

Guarantee of Completion of Stormwater Facilities

I, the undersigned, hereby certify that a bond or other security has been posted with the appropriate agency to ensure completion and stabilization of all stormwater facilities as shown on the stormwater plans which were approved the _____ day of _____, 20____.

Signed: _____ Date: _____

Dept: _____ Title: _____

Knox County Department of Engineering and Public Works
The Knox County Department of Engineering and Public Works hereby approves this plat on this _____ day of _____, 20____.

Engineering Director

Guarantee of Completion of Streets and Related Improvements

I, the undersigned, hereby certify that a bond or other security has been posted with the appropriate agency to ensure completion of all streets and related improvements including indicated permanent reference markers and monuments, benchmarks and property monuments in this subdivision in accordance with required standards and specifications.

Signed: _____ Date: _____

Dept: _____ Title: _____

Zoning

Zoning district(s) in which the land being subdivided is located shall be indicated as shown on the zoning map by the Planning Commission as follows:
Zoning Shown on Official Map _____
Date: _____
By: _____

Taxes and Assessments

This is to certify that all property taxes and assessments due on this property have been paid.
Knox County Trustee: Signed Date: _____

Addressing Department Certification

I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville or Knox County Street Naming and Addressing Ordinance, the Addressing Guidelines and Procedures and these regulations.

Signed: _____ Date: _____

Planning Commission Certification of Approval for Recording - Final Plat

This is to certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plans, with the exception of any variances and waivers noted on this plat, and in the minutes of the Knoxville-Knox County Planning Commission, on this the 10th day of July, 2025 that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds. Pursuant to Section 13-3-405 of Tennessee Code, Annotated, the approval of this plat by the Planning Commission shall not be deemed to constitute or effect an acceptance by the City of Knoxville or Knox County of the dedication of any street or other ground upon the plat.

Signed: _____ Date: _____

Certification of Approval of Public Water System - Major Subdivisions

I hereby certify that the utility provider was contacted by developer or owner of the property to determine the status of public water system and the public water system was installed, or will be installed, in accordance with State and local regulations.

HDPU
Utility Provider

Authorized Signature for Utility _____ Date: _____

Certification of Approval of Public Sanitary Sewer System - Major Subdivisions

I hereby certify that the utility provider was contacted by developer or owner of the property to determine the status of public sanitary sewer system and the public sanitary sewer system was installed, or will be installed, in accordance with State and local regulations.

HPUD
Utility Provider

Authorized Signature for Utility _____ Date: _____

Certificate of Ownership and General Dedication.

(I, Josh Sanderson of Belltown LLC the undersigned owner(s) of the property shown herein, hereby adopt this as (my, our) plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that (I am, we are) the owner(s) in fee simple of the property, and as property owner(s) have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat
Owner(s) Printed Name: Josh Sanderson Signature(s): _____

Date: _____

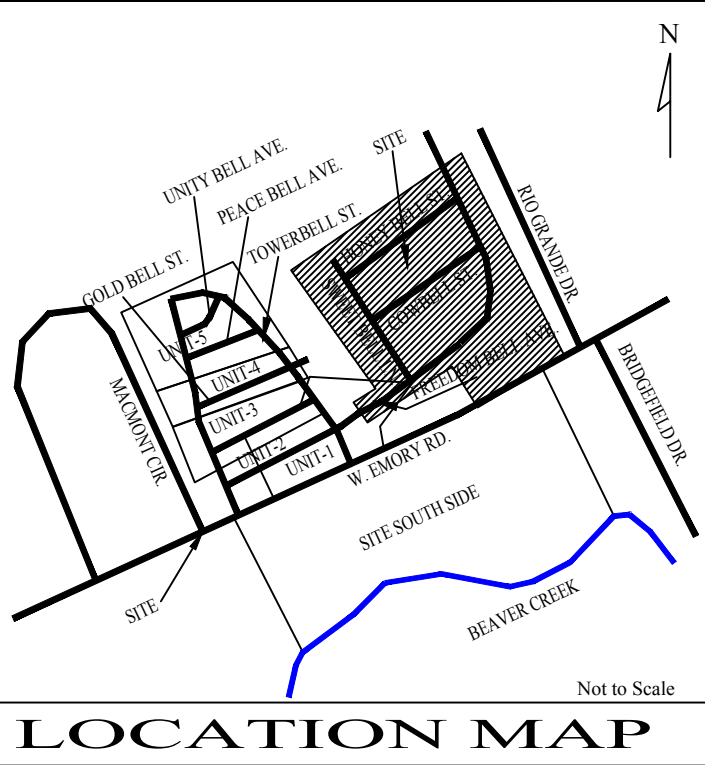
Certification of Final Plat - All Indicated Markers, Monuments and Benchmarks to be Set When Construction is Completed.

I hereby certify that I am a registered land surveyor licensed to practice surveying under the laws of the State of Tennessee. I further certify that this plat and accompanying drawings, documents, and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized, described and justified in a report filed with the Planning Commission, or for variances for which have been approved as identified on the final plat. The bond or other security that is posted to guarantee the completion of streets and related improvements shall also guarantee the installation of the indicated permanent reference markers and monuments, benchmarks and property monuments upon completion of the subdivision.

Registered Land Surveyor: Wanis Ali Rghebi
Tennessee License No. 2306
Date: _____

Certification of the Accuracy of Survey

Survey accuracy shall meet the requirements of the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice. I hereby certify that this survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice, Registered Land Surveyor Wanis Ali Rghebi
Tennessee License No. 2306
Date: _____



LINE TABLE:		
LINE	BEARING	DISTANCE
L1	S 39°50' W	38.99' TO PI
L2	N 78°13' W	5.07'
L3	S 19°49' W	21.72'
L4	N 21°14' E	29.50'
L5	N 23°16' E	20.43'
L6	N 24°50' E	31.53'
L7	N 39°50' E	50.00'
L8	N 41°12' W	50.01'
L9	N 41°17' W	50.01'

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: _____

Signature: _____

OWNER:

BELLTOWN LLC
JOSH SANDERSON
4909 BALL ROAD
KNOXVILLE, TENNESSEE 37931
PHONE (865) 694-7756
FAX (865) 693-9699
EMAIL: josh@rhsc.com

LEGEND	
●	IRON PIN FOUND
○	IRON PIN SET
—	SANITARY SEWER MHI
—	SEWER LINE
—	EASEMENT
—	WATER LINE
—	STORM SEWER
—	CENTURINE
—	SP SINKHOLE BUFFER
—	PROPERTY LINE
—	STORM SEWER EMT.
○	CENTERLINE MONUMENTS (PK NAILS SET)



