



# SUBDIVISION REPORT - CONCEPT

▶ **FILE #:** 5-SD-24-C **AGENDA ITEM #:** 31  
 POSTPONEMENT(S): 5/9/2024 **AGENDA DATE:** 6/13/2024

▶ **SUBDIVISION:** BELLTOWN, PHASE III

▶ **APPLICANT/DEVELOPER:** JOSH SANDERSON

OWNER(S): Josh Sanderson Smithbilt Homes

TAX IDENTIFICATION: 66 121 (PART OF) [View map on KGIS](#)  
 JURISDICTION: County Commission District 6  
 STREET ADDRESS: 0 FREEDOM BELL AVE

▶ **LOCATION:** Northeast terminus of Freedom Bell Ave, north side of W. Emory Rd

GROWTH POLICY PLAN: Planned Growth Area  
 WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 23.23 acres

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

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

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant land - A (Agricultural), PD (Planned Development)  
 South: Agriculture/forestry/vacant land - A (Agricultural), PD (Planned Development)  
 East: Single family residential - PR (Planned Residential) 1-5 du/ac  
 West: Agriculture/forestry/vacant land, single family residential - A (Agricultural), PD (Planned Development)

▶ **NUMBER OF LOTS:** 67

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

ACCESSIBILITY: Access is via Freedom Bell Ave, a local street with 26 ft of pavement width within 50 ft of right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** **VARIANCES**  
 1) Increase the maximum number of lots on one side of a road without a turnaround from 1 to 2, for the portion of Road 'N' northwest of the Road 'L' intersection.

**ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL**  
 1) Reduce the horizontal curve radius from 250 ft to 150 ft between STA 21+78 and 23+90 on Freedom Bell Ave.

**ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED)**  
 1) Increase the maximum intersection grade from 1% to 1.12% at the

intersection of Roads 'L' at Freedom Bell Ave.

2) Increase the maximum intersection grade from 1% to 1.5% at the intersection of Roads 'M' at Freedom Bell Ave.

3) Increase the maximum intersection grade from 1% to 3% at the intersection of Road 'N' at Freedom Bell Ave.

4) Increase the maximum intersection grade from 1% to 2.81% at the intersection of Road 'M' at Road 'N'.

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**STAFF RECOMMENDATION:**

- ▶ **Approve the requested variance to increase the maximum number of lots on one side of a road without a turnaround from 1 to 2, for the portion of Road 'N' northwest of the Road 'L' intersection.**
  - A. There is a large depression north of the terminus of Road 'N' and providing a turnaround would extend the paved road surface into the closed contour of the depression.**
  - B. Road 'N' cannot continue north due to a large depression, which is a unique characteristic of the site.**
  - C. The granting of the variation will not be detrimental to public safety, health, or welfare because this portion of Road 'N' will be used very little by the general public and does not require a turnaround per the fire code.**

**Approve the alternative design standards 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.**

- 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 a reference on the final plat to the dimensional standards for the Single Family Designated Area of the Belltown preliminary plan, Section 8.1, as provided on the Belltown, Phase I plats. See Exhibit C for the approved dimensional standards.
- 5) Revising the intersection grade of Road 'N' at Freedom Bell Avenue to be no greater than 2 percent.
- 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 Commission staff, Knox County Engineering and Public Works, and Tennessee Department of Transportation (TDOT).
- 7) Providing 200-ft sight distance easements through curves with a horizontal radius of less than 200 ft, as required by Knox County Engineering and Public Works during the design plan phase. Driveways must have a depth of 20 ft past the sight distance easement.
- 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) Providing a detailed landscape plan for the W. Emory Road frontage and the eastern 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 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 phase 3 of the Belltown Subdivision, with 67 detached residential lots on 23.24 acres. Phases 1 and 2 include the residential subdivision on the north side of W. Emory Road (169 detached residential lots on approximately 52.62 acres) and the widening and installation of turn lanes on W. Emory Road along the development's frontage. The development must conform 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 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. If this concept plan is approved, there will be 236 house lots, leaving 325 additional lots based on the conceptual Master Plan Map or 516 based on the maximum allowed. The single family designated area is on the 215 acres north of W. Emory Road. The south side of W. Emory Road is proposed to have 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 must be reviewed and approved by the 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.

## VARIANCE AND ALTERNATIVE DESIGN STANDARDS

The variance request is to allow 2 lots on one side of a dead-end street without a turnaround (cul-de-sac). The Subdivision Regulations allow 1 lot on each side of a dead-end street without a turnaround. When an access, such as a driveway or road, exceeds 150 feet in length, the fire code requires an AASHTO turnaround. This road segment is less than 100 feet long.

The applicant is requesting several alternative road design standards. The requests to increase intersection grades from 1 percent to no more than 3 percent. All intersections with a crosswalk will have a maximum grade of 2 percent to meet ADA standards (see condition #5). The 150-ft horizontal curve radius on Freedom Bell Avenue is appropriate for a street with a 25-mph posted speed limit. A 200-ft sight distance easement is provided on the inside of the curve to ensure impediments are not installed, such as large plantings. 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.

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 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: Phases 1-3 have a density of approximately 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 W 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 W 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. Per condition #9 of this concept plan, a detailed landscape plan must be provided during the design plan phase.

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: 28 (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.

(1) Download and fill out this form at your convenience.  
(2) Sign the application digitally (or print, sign, and scan).

(3) Print the completed form and bring it to the  
Knoxville-Knox County Planning offices OR email it to  
applications@knoxplanning.org

Reset Form



# Request to Postpone • Table • Withdraw

Belltown, Phase 3; Josh Sanderson  
Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

May 9th 2024  
Scheduled Meeting Date

5-SD-24 C  
File Number(s)

## POSTPONE

**POSTPONE:** All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

**SELECT ONE:**  30 days  60 days  90 days

Postpone the above application(s) until the June 13 2024 Planning Commission Meeting.

## WITHDRAW

**WITHDRAW:** Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

## TABLE

*\*The refund check will be mailed to the original payee.*

**TABLE:** Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

## AUTHORIZATION

*By signing below, I certify I am the property owner, and/or the owners authorized representative.*

[Signature]  
Applicant Signature

Josh Sanderson  
Please Print

865-680-2321  
Phone Number

josh@southbithomes.com  
Email

## STAFF ONLY

[Signature]  
Staff Signature

Michael Reynolds  
Please Print

Date Paid

No Fee

Eligible for Fee Refund?  Yes  No Amount:

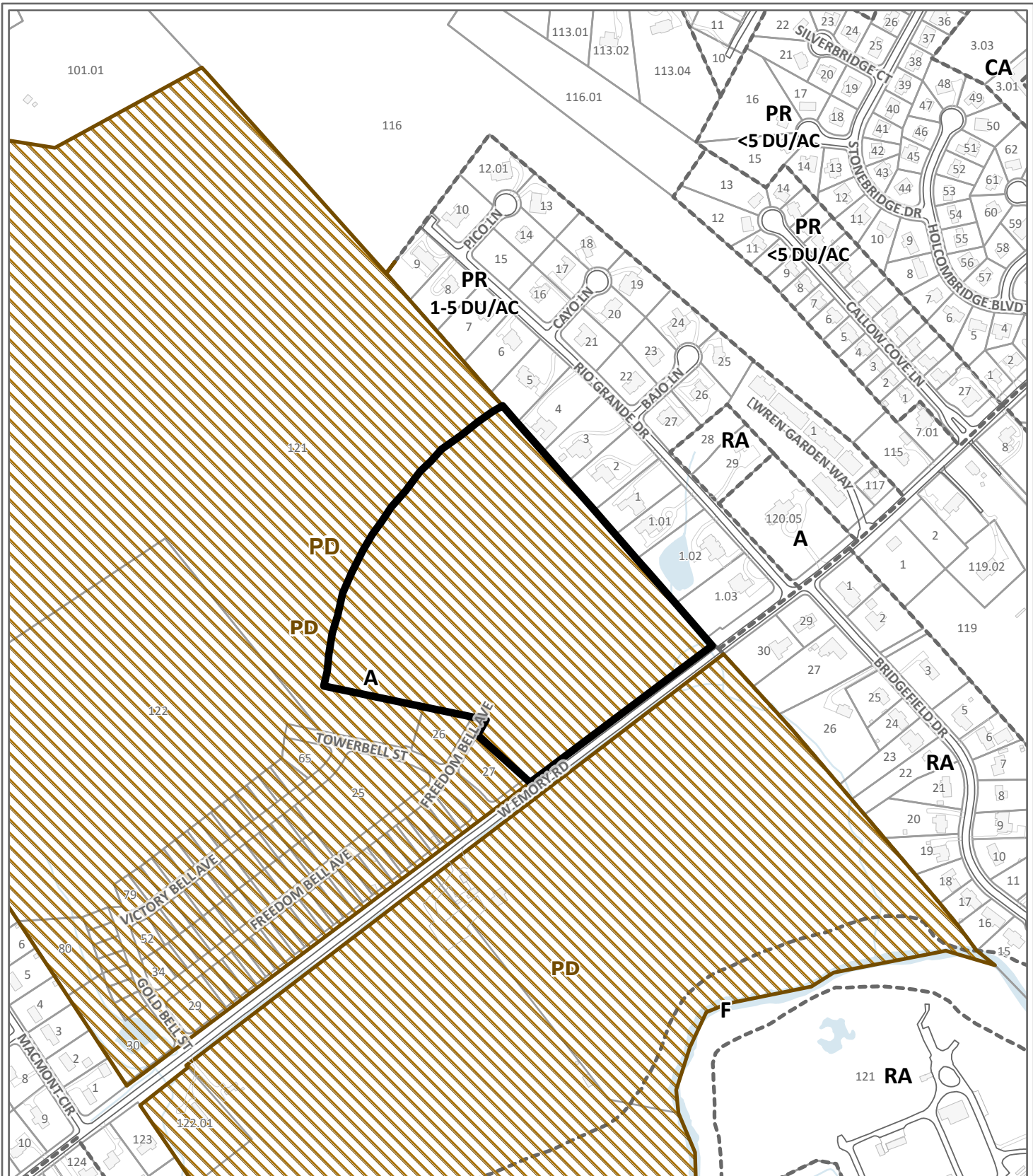
Approved by:

Date:

Payee Name

Payee Phone

Payee Address



**CONCEPT PLAN**

**5-SD-24-C**

**Petitioner:** Josh Sanderson



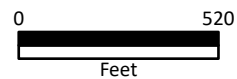
Detached residential subdivision in A (Agricultural), PD (Planned Development)

**Map No:** 66

**Jurisdiction:** County

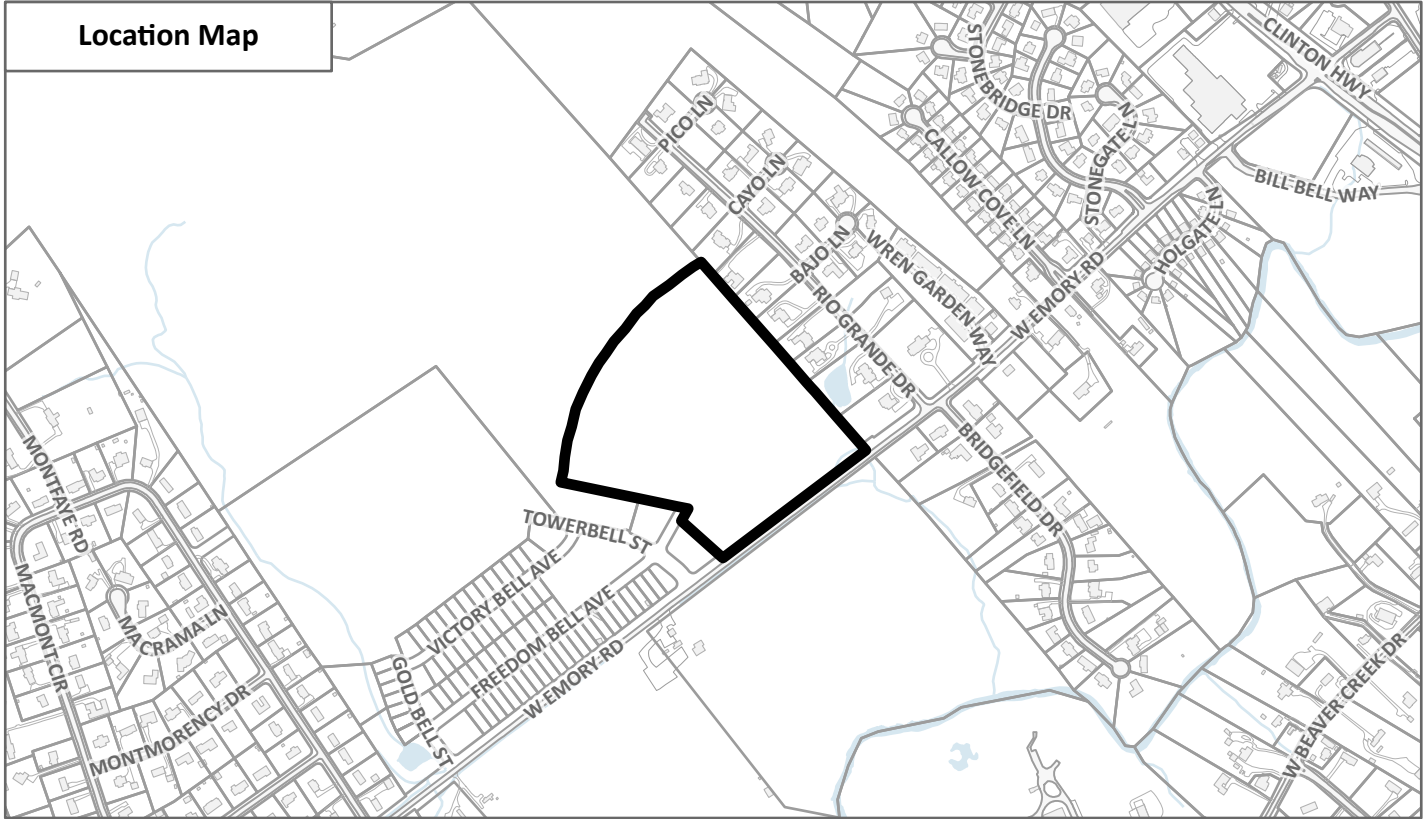
**Original Print Date:** 4/15/2024

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



# Exhibit A. Contextual Images

Location Map



Aerial Map

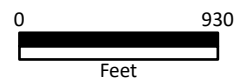


CONTEXTUAL MAPS 1

5-SD-24-C



Case boundary





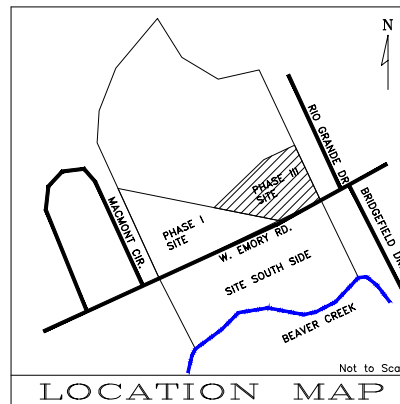
CONCEPT AND DESIGN PLAN  
FOR

BELLTOWN DEVELOPMENT PHASE III  
ON W. EMORY

CLT MAP 066, PART OF PARCEL 121  
DISTRICT-6, KNOX COUNTY, TENNESSEE

INDEX OF PLANS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	CONCEPT & DESIGN PLAN
3	ROAD PROFILES, FREEDOM BELL AVE. FROM STA. 13+00 TO 32+50 & L, M & O



SOUTHLAND ENGINEERING CONSULTANTS, LLC  
GENERAL CIVIL & LAND SURVEYORS  
4909 BALL ROAD  
KNOXVILLE, TENNESSEE 37931  
PHONE: (865) 694-7756  
FAX: (865) 693-8699  
E-MAIL: [info@seconsultants.com](mailto:info@seconsultants.com)  
[www.southlandengineeringna.com](http://www.southlandengineeringna.com)

This is to certify that I have consulted the Federal Insurance Administration 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 Map Panel 475433 effective date May 2, 2007.  
Date: 4-19-24  
Signature: [Signature]



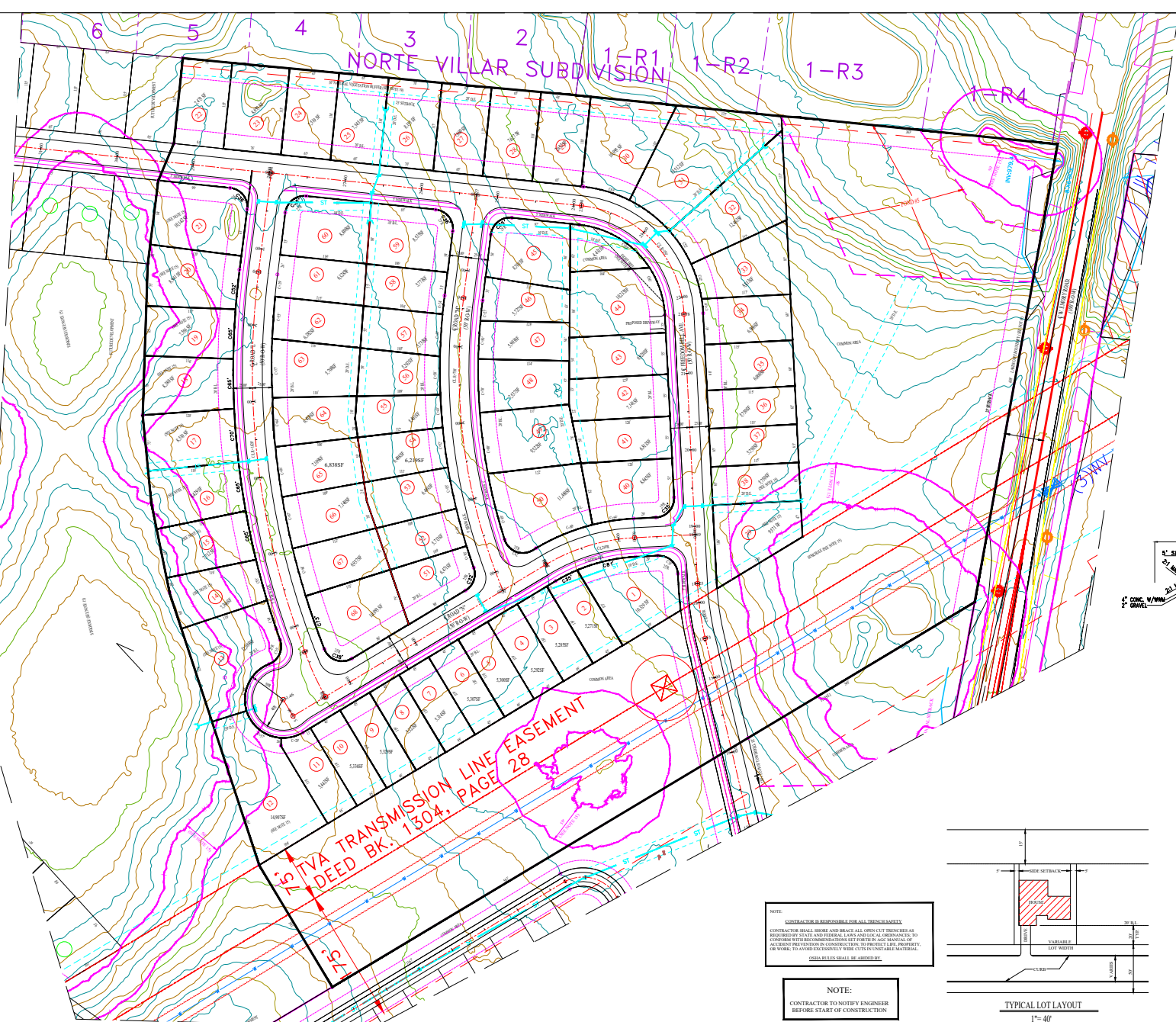
OWNER:  
BELLTOWN LLC  
4907 BALL ROAD  
KNOXVILLE, TENNESSEE 37931  
PHONE (865) 694-8582  
FAX: (865) 693-9699  
EMAIL: [josh@rhsco.com](mailto:josh@rhsco.com)

SITE ADDRESS:  
0 FREEDOM BELL AVE.  
POWELL, TENNESSEE 37849

REV. 4-19-24  
MARCH 2024

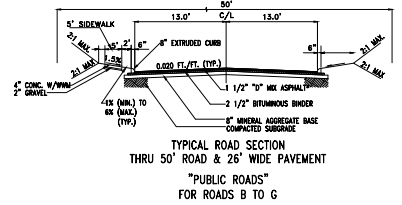
5-SD-24-C  
Revised: 5/1/2024

SHEET 1 OF 3 SHEETS  
BT-03-20-24-TS



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.

- NOTES:
1. ALL IMPROVEMENTS AND WORK SHALL BE MAINTAINED TO REMAIN ON THE FINAL PLAN.
  2. ALL IMPROVEMENTS SHALL BE MAINTAINED TO REMAIN ON THE FINAL PLAN UNLESS OTHERWISE NOTED.
  3. ALL UTILITY CONDUITS SHALL BE TO THE SIDE OF CURB OR SIDEWALK UNLESS OTHERWISE NOTED.
  4. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO, WATER, GAS, AND POWER LINES.
  5. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO, WATER, GAS, AND POWER LINES.
  6. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO, WATER, GAS, AND POWER LINES.
  7. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO, WATER, GAS, AND POWER LINES.
  8. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO, WATER, GAS, AND POWER LINES.
  9. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO, WATER, GAS, AND POWER LINES.
  10. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO, WATER, GAS, AND POWER LINES.



CERTIFICATION OF CONCEPT PLAN  
 I HEREBY CERTIFY THAT I AM AN ENGINEER LICENSED TO PRACTICE  
 UNDER THE LAWS OF THE STATE OF TENNESSEE, AND THAT  
 THE ENGINEERING DESIGNATIONS PROVIDED AS PART OF THIS DESIGN  
 PLAN IS TRUE AND IS BASED ON MY OWN ENGINEERING JUDGMENT.  
 ENGINEER: *Wendell J. Hines*  
 TENNESSEE CERTIFICATE NO. 5-1-24

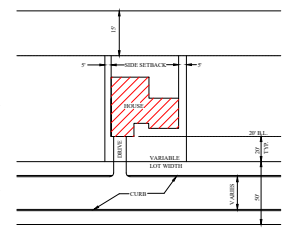
OWNER/DEVELOPER:  
 BELLTOWN LLC  
 400 BELL BLVD.  
 KNOXVILLE, TN 37911  
 PHONE: (865) 494-7746  
 FAX: (865) 693-8699

SITE ADDRESS:  
 0 FREEDOM BELL AVE.  
 POWELL, TENNESSEE 37849

5-SD-24-C  
 Revised: 5/1/2024

NOTE:  
 CONTRACTOR IS RESPONSIBLE FOR ALL TRUCK SAFETY.  
 CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUTS EXCEPT AS  
 REQUIRED BY STATE AND FEDERAL AND ANTI-CORROSION ORDINANCES TO  
 PREVENT COLLAPSE OR ACCIDENT PREVENTION IN CONSTRUCTION, TO PROTECT LIFE, PROPERTY,  
 OR WORK. TO PROVIDE A COMPLETE WORK SITE IN ACCORDANCE WITH ALL APPLICABLE  
 REGULATIONS SHALL BE ADHERED TO.

NOTE:  
 CONTRACTOR TO NOTIFY ENGINEER  
 BEFORE START OF CONSTRUCTION



SOUTHLAND ENGINEERING CONSULTANTS, LLC  
 GENERAL CIVIL & LAND SURVEYORS  
 400 BELL ROAD  
 KNOXVILLE, TENNESSEE 37911  
 PHONE: (865) 494-7746  
 FAX: (865) 693-8699

