

REZONING REPORT

► FILE #: 2-K-24-RZ		AGENDA ITEM #: 10
POSTPONEMENT(S):	2/8/2024, 3/7/2024	AGENDA DATE: 4/11/2024
APPLICANT:	MESANA INVESTMENTS, LLC	
OWNER(S):	Eagle Bend Development, LLC	
TAX ID NUMBER:	78 A B 044	View map on KGIS
JURISDICTION:	County Commission District 6	
STREET ADDRESS:	0 NIGHT TIME DR	
► LOCATION:	North side of Night Time Drive, sout	hwest of Carpenter Road
APPX. SIZE OF TRACT:	14371 square feet	
SECTOR PLAN:	Northwest County	
GROWTH POLICY PLAN:	Planned Growth Area	
ACCESSIBILITY:	Access is via Night Time Dr, a local str within a 50-ft right-of-way.	reet with an 22-ft pavement width
UTILITIES:	Water Source: West Knox Utility Dis	strict
	Sewer Source: West Knox Utility Dis	strict
WATERSHED:	Beaver Creek	
PRESENT ZONING:	PR (Planned Residential) up to 4 du/	/ac
ZONING REQUESTED:	PR (Planned Residential)	
EXISTING LAND USE:	Agriculture/Forestry/Vacant Land	
DENSITY PROPOSED:	up to 4 du/ac (as a separate PR zone	e)
EXTENSION OF ZONE:	Yes, this is an extension	
HISTORY OF ZONING:	The property was rezoned from A to Pf L-06-RZ)	R up to 4 du/ac in September 2006 (7-
SURROUNDING LAND USE AND ZONING:	North: Agriculture/forestry/vacant lan du/ac	d - PR (Planned Residential) up to 4
	South: Single family residential - PR ((Planned Residential) up to 4 du/ac
	East: Rural residential - A (Agricultu	ıral)
	West: Single family residential - PR ((Planned Residential) up to 4 du/ac
NEIGHBORHOOD CONTEXT:	The subject property is in the Docheste Road. The properties along Carpenter residential lots, and agricultural propert development to the south with access t	Road are a mix of small and large ties. There is an attached residential

STAFF RECOMMENDATION:

Deny the request for PR (Planned Residential) up to 4 du/ac for the subject lot because it will make the platted Dorchester Subdivision non-compliant with the approved zoning density.

COMMENTS:

This request is to rezone the 0.33-acre "future development" area on the Dorchester Subdivision final plat (Exhibit B) to its own PR (Planned Residential) zone district. The intent of this request is to allow one more house lot to be platted, for a total of 79 lots. In June 2023, a 78-lot final plat was recorded for the Dorchester Subdivision on a total area of 19.45 acres (4.0 du/ac). If this request is approved, the net result is a 0.33-acre house lot zoned PR up to 4 du/ac that is compliant with the zoning and the remaining 78 lots on 19.12 acres zoned PR up to 4 du/ac that are not compliant with the zoning.

BACKGROUND

The property was rezoned from A (Agricultural) to PR (Planned Residential) up to 4 du/ac in September 2006 (7-L-06-RZ). The rezoning included approximately 49 acres.

In January 2007 the applicant obtained concept plan approval for 73 lots in approximately the same area as the current Dorchester Subdivision (1-SG-07-C / 1-J-07-UR). In May 2007, the applicant applied again to increase the number of lots to 170 over the entire 49 acres zoned PR up to 4 du/ac (5-SK-07-C / 5-J-07-UR). However, this was withdrawn in August 2007. The January 2007 approval was extended twice and eventually expired in January 2012.

Between 2012 and 2016, approximately 29.5 acres of the area zoned PR (Planned Residential) up to 4 du/ac were no longer associated with the subject development.

In 2016 the applicant submitted a new concept plan application and was approved for 66 lots in the same location as the current Dorchester Subdivision (3-SE-16-C / 3-D-16-UR). In 2019, the applicant submitted a new concept plan application and was approved for 70 lots, with an area in the middle of the subdivision labeled "future development" for additional lots (9-SC-19-C / 9-J-19-UR). For the 2016 and 2019 applications, the acreage stated on the plans was 19.86 acres.

In 2021, the applicant submitted a new concept plan application for 9 additional lots (8-SA-21-C / 8-C-21-UR). The acreage stated on the plan was reduced to 19.46 acres. If approved as requested, the Dorchester Subdivision would have 79 lots on 19.46 acres (4.06 du/ac), which exceeds the maximum allowed density of 4 du/ac. There was a condition of the concept plan that the maximum number of lots would be based on the acreage shown on the final plat and not to exceed 4 du/ac. The Dorchester Subdivision final plat states there are 19.45 acres, which only allows 78 lots.

In 2023, the applicant submitted a new concept plan application, which was only to modify the design of the entrance road and did not change the acreage of the property or the number of lots requested (1-SA-23-C).

PURSUANT TO THE KNOX COUNTY ZONING ORDINANCE, ARTICLE 6.30.01, THE FOLLOWING CONDITIONS MUST BE MET FOR ALL REZONINGS (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE COUNTY GENERALLY: 1. Carpenter Road was widened to 18 feet from the Dorchester Subdivision entrance road (Night Time Drive) to Ridgewalk Lane to the south. This was a requirement of the concept plan approval for the Dorchester Subdivision.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

If the rezoning is approved as requested, the remaining portion of the Dorchester Subdivision will have a density of 4.08 du/ac, which exceeds the PR (Planned Residential) up to 4 du/ac zoning.
 Rezonings should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time is compatible with the surrounding land uses.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY, NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT. 1. The creation of one additional house lot within the Dorchester Subdivision will not have direct or indirect adverse impacts on nearby properties or other parts of the County.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The subject property is designated with the LDR (Low Density Residential) land use classification in the Northwest County Sector Plan, which allows consideration of the PR zone in the Planned Growth Areas of the Growth Policy Plan.

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2. The requested rezoning is consistent with the General Plan's development policy 9.3, the intent of which is to ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities.

ESTIMATED TRAFFIC IMPACT: 15 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 0 (public school children, grades K-12)

Schools affected by this proposal: Karns Elementary, Karns Middle, and Karns High.

• Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.

Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.

• Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

If approved, this item will be forwarded to Knox County Commission for action on 5/20/2024. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.

(1) Downood and jin out tins joint at your convenience.(2) Sign the application digitally (or print, sign, and scan).

(5) From the completed Jorn and Doing it to the Knoxville-Knox County Planning offices OR email it to applications@knoxplanning.org

Mesana Investments, LLC

Reset Form

2/29/2024

P	Lanning]

Request to Postpone • Table • Withdraw

KNOXVILLE KNOX COUNTY	Applicant Name (as it appears or	the current Planning Commission agenda)	Date of Request
3/7/2024			File Number(s)
Scheduled Meeting Date		2-K-24-RZ	· · · · · · · · · · · · · · · · · · ·
POSTPONE			
the week prior to the Plannin	g Commission meeting. All reque	request is received in writing and paid for sts must be acted upon by the Planning Cor nement. If payment is not received by the	mmission, except new
SELECT ONE: 🔳 30 days 🗌	60 days 🔲 90 days		
Postpone the above application(s) until the 4/11/2024	Planning Commiss	ion Meeting.
WITHDRAW			
week prior to the Planning Co Applicants are eligible for a re	mmission meeting. Requests made fund only if a written request for v	e request is received in writing no later tha e after this deadline must be acted on by th vithdrawal is received no later than close of oved by the Executive Director or Planning S	e Planning Commission. business 2 business days
TABLE		*The refund check will be ma	iled to the original payee.
no fee to table or untable an in AUTHORIZATION By s	igning below, I certify I am the pro	perty owner, and/or the owners authorized	representative.
ming		t Davis	
Applicant Signature		e Print	
(865) 693-3356		444@gmail.com	
Phone Number	Email		
STAFF ONLY	_		
1 P	Michael Re	eynolds	🗆 No Fee
Staff Signature	Please Print	Date Paid	
Eligible for Fee Refund? 🗌 Yes	🗆 No Amount:		
Approved by:		Date:	
Payee Name	Payee Phone	Payee Address	

(1) Downood and jin out tins joint at your convenience.(2) Sign the application digitally (or print, sign, and scan).

(5) From the completed Jorn and Doing it to the Knoxville-Knox County Planning offices OR email it to applications@knoxplanning.org

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Reset Form

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3/7/2024			File Number(s)
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POSTPONE			
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SELECT ONE: 🔳 30 days 🗌	60 days 🔲 90 days		
Postpone the above application(s) until the 4/11/2024	Planning Commiss	ion Meeting.
WITHDRAW			
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TABLE		*The refund check will be ma	iled to the original payee.
no fee to table or untable an in AUTHORIZATION By s	igning below, I certify I am the pro	perty owner, and/or the owners authorized	representative.
ming		t Davis	
Applicant Signature		e Print	
(865) 693-3356		444@gmail.com	
Phone Number	Email		
STAFF ONLY			
1 P	Michael Re	eynolds	🗆 No Fee
Staff Signature	Please Print	Date Paid	
Eligible for Fee Refund? 🗌 Yes	🗆 No Amount:		
Approved by:		Date:	
Payee Name	Payee Phone	Payee Address	

(3) Frint the completed joint and bring it to the Knoxville-Knox County Planning offices OR email it to applications@knoxplanning.org

Reset Form

Request to Postpone • Table • Withdraw

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Mesana Investments, LLC

2/5/2024

Applicant Name (as it appears on the current Planning Commission agenda) Date of Request

File Number(s)

2_	K.	-24	1 - R	7
<u> </u>	17.	Z-	1-1	12

POSTPONE

Scheduled Meeting Date

2/8/2024

POSTPONE: All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

SELECT ONE: 🔳 30 days 🗌 60 days	🗆 90 days	
Postpone the above application(s) until the	3/7/2024	Planning Commission Meeting.

