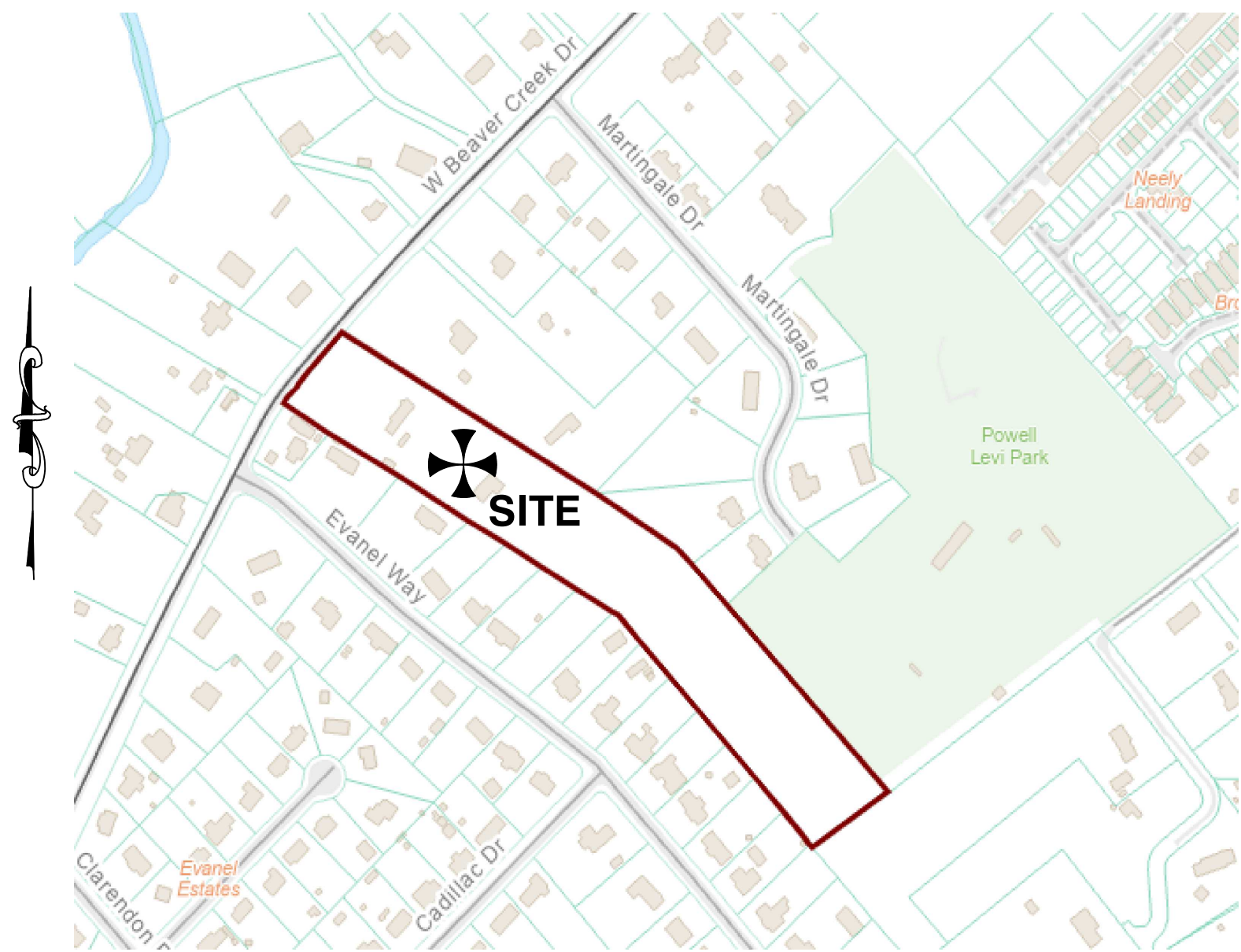


CONCEPT PLANS FOR: THE FIELDS

W. BEAVER CREEK DRIVE POWELL, TENNESSEE

UTILITY COMPANIES	
WATER	
NAME	HALLSDALE-POWELL UTILITY DISTRICT
ADDRESS	3745 CUNNINGHAM ROAD KNOXVILLE, TN 379182
CONTACT	
PHONE	(865) 922-7547
SANITARY SEWER	
NAME	HALLSDALE-POWELL UTILITY DISTRICT
ADDRESS	3745 CUNNINGHAM ROAD KNOXVILLE, TN 379182
CONTACT	
PHONE	(865) 922-7547
ELECTRICITY	
NAME	KNOXVILLE UTILITIES BOARD
ADDRESS	4505 MIDDLEBROOK PIKE KNOXVILLE, TN 37921
CONTACT	
PHONE	(865) 558-2625
TELEPHONE	
NAME	FRONTIER
ADDRESS	2104 W EMORY ROAD POWELL, TN37849
CONTACT	
PHONE	(844) 223-0798
NATURAL GAS	
NAME	KNOXVILLE UTILITIES BOARD
ADDRESS	4505 MIDDLEBROOK PIKE KNOXVILLE, TN 37921
CONTACT	
PHONE	(865) 558-2625



VICINITY MAP
N.T.S.

