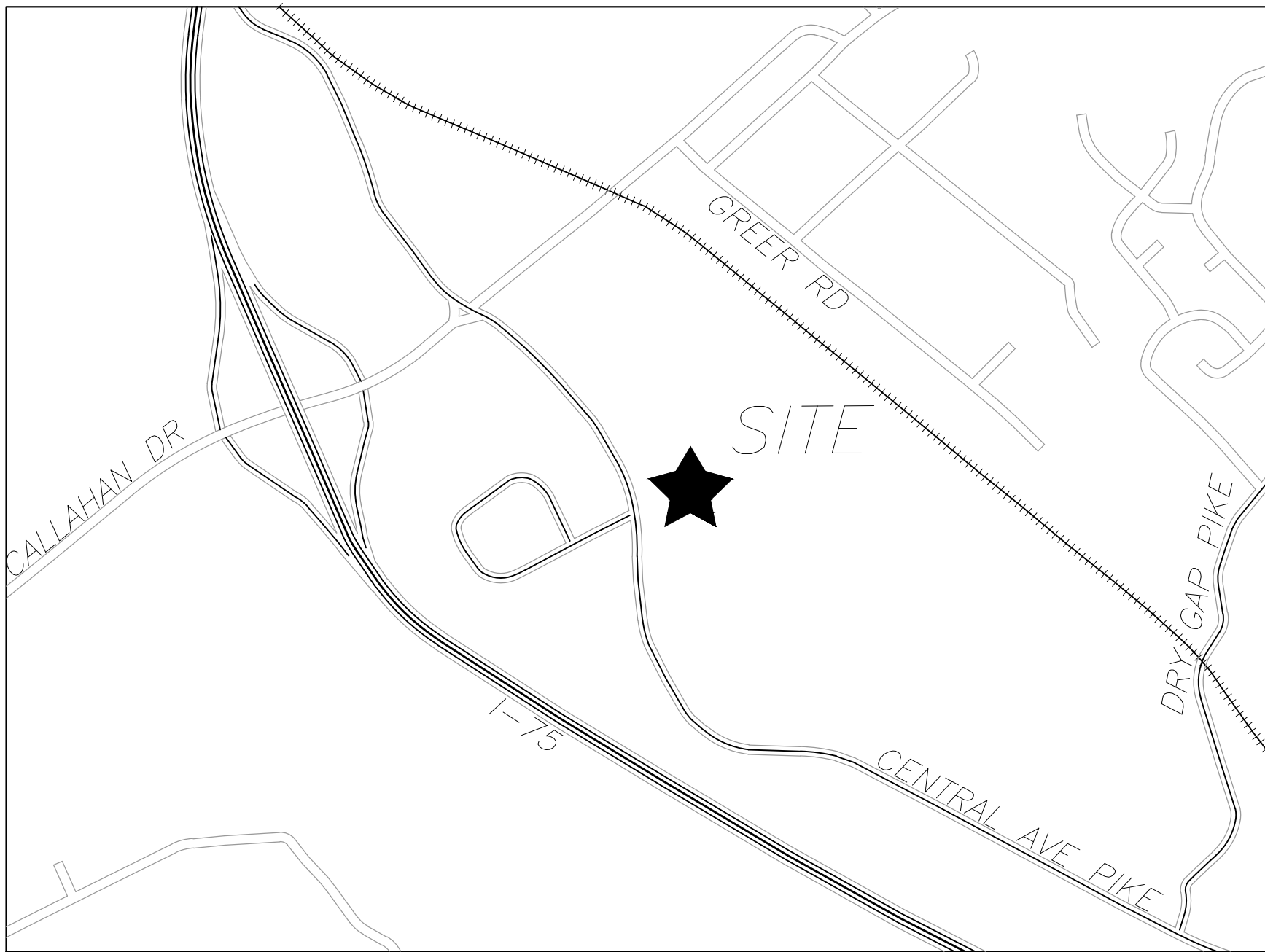


CONCEPT PLAN

U.E.I. PROJECT NO. 2304013

HAMILTON PARK

SITE ADDRESS: 0 CENTRAL AVENUE PIKE, KNOXVILLE, TENNESSEE 37912
WARD NO. 39, CITY BLOCK NO. 39280
CLT MAP 68, PARCEL 75



LOCATION MAP

DEVELOPER:
BEAVER CREEK DEVELOPMENT, LLC
3712 CUNNINGHAM ROAD
KNOXVILLE, TN 37918
(865) 318-2629



SITE ENGINEER:
URBAN ENGINEERING, INC.
CHRIS SHARP
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 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 KUB |
| GAS | - AS DIRECTED BY KUB |
| WATER | - AS DIRECTED BY KUB |
| CABLE TV | - AS DIRECTED BY COMCAST |
| TELEPHONE | - AS DIRECTED BY AT&T |
| CITY OF KNOXVILLE | - AS PER CITY OF KNOXVILLE
STANDARDS AND SPECIFICATIONS |

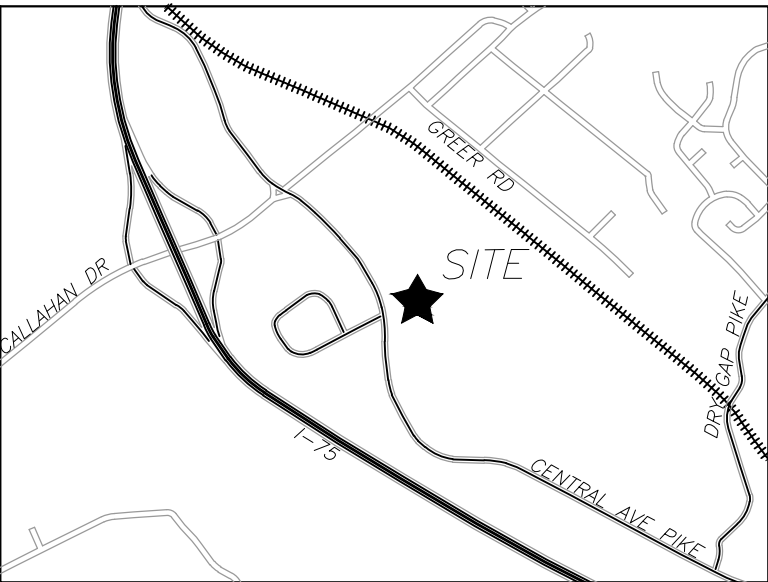
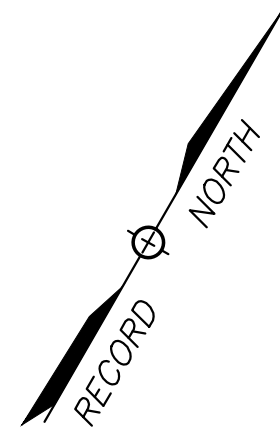
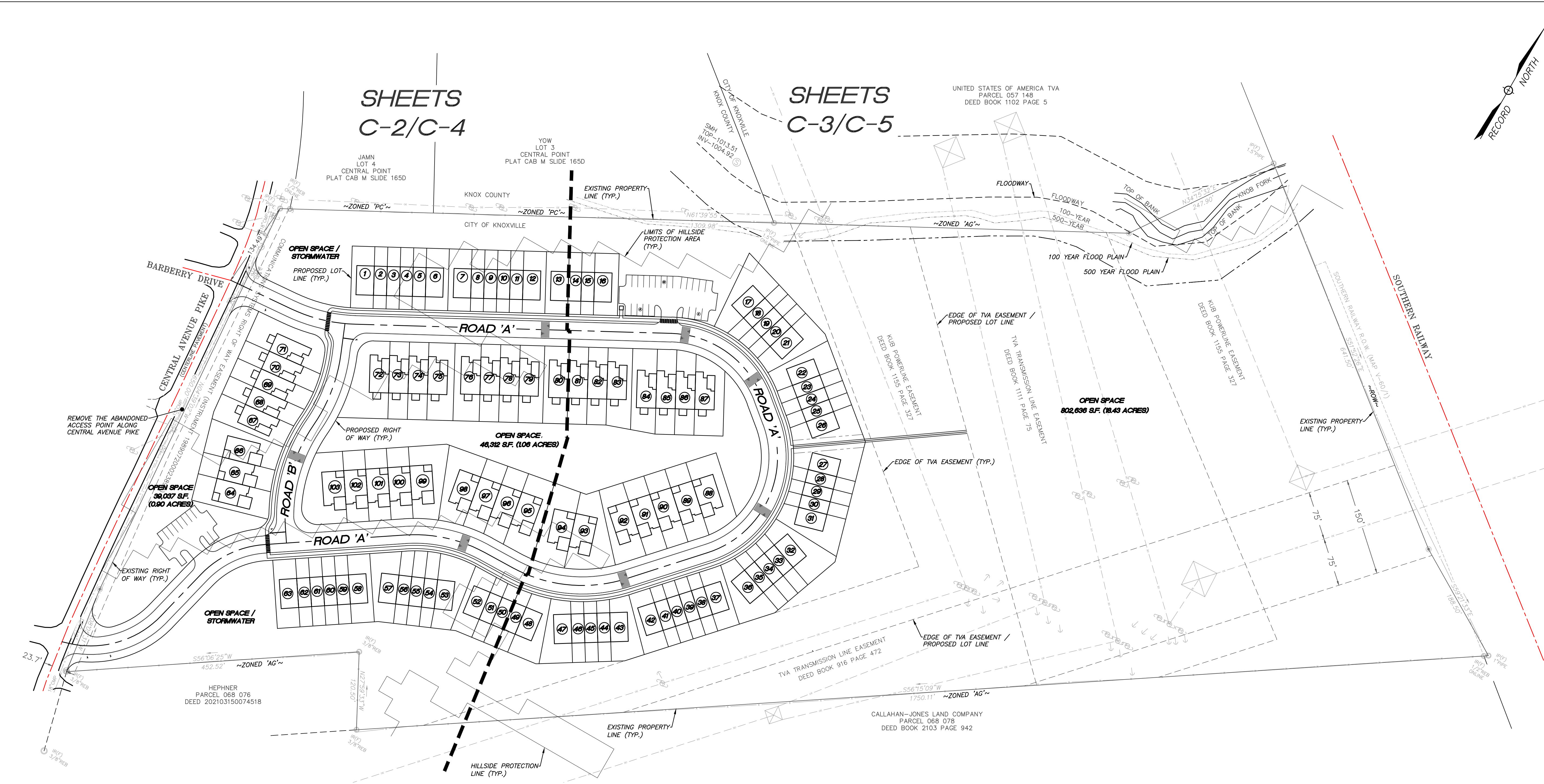
SHEET INDEX

