



TO: Knoxville-Knox County Planning Commission  
FROM: Frankie Ramos-Castillo, Planning & Subdivision Specialist  
DATE: January 3, 2024  
RE: 1-SA-24-F Agenda #42  
Belltown, Phase 1 Unit 3

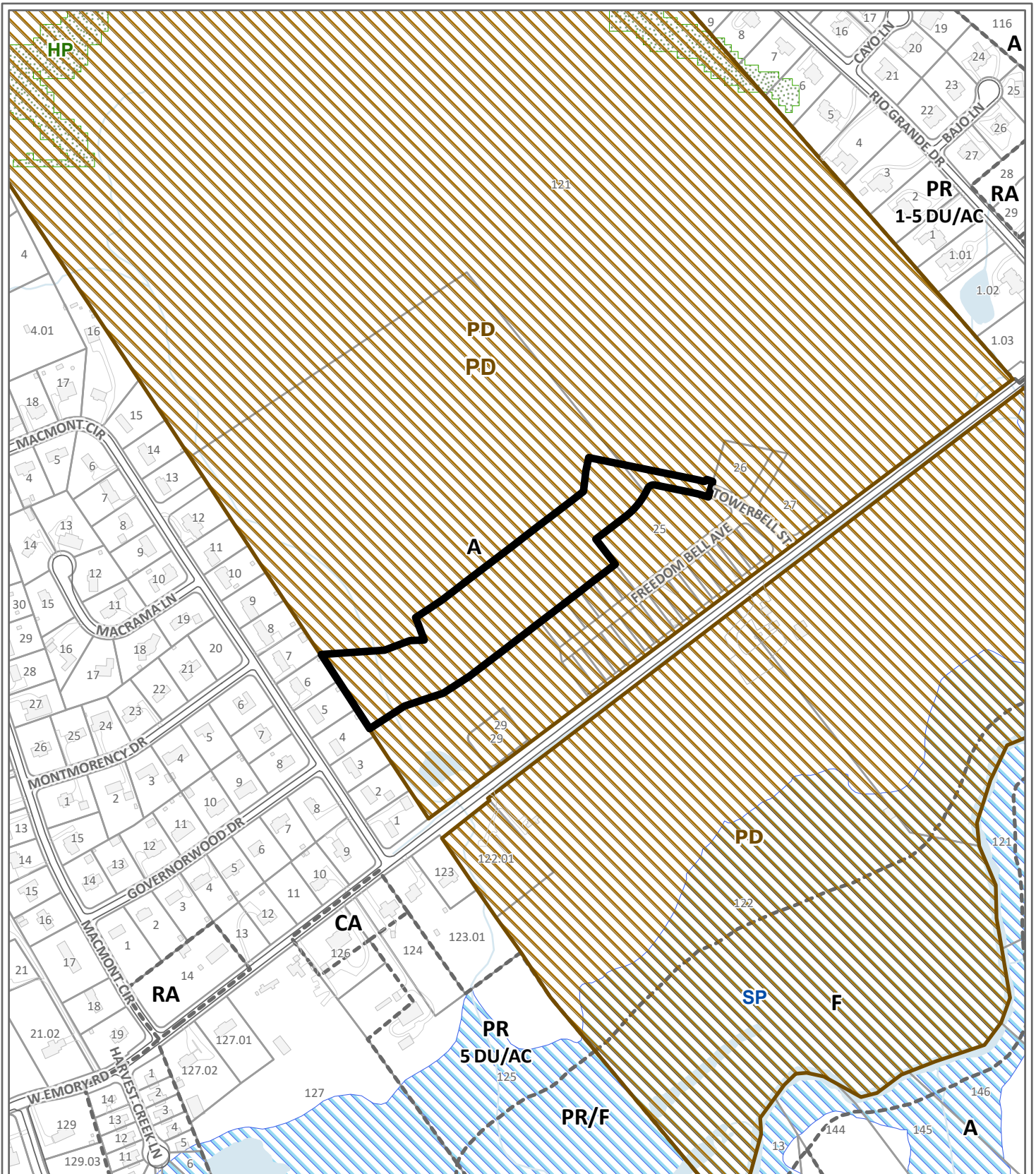
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#### **Recommendation**

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  
11-A-22-PD: Approved by the Knox County Commission 1/23/2023