SHEET INDEX:

- C2.0 PROPOSED SITE PLAN
- C2.1 PROPOSED ROAD PROFILE
- C2.2 PROPOSED SIGHT DISTANCE PROFILE

AUGUST 24, 2026

PROJECT OWNER/DEVELOPER:

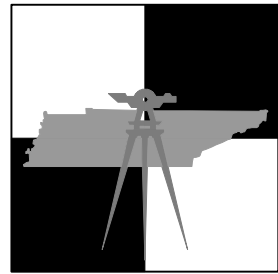
KEITH POWELL PROPERTIES, LLC
119 WILLBROOK LANE
CLINTON, TN 37716
PHONE: (865) 740-1902

ENGINEERING SERVICES:

LANDMARK ENGINEERS & SURVEYORS, LLC
12400 CYPRESS GROVE LANE
KNOXVILLE, TN 37922
PHONE: (865) 776-9074
E-MAIL: mdriver@landmarkesllc.com
WEB: www.landmarkesllc.com
CONTACT: MARK H. DRIVER, PE, PLS

SURVEYING SERVICES:

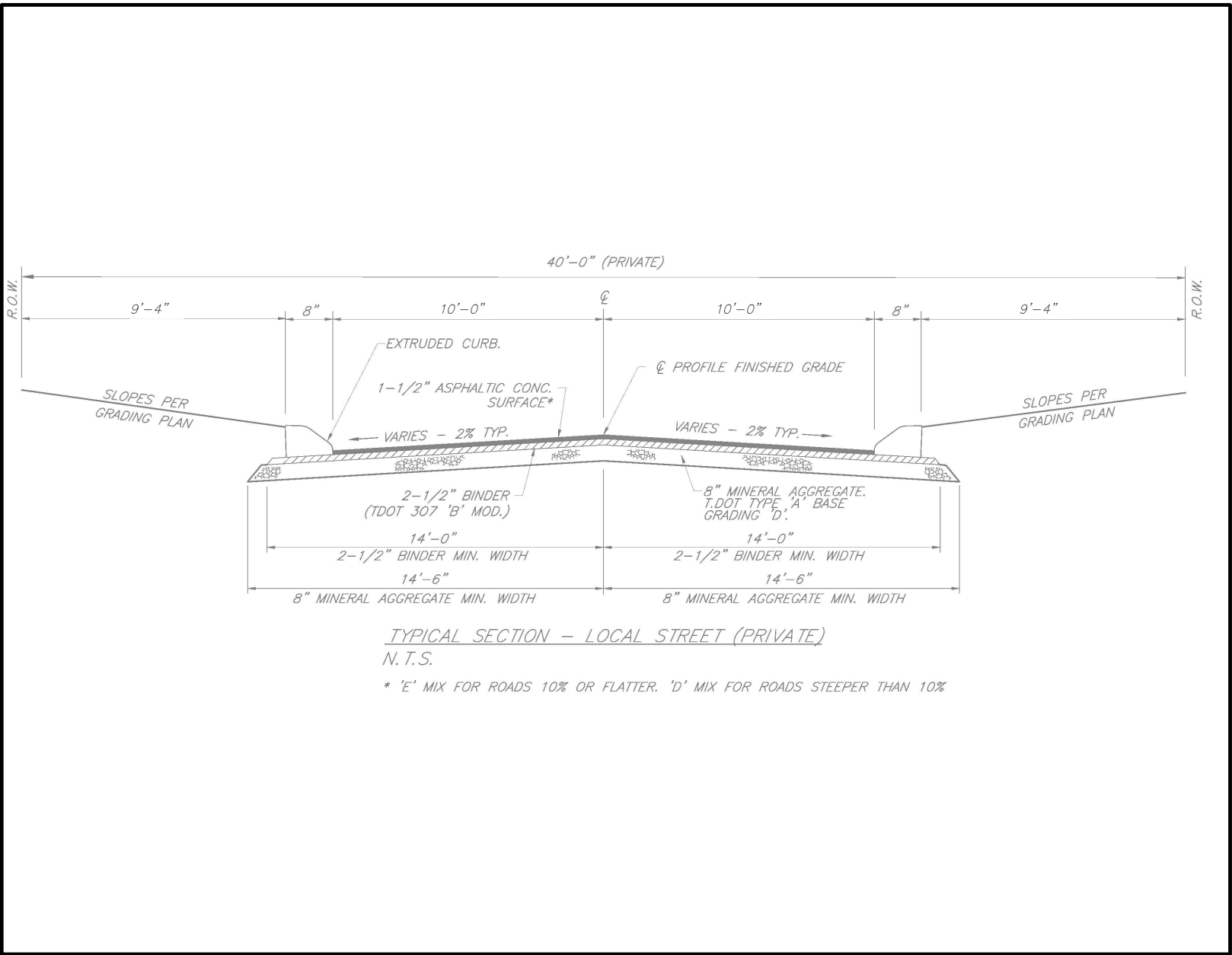
