



TO: Knoxville-Knox County Planning Commission  
FROM: Frankie Ramos-Castillo, Sr. Planning & Subdivision Specialist  
DATE: March 27, 2026  
FILE #: 4-SA-26-F, Agenda # 23  
SUBJECT: Final Plat of Belltown, Phase IV, Unit 1

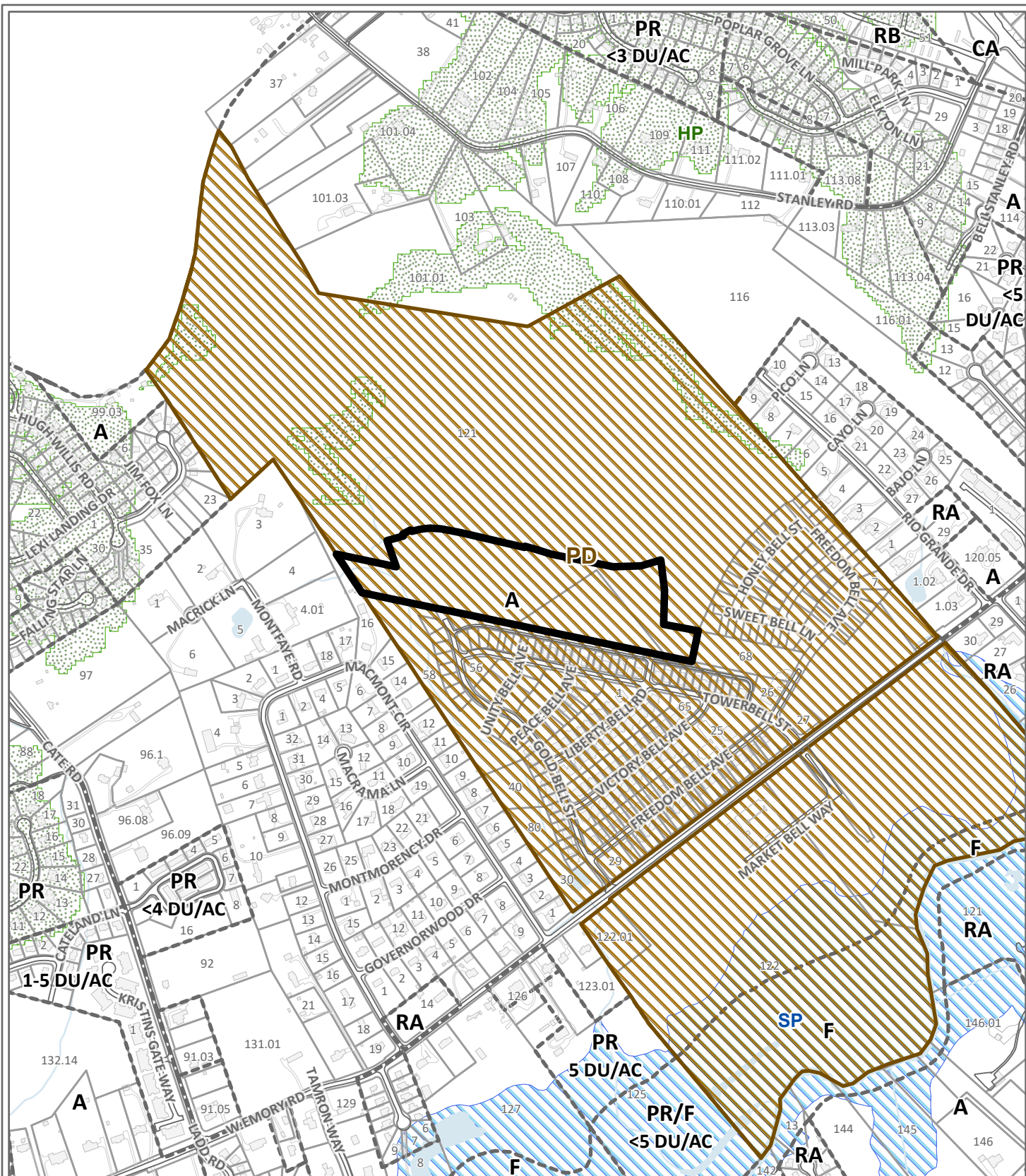
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**Recommendation**

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 4/10/2025 as Planning Case File # 4-SA-25-C.

