



# SUBDIVISION REPORT - CONCEPT

► **FILE #:** 7-SD-24-C

**AGENDA ITEM #:** 23

**AGENDA DATE:** 7/11/2024

► **SUBDIVISION:** BELLTOWN CENTER

► **APPLICANT/DEVELOPER:** JOSH SANDERSON

OWNER(S): Josh Sanderson Belltown LLC

TAX IDENTIFICATION: 66 121 (PART OF) , 122 (PART OF)

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 4714 W EMORY RD (0 Freedom Bell Ave)

► **LOCATION:** South side of W. Emory Rd, west of Rio Grande Dr

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

► **APPROXIMATE ACREAGE:** 11.24 acres

► **ZONING:** F (Floodway), A (Agricultural), PD (Planned Development)

► **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

► **PROPOSED USE:** New public road

SURROUNDING LAND USE AND ZONING: North: Single family residential, agriculture/forestry/vacant land - A (Agricultural), PD (Planned Development)  
South: Transportation/communication/utility, agriculture/forestry/vacant land, rural residential - F (Floodway), A (Agricultural), RA (Low Density Residential)  
East: Single family residential, agriculture/forestry/vacant land -- A (Agricultural), RA (Low Density Residential)  
West: Rural residential, single family residential, agriculture/forestry/vacant land -- A (Agricultural), PR (Planned Residential), F (Floodway)

► **NUMBER OF LOTS:** 1

SURVEYOR/ENGINEER: William Robinson William Robinson & Associates

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  
None

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

1) Reduce the minimum horizontal curve radius from 250 ft to 200 ft between STA 7+00 and 11+00.

## ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED)

1) Increase the maximum intersection grade from 1 percent to 2 percent at the intersection with W. Emory Rd.

## STAFF RECOMMENDATION:

- **Approve the alternative design standard based on the justification provided by the applicant and recommendations of the Knox County Department of Engineering and Public Works.**

### **Approve the Concept Plan subject to 10 conditions.**

- 11) 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) The design details of the boulevard cross section shall be worked out during the design plan phase with Knox County Engineering and Public Works staff.
- 5) The intersection with W. Emory Road shall meet the requirements of Knox County Engineering and Public Works and the Tennessee Department of Transportation (TDOT) during the design plan phase.
- 6) Complying with the terms and conditions of the Memorandum of Understanding with Knox County to implement the recommended improvements to W. Emory Road and the Clinton Highway intersection as outlined in the Belltown Planned Development Traffic Impact Study by Cannon & Cannon (Exhibit B) and as revised and approved by Planning, Knox County Engineering and Public Works, and Tennessee Department of Transportation (TDOT) staff.
- 7) Providing a sight distance easement through the horizontal curve radius less than 250 ft per the requirements of Knox County Engineering and Public Works during the design plan phase.
- 8) Providing a sidewalk or greenway on the south side of the W. Emory Road frontage per the Knox County Sidewalk Ordinance (Chapter 54, Article IV of the Knox County Code) and Belltown Preliminary Plan approval. The details of the sidewalk or greenway are to be worked out during the design plan phase.
- 9) Providing a detailed landscape plan for the W. Emory Road frontage consistent with the requirements of Section 8.4.6.B (Buffer Boundary) of the Belltown preliminary plan for review and approval by the Planning staff during the design plan phase.
- 10) Meeting all applicable requirements of the Department of Engineering and Public Works.

## COMMENTS:

### SUMMARY

This proposal is for Belltown Center, the commercial portion of the Belltown development on the south side of W. Emory Road. The concept plan is for the first portion of the public road intended to loop back to W. Emory Road at the Gold Bell Street intersection. The concept plan shows the proposed lot line for the commercial property, which is approximately 11.24 acres on the west side of the new street. The commercial development will be reviewed administratively by Planning staff to ensure compliance with the 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 to have 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 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. The first three phases of the Belltown development on the north side of W. Emory Road have been approved for up to 236 house lots, leaving 325 additional lots based on the conceptual Master Plan Map or 516 based on the maximum allowed.

### 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 must be reviewed and approved by the Planning staff to certify compliance with the Belltown preliminary plan and any other applicable zoning standards.

## ALTERNATIVE DESIGN STANDARDS

The applicant is requesting two alternative road design standards. The request to increase the intersection grade from 1 percent to 2 percent is for the intersection of the new road at W. Emory Road. All intersections with a crosswalk cannot exceed 2 percent grade per the ADA standards. The 200-ft horizontal curve radius at the long curve of the new road, at approximately STA 7+00, is appropriate for a street with a 25-mph posted speed limit. A sight distance easement based on the design speed of the road must be provided on the inside of the curve per the requirements of Knox County Engineering and Public Works during the design plan phase. A sidewalk is proposed on the inside of the curve, which provides additional safety to pedestrians.

## 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: These details were part of the concept plan for phases 1 & 2 and are currently in permit review.

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 determined during the design plan phase. NOTE: The applicant has entered into a Memorandum of Understanding with Knox County to complete the required road improvements.

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.

9) Adding a master signage package for the south side to be submitted to Knoxville-Knox County Planning as a separate Use on Review. NOTE: An application for the master signage package has not been submitted.

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. NOTE: The pedestrian improvements are part of the W. Emory Road improvements that are currently under review for permitting.

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 added to the preliminary plan. The access road to the proposed public park on the south side of the property, along Beaver Creek, is scheduled for 2024. The proposed road will provide this access.

Applicable standards in the Belltown preliminary plan:

Section 7.2.D. – Commercial designated area, approximately 12 acres, shall not exceed 64,000 square feet of commercial.

NOTE: The Final Plan for the commercial development will be reviewed administratively by Planning staff.

Section 8.4. (Commercial Designated Areas) – See Exhibit C for the full list of commercial guidelines.

Section 8.4.6.B. (Landscape, Boundary Buffer) – The entire boundary, including abutting to West Emory Road,

of the Commercial Area shall be landscaped with a minimum of one (1) ornamental, native, or evergreen tree per every twenty-five (25) linear feet with shrubs and ground cover plantings between trees.  
NOTE: Condition #9 requires a landscape plan for the W. Emory Road frontage to be submitted for review and approval by Planning staff during the design plan phase.

Section 8.4.8. (Signs) – Signs are permitted as outlined by Knox County Zoning Ordinance, Section 3.90 (Signs, billboards, and other advertising structures).

NOTE: The approved preliminary plan does not propose sign standards as a waiver to the underlying A (Agricultural) zone. However, a condition of the preliminary plan approval is that a master signage package be submitted as a Use on Review application for review and approval by the Planning Commission. This application has not been submitted yet.

Section 9.C. (Walkability and Connectivity) – Every road will have sidewalks on at least one side.

