



TO: Knoxville-Knox County Planning Commission
FROM: Andrea Kupfer, Planning Services Supervisor
DATE: March 31, 2025
RE: Agenda 30, File # 4-SH-25-F
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 that modifies the original road layout is scheduled to be heard by the Planning Commission on April 10, 2025 as Planning Case 5-SB-25-C. Planning staff, with concurrence of the applicant, are recommending postponement for 30 days until the May 8, 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.

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

- ☐ **WITHDRAW:** Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting.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

865-692-4090

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:

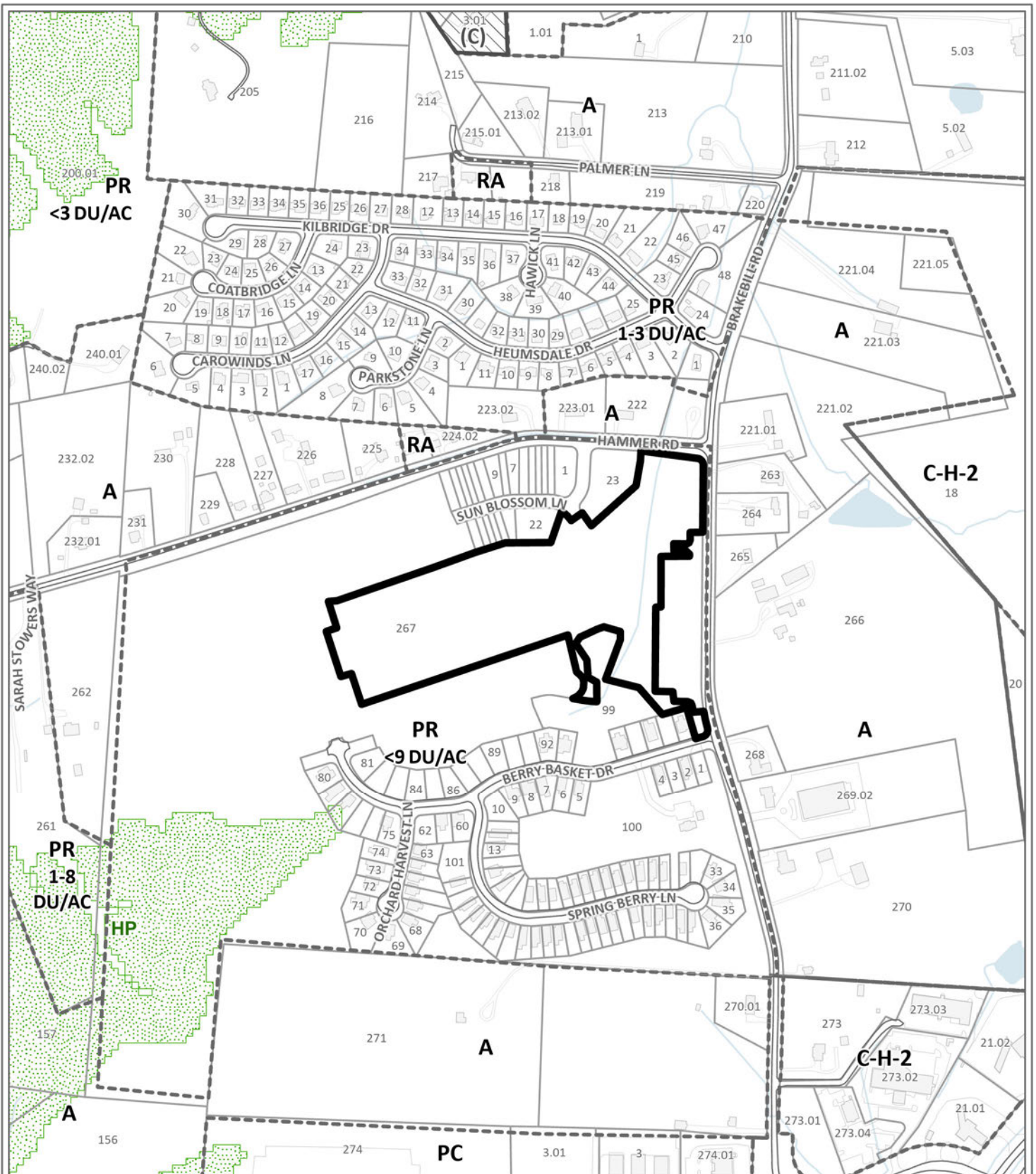
Date:

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

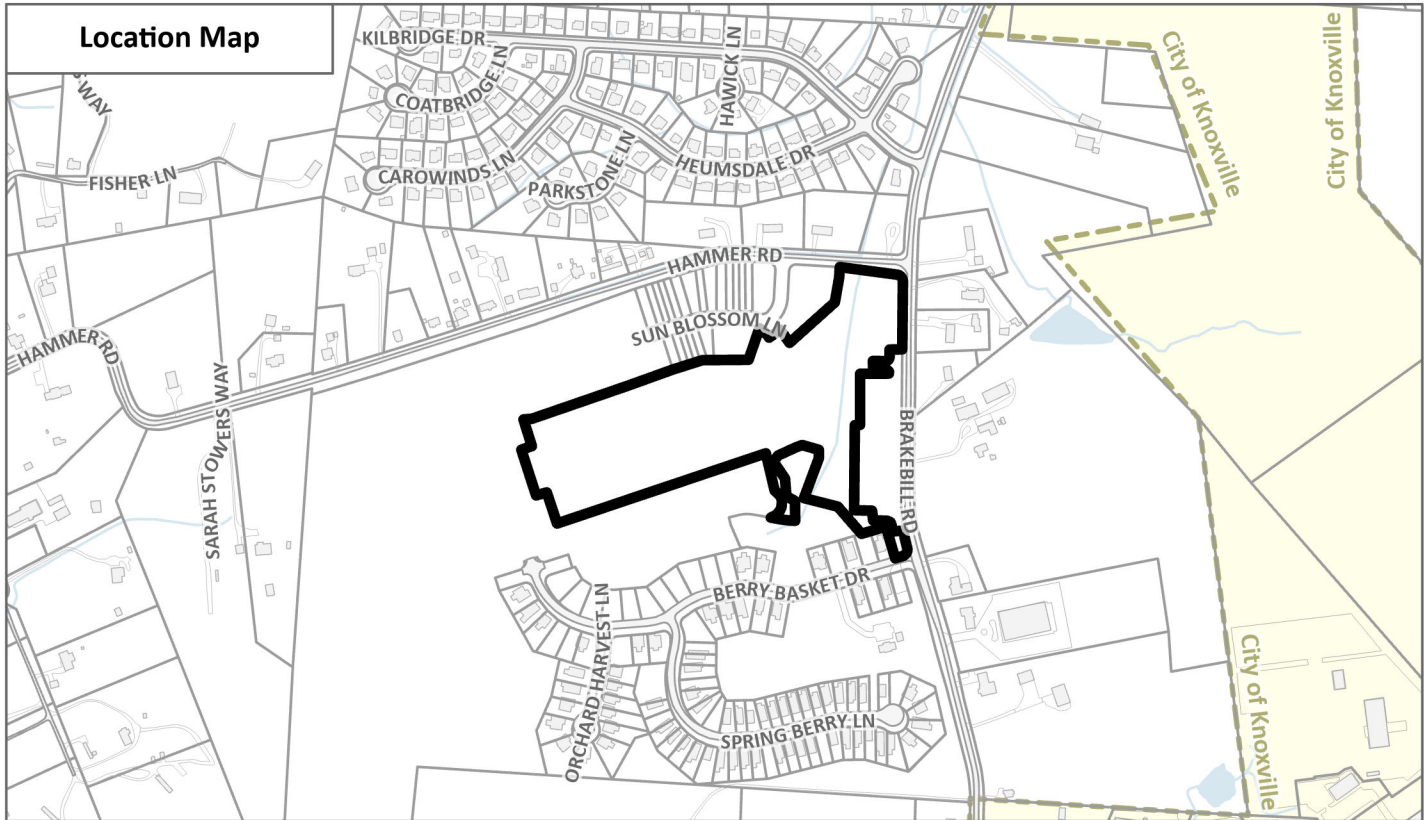
Map No: 72

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 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 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 COMPLETED.

