

PLANNED DEVELOPMENT FINAL PLAN

► FILE #: 11-A-24-PD AGENDA ITEM #: 73

AGENDA DATE: 11/14/2024

► APPLICANT: BELLTOWN

OWNER(S): Josh Sanderson Beltown LLC

TAX ID NUMBER: 66 122, 121 (PART OF EACH) <u>View map on KGIS</u>

JURISDICTION: County Commission District 6

STREET ADDRESS: 4714 W EMORY RD (0 FREEDOM BELL AVE)

► LOCATION: South side of W Emory Rd, south of Tower Bell St

► APPX. SIZE OF TRACT: 11.24 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via W Emory Road, a major arterial street with 24-ft of pavement

width within 60-ft of right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

FIRE DISTRICT: Rural Metro Fire WATERSHED: Beaver Creek

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

EXISTING LAND USE: Agriculture/Forestry/Vacant Land

► PROPOSED USE: Modification of a final plan for a medical office building in Belltown

Center

HISTORY OF ZONING: The Belltown preliminary Planned Development plan was approved in 2022

(11-A-22-PD).

SURROUNDING LAND

USE AND ZONING:

North: Single family residential - PD (Planned Development), A

(Agricultural)

South: Agriculture/forestry/vacant land - PD (Planned Development), A

(Agricultural)

East: Agriculture/forestry/vacant land - PD (Planned Development), A

(Agricultural)

West: Rural residential, agriculture/forestry/vacant land - A (Agricultural),

PR (Planned Residential) < 5 du/ac

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. There also commercial uses located along Clinton Hwy. Beaver Creek runs along the southern boundary

of the development.

AGENDA ITEM #: 73 FILE #: 11-A-24-PD 11/8/2024 10:45 PM MIKE REYNOLDS PAGE #: 73-1

STAFF RECOMMENDATION:

- ▶ Approve the modification of a final plan for a medical office building, increasing the maximum floor area of a single business from 10,000 sqft to 10,894 sqft because the changes are in general conformance with the approved final plan, subject to 1 condition.
 - 1) The increase in floor area is specific to medical office use within the proposed medical office building.

COMMENTS:

This proposal is to increase the maximum floor area for a single business from 10,000 sqft to 10,894 sqft in Belltown Center, which is the commercial area within the Belltown planned development. The building meets the design guidelines in Section 8.4, Commercial Designation Area, in the Belltown preliminary plan (see Exhibit B) except for the maximum floor area. The location of the proposed structure is shown in Exhibit C.

The development standards for Belltown were approved through the "planned development approval" process in Article 6.80 of the Knox County Zoning Ordinance. The Belltown "preliminary plan" (11-A-22-PD) was approved by the County Commission in January 2023. The 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 final plan(s) are the detailed development plans that must be in conformance with the adopted standards in the preliminary plan.

The Planning Commission has the authority approve "major modifications" to final plans that do not qualify as "minor modifications", which are specific modifications approvable by Planning and Knox County Engineering and Public Works staff (Article 6.80.07). All major modifications must be approved by the Planning Commission, and may only approve changes to the final plan if they find such changes are in general conformance with the approved final plan, necessary for the continued successful functioning of the planned development, respond to changes in conditions that have occurred since the final plan was approved, and/or respond to changes in adopted county land use policies.

ESTIMATED TRAFFIC IMPACT: 358 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to the Knox County Commission. The date of the Knox County Commission hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.

AGENDA ITEM #: 73 FILE #: 11-A-24-PD 11/8/2024 10:45 PM MIKE REYNOLDS PAGE #: 73-2

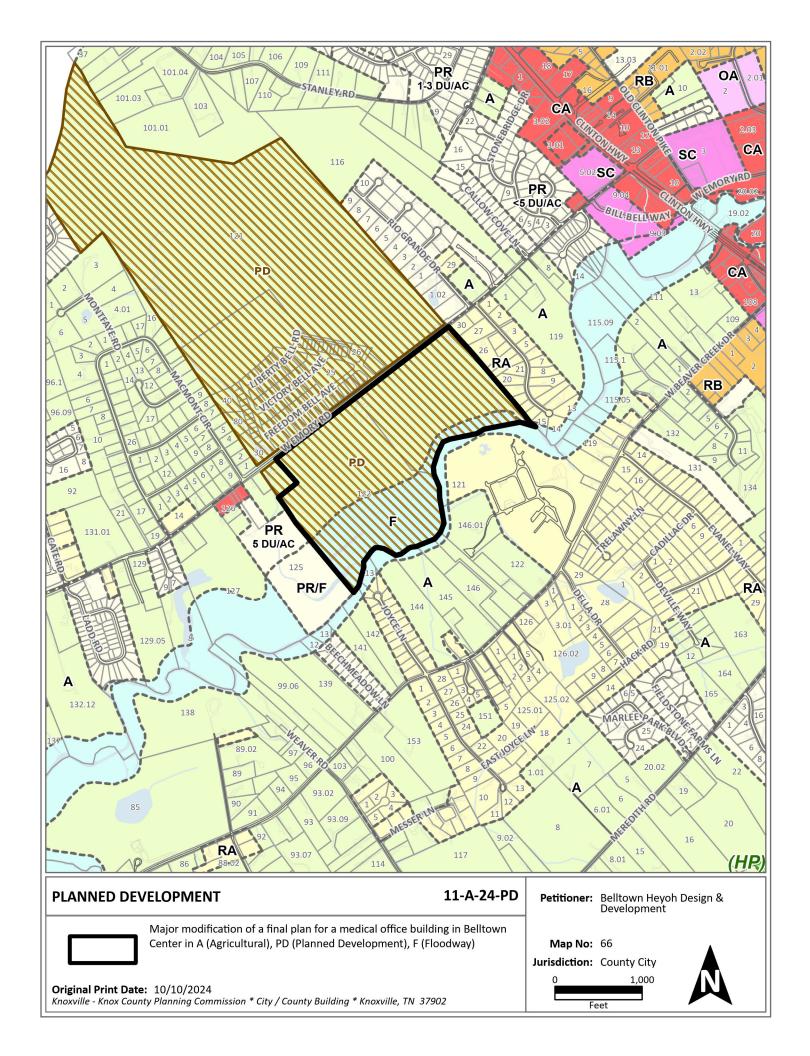


Exhibit A. Contextual Images Location Map W.EMORY RD WILLIS RD THE OR OF THE OR POWELL DR LABELL WAY MACMON RACMON MACMON MONTMORENCY VICTORY BELIANDER MONTMOR CLINTON HWY OLD CLINTON PIKE BRIDGENAMPTON DR **Aerial Map** BELLWIN **CONTEXTUAL MAPS 1** 11-A-24-PD 1,000 Case boundary

NEW BUILDING FOR:

COVENANT HEALTH MOB

BELLTOWN BUILDING D - W. EMORY & CLINTON HWY POWELL, TN

PLANS REVIEW DATA

KNOX COUNTY GOVERNING CODES & GUIDELINES

XX COUNTY GOVERNING CODES & GUIDELINES

REPRAINTONAL BULLIONE CODE

FOR BULLIONS AND THE PROPERTY OF THE PROPE

STATEMENT OF INTENT

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PROJECT ADDRESS

OCCUPANCY CLASSIFICATION

IBC: GROUP B, BUSINESS OCCUPANT LOAD = 73 TOTAL TENANT 1: 8108 SQ.FT. / 150 = 54 TENANT 2: 2740 SQ.FT. / 150 = 19

BUILDING CLASSIFICATION KLERED. ONE-STORY

STRUCTURAL FRAME

BEARING WALLS

EXTERIOR: 0 INTERIOR: 0

NON-BEARING WALLS & PARTITIONS

EXTERIOR: 0 INTERIOR: 0 FLOOR CONSTRUCTION

ROOF CONSTRUCTION

FLOOR AREA

NUMBER OF STORIES: 1 (3 MAX.)
MAX AREA ALLOWED: 23,000+ S.F. PER FLR.
ACTUAL AREA: 10,848 S.F.

ENERGY CONSERVATION:

THIS BUILDING HAS BEEN DESIGNED TO BE COMPLIANT WITH THE REQUIREMENTS OF CHAPTER 4 OF THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE (CLIMATE ZONE 4)

2. ROOFS, WITH INSULATION ENTIRELY ABOVE DECK, ARE DESIGNED TO EXCEED R-30si 3. ROOFS, WITH INSULATION IN ATTIC, ARE DESIGNED TO EXCEED R-38

4. METAL BUILDING ROOFS, ARE DESIGNED TO EXCEED R-19 + R-11 LS

5. MASS WALLS, ABOVE GRADE, ARE DESIGNED TO EXCEED R-9.5ci

6. METAL FRAMED WALLS, ABOVE GRADE, ARE DESIGNED TO EXCEED R-13 + R-7.5ci

8. WALLS, BELOW GRADE, ARE DESIGNED TO EXCEED R-7.5ci

9. THERE ARE NO FLOORS ABOVE OUTDOOR OR UNCONDITIONED SPACES.

10. SLABJONJGRADE LINHEATED ELOORS ARE DESIGNED TO EXCEED BJ10 FOR 24° BELOW

11. SWINGING DOORS ARE DESIGNED TO BE LESS THAN U - 0.61

12 VERTICAL FENESTRATION:
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ABBREVIATIONS ACOUSTICAL TILE ABOVE FINISH FLO DOWNSPOUT DRAPERY TRACK