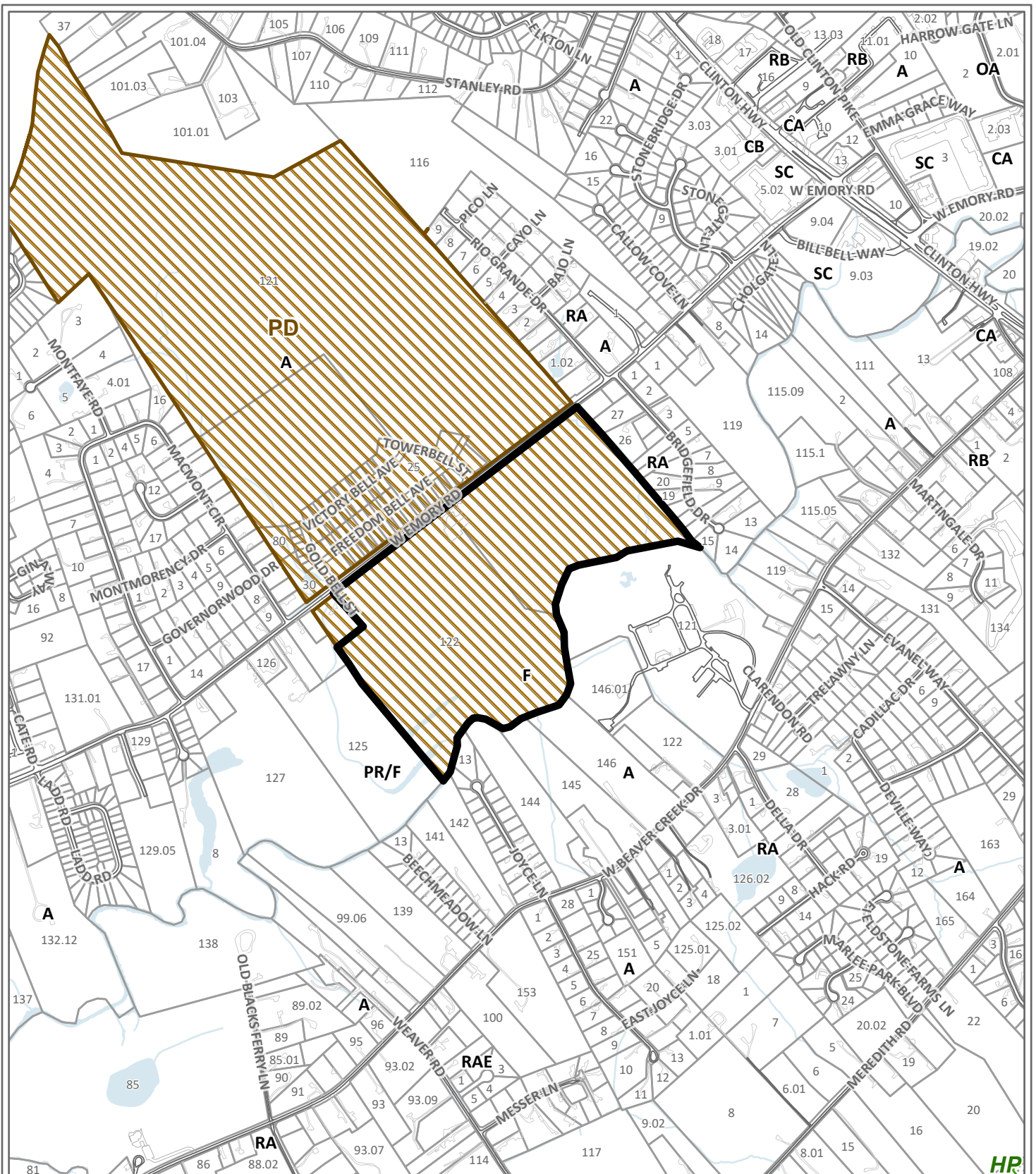
NOTE: The new road has sidewalks on both sides of the boulevard from the W. Emory Road intersection to the first driveway intersection for the commercial district. A sidewalk on one side of the road is provided for the remainder of its length.

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: Not applicable.

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

7-SD-24-C

Petitioner: Josh Sanderson



New public road in F (Floodway), A (Agricultural), PD (Planned Development)

Original Print Date: 6/3/2024

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

Map No: 66

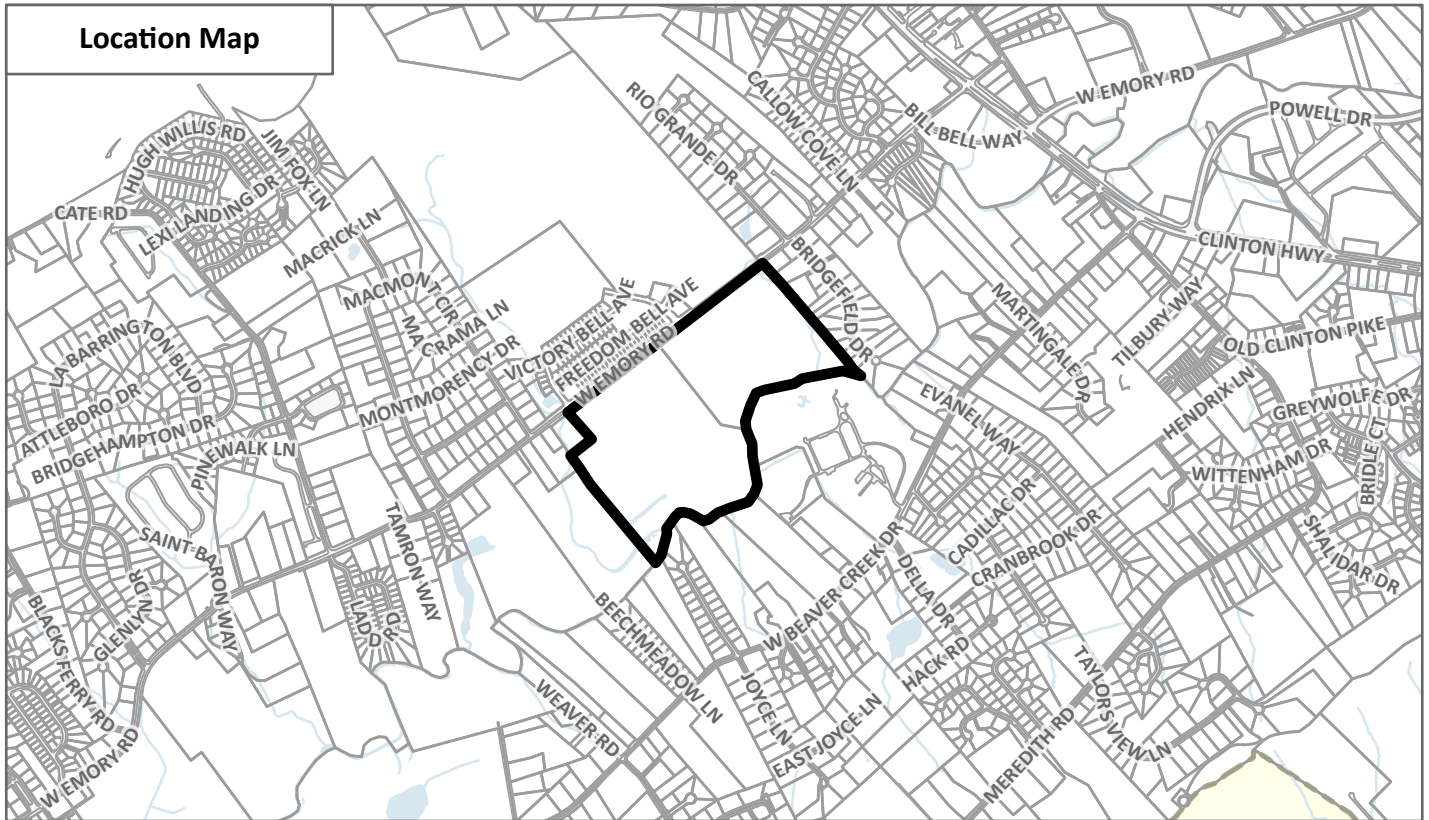
Jurisdiction: County



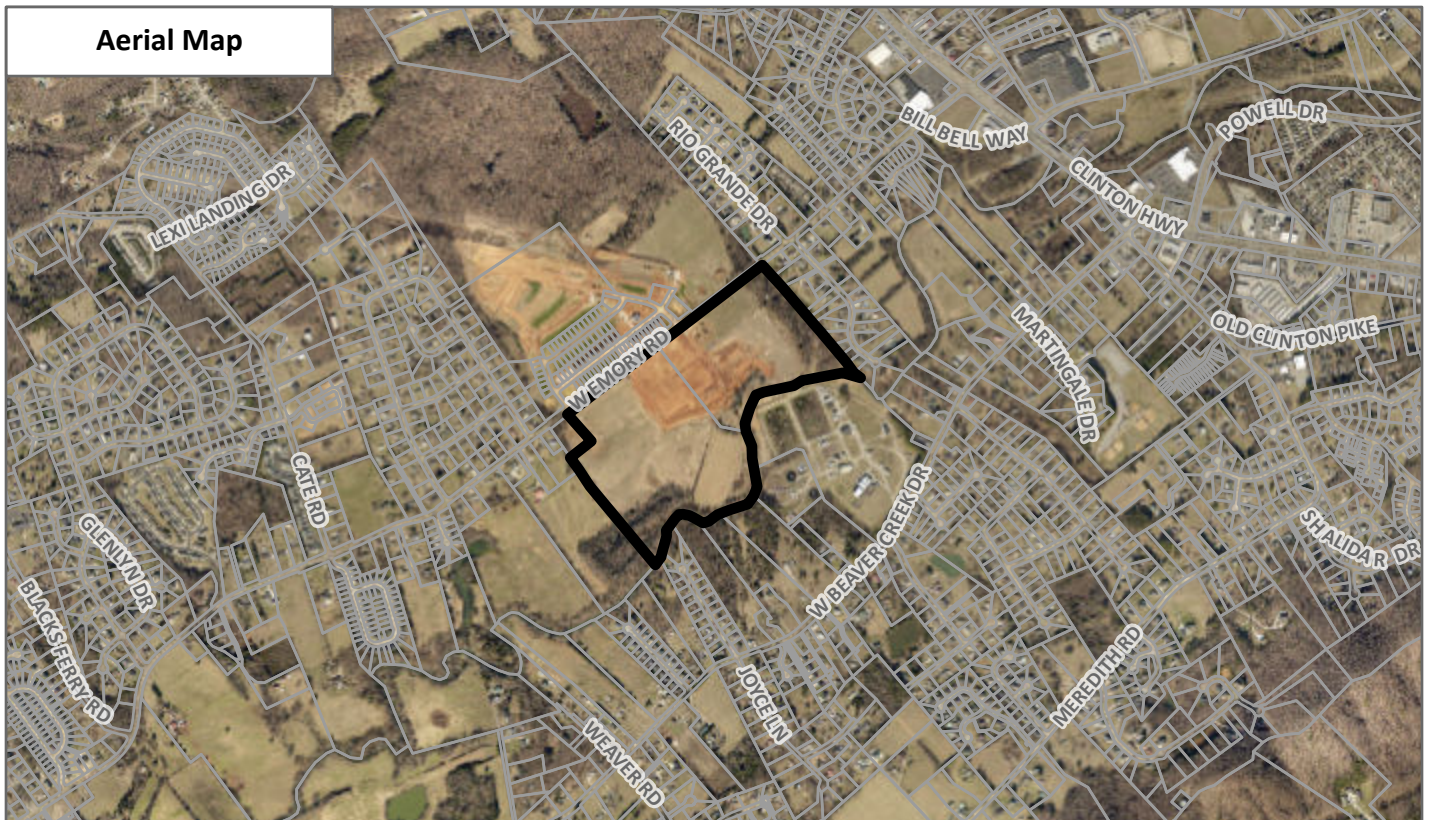


## Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

7-SD-24-C

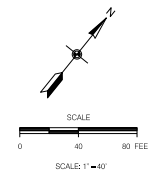
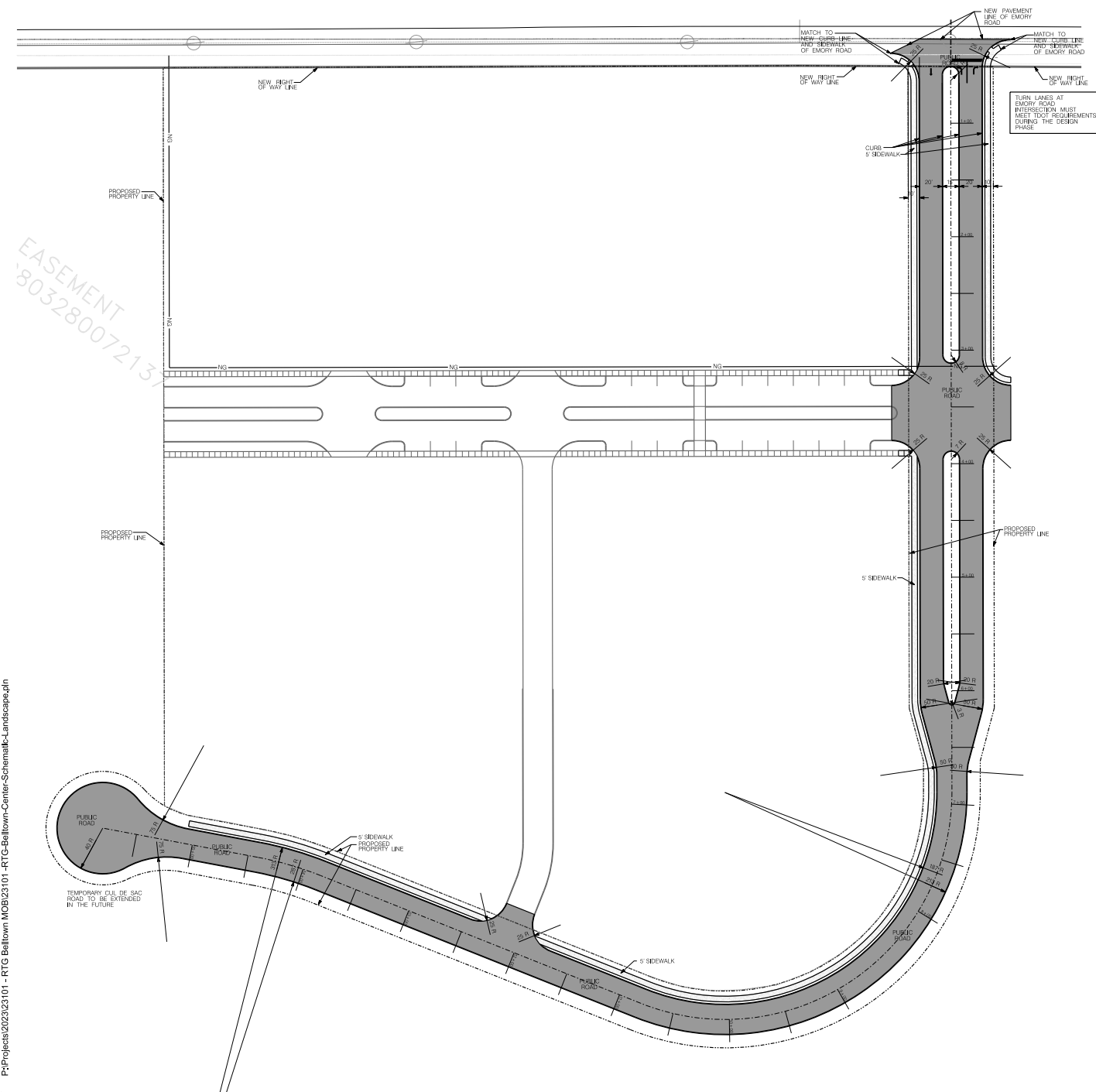


Case boundary

0 1,000  
Feet



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LEGEND:		
EXISTING	PROPOSED	
		GROUND CONTOUR ELEVATION
		SPOT ELEVATION
		STRUCTURE
		PROPERTY LINE
		EASEMENT
		EDGE OF PAVEMENT
		STORM DRAIN
		SANITARY SEWER
		POTABLE WATER
		NATURAL GAS
		OVERHEAD ELECTRICAL
		WATER METER
		FIRE HYDRANT
		SURFACE FLOW
		SILT FENCING
		CURB
		CATCH BASIN
		CONCRETE PAVEMENT
		ASPHALT PAVEMENT
		R/P RAP

CERTIFICATION OF CONCEPT PLAN BY REGISTERED ENGINEER

I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM TO THE BEST OF MY KNOWLEDGE TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED AND DESCRIBED IN A REPORT FILED WITH THE PLANNING COMMISSION.

REGISTERED ENGINEER: WILLIAM N. ROBINSON  
TENNESSEE LICENSE NUMBER: 101005  
DATE: 06/20/24

PROJECT DATA  
USE: COMMERCIAL MIXED USE DEVELOPMENT  
ZONING: PLANNED DEVELOPMENT  
PARCELS: PART OF PARCEL 086 121 AND 086 122  
PARCEL AREA: 489,644 SF (11.24 AC)  
IMPERVIOUS AREA: 266,961 SF (6.13 ACRE)  
IMPERVIOUS AREA RATIO: 54.5 %  
ALTERNATE DESIGN STANDARDS REQUESTED:  
HORIZONTAL CURVE RADIUS (250 FT TO 200')  
INTERSECTION PHASE (N TO S)  
PUBLIC WATER AND SEWER AVAILABLE FOR THIS PARCEL FROM HALLSCALE POWELL UTILITY DISTRICT. GAS IS AVAILABLE FOR THIS PARCEL FROM KNOXVILLE UTILITIES BOARD.



PROJECT LOCATION MAP - NOT TO SCALE



404 Bearden Park Circle  
Knoxville, TN 37919  
865.601.7771  
Fax 865.602.7742  
www.georgeewart.com

PLAN DEVELOPMENT  
**BELLTOWN CENTER**  
4720 W. EMORY RD  
POWELL, KNOX COUNTY  
TN 37849  
7-SD-24-C



CONCEPT LAYOUT PLAN

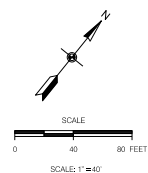
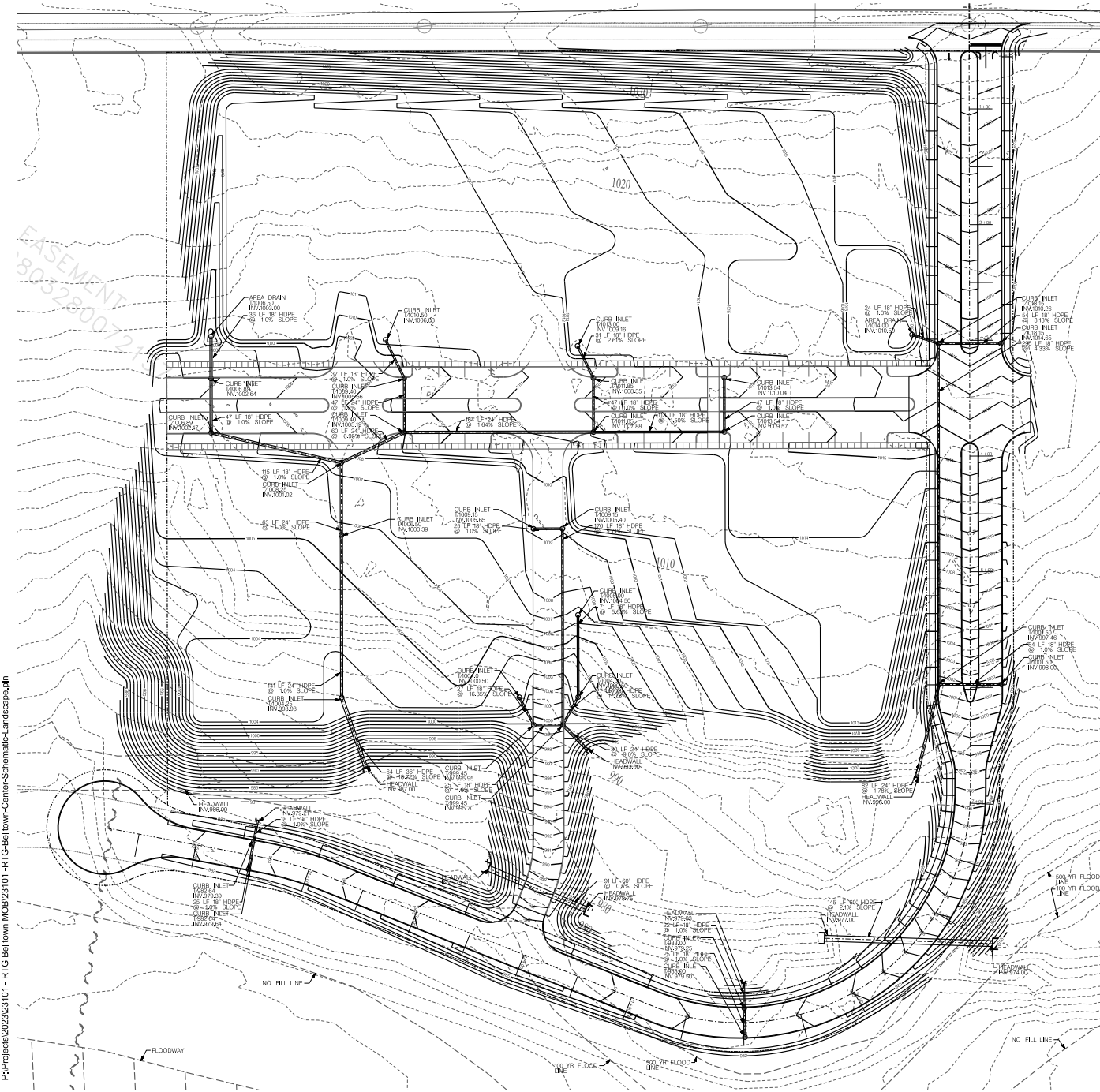
DATE: 7/02/2024  
PROJECT NO.: 23101  
PROJECT MGR.: G.E.