TITLE	SHEET
TITLE SHEET	C-0
SITE PLAN OVERALL / TYPICAL	C-1
SITE PLAN	C-2 & C-3
GRADING PLAN	C-4 & C-5
ROADWAY PROFILES	C-6 & C-7
ARCHITECTURAL ELEVATIONS & TYPICAL LOT DETAIL	A-1

7-SB-23-C/ 8-A-23-SU/ 8-A-23-HPA
7/14/23

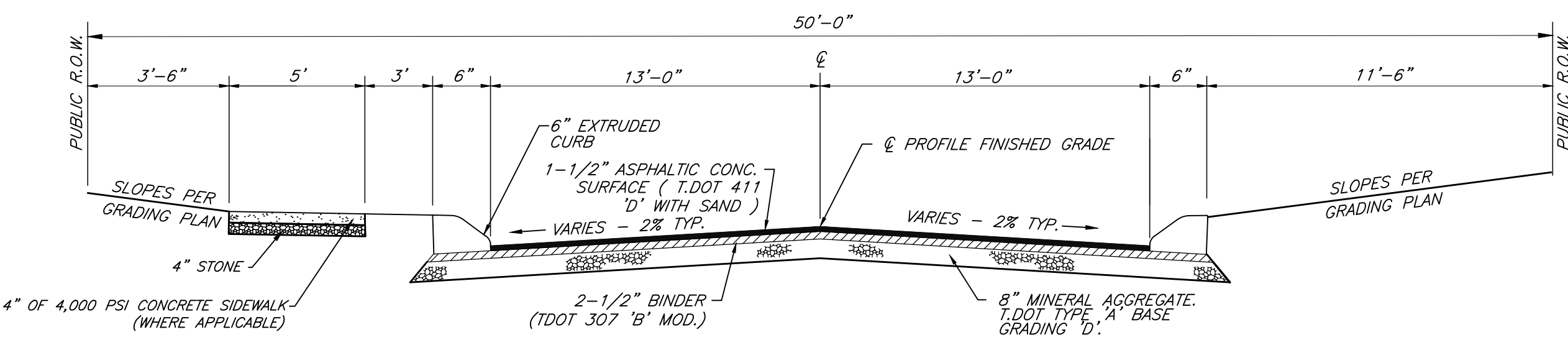
MPC FILE# 7-SB-23-C

2	07/11/23	REVISED PER COK COMMENTS
ISSUE NO.	DATE	DESCRIPTION

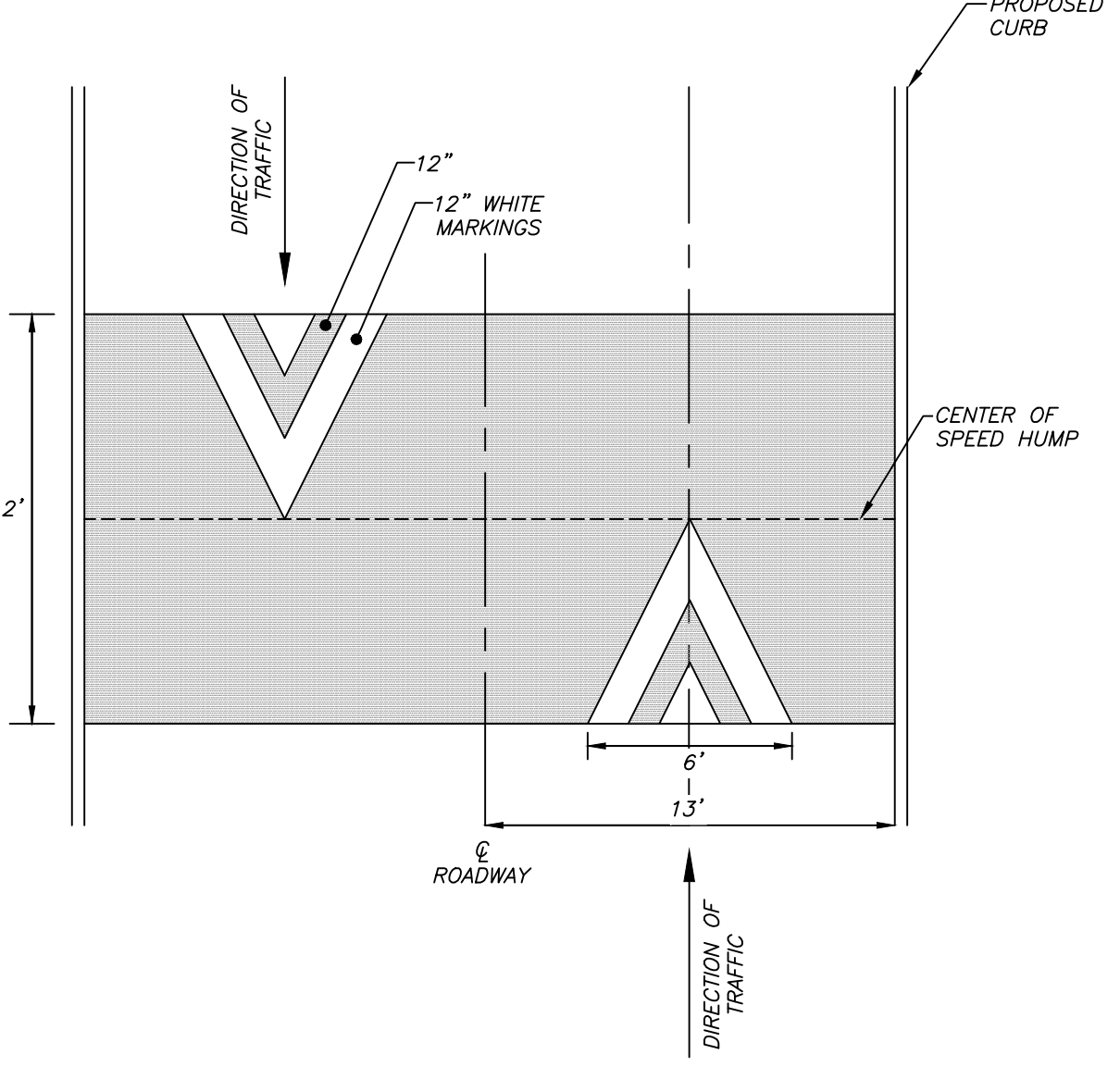


- SITE PLAN NOTES:**
1. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPLYING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. 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.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF KNOXVILLE'S SPECIFICATIONS FOR SITE DEVELOPMENT.
 3. THE PROPOSED SITE FEATURES SHOWN ON THIS DRAWING ARE SUBJECT TO FINAL ENGINEERING. THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION.
 4. THE TOTAL AREA OF THE DEVELOPMENT IS 31.46 ACRES.
 5. PROPOSED OPEN SPACE = 887,985 S.F. (64.84)
 6. THE PARCEL IS ZONED RN-3. SETBACKS ARE PER THE CITY OF KNOXVILLE ZONING ORDINANCE, AND ARE AS FOLLOWS:
FRONT: 10' OR THE AVERAGE OF BLOCKFACE, WHICHEVER IS LESS
SIDE: 5' OR 15% OF LOT WIDTH, WHICHEVER IS LESS; IN NO CASE LESS THAN 15' COMBINED
CORNER: 12'
REAR: 25'
 7. POPULATION DENSITY: 103 DWELLING UNITS / 31.46 AC = 3.3 UNITS / ACRE
 8. THE PROPOSED LOTS SHALL ONLY HAVE VEHICULAR ACCESS TO THE INTERNAL SYSTEM.
 9. SEE THIS SHEET FOR INTERNAL STREETS TYPICAL SECTION.
 10. THE TOTAL AREA OF THE PROPERTY COVERED BY HILLSIDE PROTECTION IS 24.83 ACRES.
 11. THE MINIMUM SEPARATION BETWEEN SIDEWALLS OF TOWNHOUSE BUILDINGS IS 15'.
 12. FRONT SETBACK = 10'; MINIMUM BUILD TO LINE = 20'± OR AS NECESSARY TO MAINTAIN ADEQUATE DRIVEWAY DEPTH.

PARKING SUMMARY:
0.25 SPACES PER DWELLING UNIT
DWELLING UNITS = 103
0.25 x 103 = 26 SPACES REQUIRED
PARKING PROVIDED = 34 SPACES



TYPICAL SECTION - LOCAL STREET
N.T.S.



SPEED HUMP DETAIL
N.T.S.

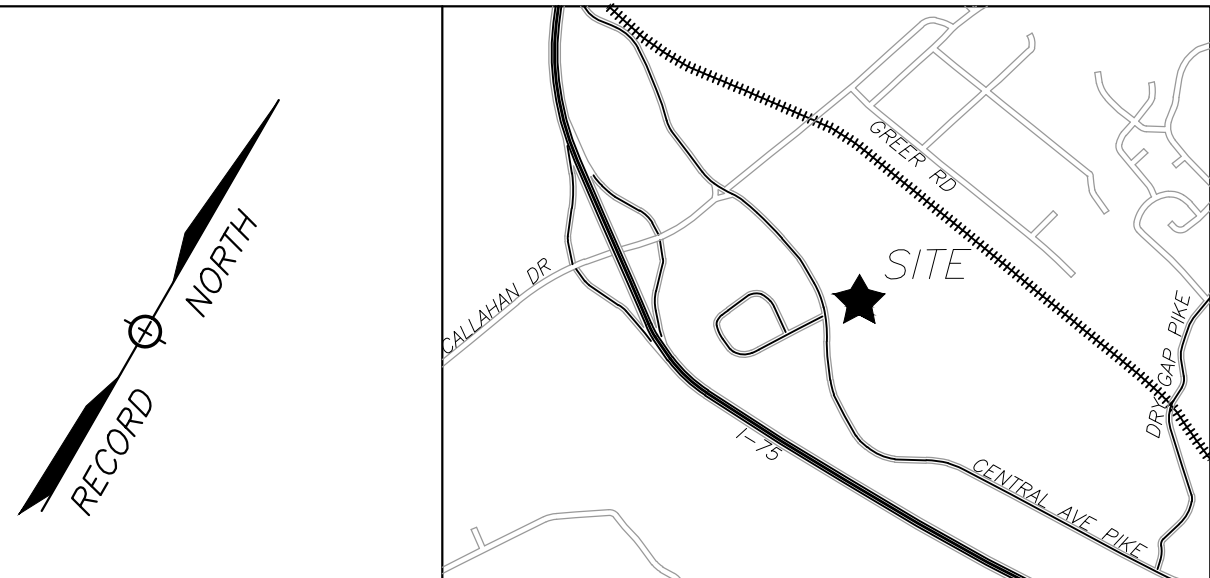
- SPEED HUMP NOTES:**
- 1) SPEED HUMPS SHALL MEET THE REQUIREMENTS OF NACTO'S UPDATED GUIDELINES FOR THE DESIGN & APPLICATION OF SPEED HUMPS.
 - 2) SLOPES SHALL NOT EXCEED 1:10 OR BE LESS STEEP THAN 1:25.
 - 3) SIDE SLOPES ON TAPERS SHOULD BE NO GREATER THAN 1:6.
 - 4) THE VERTICAL LIP SHOULD BE NO MORE THAN A QUARTER-INCH HIGH.
 - 5) SPEED HUMP SHALL BE ACCOMPANIED BY A SIGN WARNING DRIVERS OF THE UPCOMING DEVICE (MUTCD W17-1).

