



# PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 11-T-24-RZ **AGENDA ITEM #:** 24  
 11-F-24-PA **AGENDA DATE:** 12/12/2024

POSTPONEMENT(S): 11/14/2024

▶ **APPLICANT:** MESANA INVESTMENTS, LLC  
 OWNER(S): Charlene Troutt

TAX ID NUMBER: 96 049 (PART OF) [View map on KGIS](#)

JURISDICTION: Commission District 9

STREET ADDRESS: 0 STRAWBERRY PLAINS PIKE

▶ **LOCATION:** South side of Strawberry Plains Pike, north side of Thorn Grove Pike

▶ **TRACT INFORMATION:** 12.62 acres.

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Strawberry Plains Pike, a minor arterial street with a 23-ft pavement width within a 40-ft right-of-way. Access is also via Thorn Grove Pike, a minor arterial street with an 18-ft pavement width within a 40-ft right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Holston-French Broad

▶ **PRESENT PLAN DESIGNATION/ZONING:** RC (Rural Conservation), HP (Hillside Protection) / RB (General Residential)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** SR (Suburban Residential), HP (Hillside Protection) (for the entire parcel) / PR (Planned Residential) (for only the portion of the parcel zoned RB)

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

▶ **DENSITY PROPOSED:** 9 du/ac

EXTENSION OF PLAN DESIGNATION/ZONING: No, this is not an extension of the plan designation or zone.

HISTORY OF ZONING REQUESTS: None noted

SURROUNDING LAND USE, PLAN DESIGNATION, ZONING

North: Agriculture/forestry/vacant land, single family residential - RC (Rural Conservation), HP (Hillside Protection) - RB (General Residential)

South: Rural residential - RC (Rural Conservation), HP (Hillside Protection) - RB (General Residential), A (Agricultural)

East: Agriculture/forestry/vacant land, single family residential - RC (Rural Conservation), HP (Hillside Protection) - A (Agricultural)

NEIGHBORHOOD CONTEXT: This is a forested, hilly rural residential area west of an industrial and manufacturing corridor along E Governor John Sevier Highway.

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**STAFF RECOMMENDATION:**

- ▶ **Withdraw the plan amendment application per the applicant's request.**
  
- ▶ **Withdraw the rezoning application per the applicant's request.**

**COMMENTS:**

This is a request to rezone approximately 12.6 acres of a 36-acre lot from RB (General Residential) to the PR zone. It is accompanied by a request to amend the future land use map of the same portion of the parcel from the RC (Rural Conservation) place type to SR (Suburban Residential).

PURSUANT TO THE COMPREHENSIVE PLAN, CHAPTER 3 IMPLEMENTATION, A PLAN AMENDMENT MAY BE APPROPRIATE IF THERE IS AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN, OR IF TWO OR MORE OF THE OTHER CRITERIA APPLY.

**OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:**

1. The existing RC (Rural Conservation) place type on the subject property and surrounding area is aligned with the intent of this land use designation. RC areas are intended to conserve forests, ridges, wetlands and other significant natural areas by clustering development and minimizing land disturbance. The RC place type is not exclusive to properties in the Rural Area of the Growth Policy Plan. They can be applied to Planned Growth Areas, as is the case with the subject property, but it indicates that a more compact, low impact residential design is still expected.
2. The subject property is entirely forested with approximately 4 acres within the Hillside Protection area. Surrounding land uses are predominantly comprised of open, natural areas, rural residential and single-family residential development. These physical attributes of the subject parcel and surrounding land uses indicate that the RC place type is not the result of an error or omission in the Knox County Comprehensive Plan.

IF THERE ARE NO ERRORS OR OMISSIONS, TWO OF THE FOLLOWING CRITERIA MUST BE MET:

**CHANGES OF CONDITIONS (SUCH AS SURROUNDING LAND USES, ZONING, UNCONTROLLED NATURAL FORCES/DISASTERS, ETC.):**

1. This is a stable rural residential area that has not seen any significant changes of conditions. Most of the development that has occurred in recent years is along E Governor John Sevier Highway to the east where industrial and heavy commercial businesses have expanded along the corridor. Industrial and manufacturing uses produce heavy trucking traffic and noxious environmental impacts, which is not supportive of the requested SR (Suburban Residential) place type.