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 1 survey and the ratio of precision of the unadjusted survey is not less than 1: 10,000 as shown hereon 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:
Signed: _____ 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.

Signed: _____ 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 _____.

Signed: _____ 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.

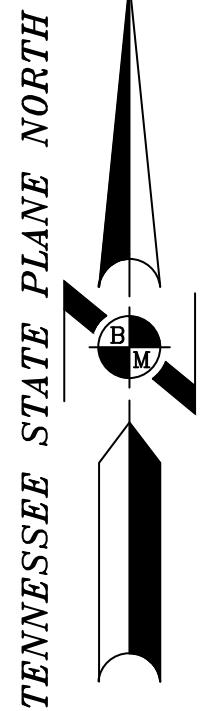
Signed: _____ Date: _____

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 is hereby approved for recording in the office of the Knox County Register of Deeds. Pursuant to Section 13-3-405 of Tennessee Code, Annotated, the approval of this plat by the Planning Commission shall not be deemed to constitute of 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: _____

TENNESSEE STATE PLANE NORTH



CLT MAP 072, PARCEL 262
TAYLOR M. THOMPSON
JAMIE L. THOMPSON
KATE A. THOMPSON
JESSE L. THOMPSON
INST. #202201240037125

CLT MAP 072, PARCEL 261
THE HELEN ROSS MAHAR CENTER, INC.
INSTRUMENT #20211222004921

CLT MAP 072, PARCEL 157
THOMAS MICHAEL GRAZELINE
PARCEL NO. 4 OF 2
PHANTAS CHAVEL ESTATES
DEED BOOK 2160, PAGE 1087

CLT MAP 072, PARCEL 156.02
GARY ALAN JORDANS
INSTRUMENT #201507240005383

CLT MAP 072, PARCEL 156
INSTRUMENT #201507240005382

OWNERS:

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

KNOXVILLE UTILITY BOARD UTILITY
EASEMENT
INSTRUMENT #200710030028694

R= 6409.50'
L= 203.76'
CHORD DATA:
N 70°04'40" E
CH= 203.75'

R= 8100.20'
L= 78.14'
CHORD DATA:
N 72°00'00" E
CH= 78.14'

R= 482.50'
L= 174.45'
CHORD DATA:
N 83°08'35" E
CH= 173.50'

R= 482.50'
L= 174.45'
CHORD DATA:
N 83°08'35" E
CH= 173.50'

R= 482.50'
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CHORD DATA:
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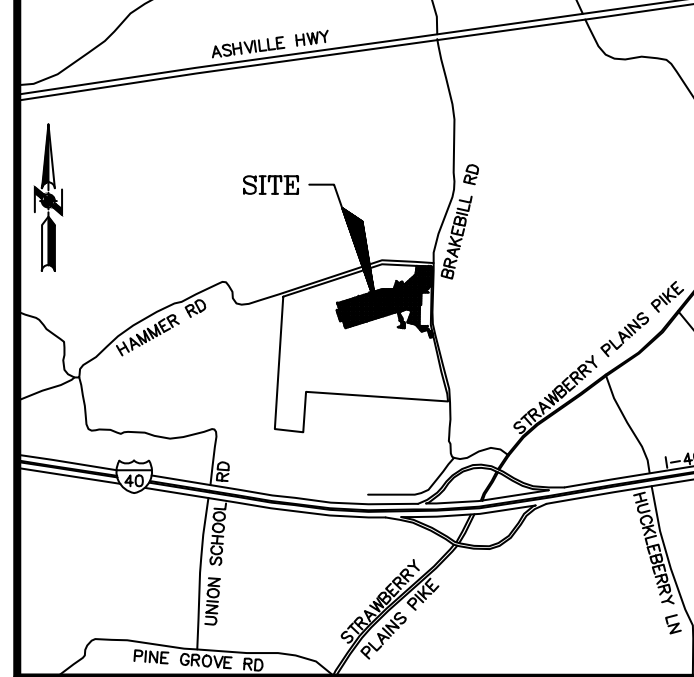
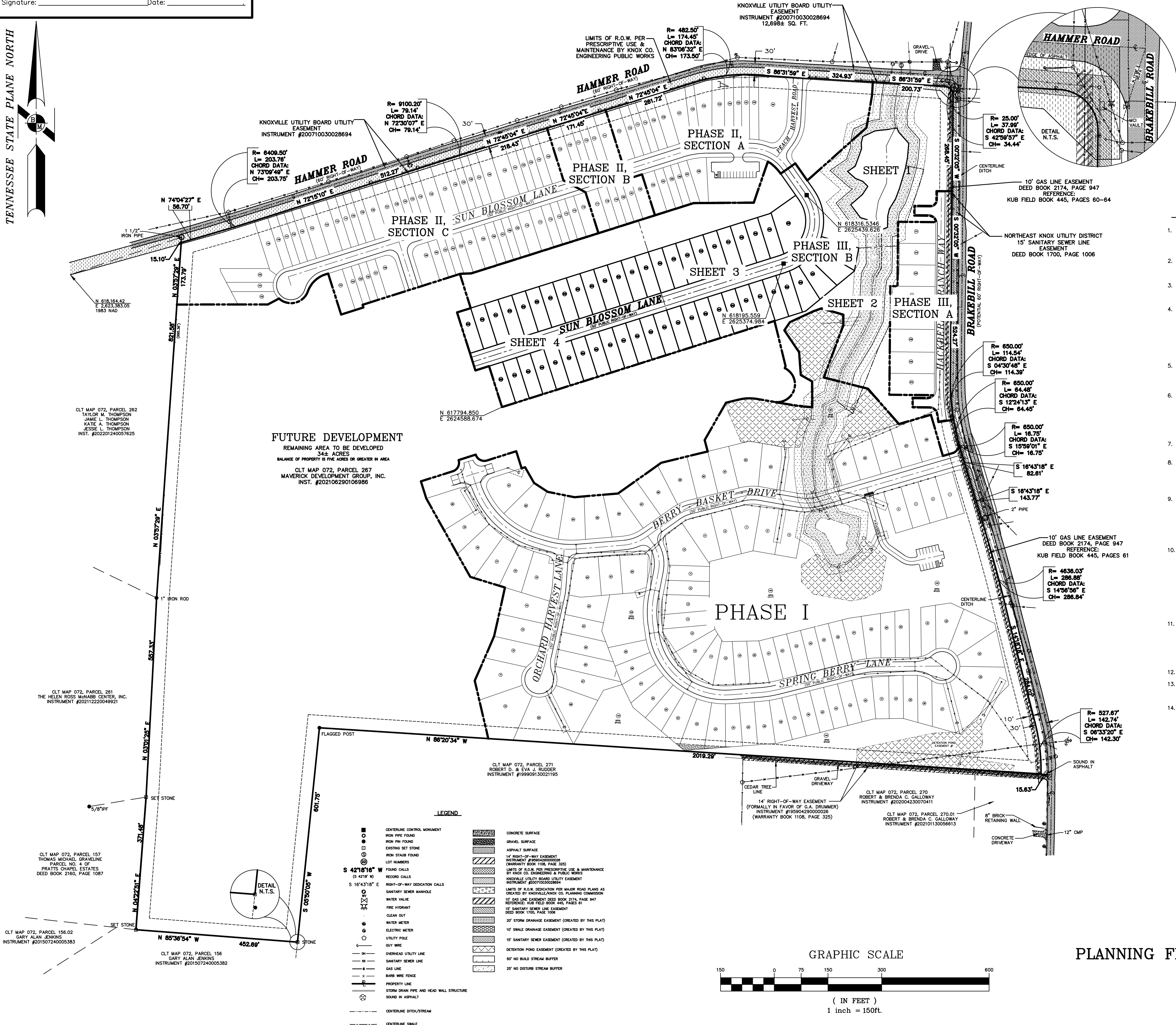
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L= 174.45'
CHORD DATA:
N 83°08'35" E
CH= 173.50'

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



NOTES

- PROPERTY LIES IN THE NAME OF: PARCEL 267-MAVERICK DEVELOPMENT GROUP, INC. RECORDED AS INSTRUMENT #20210220106986 AND IS OF RECORD IN THE REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE.
- THE PURPOSE OF THIS PLAT IS TO PLACE ON RECORD 50 RESIDENTIAL LOTS CONSISTING OF 13.87+ ACRES AND DEDICATE RIGHT-OF-WAY FOR SUN BLOSSOM LANE.
- "TENNESSEE STATE PLANE" NORTH BASED ON CORRS REFERENCE STATION TN15, MAINTAINING COORDINATES OF N 560572.585, E 5135565.142. DISTANCES HAVE NOT BEEN REDUCED TO STATE PLANE DISTANCES.
- GPS EQUIPMENT WAS USED TO DETERMINE THE POSITION OF CONTROL POINTS ON THE SURVEYED PROPERTY IN ORDER TO ESTABLISH THE BEARING BASE FOR THIS SURVEY. RTK POSITIONAL DATA WAS OBSERVED ON THE DATES(S) 3-23-20, 3-25-20, 3-26-20, 3-27-20, 4-2-20, 4-3-20, 4-8-20 UTILIZING A LEICA MODEL GS16, MULTI-FREQUENCY RECEIVER, NORTH BASED ON TDOT REFERENCE STATION "TN15" WITH A COMBINED SCALED FACTOR OF 0.99991010, REFERENCED TO NAD83 (2011) (EPOCH 2010), GGD00 MODEL SOUTH 03. POSITIONAL QUALITY OF OBSERVED DATA DOES NOT EXCEED H (0.005') AND V (0.002').
- SURVEY WAS PREPARED UTILIZING THE MOST RECENT RECORD DOCUMENTS FOR THE SUBJECT AND SURROUNDING PROPERTIES. SURVEY IS SUBJECT TO ANY FINDINGS REVEALED BY AN ACCURATE TITLE SEARCH. NO TITLE SEARCH WAS PROVIDED TO THIS SURVEYOR FOR THE COMPLIANCE OF THIS SURVEY.
- THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DETERMINATION OR LOCATION OF ANY UNDERGROUND CONDITIONS NOT VISIBLE AND INCLUDING BUT NOT LIMITED TO, SOILS, GEOLOGICAL CONDITIONS, PHYSICAL DEVICES AND PIPELINES OR BURIED CABLES AND SHALL NOT BE RESPONSIBLE FOR ANY LIABILITY THAT MAY ARISE OUT OF THE MAKING OF OR FAILURE TO MAKE SUCH DETERMINATION OR LOCATION OF ANY SUBSURFACE CONDITION. FOR UNDERGROUND UTILITY LOCATION CALL 811 (TN ONE CALL).
- IRON PIN CORNER MARKERS AT ALL LOT CORNERS, UNLESS DESIGNATED OTHERWISE.
- SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X", BEING OUTSIDE THE AREA DESIGNATED AS HAVING A 1% ANNUAL CHANCE OF FLOODING, PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 47093C0169F AND PANEL NO. 47093C0170F, LAST REVISED ON 05 AUGUST 2013.
- PROPERTY IS ZONED "R-9 DU/ACRES" (PLANNED RESIDENTIAL) REQUIRING THE FOLLOWING SETBACKS: FRONT-TWENTY (20) FEET SIDE-FIVE (5) FEET, UNLESS BETWEEN ATTACHED DWELLINGS, IN WHICH CASE THE SETBACK IS ZERO (0) FEET REAR-FIFTEEN (15) FEET PERIPHERY-THIRTY-FIVE (35) FEET.
- A STANDARD UTILITY AND DRAINAGE EASEMENT SITUATED ALONG LOT LINES IN A SUBDIVISION, SHALL BE DEDICATED TO THE PUBLIC AND TO THE APPROPRIATE UTILITY AGENCIES AS FOLLOWS: THESE REQUIRED UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY, INCLUDING PREVIOUSLY APPROVED JOINT PERMANENT EASEMENTS (JPEs). EASEMENTS OF FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL EXTERIOR LOT LINES. THESE EASEMENTS ARE NOT REQUIRED ALONG SPECIFIC LOT LINES FOR PROPERTY THAT IS ZONED TO ALLOW LESS THAN A FIVE (5) FOOT BUILDING SETBACK AND SHALL BE CLEARLY NOTED ON THE FINAL PLAT.
- FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-ON-REVIEW, REFER TO THE KNOXVILLE-KNOX COUNTY PLANNING'S FILES 9-58-20-C & 9-4-20-UR, 5-4-23-UP & 5-58-23-C. HOWEVER, IT SHOULD BE NOTED THAT KNOX COUNTY ENGINEERING AND PUBLIC WORKS HAS WAIVED THE REQUIREMENT OF CONSTRUCTING A SIDEWALK FROM THE SUBJECT PROPERTY TO STRAWBERRY PLAINS PIKE AS STATED WITHIN SAID PLANNING FILES.
- ALL LOTS TO HAVE ACCESS TO INTERIOR STREET SYSTEM ONLY.
- PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF STORMWATER FACILITIES. THE COVENANT FOR MAINTENANCE OF STORMWATER FACILITIES IS RECORDED AS INSTRUMENT #202408180063856.
- PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING COMMON AREAS. THE HOMEOWNER'S ASSOCIATION IS ESTABLISHED AND RECORDED AS INSTRUMENT #202205310090362.

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

GRAPHIC SCALE



(IN FEET)
1 inch = 150ft.

PLANNING FILE #XX-XX-XX

© 2025 BENCHMARK ASSOCIATES, INC. THIS DOCUMENT SHALL NOT BE LOANED, COPIED, REPRODUCED, TRANSFERRED TO MAGNETIC MEDIA OR SOLD AND IS MAINTAINED AS AN INSTRUMENT OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT.

BENCHMARK ASSOCIATES, INC.



FINAL PLAT OF
STRAWBERRY HILLS SUBDIVISION,
PHASE III, SECTION "B"

Land Planners Land Surveyors

BRakebill ROAD
KNOXVILLE, TENNESSEE 37924

DATE: 24 FEBRUARY 2025
SCALE: 1" = 150'
DRAWN BY: LGAS
FILE NAME: 21267-PH03B
BM PROJECT NO.: 21267A

FINAL PLAT

SHEET

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 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 COMPLETED

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 1 survey and the ratio of precision of the unadjusted survey is not less than 1:10,000 as shown hereon 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.

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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 _____

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Signed: _____ 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 the _____ day of _____.

Engineering Director: _____
Signature: _____

GUARANTEE OF COMPLETION OF STREETS AND RELATED IMPROVEMENTS

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Dept: _____ Title: _____

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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 is hereby approved for recording in the office of the Knox County Register of Deeds. Pursuant to Section 13-3-405 of Tennessee Code, Annotated, the approval of this plat by the Planning Commission shall not be 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.

Signature: _____ Date: _____

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

STRAWBERRY HILLS
PHASE I

DETENTION POND
EASEMENT #5

COMMON AREA

COMMON AREA

COMMON AREA

COMMON AREA

COMMON AREA

COMMON AREA

COMMON AREA

COMMON AREA

COMMON AREA

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COMMON AREA

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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

FUTURE DEVELOPMENT

REMAINING AREA TO BE DEVELOPED
34± ACRES
BALANCE OF PROPERTY IS FIVE ACRES OR GREATER IN AREA

CLT MAP 072, PARCEL 267
MAVERICK DEVELOPMENT GROUP, INC.
INST. #202106290106986

TENNESSEE STATE PLANE NORTH

LEGEND

- LOT NUMBERS
FOUND CALLS
EASEMENT CALLS
SANITARY SEWER MANHOLE
STORM DRAIN STRUCTURE
UTILITY POLE
WATER VALVE
FIRE HYDRANT
GUY WIRE
OVERHEAD UTILITY LINE
SANITARY SEWER LINE
WATER LINE
GAS LINE
STORM DRAIN LINE & HEADWALL
PROPERTY LINE
CENTERLINE SWALE
ASPHALT SURFACE
10' GAS LINE EASEMENT DEED BOOK 2174, PAGE 947
REFERENCE: KUB FIELD BOOK 445, PAGES 61
15' SANITARY SEWER EASEMENT DEED BOOK 1700, PAGE 1006
50' NO BUILD STREAM BUFFER
25' NO DISTURB STREAM BUFFER
KNOXVILLE UTILITY BOARD UTILITY EASEMENT INSTRUMENT #0070100302864
15' SANITARY SEWER EASEMENT INST. #20241210027924
10' STORM DRAINAGE EASEMENT (CREATED BY THIS PLAT)
10' SWALE DRAINAGE EASEMENT (CREATED BY THIS PLAT)

NOTES

- PROPERTY LIES IN THE NAME OF: PARCEL 267 - MAVERICK DEVELOPMENT GROUP, INC. RECORDED AS INSTRUMENT #202106290106986 AND IS OF RECORD IN THE REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE.
- THE PURPOSE OF THIS PLAT IS TO PLACE ON RECORD 50 RESIDENTIAL LOTS CONSISTING OF 13.87± ACRES AND DEDICATE RIGHT-OF-WAY FOR SUN BLOSSOM LANE.
- TENNESSEE STATE PLANE NORTH BASED ON CORRS REFERENCE STATION TN15, MAINTAINING COORDINATES OF N 560572.585, E 5135565.142. DISTANCES HAVE NOT BEEN REDUCED TO STATE PLANE DISTANCES.
- GPS EQUIPMENT WAS USED TO DETERMINE THE POSITION OF CONTROL POINTS ON THE SURVEYED PROPERTY IN ORDER TO ESTABLISH THE BEARING BASE FOR THIS SURVEY. RTK POSITIONAL DATA WAS OBSERVED ON THE DATE(S) 3-23-20, 3-25-20, 3-26-20, 3-27-20, 4-2-20, 4-3-20, 4-8-20 UTILIZING A LEICA MODEL GS16, MULTI-FREQUENCY RECEIVER, NORTH BASED ON TDOT REFERENCE STATION 'TN15' WITH A COMBINED SCALED FACTOR OF 0.99991010, REFERENCED TO NAD83 (2011) (EPOCH 2010), GEOID MODEL SOUTH 03. POSITIONAL QUALITY OF OBSERVED DATA DOES NOT EXCEED H (0.05') AND V (0.02').
- SURVEY WAS PREPARED UTILIZING THE MOST RECENT RECORD DOCUMENTS FOR THE SUBJECT AND SURROUNDING PROPERTIES. SURVEY IS SUBJECT TO ANY FINDINGS REVEALED BY AN ACCURATE TITLE SEARCH. NO TITLE SEARCH WAS PROVIDED TO THIS SURVEYOR FOR THE COMPLIANCE OF THIS SURVEY.
- THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DETERMINATION OR LOCATION OF ANY UNDERGROUND CONDITIONS NOT VISIBLE AND INCLUDING BUT NOT LIMITED TO, SOILS, GEOLOGICAL CONDITIONS, PHYSICAL DEVICES AND PIPELINES OR BURIED CABLES AND SHALL NOT BE RESPONSIBLE FOR ANY LIABILITY THAT MAY ARISE OUT OF THE MAKING OF OR FAILURE TO MAKE SUCH DETERMINATION OR LOCATION OF ANY SUBSURFACE CONDITION FOR UNDERGROUND UTILITY LOCATION CALL 811 (TN ONE CALL).
- IRON PIN CORNER MARKERS AT ALL LOT CORNERS, UNLESS DESIGNATED OTHERWISE.
- SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X", BEING OUTSIDE THE AREA DESIGNATED AS HAVING A 1% ANNUAL CHANCE OF FLOODING PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 47093C0169F AND PANEL NO. 47093C0170F, LAST REVISED ON 05 AUGUST 2013.
- PROPERTY IS ZONED "PR -> DU/ACRES" (PLANNED RESIDENTIAL) REQUIRING THE FOLLOWING SETBACKS: FRONT - TWENTY (20) FEET SIDE-FIVE (5) FEET, UNLESS BETWEEN ATTACHED DWELLINGS, IN WHICH CASE THE SETBACK IS ZERO (0) FEET REAR-FIFTEEN (15) FEET PERIPHERY-THIRTY-FIVE (35) FEET.
- A STANDARD UTILITY AND DRAINAGE EASEMENT SITUATED ALONG LOT LINES IN A SUBDIVISION SHALL BE DEDICATED TO THE PUBLIC AND TO THE APPROPRIATE UTILITY AGENCIES AS FOLLOWS: THESE REQUIRED UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY, INCLUDING PREVIOUSLY APPROVED JOINT PERMANENT EASEMENTS (JPEs). EASEMENTS OF FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL EXTERIOR LOT LINES. THESE EASEMENTS ARE NOT REQUIRED ALONG SPECIFIC LOT LINES FOR PROPERTY THAT IS ZONED TO ALLOW LESS THAN A FIVE (5) FOOT BUILDING SETBACK AND SHALL BE CLEARLY NOTED ON THE FINAL PLAT.
- FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-ON-REVIEW, REFER TO THE KNOXVILLE-KNOX COUNTY PLANNING'S FILES #58-20-C & 9-0-20-JR, 5-A-23-OP & 5-SB-23-C. HOWEVER, IT SHOULD BE NOTED THAT KNOX COUNTY ENGINEERING AND PUBLIC WORKS HAS WAIVED THE REQUIREMENT OF CONSTRUCTING A SIDEWALK FROM THE SUBJECT PROPERTY TO STRAWBERRY PLAINS PIKE AS STATED WITHIN SAID PLANNING FILES.
- ALL LOTS TO HAVE ACCESS TO INTERIOR STREET SYSTEM ONLY.
- PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF STORMWATER FACILITIES. THE COVENANT FOR MAINTENANCE OF STORMWATER FACILITIES IS RECORDED AS INSTRUMENT #202406180063856.
- PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING COMMON AREAS. THE HOMEOWNER'S ASSOCIATION IS ESTABLISHED AND RECORDED AS INSTRUMENT #202205310090362.

PROPERTY LINE CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	16.50'	25.92'	23.33'	S 45°32'05" W
C2	21.33'	25.93'	24.36'	S 54°38'50" E
C3	21.33'	18.93'	18.32'	S 65°06'39" W
C4	22.00'	31.40'	28.80'	S 48°35'00" E
C5	650.00'	64.48'	64.45'	S 12°24'13" E
C6	25.00'	38.81'	35.03'	S 29°13'37" W
C7	385.87'	54.30'	54.26'	N 84°09'10" W
C8	50.00'	139.17'	98.40'	N 14°58'47" E

PROPERTY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°27'55" W	43.67'
L2	S 00°32'05" W	25.17'
L3	N 89°27'55" W	45.00'
L4	S 00°32'05" W	27.33'
L5	S 89°27'55" E	40.17'
L6	S 00°32'05" W	3.79'
L7	N 89°27'55" W	19.98'
L8	N 89°27'55" W	40.00'
L9	S 00°32'05" W	25.67'
L10	S 89°27'55" E	47.37'
L11	S 08°36'08" E	21.80'
L12	N 81°22'43" E	43.01'
L13	S 73°41'58" E	27.69'
L14	N 00°00'00" W	29.63'
L15	N 73°59'10" W	63.31'
L16	S 70°17'27" W	25.02'
L17	S 34°02'08" W	27.71'
L18	S 60°31'55" E	36.30'
L19	N 80°07'16" W	49.26'
L20	N 25°14'28" E	5.75'

PLANNING FILE #XX-XX-XX

STRAWBERRY HILLS
PHASE III, SECTION "A"

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

BRAKEBILL ROAD

(60' RIGHT-OF-WAY)

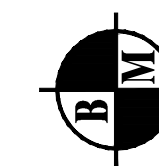
4-SH-25-F
2/25/2025

© 2025 BENCHMARK ASSOCIATES, INC. THIS DOCUMENT SHALL NOT BE LOANED, REPRODUCED, TRANSFERRED TO MAGNETIC MEDIA OR SOLD AND IS MAINTAINED AS AN INSTRUMENT OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT.