- VARIANCE ALTERNATIVE DESIGN STANDARD REQUESTS:**
- 1) INCREASE THE MAXIMUM ROAD GRADE FROM 12% TO 14.94% (ROAD A).
 - 2) REDUCE THE REQUIRED TANGENT DISTANCE BETWEEN REVERSE CURVES FROM 50' TO 0'. (STA. 1+65.63 - ROAD B)
 - 3) REDUCE THE REQUIRED TANGENT DISTANCE BETWEEN BROKEBACK CURVES FROM 150' TO 38.2' (BETWEEN STA. 8+76.76 AND 9+14.96 ROAD A).
 - 4) REDUCE THE REQUIRED TANGENT DISTANCE BETWEEN BROKEBACK CURVES FROM 150' TO 131.07' (BETWEEN STA. 11+65.85 AND 12+96.92 ROAD A).
 - 5) REDUCE THE REQUIRED TANGENT DISTANCE BETWEEN BROKEBACK CURVES FROM 150' TO 48.29' (BETWEEN STA. 14+79.29 AND 15+27.58 ROAD A).

MPC FILE# 7-SB-23-C
SHEET C-1 (SHEET 2 OF 9)

SITE PLAN OVERALL		
HAMILTON PARK		
SITE ADDRESS: 0 CENTRAL AVENUE PIKE, KNOXVILLE, TN (37912)		
CITY OF KNOXVILLE	KNOX CO., TN.	
WARD NO. 39	CITY BLOCK NO. 39280	
CLT MAP 68	PARCEL 75	
SCALE: 1"=80'	APRIL 24, 2023	
DEVELOPER: BEAVER CREEK DEVELOPMENT, LLC		
3712 CUNNINGHAM ROAD		
KNOXVILLE, TN 37918		
(865) 318-2629		
URBAN ENGINEERING, INC.		
10330 HARDIN VALLEY RD., SUITE #201		
KNOXVILLE, TN 37932		
(865) 966-1924		
DWN: CLM	CHK: CAS	DWG. NO. 2304013

REVISION	DATE	DESCRIPTION	BY
1	07/11/23	REVISED PER COK COMMENTS	CAS



LOCATION MAP
N.T.S.

SITE PLAN NOTES:

1. 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.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF KNOXVILLE'S SPECIFICATIONS FOR SITE DEVELOPMENT.
3. THE PROPOSED SITE FEATURES SHOWN ON THIS DRAWING ARE SUBJECT TO FINAL ENGINEERING. THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION.
4. THE TOTAL AREA OF THE DEVELOPMENT IS 31.46 ACRES.
5. PROPOSED OPEN SPACE = 887,985 S.F. (64.8%)
6. THE PARCEL IS ZONED RN-3. SETBACKS ARE PER THE CITY OF KNOXVILLE ZONING ORDINANCE, AND ARE AS FOLLOWS:
FRONT: 10' OR THE AVERAGE OF BLOCKFACE, WHICHEVER IS LESS
SIDE: 5' OR 15% OF LOT WIDTH, WHICHEVER IS LESS; IN NO CASE LESS THAN 15' COMBINED
CORNER: 12'
REAR: 25'
7. POPULATION DENSITY: 103 DWELLING UNITS / 31.46 AC = 3.3 UNITS / ACRE
8. THE PROPOSED LOTS SHALL ONLY HAVE VEHICULAR ACCESS TO THE INTERNAL SYSTEM.
9. SEE SHEET C-1 FOR INTERNAL STREETS TYPICAL SECTION.
10. THE TOTAL AREA OF THE PROPERTY COVERED BY HILLSIDE PROTECTION IS 24.83 ACRES.
11. THE MINIMUM SEPARATION BETWEEN SIDEWALLS OF TOWNHOUSE BUILDINGS IS 15'.
12. FRONT SETBACK = 10';
MINIMUM BUILD TO LINE = 20'± OR AS NECESSARY TO MAINTAIN ADEQUATE DRIVEWAY DEPTH.

PARKING SUMMARY:

0.25 SPACES PER DWELLING UNIT
DWELLING UNITS = 103
0.25 x 103 = 26 SPACES REQUIRED
PARKING PROVIDED = 34 SPACES

MPC FILE# 7-SB-23-C
SHEET C-2 (SHEET 3 OF 7)

SITE PLAN
HAMILTON PARK
SITE ADDRESS: 0 CENTRAL AVENUE PIKE, KNOXVILLE, TN (37912)

CITY OF KNOXVILLE	KNOX CO., TN.
WARD NO. 39	CITY BLOCK NO. 39280
CLT MAP 68	PARCEL 75
SCALE: 1"=40'	APRIL 24, 2023

DEVELOPER: **BEAVER CREEK DEVELOPMENT, LLC**
3712 CUNNINGHAM ROAD
KNOXVILLE, TN 37918
(865) 318-2629

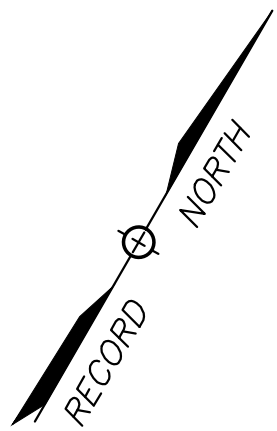
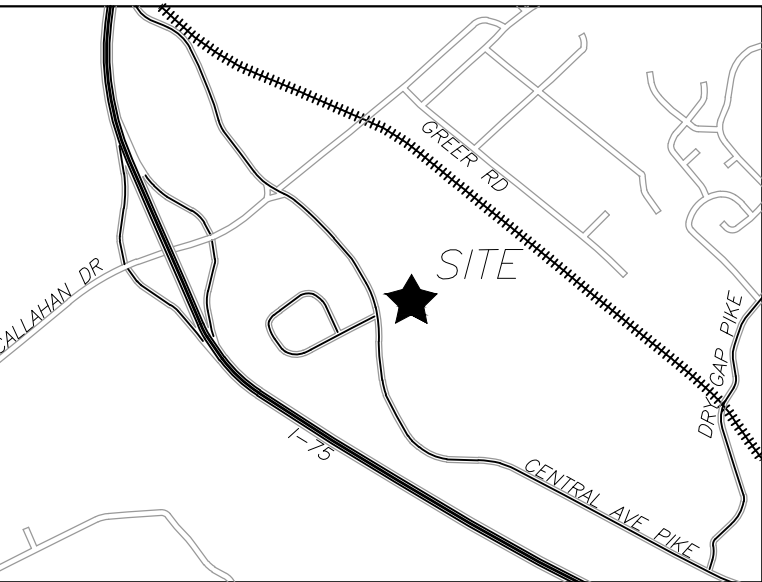
URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD., SUITE #201
KNOXVILLE, TN 37932
(865) 966-1924

DWN: CLM CHK: CAS DWG. NO. 2304013



1	07/11/23	REVISED PER COK COMMENTS	CLM
REVISION	DATE	DESCRIPTION	BY





SITE PLAN NOTES:

1. 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.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF KNOXVILLE'S SPECIFICATIONS FOR SITE DEVELOPMENT.
3. THE PROPOSED SITE FEATURES SHOWN ON THIS DRAWING ARE SUBJECT TO FINAL ENGINEERING. THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION.
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PARKING SUMMARY:

0.25 SPACES PER DWELLING UNIT
DWELLING UNITS = 103
0.25 x 103 = 26 SPACES REQUIRED
PARKING PROVIDED = 34 SPACES

MPC FILE# 7-SB-23-C
SHEET C-3 (SHEET 4 OF 7)

SITE PLAN	
HAMILTON PARK	
SITE ADDRESS: 0 CENTRAL AVENUE PIKE, KNOXVILLE, TN (37912)	
CITY OF KNOXVILLE	KNOX CO., TN.
WARD NO. 39	CITY BLOCK NO. 39280
CLT MAP 68	PARCEL 75
SCALE: 1"=40'	APRIL 24, 2023
DEVELOPER: BEAVER CREEK DEVELOPMENT, LLC 3712 CUNNINGHAM ROAD KNOXVILLE, TN 37918 (865) 318-2629	



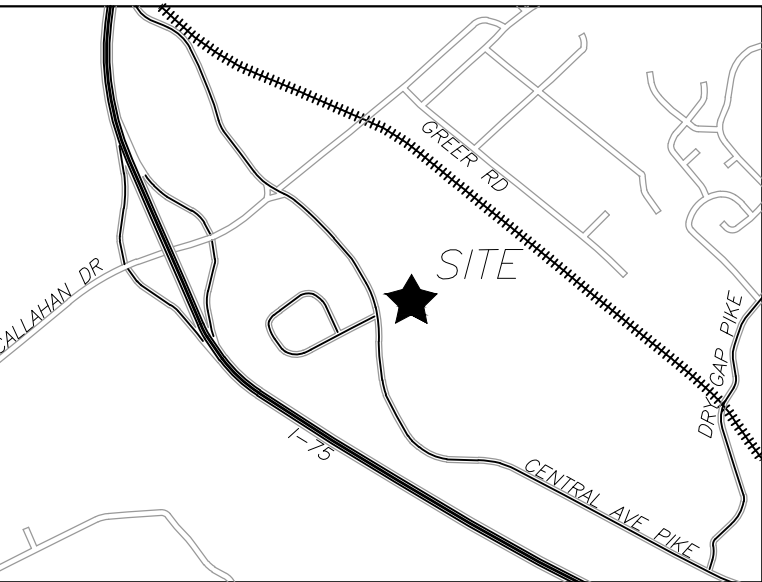
URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD., SUITE #201
KNOXVILLE, TN 37932
(865) 966-1924

DWN: CLM CHK: CAS DWG. NO. 2304013

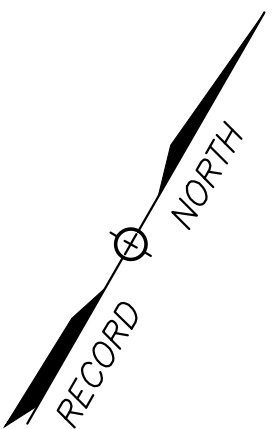


REVISION	DATE	DESCRIPTION	BY
1	07/11/23	REVISED PER COK COMMENTS	CLM





- GRADING PLAN NOTES:**
1. GRADING SHOWN HEREON IS CONCEPTUAL ONLY AND IS SUBJECT TO MORE IN DEPTH STUDY.
 2. THE APPROXIMATE DISTURBED AREA IN THE HILLSIDE PROTECTION OVERLAY IS 10.8-ACRES.



