

CONCEPT & DESIGN PLAN
FOR
BELLTOWN COMMONS
ON W. EMORY ROAD

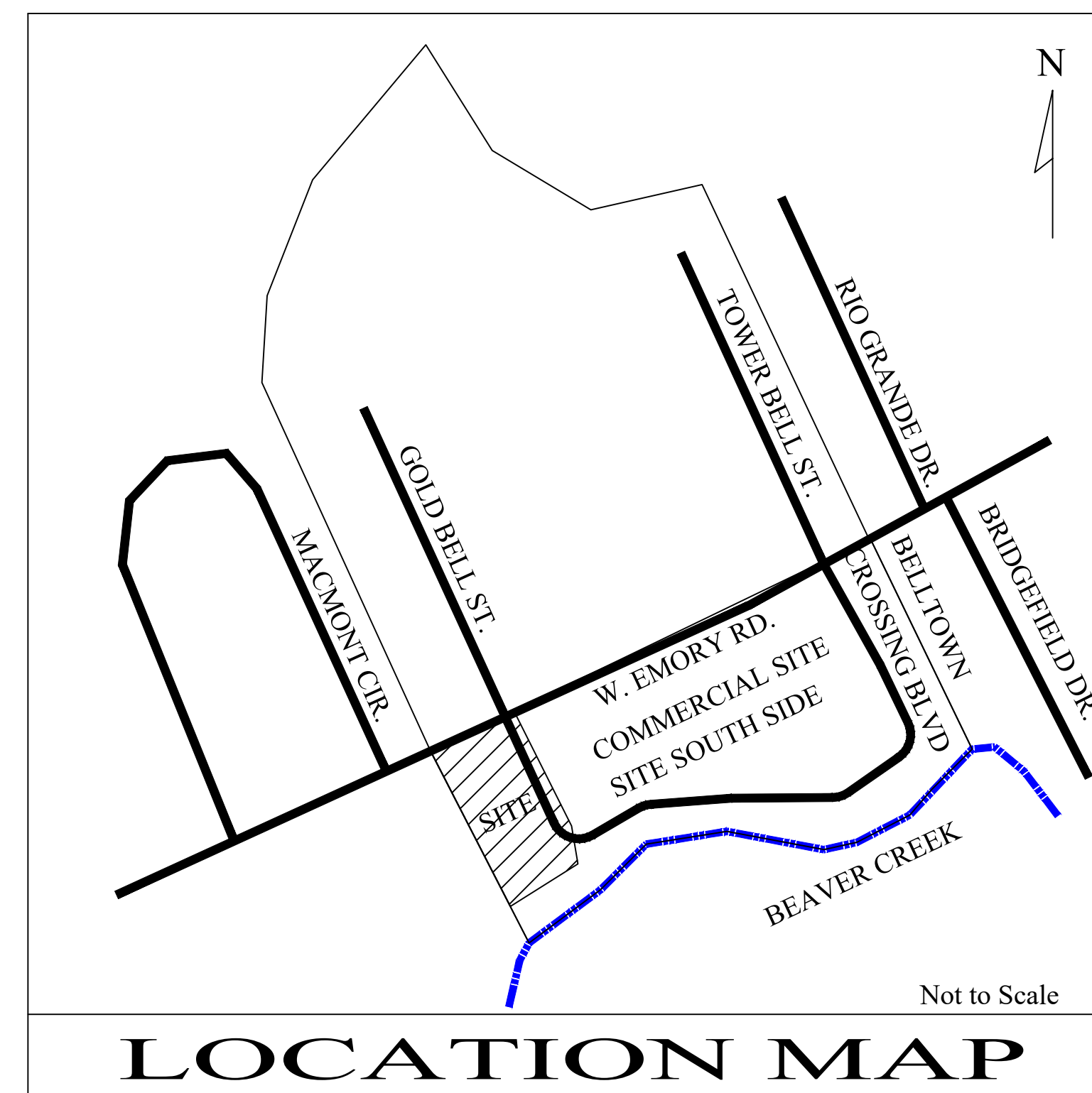
CLT MAP 066, PARCEL 122.01
CLT MAP 066, PARCEL 122
DISTRICT-6, KNOX COUNTY, TENNESSEE

INDEX OF PLANS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	CONCEPT PLAN
3	ROAD PROFILES

THREE DAYS PRIOR TO ANY EARTHWORK
OR CONSTRUCTION CONTRACTOR MUST
CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111

