



TO: Knoxville-Knox County Planning Commission
FROM: Frankie Ramos-Castillo, Planning & Subdivision Specialist
DATE: November 6, 2024
RE: Agenda #31, File #11-SB-24-F
Final Plat of Belltown, Phase I, Unit-5

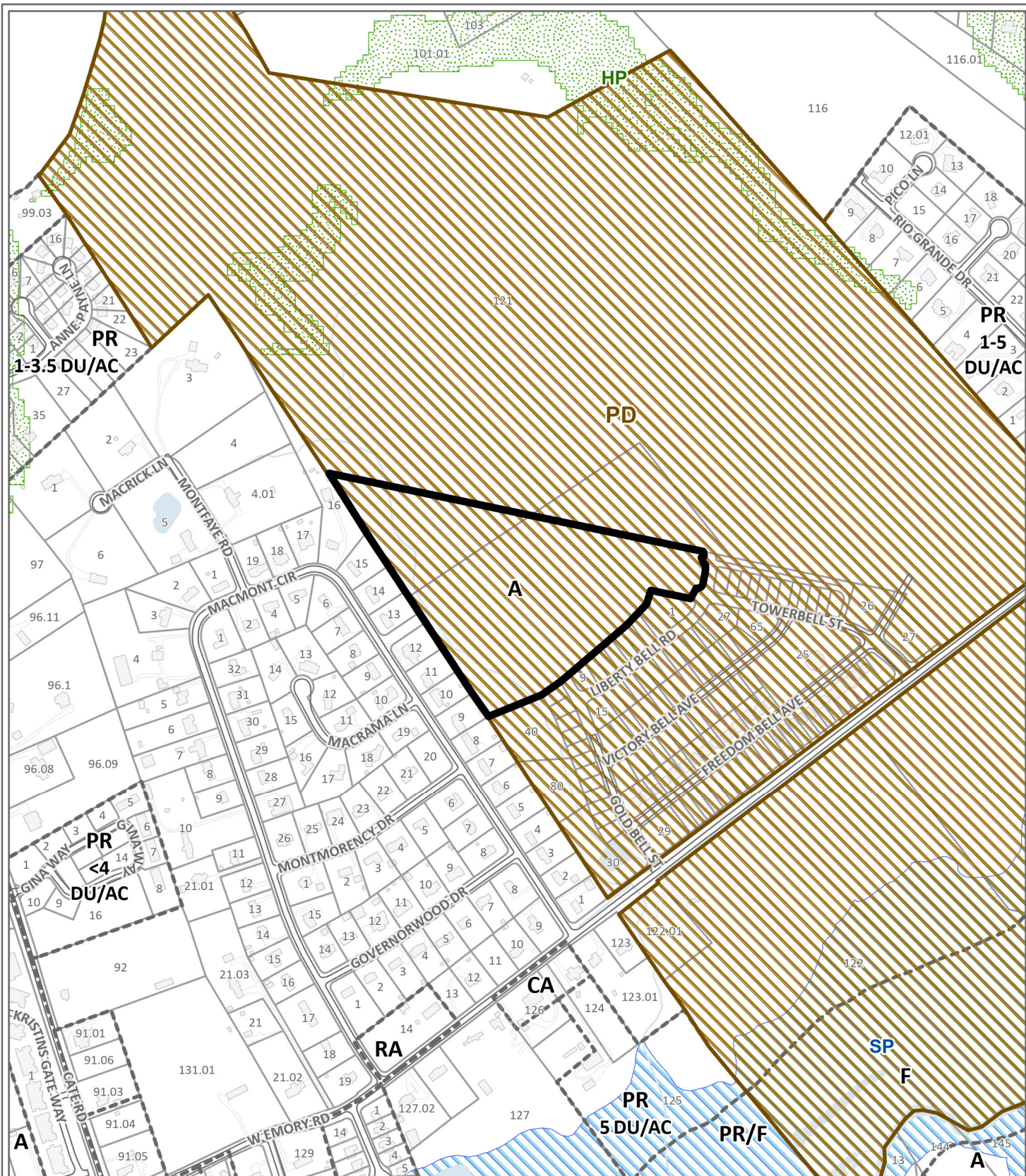
Recommendation

Approve the final plat per Sections 2.08.A and 2.10.F of the Subdivision Regulations, which require the plat to be in substantial conformance with the concept plan. Planning staff affirms the plat conforms to the overall layout and design of the concept plan approved by the Planning Commission on May 11, 2023 as Planning Case File #5-SD-23-C.