MPC FILE# 7-SB-23-C
SHEET C-4 (SHEET 5 OF 9)

GRADING PLAN	
HAMILTON PARK	
SITE ADDRESS: 0 CENTRAL AVENUE PIKE, KNOXVILLE, TN (37912)	
CITY OF KNOXVILLE	KNOX CO., TN.
WARD NO. 39	CITY BLOCK NO. 39280
CLT MAP 68	PARCEL 75
SCALE: 1"=40'	APRIL 24, 2023
DEVELOPER: BEAVER CREEK DEVELOPMENT, LLC	
3712 CUNNINGHAM ROAD	
KNOXVILLE, TN 37918	
(865) 318-2629	

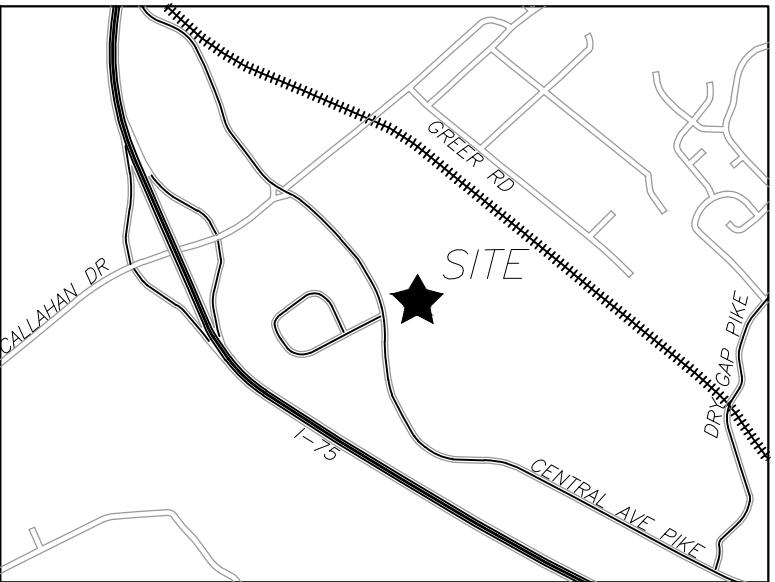


URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD., SUITE #201
KNOXVILLE, TN 37932
(865) 966-1924

DATE	DESCRIPTION	CLM
07/11/23	REVISED PER COK COMMENTS	CLM
		BY

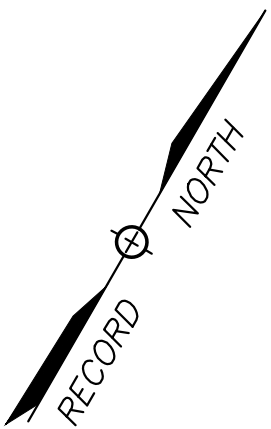
DWN: CLM CHK: CAS DWG. NO. 2304013





LOCATION MAP
N.T.S.

GRADING PLAN NOTES:
1. GRADING SHOWN HEREON IS CONCEPTUAL ONLY AND IS SUBJECT TO MORE IN DEPTH STUDY.
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MPC FILE# 7-SB-23-C
SHEET C-5 (SHEET 6 OF 9)

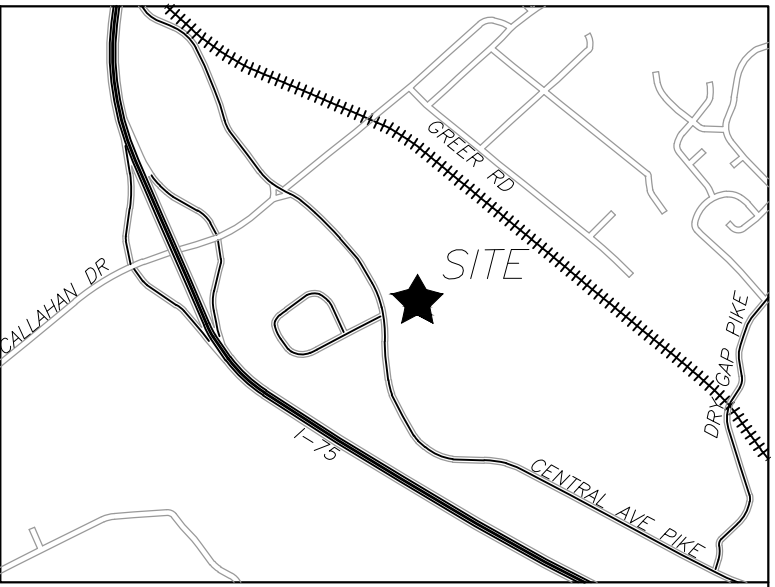
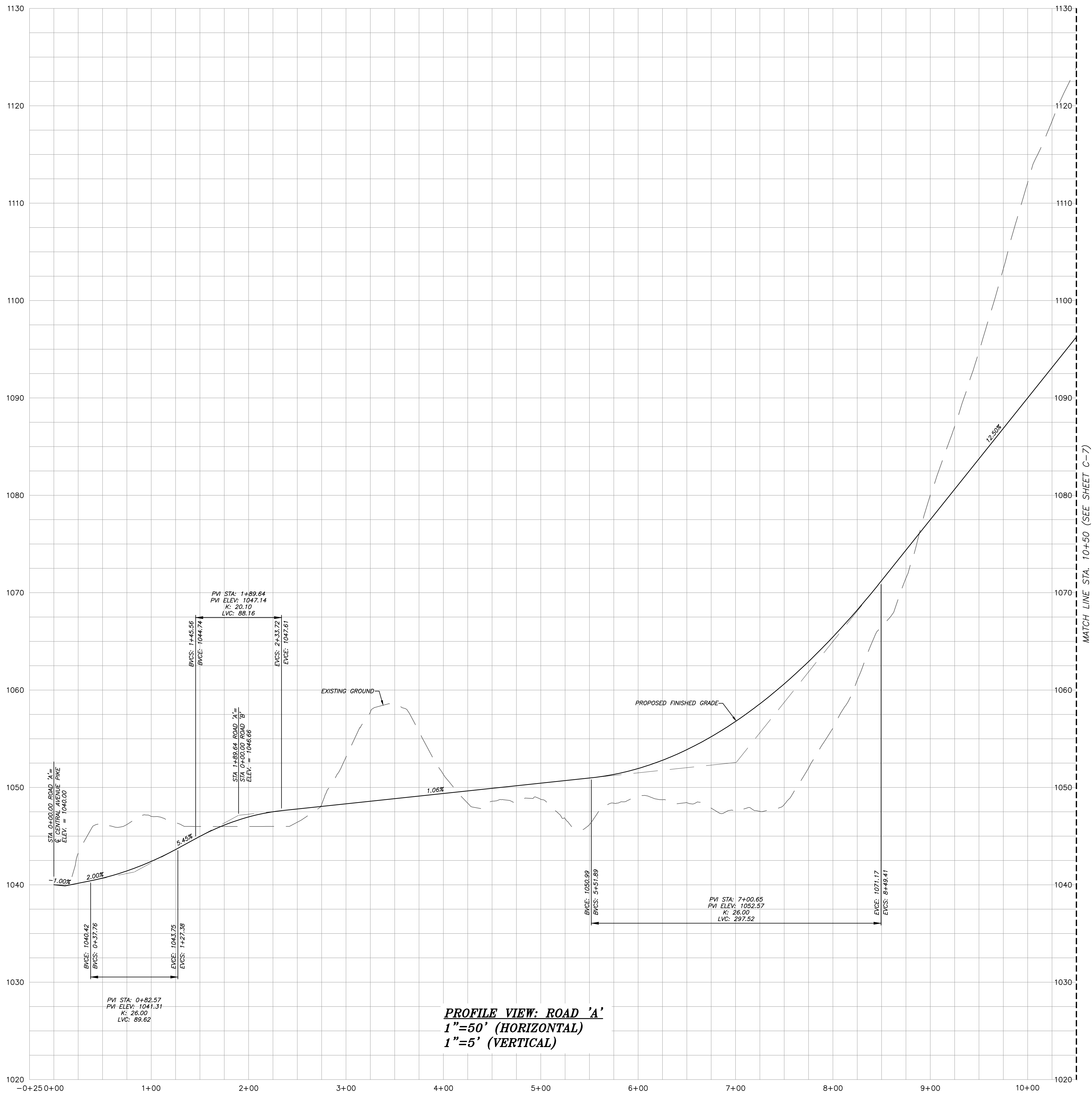
GRADING PLAN	
HAMILTON PARK	
SITE ADDRESS: 0 CENTRAL AVENUE PIKE, KNOXVILLE, TN (37912)	
CITY OF KNOXVILLE	KNOX CO., TN.
WARD NO. 39	CITY BLOCK NO. 39280
CLT MAP 68	PARCEL 75
SCALE: 1"=40'	APRIL 24, 2023
DEVELOPER: BEAVER CREEK DEVELOPMENT, LLC	
3712 CUNNINGHAM ROAD	
KNOXVILLE, TN 37918	
(865) 318-2629	

URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD., SUITE #201
KNOXVILLE, TN 37932
(865) 966-1924

DWN: CLM CHK: CAS DWG. NO. 2304013



1	07/11/23	REVISED PER COK COMMENTS	CLM
	DATE	DESCRIPTION	BY



LOCATION MAP
N.T.S.

