

# CONCEPT PLAN

U.E.I. PROJECT NO. 2003005

# STRAWBERRY HILLS – PHASE 3

SITE ADDRESS: 521 & 601 BRAKEBILL ROAD, KNOXVILLE, TENNESSEE 37924  
CLT MAP 72, PARCELS 267 & 267.01



LOCATION MAP

**DEVELOPER:**  
**MAVERICK DEVELOPMENT GROUP, LLC**  
3200 NORTH HAWTHORNE STREET  
CHATTANOOGA, TN 37406  
(423) 668-6030



**SITE ENGINEER:**  
**URBAN ENGINEERING, INC.**  
CHRIS SHARP  
10330 HARDIN VALLEY RD., SUITE #201  
KNOXVILLE, TN 37932  
(865) 966-1924

**SPECIFICATIONS**  
EXCEPT WHERE DIRECTED OTHERWISE BY THE PLANS, WORKMANSHIP AND MATERIAL (BUT NOT MEASUREMENT AND PAYMENT) FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS AND STANDARDS.

- ELECTRICAL – AS DIRECTED BY KNOXVILLE UTILITIES BOARD
- GAS – AS DIRECTED BY KNOXVILLE UTILITIES BOARD
- WATER & SEWER – AS DIRECTED BY KNOXVILLE UTILITIES BOARD
- TELEPHONE – AS DIRECTED BY AT&T
- CABLE – AS DIRECTED BY COMCAST
- SITE DEVELOPMENT – KNOX COUNTY STANDARDS AND SPECIFICATIONS

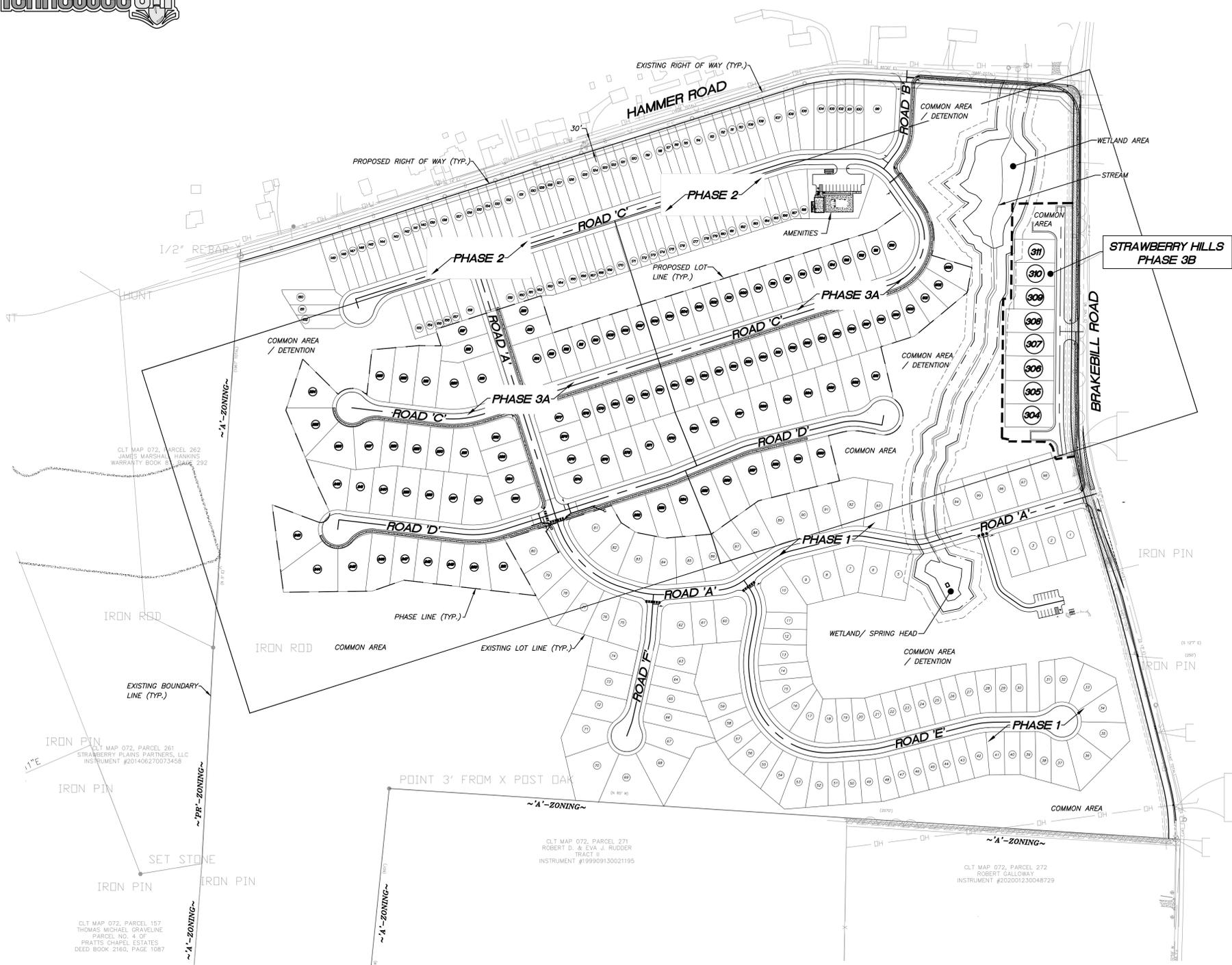
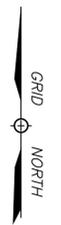
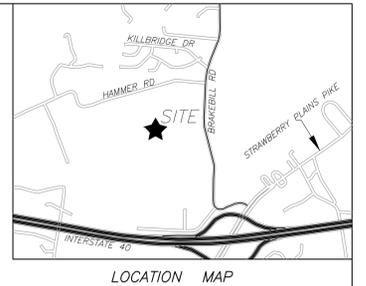
## SHEET INDEX

