



TO: Knoxville-Knox County Planning Commission

FROM: Frankie Ramos-Castillo, Planning & Subdivision Specialist

DATE: December 5, 2023

RE: 12-SA-23-F, Agenda # 41

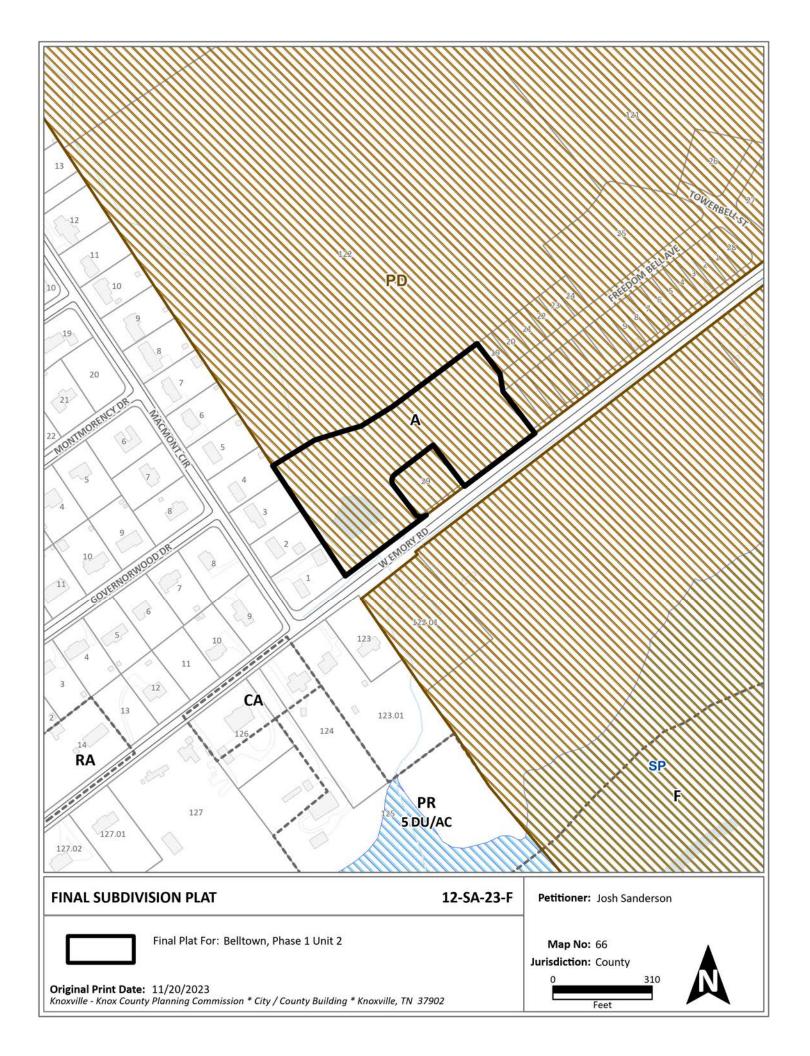
Belltown, Phase 1 Unit 2

### Recommendation

The concept plan indicating the overall layout and design for this plat was approved on 5/11/2023 as Planning Case 5-SD-23-C. Per Subdivision Regulations, Sections 2.08.A and 2.10.F, the final plat must be in substantial conformance with the approved concept plan. Planning staff affirms that this plat is in substantial conformance with the concept plan and recommends approval.

### **Associated Case and Decision**

5-SD-23-C: Approved by the Planning Commission 5/11/2023 11-A-22-PD: Approved by the Planning Commission 12/8/2022





