



# PLANNED DEVELOPMENT FINAL PLAN

▶ **FILE #:** 1-A-26-PD

**AGENDA ITEM #:** 36

**AGENDA DATE:** 1/8/2026

▶ **APPLICANT:** **BELLTOWN**  
OWNER(S): Josh Sanderson Belltown LLC

TAX ID NUMBER: 66 121 (PART OF), 122 [View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 4510 MARKET BELL WAY (4561 MARKET BELL WAY)

▶ **LOCATION:** **South side of W Emory Rd, east and west sides of Belltown Crossing Blvd**

▶ **APPX. SIZE OF TRACT:** **89.5 acres**

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Belltown Crossing Boulevard, a local street with a landscaped median and sidewalk on both sides within a 75-ft right-of-way, and via Market Bell Way, a 55-ft wide private road with a landscaped median and sidewalks on both sides.

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 to the landscape plan for the Belltown Commons planned development**

HISTORY OF ZONING: The preliminary plan for the Belltown planned development was approved in 2022 (11-A-22-PD) and modifications were approved in 2024 (11-A-24-PD) and in 2025 (10-A-25-PD).

SURROUNDING LAND USE AND ZONING: North: Single family residential, agriculture/forestry/vacant land - A (Agricultural), PD (Planned Development)  
South: Transportation/communications/utilities, agriculture/forestry/vacant land, rural residential, single family residential - A (Agricultural), RA (Low Density Residential), F (Floodway)  
East: Single family residential - RA (Low Density Residential)  
West: Single family residential, rural residential, agriculture/forestry/vacant land - A (Agricultural), PR (Planned Residential) up to 5 du/ac, F (Floodway)

NEIGHBORHOOD CONTEXT: This property is approximately .5 miles west of Clinton Highway, a commercial corridor. The surrounding area contains a mix of detached residential houses on varying lot sizes and large, undeveloped tracts. Beaver

**STAFF RECOMMENDATION:**

- ▶ **Approve the modification of Section 8.4.6 (Landscape) in the Commercial Designated Area of the Belltown Planned Development because the changes are in general conformance with the approved final plan, subject to 2 conditions.**

- 1) Meeting requirements of the Belltown final plan.
- 2) Meeting all applicable requirements of the Knox County Zoning Ordinance.

**COMMENTS:**

This proposal modifies the landscape requirement for building foundations to allow the landscaping to be along the edges of outdoor patios, rather than exclusively at the base of the building. There is also an allowance for up to 30 percent of the landscaping to be in planter pots and boxes. If landscaping is placed around a patio, this will result in additional landscape area than would otherwise be required. An example landscape plan is attached.

For reference, the original and proposed text in Section 8.4.6. are copied below and provided in Exhibit B:

ORIGINAL - 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.

PROPOSED - At least fifty percent (50%) of the combined length of the building and any adjoining patio shall include a landscaping strip with a minimum width of four (4) feet. For the purpose of this requirement, a covered or uncovered patio shall be considered part of the total building length and shall be defined as an outdoor seating area containing chairs and tables, with a minimum required size of five hundred (500) square feet. Up to 30 percent (30%) of the required landscape area may be planted pots and/or planter boxes with a minimum width or circumference of two (2) feet, or synthetic turf.

This request is consistent with the Belltown preliminary plan and final plan approvals because it maintains or increases the required landscape area while providing flexibility for its placement around the building site.

