

PRIMOS LAND COMPANY

4909 Ball Road | 865.694.7756 | josh@smithbilthomes.com

May 19, 2022

Knox County Planning

400 Main Street
Knoxville TN 37902

Dear Knox County Planning Commission and Staff:

This letter is to serve as a notice to Knox County Planning Commission and Staff that Primos Land Company plans to present a concept plan to the commission with intentions of taking the concept plan through the Planned Development Process. The requested information to start the Planned Development Process is listed below.

Background:

The Bell Farm, is a 300+ acre farm that was passed down through generations of the Bell Family. With no interest in continuing to farm and maintain the large farm, the Bell heirs decided to sell the farm to the Smith Family of Smithbilt Homes and Primos Land Company. 100% of the farm is now owned by the Smith Family.

Land Description:

The Bell Farm is approximately 315 acres (exact survey underway) that is dissected by West Emory. Approximately 220 acres lays to the north of West Emory. This northern tract gently rolls towards wooded hills on the northern side of the property which flows into Anderson County. Technically, ~10 acres at the northern most property line is in Anderson County. Other noteworthy characteristics of the northern 220 acres include a TVA transmission line, Halls-Dale Powell Water supply line, a “family” cemetery, and 16 depressions, all of which have preliminary studies performed on them. On the southside of West Emory is approximately 93 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 includes the tail end of the TVA transmission line and 5 studied depressions.

Concept Plan:

The Final Concept plan appearing before Knox County is the final version of many drafts that we crafted over the last year. We took the time to identify the obstacles that we will need to overcome and identified the unique property features that we will want to highlight. We took the time to understand the property and learn how we can work with it, and not against it. The land guided us to establish the areas that will accommodate different types of development, and which areas are to be left natura. After many tries, this is the final concept we are ready to present.

Vision:

Located near the edge of Karns bordering Powell, Belltown is a Master Planned, multi-generational community designed for all lifestyles. Belltown will offer diverse lot sizes accommodating a variety of different floor plans, offered across all price points. The mix of developments will include stately homes on spacious 1/2 acre lots, a variety of tailored single-family homes, neo-traditional homes with rear entry garages, master on main condominiums for 55+ living, two story townhomes, luxury apartments, and a centrally located Town Center featuring retail stores, restaurants, and other stores and shops to serve the entire Karns and Powell communities. Belltown residents will enjoy an abundance of amenities scattered throughout the property, and all of Knoxville will enjoy the 40+ acre public park that will be the focus and anchor of Belltown. We envision the public park to feature recreation fields, an expansive playground, an elaborate dog park, an extensive Kayak area, a food truck park, and an amphitheater all connected by walking trails and greenspace. Belltown will not only be called to home by the residents, but Belltown will serve the entire community and be a staple of Knoxville Tennessee.