MPC FILE# 7-SB-23-C

SHEET C-6 (SHEET 7 OF 9)

ROADWAY PROFILES

HAMILTON PARK

SITE ADDRESS: 0 CENTRAL AVENUE PIKE, KNOXVILLE, TN (37912)

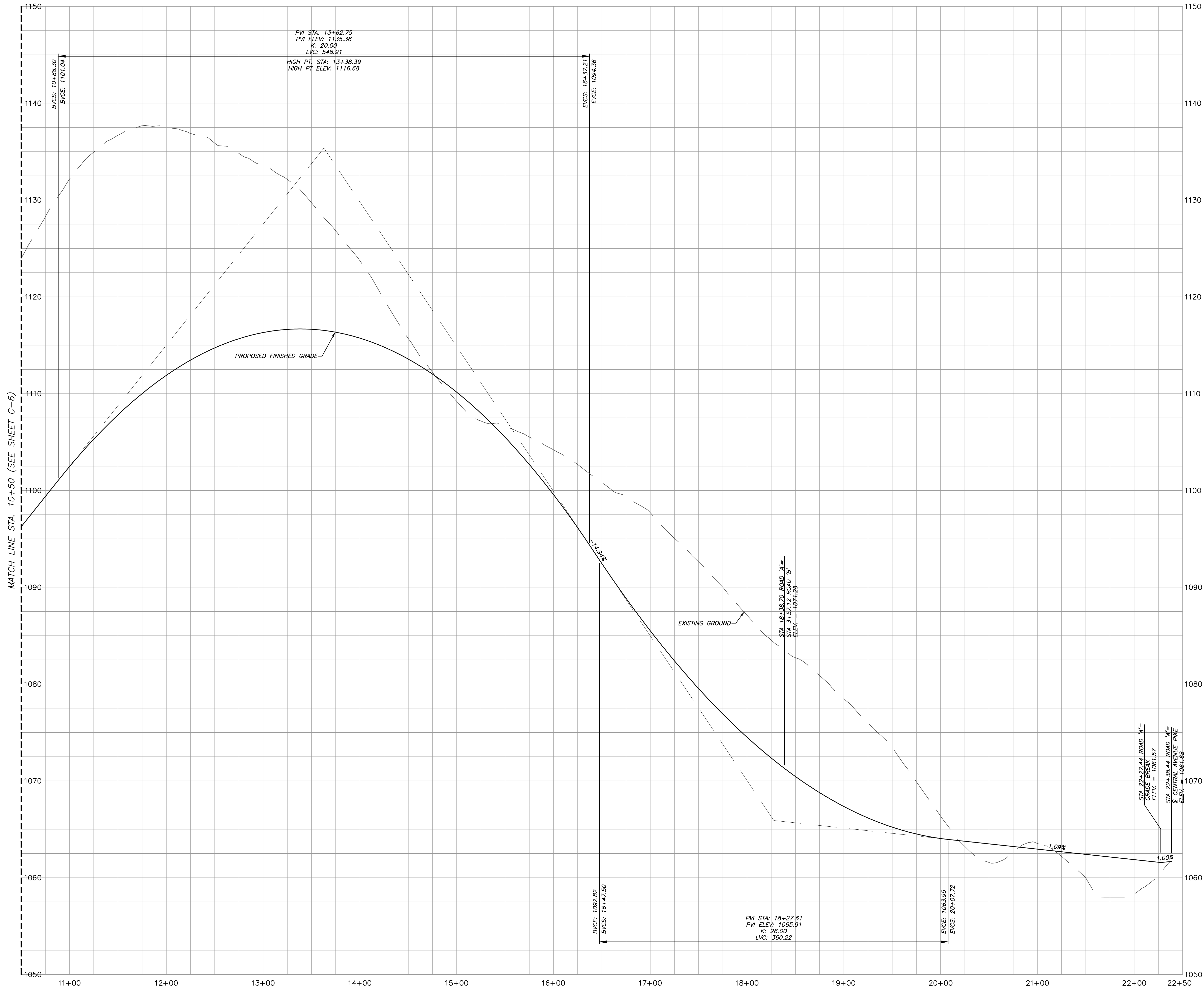
CITY OF KNOXVILLE KNOX CO., TN.
WARD NO. 39 CITY BLOCK NO. 39280
CLT MAP 68 PARCEL 75
SCALE: AS NOTED APRIL 24, 2023

DEVELOPER: **BEAVER CREEK DEVELOPMENT, LLC**
3712 CUNNINGHAM ROAD
KNOXVILLE, TN 37918
(865) 318-2629

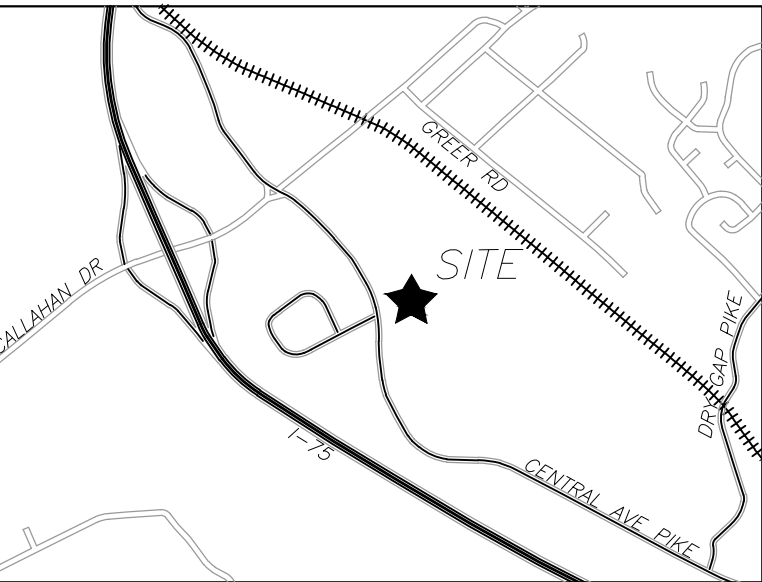


URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD., SUITE #201
KNOXVILLE, TN 37932
(865) 966-1924

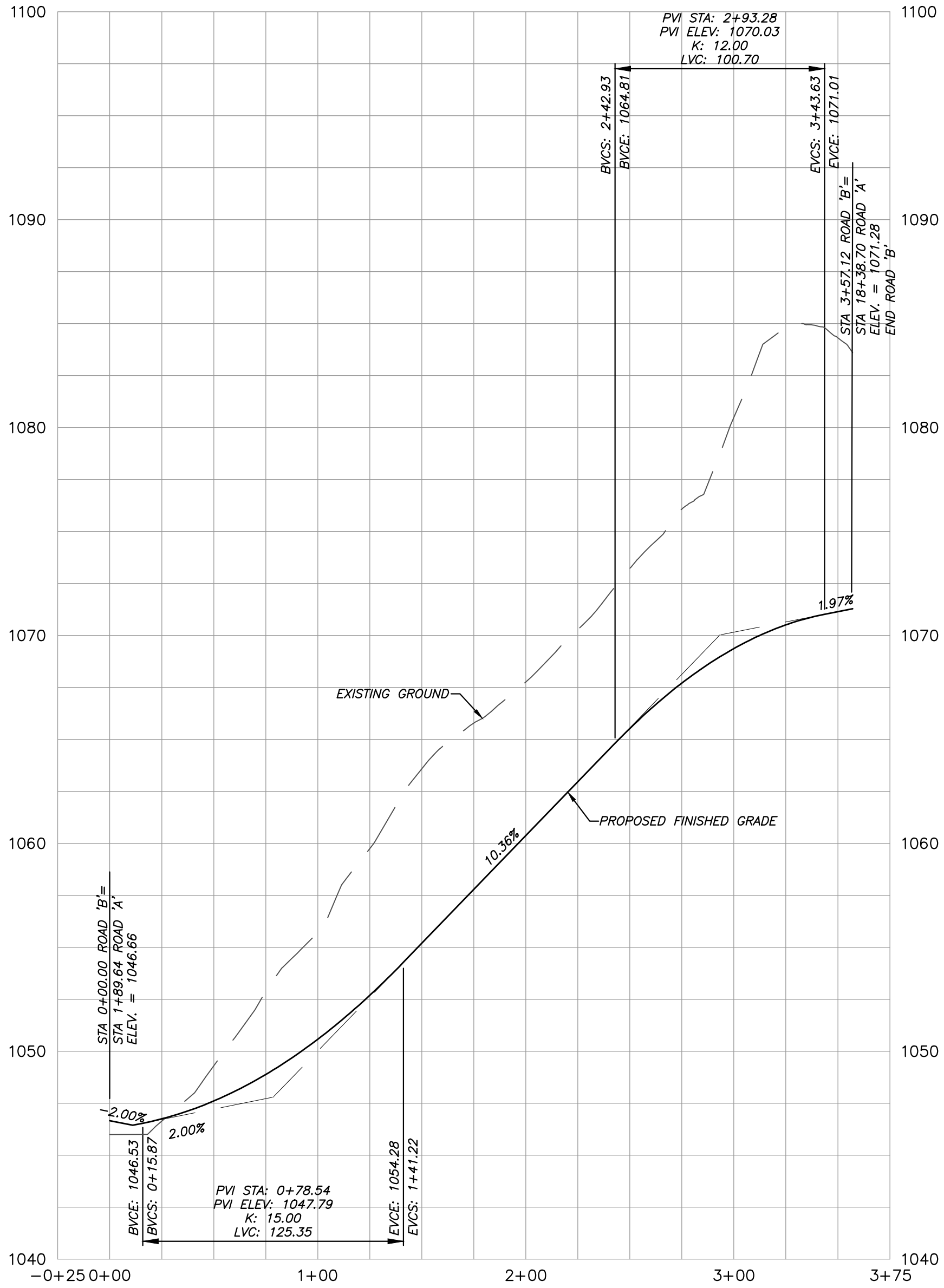
DWN: CLM	CHK: CAS	DWG. NO. 2304013
1	07/11/23	REVISOR PER COK COMMENTS
REVISION	DATE	DESCRIPTION
		CAS
		BY



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



LOCATION MAP
N.T.S.



