

TO: Knoxville-Knox County Planning Commission
FROM: Samiul Haque, Planner
DATE: June 4, 2026
FILE #: 6-SA-26-F, Agenda #14
SUBJECT: Final Plat of Strawberry Valley Subdivision

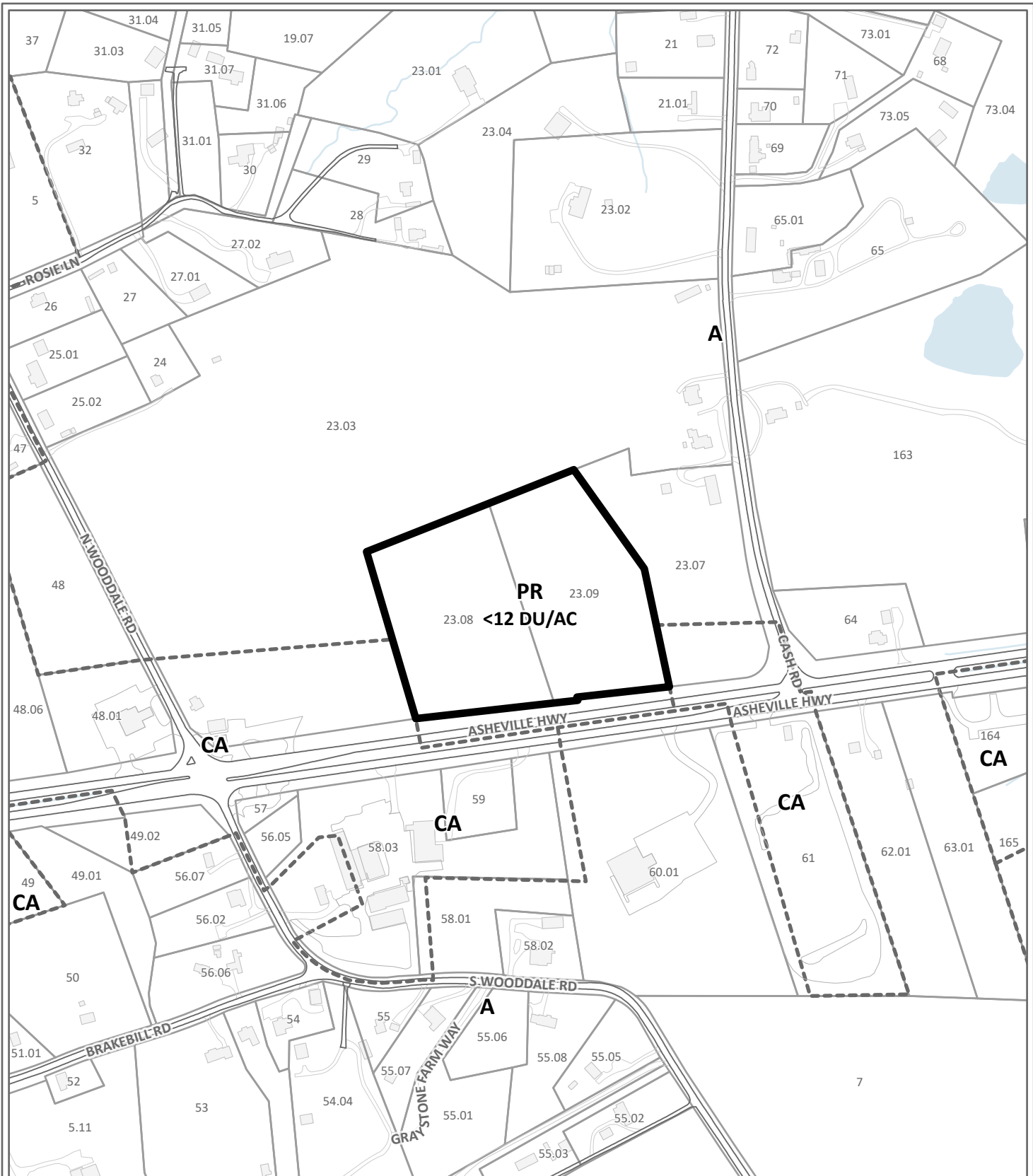
RECOMMENDATION

Approve the final plat per Sections 2.08.A and 2.10.F of the Subdivision Regulations, which require the plat to be in substantial conformance with the concept plan. Planning staff affirms the plat conforms to the overall layout and design of the concept plan approved by the Planning Commission on 11/14/2024 as Planning Case 11-SH-24-C.

The last revision of the final plat was received after the corrections deadline, as Planning staff overlooked some minor annotation errors on the plat submitted within the correction deadline. Planning staff has allowed the plat to remain on the agenda in accordance with Section 2.10.C.6, which states the nine-day final plat correction deadline may be waived with just cause. In this case, the remaining revisions were not related to the subdivision or lot layout. Additionally, revisions to the final plat were submitted in time to be included in the Planning Commission documentation.

Associated Case and Decision

11-SH-24-C: Approved by the Planning Commission (11/14/2024)
11-K-24-DP: Approved by the Planning Commission (11/14/2024)



FINAL SUBDIVISION PLAT

6-SA-26-F

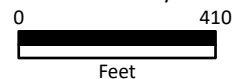
Petitioner: Ryan Lynch



Final Plat For: Final Plat of Strawberry Valley

Map No: 62

Jurisdiction: County



Original Print Date: 5/4/2026

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

Exhibit A. Contextual Images



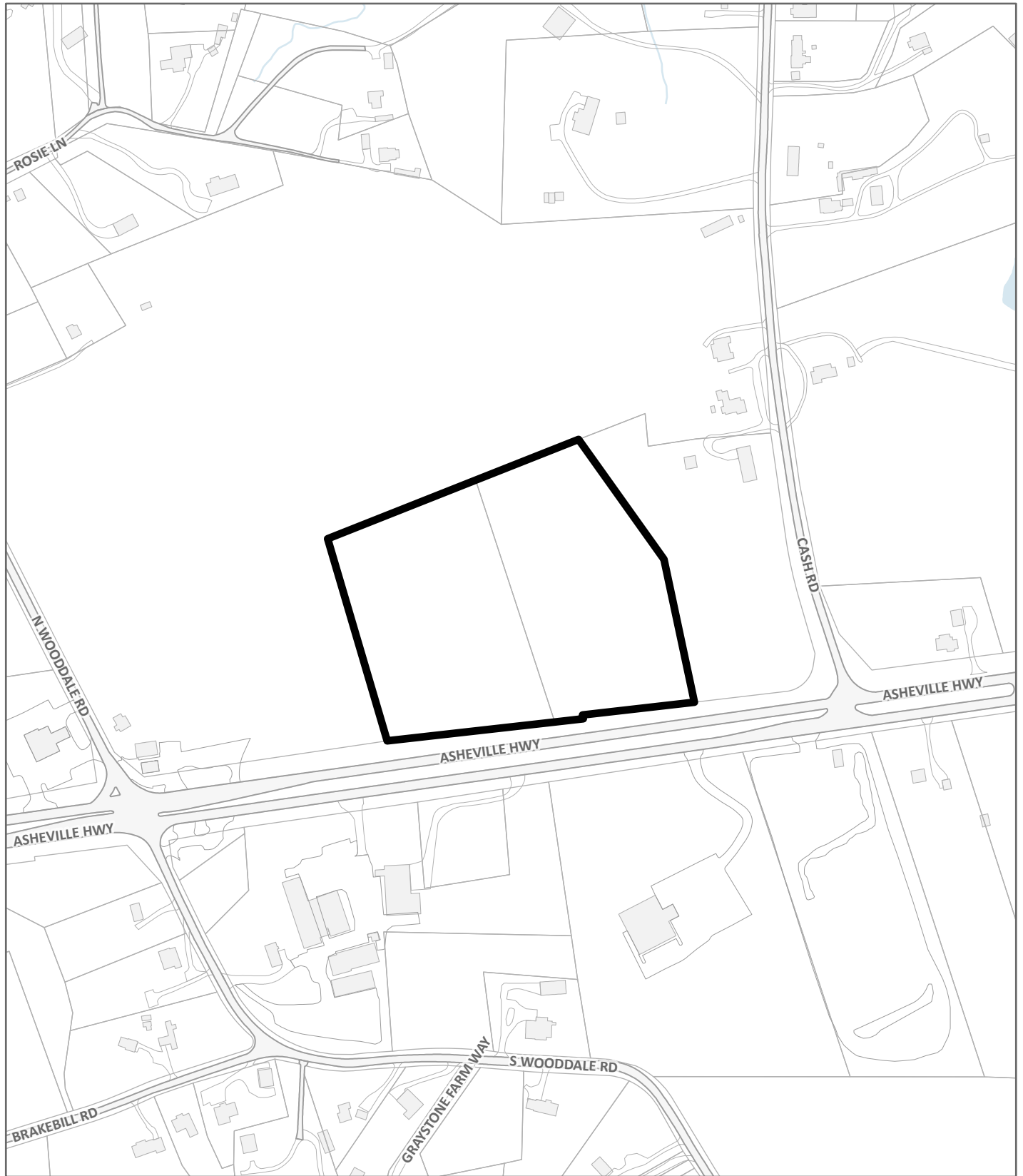
AERIAL MAP



Case boundary



Exhibit A. Contextual Images



LOCATION MAP

6-SA-26-F



Case boundary



TOTAL AREA
10.23 ACRES

TOTAL BUILDING LOTS: 108

Property owners are responsible for maintenance of Stormwater facilities. The covenant for maintenance of stormwater facilities is recorded as instrument # _____

Zoning

Zoning Shown on Official Map _____

Date: _____

By: _____

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.

Utility Provider _____

Authorized Signature for Utility _____ 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.

Utility Provider _____

Authorized Signature for Utility _____ Date _____

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 _____, 20____.

Signed: _____ Date: _____

Dept: _____ Title: _____

Knox County Department of Engineering and Public Works

The Knox County Department of Engineering and Public Works hereby approves this plan on _____

this the _____ day of _____, 20____ County - Release of Easements

Engineering Director

Taxes and Assessments

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

City Tax Clerk: Signed: _____

Date: _____

Knox County Trustee: Signed: _____

Date: _____

Addressing Department Certification

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