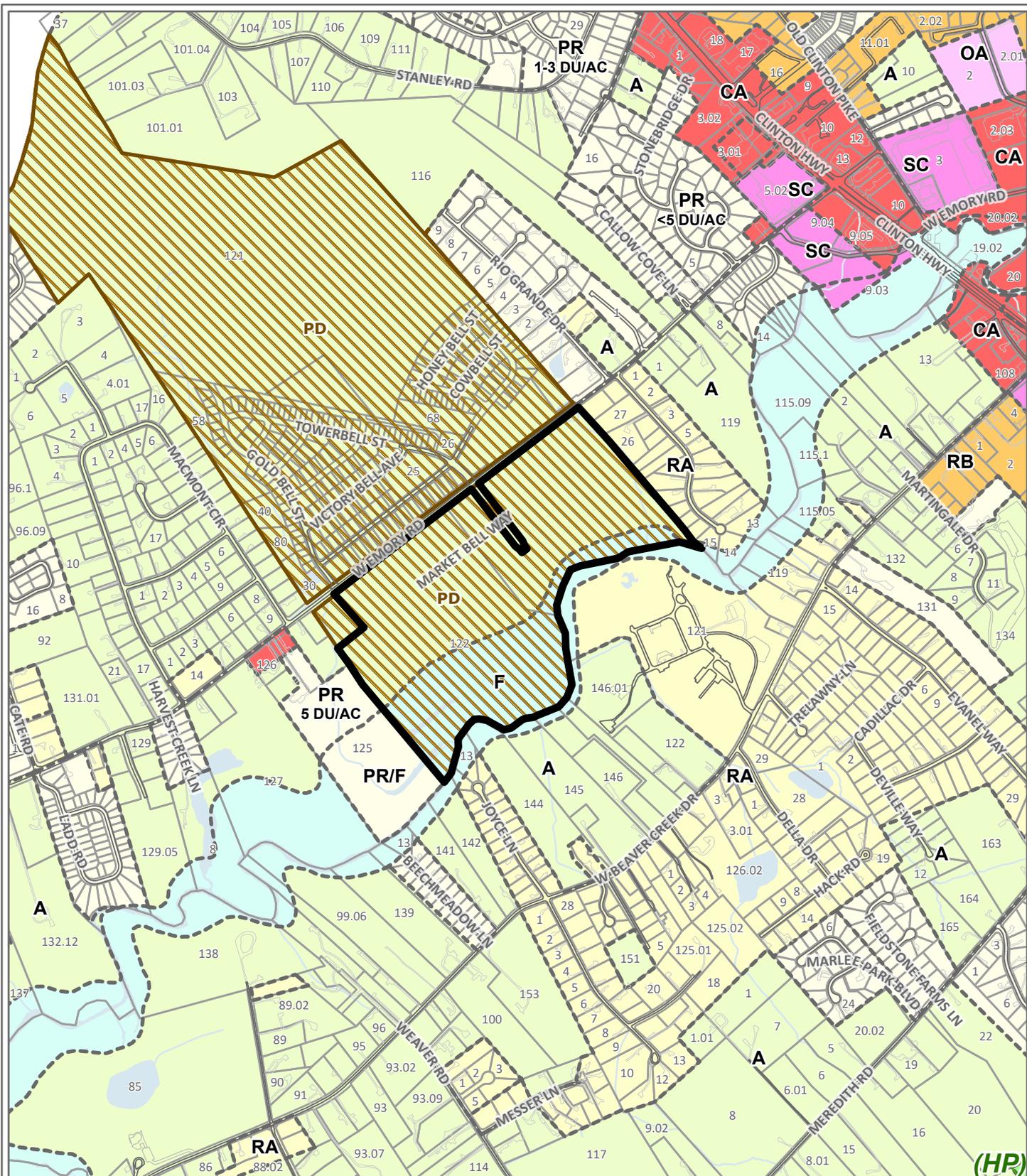
The development standards for Belltown were approved through the “planned development approval” process in Article 6.80 of the Knox County Zoning Ordinance. The Belltown “preliminary plan” (11-A-22-PD) was approved by the County Commission in January 2023. The preliminary plan outlines the proposed public benefits, requested waivers to the dimensional standards and uses within the A (Agricultural) zone, transportation improvements, and project phasing. The final plan(s) include the Belltown preliminary plan document, revised in accordance with the conditions of approval, and detailed development plans for phases or individual developments that must be in conformance with the adopted standards.

The Planning Commission has the authority to approve “major modifications” to final plans that do not qualify as “minor modifications”. Minor modifications are specific deviations 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: Not required.

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**

**1-A-26-PD**

Petitioner: Belltown



Modification to the landscape plan for Belltown Commons in A (Agricultural), PD (Planned Development), F (Floodway)

Original Print Date: 12/2/2025

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

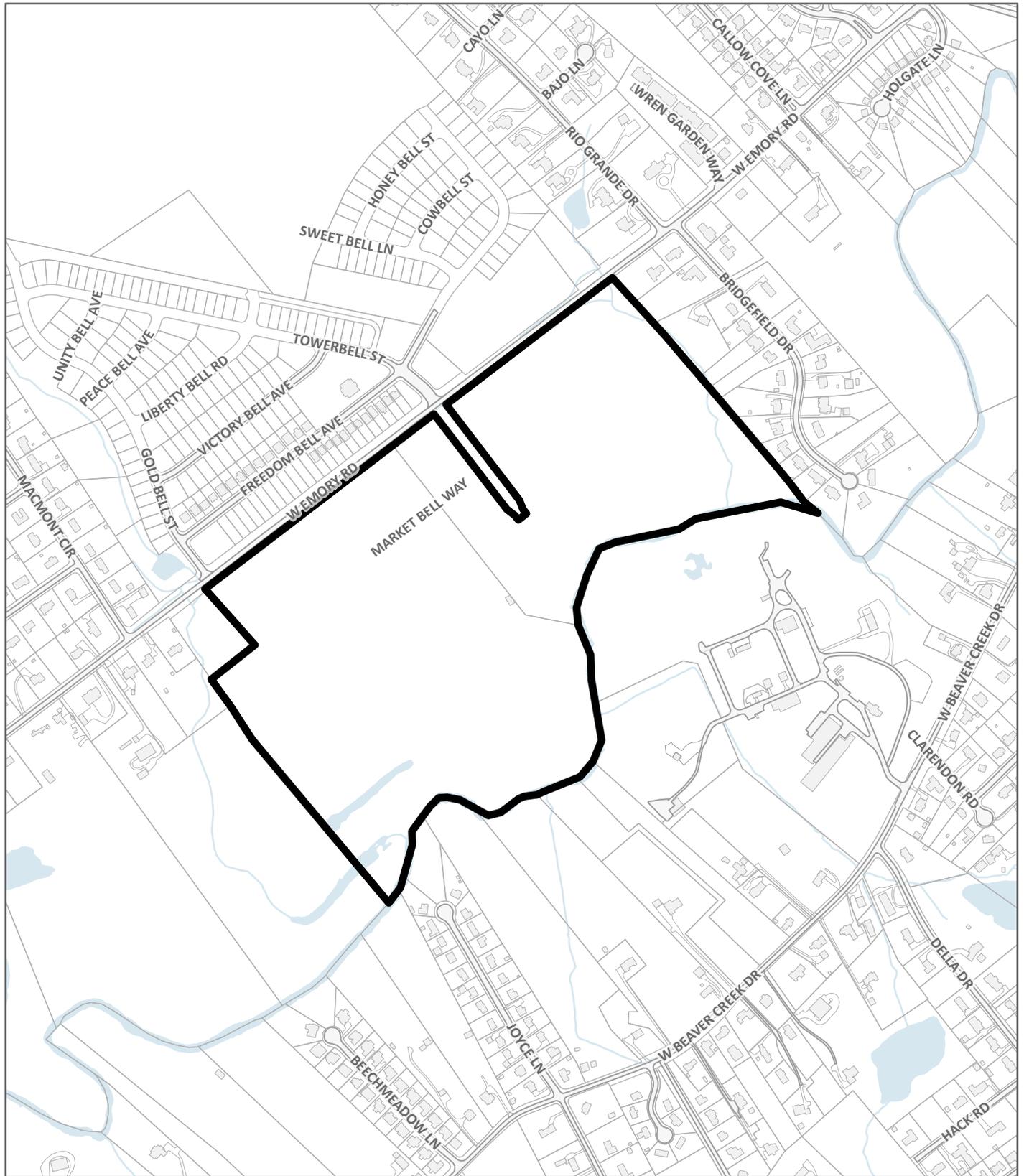
Map No: 66

Jurisdiction: County



(HP)