**INTRODUCTION OF SIGNIFICANT NEW UTILITIES OR LOCAL/STATE/FEDERAL ROAD PROJECTS THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:**

1. Despite the presence of a Knoxville Utility Board (KUB) sewer line in the vicinity, sanitary sewer service is not readily accessible to this site. A supervisor with the KUB New Services Department communicated with staff that the sewer infrastructure here is a "high-pressure sanitary sewer force main," which is not designed to accommodate private connections to service a residential subdivision here. The nearest connection for that purpose would be from E Governor John Sevier Highway.
2. There have been no recent capital improvements to the minor arterial streets that access the subject property, and none are currently slated to occur. There are safety concerns with more residential intensity along these sections of Thorn Grove Pike and Strawberry Plains Pike, which vary in width from 18 to 23 ft and lack shoulders, turn lanes, and possibly adequate sight distance.

**NEW DATA REGARDING TRENDS OR PROJECTIONS, POPULATION, HOUSING CONDITIONS, OR TRAFFIC GROWTH THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN:**

1. There have not been new trends or projections in development and population growth since the

Comprehensive Plan was adopted earlier this year that would warrant reconsideration of the RC place type.

THE PROPOSED CHANGES SUPPORT THE POLICIES AND ACTIONS, GOALS, OBJECTIVES, AND CRITERIA OF THE PLAN:

1. Increasing the future land use intensity from RC to SR at this location would contradict several goals within the Comprehensive Plan. This includes Implementation Policy 9 to coordinate infrastructure improvements with development, and Policy 7 to encourage development practices that conserve and connect natural features and habitat.

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 CITY/COUNTY GENERALLY:

1. The subject property is in a rural area of East Knox County with sparse residential development, steep, forested slopes and winding street access. There are no changes in development or transportation conditions that warrant the requested PR (Planned Residential) density of 9 du/ac, which would yield a maximum of 113 homes. Staff recommends a density no higher than 5 du/ac - for a total of 63 dwellings - to align better with existing smaller residential lot sizes in the area.

2. The nearest major arterial street is E Governor John Sevier Highway, where the corridor is primarily developed for industrial and manufacturing purposes with heavy trucking traffic. Commercial activity is not service-oriented or supportive of a residential intensity beyond what already exists in the area.

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

1. The remaining portion of the site not included in this request is currently zoned A (Agricultural), and there is a coinciding request to rezone that portion of the lot to PR up to 5 du/ac (10-I-24-RZ). The RB zoning is part of a large swath of grandfathered zoning that predates any General Plan or sector plans, which looked at future land use, environmental issues, and incorporated public feedback. The RB zoning throughout this region conflicts with the Knox County Comprehensive Plan and is not reflective of any existing development.

2. The PR (Planned Residential) zone is intended to provide optional methods of development that are responsive to environmental challenges on a site. Residential development can be clustered in the more suitable areas of a lot to avoid features such as streams, steep slopes and sinkholes. The PR zone also emphasizes compatibility with surrounding areas.

3. The subject property is entirely forested with steep slopes included in the HP (Hillside Protection) area. These environmental conditions are aligned with the intent of the PR zone.

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 existing RB zone and the requested PR density of up to 9 du/ac is incompatible with this sparsely populated, wooded and steep-sloped region with winding street access. It could have an adverse impact on traffic as well as the rural and scenic character of the area.

2. The staff-recommended PR density of 5 du/ac balances the 12 du/ac intensity that is permitted by right under the existing RB zoning, with the limited utility and transportation infrastructure in this area. Where this property accesses Strawberry Plains Pike and Thorn Grove Pike, there are no shoulders or turn lanes, and there is limited sight distance. It would also require significant investment to bring sewer infrastructure to this property from E Governor John Sevier Highway.

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

1. The subject property is included in the boundaries of the adopted East Knox Community Plan, which primarily focuses on ways to retain the rural character of East Knox County. The subject property is in a designated "Rural Area" of that plan, and Thorn Grove Pike is identified as a "Rural Corridor" where infrastructure expansion should be limited and natural assets preserved. The recommended rezoning from RB to PR up to 5 du/ac is aligned with the intent of this small area plan by reducing existing residential potential with a zone that allows for concentration of development to conserve scenic areas.

2. The subject parcel is in the RC (Rural Conservation) place type in the Comprehensive Plan, which permits

consideration of PR up to 5 du/ac as a partially related zone. The subject property meets the additional criteria of a partially related zone by being consistent with the primary and secondary uses of the RC place type, which are detached and attached dwellings in a conservation land use pattern. The conservation development approach permitted in the PR zone is also aligned with the intent of the RC place type, which describes preserving 50 to 70 percent of a site as natural open space.

3. The PR zone at 5 du/ac is consistent with the Comprehensive Plan's Implementation Policy 9 to coordinate infrastructure improvements with development, and more specifically with policy 9.5, to avoid approving isolated developments where infrastructure is inadequate or not yet planned. The road and utility infrastructure in this area is not currently suitable for the requested residential intensity of 9 du/ac. There are few nearby amenities, such as service-oriented businesses and schools. The intensive manufacturing and industrial activity nearby is also not supportive of more residential development, with its potentially noxious environmental and trucking traffic impacts.

4. The PR zone at 5 du/ac is aligned with the property's location in the Planned Growth Area of the Growth Policy Plan. The Plan states that housing choices in the Planned Growth Area should be coordinated with the provision of adequate roads, utilities, schools and other facilities and services.

ESTIMATED TRAFFIC IMPACT: 1129 (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: 25 (public school children, grades K-12)

Schools affected by this proposal: Sunnyview Pr/Chilhowee Int, Carter Middle, and Carter 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 12/9/2024. 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.



# Request to Postpone • Table • Withdraw

Mesana Investments, LLC

11/8/24

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

Date of Request

11/14/24

Scheduled Meeting Date

10-I-24-RZ, 11-F-24-PA, 11-T-24-RZ

Fee Number(s)

## POSTPONE

**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 12/12/24 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 below, I certify I am the property owner, and/or the owners authorized representative.*

*Scott Davis*

dotloop verified  
11/08/24 9:46 AM EST  
MSQ3-XIEY-5E3O-PKLJ

Scott Davis

Applicant Signature

Please Print

865-806-8008

swd444@gmail.com

Phone Number

Email

## STAFF ONLY

*Jessie Hillman*

Jessie Hillman

11/20/2024

Staff Signature

Please Print

Date Paid

No Fee

Eligible for Fee Refund?  Yes  No

Amount:

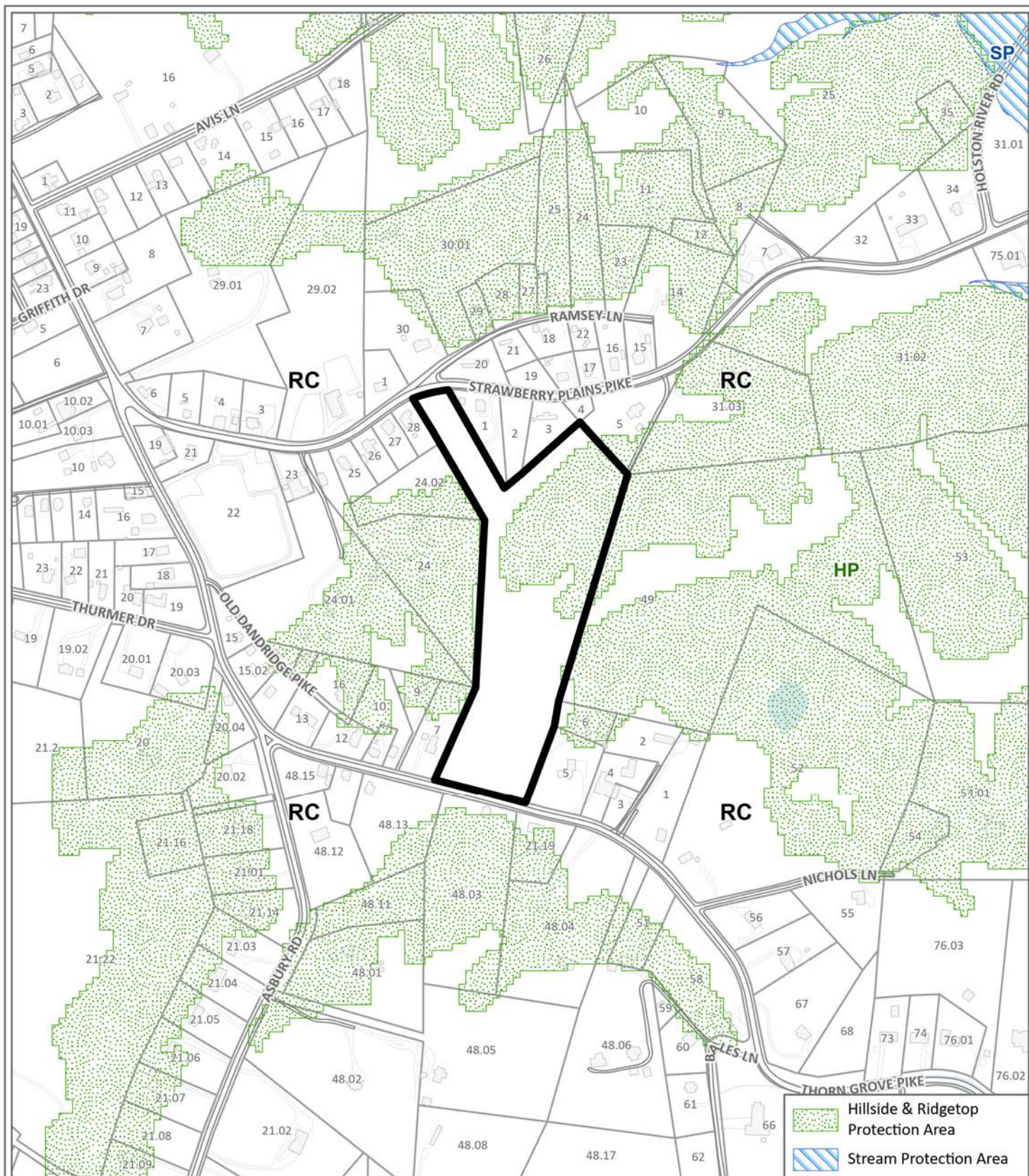
Approved by:

Date:

Payee Name

Payee Phone

Payee Address



**11-F-24-PA  
COMPREHENSIVE LAND USE PLAN MAP**

**Petitioner:** Mesana Investments, LLC

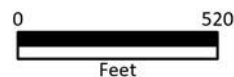


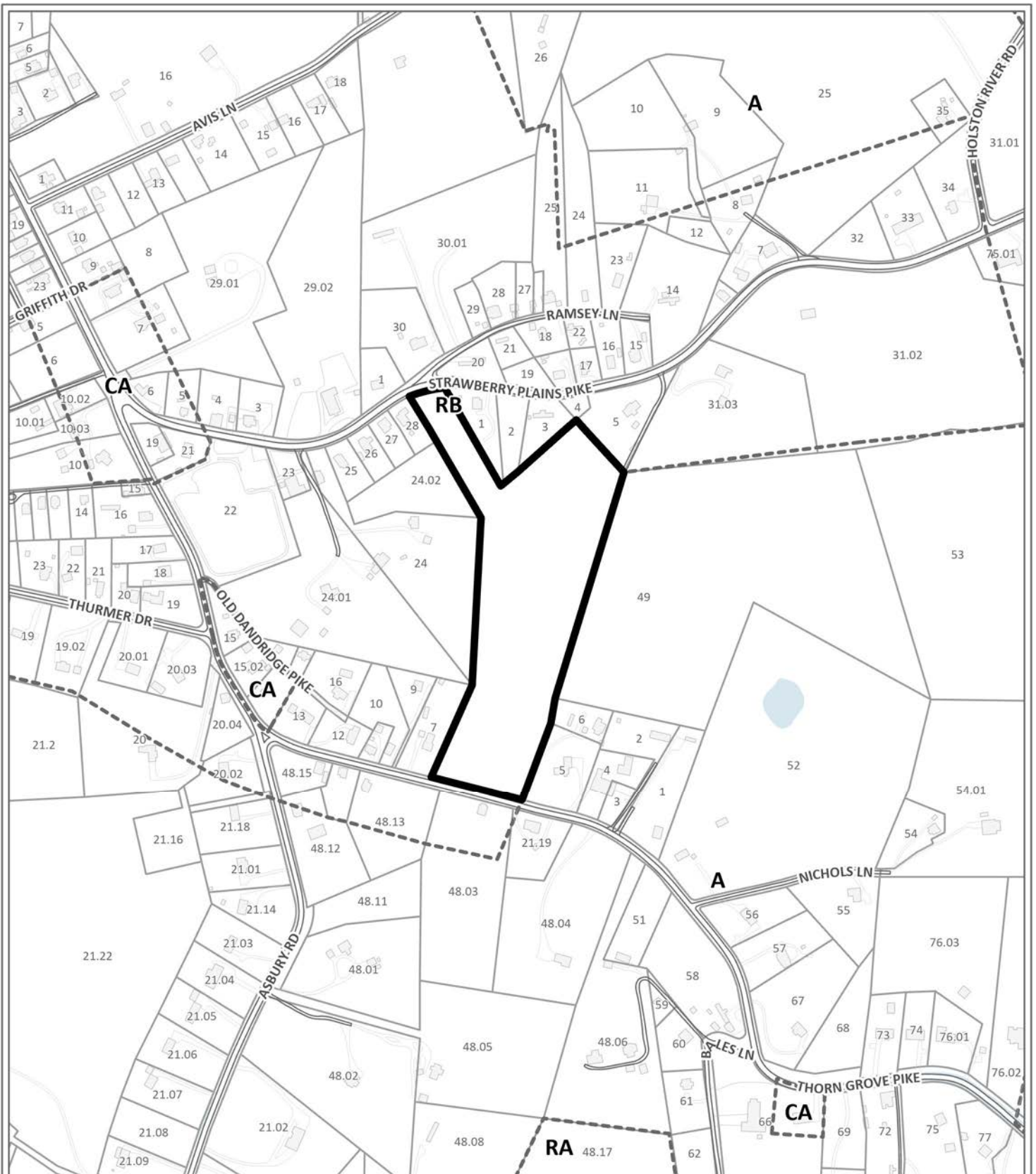
**From:** RC (Rural Conservation), HP (Hillside Protection)  
**To:** SR (Suburban Residential), HP (Hillside Protection)

