



TO: Knoxville-Knox County Planning Commission

FROM: Frankie Ramos-Castillo, Planning & Subdivision Specialist

DATE: January 3, 2024

RE: 1-SA-24-F Agenda #42

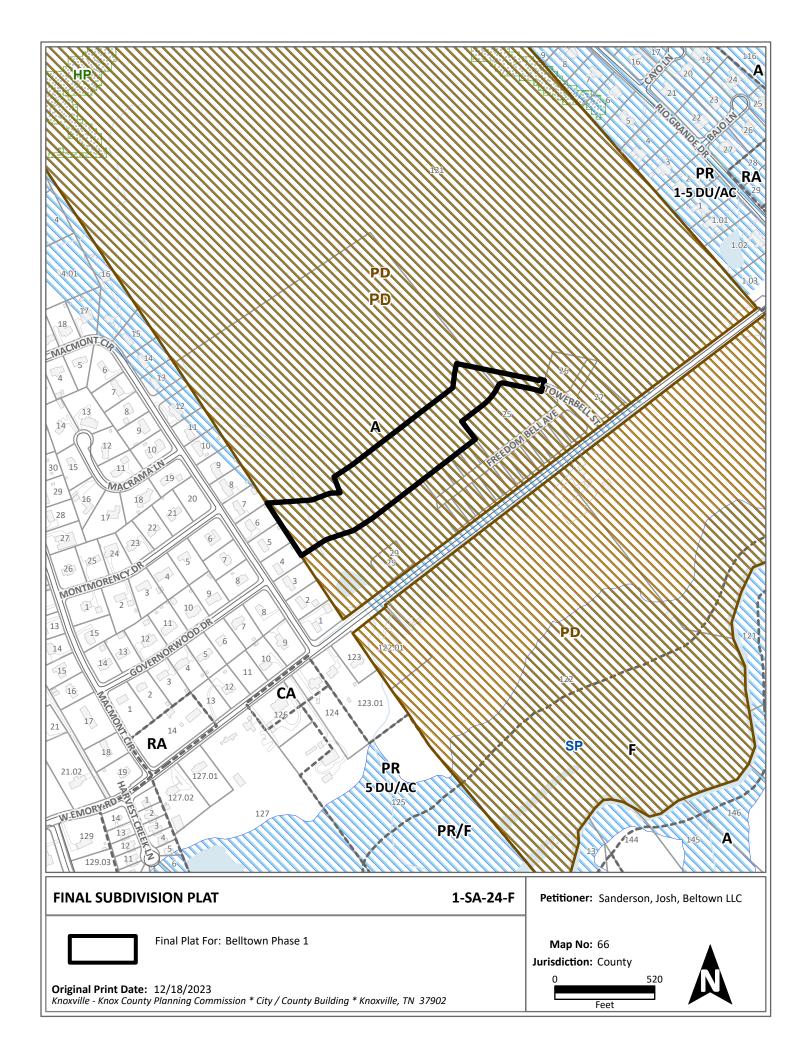
Belltown, Phase 1 Unit 3

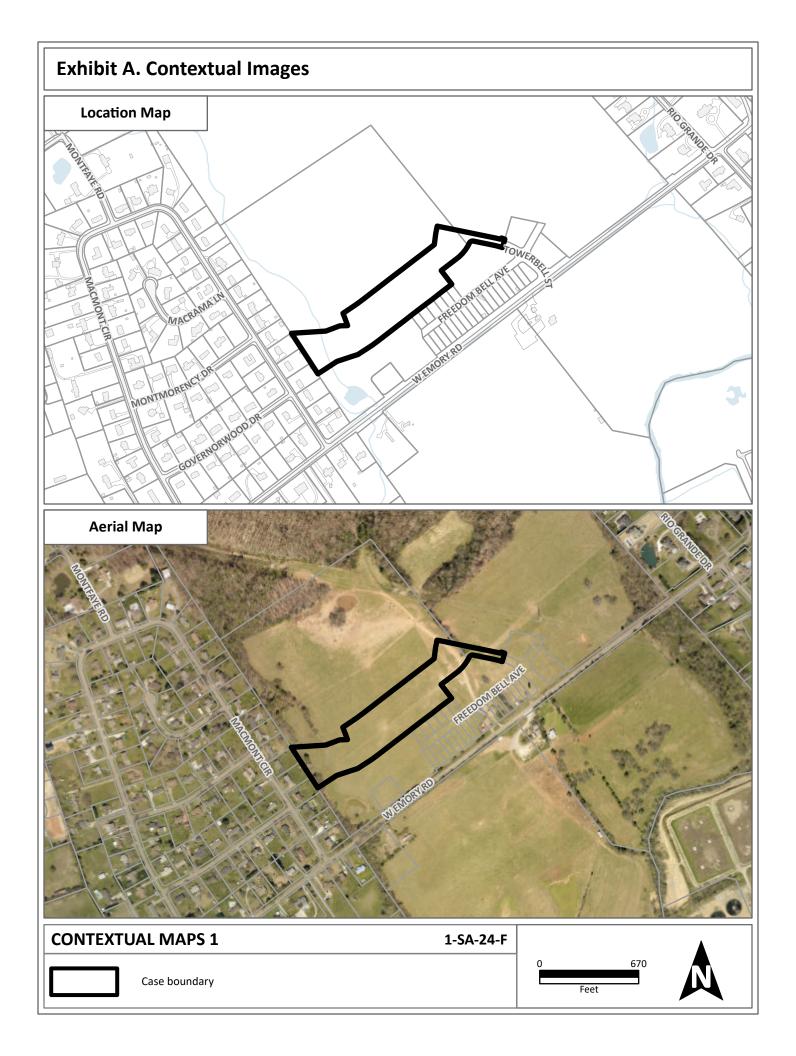
#### Recommendation

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





Tuning Tuning district(s) in which the land being subdivided is located shall be indicated as shown on the aming may by the Planning Commission as follow:  Duning Mown on Official May.  By.  Tares and Assessment This is to certify that all property taxes and assessments due on this property have been paid.  Knot Chamy Pouters August Date.  And Pouter Signed Date.  Date.  Date.  Date.  Date.  Date.  Date.  Date Signed Date Signed Date.  And Pouter Signed Date.  Date Signed Date.  Date.  Date.  Date.  Date.  Date.  Date.	Certification of Approval of Public Water System - Major Subdivisions  This is to certify that the public water system installed, or proposed for instillation, is in accordance with State and local regulations.  JURIC D.  JURIC D.  Conflictation of Approval of Public Sunitary Sewer System - Major Subdivisions  This is to certify that the public unitary sewer system installed, or proposed for instillation, is in accordance with State and local regulations.  JURIC D.  LURIS Provider  Authorized Signature for Utility Date	Guarantee of Completion of Streets and Related Inspervements.  Let ne undersigned, heavily conflict has based on other security has been pound with the appropriate question by the succession of the security of the property in contract of the manners and mention and insuments, bettermined, and property measurements that substitutes in all required mentals and specifications.  The contract of the property of the	CINVE CIGNO BLARBO	NOTES  1. BERN RESET IT ALL CORRECK INJESS AS SERVIN ALL INSV PRIS ARE 1.7 BERN ROAD WITH SCIENT  1. BERN RESET ALL CORRECK INJESS AS SERVIN ALL INSV PRIS ARE 1.7 BERN ROAD WITH SCIENT  1. THESE SHALL BE TRAINE FREE THE WORTH CITILITY AND DERANGE BANDSHINNING RESET AND THE LINEAR AND THE SCIENT AND THE LINEAR AND THE SCIENT AND THE SCIENT AND THE LINEAR AND THE SCIENT AND THE SCIENT AND THE LINEAR AND THE SCIENT AND THE SC	AND THE THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CHANGE THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CHANGES THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CHANGES TO ANY EARTHWORK OR CONTRACTOR CHANGES TO ANY EARTHWO
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100   100	3 1942	SSB	SSW	S 52'TI W By  COMMEN AGEA AND AMOSTY UIT  TOP OF BOX  MATLEY, MAZ )	
Certificate of Owarrship and General Dedication. (I, look Sanderous of Bellows ILC for undersigned owners); of the property shows horsis, heavily adopt has up in; one jit and of subdivision and adolects the stress as shows to the politic see forces and heavily only fill off, an in, we are the sweetly in the insulies of the politic see forces and heavily only fill off, and in, we are the sweetly in the insulies of the politic seed of the polit	This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Map, and found that above described is not located in a special flood hazard are a shown on the Federal Insurance Rate Map Panel 47093C0115 Knox County Community Number 475433 effective date May 2007.  Date:  Signature:	S Survey accuracy sman meet the requirements of the current entition on the Kunes of Lemmssee State Board of Examiners for Land Surveyors - Standards of Practice. I hereby certify that this survey was prepared F	I hereby certify that I am a registered land surveyor licensed to practice surveying under	Knox County Property Assessor  Signed:	OWNER:  BELLTOWN LLC JOSH SANDERSON 4909 BALL ROAD KNOXVILLE, TENNESSEE 37931 PHONE (865 964-7756 EAX (865) 993-9699 EMAIL: rocky@rthsco.com
SOUTHLAND ENGINEERING CHNOLIT FANTS LLC (ENNIAL COTE LA LONG MENTONS ENOUTHLE TENNIAL ECOLO	APPROVED NGINER	SCALE   HORIZONTAL: Y= 507	DEED REFERENCES: DEED INST # 202309150014410  50 0 50 100 SCALE IN PIET	FINAL PLAT OF BELLTOWN, PHASE I, UNIT-3 ON W. EMORY ROAD CLT MAP 066, PART OF PARCEL CLT MAP 066, PART OF PARCEL DISTRICT 6, KNOX COUNTY, TEN	L 122 L SHEETS



Applicant Name

Date Filed

Applicant

Name

Address

Phone

Josh Sanderson

4909 Ball Road

865-694-7756

Belltown LLC

Property Address

Sewer Provider

General Location

☐ City ☑ County

**Planning Sector** 

Northwest County

STAFF USE ONLY

6th

District

**Zoning District** 

LDR, HP

Sector Plan Land Use Classification

**HDPU** 

11/07/2023

CORRESPONDENCE

## **Development Request**

### DEVELOPMENT SUBDIVISION ZONING ☐ Development Plan ☐ Concept Plan ☐ Plan Amendment Final Plat ☐ SP ☐ OYP ☐ Planned Development ☐ Use on Review / Special Use ☐ Rezoning ☐ Hillside Protection COA Josh Sandesron, Belltown LLC Affiliation 01/11/2024 File Number(s) Meeting Date (if applicable) 1-SA-24-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 TN 37931 Knoxville ZIP State City josh@rhsco.com Email **CURRENT PROPERTY INFO** 865-694-7756 4909 Ball Road, Knoxville, TN 37931 **Property Owner Address** Property Owner Phone Property Owner Name (if different) 066 part of parcels 121 & 122 4515 & 4714 W. Emory Road, Powell, TN 37849 Parcel ID **HPUD** N Septic (Y/N) Water Provider 8.29 acres NW of W Beaver Creek Drive, NE of W Emory Road Tract Size AgForVac A, PD

Growth Policy Plan Designation

**PGA** 

**Existing Land Use** 

DEVELOPMENT REQUEST					
☐ Development Plan ☐ Use on Review / Special Use ☐ Hillside Protection COA ☐ Residential ☐ Non-Residential  Home Occupation (specify)				y Permit Number(s)	
Other (specify)					
SUBDIVISION REQUEST			T		
Belltown, Phase I			Related Rea	zoning File Number	
Proposed Subdivision Name Unit-3	32 lo	ots 31			
Unit / Phase Number	■ Divide Parcel Total Nu	mber of Lots Created			
Other (specify)	1012 - X 112 - X 112 - X				
☐ Attachments / Additional Requirements					
ZONING REQUEST					
			Pending	Plat File Number	
Zoning Change Proposed Zoning					
☐ Plan Amendment Change					
Proposed Plan Des	ignation(s)		lii-		
Proposed Density (units/acre) Pre	vious Rezoning Requests				
Other (specify)					
STAFF USE ONLY	8				
PLAT TYPE	- PE-61	Fee 1		Total	
☐ Staff Review Planning Commission		0203   \$1,16	\$1,160.00		
ATTACHMENTS		Fee 2	-		
☐ Property Owners / Option Holders ☐ Varian	ice Request	A STATE OF THE STA	00	\$1,640.00	
ADDITIONAL REQUIREMENTS		0208 \$480	.00	Ψ1,040.00	
☐ Design Plan Certification (Final Plat) ☐ Use on Review / Special Use (Concept Plan)		Fee 3			
☐ Traffic Impact Study		48			
☐ COA Checklist (Hillside Protection)					
AUTHORIZATION					
☐ I declare under penalty of perjury the foregoing is  1) He/she/it is the owner of the property AND 2) Th	true and correct: e application and all associated	d materials are being submit	ted with his/h	er/its consent	
W S	Josh Sandesron, Be	elltown LLC	11-7-	-2023	
Applicant Signature	Please Print	11 - 12 - 12 - 12 - 12 - 12 - 12 - 12 -	Date		
865-694-7756	josh@rhsco.com				
Phone Number	Email				
			11/08/2	023, SG	
Property Owner Signature	Please Print		Date P	aid	