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

MPC FILE# 7-SB-23-C
SHEET C-7 (SHEET 8 OF 9)

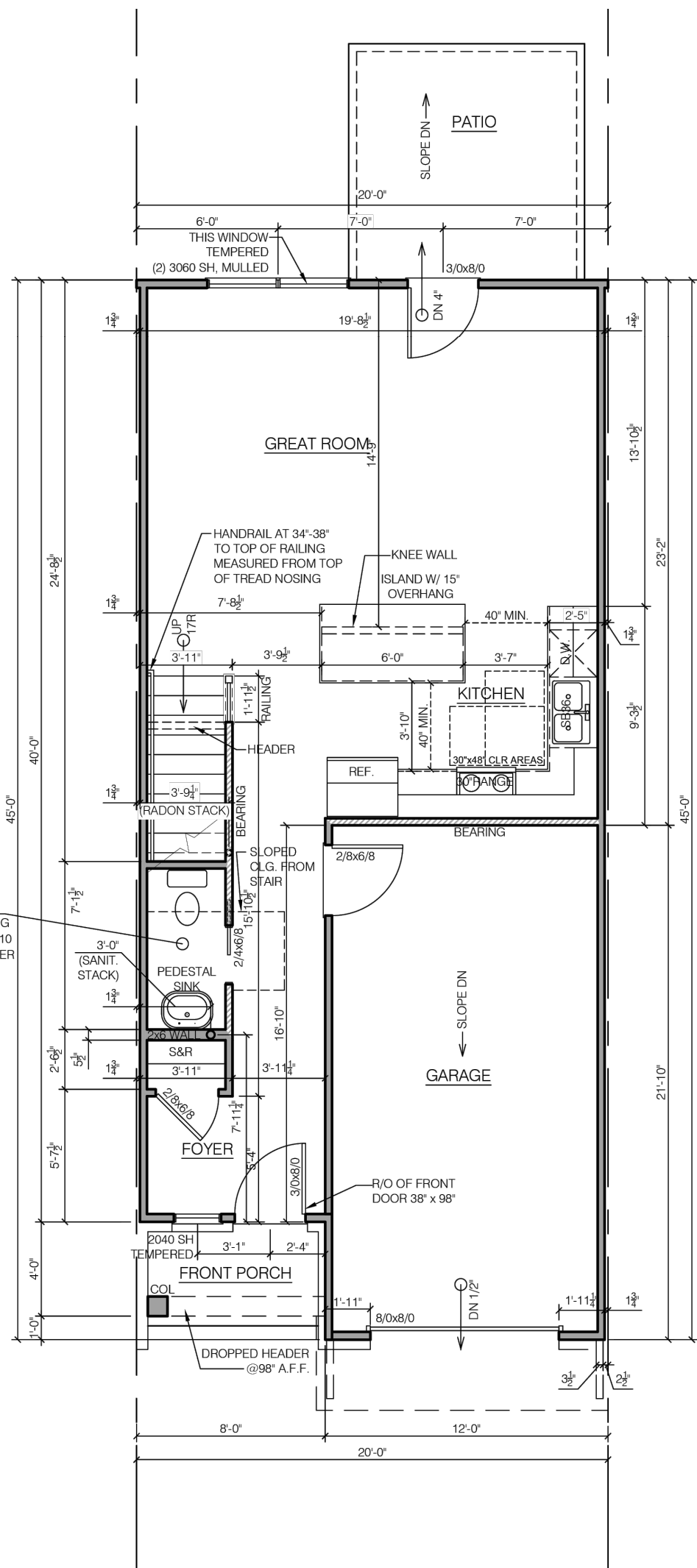
ROADWAY PROFILES	
HAMILTON PARK	
SITE ADDRESS: 0 CENTRAL AVENUE PIKE, KNOXVILLE, TN (37912)	
CITY OF KNOXVILLE	KNOX CO., TN.
WARD NO. 39	CITY BLOCK NO. 39280
CLT MAP 68	PARCEL 75
SCALE: AS NOTED	APRIL 24, 2023
DEVELOPER: BEAVER CREEK DEVELOPMENT, LLC	
3712 CUNNINGHAM ROAD	
KNOXVILLE, TN 37918	
(865) 318-2629	

URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD., SUITE #201
KNOXVILLE, TN 37932
(865) 966-1924

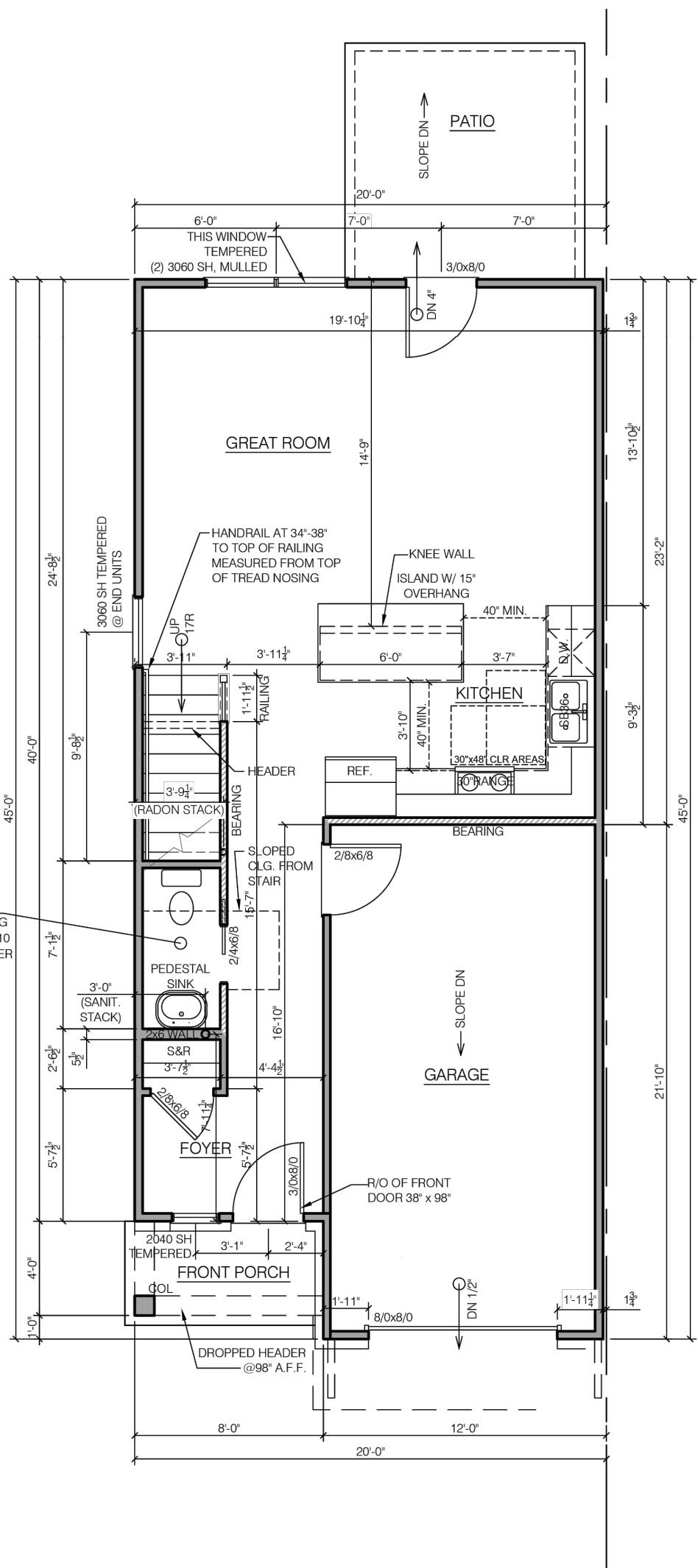
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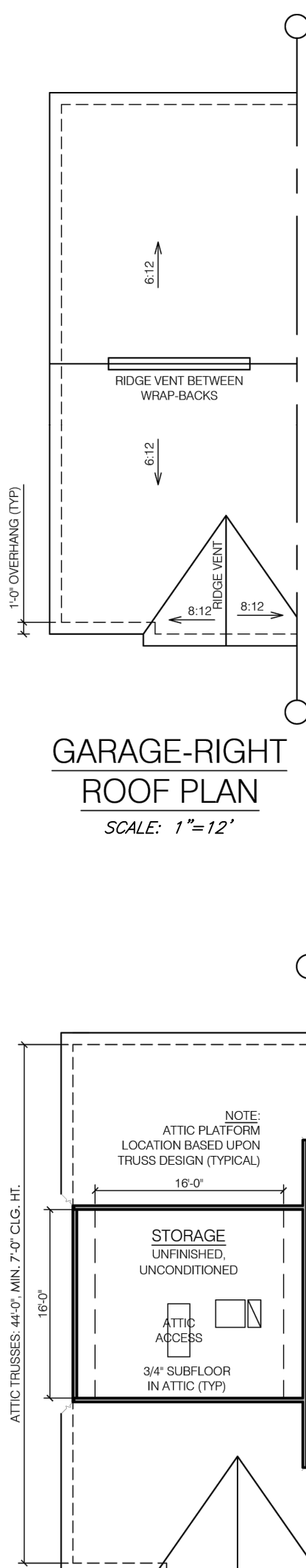
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DATE	DESCRIPTION	BY	