FINAL PLAT OF
STRAWBERRY HILLS SUBDIVISION,
PHASE III, SECTION "B"

BRakeBILL ROAD
KNOXVILLE, TENNESSEE 37924

BENCHMARK ASSOCIATES, INC.



Land Surveyors

Land Planners

DATE: 24 FEBRUARY 2025
SCALE: 1" = 30'
DRAWN BY: LGAS
FILE NAME: 21267-PH03B
BENCHMARK PROJECT NO.: 21267A

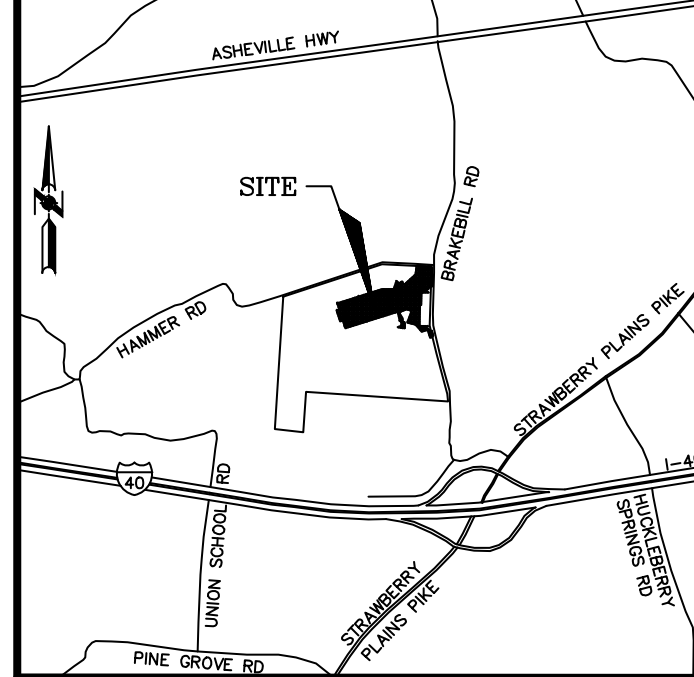
FINAL PLAT

SHEET

2 of 4

10308 Hardin Valley Road
Knoxville, Tennessee 37932

Phone (665) 662-4090
Facsimile (665) 662-4091



LOCATION MAP
N.T.S.

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 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 COMPLETED

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 1 survey and the ratio of precision of the unadjusted survey is not less than 1: 10,000 as shown hereon 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:
Signed: _____ 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.

Signed: _____ 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 _____.

Signed: _____ 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.

Signed: _____ 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 is hereby approved for recording in the office of the Knox County Register of Deeds. Pursuant to Section 13-3-405 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.

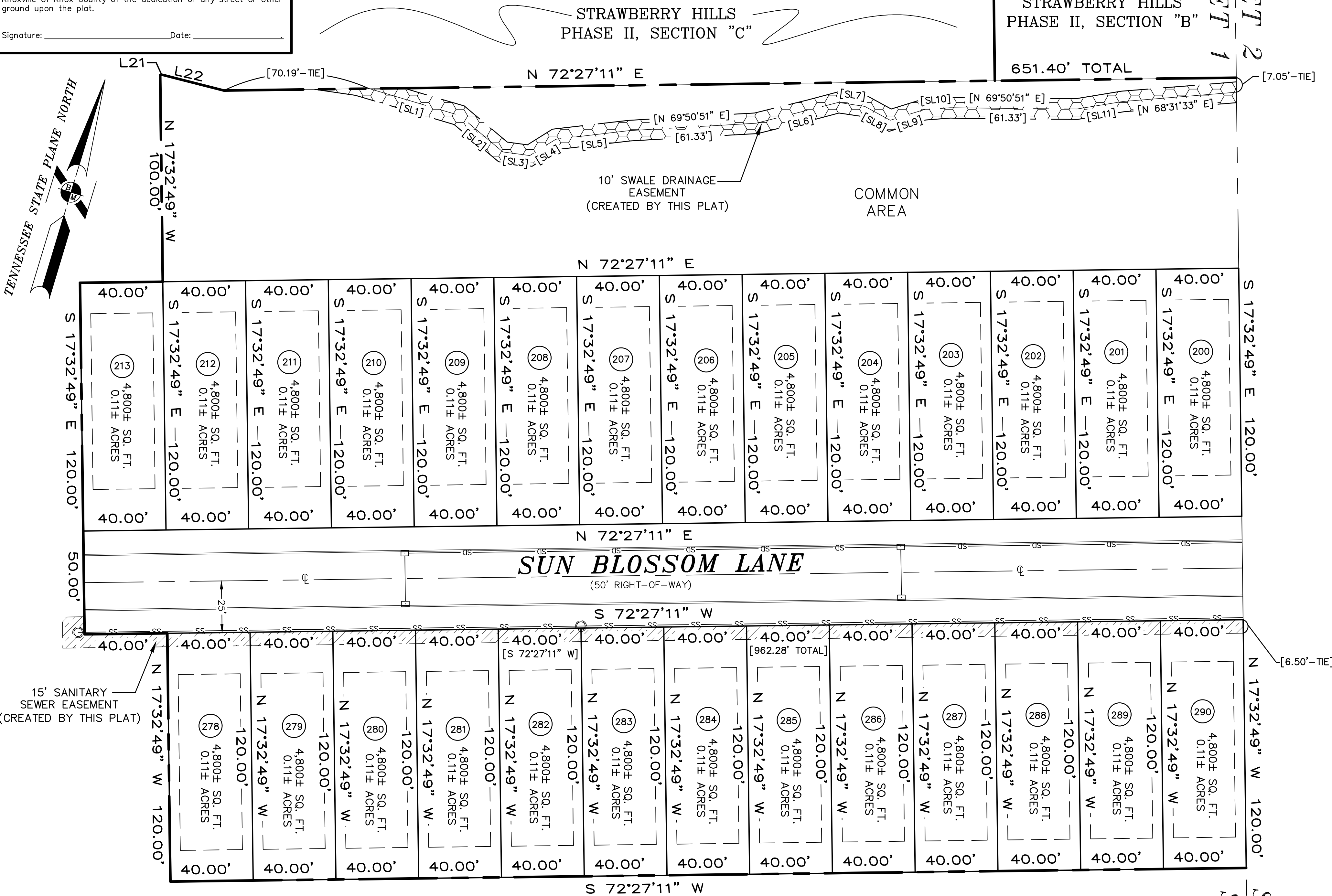
Signature: _____ Date: _____

OWNERS:

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

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

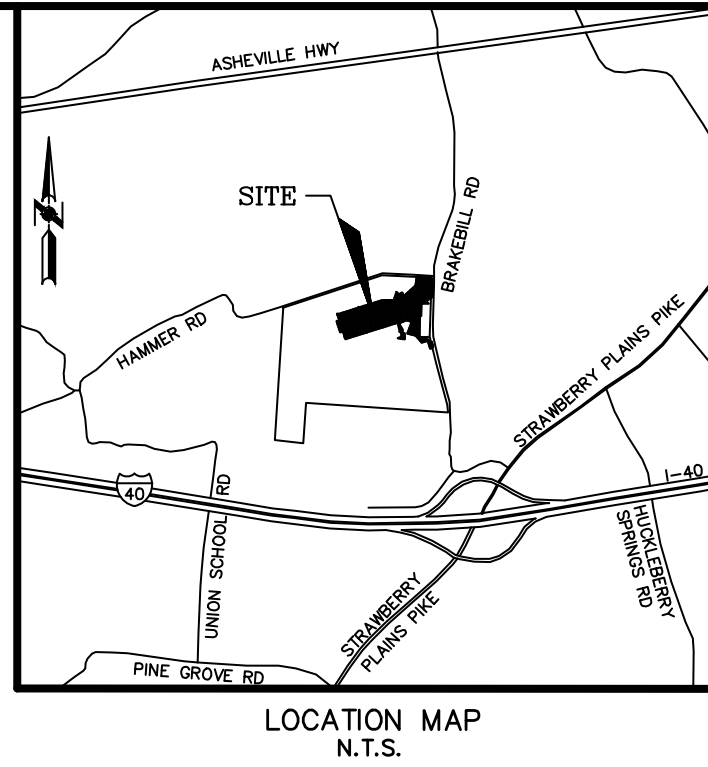
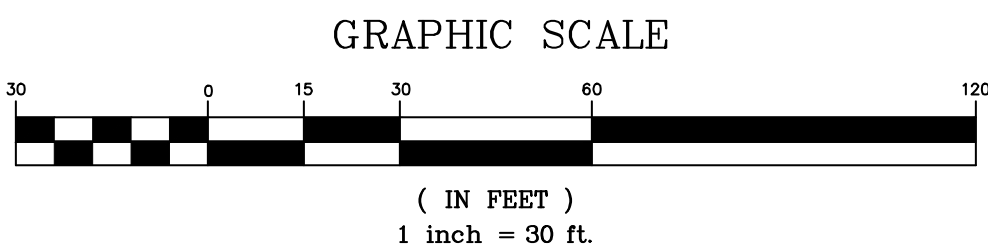
BEING LOCATED ON CLT MAP 72 AND BEING REPRESENTED AS A PORTION OF PARCEL 267
SITUATED WITHIN THE EIGHTH CIVIL DISTRICT OF KNOX COUNTY, TENNESSEE
WITHOUT THE LIMITS OF THE CITY OF KNOXVILLE, TENNESSEE



NOTES

- PROPERTY LIES IN THE NAME OF PARCEL 267-MAVERICK DEVELOPMENT GROUP, INC. RECORDED AS INSTRUMENT #202106290106986 AND IS OF RECORD IN THE REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE.
- THE PURPOSE OF THIS PLAT IS TO PLACE ON RECORD 50 RESIDENTIAL LOTS CONSISTING OF 13.87± ACRES AND DEDICATE RIGHT-OF-WAY FOR SUN BLOSSOM LANE.
- "TENNESSEE STATE PLANE" NORTH BASED ON CORRS REFERENCE STATION TN15, MAINTAINING COORDINATES OF N 560572.585, E 5135565.142. DISTANCES HAVE NOT BEEN REDUCED TO STATE PLANE DISTANCES.
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- SURVEY WAS PREPARED UTILIZING THE MOST RECENT RECORD DOCUMENTS FOR THE SUBJECT AND SURROUNDING PROPERTIES. SURVEY IS SUBJECT TO ANY FINDINGS REVEALED BY AN ACCURATE TITLE SEARCH. NO TITLE SEARCH WAS PROVIDED TO THIS SURVEYOR FOR THE COMPLIANCE OF THIS SURVEY.
- THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DETERMINATION OR LOCATION OF ANY UNDERGROUND CONDITIONS NOT VISIBLE AND INCLUDING BUT NOT LIMITED TO, SOILS, GEOLOGICAL CONDITIONS, PHYSICAL DEVICES AND PIPELINES OR BURIED CABLES AND SHALL NOT BE RESPONSIBLE FOR ANY LIABILITY THAT MAY ARISE OUT OF THE MAKING OF OR FAILURE TO MAKE SUCH DETERMINATION OR LOCATION OF ANY SUBSURFACE CONDITION. FOR UNDERGROUND UTILITY LOCATION CALL 811 (TN ONE CALL).
- IRON PIN CORNER MARKERS AT ALL LOT CORNERS, UNLESS DESIGNATED OTHERWISE.
- SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X", BEING OUTSIDE THE AREA DESIGNATED AS HAVING A 1% ANNUAL CHANCE OF FLOODING, PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 47093C0169F AND PANEL NO. 47093C0170F, LAST REVISED ON 05 AUGUST 2013.
- PROPERTY IS ZONED "PR <9 D/ACRES" (PLANNED RESIDENTIAL) REQUIRING THE FOLLOWING SETBACKS:
FRONT-TWENTY (20) FEET
SIDE-FIVE (5) FEET, UNLESS BETWEEN ATTACHED DWELLINGS, IN WHICH CASE THE SETBACK IS ZERO (0) FEET
REAR-FIFTEEN (15) FEET
PERIPHERY-THIRTY-FIVE (35) FEET.
- A STANDARD UTILITY AND DRAINAGE EASEMENT SITUATED ALONG LOT LINES IN A SUBDIVISION, SHALL BE DEDICATED TO THE PUBLIC AND TO THE APPROPRIATE UTILITY AGENCIES AS FOLLOWS: THESE REQUIRED UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY, INCLUDING PREVIOUSLY APPROVED JOINT PERMANENT EASEMENTS (JPE). EASEMENTS OF FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL EXTERIOR LOT LINES. THESE EASEMENTS ARE NOT REQUIRED ALONG SPECIFIC LOT LINES FOR PROPERTY THAT IS ZONED TO ALLOW LESS THAN A FIVE (5) FOOT BUILDING SETBACK AND SHALL BE CLEARLY NOTED ON THE FINAL PLAT.
- FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-ON-REVIEW, REFER TO THE KNOXVILLE-KNOX COUNTY PLANNING'S FILES 9-SB-20-C & 9-D-20-UR, 5-A-23-DP & 5-SB-23-C. HOWEVER, IT SHOULD BE NOTED THAT KNOX COUNTY ENGINEERING AND PUBLIC WORKS HAS WAIVED THE REQUIREMENT OF CONSTRUCTING A SIDEWALK FROM THE SUBJECT PROPERTY TO STRAWBERRY PLAINS PIKE AS STATED WITHIN SAID PLANNING FILES.
- ALL LOTS TO HAVE ACCESS TO INTERIOR STREET SYSTEM ONLY.
- PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF STORMWATER FACILITIES. THE COVENANT FOR MAINTENANCE OF STORMWATER FACILITIES IS RECORDED AS INSTRUMENT #20240618063656.
- PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING COMMON AREAS. THE HOMEOWNER'S ASSOCIATION IS ESTABLISHED AND RECORDED AS INSTRUMENT #202205310090362.

PLANNING FILE #XX-XX-XX



PROPERTY LINE TABLE		
LINE	BEARING	DISTANCE
L20	N 25°14'28" E	5.75'
L21	N 72°27'11" E	1.22'

10' SWALE EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
SL1	N 89°40'08" E	45.36'
SL2	S 66°52'52" E	27.58'
SL3	N 80°53'10" E	13.08'
SL4	S 41°11'38" E	14.89'
SL5	N 66°30'48" E	35.75'
SL6	N 59°00'00" E	41.04'
SL7	N 81°44'19" E	12.97'
SL8	S 78°13'43" E	13.91'
SL9	N 55°49'51" E	16.94'
SL10	N 68°46'42" E	12.96'
SL11	N 63°51'43" E	22.49'

LEGEND	
LOT NUMBERS	FOUND CALLS
EASEMENT CALLS	SANITARY SEWER MANHOLE
STORM DRAIN STRUCTURE	UTILITY POLE
WATER VALVE	FIRE HYDRANT
GUY WIRE	OVERHEAD UTILITY LINE
SANITARY SEWER LINE	WATER LINE
GAS LINE	STORM DRAIN LINE & HEADWALL
PROPERTY LINE	CENTERLINE SWALE
ASPHALT SURFACE	10' GAS LINE EASEMENT DEED BOOK 2174, PAGE 947 REFERENCE: KUB FIELD BOOK 445, PAGES 61
15' SANITARY SEWER LINE EASEMENT DEED BOOK 1700, PAGE 1006	50' NO BUILD STREAM BUFFER
25' NO DISTURB STREAM BUFFER	KNOXVILLE UTILITY BOARD UTILITY EASEMENT INSTRUMENT #200710030028694
15' SANITARY SEWER EASEMENT INST. #2024100576254	10' STORM DRAINAGE EASEMENT (CREATED BY THIS PLAT)
10' SWALE DRAINAGE EASEMENT (CREATED BY THIS PLAT)	

BENCHMARK ASSOCIATES, INC.