EXISTING CONNER GUARD
ELECTRICAL PANEL
ELECTRIC WATER COOLER
EXPANSION JOINT
EXISTING
FINISH FLOOR
FAN COIL UNIT
FINISH FACE OF BRICK FACE OF MASONI FACE OF STUD FACE TO FACE

HANDICAP HIGH PRESSURE DECORATIVE LAMINATE

INSULATION INVERT (ELEVATION) JOINT

NOT IN CONTRACT OWNER FURNISHED, CONTRACTOR INSTALLED OPPOSITE HAND OUTSIDE TO OUTSIDE PLASTIC LAMINATE PARTIAL

PAINT
PAPER TOWEL DISPENSER
PATCH TO MATCH EXISTING
PARTITION
REFRIGERATOR

TONGUE AND GROOVE TOP OF STEEL TO MATCH EXISTING

VINYL VINYL COMPOSITION TILE VERIFY IN FIELD WALL COVERING OR WATER CLOSET WALL GUARD

BOARD.

10 JAPP.

11 ALL CASEWORK DIMENSIONS SHALL BE FIELD VERIFIED PRIOR TO UNIT FABRICATION.

12 SEAL ALL PENETRATIONS IN THE EXTERIOR ENVELOPE AIR TIGHT AT BOTH THE INTERIO (VAPOR RETARDER AND GYPSUM BOARD) AND EXTERIOR (SHEATHING AND AIR BARRIER FACES.

OF A 'DESIGN BUILD' PROJECT ALTHOUGH THE ARCHITECT HAS ATTEMPTED TO SHOW
ALL CONSTRUCTION. THE ARCHITECT AND CONTRACTOR ARE TO CORDINATE ANY
AREAS NOT NOTED ON THESE DRAWINGS, ANY ADDITIONAL INFORMATION REQUIRED
WILL BE PROVIDED DIRINGS CONSTRUCTION.

DRAFTING CONVENTIONS CONCRETE MASONRY (PLAN CONCRETE MASONRY (SECTION) London Contract CONCRETE 17777777 PRECAST CONCRETE STONE

STEEL GYPSUM BOARD PLYWOOD OR COMPOSITE WOOD RIGID BOARD INSULATION

BATT OR LOOSE INSULATION mmeenmm

2 HOUR RATED PARTITION SMOKE RESISTANT WALL =0---0-— - — CENTERLINE / COLUMN LINE



GRAPHICS SYMBOLS

W1 WINDOW DESIGNATION 1

INTERIOR ELEVATION NO

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SHEET DRAWN ON

INTERIOR PARTITION TYPE

CONTROCTOR SHALL VERBY ALL UNISTIC BURNINGS. DO NOT SCALE DRAWINGS. DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL OBTAIN WRITTEN CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING WITH CONSTRUCTION. DIMENSIONS ARE REFERENCED TO FACE OF NEW INTERIOR STUD WALLS, COLUMN

CENTERLINES & TO THE FACE OF EXTERIOR WALLS UNLESS OTHERWISE INDICATED. PROVIDE PRESSURE TREATED WOOD FOR CONCEALED MEMBERS IN CONTACT WITH

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MINIMUM.

ALL RATED PARTITIONS SHALL BE TIGHTLY SEALED TO THE UNDERSIDE OF DECK.

INTEGRITY OF RATED PARTITIONS SHALL BE MAINTAINED AT CORNERS AND

FACES.

13. UNLESS THIS PROJECT IS BEING BID, THE INTENT OF THESE DRAWINGS IS TO BE PART

PROJECT NO.: 23101A DRAWING LOG

INDEX TO DRAWINGS

GENERAL NOTES & PLANS REVIEW DATA C1.1 EXISTING CONDITIONS SITE PLAN EROSION CONTROL -: SITE GRADING PLAN SITE DETAILS - 3

LANDSCAPE

ACCESSIBLE DESIGN STANDARDS ARCHITECTURAL SPECIFICATIONS ARCHITECTURAL SITE PLAN & DUMPSTER DETAILS

ARCHITECTURAL SITE PLAN & DUMPS FLOOR PLAN SCHEDULES & DETAILS DETAILS DETAILS EXTERIOR ELEVATIONS BUILDING SECTIONS WALL SECTION WALL SECTIONS WALL SECTIONS WALL SECTIONS WALL SECTIONS WALL SECTIONS