# Exhibit A. Contextual Images

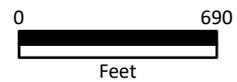


**LOCATION MAP**

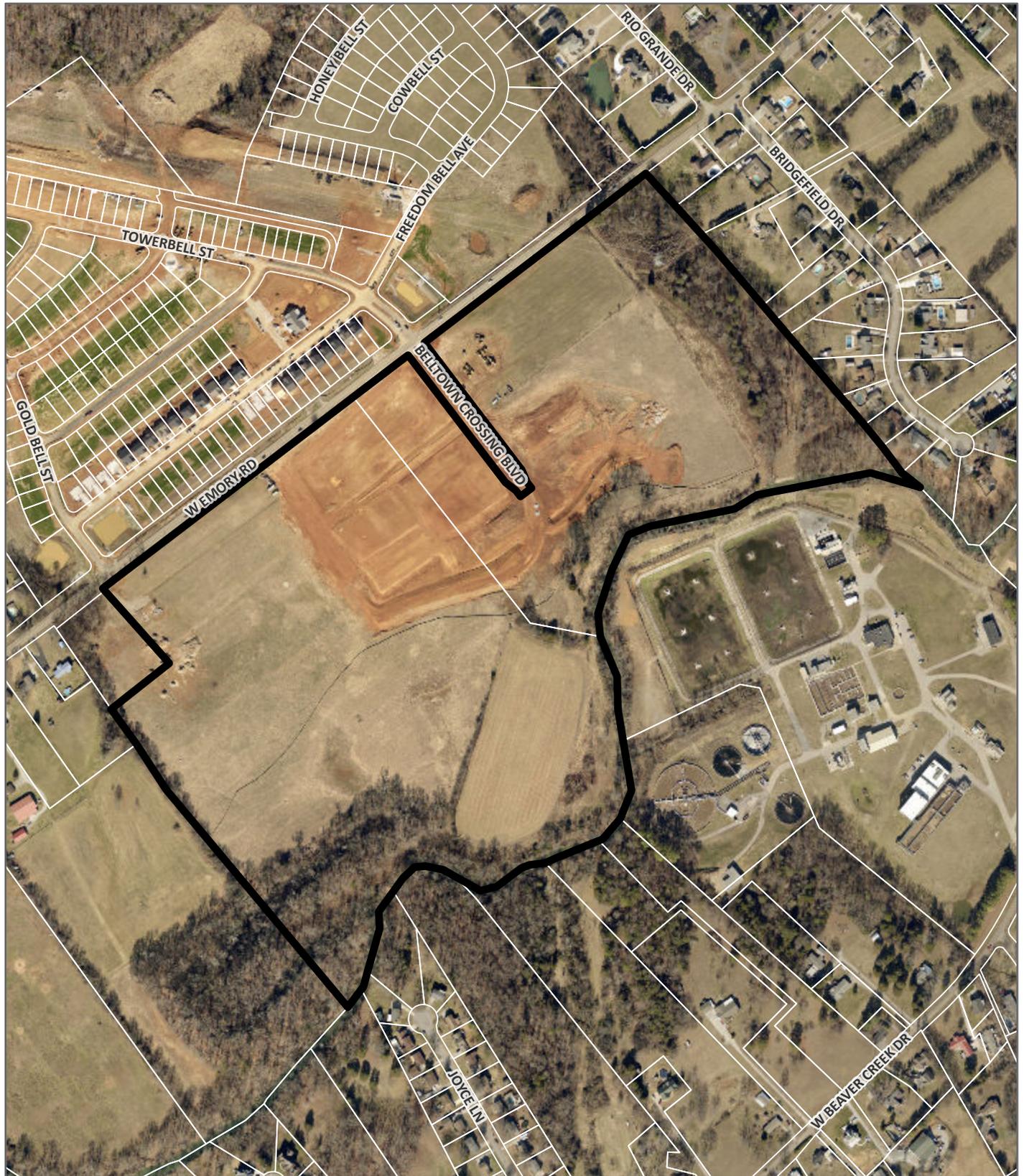
**1-A-26-PD**



Case boundary



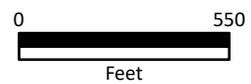
# Exhibit A. Contextual Images



## AERIAL MAP



Case boundary



## 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 buildings between 3,000 and 13,000 square feet. No One Retail or Service Establishment identified in section 7.1G shall occupy a single building or space of more than 10,000 square feet. Medical and Day Care Establishments may occupy a single building up to 13,000 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).

