



SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

▶ **FILE #:** 7-SB-26-C
7-B-26-DP

AGENDA ITEM #: 39
AGENDA DATE: 7/9/2026

▶ **SUBDIVISION:** THE COTTAGES AT KARNS GROVE
▶ **APPLICANT/DEVELOPER:** CLOUDS REST DEVELOPMENT, LLC
OWNER(S): CLOUDS REST DEVELOPMENT LLC

TAX IDENTIFICATION: 90 116 [View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 2713 BYINGTON BEAVER RIDGE RD

▶ **LOCATION:** West side of Byington Beaver Ridge Rd, north of Byington Solway Rd

GROWTH POLICY PLAN: Planned Growth Area

FIRE DISTRICT: Karns Fire Department

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 5.15 acres

▶ **ZONING:** PR(k) (Planned Residential with conditions) up to 4 du/ac

PLACE TYPE: SR (Suburban Residential)

▶ **EXISTING LAND USE:** Rural Residential

▶ **PROPOSED USE:** Attached and detached single family residential subdivision

SURROUNDING LAND USE AND ZONING:
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)

▶ **NUMBER OF LOTS:** 20

SURVEYOR/ENGINEER: Chris Sharp Urban Engineering

ACCESSIBILITY: Access is via Byington Beaver Ridge Road, a major collector with 19 ft of pavement width within a 37-ft right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** 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.

STAFF RECOMMENDATION:

▶ **Approve the Concept Plan subject to 9 conditions.**

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.

▶ **Approve the Development Plan for up to 18 attached houses and 2 single family lots and a peripheral setback reduction, as shown on the development plan, subject to 3 conditions.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. The height of the attached houses shall be 35 ft.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the criteria for approval of a development plan.

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.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

A. The property is zoned PR (Planned Residential) with a density of up to 4 du/ac, subject to 1 condition. The density and condition have been met as stated above.

B. The PR zone allows single family homes and attached homes as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Knox County Zoning Ordinance Article 5, Section 5.13.15).

C. The Planning Commission has the authority to reduce the peripheral setback when adjacent to residential or agricultural zones. The applicant requests a reduced peripheral setback on the north side adjacent to residential areas because the property is narrow.

2) KNOX COUNTY COMPREHENSIVE PLAN – FUTURE LAND USE MAP

A. The property's place type is SR (Suburban Residential) on the Future Land Use Map. Single family homes are considered the primary use in the SR place type and attached houses are considered secondary uses. The existing house along the frontage will remain, and the attached houses are 2 stories tall.

3) KNOX COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Single family homes with landscape buffering along the western and northern lot lines are consistent with Policy 2, to ensure that development is sensitive to the existing community character.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Area. The purposes of the Planned Growth Area designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services. This development is in alignment with these goals.

ESTIMATED TRAFFIC IMPACT: 148 (average daily vehicle trips)

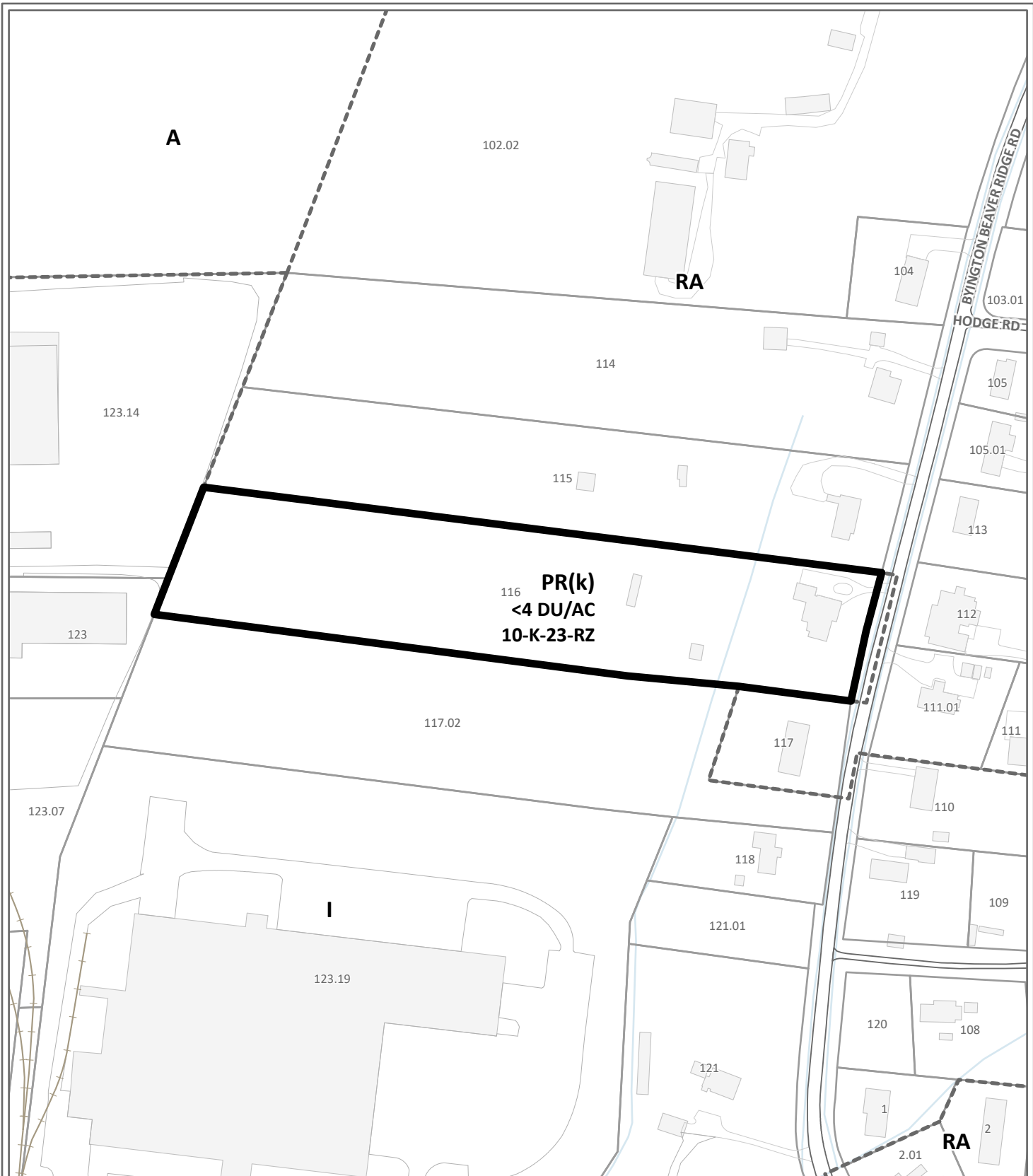
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 2 (public school children, grades K-12)

Schools affected by this proposal: Karns Elementary, Karns Middle, and Karns High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

The Planning Commission's approval or denial of this request is final, unless the action is appealed. For more information on the appeal process, contact Knoxville-Knox County Planning.



DEVELOPMENT PLAN

7-B-26-DP

Petitioner: Clouds Rest Development, LLC



Attached and detached residential subdivision in PR(k) (Planned Residential), <4 DU/AC

Original Print Date: 5/29/2026

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 90

Jurisdiction: County

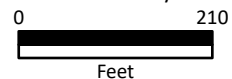


Exhibit A. Contextual Images



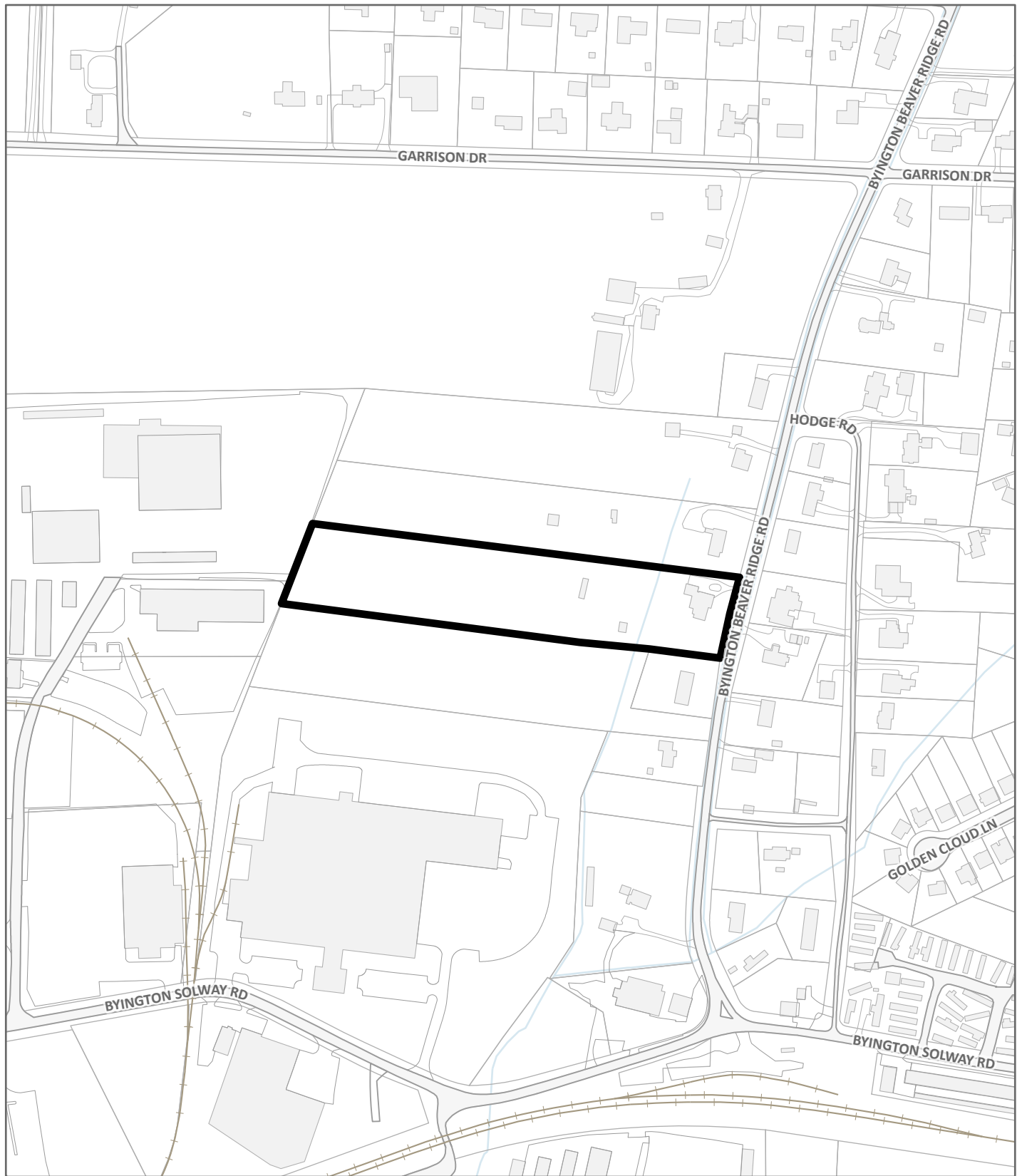
AERIAL MAP



Case boundary



Exhibit A. Contextual Images



LOCATION MAP

7-SB-26-C / 7-B-26-DP



Case boundary



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

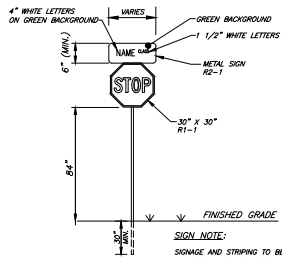
TITLE	SHEET
TITLE SHEET	C-0
SITE PLAN	C-1
ROAD PROFILE	C-2
ARCHITECTURAL ELEVATIONS	A-1

Qualification 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 documents hereto were prepared by me or under my direct supervision and that I am a duly qualified member of the Tennessee State Board of Engineers and Surveyors and am duly licensed and authorized to practice engineering in the State of Tennessee.
Registered Engineer: *Chris Sharp*
Chris Sharp, P.E.
Tennessee License No. 106984
Date: 5/17/20

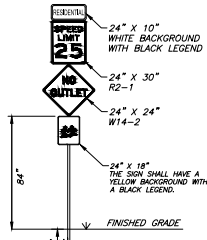


ISSUE NO.	DATE	DESCRIPTION
3	6/17/25	SUBMITTAL 3
2	6/9/25	SUBMITTAL 2

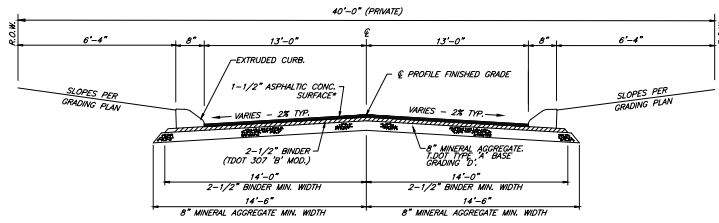
MPC FILE# 7-B-26-C/7-B-26-DP



COMBINATION STOP SIGN / STREET NAME SIGN DETAIL

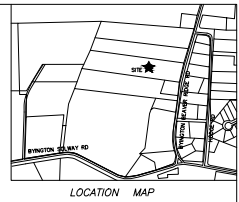


SPEED LIMIT SIGN DETAIL



TYPICAL SECTION - LOCAL STREET (PRIVATE)

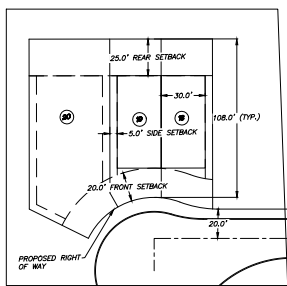
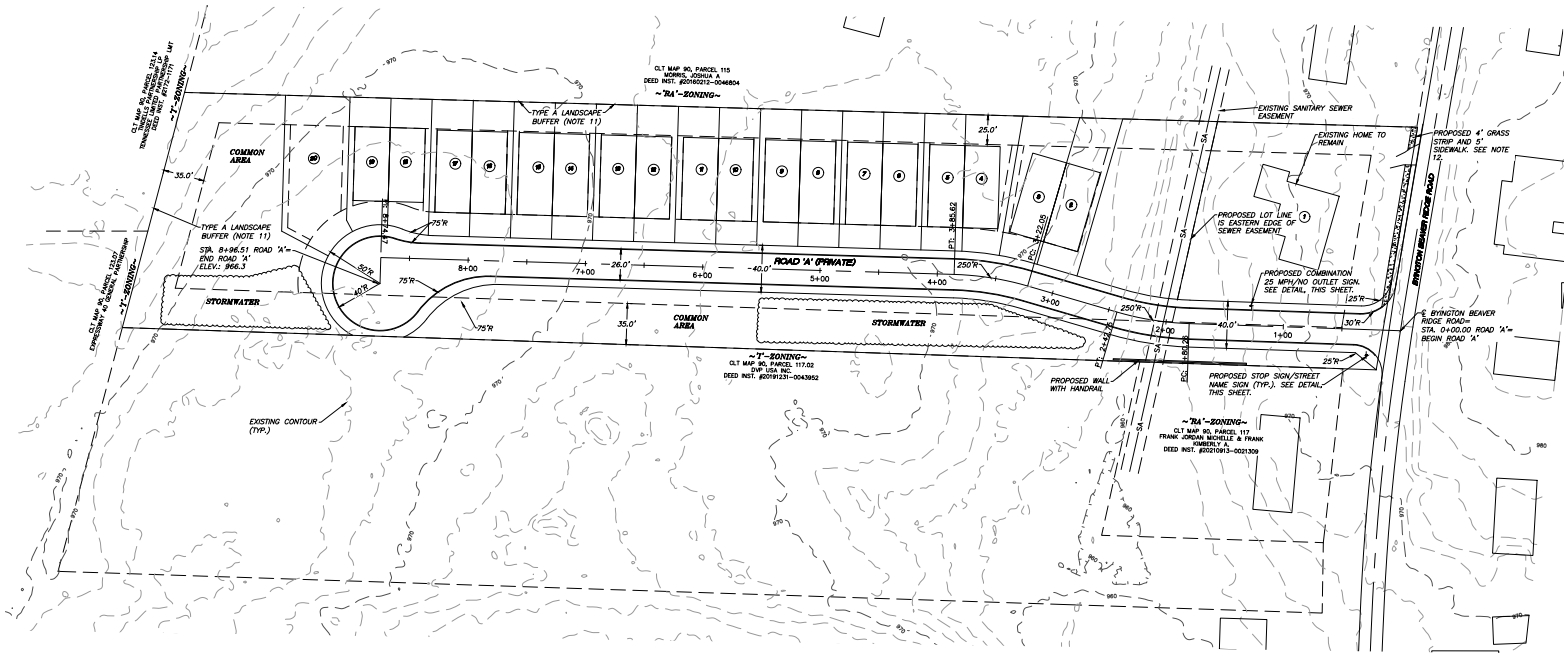
N.T.S.
 * 12" MIX FOR ROADS 10% OR FLATTER, 'D' MIX FOR ROADS STEEPER THAN 10%



LOCATION MAP

SITE PLAN NOTES:

- THIS PROPERTY IS ZONED "PRV" (<4.0 DU/AC). REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:
 FRONT: TWENTY (20) FEET
 REAR/SIDE: THIRTY-FIVE (35) FEET.
 SIDE: FIVE (5) FEET EXCEPT ZERO LOT LINES.
 REAR: FIFTEEN (15) FEET
- 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 CONTRACTOR SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TOWN 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.
- HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS NAVD83.
- ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
- THE TOTAL PROPERTY AREA IS 5.15-AC.
- THE DEVELOPMENT PROPOSES 20-UNITS (3.88 UNITS PER ACRE).
- THE PROPOSED DWELLINGS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY. THE EXISTING HOME (LOT 1) WILL ACCESS BRIMSTON BEAVER RIDGE ROAD.
- A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF COMMON AREAS.
- 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.
- FOR CONDITIONS OF REZONING, REFER TO FILE NUMBER 10-K-23-RZ.
- TYPE 'A' LANDSCAPE BUFFERS, OR EQUIVALENT TO BE INSTALLED ALONG NORTHERN AND WESTERN PROPERTY LINES.
- 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'
 GRAPHIC SCALE
 SHEET C-1

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



- ALTERNATIVE DESIGN STANDARD REQUESTS:
- INCREASE THE GRADE FROM 1% TO 2% AT THE INTERSECTION OF ROAD 'A' AND BRIMSTON BEAVER RIDGE ROAD.
 - REDUCE THE RIGHT OF WAY WIDTH FROM 50' TO 40' (PRIVATE ROAD).

Consent 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, descriptions and calculations contained hereon are my own work, and that I am not providing professional services in any state other than Tennessee, except as has been previously and specifically stated on a separate sheet of this project. I am not providing professional services in any state other than Tennessee, except as has been previously and specifically stated on a separate sheet of this project.
 Christopher A. Skopp, P.E.
 Tennessee License No. 109894
 Date: 2/12/26



REVISION	DATE	DESCRIPTION	BY
2	6/12/26	SUBMITTAL 3	CAS
1	6/9/26	SUBMITTAL 2	CAS

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

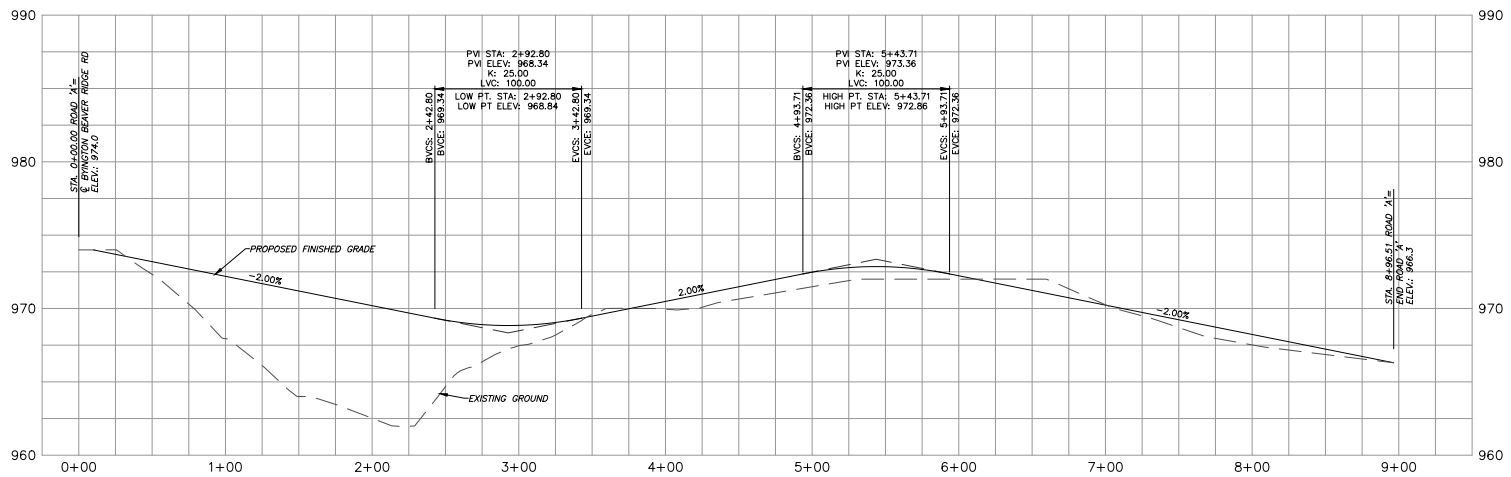
DEVELOPER: CLOUDS REST DEVELOPMENT, LLC
 11820 KINGSFORD PIKE
 KNOXVILLE, TN 37934
 (865) 777-1700

DIST. NO. W6
 CLT MAP 90
 SCALE: 1"=50'

KNOX CO., TN
 PARCEL 116
 MAY 5, 2026

URBAN ENGINEERING, INC.
 10330 HARDIN VALLEY RD, SUITE 201
 KNOXVILLE, TENNESSEE, 37922
 (865) 966-1924

DWN: RDS
 CHK: CAS
 DWG. NO. 2511023



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 data and accompanying drawings, documents and statements contained in the text of my knowledge, on my registration documents at the Knoxville Office of the State Engineer, Tennessee, and as they have been reviewed and approved in a regular file with the State Engineer, Tennessee.

Registered Engineer: *Christopher A. Smith*
 Christopher A. Smith, P.E.
 Tennessee License No. 109809
 Date: 2/10/26



SHEET C-2

ROAD PROFILE
THE COTTAGES AT KARNS GROVE
 SITE ADDRESS: 2713 BRINGTON 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: AS NOTED MAY 5, 2026

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

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

DWN: RDS CHK: CAS DWG. NO. 2511023



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

Alternative Design Standards

The minimum design and performance standards shall apply to all subdivisions unless an alternative design standard is permitted within Article 3 Section 3.01.D, Application of Alternative Design Standards, or Article 4.01.C, Street Standards (within Hillside and Ridgetop Areas).

There are some alternative design standards that require Planning Commission approval, and some that can be approved by the Engineering Departments of the City or County. However, the City or County Engineering Departments, as applicable, will provide review comments on any alternative design proposed. These comments will be provided during the review process.

Alternative Design Standards Requiring Planning Commission Approval

- Section 3.03.B.2 - Street frontage in the PR (Planned Residential) zone, Knox County
- Section 3.03.E.1.e – Maximum grade of private right-of-way
- Section 3.03.E.3.a – Pavement width reduction, private rights-of-way serving 6 or more lots
- Section 3.04.H.2 – Maximum grade, public streets
- Section 3.04.I.1.b.1 – Horizontal curves, local streets in Knox County

Alternative Design Standards Approved by the Engineering Departments of the City of Knoxville or Knox County

- Section 3.03.E.3.a – Right-of-way width reduction, private rights-of-way serving 6 or more lots
- Section 3.04.A.3.c – Right-of-way dedication, new subdivisions
- Section 3.04.F.1 – Right-of-way reduction, local streets
- Section 3.04.G.1 – Pavement width reduction, local streets
- Section 3.04.H.3 – Intersection grade, all streets
- Section 3.04.J.2 – Corner radius reduction in agricultural, residential, and office zones
- Section 3.04.J.3 – Corner radius reduction in commercial and industrial zones
- Section 3.11.A.2 – Standard utility and drainage easement

By signing this form, I certify that the criteria for a variance have been met for each request, and that any and all requests needed to meet the Subdivision Regulations are requested above or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested.

Signature

Printed Name

Date

For each alternative design standard requested, identify how the proposed alternative design either meets the intent of the standard in the Subdivision Regulations or meets an alternative, nationally recognized engineering standard such as The American Association of State Highway and Transportation Officials (AASHTO) or Public Right-of-Way Accessibility Guidelines (PROWAG).

1. ALTERNATIVE DESIGN STANDARD REQUESTED:

Approval required by: Planning Commission Engineering

Engineering supports the alternative design standard requested

(to be completed during review process): YES NO

Engineering Comments:

2. ALTERNATIVE DESIGN STANDARD REQUESTED:

Approval required by: Planning Commission Engineering

Engineering supports the alternative design standard requested

(to be completed during review process): YES NO

Engineering Comments:

3. ALTERNATIVE DESIGN STANDARD REQUESTED:

Approval required by: Planning Commission Engineering

Engineering supports the alternative design standard requested

(to be completed during review process): YES NO

Engineering Comments:

4. ALTERNATIVE DESIGN STANDARD REQUESTED:

Approval required by: Planning Commission Engineering

Engineering supports the alternative design standard requested

(to be completed during review process): YES NO

Engineering Comments:

5. ALTERNATIVE DESIGN STANDARD REQUESTED:

Approval required by: Planning Commission Engineering

Engineering supports the alternative design standard requested

(to be completed during review process): YES NO

Engineering Comments:

Public Notice and Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). The contact information you provide in your application may be used for that purpose. We require applicants to acknowledge their role in this process.

Sign Posting and Removal

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission.

Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

Location and Visibility

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

Timing

The sign(s) must be posted not less than 12 days prior to the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

06/27/2026

07/10/2026

Date to be Posted

Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

Yes No

No, but I plan to prior to the Planning Commission meeting

Andrew Fraser

dotloop verified
12/22/25 4:27 PM EST
W2P0-DEMU-ZROY-13UY

Andrew Fraser 12-22-25

Applicant Signature

Applicant Name

Date