Signed: _____

Date: _____

Telephone: (A1&T) _____

Signed: _____

Date: _____

Cable Television: (COMCAST) _____

Signed: _____

Date: _____

GRAPHIC SCALE



(IN FEET)

1 inch = 50 ft.

Planning Commission 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 Regulations of Knoxville and Knox County and with existing official plans, with the exception of any variances and waivers noted on this plat and in the minutes of the Knoxville-Knox County Planning Commission, on this the _____ day of _____, 20____.

and that the record 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 or effect an acceptance by the City of Knoxville or Knox County of the dedication of any street or other ground upon the plat.

Signed: _____

Date: _____

PR DEVELOPMENT NOTE

This subdivision is part of an approved PR (Planned Residential) development. Lot layout, street frontage relationships, and building setback requirements have been reviewed and approved by the Planning Commission as part of the approved Concept Plan and Development Plan for this project.

Pursuant to Section 5.13 of the Knox County Zoning Ordinance, setback requirements within a PR development may be established through the Planning Commission approval process and approved development plans. The setbacks shown on this plat represent the approved setbacks applicable to the lots herein and are intended to satisfy Condition No. 7 of the Concept Plan approval requiring compliance with applicable zoning setback requirements, including Lots 1, 19, 106, and 111. (Now lots as shown on this plat as 1, 19, 102, and 108)

The lot configuration, street frontage configuration, and setbacks shown herein are consistent with and derived from the approved PR development plan and Planning Commission approvals associated with this subdivision.

Table with 2 columns: LINE LEGEND and SYMBOL LEGEND. Includes symbols for drainage easement, sanitary sewer easement, perimeter & building setback, zero setback line, water line easement, parking easement, monument found, permanent monument, and setback.

PERMANENT REFERENCE MARKERS

Table with 2 columns: REF # and coordinates. Includes REF #1 through REF #3 with their respective N, E, S, W coordinates.

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) have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat

Owner(s) Printed Name: _____ Signature(s): _____

Date: _____

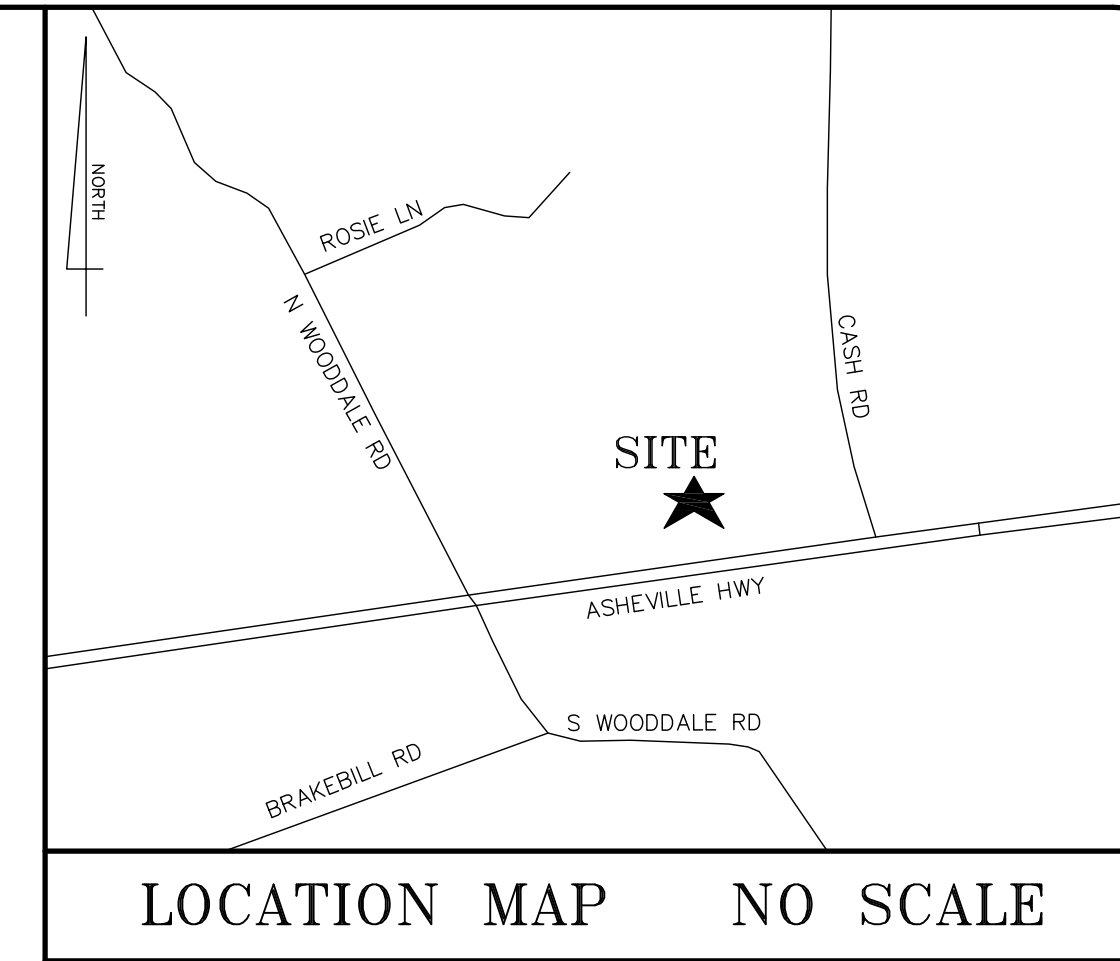
Owner Certification on Release of Easement

I, (We) the undersigned owner(s) of the property shown herein understand that easement rights for any existing facilities are not being released and it is our responsibility to verify with the above parties if there are any existing facilities along the lot lines being eliminated by this plat before digging or constructing any building or structure.

