

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

FINAL PLAT



File Number: 7-SA-25-F Related File Number:  
Application Filed: 5/22/2025 Date of Revision:  
Applicant: JOSH SANDERSON, BELLTOWN LLC

## PROPERTY INFORMATION

General Location: North and south side of W Emory Rd, east of Clinton Hwy  
Other Parcel Info.:  
Tax ID Number: 66 121 (PART OF) Jurisdiction: County  
Size of Tract: 18.98 acres  
Accessibility:

## GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land  
Surrounding Land Use:  
Proposed Use: Density:  
Planning Sector: Northwest County Plan Designation: TN (Traditional Neighborhood)  
Growth Policy Plan: Planned Growth Area  
Neighborhood Context:

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

Street: 4510 MARKET BELL WAY  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural), PD (Planned Development)  
Former Zoning:  
Requested Zoning:  
Previous Requests:  
Extension of Zone:  
History of Zoning:

## PLAN INFORMATION (where applicable)

Current Plan Category:  
Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

**Subdivision Name:** Final Plat of Belltown, Phase III  
**No. of Lots Proposed:** 67      **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:** Frankie Ramos  
**Staff Recomm. (Abbr.):** 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 June 13, 2024, as Planning Case File #5-SD-24-C.  
**Staff Recomm. (Full):**  
**Comments:**  
**Action:** Approved      **Meeting Date:** 7/10/2025  
**Details of Action:**  
**Summary of Action:** 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 June 13, 2024, as Planning Case File #5-SD-24-C.  
**Date of Approval:** 7/10/2025      **Date of Denial:**      **Postponements:**  
**Date of Withdrawal:**      **Withdrawn prior to publication?:** ☐ **Action Appealed?:**

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:**  
**Date of Legislative Action:**      **Date of Legislative Action, Second Reading:**  
**Ordinance Number:**      **Other Ordinance Number References:**  
**Disposition of Case:**      **Disposition of Case, Second Reading:**  
**If "Other":**      **If "Other":**  
**Amendments:**      **Amendments:**  
**Date of Legislative Appeal:**      **Effective Date of Ordinance:**