



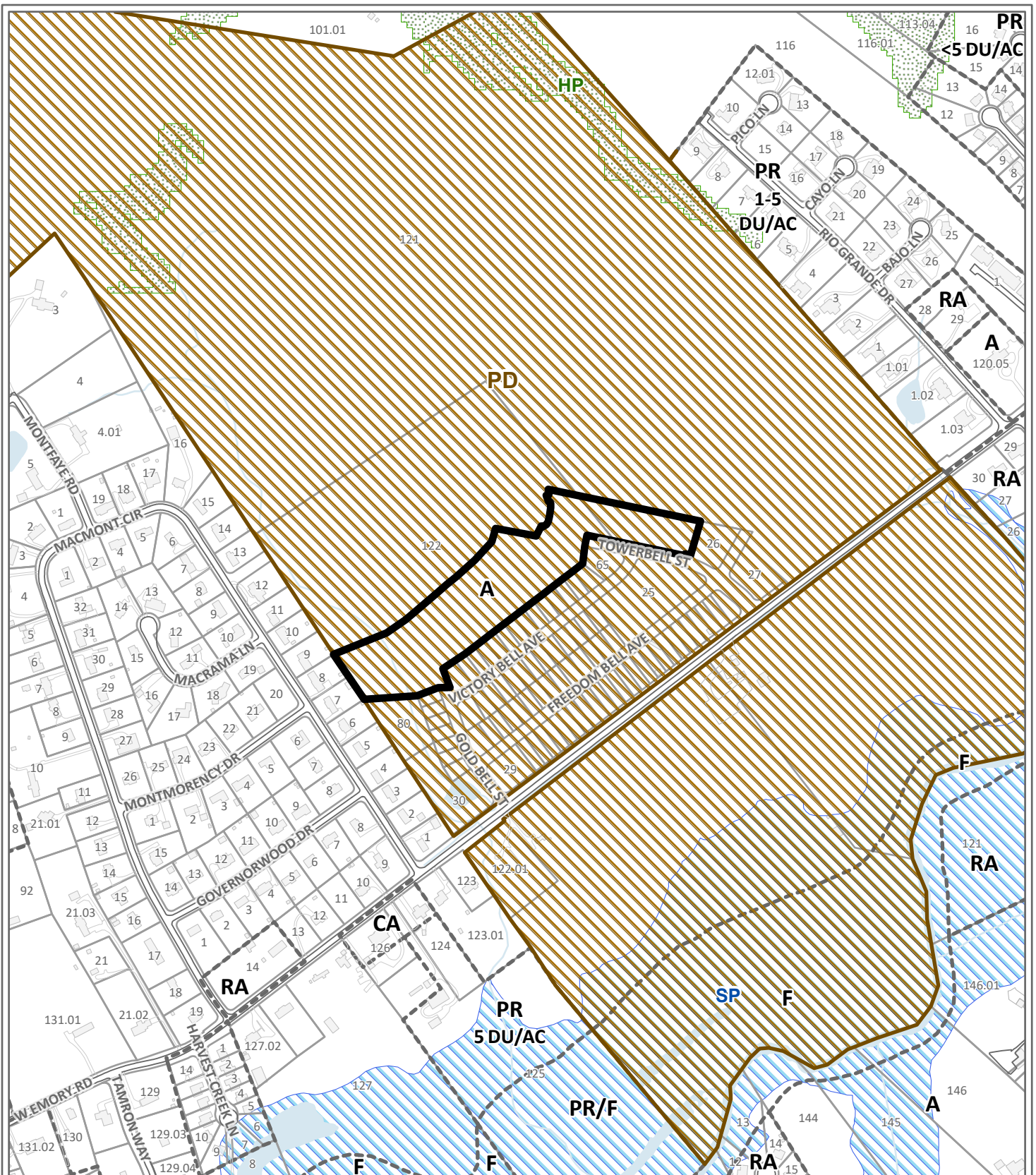
TO: Knoxville-Knox County Planning Commission
FROM: Frankie Ramos-Castillo, Planning & Subdivision Specialist
DATE: April 29, 2024
RE: Agenda # 7; File # 5-SB-24-F
Final Plat of Belltown, Phase1, Unit 4

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



FINAL SUBDIVISION PLAT

5-SB-24-F

Petitioner: Josh Sanderson/Belltown LLC



Final Plat For: Final Plat of Belltown, Phase1, Unit 4

Original Print Date: 4/2/2024

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

Map No: 66

Jurisdiction: County

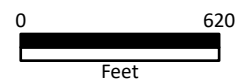
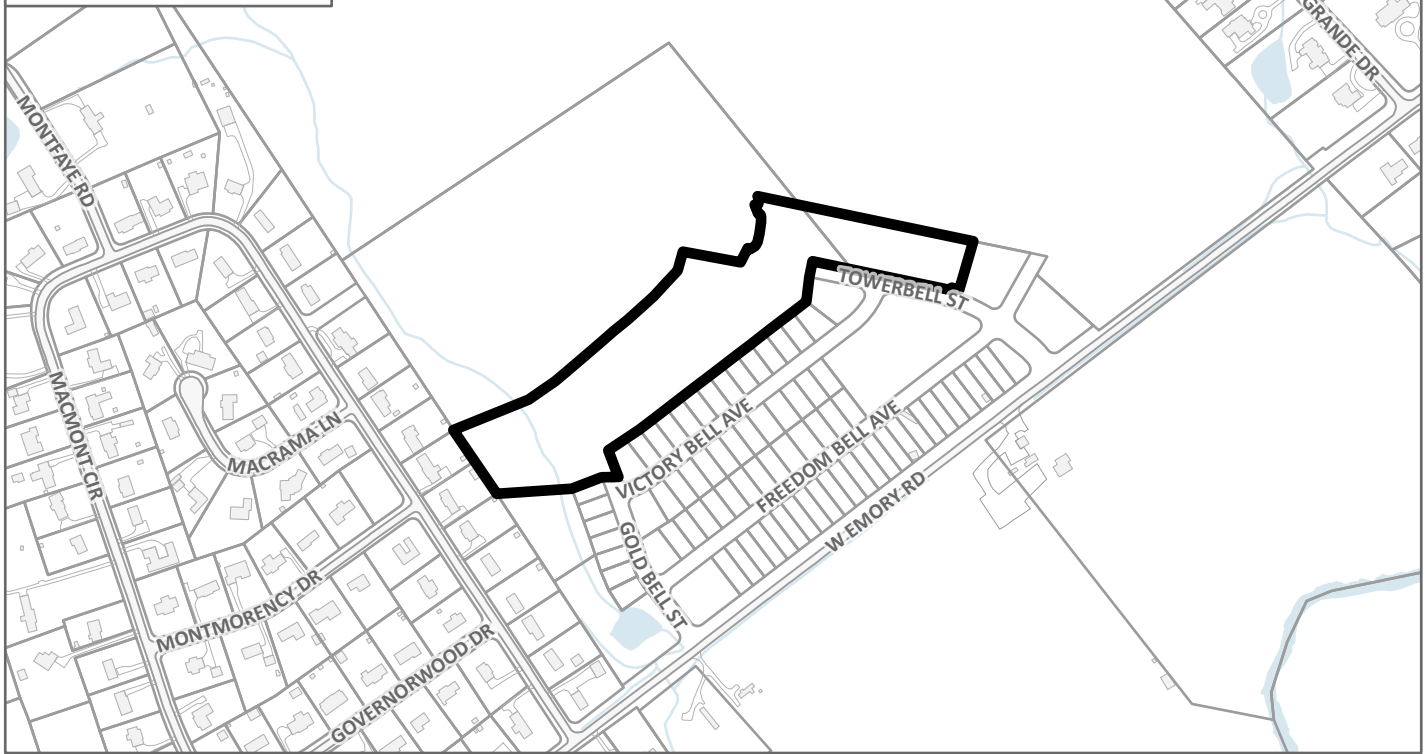


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

5-SB-24-F



Case boundary

0 660
Feet



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 was installed, or will be installed, in accordance with State and local regulations.