Toning  Zoning district(s) in which the land being subdivided in berard dail be indicated as shown on the aming may by the Planning Commission as follows:  Zoning Shows no Official Map.  Date:  Taxes and Necessments  This is to corefly that all proposity taxes and assessments due on this property have been paid.  Kano County Plantinest Signed Date:  Addrosing Department Confidentian  I, the subdiversipal reduces of the debits instrume and all street names conform to the Knowlick Knot County Steet Naming and Addrosing Ordinance, the Administrative Balls of the Planning Commission, and these regulations.  Signed:  Date:  Kano County Department of Engineering and Public Works  Kano County Department of Engineering and Public Works	GS SERVEY NOTE  ALL ENCODING WAS PREFORMED UNION OF SECRIFYE TOPOUNG AS SERVINGE ROYAE DUAL PERCENSIV WAS USED (LLL) OF SURVEY PREFORMED WAS SERVINGE ROYAE DUAL PERCENSIV WAS USED) (LLL) OF SURVEY PREFORMED WAS SERVING AUGUSTED PLAT THE EXPORATE SHARED ON TOP COST SERVING WAS PROMOTED WAS PROMOTED PLAT THE EXPORATE SHARED ON THE ORS BETWEEN HE TWO CORNESS SERVI TESTED.  DISTANCES HAVE NOT BEEN REPUCED TO GED.  CURVE CHARGE CURVE CHARGE AND AS CLENOTH CHARGES AND TESTED.  CURVE CHARGE AND AS CLENOTH CHARGE AND TESTED.  CURVE CHARGE AND AS CLENOTH CHARGE AND TESTED.  CURVE CHARGE AND AS CLENOTH CHARGE AND TESTED.  CURVE CHARGE AND TESTED AS TO THE ORDER OF THE	LOCATION MAP
The Kann Courty Dequatement of Engineering and Public West hereby approves this plat on the time the day of 20.  Engineering Director  Planning Commission Certification of Approval for Recording - Final Plat  This is to certify that the advisoring the above here has been found to comply with the Solicious Regulation of Knownlike and Loven and with exciting efficient plan, with the exception of stroy means and waven sould on this judy and in the munits of the  Approved and the Commission of the control of the control of the Commission of the C		NOTE: THERE DAYS PRIOR TO ANY EASTHWORK OR CONSTRUCTION CONTRACTOR MUST CONTRACTOR OF THE CONTRACTOR MUST CONTRACTOR OF THE CONTRACTOR MUST CONTRACTOR OF THE CONTRACTOR OF TH
Deck. Persunt to Science 13-44 off Tenessee Code, Amenant the approval of this play lay the Primary Commission that select only continues that are lower four constitute of their accompance by the Cri yiel Kasarolkov Kana Coasny of the declaration of any storet or other ground specific control of the declaration of any storet or other ground specific control of the Commission of the Commi	HUBE REVELOPMENT BELLOWNILLE AND ACTES  FRAT - 452  FR	NOTE  1. BOX FOR SET AT ALL CONDESS, INLESS AS SERVIN, ALL NOW FOR ARE 12° BOX ROAD WITH SWITH SAVING AND CAPACITYS.  1. BOX FOR SET AND ALL CONDESS, INLESS AS SERVIN, ALL NOW FOR ARE 12° BOX ROAD WITH SWITH SW
HYD  Likily Provider  Authorized Signature for Unitry  Certification of Approval of Public Sauliny Sever System - Major  Shifted State  This is to certify that the public saniney sever system intailed, or proposed for instillation, is a accordance with State and local regulations.  HHD  HHD	VOLUMENTO HERBEITS (NITC)   1500	THE SERVICE ALL ASSISTANCE AND CONTROL OF THE CONCEPT FALL AND DEPOSIT AND CONTROL OF THE CONCEPT FALL AND DEPOSIT AND CONTROL OF THE CONCEPT FALL AND DEPOSIT AND CONTROL OF THE CONCEPT FALL AND CONTROL OF THE CONTROL OF TH
Ülüly Provider  Authorized Signature for Ulüley Duce	WASHINGTON HEIGHTS, INST 2	IL GENTON'S QUEDINENT GLA. SI SHAME AND A SHAME AND
Kano Comby Department of Engineering and Public Works The Roots Comply Department of Engineering and Public Works hearby approves this pile on this the	RELIAND VALUES   RELIAND	A CARSE   A CA
monuments in this subdivision in accordance with required standards and specifications.  Signed. Dute:	THE PROPERTY AND THE PR	
I, the undersigned, hereby cerify that a bond or other security has been posted with the appropriate agency to insure competions and stabilization of all stemsware fractions as shown on the stremswater plans which were expressed thedwy of	2.OV  Certification of Fluid Plat- All Indicated Markers, Monuments and	OWNER:  BELLTOWN LLC  JOSH SANDERSON  4009 BALL ROAD
Confidence of Ownership and General Delettries.  (J. Asia Standown of Holmon LL (the endocupped ownersh) of the property down horizon, leading shape that is a line, care plant of subdivision and deficient for excess as shown in the neighbor confidence of the content of the ownership of the property, and as property owner(s) have an unescribed right to deficient right-of-way and/or gent essential with some on the plant.  Owner(s) Printed Name: Bullio 15 Stanth III Signature(s):  Date:	This is to certify that I have consulted the Federal Insurance Administration Flood Hazard and Good that the above described is not located in a special flood hazard area as shown on the Federal Insurance Rate Map Pand 4793C0115F, Knox County Community Number 475433 effective date May 2, 2007.  Date:  Signature:  Sig	MOXVILLE, TENNESSEE 37931 PHONE (865) 694-7756 FAX (865) 693-8999 EMAIL: rocky@rhsco.com  are dar Signed:
	12-SA-23-F	APPROVED PERMITS: 1. NOC: TNR137100 2. ARAP: NR230.055 & .056  COPYRIGHT 2023
SOUTHLAND ENGINEERING CLASSIL TANTS, LLC CORNEL CUT BL LOND SINGLYVORG ENGINEERING CLASSIL TOND ENGINEERING CLASSIL TOND ENGINEERING CLASSIC TOND ENGINEERING ENGINEERING CLASSIC TOND ENGINEERING ENGINEERIN	APPROVED	FINAL PLAT FOR BELLTOWN, PHASE I, UNIT-2 ON W. EMORY ROAD CLT MAP 066. PART OF PARCEL 122 DISTRICT 6, KNOX COUNTY, TENNESSEE  BT-10-01-23-FP-U-2 SHEET 1 OF 1 SHEET
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RECORDED IN INST. #



# **Development Request**

	DEVELOPMENT	SUBDIVISION	ZONING
Dianning	☐ Development Plan	☐ Concept Plan	☐ Plan Amendment
Planning	☐ Planned Development	✓ Final Plat	☐ Sector Plan
KNOXVILLE I KNOX COUNTY	☐ Use on Review / Special Use		☐ One Year Plan
	☐ Hillside Protection COA		☐ Rezoning
osh Sanderson			
Applicant Name		Affiliatio	on
.0/2/2023	12/14/2023	12-SA-23-F	
Date Filed	Meeting Date (if applicable)	File Number(s)	
CORRESPONDENCE	All correspondence related to this application s.	hould be directed to the (	approved contact listed below.
osh Sanderson Beltown LLC			
lame / Company			
1909 Ball Road Rd. Knoxville TN	37931		
Address			
365-694-7756 / josh@rhsco.com	1		
Phone / Email			
CURRENT PROPERTY INFO			
osh Sanderson Beltown LLC	4909 Ball Rd Knoxville TN 37931		865-694-7756 / josh@rhsco.co
Owner Name (if different)	Owner Address		Owner Phone / Email
515 W. Emory Rd.			
Property Address			
66 121, 122			516 acres
Parcel ID	Part of I	Parcel (Y/N)?	Tract Size
Hallsdale-Powell Utility District	Hallsdale-Powell U	Itility District	No
sewer Provider	Water Provider		Septic (Y/N)
STAFF USE ONLY			
NW of W Emory Rd., SE of Macn	nont Cir		
General Location			
City Commission District 6	A, PD (Agricultural)		
<b>P</b> County District	Zoning District	Existin	g Land Use
Northwest County		Planne	d Growth Area
Planning Sector Sec	tor Plan Land Use Classification	Growth	Policy Plan Designation

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DEVELOPMENT REQUEST					
☐ Development Plan ☐ Planne	ed Development	☐ Use on Review	/ Special Use	Related City Permit N	lumber(s)
☐ Hillside Protection COA		Residential	☐ Non-residential		
Home Occupation (specify)					
Other (specify)					
SUBDIVSION REQUEST					
Belltown, Phase 1 Unit 2				Related Rezoning File	Number
Proposed Subdivision Name					
2	nlit Daraala		17		
Unit / Phase Number	plit Parcels	Total	Number of Lots Created		
Additional Information					
Attachments / Additional Requi	rements				
ZONING REQUEST					
☐ Zoning Change				Pending Plat File N	umber
Proposed Zoni	ng				
☐ Plan					
Amendment Proposed Pla	n Designation(s)				
	revious Zoning Requ	ests			
Additional Information					
STAFF USE ONLY					
PLAT TYPE			Fee 1	Т	otal
☐ Staff Review ✔ Planning	g Commission				
ATTACHMENTS		_			
Property Owners / Option Hold		Request	Fee 2		
ADDITIONAL REQUIREMENT  COA Checklist (Hillside Protection					
☐ Design Plan Certification (Final F	•		Fee 3		
☐ Site Plan (Development Reques	t)		1000		
☐ Traffic Impact Study	. 51				
Use on Review / Special Use (Co	oncept Plan)			"	
AUTHORIZATION					
I declare under penalty of perjury all associated materials are being			he/it is the owner of the pro	perty, AND 2) the applica	ition and
	Josh Sanders	on		10/2/2	023
Applicant Signature	Please Print			Date	
Phone / Email					
	Josh Sanders	on Beltown LLC		10/2/2	023
Property Owner Signature	Please Print			Date	