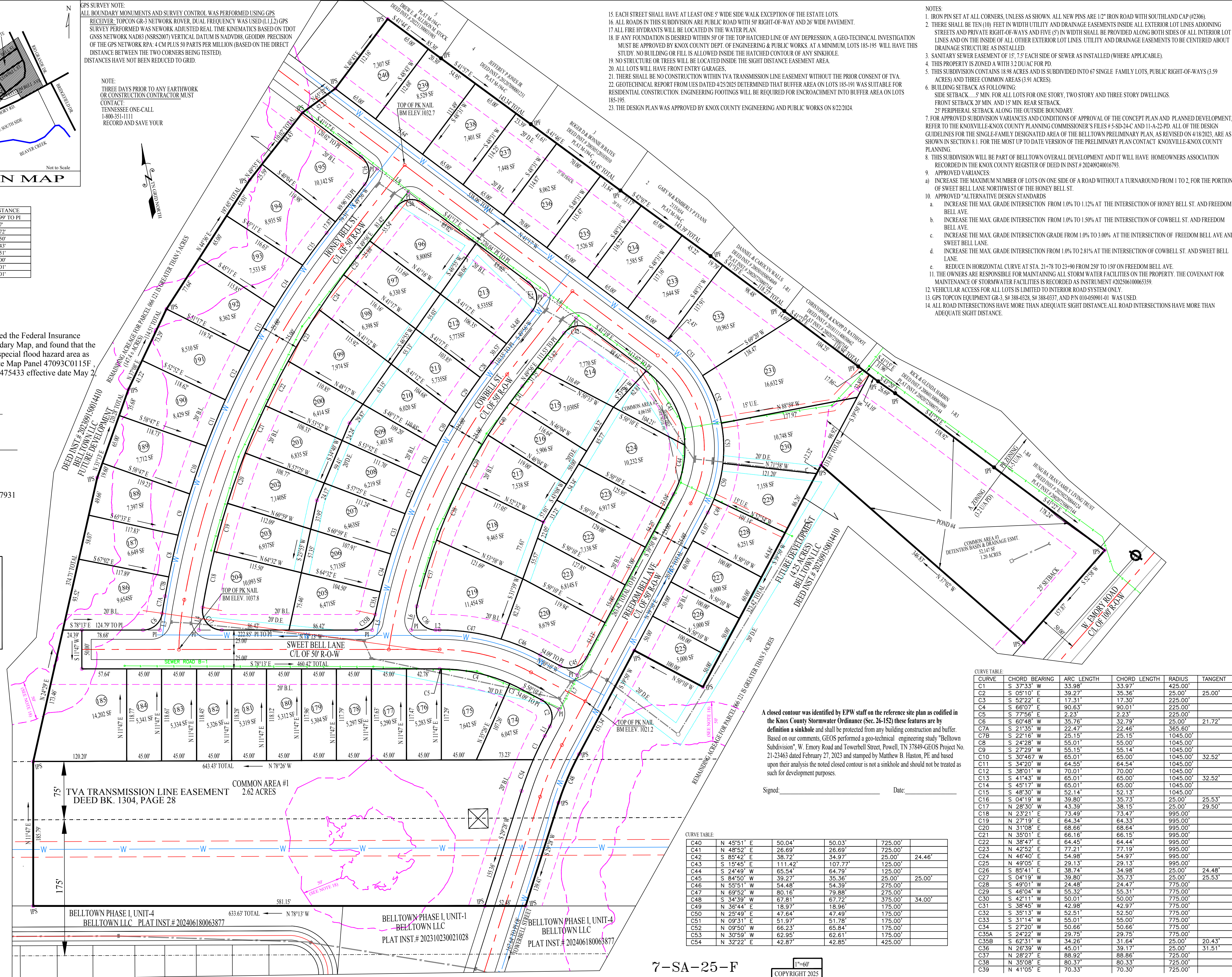
GPS SURVEY NOTE:
ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS RECEIVER: TOPCON GR-3 NETWORK ROVER, DUAL FREQUENCY WAS USED (L1/L2) GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATICS BASED ON TDOT GNSS NETWORK NAD83 (NSRS2007) VERTICAL DATUM IS NAVD83, GEOID09. PRECISION OF THE GPS NETWORK RPA: 4 CM PLUS 50 PARTS PER MILLION (BASED ON THE DIRECT DISTANCE BETWEEN THE TWO CORNERS BEING TESTED). DISTANCES HAVE NOT BEEN REDUCED TO GRID.