Associated Case and Decision

File #5-SD-23-C: Approved by the Planning Commission on 5/11/2023

File #11-A-22-PD: Approved by the Planning Commission on 12/8/2022 and by Knox County Commission on 1/23/2023



FINAL SUBDIVISION PLAT

11-SB-24-F

Petitioner: Belltown LLC



Final Plat For: FINAL PLAT OF BELLTOWN, PHASE 1 UNIT 5

Original Print Date: 10/16/2024

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

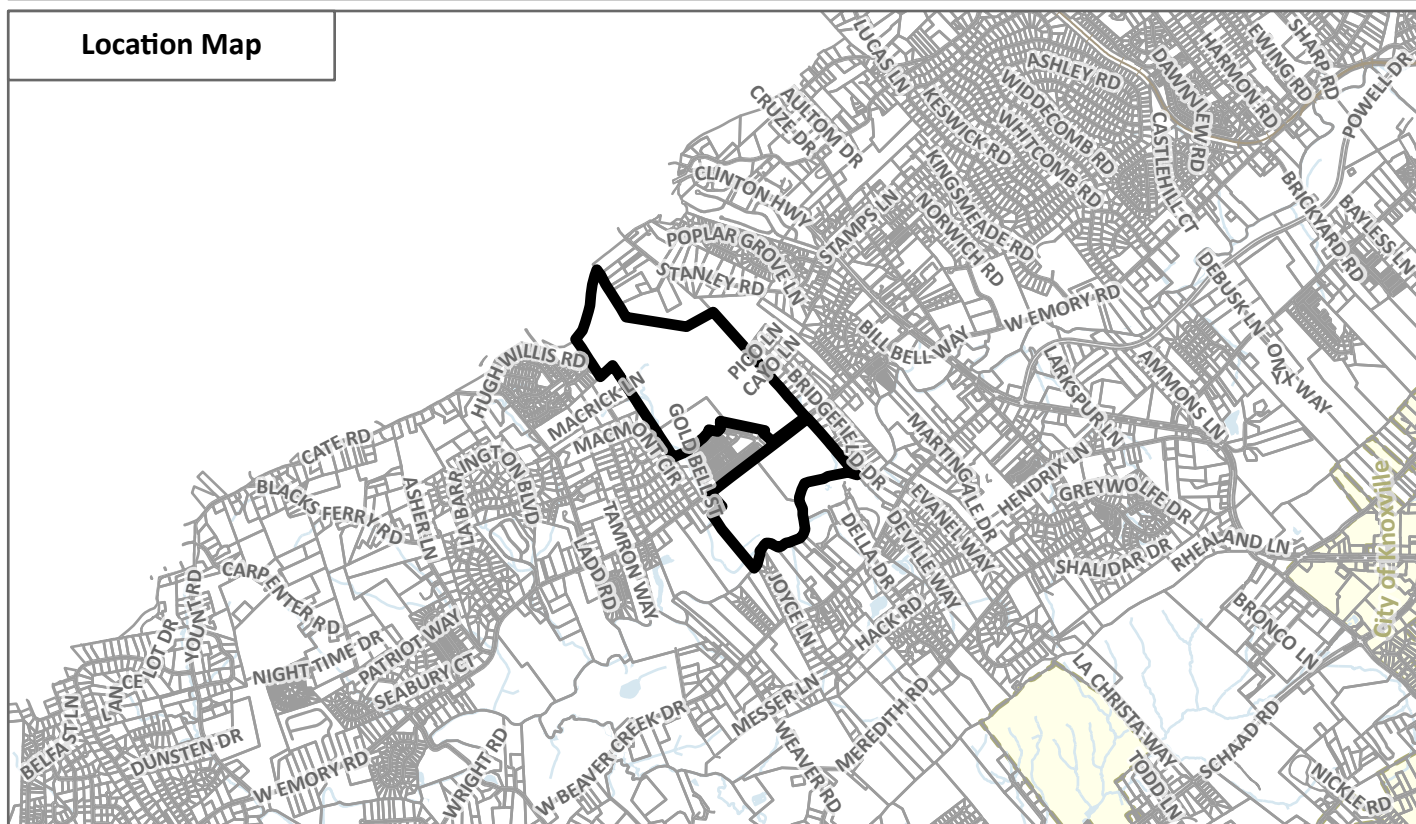
Map No: 66

Jurisdiction: County

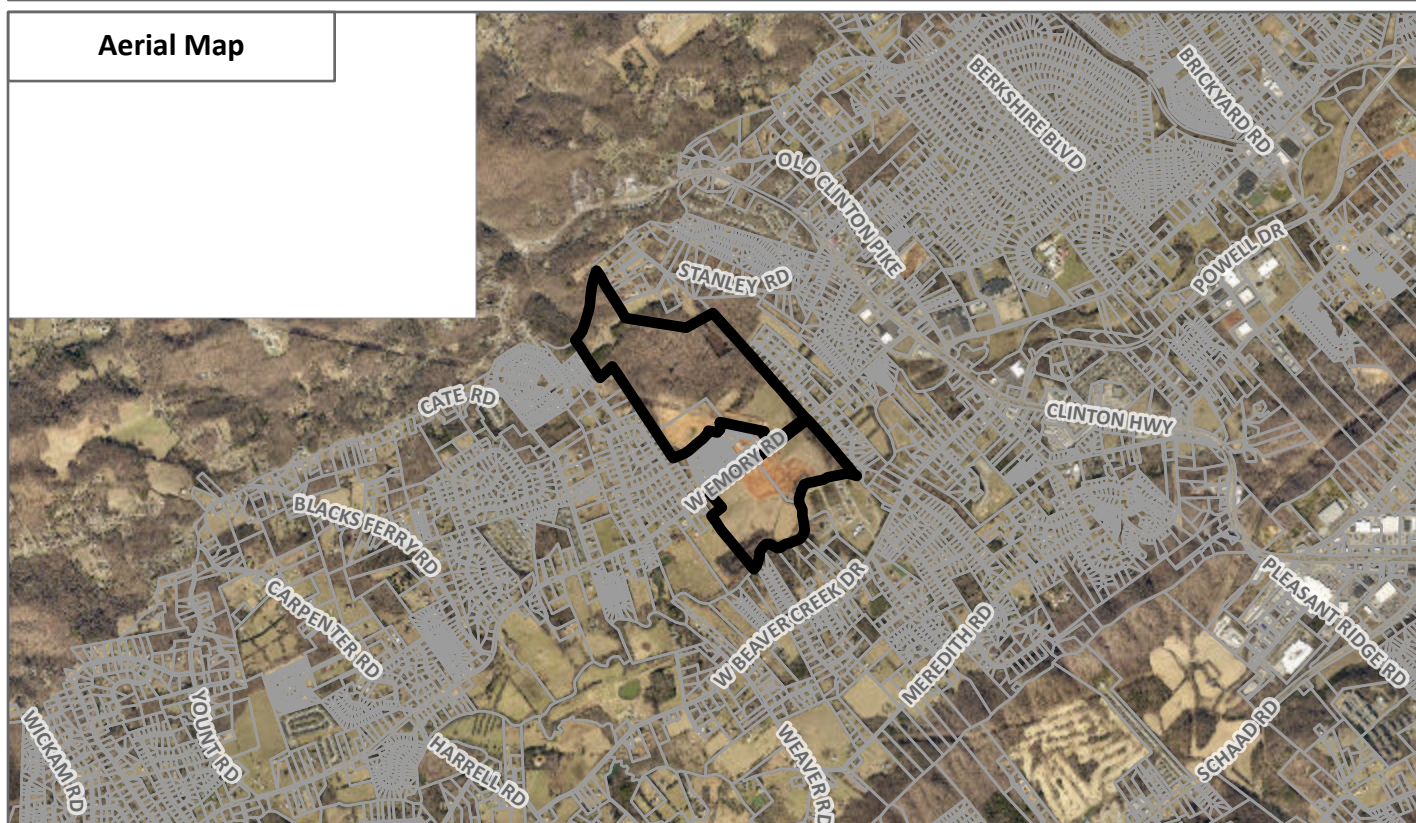


Exhibit A. Contextual Images

Location Map



Aerial Map

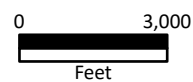


CONTEXTUAL MAPS 1

11-SB-24-F



Case boundary





Zoning
Zoning district(s) in which the land being subdivided is located shall be indicated as shown on the zoning map by the Planning Commission as follows:
Zoning Shown on Official Map _____
Date: _____
By: _____

Taxes and Assessments
This is to certify that all property taxes and assessments due on this property have been paid.
Knox County Trustee: Signed Date: _____

Addressing Department Certification
I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville or Knox County Street Naming and Addressing Ordinance, the Addressing Guidelines and Procedures and these regulations.