**Associated Case and Decision**

File # 4-SA-25-C: Approved by the Planning Commission 4/10/2025  
File # 11-A-22-PD: Approved by the Planning Commission 12/8/2022



**FINAL SUBDIVISION PLAT**

**4-SA-26-F**

Petitioner: Belltown LLC



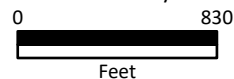
Final Plat For: Final Plat of Belltown, Phase IV, Unit 1

Map No: 66

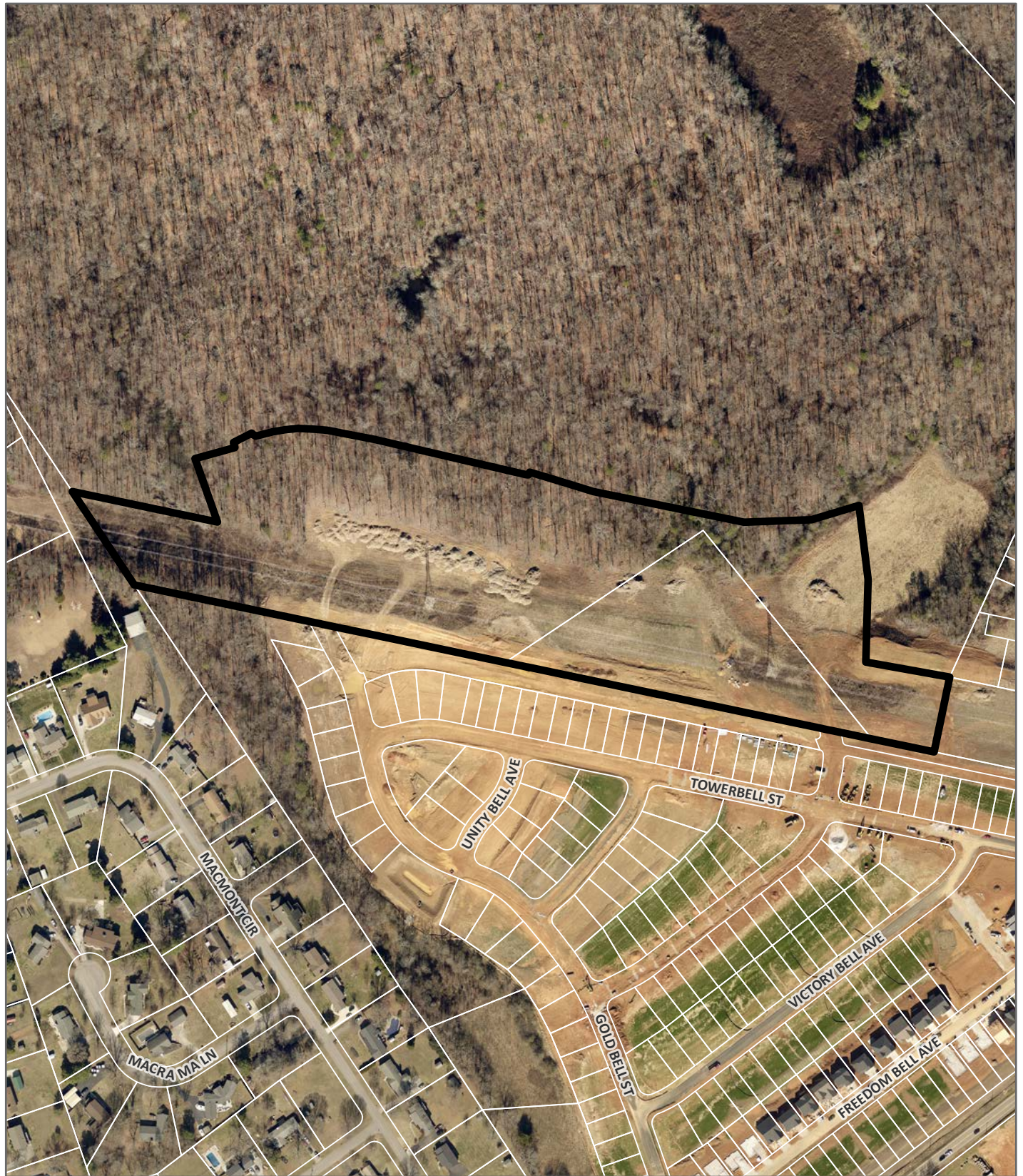
Jurisdiction: County

Original Print Date: 3/9/2026

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



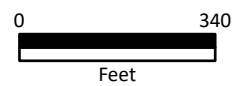
# Exhibit A. Contextual Images



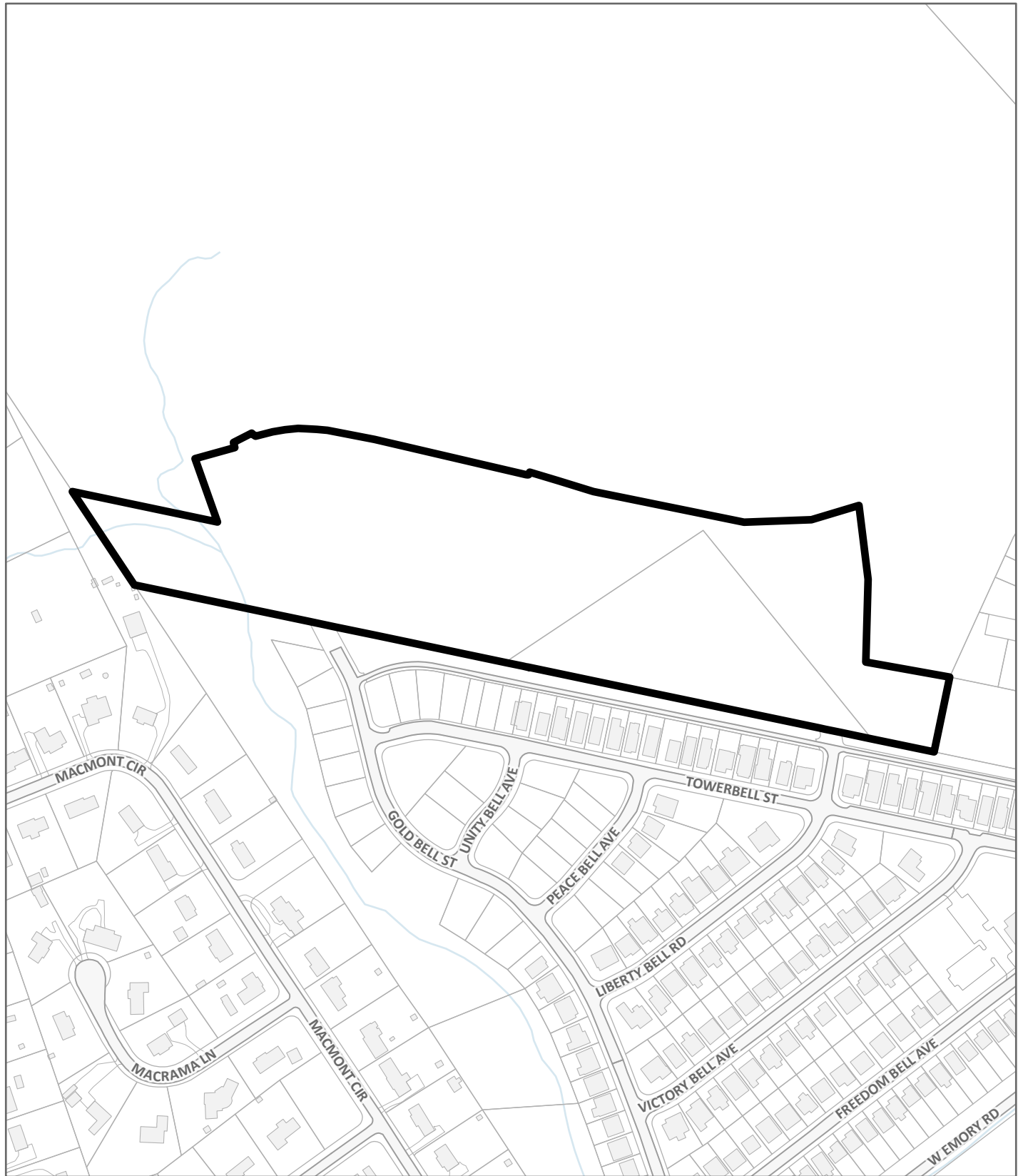
## AERIAL MAP



Case boundary



# Exhibit A. Contextual Images

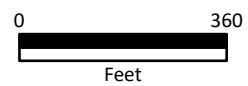


**LOCATION MAP**

**4-SA-26-F**



Case boundary





**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.

HPUD  
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 \_\_\_\_\_

**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 easement reference markers and monuments, benchmarks and property monuments on this subdivision in accordance with required standards and specifications.

Signer: \_\_\_\_\_ Title: \_\_\_\_\_  
Date: \_\_\_\_\_

A closed contour was identified by EPW staff on the reference site plan as outlined in the Knox County Stormwater Ordinance (Sec. 26-452) these features are by definition a sinkhole and shall be protected from any building construction and buffer. Based on our comments, G&S performed a geo-technical engineering study "Belltown Subdivision - W. Emory Road and Townhall Street, Powell, TN 37840-6203 Project No. 21-23463 dated February 27, 2023 and stamped by Matthew B. Huston, PE and based upon their analysis the noted closed contour is not a sinkhole and should not be treated as such for development purposes.

