

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 7-SB-26-C Related File Number: 7-B-26-DP
Application Filed: 5/21/2026 Date of Revision:
Applicant: CLOUDS REST DEVELOPMENT, LLC

PROPERTY INFORMATION

General Location: West side of Byington Beaver Ridge Rd, north of Byington Solway Rd
Other Parcel Info.:
Tax ID Number: 90 116 Jurisdiction: County
Size of Tract: 5.15 acres
Accessibility: Access is via Byington Beaver Ridge Road, a major collector with 19 ft of pavement width within a 37-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential
Surrounding Land Use: North: Rural residential - RA (Low Density Residential)
South: Single family residential, agriculture/forestry/vacant land - RA (Low Density Residential), I (Industrial)
East: Single family residential - RA (Low Density Residential)
West: Office, industrial - I (Industrial)
Proposed Use: Attached and detached residential subdivision Density: 3.88 du/ac
Planning Sector: Northwest County Plan Designation: SR (Suburban Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 2713 BYINGTON BEAVER RIDGE RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR(k) (Planned Residential with conditions) up to 4 du/ac
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: The Cottages at Karns Grove

No. of Lots Proposed: 20 No. of Lots Approved: 0

Variances Requested: VARIANCES
None.

ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL
None.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC
WORKS APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED)
1. Increase the grade from 1% to 2% at the intersection of Road A and Byington Beaver Ridge Road.
2. Reduce the private right of way width from 50 ft to 40 ft.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Whitney Warner

Staff Recomm. (Abbr.): Approve the Concept Plan subject to 9 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting other relevant utility provider requirements.
2. Providing street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Before certification of the final plat for the subdivision, establishing a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, private roads, and/or stormwater drainage systems.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements of the Knox County Zoning Ordinance.
6. Providing a Type A landscape screen along the western and northern boundaries.
7. Providing sidewalks along the property's frontage on Byington Beaver Ridge Road per Knox County's sidewalk ordinance.
8. Obtaining a driveway permit from TN Department of Transportation.
9. If during design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary as caused by the development, the developer will either enter into a memorandum of understanding (MOU) with the County for these improvements or reimburse the County for their direct expenses (if completed by County crews) to make corrections deemed necessary.

Comments: The property is zoned PR (Planned Residential) with a density of up to 4 du/ac, subject to 1 condition:
1) Provide a Type "A" landscape screen within a landscape buffer strip, a minimum of fifteen (15) feet in
width adjacent to the industrial property to the west.

This 20-lot attached and detached development is on approximately 5.15 acres, which will yield a density of 3.88 du/ac. The Type A landscape screen is shown on the western and northern boundaries on the site plan. The existing home along Byington Beaver Ridge Rd will remain.

Action: Approved with Conditions

Meeting Date: 7/9/2026

Details of Action:

Summary of Action: Approve the Concept Plan subject to 9 conditions.

Date of Approval: 7/9/2026

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: ☐ Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: