

CASE SUMMARY

APPLICATION TYPE: *PLANNED DEVELOPMENT*



File Number: 11-A-22-PD **Related File Number:**
Application Filed: 9/27/2022 **Date of Revision:**
Applicant: SMITHBILT HOMES

PROPERTY INFORMATION

General Location: North and south sides of W. Emory Road, west of Rio Grande Dr
Other Parcel Info.:
Tax ID Number: 66 121,122,122.01 **Jurisdiction:** County
Size of Tract: 305.6 acres
Accessibility: Access is via W. Emory Road, a major arterial street with 24-ft of pavement width within 60-ft of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land, Rural Residential
Surrounding Land Use:
Proposed Use: Planned development with residential and non residential uses. **Density:** 4.3 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** LDR (Low Density Residential), HP (Hillside Protec
Growth Policy Plan: Planned Growth Area
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. The commercial uses are located along Clinton Hwy. Beaver Creek runs along the southern boundary of the development.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 4515 W EMORY RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: F (Floodway), A (Agricultural)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential), HP (Hillside Protection), SP (Stream Protection)

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): Postpone the Belltown preliminary plan until the January 12, 2023 Planning Commission meeting

Staff Recomm. (Full):

Comments:

A REVISED STAFF REPORT MAY BE PROVIDED ON OR BEFORE TUESDAY, DECEMBER 6TH, PENDING REVISIONS AND ADDITIONAL INFORMATION BEING PROVIDED BY THE APPLICANT

The preliminary plan is the third step in the process for consideration of a Planned Development per Article 6, Section 6.80 of the Knox County Zoning Ordinance. The first two steps include a pre-application consultation with Planning and County Engineering staff and a "concept plan" review with the Planning Commission.

The Belltown site is on 306 acres in Knox County (plus 8 acres in Anderson County). The plan includes 561 detached residential lots on various lot sizes, 213 townhouses, 324 apartment units (1,098 dwelling units total), up to 80,000 sqft of commercial space, and 111 acres of greenspace, which includes a 40-acre public park. The net residential density for the development is 4.3 du/ac, excluding the acreage for the commercial uses and the recreational area.

The Belltown 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 master plan in Section 10 of the preliminary plan shows a conceptual layout for the residential subdivision on the north side of W. Emory Road, and the townhouses, apartments, and commercial developmetn on the south side of W. Emory Road.

Action: Approved as Modified

Meeting Date: 12/8/2022

Details of Action:

Approve the Belltown preliminary plan, including the requested exceptions to the A (Agricultural) zone dimensional standards and permitted uses, subject 11 conditions.
1) Submitting a Concept Plan application for review and approval by the Planning Commission. The Concept Plan shall include additional details regarding the required road improvements and the pedestrian facilities across and along W. Emory Road, and that planning staff is to be a part of the design plan review process along with Knox County Engineering and Public Works, Knox County Parks and Recreation and TDOT to oversee the additional items as outlined [Conditions #9, 10 and 11], as well as working with the developer.
2) Partnering with Knox County to implement the recommended improvements to the W. Emory Road and Clinton Highway intersection by providing funding commensurate to the projected 2030 traffic volumes added to this intersection by the development as outlined in the Bell Farms (Belltown) Master Plan Traffic Impact Study (CDM Smith, 9/21/2022), and as revised and approved by Planning Commission staff and Knox County Engineering and Public Works. The Traffic Impact Study must be revised to be consistent with the maximum allowed development intensity in Section 7.2. (Proposed Density) of the Belltown preliminary plan (revised 12/5/2022) and, if applicable, condition #4 and to provide design details for the westbound receiving lane on W. Emory Road at the Clinton Highway intersection. The details regarding the shared costs of the improvements for this intersection shall be

worked out with Knox County Engineering and Public Works during the design plan phase for the first phase of this development. The Traffic Impact Study must be revised before the Concept Plan application is submitted.

3) Amending Section 13. (Project Phasing) to clarify that the developer will provide funding toward the improvements at the W. Emory Road and Clinton Highway intersection commensurate to the projected 2030 traffic volumes added to this intersection per the revised Traffic Impact Study.

4) Amending Section 7.2. (Proposed Density) to state that there shall be no more than 1,200 residential dwelling units in the areas designated single family, townhouse, and multi-family, and to clarify that each residential area shall not to exceed the maximum density as presented in Section 7.2. (Proposed Density) and Section 7.3. (Proposed Land Use Map) of the Belltown preliminary plan (revised 12/5/2022).

5) Deeding the approximate 40-acre public park to Legacy Parks Foundation, or another non-profit of similar focus that is approved by Knox County, before the Final Plat for the first phase of the Belltown development is certified for recording. The public park is described in Section 14. (Public Park) and shown in Section 7.3. (Proposed Land Use Map) in the Belltown preliminary plan (revised 12/5/2022).

6) Meeting all applicable requirements of Knox County Engineering and Public Works.

7) Meeting all applicable requirements of Knox County Parks and Recreation regarding the public park as described in Section 14. (Public Park) and shown in Section 7.3. (Proposed Land Use Map) in the Belltown preliminary plan (revised 12/5/2022).

8) Meeting all applicable requirements and obtaining all necessary permits from the Tennessee Department of Transportation.

9. Adding a master signage package for the south side to be submitted to Knoxville-Knox County Planning as a separate Use on Review.

10. Adding a master sidewalk/pedestrian access plan as part of the TDOT design plan stage to be part of the design plan approval to be submitted to Knox County Engineering and Public Works.

11. Add construction of amenities to the phasing plan [Section 13, Exhibit L] for the north (separately) and south sides of the development.

Summary of Action: Approve the Belltown preliminary plan, including the requested exceptions to the A (Agricultural) zone dimensional standards and permitted uses, subject 11 conditions.

Date of Approval: 12/8/2022 **Date of Denial:** **Postponements:** 11/10/2022

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

Date of Legislative Action: 1/23/2023

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved with Conditions

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

added 12th condition: That the existing graveyard be appropriately fenced, mowed and maintained, and access given to the relatives of those buried there within 60 days.

Date of Legislative Appeal:

Effective Date of Ordinance: