



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.

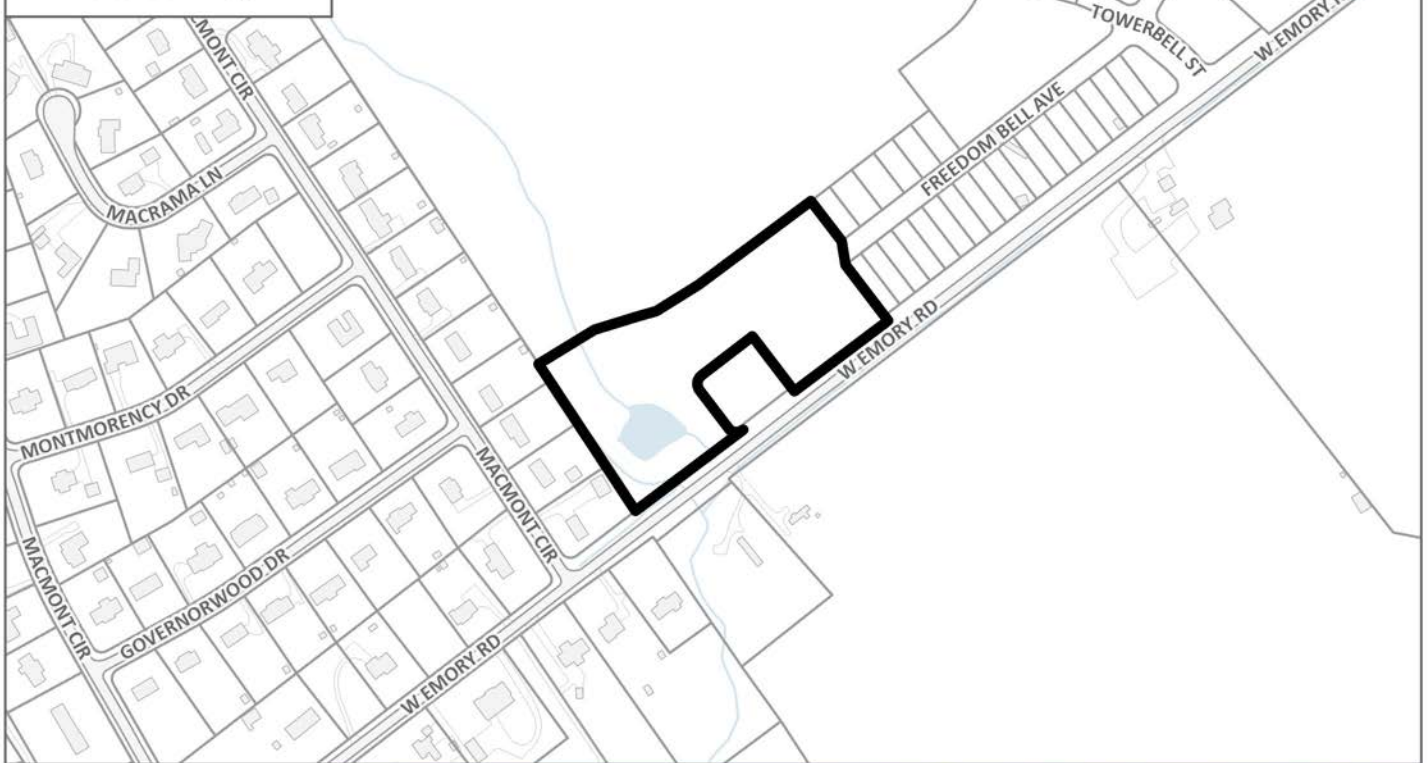
Associated Case and Decision

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



Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

12-SA-23-F



Case boundary





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

Josh Sanderson

Applicant Name

Affiliation

10/2/2023

Date Filed

12/14/2023

Meeting Date (if applicable)

12-SA-23-F

File Number(s)

CORRESPONDENCE

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

Josh Sanderson Beltown LLC

Name / Company

4909 Ball Road Rd. Knoxville TN 37931

Address

865-694-7756 / josh@rhsco.com

Phone / Email

CURRENT PROPERTY INFO

Josh Sanderson Beltown LLC

Owner Name (if different)

4909 Ball Rd Knoxville TN 37931

Owner Address

865-694-7756 / josh@rhsco.co

Owner Phone / Email

4515 W. Emory Rd.

Property Address

66 121, 122

Parcel ID

516 acres

Tract Size

Hallsdale-Powell Utility District

Sewer Provider

Hallsdale-Powell Utility District

Water Provider

No

Septic (Y/N)

STAFF USE ONLY

NW of W Emory Rd., SE of Macmont Cir

General Location

☐ City

Commission District 6

A, PD (Agricultural)

☒ County

District

Zoning District

Existing Land Use

Northwest County

Planning Sector

Sector Plan Land Use Classification

Planned Growth Area

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan	<input type="checkbox"/> Planned Development	<input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA	<input type="checkbox"/> Residential	<input type="checkbox"/> Non-residential	
Home Occupation (specify) _____			
Other (specify) _____			

SUBDIVISION REQUEST

Belltown, Phase 1 Unit 2	Related Rezoning File Number
Proposed Subdivision Name	
<u>2</u>	<u>17</u>
Unit / Phase Number	Total Number of Lots Created
<input checked="" type="checkbox"/> Split Parcels	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input type="checkbox"/> Zoning Change	Pending Plat File Number
Proposed Zoning	
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)
Proposed Density (units/acre) Previous Zoning Requests	
Additional Information _____	

STAFF USE ONLY

PLAT TYPE	Fee 1	Total
<input type="checkbox"/> Staff Review	Fee 2	
<input checked="" type="checkbox"/> Planning Commission	Fee 3	
ATTACHMENTS		
<input type="checkbox"/> Property Owners / Option Holders		
<input type="checkbox"/> Variance Request		
ADDITIONAL REQUIREMENTS		
<input type="checkbox"/> COA Checklist (Hillside Protection)		
<input type="checkbox"/> Design Plan Certification (Final Plat)		
<input type="checkbox"/> Site Plan (Development Request)		
<input type="checkbox"/> Traffic Impact Study		
<input type="checkbox"/> Use on Review / Special Use (Concept Plan)		

AUTHORIZATION

<input type="checkbox"/> I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.		
Applicant Signature	Josh Sanderson	10/2/2023
	Please Print	Date
Phone / Email		
Property Owner Signature	Josh Sanderson Beltown LLC	10/2/2023
	Please Print	Date



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

Josh Sandeson, Belltown LLC

Applicant Name

Affiliation

10/02/2023

12/14/2023

Date Filed

Meeting Date (if applicable)

File Number(s)

12-SA-23-F

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

Belltown LLC

Name

Company

4909 Ball Road

Knoxville

TN

37931

Address

City

State

ZIP

865-694-7756

josh@rhsco.com

Phone

Email

CURRENT PROPERTY INFO

Belltown LLC

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

Property Address

Parcel ID

HDP

HPUD

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

NW of W Emory Rd., SE of Macmont Cir

516 acres

General Location

Tract Size

☐ City ☒ County **6**
District

A, PD
Zoning District

AgForVac
Existing Land Use

Northwest County

LDR

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

May 1, 2023

DEVELOPMENT REQUEST

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

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s) _____

SUBDIVISION REQUEST**Belltown, Phase I**

Proposed Subdivision Name

Unit-2☐ Combine Parcels☒ Divide Parcel**17**

Unit / Phase Number

Total Number of Lots Created

Related Rezoning File Number _____

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

Proposed Zoning _____

☐ Plan Amendment Change

Proposed Plan Designation(s) _____

Pending Plat File Number _____

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
0203	\$880.00	
Fee 2		
0208	\$380.00	\$1260.00
Fee 3		

AUTHORIZATION

☐ I declare under penalty of perjury the foregoing is true and correct:

1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent

Applicant Signature

Josh Sandeson, Belltown LLC

Please Print

10-2-2023

Date

865-694-7756

Phone Number

josh@rhsco.com

Email

10/4/2023 OI

Property Owner Signature

Please Print

Date Paid