Authorized Signature for Utility _____ Date _____

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 sanitary sewer system was installed, or will be installed, in accordance with State and local regulations.

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 indicated permanent reference markers and monuments, benchmarks and property monuments in this subdivision in accordance with required standards and specifications.

Guarantee of Completion of Stormwater Facilities

I, the undersigned, hereby certify that a bond or other security has been posted with the appropriate agency to ensure completion and stabilization of all stormwater facilities as shown on the stormwater plans which were approved the _____ day of _____, 20____.

Signed: _____ Date: _____

Knott County Department of Engineering and Public Works
The Knott County Department of Engineering and Public Works hereby approves this

Engineering Director

Zoning Shown on Official Map _____

Taxes and Assessments

Knox County Trustee: Signed Date: _____

Signed: _____
Date: _____

Planning Commission Certification of Approval for Recording - Final Plat

This is to certify that the subdivision plat shown herein has been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plans.

Subdivision Regulations of Knoxville and Knox County and with existing official plans, with the exception of any variances and waivers noted on this plat, and in the minutes of the Knoxville-Knox County Planning Commission, on this the 9th day of May, 2024 that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds. Pursuant to Section 13-3-405 of Tennessee Code, Annotated, the approval of this plat by the Planning Commission shall not be deemed to constitute or effect an acceptance by the City of Knoxville or Knox County of the dedication of any street or other ground upon the plat.

Signature: _____
Date: _____

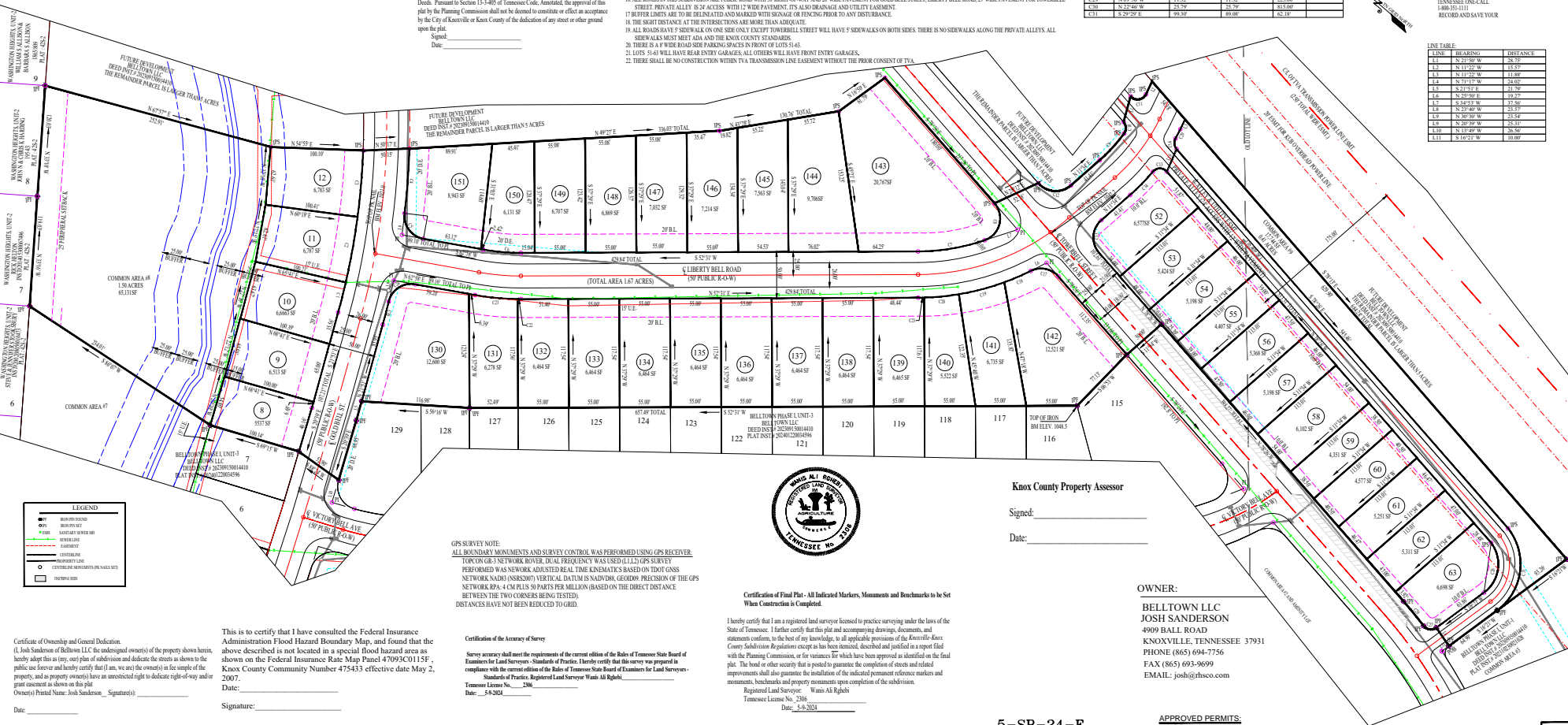
2. THERE SHALL BE TEN (10) FEET IN WIDTH UTILITY AND DRAINAGE EASEMENTS INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHT-OF-WAYS AND FIVE (5) IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES. UTILITY AND DRAINAGE EASEMENTS TO BE CENTERED