Signer: \_\_\_\_\_ Date: \_\_\_\_\_

**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.  
Signer: \_\_\_\_\_  
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, 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 record plat is hereby approved for recording in the office of the Knox County Register of Deeds. Pursuant to Section 153-465 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 this plat.  
Signer: \_\_\_\_\_  
Date: \_\_\_\_\_

**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 installation of all stormwater facilities as shown on the stormwater plans which were approved the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
Signer: \_\_\_\_\_ Date: \_\_\_\_\_  
Title: \_\_\_\_\_

**Knox County Department of Engineering and Public Works**  
The Knox County Department of Engineering and Public Works hereby approves this plat on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
Engineering Director: \_\_\_\_\_

**Certificate of Ownership and General Dedication**  
(Josh Sanderson of Belltown LLC the undersigned owner(s) of the property shown herein, hereby adopt this (in, out) plat of subdivision and dedicate the streets as shown to the public use forever and hereby certify that (in, out) we are the owner(s) in fee simple of the property, and no property interest therein is unrecorded right to dedicate right-of-way and/or grant easement as shown on this plat.  
Owner(s) Printed Name: Josh Sanderson \_\_\_\_\_ Signature(s): \_\_\_\_\_  
Date: 11-11-2024

This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Map, and found that the above described is not located in a special flood hazard area as shown on the Federal Insurance Rate Map Panel 47093C0115F - Knox County Community Number 475433 effective date May 2, 2007.  
Date: \_\_\_\_\_  
Signature: \_\_\_\_\_



**Certification of the Accuracy of Survey**  
Survey accuracy that meet the requirements of the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice. I hereby certify that this survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice. Registered Land Surveyor Wants All Rights.  
Tennessee License No. 2394  
Date: \_\_\_\_\_

**Certification of Final Plat - All Indicated Markers, Monuments and Benchmarks to be Set When Construction is Completed.**

I hereby certify that I am a registered land surveyor licensed to practice surveying under the laws of the State of Tennessee. I further certify that this plat and accompanying drawings, documents, and statements conform to the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been described, described and justified in a report filed with the Planning Commission, or for variances for which have been approved as identified on the final plat. The bond or other security that is so posted to guarantee the completion of streets and related improvements shall also guarantee the installation of the indicated permanent reference marks and monuments, benchmarks and property monuments upon completion of the subdivision.  
Registered Land Surveyor: Wants All Rights  
Tennessee License No. 2394  
Date: \_\_\_\_\_

