



TO: Knoxville-Knox County Planning Commission

FROM: Frankie Ramos-Castillo, Planning & Subdivision Specialist

DATE: April 29, 2024

RE: Agenda # 7; File # 5-SB-24-F

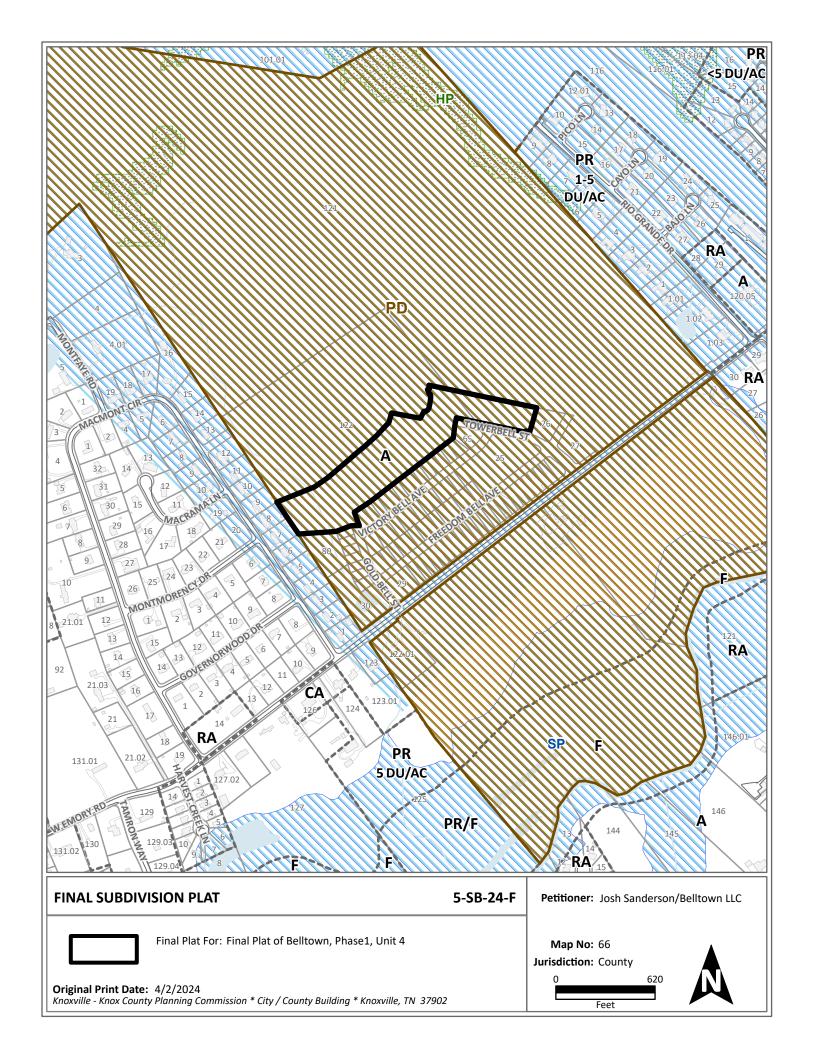
Final Plat of Belltown, Phase1, Unit 4

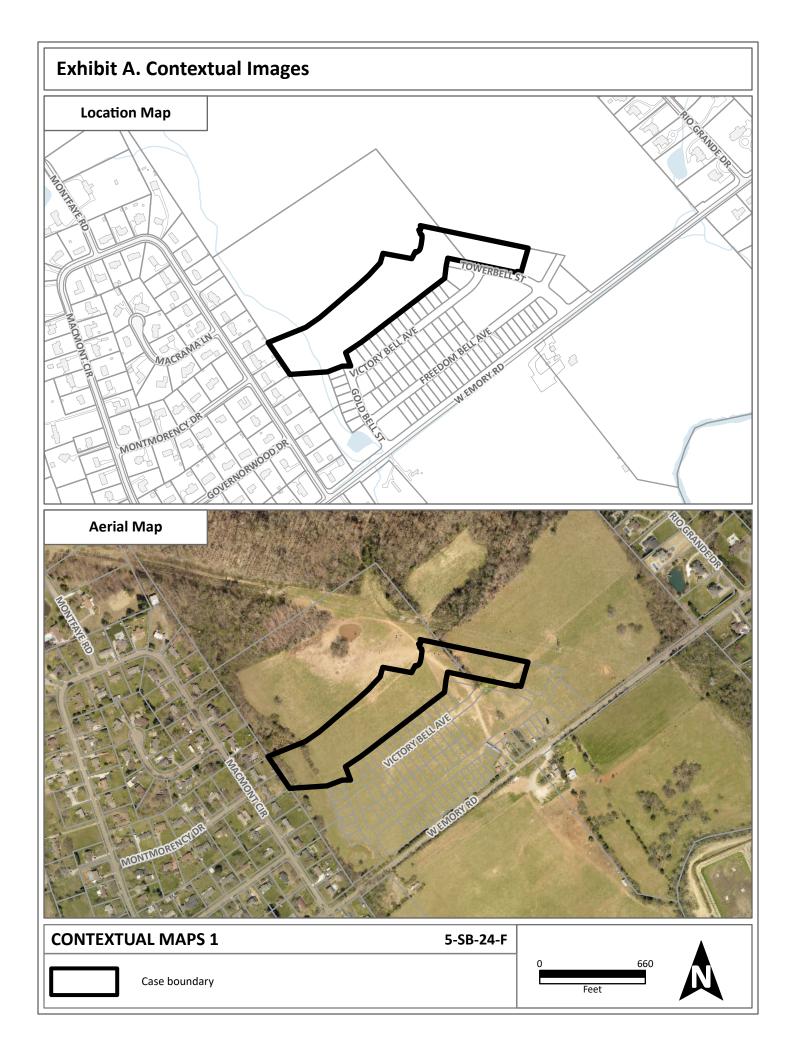
Recommendation

The concept plan indicating the overall layout and design for this plat was approved on 5/11/2023 as Planning Case 5-SD-23-C. Per Subdivision Regulations, Sections 2.08.A and 2.10.F, the final plat must be in substantial conformance with the approved concept plan. Planning staff affirms that this plat is in substantial conformance with the concept plan and recommends approval.

Associated Case and Decision

5-SD-23-C: Approved by the Planning Commission 5/11/2023 11-A-22-PD: Approved by the Planning Commission 12/8/2022 11-A-22-PD: Approved by the Knox County Commission 1/23/2023





Certification of Approval of Public Water System - Major Subdivisions	Guarantee of Completion of Streets and Related Improvements.	Zoning Zoning district(s) in which the land being subdivided is located shall be indicated as shown on	MOTES OF LINGH YES STAT ALL CORNES IN SENS AS SHOWN, ALL NEW PRIN ARE LY BON BOAD WITH SENTILLADO OF WISHA. CURVE TABLE	N A
I hereby certify that the utility provider was contacted by developer or owner of the property to determine the status of public water system and the public water system	I, the undersigned, hereby certify that a bond or other security has been posted with the appropriate agency to ensure completion of all streets and related improvements including	the zoring map by the Planning Commission as follows: Zoning Shown on Official Map	2. THER SHALL BE TEN (10) FEET IN WIDTH UTILITY AND DRAINGE EASEMENTS NORME ALL EXTERNIX LOURS AND/ONNG STREETS AND/PAYARE REGIFT OF WAYS AND FIVE (5) IN WIDTH SHALL BE FORWING ALL OF SHALL OF THE SHALL BE SHAL	\ 1
was installed, or will be installed, in accordance with State and local regulations.	indicated permanent reference markers and monuments, benchmarks and property monuments in this subdivision in accordance with required standards and specifications.	Date:By	ASSTERANCE STRUCTURE ANNIALIZE ASSTERANCE STRUCTURE STRUCTURE ANNIALIZE ASSTERANCE STRUCTURE S	Merra. 12.
HDPU Ütility Provider	Signed: Date: Dept: Title:	Taxes and Assessments	4 THE CHARLES ON THE STATE OF T	THE PRESTABILITY IN
Authorized Signature for Utility Date	Guarantee of Completion of Stormwater Facilities.	This is to certify that all property taxes and assessments due on this property have been paid. Knox County Trustee: Signed Date:	5. THE REPORT OF THE PROPERTY	The same of the sa
Certification of Approval of Public Sanitary Sewer System - Major	I, the undersigned, hereby certify that a bond or other security has been posted with the	Addressing Department Certification I, the undersigned, hereby certify that the subdivision name and all street names conform to	S PERPHERAL STRUCK ALONG THE OUTSIDE BOOKSMARY. 2 TO BE ARRONGED STRUCK ALONG THE OUTSIDE BOOKSMARY. 2 TO BE ARRONGED STRUCK AND ARRONAL OF THE CONCERT MAN AND IN ANNUAL DESIGN TO HER PROVIDED E PROVIDENCE TO THE PROVIDED BY ANNUAL DESIGN TO THE PROVIDENCE TO TH	
Certification of Approval of Public Sanitary Sewer System - Stagor Subdivisions	appropriate agency to ensure completion and stabilization of all stormwater facilities as shown on the stormwater plans which were approved the day of, 20	t, the understagence, network events are somewhole matter than a section to the Knowline Kear County Street Narring and Addressing Ordinance, the Administrative Rules of the Planning Commission, and these these regulations.	COMMERSIONERS STREETS STORY AS SETTINGS AND ASSOCIATION ASSOCIATIO	Time and and
I hereby certify that the utility provider was contacted by developer or owner of the property to determine the status of public sanitary sewer system and the public	Dept: Title:	Signed:	9. VARIANCE REQUESTED: 33.88 30.69 25.00 19.31	STATE OF THE STATE