RECORD AND SAVE YOUR
CONFIRMATION NUMBER.: 160926614
CONFIRMATION NUMBER.: 160985276



SOUTHLAND ENGINEERING CONSULTANTS, LLC
GENERAL CIVIL & LAND SURVEYORS
4909 BALL ROAD
KNOXVILLE, TENNESSEE 37931
PHONE: (865) 694-7756
FAX: (865) 693-9699
E-MAIL: wrghabi@sengconsultants.com
www.southlandengineeringusa.com

OWNER:

BELLTOWN, LLC
4907 BALL ROAD
KNOXVILLE, TENNESSEE 37931
PHONE (865) 694-8582
FAX: (865) 693-9699

SITE ADDRESS:
0 BELLTOWN CROSSING BLVD.
POWELL, TENNESSEE 37849



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: 12-24-25
Signature: Wanis Ali Roghani

NOC: TNR137100

PERMITS FOR THIS PROJECT ARE ISSUED THROUGH KNOX COUNTY GOVERNMENT

1-SC-26-C

REV. 12-29-25
NOVEMBER , 2025

DEED REF. INST.# 202204060076856

SHEET 1 OF 7 SHEETS

BF-11-17-25-TS

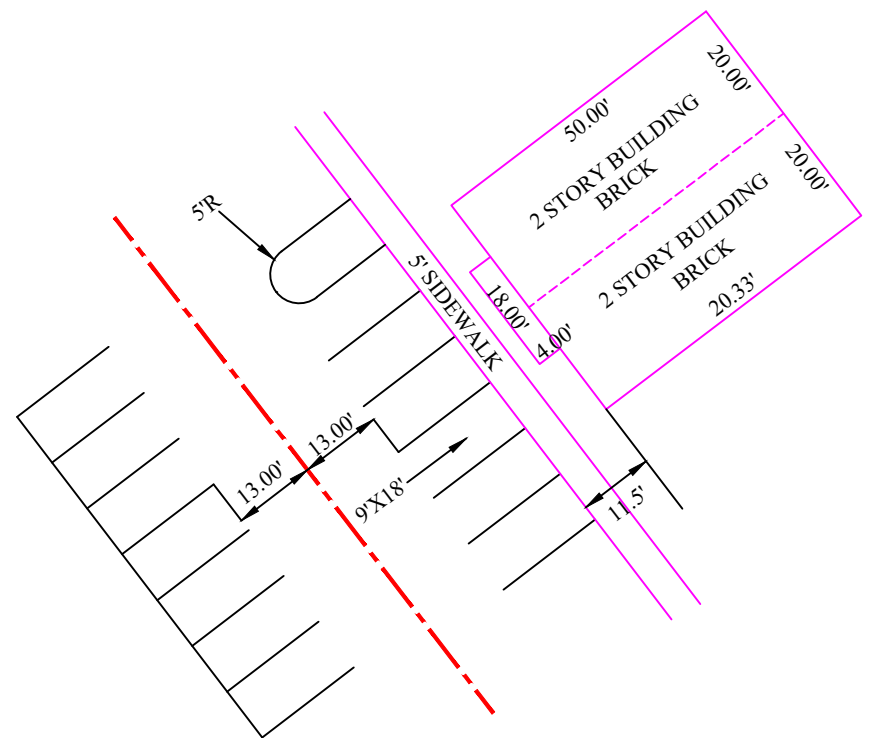
CONTRACTOR TO NOTIFY ENGINEER
BEFORE START OF CONSTRUCTION

CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY

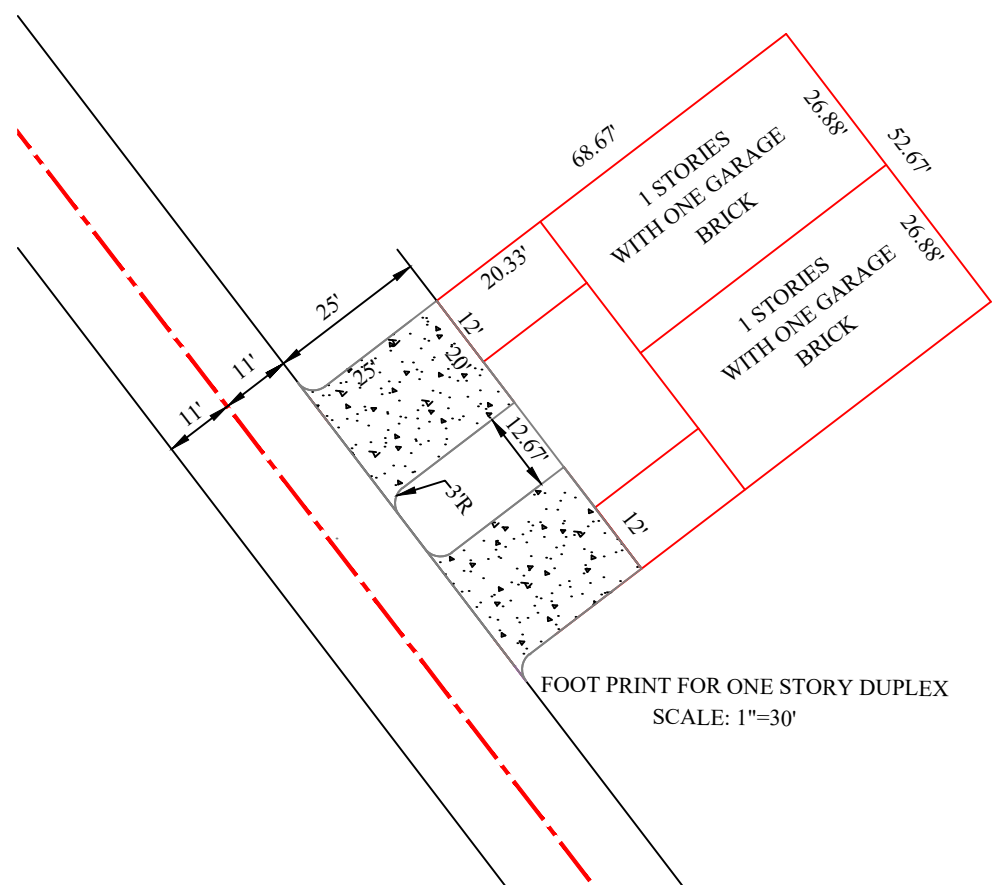
CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES; TO CONFORM WITH RECOMMENDATIONS SET FORTH IN AGC MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION; TO PROTECT LIFE, PROPERTY, OR WORK; TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL.

OSHA RULES SHALL BE ABIDED BY.

OSHA RULES SHALL BE ABIDED BY.



FOOT PRINT FOR 2 STORY DUPLEX
SCALE: 1"=30'



FOOT PRINT FOR ONE STORY DUPLEX
SCALE: 1"=30'

Revised: 12/29/2025

NOC: TNR137100 1-SC-26-C

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E-MAIL: wrghebi@sengconsultants.com
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DESIGNED	WAR	APPROVED
DRAWN	WAR	ENGINEER
CHECKED	WAR	

2	12-29-25		REVISED PER KCP COMMENTS		
NO.	12-11-25		REVISED PER KCP COMMENTS		
	DATE		REVISION		APPR.

SCALE
HORIZONTAL: 1"= 50'
CONTOUR INTERVAL

DATE
11-14-2025

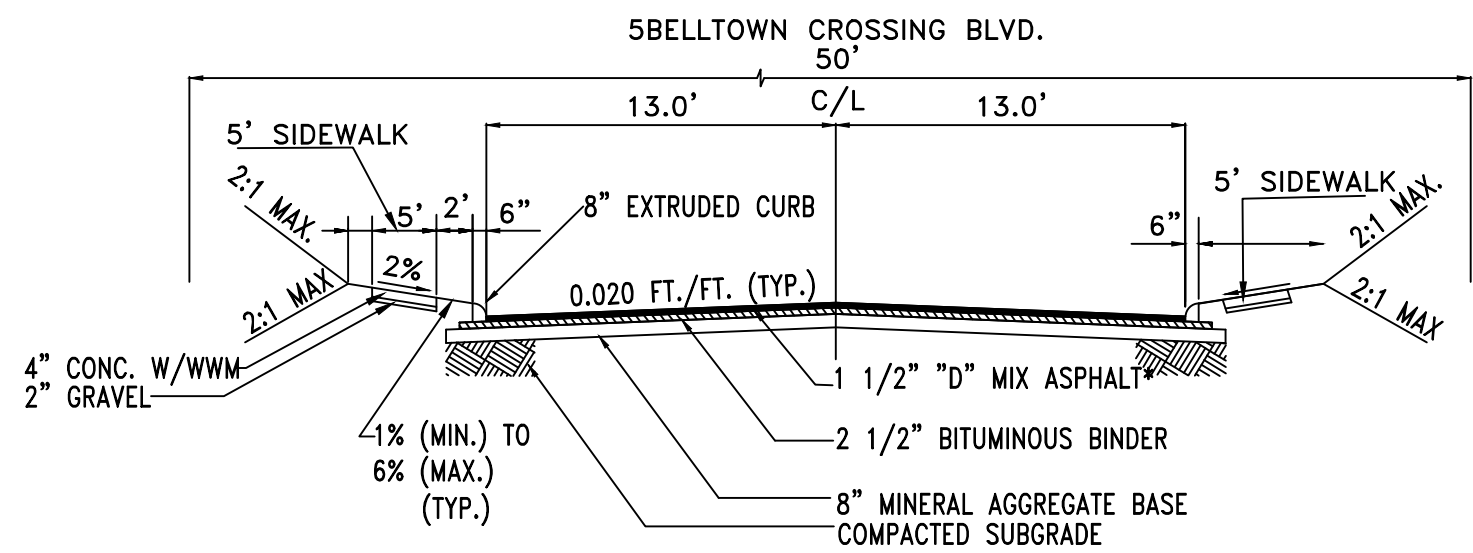
DEED REFERENCES:
INST.# 201902120047867



CONCEPT PLAN FOR BELLTOWN COMMONS
ON SOUTHERN W. EMORY ROAD
CLT MAP 066, PARCEL 122.01
CLT MAP 066, PART OF PARCELS 122
DISTRICT-6, KNOX COUNTY, TENNESSEE

BFC-11-14-25-DUP-CP

SHEET 2 OF 3 SHEETS



TYPICAL ROAD SECTION
THRU 50' ROAD
"PUBLIC ROAD"

NOTE: *NO BREAK IN GRADE FOR DRIVEWAYS SHALL EXCEED 8% FOR A MINIMUM 10 FEET BEHIND THE SIDEWALK.

BELLTOWN CROSSING BLVD = PUBLIC ROAD WITH 50' R-O-W WITH 26' WIDE PAVING
 DRIVEWAY A = 26' WIDE PAVEMENT (PRIVATE DRIVEWAY)
 DRIVEWAYS D = 22' WIDE PAVEMENT (PRIVATE DRIVEWAY)
 DRIVEWAYS B & C IS 26' WIDE ALLEY (PRIVATE DRIVEWAY)

NOTES:

1. ALL DIMENSIONS AND ACEGIES ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAT.
2. THE UNDERGROUND UTILITIES SHOWN HAVE NOT BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES.
3. MINIMUM FINISHED FLOOR ELEVATION AS SHOWN.
4. ZONING IS AGRICULTURE.
5. THESE TWO TRACTS CONTAIN APPROX. 4.96 ACRES FOR DUPLEXES AS ADMINISTRATIVE PLAN AND 0.81 ACRES FOR THE PUBLIC RIGHT-OF-WAY AS USE-IN-REVIEW ON JANUARY 8, 2026.
6. UTILITIES:
 - WATER: HPUD
 - SEWER: HPUD
 - ELECTRIC: KUB
 - GAS: KUB
 - TELEPHONE: FRONTIER
7. CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY. CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES; TO CONFORM WITH RECOMMENDATIONS SET FORTH IN AGC MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION; TO PROTECT LIFE, PROPERTY, OR WORK; TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL. OSHA RULES SHALL BE ABIDED BY.
8. CONTOURS PROVIDED BY KNOXVILLE, KNOX COUNTY GIS.
9. ALTERNATIVE DESIGN STANDARDS:
 - a. REQUEST REDUCTION IN THE HORIZONTAL CENTERLINE RADIUS ON BELLTOWN CROSSING BLVD. AT STA. 20+23 TO 23+37 FROM 250' TO 200'.
10. BORROW MATERIAL TO BE USED FOR FILL WILL BE TESTED FOR MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT (STANDARD PROCTOR ASTM D698) PRIOR TO PLACEMENT OF FILL. FILL SOILS WILL BE COMPACTED IN LAYERS 8 INCHES OR LESS IN THICKNESS TO A MINIMUM OF 98 PERCENT STANDARD PROCTOR MAXIMUM DRY DENSITY AND WITHIN PLUS OR MINUS 3 PERCENT OPTIMUM MOISTURE CONTENT. SIX (6) DENSITY TESTS SHOULD BE PERFORMED NO LESS THAN EVERY 10,000 SQUARE FEET OF AREA PER 8-INCH LIFT (APPROX. 1 TEST PER EVERY 50 FEET).
11. BENCH MARK ELEVATION IS SET BASED ON NAVD 88 DATUM.
12. THE LANDSCAPE SHALL COMPLY WITH THE KNOX COUNTY TREE PROTECTION ORDINANCE.
13. DRIVE NAMES WILL BE ADDED FOR ADDRESSING DEPARTMENT PURPOSE.
14. THERE ARE 74 PARKING SPACES INCLUDING 3 HANDICAP SPACES.
15. THERE ARE 23 DUPLEXES (46 UNITS) IN THIS DEVELOPMENT.
16. THERE SHALL BE 5' WIDE SIDEWALK ON BOTH SIDES ALONG BELLTOWN CROSSING BLVD.
17. BOUNDARY IS BASED ON FIELD SURVEY.