PL01

7-SD-24-C  
Revised: 7/2/2024



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LEGEND:		
EXISTING	PROPOSED	
		GROUND CONTOUR ELEVATION
		SPOT ELEVATION
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		SILT FENCING
		CURB
		CATCH BASIN
		CONCRETE PAVEMENT
		ASPHALT PAVEMENT
		RIP RAP



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7-SD-24-C



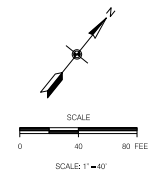
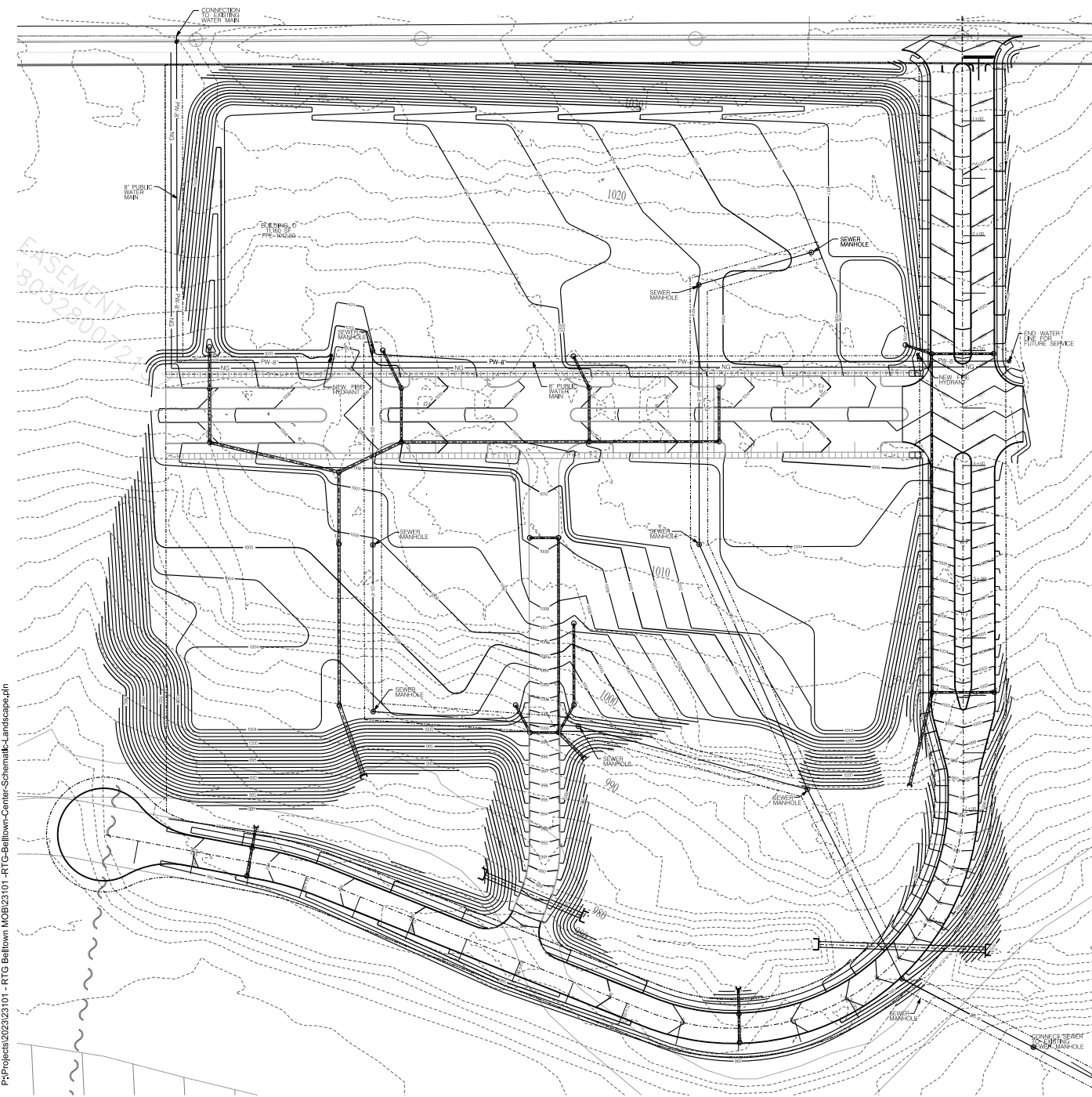
CONCEPT GRADING PLAN

DATE: 7/02/2024  
PROJECT NO.: 23101  
PROJECT MGR.: G.E.

7-SD-24-C  
Revised: 7/2/2024

PL02

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LEGEND:		
EXISTING	PROPOSED	
		GROUND CONTOUR ELEVATION
		SPOT ELEVATION
		STRUCTURE
		PROPERTY LINE
		EASEMENT
		EDGE OF PAVEMENT
		STORM DRAIN
		SANITARY SEWER
		POTABLE WATER
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		WATER METER
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7-SD-24-C



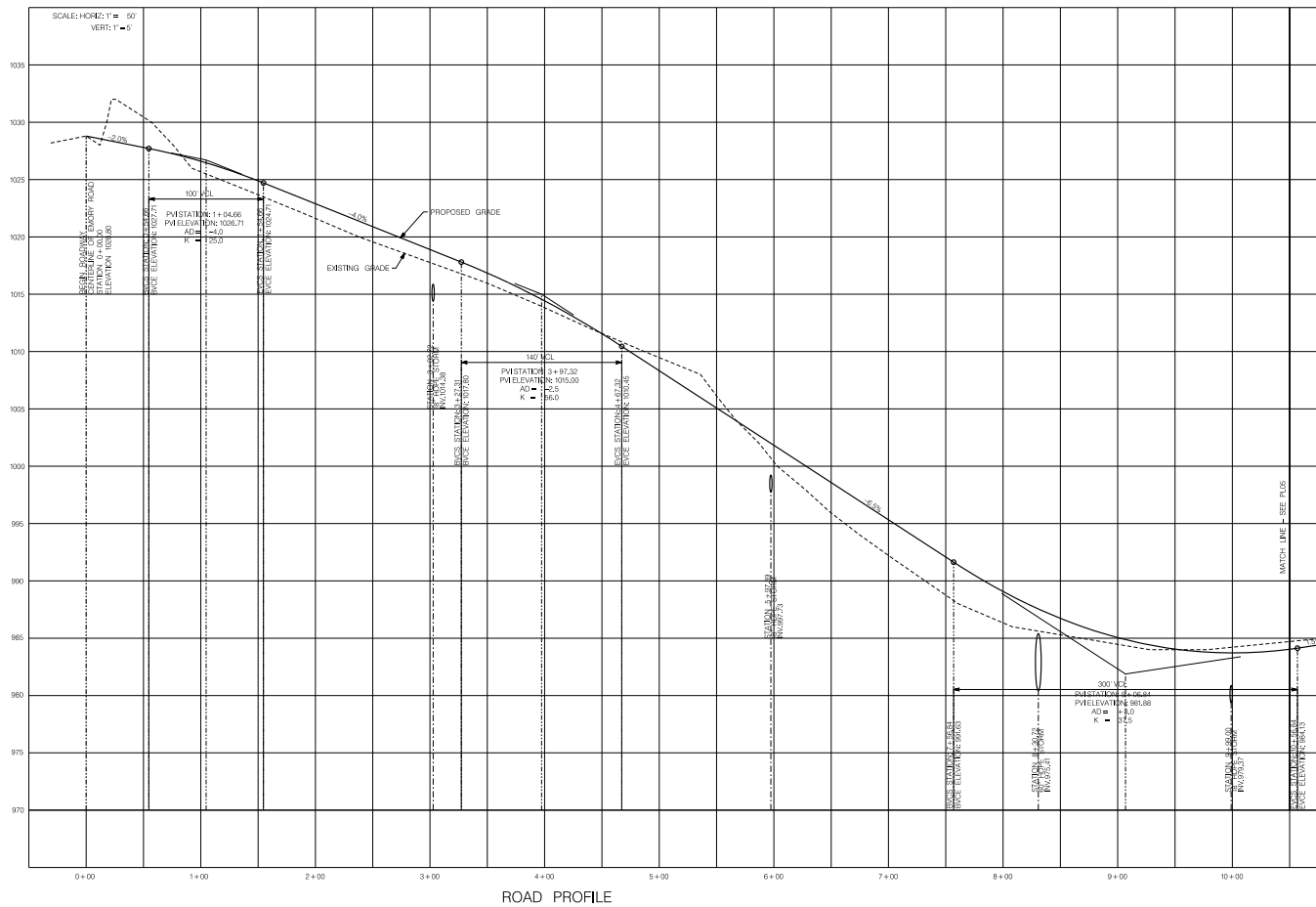
CONCEPT UTILITY PLAN

7-SD-24-C  
Revised: 7/2/2024

DATE: 7/02/2024  
PROJECT NO.: 23101  
PROJECT MGR.: G.E.

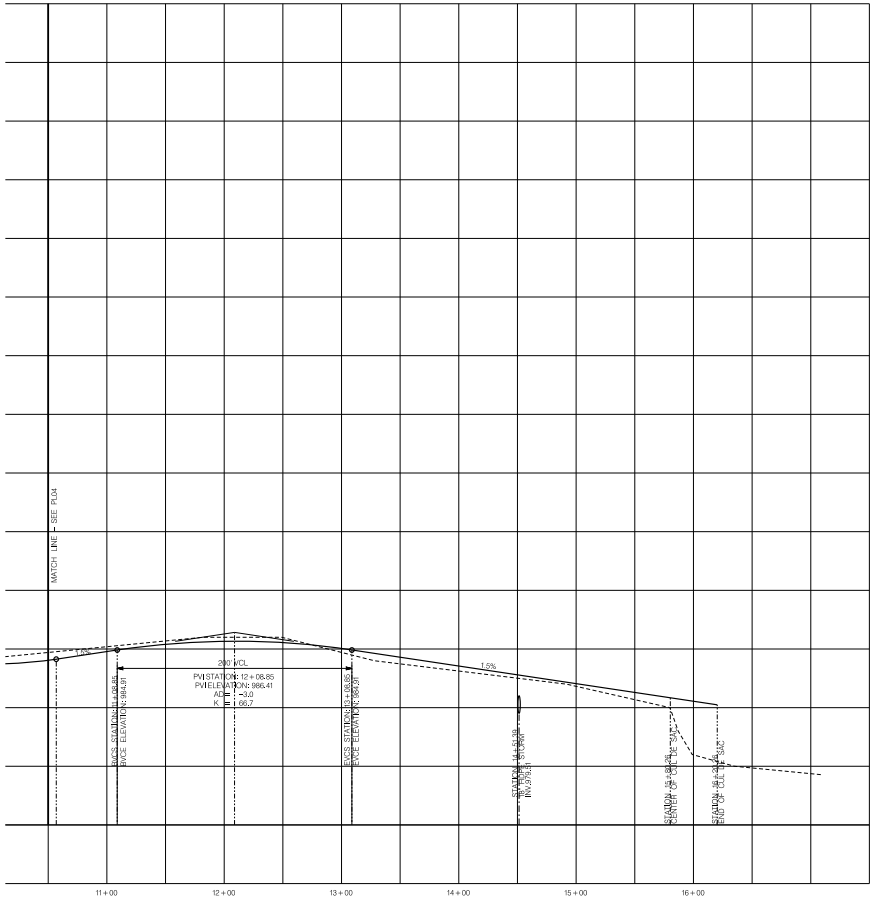
PL03

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ROAD PROFILE

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7-SD-24-C  
Revised: 7/2/2024



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**BELLTOWN CENTER**

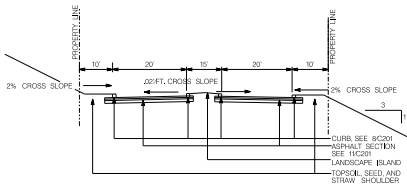
4720 W. EMORY RD  
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TN 37849  
7-SD-24-C



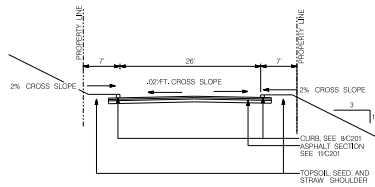
ROAD PROFILE - 2

DATE: 7/02/2024  
PROJECT NO.: 23101  
PROJECT MGR.: G.E.

PL05



1 PUBLIC ROAD SECTION (DIVIDED)  
PL06 NOT TO SCALE



2 PUBLIC ROAD SECTION (STANDARD)  
PL06 NOT TO SCALE



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7-SD-24-C



ROAD PROFILE - 2

7-SD-24-C  
Revised: 7/2/2024

DATE: 7/02/2024  
PROJECT NO.: Z3101  
PROJECT MGR.: G.E

PL05



## 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



7-SD-24-C  
(11-A-22-PD)  
TIS Version 1  
3/10/2023

PREPARED FOR:

Smithbilt Homes  
4907 Ball Road  
Knoxville, Tennessee 37931

SUBMITTED BY:

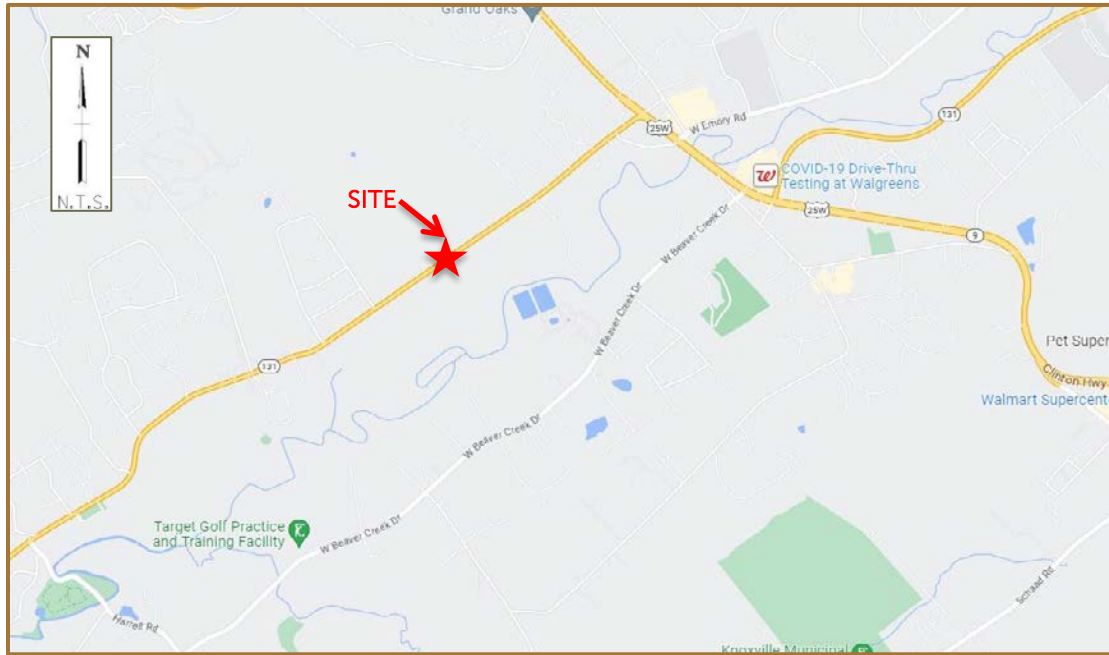
Cannon & Cannon, Inc.  
8550 Kingston Pike  
Knoxville, TN 37919  
865.670.8555

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.