sanitury sewer system was installed, or will be installed, in accordance with State and local regulations.	Knox County Department of Engineering and Public Works		A LEGET WILL DIAL APPROVED RECOVER OF REVISION CONTROL OF DUTY PECALS OF THE SURPENS OF BAD. A LEGET WILL DIAL APPROVED RECOVER OF THE SURPENS OF THE SURPENS OF BAD. A LEGET WILL DIAL APPROVED RECOVER OF THE SURPENS OF THE SURPEN	gifted the New ton Sende
_HPUD	The Knox County Department of Engineering and Public Works hereby approves this plat on this the day of, 20	Planning Commission Certification of Approval for Recording - Final Plat		TION MAP
Utility Provider Authorized Scenature for Utility Date	Engineering Director	This is to certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plans, with the exception of any variances and waivers noted on this plat, and in the minutes of the	NSRUMENT (20200100490).	
Authorized Sognature for Utisty Date		white the benefit of any variances and weeks more that the part, and it is intermined to the KNoxville-Knox County Planning Commission, on this the 9th day of May, 2024 that the second dat is bonds supercoad for reconfine in the office of the Knox County Resister of	C. YELLAR ACTORS OF ALL DOSS LOADED TO INSTRUMENT DO INSTRUMENT OF DATE OF A STATE OF	DAYS PRIOR TO ANY EARTHWORK ISTRUCTION CONTRACTOR MUST CT: SISE ONE-CALL 5-1-111
<u></u>		KNowillo-Knox Courty Planning Commission, on this the 9th day of May, 2024 that the record plat is hearly approved for recording in the office of the Knox Courty Register of Deeds, Plannatur Societies 13-446 of Temessec Code, Americanth, the approval of this plat by the Planning Commission shall not be deemed to constitute or effects an acceptance by the Cay of Knowillow Faxon Courty of the defication of any street or other ground	B. ALL ROMANDS IN SECRETARY OF THE REAL PROPERTY OF THE PROPER	SSEE ONE-CALL SI-1111 RD AND SAVE YOUR
NW. NW. SON			EXILIDATION AND REPORT OF THE PROPERTY OF THE	JANDSAVE YOUR
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BARBARA SHILLIAN SHIL	<u></u>		21. LOTS 51-63 WILL HAVE READ ENTRY GARAGES, ALL OTHERS WILL HAVE READ ENTRY GARAGES. 22. THERE SHALL BE NO CONSTRUCTION WITHIN TVIA TRANSMISSION LINE RESEMBLY WITHOUT THE PROPER CONSENT OF TVIA.	BEARING DISTANCE N 21°50′ W 28.75′ N 11°22′ W 15.57′
THE REMANDER PARTY SOUND TO SENT THE REMAIND TO SENT THE PARTY SOUND THE PARTY SOUND THE PARTY SOUND TO SENT THE PARTY SOUND TH				N 11°22′ W 11.88′ N 71°17′ W 24.02′
UT SLANGER TO	(AMS ACRES			S 21°51° E 21.79° N 25°50° E 19.27° S 34°53° W 37.56°
22.9 2 N679376		FUTURE DEVELOPMENT BELL TOWN LIG. DEED NOT a 2020H 300H 410 THE REDAINDER PARCEL IS LARGER THAN 5 ACRES N 4927 E		N 23°40' W 23.57' N 30°30' W 23.54' N 20°20' W 25 31'
C CHARDE		DEED INSTA DUSPON SOUTH IN LARGER THAN S AURES THE REMAINDER PARCEL IS LARGER THAN S AURES N. 49°27' E. S. 60°	191 - 1980 (1914) - 1980 (1914	N 13°49' W 26.56' S 16°21' W 10.00'
12.55 A 12.55	100.10' IS N. SP-17'E	89.91' 45.41' 55.08' 22.000		
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			Knox County Property Assessor	
