



PLANNED DEVELOPMENT PRELIMINARY PLAN

► **FILE #:** 11-A-22-PD

AGENDA ITEM #: 38

AGENDA DATE: 11/10/2022

► **APPLICANT:** SMITHBILT HOMES

OWNER(S): Josh Sanderson Primos Land Company, LLC

TAX ID NUMBER: 66 121,122,122.01

[View map on KGIS](#)

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.

3.67 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 December 8, 2022 Planning Commission meeting as requested by the applicant.**

COMMENTS:

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 552 detached residential lots on various lot sizes, 213 townhouses, 358 apartment units (1,123 dwelling units total), 72,665 sqft of commercial space, and 111 acres of greenspace, which includes a 40-acre public park. The gross residential density for the development is 3.67 du/ac, which includes the acreage for the commercial uses and greenspace.

The applicant is requesting postponement to allow additional time to address comments from staff.

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: 260 (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 12/19/2022. 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.



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:

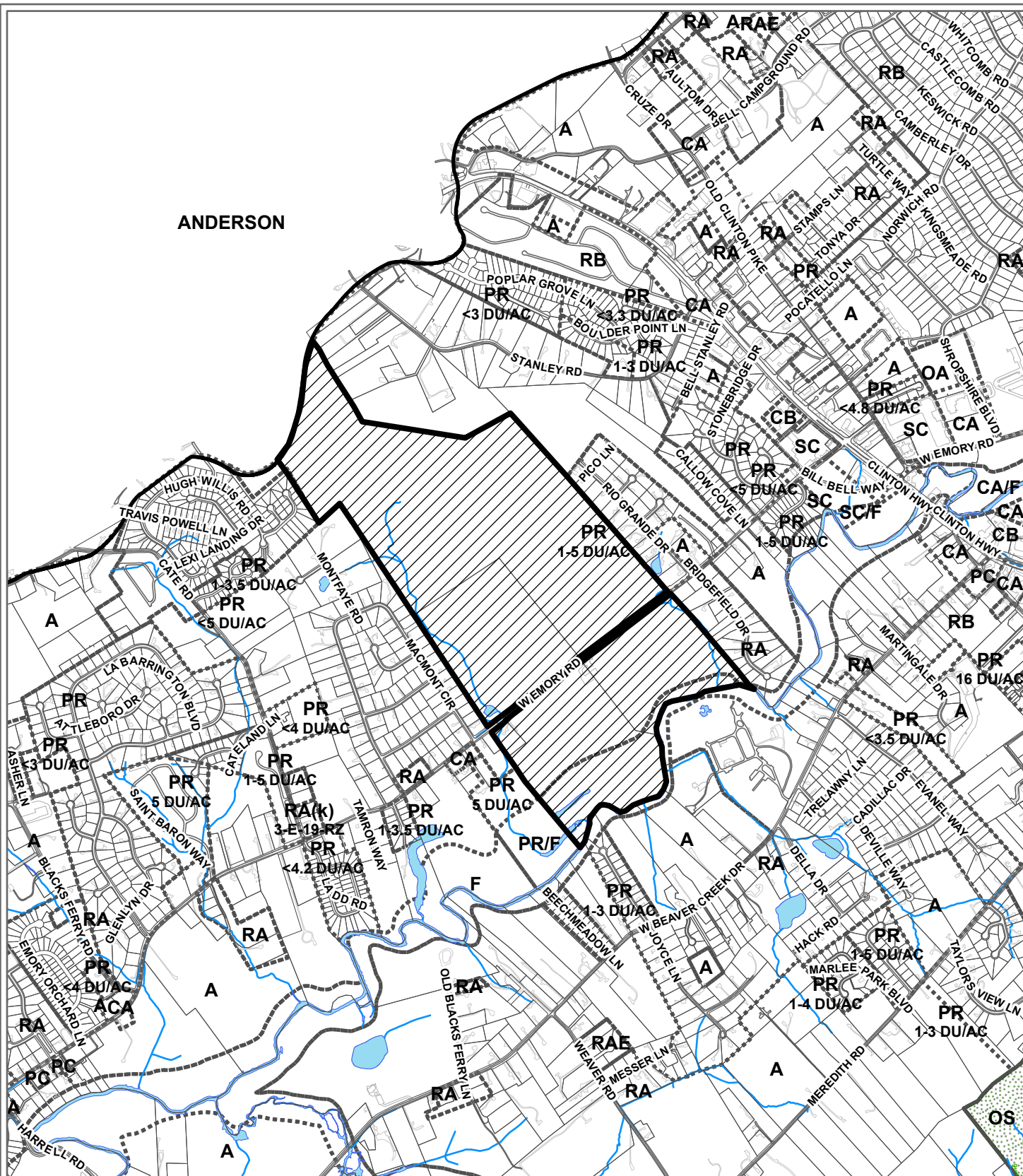
Date:

Payee Name

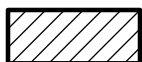
Payee Phone

Payee Address

October 2022



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

Revised:

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.

Introduction

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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2. LocationPage 4

 Exhibit A: Parcel Map

3. OwnershipPage 4

4. Land Description.....Page 5

 Exhibit B: Land Description Map

5. Proposed Land UsePages 6-7

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6. ConceptPages 8-9

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 Exhibit K: Legacy Parks Letter

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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, 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 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.

2. 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)

Exhibit A – Parcel Map

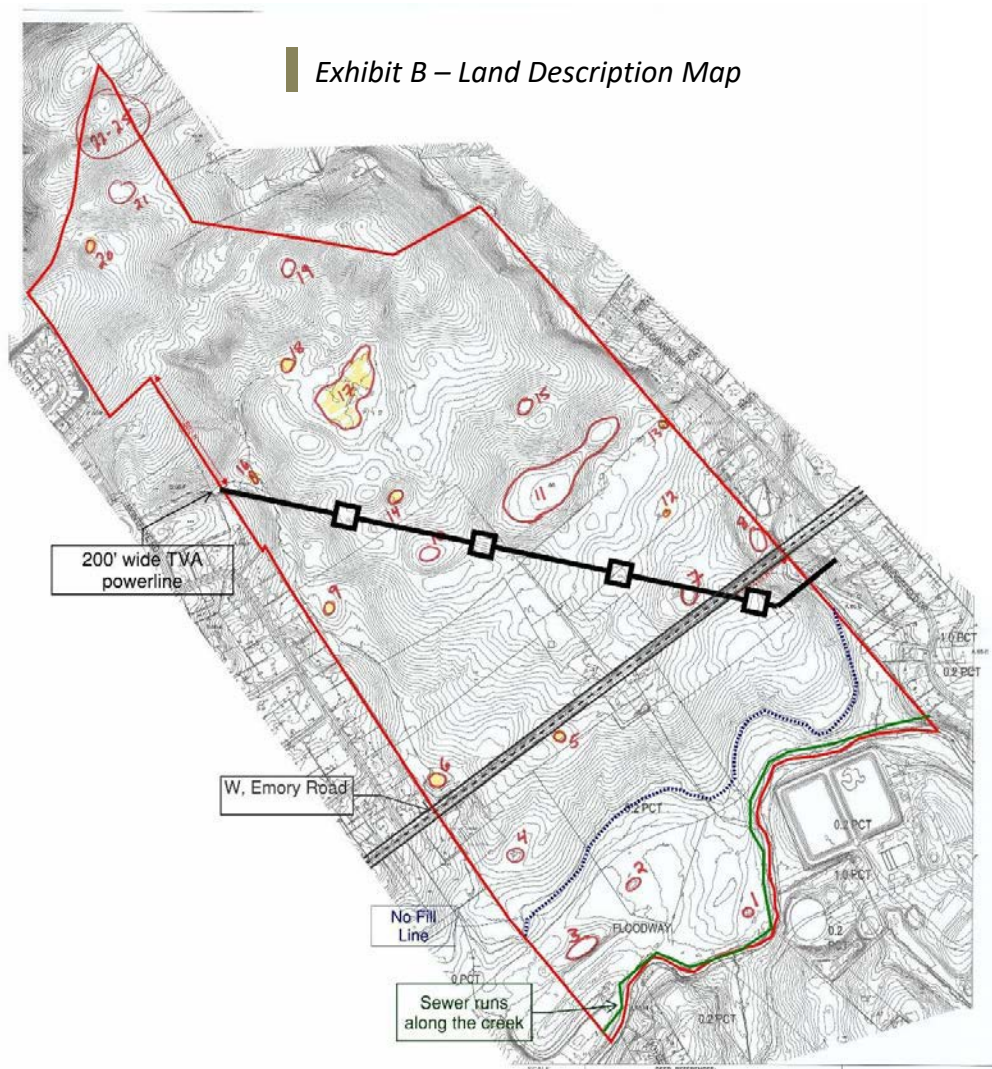


3. OWNERSHIP

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.