# BELLTOWN

*Knoxville, Tennessee*

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*Located on the edge of Karns bordering Powell, Tennessee, Belltown is a Master Planned community designed for all lifestyles and all generations. From first time home buyers to retirees, and everything in between, Belltown will offer different housing options that will meet a variety of needs and provide amenities and conveniences that will complement all lifestyles. Belltown will not only be called home by the residents but will serve the entire community and be a staple of Knoxville, Tennessee.*

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11-A-22-PD

Revised: 4/18/2023

\*Modified based on conditions  
# 3, 4, and 11 of the Preliminary  
Plan approval

## 8.4. Commercial Designated Area

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The guidelines being proposed specific to the Commercial Designated Area are as follows:

- 8.4.1. **Building Size.** The Commercial Designated Area shall include one standalone restaurant of no more than 12,000 square feet which shall serve as an anchor. Additional buildings shall be between 3,000 and 13,000 square feet with no single business occupying more than 10,000 square feet. The total Commercial Designated Area shall not exceed 64,000 square feet.
- 8.4.2. **Area Coverage.** The maximum impervious area which may be covered shall be ninety (90) percent of the gross area labeled as Commercial Area on Exhibit C, §7.3 (approximately 12 acres).
- 8.4.3. **Height Regulations.** No main building shall exceed four (4) stories or forty-five (45) feet in height.
- 8.4.4. **Residential Use.** Residential use is prohibited on the first floor (i.e. the floor closest to ground level) but is permitted on the second floor or higher. Any square footage that is put to residential use in this area will still contribute to the total commercial square footage for the purpose of determining the maximum square footage of the Commercial Designated Area.
- 8.4.5. **Parking.** A minimum of four (4) parking space per one thousand (1,000) square feet of commercial ground floor space shall be allocated. A minimum of one and a half (1.5) parking spaces shall be allocated per residential unit.
- 8.4.6. **Landscape.**
  - A. **Internal Parking Area.** One (1) native shade tree, capable of reaching forty (40) feet in height at maturity for every twenty (20) parking spaces. In no case shall more than twenty (20) parking spaces be located in a row without a planting island a minimum of 5 (five) feet in width containing at least one (1) native shade tree surrounded by shrubs or ground cover.
  - B. **Boundary Buffer.** The entire boundary, including abutting to West Emory Road, of the Commercial Area shall be landscaped with a minimum of one (1) ornamental, native, or evergreen tree per every twenty-five (25) linear feet with shrubs and ground cover plantings between trees.
  - C. **Buildings.** At least fifty (50) percent of the length of the exterior walls of the building must have a landscaping strip of at least four (4) feet in width.
- 8.4.7. **Sidewalks.** Where parking abuts the building, there must be a sidewalk of at least five (5) feet in width between the parking spaces and the building.
- 8.4.8. **Signs.** Signs are permitted as outlined by Knox County Zoning Ordinance §3.90 (Appendix A, §7.1).



# *Commercial Facade*

## BELLTOWN

EXHIBIT C

Exhibit H – Commercial Façade



Belltown | P



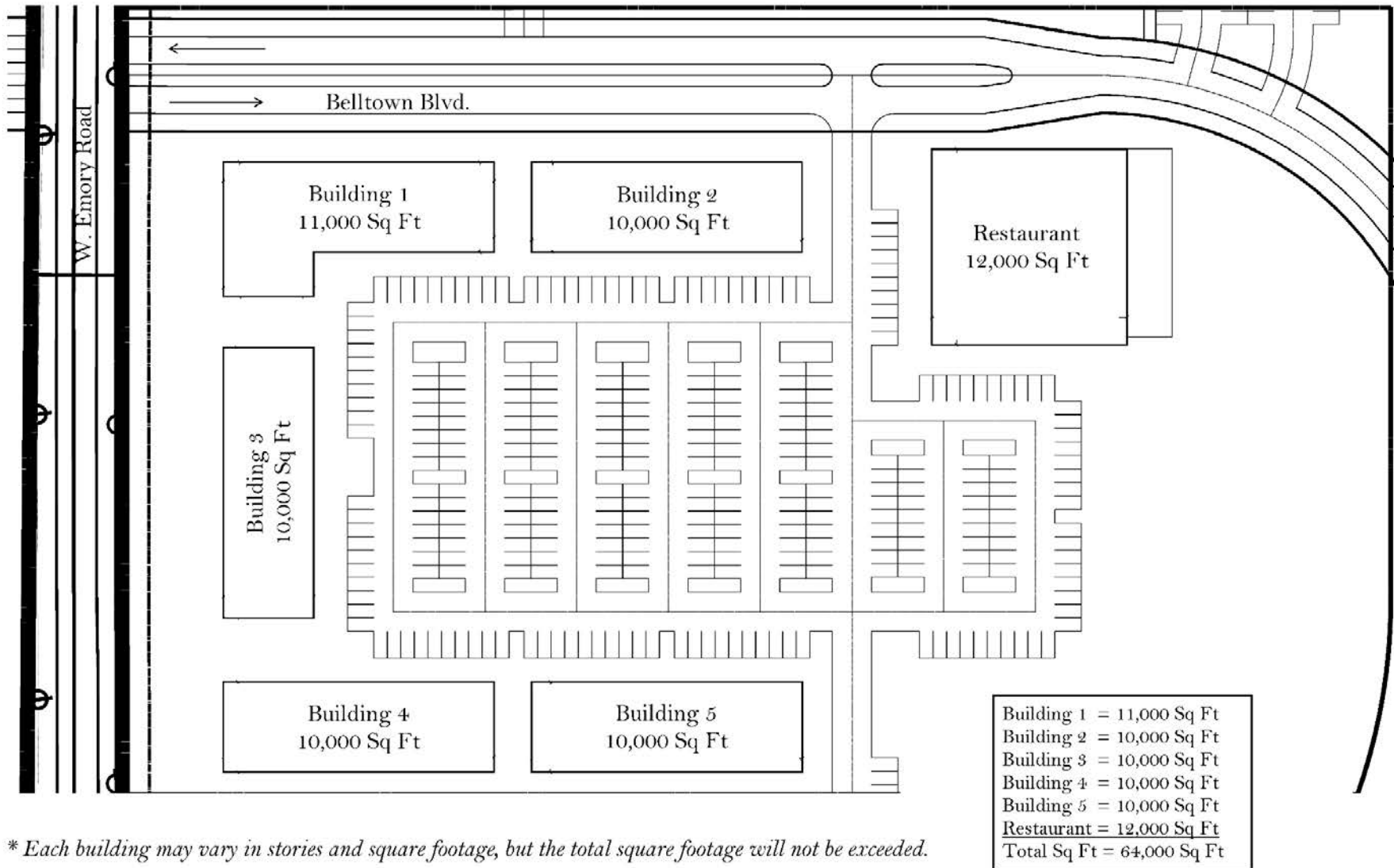


# Commercial Synopsis

## BELLTOWN

EXHIBIT C

Exhibit I – Commercial Synopsis





# Alternative Design Standards

The minimum design and performance standards shall apply to all subdivisions unless an alternative design standard is permitted within Article 3 Section 3.01.D, Application of Alternative Design Standards, or Article 4.01.C, Street Standards (within Hillside and Ridgetop Areas).

There are some alternative design standards that require Planning Commission approval, and some that can be approved by the Engineering Departments of the City or County. However, the City or County Engineering Departments, as applicable, will provide review comments on any alternative design proposed. These comments will be provided during the review process.