DESIGNED	WAR	APPROVED			
ENGINEER					
DRAWN	WAR				
CHECKED	WAR				

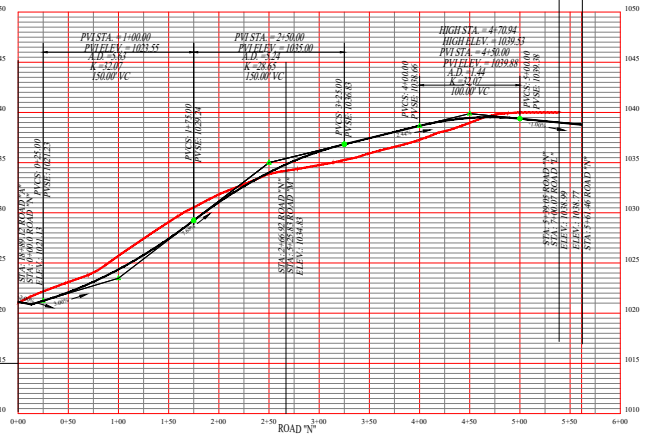
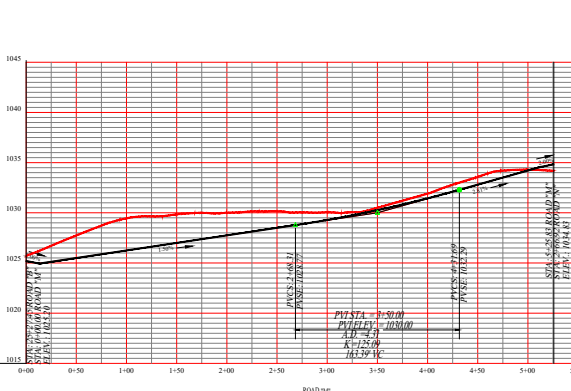
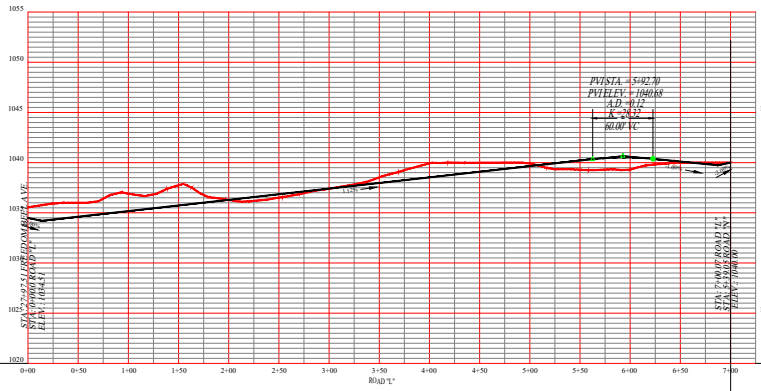
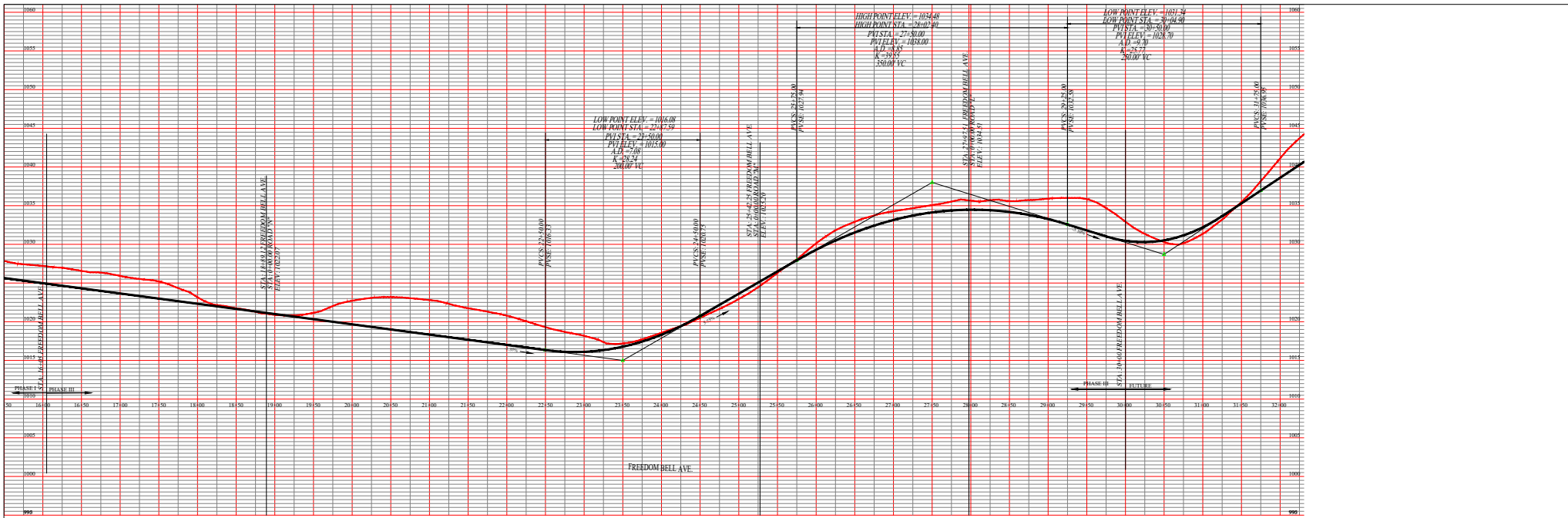
CONTOUR INTERVAL: 2' (OGCS TOPOGRAPHIC)	SCALE HORIZONTAL: 1"=50' CONTOUR INTERVAL: 2'	DATE 3-20-24
REVISIONS		
1.0		
2.0		
3.0		
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5.0		
6.0		
7.0		
8.0		
9.0		
10.0		

DEED REFERENCES:  
 INST # 200409270026241  
 INST # 201812040034261

SCALE IN FEET

CONCEPT & DESIGN PLAN, PHASE III  
 BELLTOWN DEVELOPMENT ON W. EMORY ROAD  
 CLT MAP 066, PART PARCEL 121  
 DISTRICT 6, KNOX COUNTY, TENNESSEE

PT-03-20-24-CP  
 SHEET 2 OF 4 SHEETS



**NOTE:**  
 CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC SAFETY  
 THREE DAYS PRIOR TO ANY EARTHWORK  
 OR CONSTRUCTION CONTRACTOR MUST  
 CONTACT:  
 TENNESSEE ONE-CALL  
 1-800-351-1111  
 RECORD AND SAVE YOUR  
 CONFIRMATION NUMBER.

