



PLANNED DEVELOPMENT PRELIMINARY PLAN

▶ FILE #:	11-A-22-PD	AGENDA ITEM #:	37
POSTPONEMENT(S):	11/10/2022	AGENDA DATE:	12/8/2022
▶ APPLICANT:	SMITHBILT HOMES		
OWNER(S):	Josh Sanderson Primos Land Company, LLC		

TAX ID NUMBER:	66 121,122,122.01	<u>View map on KGIS</u>
JURISDICTION:	County Commission District 6	
STREET ADDRESS:	4515 W EMORY RD (4714, 4720 W EMORY RD)	
▶ LOCATION:	North and south sides of W. Emory Road, west of Rio Grande Dr	
▶ APPX. SIZE OF TRACT:	305.6 acres	
SECTOR PLAN:	Northwest County	
GROWTH POLICY PLAN:	Planned Growth Area	
ACCESSIBILITY:	Access is via W. Emory Road, a major arterial street with 24-ft of pavement width within 60-ft of right-of-way.	
UTILITIES:	Water Source: Hallsdale-Powell Utility District Sewer Source: Hallsdale-Powell Utility District	
WATERSHED:	Beaver Creek	

▶ ZONING:	F (Floodway), A (Agricultural)
▶ EXISTING LAND USE:	Agriculture/Forestry/Vacant Land, Rural Residential
▶ PROPOSED USE:	Planned development with residential and non residential uses.
	4.3 du/ac
HISTORY OF ZONING:	None noted
SURROUNDING LAND USE AND ZONING:	North: Rural Residential, Agriculture/Forestry/Vacant Land, Utility -- A (Agricultural) South: Agriculture/Forestry/Vacant Land -- A (Agricultural), RA (Low Density Residential) East: Single Family Residential, Agriculture/Forestry/Vacant Land -- A (Agricultural), RA (Low Density Residential), PR (Planned Residential) West: Rural Residential, Single Family Residential, Agriculture/Forestry/Vacant Land -- A (Agricultural), PR (Planned Residential)
NEIGHBORHOOD CONTEXT:	This property is located approximately .5 miles west of Clinton Hwy. The area is developed with a mix of detached residential on varying lot sizes, attached residential, and agricultural uses. The commercial uses are located along Clinton Hwy. Beaver Creek runs along the southern boundary of the development.

STAFF RECOMMENDATION:

► Postpone the Belltown preliminary plan until the January 12, 2023 Planning Commission meeting.

COMMENTS:

A REVISED STAFF REPORT MAY BE PROVIDED ON OR BEFORE TUESDAY, DECEMBER 6TH,
PENDING REVISIONS AND ADDITIONAL INFORMATION BEING PROVIDED BY THE APPLICANT

The preliminary plan is the third step in the process for consideration of a Planned Development per Article 6, Section 6.80 of the Knox County Zoning Ordinance. The first two steps include a pre-application consultation with Planning and County Engineering staff and a "concept plan" review with the Planning Commission.

The Belltown site is on 306 acres in Knox County (plus 8 acres in Anderson County). The plan includes 561 detached residential lots on various lot sizes, 213 townhouses, 324 apartment units (1,098 dwelling units total), up to 80,000 sqft of commercial space, and 111 acres of greenspace, which includes a 40-acre public park. The net residential density for the development is 4.3 du/ac, excluding the acreage for the commercial uses and the recreational area.

The Belltown Preliminary Plan outlines the proposed public benefits, requested waivers to the dimensional standards and uses within the A (Agricultural) zone, transportation improvements, and project phasing. The master plan in Section 10 of the preliminary plan shows a conceptual layout for the residential subdivision on the north side of W. Emory Road, and the townhouses, apartments, and commercial developmetn on the south side of W. Emory Road.

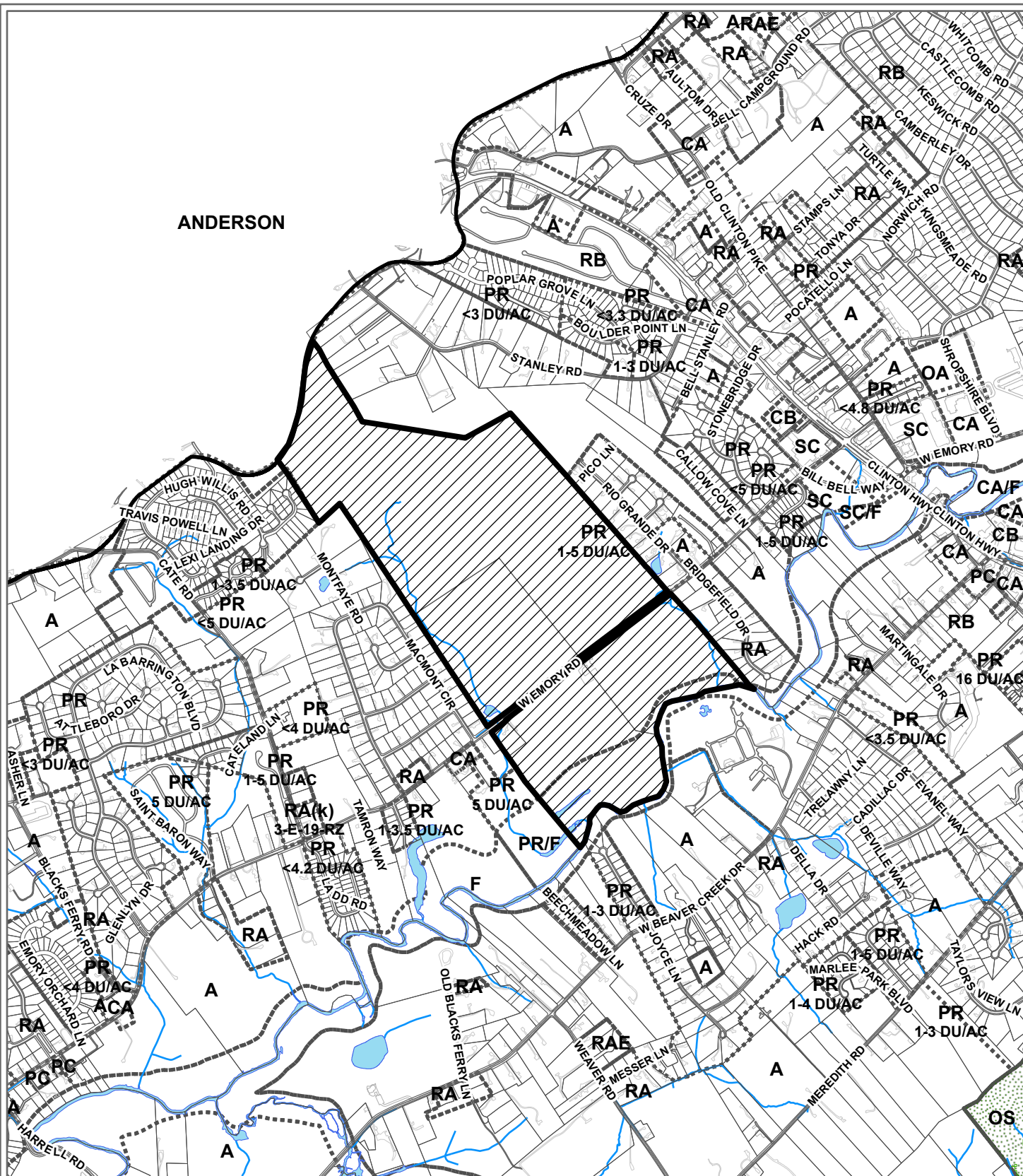
ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

ESTIMATED STUDENT YIELD: 272 (public school children, grades K-12)

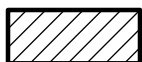
Schools affected by this proposal: Powell Elementary, Powell Middle, and Karns High.

- 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.

If approved, this item will be forwarded to Knox County Commission for action on 1/23/2023. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



**11-A-22-PD
PLANNED DEVELOPMENT**



Planned development with residential and non-residential uses in F (Floodway), A (Agricultural)

Original Print Date: 10/17/2022 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Smithbilt Homes

Map No: 66
Jurisdiction: County
0 1,000
Feet





BELLTOWN

Knoxville, Tennessee

Located on the edge of Karns bordering Powell, Tennessee, Belltown is a Master Planned community designed for all lifestyles and all generations. From first time home buyers to retirees, and everything in between, Belltown will offer different housing options that will meet a variety of needs and provide amenities and conveniences that will complement all lifestyles. Belltown will not only be called home by the residents but will serve the entire community and be a staple of Knoxville, Tennessee.

11-A-22-PD

Revised: 12/5/2022

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This application has been prepared to seek approval from Knox County under the Planned Development Process. Furthermore, this application will serve to inform and to explain to Knox County residents, elected officials, and staff why Belltown should be approved, how the project will move forward if approved, and a timeline of project. This application includes:

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1. INTRODUCTION

1.1. Summary of Planned Development

Primos Land Company is proposing a master planned, mixed use community, tentatively referred to as Belltown. Belltown will include different types of residential building lots, supporting a variety of home sizes, including traditional, single-family homes and rear-entry single-family homes. Another segment of the proposed community will feature townhomes and condominiums, offered across all price points with a segment reserved for 55+ and older living. Additionally, Belltown will offer apartments geared toward those residents not currently in the home buying market. Each residential segment will be complemented by its own amenities package tailored to the lifestyles of the residents in that segment.

Belltown will also feature a Town Square, including retail space, office space, restaurants, gathering areas, and other commercial buildings to accommodate a variety of businesses and services. This portion of the community will present a continuity of architectural design, complementing the proposed development and enhancing the surrounding area.

The most prominent feature of the community will be the expansive public park. The park land will be donated to Knox County, which will have full control of the park and full authority to decide what amenities to install. Preliminary conversations have included walking trails, recreation fields, gathering and picnic areas, a kayak launch, a dog park, a playground, and an amphitheater.

In conclusion, the Belltown planned development will provide this portion of Knox County with a Live-Work-Play opportunity while adhering to smart growth principles regarding density. The proposed land use will increase connectivity, walkability, and safety, while creating a sense of place for residents of varied backgrounds and income levels. Through this land use, development will assist in alleviating the housing demand and expand the tax base. The inclusion of a Town Center will provide residents with shopping and dining options while benefitting the county with sales tax collections and contributing to job growth in an area of the county that has very limited commercial activity and does not have the zoning to support future commercial activities.

1.2. Exceptions from District Regulations

Knox County Zoning Ordinance §6.80.05.B states that exceptions from district regulations may be granted for planned developments if the exceptions provide all of the following benefits (“Exception Criteria”):

1. Enhance the overall merit of the planned development
2. Promote the objectives of both Knox County and the development
3. Enhance the quality of the design of the structures and the site plan
4. Will not cause excessive adverse impact on neighboring properties
5. Further the goals of the adopted Knoxville-Knox County General Plan and its component parts, including adopted sector plans, corridor plans, and related documents
6. Provide a public benefit to Knox County

Section 2 of this document will identify the intentions of the planned development and describe ways in which Exception Criteria 1 through 5 will be satisfied, while Section 3 will describe how Exception Criterion 6 is satisfied. Qualification under Exception Criteria 1-3 will be further demonstrated in Sections 7 (Proposed Land Use), 8 (Proposed Design Guidelines), and 14 (Public Park), while Sections 11 (Traffic Impact Study) and 12 (Road Improvements) will further support qualification under Exception Criteria 4 and 5.

2. INTENTIONS OF PLANNED DEVELOPMENT

Outlined below are several ways in which the merit, quality, and design of Belltown would be enhanced and the goals and objectives of Knox County would be promoted by granting an exception from district regulations without causing an adverse impact on neighboring properties. Through the flexibility of the planned development technique, this proposed planned development, Belltown, will accomplish the following:

A. Encourage flexibility in the development of land and the design of structures.

Belltown has been designed to introduce a variety of different uses and structures that would otherwise be restricted under the current sector plan and zoning.

B. Encourage a creative approach to the use of land that will result in a better development.

Due to the current zoning, a tasteful, creative development is not achievable; however, Belltown is a “master-planned” development with many different uses creatively designed together.

C. Allow for the design to be architecturally and environmentally innovative and combine architectural styles, building forms, and visual relationships.

Belltown will be a town within the existing community of Karns and will complement the overall character of Karns by incorporating existing architectural styles, while introducing its own distinctive architectural theme throughout. Residents and visitors of Belltown will appreciate the consistent architecture throughout the development that will provide tasteful transitions between uses and structures.

D. Provide the efficient use of land to facilitate a more effective arrangement of land uses, structures, and circulation patterns.

Belltown has been designed to respect the natural topography and vegetation by clustering structures where appropriate and minimizing the number of roads and utilities to serve appropriate structures, thereby preserving natural areas.

E. Preserve natural vegetation, respect natural topographic conditions and refrains from adversely affecting flooding.

Belltown’s Master Plan illustrates that the natural vegetation surrounding the property will remain intact, hillside areas will not be disturbed, and the floodway portion of the property will not impact Beaver Creek.

F. Facilitate the implementation of adopted Knoxville-Knox County General Plan.

Knoxville-Knox County’s General Plan Vision Statement is “Knoxville and Knox County are attractive places to live, work and play!”, which is the notion behind Belltown. Belltown will be one of few developments in Knox County offering a Live, Work, and Play lifestyle.

3. **PUBLIC BENEFITS**

The proposed development will carry with it a comprehensive public benefits package of long-term community enhancements, satisfying Exception Criterion 6. Benefits include varied housing options at all price points, transportation improvements, a park and open space amenities, and new commercial opportunities—all within a walkable, connected community.

- A. **Varied Housing Options** – Belltown will be comprised of several segments of different types of residential building lots, appealing to a variety of residents. One segment will include traditional, single-family homes with front and side garage entries, as well as “alley-loaded,” rear-entry single-family homes. Another segment will consist of townhomes and condominiums, a portion of which will be reserved for 55 and older living. The final segment of the residential piece of the development will offer apartment living geared toward those residents who are not currently in the home-buying market. Specific locations of each segment of land use can be found on the Master Plan (Appendix C, §10.1) and the Proposed Land Use Map (Exhibit C, §7.3).
- B. **Alleviation of Housing Crisis** – The shortage of affordable housing inventory is a reality that Knox County is facing and will continue to face long into the future. Knox County is no longer a “small town secret,” and thousands of people are moving to Knox County every year. Belltown will not cure this shortage but will help alleviate the strain on the current market. If Belltown were completed today, there would still be a housing shortage crisis.
- C. **Transportation Improvements** – This community will be located off West Emory Road, a two-lane state highway. Currently, there are no plans budgeted for future improvements. This proposed development will result in multiple improvements to West Emory Road that include the addition of a traffic signal, turning lanes, and pedestrian facilities. Details of all transportation improvements are outlined in the Traffic Impact Study (Appendix D, §11).
- D. **Park/Open Space Amenities** – The Belltown community will feature an expansive public park, serving the entire community. Approximately 40 acres of public park land will be donated to Knox County with the potential for recreational facilities, walking trails, playgrounds, a kayak launch, a dog park, and picnic areas. The location, the landscape, and the shoreline of Beaver Creek will make this an “all day destination park” for all of Knox County.
- E. **Economic Benefits** – This portion of Knox County does not have appropriate zoning to develop commercial activity of any scale. Belltown will bring restaurants, grocery, retail, and other conveniences that residents in this area would not otherwise have access to. Furthermore, the services and businesses that will operate in Belltown will provide a new source of sales tax and jobs. Last, but not least, the property taxes are worth mentioning. Belltown, when complete, will generate well over \$1M annually in property taxes alone.

4. LOCATION

The proposed development is comprised of 3 parcels totaling 314 acres located at 4515, 4714, and 4720 West Emory Road, Powell, Tennessee, 37849. (36.013756, -84.065603)

5. OWNERSHIP

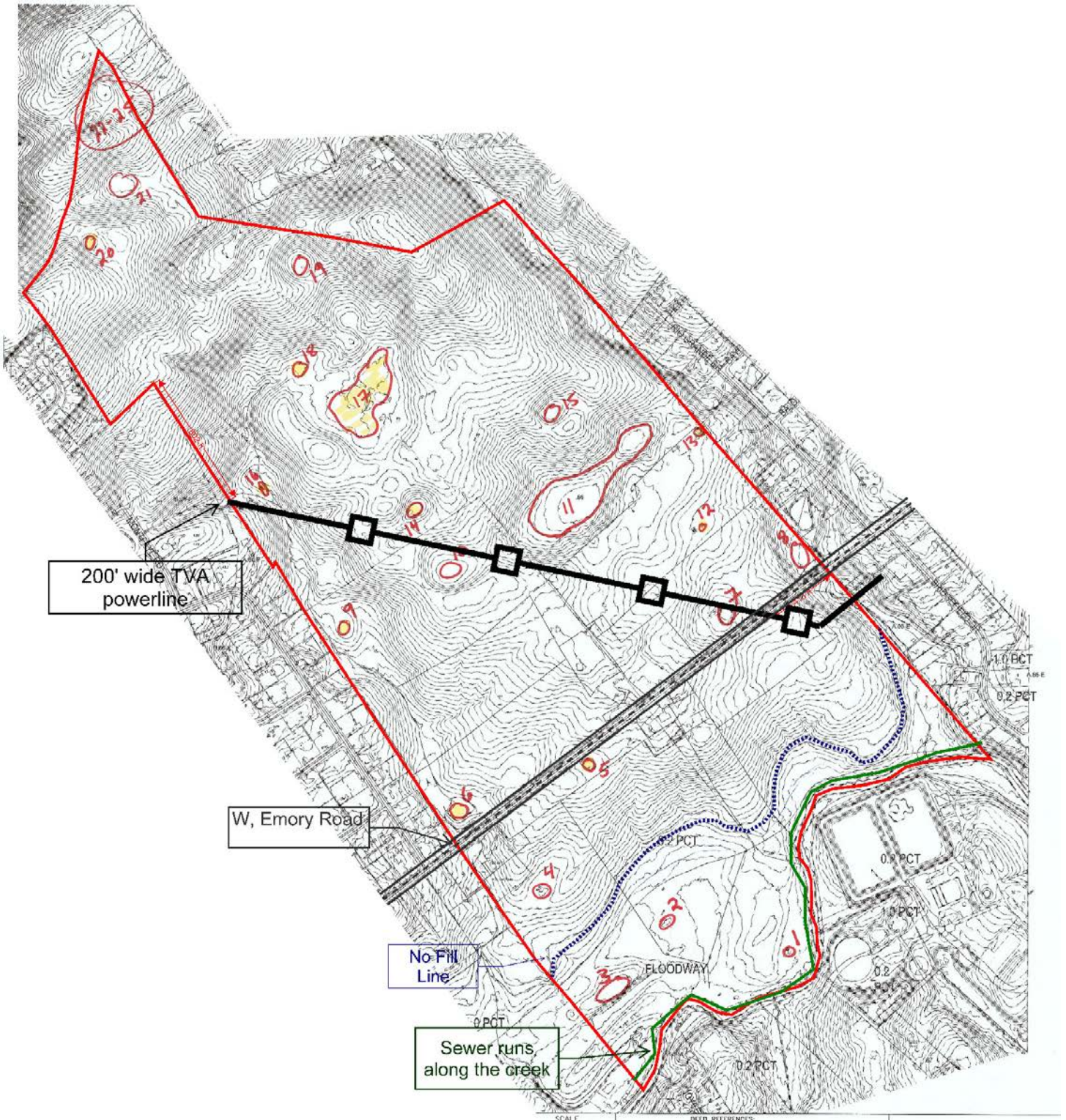
The entirety of the property is owned by Primos Land Company LLC, a Tennessee Limited Liability Company primarily used for providing Smithbilt Homes with future homesites. Both Primos and Smithbilt are owned by the Smith family, third generation real estate developers and home builders.

6. LAND DESCRIPTION

The proposed development is overlain on what the community may know as “The Bell Farm.” It is approximately 314 acres that is bisected by West Emory Road. Approximately 223 acres lie to the north of West Emory Road. This northern tract gently rolls towards wooded hills on the northern side of the property, which flows into Anderson County. Technically, ~8 acres at the northernmost property line are in Anderson County. Other noteworthy characteristics of the northern 223 acres include a TVA transmission line, Halls-Dale Powell Water supply line, a “family” cemetery, and 16 depressions, all of which have had preliminary studies performed on them. On the south side of West Emory are approximately 91 acres. This portion of the property rolls down from West Emory to Beaver Creek, which runs along the entirety of the southern property line of the Bell Farm. The southern 93 acres also include the tail end of the TVA transmission line and 5 studied depressions.

Exhibit A – Parcel Map





7. PROPOSED LAND USE

In order to accomplish this presented Planned Development, we propose the zoning uses outlined under Knox County Zoning Ordinance §5.22, “Agriculture Zone” (Appendix A), be accepted with the following exceptions and additions.

7.1. Additional Permitted Uses

- A. Multi-Family dwelling structures (Apartments, Tri-Plexes, Quad-Plexes), including residential above non-residential ground floor uses
- B. Day care centers, including adult and group day care centers subject to Zoning Ordinance §4.91 (Appendix A)
- C. Educational uses including public and private schools
- D. Nurseries and greenhouses
- E. Assisted-living facilities
- F. Outdoor Amphitheater owned/operated by Developer
- G. Retail or service establishments including:
 - 1. Restaurants (NAICS 722)
 - 2. Pharmacy (NAICS 446110)
 - 3. Banks
 - 4. Newsstands and bookstores (NAICS 45121)
 - 5. Miscellaneous stores (NAICS 453)
 - 6. Arcades (NAICS 713100)
 - 7. Clothing, shoes, and jewelry stores (NAICS 448)
 - 8. Building materials and supplies stores (NAICS 4441)
 - 9. Food and beverage stores (NAICS 445)
 - 10. Veterinary clinics (NAICS 541940)
 - 11. Exercise and fitness centers (NAICS 713940)
 - 12. Micro-Breweries with a production area of 8,000 square feet or less (NAICS 31212)
 - 13. Banks, Pharmacy, and Breakfast serving establishments include drive-through or drive-in facilities
- H. Business and professional offices related to the following services:
 - 1. Travel agencies (NAICS 561510)
 - 2. Outpatient medical (NAICS 621)
 - 3. Dental (NAICS 6212)
 - 4. Real estate (NAICS 531)
 - 5. Finance and accounting (NAICS 523, 5412)
 - 6. Architecture and engineering (NAICS 5413)
 - 7. Insurance (NAICS 524)
 - 8. Legal services (NAICS 5411)
 - 9. Local, state, and federal government offices and programs

Appendix A – Knox County Code of Ordinances – Zoning

The Zoning Ordinance can be found at https://library.municode.com/tn/knox_county/codes/code_of_ordinances?nodeId=PTIICO_APXAZO or scan the QR code below.



In order to accomplish this presented Planned Development, we propose the following density for each designated area. Designated Areas are referenced on the Proposed Land Use Map (Exhibit C, §7.3).

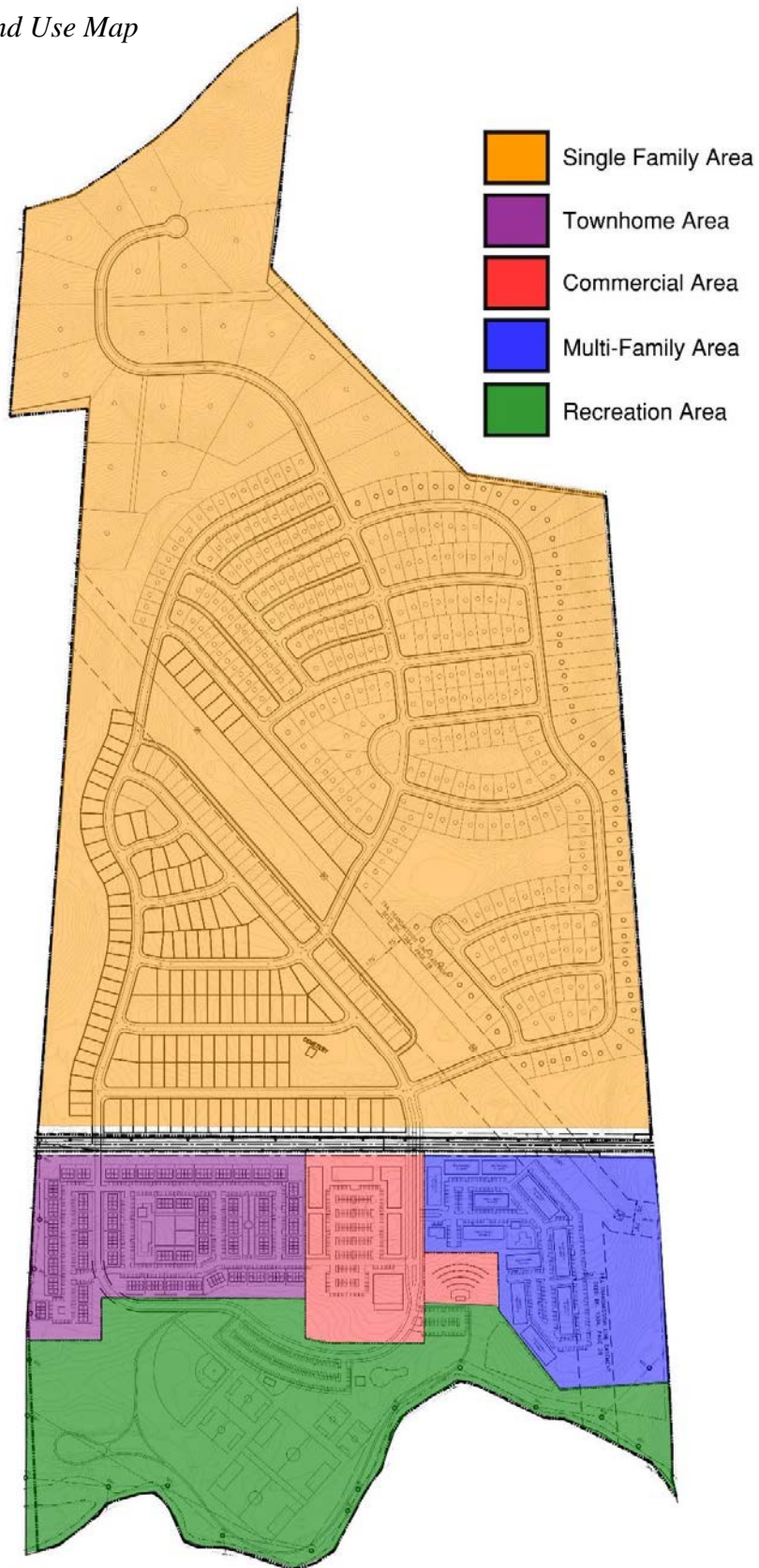
7.2. Proposed Density

- A. **Single Family Designated Area** (Orange Area), approximately 215 acres, shall not exceed 3.5 units per acre. Master Plan shows 561 Single Family Lots.
- B. **Townhome Designated Area** (Purple Area), approximately 20 acres, shall not exceed 12 units per acre. Master Plan shows 213 Townhomes.
- C. **Multi-Family Designated Area** (Blue Area), approximately 20 acres, shall not exceed 20 units per acre. Master Plan shows 324 Apartments.
- D. **Commercial Designated Area** (Red Area), approximately 12 acres, shall not exceed 64,000 square feet of commercial. Master Plan shows 64,000 square feet.

The Master Plan (Appendix C, §10.1) illustrates a total of 1,098 residential units and 64,000 square feet of commercial space across 305 acres, depicting a density of 4.3 units per acre for residential areas.

7.3. Proposed Land Use Map

Exhibit C – Proposed Land Use Map



8. PROPOSED DESIGN GUIDELINES

In order to accomplish this presented Planned Development, we propose the listed Design Guidelines apply to the designated areas identified on the Proposed Land Use Map (Exhibit C, §7.3).

8.1. Single Family Designated Area

8.1.1. Area Regulations. All buildings shall be set back from street or road right-of-way lines and lot lines to comply with the following yard requirements.

A. Front Yard.

1. For front-loaded and side-loaded dwellings, the minimum depth of the front yard shall be twenty (20) feet.
2. For alley-loaded dwellings, the minimum depth of the front yard shall be ten (10) feet.

B. Side Yard.

1. For single-story, two-story, and three-story single-family dwellings located on any lot, side yards shall be not less than five (5) feet in width.

C. Rear Yard.

1. For main buildings on front-loaded and side-loaded lots, there shall be a rear yard of no less fifteen (15) feet.
2. For main buildings on alley-loaded lots, there shall be a rear yard of no less than ten (10) feet.

D. Lot Width.

1. For front-loaded dwellings, the minimum lot width shall be forty (40) feet.
2. For alley-loaded dwellings, the minimum lot width shall be thirty (30) feet.
3. For side-loaded dwellings, the minimum lot width shall be fifty (50) feet.

E. Lot Area

1. For front-loaded dwellings, the minimum lot area shall be 4,000 square feet.
2. For alley-loaded dwellings, the minimum lot area shall be 4,000 square feet.
3. For side-loaded dwellings, the minimum lot area shall be 5,000 square feet.

F. Maximum Lot Coverage. The maximum area of each lot which may be covered by buildings shall be a maximum of seventy (70) percent of the gross area of the individual lot.

8.1.2. Height Regulations. No main building shall exceed three (3) stories or thirty-five (35) feet in height.

8.1.3. Accessory Buildings. Accessory buildings shall not exceed eighteen (18) feet in height. For unattached buildings of accessory use, there shall be a side yard of not less than five (5) feet.

8.1.4. Periphery Boundary. All buildings shall be set back at least twenty-five (25) feet from any peripheral boundary, including West Emory Road. At least ten (10) feet of natural vegetation shall be left undisturbed along any peripheral boundary. If natural vegetation must be removed for development, then the developer must install a landscape buffer of at least one (1) evergreen tree every twenty-five (25) linear feet where natural vegetation is removed. The boundary abutting West Emory Road shall be landscaped with a minimum of one (1) evergreen tree every twenty-five (25) linear feet.

8.1.5. Sidewalk. Each street shall have at least one (1) sidewalk with the exception of the “estate lots”

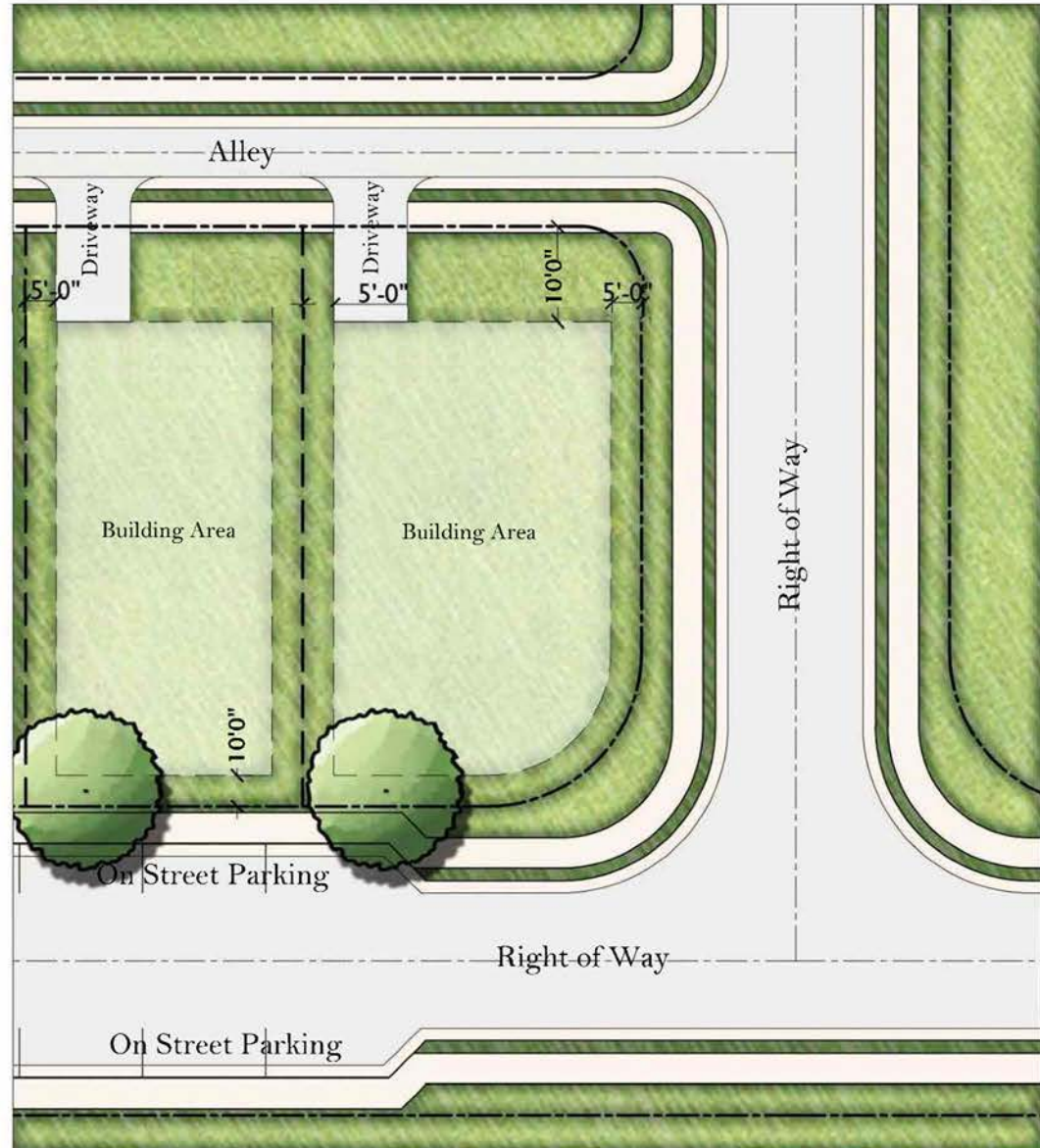
8.1.6. Signs. Signs are permitted as outlined by Knox County Zoning Ordinance §3.90 (Appendix A, §7.1).



Alley Loaded Lot Synopsis

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Exhibit D – Alley Loaded Lot Synopsis

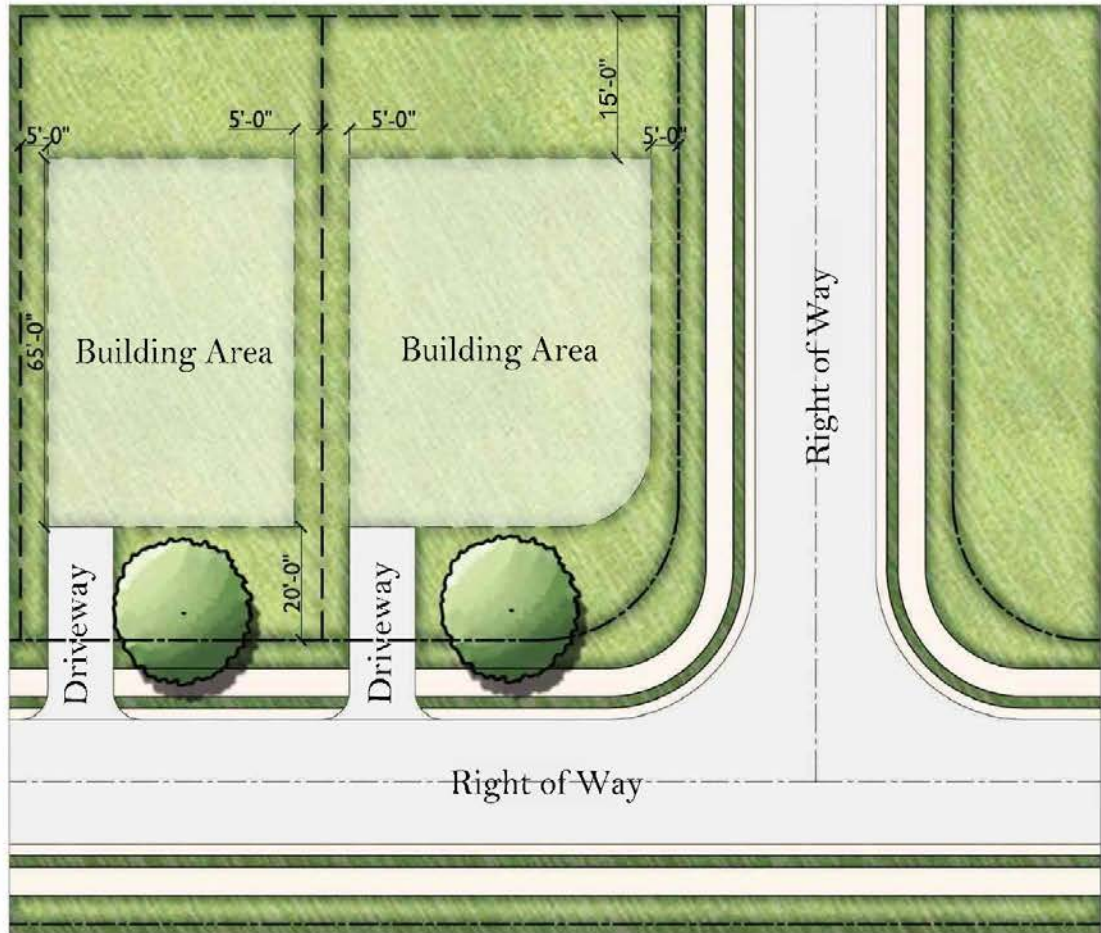




Front & Side Loaded Lot Synopsis

BELLTOWN

Exhibit E – Front & Side Loaded Lot Synopsis



8.2. Townhome Designated Area

The design guidelines being proposed specific to the Townhome Area are as follows:

8.2.1. Area Regulations. All buildings shall be set back from parking area or road right-of-way lines and lot lines to comply with the following yard requirements.

A. Front Yard.

1. Minimum depth of the front yard shall be fifteen (15) feet from the habitable portion of the house.

B. Side Yard.

1. For main buildings located on an interior lot, side yards shall be zero (0) feet in width and five (5) feet on street side lots.

C. Rear Yard.

1. For main buildings there shall be a rear yard of not less fifteen (15) feet.

D. Lot Width.

1. The minimum lot width shall be sixteen (16) feet.

E. Intensity of Use.

1. The maximum impervious area which may be covered shall be eighty (80) percent of the gross area labeled as Townhome Area on Exhibit C, §7.3 (approximately 20 acres).

8.2.2. Height Regulations. No main building shall exceed three (3) stories or thirty-five (35) feet in height.

8.2.3. Parking. A minimum of one and a half (1.5) spaces will be allocated per townhome.

8.2.4. Periphery Boundary. All buildings shall be set back at least twenty-five (25) feet from any peripheral boundary, including the Right of Way of West Emory Road.

8.2.5. 55+ Living Reservation. Ten (10) percent of units will be set aside for 55+ living.

8.2.6. Landscape.

A. Internal Parking Area. One (1) native shade tree, capable of reaching forty (40) feet in height at maturity for every ten (10) parking spaces. In no case shall more than ten (10) parking spaces be located in a row without a planting island a minimum of 5 (five) feet in width containing at least one (1) native shade tree surrounded by shrubs or ground cover.

B. Boundary Buffer. The entire boundary, including abutting West Emory Road, of the Townhome Area shall be landscaped with a minimum of one (1) evergreen tree per every twenty-five (25) linear feet.

8.2.7. Sidewalks. A five (5) foot wide sidewalk must be installed between any building and parking lot. A four (4) foot wide sidewalk must connect each townhome to parking lot area.

8.2.8. Signs. Signs are permitted as outlined by Knox County Zoning Ordinance §3.90 (Appendix A, §7.1).



Townhome Lot Synopsis

BELLTOWN

Exhibit F – Townhome Lot Synopsis



8.3. Multi-Family Designated Area

The design guidelines being proposed specific to the Multi-Family Area are as follows:

8.3.1. Area Regulations.

- A. There shall be no internal lot lines; however, each multi-family building shall comply with the following requirements.
 - a. The front of each building will be a minimum of ten (10) feet from parking area.
 - b. The rear of each building will be a minimum of ten (10) feet from any other building or parking area.
 - c. Each building will be separated by a minimum of ten (10) feet.
- B. There shall be no minimum lot size.
- C. The maximum impervious area which may be covered shall be eighty (80) percent of the gross area labeled as Multi-Family Designated Area on Exhibit C, §7.3 (approximately 20 acres).

8.3.2. Height Regulations. No main building shall exceed four (4) stories or forty-five (45) feet in height.

8.3.3. Parking. A minimum of one and a half (1.5) parking spaces will be allocated per unit.

8.3.4. Periphery Boundary. All buildings shall be set back at least twenty-five (25) feet from any peripheral boundary and twenty (20) feet from the right-of-way of West Emory Road.

8.3.5. Landscape.

- A. Internal Parking Area.** One (1) native shade tree, capable of reaching forty (40) feet in height at maturity for every twenty (20) parking spaces. In no case shall more than twenty (20) parking spaces be located in a row without a planting island a minimum of 5 (five) feet in width containing at least one (1) native shade tree surrounded by shrubs or ground cover.
- B. Boundary Buffer.** The entire boundary, including abutting to West Emory Road, of the Multi-Family Area shall be landscaped with a minimum of one (1) evergreen tree per every twenty-five (25) linear feet or natural vegetation shall be left undisturbed.

8.3.6. Sidewalks. Where parking abuts the building, there must be a sidewalk of at least five (5) feet in width between the parking spaces and the building.

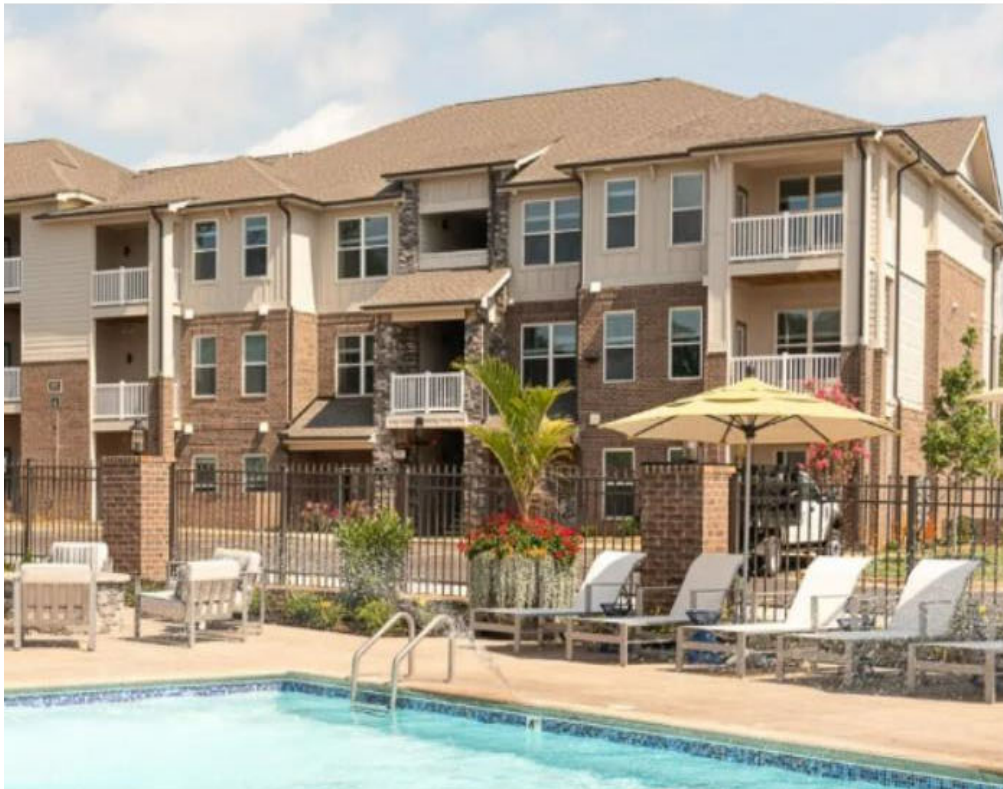
8.3.7. Signs. Signs are permitted as outlined by Knox County Zoning Ordinance §3.90 (Appendix A, §7.1).



Apartment Facade

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Exhibit G – Apartment Façade



8.4. Commercial Designated Area

The guidelines being proposed specific to the Commercial Designated Area are as follows:

- 8.4.1. **Building Size.** The Commercial Designated Area shall include one standalone restaurant of no more than 12,000 square feet which shall serve as an anchor. Additional buildings shall be between 3,000 and 13,000 square feet with no single business occupying more than 10,000 square feet. The total Commercial Designated Area shall not exceed 64,000 square feet.
- 8.4.2. **Area Coverage.** The maximum impervious area which may be covered shall be ninety (90) percent of the gross area labeled as Commercial Area on Exhibit C, §7.3 (approximately 12 acres).
- 8.4.3. **Height Regulations.** No main building shall exceed four (4) stories or forty-five (45) feet in height.
- 8.4.4. **Residential Use.** Residential use is prohibited on the first floor (i.e. the floor closest to ground level) but is permitted on the second floor or higher. Any square footage that is put to residential use in this area will still contribute to the total commercial square footage for the purpose of determining the maximum square footage of the Commercial Designated Area.
- 8.4.5. **Parking.** A minimum of four (4) parking space per one thousand (1,000) square feet of commercial ground floor space shall be allocated. A minimum of one and a half (1.5) parking spaces shall be allocated per residential unit.
- 8.4.6. **Landscape.**
 - A. **Internal Parking Area.** One (1) native shade tree, capable of reaching forty (40) feet in height at maturity for every twenty (20) parking spaces. In no case shall more than twenty (20) parking spaces be located in a row without a planting island a minimum of 5 (five) feet in width containing at least one (1) native shade tree surrounded by shrubs or ground cover.
 - B. **Boundary Buffer.** The entire boundary, including abutting to West Emory Road, of the Commercial Area shall be landscaped with a minimum of one (1) ornamental, native, or evergreen tree per every twenty-five (25) linear feet with shrubs and ground cover plantings between trees.
 - C. **Buildings.** At least fifty (50) percent of the length of the exterior walls of the building must have a landscaping strip of at least four (4) feet in width.
- 8.4.7. **Sidewalks.** Where parking abuts the building, there must be a sidewalk of at least five (5) feet in width between the parking spaces and the building.
- 8.4.8. **Signs.** Signs are permitted as outlined by Knox County Zoning Ordinance §3.90 (Appendix A, §7.1).



Commercial Facade

BELLTOWN

Exhibit H – Commercial Façade

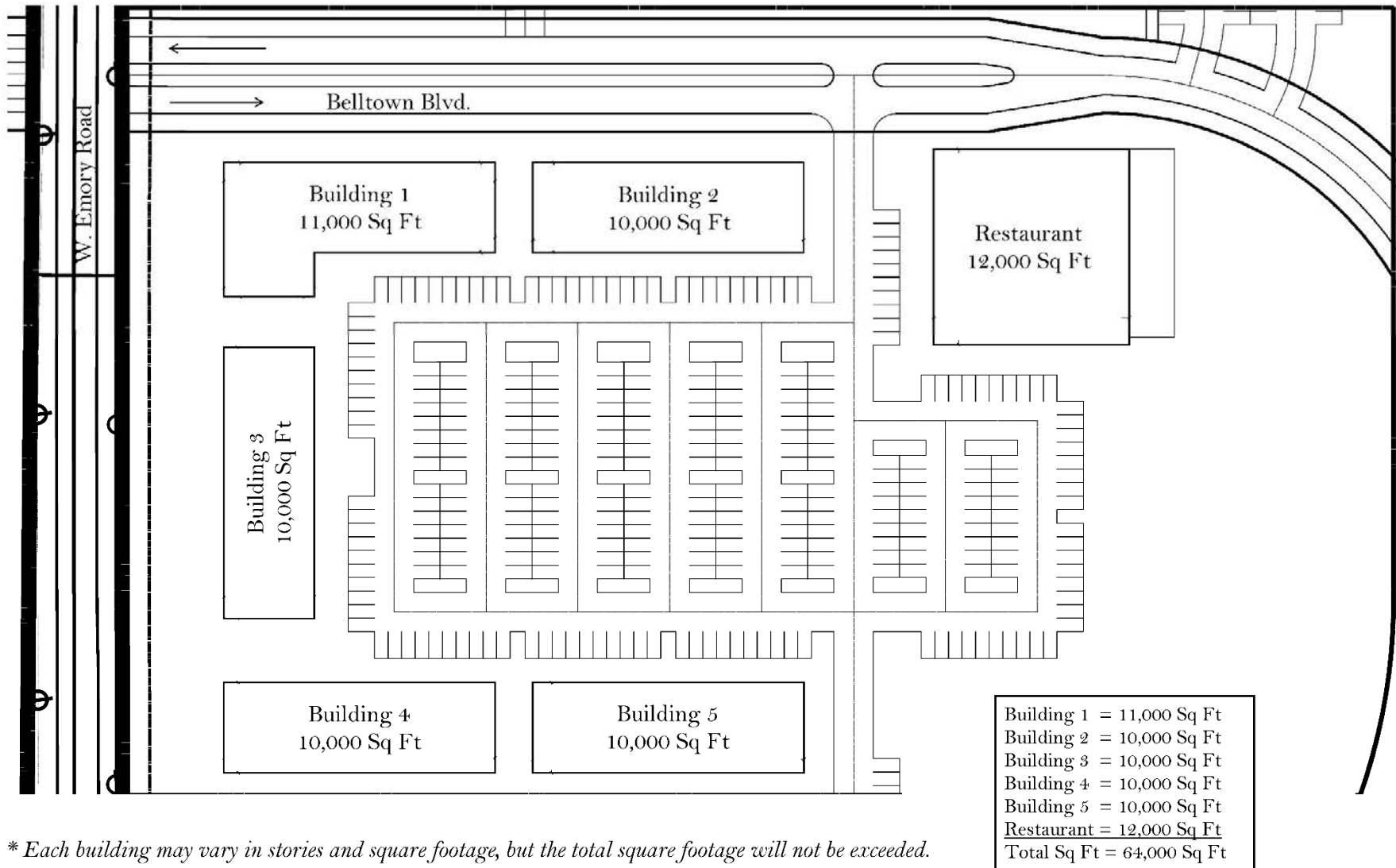




Commercial Synopsis

BELLTOWN

Exhibit I – Commercial Synopsis



* Each building may vary in stories and square footage, but the total square footage will not be exceeded.

9. **CONCEPT**

Primos Land Company hired Gamble Design Collaborative, a land planning company, and Southland Engineering, a civil engineering company, to deliver a realistic, achievable concept plan to present to Knox County.

The “Concept Plan” was presented to the Knox County Planning Commission on June 9th, 2022. At this meeting, the Planning Commission and the general public offered input and ideas to better enhance the proposed development.

The input and concerns regarding strictly the Concept Plan “design” included:

- Internal road locations and orientation
- Lack of privacy and protection for existing cemetery
- Walkability and connectivity
- Perimeter landscaping buffers

Each of these concerns relating to the overall design were respected and have been addressed in the final Master Plan (Appendix C, §10.1).

A. Internal road locations and orientation

- The entrance locations were adjusted to achieve straighter spine roads to better move residents through the community. Furthermore, connector roads between the spine roads are now oriented east to west, creating a cleaner connection.

B. Lack of privacy and protection for existing cemetery

- The cemetery is now part of the amenities area, where appropriate parking and privacy can be achieved.
- A monument, fencing, and landscaping, approved by Daughters of the American Revolution, will be installed in honor of those who are buried.

C. Walkability and Connectivity

- Every road will have sidewalks on at least one side.
- A natural walking trail will be installed in the TVA easement, bisecting the property.
- Pedestrian crosswalks will be installed at the traffic light crossing West Emory.

D. Perimeter Landscaping Buffers

- The Master Plan shows existing trees to be left or replanted in the peripheral setback on the perimeter of the property.

Appendix B – Concept Plan Map

The full map can be found at
<https://smithbilthomes.com/belltown/concept>
or scan the QR code to the right.



10. **MASTER PLAN**

The Master Plan (Appendix C, §10.1) being proposed to Knox County is the final version of many drafts that we have crafted over the last year. We have taken the time to identify the obstacles that we will need to overcome, identified the unique property features that we will want to highlight, and gathered input from the public. We have taken the time to understand the property and learn how we can work with it and not against it. The land guided us to determine what type of development should be implemented in each area and which areas should be left natural. After many attempts, this is the Master Plan (Appendix C, §10.1) we are ready to present.

10.1. **Master Plan Summary**

A. Residential

- 24 Estate Lots
- 414 Front Loaded “Traditional” Lots
- 123 Alley Loaded “Rear Entry” Lots
- 213 Townhomes
- 324 Apartments
- Total of 1,098 dwelling units.

B. Commercial

- 64,000 Square Feet

C. Greenspace

- 111 Acres of Greenspace
 - 40 Acres for public recreation
 - 40 Acres for private recreation (Belltown Residents)
 - 31 Acres natural greenspace

Appendix C – Master Plan

The full Master Plan can be found at <https://smithbilthomes.com/belltown/plan> or scan the QR code to the right.





11. **TRAFFIC IMPACT ANALYSIS**

CDM Smith, a prominent engineering firm, was hired to perform a Traffic Impact Analysis (TIA) to show what impact the proposed development would have on West Emory Road, a Tennessee Department of Transportation (TDOT) state road. Their findings were conclusive and have been shared with Knox County and TDOT.

The following recommendations apply to the portion of West Emory directly adjoining the Proposed Development.

- Provide a minimum 3-lane section with a center turn lane adjacent to the site, providing for eastbound and westbound left-turn movements to the proposed site access.
- Provide for right-turn lanes from W. Emory Road (S.R. 131) to the proposed street access, a minimum 100-foot storage/deceleration for the western access street, and 150- and 100-foot for the eastbound and westbound traffic at the eastern access street.
- Provide a traffic signal for the proposed eastern street intersection with W. Emory Road (S.R. 131) serving the proposed apartments and commercial components of the development.
- Signalization should include pedestrian traffic control facilitating possible movements from the northside residential to the park/recreational amenities.
- Provide pedestrian facilities, including sidewalks and crosswalks, connecting the residential and commercial uses with the park/recreational uses.
- Minimize landscaping, using low growing vegetation, and signing at the proposed site access streets to W. Emory Road (S.R. 131) to ensure a minimum 400-foot line-of-sight is provided for the safe operations of the site intersections.
- Provide for separate left- and right-turn lane from the proposed intersecting streets with W. Emory Road (S.R. 131).

Additionally, the results of the TIA concluded a recommendation that is currently warranted.

- Provide for a northwest bound double left-turn movement from Clinton Highway (U.S. 25W) to westbound W. Emory Road (S.R. 131).

Appendix D – Traffic Impact Study

The full TIA can be found at <https://smithbilthomes.com/belltown/tis> or scan the QR code to the right.



12. ROAD IMPROVEMENTS

Robert Campbell and Associates, another prominent engineering firm has been hired to design the road improvements based on the TIA findings. The full design is underway and will mirror the following diagram in Exhibit K.

Exhibit K – Road Improvement Map



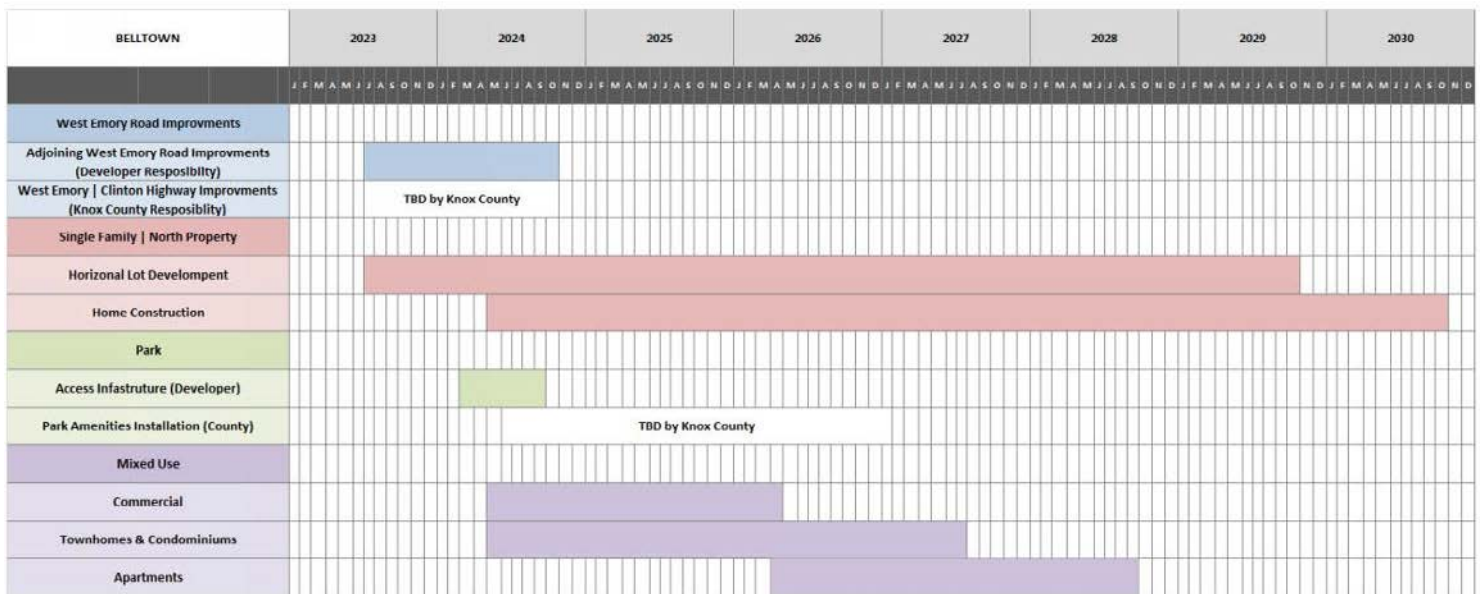
13. PROJECT PHASING

Belltown is estimated to be at least an eight-year project, with development to begin in June 2023, pending approvals and permits. Road improvements and internal development will begin simultaneously with an understanding of the following:

1. No retail/commercial Certificates of Occupancy on any building in Belltown will be authorized until adjoining road improvements to West Emory specified in the TIA are completed.
2. No more than 74 single family homes will be issued a Certificate of Occupancy until adjoining road improvements to West Emory specified in the TIA are completed.

Barring some unforeseeable economic catastrophe, at least one segment of Belltown will be under development at all times until the entire project is complete. Though the timeline can't be exact, the ideal schedule for this project is as follows:

Exhibit L – Project Forecasted Schedule



14. PUBLIC PARK

The staple of Belltown will be the public park. Upon approval of Belltown, approximately 40 acres of land will be deeded to Legacy Parks, who will then begin the planning and development process and ultimately deed the land to Knox County. The land will be donated with no strings attached from the developer and will give Knox County and/or Legacy Parks full authority to plan and determine the amenities to be installed.

The land planner who prepared the Master Plan provides an illustration of a potential park layout (Exhibit M).

Exhibit M – Potential Park Layout



Both Legacy Parks and Knox County Parks and Recreation supports this future venture. See “Indication of Interest Letter” (Exhibit N) from Legacy Parks on the following page.



Initial Indication of Interest Letter

September 13, 2022

To Whom It May Concern;

Legacy Parks Foundation ("Legacy Parks") is engaged in initial conversations with Josh Sanderson and Smithbuilt Homes (collectively, "Developer"), regarding the donation by Developer of approximately 40 acres of property ("Subject Property") within the Belltown subdivision, a proposed development on West Emory Road in north Knox County (parcel ID number 066121). The current proposal being entertained by Legacy Parks is that Legacy Parks would establish a public park on the Subject Property.

Please be advised that Legacy Parks has expressed to the Developer preliminary interest in accepting the donation of the Subject Property for such purposes, provided that the Developer and Legacy Parks reach mutual agreement as to certain yet to be established conditions which will be required to be satisfied by Developer prior to Legacy Parks' acceptance of such donation and grant.

The letter is informational purposes only, as discussions are on-going. Nothing contained herein shall be deemed to create any obligation of any kind on the part of Legacy Parks or the Developer. Any and all binding agreements concerning the subject of this letter, if any shall exist in the future, shall be embodied in a separate agreement(s) between Legacy Parks and the Developer, and until such agreement has been executed and delivered by both such parties, no such binding agreements shall exist. Neither Legacy Parks nor the Developer, nor any other person shall be entitled to rely upon any representation contained herein as the basis for any claim against Legacy Parks or the Developer pertaining to the matters referenced herein or otherwise.

If you have any questions concerning the above or Legacy Parks' involvement, please do not hesitate to call.

Sincerely,

Carol Evans
Executive Director

Board of Directors

Cathy Ackermann
John Becker
Steven Brewington
Rebecca Bryant
Bart Carey

Nicki Collett
Dave Collins
Sheryl Ely
Thomas Ford
Duane Grieve
Jenny Hines

Marv House
Larsen Jay
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Blair Kline
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David Long
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Cecilia Petersen
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Ken Rueter
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Paul White
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Board of Advisors

Pete Claussen
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Missy Kane
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David Martin
Sharon Miller Pryse
Tommy Schumpert
Susan Richardson Williams

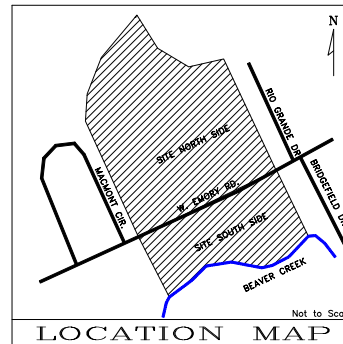
PRELIMINARY CONCEPT PLAN
FOR

BELLTOWN DEVELOPMENT

CLT MAP 066, PARCELS 121 & 122
DISTRICT-6, KNOX COUNTY, TENNESSEE

INDEX OF PLANS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	OVERALL CONCEPT PLAN SH-2 (SCALE: 1"=200')
3	CONCEPT PLAN SH-3 (SCALE: 1"=60')
4	CONCEPT PLAN SH-4 (SCALE: 1"=60')
5	CONCEPT PLAN SH-5 (SCALE: 1"=60')
6	CONCEPT PLAN SH-6 (SCALE: 1"=60')
7	CONCEPT PLAN SH-7 (SCALE: 1"=60')
8	CONCEPT PLAN SH-8 (SCALE: 1"=60')
9	ROAD PROFILES PLAN -A & H (SCALE: 1"=50')
10	ROAD PROFILES PLAN -B, STA. 0+00 TO 37+50 (SCALE: 1"=50')
11	ROAD PROFILES PLAN -B STA. 37+50 TO 59+03 (SCALE: 1"=50')
12	ROAD PROFILES PLAN -D, F & J (SCALE: 1"=50')
13	ROAD PROFILES PLAN -G & P (SCALE: 1"=50')
14	ROAD PROFILES PLAN -I, L, M, & E, STA. 0+00 TO 22+50 (SCALE: 1"=50')
15	ROAD PROFILES PLAN -E, STA. 22+50 TO 43+00 (SCALE: 1"=50')
16	ROAD PROFILES PLAN -E, STA. 43+00 TO 50+04 (SCALE: 1"=50')
17	ROAD PROFILES PLAN -C (SCALE: 1"=50')
18	ROAD PROFILES PLAN -ALLEYS A, C & E (SCALE: 1"=50')
19	ROAD PROFILES PLAN A-PHASE II (SCALE: 1"=50')



LOCATION MAP

SOUTHLAND ENGINEERING CONSULTANTS, LLC
GENERAL CIVIL & LAND SURVEYORS
4907 BALL ROAD
KNOXVILLE, TENNESSEE 37931
PHONE: (865) 694-7756
FAX: (865) 693-9699
E-MAIL: engineer@southlandengineeringusa.com
www.southlandengineeringusa.com

APPROVED PERMITS:

1. NOC:
2. ARAP NO.1 :

PERMITS FOR THIS PROJECT ARE ISSUED THROUGH KNOX COUNTY GOVERNMENT

DEED REF. INST.# 202204060076856
SEPTEMBER 2022

OWNER:

PRIMOS LAND COMPANY, LLC
4907 BALL ROAD
KNOXVILLE, TENNESSEE 37931
PHONE (865) 694-8582
FAX: (865) 693-9699

SITE ADDRESS:

4515 & 4714 W. EMORY ROAD
POWELL, TENNESSEE 37849

This is to certify that I have consulted the Federal Insurance
Administration Flood Hazard Boundary Map, and found that the
above described is not located in a special flood hazard area as
shown on the Federal Insurance Rate Map Panel 4700C0115E,
Knox County Community Number 475431 effective date May 2,
2007.
Date: _____
Signature: _____



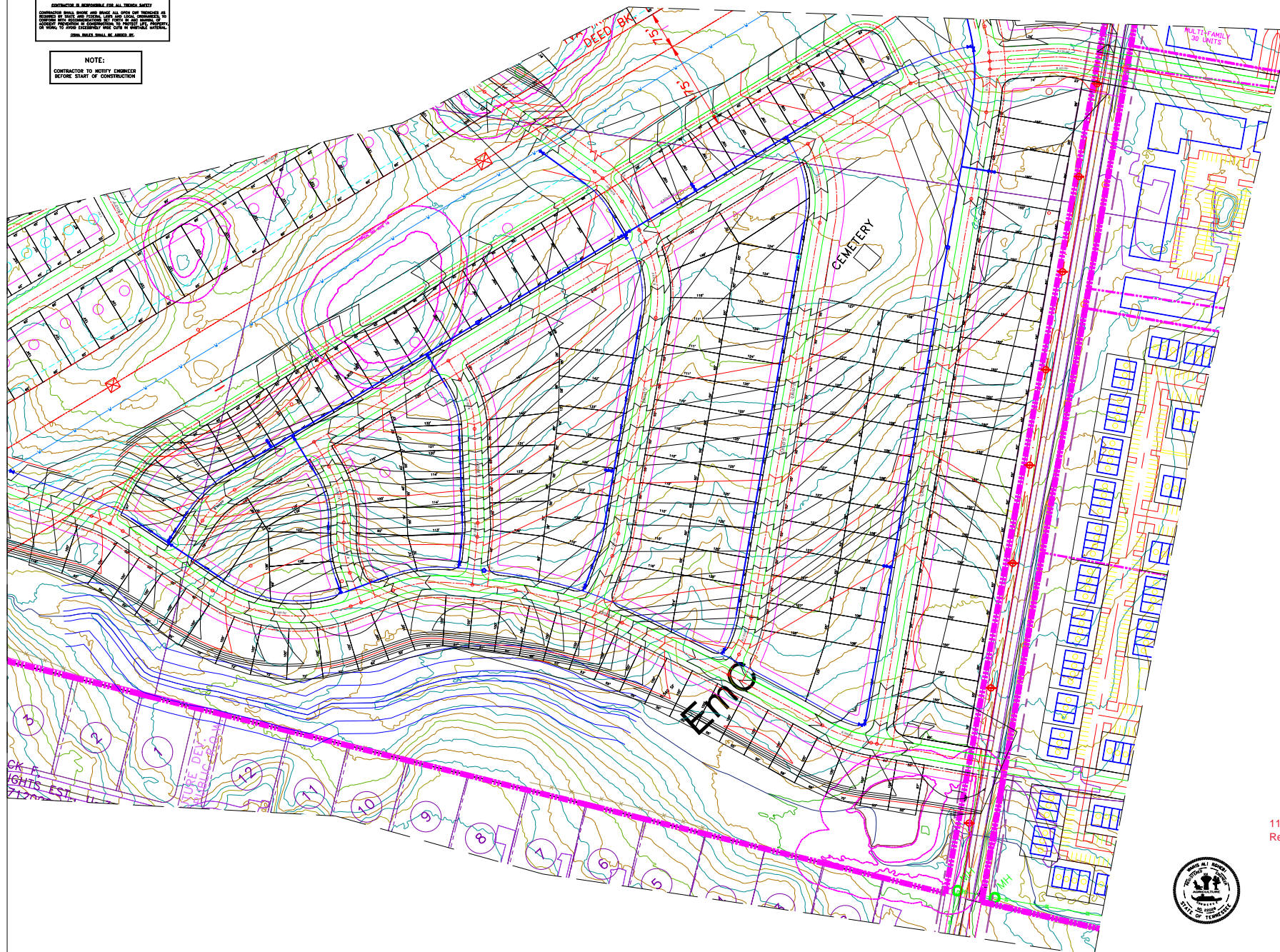
11-A-22-PD
Revised: 12/7/2022

SHEET 1 OF 19 SHEETS

BF-09-22-22-TS-1

NOTE:
CONTRACTOR TO NOTIFY ENGINEER
BEFORE START OF CONSTRUCTION

NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK
OR CONSTRUCTION CONTRACTOR MUST
CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR
CONFIRMATION NUMBER.



11-A-22-PD
Revised: 12/7/2022



SITE ADDRESS:
4714 & 4515 W. EMORY ROAD
POWELL, TENNESSEE 37849

OWNER/DEVELOPER:

PRIMOS LAND COMPANY, LLC
4909 BALL RD.
KNOXVILLE, TN 37931
PHONE: (865) 694-7756
FAX: (865) 693-9899

SOUTHLAND ENGINEERING CONSULTANTS, LLC
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KNOXVILLE, TENNESSEE 37931
PHONE: (865) 694-7756
FAX: (865) 693-9699
E-MAIL: wjghet@seconsultants.com
www.southlandengineeringinc.com

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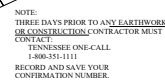
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06-23-2022

DEED REFERENCES:
INST. # 202204060076856

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PRELIMINARY CONCEPT PLAN FOR
BELLTOWN DEVELOPMENT ON W. EMORY ROAD
CLT MAP 066, PARCELS 121 & 122
DISTRICT-6, KNOX COUNTY, TENNESSEE

BF-09-22-22-CP-3	
SHEET 3	OF 19 SHEET(S)



SITE ADDRESS:
4714 & 4515 W. EMORY ROAD
POWELL, TENNESSEE 37849

OWNER/DEVELOPER:
PRIMOS LAND COMPANY, LLC
4909 BALL RD.
KNOXVILLE, TN 37931
PHONE: (865) 694-7756
FAX: (865) 693-9699

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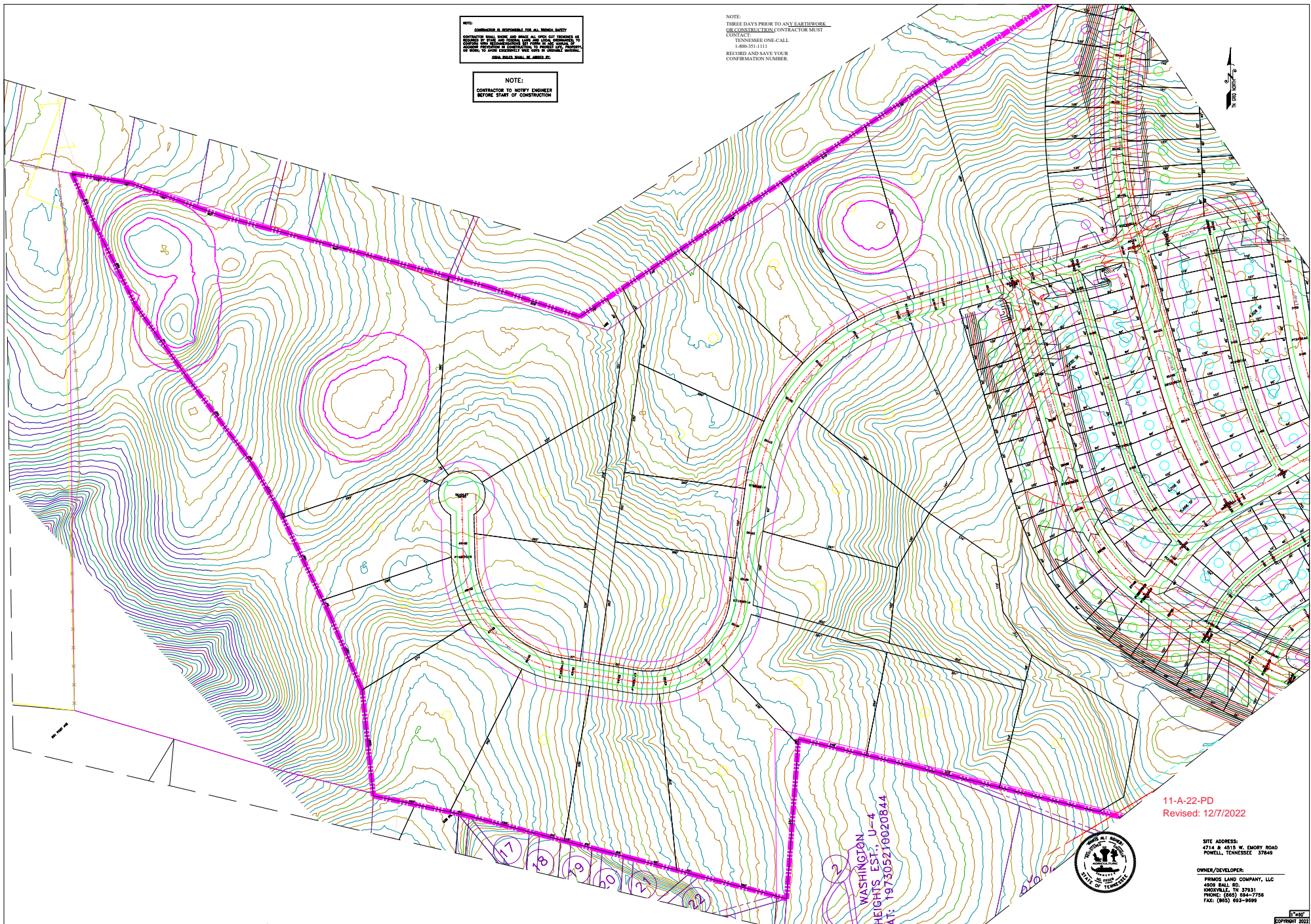
PRELIMINARY CONCEPT PLAN FOR
BELLTOWN DEVELOPMENT ON W. EMORY ROAD
CLT MAP 066, PARCELS 121 & 122
DISTRICT-6, KNOX COUNTY, TENNESSEE

BF-09-22-22-CP-5
SHEET 5 OF 19 SHEET(S)

NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL SIGNAL SAFETY
CONSTRUCTION SHALL BE DONE AND MAINTAINED AT ALL TIMES TO MAINTAIN
ACCESS TO ALL ADJACENT PROPERTIES AND TO ALL UTILITIES TO
BE MAINTAINED AND PROTECTED. THE CONTRACTOR SHALL BE RESPONSIBLE
FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES TO REMAIN.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES
AND STRUCTURES TO REMAIN.

NOTE:
CONTRACTOR TO NOTIFY ENGINEER
BEFORE START OF CONSTRUCTION

NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK
OR CONSTRUCTION CONTRACTOR MUST
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TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR
CONFIRMATION NUMBER.



WASHINGTON
HEIGHTS EST., U-4
AT: 197305276020844

11-A-22-PD
Revised: 12/7/2022



SITE ADDRESS:
4714 & 4515 W. EMORY ROAD
POWELL, TENNESSEE 37469

OWNER/DEVELOPER:
PRIMO LAND COMPANY, LLC
4800 GAIL RD.
KNOXVILLE, TN 37931
PHONE: (865) 694-7756
FAX: (865) 693-9899

SOUTHLAND ENGINEERING CONSULTANTS, LLC
GENERAL CIVIL & LAND SURVEYING
4800 GAIL ROAD
KNOXVILLE, TENNESSEE 37931
PHONE: (865) 694-7756
FAX: (865) 693-9899
E-MAIL: southlandengineering@comcast.com
www.southlandengineering.com

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ENGINEER		
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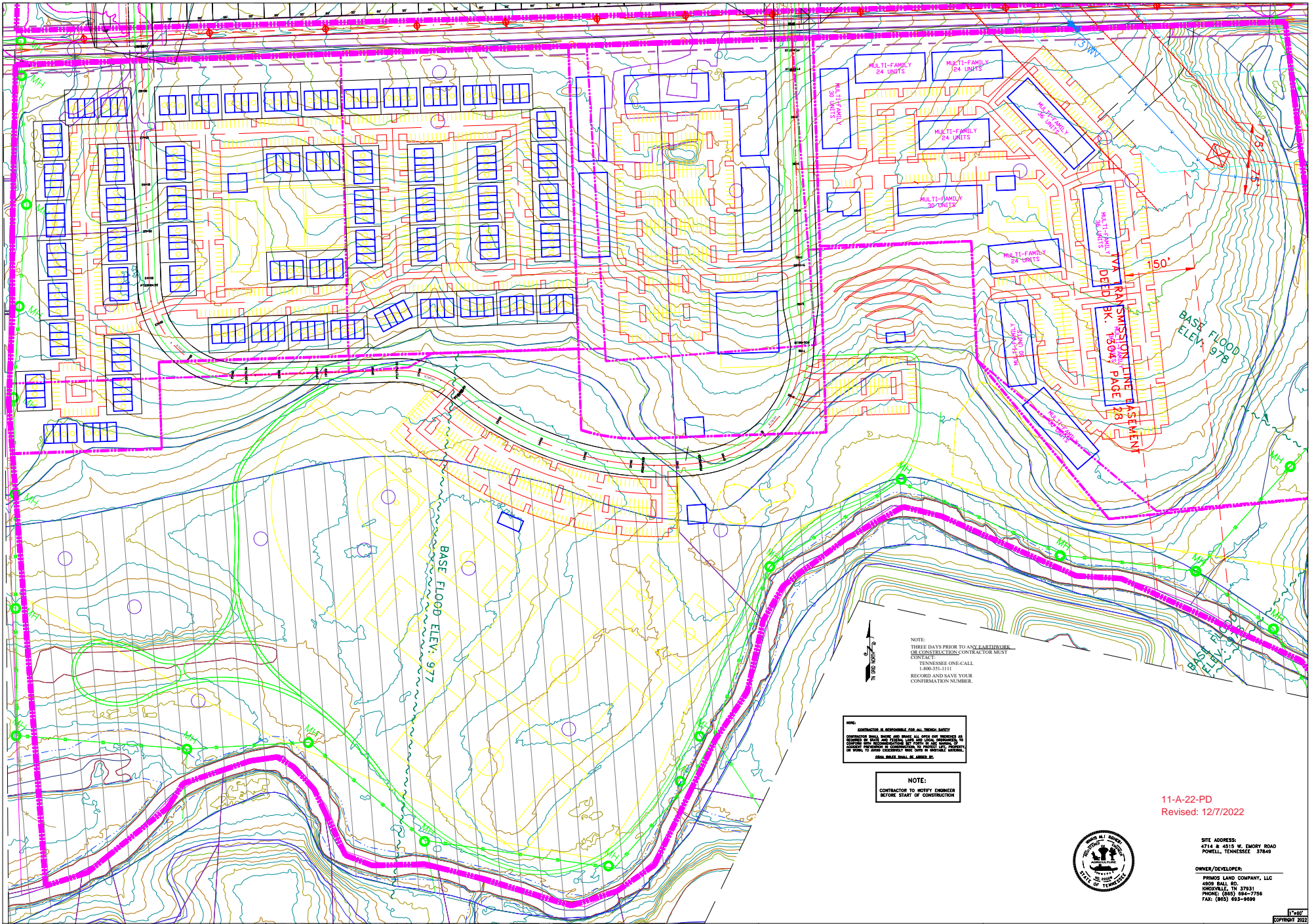
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INST. # 202204060076856
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PRELIMINARY CONCEPT PLAN FOR
BELLOTTOWN DEVELOPMENT ON W. EMORY ROAD
CLT MAP 068, PARCELS 121 & 22
DISTRICT-6, KNOX COUNTY, TENNESSEE

BF-09-22-22-CP-7
SHEET 7 OF 19 SHEETS



SOUTHLAND ENGINEERING CONSULTANTS, LLC
GENERAL CIVIL & LAND SURVEYORS
KNOXVILLE, TENNESSEE 37931
PHONE: (615) 522-1752
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E-MAIL: southlandeng@earthlink.net
www.southlandengineering.com

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NO.	DATE	REVISION	APPR.

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CONTOUR INTERVAL: 2'
DATE
09-22-2022

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PRELIMINARY CONCEPT PLAN FOR
BELTOWN DEVELOPMENT PHASE 2 ON W. EMORY ROAD
CLT MAP 068, PARCELS 121 & 122
DISTRICT-6, KNOX COUNTY, TENNESSEE

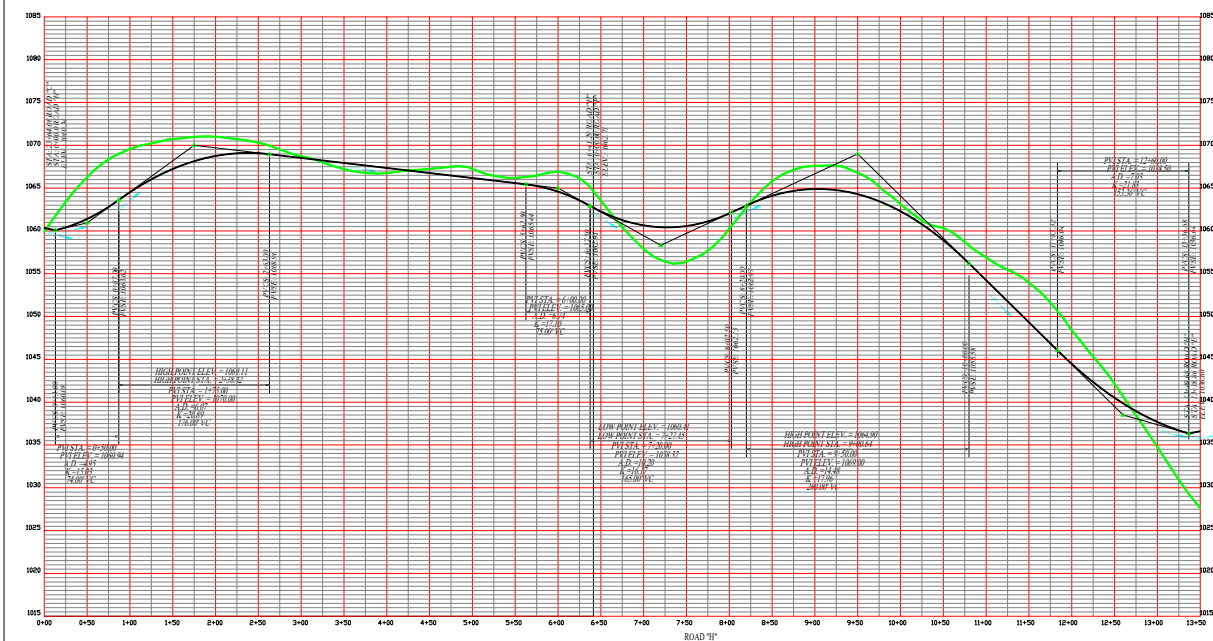
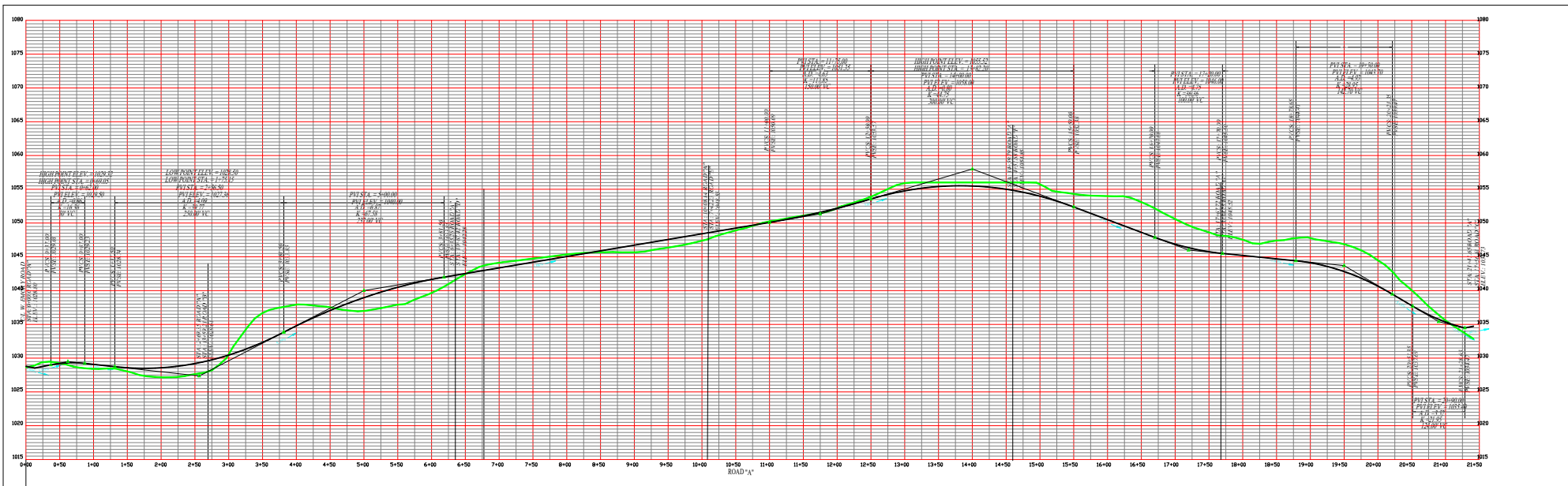
11-A-22-PD
Revised: 12/7/2022

SITE ADDRESS:
4714 & 4315 W. EMORY ROAD
POWELL, TENNESSEE 37869
OWNER/DEVELOPER:
PRIMO LAND COMPANY, LLC
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KNOXVILLE, TN 37931
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FAX: (615) 693-9899



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SHEET 8 OF 19 SHEETS



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KNOXVILLE, TN 37931
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FAX: (865) 693-9899

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SOUTHLAND ENGINEERING CONSULTANTS, LLC
GENERAL CIVIL & LAND SURVEYING
4800 GALL RD.
KNOXVILLE, TENNESSEE 37931
PHONE: (865) 693-7756
FAX: (865) 693-9899
E-MAIL: southlandengr@comcast.com
www.southlandengr.com

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DRAWN	VAR	ENGINEER
CHECKED	VAR	

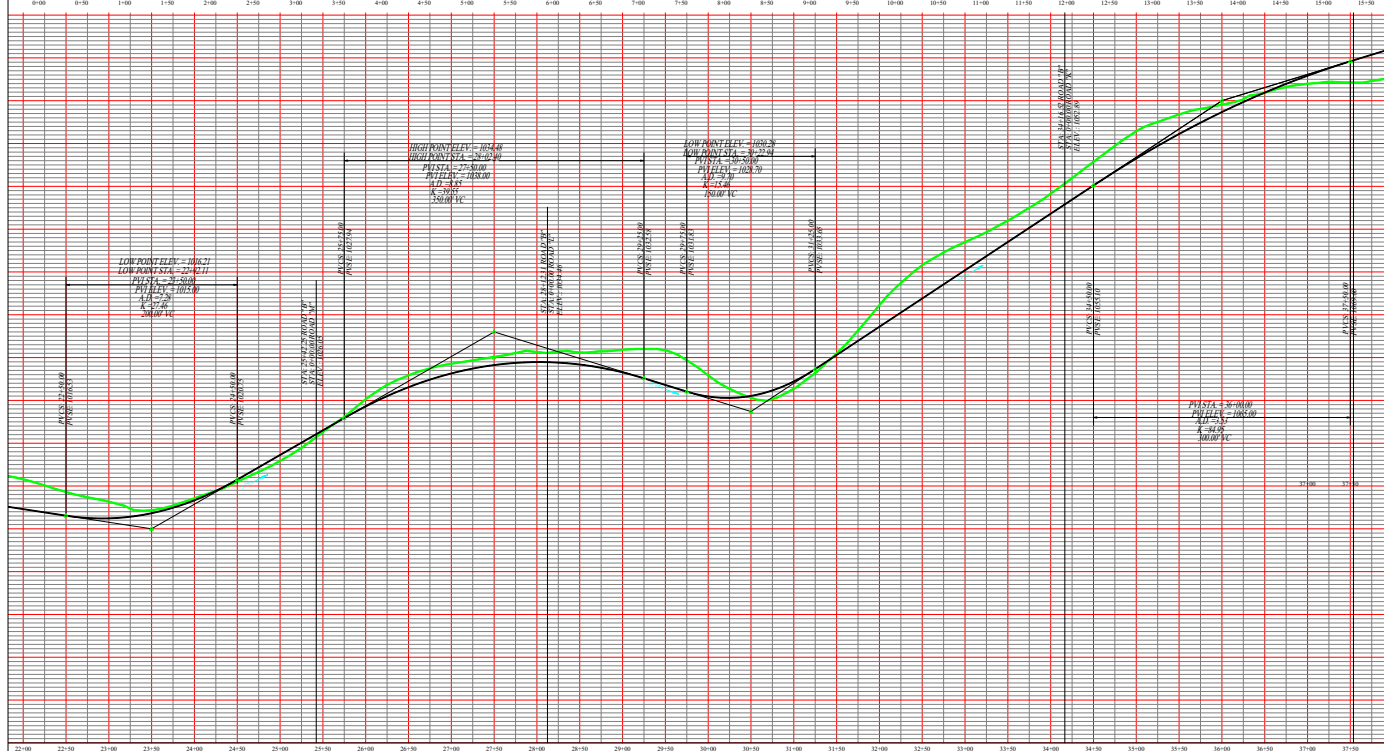
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DATE
09-22-2022

DEED REFERENCES:
INST. # 202204060076856

ROAD PROFILES FOR A & H
BELLTOWN DEVELOPMENT ON W. EMORY ROAD
DISTRICT-6, KNOX COUNTY, TENNESSEE

BF-09-22-22-RP-1
SHEET 9 OF 19 SHEETS



NOTE:
CONTRACTOR TO NOTIFY ENGINEER
BEFORE START OF CONSTRUCTION

NOTE:
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TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR
CONFIRMATION NUMBER

SITE ADDRESS:
4714 & 4515 W. EMORY ROAD
BOWELL, TENNESSEE 37849

OWNER/DEVELOPER:
PRIMOS LAND COMPANY, LLC
4909 BALL RD.
KNOXVILLE, TN 37931
PHONE: (865) 694-7756
FAX: (865) 693-9899



DESIGNED	WAR	APPROVED
DRAWN	WAR	ENGINEER
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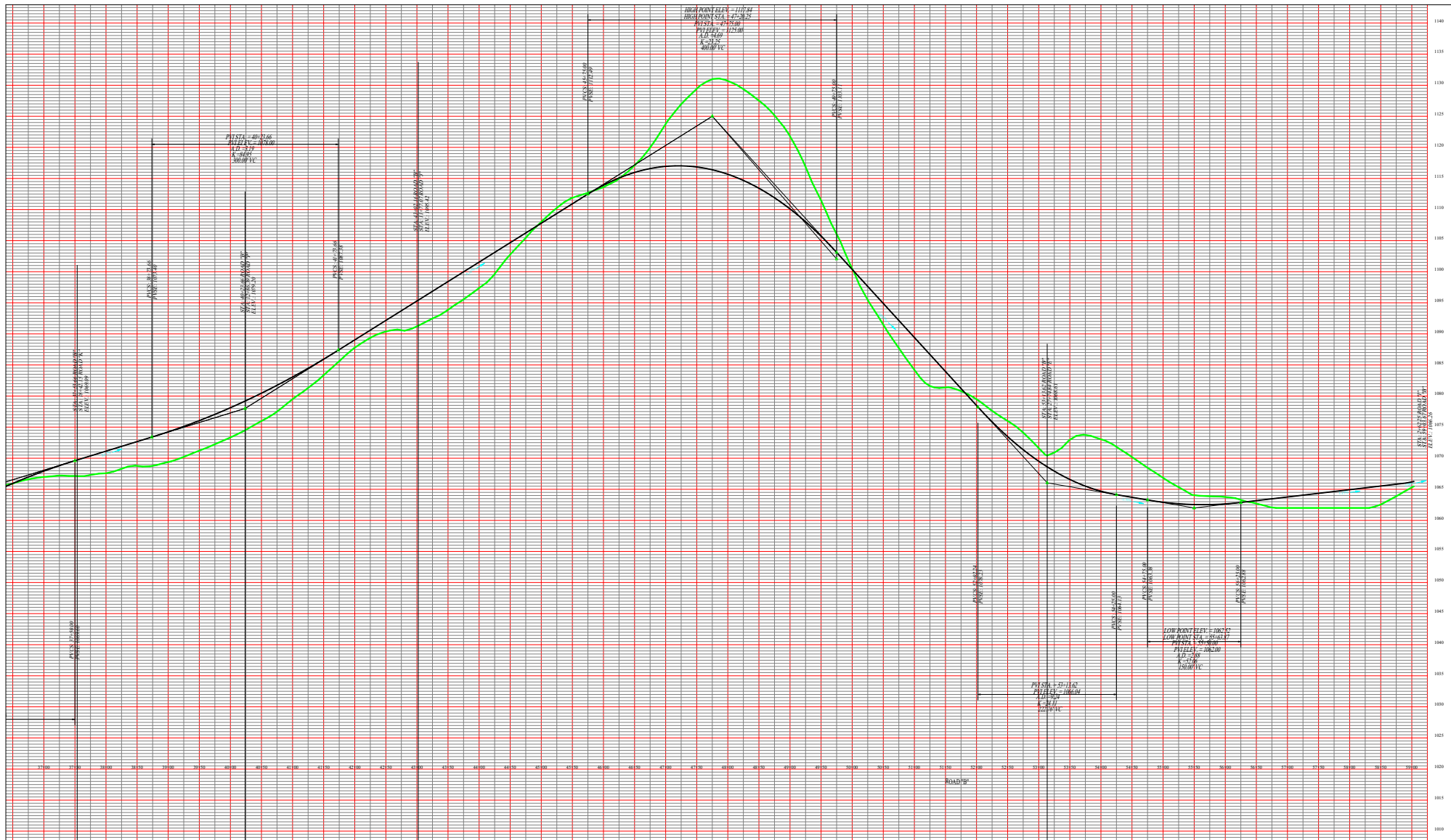
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DATE 09-22-2022

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ROAD PROFILES FOR B STA. 0+00 TO 37+50
BELLTOWN DEVELOPMENT ON W. EMORY ROAD
CLT MAP 066, PARCELS 121 & 122
DISTRICT-6, KNOX COUNTY, TENNESSEE

BF-09-22-22-CP-2

SHEET 10 OF 19 SHEET(S)



NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL TRUCK SAFETY
CONTRACTOR SHALL HAVE AND WEAR ALL PPE OF RESIDES IN
KNOX COUNTY, TENNESSEE. ALL TRUCKS MUST BE
EQUIPPED WITH A WORKING LIGHTS AND A WORKING HORN.
IF ANY OF THESE REQUIREMENTS ARE NOT MET, THE CONTRACTOR
SHALL BE FINED \$500.00 PER VIOLATION.

NOTE:
CONTRACTOR TO NOTIFY ENGINEER
BEFORE START OF CONSTRUCTION

NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK
OR CONSTRUCTION CONTRACTOR MUST
CONTACT
TENNESSEE ONE-CALL
1-800-551-1111
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CONFIRMATION NUMBER.



11-A-22-PD
Revised: 12/7/2022

SOUTHLAND ENGINEERING CONSULTANTS, LLC
GENERAL CIVIL & LAND SURVEYING
4000
KNOXVILLE, TENNESSEE 37931
PHONE: (615) 555-7755
FAX: (615) 555-9999
E-MAIL: southlandengineering.com
www.southlandengineering.com

DESIGNED	VAR	APPROVED
ENGINEER		
DRAWN	VAR	
CHECKED	VAR	

NO.	DATE	REVISION	APPR.

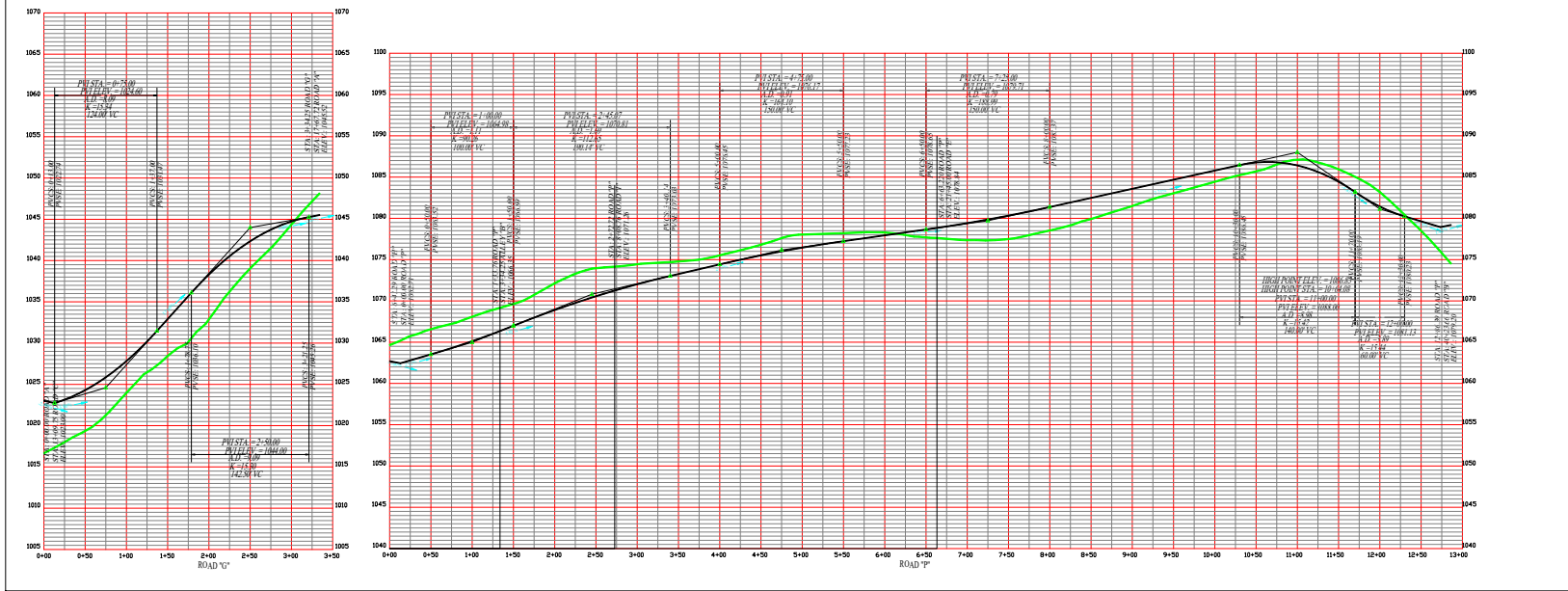
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DATE
09-22-2022

DEED REFERENCES:
INST. # 202204060076856
SCALE IN FEET
0 50 100

ROAD PROFILES FOR 8 STA 37+50 TO 59+03
BELLTOWN DEVELOPMENT ON W. EMORY ROAD
CLT MAP 066, PARCELS 121& 122
DISTRICT-6, KNOX COUNTY, TENNESSEE

OWNER/DEVELOPER:
FINDS LAND COMPANY, LLC
4809 BALL RD.
KNOXVILLE, TN 37951
PHONE: (615) 894-7756
FAX: (615) 895-9999
SHEET 11 OF 19 SHEETS
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BF-09-22-22-RP-4	
SHEET 12	OF 19 SHEET(S)



NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL TRUCK SAFETY
CONSTRUCTION SHALL BEAT AND BEAT ALL OTHERS AND TRUCKS AS
REQUIRED BY THE STATE OF TENNESSEE AND THE TOLLS AND TRUCKS
COUNCIL OF THE STATE OF TENNESSEE. THE CONTRACTOR SHALL
BE RESPONSIBLE FOR THE SAFETY OF ALL TRUCKS AND TRUCKERS
ON THE ROAD TO BE CONSTRUCTED. THE CONTRACTOR SHALL
BE RESPONSIBLE FOR THE SAFETY OF ALL TRUCKS AND TRUCKERS
ON THE ROAD TO BE CONSTRUCTED.

NOTE:
CONTRACTOR TO NOTIFY ENGINEER
BEFORE START OF CONSTRUCTION

NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK
OR CONSTRUCTION CONTRACTOR MUST
CONTACT
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR
CONFIRMATION NUMBER.

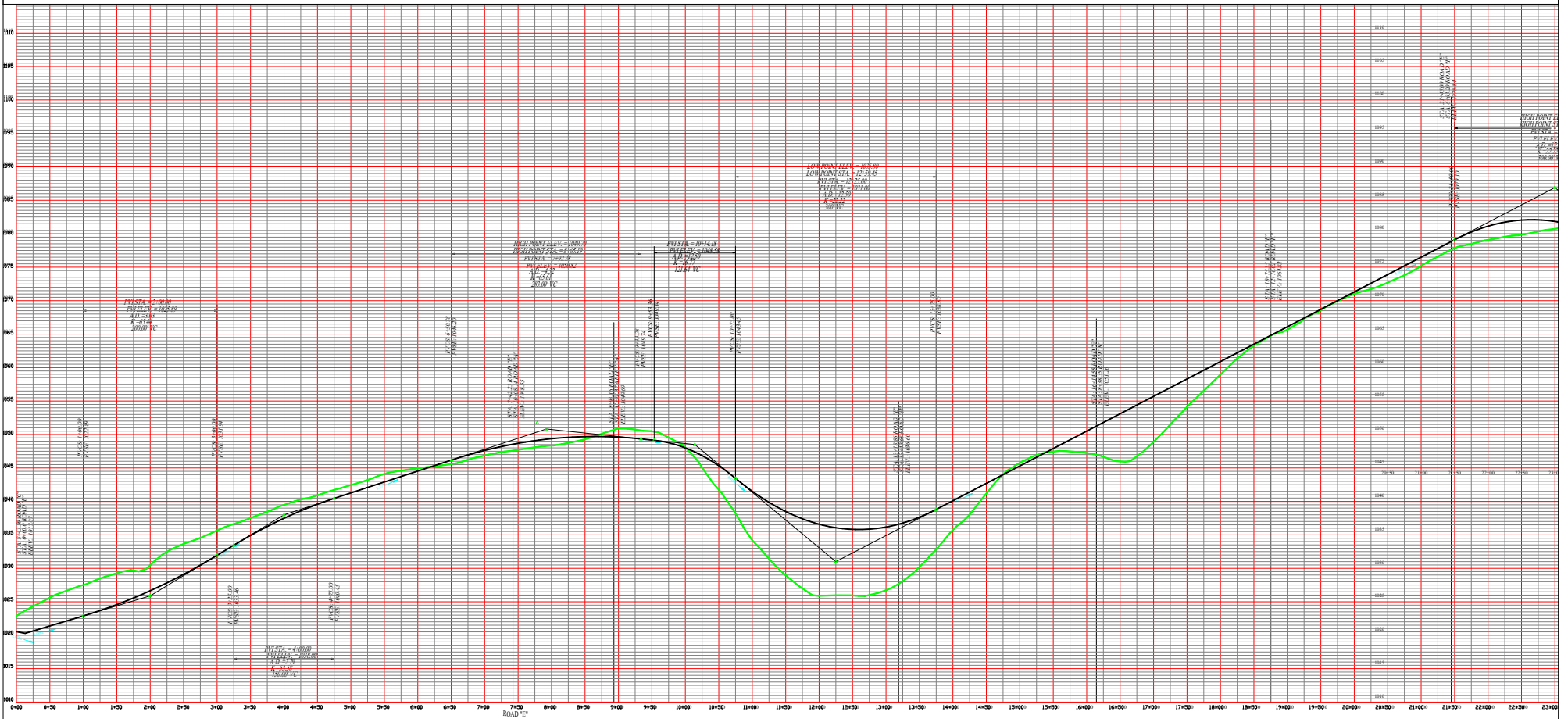
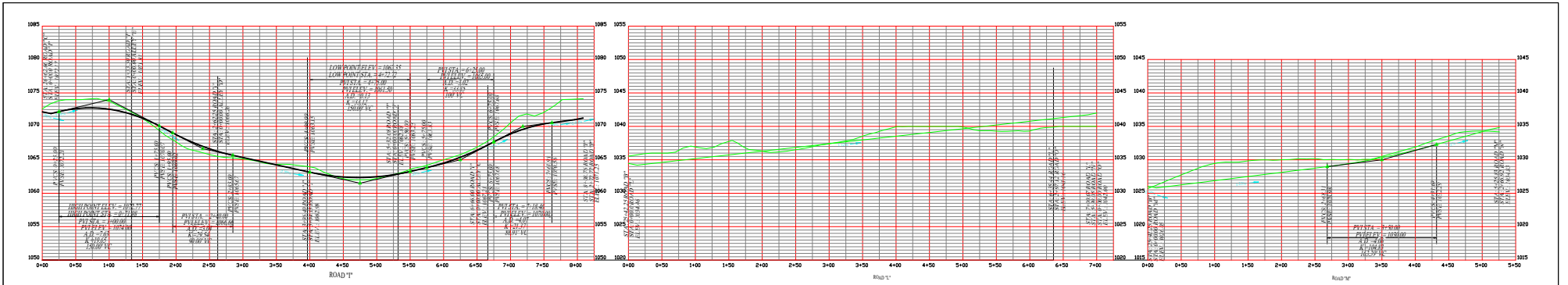
11-A-22-PD
Revised: 12/7/2022



SITE ADDRESS:
4714 R. 4515 W. EMORY ROAD
POWELL, TENNESSEE 37849
OWNER/DEVELOPER:
PRIMO LAND COMPANY, LLC
4800 GALL RD.
KNOXVILLE, TN 37631
PHONE: (865) 694-7756
FAX: (865) 693-9899



SOUTHLAND ENGINEERING CONSULTANTS, LLC 4800 GALL RD. KNOXVILLE, TENNESSEE 37631 PHONE: (865) 694-7756 FAX: (865) 693-9899 E-MAIL: southlandengr@earthlink.net www.southlandengr.com	DESIGNED VAR ENGINEER DRAWN VAR CHECKED VAR	APPROVED ENGINEER NO. DATE REVISION APPR.	SCALE HORIZONTAL SCALE: 1"=50' VERTICAL SCALE: 1"=5' DATE 09-22-2022	DEED REFERENCES: INST. # 202204060076856	ROAD PROFILES FOR G & P BELLTOWN DEVELOPMENT ON W. EMORY ROAD QTY MAP 066, PARCELS 121 & 122 DISTRICT-6, KNOX COUNTY, TENNESSEE	BF-09-22-22-RP-5 SHEET 13 OF 19 SHEETS
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50 0 50 100
SCALE IN FEET



11-A-22-PD
Revised: 12/7/2022

OWNER/DEVELOPER:
PRIMO LAND COMPANY, LLC
4800 GALL RD.
KNOXVILLE, TN 37651
PHONE: (865) 684-7756
FAX: (865) 685-9899

SITE ADDRESS:
4714 & 4515 W. EMORY ROAD
POWELL, TENNESSEE 37849

SOUTHLAND ENGINEERING CONSULTANTS, LLC
GENERAL CIVIL & LAND SURVEYING
4800 GALL RD.
KNOXVILLE, TENNESSEE 37651
PHONE: (865) 685-7756
FAX: (865) 685-9899
E-MAIL: southlandeng@earthlink.net
www.southlandengineering.com

DESIGNED	VAR	APPROVED
DRAWN	VAR	ENGINEER
CHECKED	VAR	

NO.	DATE	REVISION	APPR.

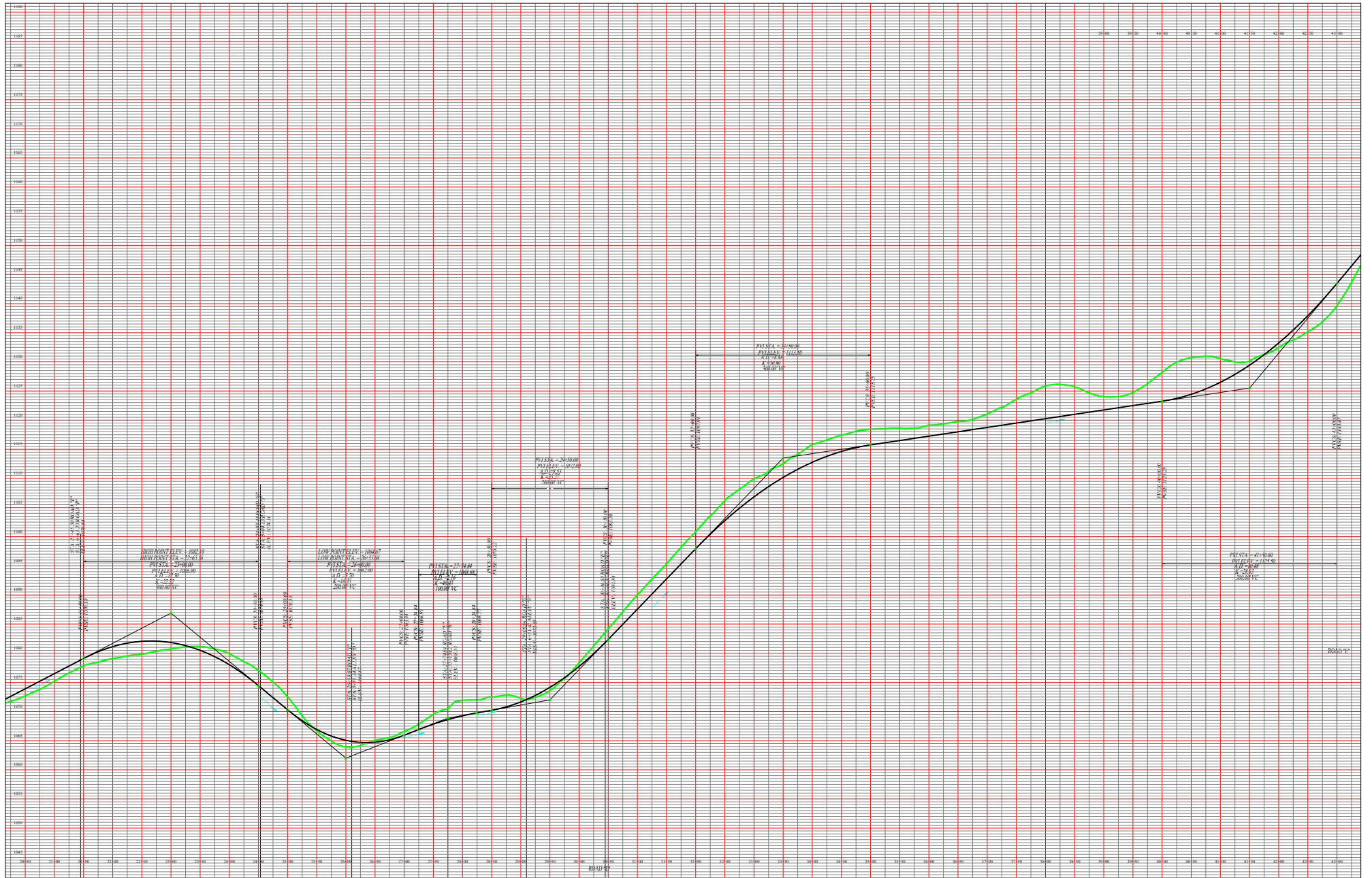
SCALE
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'
DATE
09-22-2022

DEED REFERENCES:
INST. # 202204060076856

ROAD PROFILES FOR I. L. M. & E STA. 0+00-20+50.00
BELTOWN DEVELOPMENT ON W. EMORY ROAD
CLT MAP 066, PARCELS 121 & 122
DISTRICT-6, KNOX COUNTY, TENNESSEE

BF-09-22-22-RP-6
SHEET 14 OF 19 SHEET(S)

COPYRIGHT 2021



CONTRACTOR IS RESPONSIBLE FOR ALL TRUCKING SITES.
CONTRACTOR SHALL MAINTAIN AND BE RESPONSIBLE FOR ALL TRUCKING SITES.
CONTRACTOR SHALL MAINTAIN AND BE RESPONSIBLE FOR ALL TRUCKING SITES.
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NOTE:
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BEFORE START OF CONSTRUCTION

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1-800-351-1111
RECORD AND SAVE YOUR
CONFIRMATION NUMBER.



11-A-22-PD
Revised: 12/7/2022
SITE ADDRESS:
4714 & 4515 W. EMORY ROAD
POWELL, TENNESSEE 37849

OWNER/DEVELOPER:
PRIMO LAND COMPANY, LLC
4800 GALL RD.
KNOXVILLE, TN 37931
PHONE: (865) 694-7756
FAX: (865) 693-9899

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SCALE IN FEET

SOUTHLAND ENGINEERING CONSULTANTS, LLC
GENERAL CIVIL & LAND SURVEYING
4800 GALL RD.
KNOXVILLE, TENNESSEE 37931
PHONE: (865) 694-7756
FAX: (865) 693-9899
E-MAIL: southlandeng@earthlink.net
www.southlandengineering.com

DESIGNED	VAR	APPROVED
		ENGINEER
DRAWN	VAR	
CHECKED	VAR	

NO.	DATE	REVISION	APPR.

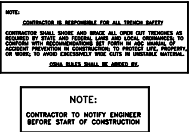
PHASE IV ROAD PROFILES
SONG SPARROW DR. STA. 11+33 TO STA. 28+15
STARLING DR. & "L"

SCALE
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'
DATE
09-22-2022

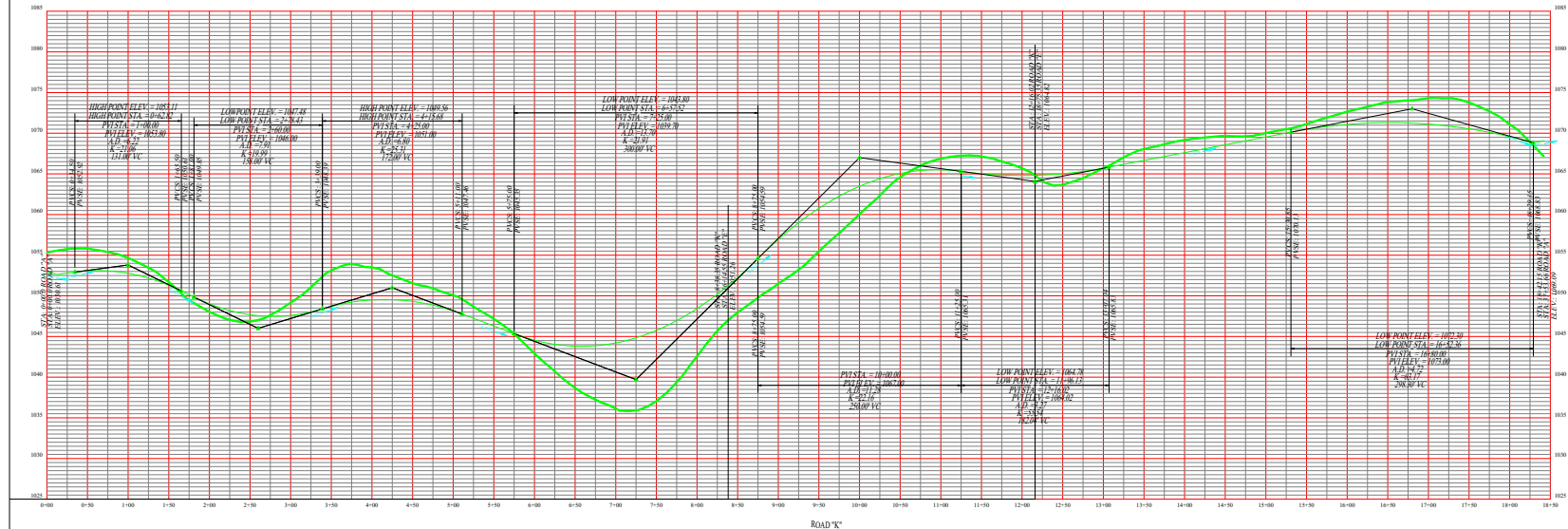
DEED REFERENCES:
INST. # 202204060076856

ROAD PROFILES FOR E. STA. 20+50-43+00
BELLTOWN DEVELOPMENT ON W. EMORY ROAD
CIT MAP 066, PARCELS 121 & 122
DISTRICT-6, KNOX COUNTY, TENNESSEE

BF-09-22-22-RP-7
SHEET 15 OF 19 SHEETS



NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK
OR CONSTRUCTION CONTRACTOR MUST
CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR
CONFIRMATION NUMBER.

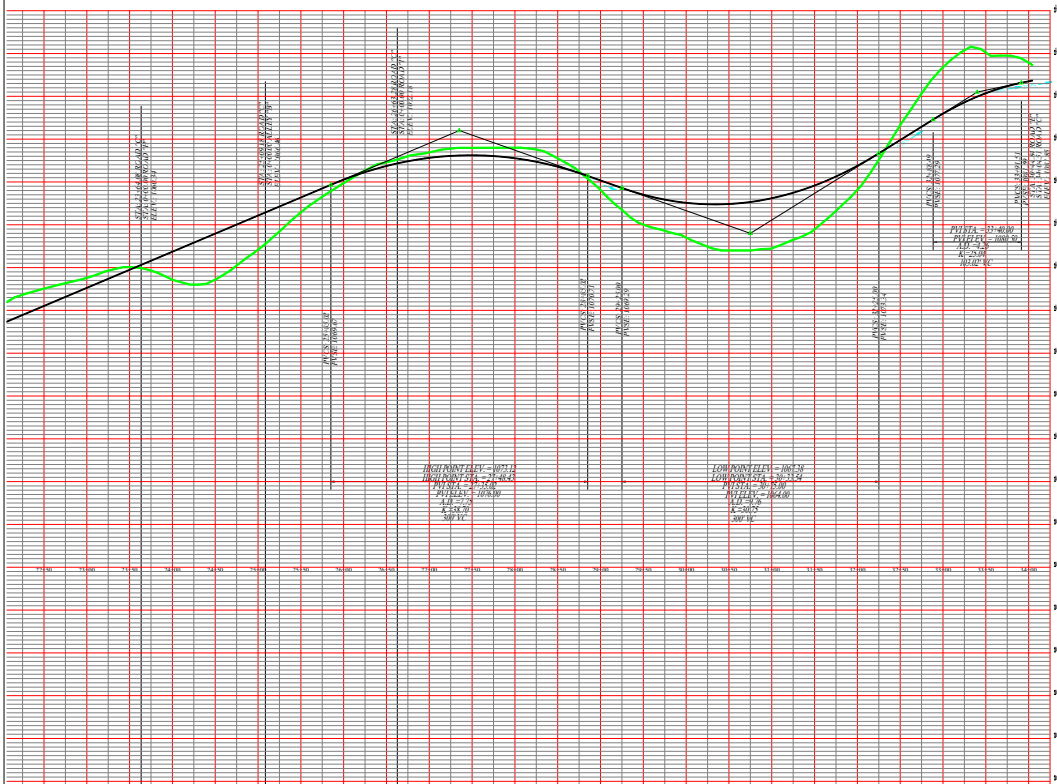
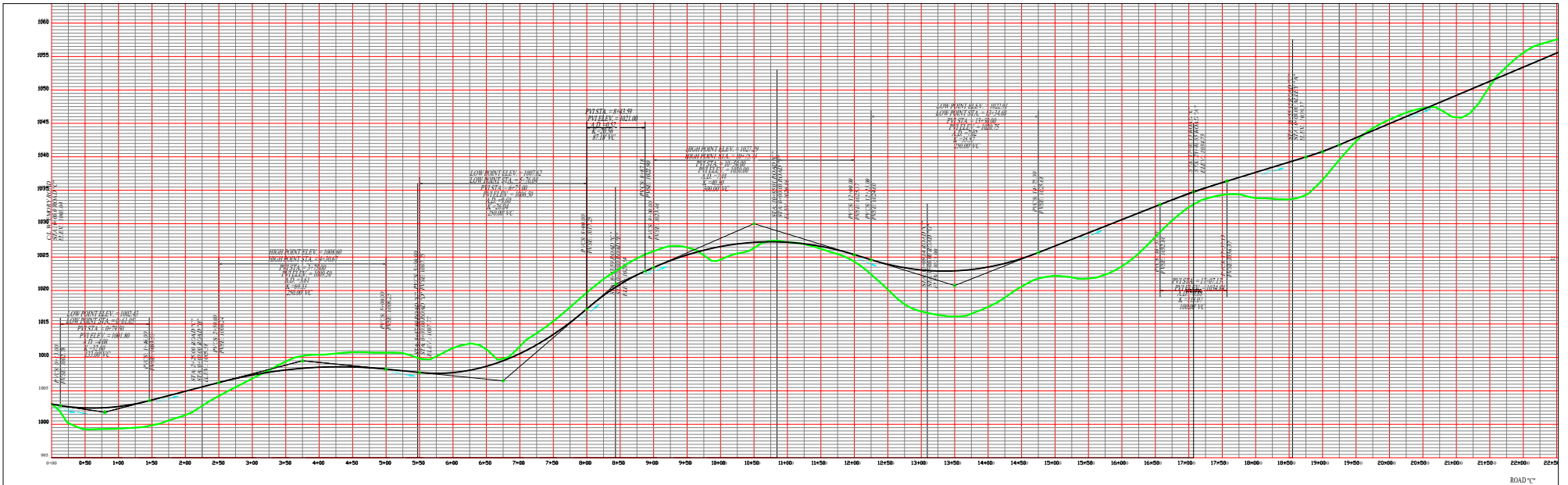


SITE ADDRESS:
4714 & 4515 W. EMORY ROAD

OWNER/DEVELOPER:
PRIMOS LAND COMPANY, LLC
4909 BALL RD.
KNOXVILLE, TN 37931
PHONE: (865) 694-7756

11-A-22-PD
Printed: 12/7/2025

[illegible]



NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL REGULATORY
CONTRACTOR SHALL OBTAIN AND MAINTAIN ALL NECESSARY PERMITS
BEFORE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR
OBTAINING ALL NECESSARY PERMITS AND MAINTAINING THEM THROUGHOUT THE
CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR
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CONSTRUCTION PERIOD.

NOTE:
CONTRACTOR TO NOTIFY ENGINEER
BEFORE START OF CONSTRUCTION

NOTE:
THREE DAYS PRIOR TO ANY FURTHER
CONSTRUCTION, THE CONTRACTOR MUST
CONTACT THE TENSILE ONE-CALL
1-800-351-1111
RECORD AND HAVE YOUR
CONSTRUCTION NUMBER.

11-A-22-PD
Revised: 12/7/2022

SITE ADDRESS:
4714 E 4015 W. EMORY ROAD
POWELL, TENNESSEE 37849



OWNER/DEVELOPER:
PRIMO LAND COMPANY, LLC
4800 GALL RD.
KNOXVILLE, TN 37651
PHONE: (865) 694-7756
FAX: (865) 693-9899

SOUTHLAND ENGINEERING CONSULTANTS, LLC
10000 W. 100th Ave.
KNOXVILLE, TENNESSEE 37931
PHONE: (615) 633-7756
FAX: (615) 633-9899
E-MAIL: southlandeng@earthlink.net
www.southlandengineering.com

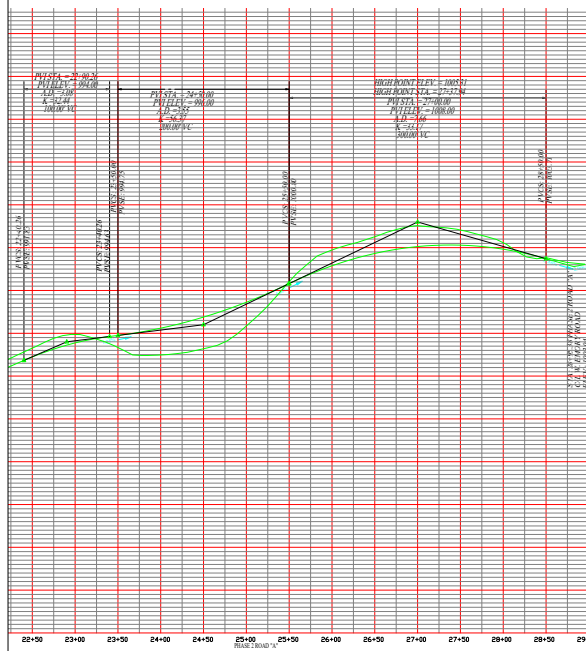
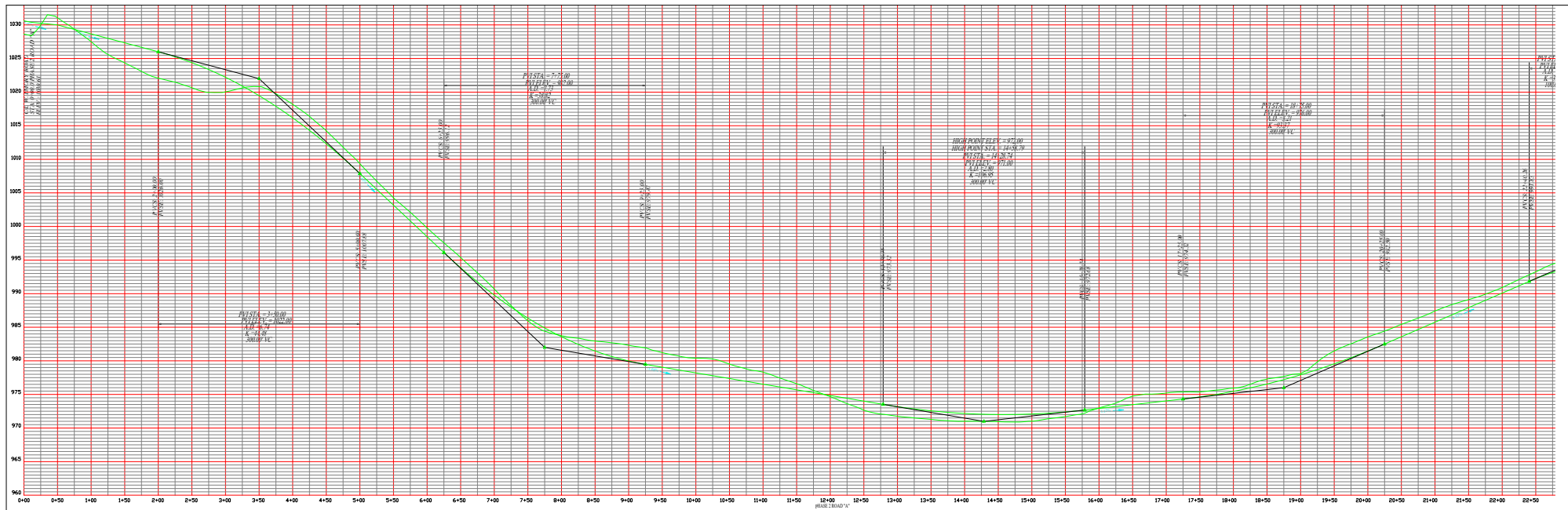
DESIGNED	VAR	APPROVED			
ENGINEER					
DRAWN	VAR				
CHECKED	VAR				
		NO. DATE	REVISION	APPR.	

SCALE
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'
DATE
09-22-2022

DEED REFERENCES:
INST. # 202204060076856
0 50 100
SCALE IN FEET

ROAD PROFILES FOR C, STA. 0+00 TO 30+44
BELLTOWN DEVELOPMENT ON W. EMORY ROAD
CL MAP 068, PARCELS 121 & 122
DISTRICT-6, KNOX COUNTY, TENNESSEE

BF-09-22-22-RP-9
SHEET 17 OF 19 SHEETS



NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL TRUCKED SAFETY.
CONTRACTOR SHALL NOTIFY AND MAINTAIN ALL OTHERS OF ANY CHANGES TO THE ROAD PROFILE AND NOTIFY THE ENGINEER OF ANY CHANGES TO THE ROAD PROFILE. THE ENGINEER SHALL BE RESPONSIBLE FOR ALL TRUCKED SAFETY. THE ENGINEER SHALL BE RESPONSIBLE FOR ALL TRUCKED SAFETY.

NOTE:
CONTRACTOR TO NOTIFY ENGINEER
BEFORE START OF CONSTRUCTION

NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK
OR CONSTRUCTION CONTRACTOR MUST
CONTACT:
TENNESSEE ONE-CALL
1-800-551-1111
RECORD AND SAVE YOUR
CONFIRMATION NUMBER.

11-A-22-PD
Revised: 12/7/2022



SITE ADDRESS:
4714 & 4515 W. EMORY ROAD
POWELL, TENNESSEE 37849

OWNER/DEVELOPER:
PRIMO LAND COMPANY, LLC
4800 GALL RD.
KNOXVILLE, TN 37631
PHONE: (865) 694-7756
FAX: (865) 693-9899

50 0 50 100
SCALE IN FEET

SOUTHLAND ENGINEERING CONSULTANTS, LLC
WERNER, CRYE & LANE, SURVEYORS
4800 GALL ROAD
KNOXVILLE, TENNESSEE 37631
PHONE: (865) 694-7756
FAX: (865) 693-9899
E-MAIL: southlandengr@earthlink.net
www.southlandengr.com

DESIGNED	VAR	APPROVED
		ENGINEER
DRAWN	VAR	
CHECKED	VAR	

NO.	DATE	REVISION	APPR.		

SCALE
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'
DATE
09-22-2022

DEED REFERENCES:
INST. # 202204060076856

ROAD PROFILE FOR PHASE 2 ROAD A
BELLTOWN DEVELOPMENT ON W. EMORY ROAD
CLT MAP 068, PARCELS 121 & 122
DISTRICT-6, KNOX COUNTY, TENNESSEE

BF-09-22-22-RP-11
SHEET 19 OF 19 SHEETS



Request to Postpone • Table • Withdraw

Smithbilt Homes 11/2/22
Applicant Name (as it appears on the current Planning Commission agenda) Date of Request

11-10-22
Scheduled Meeting Date

11-A-22-PD
File Number(s)

POSTPONE

☒ **POSTPONE:** All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

SELECT ONE: ☒ 30 days ☐ 60 days ☐ 90 days

Postpone the above application(s) until the December 8, 2022 Planning Commission Meeting.

WITHDRAW

☐ **WITHDRAW:** Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

TABLE

**The refund check will be mailed to the original payee.*

☐ **TABLE:** Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

AUTHORIZATION

By signing below, I certify I am the property owner, and/or the owners authorized representative.

[Signature]
Applicant Signature

Josh Suder
Please Print

865-680-2321
Phone Number

josh@smithbilthomes.com
Email

STAFF ONLY

[Signature]
Staff Signature

Michael Reynolds
Please Print

☐ No Fee
Date Paid

Eligible for Fee Refund? ☐ Yes ☒ No Amount:

Approved by:

Date:

Payee Name

Payee Phone

Payee Address

October 2022



Development Request

DEVELOPMENT

- ☐ Development Plan
☒ Planned Development
☐ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ Sector Plan
☐ One Year Plan
☐ Rezoning

Smithbilt Homes

Applicant Name

Affiliation

9/27/2022

11/10/2022

11-A-22-PD

Date Filed

Meeting Date (if applicable)

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

Josh Sanderson Smithbilt Homes

Name / Company

4909 Ball Rd Knoxville TN 37931

Address

865-680-2321 / josh@smithbilthomes.com

Phone / Email

CURRENT PROPERTY INFO

Josh Sanderson Primos Land Company, L 4909 Ball Rd. Rd. Knoxville TN 37931

865-694-7756

Owner Name (if different)

Owner Address

Owner Phone / Email

4515, 4714 & 4720 W EMORY RD

Property Address

66 121,122,122.01

305.6 acres

Parcel ID

Part of Parcel (Y/N)?

Tract Size

Hallsdale-Powell Utility District

Hallsdale-Powell Utility District

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

North and south sides of W. Emory Road, west of Rio Grande Dr

General Location

☐ City Commission District 6 F (Floodway), A (Agricultural)

Agriculture/Forestry/Vacant Land, Rural Residential

☒ County District

Zoning District

Existing Land Use

Northwest County

LDR (Low Density Residential), HP (Hillside Protection), S

Planned Growth Area

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

- ☐ Development Plan ☒ Planned Development ☐ Use on Review / Special Use
☐ Hillside Protection COA ☒ Residential ☒ Non-residential

Home Occupation (specify) _____

Other (specify) **Planned development with residential and non residential uses.**

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name

Related Rezoning File Number

Unit / Phase Number

Total Number of Lots Created

Additional Information _____

- ☐
- Attachments / Additional Requirements

ZONING REQUEST

- ☐
- Zoning Change

Proposed Zoning

Pending Plat File Number

- ☐
- Plan

Amendment

Proposed Plan Designation(s)

Proposed Density (units/acre) Previous Zoning Requests

Additional Information _____

STAFF USE ONLY**PLAT TYPE**

- ☐
- Staff Review
- ☐
- Planning Commission

ATTACHMENTS

- ☐
- Property Owners / Option Holders
- ☐
- Variance Request

ADDITIONAL REQUIREMENTS

- ☐ COA Checklist (Hillside Protection)
☐ Design Plan Certification (Final Plat)
☒ Site Plan (Development Request)
☐ Traffic Impact Study
☐ Use on Review / Special Use (Concept Plan)

Fee 1

\$13,900.00

Total

Fee 2

Fee 3

AUTHORIZATION**Smithbilt Homes****9/27/2022**

Applicant Signature

Please Print

Date

Phone / Email

Josh Sanderson Primos Land Company, LLC**9/27/2022**

Property Owner Signature

Please Print

Date

I declare under penalty of perjury the foregoing (i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent) is true and correct.



Development Request

DEVELOPMENT

- ☐ Development Plan
☒ Planned Development
☐ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ SP ☐ OYP
☐ Rezoning

Smithbilt Homes

Applicant Name

Affiliation

9/23/22

11/10/22

File Number(s)

Date Filed

Meeting Date (if applicable)

11-A-22-PD

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- ☒ Applicant ☒ Property Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Josh Sanderson

Smithbilt Homes

Name

Company

4909 Ball Road

Knoxville

Tn

37931

Address

City

State

ZIP

865-680-2321

josh@smithbilthomes.com

Phone

Email

CURRENT PROPERTY INFO

Primos Land Company & Big Hat Development Company LLC

4709 Ball Rd, Knoxville, TN 37931

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

4515, 4714, 4720 West Emory Road Powell TN 37849

066 121; 066 122; 066122.01

Property Address

Parcel ID

HDPUD

HDPUD

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

North and south sides of W. Emory Road, west of Rio Grande Dr

306 acres

General Location

Tract Size

☐ City ☒ County 6th
District

A (Agricultural) & F (Floodway)
Zoning District

Ag/Forestry/Vacant & Rural Residential
Existing Land Use

Northwest County
Planning Sector

LDR & SP
Sector Plan Land Use Classification

Planned Growth
Growth Policy Plan Designation

August 29, 2022

DEVELOPMENT REQUEST

☒ ~~Development Plan~~ ☐ Use on Review / Special Use ☐ Hillside Protection COA
☐ Residential ☐ Non-Residential
Home Occupation (specify) _____

Related City Permit Number(s)

Other (specify) Planned Development**SUBDIVISION REQUEST**

Belltown

Related Rezoning File Number

Proposed Subdivision Name

Unit / Phase Number ☒ ~~Combine Parcels~~ ☐ Divide Parcel _____
Total Number of Lots Created _____

☐ Other (specify) _____☒ Attachments / Additional Requirements**ZONING REQUEST**

☐ Zoning Change _____
Proposed Zoning _____

Pending Plat File Number

☐ Plan Amendment Change _____
Proposed Plan Designation(s) _____

Proposed Density (units/acre) _____ Previous Rezoning Requests _____

☐ Other (specify) _____**STAFF USE ONLY****PLAT TYPE**☐ Staff Review ☐ Planning Commission**ATTACHMENTS**☐ Property Owners / Option Holders ☐ Variance Request**ADDITIONAL REQUIREMENTS**☐ Design Plan Certification (*Final Plat*)☐ Use on Review / Special Use (*Concept Plan*)☒ Traffic Impact Study☐ COA Checklist (*Hillside Protection*)

Fee 1		Total
0504	Planned Development	\$13,900
Fee 2		
Fee 3		

MR

AUTHORIZATION*M. Jones* 9/27/22

Applicant Signature

Smithbilt Homes

9-23-23

Please Print

Date

865-680-2321

josh@smithbilthomes.com

Phone Number

Email

Same as above

Property Owner Signature

Please Print

Date

I declare under penalty of perjury the foregoing [i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent] is true and correct.