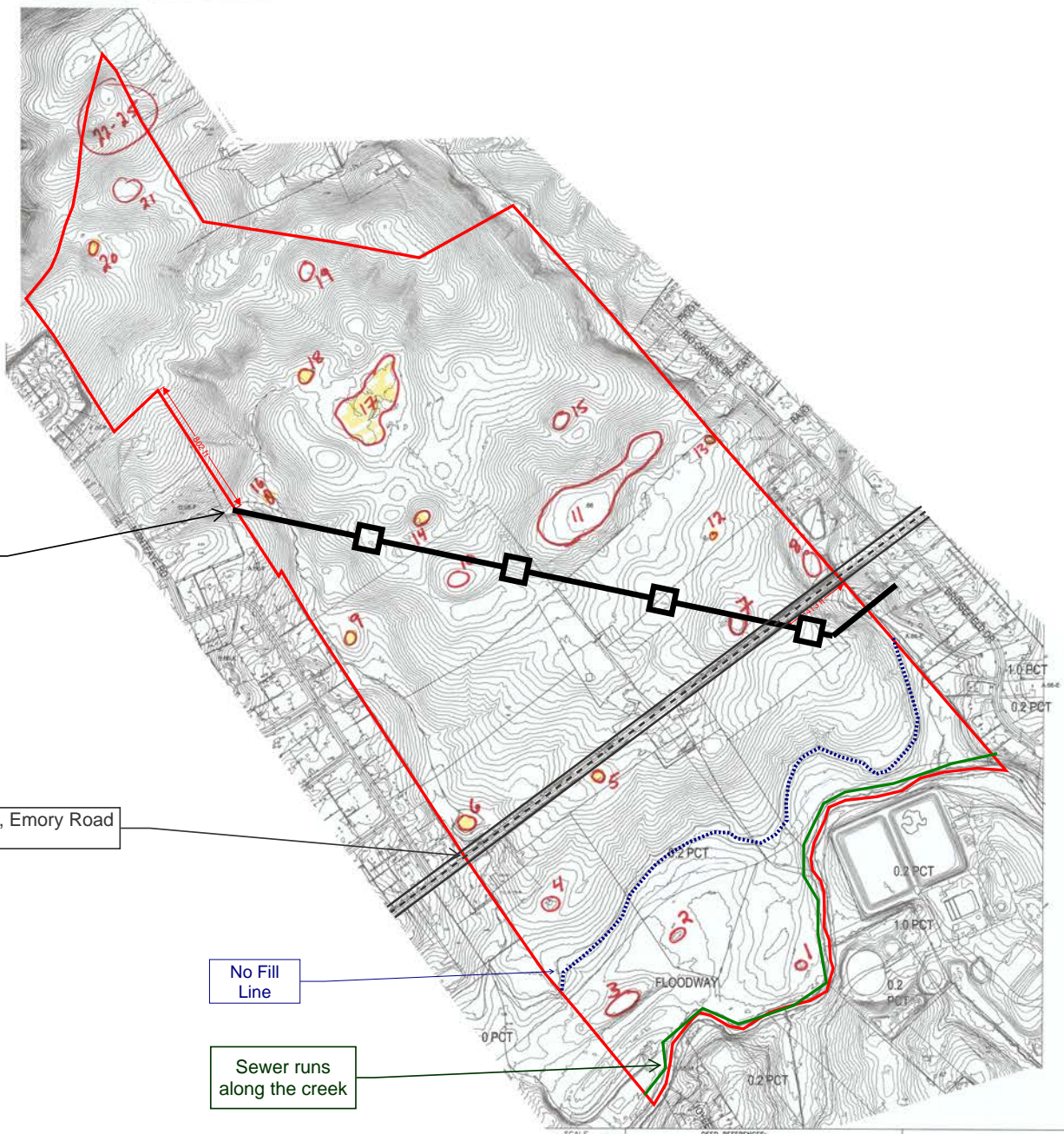
Sincerely,

Josh Sanderson

865-680-2321

Josh@smithbilt homes.com





200' wide TVA
powerline

W, Emory Road

No Fill
Line

Sewer runs
along the creek

SITE ADDRESS:
BEHIND 2835 & 3549 BEST ROAD
MARTIN, TENNESSEE 37063

OWNER/DEVELOPER:
FRINGS LAND COMPANY, LLC
4805 BALL RD.
BENTLEY, TN 37021
PHONE: (615) 634-7756
FAX: (615) 693-9698

SCALE "TOTAL SCALE"=1"=40'	DEED REFERENCES: DEED BOOK 2550, PAGE 510	PRELIMINARY PLAT FOR MANOR IN THE FOOTHILLS, PHASE IV ON BEST ROAD CLT MAP 091 PARCEL 60.00 CLT MAP 091 PARCELS 060.17-060.19 DISTRICT 7TH, BLOUNT COUNTY, TENNESSEE	MFH-08-18-21-IV-3
DATE -2021	DATE 7-200		SHEET 3 OF 16 SHEETS

SITE DATA

- 173 - 45' Alley-Loaded Single Family Lots
- 229 - 55' Front-Loaded Single Family Lots
- 98 - 65' Front-Loaded Single Family Lots
- 24 - Estate Lots
- 179 - Townhomes
- 400 - Multifamily
- 1103 - Total Units
- Open Space



BELL FARM MASTER PLAN

April 28, 2022