LEGEND	6 E Victoria		Signed:	
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CHOSONY 2005		NETWORK NAD83 (NSRS2007) VERTICAL DATUM IS NADVD88, GI NETWORK RPA: 4 CM PLUS 50 PARTS PER MILLION (BASED ON T	OWNER: OWNER: OWNER: OWNER:	
		BETWEEN THE TWO CORNERS BEING TESTED). DISTANCES HAVE NOT BEEN REDUCED TO GRID.	When Construction is Completed. BELLTOWN LLC	
	This is to certify that I have consulted the Federal Insur		I henely careful full an a registrated land surveyor incensed to practice surveying under the laws of the State of Tennouse. Infente earthy flut this part and autocompany deverage, documents, and statement confluence to the confluence of the state of the confluence of the conflue	Section and
Certificate of Ownership and General Dedication.	Administration Flood Hazard Boundary Man, and foun	d that the Certification of the Accuracy of Survey	statements conform, to the best of any barologie, to all applicable provisions of the fourth of any barologies, to all applicable provisions of the fourth o	A THE THE PERSON OF THE PERSON
(I, Josh Sanderson of Belliuwn LLC the undersigned owner(s) of the property shor hereby adopt this as (my, our) plan of subdivision and dedicate the streets as show unblic use forever and hereby certify that (I am we see the owner(s) in fee similar	above described is not located in a special flood flazard into the shown on the Federal Insurance Rate Map Panel 47093 of the Knox County Community Number 475433 effective da	CO115F. Everinary for Land Surveyore - Standards of Practice Thursday cartify that	plat. The bond or other security that is posted to guarantee the completion of streets and related FAX (805) 093-9699	Hell Be Resignation Best
public use forever and hereby certify that (I am, we are) the owner(s) in fee simple property, and as property owner(s) have an unrestricted right to dedicate right-of-w grant easement as shown on this plat	asy asdor 2007. Date:	Standards of Practice, Registered Land Surveyor Wants Ali Righebi Tennessee License No. 2306	name of a comment with an interpretable promotes the disabilities of the indicated permanent reference markets and program someworks, benchmarks and properly assuments to procupe completion of the subdivision. Registed Lend Surveye. Waits All Rights's	V N. CO.
Owner(s) Printed Name: Josh Sanderson Signature(s):	Signature:	Date:5-9-2024	Registrood Land Surveyor. Waris Ali Righeis Temestere Lines No. 2306 Uniter S-9-2304	_
Date:			5-SB-24-F APPROVED PERMITS: 1. NOC: TNR137100	1"-50"
	TOTAL		2. ARAP : NR2303.055 & .056	1"-50" COPYRIGHT 2024
SOUTHLAND ENGINEERING CONSULTANTS, LLC GENERAL CIVIL & LAND SURVEYORS	WAR APPROVED ENGINEER			BT-03-11-24-FP-U-4
	RAWN WAR	3 4-22-24 REVISED PER KC PLANNING		OF
FAX: (865) 693-9699 E-MAIL: wsphebi@sengconsultants.com	HECKED	2 4-15-24 REVISED PER KC PLONGING 1 3-28-24 REVISED PER KC PLANNING	9 9 50 100 CLT MAP 966, PART OF PARCEL 122 03-11-2024 PREPART ALVOY COUNTY TEXTS FOR THE PARCEL 122	OF 1 SHEETS
	WAR	NO. DATE REVISION	JUR SCALENFEET DISTRICT 6, ROOK COUNTY, LENNESSEE	