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



**5-SD-24-C**  
 Revised: 5/1/2024

**OWNER/DEVELOPER:**  
 BELTOWN LLC  
 400 BELL BLVD  
 KNOXVILLE, TN 37911  
 PHONE: (865) 694-3756  
 FAX: (865) 693-9699

**SITE ADDRESS:**  
 0 FREEDOM BELL AVE.  
 POWELL, TENNESSEE 37849

SOUTHLAND ENGINEERING CONSULTANTS, LLC  
 GENERAL CIVIL & LAND SURVEYORS  
 400 BELL ROAD  
 KNOXVILLE, TENNESSEE 37911  
 PHONE: (865) 694-7756  
 FAX: (865) 693-9699

DESIGNED	WAR	APPROVED	
ENGINEER			
DRAWN	WAR		
CHECKED	WAR		
		FILED	REVISION/ISSUE/DATE
		NO.	DATE

ROAD PROFILE FREEDOM BELL AVE.  
 STA. 13+00 TO 32+50  
 ROAD PROFILES - L, M, N & O

SCALE  
 HORIZONTAL SCALE: 1" = 50'  
 VERTICAL SCALE: 1" = 5'

DEED REFERENCES:  
 INST # 200409270026241  
 INST # 201812040034261

DATE  
 5-20-24

SCALE IN FEET

ROAD PROFILES PLAN, PHASE III FOR  
 BELTOWN DEVELOPMENT ON W. EMORY ROAD  
 CLT MAP 666, PART PARCEL 121  
 DISTRICT 6, KNOX COUNTY, TENNESSEE

PT-03-20-24-CP  
 SHEET 3 OF 3 SHEETS

# 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

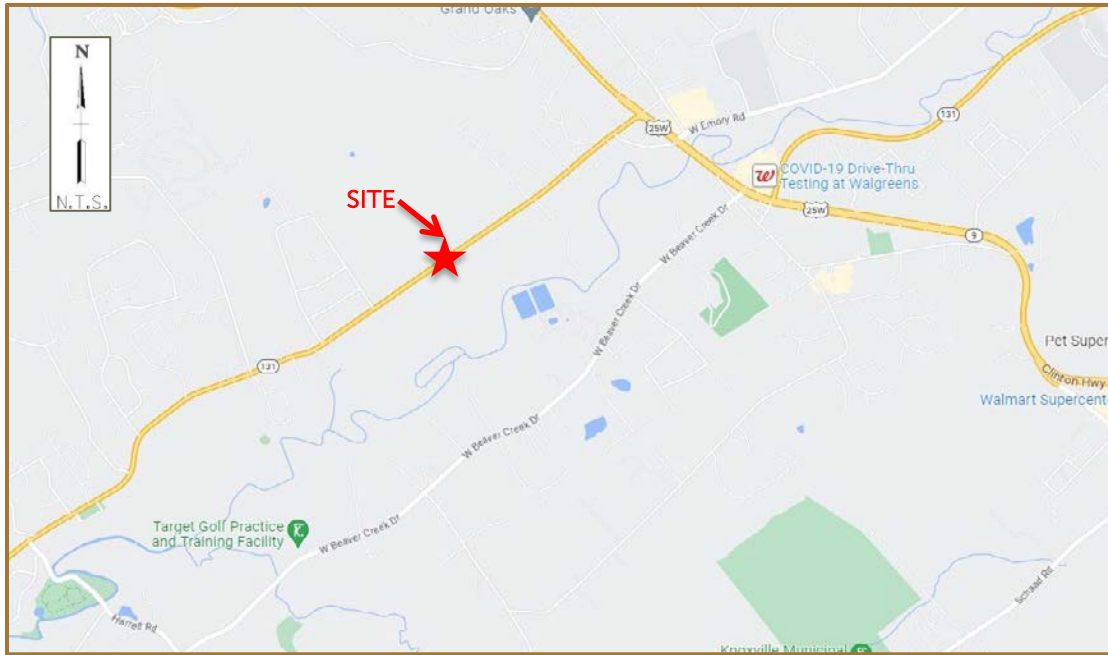


5-SD-24-C  
Also Update to 11-A-22-PD  
TIS Version 1  
3/10/2023

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).



# 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:**

# 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:**

Intersection grade on Freedom Bell Ave. at Road "L" from 1.0% to 1.12% because of topography

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:**

Intersection grade on Freedom Bell Ave. at Road "M" from 1.0% to 1.50% because of topography%

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:**

Intersection grade on Freedom Bell Ave. at Road "N" from 1.0% to 3.00% because of topography%

Approval required by: Planning Commission  Engineering

Engineering supports the alternative design standard requested

(to be completed during review process): YES  NO

Engineering Comments:

The maximum grade allowed at this intersection is 2% because of sidewalk crossing.