WITHDRAW

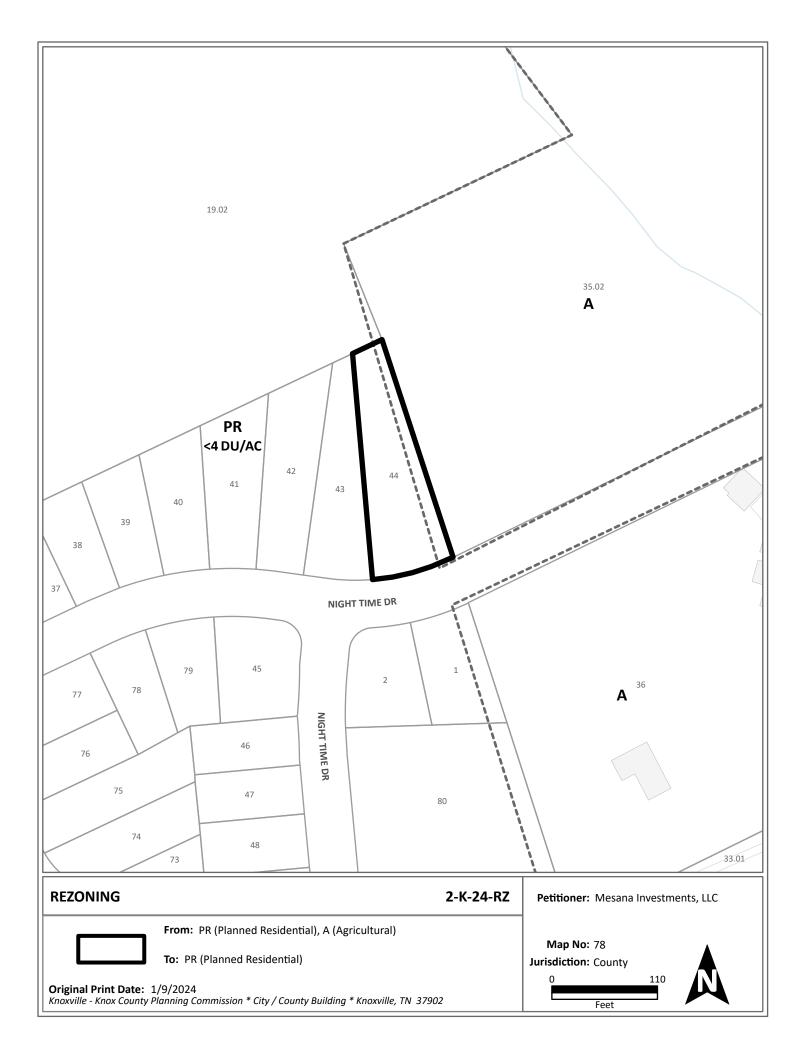
□ WITHDRAW: Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