4. 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.



5. **PROPOSED LAND USE**

No zoning is required in the Planned Development process; however, Belltown can be segmented into different land uses, and those segments can be distinctly defined.

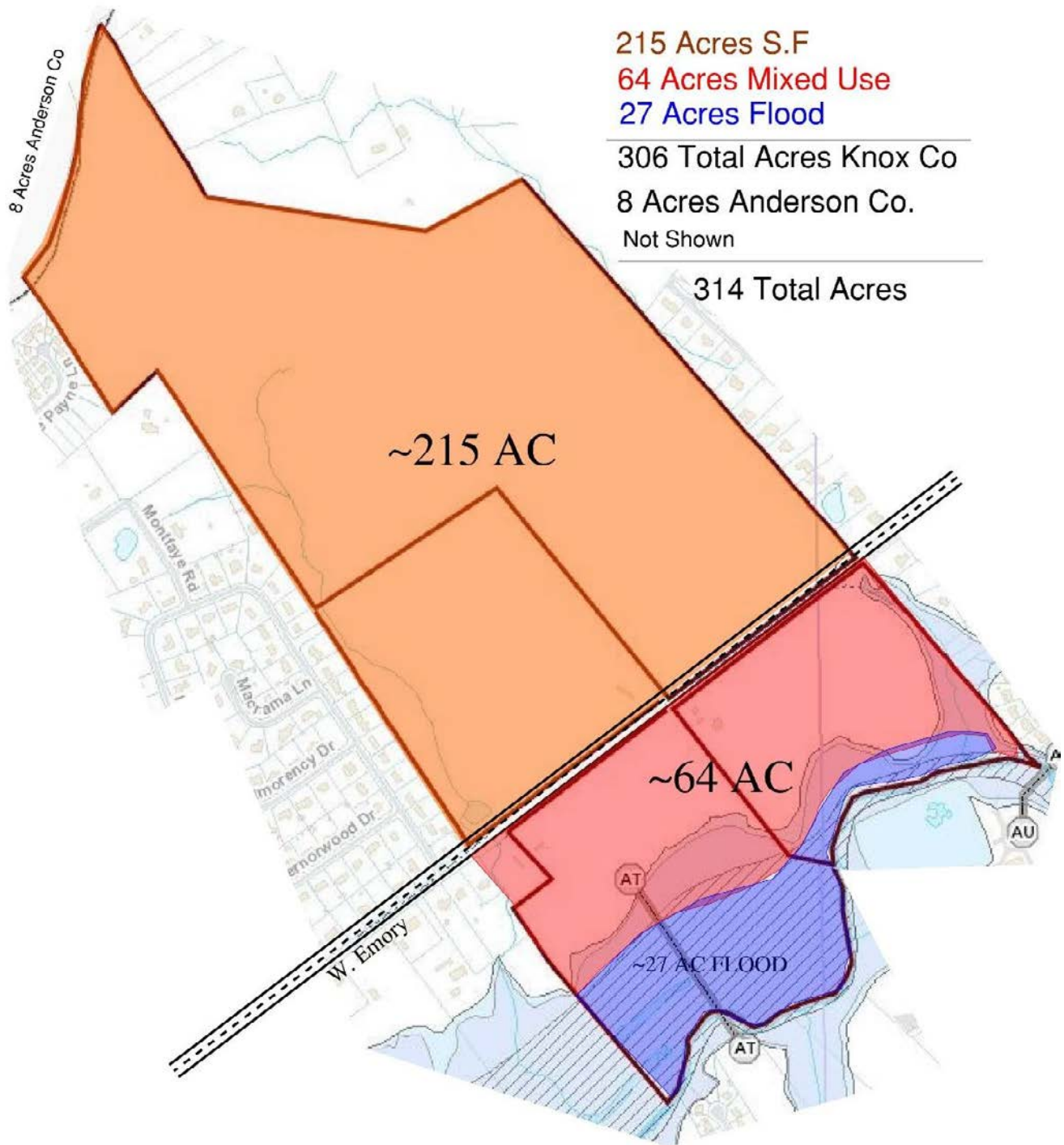
SINGLE FAMILY DESIGNATION (North Portion of Property, ~215 Acres)

- ❖ Single Family Residential (Houses) will exclusively be permitted on one-building lots on the northern ~215 acres, north of West Emory.
 - No commercial activity or attached housing will be permitted in this area.
 - Community Amenities such as a club house, a pool, tennis courts, etc. will be permitted.

MIXED USE DESIGNATION (South Portion of Property, ~64 Acres)

- ❖ Commercial
 - A portion of the “South Property,” identified on the Preliminary Plan, will be allocated for commercial use. Permitted uses include any use permitted by Knox County in the following zones:
 - Neighborhood Commercial Zone
 - Shopping Center Zone
 - Office Park Zone
 - Town Center Zone
 - Includes Adult and Child Day Care facilities
- ❖ Multi-Dwelling Structures/Apartments
 - A portion of the “South Property,” identified on the Preliminary Plan, will allow Multi-Dwelling Structures/Apartments to be permitted.
- ❖ Townhomes and/or Condominiums
 - A portion of the “South Property,” identified on the Preliminary Plan, will allow Townhomes, including duplex, triplex and quadplex dwellings. These townhomes will be either zero lot line or condominium.
- ❖ Open Space and Recreation
 - The lower portion of the “South Property,” identified on the Preliminary Plan, will be restricted to Open Space, Park, and Recreation uses. ~27 acres of this portion are zoned “floodway” and will be part of the 40 acres donated to Knox County.

Exhibit C – Proposed Land Use Map



6. 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:

- a) Internal road locations and orientation
- b) Lack of privacy and protection for existing cemetery
- c) Walkability and connectivity
- d) Perimeter landscaping buffers

Each of these concerns relating to the overall design were respected and have been addressed in the Final Preliminary Plan.

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

Concept Presented to Knox Planning June 9, 2022

Exhibit D – Concept Map



7. **PRELIMINARY PLAN**

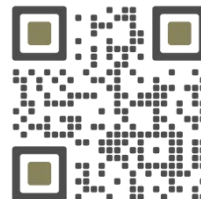
The Preliminary Plan (Document i) being proposed to Knox County is the final version of many drafts that we have crafted over the last year. We have taken the time to identify the obstacles that we will need to overcome, identified the unique property features that we will want to highlight, and gathered 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 Preliminary Plan (Document i) we are ready to present.

Preliminary Plan Summary

- ❖ Residential
 - 24 Estate Lots
 - 411 Front Loaded “Traditional” Lots
 - 117 Alley Loaded “Rear Entry” Lots
 - 213 Townhomes
 - 358 Apartments
 - Total of 1,123 dwelling units.
- ❖ Commercial
 - 72,665 Square Feet
- ❖ Greenspace
 - 111 Acres of Greenspace (includes a 40-acre public park)
- ❖ Infrastructure
 - Right of Way (R.O.W.) and Pavement locations have been established and will comply with to Knox County Subdivision Regulations.
 - Stormwater Facilities locations have been established and will comply with Knox County Subdivision Regulations.
 - Amenity areas have been established.

Document i – Preliminary Plan

The full Preliminary report can be found at <https://smithbalthomes.com/belltown/plan> or scan the QR code to the right.



Preliminary Plan

Exhibit E – Preliminary Plan Map



8. PUBLIC BENEFITS

The proposed development will carry with it a comprehensive public benefits package of long-term community enhancements including 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.

Varied Affordable Housing Options – Belltown will be comprised of several segments each with a different type of housing option, across different price points with a focus on affordability. 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/or condominiums, with a portion 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 Preliminary Plan.

Alleviation of Housing Crisis – The shortage of affordable housing inventory is a reality that Knox County is facing and will continue to face well 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 was built out today, there would still be a affordable housing shortage crisis.

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, turn lanes, and pedestrian facilities. Details of all transportation improvements are outlined in Article 10.

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 potential for recreation facilities, including but not limited to, walking trails, playgrounds, a kayak launch, a dog park and picnic areas. The location, the natural landscape and the shoreline of Beaver Creek will make this an “all day destination park” for all of Knox County residents and visitors.