TITLE	SHEET
TITLE SHEET	C-0
KEY SHEET	C-1
SITE PLAN	C-2 & C-3
ROAD PROFILES	C-4 THRU C-6

Revised: 4/15/2025

**MPC FILE# 5-SB-25-C / 5-6-25-DP**

ISSUE NO.	DATE	DESCRIPTION
2	4/15/25	SUBMITTAL 2
1	3/21/25	SUBMITTAL 1



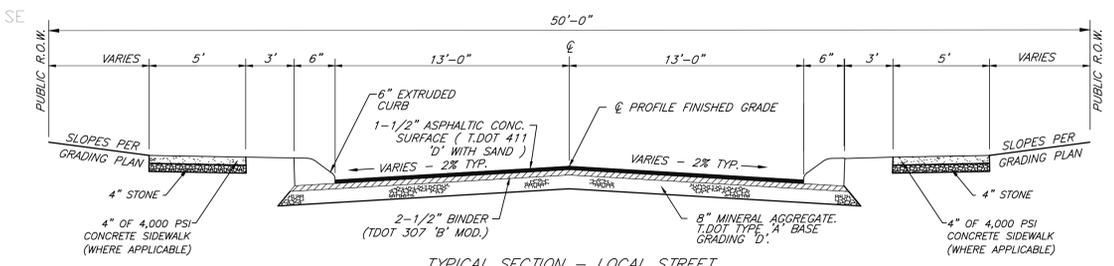
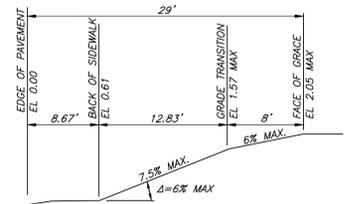
- SITE PLAN NOTES:**
1. THIS PROPERTY IS ZONED 'PR'. REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:  
 FRONT: TWENTY (20) FEET  
 PERIPHERY: THIRTY-FIVE (35) FEET  
 SIDE: FIVE (5) FEET, UNLESS BETWEEN ATTACHED DWELLINGS, IN WHICH CASE THE SETBACK IS ZERO (0) FEET.  
 REAR: FIFTEEN (15) FEET
  2. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
  3. HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS NAVD88.
  4. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
  5. THE CURRENT TOTAL AREA OF THE DEVELOPMENT IS 100.6± ACRES.
  6. THE DEVELOPMENT PROPOSES 311-UNITS (3.09 UNITS PER ACRE).
  7. PROPOSED OPEN SPACE (INCLUDING BUFFER AREA & AREAS WITHIN STORM WATER DETENTION AREAS) = 36.8± ACRES (37%).
  8. THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.
  9. A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREAS. THE HOMEOWNERS ASSOCIATION WILL ALSO BE RESPONSIBLE FOR SIDEWALK MAINTENANCE.
  10. 10' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL EXTERIOR BOUNDARY LINES AND PUBLIC RIGHT OF WAY. 5' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL INTERIOR LOT LINES EXCEPT WHEN UNDER BUILDINGS.
  11. THERE ARE NO NEW VARIANCE REQUESTS ASSOCIATED WITH THIS CONCEPT.
  12. FOR CONDITIONS OF PLANNING APPROVAL, REFER TO MPC FILE 9-SB-20-C / 9-D-20-UR.

- VARIANCE / ALTERNATIVE DESIGN STANDARDS:**
1. REDUCE THE  $\epsilon$  RADIUS FROM 250' TO 125' BETWEEN STATIONS 15+85.95 & 18+20.49 (ROAD C).
  2. REDUCE THE  $\epsilon$  RADIUS FROM 250' TO 150' BETWEEN STATIONS 0+72.41 & 1+34.23 (ROAD D).
  3. REDUCE THE  $\epsilon$  RADIUS FROM 250' TO 200' BETWEEN STATIONS 3+72.09 & 4+01.54 (ROAD D).
  4. REDUCE THE  $\epsilon$  RADIUS FROM 250' TO 200' BETWEEN STATIONS 5+87.25 & 6+03.41 (ROAD D).
  5. INCREASE THE CENTERLINE GRADE FROM 1% TO 2% AT ALL INTERSECTIONS.
  6. REDUCE THE K VALUE FROM 25 TO 20 AT STATION 12+00.45 (ROAD D).
  7. REDUCE THE K VALUE FROM 25 TO 15 AT STATION 8+77.18 (ROAD D).
  8. REDUCE THE K VALUE FROM 25 TO 20 AT STATION 28+79.55 (ROAD C).

