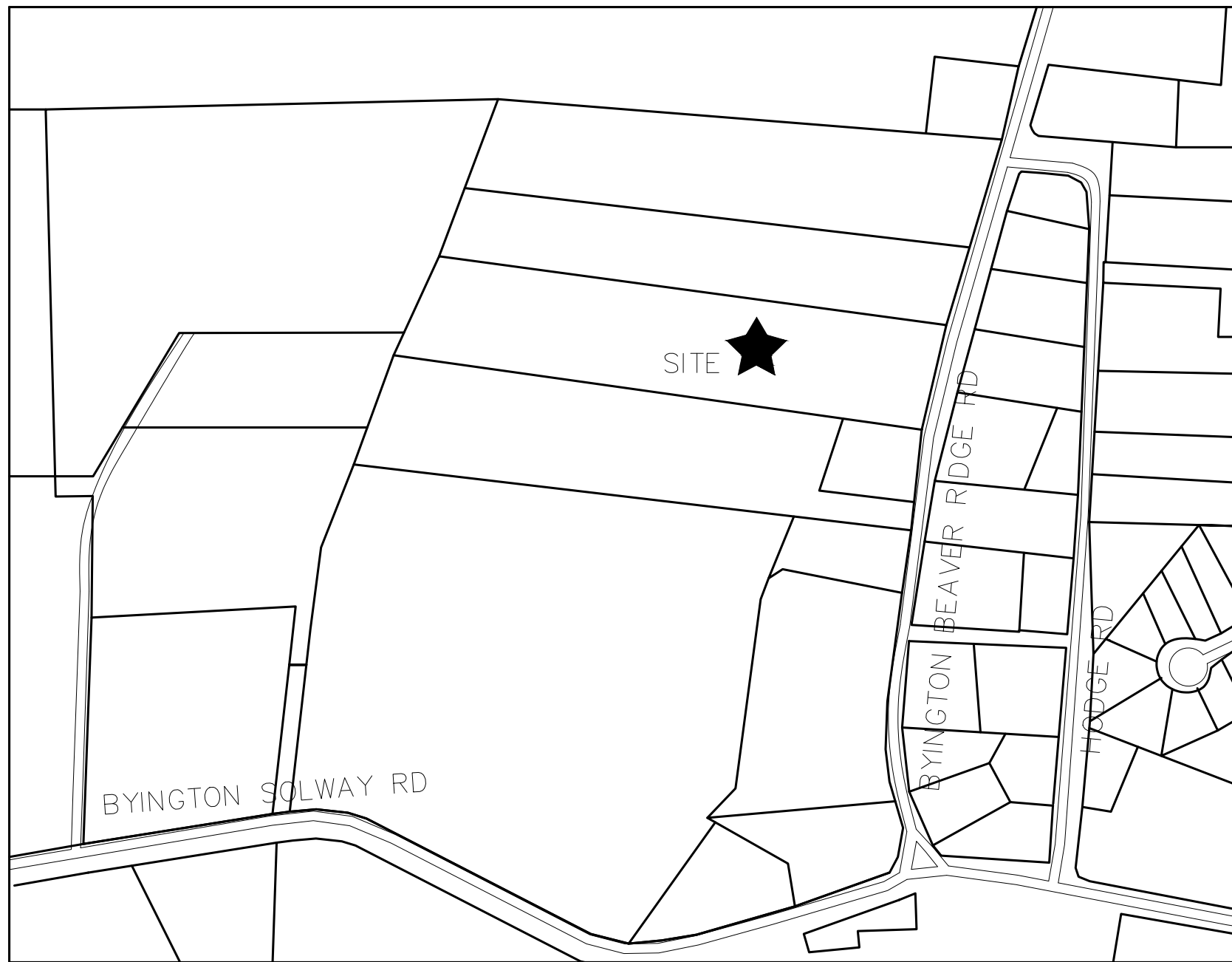


CONCEPT PLAN

U.E.I. PROJECT NO. 2511023

THE COTTAGES AT KARNS GROVE

SITE ADDRESS: 2713 BYINGTON BEAVER RIDGE RD, KNOXVILLE, TENNESSEE 37931
CLT MAP 90, PARCEL 116



LOCATION MAP — N.T.S.

DEVELOPER:
CLOUDS REST DEVELOPMENT, LLC.

