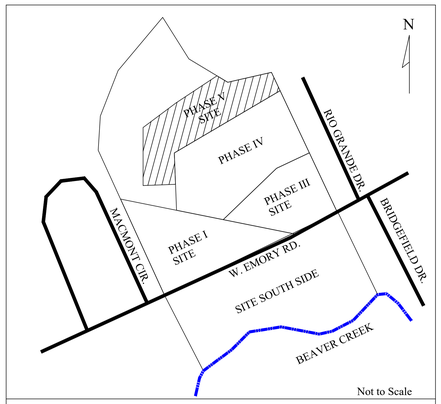
CONCEPT & DESIGN PLAN
FOR

BELLTOWN DEVELOPMENT PHASE V

CLT MAP 066, PART OF PARCEL 121
DISTRICT-6, KNOX COUNTY, TENNESSEE

INDEX OF PLANS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	OVERALL CONCEPT PLAN, PHASE V
3	ROAD PROFILES FOR FREEDOM BELL AVE., STA. 41+50.00 TO END
4	ROAD PROFILES FOR LIBERTY BELL ROAD, STA. 23+50.00 TO 38+00.00
5	ROAD PROFILES FOR ALLEYS "B", & "C", ROAD "J", ROAD "I", & GOLDBELL ST STA. 28+50.00-END



LOCATION MAP

OWNER:

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

SITE ADDRESS:
4510 MARKET BELL WAY
POWELL, TENNESSEE 37849

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

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: 10-15-26
Signature:

WAHIS ALI ROWEI — REGISTERED — VA — AGRICULTURE — TENNESSEE — NO 22098 — STATE OF TENNESSEE

10-15-26

PERMITS FOR THIS PROJECT ARE ISSUED THROUGH KNOX COUNTY GOVERNMENT

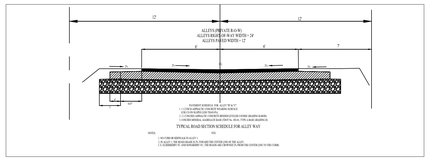
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ARARP PERMIT:NR2303.055
ARARP PERMIT:NR2303.056
NOC: TNR137999

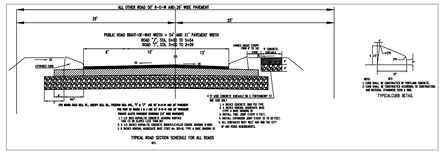
FILE # 11-SA-26-C

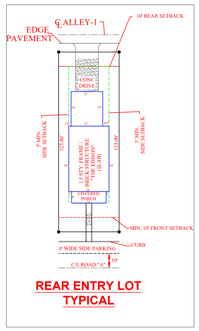
REV. 10-14-26
SEPTEMBER 2026

DEED REF. INST.# 202309150014410

BF-09-15-26-V-TS

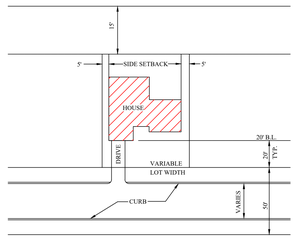






TYPICAL ROAD SECTION
THRU 50' ROAD & 26' WIDE PAVEMENT

"PUBLIC ROADS"
FOR ROADS "I" & "J"
FREEDOM BELL AVE., LIBERTY BELL ROAD & GOLD BELL ST.



TYPICAL LOT LAYOUT
1"= 40'

NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR CONFIRMATION NUMBER.

NOTES:
1. ALL DIMENSIONS AND ACREAGE ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAT.
2. A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR LOT LINES.
3. A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
4. THIS PROPERTY CONTAINS APPROXIMATELY 28.756 ACRES AND IS SUBDIVIDED INTO 107 SINGLE FAMILY LOTS, ONE COMMON AREA (2.47 ACRES), ONE ALLEY AND PUBLIC RIGHT-OF-WAYS.
5. CONTOURS PROVIDED BY KNOXVILLE, KNOX COUNTY KGIS AND ROAD PROFILES ARE BASED ON KGIS.
6. UTILITIES:
WATER: HALLSDALE POWELL UTILITY DISTRICT
SEWER: HALLSDALE POWELL UTILITY DISTRICT
ELECTRIC: KNOXVILLE UTILITIES BOARD
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: FRONTIER
7. THIS SUBDIVISION WILL HAVE A HOME OWNERS ASSOCIATION.
8. BUILDING SETBACK LINES WILL BE AS FOLLOWS:
FRONT...10' FOR REAR ENTRY LOTS
FRONT...20' OR AS SHOWN
SIDES....5'
REAR....15' (UNLESS CONTROLLED BY 25' PERIPHERAL SET BACK)
10' REAR SETBACK FOR ALLEY LOADED LOTS.
9. VARIANCES:
a. LIBERTY BELL ST. REQUEST A REDUCTION IN K =25.0 TO K=21.49 AT STATION 25+50.
b. LIBERTY BELL ST. REQUEST A REDUCTION IN K =25.0 TO K=24.85 AT STATION 29+42.85.
10. ALTERNATIVE DESIGN STANDARDS"
a. INTERSECTION GRADE ON ROAD "I" AT GOLD BELL STREET FROM 1.0% TO 1.02%.
b. INTERSECTION GRADE ON ALLEY C AT ROAD "I" FROM 1.0% TO 2.00%.
d. INTERSECTION GRADE ON ALLEY "C" AT LIBERTY BELL ROAD FROM 1.0% TO 2.49%.
e. INTERSECTION GRADE ON GOLD BELL STREET AT LIBERTY BELL ROAD FROM 1.0% TO 1.40%.
11. ALL ROADS IN THIS SUBDIVISION ARE PUBLIC ROAD WITH 50' RIGHT-OF-WAY AND 26' WIDE PAVEMENT EXCEPT:
a. FOR ROAD "I" FROM STA 0+00 TO STA. 5+04, 54' WIDE R.O.W WITH 33' WIDE PAVEMENT INCLUDING SIDE ROAD PARKING, FROM STA. 5+04 TO STA. 11+77, 50' RIGHT-OF-WAY AND 26' PAVEMENT.
b. FOR ROAD "J" FROM STA. 0+00 TO STA. 6+04, 54' WIDE R.O.W WITH 33' WIDE PAVEMENT INCLUDING 8' WIDE SIDE ROAD PARKING
c. ALL ALLEYS ARE 24' WIDE WITH 12' PAVEMENT AND ARE PRIVATE RIGHT-OF-WAY, UTILITY & ACCESS EASEMENTS.
12. VEHICULAR ACCESS FOR ALL LOTS IS LIMITED TO INTERIOR ROAD SYSTEM ONLY.
13. ALL FIRE HYDRANTS WILL BE LOCATED IN THE WATER PLAN.
14. ALL ROADS HAVE 5' SIDEWALK ON ONE SIDE ONLY. THERE IS NO SIDEWALKS ALONG THE PRIVATE ALLEYS. ALL SIDEWALKS MUST MEET ADA AND THE KNOX COUNTY STANDARDS.
15. THERE IS A 8' WIDE ROAD SIDE PARKING SPACES IN FRONT OF LOTS 433-453.
16. LOTS 433-453 WILL HAVE REAR ENTRY GARAGES; ALL OTHERS WILL HAVE FRONT ENTRY GARAGES.
17. FOUNDATION REPORT MAY BE REQUIRED FOR LOTS 485-505. A GEO-TECHNICAL INVESTIGATION REPORT FOR SUITABLE SOIL AND FOUNDATION WILL BE PROVIDED TO KNOX COUNTY DEPT. OF ENGINEERING & PUBLIC WORKS FOR BUILDING PERMIT APPROVAL.
18. BOUNDARY IS BASED ON A FIELD SURVEY.
19. ROAD PROFILES ARE FROM KGIS TOPO.
20. THE WET LAND IN LOTS 485-505 HAS BEEN MITIGATED WITH TDEC AND THE WETLAND CREDITS HAVE BEEN PURCHASED.
21. FOR LOTS 485-489, AT LEAST TEN (10) FEET OF NATURAL VEGETATION SHALL BE LEFT UNDISTURBED ALONG ANY PERIPHERAL BOUNDARY. IF NATURAL VEGETATION MUST BE REMOVED FOR DEVELOPMENT, THEN THE DEVELOPER MUST INSTALL A LANDSCAPE BUFFER OF AT LEAST ONE (1) EVERGREEN TREE EVERY TWENTY-FIVE (25) LINEAR FEET THERE NATURAL VEGETATION IS REMOVED. THE BOUNDARY ABUTTING WEST EMORY ROAD SHALL BE LANDSCAPE WITH A MINIMUM OF ONE (1) EVERGREEN TREE EVERY TWENTY-FIVE (25) LINEAR FEET. THERE SHALL BE NO TREES UNDER TVA POWER LINE ESMT.
22. THE MAXIMUM LOT COVERAGE SHALL NOT EXCEED 70%.