Certification of Concept Plan by Registered Engineer  
 I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan 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 and described in a report filed with the Planning Commission.  
 Registered Engineer: *Christopher A. Sharp*  
 Christopher A. Sharp, R.E.  
 Tennessee License No. 108984  
 Date: 3/21/25

SHEET C-1

TYPICAL SECTIONS & KEY SHEET  
**STRAWBERRY HILLS PHASE 3**  
 SITE ADDRESS: 521 & 601 BRAKEBILL ROAD (37924)  
 DEVELOPER: MAVERICK DEVELOPMENT GROUP, LLC  
 3200 NORTH HAWTHORNE STREET  
 CHATTANOOGA, TN 37406  
 (423) 668-6030  
 DIST. NO. SB KNOX CO., TN.  
 CLT MAP 72 PARCELS 267 & 267.01  
 SCALE: 1"=150' MARCH 21, 2025

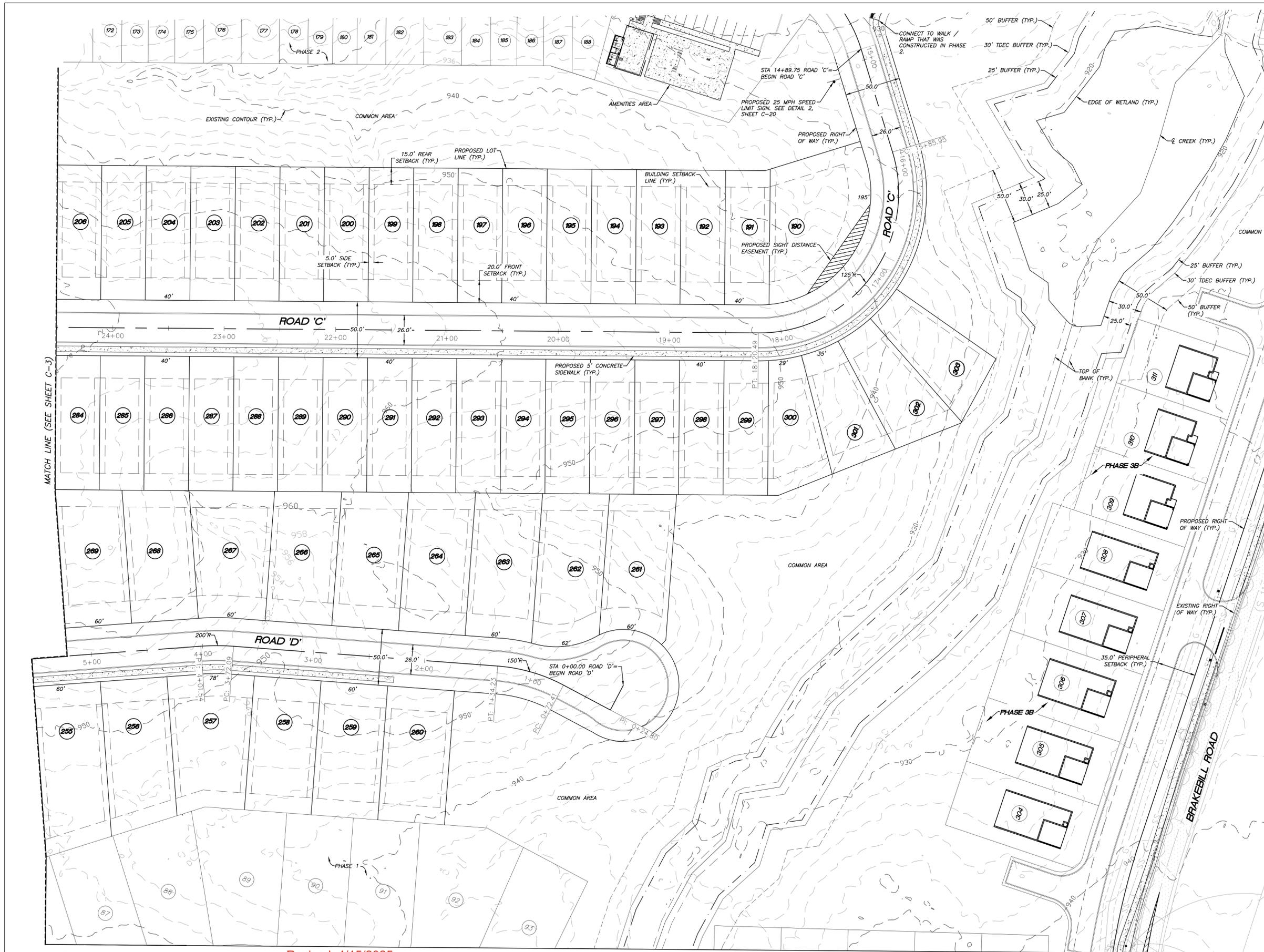


Revised: 4/15/2025

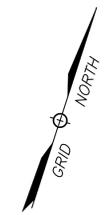
MPC FILE# 5-SB-25-C / 5-6-25-DP

1	4/15/25	REVISED PER PLANNING COMMENTS	CAS
REVISION	DATE	DESCRIPTION	BY

URBAN ENGINEERING, INC.  
 10330 HARDIN VALLEY RD., SUITE #201  
 KNOXVILLE, TN 37932  
 (865) 966-1924  
 DWN: CLM  
 CHK: CAS  
 DWG. NO. 2003005



LOCATION MAP



**SITE PLAN NOTES:**

1. THIS PROPERTY IS ZONED 'PR'. REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:  
 FRONT: TWENTY (20) FEET  
 PERIPHERY: THIRTY-FIVE (35) FEET  
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3. HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS NAVD88.
4. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
5. THE CURRENT TOTAL AREA OF THE DEVELOPMENT IS 100.6± ACRES.
6. THE DEVELOPMENT PROPOSES 311-UNITS (3.09 UNITS PER ACRE).
7. PROPOSED OPEN SPACE (INCLUDING BUFFER AREA & AREAS WITHIN STORM WATER DETENTION AREAS) = 36.8± ACRES (37%).
8. THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.
9. A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREAS. THE HOMEOWNERS ASSOCIATION WILL ALSO BE RESPONSIBLE FOR SIDEWALK MAINTENANCE.
10. 10' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL EXTERIOR BOUNDARY LINES AND PUBLIC RIGHT OF WAY. 5' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL INTERIOR LOT LINES EXCEPT WHEN UNDER BUILDINGS.
11. THERE ARE NO NEW VARIANCE REQUESTS ASSOCIATED WITH THIS CONCEPT.
12. FOR CONDITIONS OF PLANNING APPROVAL, REFER TO MPC FILE 9-SB-20-C / 9-D-20-UR.

MATCH LINE (SEE SHEET C-3)

