

# 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)

[View map on KGIS](#)

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.

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**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.

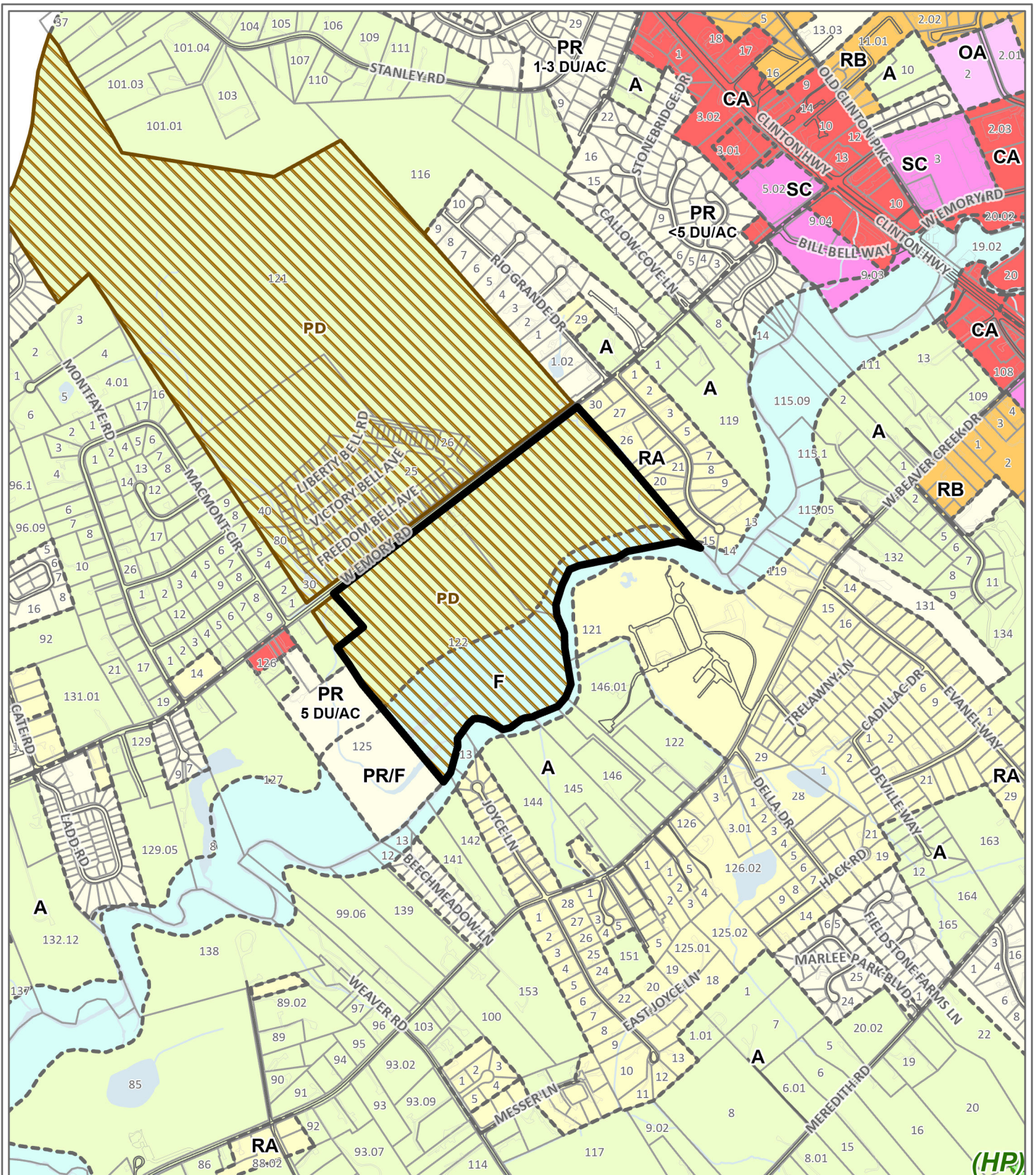
ESTIMATED TRAFFIC IMPACT: 358 (average daily vehicle trips)

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.