Owner(s) Printed Name: _____

Signature(s): _____

Date: _____



- 1. IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED. ALL NEW PROPERTY MONUMENTS ARE 1/2" x 18" REBAR IRON PINS WITH PLASTIC CAP STAMPED "LYNCH 2447".
- 2. CLT TAX MAP 062 PARCELS: 023.08 AND 023.09.
- 3. DEED REFERENCES - 20241119-0027279 PLAT REFERENCE - SURVEY FOR DAVID LAMB PROPERTY 20150605-0066927
- 4. THIS PROPERTY IS ZONED PR 12 DU/AC MINIMUM SETBACKS: (SEE NOTE 18) FRONT: 20' SIDE: 5' (10' WHERE SHOWN), UNLESS BETWEEN ATTACHED DWELLINGS WHERE IT IS 0 FEET (AS SHOWN) REAR: 15' (10' WHERE SHOWN) PERIPHERAL: 35'
- 5. THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM FLOOD INSURANCE RATE MAP NUMBER: 47093C02169F EFFECTIVE DATE: MAY 02, 2007.
- 6. ALL UNDERGROUND UTILITIES ARE REFERENCED TO UTILITY COMPANIES MAPS AND ARE TO BE CONSIDERED APPROXIMATE.
- 7. NORTH ROTATION: NAD83(2011)
- 8. THE REQUIRED UTILITY AND DRAINAGE EASEMENT 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 WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER 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.
- 9. 15' PERMANENT UTILITY EASEMENT 7.5' ON EACH SIDE OF ALL WATER AND SANITARY SEWER LINES AS INSTALLED.
- 10. 20' DRAINAGE EASEMENT 10' ON EACH SIDE OF ALL DRAINAGE PIPES AND CENTERLINE OF SWALES AS CONSTRUCTED.
- 11. SURVEYOR HEREBY CERTIFIES THAT THE SIGHT DISTANCE ON THE INTERSECTION PUBLIC ROAD MEETS THE SUBDIVISION REGULATIONS PER SECTION 3.04.J.5.
- 12. HOMEOWNERS ASSOCIATION DOCUMENTS RECORDED IN INSTRUMENT:
- 13. THE DESIGN PLAN WAS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS ON: 08/07/2025
- 14. FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND DEVELOPMENT PLAN, REFER TO KNOXVILLE-KNOX COUNTY PLANNING'S FILES 11-SH-24-C AND 11-K-24-DP.
- 15. ALL LOTS HAVE ACCESS TO INTERNAL STREET SYSTEM ONLY.
- 16. THE PURPOSE OF THIS PLAT IS TO CREATE THE 108 LOT SUBDIVISION WITH ALL REQUIRED EASEMENTS, ROADS, ETC. AS SHOWN HEREON.
- 17. ACCESS EASEMENT BETWEEN LOTS 86-89 IS FOR MAINTENANCE ACCESS TO LOT OS-4 ONLY.
- 18. SETBACKS SHOWN ARE PER THE APPROVED DESIGN PLAN AND CONCEPT PLAN. PLEASE SEE APPROVED PLANNING FILE NUMBERS 11-SH-24-C AND 11-K-24-DP.

LOT 1
FINAL PLAT OF SUSAN FRAZIER PROPERTY
PLAT 20140423006268

CURVE TABLE with columns: CURVE, BEARING, CHORD, RADIUS, LENGTH. Lists curves C1 through C34 with their respective measurements.

GPS SURVEY NOTE:

ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS RECEIVER: TOPCON VR NETWORK ROVER, DUAL FREQUENCY WAS USED (L1,L2) GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATICS BASED ON TDOT GNSS NETWORK NAD83(NSRS2007) VERTICAL DATUM IS NAVD83, GEOID09. PRECISION OF THE GPS WORK RPA: 4 CM PLUS 50 PARTS PER MILLION (BASED ON THE DIRECT DISTANCE BETWEEN THE TWO CORNERS BEING TESTED). DISTANCES HAVE NOT BEEN REDUCED TO GRID.

VARIANCE: ROAD 'D' IS NOW MOONGLOW WAY

1. Reduce the K value of Road D from 25 to 20 between stations 0+93.00 and 3+96.90.

ALTERNATIVE DESIGN STANDARDS - PLANNING COMMISSION APPROVAL

None

ALTERNATIVE DESIGN STANDARDS - ENGINEERING APPROVAL

1. Reduce the right of way width from 50' to 40'.
2. Increase the intersection grade from 1% to 2% at all intersections of the subdivision.

Certification of Class and Accuracy of Survey

I HEREBY CERTIFY THAT THIS IS A CATEGORY "M" SURVEY IN ACCORDANCE WITH THE TENNESSEE STANDARDS OF PRACTICE.

Certification of the Accuracy of Survey

Survey accuracy shall meet the requirements of the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.

I hereby certify that this 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: _____

NOTE: NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR AND OTHER EASEMENTS AND/OR EXCEPTIONS NOT APPEARING IN THE FIELD MAY OR MAY NOT EXIST AND MAY BE REVEALED BY A TITLE SEARCH BY A TITLE ATTORNEY.



6-SA-26-F

OWNER/SURVEY FOR:

Mesana Investments LLC
P.O. Box 11315
Knoxville, Tennessee 37939
Phone: (865) 806-8008

Strawberry Valley Subdivision
Asheville Highway
District 8, Knox County, Tennessee

PROJECT NO.
4999-02

LYNCH SURVEYS LLC
SUBDIVISIONS | AS-BUILTS | SITE DESIGN
4405 COSTER RD. KNOXVILLE, TENN. 37912
865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM

Table with 2 columns: REVISIONS and details. Includes rows for DRAWN BY, CHECKED BY, APPROVED BY, SCALE, DATE, and ADD PR NOTE.