

**8-E-24-PA
COMPREHENSIVE LAND USE PLAN MAP**

Petitioner: Mesana Investments, LLC



From: CI (Civic and Institutional), HP (Hillside Protection)
To: SR (Suburban Residential), HP (Hillside Protection)

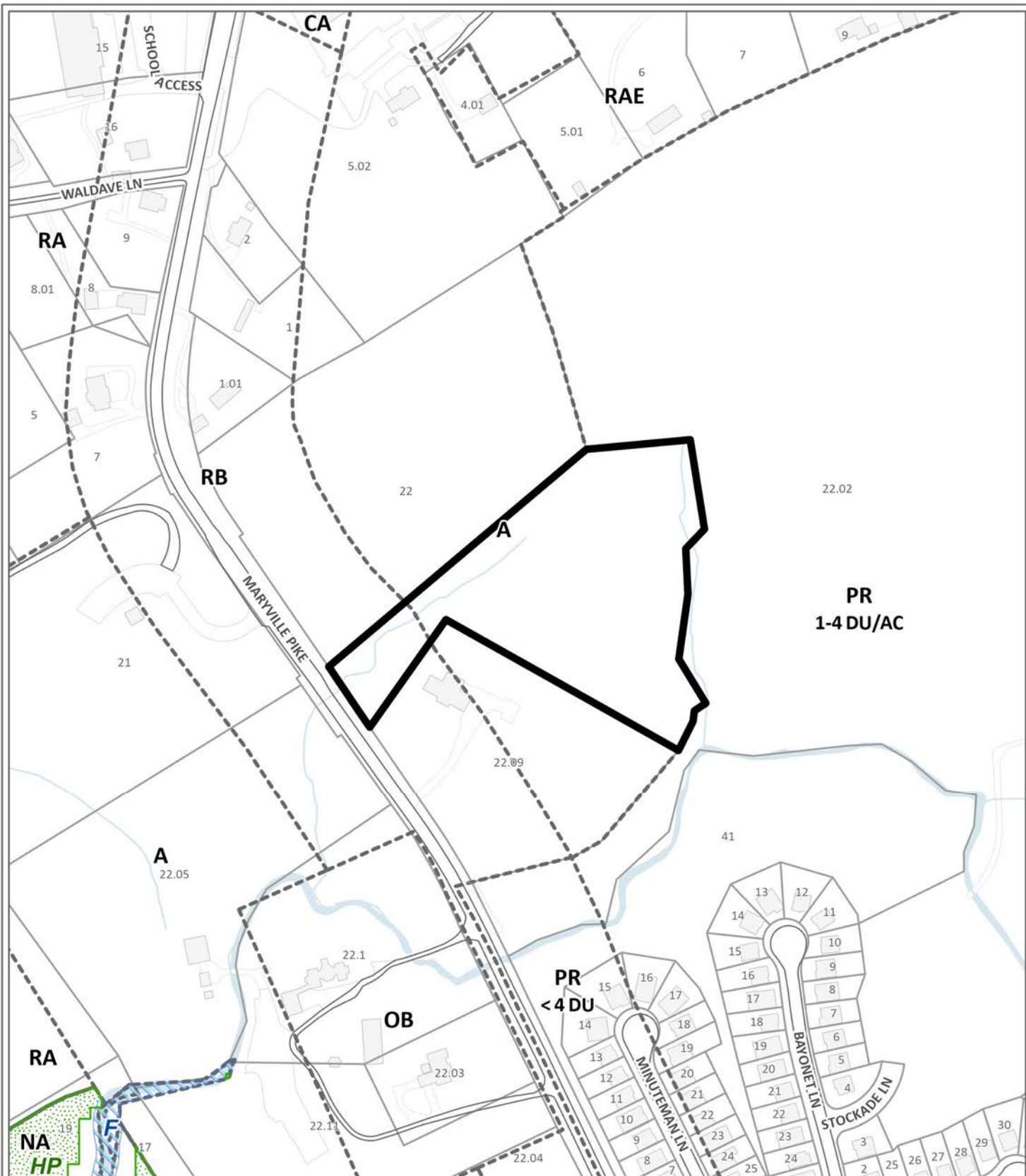
Map No: 135

Jurisdiction: County

Original Print Date: 7/11/2024

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902





REZONING

8-C-24-RZ

Petitioner: Mesana Investments, LLC



From: RB (General Residential), A (Agricultural)

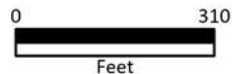
To: PR (Planned Residential) 2 du/ac

Map No: 135

Jurisdiction: County

Original Print Date: 7/11/2024

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902





Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Rezoning
- Plan Amendment
- Sector Plan
- City OYP / County Comp Plan

Mesana Investments, LLC

Applicant Name

Affiliation

6/24/2024

Date Filed

8/8/2024

Meeting Date (if applicable)

8-E-24-PA / 8-C-24-RZ

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

Drew Staten Mesana Investments LLC

Name / Company

PO Box 11315 Knoxville TN 37939

Address

865-806-8008 / swd444@gmail.com

Phone / Email

CURRENT PROPERTY INFO

Tracy A Queen and Jason A Trimarchi

Owner Name (if different)

3108 Miser Station Rd Louisville TN 37777

Owner Address

Owner Phone / Email

0 MARYVILLE PIKE

Property Address

135 022

Parcel ID

Part of Parcel (Y/N)?

6.5 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

West side of Maryville Pike, south of Maloney Rd

General Location

City

Commission District 9

RB (General Residential), A (Agricultural)

Agriculture/Forestry/Vacant Land

County District

Zoning District

Existing Land Use

CI (Civic and Institutional), HP (Hillside Ridgetop Protection)

Land Use (City)/Place Type (County)

Planned Growth Area

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) _____	

SUBDIVISION REQUEST

Proposed Subdivision Name	Related Rezoning File Number
Unit / Phase Number	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change	PR (Planned Residential) Proposed Zoning	Pending Plat File Number
<input checked="" type="checkbox"/> Plan Amendment	SR (Suburban Residential), HP (Hillside Protection) Proposed Plan Designation(s)	

2 du/ac

Proposed Density (units/acre) Previous Rezoning Requests

Additional Information _____

STAFF USE ONLY

PLAT TYPE

Staff Review Planning Commission

ATTACHMENTS

Property Owners / Option Holders Variance Request
 Amendment Request (Comprehensive Plan)

ADDITIONAL REQUIREMENTS

Use on Review / Special Use (Concept Plan)
 Traffic Impact Study
 COA Checklist (Hillside Protection)

Fee 1	Total
\$1,825.00	
Fee 2	
Fee 3	

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.

Applicant Signature: Mesana Investments, LLC Date: 6/24/2024
Please Print

Phone / Email: _____
Property Owner Signature: Tracy A Queen and Jason A Trimarchi Date: 6/24/2024
Please Print



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP OYP
- Rezoning

Mesana Investments LLC

Applicant Name

August 8, 2024

Affiliation

04/29/2024

~~08/13/2024~~

File Number(s)

Date Filed

Meeting Date (if applicable)

8-C-24-RZ
8-E-24-PA

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Property Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Drew Staten

Mesana Investments LLC

Name

Company

PO Box 11315

Knoxville TN 37939

Address

City

State

ZIP

865-806-8008

swd444@gmail.com

Phone

Email

CURRENT PROPERTY INFO

QUEEN TRACY A & TRIMARCHI JASON A

3108 MISER STATION RD LOUISVILLE TN 37777

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Maryville Pike Knoxville TN 37920

135 022 (partial rezoning/plan amendment)

Property Address

Parcel ID

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

General Location

Tract Size

City County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Hillside Protection COA <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Non-Residential Home Occupation (specify) _____ Other (specify) _____	Related City Permit Number(s)
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SUBDIVISION REQUEST

Proposed Subdivision Name _____ Unit / Phase Number <input checked="" type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel Total Number of Lots Created _____ <input type="checkbox"/> Other (specify) _____ <input type="checkbox"/> Attachments / Additional Requirements	Related Rezoning File Number
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ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change Proposed Zoning <u>A to PR</u> <input checked="" type="checkbox"/> Plan Amendment Change Proposed Plan Designation(s) <u>SR (Suburban Residential)</u> <u>2 DU/acre</u> Proposed Density (units/acre) Previous Rezoning Requests <input type="checkbox"/> Other (specify) _____	Pending Plat File Number
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STAFF USE ONLY

PLAT TYPE <input type="checkbox"/> Staff Review <input checked="" type="checkbox"/> Planning Commission ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request ADDITIONAL REQUIREMENTS <input type="checkbox"/> Design Plan Certification (<i>Final Plat</i>) <input type="checkbox"/> Use on Review / Special Use (<i>Concept Plan</i>) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (<i>Hillside Protection</i>)	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Fee 1</td> <td style="width: 30%;">Total</td> </tr> <tr> <td style="height: 40px;"> </td> <td rowspan="3" style="vertical-align: middle;"> </td> </tr> <tr> <td>Fee 2</td> </tr> <tr> <td>Fee 3</td> </tr> </table>	Fee 1	Total			Fee 2	Fee 3
Fee 1	Total						
Fee 2							
Fee 3							

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

<div style="border: 1px solid black; padding: 2px;"> </div> Applicant Signature <u>865-806-8008</u> Phone Number	<div style="border: 1px solid black; padding: 2px;"> <small>dotloop verified 04/29/24 2:02 PM EDT KEZV-POVS-RZ3Y-KSGT</small> </div> Please Print <u>swd444@gmail.com</u> Email	<u>04/29/2024</u> Date <u>06/24/2024, SG</u> Date Paid
<div style="border: 1px solid black; padding: 2px;"> </div> Property Owner Signature	<div style="border: 1px solid black; padding: 2px;"> <small>dotloop verified 04/29/24 2:28 PM EDT GSSA-1XYF-ZSTM-QCTV</small> </div> Please Print Jason Trimarchi	

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:

_____ 07/26/2024 _____ and _____ 08/09/2024 _____
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Mesana Investments, LLC

Date: 06/24/2024

File Number: 8-C-24-RZ & 8-E-24-PA

- Sign posted by Staff
- Sign posted by Applicant