## PLANNED DEVELOPMENT

**11-A-24-PD**



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

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

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

**Petitioner:** Belltown Heyoh Design & Development

**Map No:** 66

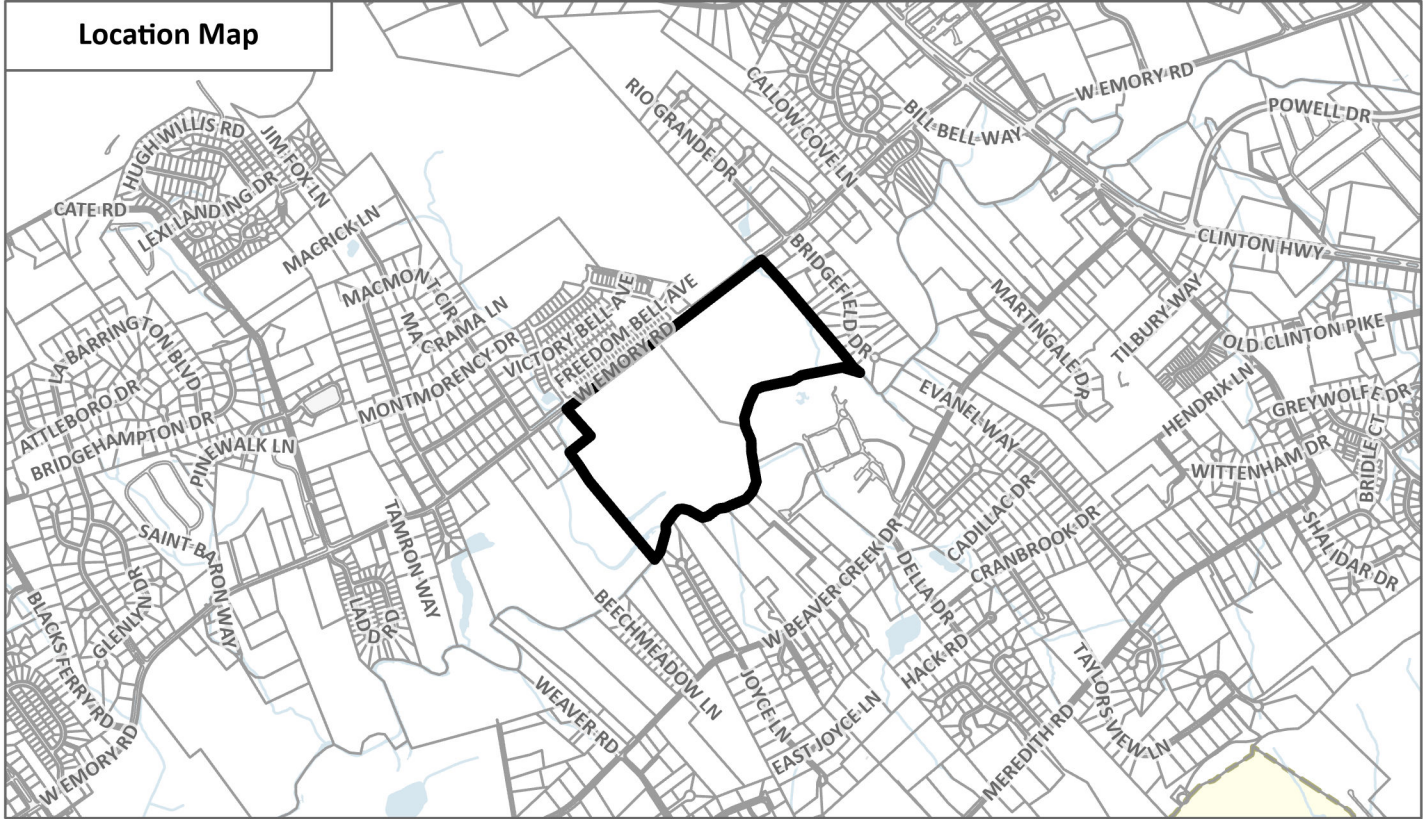
**Jurisdiction:** County City



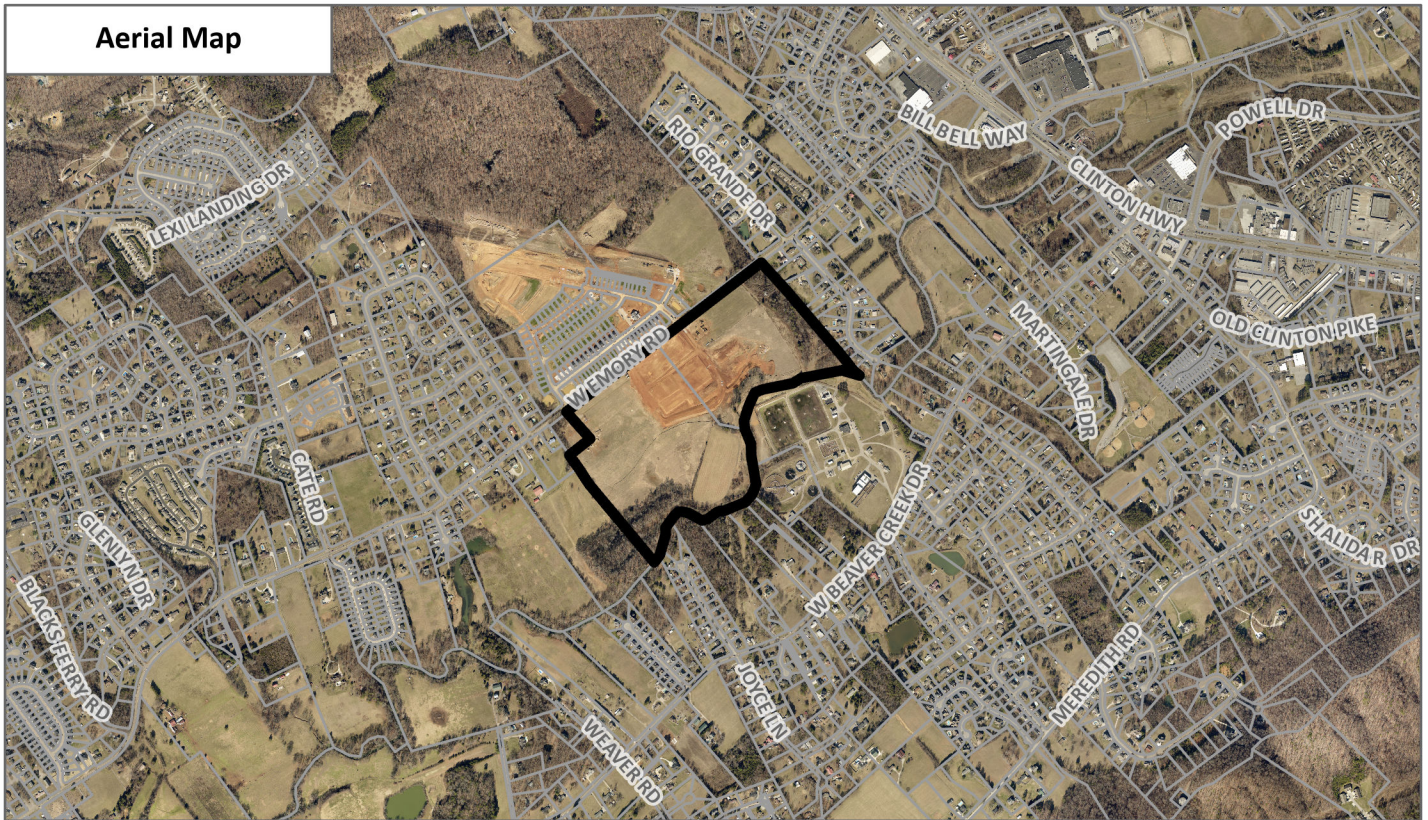


## Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

11-A-24-PD



Case boundary

0 1,000  