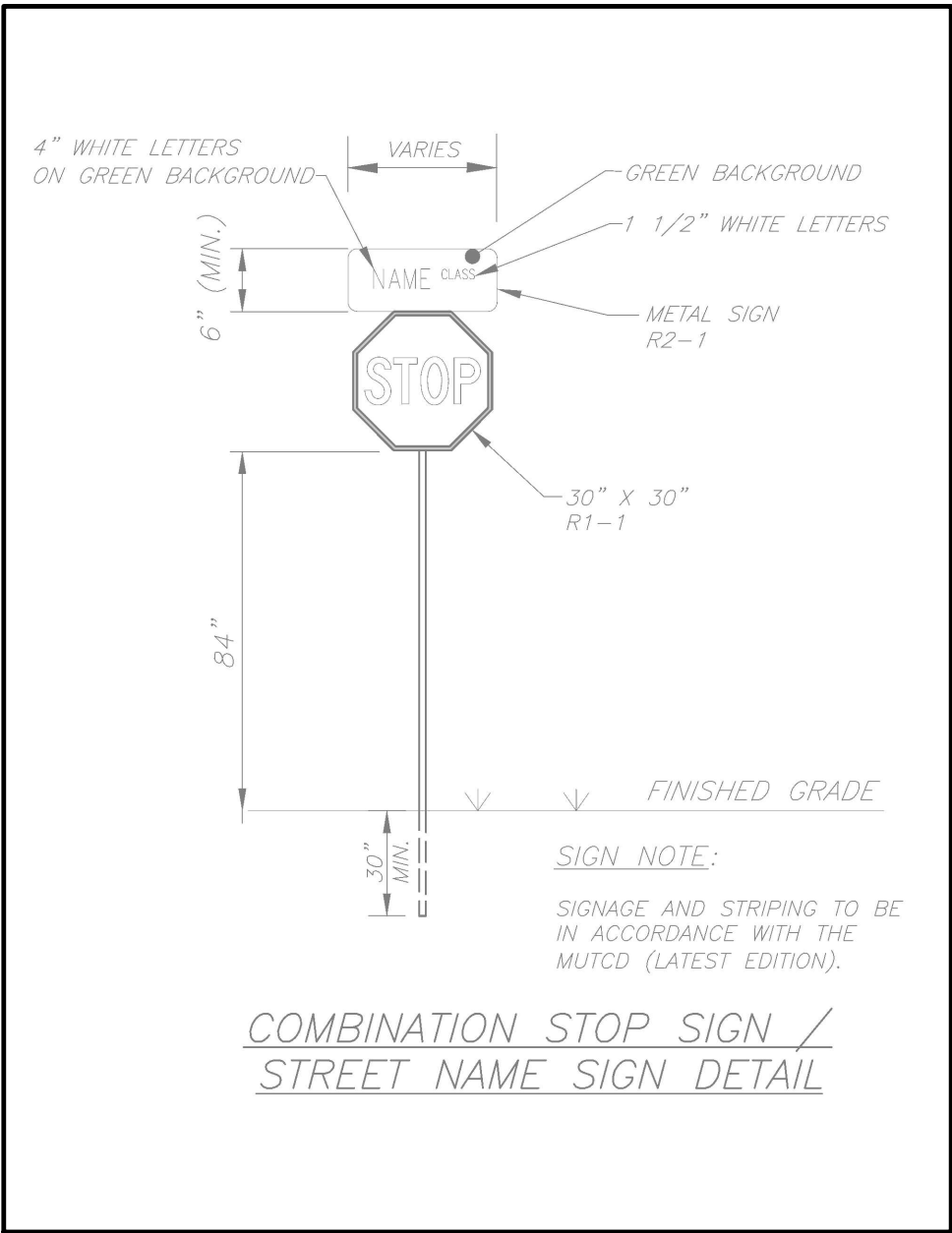
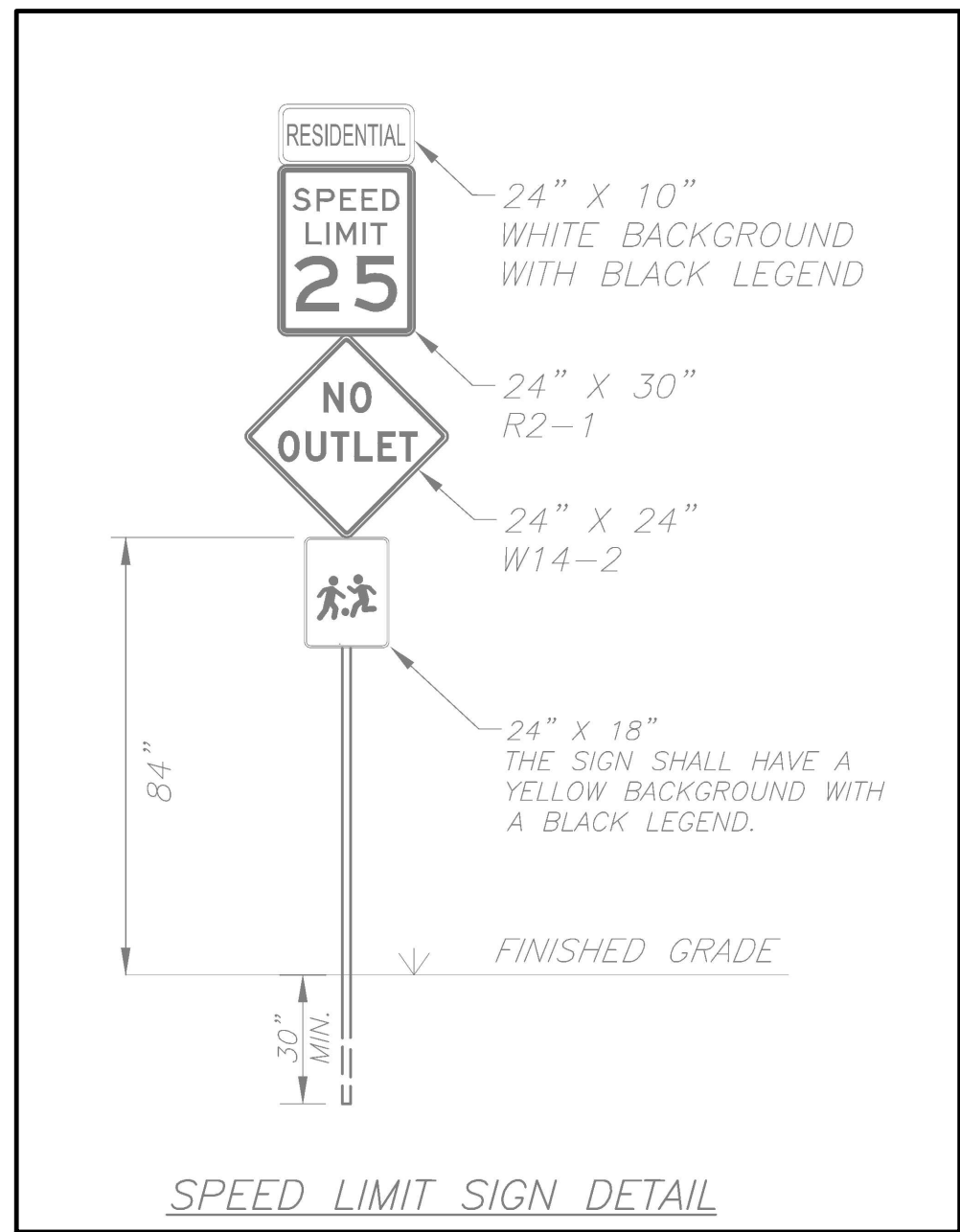
LANDMARK ENGINEERS & SURVEYORS, LLC
12400 CYPRESS GROVE LANE
KNOXVILLE, TN 37922
PHONE: (865) 776-9074
E-MAIL: mdriver@landmarkesllc.com
WEB: www.landmarkesllc.com
CONTACT: MARK H. DRIVER, PE, PLS



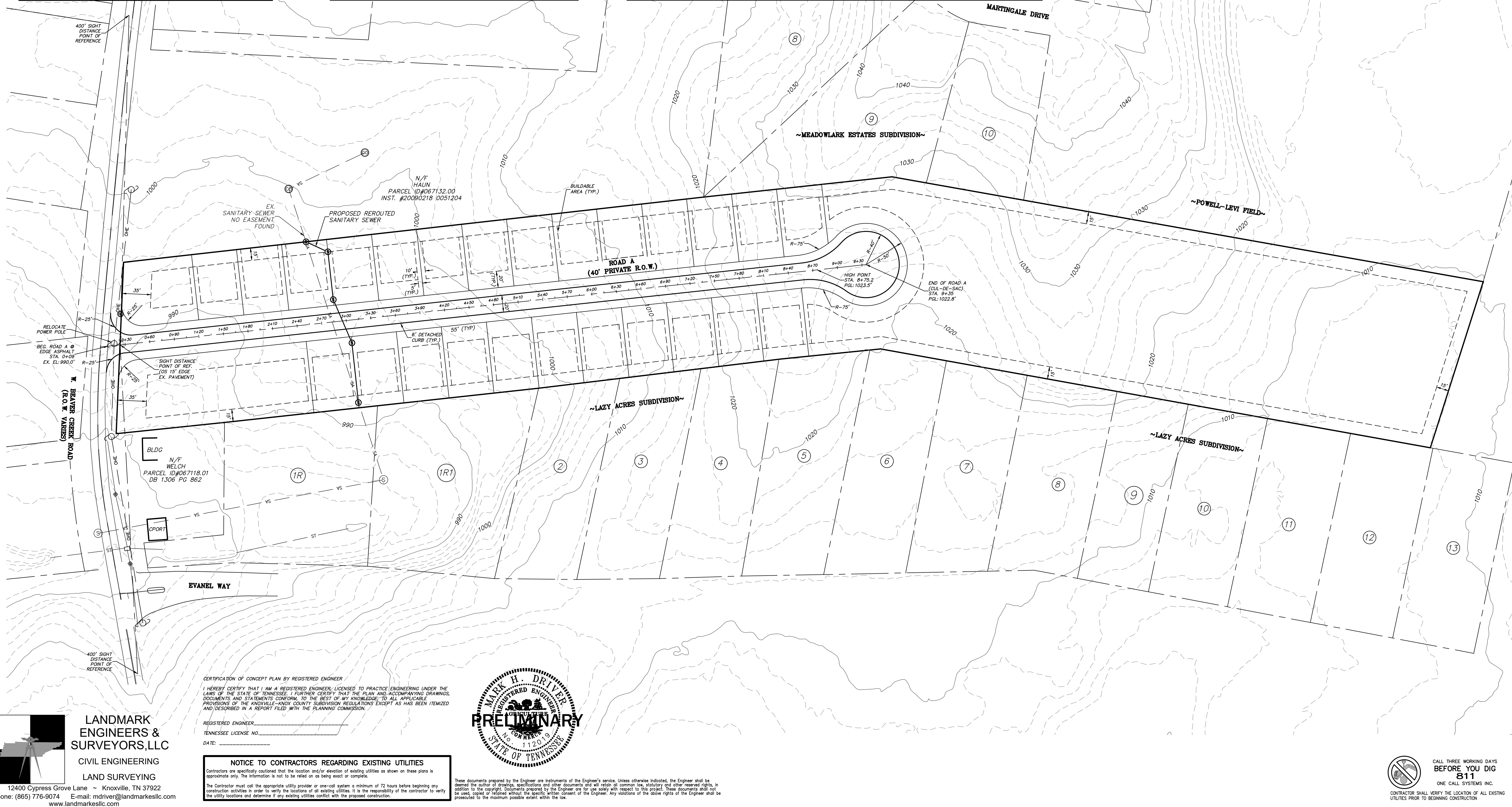
LANDMARK
ENGINEERS &
SURVEYORS,LLC
CIVIL ENGINEERING
LAND SURVEYING

12400 Cypress Grove Lane ~ Knoxville, TN 37922
Phone: (865) 776-9074 E-mail: mdriver@landmarkesllc.com
www.landmarkesllc.com

9-SC-26-C / 9-B-26-DP
Revised: 8/24/2026



- NOTES:
1. PARCEL ID# 067 131 CONTAINS ±7.8 ACRES.
 2. PARCEL ID# 067 131 IS ZONED PR <3.5 DU/AC. MINIMUM SETBACKS ARE AS FOLLOWS:
FRONT: 20 FEET
SIDE: 15 FEET
REAR: 15 FEET
PERIPHERAL: 25 FEET. PARCEL ID# 067 131 ABUTS AN RA ZONE ON THE SOUTHWESTERLY PORTION, AN A ZONE ON THE NORTHEASTERLY AND SOUTHEASTERLY PORTIONS.
 3. NORTH IS BASED ON THE TN STATE PLANE COORDINATE SYSTEM AND THE CONTOURS SHOWN IS BASED ON NAVD 88 AND ARE AT 2 FOOT INTERVALS.
 4. A HOME OWNERS ASSOCIATION (HOA) SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE TO COMMON AREAS.
 5. ALL LOTS WITHIN THIS DEVELOPMENT SHALL HAVE ACCESS TO THE INTERNAL ROADWAY ONLY.
 6. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S DEVELOPMENT REGULATIONS.
 7. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
 8. FOR CONDITIONS OF REZONING REFER TO BZA FILE # 8-G-21-RZ.
 9. TYPE "A" LANDSCAPE BUFFERING, OR EQUIVALENT, TO BE INSTALLED ALONG THE NORTHEASTERLY, SOUTHEASTERLY AND SOUTHWESTERLY PORTIONS OF SAID PARCEL. A LARGE PORTION OF THESE PERIMETER BOUNDARY LINES ARE WOODED, AN ATTEMPT WILL BE MADE TO LEAVE THE WOODED AREAS WITHIN THE 25 FOOT PERIPHERAL SETBACK. OTHERWISE TYPE "A" LANDSCAPE BUFFERING TO BE REQUIRED.
 10. ACTUAL LOT DIMENSIONING, AREA AND NUMBER OF TOTAL LOTS MAY ADJUST PER THE ENGINEERING DESIGN PHASE.
 11. SIGHT DISTANCE VISIBILITY TRIANGLES TO BE DETERMINED DURING ENGINEERING DESIGN PHASE.