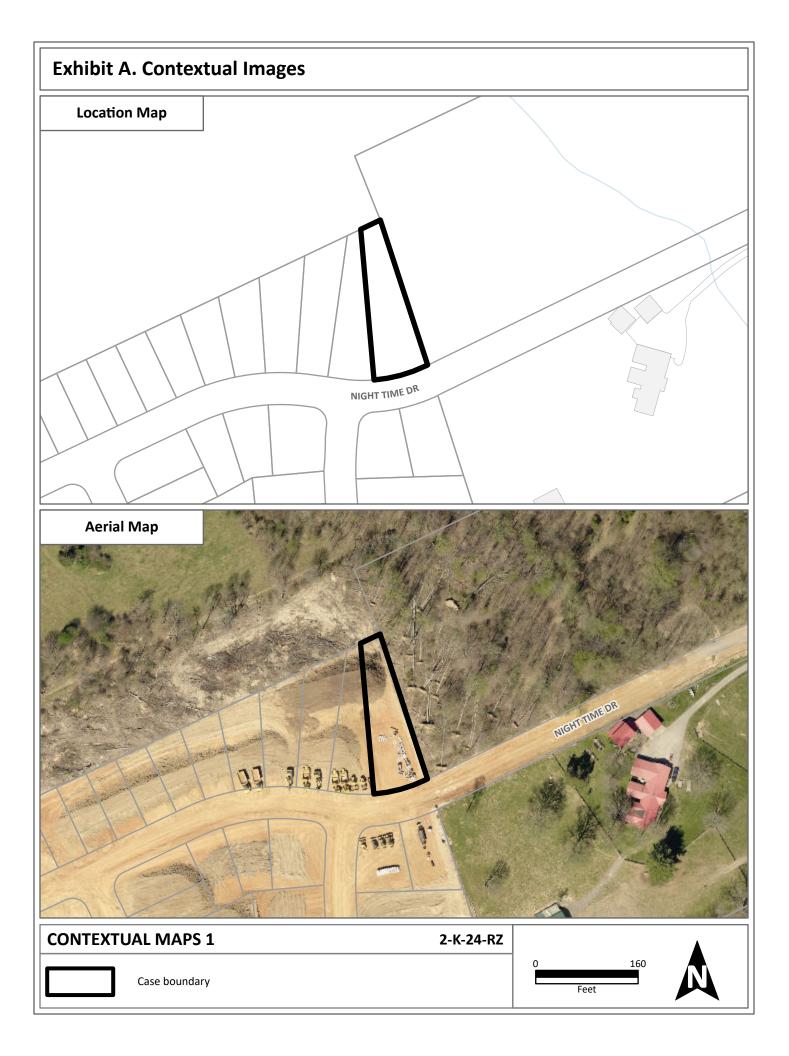
TABLE

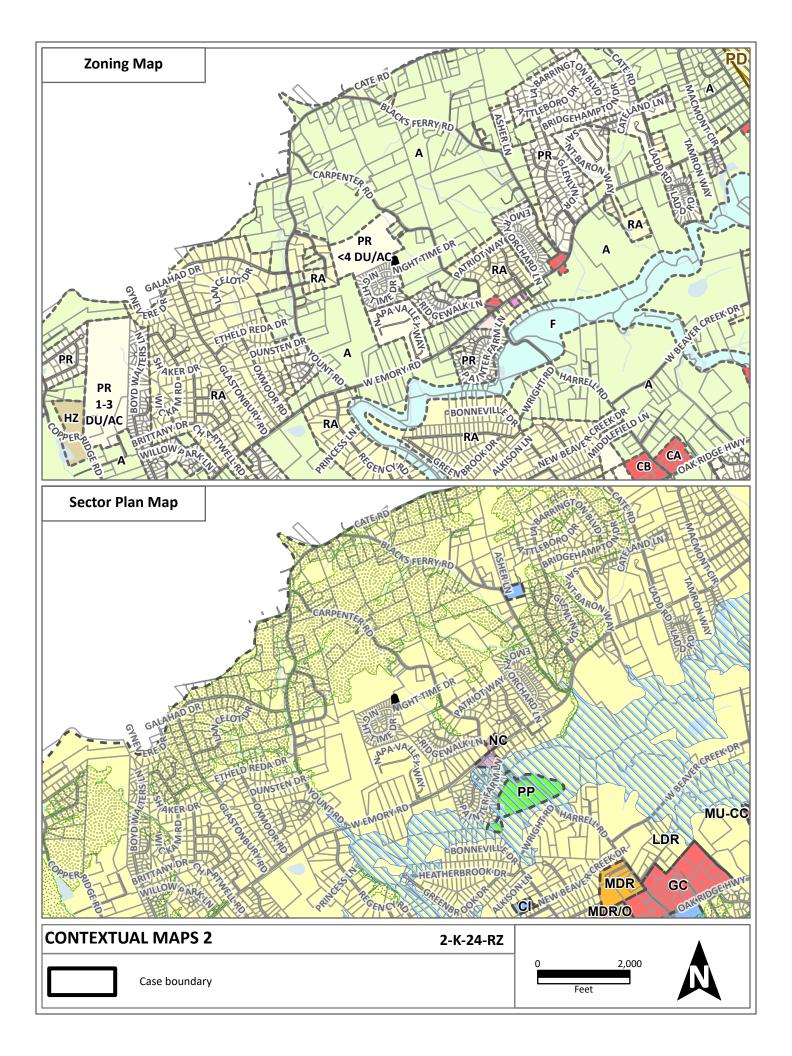
*The refund check will be mailed to the original payee.

TABLE: Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

AUTHORIZATION By signing L	pelow, I certify I am the proper	ty owner, and/or the own	ers authorized represe	entative.
Anna	Scott D	Davis		
Applicant Signature	Please P	rint		
(865) 693-3356	swd44	4@gmail.com		
Phone Number	Email			
STAFF ONLY	Michael Rey	nolds		🗌 No Fee
Staff Signature	Please Print		Date Paid	
Eligible for Fee Refund? 🔲 Yes 🗌 No	Amount:			
Approved by:		Date:		
Payee Name	Payee Phone	Payee Address		







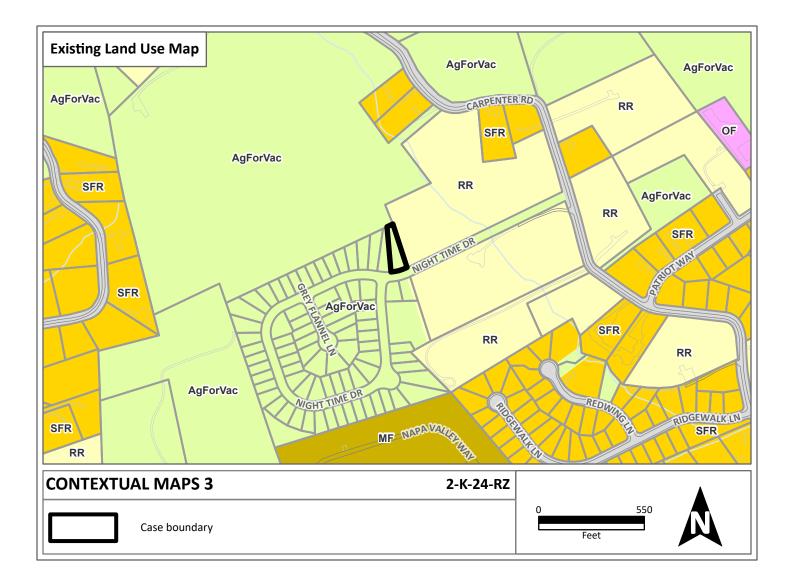


EXHIBIT B - Dorchester Subdivision final plat

2-K-24-RZ

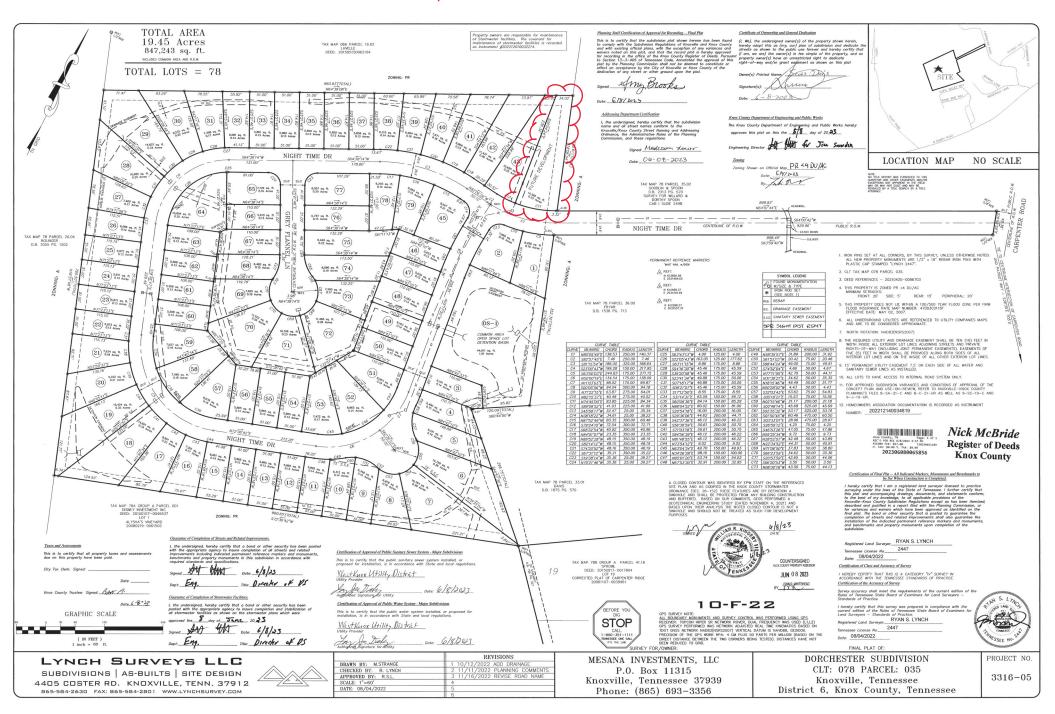


EXHIBIT C: Density calculations

TOTAL AREA Planning Staff Certification of Approval for Recording - Final Plat Certificate of Ownership and General Dedication This is to certify that the subdivision plat shown hereon to comply with the Subdivision Regulations of Knowler with subdiag afficial plans, with the exception of a 19.45 Acres 847,243 sq. ft. 9, We), the u ned owner(s) of the prop TAX MAP OGG PARCEL 19.02 LAVELLE our) plan of subdivision and dec sublic use forever and hereby cen (s) in fee simple of the property; unrestricted right to dedicate NOLUDES COMMON AREA AND R.O.W. this pla ance by the City TOTAL LOTS = 78Star Dais some Amy Brooks 960.837TOTAL 8-202 -+= 1 lot (unit) / 137 (30) (31) 32 NI (33) (34) N (35) (38) ring and Public Works (36) ment of Engineering and Public Works his the 5/8_ day of 20.35_ 255 M P (29) 7,356 HL R. 0.059 es m 0.13 Aures 0.15 Acres 5.860 mp. 1 5.809 mg ft 0.13 Acres 5,858 sq. (6.315 ML R. 6.001 sq. ft 0.14 Aures by fitte for Jim sounder 0.33 acres 4.837 % NIGHT TIME DR 564'38'14'W 564'38'14'W LOCATION MAP NO SCALE 6/10/ Mago PR 44 DU /AC 6/17/2-23 (28) = 3.03 du/ac 10,685 at ft. 0.25 Agries CE AND CHER EASDERNTS AND/O ICHS NOT APPARENT IN THE FIELD I WAY NOT DOST AND WAY BE 6,293 HL R. (65)7.128 26. * 1507 m. A (77) 1.0 A. A. (27)_{7,609 28.0} 6438747 79 27 C 4 64 66 1.000 MA R. 0.13 Acres 0.804 st. #. (45) 100 m. a (76) 26 6.00 AL A PUBLIC R.O.W. CENTERLINE OF ROW NIGHT TIME DR TAX MAP 78 PARCEL 20.04 BOLINGER 0.8. 2055 PG. 1202 10.00 100 m 1 (63) 0.19 -1 R. (25) 5.07 H A 5.0 Aum N712315 (2) 78 lots (units) FRON FINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED ALL NEW PROPERTY MORIMONIS ARE 1/2" × 18" REBAR IRON PINS WITH DUASING CARD STANDED 2 WORL 2007 5.500 m. n 0.13 Arm (62) MAMENT RETRENCE MARKER \bigcirc 2. CLT TAX MAP 078 PARCEL 035. A REF1 8 6/2826.56 6 25/2494.65 (24) MI SYMBOL LEGEND 3. DEED REFERENCES - 20210420-0086703 UND MONIMENT / (19.45 -0.33) acres A PEF1 8 6/2488.37 6 20/024.84 5.500 mm (61) THIS PROPERTY IS ZONED PR <4 DU/AC MNAMUM SCTRACKS: FRONT: 20' SIDC: 5' REAR: 15' PORPHERAL: RON ROD SET ISLE NOTE 1) 23 A R01 OFRAD TAX MAP 78 PARGEL 36.00 FRYAR D.8. 1536 PG. 713 PROPERTY DOES NOT US WITHIN A 100/500 YEAR FLOOD ZONE PER FIRM D INSURANCE RATE MAP NUMBER: 47093C0115F × 4+3266.27 7 2535557 57 DRANACE EASTNEN 013 Arm (60) = 4.08 du/ac SANTARY SEVER EASENED ALL UNDERGROUND UTILITIES ARE RE AND ARE TO BE CONSIDERED APPROX (22) Marin an A 05-1 SIGHT DIST EISMT 7. NORTH ROTATION: NADB3(NSR52007) COMMON ARE. OPEN SPACE DETENTION BJ 7.627 PL 8. 6.16 Acres (59) E REQUIRED UTULTY AND DRAINAGE EASEMENT SHALL HE TEN (10) FEET IN OWNE TIME OWNE TIME OWNE TIME CHE READER DERIS PLANSE (FLANSE) DERIS PLANSE (FLANSE) DERIS PLANSE (FLANSE) CHE READER DERIS PLANSE (FLANSE) DERIS PLANSE (FLANSE) DERIS PLANSE (FLANSE) DERIS PLANSE (FLANSE) CHE READER MARINE (FLANSE) DERIS PLANSE (FLANSE) DERIS PLANSE (FLANSE) DERIS PLANSE (FLANSE) CHE READER MARINE (FLANSE) DERIS PLANSE (FLANSE) DERIS PLANSE (FLANSE) DERIS PLANSE (FLANSE) CHE READER MARINE (FLANSE) DERIS PLANSE (FLANSE) DERIS PLANSE (FLANSE) DERIS PLANSE (FLANSE) DERIS PLANSE (FLANSE) CHE READER DERIS PLANSE (FLANSE) DERIS PLANSE (FLANSES) DERIS PLANSES (FLANSES INT CASEMENTS) CASEMENTS OF VE BEARING (21) 7434 AL A 1.01 Acres FIVE (5) FEET IN WOTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSDE OF ALL OTHER EXTERIOR LOT LINES. 