#### 4. ALTERNATIVE DESIGN STANDARD REQUESTED:

Intersection grade on Road "N" at Road "M" from 1.0% to 2.81 because of topography

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:

Freedom Bell Ave., Request reduction in horz curve at sta. 21+78 to 23+90 from 250' to 150'

Approval required by: Planning Commission  Engineering

Engineering supports the alternative design standard requested

(to be completed during review process): YES  NO

Engineering Comments:

Knox County supports all variance requests except #3 based on applicants justification and deviation from the requirements do not create unsafe conditions.

*Steve Elliott*



# Development Request

### DEVELOPMENT

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

### SUBDIVISION

- Concept Plan
- Final Plat

### ZONING

- Plan Amendment
  - Sector Plan
  - One Year Plan
- Rezoning

**Josh Sanderson**

Applicant Name

Affiliation

**3/25/2024**

Date Filed

**5/9/2024**

Meeting Date (if applicable)

**5-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

**0 FREEDOM BELL AVE**

Property Address

**66 121**

Parcel ID

**23.23 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

**Northeast terminus of Freedom Bell Ave, north side of W. Emory Rd**

General Location

City **Commission District 6 A (Agricultural), PD (Planned Development)**

County District

Zoning District

**Agriculture/Forestry/Vacant Land**

Existing Land Use

**Northwest County**

Planning Sector

**LDR (Low Density Residential)**

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</b>	Related Rezoning File Number
Proposed Subdivision Name	
<u>Phase III</u>	<u>66</u>
Unit / Phase Number <input checked="" type="checkbox"/> Split Parcels	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>	Fee 1	Total
<input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	<b>\$1,600.00</b>	
<b>ATTACHMENTS</b>	Fee 2	
<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	Fee 3	
<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

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	<b>Josh Sanderson</b> Please Print	<b>3/25/2024</b> Date
---------------------	---------------------------------------	--------------------------

Phone / Email		
Property Owner Signature	<b>Josh Sanderson Smithbilt Homes</b> Please Print	<b>3/25/2024</b> Date





# Development Request

### DEVELOPMENT

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

### SUBDIVISION

- Concept Plan
- Final Plat

### ZONING

- Plan Amendment
  - SP
  - OYP
- Rezoning

Josh Sanderson

Owner/Developer

Applicant Name

Affiliation

March 22 2024

May 9 2024

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

Belltwon LLC

4909 Ball Road

865-694-7756

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Freedom Bell Ave

066 121 (part of)

Property Address

Parcel ID

HDPUD

HDPUD

N

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

General Location

Tract Size

City  County

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

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

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

Related City Permit Number(s)

## SUBDIVISION REQUEST

**Belltown**

Proposed Subdivision Name

**Phase 3**

Unit / Phase Number

- Combine Parcels    Divide Parcel

Other (specify) **Detached residential subdivision**

Attachments / Additional Requirements

## ZONING REQUEST

Zoning Change

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

Plan Amendment Change

Proposed Plan Designation(s) \_\_\_\_\_

Proposed Density (units/acre) \_\_\_\_\_

Previous Rezoning Requests \_\_\_\_\_

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

Related Rezoning File Number

**11-A-22-PD**

## 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

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**  
Digitally signed by Josh Sanderson  
DN: C=US, E=josh@smithbilsthomas.com, CN=Josh Sanderson  
Date: 2024.03.22 13:31:29-04'00'

Applicant Signature

865-697-7756

Phone Number

**Josh Sanderson**

Please Print

josh@smithbilsthomas.com

Email

**3/22/2024**

Date

**Josh Sanderson**  
Digitally signed by Josh Sanderson  
DN: C=US, E=josh@smithbilsthomas.com, CN=Josh Sanderson  
Date: 2024.03.22 13:32:10-04'00'

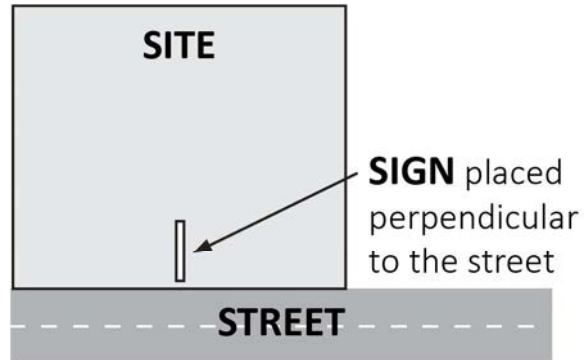
Property Owner Signature

**Josh Sanderson**

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:*

\_\_\_\_\_ April 26, 2024 \_\_\_\_\_ and \_\_\_\_\_ May 10, 2024 \_\_\_\_\_  
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Josh Sanderson

Date: 3/25/2024

File Number: 5-SD-24-C

- Sign posted by Staff
- Sign posted by Applicant