## **Alternative Design Standards Requiring Planning Commission Approval**

Section 3.03.B.2 - Street frontage in the PR (Planned Residential) zone, Knox County

Section 3.03.E.1.e – Maximum grade of private right-of-way

Section 3.03.E.3.a – Pavement width reduction, private rights-of-way serving 6 or more lots

Section 3.04.H.2 – Maximum grade, public streets

Section 3.04.I.1.b.1 – Horizontal curves, local streets in Knox County

## **Alternative Design Standards Approved by the Engineering Departments of the City of Knoxville or Knox County**

Section 3.03.E.3.a – Right-of-way width reduction, private rights-of-way serving 6 or more lots

Section 3.04.A.3.c – Right-of-way dedication, new subdivisions

Section 3.04.F.1 – Right-of-way reduction, local streets

Section 3.04.G.1 – Pavement width reduction, local streets

Section 3.04.H.3 – Intersection grade, all streets

Section 3.04.J.2 – Corner radius reduction in agricultural, residential, and office zones

Section 3.04.J.3 – Corner radius reduction in commercial and industrial zones

Section 3.11.A.2 – Standard utility and drainage easement

***By signing this form, I certify that the criteria for a variance have been met for each request, and that any and all requests needed to meet the Subdivision Regulations are requested above or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested.***



---

Signature

Printed Name

Date

For each alternative design standard requested, identify how the proposed alternative design either meets the intent of the standard in the Subdivision Regulations or meets an alternative, nationally recognized engineering standard such as The American Association of State Highway and Transportation Officials (AASHTO) or Public Right-of-Way Accessibility Guidelines (PROWAG).

### **1. ALTERNATIVE DESIGN STANDARD REQUESTED:**

**Approval required by:** Planning Commission ☐ Engineering ☐

**Engineering supports the alternative design standard requested**

**(to be completed during review process):** YES ☐ NO ☐

**Engineering Comments:**

### **2. ALTERNATIVE DESIGN STANDARD REQUESTED:**

**Approval required by:** Planning Commission ☐ Engineering ☐

**Engineering supports the alternative design standard requested**

**(to be completed during review process):** YES ☐ NO ☐

**Engineering Comments:**

### **3. ALTERNATIVE DESIGN STANDARD REQUESTED:**

**Approval required by:** Planning Commission ☐ Engineering ☐

**Engineering supports the alternative design standard requested**

**(to be completed during review process):** YES ☐ NO ☐

**Engineering Comments:**

#### **4. ALTERNATIVE DESIGN STANDARD REQUESTED:**

**Approval required by:** Planning Commission ☐ Engineering ☐

**Engineering supports the alternative design standard requested**

**(to be completed during review process):** YES ☐ NO ☐

**Engineering Comments:**

#### **5. ALTERNATIVE DESIGN STANDARD REQUESTED:**

**Approval required by:** Planning Commission ☐ Engineering ☐

**Engineering supports the alternative design standard requested**

**(to be completed during review process):** YES ☐ NO ☐

**Engineering Comments:**



# Development Request

## DEVELOPMENT

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

## SUBDIVISION

- ☒ Concept Plan  
☐ Final Plat

## ZONING

- ☐ Rezoning  
☐ Plan Amendment  
☐ Sector Plan  
☐ City OYP / County Comp Plan

Josh Sanderson

Applicant Name

Affiliation

5/28/2024

Date Filed

7/11/2024

Meeting Date (if applicable)

7-SD-24-C

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

Josh Sanderson Smithbilt Homes

Owner Name (if different)

4909 Ball Rd Knoxville TN 37931

Owner Address

865-694-7756 / josh@smithbilt

Owner Phone / Email

4714 W EMORY RD / 0 Freedom Bell Ave

Property Address

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

Parcel ID

80.82 acres

Tract Size

Part of Parcel (Y/N)?

Hallsdale-Powell Utility District

Sewer Provider

Hallsdale-Powell Utility District

Water Provider

Septic (Y/N)

## STAFF USE ONLY

South side of W Emory Rd, east of Clinton Hwy

General Location

☐ City

Commission District 6

F (Floodway), A (Agricultural), PD (Planned Development)

Agriculture/Forestry/Vacant Land

☒ County District

Zoning District

Existing Land Use

Northwest County

TN (Traditional Neighborhood), RC (Rural Conservation), SP (Stream Protection)

Planned Growth Area

Planning Sector

Land Use (City)/Place Type (County)

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 Commercial</b>	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number	<b>0</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 Rezoning Requests		
Additional Information _____		

## STAFF USE ONLY

### PLAT TYPE

☐ Staff Review    ☐ Planning Commission

### ATTACHMENTS

☐ Property Owners / Option Holders    ☐ Variance Request  
☐ Amendment Request (Comprehensive Plan)

### ADDITIONAL REQUIREMENTS

☐ Use on Review / Special Use (Concept Plan)  
☐ Traffic Impact Study  
☐ COA Checklist (Hillside Protection)

Fee 1	Total
<b>\$400.00</b>	
Fee 2	
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.

Josh Sanderson	5/28/2024
Applicant Signature	Date

Phone / Email

Josh Sanderson Smithbilt Homes	5/28/2024
Property Owner Signature	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
  - ☐ PA
- ☐ Rezoning

Josh Sanderson

Owner

Applicant Name

Affiliation

5/16/2024

7/11/2024

Date Filed

Meeting Date (if applicable)

File Number(s)

7-SD-24-C

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 W. Emory Road

066 122

Property Address

Parcel ID

HDPUD

HDPUD

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

General Location

Tract Size

☐ City ☐ County

District

Zoning District

Existing Land Use

Planning Sector

Land Use / Place Type  
CITY COUNTY

Growth Policy Plan Designation

## 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

Proposed Subdivision Name

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel

Total Number of Lots Created

☐ Other (specify) \_\_\_\_\_

☐ Attachments / Additional Requirements

Related Rezoning File Number

## 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  
☐ Amendment Request (*Comprehensive Plan*)

### ADDITIONAL REQUIREMENTS

- ☐ Use on Review / Special Use (*Concept Plan*)  
☐ Traffic Impact Study  
☐ COA Checklist (*Hillside Protection*)

Fee 1

Total

Fee 2

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 Sanderson

5-16-24

Please Print

Date

865-680-2321

josh@smithbalthomes.com

Phone Number

Email

Property Owner Signature

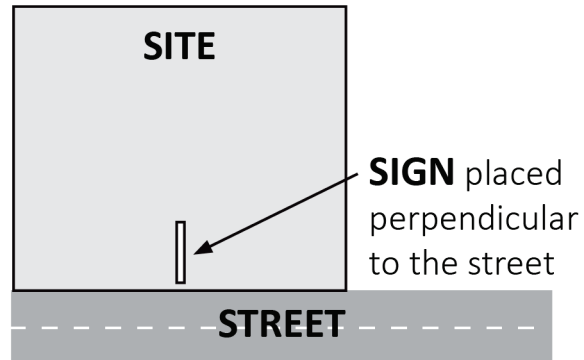
Josh Sanderson

05/28/2024, SG

Please Print

Date Paid

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:***

\_\_\_\_\_ **06/28/2024** \_\_\_\_\_ and \_\_\_\_\_ **07/12/2024** \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

**Applicant Name:** Josh Sanderson

**Date:** 05/28/2024

**File Number:** 7-SD-24-C



Sign posted by Staff



Sign posted by Applicant