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 KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED AND DESCRIBED IN A REPORT FILED WITH THE PLANNING COMMISSION.
REGISTERED ENGINEER: _____
TENNESSEE LICENSE NO. _____
DATE: _____

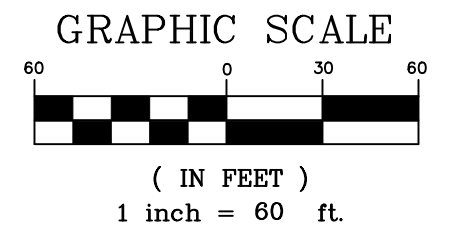


NOTICE TO CONTRACTORS REGARDING EXISTING UTILITIES
Contractors are specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is approximate only. The information is not to be relied on as being exact or complete.
The Contractor must call the appropriate utility provider or one-call system a minimum of 72 hours before beginning any construction activities in order to verify the locations of all existing utilities. It is the responsibility of the contractor to verify the utility locations and determine if any existing utilities conflict with the proposed construction.

These documents prepared by the Engineer are instruments of the Engineer's service. Unless otherwise indicated, the Engineer shall be deemed the author of all drawings, specifications and other documents and will retain all common law, statutory and other reserved rights. In addition to the copyright, documents prepared by the Engineer are for use solely with respect to this project. These documents shall not be used, copied or retained without the specific written consent of the Engineer. Any violations of the above rights of the Engineer shall be prosecuted to the maximum possible extent within the law.

9-SC-26-C / 9-B-26-DP
Revised: 8/24/2026

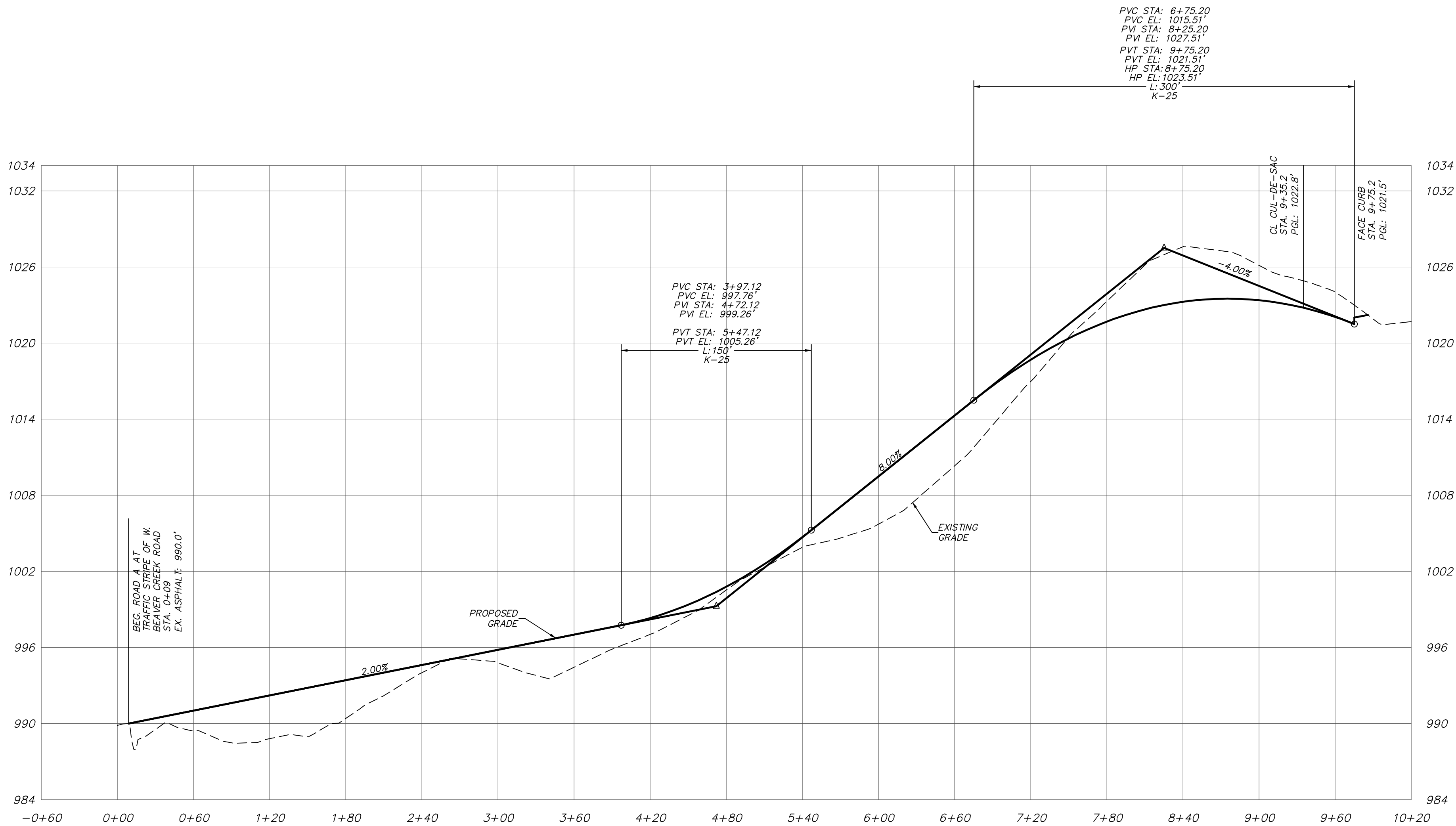
IMPORTANT!
GEOTECHNICAL NOTE:
SEE SITE GEOTECHNICAL REPORT FOR ALL SUBGRADE INFORMATION. GEOTECHNICAL REPORT SHALL HAVE PRECEDENCE OVER INFORMATION BOTH GRAPHICAL AND WRITTEN INCLUDED WITHIN THESE PLANS