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

15. EACH STREET SHALL HAVE AT LEAST ONE 5' WIDE SIDE WALK EXCEPTION OF THE ESTATE LOTS.
16. ALL ROADS IN THIS SUBDIVISION ARE PUBLIC ROAD WITH 50' RIGHT-OF-WAY AND 26' WIDE PAVEMENT.
17. ALL FIRE HYDRANTS WILL BE LOCATED IN THE WATER PLAIN.
18. IF ANY FOUNDATION IS DESIRED WITHIN 50' OF THE TOP HATCHED LINE OF ANY DEPRESSION, A GEO-TECHNICAL INVESTIGATION MUST BE APPROVED BY KNOX COUNTY DEPT. OF ENGINEERING & PUBLIC WORKS. AT A MINIMUM, LOTS 185-195 WILL HAVE THIS STUDY. NO BUILDING OR FILL IS ALLOWED INSIDE THE HATCHED CONTOUR OF ANY SINKHOLE.
19. NO STRUCTURE OR TREES WILL BE LOCATED INSIDE THE SIGHT DISTANCE EASEMENT AREA.
20. ALL LOTS WILL HAVE FRONT ENTRY GARAGES.
21. THERE SHALL BE NO CONSTRUCTION WITHIN TVA TRANSMISSION LINE EASEMENT WITHOUT THE PRIOR CONSENT OF TVA.
22. GEOTECHNICAL REPORT FROM LOTS DATED 4/25/2025 DETERMINED THAT BUFFER AREA ON LOTS 185-191 WAS SUITABLE FOR RESIDENTIAL CONSTRUCTION. ENGINEERING FOOTINGS WILL BE REQUIRED FOR ENCROACHMENT INTO BUFFER AREA ON LOTS 185-195.
23. THE DESIGN PLAN WAS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS ON 8/22/2024.

NOTES:

1. IRON PIN SET AT ALL CORNERS, UNLESS AS SHOWN. ALL NEW PINS ARE 1/2" IRON ROD WITH SOUTHLAND CAP (#2396).
2. THERE SHALL BE TEN (10) FEET IN WIDTH UTILITY AND DRAINAGE EASEMENTS INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHT-OF-WAYS AND FIVE (5) IN WIDTH WILL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES. UTILITY AND DRAINAGE EASEMENTS TO BE CENTERED ABOUT DRAINAGE STRUCTURE AS INSTALLED.
3. SANITARY SEWER EASEMENT OF 15', 7.5' EACH SIDE OF SEWER AS INSTALLED (WHERE APPLICABLE).
4. THIS PROPERTY IS ZONED A WITH 3.2 DU/AC FOR PD.
5. THIS SUBDIVISION CONTAINS 18.98 ACRES AND IS SUBDIVIDED INTO 67 SINGLE FAMILY LOTS, PUBLIC RIGHT-OF-WAYS (3.59 ACRES) AND THREE COMMON AREAS (3.91 ACRES).
6. BUILDING SETBACK AS FOLLOWING:
SIDE SETBACK... 5 MIN FOR ALL LOTS FOR ONE STORY, TWO STORY AND THREE STORY DWELLINGS.
FRONT SETBACK 20' MIN. AND 15' MIN. REAR SETBACK
25' PERIPHERAL SETBACK ALONG THE OUTSIDE BOUNDARY.
7. FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND PLANNED DEVELOPMENT, REFER TO THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSIONER'S FILES #5-SD-24-C AND 11-A-22-PD. ALL OF THE DESIGN GUIDELINES FOR THE SINGLE-FAMILY DESIGNATED AREA OF THE BELLTOWN PRELIMINARY PLAN, AS REVISED ON 4/18/2023, ARE AS SHOWN IN SECTION 8.1. FOR THE MOST UP TO DATE VERSION OF THE PRELIMINARY PLAN CONTACT KNOXVILLE-KNOX COUNTY PLANNING.
8. THIS SUBDIVISION WILL BE PART OF BELLTOWN OVERALL DEVELOPMENT AND IT WILL HAVE HOMEOWNERS ASSOCIATION RECORDED IN THE KNOX COUNTY REGISTER OF DEED IN INST. # 202409240016793.
9. APPROVED VARIANCES:
a) INCREASE THE MAXIMUM NUMBER OF LOTS ON ONE SIDE OF A ROAD WITHOUT A TURNAROUND FROM 1 TO 2, FOR THE PORTION OF SWEET BELL LANE NORTHWEST OF THE HONEY BELL ST.
b) INCREASE THE MAX. GRADE INTERSECTION FROM 1.0% TO 1.12% AT THE INTERSECTION OF HONEY BELL ST. AND FREEDOM BELL AVE.
c) INCREASE THE MAX. GRADE INTERSECTION FROM 1.0% TO 1.50% AT THE INTERSECTION OF COWBELL ST. AND FREEDOM BELL AVE.
d) INCREASE THE MAX. GRADE INTERSECTION GRADE FROM 1.0% TO 3.00% AT THE INTERSECTION OF FREEDOM BELL AVE AND SWEET BELL LANE.
e) INCREASE THE MAX. GRADE INTERSECTION FROM 1.0% TO 2.81% AT THE INTERSECTION OF COWBELL ST. AND SWEET BELL LANE.
f) REDUCE IN HORIZONTAL CURVE AT STA. 21+78 TO 23+90 FROM 250' TO 150' ON FREEDOM BELL AVE.
11. THE OWNERS ARE RESPONSIBLE FOR MAINTAINING ALL STORM WATER FACILITIES ON THE PROPERTY. THE COVENANT FOR MAINTENANCE OF STORMWATER FACILITIES IS RECORDED AS INSTRUMENT #2020610006359.
12. VEHICULAR ACCESS FOR ALL LOTS IS LIMITED TO INTERIOR ROAD SYSTEM ONLY.
13. GPS TOPCON EQUIPMENT GR-3, SP 388-0328, SP 388-0337, AND P/N 010-050901-01 WAS USED.
14. ALL ROAD INTERSECTIONS HAVE MORE THAN ADEQUATE SIGHT DISTANCE. ALL ROAD INTERSECTIONS HAVE MORE THAN ADEQUATE SIGHT DISTANCE.



A closed contour was identified by EPW staff on the reference site plan as codified in the Knox County Stormwater Ordinance (Sec. 26-152) these features are by definition a sinkhole and shall be protected from any building construction and buffer. Based on our comments, GEOS performed a geo-technical engineering study "Belltown Subdivision", W. Emory Road and Towerbell Street, Powell, TN 37849-GEOS Project No. 21-23463 dated February 27, 2023 and stamped by Matthew B. Haston, PE and based upon their analysis the noted closed contour is not a sinkhole and should not be treated as such for development purposes.

Signed: _____ Date: _____

CURVE	CHORD	BEARING	ARC LENGTH	CHORD LENGTH	RADIUS	TANGENT
C40	N 45°51' E	50.04'	50.03'	725.00'		
C41	N 48°52' E	26.69'	26.69'	725.00'		
C42	S 85°42' E	38.72'	34.97'	25.00'	24.46'	
C43	S 15°45' E	111.42'	107.77'	125.00'		
C44	S 24°49' W	65.54'	64.79'	125.00'		
C45	S 84°50' W	39.27'	35.36'	25.00'	25.00'	
C46	N 55°51' W	54.48'	54.39'	275.00'		
C47	N 69°52' W	80.16'	79.88'	275.00'		
C48	S 34°39' W	67.81'	67.72'	375.00'	34.00'	
C49	N 36°44' E	18.97'	18.96'	175.00'		
C50	N 25°49' E	47.64'	47.49'	175.00'		
C51	N 09°31' E	51.97'	51.78'	175.00'		
C52	N 09°50' W	66.23'	65.84'	175.00'		
C53	N 30°59' W	62.95'	62.61'	175.00'		
C54	N 32°22' E	42.87'	42.85'	425.00'		

7-SA-25-F

1"=60'
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DEED REFERENCES:
DEED INST. # 202309150014410

APPROVED PERMITS:
1. NOC: TNR137285
2. ARAP: NR2303.055 & .056



FINAL PLAT OF
BELLTOWN, PHASE III
ON W. EMORY ROAD
CLT MAP 066, PART OF PARCEL 121
DISTRICT 6, KNOX COUNTY, TENNESSEE

BT-05-20-25-FP-II

SHEET 1
OF
1 SHEETS

RECORDED IN INST. #