4. ABOUT DRAINAGE STRUCTURE SEE INSTALLS
5. SANITARY SEWER LAYOUT OF 12" EXISTENCE OF SEWER IS INSTALLED (WHERE APPLICABLE).
6. THIS PROJECT IS SIZING A WITH 12" DUCT FOR PD.
7. THIS SUBURBAN LOT LIES WITHIN 100' OF THE EXISTING 12" DUCT FOR PD.
8. BUILDING SETBACK AS FOLLOWING:
 - a. SETBACK - 5' MIN. FOR ALL LOTS FOR THIS PROJECT, TWO STORY AND THREE STORY DWELLINGS.
 - b. FOR REAR LOADED LOTS, FRONT AND REAR SETBACKS IS 10' MIN. (LOTS 5-24)
 - c. FOR FRONT LOADED LOTS 20' MIN. 2' AND 15' MIN. REAR SETBACKS (LOTS 1-4 AND 10-14)
9. 20' PERMITAL SETBACK AROUND THE OUTSIDE BOUNDARY.
10. FOR APPROVED SUBDIVISION VARIANCES AND CONSENT OF APPROVAL OF THE COMMET PLAN AND PLANNED DEVELOPMENT, REFER TO THE KNOWLEDGE/KNOWX COUNTY PLANNING COMMISSION'S FILE #5-20-24 AND 11-20-24. FOR THE DESIGN GUIDELINES FOR THE SINGLE-FAMILY DESIGNATED AREA OF THE BELLEVUE PRELIMINARY PLAN, AS REVISION #2020, ARE AVAILABLE FOR REVIEW AT THE BELLEVUE PLANNING DEPARTMENT.
11. THIS SUBURBAN LOT PART OF BELLEVUE OVERALL DEVELOPMENT AND IT WILL HAVE HOMEOWNERS ASSOCIATION RECORDED IN THE KNOWLEDGE/KNOWX COUNTY REGISTER OF DEED IN #7-19.
12. VARIANCE REQUESTED:
- a. LIBERTY BELL ROAD: REQUEST REDUCTION OF REVERSE CURVE TANGENT FROM 70 TO 72.01' BECAUSE OF THE SHORTNESS OF ROAD.
- b. "ALTERNATIVE DESIGN STANDARDS"
- c. INTERSECTION OF HORIZONTAL CURVES FROM STATIONS 18+30 TO 19+176, FROM RADUS 250' TO RADUS 300' BECAUSE OF TOPOGRAPHY.
- d. INTERSECTION GRAD ON LIBERTY BELL ROAD AT GOLD WATER FACILITIES FROM 14.90 TO 2.75%.
13. THE OWNERS ARE RESPONSIBLE FOR MAINTAINING ALL STORM WATER FACILITIES ON THE PROJECT. THE CONVEYOR FOR MAINTENANCE OF STORMWATER FACILITIES IS RECORDED AS INSTRUMENT 202404060000000000.
14. VEHICULAR ACCESS FOR ALL LOTS IS LIMITED TO INTERIOR STREET SYSTEM ONLY.
- a. GPS TOPO CONVEYANCE: 8-19-2024 10:00 AM, 8-19-2024 10:00 AM, 8-19-2024 10:00 AM, 8-19-2024 10:00 AM.
- b. ALL ROAD INTERSECTIONS HAVE AT LEAST ONE ABOVE GRADE SIGHT TRIANGLE AT ALL ROAD INTERSECTIONS HAVE AT LEAST ONE ABOVE GRADE SIGHT TRIANGLE.
15. EACH STREET SHALL HAVE AT LEAST ONE SIDE WALK EXCEPT THE ISLAND LOTS.
- a. ALL SIDEWALKS SHALL BE 4' WIDE AND 12" HIGH.
- b. SIDEWALKS SHALL BE 4' WIDE AND 12" HIGH.
- c. SIDEWALKS SHALL BE 4' WIDE AND 12" HIGH.
- d. SIDEWALKS SHALL BE 4' WIDE AND 12" HIGH.
- e. SIDEWALKS SHALL BE 4' WIDE AND 12" HIGH.
- f. SIDEWALKS SHALL BE 4' WIDE AND 12" HIGH.
16. SIDEWALKS SHALL BE 4' WIDE AND 12" HIGH.
- a. SIDEWALKS SHALL BE 4' WIDE AND 12" HIGH.
- b. SIDEWALKS SHALL BE 4' WIDE AND 12" HIGH.
- c. SIDEWALKS SHALL BE 4' WIDE AND 12" HIGH.
- d. SIDEWALKS SHALL BE 4' WIDE AND 12" HIGH.
- e. SIDEWALKS SHALL BE 4' WIDE AND 12" HIGH.
- f. SIDEWALKS SHALL BE 4' WIDE AND 12" HIGH.
17. SIDEWALKS SHALL BE 4' WIDE AND 12" HIGH.
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- d. SIDEWALKS SHALL BE 4' WIDE AND 12" HIGH.
- e. SIDEWALKS SHALL BE 4' WIDE AND 12" HIGH.
- f. SIDEWALKS SHALL BE 4' WIDE AND 12" HIGH.
18. SIDEWALKS SHALL BE 4' WIDE AND 12" HIGH.
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- e. SIDEWALKS SHALL BE 4' WIDE AND 12" HIGH.
- f. SIDEWALKS SHALL BE 4' WIDE AND 12" HIGH.
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- e. SIDEWALKS SHALL BE 4' WIDE AND 12" HIGH.
- f. SIDEWALKS SHALL BE 4' WIDE AND 12" HIGH.
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29. SIDEWALKS SHALL BE 4' WIDE AND 12" HIGH.
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31. SIDEWALKS SHALL BE 4' WIDE AND 12" HIGH.
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32. SIDEWALKS SHALL BE 4' WIDE AND 12" HIGH.
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33. SIDEWALKS SHALL BE 4' WIDE AND 12" HIGH.
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34. SIDEWALKS SHALL BE 4' WIDE AND 12" HIGH.
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- e. SIDEWALKS SHALL BE 4' WIDE AND 12" HIGH.
- f. SIDEWALKS SHALL BE 4' WIDE AND 12"

CURVE DATA						
CURVE	CHORD BEARING	ARC LENGTH	CHORD LENGTH	RADIUS	STATION	TANGENT
C1	S 23° 57' 00" E	7.047	7.044	90.00		
C2	S 8° 52' 21" E	10.000	10.000	100.00		
C3	S 22° 00' 00" E	10.000	10.000	100.00		
C4	N 7° 14' 00" W	10.76	10.767	25.00	23.54	
C5	N 88° 59' 00" E	10.000	10.000	100.00		
C6	S 40° 11' 00" E	10.312	10.299	15.00		
C7	S 8° 11' 00" E	46.899	46.825	250.00	31.70	
C8	N 6° 14' 00" E	10.000	10.000	100.00		
C9	N 33° 10' 00" W	11.847	11.848	100.00	50.00	
C10	N 80° 58' 00" E	10.711	10.711	100.00	15.00	
C11	S 56° 34' 00" E	19.923	19.936	25.00	25.00	
C12	N 52° 56' 00" E	11.119	11.119	100.00		11.70
C13	N 1° 12' 30" W	10.325	10.330	25.00	25.00	
C14	N 2° 12' 30" E	10.325	10.330	25.00	25.00	
C15	N 61° 34' 00" E	11.848	11.848	100.00		19.31
C16	N 80° 58' 00" E	10.711	10.711	100.00		
C17	N 41° 12' 30" E	12.734	12.731	250.00		
C18	S 22° 00' 00" E	10.000	10.000	100.00		
C19	S 25° 54' 00" E	1.000	1.000	25.00		
C20	N 80° 58' 00" E	10.711	10.711	100.00		
C21	N 80° 58' 00" E	10.711	10.711	100.00		
C22	S 22° 00' 00" E	10.000	10.000	100.00		23.52
C23	S 22° 00' 00" E	10.000	10.000	100.00		46.18
C24	S 22° 00' 00" E	10.000	10.000	100.00		90.00
C25	S 22° 00' 00" E	10.000	10.000	100.00		9.01
C26	S 22° 00' 00" E	10.000	10.000	100.00		23.52
C27	S 22° 00' 00" E	10.000	10.000	100.00		46.18
C28	S 22° 00' 00" E	10.000	10.000	100.00		90.01
C29	S 22° 00' 00" E	10.000	10.000	100.00		23.52
C30	S 22° 00' 00" E	10.000	10.000	100.00		46.18

LINE	BEARING	DISTANCE
L.1	N 21°50' W	28.75'
L.2	N 11°23' W	15.57'
L.3	N 11°23' W	11.88'
L.4	N 71°17' W	24.02'
L.5	S 21°51' E	21.79'
L.6	S 25°50' E	19.27'
L.7	S 34°53' W	37.56'
L.8	N 23°40' W	23.57'
L.9	N 30°30' W	23.54'
L.9	N 20°39' W	25.31'
L.10	N 13°49' W	26.56'
L.11	S 16°21' W	10.00'

NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK
OR CONSTRUCTION CONTRACTOR MUST
CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR



Knox County Property Assessor

Signed: _____

Date: _____

OWNER

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

5-SB-24-F

APPROVED PERMITS
1. NOC: TNR137100
2. ARAP : NR2303.055 & .0

FINAL PLAT OF
BELLTOWN, PHASE I, UNIT-4
ON W. EMORY ROAD
CLT MAP 066, PART OF PARCEL 121
CLT MAP 066, PART OF PARCEL 122
DISTRICT 6, KNOX COUNTY, TENNESSEE

BT-03-11-24-FP-U-4

SHEET 1 OF 1 SHEETS

RECORDED IN INST. # 202401220034596

[illegible]



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/Belltown LLC

Applicant Name

Affiliation

3/12/2024

Date Filed

5/9/2024

Meeting Date (if applicable)

5-SB-24-F

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

Josh Sanderson Belltown LLC

Name / Company

4909 Ball Road Knoxville TN 37931

Address

865-694-7756

Phone / Email

CURRENT PROPERTY INFO

Josh Sanderson Belltown LLC

Owner Name (if different)

4909 Ball Road Knoxville TN 37931

Owner Address

865-694-7756

Owner Phone / Email

4714 W. Emory Rd. / 0 Freedom Bell Ave

Property Address

66 121, 122 (part of)

Parcel ID

10.21 acres

Tract Size

Part of Parcel (Y/N)?

Hallsdale-Powell Utility District

Sewer Provider

Hallsdale-Powell Utility District

Water Provider

No

Septic (Y/N)

STAFF USE ONLY

Northwest & southeast sides of west Emory Rd, north of west Beaver Creek Dr.

General Location

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

☒ County District

Zoning District

Existing Land Use

Northwest County

Planning Sector

Sector Plan Land Use Classification

Planned Growth Area

Growth Policy Plan Designation

DEVELOPMENT REQUEST

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

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Final Plat of Belltown, Phase1, Unit 4

Proposed Subdivision Name

Related Rezoning File Number

Unit / Phase Number ☒ Split Parcels

39

Total Number of Lots Created

Additional Information _____

☐ Attachments / Additional Requirements

ZONING REQUEST

☐ Zoning Change

Proposed Zoning

Pending Plat File Number

☐ Plan

Amendment

Proposed Plan Designation(s)

Proposed Density (units/acre) Previous Zoning Requests

Additional Information _____

STAFF USE ONLY

PLAT TYPE

☐ Staff Review ☒ Planning Commission

ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

- ☐ COA Checklist (Hillside Protection)
☐ Design Plan Certification (Final Plat)
☐ Site Plan (Development Request)
☐ Traffic Impact Study
☐ Use on Review / Special Use (Concept Plan)

Fee 1

\$1,880.00

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/Belltown LLC

3/12/2024

Applicant Signature

Please Print

Date

Phone / Email

Josh Sanderson Belltown LLC

3/12/2024

Property Owner Signature

Please Print

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

Sanderson

Josh Sanderson, Belltown LLC

Applicant Name

Affiliation

03/12/2024

May 9, 2024

Date Filed

Meeting Date (if applicable)

File Number(s)

5-SB-24-F

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- ☒ Applicant ☐ Property Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Josh Sanderson

Belltown LLC

Name

Company

4909 Ball Road

Knoxville

TN

37931

Address

City

State

ZIP

865-694-7756

josh@rhsco.com

Phone

Email

CURRENT PROPERTY INFO

Belltown LLC

4909 Ball Road, Knoxville, TN 37931

865-694-7756

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Freedom Bell Ave

4515 S 4714 W. Emory Road, Powell, TN 37849

066 part of parcels 121 & 122

Property Address

Parcel ID

~~HDPU~~ HPUD

HPUD

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

NW of W. Emory Rd, North of W Beaver Creek Dr.

10.21 acres

General Location

Tract Size

☐ City ☒ County

6th

A, PD

AgForVac

District

Zoning District

Existing Land Use

Northwest County

LDR

Planned Growth Area

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

May 1, 2023

DEVELOPMENT REQUEST☐ Development Plan ☐ Use on Review / Special Use ☐ Hillside Protection COA☐ Residential ☐ Non-Residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST**Belltown, Phase I**

Related Rezoning File Number

Proposed Subdivision Name

Unit-4☐ Combine Parcels☒ Divide Parcel**39**

Unit / Phase Number

Total Number of Lots Created

☐ Other (specify) _____☐ Attachments / Additional Requirements**ZONING REQUEST**☐ Zoning Change

Proposed Zoning

Pending Plat File Number

☐ Plan Amendment Change

Proposed Plan Designation(s)

Proposed Density (units/acre)

Previous Rezoning Requests

☐ Other (specify) _____**STAFF USE ONLY****PLAT TYPE**☐ Staff Review☒ Planning Commission**ATTACHMENTS**☐ Property Owners / Option Holders☐ Variance Request**ADDITIONAL REQUIREMENTS**☐ Design Plan Certification (*Final Plat*)☐ Use on Review / Special Use (*Concept Plan*)☐ Traffic Impact Study☐ COA Checklist (*Hillside Protection*)

Fee 1		Total
0203	\$1,320.00	
Fee 2		
0208	\$560.00	\$1,880.00
Fee 3		

AUTHORIZATION☐ I declare under penalty of perjury the foregoing is true and correct:

1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent

Applicant Signature

Josh Sandesron, Belltown LLC**3-11-2024**

Please Print

Date

865-694-7756**josh@rhsco.com**

Phone Number

Email

03/12/2024, SG

Property Owner Signature

Please Print

Date Paid