Economic Benefits – This portion of Knox County does not have appropriate zoning to develop any commercial use 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.

9. **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.

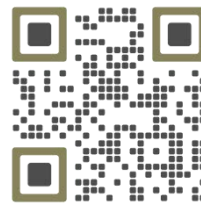
- Provide a minimum 3-lane section with a center turn lane adjacent to the site, providing for eastbound and westbound left-turn movements to the proposed site access.
- Provide for right-turn lanes from W. Emory Road (S.R. 131) to the proposed street access, a minimum 100-foot storage/deceleration for 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).

Document ii – Traffic Impact Study

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



10. 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 F.

Exhibit F – Road Improvement Map



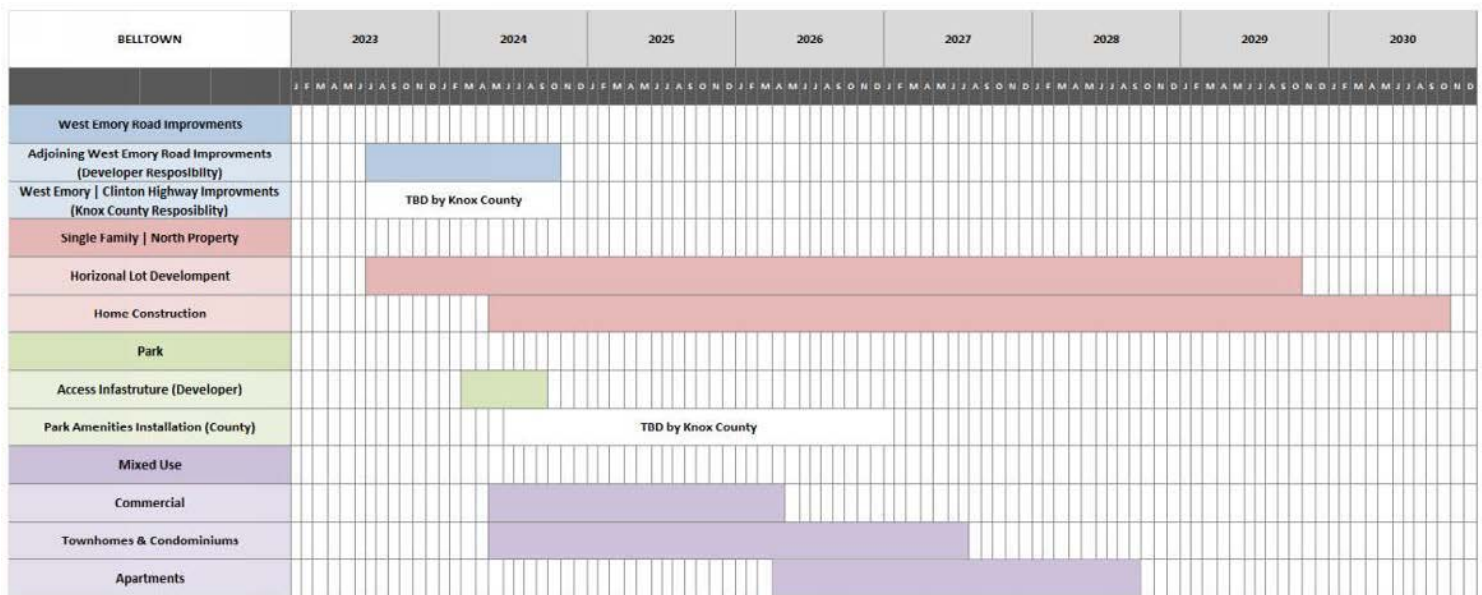
11. PROJECT PHASING

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 G – Project Forecasted Schedule



12. DESIGN GUIDELINES

The Preliminary Plan was designed with the following lot design guidelines implied:

Residential Design Guidelines

The portion of Belltown designated for Single Family Residential use, including the townhomes segment, shall comply with the design guidelines set forth in the Planned Residential Zone of Knox County Code Ordinance but with the following exceptions listed in “Exhibit H” and further illustrated in “Exhibit I” on the next page.

Commercial Design Guidelines

The portion of Belltown designated for commercial use shall comply with design guidelines set forth in Neighborhood Commercial Zone of Knox County Code Ordinance with the following exceptions:

1. No individual building or commercial establishment shall have a floor area exceeding eight thousand (8,000) square feet.
2. No minimum lot area shall be required.
3. The minimum amount of parking spaces shall be 390.
4. No minimum setbacks shall be required.
5. A landscape plan shall be submitted to planning staff for approval.

Multi-Family Design Guidelines

The portion of Belltown designated for Multi-Family Apartment use shall comply with design guidelines set forth in the Planned Residential Zone of Knox County Code Ordinance with the following exceptions:

1. Maximum building height shall not exceed (4) four stories.
2. The minimum amount of parking spaces shall be 500.
3. A landscape plan shall be submitted to planning staff for approval.

Open Space Design Guidelines

The design guidelines are to be determined by Knox County Parks and Recreation

Exhibit H – Residential Guideline Table

Lot Type	Setbacks			Lot Size			Maximum Height	Parking
	Front	Rear	Side	Size	Length	Width		
Front Entry	20'	25'	5'	No Min or Max	No Min or Max	No Min or Max	3 Stories	Private Driveway and Garage
Side Entry	20'	25'	5'	No Min or Max	No Min or Max	No Min or Max	3 Stories	Private Driveway and Garage
Rear Entry	5'	20'	5'	No Min or Max	No Min or Max	No Min or Max	3 Stories	Private Driveway, Garage and on street parking will be installed in front of lot
Townhouse	15'	20'	0'	No Min or Max	No Min or Max	No Min or Max	3 Stories	Minimum of 500 Parking Spaces

Exhibit I – Residential Lot Diagrams



TOWNHOME



**REAR-ENTRY
SINGLE FAMILY**



**FRONT-ENTRY
SINGLE FAMILY**

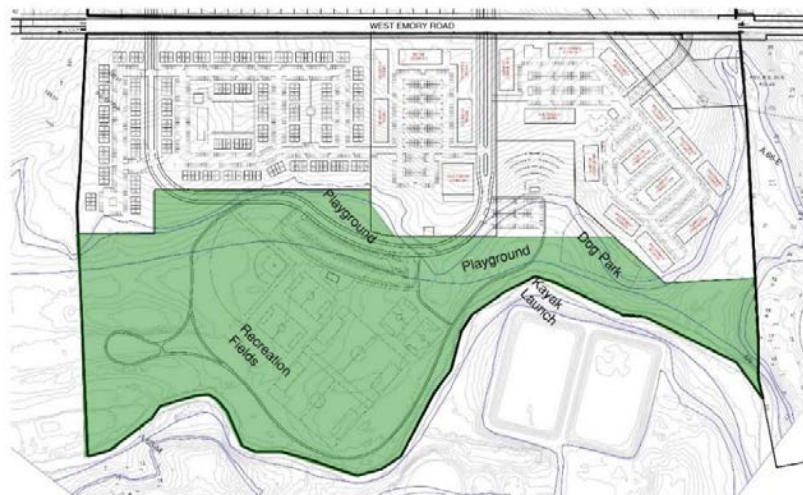
13. PUBLIC PARK

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 Preliminary Plan provides an illustration of a potential park layout (Exhibit J).

Exhibit J – Park Land Diagrams



Potential Layout





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

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

Mary 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

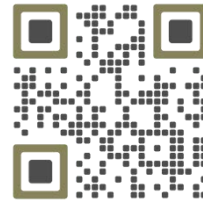
David Martin
Sharon Miller Pryse
Tommy Schumper
Susan Richardson Williams

14. DISCREPANCIES

Like any development, unforeseen challenges can alter a development from concept to completion, and the larger the development, the greater the challenges. While planning Belltown, we have identified some, not all, potential challenges that may cause discrepancy from the Preliminary Plan. We are asking for the items identified in the Discrepancy Report (Document iii) to be approved by Planning Commission and County Commission, giving Planning Staff the authority to approve on Final Plan submittals.

Document iii – Discrepancy Report

The full Discrepancy report can be found at <https://smithbithomes.com/belltown/discrepancies> or scan the QR code to the right.





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

Date Filed

Meeting Date (if applicable)

File Number(s)

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

LDR & SP

Planned Growth

Planning Sector

Sector Plan Land Use Classification

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

Beltsown

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

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.