WALL SECTIONS INTERIOR MILLWORK ELEVATIONS

RESTROOM & MILLWORK ELEVATIONS A9 1 CEILING PLAN ID1.1 FINISH PLANS ID1.2 FINISH SCHEDULES & LEGENDS INTERIOR DESIGN

DETAILS & SPECIFICATIONS PRELIMINARY HYDRAULIC CALCULATIONS FLOOR PLAN - FIRE PROTECTION FIRE PROTECTION

P0.1 SCHEDULES & SPECIFICATIONS P1.1 FLOOR PLAN - WASTE P1.2 FLOOR PLAN - WATER & GAS

MECHANICAL

FLOOR PLAN - COMMUNICATIONS FLOOR PLAN - FIRE ALARM & HVAC WIRING

ELECTRICAL LEGENDS
TELECOMMUNICATIONS LEGEND & DETAILS DETAILS & NOTES

LIGHTING FIXTURE SCHEDULE NOTES PANELBOARD SCHEDULE FEEDER DIAGRAM

CIVIL ENGINEER

WILL ROBINSON & ASSOCIATES 131 BRENTWOOD DRIVE OAK RIDGE TN 37830 (865) 386-4200

LANDSCAPE ARCHITECT BEASLEY LANDSCAPE ARCHITECTS

2616 TEEPLE STREET (865) 441-4428

STRUCTURAL ENGINEER BENDER & ASSOCIATES 110 FOREST CT KNOXVILLE, TN 37919

(865) 584-6532 MECHANICAL ENGINEER

ALBERT BEDINGER CONSULTING ENGINEERS 5641 MERCHANTS CENTER BLVD., SUITE A104 KNOXVILLE TN 37912 (865) 637-8339

ELECTRICAL ENGINEER

VREEL AND ENGINEERS 3107 SUTHERLAND AVE KNOXVILLE, TN 37919 (865) 637-4451

LOCATION MAP





Knoxville, TN 37919 865.602.7771 Fax 865 602 7742

404 Bearden Park Circle



11-A-24-PD 8/30/2024

NEW BUILDING:

GEORGE

ARMOUR

EWART

ARCHITECT

404 Bearden Park Circle Knoxvile, TN 37919

865.602.7771

Fax 865.602.7742

www.georgeewart.com

04/04/2024 23101 PROJECT MGR .: CRF

SCALE: 1" = 40"



DUMPSTER ENCLOSUSEE ARCHITECTURAL PLANS FOR DETAILS

- CONCRETE
PAYING
SEE 13C2:1
TIE TO DEVELOPMENT
CONSTRUCTION

TIE TO DEVELOPMENT CONSTRUCTION

HEAVY DUT ASPHALT PAVEMENT SEE 1021

TIE TO DEVELOPMENT

CURB -

CONTROL JOINT SEE 4C2.1 6-8" SIDEWALK SEE 3C2.1

<u>,+-+-</u>

APPROXIMATE PROPERTY LINE

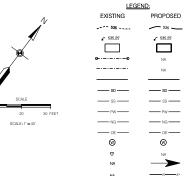
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SITE LAYOUT NOTES

- 6 SITE BENCHMARK CONTACT SURVEYOR FOR SITE BENCHMARK DATUM NAVD 88
- 7. SITE BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED ON INFORMATION PROVIDED BY THE OWNER, THE CONTRACTOR SHALL VERBY THE EXISTING INFORMATION PRIOR TO CONSTRUCTION, THE ARCHITECT NOR THE ENSINEER ACCEPT NO RESPONSEBILITY FOR THE ACCURACY ANDOR COMPLETENESS OF EXISTING CONDITIONS INFORMATION PRODUCES BY THE OTHERS.
- 8. UTILITY INFORMATION IS BASED ON INFORMATION OBTAINED FROM THE UTILITY PROVIDERS, THE CONTRACTOR IS REPSONSIBLE FOR DETERMINING THE ACCURACY OF THIS INFORMATION.

- VERIFY SITE CONDITIONS, DIMENSIONS, ELEVATIONS, AND LOCATION OF EXISTING FEATURES BEFORE STARTING WORK. THE OWNERS REPRESENTATIVE SHALL BE NOTIFIED OF ANY INTERFERENCES OR DISCREPANCIES.
- TRAFFIC CONTROL IN CONSTRUCTION AREAS TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUAL ON UNFORM TRAFFIC CONTROL DEVICES.
- CORRECT ALL DAWAGE TO EXISTING PAVEMENT, SIDEWALKS, DRAINAGE STRUCTURES, UTILITIES, OR OTHER EXISTING IMPROVEMENTS AT NO EXPENSE TO THE OWNER.
- 16. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAYEMENT ANDOR CONCRETE AND NEW PAYEMENT ANDOR CONCRETE, RELD ADJUSTMENT OF FINAL GRADES MAY SE RECURED, INSTALL ALL STORM SYSTEMS PRIOR TO INSTALLATION OF PAYEMENT ANDOR CONCRETE.
- 18. MANTAIN ONE SET OF AS-BULLT DRAWINGS ON THE JOS STIE FOR UNITARY DISTRIBUTION TO THE BIGGREEF UPON COMPLETION, INCLUDE ALL UNILITY DISTRIBUTION TO THE BIGGREEF UPON COMPLETION, INCLUDE ALL UNILITY SHAPES OF THE STANDARD STANDARD SHAPE AND STORM SEWER STRUCTURES SHALL BE INCLUDED, DRAWINGS SHAPE INCLUDE VEHTICAL AND HORIZONTAL INFORMATION ON ALL NEW UTILITIES AS WELL IS DISTRIBUTIONAL SECONTRICULTURE OF CONSTRUCTION.