Feet











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404 Bearden Park Circle  
Knoxville, TN 37919  
865.602.7771  
Fax 865.602.7742  
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NEW BUILDING:  
**MEDICAL OFFICE  
- COVENANT HEALTH -**  
BUILDING D  
W. EMORY & CLINTON HWY

PRELIMINARY -  
NOT FOR  
CONSTRUCTION

SITE LAYOUT PLAN

DATE: 04/04/2024  
PROJECT NO.: 23101  
PROJECT MGR.: CRF

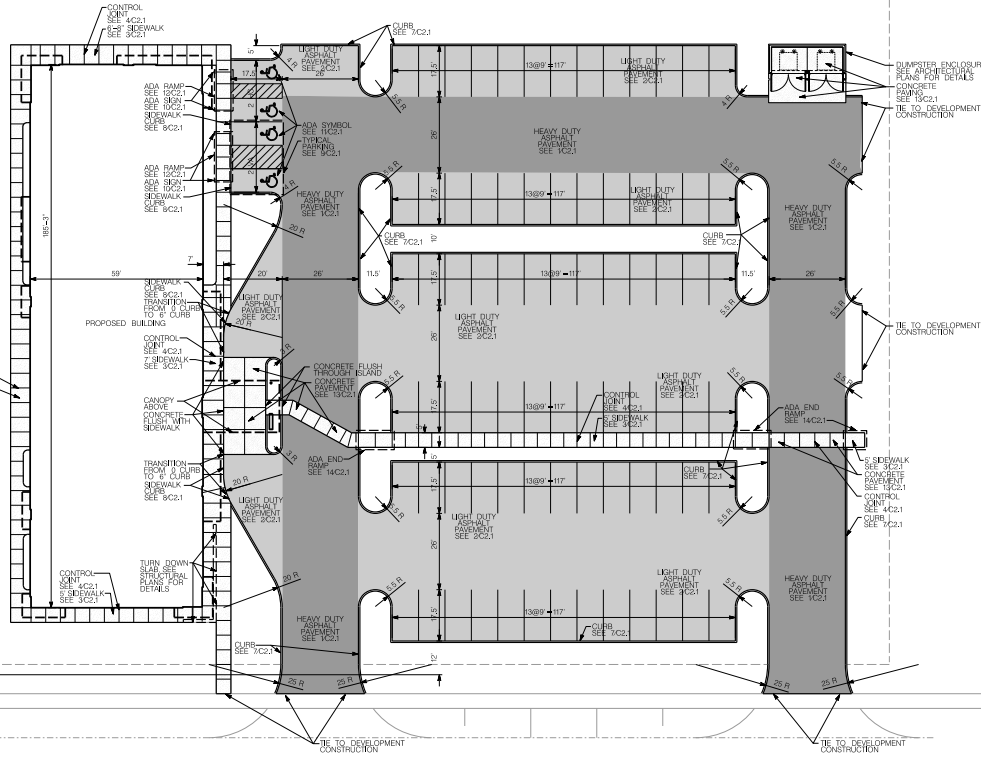
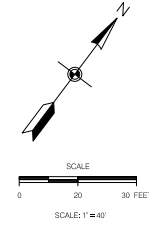
C1.2

#### LEGEND:

EXISTING	PROPOSED	
536	536	GROUND CONTOUR ELEVATION
536.25	536.25	SPOT ELEVATION
		STRUCTURE
	NA	PROPERTY LINE
	NA	EASEMENT
		EDGE OF PAVEMENT
SD	SD	STORM DRAIN
SS	SS	SANITARY SEWER
PW	PW	POTABLE WATER
NG	NG	NATURAL GAS
OE	OE	OVERHEAD ELECTRICAL
		WATER METER
	NA	FIRE HYDRANT
NA		SURFACE FLOW
NA		BLT FENCING
		CURB
		CATCH BASIN
NA		CONCRETE PAVEMENT
NA		ASPHALT PAVEMENT
NA		RIP RAP

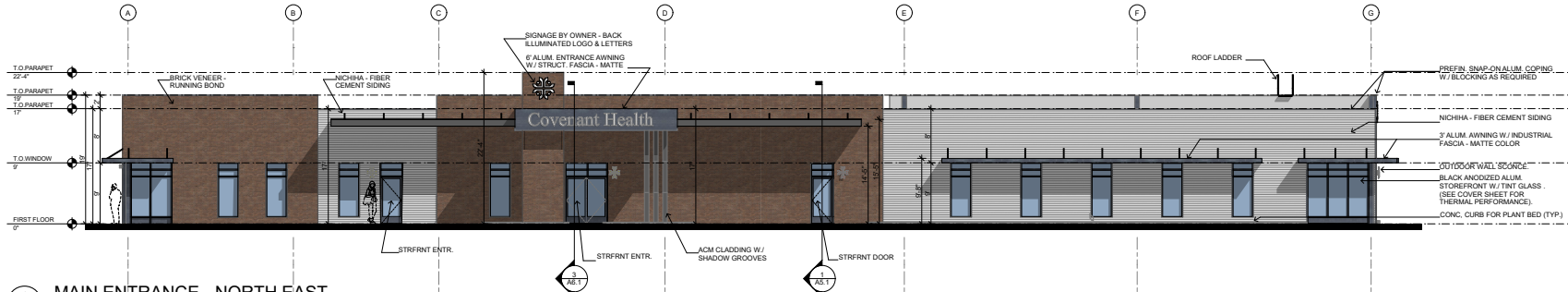
#### SITE LAYOUT NOTES

1. USE: MEDICAL OFFICE BUILDING, ZONING: ? PARCEL 066.121
2. TOTAL BUILDING AREA: 10,084 SF (5 STORY)
3. TOTAL SITE: ~100 AC. TOTAL DIST AREA: 1.54 AC. TOTAL IMPRV: 0.88 AC.
4. DEED REFERENCE: 20230915-001410
5. THIS PROPERTY IS NOT LOCATED IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA SEE MAPS 4780201P DATED 06/02/2017.
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 VERIFY THE EXISTING INFORMATION PRIOR TO CONSTRUCTION. THE ARCHITECT NOR THE ENGINEER ACCEPT NO RESPONSIBILITY FOR THE ACCURACY AND/OR COMPLETENESS OF EXISTING CONDITIONS INFORMATION PROVIDED BY THE OTHERS.
8. UTILITY INFORMATION IS BASED ON INFORMATION OBTAINED FROM THE UTILITY PROVIDERS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE ACCURACY OF THIS INFORMATION.
9. PARKING SUMMARY:  
TOTAL REQUIRED: 85 SPACES  
TOTAL PROVIDED: 82 SPACES  
BASIC SPACES PER 1,000 SF OVERALL USE IS SHOPPING CENTER  
CALCULATION: 103 X 0.8 = 84.5 SPACES
10. SETBACKS:  
FRONT: ?  
SIDE: ?  
REAR: ?
11. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES FOR DISCUSSION OF THE WORK, ALL MATERIALS AND DISCUSSION OF THE WORK SHALL BE IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS.
12. CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION ISSUED BY THE AGC OF AMERICA INC. AND THE SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION ISSUED BY THE US DEPARTMENT OF LABOR. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION EROSION AND SEDIMENT CONTROL HANDBOOK.
13. VERIFY SITE CONDITIONS, DIMENSIONS, ELEVATIONS AND LOCATION OF EXISTING FEATURES BEFORE STARTING WORK. THE OWNERS REPRESENTATIVE SHALL BE NOTIFIED OF ANY INTERFERENCES OR DISCREPANCIES.
14. TRAFFIC CONTROL IN CONSTRUCTION AREAS TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
15. CORRECT ALL DAMAGE TO EXISTING PAVEMENT, SIDEWALKS, DRAINAGE STRUCTURES, UTILITIES OR OTHER EXISTING IMPROVEMENTS AT NO EXPENSE TO THE OWNER.
16. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND/OR CONCRETE AND NEW PAVEMENT AND/OR CONCRETE. FIELD ADJUSTMENT OF FINAL GRADES MAY BE REQUIRED. INSTALL ALL STORM SYSTEMS PRIOR TO INSTALLATION OF PAVEMENT AND/OR CONCRETE.
17. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT OR TO THE FACE OF BUILDING UNLESS NOTED OTHERWISE.
18. MAINTAIN ONE SET OF AS-BUILT DRAWINGS ON THE JOB SITE FOR DETERMINATION TO THE ENGINEER UPON COMPLETION. INCLUDE ALL UTILITY LOCATIONS AND ALL NEW SIDEWALK RAMP ELEVATIONS FOR ALL SANITARY AND STORM SEWER STRUCTURES SHALL BE INCLUDED. DRAWINGS SHALL INCLUDE VERTICAL AND HORIZONTAL INFORMATION ON ALL NEW UTILITIES AS WELL AS EXISTING UTILITIES DISCOVERED DURING CONSTRUCTION.