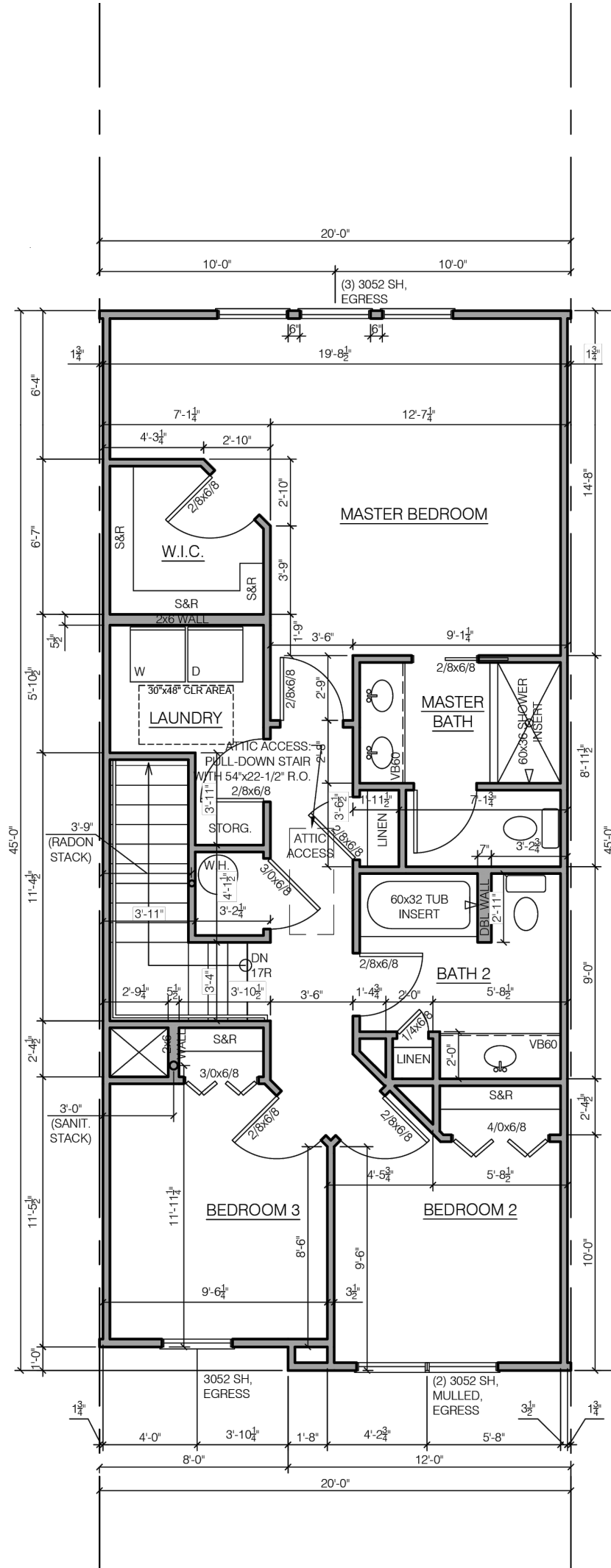
GARAGE-RIGHT MID-UNIT
FIRST FLOOR PLAN
SCALE: 1"=6'



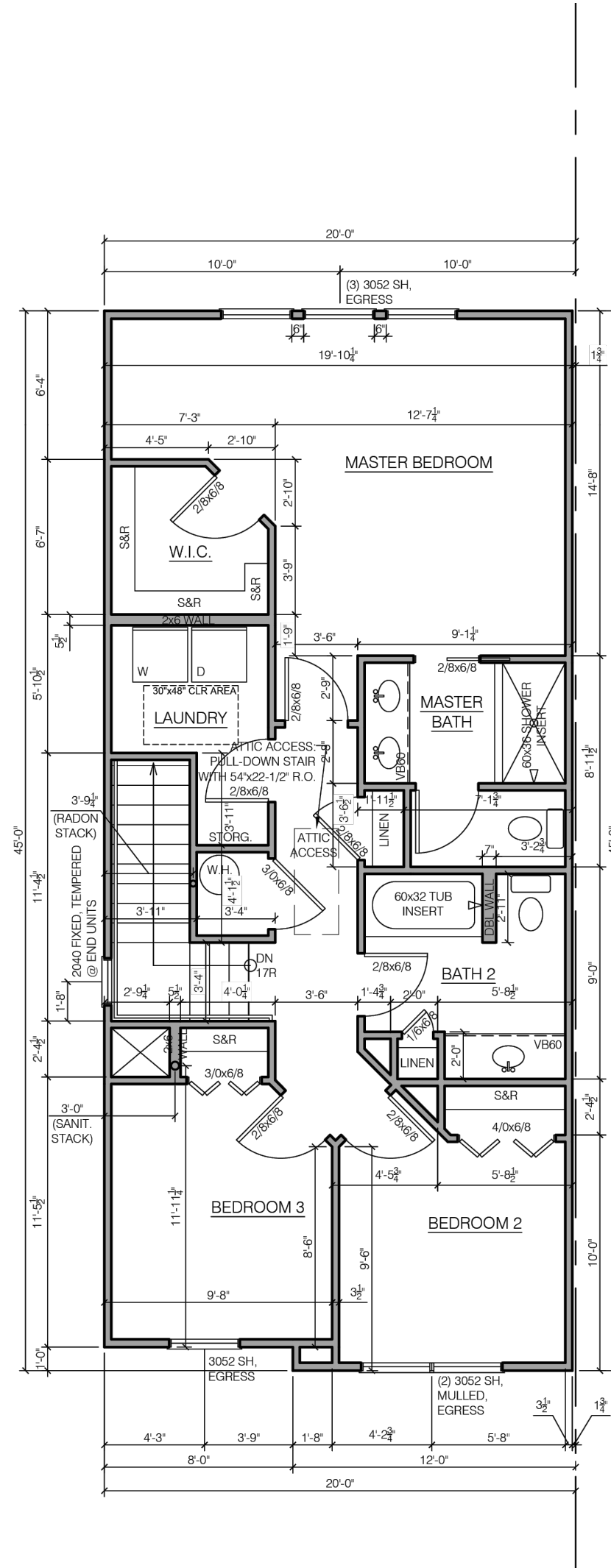
GARAGE-RIGHT END-UNIT
FIRST FLOOR PLAN
SCALE: 1"=6'



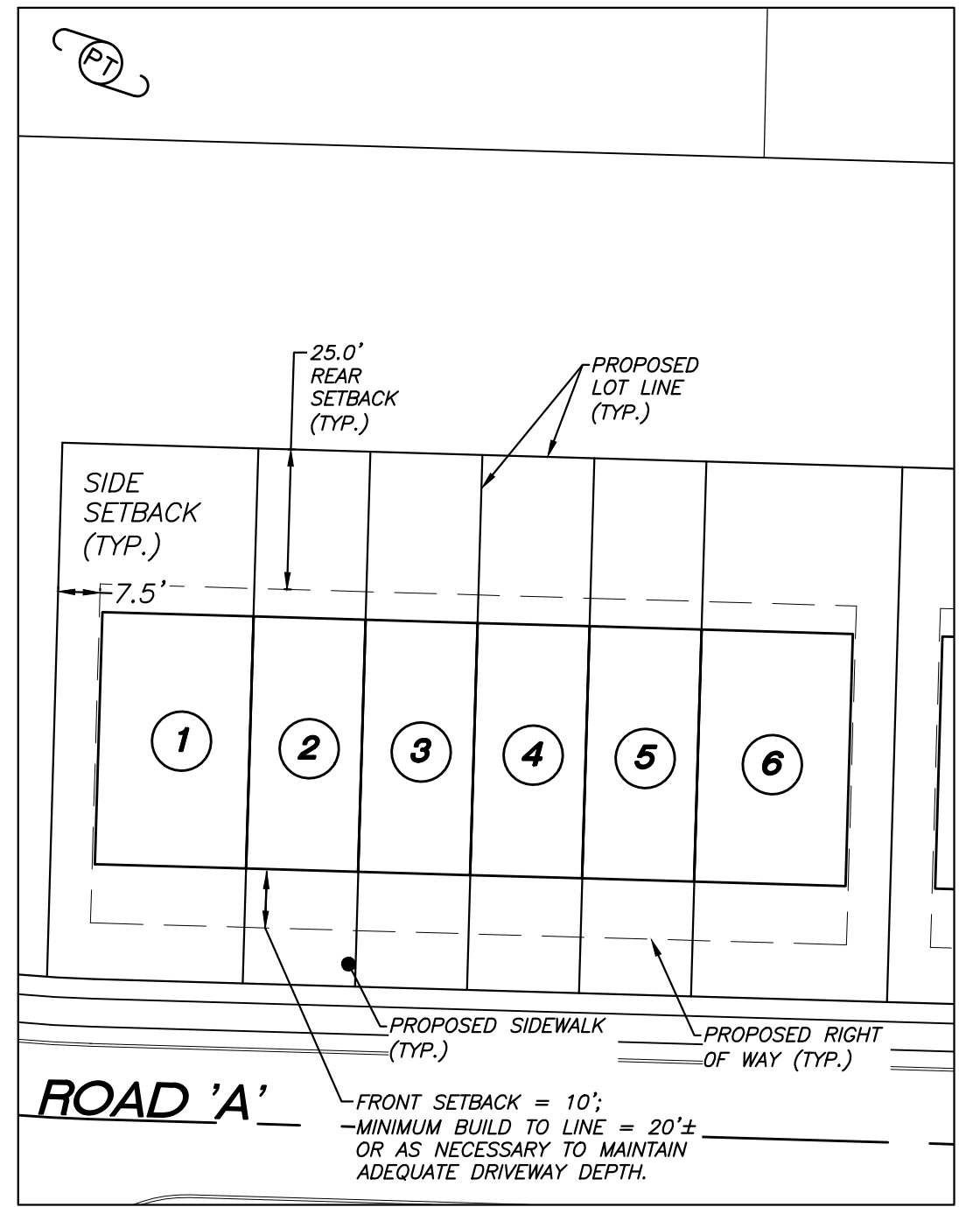
GARAGE-RIGHT
ATTIC PLAN
SCALE: 1"=12'



GARAGE-RIGHT MID-UNIT
SECOND FLOOR PLAN
SCALE: 1"=6'