SPOT ELEVATION STRUCTURE PROPERTY LINE EASEMENT EDGE OF PAVEMENT STORM DRAIN SANITARY SEWER POTABLE WATER NATURAL GAS OVERHEAD ELECTRICAL FIRE HYDRANT SUBFACE FLOW SILT FENCING

......

CURB

CATCH BASIN

CONCRETE PAVEMENT ASPHALT PAVEMENT

GROUND CONTOUR ELEVATION

1. USE: MEDICAL OFFICE BUILDING ZONING: 2. PARCEL 066 121

NA

- 3. TOTAL SITE: ~100 AC, TOTAL DIST AREA: 1.54 AC, TOTAL IMPERV: 0.98 AC. 4 DEED REFERENCE 20230915-00141410
- THIS PROPERTY IS NOT LOCATED IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA SEE MAPS 47083C0115F DATED 05022007.

- PARKING SUMMARY:
 TOTAL REQUIRED: 55 SPACES
 TOTAL PROMISED: 85 SPACES
 TOTAL PROMISED: 85 SPACES
 BASIS: 5 SPACES PER 1,000 SF (OVERALL USE IS SHOPPING CENTER)
 CALCULATION: 109 X 5 54.5 SPACES
- 10. SETBACKS: FRONT: ? SIDE: ? REAR: ?
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES FOR EXECUTION OF THE WORK, ALL MATERIALS AND EXECUTION OF THE WORK SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL LAWS, RULES AND REQUIATIONS.
- 12. CONTRACTOR SHALL COMPLY WITH ALL BERTHAUT PROMISIONS OF THE
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 OF AMERICA INC. AND THE SMETTY AND FRAITH REQUIRED BY
 ONE STRUCTURE SHALL BY AND AND THE SMETTY AND FRAITH REQUIRED BY
 SHALL BE PERFORMED IN ACCORDANCE WITH THE TRANSPACE DEPORTMENT
 OF A CONTRACTOR AND CONTRACTOR OF THE SMETTY AND THE SMETT

- 17. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, OR TO THE FACE OF BUILDING UNLESS NOTED OTHERWISE.

DATE: PROJECT NO.:

C1.2



GEORGE ARMOUR EWART ARCHITECT

404 Bearden Park Circle Knoxville, TN 37919 865.602.7771 Fax 865.602.7742 www.georgeewart.com



MEDICAL OFFICE
-COVENANT HEALTH
BELLTOWN - BUILDING D
W. EMORY & CLINTON HWY

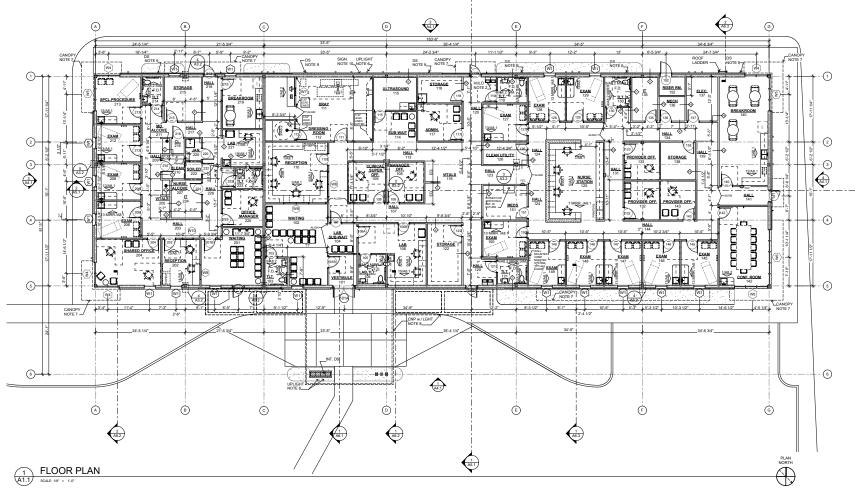


EXTERIOR ELEVATIONS

DATE: 4/5/2024
PROJECT NO.: 23101
PROJECT MGR.: CRF

A4.1





- FLOOR PLAN NOTES:

 1. PURITURE PLACEMENT SHALL NOT RESTRICT ADALOSES REQUIRED.

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 1. PURITURE PLACEMENT SHALL DO.

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FIRE EXTINGUISHER NOTE: G.C. TO PROVIDE EXTINGUISHERS AS REO'D BY LOCAL FIRE MARSHALL & VERIFY TYPE. #.

AND LOCATION PRIOR TO INSTALLATION

PARTITION LEGEND:

NOTES:

1) REFER TO SHEET A3.1 FOR PARTITION DETAILS.