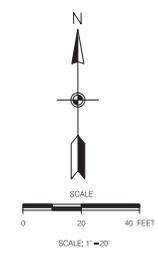
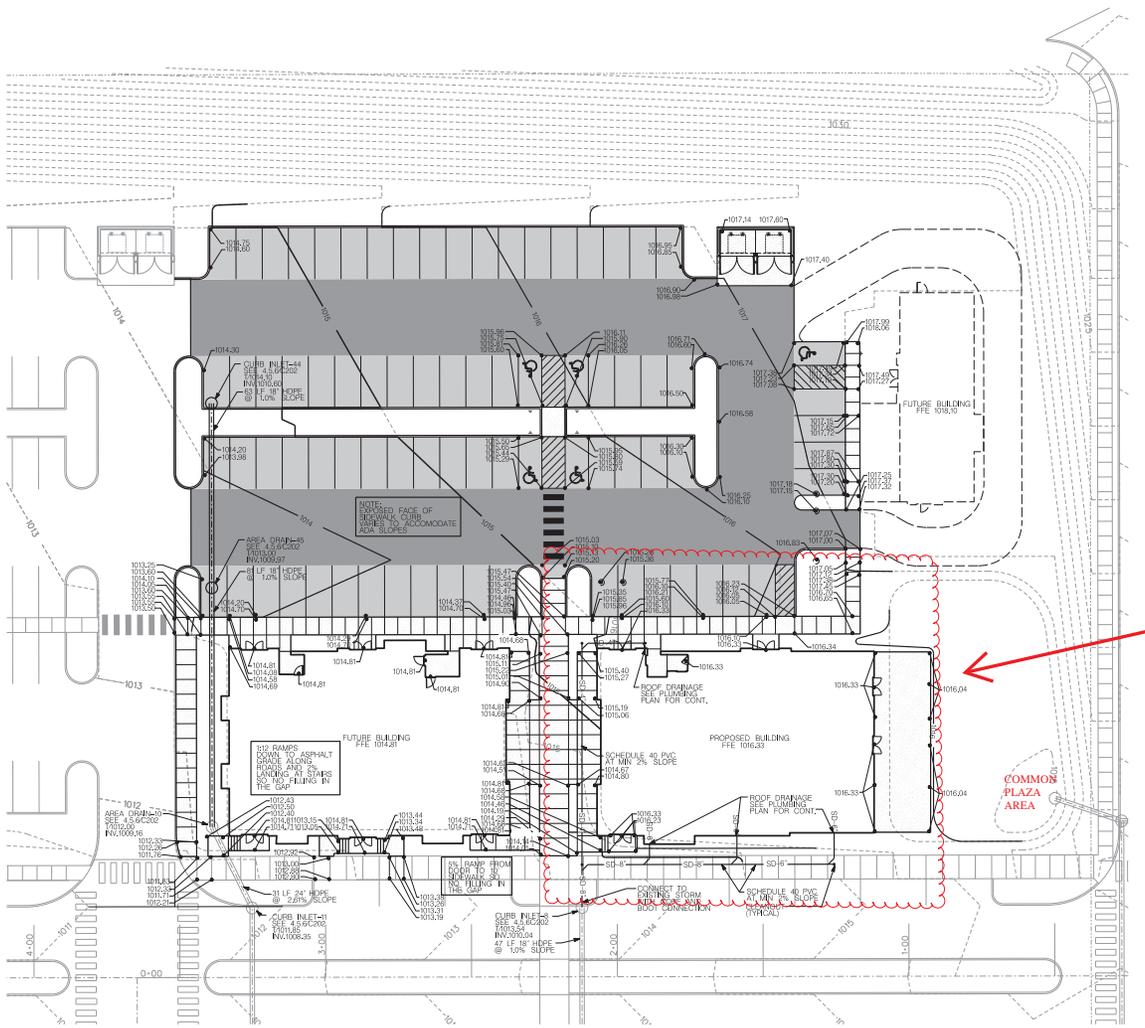
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# EXHIBIT B



LEGEND:		
EXISTING	PROPOSED	
---	---	GROUND CONTOUR ELEVATION
---	---	SPOT ELEVATION
---	---	STRUCTURE
---	---	PROPERTY LINE
---	---	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	NA	FIRE HYDRANT
NA	→	SURFACE FLOW
NA	---	SILT FENCING
NA	---	CURB
NA	---	CATCH BASIN
NA	---	CONCRETE PAVEMENT
NA	---	ASPHALT PAVEMENT
NA	---	RP RAP