SITE ADDRESS:
0 BELLTOWN CROSSING BLVD. ROAD
KNOXVILLE, TENNESSEE 37849

OWNER/DEVELOPER:

BELLTOWN, LLC
4909 BALL RD.
KNOXVILLE, TN 37931
PHONE: (865) 694-7756
FAX: (865) 693-9699
EMAIL: JOSH@RHSCO.COM

CERTIFICATION OF CONCEPT PLAN

I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED TO PRACTICE UNDER THE LAWS OF THE STATE OF TENNESSEE, AND THAT THE ENGINEERING INFORMATION PROVIDED AS PART OF THIS DESIGN PLAN IS TRUE AND IS BASED ON SOUND ENGINEERING PRACTICE.

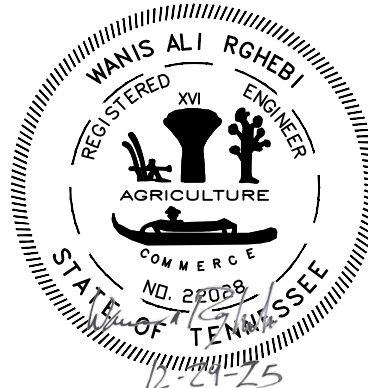
ENGINEER:

TENNESSEE CERTIFICATE NUMBER 13-29-74-21028

This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Map, and found that the above described is 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 2007.