# **Development Request**

	DEVELOPM	ENT	SUBDIVISION	ZONING
Dlannir	☐ Developm	ent Plan	☐ Concept Plan	☐ Plan Amendment
Plannii	☐ Planned D		✓ Final Plat	☐ Sector Plan
KNOXVILLE I KNOX COUNT		view / Special Use		☐ One Year Plan
		otection COA		☐ Rezoning
Josh Sanderson Beltown LL	.c			
Applicant Name			Affiliat	tion
11/9/2023	1/11/2024		1-SA-24-F	
Date Filed	Meeting Date (i	applicable)	File Number(s)	
CORRESPONDENCE	All correspondence rela	ted to this application s	should be directed to the	e approved contact listed below.
Josh Sanderson Beltown LL	.c			
Name / Company				
4909 Ball Road Rd. Knoxvil	le TN 37931			
Address				
865-694-7756 / josh@rhsco	o.com			
Phone / Email				
CURRENT PROPERTY	INFO			
Josh Sanderson Beltown LL	.C 4909 Ball Ro	l Knoxville TN 37931		865-694-7756 / josh@rhsco.co
Owner Name (if different)	Owner Addr	ess		Owner Phone / Email
4515 W. Emory Road / 471	14 W Emory Road			
Property Address				
66 121, 122 (part of)				8.29 acres
Parcel ID		Part of	Parcel (Y/N)?	Tract Size
Hallsdale-Powell Utility Dis	trict	Hallsdale-Powell L	Jtility District	No
Sewer Provider		Water Provider		Septic (Y/N)
STAFF USE ONLY				
NW of W Beaver Creek Driv	ve, NE of W Emory Road			
General Location				
City Commission Distri	ict 6 A (Agricultural), PD			
✓ County District	Zoning District		Existi	ng Land Use
Northwest County			Plann	ed Growth Area
Planning Sector	Sector Plan Land Use Class	ification		th Policy Plan Designation

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DEVELOPMENT REQUEST						
☐ Development Plan ☐ Planr	ned Development	Use on f	Review / Special Use		Related City	Permit Number(s)
☐ Hillside Protection COA		Resident	tial Non-resid	dential		
Home Occupation (specify)						
Other (specify)						
SUBDIVSION REQUEST						
Belltown Phase 1					Related Rezo	oning File Number
Proposed Subdivision Name						
3			32			
Unit / Phase Number	Split Parcels		Total Number of Lot	s Created		
Additional Information						
Attachments / Additional Requ	irements					
ZONING REQUEST						
☐ Zoning Change					Pending P	lat File Number
Proposed Zor	ing				1	
Plan						
Amendment Proposed Pl	an Designation(s)				<u>I</u>	
	Previous Zoning Re	quests				
Additional Information						
STAFF USE ONLY				1		T
PLAT TYPE				Fee 1		Total
☐ Staff Review ✔ Plannin	g Commission			\$1,640.00	0.00	
ATTACHMENTS	_					
Property Owners / Option Hold		ce Request		Fee 2		
ADDITIONAL REQUIREMEN  COA Checklist (Hillside Protecti						
☐ Design Plan Certification (Final				Fee 3		
Site Plan (Development Reque	st)			1003		
☐ Traffic Impact Study						
Use on Review / Special Use (C	oncept Plan)				-	
AUTHORIZATION						
I declare under penalty of perjure all associated materials are being				er of the pro	perty, AND 2) th	ne application and
an associated materials are being		erson Beltown				11/9/2023
Applicant Signature				Date		
Phone / Email						
	Josh Sande	erson Beltown	LLC			11/9/2023
Property Owner Signature	Please Prin	t				Date

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