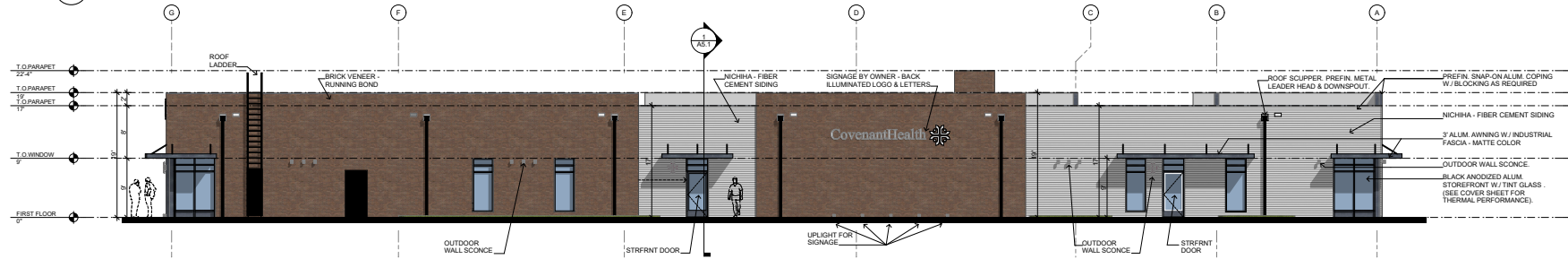


11-A-24-PD  
8/30/2024

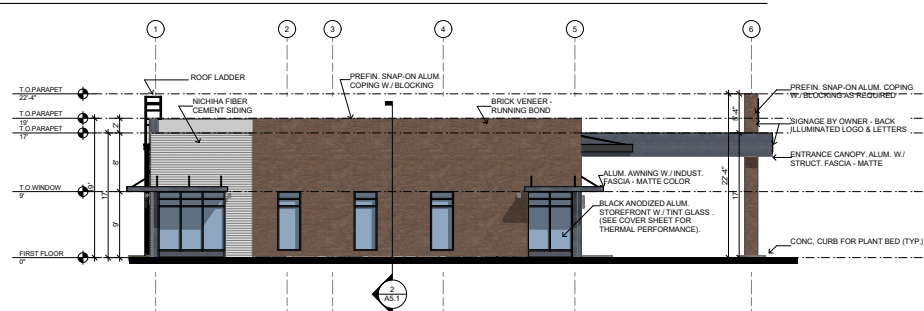




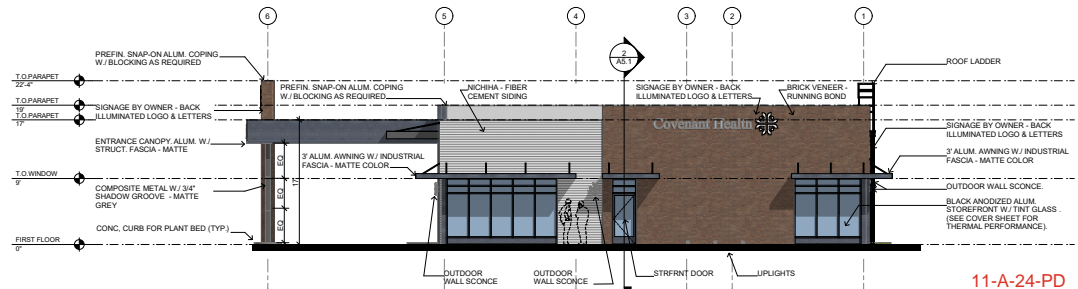
1 MAIN ENTRANCE - NORTH EAST  
SCALE: 1/8" = 1'-0"



2 BACK ELEVATION - SOUTH WEST  
SCALE: 1/8" = 1'-0"



3 SIDE ELEVATION - SOUTH EAST  
SCALE: 1/8" = 1'-0"



4 SIDE ELEVATION - NORTH WEST  
SCALE: 1/8" = 1'-0"

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





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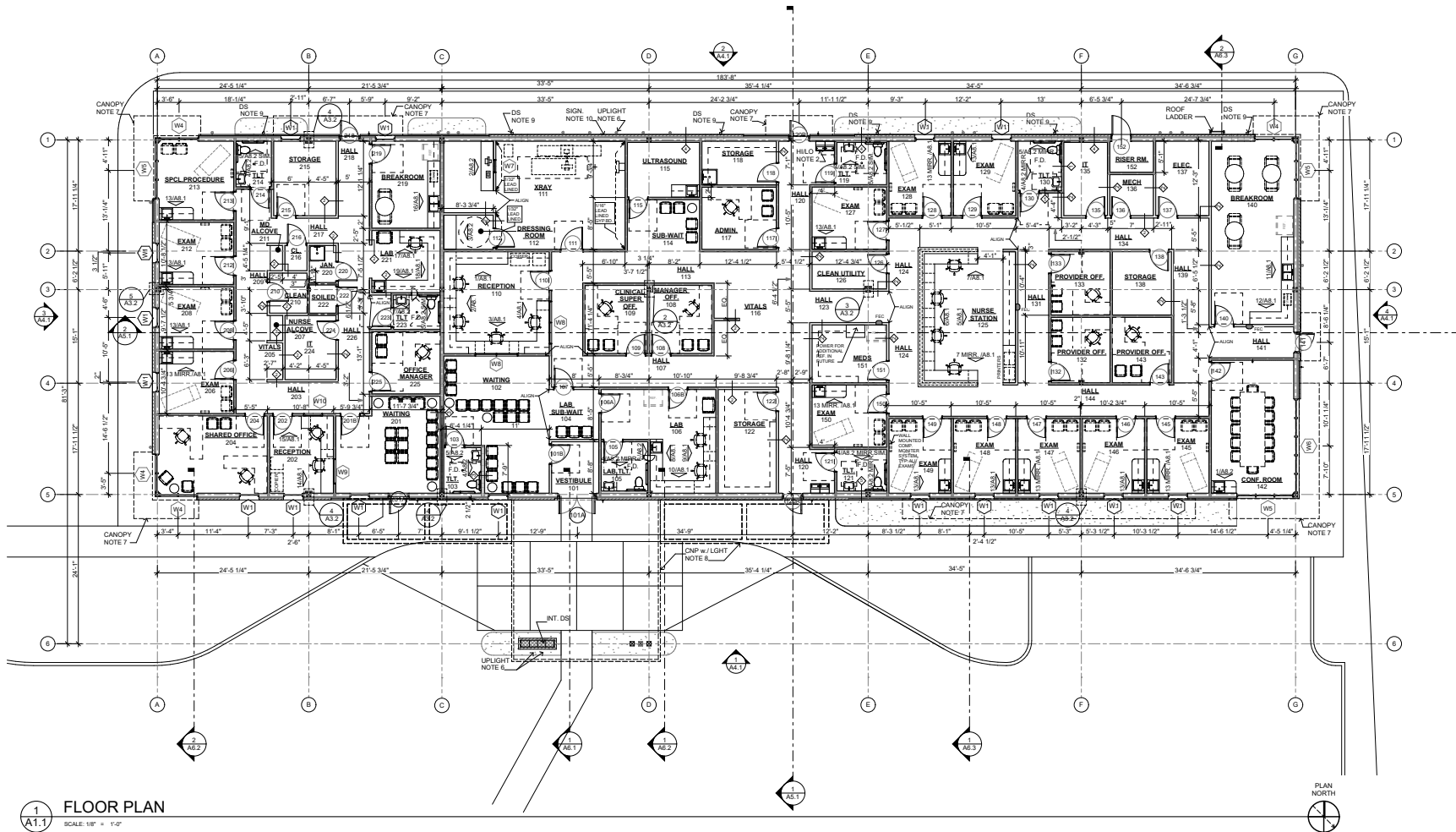
**NEW BUILDING:  
MEDICAL OFFICE  
- COVENANT HEALTH**  
BELLTOWN - BUILDING D  
W. EMORY & CLINTON HWY

**PRELIMINARY -  
NOT FOR  
CONSTRUCTION  
OWNER REVIEW**

**FLOOR PLAN**

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

**A1.1**



**FLOOR PLAN**

SCALE: 1/8" = 1'-0"

**FLOOR PLAN NOTES:**

1. FURNITURE PLACEMENT SHALL NOT RESTRICT ADA ACCESS REQUIRED.
2. CONTRACTOR TO PROVIDE MIN. R-38 BATT INSULATION AT ENTIRE DECK SPACE IF NOT CURRENTLY INSTALLED.
3. CONTRACTOR TO PROVIDE MIN. R-20 BATT INSULATION IN ALL FRAMED EXTERIOR WALLS IF NOT ALREADY PROVIDED.
4. TENANT TO PROVIDE BLINDS FOR SUN CONTROL TO ALL WINDOWS TO EXTERIOR.
5. ROOF PENETRATIONS AND ROOF WORK TO BE PERFORMED BY LANDLORD'S CONTRACTOR IF REQUIRED. VERIFY WITH LANDLORD.

**FIRE EXTINGUISHER NOTE:**

G.C. TO PROVIDE EXTINGUISHERS AS REQ'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".
  - 3) CONTACT ARCHITECT FOR CLARIFICATION IF REQUIRED.
  - 3) REFER TO PLAN FOR INDICATION OF SOUND BLANKET.