SITE ADDRESS:
4510 MARKET BELL WAY
POWELL, TENNESSEE 37849

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 NO.
10-15-26

OWNER/DEVELOPER:
BELLTOWN LLC
4909 BALL RD.
KNOXVILLE, TN 37931
PHONE: (865) 694-7756
FAX: (865) 693-9699

NOC: TNR137999

NOTE:
CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION

NOTE:
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.

Revised: 10/14/2026

FILE # 11-SA-26-C

1"=60'

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

DESIGNED	WAR	APPROVED
DRAWN	WAR	ENGINEER
CHECKED	WAR	

NO.	DATE	REVISION	APPR.
1	10-14-26	REVISED PR K. C. PLANING COMMENTS	

SCALE
HORIZONTAL SCALE:1"=60'
CONTOUR INTERVAL: 2'

DATE
09-15-2026

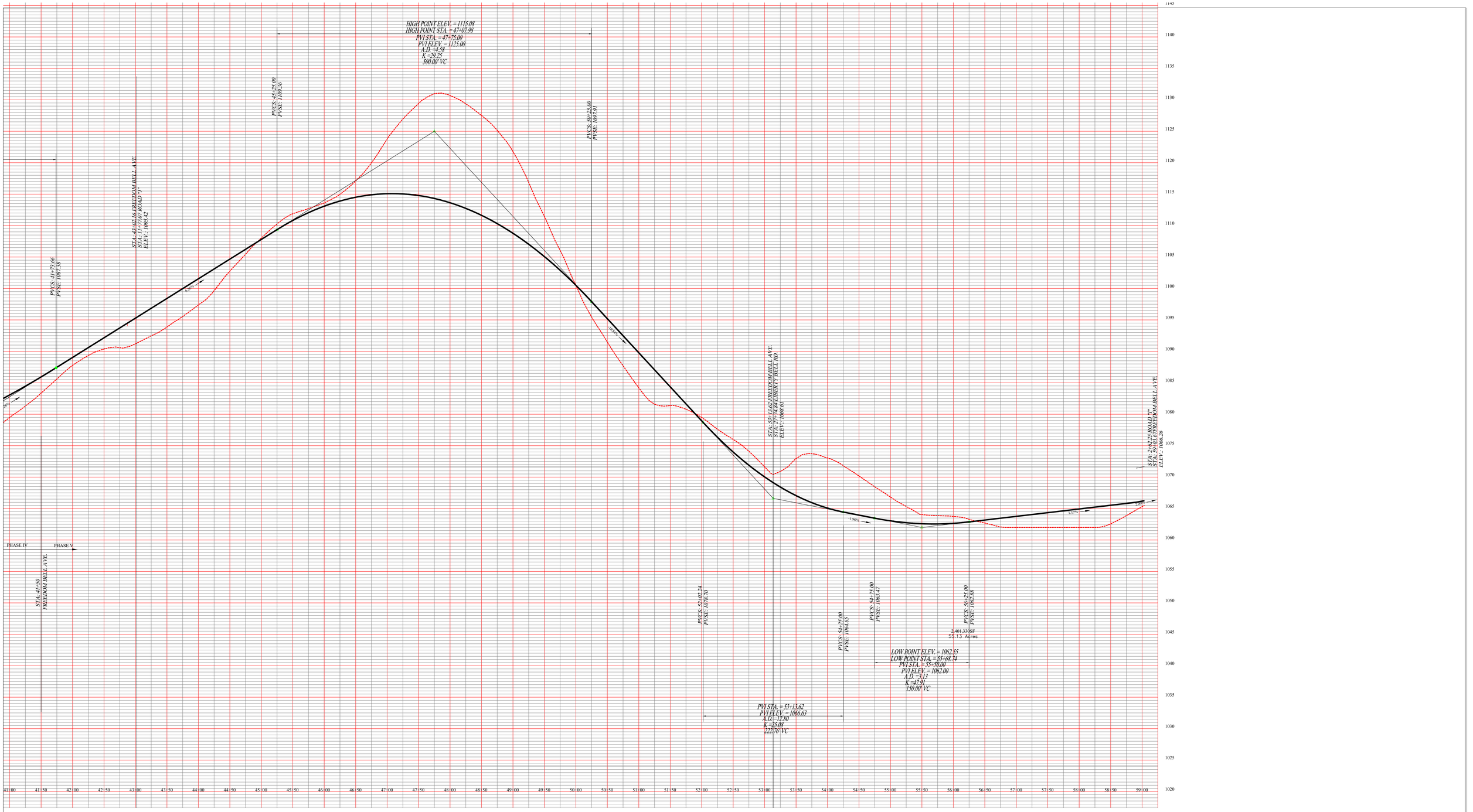
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INST.# 202309150014410

