



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

**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 14th day of Nov., 2024 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.  
HDP/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: 6-17-2024

- NOTES:  
1. IRON PIN SET AT ALL CORNERS, UNLESS AS SHOWN. ALL NEW PINS ARE 1/2" IRON ROAD WITH SOUTHLAND CAP (#2306).  
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 SHALL 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 19.16+ ACRES AND IS SUBDIVIDED INTO 52 SINGLE FAMILY LOTS, PUBLIC RIGHT-OF-WAYS (2.04 ACRES) AND FOUR COMMON AREAS.  
6. BUILDING SETBACK AS FOLLOWING:  
SIDE SETBACK - 5' MIN. FOR ALL LOTS FOR ONE STORY, TWO STORY AND THREE STORY DWELLINGS.  
FOR REAR LOADED LOTS: FRONT AND REAR SET BACK IS 10' MIN. (LOTS 29-51)  
FOR FRONT LOADED LOTS: FRONT 20' MIN. AND 15' MIN. REAR SETBACK (LOTS 13-16, 20-27 AND 152-173).  
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 # S-SD-23-C AND I-1-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 PART OF BELLTOWN OVERALL DEVELOPMENT AND IT WILL HAVE HOMEOWNERS ASSOCIATION RECORDED IN THE KNOX COUNTY REGISTER OF DEED IN INST # 7777.  
9. APPROVED VARIANCES:  
a) ROAD "UNITY BELL AVE.", REQUEST REDUCTION OF REVERSE CURVE TANGENT FROM 50' TO 22.01' BECAUSE OF THE SHORTNESS OF ROAD "UNITY BELL AVE."  
b) ROAD "TOWERBELL ST.", REQUEST BROKEN BACK CURVE TANGENT FROM 150' TO 93.37' FROM STA. 1+20.99 TO 2+14.36.  
10. APPROVED "ALTERNATIVE DESIGN STANDARDS"  
a. ROAD "TOWERBELL ST." APPROVED REDUCTION OF HORIZONTAL CURVES FROM STATIONS 19+49.93 TO 20+93.24, FROM RADIUS 250' TO RADIUS 200'.  
b. INTERSECTION GRADE ON ROAD "TOWERBELL ST." AT ROAD "GOLD BELL ST." FROM 1.0% TO 2.79%.  
c. INTERSECTION GRADE ON ROAD "UNITY BELL AVE." AT ROAD "GOLD BELL ST." FROM 1.0% TO 2.95%.  
d. INTERSECTION GRADE ON ROAD "UNITY BELL AVE." AT ROAD "GOLD BELL ST." FROM 1.0% TO 3.0%.  
e. INTERSECTION GRADE ON ALLEY A AT ROAD "GOLD BELL ST." FROM 1.0% TO 2.96%.  
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 # 2024090016793.  
12. VEHICULAR EQUIPMENT FOR ALL LOTS IS LIMITED TO INTERIOR ROAD SYSTEM ONLY.  
13. GPS TOPCON EQUIPMENT GR-3, S# 388-0328, S# 388-0337, AND PN 010-05901-01 WAS USED.  
14. ALL ROAD INTERSECTIONS HAVE MORE THAN ADEQUATE SIGHT DISTANCE. ALL ROAD INTERSECTIONS HAVE MORE THAN ADEQUATE SIGHT DISTANCE.  
15. EACH STREET SHALL HAVE AT LEAST ONE 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 FOR GOLD BELL STREET, LIBERTY BELL ROAD, 29' WIDE PAVEMENT FOR TOWERBELL STREET. PRIVATE ALLEY IS 24' ACCESS WITH 12' WIDE PAVEMENT. IT'S ALSO DRAINAGE AND UTILITY EASEMENT.  
17. BUFFER LIMITS ARE TO BE DELINEATED AND MARKED WITH SIGNAGE OR FENCING PRIOR TO ANY DISTURBANCE.  
18. KNOX COUNTY WILL NOT ISSUE CERTIFICATE OF OCCUPANCY ON ANY LOT ON THIS PLAT UNTIL ROAD IMPROVEMENTS TO W. EMORY ROAD ARE UNDERWAY.  
19. ALL ROADS HAVE 5' SIDEWALK ON ONE SIDE ONLY EXCEPT TOWERBELL STREET WILL HAVE 5' SIDEWALKS ON BOTH SIDES. THERE IS NO SIDEWALKS ALONG THE PRIVATE ALLEYS. ALL SIDEWALKS MUST MEET ADA AND THE KNOX COUNTY STANDARDS.  
20. THERE IS A 8' WIDE ROAD SIDE PARKING SPACES IN FRONT OF LOTS 29-51.  
21. LOTS 29-51 WILL HAVE REAR ENTRY GARAGES; ALL OTHERS WILL HAVE FRONT ENTRY GARAGES.  
22. THERE SHALL BE NO CONSTRUCTION WITHIN TVA TRANSMISSION LINE EASEMENT WITHOUT THE PRIOR CONSENT OF TVA.  
23. LOT NUMBERS 17-19 AND LOT 28 ARE NO LONGER INCLUDED IN THIS SUBDIVISION AND RENUMBERING IS NOT ALLOWED BY PUBLIC UTILITIES BECAUSE UTILITIES ARE ALREADY ASSIGNED TO EACH LOT.