11820 KINGSTON PIKE
KNOXVILLE, TN 37934
(865) 777-1700



SITE ENGINEER:
URBAN ENGINEERING, INC.
CHRIS SHARP
10330 HARDIN VALLEY ROAD, SUITE 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 LENOIR CITY UTILITES BOARD
- GAS — AS DIRECTED BY KNOXVILLE UTILITIES BOARD
- WATER — AS DIRECTED BY WEST KNOX UTILITY DISTRICT
- SEWER — AS DIRECTED BY WEST KNOX UTILITY DISTRICT
- TELEPHONE — AS DIRECTED BY AT&T
- CABLE — AS DIRECTED BY COMCAST
- SITE DEVELOPMENT — KNOX COUNTY STANDARDS AND SPECIFICATIONS

SHEET INDEX

TITLE

TITLE SHEET

SITE PLAN

ROAD PROFILE

ARCHITECTURAL ELEVATIONS

SHEET

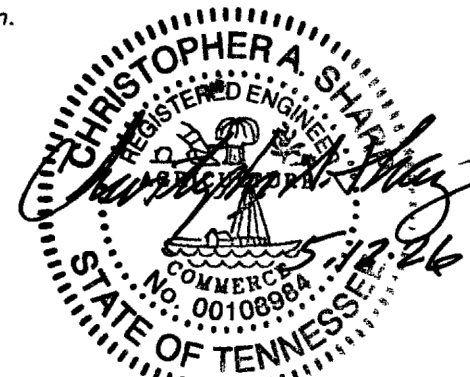
C-0

C-1

C-2

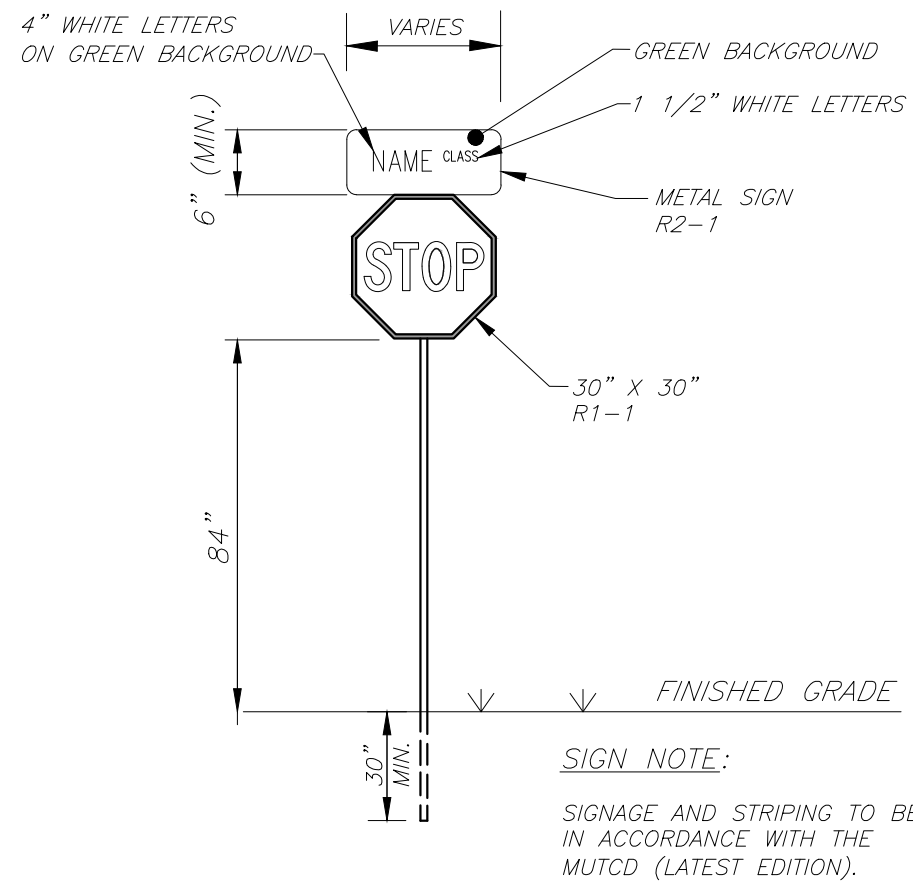
A-1

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, P.E.
Tennessee License No. 108984
Date: 5/12/26

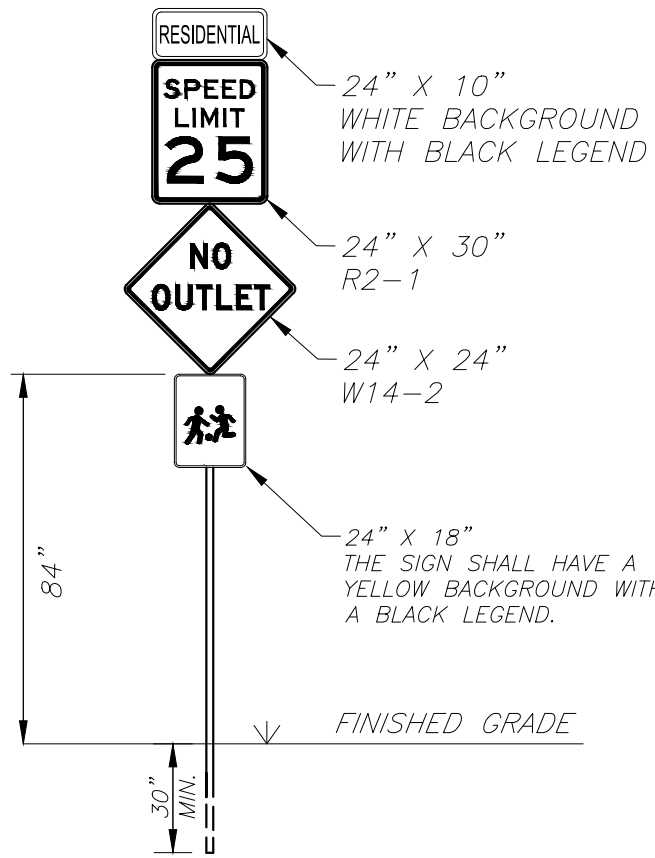


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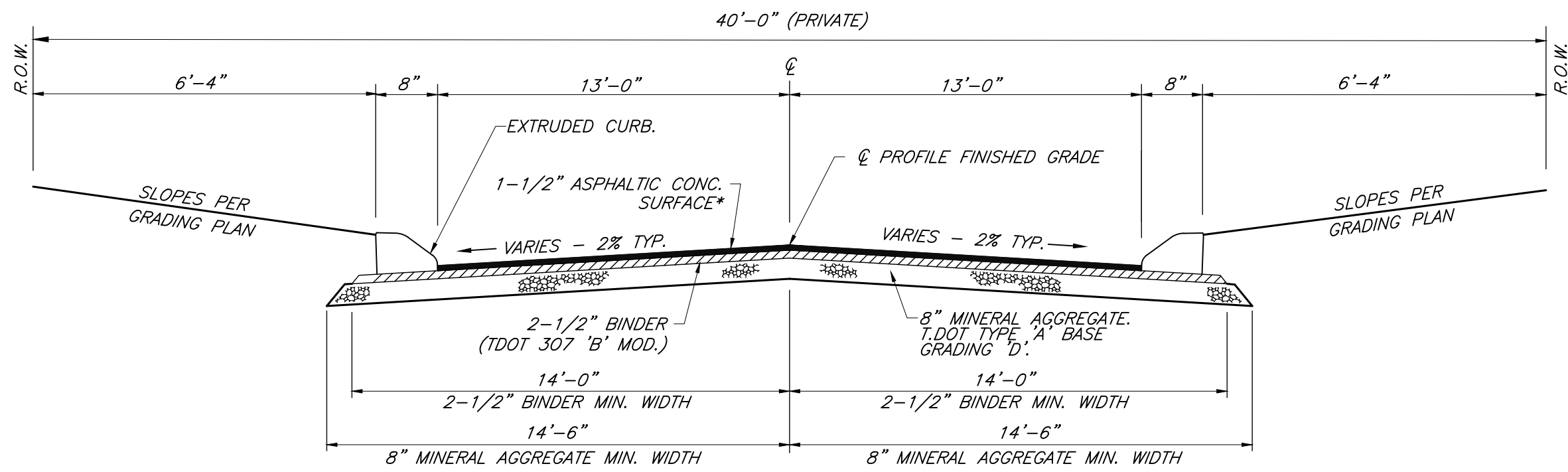
3	6/17/25	SUBMITTAL 3
2	6/9/25	SUBMITTAL 2
ISSUE NO.	DATE	DESCRIPTION