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SCALE IN FEET

OVERALL DESIGN & CONCEPT PLAN FOR
PHASE V, BELLTOWN ON W. EMORY ROAD
CLT MAP 066, PART OF PARCELS 121
DISTRICT-6, KNOX COUNTY, TENNESSEE

BF-09-15-26-V-CP-SH-2

SHEET 2
OF
5 SHEET(S)



NOTE:

CONTRACTOR TO NOTIFY ENGINEER
BEFORE START OF CONSTRUCTION

NOTE:

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OSHA RULES SHALL BE ADHERED BY.

NOC: TNR137999

Revised: 10/14/2026

FILE # 11-SA-26-C

MARC ALI BONERI
REGISTERED ENGINEER
AGRICULTURE
TENNESSEE
NO. 22059
STATE OF TENNESSEE

10-15-26

OWNER/DEVELOPER:

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

SITE ADDRESS:
4510 MARKET BELL WAY
POWELL, TENNESSEE 37849

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

DESIGNED	WAR
DRAWN	WAR
CHECKED	WAR

APPROVED
ENGINEER

NO.	DATE	REVISION	APPR.
1	10-14-26	REVISED PR K. C. PLANING COMMENTS	

FREEDOM BELL AVE.
STA. 41+50 TO STA. 59+03.67

SCALE
HORIZONTAL SCALE:1"=50'
VERTICAL: 1"=5'

