



# SUBDIVISION REPORT - CONCEPT

▶ **FILE #:** 5-SD-23-C

**AGENDA ITEM #:** 28

**AGENDA DATE:** 5/11/2023

▶ **SUBDIVISION:** BELLTOWN

▶ **APPLICANT/DEVELOPER:** SMITHBILT HOMES

OWNER(S): Primos Land Company, LLC

TAX IDENTIFICATION: 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 Rd, west of Rio Grande Dr

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 52.62 acres

▶ **ZONING:** PD (Planned Development) and A (Agricultural)

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land, Rural Residential

▶ **PROPOSED USE:** Detached residential subdivision

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)

▶ **NUMBER OF LOTS:** 169

SURVEYOR/ENGINEER: Wanis A. Rghebi, PE Southland Engineering Consultants, LLC

ACCESSIBILITY: Access is via W. Emory Road, a major arterial street with 24-ft of pavement width within 60-ft of right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

**VARIANCES**

1. Reduce the minimum tangent distance between reverse curves from 50 ft to 22.01 ft on Road 'G' between STA 1+40.32 and 1+62.33
2. Reduce the minimum tangent distance between broken back curves from 150 ft to 93.37 ft on Road 'A' between STA 1+20.99 and 2+14.36
3. Reduce the minimum tangent distance between broken back curves from 150 ft to 65.57 ft on Road 'E' between STA 7+68.11 and 8+33.68
4. Reduce the minimum tangent distance between broken back curves from 150 ft to 135.78 ft on Road 'C' between STA 9+99.02 and 11+34.80

**ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL**

1. Reduce the minimum horizontal curve radius from 250 ft to 200 ft on Road 'A' at STA 0+72.8 to 1+21.0
2. Reduce the minimum horizontal curve radius from 250 ft to 200 ft on Road 'A' at STA 19+49.93 to 20+93.24
3. Reduce the minimum horizontal curve radius from 250 ft to 200 ft on Road 'E' at STA 8+33.68 TO 9+13.76

**ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL**

**\*\* See the Requested Variances and Alternative Design Standards memo attached to the staff report.**

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**STAFF RECOMMENDATION:**

- ▶ **Approve the requested variances and alternative design standards based on the justification provided by the applicant and recommendations of Knox County Engineering and Public Works.**

**Approve the concept plan subject to 11 conditions.**

- 1) Connection to sanitary sewer and meeting other relevant utility provider requirements.
- 2) Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
- 3) Meeting the approved development standards in the preliminary plan for the Belltown planned development (11-A-22-PD).
- 4) Provide the dimensional standards for the Single Family Designated Area of the Belltown preliminary plan, Section 8.1, on the final plat (Exhibit B).
- 5) The design details of Road 'A' shall be worked out during the design plan phase with Planning Commission staff and Knox County Engineering and Public Works, including but not limited to the width and length of the curb extensions at intersections.
- 6) Complying with the terms and conditions of the proposed Knox County Road Ordinance (Exhibit C) by partnering with Knox County to implement the recommended improvements to the W. Emory Road and Clinton Highway intersection (Exhibit A) as outlined in the Belltown Planned Development Traffic Impact Study (Cannon & Cannon, 3/20/2023), and as revised and approved by Planning Commission staff, Knox County Engineering and Public Works, and Tennessee Department of Transportation (TDOT).
- 7) The amenity located on the "Common Area & Amenity" lot on the concept plan shall start construction before home construction begins in any subsequent phase of the single family designated area. The amenity shall be in keeping with what was presented on the Master Plan Map, Exhibit J in the Preliminary Plan document, which shows a structure, pool, and parking. The cemetery must be included in the amenity plan, showing it in context to the proposed amenity and any modifications to the cemetery, such as fencing and pedestrian access.
- 8) If any building construction is proposed within the 50-ft buffer area around the designated sinkholes/depressions (including the depressions), a registered engineer must prepare a geotechnical report to determine soil stability. That report must be submitted to the Knox County Department of Engineering and Public Works for consideration. Any construction in these areas is subject to approval by the County following a review of the report. Engineered footings must be designed for these areas. For those lots that do not have a building site outside of the 50-ft buffer, approval by Knox County will be required prior to final plat approval. The sinkholes/depressions and 50-ft buffer shall be designated on the final plat even if they are approved to be filled.
- 9) Alleys shall be platted and maintained as private right-of-way.
- 10) Providing a detailed landscape plan for the W. Emory Road frontage and, if necessary, the western boundary of the development, consistent with the requirements of Section 8.1.4 (Peripheral Boundary) of the Belltown preliminary plan. This shall be reviewed and approved by Planning Commission staff during the design plan phase.
- 11) Meeting all applicable requirements and obtaining all necessary permits from TDOT.

**COMMENTS:**

**SUMMARY**

This proposal is phases 1 & 2 of the Belltown Planned Development. Phase 1 is the residential subdivision on the north side of W. Emory Road, which includes 169 detached residential lots on approximately 52.62 acres at a density of 3.2 du/ac. Phase 2 is the widening and installation of turn lanes on W. Emory Road along the frontage of the development. These are two separate phases on the concept plan, but Phase 2 will be completed in conjunction with Phase 1. The development must be in conformance with the approved Belltown

Preliminary Plan (11-A-22-PD).

## BACKGROUND

The Belltown development was approved through the Planned Development process (Article 6.80), which provides an optional process for projects that may not fit within the bounds of the standard zoning districts established by the Knox County Zoning Code. The underlying zoning for the subject site is A (Agricultural). The underlying zoning district dimensional, design, and use regulations apply unless an exception is granted as part of the planned development approval. The Belltown Preliminary Plan was approved in January 2023, which added permitted uses to those already allowed in the A zone and replaced the dimensional standards in their entirety.

Belltown was approved with up to 1,200 residential units and 64,000 sqft of commercial floor area. The residential is split into three categories; single-family, townhouse, and multi-family. The single family designated area, north of W. Emory Road, had 561 lots proposed in the conceptual Master Plan Map, Exhibit J in the preliminary plan document; however, the maximum number of single-family lots is 752. This concept plan has 169 lots, leaving 392 additional lots based on the conceptual Master Plan Map or 583 based on the maximum allowed. The single family designated area is only on the 215 acres north of W. Emory Road. The south side of W. Emory Road has townhouses, multi-family, and commercial uses.

## NEXT STEPS

The next steps for the Belltown development are to submit concept plans to create lots and public roads and development plans for Final Plan approval. The Planning Commission must approve the concept plans, which must comply with the Knoxville-Knox County Subdivision Regulations, the Belltown preliminary plan, and any other applicable Knox County Zoning Code requirements. The Final Plans for individual developments have to be reviewed and approved by Planning staff to certify compliance with the Belltown preliminary plan and any other applicable zoning standards.

## CONCEPT PLAN

The current application is a concept plan, which includes a detailed review of the lot layout, roads, and preliminary stormwater drainage plan, and may include plans for off-site improvements. The proposed lot layout and road design conform to the approved area regulations for the single family designated area and the general road layout presented in the preliminary plan.

The applicant is requesting several variances and alternative design standards for road design, which Staff supports for approval. These requests include reductions to horizontal curve radii, tangent lengths between horizontal curves, and pavement widths, and increases to the intersections grades. The specific requests do not create a safety concern at the 25 MPH design speed for residential streets.

There is one request for increasing the maximum intersection grade that Knox County Engineering and Public Works (EPW) cannot approve as requested. Road 'A' is proposed with a sidewalk on both sides which will result in the need for a crosswalk on Road 'A' at the intersection with Road 'C'. The requested intersection grade is 2.79 percent; however, the maximum cross slope for a crosswalk is 2 percent, which Knox County EPW can approve for the intersection grade.

## BELLTOWN PRELIMINARY PLAN

The Belltown development must conform to the preliminary plan and the conditions of the approval (11-A-22-PD).

Applicable conditions of approval (see Exhibit D, case summary, for the full list of conditions):

1) Submitting a Concept Plan application for review and approval by the Planning Commission. The Concept Plan shall include additional details regarding the required road improvements and the pedestrian facilities across and along W. Emory Road, and that planning staff is to be a part of the design plan review process along with Knox County Engineering and Public Works, Knox County Parks and Recreation and TDOT to oversee the additional items as outlined [Conditions #9, 10 and 11], as well as working with the developer. NOTE: This submittal satisfies the requirement to submit a concept plan. The preliminary design of the W. Emory Road improvements and pedestrian crossings are provided in the concept plan. The final plans will be approved administratively during the design plan phase.

2) Partnering with Knox County to implement the recommended improvements to the W. Emory Road and Clinton Highway intersection by providing funding commensurate to the projected 2030 traffic volumes added to this intersection by the development as outlined in the Bell Farms (Belltown) Master Plan Traffic Impact Study (CDM Smith, 9/21/2022), and as revised and approved by Planning Commission staff and Knox County

Engineering and Public Works. The Traffic Impact Study must be revised to be consistent with the maximum allowed development intensity in Section 7.2. (Proposed Density) of the Belltown preliminary plan (revised 12/5/2022) and, if applicable, condition #4 and to provide design details for the westbound receiving lane on W. Emory Road at the Clinton Highway intersection. The details regarding the shared costs of the improvements for this intersection shall be

NOTE: Knox County has initiated an ordinance amendment that changes the process for how required off-site road improvements are completed (see condition #6 of this concept plan). The pending ordinance amendment satisfies the requirement to partner with Knox County on the off-site improvements. The TIS has been revised as required. Additional revisions are still necessary but are not anticipated to change any of the recommendations or conclusions of the study.

3) Amending Section 13. (Project Phasing) to clarify that the developer will provide funding toward the improvements at the W. Emory Road and Clinton Highway intersection commensurate to the projected 2030 traffic volumes added to this intersection per the revised Traffic Impact Study.

NOTE: Condition #3 is no longer relevant based on the pending ordinance amendment as noted above.

4) Amending Section 7.2. (Proposed Density) to state that there shall be no more than 1,200 residential dwelling units in the areas designated single family, townhouse, and multi-family, and to clarify that each residential area shall not to exceed the maximum density as presented in Section 7.2. (Proposed Density) and Section 7.3. (Proposed Land Use Map) of the Belltown preliminary plan (revised 12/5/2022).

NOTE: This has been updated.

11) Add construction of amenities to the phasing plan [Section 13, Exhibit L] for the north (separately) and south sides of the development.

NOTE: The phasing plan has been updated.

Applicable standards in the Belltown preliminary plan:

Section 7.2.A. – The single family designated area shall not exceed 3.5 du/ac acre.

NOTE: Phase 1 has a density of 3.2 du/ac.

Section 8.1.1. (Area Regulations) – The standards applicable to the creation of the lots are below.

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.

NOTE: All lots meet the lot width and area standards.

Section 8.1.4. (Peripheral 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.

NOTE: All lots have buildable areas outside the 25-ft peripheral setback. A detailed landscape plan must be provided during the design plan phase, per condition #10 of this concept plan.

Section 8.1.5. (Sidewalk) -- Each street shall have at least one (1) sidewalk with the exception of the “estate lots”.

NOTE: All roads have a sidewalk on at least 1 side.

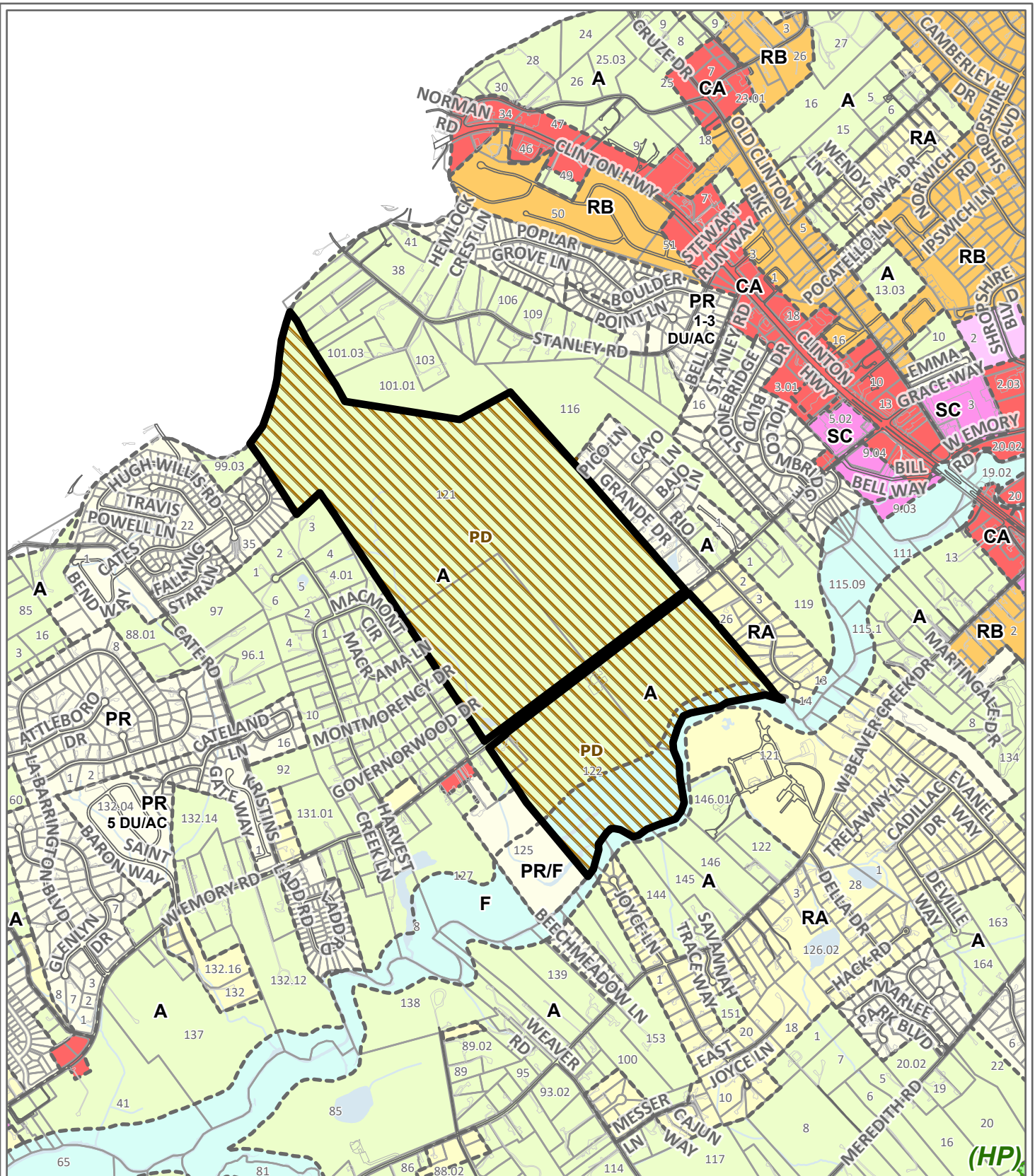
ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

ESTIMATED STUDENT YIELD: 70 (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.

Knoxville-Knox County Planning Commission's approval or denial of this request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court appeal hearing will depend on when the appeal application is filed.



**CONCEPT PLAN**

**5-SD-23-C**

**Petitioner:** Smithbilt Homes



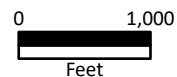
in PD (Planned Development) and A (Agricultural)

**Original Print Date:** 4/18/2023

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

**Map No:** 66

**Jurisdiction:** County



(HP)

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## *Requested Variances & Alternative Design Standards*

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### 5-SD-23-C – BELLTOWN SUBDIVISION

#### **VARIANCES**

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2. Reduce the minimum tangent distance between broken back curves from 150 ft to 93.37 ft on Road 'A' between STA 1+20.99 and 2+14.36
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#### **ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL**

1. Reduce the minimum horizontal curve radius on from 250 ft to 200 ft on Road 'A' at STA 0+72.8 to 1+21.0
2. Reduce the minimum horizontal curve radius on from 250 ft to 200 ft on Road 'A' at STA 19+49.93 to 20+93.24
3. Reduce the minimum horizontal curve radius on from 250 ft to 200 ft on Road 'E' at STA 8+33.68 TO 9+13.76

#### **ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL**

1. Reduce the minimum pavement width from 26 ft to 20 ft on Road 'A' where the on-street parking lane is provided.
2. Increase the maximum intersection grade from 1.0% to 2.79% on Road 'A' at the Road 'C' intersection.
3. Increase the maximum intersection grade from 1.0% to 2.95% on Road 'B' at the Road 'C' intersection.
4. Increase the maximum intersection grade from 1.0% to 2.94% on Road 'D' at the Road 'C' intersection.
5. Increase the maximum intersection grade from 1.0% to 2.75% on Road 'E' at the Road 'C' intersection.
6. Increase the maximum intersection grade from 1.0% to 2.95% on Road 'F' at the Road 'C' intersection.
7. Increase the maximum intersection grade from 1.0% to 3.0% on Road 'G' at the Road 'C' intersection.
8. Increase the maximum intersection grade from 1.0% to 2.96% on Alley 'A' at the Road 'C' intersection.

#### **KNOX COUNTY ENGINEERING AND PUBLIC WORKS RECOMMENDATION:**

Approve all as requested except the intersection grade waiver at Road A at C and we deny any grade above 2%.

[Steve Elliott 5/4/2023](#)

# BELLTOWN PLANNED DEVELOPMENT

## KNOX COUNTY, TENNESSEE

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FOLLOW-UP TRAFFIC IMPACT STUDY

W. EMORY ROAD  
POWELL COMMUNITY

CCI PROJECT NO. 01203-0001

PREPARED FOR:

Smithbilt Homes  
4907 Ball Road  
Knoxville, Tennessee 37931

SUBMITTED BY:

Cannon & Cannon, Inc.  
8550 Kingston Pike  
Knoxville, TN 37919  
865.670.8555



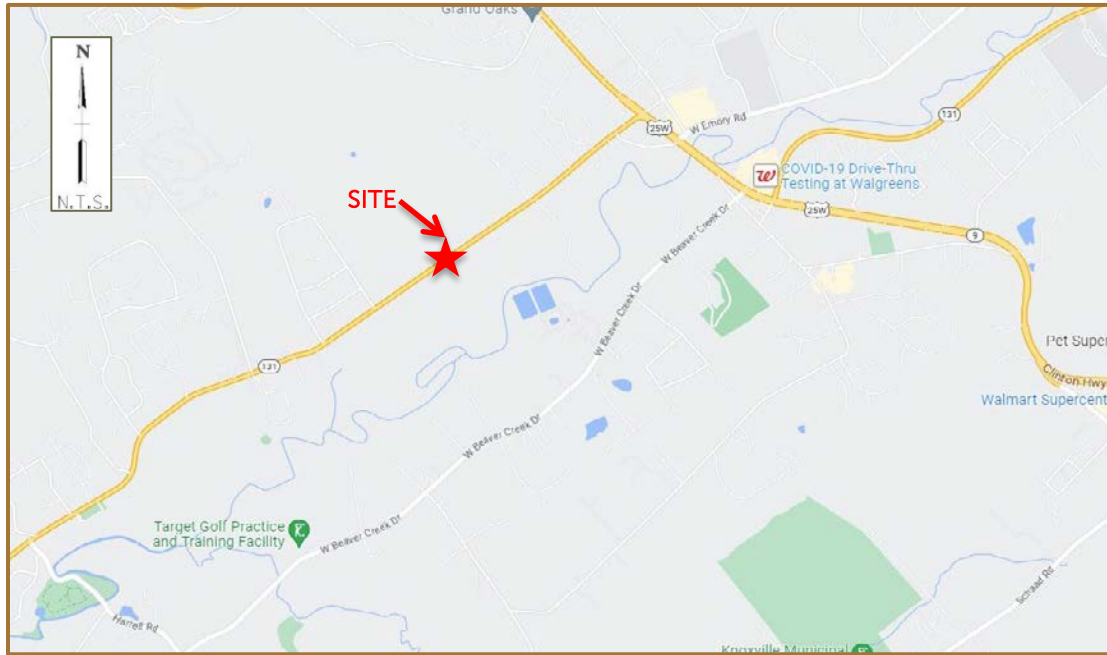
5-SD-23-C  
Also Update to 11-A-22-PD  
TIS Version 1  
3/10/2023

MARCH  
2023



**INTRODUCTION & PURPOSE OF STUDY**

This report provides a summary of a follow-up traffic impact study that was performed for a proposed planned development on West Emory Road (SR 131) in the Powell Community of Knox County, Tennessee. The project site is located on both the north and south sides of W. Emory Road, about three quarters of a mile west of the intersection of W. Emory Road with Clinton Highway (SR 9, US 25W). FIGURE 1 is a location map showing the roadways in the vicinity of the project site.



**FIGURE 1**  
**LOCATION MAP**

This traffic impact study is a follow-up to a study conducted by CDM Smith, whose final report revision was performed in September 2022. The primary purpose of this follow-up study is to confirm the recommendations made in the CDM Smith study. The traffic counts for that study were conducted with local schools not in session. Additionally, since that study was completed, the developer has made some minor adjustments to the site development configuration and size of some uses. Therefore, it was determined that a follow-up study is appropriate utilizing new traffic counts with local schools in session and based on the revised site development configuration and unit sizes.

As with all traffic impact studies, this study focuses on an evaluation of the traffic operational and safety impacts of the proposed development upon roadways in the vicinity of the project site. The evaluation scope and many of the assumptions used in the CDM Smith study were determined to be appropriate for this follow-up study. The study evaluations were conducted for existing and future conditions, both with and without site generated traffic, in order to determine the anticipated impacts of the proposed development and to confirm that the original recommendations made in the CDM Smith study remain appropriate. FIGURE 2 shows the current development plan for the project site.



FIGURE 2  
CONCEPTUAL SITE PLAN

## CONCLUSIONS & RECOMMENDATIONS

The primary conclusion of this study is that the capacity mitigation measures proposed in the CDM Smith study will result in satisfactory traffic operations at the study intersections in the proposed development full build-out year of 2030. This conclusion is based on the most recent traffic counts, which were conducted with local schools in session, and based on the revised site development configuration and unit sizes. Therefore, it is our recommendation that these measures be implemented in conjunction with development of the proposed project. The following is a listing of these proposed measures, which is in full agreement with the recommendations of the CDM Smith report:

1. Provide a minimum 3-lane roadway section along W. Emory Road adjacent to the project site. The added lane will be a center 2-way left-turn lane providing for eastbound and westbound left-turn movements to the proposed site access.
2. Provide a minimum 315-foot storage/deceleration for right-turn lanes from W. Emory Road to the two proposed east and west site access streets.
3. Provide a traffic signal for the proposed eastern street intersection with W. Emory Road.
4. Signalization should include pedestrian traffic control facilitating possible movements from the northside residential areas to the park/recreational amenities located to the south.
5. Provide pedestrian facilities, including sidewalks and crosswalks, connecting the residential and commercial uses with the park/recreational uses.
6. Minimize landscaping, using low growing vegetation, and signage at the proposed site access streets to W. Emory Road to ensure a minimum 500-foot line-of-sight is provided for the safe operations of the site intersections.
7. Provide a second northwest bound left-turn lane from Clinton Highway to westbound W. Emory Road. The corresponding two westbound departing lanes from this intersection should be a minimum of 300 feet in length on W. Emory Road before transitioning to a single westbound lane.
8. Provide separate left and right-turn lanes from the proposed site intersecting streets with W. Emory Road.

## 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

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**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 than 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).

ORDINANCE

**AN ORDINANCE OF THE COMMISSION OF KNOX COUNTY, TENNESSEE, AMENDING THE KNOX COUNTY CODE, CHAPTER 54, "ROADS AND BRIDGES", BY ADDING A NEW ARTICLE V TO PROVIDE FOR COUNTY ENFORCEMENT OF PLANNING COMMISSION CONDITIONS REGARDING ROAD IMPROVEMENTS IMPOSED ON SUBDIVISION APPROVALS. (Knox County Code, Chapter 54, establishing Article V, previously reserved).**

**ORDINANCE: O-23-4-102**

**REQUESTED BY: ENGINEERING & PUBLIC WORKS**

**PREPARED BY: KNOX COUNTY LAW DIRECTOR'S OFFICE**

**APPROVED AS TO FORM AND CORRECTNESS: \_\_\_\_\_  
DIRECTOR OF LAW**

**APPROVED 1<sup>ST</sup> READING: \_\_\_\_\_  
DATE**

**APPROVED 2<sup>ND</sup> READING: \_\_\_\_\_  
DATE**

**APPROVED EMERGENCY: \_\_\_\_\_  
(YES) (NO)**

**VETOED: \_\_\_\_\_  
DATE**

**VETO OVERRIDE: \_\_\_\_\_  
DATE**

**MINUTE BOOK \_\_\_\_\_ PAGE \_\_\_\_\_**

**WHEREAS, Knox County has adopted a comprehensive system of planning and zoning; and**

**WHEREAS, as a part of this comprehensive plan, Knox County funds and recognizes the expertise of the Knoxville-Knox County Planning Commission; and**

**WHEREAS, the Planning Commission has adopted a comprehensive set of regulations for the design and approval of Subdivisions; and**

**WHEREAS, from time to time, based on objective traffic study data, the Planning Commission will condition approval of new subdivision developments upon the design and construction of road improvements designed to minimize and ameliorate the impact of new developments upon surrounding traffic infrastructure; and**

**WHEREAS, it is the sense of the Knox County Commission that the Knox County Department of Engineering and Public Works should assist and cooperate with the Planning Commission in enforcing these conditions.**

**NOW THEREFORE BE IT ORDAINED BY THE COMMISSION OF KNOX COUNTY AS FOLLOWS:**

**SECTION 1. The Knox County Code, Chapter 54, “Roads and Bridges”, is hereby amended by adding a new Article V to be titled “COUNTY ENFORCEMENT OF PLANNING COMMISSION CONDITIONS REGARDING ROAD IMPROVEMENTS IMPOSED ON SUBDIVISION APPROVALS.”**

**SECTION 2. The Knox County Code is hereby amended by the addition of new Sec. 54-91 under the aforementioned Chapter 54, Article V, to read as follows:**

**Sec. 54-91. – County Enforcement of Planning Commission Approval Conditions Regarding Road Improvements.**

- 1. Whenever as a part of the subdivision approval process the Planning Commission shall condition approval of a subdivision development upon the design and construction of offsite road improvements within the corporate limits of Knox County, the Knox County Department of Engineering and Public Works shall be prohibited from the approval of any final plat or the issuance of any grading or certificate of occupancy until such time as the developer of the subject subdivision has entered into a Memorandum of Understanding with the Knox County Department of Engineering and Public Works, providing for the design and construction of the required improvements at the expense of said developer.**
- 2. Any Memorandum of Understanding as required under Sec. 54-91.1 shall be developed as follows:**

- a. **Knox County shall select a qualified roadway designer to develop preliminary plans, right-of-way acquisition plans (if necessary), and construction plans.**
- b. **Knox County shall hold a public meeting with affected residents to inform and educate them regarding the proposed road project.**
- c. **Knox County will develop a detailed cost estimate for the project and solicit bids for the required improvements. If the apparent low bid is within 20% of the cost estimate, the County shall execute a contract with the low bidder for the project. In the event the low bid is more than 20% higher than the County's estimate the developer may elect to perform the improvements or otherwise negotiate with the County to perform the improvements. If the developer elects to perform the improvements, he/she shall obtain a surety bond naming Knox County as the beneficiary to insure acceptable completion of the project.**

**Upon development and execution of the Memorandum of Understanding between the developer and the County, including the execution of any required surety bonds, the County shall release any and all remaining approvals for the development project, unless existing road conditions with additional traffic result in unsafe conditions, at which point the County may limit the number of lots until safety improvements are completed.**

3. **The Knox County Commission finds that Planning Commission subdivision approvals may impact traffic infrastructure outside of the Planning Commission's planning jurisdiction. Therefore, these regulations shall apply without regard as to whether the recommended road improvements are to be conducted in an area or locality that is outside the planning jurisdiction of the Knoxville-Knox County Planning Commission, so long as they are contained within the corporate limits of Knox County.**
4. **The Knox County Department of Engineering and Public Works is authorized to issue stop work orders or take such other enforcement actions as it deems necessary and proper to enforce compliance with the Memorandum of Understanding.**

**SECTION 3. This Ordinance shall take effect as provided by the Charter of Knox County, Tennessee, the public welfare requiring it.**

**EXHIBIT C**

\_\_\_\_\_  
**Presiding Officer of the Commission      Date**

\_\_\_\_\_  
**County Clerk      Date**

**Approved:** \_\_\_\_\_  
**County Mayor      Date**

**Vetoed:** \_\_\_\_\_  
**County Mayor      Date**



# CASE SUMMARY

## APPLICATION TYPE: PLANNED DEVELOPMENT



**File Number:** 11-A-22-PD                      **Related File Number:**  
**Application Filed:** 9/27/2022                      **Date of Revision:**  
**Applicant:** SMITHBILT HOMES

### PROPERTY INFORMATION

**General Location:** North and south sides of W. Emory Road, west of Rio Grande Dr  
**Other Parcel Info.:**  
**Tax ID Number:** 66 121,122,122.01                      **Jurisdiction:** County  
**Size of Tract:** 305.6 acres  
**Accessibility:** Access is via W. Emory Road, a major arterial street with 24-ft of pavement width within 60-ft of right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/Forestry/Vacant Land, Rural Residential  
**Surrounding Land Use:**  
**Proposed Use:** Planned development with residential and non residential uses.                      **Density:** 4.3 du/ac  
**Sector Plan:** Northwest County                      **Sector Plan Designation:** LDR (Low Density Residential), HP (Hillside Protec  
**Growth Policy Plan:** Planned Growth Area  
**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.

### ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:** 4515 W EMORY RD  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** F (Floodway), A (Agricultural)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** None noted

### PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), HP (Hillside Protection), SP (Stream Protection)

Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): Postpone the Belltown preliminary plan until the January 12, 2023 Planning Commission meeting

Staff Recomm. (Full):

Comments: \*\*\*\*\*  
\*\*\*\*\*

A REVISED STAFF REPORT MAY BE PROVIDED ON OR BEFORE TUESDAY, DECEMBER 6TH, PENDING REVISIONS AND ADDITIONAL INFORMATION BEING PROVIDED BY THE APPLICANT

\*\*\*\*\*  
\*\*\*\*\*

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 561 detached residential lots on various lot sizes, 213 townhouses, 324 apartment units (1,098 dwelling units total), up to 80,000 sqft of commercial space, and 111 acres of greenspace, which includes a 40-acre public park. The net residential density for the development is 4.3 du/ac, excluding the acreage for the commercial uses and the recreational area.

The Belltown Preliminary Plan outlines the proposed public benefits, requested waivers to the dimensional standards and uses within the A (Agricultural) zone, transportation improvements, and project phasing. The master plan in Section 10 of the preliminary plan shows a conceptual layout for the residential subdivision on the north side of W. Emory Road, and the townhouses, apartments, and commercial developmetn on the south side of W. Emory Road.

Action: Approved as Modified Meeting Date: 12/8/2022

Details of Action: Approve the Belltown preliminary plan, including the requested exceptions to the A (Agricultural) zone dimensional standards and permitted uses, subject 11 conditions.  
1) Submitting a Concept Plan application for review and approval by the Planning Commission. The Concept Plan shall include additional details regarding the required road improvements and the pedestrian facilities across and along W. Emory Road, and that planning staff is to be a part of the design plan review process along with Knox County Engineering and Public Works, Knox County Parks and Recreation and TDOT to oversee the additional items as outlined [Conditions #9, 10 and 11], as well as working with the developer.  
2) Partnering with Knox County to implement the recommended improvements to the W. Emory Road and Clinton Highway intersection by providing funding commensurate to the projected 2030 traffic volumes added to this intersection by the development as outlined in the Bell Farms (Belltown) Master Plan Traffic Impact Study (CDM Smith, 9/21/2022), and as revised and approved by Planning Commission staff and Knox County Engineering and Public Works. The Traffic Impact Study must be revised to be consistent with the maximum allowed development intensity in Section 7.2. (Proposed Density) of the Belltown preliminary plan (revised 12/5/2022) and, if applicable, condition #4 and to provide design details for the westbound receiving lane on W. Emory Road at the Clinton Highway intersection. The details regarding the shared costs of the improvements for this intersection shall be

worked out with Knox County Engineering and Public Works during the design plan phase for the first phase of this development. The Traffic Impact Study must be revised before the Concept Plan application is submitted.

3) Amending Section 13. (Project Phasing) to clarify that the developer will provide funding toward the improvements at the W. Emory Road and Clinton Highway intersection commensurate to the projected 2030 traffic volumes added to this intersection per the revised Traffic Impact Study.

4) Amending Section 7.2. (Proposed Density) to state that there shall be no more than 1,200 residential dwelling units in the areas designated single family, townhouse, and multi-family, and to clarify that each residential area shall not to exceed the maximum density as presented in Section 7.2. (Proposed Density) and Section 7.3. (Proposed Land Use Map) of the Belltown preliminary plan (revised 12/5/2022).

5) Deeding the approximate 40-acre public park to Legacy Parks Foundation, or another non-profit of similar focus that is approved by Knox County, before the Final Plat for the first phase of the Belltown development is certified for recording. The public park is described in Section 14. (Public Park) and shown in Section 7.3. (Proposed Land Use Map) in the Belltown preliminary plan (revised 12/5/2022).

6) Meeting all applicable requirements of Knox County Engineering and Public Works.

7) Meeting all applicable requirements of Knox County Parks and Recreation regarding the public park as described in Section 14. (Public Park) and shown in Section 7.3. (Proposed Land Use Map) in the Belltown preliminary plan (revised 12/5/2022).

8) Meeting all applicable requirements and obtaining all necessary permits from the Tennessee Department of Transportation.

9. Adding a master signage package for the south side to be submitted to Knoxville-Knox County Planning as a separate Use on Review.

10. Adding a master sidewalk/pedestrian access plan as part of the TDOT design plan stage to be part of the design plan approval to be submitted to Knox County Engineering and Public Works.

11. Add construction of amenities to the phasing plan [Section 13, Exhibit L] for the north (separately) and south sides of the development.

**Summary of Action:** Approve the Belltown preliminary plan, including the requested exceptions to the A (Agricultural) zone dimensional standards and permitted uses, subject 11 conditions.

**Date of Approval:** 12/8/2022                      **Date of Denial:**                      **Postponements:** 11/10/2022

**Date of Withdrawal:**                      **Withdrawn prior to publication?:**  **Action Appealed?:**

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knox County Commission

**Date of Legislative Action:** 1/23/2023

**Date of Legislative Action, Second Reading:**

**Ordinance Number:**

**Other Ordinance Number References:**

**Disposition of Case:** Approved with Conditions

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

added 12th condition: That the existing graveyard be appropriately fenced, mowed and maintained, and access given to the relatives of those buried there within 60 days.

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**

CONCEPT & DESIGN PLAN  
FOR

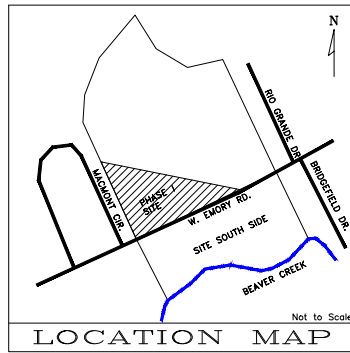
5-SD

BELLTOWN DEVELOPMENT PHASES I & II

CLT MAP 066, PARCELS 121 & 122  
DISTRICT-6, KNOX COUNTY, TENNESSEE

INDEX OF PLANS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	OVERALL CONCEPT PLAN, PHASE I & II
3	DESIGN PLAN, PHASE I
4	ROAD PROFILES FOR A, D, F, & G
5	ROAD PROFILES FOR B, STA. 0+00 TO 17+50 & ALLEY A
6	ROAD PROFILES FOR C STA. 0+00 - 17+75 & E STA. 0+00-11+00.00
7	W. EMORY ROAD IMPROVEMENT (BY OTHERS)



SOUTHLAND ENGINEERING CONSULTANTS, LLC  
GENERAL CIVIL & LAND SURVEYORS  
4907 BALL ROAD  
KNOXVILLE, TENNESSEE 37931  
PHONE: (865) 694-7756  
FAX: (865) 693-9699  
E-MAIL: [info@seengineering.com](mailto:info@seengineering.com)  
[www.southlandengineering.com](http://www.southlandengineering.com)

OWNER:  
PRIMOS LAND COMPANY, LLC  
4907 BALL ROAD  
KNOXVILLE, TENNESSEE 37931  
PHONE (865) 694-8582  
FAX: (865) 693-9699

SITE ADDRESS:  
4515 & 4714 W. EMORY ROAD  
POWELL, TENNESSEE 37849

This is to certify that I have consulted the Federal Insurance  
Administrative Flood Hazard Boundary Map, and found that the  
above described is not located in a special flood hazard area as  
shown on the Federal Insurance Rate Map Panel 4799K01159,  
Knox County Community Number 17433 effective date May 2,  
2007.  
Date: 4/20/2023  
Signature: *[Signature]*



PERMITS FOR THIS PROJECT ARE ISSUED THROUGH KNOX COUNTY GOVERNMENT

APPROVED PERMITS:  
ARARP PERMIT:NR2303.055  
ARARP PERMIT:NR2303.056  
NOC: TNR137100

FILE # 5-SD-23-C

REV. 4-20-23  
REV. 4-10-23  
MARCH 2023

DEED REF. INST.# 202204060076856

5-SD-23-C  
Revised: 4/20/2023

SHEET 1 OF 16 SHEETS

BF-03-27-23-TS

**NOTE:**  
 CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC SAFETY  
 MEASURES DURING CONSTRUCTION AND SHALL BE RESPONSIBLE TO  
 MAINTAIN ALL TRAFFIC SIGNALS AND ALL OTHER TRAFFIC CONTROL DEVICES  
 THROUGHOUT THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE TO  
 OBTAIN ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE TO  
 OBTAIN ALL NECESSARY APPROVALS FROM THE LOCAL HEALTH DEPARTMENT  
 OR STATE HEALTH DEPARTMENT PRIOR TO THE START OF CONSTRUCTION.  
 THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN ALL TRAFFIC SIGNALS  
 THROUGHOUT THE PROJECT.

**NOTE:**  
 CONTRACTOR TO NOTIFY ENGINEER  
 BEFORE START OF CONSTRUCTION



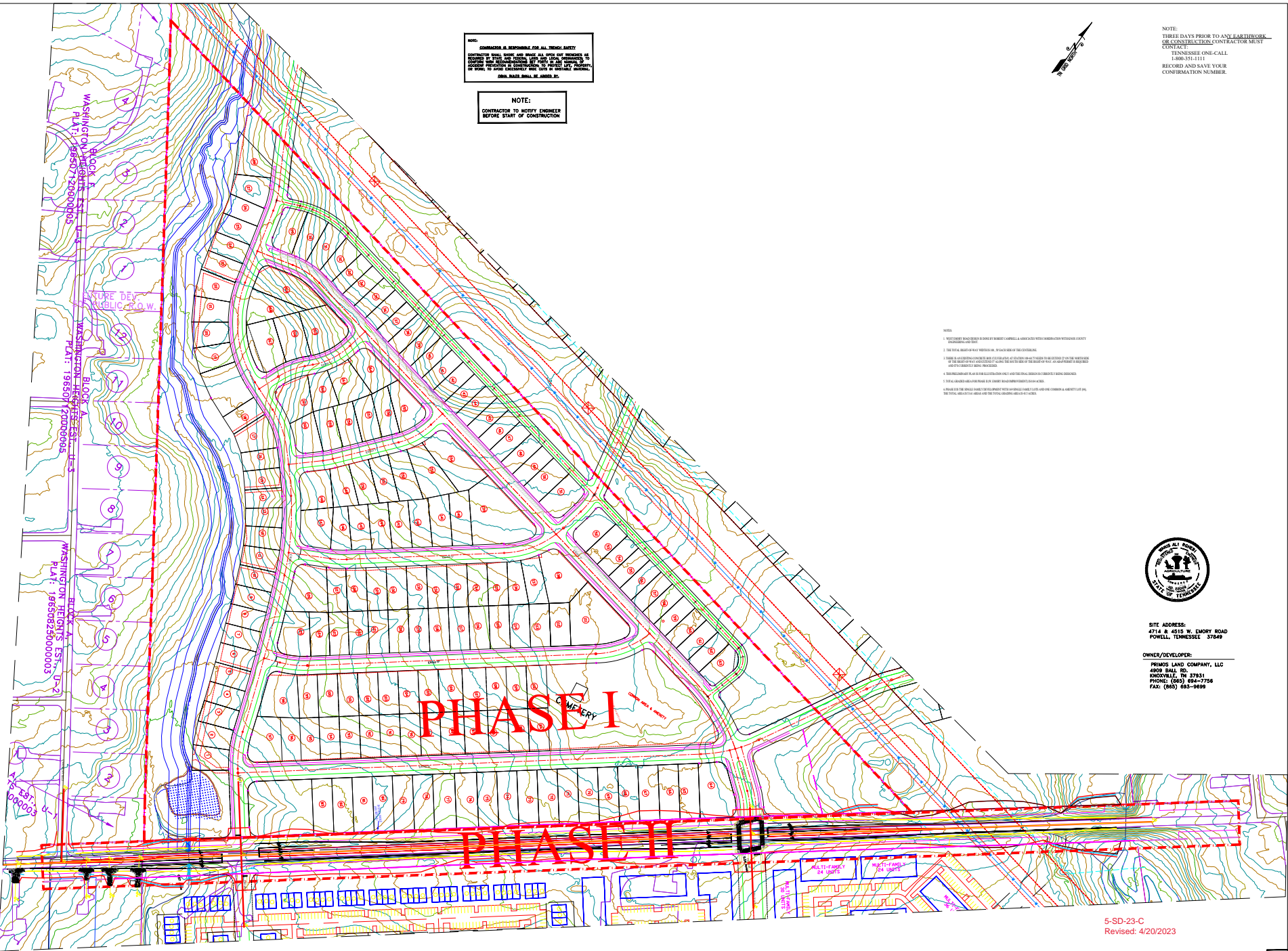
**NOTE:**  
 THREE DAYS PRIOR TO ANY PARTIAL  
 OR CONSTRUCTION CONTRACT FOR MOST  
 CONTRACTS  
 TENNESSEE ONE-CALL  
 1-800-351-1111  
 BEFORE AND SAVE YOUR  
 CONFIRMATION NUMBER.

- NOTES:**
1. ALL EXISTING UTILITIES SHOWN BY SYMBOLS OR BY EXISTING RECORDS ARE APPROVED BY THE KNOX COUNTY HEALTH DEPARTMENT AND ARE TO REMAIN UNCHANGED.
  2. THE TOTAL RIGHT-OF-WAY WIDTH IS 100 FEET ON EACH SIDE OF THE DEVELOPMENT.
  3. THERE IS AN EXISTING DRAINAGE DITCH TO THE EAST OF THE DEVELOPMENT. THE DITCH IS TO BE MAINTAINED AND THE RIGHT-OF-WAY IS TO BE MAINTAINED TO THE DITCH AND TO THE EXISTING DRAINAGE DITCH.
  4. THE DEVELOPMENT PLAN IS TO BE SUBMITTED TO THE KNOX COUNTY HEALTH DEPARTMENT FOR REVIEW AND APPROVAL.
  5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL HEALTH DEPARTMENT OR STATE HEALTH DEPARTMENT PRIOR TO THE START OF CONSTRUCTION.
  6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TRAFFIC SIGNALS THROUGHOUT THE PROJECT.



**SITE ADDRESS:**  
 4714 & 4516 W. EMORY ROAD  
 POWELL, TENNESSEE 37849

**OWNER/DEVELOPER:**  
 PRIMOS LAND COMPANY, LLC  
 4800 BELL RD.  
 KNOXVILLE, TN 37931  
 PHONE: (865) 694-7756  
 FAX: (865) 693-0699



**PHASE I**

**PHASE II**

5-SD-23-C  
 Revised: 4/20/2023

FILE # 5-SD-23-C

**SOUTHLAND ENGINEERING CONSULTANTS, LLC**  
 GENERAL CIVIL & LAND SURVEYORS  
 4516 BELL ROAD  
 KNOXVILLE, TN 37931  
 PHONE: (865) 284-7726  
 FAX: (865) 485-9189  
 E-MAIL: [info@southlandeng.com](mailto:info@southlandeng.com)  
[www.southlandeng.com](http://www.southlandeng.com)

DESIGNED	VAR	APPROVED
ENGINEER		
DRAWN	VAR	
CHECKED	VAR	

NO.	DATE	REVISION	APPR.
1	4-28-23	REVISED DESIGN PLAN	
2	4-28-23	REVISED DESIGN PLAN	
		REVISION	APPR.

**SCALE**  
 HORIZONTAL SCALE: 1"=80'  
 CONTOUR INTERVAL: 2'  
 DATE  
 06-23-2022

**DEED REFERENCES:**  
 INST. # 202204060076856  
  
 SCALE IN FEET

OVERALL DESIGN PLAN FOR PHASES I & II  
 FOR W. EMORY ROAD  
 BELLTOWN DEVELOPMENT PHASE I ON W. EMORY ROAD  
 CMT MAP 066, PARCELS 121 & 122  
 DISTRICT-6, KNOX COUNTY, TENNESSEE

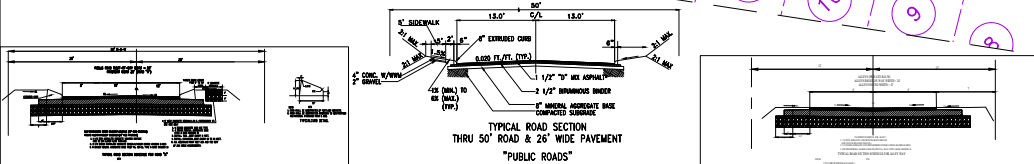
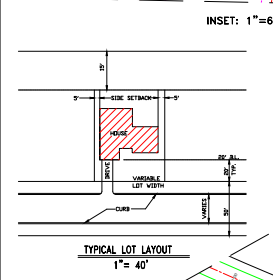
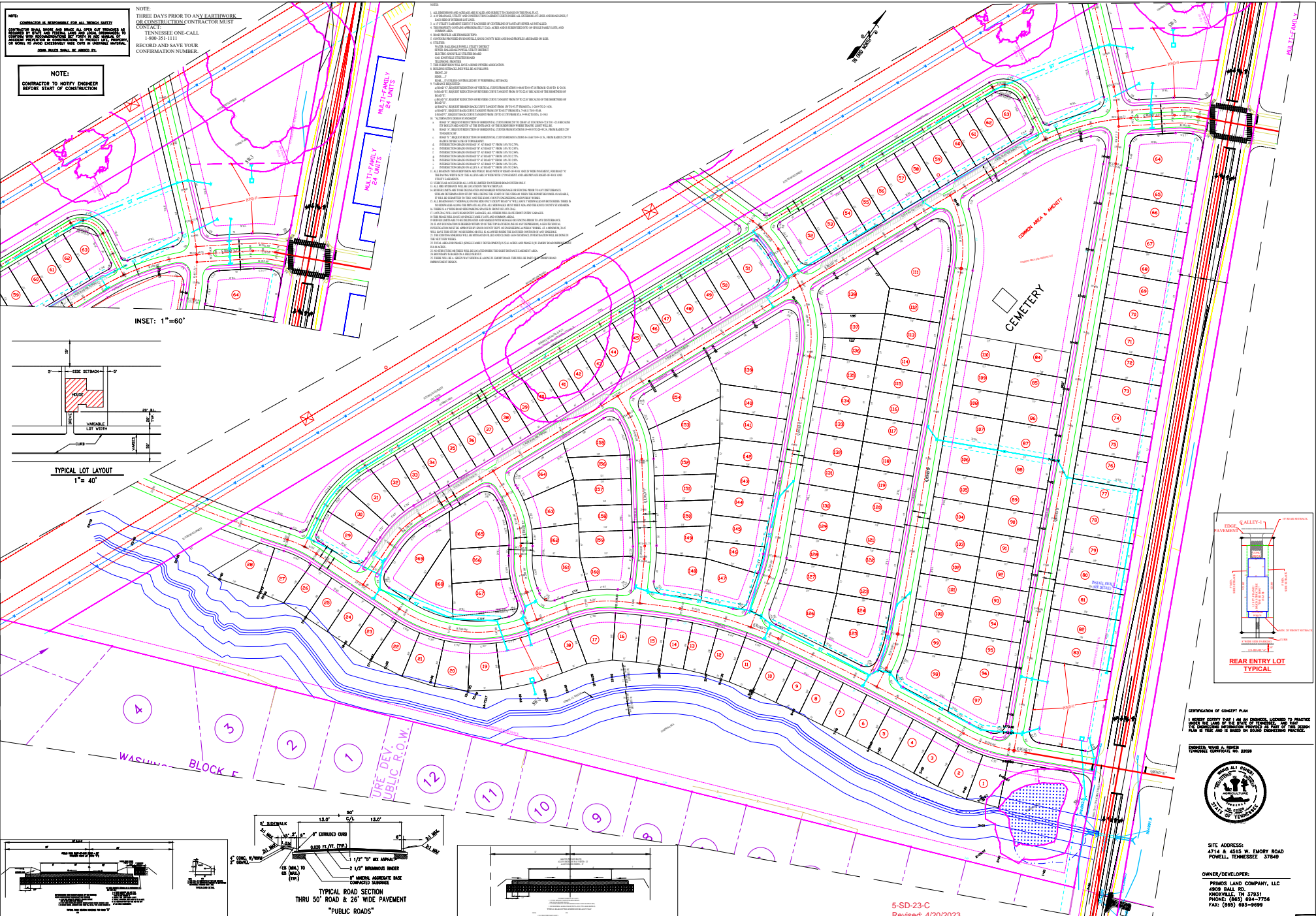
**BF-09-22-22-W.EMORY**  
 SHEET 2 OF 16 SHEETS  
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 Copyright 2023

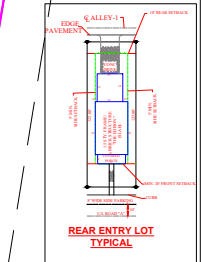
**NOTE:**  
 CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY SAFETY  
 CONCERNS. BEFORE ANY WORK, ALL UTILITY LOCATIONS  
 SHOULD BE DETERMINED BY THE CONTRACTOR. THE CONTRACTOR  
 SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY  
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**NOTE:**  
 THREE DAYS PRIOR TO ANY EARTHWORK  
 THE CONTRACTOR MUST CONTACT  
 TENNESSEE ONE-CALL  
 1-800-851-1111  
 RECORD AND SAVE YOUR  
 CONFIRMATION NUMBER.

**NOTE:**  
 CONTRACTOR TO VERIFY ENGINEER  
 BEFORE START OF CONSTRUCTION



1. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
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50. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.



**CERTIFICATION OF CONCEPT PLAN**  
 I, THE ENGINEER, HEREBY CERTIFY THAT I AM A LICENSED ENGINEER IN THE STATE OF TENNESSEE, AND THAT I AM THE DESIGNER OF THE ABOVE CONCEPT PLAN, AND THAT I AM NOT PROVIDING ANY SERVICES TO THE CLIENT UNDER THIS PLAN IN THE STATE OF TENNESSEE.

**REGISTERED PROFESSIONAL ENGINEER**  
 STATE OF TENNESSEE  
 LICENSE NO. 29888

**SITE ADDRESS:**  
 4714 & 4515 W. EMORY ROAD  
 POWELL, TENNESSEE 37849

**OWNER/DEVELOPER:**  
 PRIMOS LAND COMPANY, LLC  
 4809 DALL RD.  
 KNOXVILLE, TN 37931  
 PHONE: (615) 694-7756  
 FAX: (615) 694-9698

**SOUTHLAND ENGINEERING CONSULTANTS, LLC**  
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 E-MAIL: info@southlandeng.com  
 www.southlandeng.com

DESIGNED	WAR	APPROVED	ENGINEER
DRAWN	WAR		
CHECKED	WAR		

NO.	DATE	REVISION	APPR.
1	06-23-2022	REVISED DESIGN PLAN	
2	06-23-2022	REVISED DESIGN PLAN	

**SCALE**  
 HORIZONTAL SCALE: 1"=60'  
 CONTOUR INTERVAL: 2'

**DATE**  
 06-23-2022

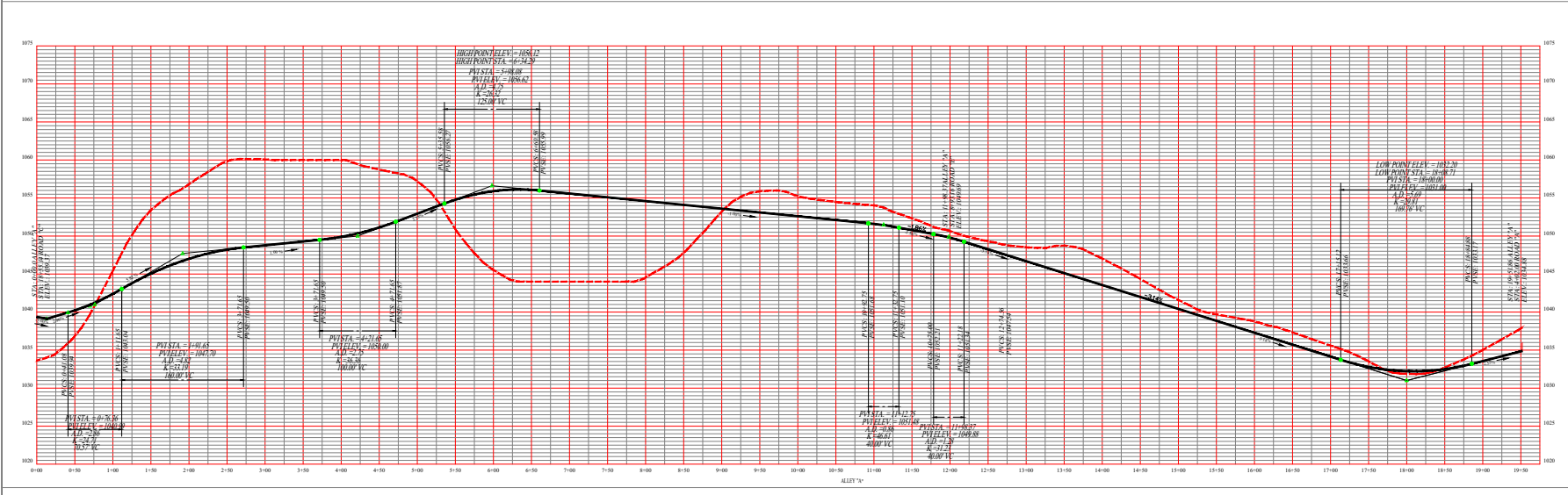
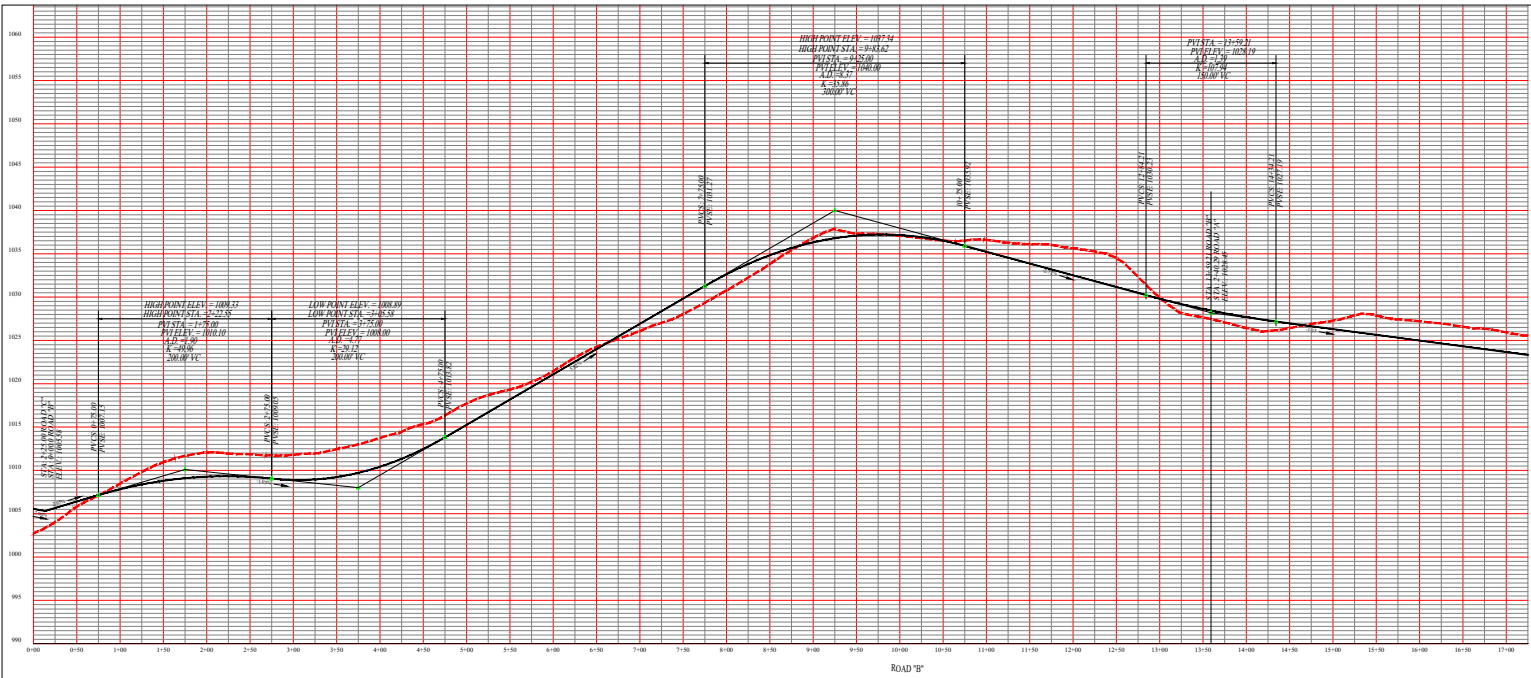
**DEED REFERENCES:**  
 INST. # 202204060076856

**FILE #**  
 5-SD-23-C  
 Revised: 4/20/2023

**DESIGN & CONCEPT PLAN FOR**  
 PHASE I, BELLTOWN DEVELOPMENT PHASE I ON W. EMORY ROAD  
 CLT MAP 066, PARCELS 121 & 122  
 DISTRICT-6, KNOX COUNTY, TENNESSEE

**BF-3-27-23-CP**  
 SHEET 3 OF 16 SHEETS





NOTE:  
THREE DAYS PRIOR TO ANY EARTHWORK,  
OR CONSTRUCTION CONTRACTOR MUST  
CONTACT  
TENNESSEE ONE-CALL  
1-800-351-1111  
RECORD AND SAVE YOUR  
CONFIRMATION NUMBER.



4800  
CONTRACTOR IS RESPONSIBLE FOR ALL TECHNICAL ASPECTS  
CONTRACTOR SHALL SHOW AND PROTECT ALL PORTS OF ENTRANCE TO  
ADJACENT PROPERTIES, UTILITIES, AND EXISTING STRUCTURES  
BEFORE ANY EARTHWORK, OR CONSTRUCTION, OCCURS.  
OWNER SHALL BE ADVISED.

NOTE:  
CONTRACTOR TO NOTIFY ENGINEER  
BEFORE START OF CONSTRUCTION

SITE ADDRESS:  
8714 & 4515 W. EMORY ROAD  
POWELL, TENNESSEE 37849

OWNER/DEVELOPER:  
PRIMOS LAND COMPANY, LLC  
4809 BIAL RD.  
KNOXVILLE, TN 37931  
PHONE: (865) 894-7756  
FAX: (865) 894-9098

5-SD-23-C  
Revised: 4/20/2023

FILE # 5-SD-23-C

SOUTHLAND ENGINEERING CONSULTANTS, LLC  
GENERAL CIVIL & LAND SURVEYORS  
4809 BIAL ROAD  
KNOXVILLE, TENNESSEE 37931  
PHONE: (865) 894-7756  
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E-MAIL: [info@southlandeng.com](mailto:info@southlandeng.com)  
[www.southlandeng.com](http://www.southlandeng.com)

DESIGNED WAR  
DRAWN WAR  
CHECKED WAR

APPROVED  
ENGINEER

NO.	DATE	REVISION	APPR.
1	09-22-2022	REVISED DESIGN PLAN	
2	09-22-2022	REVISED DESIGN PLAN	
3	09-22-2022	REVISED DESIGN PLAN	
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45	09-22-2022	REVISED DESIGN PLAN	
46	09-22-2022	REVISED DESIGN PLAN	
47	09-22-2022	REVISED DESIGN PLAN	
48	09-22-2022	REVISED DESIGN PLAN	
49	09-22-2022	REVISED DESIGN PLAN	
50	09-22-2022	REVISED DESIGN PLAN	

SCALE  
HORIZONTAL SCALE: 1"=50'  
VERTICAL SCALE: 1"=50'  
DATE  
09-22-2022

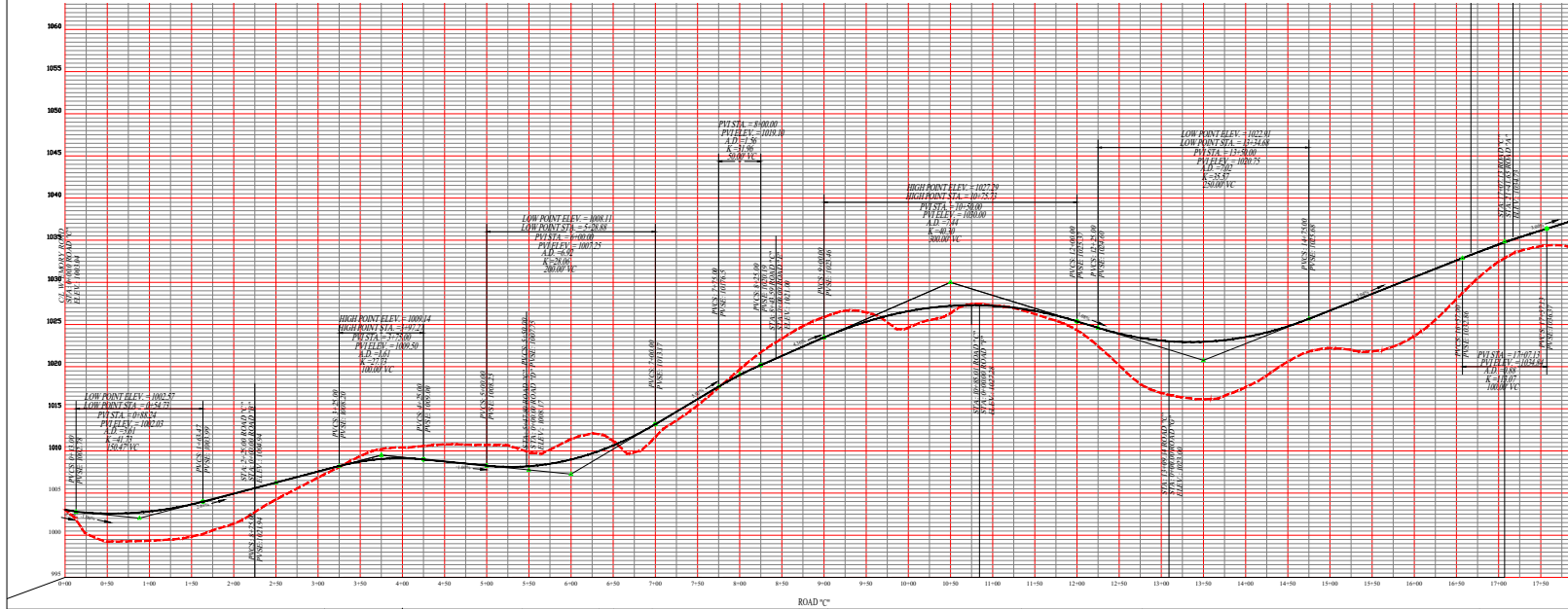
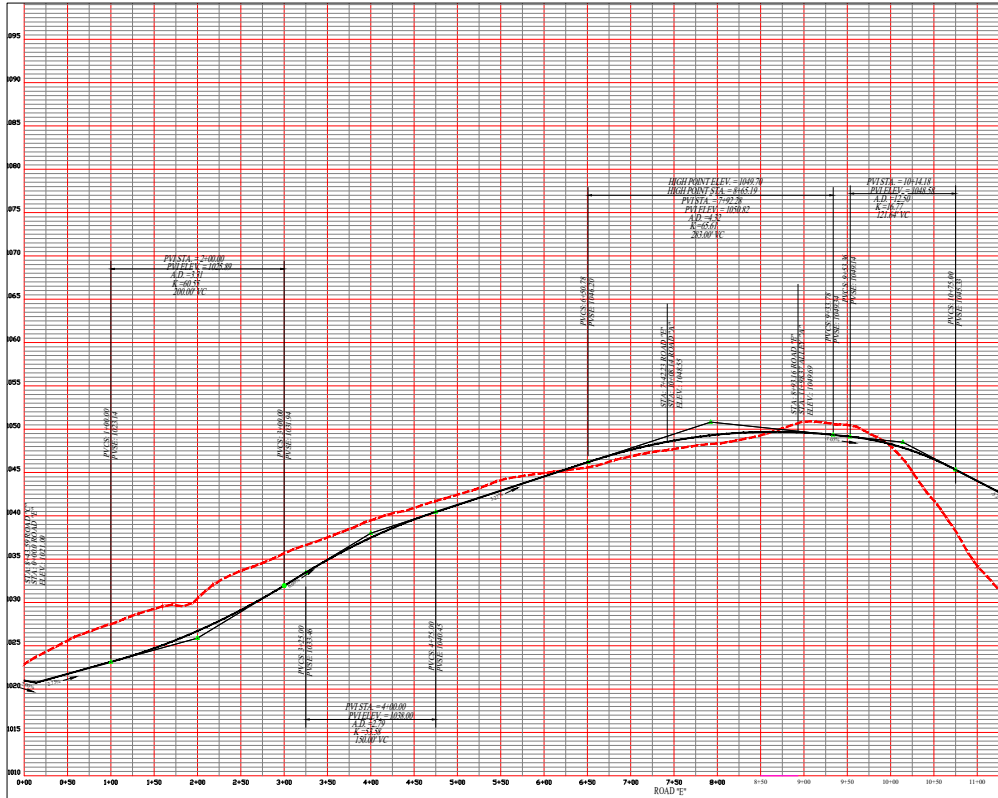
DEED REFERENCES:  
INST. # 202204060076856  
SCALE IN FEET  
0 50 100

ROAD PROFILES FOR B STA. 0+00 TO 17+50 & ALLEY A  
PHASE I, BELLTOWN DEVELOPMENT PHASE I ON W. EMORY ROAD  
CLT MAP 066, PARCELS 121 & 122  
DISTRICT-6, KNOX COUNTY, TENNESSEE

BF-03-27-23-RP-2  
SHEET 5 OF 16 SHEETS

11-20  
CONTINUED





5-SD-23-C  
Revised: 4/20/2023

OWNER/DEVELOPER:  
PRIMOS LAND COMPANY, LLC  
4809 DALL RD.  
KNOXVILLE, TN 37931  
PHONE: (615) 894-7756  
FAX: (615) 894-9098

SITE ADDRESS:  
4714 & 4515 W. EMORY ROAD  
POWELL, TENNESSEE 37840

FILE # 5-SD-23-C

ROAD PROFILES FOR C STA. 0+00 - 17+75  
& E STA. 0+00-11+00.00  
PHASE I, BELLTOWN DEVELOPMENT PHASE 1 ON W. EMORY ROAD  
CLT MAP 066, PARCELS 121 & 122  
DISTRICT-6, KNOX COUNTY, TENNESSEE

BF-03-27-23-RP-3  
SHEET 6 OF 16 SHEETS

SOUTHLAND ENGINEERING CONSULTANTS, LLC  
GENERAL CIVIL & LAND SURVEYORS  
4009 DALL ROAD  
KNOXVILLE, TENNESSEE 37931  
PHONE: (615) 894-7726  
FAX: (615) 894-9098  
E-MAIL: info@southlandengineers.com  
www.southlandengineers.com

DESIGNED	WAR	APPROVED	
DRAWN	WAR	ENGINEER	
CHECKED	WAR		

NO.	DATE	REVISION	APPR.
1	09-22-2022	REVISED DESIGN PLAN	
2	04-20-23	REVISED DESIGN PLAN	

SCALE  
HORIZONTAL SCALE: 1"=50'  
VERTICAL SCALE: 1"=20'  
DATE  
09-22-2022

DEED REFERENCES:  
INST. # 202204060076856  
SCALE IN FEET  
0 50 100

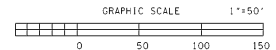
T-20  
CONTINUED 2021



MATCH LINE STA. 112+00 (SEE SHEET 4)



5-SD-23-C  
Revised: 4/20/2023



**SPECIAL NOTE:**  
SURVEY WAS PROVIDED BY SOUTHLAND  
ENGINEERING CONSULTANTS, LLC.

EXISTING OR PROPOSED ROW

NO.	DATE	DESCRIPTION	BY	CHKD.

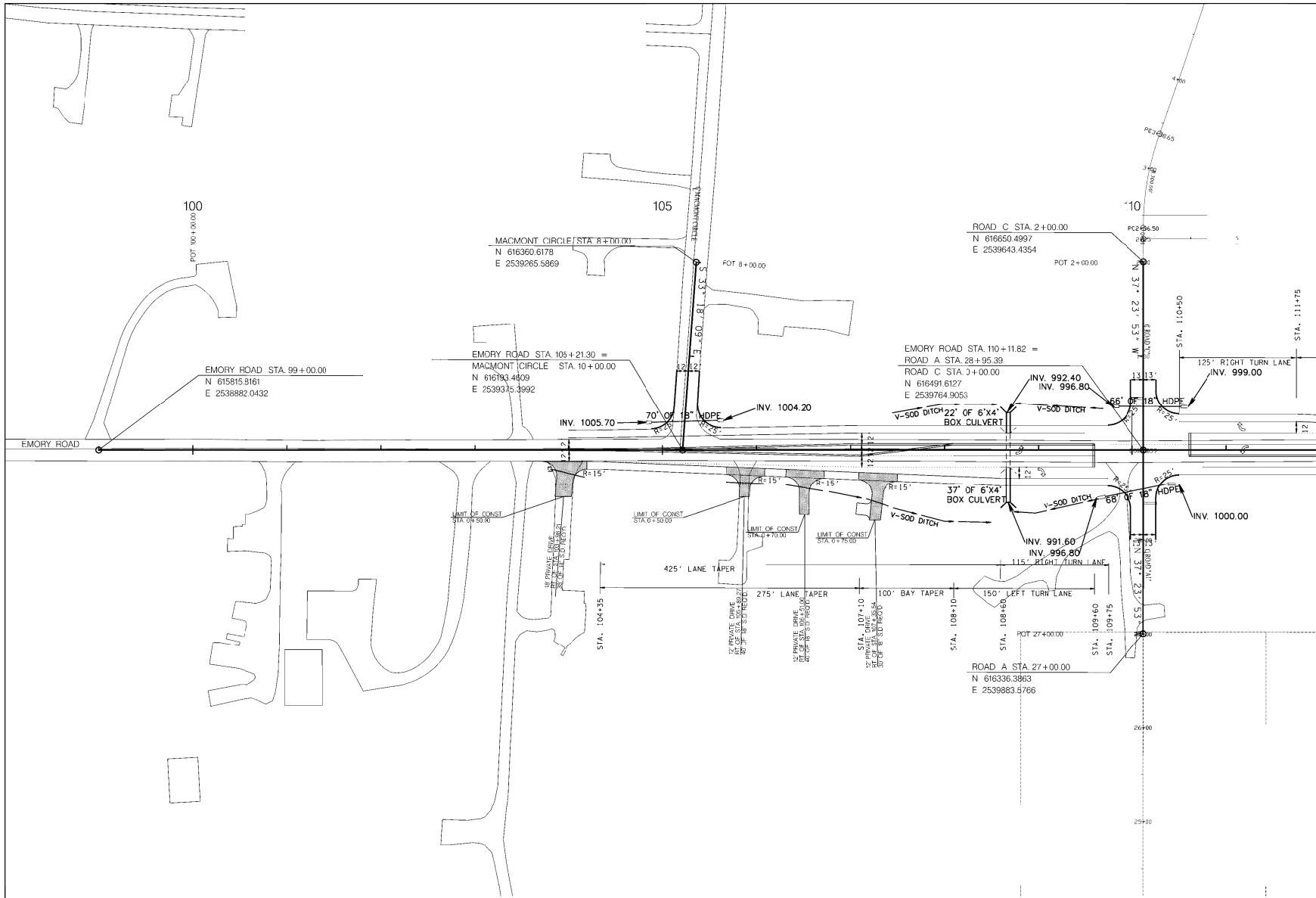


**ROBERT G. CAMPBELL & ASSOC., L.P.**  
CONSULTING ENGINEERS  
KNOXVILLE, TENNESSEE

**W EMORY ROAD (S.R. 131)**  
KNOX COUNTY, TN

**PRESENT LAYOUT**  
**BELL FARM DEVELOPMENT**

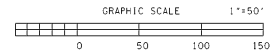
DESIGNED BY	CHECKED BY	SCALE	SHEET
GG	RGC	1" = 50'	NO. 3
DRAWN BY	DATE	FILE NO.	OF 11 SHEETS
GG	DEC. 2022	22209	



MATCH LINE STA. 112+00 (SEE SHEET 4A)



5-SD-23-C  
Revised: 4/20/2023



NO.	DATE	DESCRIPTION	BY	CHKD.

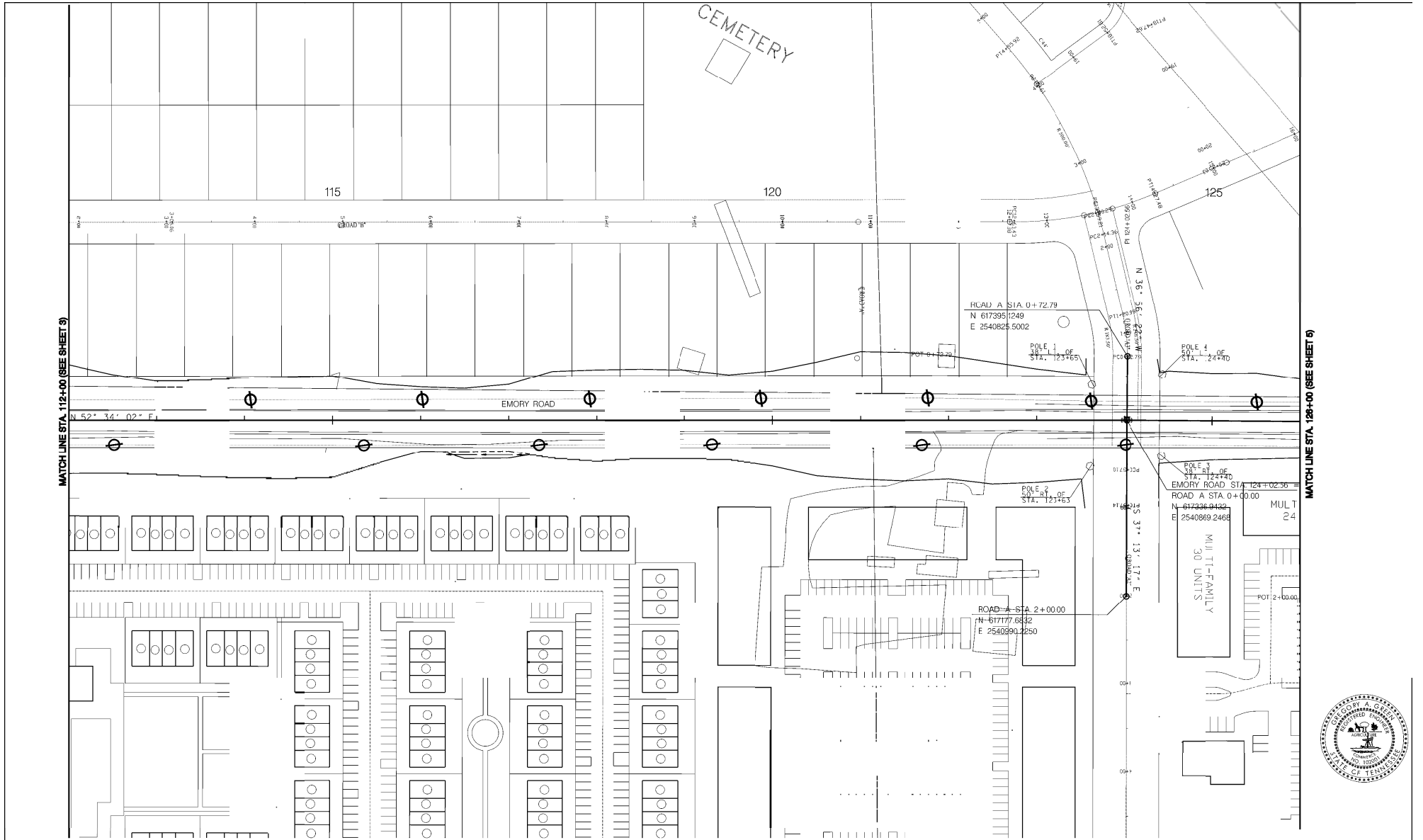

**ROBERT G. CAMPBELL & ASSOC., L.P.**  
 CONSULTING ENGINEERS  
 KNOXVILLE, TENNESSEE

**W EMORY ROAD (S.R. 131)**  
 KNOX COUNTY, TN

**PROPOSED LAYOUT**  
**BELL FARM DEVELOPMENT**

DESIGNED BY GG	CHECKED BY RGC	SCALE 1" = 50'	SHEET NO. 3A
DRAWN BY GG	DATE DEC., 2022	FILE NO. 22209	OF 11 SHEETS



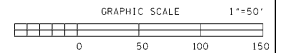


MATCH LINE STA. 112+00 (SEE SHEET 3)

MATCH LINE STA. 128+00 (SEE SHEET 6)

5-SD-23-C  
Revised: 4/20/2023

SPECIAL NOTE:  
SURVEY WAS PROVIDED BY SOUTHLAND  
ENGINEERING CONSULTANTS, L.L.C.



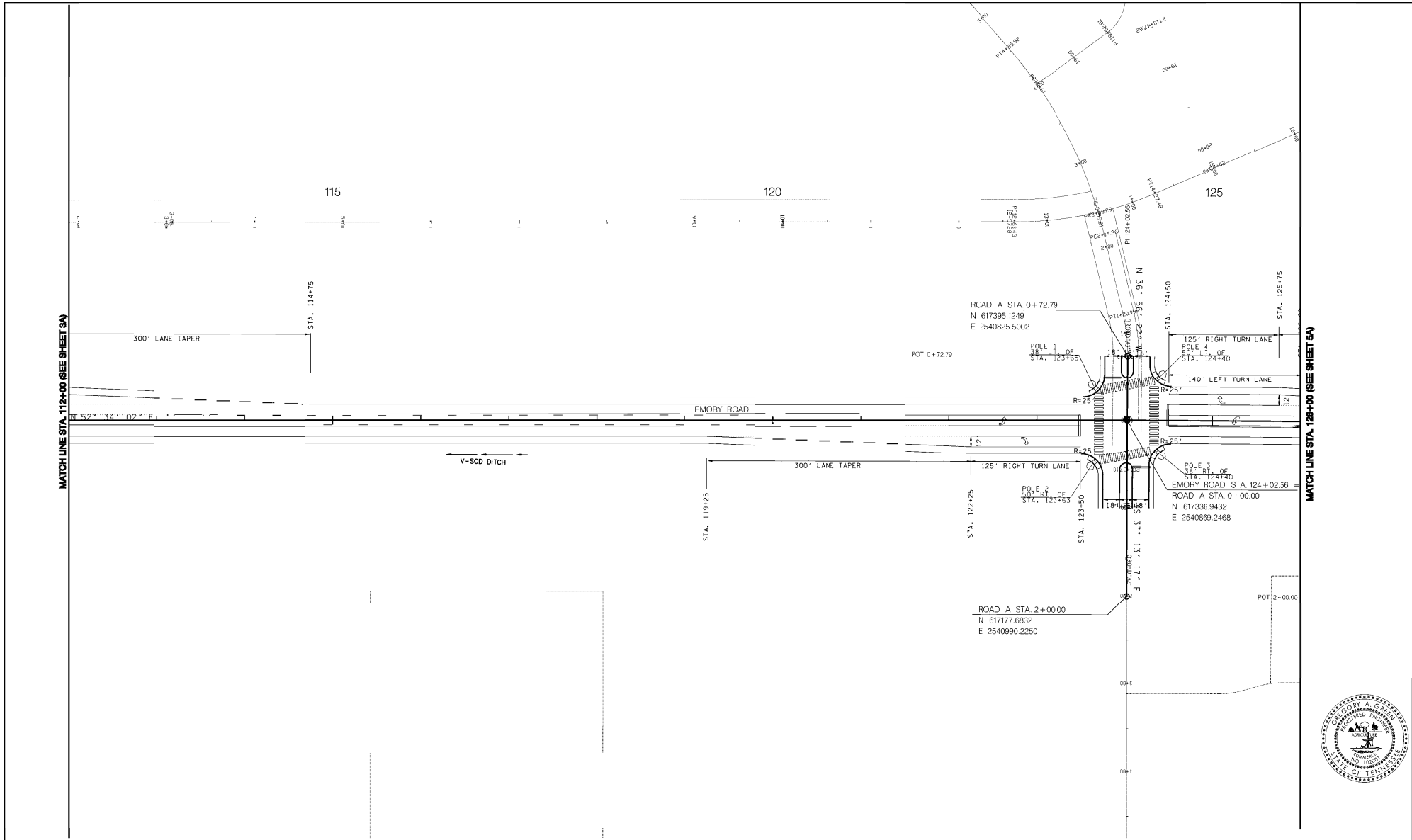
NO.	DATE	DESCRIPTION	BY	CHKD.

**RGC&A**  
**ROBERT G. CAMPBELL & ASSOC., L.P.**  
 CONSULTING ENGINEERS  
 KNOXVILLE, TENNESSEE

**W EMORY ROAD (S.R. 131)**  
 KNOX COUNTY, TN

**PRESENT LAYOUT**  
**BELL FARM DEVELOPMENT**

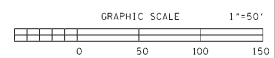
DESIGNED BY GG	CHECKED BY RGC	SCALE 1" = 50'	SHEET NO. 4
DRAWN BY GG	DATE DEC, 2022	FILE NO. 22209	OF 11 SHEETS



MATCH LINE STA. 112+00 (SEE SHEET 3A)

MATCH LINE STA. 128+00 (SEE SHEET 3A)

5-SD-23-C  
Revised: 4/20/2023



NO.	DATE	DESCRIPTION	BY	CHKD.

**RGC&A**  
**ROBERT G. CAMPBELL & ASSOC., L.P.**  
 CONSULTING ENGINEERS  
 KNOXVILLE, TENNESSEE

**W EMORY ROAD (S.R. 131)**  
 KNOX COUNTY, TN

**PROPOSED LAYOUT**  
**BELL FARM DEVELOPMENT**

DESIGNED BY GG	CHECKED BY RGC	SCALE 1" = 50'	SHEET NO. 4A
DRAWN BY GG	DATE DEC, 2022	FILE NO. 22209	OF 11 SHEETS













# 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

**3/28/2023** **5/11/2023** **5-SD-23-C**  
 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

**865-694-7756 / josh@smithbilthomes.com**  
Phone / Email

### CURRENT PROPERTY INFO

**Primos Land Company, LLC** **4714 W Emory Rd Knoxville TN**  
 Owner Name (if different) Owner Address Owner Phone / Email

**4515 W EMORY RD / 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 Rd, west of Rio Grande Dr

General Location

City **Commission District 6** **PD (Planned Development) and 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

<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

<b>Belltown</b>	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number <input checked="" type="checkbox"/> Split Parcels	<b>169</b> Total Number of Lots Created
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

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

## STAFF USE ONLY

<b>PLAT TYPE</b> <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	Fee 1	Total
<b>ATTACHMENTS</b> <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	<b>\$1,600.00</b>	
<b>ADDITIONAL REQUIREMENTS</b> <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)	Fee 2	
	Fee 3	

## AUTHORIZATION

Applicant Signature	<b>Smithbilt Homes</b> Please Print	<b>3/28/2023</b> Date
---------------------	--	--------------------------

Property Owner Signature	<b>Primos Land Company, LLC</b> Please Print	<b>3/28/2023</b> 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	
March 21, 2023	May 11, 2023	File Number(s)
Date Filed	Meeting Date (if applicable)	

### 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
865-694-7756	josh@smithbilthomes.com
Phone	Email

### CURRENT PROPERTY INFO

Property Owner Name (if different)	Property Owner Address	Property Owner Phone
4714 and 4515 W. Emory Road	066 122   066 121	
Property Address	Parcel ID	
Hallsdale-Powell	Hallsdale-Powell	N
Sewer Provider	Water Provider	Septic (Y/N)

### STAFF USE ONLY

General Location	Tract Size			
<input type="checkbox"/> City <input type="checkbox"/> County <table style="width: 100%; border: none;"> <tr> <td style="width: 33%;">District</td> <td style="width: 33%;">Zoning District</td> <td style="width: 33%;">Existing Land Use</td> </tr> </table>	District	Zoning District	Existing Land Use	
District	Zoning District	Existing Land Use		
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

Related City Permit Number(s)

Home Occupation (specify) \_\_\_\_\_

Other (specify) \_\_\_\_\_

## SUBDIVISION REQUEST

**Belltown**

Related Rezoning File Number

Proposed Subdivision Name

**11-A-22-PD**

**1**

**171**

Unit / Phase Number

Combine Parcels

Divide Parcel

Total Number of Lots Created

Other (specify) \_\_\_\_\_

Attachments / Additional Requirements

## ZONING REQUEST

Pending Plat File Number

Zoning Change

Proposed Zoning \_\_\_\_\_

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

Total

Fee 2

Fee 3

## AUTHORIZATION

**Smithbilt Homes**

Applicant Signature

Please Print

Date

Phone Number

Email

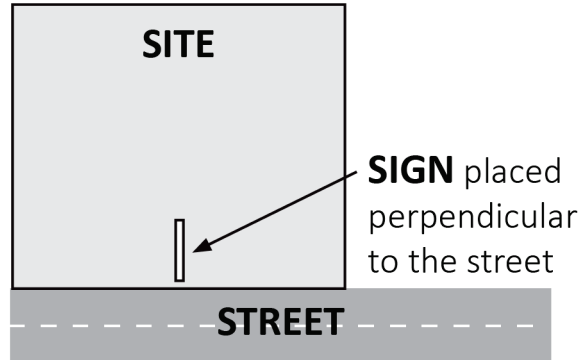
Property Owner Signature

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.*

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

## LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

## TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission public hearing** and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

*The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:*

\_\_\_\_\_ April 28, 2023 \_\_\_\_\_ and \_\_\_\_\_ May 12, 2023 \_\_\_\_\_  
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Josh Sanderson/Smithbilt Homes

Date: 3/28/2023

File Number: 5-SD-23-C

- Sign posted by Staff
- Sign posted by Applicant