Revised: 4/15/2025



**MPC FILE# 5-SB-25-C / 5-6-25-DP**

REFERENCE:  
 PARCEL 267  
 DEED BOOK: 2311, PAGE: 995  
 PARCEL 267.01  
 DEED INST. 200005120031972



REVISION	DATE	REVISION PER PLANNING COMMENTS DESCRIPTION	CAS BY
1	4/15/25		

SHEET C-2

**SITE PLAN**  
**STRAWBERRY HILLS**  
**PHASE 3**

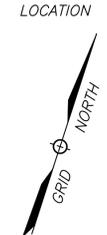
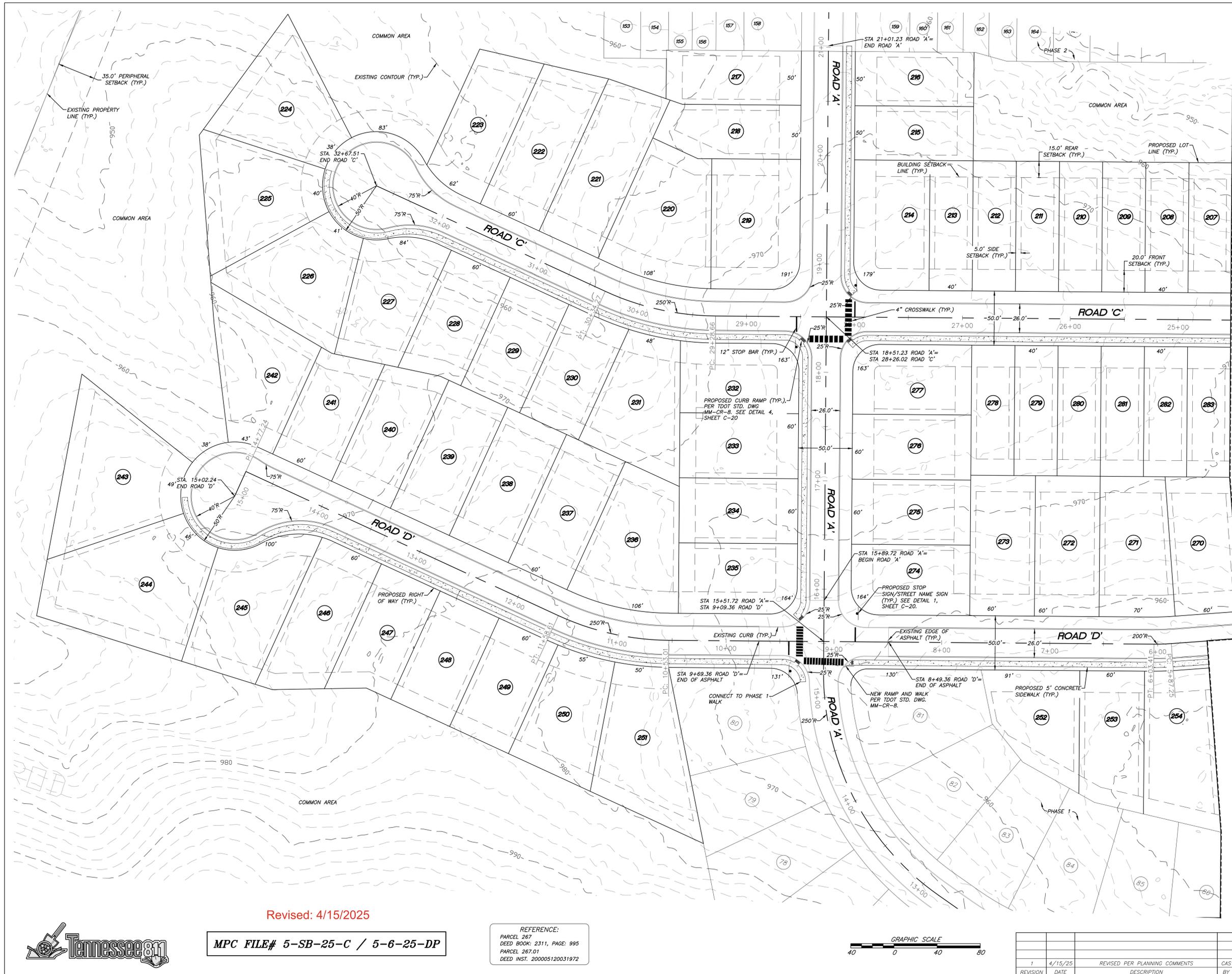
SITE ADDRESS: 521 & 601 BRAKEBILL ROAD (37924)

DEVELOPER: **MAVERICK DEVELOPMENT GROUP, LLC**  
 3200 NORTH HAWTHORNE STREET  
 CHATTANOOGA, TN 37406  
 (423) 668-6030

DIST. NO. SB KNOX CO., TN.  
