



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

CONTENTS

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:

1. Introduction.....	Page 3
2. Intentions of Planned Development.....	Page 4
3. Public Benefits.....	Page 5
4. Location	Page 6
Exhibit A: Parcel Map	
5. Ownership.....	Page 6
6. Land Description.....	Page 6-7
Exhibit B: Land Description Map	
7. Proposed Land Use	Pages 8-10
Appendix A: Knox County Code of Ordinances – Zoning	
Exhibit C: Proposed Land Use Map	
8. Proposed Design Guidelines	Pages 11-20
Exhibit D: Alley Loaded Lot Synopsis	
Exhibit E: Front & Side Loaded Lot Synopsis	
Exhibit F: Townhome Lot Synopsis	
Exhibit G: Apartment Façade	
Exhibit H: Commercial Façade	
Exhibit I: Commercial Synopsis	
9. Concept	Pages 21
Appendix B: Concept Map	
10. Master Plan	Pages 22-23
Appendix C: Master Plan	
Exhibit J: Master Plan Map	
11. Traffic Impact Analysis	Page 24
Appendix D: Traffic Impact Study	
12. Road Improvements	Page 25
Exhibit K: Road Improvements Map	
13. Project Phasing.....	Page 26
Exhibit L: Project Forecasted Schedule	
14. Public Park	Pages 27-28
Exhibit M: Park Land Diagrams	
Exhibit N: Legacy Parks Letter	

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

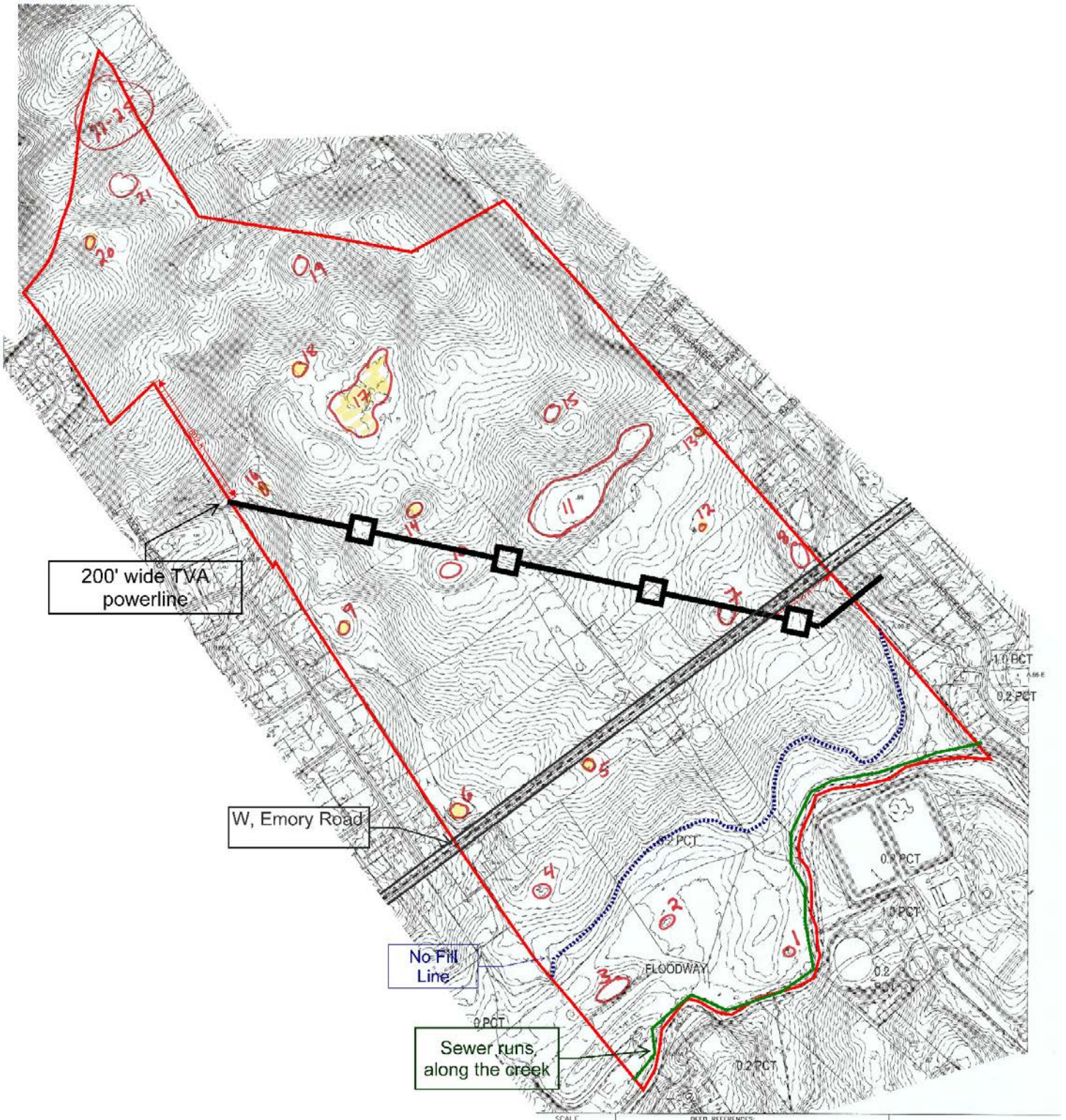
The entirety of the property is owned by Primos Land Company LLC, a Tennessee Limited Liability Company primarily used for providing Smithbilt Homes with future homesites. Both Primos and Smithbilt are owned by the Smith family, third generation real estate developers and home builders.

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).

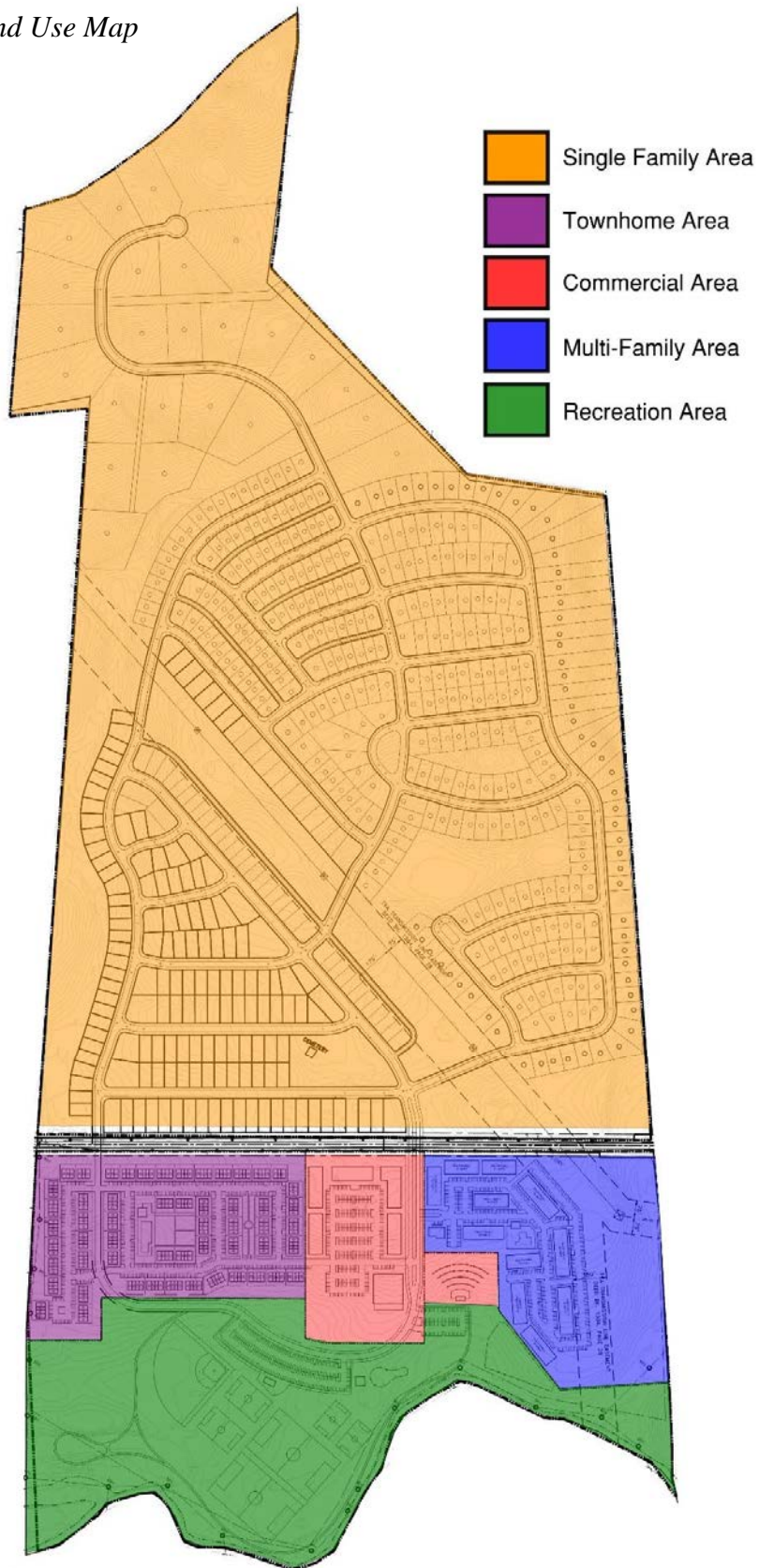
7.2. Proposed Density

- 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”

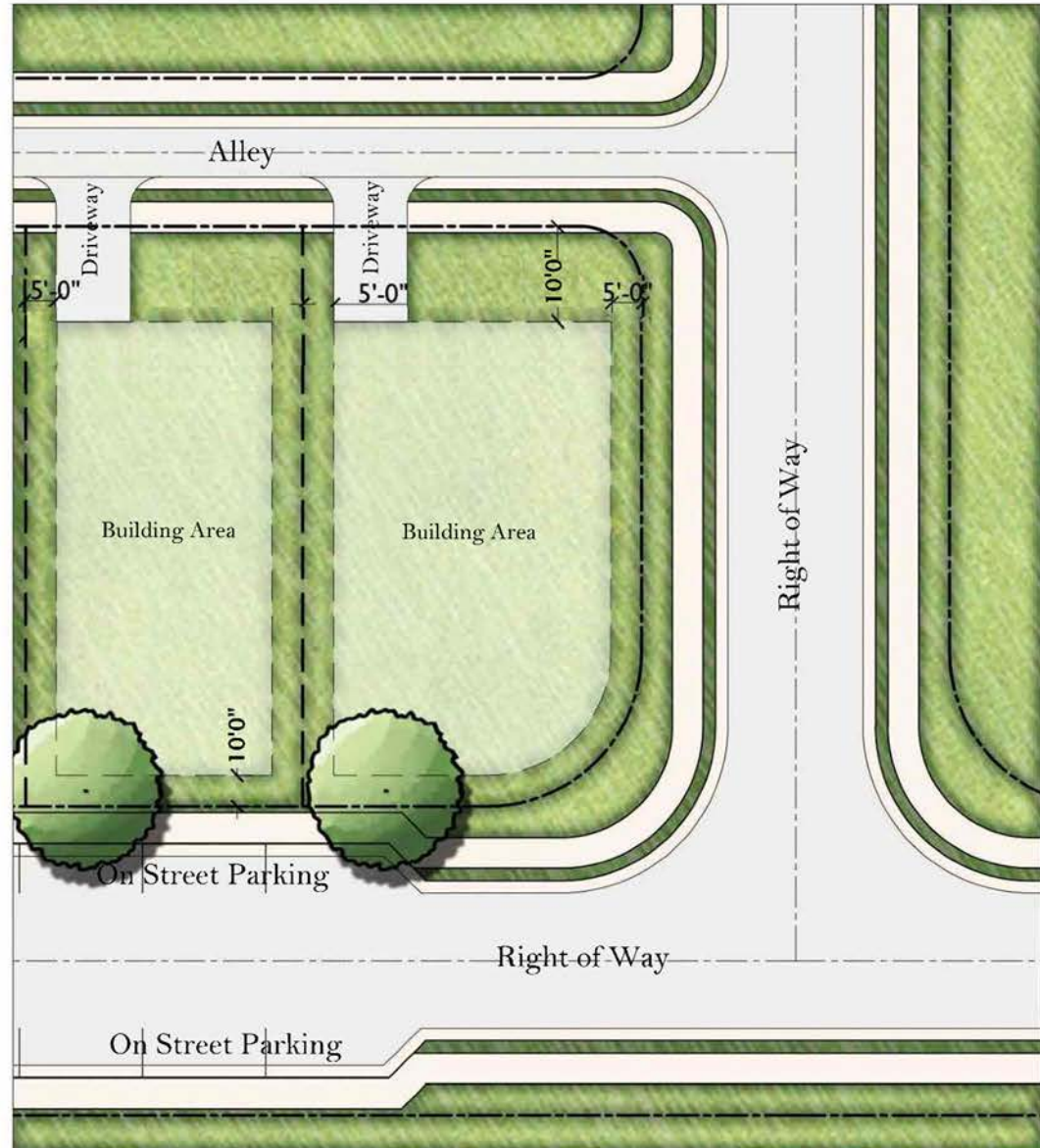
8.1.6. Signs. Signs are permitted as outlined by Knox County Zoning Ordinance §3.90 (Appendix A, §7.1).



Alley Loaded Lot Synopsis

BELLTOWN

Exhibit D – Alley Loaded Lot Synopsis

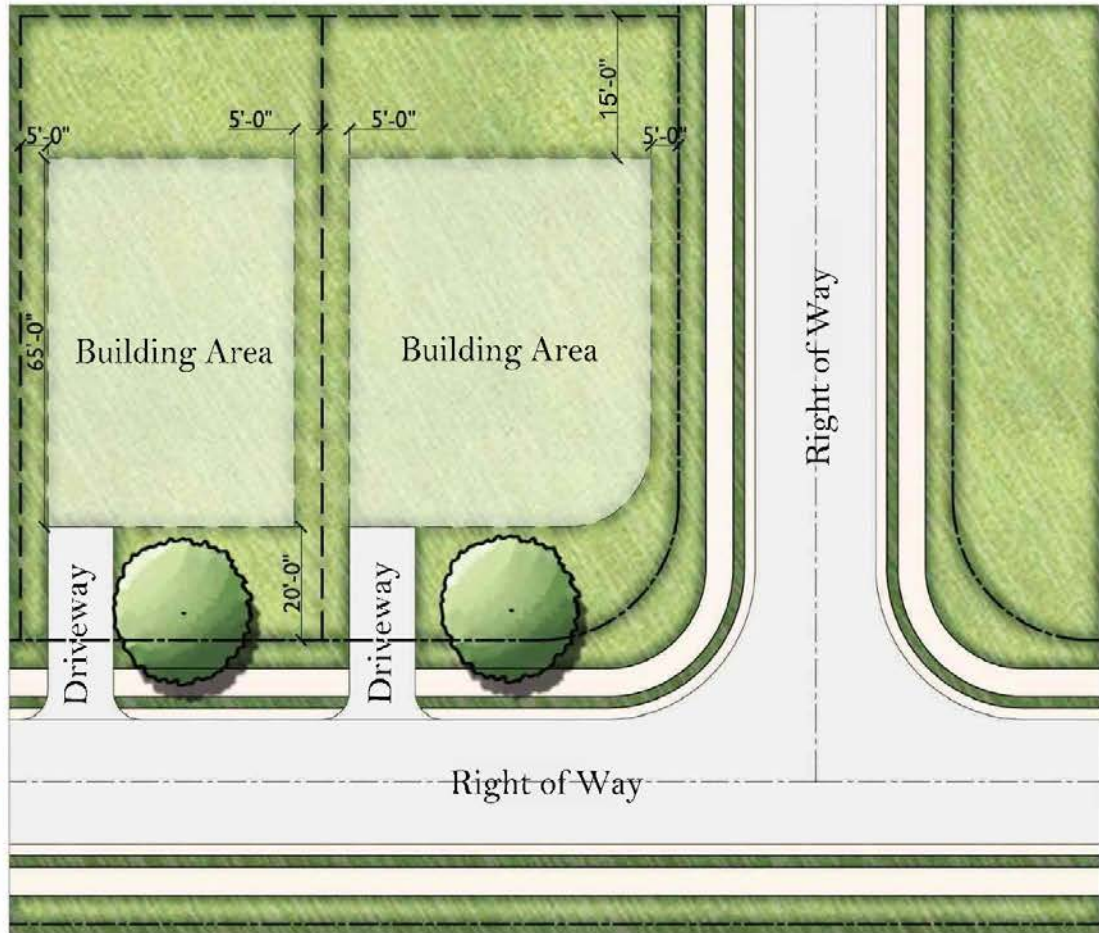




Front & Side Loaded Lot Synopsis

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.

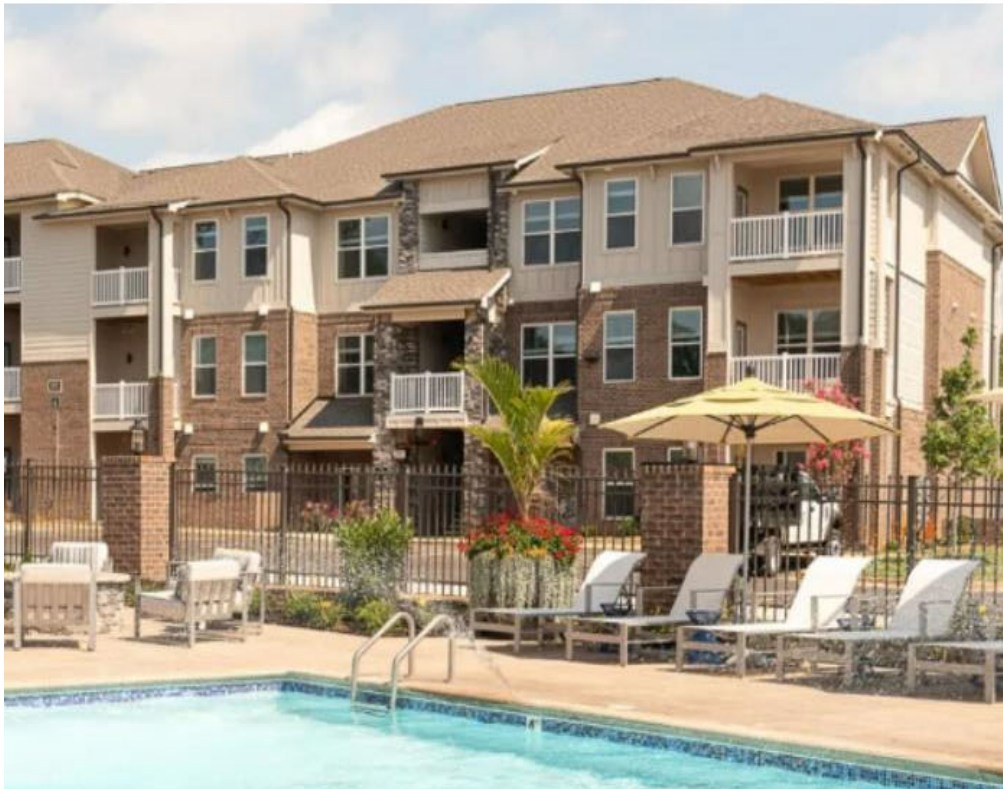
8.3.7. Signs. Signs are permitted as outlined by Knox County Zoning Ordinance §3.90 (Appendix A, §7.1).



Apartment Facade

BELLTOWN

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

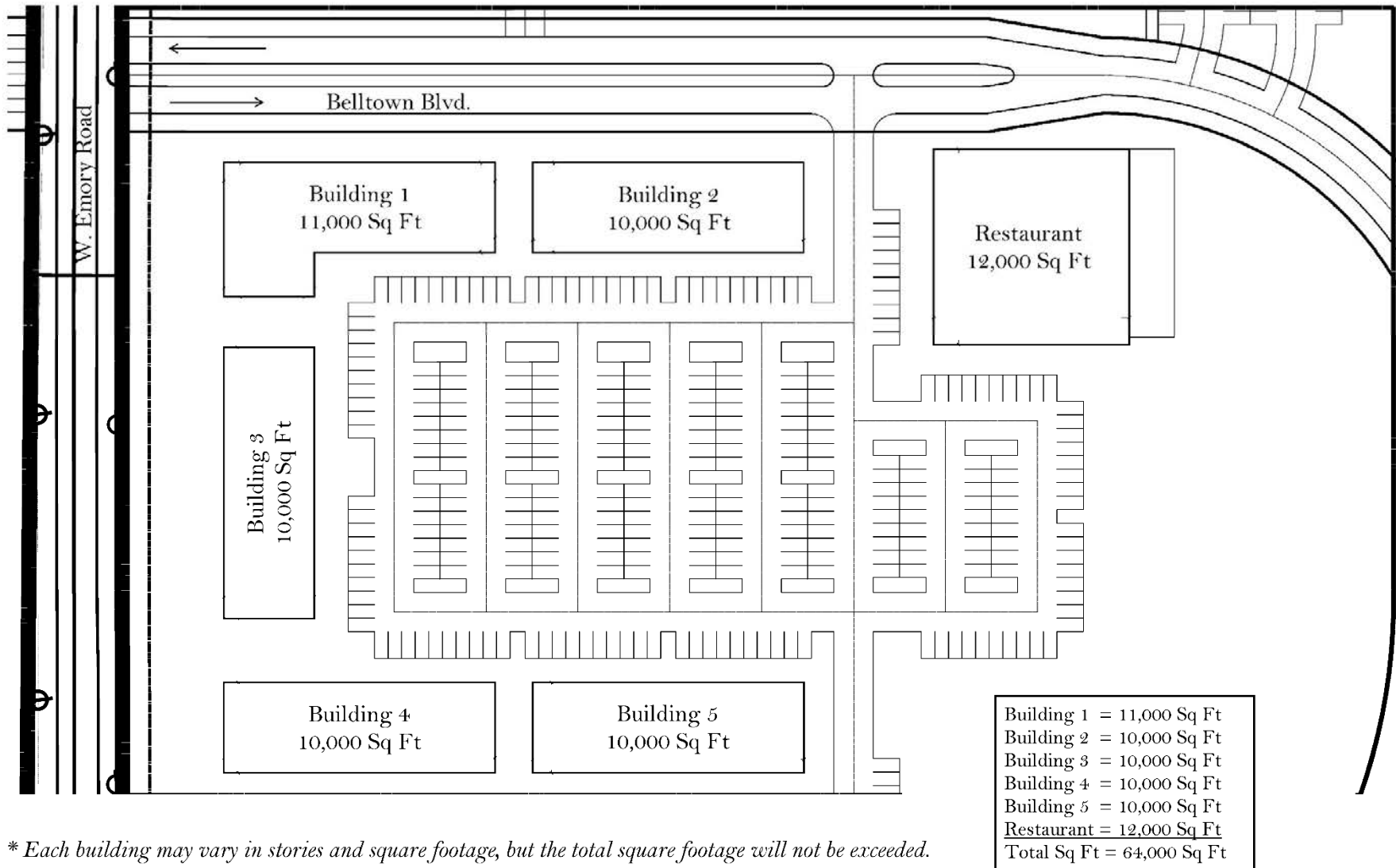




Commercial Synopsis

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



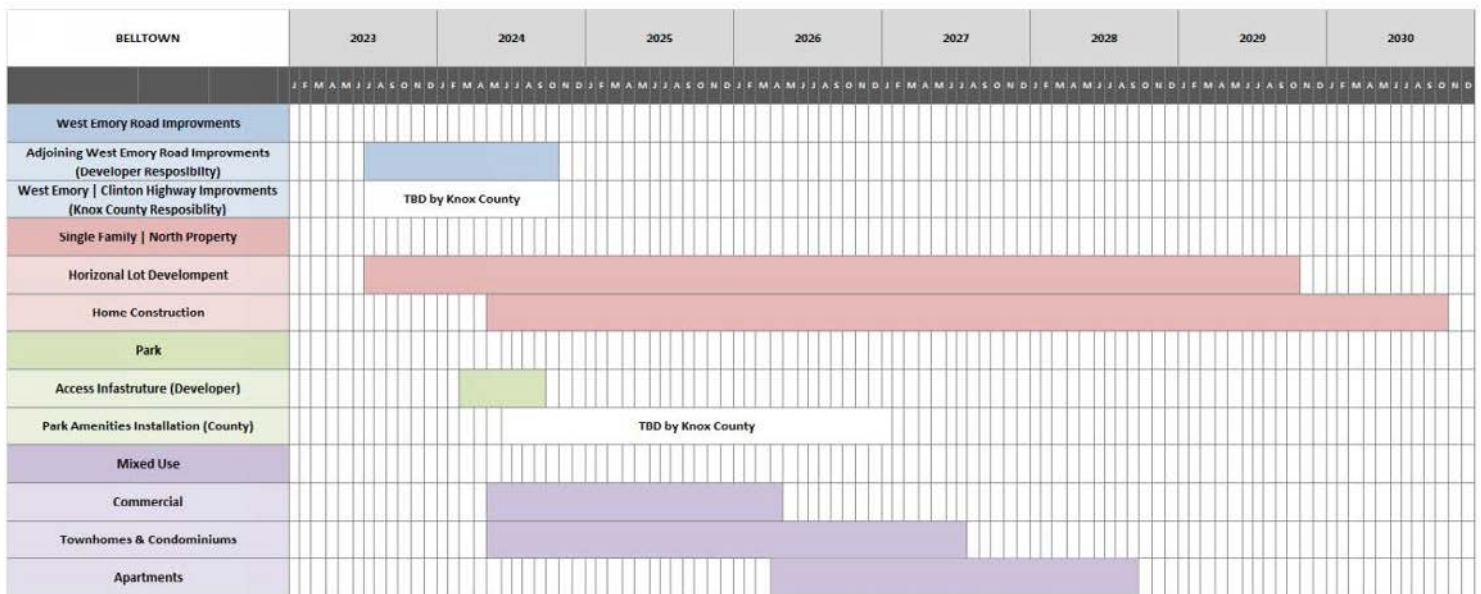
13. PROJECT PHASING

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
Will Johnson
Blair Kline
Thomas Krajewski
Teresa Levey

David Long
Bill Mason
Jeremy Nelson
Don Parnell
Cecilia Petersen
Joe Petre

Ken Rueter
Will Skelton
Marshall Stair
Chris Trump
Paul White
Chad Youngblood

Board of Advisors

Pete Claussen
Steve Fritts
Dee Haslam
Missy Kane
Mark Mamantov

David Martin
Sharon Miller Pryse
Tommy Schumpert
Susan Richardson Williams