2) UNLESS NOTED OTHERWISE, ALL PARTITIONS ARE TYPE "1"CONTACT ARCHITECT FOR CLARIFICATION IF REQUIRED.

3) REFER TO PLAN FOR INDICATION OF SOUND BLANKET.

PARTITION LEGEND				
ID	SYMBOL			
1	ĺ	3-5/8" STL STUD w/ 5/8" GYP BD EACH SIDE - SOUND ATT BLANKET		
2		3-5/8" STL STUD w/ 5/8" GYP BD EACH SIDE		
3		6" STL STUD w/ 5/8" GYP BD EACH SIDE - SOUND ATT BLANKET		
4		1 5/8" Furring w/ 5/8" GYP. BD.		
5	ĺ	3-5/8" STL STUD w/ 5/8" GYP BD ONE SIDE		

PARTITION NOTES:

- 1. ALL WALLS ARE TO BE CONSTRUCTED IN STRICT CONFORMANCE WITH LAB DESIGN DATA FOR ADDITIONAL WITH ON DELLOR FASTERNAL CONTINUAL DESIGN DATA FOR ADDITIONAL SINCE AND STRICT AND
- PARTITIONS AND TO FACE OF MASCINET THEME COST.

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KEYED FLOOR PLAN NOTES:

1. FLOOR DRAIN (F.D.) - SEE PLUMBING DRAWINGS.
2. HILO JAID DRAINING FOUNTAIN - SEE PLUMBIND DRAWINGS.
3. ELECTRICAL FLOOR BOX - SEE BLEED MOSS & GOODE W. PUIDIN VENDOR.
5. ELECTRICAL FLOOR BOX - SEE BLEED MOSS & GOODE W. PUIDIN VENDOR.
COORDINATE BLOCKING, POWER, 8. DATAINSTALATION W. PROVIDER 8. TENANT AS REQUIRED.

AS REQUIRED.

5. INCOUNTED.

5. OUTDOOR WALL SCONCE (WS) - SEE ELEVATIONS & ELECTRICAL DRAWNINGS.

6. IN-GROUND UPLIGHT (LI, FOR SIGNACE - SEE ELECTRICAL DRAWNINGS.

7. LINE OF ANOTHER (1967) - 3 LILLW 19 MODISTRIAE FASOLA 9 CLEANMINGS. SEE

8. LINE OF FRONT CANDRY (CHP */ LGHT) - 6'ALIM W/LIGHTING - 15 FT

CLEARANCE - SEE ELEVATIONS.

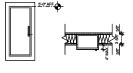
LLEMANNE: - SEE ELEVATIONS

9 PREFIN DOWNSPOUT SYSTEM (#8: SQUARE 4"4" MIN. EACH) W. J. PREFIN. METAL LEADER HEAD - THE INTO DRAIN SYSTEM - SEE CIVIL DRAWNINGS.

10. EXTERIOR SIGNAGE (SIGN) BY OWNER: - SEE EVATIONS.

11. PREFIN. DOWNSPOUT SYSTEM (#1: SQUARE 4"4" MIN.) - TIE INTO DRAIN SYSTEM - SEE CIVIL DRAWNINS.

***NOT ALL KEYED NOTES APPLY TO EACH PLAN SHEET



PLAN

TYP. FIRE EXTINGUISHER CABINET

ELEV.

8/30/2024

11-A-24-PD

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

- **8.4.1. Building Size.** The Commercial Designated Area shall include one standalone restaurant of no more than 12,000 square feet which shall serve as an anchor. Additional buildings shall be between 3,000 and 13,000 square feet with no single business occupying more than 10,000 square feet. The total Commercial Designated Area shall not exceed 64,000 square feet.
- **8.4.2.** Area Coverage. The maximum impervious area which may be covered shall be ninety (90) percent of the gross area labeled as Commercial Area on Exhibit C, §7.3 (approximately 12 acres).
- **8.4.3.** Height Regulations. No main building shall exceed four (4) stories or forty-five (45) feet in height.
- **8.4.4.** Residential Use. Residential use is prohibited on the first floor (i.e. the floor closest to ground level) but is permitted on the second floor or higher. Any square footage that is put to residential use in this area will still contribute to the total commercial square footage for the purpose of determining the maximum square footage of the Commercial Designated Area.
- **8.4.5.** Parking. A minimum of four (4) parking space per one thousand (1,000) square feet of commercial ground floor space shall be allocated. A minimum of one and a half (1.5) parking spaces shall be allocated per residential unit.

8.4.6. <u>Landscape</u>.

- **A. Internal Parking Area.** One (1) native shade tree, capable of reaching forty (40) feet in height at maturity for every twenty (20) parking spaces. In no case shall more than twenty (20) parking spaces be located in a row without a planting island a minimum of 5 (five) feet in width containing at least one (1) native shade tree surrounded by shrubs or ground
- **B.** Boundary Buffer. The entire boundary, including abutting to West Emory Road, of the Commercial Area shall be landscaped with a minimum of one (1) ornamental, native, or evergreen tree per every twenty-five (25) linear feet with shrubs and ground cover plantings between trees.
- C. Buildings. At least fifty (50) percent of the length of the exterior walls of the building must have a landscaping strip of at least four (4) feet in width.
- **8.4.7.** Sidewalks. Where parking abuts the building, there must be a sidewalk of at least five (5) feet in width between the parking spaces and the building.
- **8.4.8.** Signs are permitted as outlined by Knox County Zoning Ordinance §3.90 (Appendix A, §7.1).

EXHIBIT B



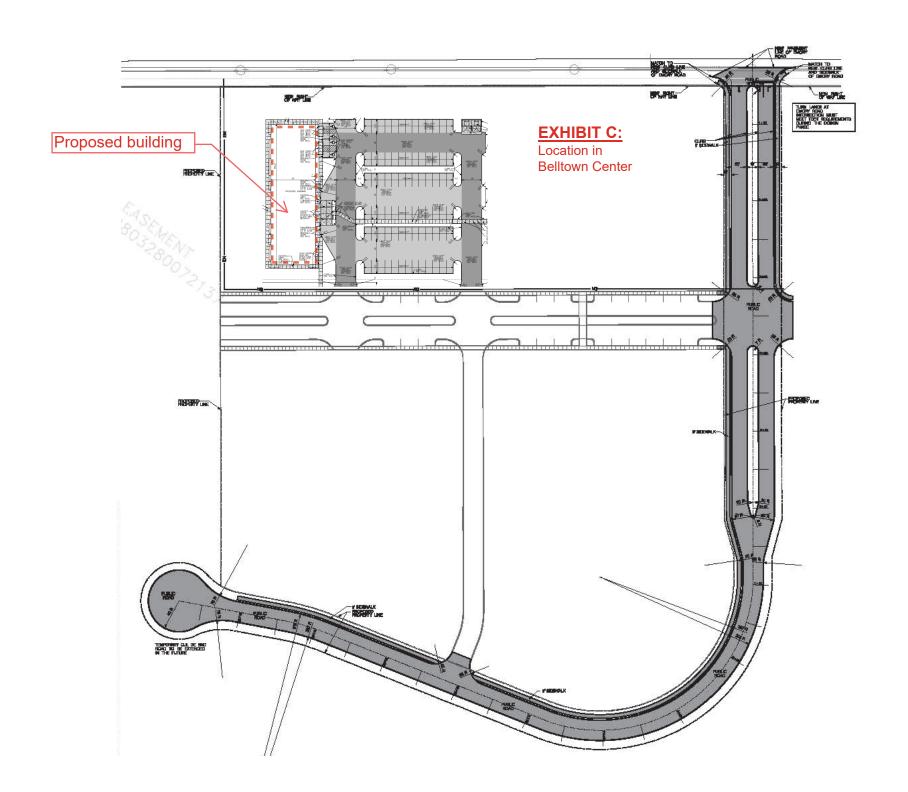
Exhibit H – Commercial Façade













Development Request

Planning KNOX COUNTY	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	
Belltown				
Applicant Name		Affiliation	١	
9/20/2024	11/14/2024	11-A-24-PD		
Date Filed	Meeting Date (if applicable)	File Number(s)		
CORRESPONDENCE	ll correspondence related to this application sh	nould be directed to the ap	oproved contact listed below.	
Josh Sanderson Beltown LLC				
Name / Company				
4909 Ball Rd Knoxville TN 37931				
Address				
865-694-7756 / josh@smithbilthom	nes.com			
Phone / Email				
CURRENT PROPERTY INFO				
Josh Sanderson Beltown LLC	4909 Ball Rd Knoxville TN 37931	8	65-694-7756 / josh@smithbilt	
Owner Name (if different) Owner Address		0	Owner Phone / Email	
4714 W EMORY RD / 0 FREEDOM B	SELL AVE			
Property Address				
66 122, 121 (part of each)		1:	1.24 acres	
Parcel ID	Part of P	arcel (Y/N)? Ti	ract Size	
Hallsdale-Powell Utility District	Hallsdale-Powell U	tility District	No	
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.