**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 the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Engineering Director

**Guarantee of Completion of Streets and Related Improvements**

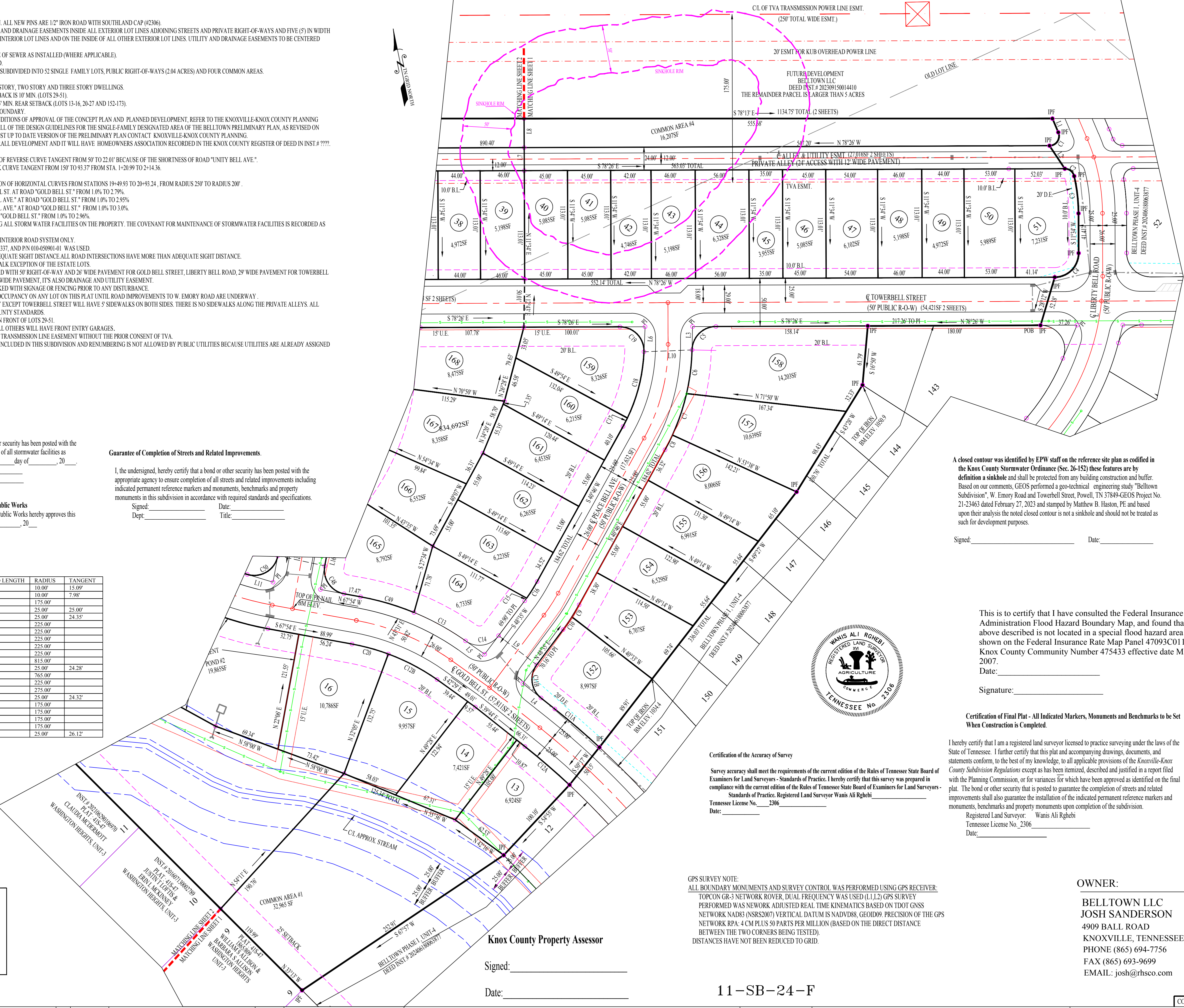
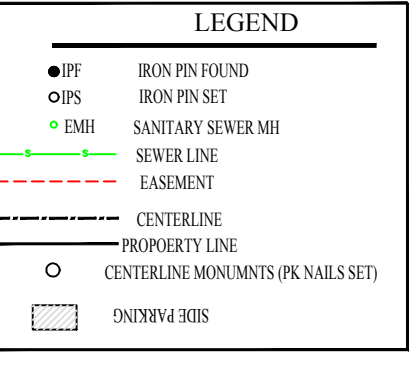
I, the undersigned, hereby certify that a bond or other security has been posted with the appropriate agency to ensure completion of all streets and related improvements including indicated permanent reference markers and monuments, benchmarks and property monuments in this subdivision in accordance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

**CURVE TABLE:**

CURVE	CHORD BEARING	ARC LENGTH	CHORD LENGTH	RADIUS	TANGENT
C1	S 45°06' W	19.71'	16.67'	10.00'	15.09'
C2	S 39°50' E	13.47'	12.48'	10.00'	7.98'
C3	S 05°10' W	39.14'	39.06'	175.00'	25.00'
C4	S 56°34' W	39.27'	35.36'	25.00'	25.00'
C5	N 57°20' E	38.61'	34.89'	25.00'	24.35'
C6	N 18°55' E	45.86'	45.78'	225.00'	0.00'
C7	N 30°35' E	45.72'	45.64'	225.00'	0.00'
C8	N 38°35' E	17.15'	17.15'	225.00'	0.00'
C9	N 42°38' E	14.70'	14.69'	225.00'	0.00'
C10	N 46°33' E	16.01'	16.00'	225.00'	0.00'
C11A	N 37°35' W	61.25'	61.24'	815.00'	0.00'
C11B	N 04°26' E	38.54'	34.83'	25.00'	24.28'
C12A	S 37°26' E	61.25'	61.23'	765.00'	0.00'
C12B	S 59°36' E	57.28'	57.13'	225.00'	0.00'
C13	N 49°24' W	61.44'	61.31'	275.00'	0.00'
C14	N 87°12' W	38.58'	34.86'	25.00'	24.32'
C15	S 48°02' W	3.35'	3.35'	175.00'	0.00'
C16	S 44°08' W	20.52'	20.51'	175.00'	0.00'
C17	S 39°58' W	9.90'	9.90'	175.00'	0.00'
C18	S 25°48' W	71.59'	71.09'	175.00'	0.00'
C19	S 32°10' E	40.37'	36.12'	25.00'	26.12'

**LINE TABLE:**

LINE	BEARING	DISTANCE
L1	S 11°22' E	15.57'
L2	S 21°50' E	28.75'
L3	N 13°05' E	24.25'
L4	N 30°44' W	42.64' TO PI
L5	N 43°26' W	24.12'
L6	S 14°05' W	26.13'
L7	N 11°34' E	24.00'
L8	N 11°34' E	30.24'
L9	N 40°48' W	50.00'
L10	S 80°26' E	30.12'



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: \_\_\_\_\_

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: \_\_\_\_\_

**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: \_\_\_\_\_

**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 NAD83. GROID09. 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.

Knox County Property Assessor

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

11-SB-24-F

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

DESIGNED	WAR	APPROVED
		ENGINEER
DRAWN	WAR	
CHECKED	WAR	

NO	DATE	REVISION	APPL
3	10-31-24	REVISED PER KC PLANNING	
2	10-10-24	REVISED PER KC PLANNING	
1	9-30-24	REVISED PER KC PLANNING	
		REVISION	APPL

SCALE	DATE
HORIZONTAL 1"= 50'	08-30-2024

DEED REFERENCES:	APPROVED PERMITS:
DEED INST. # 202309150014410	1. NOC: TNR137100
	2. ARAP : NR2303.055 & .056

FINAL PLAT OF  
BELLTOWN, PHASE I, UNIT-5  
ON W. EMORY ROAD  
CLT MAP 066, PART OF PARCEL 121  
CLT MAP 066, PART OF PARCEL 122  
DISTRICT 6, KNOX COUNTY, TENNESSEE

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

B.T-08-30-24-FP-U-5  
SHEET 1 OF 2 SHEETS