FINAL PLAT OF
STRAWBERRY HILLS SUBDIVISION,
PHASE III, SECTION "B"

DATE: 21 FEBRUARY 2025
SCALE: 1" = 30'
DRAWN BY: LGAS
FILE NAME: 21267-PH3B
BM PROJECT NO.: 21267A

SHEET

3 of 4

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 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 COMPLETED

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 1 survey and the ratio of precision of the unadjusted survey is not less than 1: 10,000 as shown hereon 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:
Signed: _____ 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 the _____ day of _____.

Engineering Director: _____

Signature: _____

GARANTEE 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.

Signed: _____ Date: _____
Dept: _____ Title: _____

GARANTEE 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 _____.

Signed: _____ Date: _____
Dept: _____ Title: _____

ADDRESSING DEPARTMENT CERTIFICATION

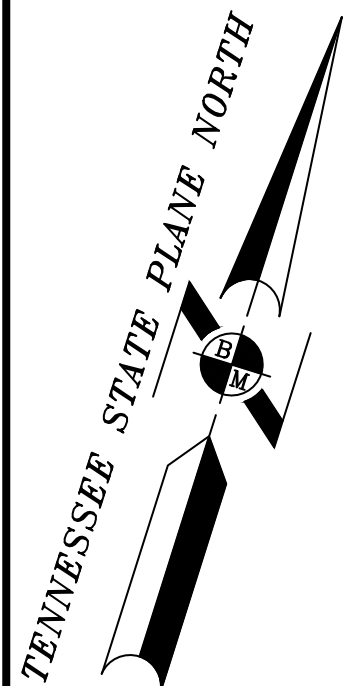
I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville-Knox County Street Naming and Addressing Ordinance, the Addressing Guidelines and Procedures, and these regulations.

Signed: _____ Date: _____

PLANNING STAFF CERTIFICATION OF APPROVAL FOR RECORDING - FINAL PLAT

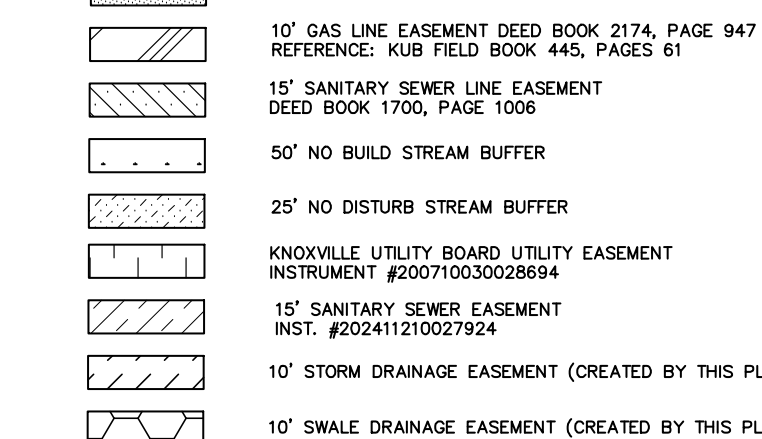
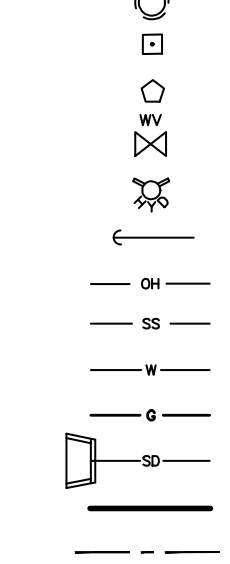
This is to certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulation of Knoxville and Knox County and with existing official plans, with the exception of any variances and waivers noted on this plat is hereby approved for recording in the office of the Knox County Register of Deeds. Pursuant to Section 13-3-405 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: _____



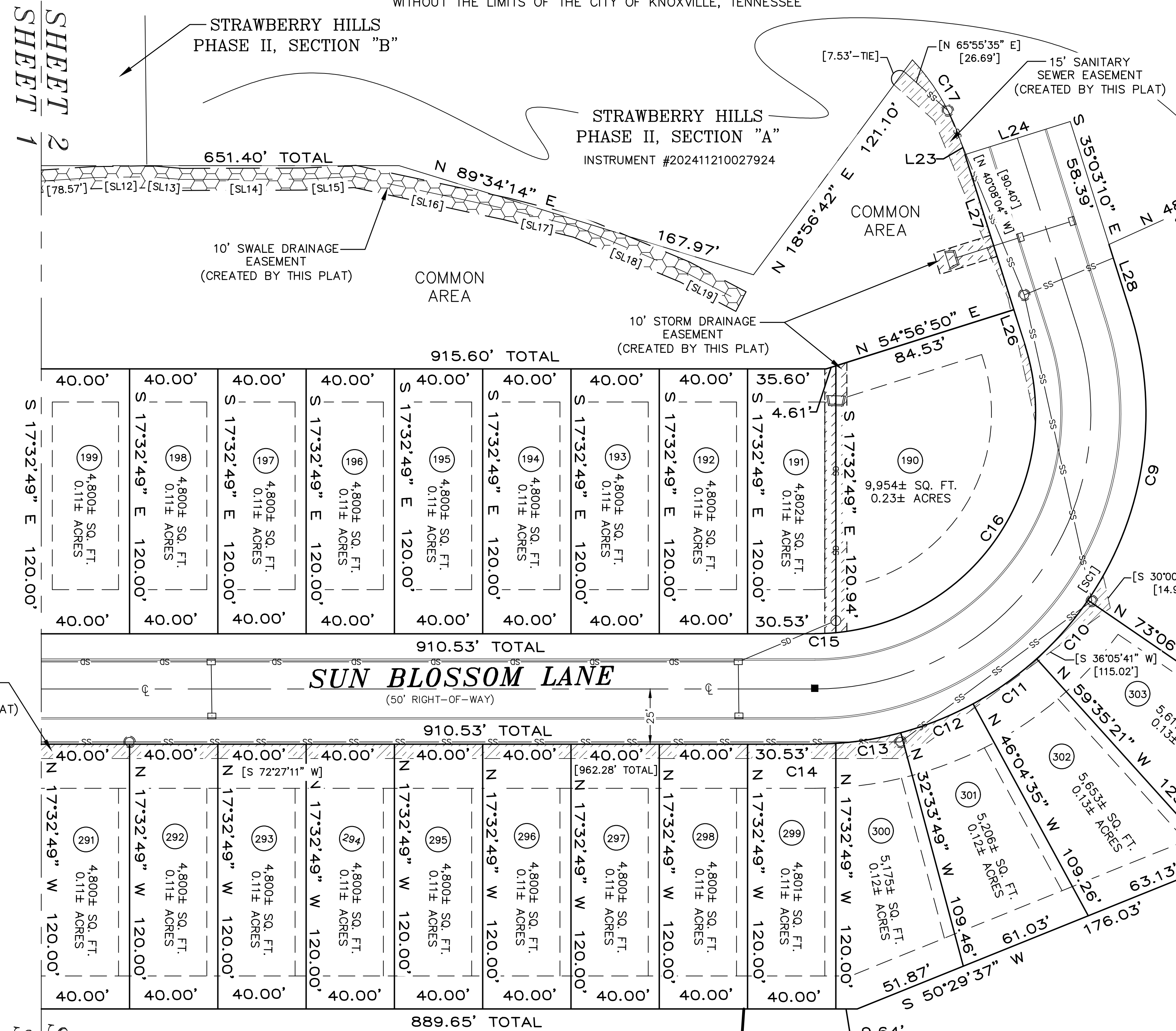
LEGEND

②
S 42°18'16" W
[31.34'-TIE]



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



PLANNING FILE #XX-XX-XX

PROPERTY LINE CURVE TABLE			
CURVE	RADIUS	ARC LENGTH	CHORD BEARING
SC1	150.00'	13.06'	N 14°24'15" E

PROPERTY LINE TABLE		
LINE	BEARING	DISTANCE
L23	S 35°03'10" E	5.00'
L24	N 54°56'50" E	50.00'
L26	N 35°03'10" W	17.55'
L27	N 35°03'10" W	73.65'
L28	N 35°03'10" W	32.80'

PROPERTY LINE CURVE TABLE			
CURVE	RADIUS	ARC LENGTH	CHORD BEARING
C9	150.00'	136.01'	S 09°04'38" W
C10	150.00'	35.38'	S 23°39'17" W
C11	150.00'	35.38'	S 37°10'02" W
C12	150.00'	35.38'	S 50°40'48" W
C13	150.00'	29.84'	S 63°08'05" W
C14	150.00'	9.48'	S 70°38'55" W
C15	150.00'	9.48'	N 69°44'09" E
C16	100.00'	178.15'	N 15°58'58" E
C17	100.00'	44.38'	S 47°49'26" W

10' SWALE EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
SL12	N 71°34'50" E	25.81'
SL13	N 77°18'57" E	14.51'
SL14	N 72°15'28" E	55.26'
SL15	N 68°38'12" E	23.26'
SL16	N 84°31'45" E	69.75'
SL17	N 86°32'37" E	33.28'
SL18	S 84°45'01" E	53.03'
SL19	S 79°50'15" E	23.77'

NOTES

- PROPERTY LIES IN THE NAME OF: PARCEL 267-MAVERICK DEVELOPMENT GROUP, INC. RECORDED AS INSTRUMENT #202106290106986 AND IS OF RECORD IN THE REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE.
- THE PURPOSE OF THIS PLAT IS TO PLACE ON RECORD 50 RESIDENTIAL LOTS CONSISTING OF 15.87± ACRES AND DEDICATE RIGHT-OF-WAY FOR SUN BLOSSOM LANE.
- "TENNESSEE STATE PLANE" NORTH BASED ON CORS REFERENCE STATION TN15, MAINTAINING COORDINATES OF N 560572.585, E 5135565.142. DISTANCES HAVE NOT BEEN REDUCED TO STATE PLANE DISTANCES.
- GPS EQUIPMENT WAS USED TO DETERMINE THE POSITION OF CONTROL POINTS ON THE SURVEYED PROPERTY IN ORDER TO ESTABLISH THE BEARING BASE FOR THIS SURVEY. RTK POSITIONAL DATA WAS OBSERVED ON THE DATE(S) 3-23-20, 3-25-20, 3-26-20, 3-27-20, 4-2-20, 4-3-20, 4-8-20 UTILIZING A LEICA MODEL GS16, MULTI-FREQUENCY RECEIVER, NORTH BASED ON TDDT REFERENCE STATION "TN15" WITH A COMBINED SCALED FACTOR OF 0.99991010, REFERENCED TO NAD83 (2011) (EPOCH 2010), GEOID MODEL, SOUTH 03. POSITIONAL QUALITY OF OBSERVED DATA DOES NOT EXCEED H (0.09") AND V (0.02").
- SURVEY WAS PREPARED UTILIZING THE MOST RECENT RECORD DOCUMENTS FOR THE SUBJECT AND SURROUNDING PROPERTIES. SURVEY IS SUBJECT TO ANY FINDINGS REVEALED BY AN ACCURATE TITLE SEARCH. NO TITLE SEARCH WAS PROVIDED TO THIS SURVEYOR FOR THE COMPLIANCE OF THIS SURVEY.
- THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DETERMINATION OR LOCATION OF ANY UNDERGROUND CONDITIONS NOT VISIBLE AND INCLUDING BUT NOT LIMITED TO, SOILS, GEOLOGICAL CONDITIONS, PHYSICAL DEVICES AND PIPELINES OR BURIED CABLES AND SHALL NOT BE RESPONSIBLE FOR ANY LIABILITY THAT MAY ARISE OUT OF THE MAKING OF OR FAILURE TO MAKE SUCH DETERMINATION OR LOCATION OF ANY SUBSURFACE CONDITION. FOR UNDERGROUND UTILITY LOCATION CALL 811 (TN ONE CALL).
- IRON PIN CORNER MARKERS AT ALL LOT CORNERS, UNLESS DESIGNATED OTHERWISE.
- SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X", BEING OUTSIDE THE AREA DESIGNATED AS HAVING A 1% ANNUAL CHANCE OF FLOODING, PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 47093C0169F AND PANEL NO. 47093C0170F, LAST REVISED ON 05 AUGUST 2013.
- PROPERTY IS ZONED "FR <9 DU/ACRES" (PLANNED RESIDENTIAL) REQUIRING THE FOLLOWING SETBACKS:
FRONT-TWENTY (20) FEET
SIDE-FIVE (5) FEET, UNLESS BETWEEN ATTACHED DWELLINGS, IN WHICH CASE THE SETBACK IS ZERO (0) FEET
REAR-FIFTEEN (15) FEET
PERIPHERY-THIRTY-FIVE (35) FEET.
- A STANDARD UTILITY AND DRAINAGE EASEMENT SITUATED ALONG LOT LINES IN A SUBDIVISION, SHALL BE DEDICATED TO THE PUBLIC AND TO THE APPROPRIATE UTILITY AGENCIES AS FOLLOWS:
THESE REQUIRED UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY, INCLUDING PREVIOUSLY APPROVED JOINT PERMANENT EASEMENTS (JPEs). EASEMENTS OF FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL EXTERIOR LOT LINES. THESE EASEMENTS ARE NOT REQUIRED ALONG SPECIFIC LOT LINES FOR PROPERTY THAT IS ZONED TO ALLOW LESS THAN A FIVE (5) FOOT BUILDING SETBACK AND SHALL BE CLEARLY NOTED ON THE FINAL PLAT.
- FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-ON-REVIEW, REFER TO THE KNOXVILLE-KNOX COUNTY PLANNING'S FILES 9-SB-20-C & 9-D-20-UR, 5-A-23-DP & 5-SB-23-C. HOWEVER, IT SHOULD BE NOTED THAT KNOX COUNTY ENGINEERING AND PUBLIC WORKS HAS WAIVED THE REQUIREMENT OF CONSTRUCTING A SIDEWALK FROM THE SUBJECT PROPERTY TO STRAWBERRY PLAINS PIKE AS STATED WITHIN SAID PLANNING FILES.
- ALL LOTS TO HAVE ACCESS TO INTERIOR STREET SYSTEM ONLY.
- PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF STORMWATER FACILITIES. THE COVENANT FOR MAINTENANCE OF STORMWATER FACILITIES IS RECORDED AS INSTRUMENT #202406180063856.
- PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING COMMON AREAS. THE HOMEOWNER'S ASSOCIATION IS ESTABLISHED AND RECORDED AS INSTRUMENT #202205310090362.

© 2025 BENCHMARK ASSOCIATES, INC. THIS DOCUMENT SHALL NOT BE LOANED, COPIED, REPRODUCED, TRANSFERRED TO MAGNETIC MEDIA OR SOLD AND IS MAINTAINED AS AN INSTRUMENT OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT.

FINAL PLAT OF
STRAWBERRY HILLS SUBDIVISION,
PHASE III, SECTION "B"

BRAKEBILL ROAD
KNOXVILLE, TENNESSEE 37924

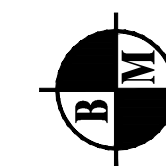
DATE: 24 FEBRUARY 2025
SCALE: 1" = 30'
DRAWN BY: LGAS
FILE NAME: 21267-PH03B
BM PROJECT NO.: 21267A

FINAL PLAT

SHEET

4 of 4

BENCHMARK ASSOCIATES, INC.



10308 Hardin Valley Road
Knoxville, Tennessee 37932
Phone (865) 692-4090
Facsimile (865) 692-4091

Land Surveyors



Land Planners



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 37402

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
0203	\$1,540	\$2,210
Fee 2		
0208	\$670	
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

24 February 2025

Date

865-692-4090

Phone Number

Email

Property Owner Signature

Please Print

Date Paid