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Property Owner Signature	Josh Sande Please Prin	erson Beltown LLC			9/20/2024
Phone / Email					
Applicant Signature	Please Prin	t			Date
	Belltown				9/20/2024
I declare under penalty of perjury all associated materials are being			sne/it is the owner of the p	roperty, AND 2) th	ne application and
AUTHORIZATION	All a face of the second		ale a Protectal		P
ALITHOPIZATION					1
COA Checklist (Hillside Protection	on)				
☐ Traffic Impact Study	oncept riaii)		ree 3		
ADDITIONAL REQUIREMENT Use on Review / Special Use (Co			Fee 3		
□ Property Owners / Option Hold□ Amendment Request (Compreh		ce Request	Fee 2		
ATTACHMENTS					-
☐ Staff Review ☐ Planning	g Commission		\$750.00		
PLAT TYPE			Fee 1		Total
STAFF USE ONLY			Т		
Additional Information					
	revious Rezoning I	Kequests			
Amendment Proposed Plan De	esignation(s)			I	
☐ Plan					
Change Proposed Zoning					
Zoning				Pending P	lat File Number
ZONING REQUEST					
Attachments / Additional Requi	rements				
Additional Information					
Unit / Phase Number		Tota	Number of Lots Created		
Proposed Subdivision Name					
				Related Rezo	oning File Number
SUBDIVSION REQUEST					
Other (specify) Modification of a	final plan for a m	nedical office buildir	g in Belltown Center		
Home Occupation (specify)					
☐ Hillside Protection COA		☐ Residential	✓ Non-residential		
☐ Development Plan ✓ Planne	ed Development	☐ Use on Review	/ / Special Use	Related City	Permit Number(s)

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Planning KNOXVILLE I KNOX COUNTY	DEVELOPMENT Development Pl Planned Develo Use on Review / Hillside Protection	an pment ' Special Use	SUBDIVIS Conce	ION Tot Plan	ZONING Plan Amendme SP PA Rezoning	
Belltown						
Applicant Name			Affiliatio	on		
3/29/2024	11/14/2024				File Numbe	r(s)
Date Filed	Meeting Date (i	f applicable)		11-A	-24-PD	
CORRESPONDENCE All	correspondence related t	to this application s	hould be direct	ted to the ap	proved contact listed belo	ЭW.
☐ Applicant ■ Property Owne	r □ Option Holder [☐ Project Surveyor	- ☐ Enginee	r 🗌 Archi	tect/Landscape Architect	
Josh Sanderson		Bellto	wn LLC			
Name		Compa	ny			
4909 Ball Road		Knoxy	ville	TN	37931	
Address		City		State	ZIP	
865-694-7756	josh@smithl	bilthomes.com				
Phone	Email					
CURRENT PROPERTY INFO						
Property Owner Name (if different)	Prone	ty Owner Address			Property Owner Phone	
4714 W Emory Rd 4515 W. Emory Road & 0 Free		e, owner Address	66 122 and (part of)	d 66 121 (p	,	
Property Address			Parcel ID			

COMMUNITY ENGAGEMENT

HDPUD

Sewer Provider

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

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HDPUD

Water Provider

Septic (Y/N)

DEVELOPMENT REQUEST				
Development Plan Use on Review / Special Use Hillside Protection COA Residential Non-Residential ome Occupation (specify)			Related Cit	y Permit Number(s)
Major modification a	final plan for a medical of	office building in Belltov	wn Center	
Other (specify)		<u> </u>		
SUBDIVISION REQUEST				
			Related Re	zoning File Number
Proposed Subdivision Name				
Unit / Phase Number	arcels 🗌 Divide Parcel – T	otal Number of Lots Create	d	
Other (specify)				
☐ Attachments / Additional Requiremen	nts			
ZONING REQUEST				
			Pending	Plat File Number
Zoning Change Proposed Zoning				
☐ Plan Amendment Change Proposed	Plan Designation(s)			
Proposed Density (units/acre)	Previous Rezoning Requ	uests		
Other (specify)				
STAFF USE ONLY				
PLAT TYPE		Fee 1		Total
☐ Staff Review	ssion	0510		
ATTACHMENTS		Fee 2		
☐ Property Owners / Option Holders☐ Amendment Request (Comprehensive	☐ Variance Request	1002		\$750.00
ADDITIONAL REQUIREMENTS	e Fidil)			
☐ Use on Review / Special Use (Concept	t Plan)	Fee 3		
☐ Traffic Impact Study				
COA Checklist (Hillside Protection)				
AUTHORIZATION				
I declare under penalty of perjury the form 1) He/she/it is the owner of the property		ssociated materials are being so	ubmitted with his/h	er/its consent
1852	Josh Sanders	son	8-29-24	
Applicant Signatur	Please Print		Date	
865-694-7756	josh@smithl	bilthomes.com		
Phone Number	Email			
Same as above			09/20/2	024, SG
Property Owner Signature	Please Print		Date P	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**

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Acknowledgement		Have you engaged the
By signing below , you acknow posted and visible on the proparation between the dates listed by	surrounding property owners to discuss your request? Yes No	
11/1/2024	11/15/2024	No, but I plan to prior to the Planning Commission meeting
Date to be Posted	Date to be Removed	
Applicant Signature	1355 Smelv3an Applicant Name	11-A-24-PE