

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.