# **FINAL SUBDIVISION PLAT**

**1-SA-24-F**

**Petitioner:** Sanderson, Josh, Beltown LLC



Final Plat For: Belltown Phase 1

**Original Print Date:** 12/18/2023

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

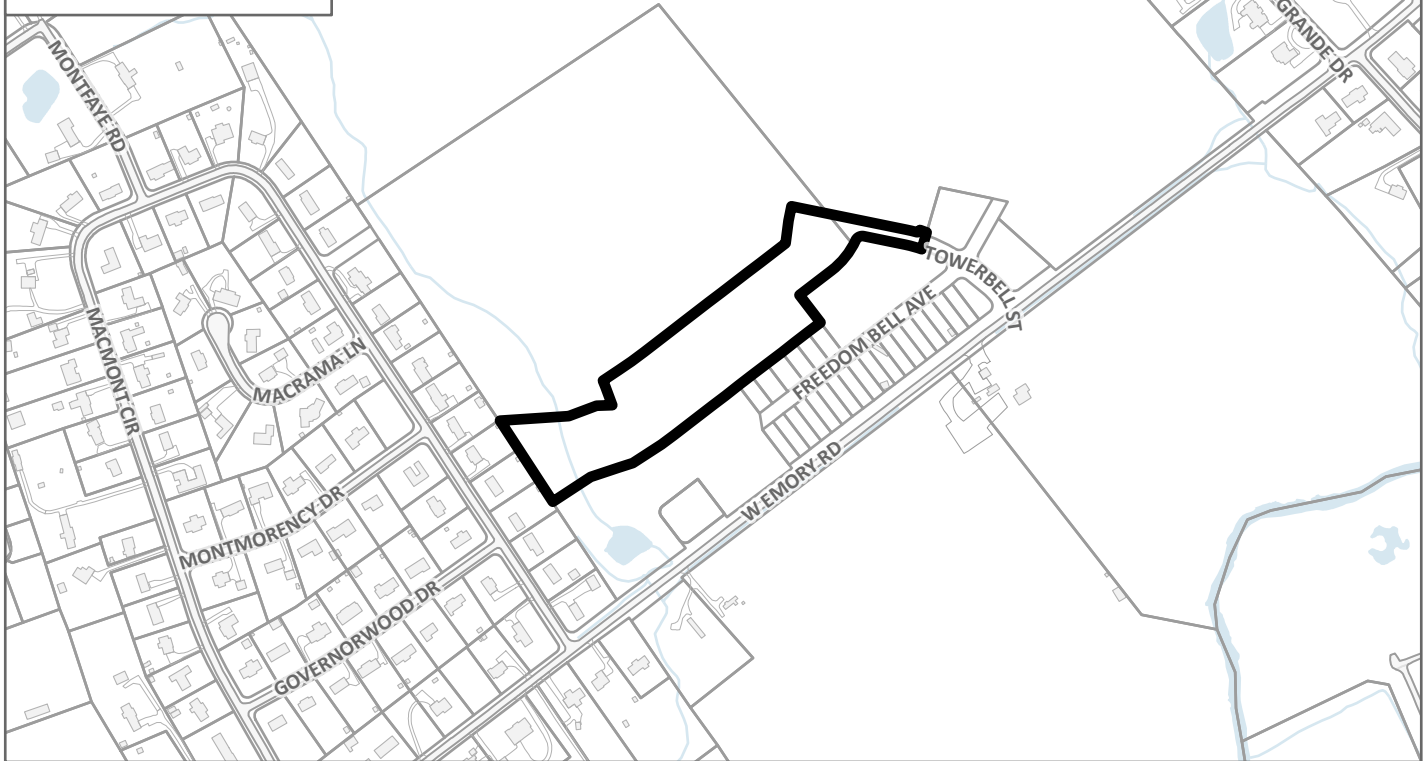
**Map No:** 66

**Jurisdiction:** County



## Exhibit A. Contextual Images

Location Map



Aerial Map

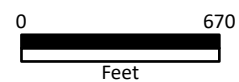


CONTEXTUAL MAPS 1

1-SA-24-F



Case boundary





This is to certify that the subdivision plat shown herein has been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plans, with the exception of any variances and waivers noted on this plat, and in the minutes of the Knoxville-Knox County Planning Commission, on this 11 day of January, 2024 that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds. Pursuant to Section 13-3-405 of Tennessee Code, Annotated, the approval of this plat by the Planning Commission shall not be deemed to constitute or effect an acceptance by the City of Knoxville or Knox County of the dedication of any street or other ground upon the plat.

Signed: \_\_\_\_\_  
 Date: \_\_\_\_\_

\_\_\_\_\_  
Utility Provider

\_\_\_\_\_  
Authorized Signature for Utility

\_\_\_\_\_  
Date

**Knox County Department of Engineering and Public Works**  
The Knox County Department of Engineering and Public Works hereby approves this  
plan on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
\_\_\_\_\_  
Engineering Director

LINE TABLE:		
LINE	BEARING	DISTANCE
L.1	S 71°17' E	24.02'
L.2	S 16°21' W	9.38'
L.3	S 16°21' W	50.14'
L.4	N 21°51' W	21.79'
L.5	S 24°53' W	19.78'
L.6	N 69°06' E	24.30'
L.7	N 68°38' E	25.31'
L.8	S 52°31' W	9.68'
L.9	N 31°46' E	35.83'

- 
- LOCATION MAP**

GPS SURVEY NOTE:  
ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS RECEIVER.  
 TOPCON GR-3 NETWORK ROVER, DUAL FREQUENCY WAS USED (L1/L2) GPS SURVEY  
 PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATICS BASED ON TDO7 GNSS  
 NETWORK NAD83 (NSRS2017) DATUM IS NAD83/DBK GEOID09. PRECISION OF THE GPS  
 NETWORK RPA: 4 CM PLUS 50 PARTS PER MILLION (BASED ON THE DIRECT DISTANCE  
 BETWEEN THE TWO CORNERS BEING TESTED).  
 DISTANCES HAVE NOT BEEN REDUCED TO GRID.



**BELLYTOWN LLC**  
**JOSH SANDERSON**  
4909 BALL ROAD  
KNOXVILLE, TENNESSEE 37931  
PHONE (865) 694-7756  
FAX (865) 693-9699  
EMAIL: rocky@rthsc.com

FINAL PLAT OF  
BELLTOWN, PHASE I, UNIT-3  
ON W. EMORY ROAD  
CLT MAP 066, PART OF PARCEL 121  
CLT MAP 066, PART OF PARCEL 122  
DISTRICT 6, KNOX COUNTY, TENNESSEE

SHEET 1  
OF  
1 SHEETS

RECORDED IN INST. #

DATE  
11-6-2023

A horizontal scale bar with markings at 50, 0, 50, and 100. Below the bar is the text "SCALE IN FEET".

T



# 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 Sandesron, Belltown LLC

Applicant Name

Affiliation

11/07/2023

01/11/2024

File Number(s)

Date Filed

Meeting Date (if applicable)

1-SA-24-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 & 4714 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 Beaver Creek Drive, NE of W Emory Road

8.29 acres

General Location

Tract Size

☐ City ☒ County  
6th District

A, PD  
Zoning District

AgForVac  
Existing Land Use

Northwest County

LDR, HP

PGA

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-3

☐ Combine Parcels☒ Divide Parcel

Unit / Phase Number

32 lots ~~31~~

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	\$1,160.00	
Fee 2		
0208	\$480.00	\$1,640.00
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 Sandesron, Belltown LLC

11-7-2023

Please Print

Date

865-694-7756

josh@rhsco.com

Phone Number

Email

11/08/2023, SG

Property Owner Signature

Please Print

Date Paid





# 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 Beltown LLC**

Applicant Name

Affiliation

**11/9/2023**

Date Filed

**1/11/2024**

Meeting Date (if applicable)

**1-SA-24-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 Road / 4714 W Emory Road**

Property Address

**66 121, 122 (part of)**

Parcel ID

**8.29 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 Beaver Creek Drive, NE of W Emory Road**

General Location

☐ City **Commission District 6 A (Agricultural), PD**

☒ 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

<b>Belltown Phase 1</b>	Related Rezoning File Number
Proposed Subdivision Name	
<u>3</u>	<u>32</u>
Unit / Phase Number	Total Number of Lots Created
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

<b>PLAT TYPE</b>	Fee 1	Total
<input type="checkbox"/> Staff Review	<b>\$1,640.00</b>	
<input checked="" type="checkbox"/> Planning Commission	Fee 2	
<b>ATTACHMENTS</b>	Fee 3	
<input type="checkbox"/> Property Owners / Option Holders		
<input type="checkbox"/> Variance Request		
<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)		

## 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 Beltown LLC	11/9/2023
	Please Print	Date
Phone / Email		
Property Owner Signature	Josh Sanderson Beltown LLC	11/9/2023
	Please Print	Date