Signed: _____

Planning Commission Certification of Approval for Recording - Final Plat

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 Knoxville-Knox County Planning Commission, on this 14th day of Nov, 2024 that the second 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.

Certification of Approval of Public Water System - Major Subdivisions

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.

HDPU	
Utility Provider	
Authorized Signature for Utility	Date

Certification of Approval of Public Sanitary Sewer System - Major Subdivisions

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.

HPUD	
Utility Provider	
Authorized Signature for Utility	Date

Certificate of Ownership and General Dedication.
(I, Josh Sanderson of Belltown LLC the undersigned owner(s) of the property shown herein, hereby adopt this as (my, our) plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that (I am, we are) the owner(s) in fee simple of the property, and as property owner(s) have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat
Owner(s) Printed Name: Josh Sanderson Signature(s):

Date: 6-17-2024

[illegible]

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: _____
 Dist: _____ Title: _____

Knox County Department of Engineering and Public Works
The Knox County Department of Engineering and Public Works hereby approves this
plan on this the _____ day of _____, 20____

Engineering Director

Guarantee of Completion of Streets and Related Improvements

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.

Signed: _____ Date: _____
Dept: _____ Title: _____

CURVE TABLE					
CURVE	CHORD BEARING	ARC LENGTH	CHORD LENGTH	RADIUS	TANGENT
C1	4.5° 30' 0" E	18.71	16.62	15.00	15.00°
C2	3.3° 30' 0" E	13.47	12.48	10.00	7.08°
C3	3.0° 15' 0" E	10.79	9.89	7.500	5.00°
C4	3.0° 30' 0" E	10.79	9.89	7.500	25.00°
C5	N 7° 30' E	16.61	14.69	12.50	10.33°
C6	N 10° 30' E	18.71	16.62	15.00	15.00°
C7	N 10° 30' E	45.72	45.64	25.00	25.00°
C8	N 24° 30' E	17.15	17.13	25.00	25.00°
C9	N 24° 30' E	14.76	14.69	25.00	25.00°
C10	N 40° 15' E	16.00	16.00	25.00	25.00°
C11	N 40° 15' E	16.00	16.00	25.00	25.00°
C12	N 10° 20' E	38.54	34.63	25.00	24.28°
C12A	S 1° 20' E	61.22	61.31	262.00	262.00°
C12B	S 1° 20' E	72.28	72.13	250.00	250.00°
C13	N 40° 24' W	10.44	6.31	275.00	275.00°
C14	N 40° 24' W	10.55	6.42	275.00	24.33°
C15	S 40° 02' E	3.35	3.32	275.00	275.00°
C16	S 44° 30' W	20.32	20.33	175.00	175.00°
C17	S 44° 30' W	9.89	9.89	175.00	175.00°
C18	S 25° 44' W	7.59	7.59	175.00	175.00°
C19	S 25° 44' W	7.59	7.59	175.00	26.15°