COMBINATION STOP SIGN /
STREET NAME SIGN DETAIL

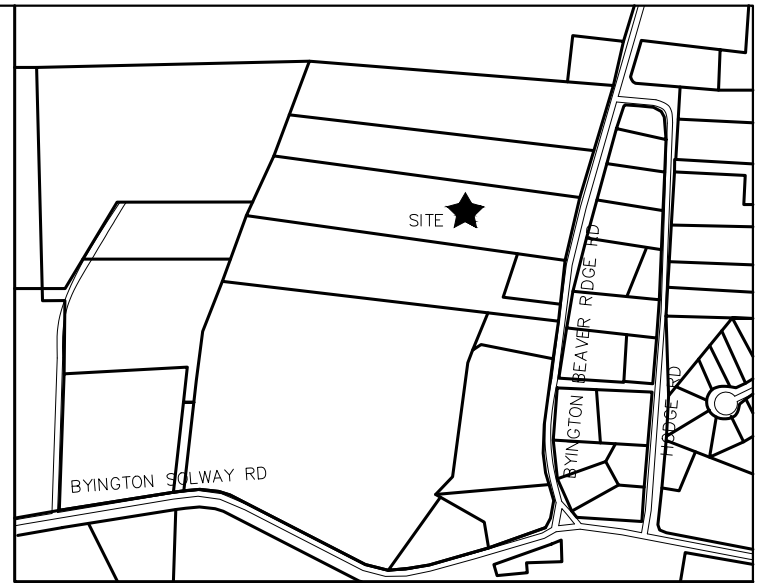
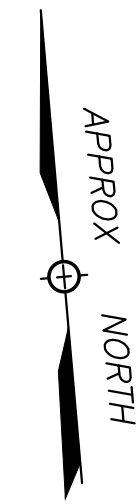


SPEED LIMIT SIGN DETAIL



TYPICAL SECTION - LOCAL STREET (PRIVATE)
N.T.S.

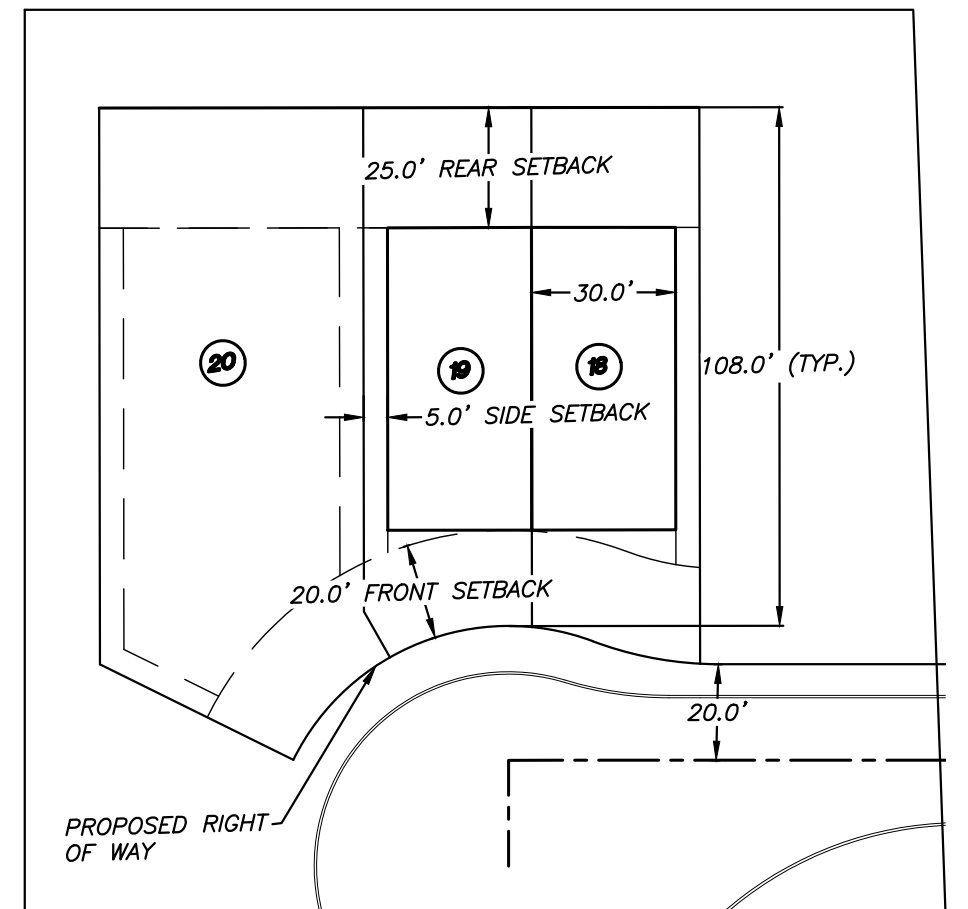
* 'E' MIX FOR ROADS 10% OR FLATTER. 'D' MIX FOR ROADS STEEPER THAN 10%



LOCATION MAP

SITE PLAN NOTES:

1. THIS PROPERTY IS ZONED 'PR(K)' (<4.0 DU/AC). REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:
FRONT: TWENTY (20) FEET
PERIPHERY: THIRTY-FIVE (35) FEET
SIDE: FIVE (5) FEET EXCEPT ZERO LOT LINES.
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 TOTAL PROPERTY AREA IS 5.15-AC.
6. THE DEVELOPMENT PROPOSES 20-UNITS (3.88 UNITS PER ACRE).
7. THE PROPOSED DWELLINGS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY. THE EXISTING HOME (LOT 1) WILL ACCESS BYINGTON BEAVER RIDGE ROAD.
8. A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF COMMON AREAS.
9. 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.
10. FOR CONDITIONS OF REZONING, REFER TO FILE NUMBER 10-K-23-RZ.
11. TYPE 'A' LANDSCAPE BUFFERS, OR EQUIVALENT TO BE INSTALLED ALONG NORTHERN AND WESTERN PROPERTY LINES.
12. AN EASEMENT SHALL BE RESERVED ALONG SIDEWALK LOCATED OUTSIDE OF PUBLIC RIGHT OF WAY. SPECIFICS OF SIDEWALK PLACEMENT TO BE COORDINATED WITH KNOX COUNTY ENGINEERING AND PUBLIC WORKS DURING PERMITTING.



TYPICAL LOT DETAIL
SCALE: 1"=40'



SHEET C-1

SITE PLAN
THE COTTAGES AT KARNS GROVE
SITE ADDRESS: 2713 BYINGTON BEAVER RIDGE RD,
KNOXVILLE (37931)

DEVELOPER: **CLOUDS REST DEVELOPMENT, LLC**
11820 KINGSTON PIKE
KNOXVILLE, TN 37934
(865) 777-1700

DIST. NO. W6 KNOX CO., TN.
CLT MAP 90 PARCEL 116
SCALE: 1"=50' MAY 5, 2026



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

DWN: RDS CHK: CAS DWG. NO. 2511023

MPC FILE# 7-B-26-C/7-B-26-DP

Certification of Concept Plan by Registered Engineer

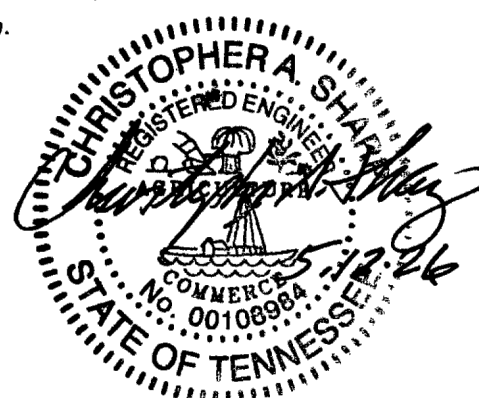
I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a report filed with the Planning Commission.

Registered Engineer: *Christopher A. Sharp, P.E.*

Christopher A. Sharp, P.E.