DATE
09-15-2026

DEED REFERENCES:
INST.# 202309150014410

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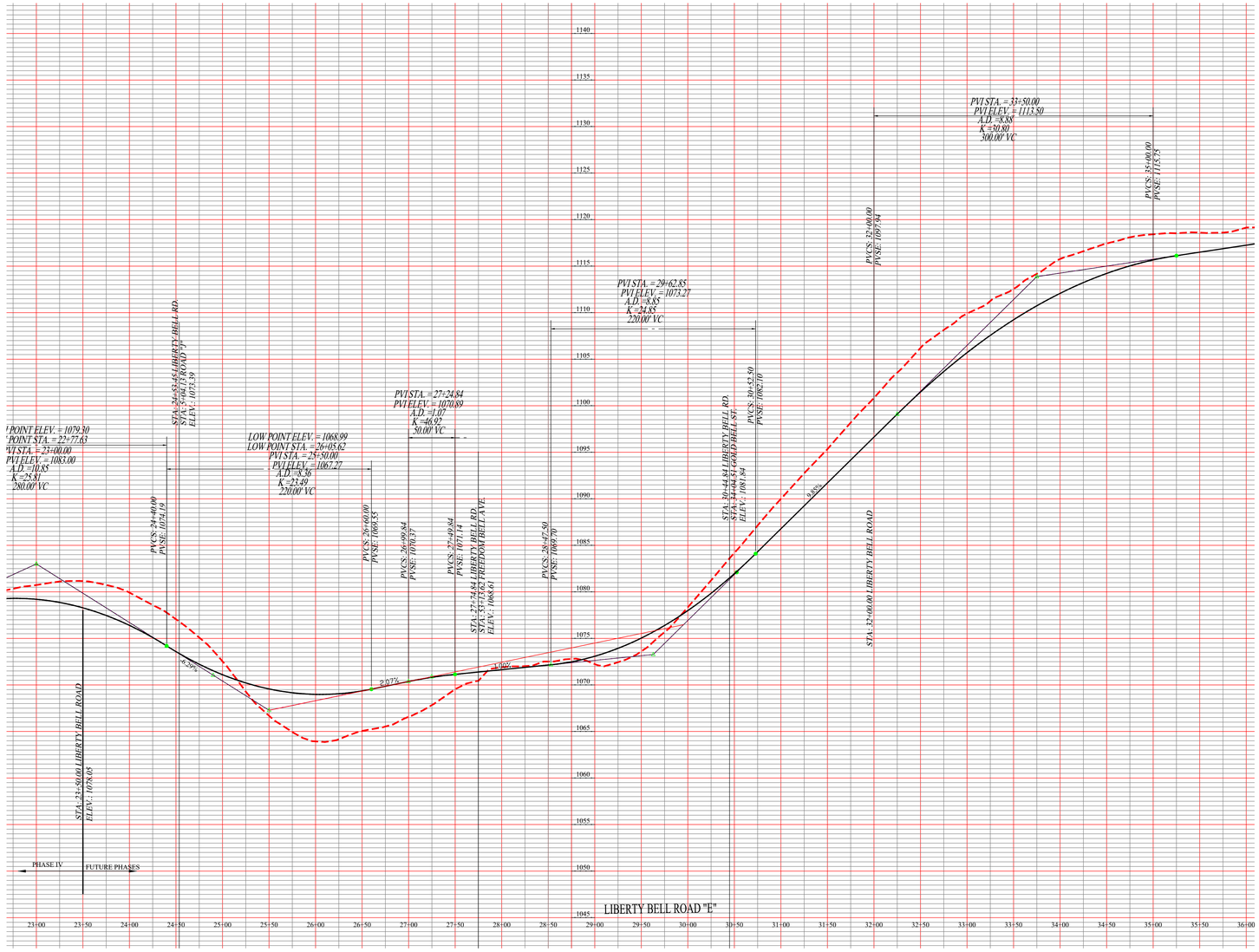
BELLTOWN SUBDIVISION, PHASE V
ON W. EMORY ROAD
CLT MAP 066, PART OF PARCEL 121
DISTRICT-6, KNOX COUNTY, TENNESSEE

BF-09-15-26-V-RP-SH-1

SHEET 3
OF
5 SHEET(S)

1"=50'

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NOTE:

CONTRACTOR TO NOTIFY ENGINEER
BEFORE START OF CONSTRUCTION

NOTE:

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OSHA RULES SHALL BE ABIDED BY.

DENNIS ALI ROHDE
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 22026
STATE OF TENNESSEE
10-15-26

OWNER/DEVELOPER:

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

SITE ADDRESS:
4510 MARKET BELL WAY
POWELL, TENNESSEE 37849

Revised: 10/14/2026

NOC: TNR137999

FILE # 11-SA-26-C

1"=50'

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

DESIGNED WAR
DRAWN WAR
CHECKED WAR

APPROVED
ENGINEER

NO.	DATE	REVISION	APPR.
1	10-14-26	REVISED PR K. C. PLANING COMMENTS	

LIBERTY BELL ROAD
STA. 23+00 TO STA. 38+00

SCALE
HORIZONTAL SCALE:1"=50'
VERTICAL: 1"=5'