Development Request

		DEVELOPMENT	SUBDIVISION	ZONING
Dlann	ina	☐ Development Plan	☐ Concept Plan	☐ Plan Amendment
Plann	ШС	☐ Planned Development	✓ Final Plat	☐ Sector Plan
KNOXVILLE I KNOX	COUNTY	☐ Use on Review / Special Use		☐ One Year Plan
		☐ Hillside Protection COA		☐ Rezoning
Josh Sanderson/Bellto	own LLC			
Applicant Name			Affiliation	
3/12/2024		5/9/2024	5-SB-24-F	
Date Filed		Meeting Date (if applicable)	File Number(s)	
CORRESPONDEN	CE	All correspondence related to this application sh	nould be directed to the ap	proved contact listed below.
Josh Sanderson Bellto	wn LLC			
Name / Company				
4909 Ball Road Knoxv	ille TN 3793	31		
Address				
865-694-7756				
Phone / Email				
CURRENT PROPE	RTY INFO			
Josh Sanderson Bellto	wn LLC	4909 Ball Road Knoxville TN 3793	31 86	55-694-7756
Owner Name (if differen	ent)	Owner Address	O	wner Phone / Email
4714 W. Emory Rd. /	0 Freedom	Bell Ave		
Property Address				
66 121, 122 (part of)			10	0.21 acres
Parcel ID		Part of P	arcel (Y/N)? Tr	act Size
Hallsdale-Powell Utili	ty District	Hallsdale-Powell U	tility District	No
Sewer Provider		Water Provider		Septic (Y/N)
STAFF USE ONLY				
Northwest & southea	st sides of	west Emory Rd, north of west Beaver Creek	c Dr.	
General Location				
City Commission	District 6	A (Agricultural), PD (Planned District)		
✓ County District		Zoning District	Existing l	and Use
Northwest County			Planned (Growth Area
Planning Sector	Sec	tor Plan Land Use Classification		olicy Plan Designation

DEVELOPMENT REQUEST			
☐ Development Plan ☐ Plan	ned Development 🔲 Use or	n Review / Special Use	Related City Permit Number(s)
☐ Hillside Protection COA	☐ Reside	ntial Non-residential	
Home Occupation (specify)			
Other (specify)			
SUBDIVSION REQUEST			
Final Plat of Belltown, Phase1, U	Jnit 4		Related Rezoning File Number
Proposed Subdivision Name			
		39	
Unit / Phase Number	Split Parcels	Total Number of Lots Created	
Additional Information			
Attachments / Additional Requ	uirements		
ZONING REQUEST			
☐ Zoning Change			Pending Plat File Number
Proposed Zo	ning		
☐ Plan			
Amendment Proposed P	lan Designation(s)		
Duran and Danish (Donation 7 min - Donato		
Proposed Density (units/acre) Additional Information	Previous Zoning Requests		
STAFF USE ONLY			
PLAT TYPE	Commission	Fee 1	Total
☐ Staff Review ✓ Plannir	ng Commission	\$1,880.00)
ATTACHMENTS Property Owners / Option Hol	ders	Fee 2	
ADDITIONAL REQUIREMEN	·	1002	
☐ COA Checklist (Hillside Protect			
☐ Design Plan Certification (Fina		Fee 3	
☐ Site Plan (Development Reque☐ Traffic Impact Study	est)		
Use on Review / Special Use (Concept Plan)		
AUTHORIZATION			
☐ I declare under penalty of perjur	ry the foregoing is true and correct	:: 1) He/she/it is the owner of the pro	operty, AND 2) the application and
all associated materials are being	g submitted with his/her/its conse		- 1 - 1
Applicant Signature	Josh Sanderson/Belltov Please Print	wn LLC	3/12/2024 Date
Whileaur Signarmic	ricase fillit		Date
Phone / Email			
	Josh Sanderson Belltov	vn LLC	3/12/2024
Property Owner Signature	Please Print		Date



Development Request DEVELOPMENT SUBDIVISION ZO

Development Plan	☐ Concept Plan
erit	The second of the second

☐ Planned Development Final Plat □ Use on Review / Special Use

ZOI	VING
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☐ Plan Amendment ☐ SP ☐ OYP

□ Rezoning

865-694-7756

10.01.0000

Growth Policy Plan Designation

Sanderson Josh Sandesren, Belltown LI	☐ Hillside Protection COA	Z Nezoming		
Applicant Name		Affiliation		
03/12/2024	May 9, 2024	File Number(s)		
Date Filed	Meeting Date (if applicable)	5-SB-24-F		
CORRESPONDENCE A	ll correspondence related to this application should be	e directed to the approved contact listed below.		

■ Applicant □ Property Owner	☐ Option Holder	☐ Project Surveyor	☐ Engineer	☐ Architect/	Landscape Architect
Josh Sanderson		Belltown LLC			
Name		Company			
4909 Ball Road		Knoxvill	e	TN	37931
Address		City		State	ZIP
865-694-7756	josh@rhsc	o.com			
Phone	Email				

CURRENT PROPERTY INFO

Property Owner Name (if different) O Freedom Bell Ave	Property Owner Address		Property Owner Phone
4515 & 4714 W. Emory Road, Powel	I, TN 37849	066 part of parcels 121 & 122	
Property Address		Parcel ID	
HPUD HPUD			N
Sewer Provider	Water Provider		Septic (Y/N

4909 Ball Road, Knoxville, TN 37931

STAFF USE ONLY

Planning Sector

Belltown LLC

NW of W. Emory Rd, North of W Beaver Creek Dr.			10.21 doies		
General Location			Tract Size		
	6th	A, PD	AgForVac		
☐ City ☐ County	District	Zoning District	Existing Land Use		
Northwest County		LDR	Planned Growth Area		

Sector Plan Land Use Classification

DEVELOPMENT REQUEST					
☐ Development Plan ☐ Use on Review / Special Use ☐ Hillside Protection COA ☐ Residential ☐ Non-Residential Home Occupation (specify)				Related Ci	ity Permit Number(s)
Other (specify)					
SUBDIVISION REQUEST					
Belltown, Phase I				Related Re	ezoning File Number
Proposed Subdivision Name Unit-4 Combine Pare	cels 🔳 Divide Parcel —	39			
Unit / Phase Number Other (specify)	То	tal Number of Lots C	reated		
☐ Attachments / Additional Requirements					
ZONING REQUEST					
ZOMING REQUEST				Pending	g Plat File Number
☐ Zoning Change Proposed Zoning					
☐ Plan Amendment Change	an Designation(s)				
Proposed Density (units/acre)	Previous Rezoning Reque	sts			
Other (specify)					
STAFF USE ONLY					
PLAT TYPE		Fee 1			Total
☐ Staff Review ☐ Planning Commissi	on	0203	\$1,320	.00	
ATTACHMENTS ☐ Property Owners / Option Holders ☐	Variance Request	Fee 2			
ADDITIONAL REQUIREMENTS Design Plan Certification (Final Plat)	variance nequest	0208	\$560.0	0	\$1,880.00
☐ Use on Review / Special Use (Concept Pl	lan)	Fee 3			
☐ Traffic Impact Study			1		
☐ COA Checklist (Hillside Protection)					
AUTHORIZATION					
I declare under penalty of perjury the foreg He/she/it is the wner of the property AN		ociated materials are be	eing submitte	d with his/h	ner/its consent
	Josh Sandesro	n, Belltown LLC		3-11	-2024
Applicant signature	Please Print			Date	
865-694-7756	josh@rhsco.co	om			
Phone Number	Email			00/101	10004 00
Property Owner Signature	Bloom Brist				2024, SG
Property Owner Signature	Please Print			Date F	7410