Tennessee License No. 108984

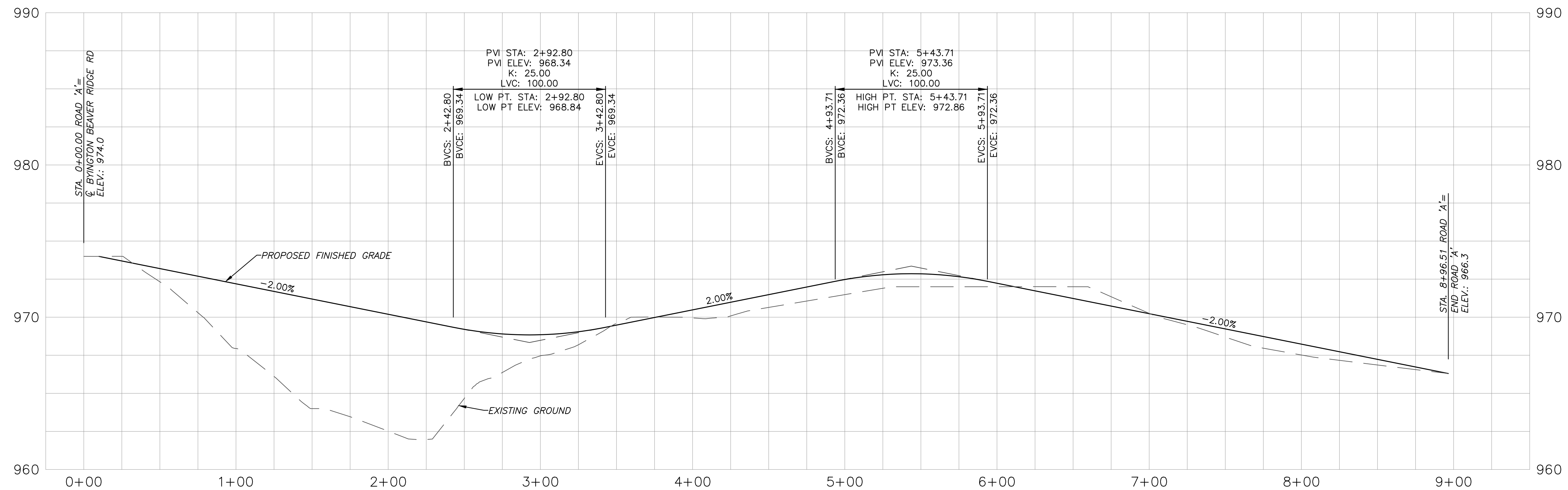
Date: 5/12/26



ALTERNATIVE DESIGN STANDARD REQUESTS:

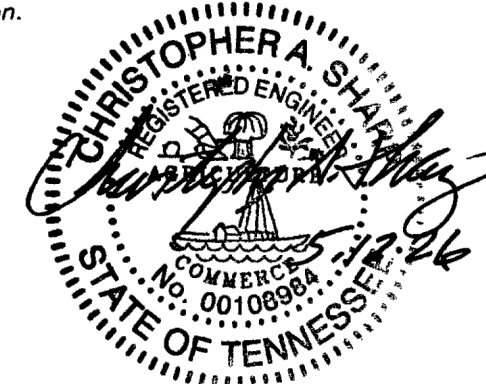
1. INCREASE THE GRADE FROM 1% TO 2% AT THE INTERSECTION OF ROAD A AND BYINGTON BEAVER RIDGE ROAD.
2. REDUCE THE RIGHT OF WAY WIDTH FROM 50' TO 40' (PRIVATE ROAD).





PROFILE VIEW: ROAD 'A'
1"=40' (HORIZONTAL)
1"=4' (VERTICAL)

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, P.E.
Tennessee License No. 108984
Date: 5/12/26



SHEET C-2

ROAD PROFILE
THE COTTAGES AT KARNS GROVE
SITE ADDRESS: 2713 BYINGTON BEAVER RIDGE RD,
KNOXVILLE (37931)

DEVELOPER: **CLOUDS REST DEVELOPMENT, LLC**
11820 KINGSTON PIKE
KNOXVILLE, TN 37934
(865) 777-1700

DIST. NO. W6
CLT MAP 90
SCALE: AS NOTED

KNOX CO., TN.
PARCEL 116
MAY 5, 2026

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

DWN: RDS	CHK: CAS	DWG. NO. 2511023
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MPC FILE# 7-B-26-C/7-B-26-DP

1	6/9/26	SUBMITTAL 2	CAS
REVISION	DATE	DESCRIPTION	BY