5' PERMANENT UTUTY EASEMENT 7.5' ON EACH SDE OF ALL WATER AND SANTARY SEVER LINES AS INSTALLED. (58) (51) (20) ^{5,112} ^{6,1} ⁴⁰ 7,460 eq. 0, 0.10 Aires 36,300,03,8 ALL LOTS TO HAVE ACCESS TO INTERNAL ROAD SYSTEM ONLY. FOR APPROVED SUBDYTSON VARIANCES AND SYSTEM ONLY. DONCTP1 FLAN AND USE-ON-REVER RETER TO INNOVALLE-IN FLANING'S FLUS 8-5A-21-C AND 8-C-21-UR AS WELL AS 9 8-1-119-UR 5.00 × 3 (57) 62 219 40 C (55) (54) (53)15,424 2. HOMEOWNERS ASSOCIATION DOCUMENTATION IS RECORDED AS INSTRUMEN 10.00 0.265 etc. % NUMBER: 202212140034819 4 013 23 Add in a 2,62 - . . . Bit Strate Control Contro Control Control 1.17 A. 4 Nick McBride N77-58'477 NIGHT TIME DR (5) "0 FOR REC 6/8/2423 3.57 FM OND FRE: 517.00 T282 TAX: 50.00 T. TAX: 50.00 Register of Deeds 202306080065856 Knox County 4.001 74 874 W 35.36 25.07 39.27 C47 R05072072 53.74 750.07 54.03 1746 W 35.36 25.00 39.27 C48 N675373072 32.91 200.00 32.95 CARD IN A 6,512 84 Certification of Final Plat – Ail Indicated Markers, Morsumen he.Sci When Construction is Completed TAX MAP 78 PARCEL 33.01 DAVIS D.8. 1875 PG, 570 A CLOSED CONTOUR WAS IDENTIFIED BY EPW STAFF ON SITE PLAN AND AS CODFIED IN THE KNOX COUNTY STO that I am a registered land surveyor i the laws of the State of Tennessee. I E (SEC. 26-152) THESE FEATURES ARE BY DEFINITION A AND SHALL BE PROTECTED FROM ANY BLILEING CONSTRI-FERED. BASED ON OUR COMMENTS, GEOS PERFORMED A Subdivision Regulations in a report filed with oxille-Knex County willed and justified nd waivers which howe been approved as identified band or other security that is posted to guarantee streets and related improvements shall also guarantee streets and related improvements shall also guarantee the streets and related improvements and the street of the street the street street and the street of nal plat. The ZONING: PR 572 8 42 8 and selection of the indicated across the selection of the select 4/8/23 IN assuance of Completion of Streets and Related Improvement Registered Lond Surveyor____RYAN S. LYNCH Little undersigned, haveby cartify that a based or other security has been with the appropriate apency to source completion of all schedul and related improvements in outubing indicated parameter reference matchers and moount benchmarts and property manuments in this subdivision in accountance with required standards and accountance. Taxes and Assessmen 2447 Certification of Approval of Public Sanitary Sewer System - Major Subdivision Dote: 08/04/2022 o certify that all property tax This is to certify that the public sonitory sever system installed, or processed for installation, is in accordance with State and local regul COUNTERSIGNED TAX MAP 280 CROMP A syne Att Att ave 6/8/23 mification of Class and Accuracy of Surv 19 05ED: 2 017604 West Knox Utility District JUN 08 2023 LOT 19 CORRECTED PLAT OF CARPENTER RIDGE I NERERY CERTIFY DUAT THIS IS A CATEGORY "W" SURVEY IN ACCORDANCE WITH THE TOWNSOF STANDARDS OF PRACTICE. The Dirahr of DS Oute . Jay fre Dates very ortification of the Accuracy of Survey DY DOM & WHITEHERD one 6/8/2023 ly Trustee Signed BART A. curocy shall meet the requirer Increases State Board of Exa tion of Stormwater Facilitie Contification of Approval of Public Water System - Major Subdivisions Dote 6-8-3 (the undersigned, hereby certify that a bond or other security has been partial with the appropriate openics in inner competion and stabilities or of a stability of the schemeter balance of the 10-F-22 reby certify that this survey was prepared in compliance with I ant edition of the Rules of Tennessee State Board of Examinar CENEC W This is to certify that the public water system installed, or proposed to installation, is in accordance with State and local regulations. GRAPHIC SCALE RYAN S. LYNCH STOP Westknex Utility District ered Land Surveyor, 2447 Jan Joe Dieles 08/04/2022 our 6/8/203 DIRECT DISTANCE BETW BEEN REDUCED TO GRE NERS BEING TESTED). I (IN FEET) 1 inch = 60 f Diricher of DS FINAL PLAT OF: REVISIONS DORCHESTER SUBDIVISION PROJECT NO MESANA INVESTMENTS, LLC LYNCH SURVEYS LLC RAWN BY: M.STRANG ADD DRAINAG 11/11/2022 PLANNING COMMENTS 11/16/2022 REVISE ROAD NAME CLT: 078 PARCEL: 035 P.O. Box 11315 SUBDIVISIONS | AS-BUILTS | SITE DESIGN CHECKED BY: R. LYNCH APPROVED BY: R.S.L. SCALE: 1*=60' 3316 - 05Knoxville, Tennessee 37939 Knoxville, Tennessee 4405 COSTER RD. KNOXVILLE, TENN. 37912 DATE: 08/04/2022 Phone: (865) 693-3356 District 6, Knox County, Tennessee 865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM

2-K-24-RZ

Planning

Development Request

DEVELOPMENT

Development Plan

□ Planned Development

□ Hillside Protection COA

□ Use on Review / Special Use

SUBDIVISION

Concept Plan
Final Plat

ZONING

Plan AmendmentSector PlanOne Year Plan

Rezoning

Mesana	Investments, LLC			
Applicant	t Name		Affiliation	
1/8/2024	4	2/8/2024	2-K-24-RZ	
Date File	d	Meeting Date (if applicable)	File Number(s)	
CORRI	ESPONDENCE	All correspondence related to this appli	cation should be directed to the approved contact list	ed below.
Scott Da	vis Mesana Investme	ents, LLC		
Name / C	Company			
P.O. Box	11315 Knoxville TN	37939		
Address				
865-693-	-3356 / swd444@gm	ail.com		
Phone / E				
CUDDI				
CUKKI	ENT PROPERTY IN			
	nd Development, LL			
Owner N	lame (if different)	Owner Address	Owner Phone / Em	ail
0 NIGHT	TIME DR			
Property	Address			
78 A B 04	44		14371 square feet	
Parcel ID)	F	Part of Parcel (Y/N)? Tract Size	
West Kn	ox Utility District	West Knox	Utility District	
Sewer Pr		Water Provi		Septic (Y/N)
STAFF	USE ONLY			
North sid	de of Night Time Driv	e, Southwest of Carpenter Road		
General I	Location			
City	Commission District	6 PR (Planned Residential), A (Agricultur	ral) Agriculture/Forestry/Vacar Residential	t Land, Rural
✔Count	District	Zoning District	Existing Land Use	
Northwe	est County	LDR (Low Density Residential)	Planned Growth Area	
Planning	Sector	Sector Plan Land Use Classification	Growth Policy Plan Design	ation

DEVELOPMENT REQUEST							
Development Plan Development Plannec	Development	ש Use on Reי	view	/ Special Use		Related City	Permit Number(s)
Hillside Protection COA		🗌 Residentia	d -	🗌 Non-resi	dential		
Home Occupation (specify)							
Other (specify)							
SUBDIVSION REQUEST							
						Related Rezo	oning File Number
Proposed Subdivision Name						-	
Unit / Phase Number		T	otal	Number of Lo	ts Created	1	
Additional Information							
Attachments / Additional Require	ments						
ZONING REQUEST							
✓ Zoning Change PR (Planned Residential)			Pending P	Pending Plat File Number			
Proposed Zoning	3					-	
🗌 Plan							
Amendment Proposed Plan	Designation(s)					1	
up to 4 du/ac							
Proposed Density (units/acre) Pre Additional Information	vious Zoning Re	equests					
STAFF USE ONLY							
PLAT TYPE					Fee 1		Total
Staff Review Planning C	Commission				\$650.00		
ATTACHMENTS Property Owners / Option Holder		nce Request			Fee 2		-
		nce request			ree z		
ADDITIONAL REQUIREMENTS							
Design Plan Certification (Final Pla	it)				Fee 3		-
Site Plan (Development Request)							
 Traffic Impact Study Use on Review / Special Use (Con 	cont Dlan)						
AUTHORIZATION							
I declare under penalty of perjury the all associated materials are being su			He/sł	ne/it is the owr	ner of the pro	perty, AND 2) tł	ne application and
		nvestments, LLC					1/8/2024
Applicant Signature	Please Prir	nt					Date

Phone / Email				
	Eagle Bend Development, LLC	1/8/2024		
Property Owner Signature	Please Print	Date		

the application digitally (or print, s	ign, and scan). Kn	oxville-Knox County Pl coxville-Knox County Pl R email it to application	anning offices	Poset For	
	Develo	pment	Reque	st	
Dlamming	DEVELOPMENT Development Pla Planned Develop	an 🗆	JBDIVISION] Concept Plan] Final Plat	ZONING Plan Amendment SP OYP	
KNOXVILLE I KNOX COUNTY	Use on Review /	Special Use	i Final Piat	Rezoning	
Mesana Investments, LLC					
Applicant Name			Affiliat	ion	
12/7/2023	2/8/2024			File Number(s	
Date Filed	Meeting Date (if applicable)		2	2-K-24-RZ	
CORRESPONDENCE All c	orrespondence related to	o this application should	d be directed to the a	oproved contact listed below	
🔳 Applicant 📕 Property Owner	Option Holder	Project Surveyor] Engineer 🛛 Arch	itect/Landscape Architect	
Scott Davis		Mesana li	nvestments, LLC	8	
Name		Company			
P.O. Box 11315		Knoxville	TN	37939	
Address		City	State	ZIP	
(865) 693-3356	swd444@gm	nail.com			
Phone	Email				
CURRENT PROPERTY INFO					
Eagle Bend Development, LLC	P.O. I	3ox 11315, Knoxvill	e, TN 37939	(865) 693-3356	
Property Owner Name (if different)	Property Owner Address			Property Owner Phone	
0 Night Time Drive		07	'8AB044		
Property Address		Par	cel ID		
WKUD	WKUD			Ν	
Sewer Provider		Water Provider		Septic (Y/	
STAFF USE ONLY					
North side of Night Time D	ive, Southwest of	Carpenter Road	14,371	square feet	
General Location			Tract S	Size	
6th	A AgForVacant				
City County District	Zoning District Exis		Existing Land Use	en a territoria de Martine e	
Northwest County	LDR		Pla	nned Growth	
Planning Sector	Sector Plan Land Use Classification		Grow	Growth Policy Plan Designation	

DEVELOPMENT REQUEST

Development Plan	Use on Review / Special Use	□ Hillside Protection COA	Related City Permit Number(s)
🗌 Residential	Non-Residential		
Home Occupation (spe	cify)		_
Other (specify)			

SUBDIVISION REQUEST

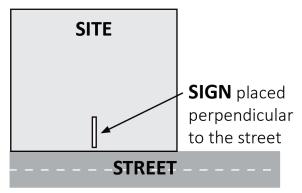
	Related Rezoning File N	umber		
Proposed Subdivision Name				
Unit / Phase Number	Total Number of Lots Created			
Other (specify)				
Attachments / Additional Requirements				
ZONING REQUEST				
Zoning Change PR 4 DU/AC Proposed Zoning	Pending Plat File Num	Pending Plat File Number 		
Plan Amendment Change Proposed Plan Designation(s)				
Proposed Density (units/acre) Previous Rezoning Re	quests			
Other (specify)				
STAFF USE ONLY				
PLAT TYPE	Fee 1 Total			
Staff Review VPlanning Commission	0801 \$650.00			
ATTACHMENTS	Fee 2			
Property Owners / Option Holders Variance Request	\$650.0	00		
	8			
Design Plan Certification (Final Plat)	Fee 3			
Use on Review / Special Use (Concept Plan)				
 Traffic Impact Study COA Checklist (Hillside Protection) 				
AUTHORIZATION				
 I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property AND 2) The application and all 	associated materials are being submitted with his/her/its consent			
Mesana Inv	vestments, LLC 12/7/2023			
Applicant Signature Please Print	Date			
(865) 693-3356 swd444@g	mail.com			
Phone Number Email				
Scott Davis	01/08/2024, SG			
Property Owner Signature Please Print	Date Paid			



Sign Posting & Removal Requirement

Revised April 2021

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission public hearing** and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

January 26, 2024	and	February 9, 2024
(applicant or staff to post sign)		(applicant to remove sign)
Applicant Name: Mesana Investments, LLC		
Date: 01/08/2024		Sign posted by Staff
File Number: 2-K-24-RZ		Sign posted by Applicant