### SITE GRADING NOTES

1. SITE BENCHMARK CONTACT SURVEYOR FOR LOCATION AND ELEVATION OF SITE BENCHMARK BASIS NGVD88.
2. SITE BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED ON INFORMATION PROVIDED BY THE OWNER. THE GRADING CONTRACTOR SHALL VERIFY CONDITIONS AND INFORM THE ENGINEER OF ANY DISCREPANCIES. THE ARCHITECT AND THE ENGINEER ACCEPT NO RESPONSIBILITY FOR THE ACCURACY AND/OR COMPLETENESS OF EXISTING CONDITIONS INFORMATION PROVIDED BY OTHERS.
3. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES INCLUDING BUT NOT LIMITED TO RP RAP AND EROSION CONTROL MAT AS SOON AS PRACTICAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THESE STRUCTURES UNTIL THE SITE HAS BEEN SUFFICIENTLY STABILIZED.
4. THE CONTRACTOR SHALL EMPLOY SOILS CONSULTANTS FOR THE TESTING OF SOIL COMPACTION IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS. SOIL SHALL BE COMPACTED TO 98% OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR METHOD. SOIL MOISTURE CONTENT SHALL BE MAINTAINED WITHIN  $\pm 3\%$  OF OPTIMUM.
5. THIS PROJECT MAY INVOLVE IMPORT OR WASTE OF FILL MATERIAL. THE CONTRACTOR SHALL REVIEW THIS PLAN, THE SITE SURVEY AND INSPECT THE SITE ITSELF. THE CONTRACTOR SHALL THEN FORMULATE HIS OWN OPINION AS TO THE APPLICABILITY OF THIS PLAN TO THE GOAL OF AN ECONOMICALLY OPTIMAL SITE. CONTACT THE ENGINEER IF CHANGES TO THIS GRADING PLAN ARE REQUIRED TO MEET THIS GOAL.
6. ALL SLOPES GREATER THAN 3:1 SHALL BE SPREAD WITH NORTH AMERICAN GREEN S-77 EROSION CONTROL FABRIC, INSTALLED PER MANUFACTURERS RECOMMENDATIONS.
7. NO SLOPES SHALL BE GREATER THAN 2 HORIZONTAL : 1 VERTICAL.
8. APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND FINAL GRADING OR EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR. APPLY TEMPORARY SEEDING TO SOIL STOCKPILES.
9. APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS WHICH SHOW SIGNS OF EXCESSIVE EROSION.
10. EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES SHALL FOLLOW THE APPROVED PLAN DETAILS IF DETAILS ARE NOT SHOWN. REFERENCE THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.
11. SLOPES SHALL HAVE EROSION CONTROL MAT INSTALLED IMMEDIATELY AFTER SLOPE GRADING IS COMPLETED AND TOPSOIL HAS BEEN INSTALLED TO ENCOURAGE GROWTH OF EROSION MAT.
12. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTORS OR PROPERTY OWNERS FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.
13. CONTRACTOR SHALL STORE CHEMICALS AND SOLUBLE MATERIALS IN AN ENCLOSED, WATERPROOF LOCATION OR PROVIDED WITH SECONDARY CONTAINMENT CAPABLE OF STORING THE CONTENTS OF THE TOTAL AMOUNT OF CHEMICALS STORED. SOIL CLEANUP MATERIALS MUST BE LOCATED WITHIN THE IMMEDIATE PROXIMITY OF THE MATERIALS AS WELL.
14. PLACEMENT OF PORTA-POTTIES ON THE PROJECT WILL NOT BE LOCATED CLOSE TO STREAMS, WETLANDS, OR STORM DRAINS.
15. NO VEHICLE MAINTENANCE OF CONSTRUCTION VEHICLES WILL OCCUR ON-SITE.
16. CONSTRUCTION MATERIALS WILL BE STAGED IN THE PARKING AREA BETWEEN THE BUILDING AND CALLAHAN DRIVE FOR TRASH ON THE PROJECT. PROVIDE A TRASH RECEPTACLE WITH A LID. MAINTAIN THE MATERIAL STAGING AREA IN AN NEAT AND ORDERLY MANNER.
17. CONTRACTOR SHALL INSTALL 4" THICK LAYER OF QUALITY TOPSOIL ON ALL DISTURBED AREAS AND ESTABLISH A THICK STAND OF GRASS ACCEPTABLE TO THE KNOX COUNTY TENNESSEE SITE INSPECTOR.

Building B: Landscape Plan (SEE PAGE 2)

COMMON PLAZA AREA

**WILL ROBINSON & ASSOCIATES**  
 1248 N. Shoreswood Ln  
 Caryville, TN 37714  
 (865) 384-4200  
 will@wra-cvll.com



A Site Plan for:  
**Soccer Taco at Belltown Center**  
 Belltown Building B  
 1000 Bellway  
 Powell, Knox County, TN 37849

REVISIONS:

DRAWN: WNR  
 CHECKED: WNR  
 DATE: 06-12-2025  
 FILE NAME:  
 PROJECT NO:

**C1.4**  
 SITE UTILITY PLAN  
 DRAWING



(1) Download and fill out this form at your convenience  
(2) Sign the application digitally

(3) Email applications@knoxplanning.org and include  
this signed form with your completed application

Reset Form



# 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.**

12/26/2025

01-09-2026

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

Josh Sanderson

Applicant Name

11/24/2025

Date