LINE	BEARING	DISTANCE
L.1	S 11°22' E	15.57
L.2	S 21°30' E	28.75
L.3	N 13°05' E	24.35
L.4	N 39°44' W	42.64 TO P1
L.5	N 43°26' W	24.12
L.6	S 14°05' W	26.13
L.7	N 11°34' E	24.00
L.8	N 11°34' E	30.24
L.9	N 40°48' W	50.00
L.10	S 80°26' E	50.12



Knox County Property Assessor

Signed:

Date:

11-SB-24-F

APPROVED PERMITS:
1. NOC: TNR137100
ARAP : NR2303.055 & .056

FINAL PLAT OF
BELLTOWN, PHASE I, UNIT-5
ON W. EMORY ROAD
CLT MAP 066, PART OF PARCEL 121
CLT MAP 066, PART OF PARCEL 122
DISTRICT 6, KNOX COUNTY, TENNESSEE

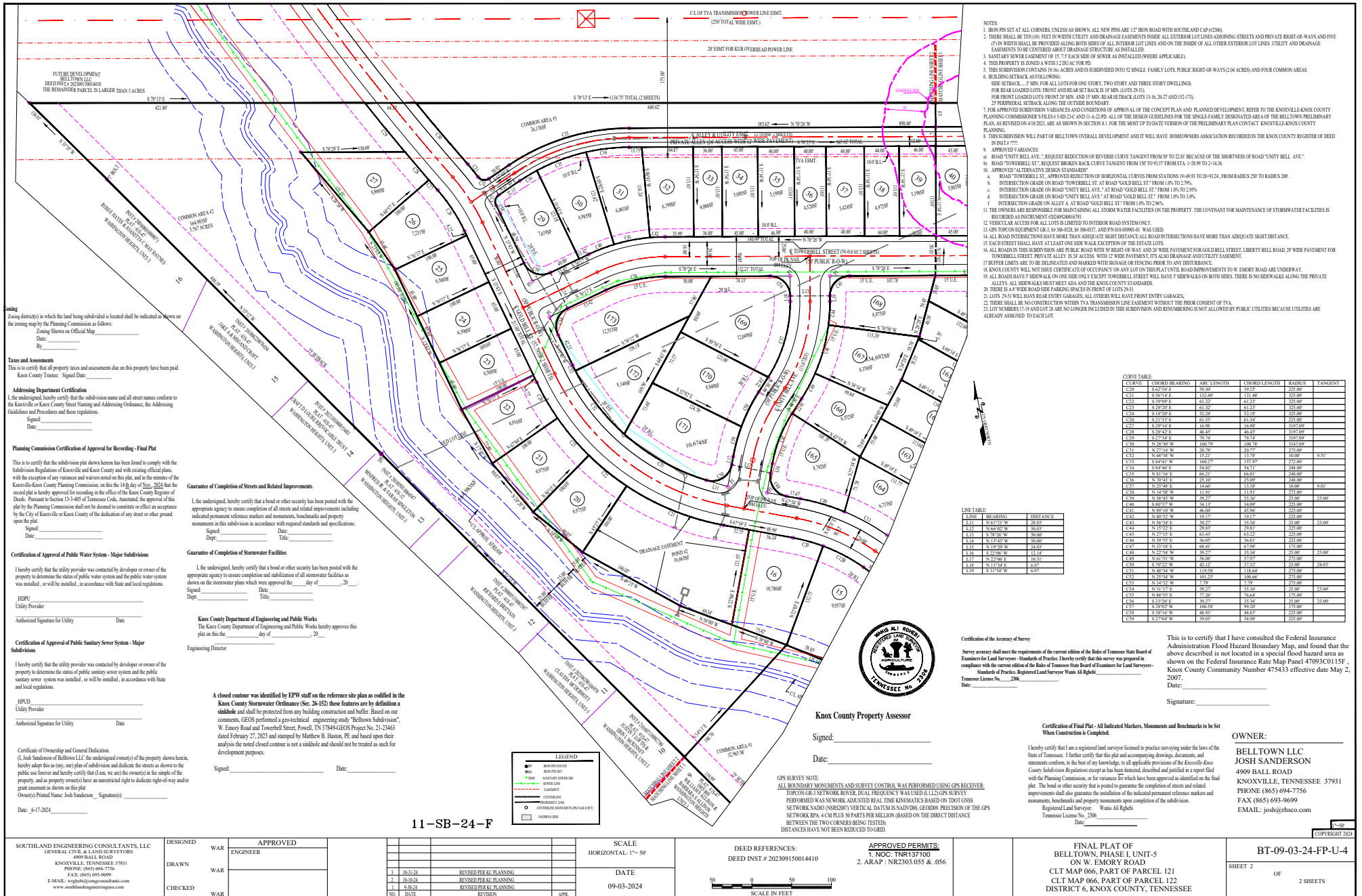
OWNER:

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

SHEET 1

OF 2 SHEET

RECORDED IN INST. # 202401220034596



RECORDED IN INST. # 202401220034596



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 LLC

Applicant Name

Affiliation

9/17/2024

Date Filed

11/14/2024

Meeting Date (if applicable)

11-SB-24-F

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@rhsco.com

Phone / Email

CURRENT PROPERTY INFO

Josh Sanderson Beltown LLC

Owner Name (if different)

4909 Ball Rd Knoxville TN 37931

Owner Address

865-694-7756 / josh@rhsco.co

Owner Phone / Email

4714 W. EMORY Rd. / 0 FREEDOM BELL AVE

Property Address

66 121,122

Parcel ID

Part of Parcel (Y/N)?

19.16 acres

Tract Size

Hallsdale-Powell Utility District

Sewer Provider

Hallsdale-Powell Utility District

Water Provider

No

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 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 type="checkbox"/> Non-residential	
Home Occupation (specify) _____			
Other (specify) _____			

SUBDIVISION REQUEST

FINAL PLAT OF BELLTOWN, PHASE 1 UNIT 5	Related Rezoning File Number
Proposed Subdivision Name	
_____ Unit / Phase Number	52 Total Number of Lots Created
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 <input type="checkbox"/> Staff Review <input checked="" type="checkbox"/> Planning Commission	Fee 1 \$2,360.00	Total
ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request <input type="checkbox"/> Amendment Request (Comprehensive Plan)	Fee 2	
ADDITIONAL REQUIREMENTS <input type="checkbox"/> Use on Review / Special Use (Concept Plan) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (Hillside Protection)	Fee 3	

AUTHORIZATION

<input type="checkbox"/> 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 LLC	9/17/2024	
Applicant Signature	Please Print	Date
Phone / Email		
Josh Sanderson Beltown LLC	9/17/2024	
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 LLC

Owner

Applicant Name

Affiliation

9/16/2024

11/14/2024

Date Filed

Meeting Date (if applicable)

File Number(s)

11-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@smithbiltonhomes.com

Phone

Email

CURRENT PROPERTY INFO

Belltown LLC

4909 Ball Road, Knoxville, TN 37931

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

4714 & 4515 W. Emory Road 0 Freedom Bell Ave.

066 122 & 066 121

Property Address

Parcel ID

HDPUD

HDPUD

N

Sewer Provider

Water Provider

Septic (Y/N)

County; Zoned PD

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.**

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

Final Plat of Belltown Phase 1, Unit 5

Proposed Subdivision Name

1/5

Unit / Phase Number

☐ Combine Parcels

☒ Divide Parcel

52

Total Number of Lots Created

Related Rezoning File Number

☐ Other (specify) _____

☐ Attachments / Additional Requirements

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
0203	1,640.00	
Fee 2		
0208	\$720.00	\$2,360.00
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

Josh Sanderson

Applicant Signature

865-694-7756

Phone Number

Belltown LLC

Please Print

josh@smithbilthomes.com

Email

9/16/24

Date

Josh Sanderson

Property Owner Signature

Josh Sanderson

Please Print

09/17/2024, SG

Date Paid