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Applicant Name

10/02/2023

CORRESPONDENCE

Date Filed

Applicant

Name

Address

Phone

Josh Sanderson

4909 Ball Road

865-694-7756

Belltown LLC

Property Address

Sewer Provider

**HDPU** 

### **Development Request** DEVELOPMENT SUBDIVISION ZONING ☐ Development Plan ☐ Concept Plan ☐ Plan Amendment ☐ Planned Development Final Plat ☐ SP ☐ OYP ☐ Use on Review / Special Use ☐ Rezoning ☐ Hillside Protection COA Josh Sandesron, Belltown LLC Affiliation File Number(s) 12/14/2023 Meeting Date (if applicable) 12-SA-23-F All correspondence related to this application should be directed to the approved contact listed below. ☐ Property Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect Belltown LLC Company Knoxville TN 37931 City ZIP State josh@rhsco.com Email **CURRENT PROPERTY INFO** 4909 Ball Road, Knoxville, TN 37931 865-694-7756 Property Owner Name (if different) Property Owner Address Property Owner Phone 4515 W. Emory Road, Powell, TN 37849 066 part of parcels 121 & 122 Parcel ID **HPUD** N Water Provider Septic (Y/N) 516 acres NW of W Emory Rd., SE of Macmont Cir.

## STAFF USE ONLY

General Location			Tract Size	
☐ City 💢 County	6	A, PD	AgForVac	
	District	Zoning District	Existing Land Use	
Northwest Coun	ty	LDR	Planned Growth	
Planning Sector		Sector Plan Land Use Classification	Growth Policy Plan Designation	

DEVELOPMENT REQUEST					
☐ Development Plan ☐ Use on Review / Special Use ☐ Hillside Protection COA ☐ Residential ☐ Non-Residential  Home Occupation (specify)			Related	l City Permit Number	
Other (specify)					
SUBDIVISION REQUEST					
Belltown, Phase I			Related	d Rezoning File Numb	
Proposed Subdivision Name  Unit-2  Unit / Phase Number	Parcels 🔳 Divide Parcel Tota	<b>17</b> al Number of Lots C	reated		
Other (specify)					
☐ Attachments / Additional Requireme	ents				
ZONING REQUEST					
Zoning Change Proposed Zoning		Penc	Pending Plat File Number		
☐ Plan Amendment Change ————————————————————————————————————	d Plan Designation(s)				
Proposed Density (units/acre)	Previous Rezoning Request	ts			
☐ Other (specify)					
STAFF USE ONLY					
PLAT TYPE		Fee 1		Total	
☐ Staff Review ☐ Planning Comm	nission	0203	\$880.00		
ATTACHMENTS  ☐ Property Owners / Option Holders	☐ Variance Request	Fee 2			
ADDITIONAL REQUIREMENTS		0208	\$380.00	\$1260.00	
<ul><li>□ Design Plan Certification (Final Plat)</li><li>□ Use on Review / Special Use (Conception)</li></ul>	ot Plan)	Fee 3			
☐ Traffic Impact Study			W		
COA Checklist (Hillside Protection)					
AUTHORIZATION					
I declare upder penalty of perjury the f	oregoing is true and correct: AND <b>2)</b> The application and all assoc	iated materials are be	eing submitted with h	is/her/its consent	
	Josh Sandesron	, Belltown LLC	10	0-2-2023	
Applicant Signature	Please Print		Da	te	
865-694-7756	josh@rhsco.coi	m			
Phone Number	Email				
			10/4	4/2023 OI	
Property Owner Signature	Please Print		Da	te Paid	