**GPS SURVEY NOTE:**  
ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS RECEIVER: TORCON GR-3 NETWORK ROVER. DUAL FREQUENCY WAS USED (L1/L2) GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATIC BASED ON TDDT GNSS NETWORK ADMIN (KNOX) VERTICAL DATUM IS ADVISORY. RECORDING OF THE GPS NETWORK RP4 - CM PLUS IS PARTS PER MILLION (BASED ON THE DIRECT DISTANCE BETWEEN THE TWO CORNERS BEING TESTED). DISTANCES HAVE NOT BEEN REDUCED TO GRID.

**SOUTHLAND ENGINEERING CONSULTANTS, LLC**  
GENERAL: CTR & A 440 W. FORTYTHREE  
899 BALL ROAD  
KNOXVILLE, TENNESSEE 37901  
PHONE: (865) 694-7756  
FAX: (865) 694-6099  
E-MAIL: wjsh@seconline.com  
www.southlandengineering.com

DESIGNED	WAR	APPROVED
		ENGINEER
DRAWN	WAR	
CHECKED	WAR	

NO.	DATE	REVISION
1	3-18-24	REVISED PER KNOX PLANNING COMMENTS
2	3-18-24	REVISED PER KNOX PLANNING COMMENTS
3	3-18-24	REVISED PER KNOX PLANNING COMMENTS

SCALE	DATE
HORIZONTAL: 1" = 50'	02-02-2026

DEED REFERENCES:	APPROVED PERMITS:
DEED INST # 202309150014410	1. NOC: TRN137100 2. ARAP: NRL2303.055 & .056

4-SA-26-F

**FINAL PLAT OF BELLTOWN, PHASE IV, UNIT-1**  
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) 695-9699  
EMAIL: josh@rfsco.com

SHEET 2 OF 2 SHEETS  
BT-02-02-26-IV-FPP-U-1  
COPYRIGHT 2024

RECORDED IN INST # \_\_\_\_\_

**CURVE TABLE**

CURVE	CHORD BEARING	ARC LENGTH	CHORD LENGTH	RADIUS	TANGENT
C1	N 131°55' W	53.670	53.589	925.000	29.262
C2	N 09°55' W	53.670	53.670	925.000	29.262
C3	N 08°57' W	53.670	53.611	925.000	29.262
C4	N 03°52' W	44.300	44.300	225.000	22.500
C5	N 08°57' W	7.522	7.522	225.000	22.500
C6	N 07°58' W	28.827	28.827	225.000	22.500
C7	S 08°57' E	43.509	43.509	275.000	27.500
C8	S 47°48' E	56.713	56.713	225.000	22.500
C9	S 08°57' E	36.713	36.699	225.000	22.500
C10	S 79°20' W	9.633	9.633	225.000	22.500
C11	S 40°57' W	43.509	43.509	225.000	22.500
C12	S 80°19' W	56.713	56.699	225.000	22.500
C13	S 79°20' W	9.633	9.633	225.000	22.500
C14	N 84°07' W	35.588	35.588	175.000	17.500
C15	N 33°01' W	30.426	30.426	150.000	15.000
C16	N 14°00' W	101.338	101.338	917.338	91.734
C17	S 50°54' W	154.880	154.880	102.000	10.200
C18	S 19°51' E	88.029	88.029	1125.000	24.750
C19	S 57°42' E	59.893	59.893	225.000	22.500
C20	S 12°58' E	100.891	100.888	875.000	24.750