 CLT MAP 72 PARCELS 267 & 267.01  
 SCALE: 1"=40' MARCH 21, 2025

**URBAN ENGINEERING, INC.**  
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 KNOXVILLE, TN 37932  
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MATCH LINE (SEE SHEET C-2)

SHEET C-3

**SITE PLAN  
STRAWBERRY HILLS  
PHASE 3**

SITE ADDRESS: 521 & 601 BRAKEBILL ROAD (37924)

DEVELOPER: MAVERICK DEVELOPMENT GROUP, LLC  
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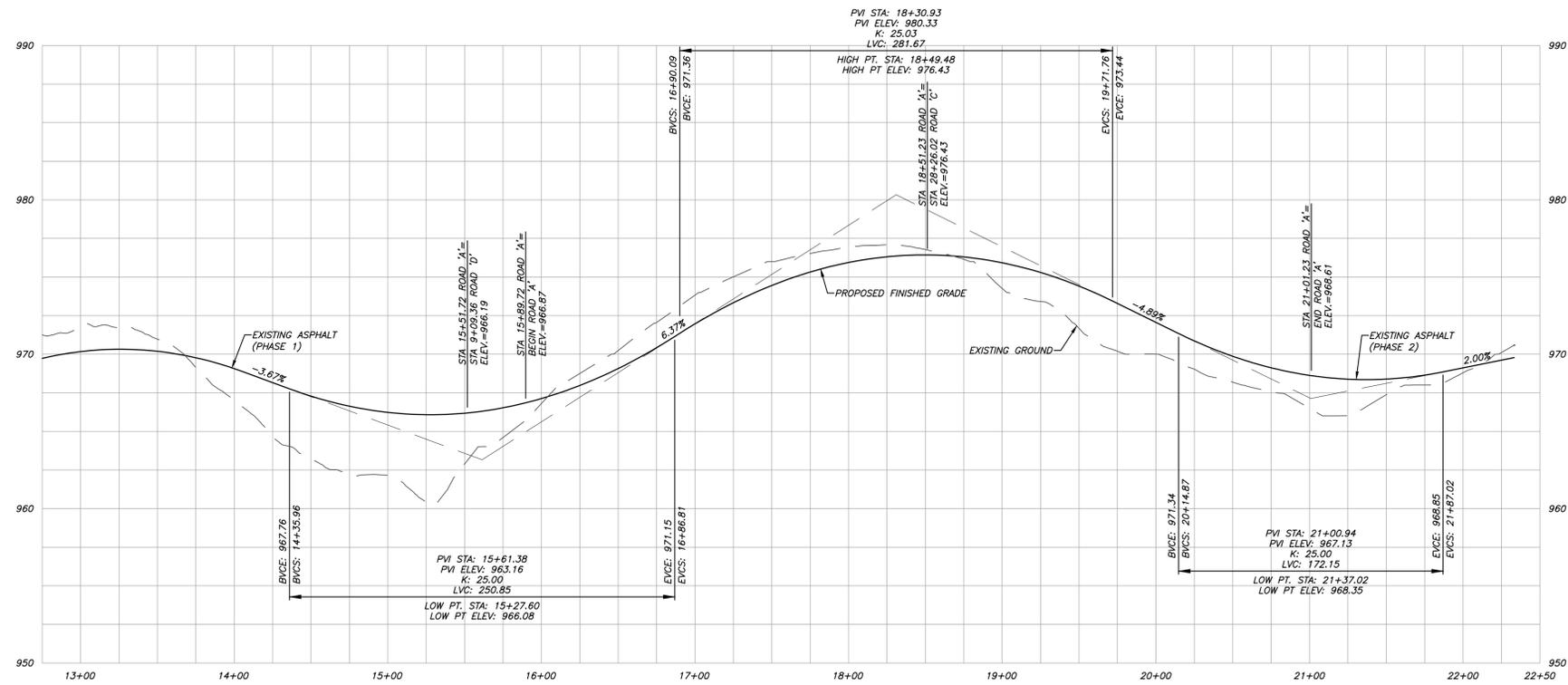
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 DEED INST. 200005120031972



REVISION	DATE	REVISED PER PLANNING COMMENTS	CAS
1	4/15/25	REVISED PER PLANNING COMMENTS	CAS
		DESCRIPTION	BY





**PROFILE VIEW: ROAD 'A'**  
**1"=50' (HORIZONTAL)**  
**1"=5' (VERTICAL)**

SHEET C-4

**ROAD 'A' PROFILE**  
**STRAWBERRY HILLS**  
**PHASE 3**

SITE ADDRESS: 521 & 601 BRAKEBILL ROAD (37924)

DEVELOPER: **MAVERICK DEVELOPMENT GROUP, LLC**  
 3200 NORTH HAWTHORNE STREET  
 CHATTANOOGA, TN 37406  
 (423) 668-6030

DIST. NO. SB KNOX CO., TN.  
 CLT MAP 72 PARCELS 267 & 267.01  
 SCALE: AS NOTED MARCH 21, 2025

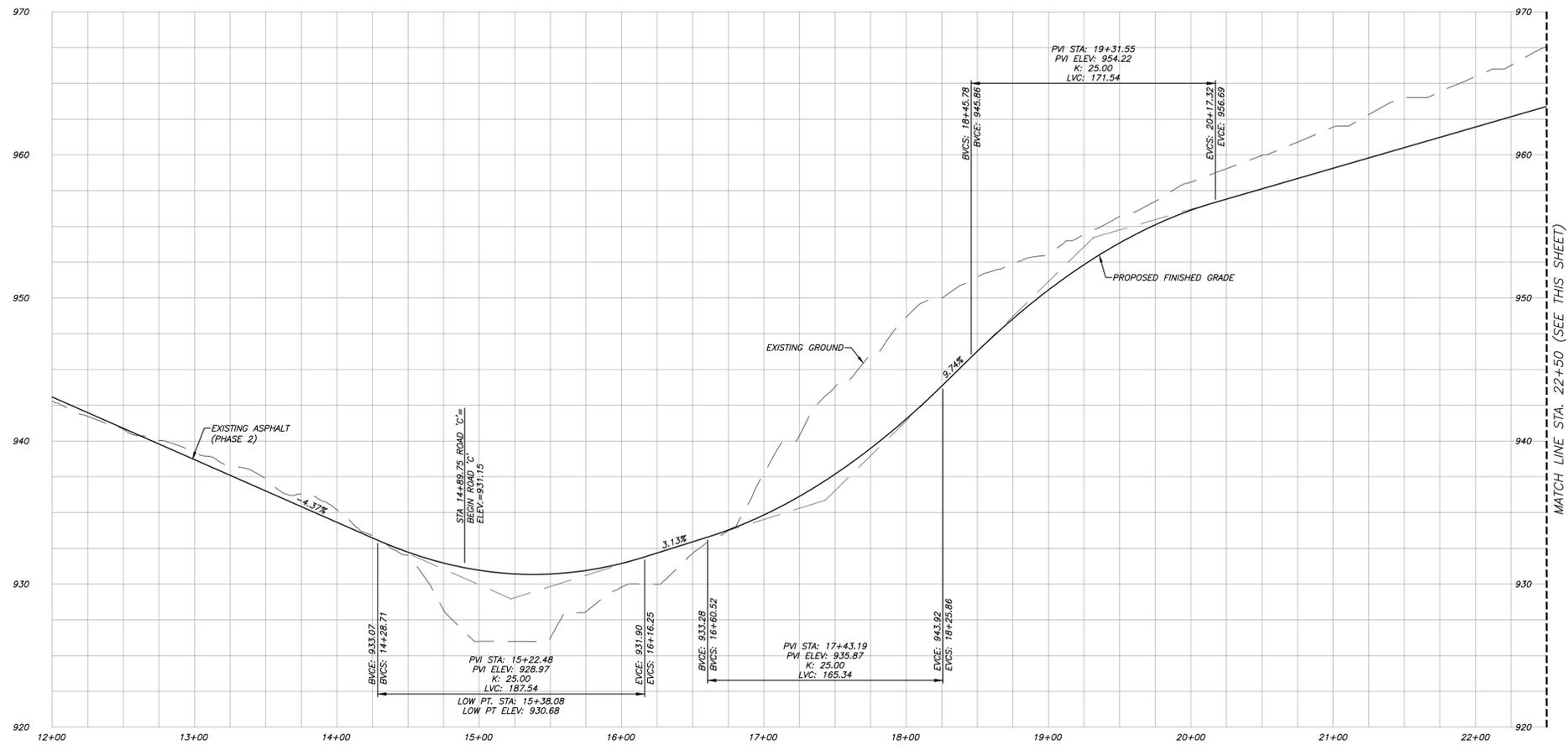
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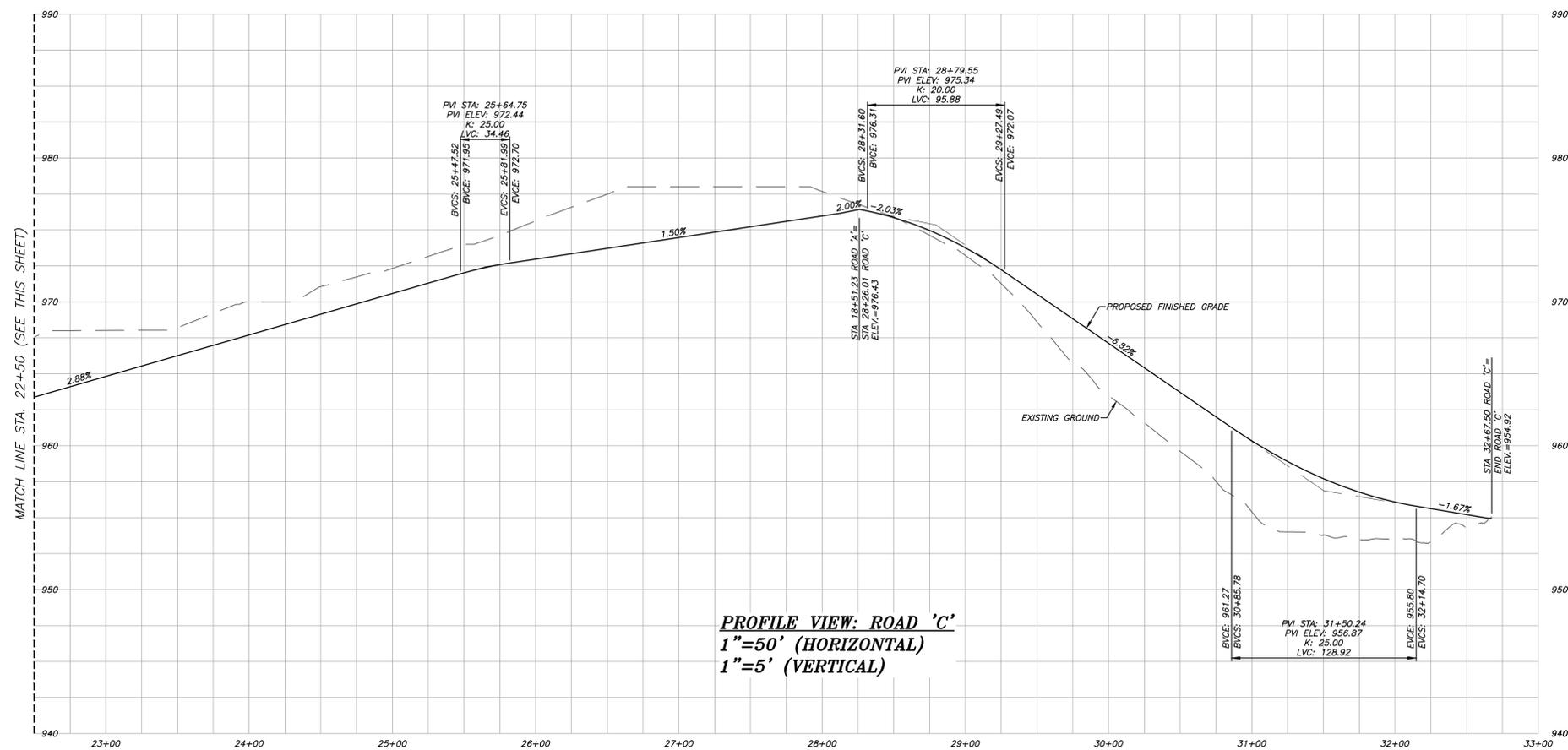
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DWN: CLM    CHK: CAS    DWG. NO. 2003005