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

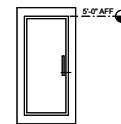
**PARTITION NOTES:**

1. ALL WALLS ARE TO BE CONSTRUCTED IN STRICT CONFORMANCE WITH REFERENCE TEST DESIGNS FOR FIRE AND SOUND RATING. REFER TO LAB DESIGN DATA FOR ADDITIONAL INFO INCLUDING FASTENING, JOINT FINISHING, ETC.
2. ALL PENETRATIONS OF ANY LAYER OF FIRE AND SOUND RATED MATERIALS THROUGH PENETRATIONS ARE TO BE SEALED IN ACCORDANCE WITH APPROPRIATE UL DESIGN AS LISTED IN UL DESIGN RESISTANCE DIRECTORY. CONTRACTOR SHALL SUBMIT THE DESIGN NO. TO ARCHITECT FOR APPROVAL OF EACH TYPE/SYSTEM DESIGN.
3. ALL FIRE RATED PARTITIONS ARE TO BE EXTENDED TO AND BE SEALED AT STRUCTURAL DECK ABOVE AND ARE TO HAVE GYPSUM BOARD INSTALLED CONTINUOUS AND INTERJOINT AT INTERSECTING PARTITIONS AND TO FACE OF MASONRY WHERE CONTIGUOUS. SEAL AT MASONRY.
4. ALL FIRE RATED WALLS ARE TO BE PROVIDED WITH PAINTED STENCILING OR SIGNS ABOVE THE CEILING AS APPROVED BY GOVERNING CODE OFFICIALS STATING "FIRE AND SMOKE BARRIER - PROTECT ALL OPENINGS".
5. PROVIDE WOOD BLOCKING IN WALLS FOR SUPPORT OF CABINETS, EQUIP., RAILINGS, ACCESSORIES, CURTAIN TRACKS, RECESSED ITEMS, ETC. AS REQUIRED. VERIFY LOCATION OF EQUIP. WITH ARCH. PRIOR TO INSTALLATION. MATERIALS, GRANITE BARS AND WALL MOUNTED TOILET FIXTURES ARE TO BE INSTALLED TO WITHSTAND A MIN. VERT. OR HORIZ. FORCE OF 200 POUNDS.

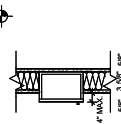
**KEYED FLOOR PLAN NOTES:**

1. FLOOR DRAIN (F.D.) - SEE PLUMBING DRAWINGS.
2. H2O ADA DRINKING FOUNTAIN - SEE PLUMBING DRAWINGS.
3. ELECTRICAL FLOOR BOX - SEE ELEC DWGS & COORD. W/ FURN VENDOR.
4. APPROX. LOCATION OF OWNERS SUPPLIED TV SCREEN / MONITOR. G.C. SHALL COORDINATE BLOCKING, POWER, & DATA INSTALLATION W/ PROVIDER & TENANT AS REQUIRED.
5. OUTDOOR WALL SCONCE (WS) - SEE ELEVATIONS & ELECTRICAL DRAWINGS.
6. IN-GROUND UPLIGHT (UL) FOR SIGNAGE - SEE ELECTRICAL DRAWINGS.
7. LINE OF CANOPY (CNP) - 3" ALUM. W/ INDUSTRIAL FASCIA - 7" CLEARANCE - SEE ELEVATIONS.
8. LINE OF FRONT CANOPY (CNP w/ LIGHT) - 6" ALUM. W/ LIGHTING - 15 FT CLEARANCE - SEE ELEVATIONS.
9. PREFIN. DOWNSPOUT SYSTEM (WS, SQUARE 4"x4" MIN. EACH W/ PREFIN. METAL LEADER HEAD - TIE INTO DRAIN SYSTEM - SEE CIVIL DRAWINGS.
10. EXTERIOR STORAGE (SIGN) BY OWNER - SEE ELEVATIONS.
11. PREFIN. DOWNSPOUT SYSTEM (#1: SQUARE 4"x4" MIN.) - TIE INTO DRAIN SYSTEM - SEE CIVIL DRAWINGS.

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



**ELEV.**



**PLAN**

**2  
A1.1**

**TYP. FIRE EXTINGUISHER CABINET**

SCALE: 1" = 1'-0"

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



## 8.4. Commercial Designated Area

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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. Landscape.**
  - 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 cover.
  - 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.** Signs are permitted as outlined by Knox County Zoning Ordinance §3.90 (Appendix A, §7.1).



