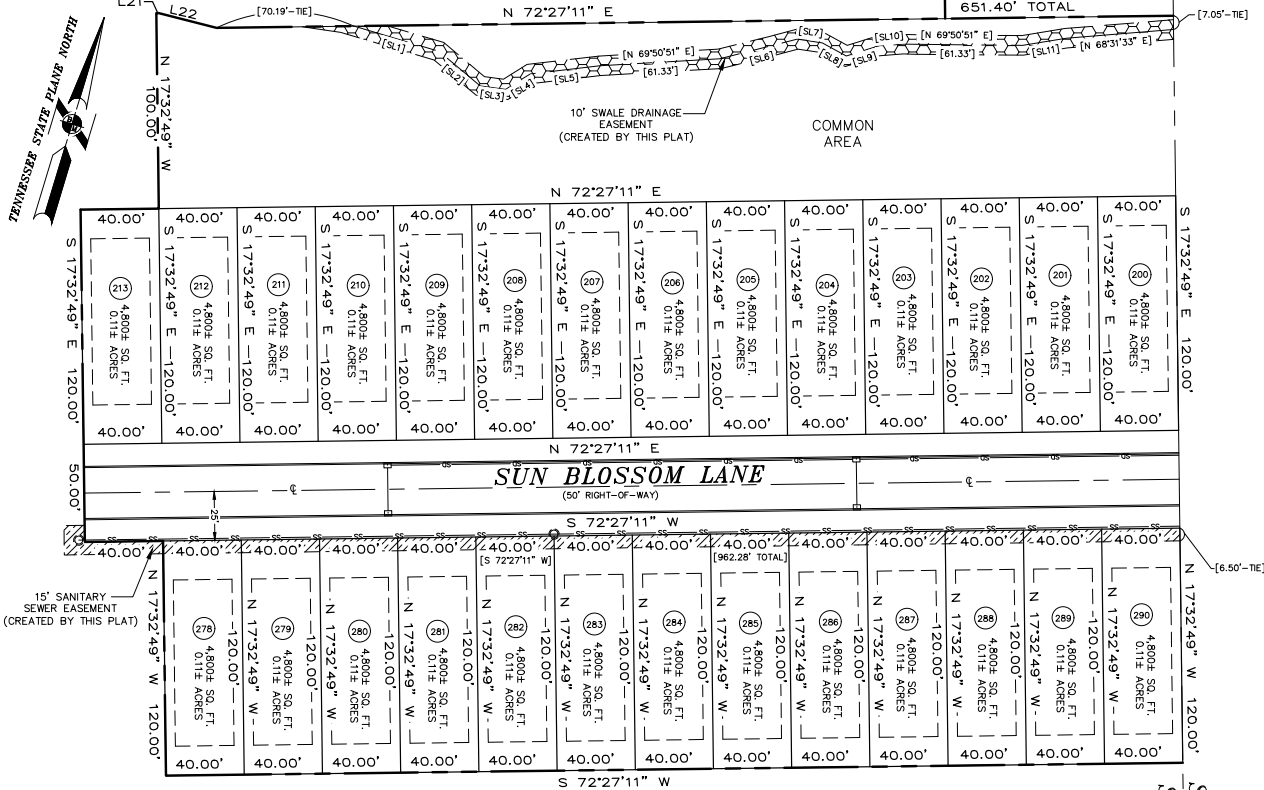
STRAWBERRY HILLS
PHASE II, SECTION "C"

STRAWBERRY HILLS
PHASE II, SECTION "B"

651.40' TOTAL

SHEET 1
SHEET 2

[70.05'-TIE]



LOCATION MAP
N.T.S.

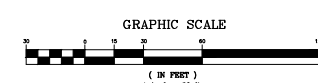
PROPERTY LINE TABLE		
LINE	BEARING	DISTANCE
L21	N 89°50'51" E	45.30'
L22	N 22°14'28" E	5.75'
L23	N 72°27'11" E	1.22'

10' SWALE EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
S1.1	N 89°50'51" E	45.30'
S1.2	N 69°50'51" E	27.33'
S1.3	N 69°50'51" E	13.68'
S1.4	N 41°11'00" E	14.28'
S1.5	N 66°30'48" E	26.33'
S1.6	N 59°20'00" E	42.43'
S1.7	N 81°44'10" E	12.97'
S1.8	N 78°13'43" E	13.11'
S1.9	N 55°49'31" E	16.84'
S1.10	N 68°46'24" E	12.28'
S1.11	N 83°57'43" E	2.49'

LEGEND	
	LOT NUMBERS
	FORM CALLS
	EASEMENT CALLS
	SANITARY SEWER MAINLINE
	STORM DRAIN STRUCTURE
	UTILITY POLE
	WATER VALVE
	FIRE HYDRANT
	GUY WIRE
	OVERHEAD UTILITY LINE
	SANITARY SEWER LINE
	GAS LINE
	STORM DRAIN LINE & HEADWALL
	PROPERTY LINE
	CENTERLINE SWALE
	ASPHALT SURFACE
	10' SWALE EASEMENT (SEE BOOK 274, PAGE 847)
	15' SANITARY SEWER EASEMENT (SEE BOOK 1700, PAGE 108)
	50' NO BUILD STREAM BUFFER
	25' NO DISTURB STREAM BUFFER
	KNOXVILLE UTILITY BOARD UTILITY EASEMENT
	INSTRUMENT EASEMENT
	15' SANITARY SEWER EASEMENT
	10' STORM DRAINAGE EASEMENT (CREATED BY THIS PLAT)
	10' SWALE DRAINAGE EASEMENT (CREATED BY THIS PLAT)

PLANNING FILE #XX-XX-XX

4-SH-25-F
2/25/2025



10708 Waltersville Road
Knoxville, Tennessee 37922
Phone: (865) 636-4900
Facsimile: (865) 636-4901

BENCHMARK ASSOCIATES, INC.
Land Planners • Land Surveyors

FINAL PLAT OF
STRAWBERRY HILLS SUBDIVISION,
PHASE III, SECTION "B"
BRAKEBILL ROAD
KNOXVILLE, TENNESSEE 37924

DATE: 21 FEBRUARY 2025
SCALE: 1" = 30'
DRAWN BY: LGAS
FILE NAME: 21267-FH3B
PROJECT NO.: 21267A

FINAL PLAT

SHEET

3 of 4



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

24 February 2025

10 April 2025

File Number(s)

Date Filed

Meeting Date (if applicable)

4-SH-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 Street, Chattanooga, TN 37405

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

521 Brakebill Road

072 267.00

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

- ☐ 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 the Strawberry Hills S/D

Proposed Subdivision Name

Phase III, Section B

Unit / Phase Number

☐ Combine Parcels

☒ Divide Parcel

50

Total Number of Lots Created

Related Rezoning File Number

☐ Other (specify) _____

☒ Attachments / Additional Requirements

Final Plat (5 SHEETS)

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
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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

24 February 2025

Date

865-692-4090

Phone Number

Email

Property Owner Signature

Please Print

Date Paid