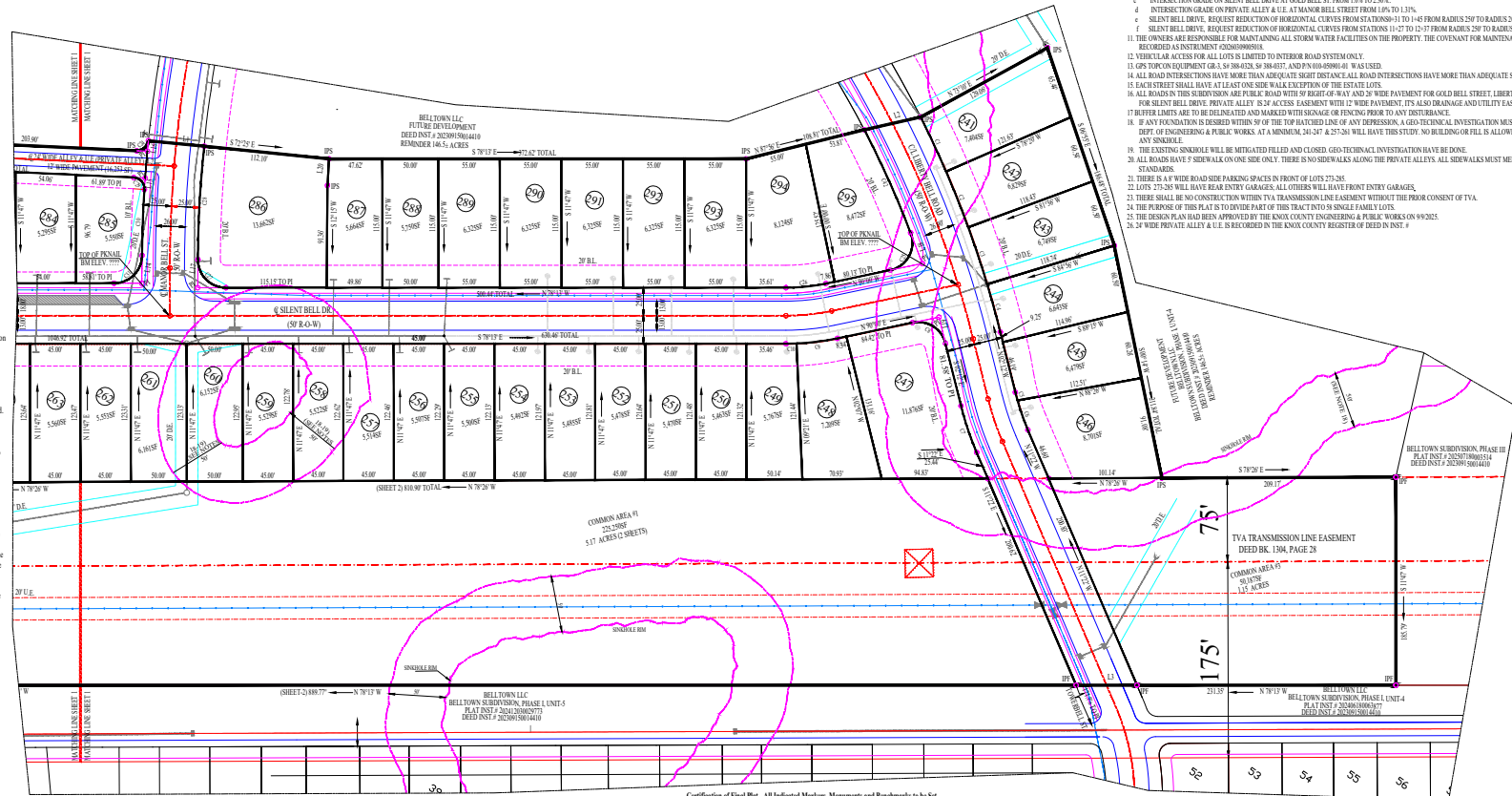
**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 79°19' E	29.262
L2	N 89°08' E	29.262
L3	S 78°17' W	29.262
L4	S 12°17' W	29.262
L5	S 13°27' W	29.262
L6	S 13°17' E	29.262
L7	N 10°12' E	29.262
L8	S 09°27' E	29.262
L9	S 10°27' E	29.262

**NOTE:**  
THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTACT WEST CONTACT: TENNESSEE ONE-CALL 1-800-351-1111 REFER TO AND SAVE YOUR