# *Commercial Facade*

## BELLTOWN

EXHIBIT B

Exhibit H – Commercial Façade



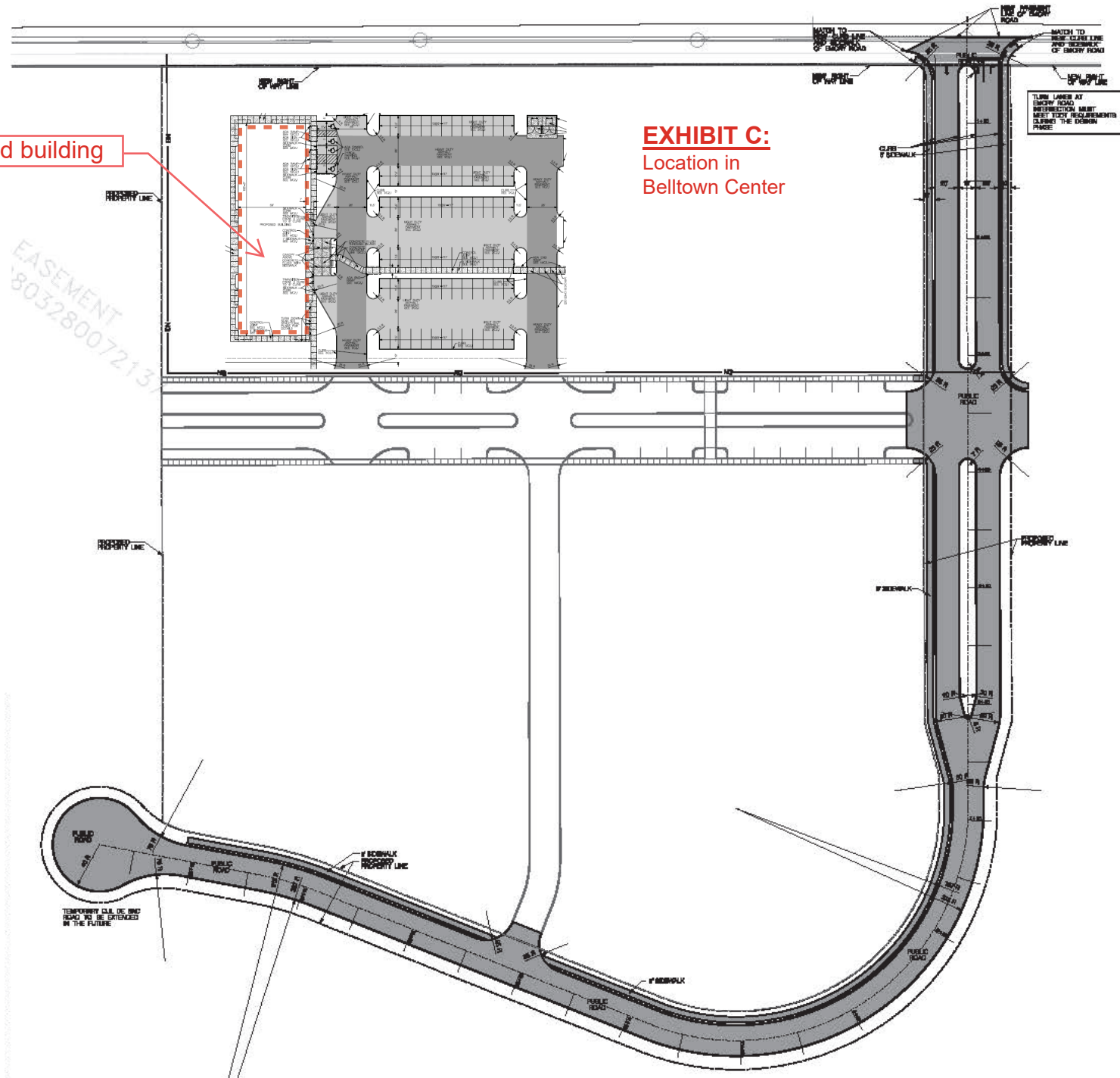
Belltown | P



Proposed building

**EXHIBIT C:**  
Location in  
Belltown Center

EASEMENT  
80328007213





# 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

### Belltown

Applicant Name

Affiliation

9/20/2024

11/14/2024

11-A-24-PD

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

4909 Ball Rd Knoxville TN 37931

Address

865-694-7756 / josh@smithbilt homes.com

Phone / Email

## CURRENT PROPERTY INFO

Josh Sanderson Beltown LLC

4909 Ball Rd Knoxville TN 37931

865-694-7756 / josh@smithbilt

Owner Name (if different)

Owner Address

Owner Phone / Email

4714 W EMORY RD / 0 FREEDOM BELL AVE

Property Address

66 122, 121 (part of each)

11.24 acres

Parcel ID

Part of Parcel (Y/N)?

Tract Size

Hallsdale-Powell Utility District

Hallsdale-Powell Utility 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.***



## DEVELOPMENT REQUEST

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

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

Other (specify) **Modification of a final plan for a medical office building in Belltown Center**

Related City Permit Number(s)

## SUBDIVISION REQUEST

Proposed Subdivision Name

Related Rezoning File Number

Unit / Phase Number

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 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

**\$750.00**

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.

**Belltown**

**9/20/2024**

Applicant Signature

Please Print

Date

Phone / Email

**Josh Sanderson Belltown LLC**

**9/20/2024**

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
  - ☐ 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.

<input type="checkbox"/> Applicant	<input checked="" type="checkbox"/> Property Owner	<input type="checkbox"/> Option Holder	<input type="checkbox"/> Project Surveyor	<input type="checkbox"/> Engineer	<input type="checkbox"/> 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)	Property Owner Address	Property Owner Phone
4714 W Emory Rd	66 122 and 66 121 (part of)	
4515 W. Emory Road & 0 Freedom Bell Ave	(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.

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.**

JULY 2024



## 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)

Pending Plat File Number

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  
☐ 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	
Fee 3	\$750.00

## 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 Sanderson

Please Print

8-29-24

Date

865-694-7756  
Phone Number

josh@smithbilthomes.com  
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