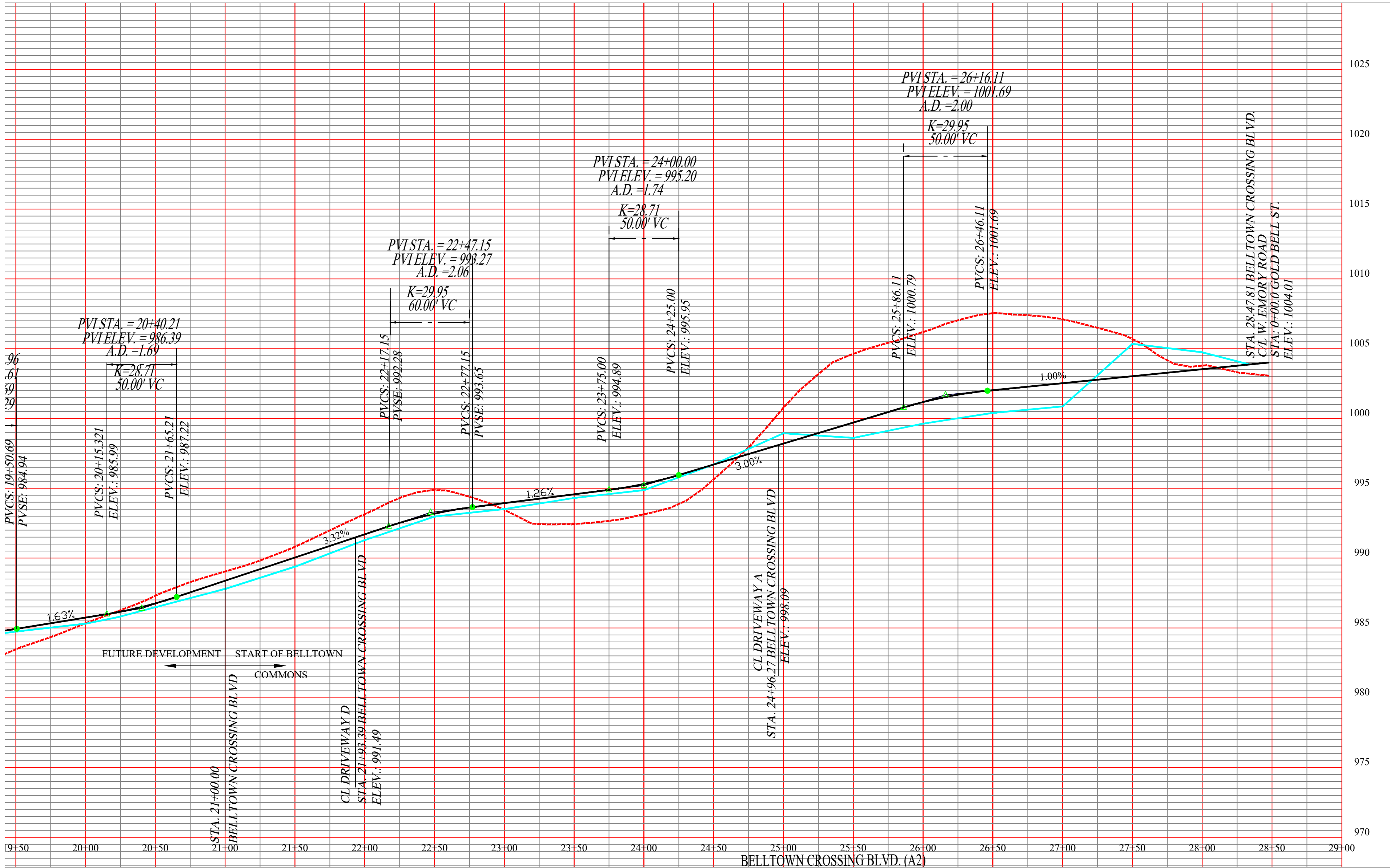
Date: _____

Signature:



1"=60'

COPYRIGHT 2000



NOTE:
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NOTE:
CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION



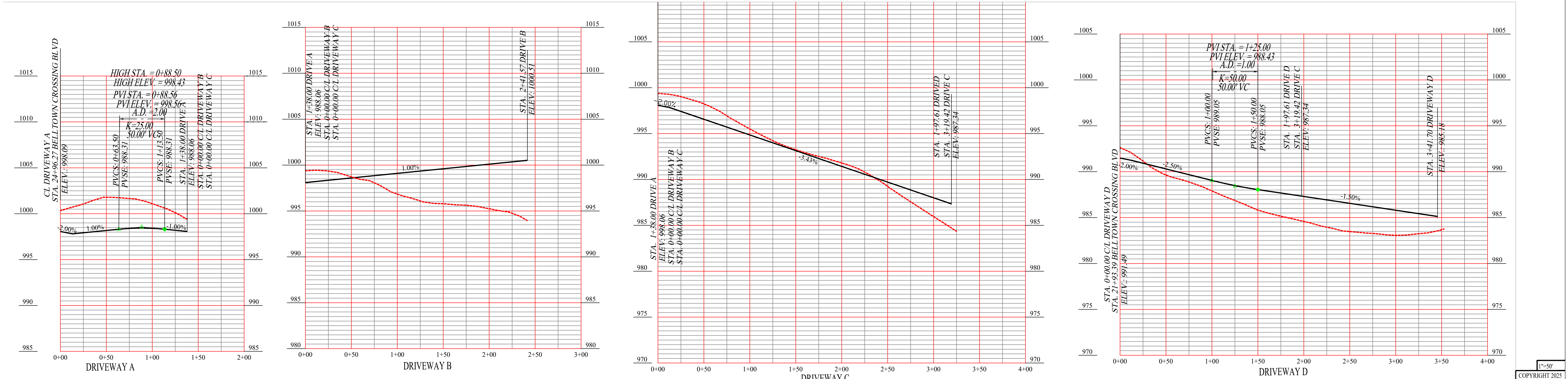
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KNOXVILLE, TENNESSEE 37849

Revised: 12/29/2025

NOC: TNR137100

1-SC-26-C



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	DRAWN	WAR	ENGINEER													
		CHECKED	WAR				2	12-29-25	REVISED PER KCP COMMENTS							
						1	12-11-25	REVISED PER KCP COMMENTS								
						NO.	DATE	REVISION		APPR.						