

**PLANNED DEVELOPMENT**

**11-A-24-PD**

**Petitioner:** Belltown Heyoh Design & Development



Major modification of a final plan for a medical office building in Belltown Center in A (Agricultural), PD (Planned Development), F (Floodway)

**Map No:** 66  
**Jurisdiction:** County City

**Original Print Date:** 10/10/2024

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





# 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

### Beltown

Applicant Name	Affiliation	
<b>9/20/2024</b>	<b>11/14/2024</b>	<b>11-A-24-PD</b>
Date Filed	Meeting Date (if applicable)	File Number(s)

### CORRESPONDENCE

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

#### Josh Sanderson Beltown LLC

Name / Company
<b>4909 Ball Rd Knoxville TN 37931</b>
Address
<b>865-694-7756 / josh@smithbilt homes.com</b>
Phone / Email

### CURRENT PROPERTY INFO

<b>Josh Sanderson Beltown LLC</b>	<b>4909 Ball Rd Knoxville TN 37931</b>	<b>865-694-7756 / josh@smithbilt</b>
Owner Name (if different)	Owner Address	Owner Phone / Email
<b>4714 W EMORY RD / 0 FREEDOM BELL AVE</b>		
Property Address		
<b>66 122, 121 (part of each)</b>	<b>11.24 acres</b>	
Parcel ID	Part of Parcel (Y/N)?	Tract Size
<b>Hallsdale-Powell Utility District</b>	<b>Hallsdale-Powell Utility District</b>	<b>No</b>
Sewer Provider	Water Provider	Septic (Y/N)

### COMMUNITY ENGAGEMENT

*Sign and return the **Public Notice and Community Engagement** form with this application.*

*Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.***

## DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input checked="" 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 checked="" type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) <b>Modification of a final plan for a medical office building in Belltown Center</b>	

## SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
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>\$750.00</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.

Applicant Signature	<b>Belltown</b> Please Print	<b>9/20/2024</b> Date
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Phone / Email		
Property Owner Signature	<b>Josh Sanderson Belltown LLC</b> Please Print	<b>9/20/2024</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
  - PA
- Rezoning

## Belltown

Applicant Name		Affiliation
8/29/2024	11/14/2024	File Number(s) <b>11-A-24-PD</b>
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		Belltown LLC	
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) 4714 W Emory Rd	Property Owner Address	Property Owner Phone
4515 W. Emory Road & 0 Freedom Bell Ave	66 122 and 66 121 (part of) (part of)	
Property Address	Parcel ID	
HDPUD	HDPUD	
Sewer Provider	Water Provider	Septic (Y/N)

### COMMUNITY ENGAGEMENT

Sign and return the **Public Notice & Community Engagement** form with this application.

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## DEVELOPMENT REQUEST

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

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

Other (specify) **Major modification a final plan for a medical office building in Belltown Center**

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) \_\_\_\_\_

Proposed Density (units/acre)   Previous Rezoning Requests

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

Pending Plat File Number

## 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
0510	
Fee 2	\$750.00
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

Please Print

Date

Phone Number

Email

Same as above

09/20/2024, SG

Property Owner Signature

Please Print

Date Paid



# Public Notice and Community Engagement

## Sign Posting and Removal

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.

**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.

## Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s).

### Acknowledgement

*By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.*

11/1/2024

11/15/2024

Date to be Posted

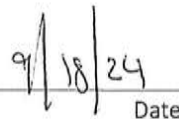
Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

- Yes  No
- No, but I plan to prior to the Planning Commission meeting

  
Applicant Signature

  
Applicant Name

  
Date

11-A-24-PD

FILE NUMBER