- NOTES:**
- IRON PIPES AT ALL CORNERS UNLESS AS SHOWN. ALL NEW PIPES ARE 4" IRON ROAD WITH SOUTHLAND CAP #200.
  - THREE SHALL BE (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 ABOUT DRAINAGE STRUCTURE AS INSTALLED.
  - SANITARY SEWER EASEMENT OF 15.75' EACH SIDE OF SEWER AS INSTALLED (WHERE APPLICABLE).
  - THIS PROPERTY IS ZONED A WITH A 12' TO 24' AC FR. PD.
  - THIS SUBDIVISION CONTAINS 19.96 ACRES AND IS SUBDIVIDED INTO 98 SINGLE FAMILY LOTS, PUBLIC RIGHT-OF-WAYS 2.30 ACRES AND THREE COMMON AREAS (6.5 AC).
  - BUILDING SETBACK AS FOLLOWS:  
SIDE SETBACK: 7' MIN. FOR ALL LOTS FOR ONE STORY, TWO STORY AND THREE STORY DWELLINGS.  
FRONT ALLEYS LOADED LOTS: FRONT AND REAR SETBACK 10' MIN. (LOTS 273-283).  
FRONT LOADED LOTS FRONT 20' MIN. AND 19' MIN. REAR SETBACK (LOTS 241-272 AND 284-286).
  - PERIPHERAL SETBACK ALONG THE OUTSIDE BOUNDARY:  
FRONT: 10' MIN. REAR: 10' MIN. SIDE: 10' MIN.
  - FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND PLANNED DEVELOPMENT, REFER TO THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION'S FILE # 44-24-24. ALL OF THE DESIGN GUIDELINES FOR THE SINGLE FAMILY DESIGNATED AREA OF THE BELLTOWN PRELIMINARY PLAN, AS REVISED ON 04/26/2024, ARE AS SHOWN IN SECTION 4.1. FOR THE MOST UP TO DATE VERSION OF THE PRELIMINARY PLAN CONTACT KNOXVILLE-KNOX COUNTY PLANNING.
  - THIS SUBDIVISION WILL PART OF BELLTOWN OVERALL DEVELOPMENT AND IT HAS A HOMEOWNERS ASSOCIATION RECORDED IN THE KNOX COUNTY REGISTER OF DEED IN DEED INST # 20212098584.
  - APPROVED VARIANCES:  
a. SILENT HILL DRIVE: REQUEST REDUCTION OF VERTICAL CURVE FROM STATION 6+45 TO 7+95 FROM 8-25.00 TO 8-21.23  
b. APPROVED "ALTERNATIVE DESIGN STANDARDS":  
a. INTERSECTION GRADE ON SILENT HILL DRIVE AT LIBERTY BELL ROAD FROM 1.0% TO 2.00%.  
b. INTERSECTION GRADE ON PRIVATE ALLEY 4 E.E. AT GOLD BELL STREET FROM 1.0% TO 2.00%.  
c. INTERSECTION GRADE ON SILENT HILL DRIVE AT GOLD BELL ST. FROM 1.0% TO 2.00%.  
d. INTERSECTION GRADE ON PRIVATE ALLEY 4 E.E. AT MANOR BELL STREET FROM 1.0% TO 1.33%.  
e. SILENT HILL DRIVE: REQUEST REDUCTION OF HORIZONTAL CURVES FROM STATION 0+11 TO +45 FROM RADUS 250' TO RADIUS 200' BECAUSE OF TOPOGRAPHY.  
f. SILENT HILL DRIVE: REQUEST REDUCTION OF HORIZONTAL CURVES FROM STATIONS 11+27 TO 12+37 FROM RADUS 250' TO RADIUS 200' BECAUSE OF TOPOGRAPHY.  