DATE
09-15-2026

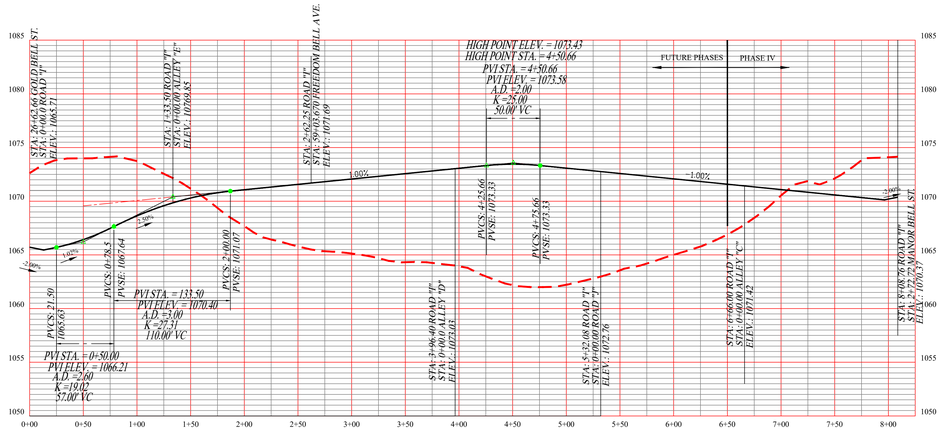
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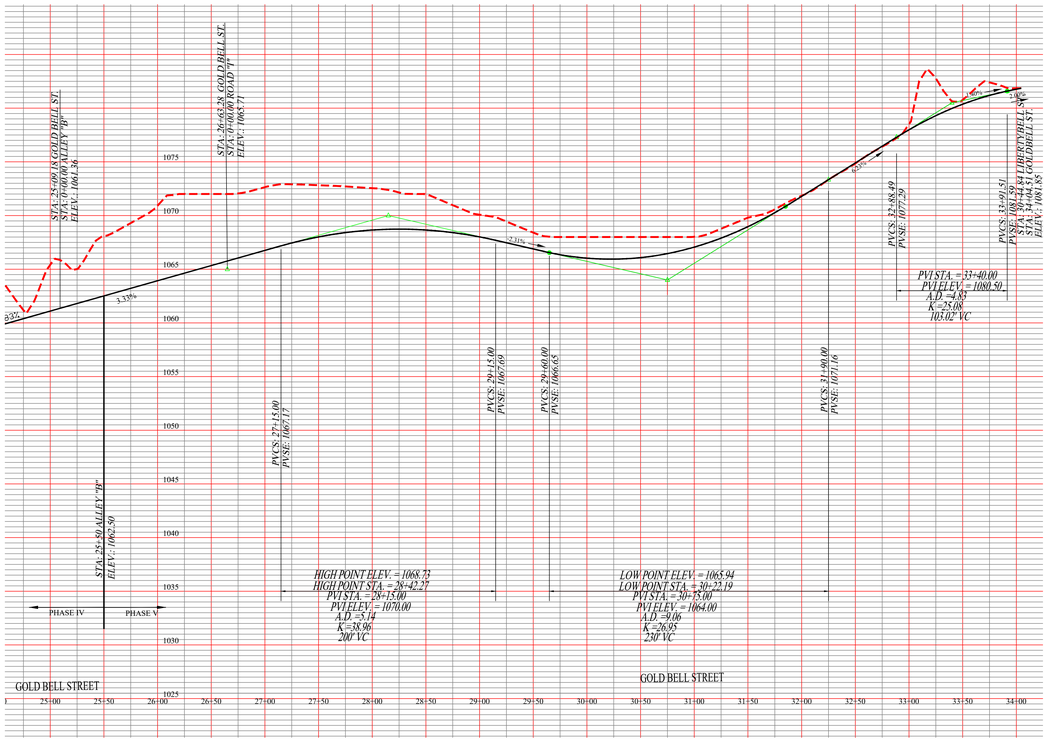
ROAD PROFILES FOR LIBERTY BELL ROAD,
PHASE V, BELLTOWN SUBDIVISION ON W. EMORY ROAD
CLT MAP 066, PART OF PARCEL 121
DISTRICT-6, KNOX COUNTY, TENNESSEE