**PROFILE VIEW: ROAD 'C'**  
 1"=50' (HORIZONTAL)  
 1"=5' (VERTICAL)



**PROFILE VIEW: ROAD 'C'**  
 1"=50' (HORIZONTAL)  
 1"=5' (VERTICAL)

Revised: 4/15/2025

**MPC FILE# 5-SB-25-C / 5-6-25-DP**

SHEET C-5

**ROAD 'C' PROFILE  
 STRAWBERRY HILLS  
 PHASE 3**

SITE ADDRESS: 521 & 601 BRAKEBILL ROAD (37924)

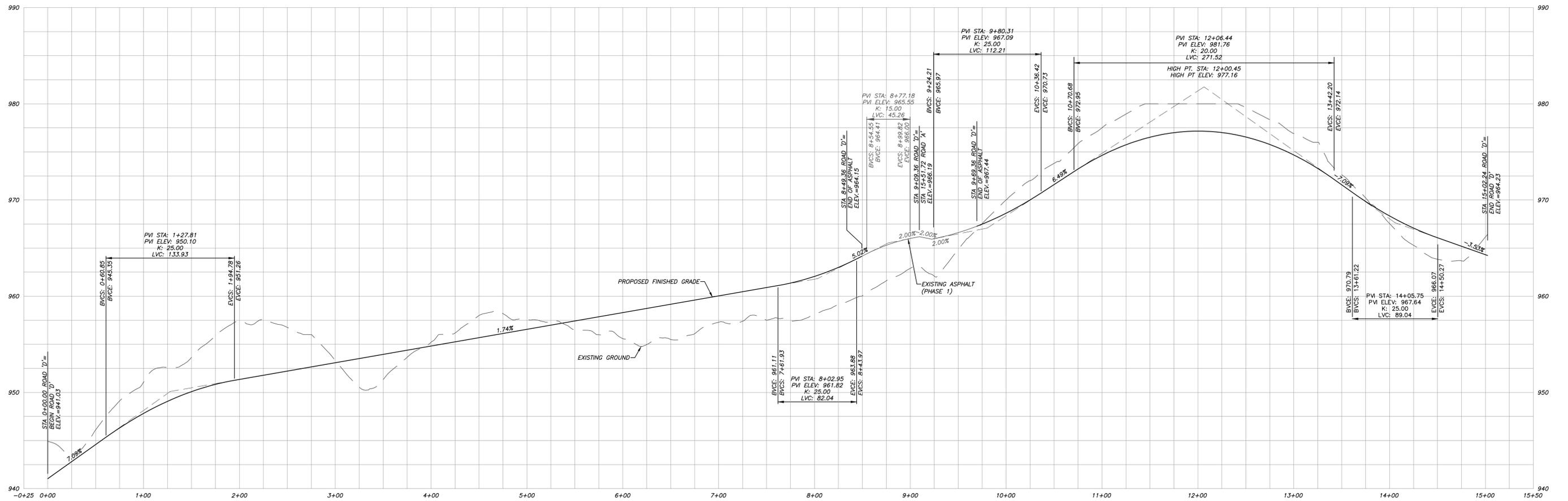
DEVELOPER: **MAVERICK DEVELOPMENT GROUP, LLC**  
 3200 NORTH HAWTHORNE STREET  
 CHATTANOOGA, TN 37406  
 (423) 668-6030

DIST. NO. S8 KNOX CO., TN.  
 CLT MAP 72 PARCELS 267 & 267.01  
 SCALE: AS NOTED MARCH 21, 2025

**URBAN ENGINEERING, INC.**  
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 KNOXVILLE, TN 37932  
 (865) 966-1924

DWN: CLM CHK: CAS DWG. NO. 2003005

REVISION	DATE	DESCRIPTION	BY
1	4/15/25	REVISED PER PLANNING COMMENTS	CAS



**PROFILE VIEW: ROAD 'D'**  
**1"=50' (HORIZONTAL)**  
**1"=5' (VERTICAL)**

Revised: 4/15/2025

**MPC FILE# 5-SB-25-C / 5-6-25-DP**

SHEET C-6

**ROAD 'D' PROFILE**  
**STRAWBERRY HILLS**  
**PHASE 3**

SITE ADDRESS: 521 & 601 BRAKEBILL ROAD (37924)

DEVELOPER: **MAVERICK DEVELOPMENT GROUP, LLC**  
 3200 NORTH HAWTHORNE STREET  
 CHATTANOOGA, TN 37406  
 (423) 668-6030

DIST. NO. 58 KNOX CO., TN.  
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