THE OWNERS ARE RESPONSIBLE FOR MAINTAINING ALL STORM WATER FACILITIES ON THE PROPERTY. THE COVENANT FOR MAINTENANCE OF STORMWATER FACILITIES IS RECORDED AS INSTRUMENT # 20200989181.  
VEHICULAR ACCESS FOR ALL LOTS IS LIMITED TO INTERIOR ROAD SYSTEM ONLY.  
13. LIGHTING EQUIPMENT OR: 50' 0" MIN. TO 60' 0" MIN. AND 60' 0" MIN. TO 80' 0" MIN. OF WALKED SIDE.  
14. ALL ROAD INTERSECTIONS HAVE MORE THAN ADEQUATE SIGHT DISTANCE ALL ROAD INTERSECTIONS HAVE MORE THAN ADEQUATE SIGHT DISTANCE.  
EACH STREET SHALL HAVE AT LEAST ONE SIDE WALK EXCEPT ON THE ISTATE LOTS.  
15. ALL ROADS SHALL HAVE DRIVE ENTRIES GRADIENT WITH BY RIGHT OF WAY AND 20' WIDE PAVEMENT FOR GOLD BELL STREET, LIBERTY BELL ROAD, 20' WIDE PAVEMENT FOR SILENT HILL DRIVE, PRIVATE ALLEY 4 E.E. ACCESS EASEMENT WITH 12' WIDE PAVEMENT, IT ALSO DRAINAGE AND UTILITY EASEMENT.  
IF OTHER LIMITS ARE TO BE DESIGNATED WITH REGARD TO DESIGN OR FINISHING PERFORM TO ANY EASEMENT.  
16. IF ANY FOUNDATION IS DESIGNED WITHIN OF THE TOP HATCHED LINE OF ANY DEPRESSION, A GEO-TECHNICAL INVESTIGATION MUST BE APPROVED BY KNOX COUNTY DEPT. OF ENGINEERING & PUBLIC WORKS AT A MINIMUM 24, 347 & 251 241 WILL HAVE THIS NO BUILDING OR FILL IS ALLOWED INSIDE THE HATCHED CONTOUR OF ANY SINKHOLE.  
19. THE EXISTING SINKHOLE WILL BE MITIGATED FILLED AND CLOSED. GEO-TECHNICAL INVESTIGATION HAVE BEEN DONE.  
20. ALL ROADS HAVE 5' SIDEWALK ON ONE SIDE ONLY. THERE IS NO SIDEWALK ALONG THE PRIVATE ALLEYS. ALL SIDEWALKS MEET ADA AND THE KNOX COUNTY STANDARDS.  
21. THERE IS A 6' WIDE ROAD SIDE PARKING SPACES IN FRONT OF LOTS 273-283.  
22. LOTS 273-283 WILL HAVE DRIVE ENTRIES GRADIENT WITH BY RIGHT OF WAY AND 20' WIDE PAVEMENT FOR GOLD BELL STREET, LIBERTY BELL ROAD, 20' WIDE PAVEMENT FOR SILENT HILL DRIVE, PRIVATE ALLEY 4 E.E. ACCESS EASEMENT WITH 12' WIDE PAVEMENT, IT ALSO DRAINAGE AND UTILITY EASEMENT.  
23. THERE SHALL BE NO CONSTRUCTION WITHIN TVA TRANSMISSION LINE EASEMENT WITHOUT THE PRIOR CONSENT OF TVA.  
24. THE PURPOSE OF THIS PLAT IS TO DIVIDE THIS TRACT INTO 98 SINGLE FAMILY LOTS.  
25. THE DESIGN HAS BEEN APPROVED BY THE KNOX COUNTY ENGINEERING & PUBLIC WORKS ON 04/26/24.  
26. 24' WIDE PRIVATE ALLEY 4 E.E. IS RECORDED IN THE KNOX COUNTY REGISTER OF DEED INST # \_\_\_\_\_



**LEGEND**

Symbol	BOUNDARY
Symbol	IRON PIPES
Symbol	SEWER
Symbol	SEWER PERMIT
Symbol	STORMWATER
Symbol	PARKING
Symbol	EASEMENT
Symbol	STREET
Symbol	INTERIOR RIGHT OF WAY
Symbol	SEWER PARKING