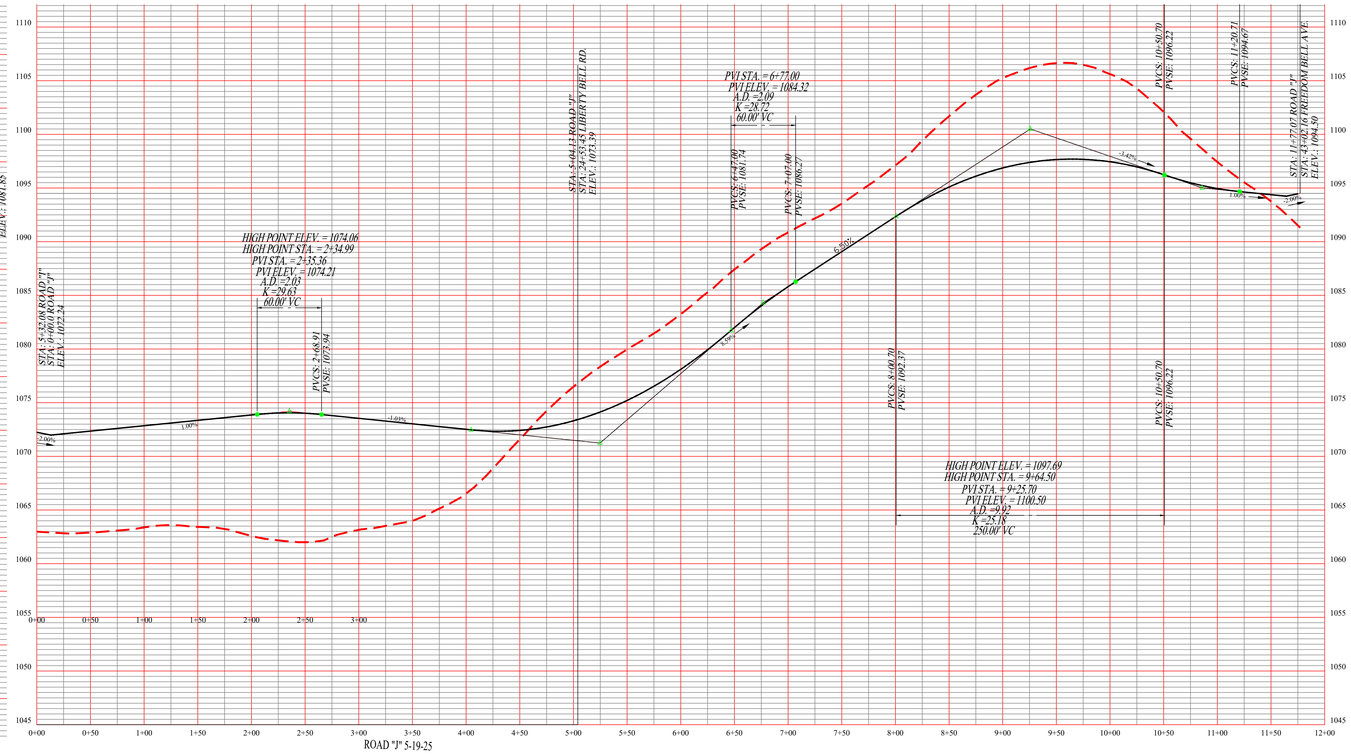
BF-09-15-26-V-RP-SH-4

SHEET 4 OF 5 SHEET(S)



5-22-25 ROAD "I"





ROAD "J" 5-19-25

NOTE:

CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION

NOTE:

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OSHA RULES SHALL BE ABIDED BY.

NOC: TNR137999

Revised: 10/14/2026

FILE # 11-SA-26-C

WAHIS ALI RGHEBI
REGISTERED ENGINEER
AGRICULTURE
TENNESSEE
No. 125625
STATE OF TENNESSEE
10-15-26

OWNER/DEVELOPER:

BELLTOWN, LLC
4909 BALL RD.
KNOXVILLE, TN 37931
PHONE: (865) 694-7756
FAX: (865) 693-9099

SITE ADDRESS:
4510 MARKET BELL WAY
POWELL, TENNESSEE 37849

1"=50'

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GENERAL CIVIL & LAND SURVEYORS
4909 BALL ROAD
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PHONE: (865) 694-7756
FAX: (865) 693-9699
E-MAIL: wrghebi@sengconsultants.com
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DESIGNED	WAR	APPROVED
DRAWN	WAR	ENGINEER
CHECKED	WAR	

NO.	DATE	REVISION	APPR.
1	10-14-26	REVISED PR K. C. PLANING COMMENTS	

ROAD "I"
ROAD "J"
ALLEYS B & C
GOLD BELL ST. STA. 19+50 TO 28+50

SCALE
HORIZONTAL SCALE:1"=50'
VERTICAL: 1"=5'

DATE
09-15-2026

DEED REFERENCES:
INST.# 202309150014410

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SCALE IN FEET

ROAD PROFILES FOR ALLEY "C", ROAD "I", "J"
& GOLDBELL ST STA 25+50.00-END
PHASE V, BELLTOWN SUBDIVISION ON W. EMORY ROAD
CLT MAP 066, PART OF PARCEL 121
DISTRICT-6, KNOX COUNTY, TENNESSEE

BF-09-15-26-V-RP-SH-5

SHEET 5

OF

5 SHEET(S)