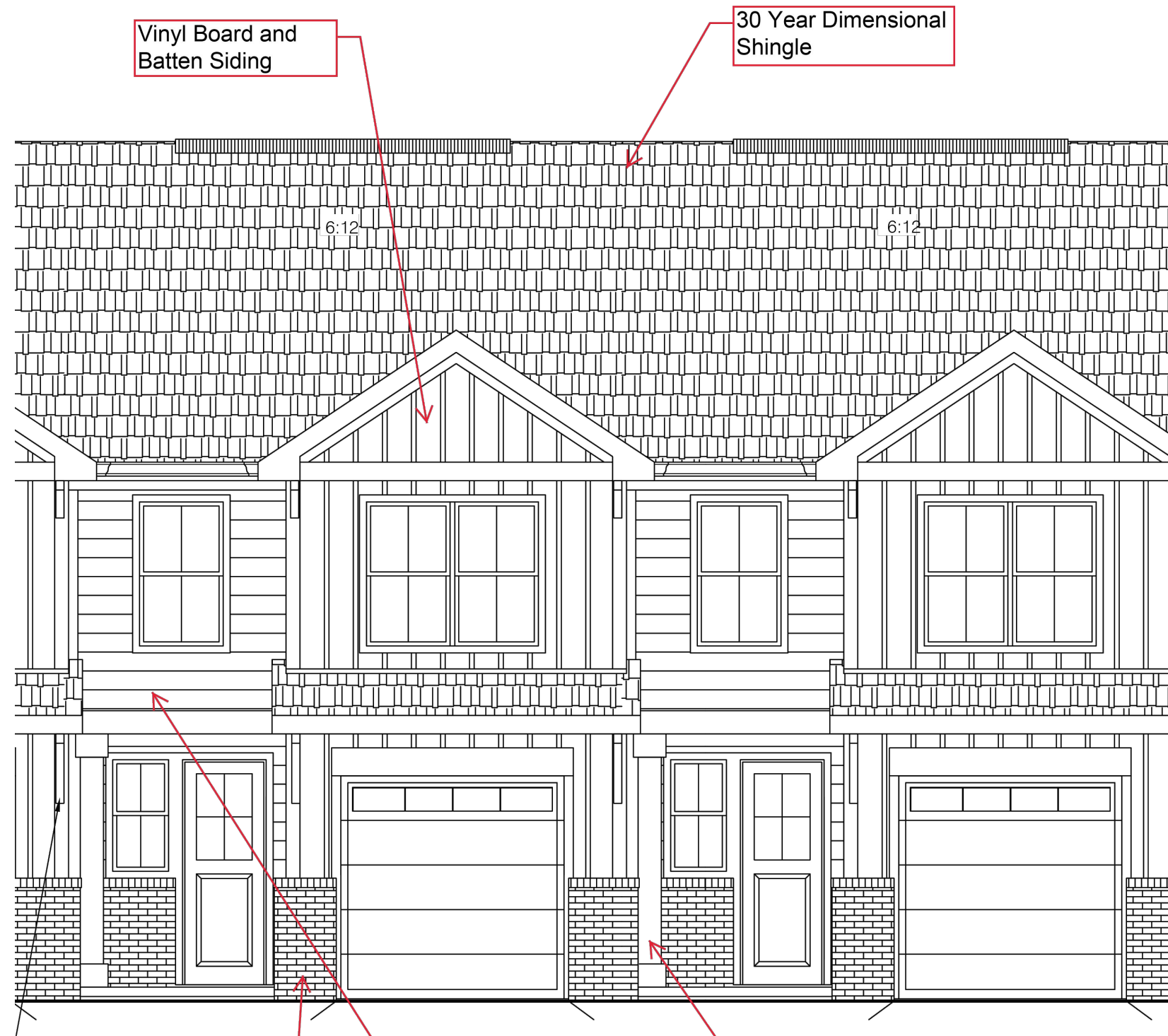
GARAGE-RIGHT END-UNIT
SECOND FLOOR PLAN
SCALE: 1"=6'



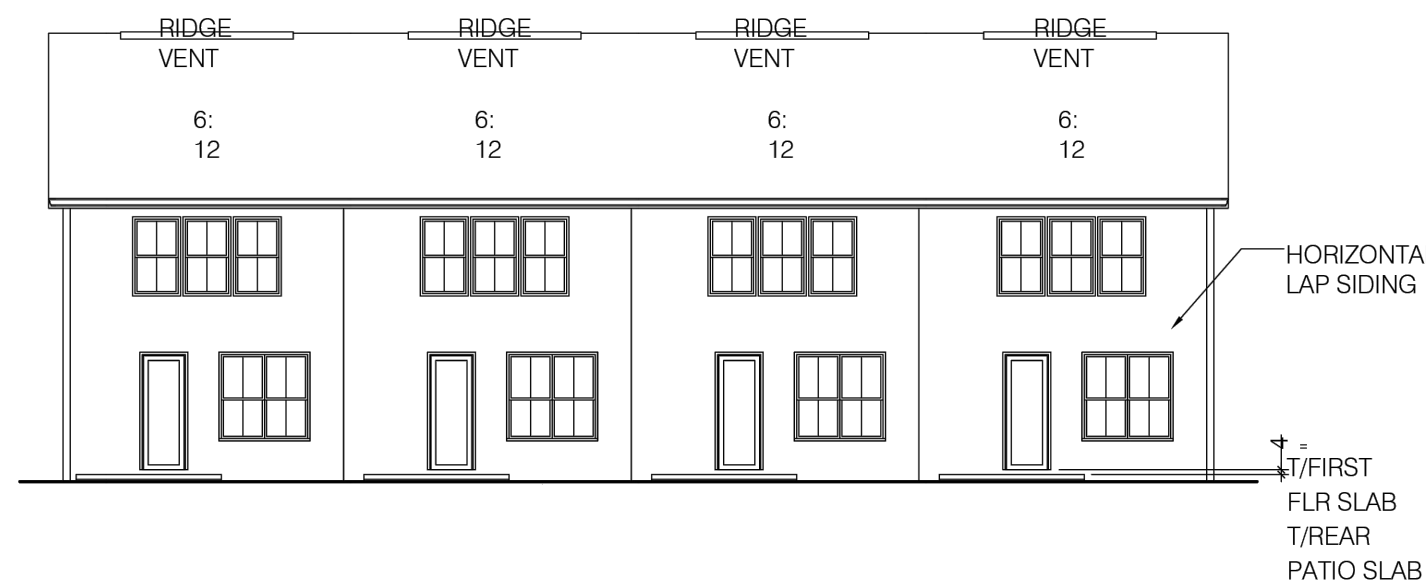
TYPICAL LOT DETAIL
SCALE: 1"=30'

EXTERIOR NOTE:

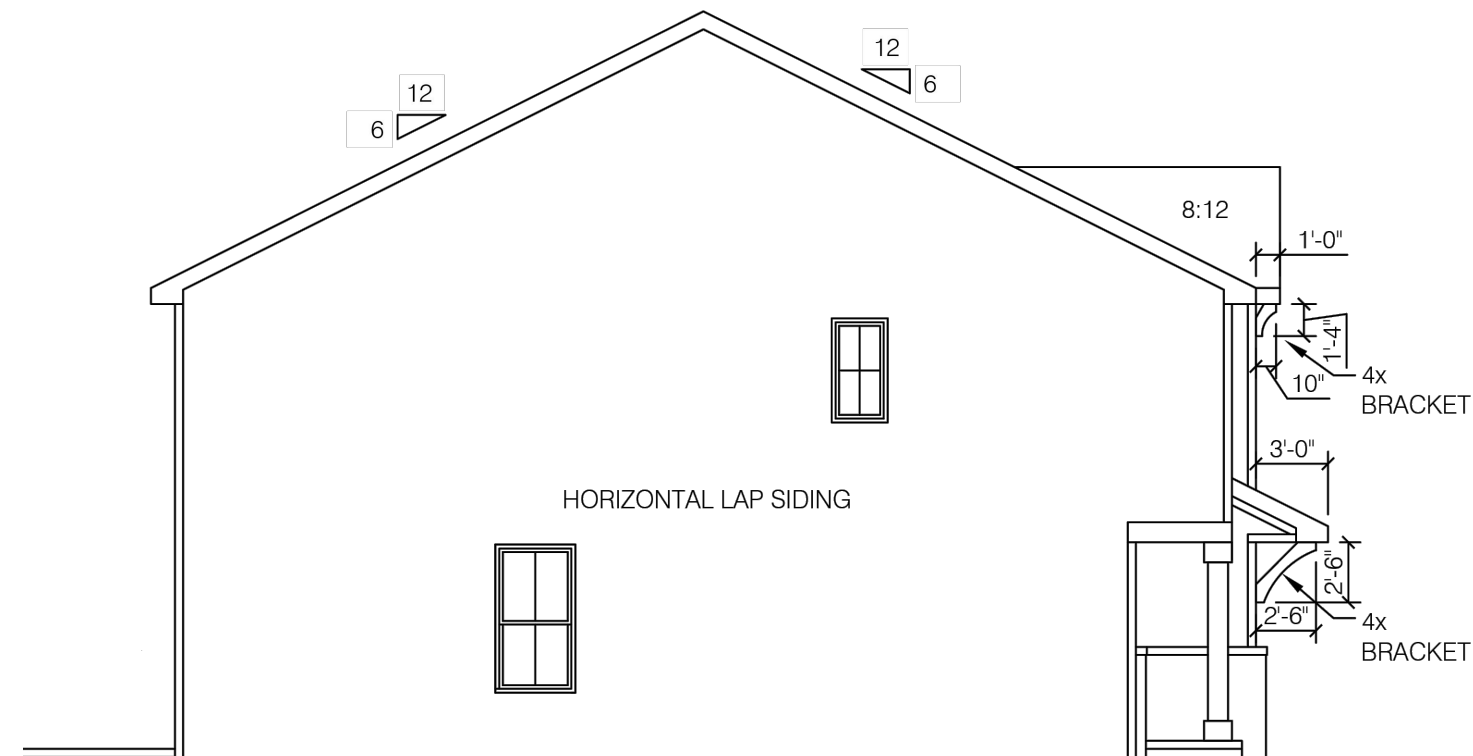
THE USE OF VINYL SIDING IS LIMITED TO USE
AS DECORATIVE OR DETAIL ELEMENTS ON
BUILDING FACADES (UP TO 15%).



FRONT
ELEVATION
N.T.S.



REAR ELEVATION
N.T.S.



BUILDING LEFT ELEVATION

SIDE ELEVATION
N.T.S.

REVISION	DATE	SUBMITTAL 2 DESCRIPTION	CAS BY
1	7/11/23		

MPC FILE# 7-SB-23-C
SHEET A-1 (SHEET 9 OF 9)

ARCHITECTURAL ELEVATIONS & TYPICAL LOT DETAIL

HAMILTON PARK

SITE ADDRESS: 0 CENTRAL AVENUE PIKE, KNOXVILLE, TN (37912)

DEVELOPER: BEAVER CREEK DEVELOPMENT, LLC
3712 CUNNINGHAM ROAD
KNOXVILLE, TN 37918
(865) 318-2629

CITY OF KNOXVILLE
WARD NO. 39
CLT MAP 68
SCALE: 1"=40'

KNOX CO., TN.
CITY BLOCK NO. 39280
PARCEL 75
APRIL 24, 2023

URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

DWN: CLM
CHK: CAS
DWG. NO. 2202003