CALL THREE WORKING DAYS BEFORE YOU DIG
811
ONE CALL SYSTEMS INC.
CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION

PROPOSED SITE PLAN OF:
THE FIELDS
SHEET C2.0

LANDMARK ENGINEERS & SURVEYORS, LLC
CIVIL ENGINEERING
LAND SURVEYING
12400 Cypress Grove Lane - Knoxville, TN 37922
Phone: (865) 776-9074 E-mail: mdriver@landmarksllc.com www.landmarksllc.com

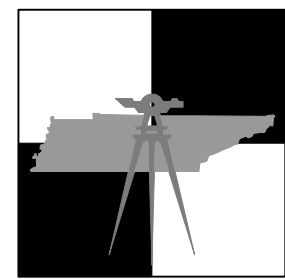


HORIZONTAL: 1"=60'
VERTICAL: 1"=6'

ROAD A PROFILE

9-SC-26-C / 9-B-26-DP
Revised: 8/24/2026

IMPORTANT!
GEOTECHNICAL NOTE:
SEE SITE GEOTECHNICAL REPORT
FOR ALL SUBGRADE INFORMATION.
GEOTECHNICAL REPORT SHALL HAVE
PRECEDENCE OVER INFORMATION
BOTH GRAPHICAL AND WRITTEN
INCLUDED WITHIN THESE PLANS



LANDMARK
ENGINEERS &
SURVEYORS, LLC
CIVIL ENGINEERING
LAND SURVEYING

12400 Cypress Grove Lane ~ Knoxville, TN 37922
Phone: (865) 776-9074 E-mail: mdriver@landmarkslc.com
www.landmarkslc.com

NOTICE TO CONTRACTORS REGARDING EXISTING UTILITIES

Contractors are specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is approximate only. The information is not to be relied on as being exact or complete.

The Contractor must call the appropriate utility provider or one-call system a minimum of 72 hours before beginning any construction activities in order to verify the locations of all existing utilities. It is the responsibility of the contractor to verify the utility locations and determine if any existing utilities conflict with the proposed construction.

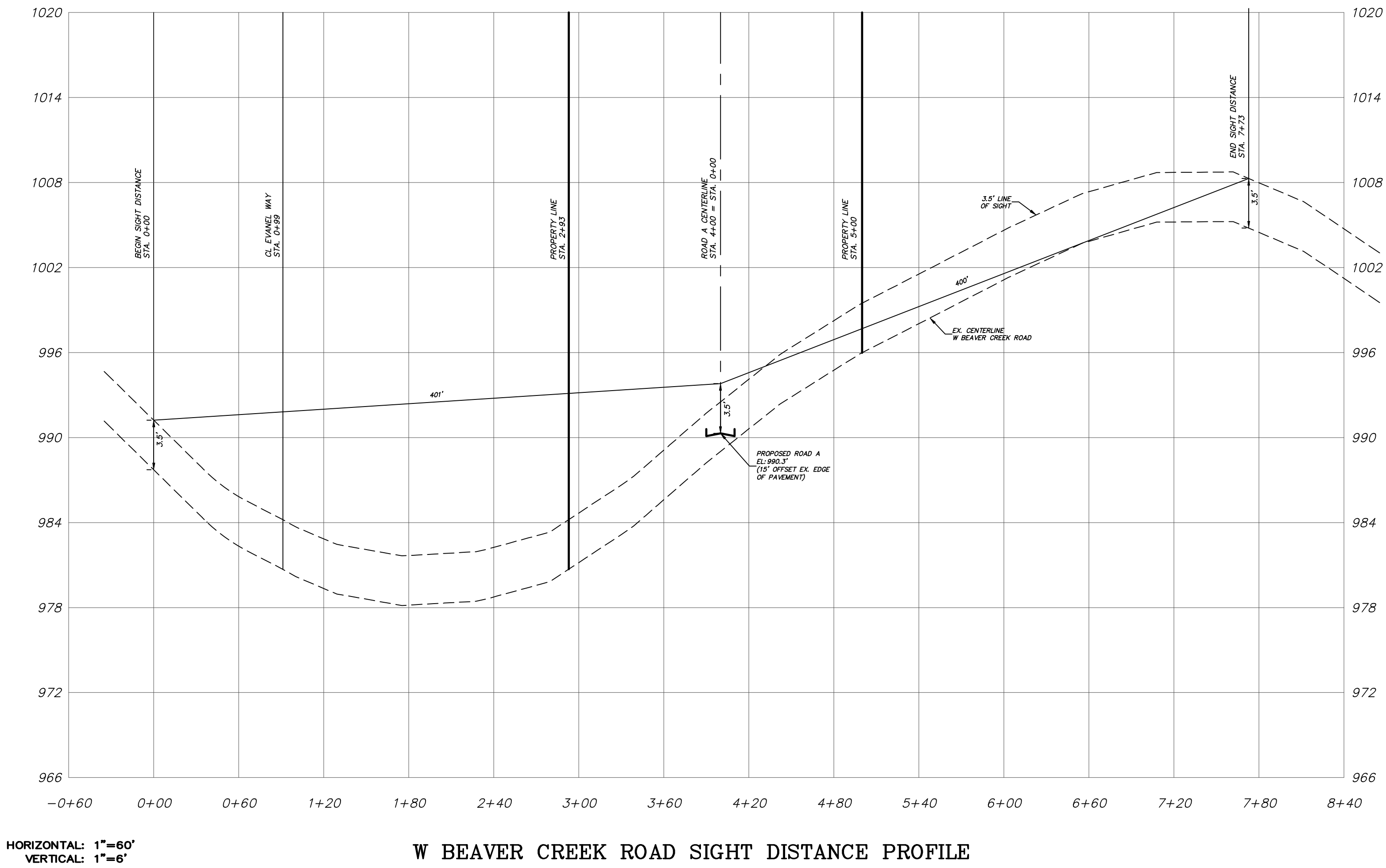
These documents prepared by the Engineer are instruments of the Engineer's service. Unless otherwise indicated, the Engineer shall be deemed the author of drawings, specifications and other documents and will retain all common law, statutory and other reserved rights. In addition to the copyright, documents prepared by the Engineer are for use solely with respect to this project. These documents shall not be used, copied or refined without the specific written consent of the Engineer. Any violation of the above rights of the Engineer shall be prosecuted to the maximum possible extent within the law.



CALL THREE WORKING DAYS
BEFORE YOU DIG
811
ONE CALL SYSTEMS INC.

CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION

PROPOSED ROAD PROFILE OF:
THE FIELDS
SHEET C2.1



9-SC-26-C / 9-B-26-DP
Revised: 8/24/2026

IMPORTANT!
GEOTECHNICAL NOTE:
SEE SITE GEOTECHNICAL REPORT
FOR ALL SUBGRADE INFORMATION.
GEOTECHNICAL REPORT SHALL HAVE
PRECEDENCE OVER INFORMATION
BOTH GRAPHICAL AND WRITTEN
INCLUDED WITHIN THESE PLANS

NOTICE TO CONTRACTORS REGARDING EXISTING UTILITIES
Contractors are specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is approximate only. The information is not to be relied on as being exact or complete.
The Contractor must call the appropriate utility provider or one-call system a minimum of 72 hours before beginning any construction activities in order to verify the locations of all existing utilities. It is the responsibility of the contractor to verify the utility locations and determine if any existing utilities conflict with the proposed construction.

These documents prepared by the Engineer are instruments of the Engineer's service. Unless otherwise indicated, the Engineer shall be deemed the author of drawings, specifications and other documents and will retain all common law, statutory and other reserved rights. In addition to the copyright, documents prepared by the Engineer are for use solely with respect to this project. These documents shall not be used, copied or retained without the specific written consent of the Engineer. Any violation of the above rights of the Engineer shall be prosecuted to the maximum possible extent within the law.



CALL THREE WORKING DAYS
BEFORE YOU DIG
811
ONE CALL SYSTEMS INC.
CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING
UTILITIES PRIOR TO BEGINNING CONSTRUCTION

PROPOSED SIGHT DISTANCE PROFILE OF:
THE FIELDS
SHEET C2.2