**Map No:** 96  
**Jurisdiction:** County

**Original Print Date:** 10/10/2024

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





**REZONING**

**11-T-24-RZ**

**Petitioner:** Mesana Investments, LLC

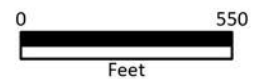


**From:** RB (General Residential)  
**To:** PR (Planned Residential) 9 du/ac

**Map No:** 96  
**Jurisdiction:** County

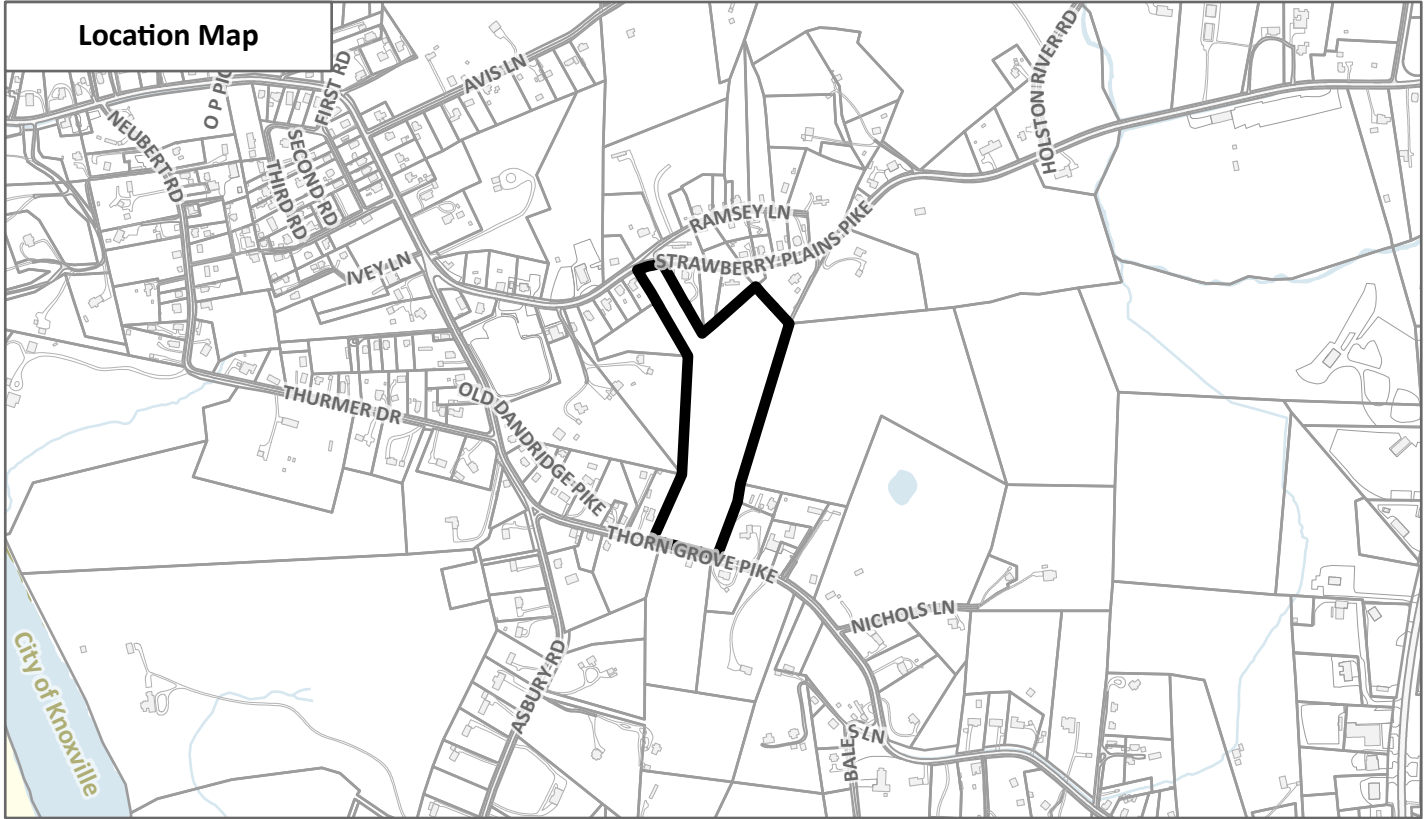
**Original Print Date:** 10/10/2024

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



# Exhibit A. Contextual Images

Location Map



Aerial Map

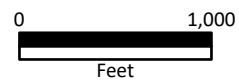


CONTEXTUAL MAPS 1

11-T-24-RZ / 11-F-24-PA

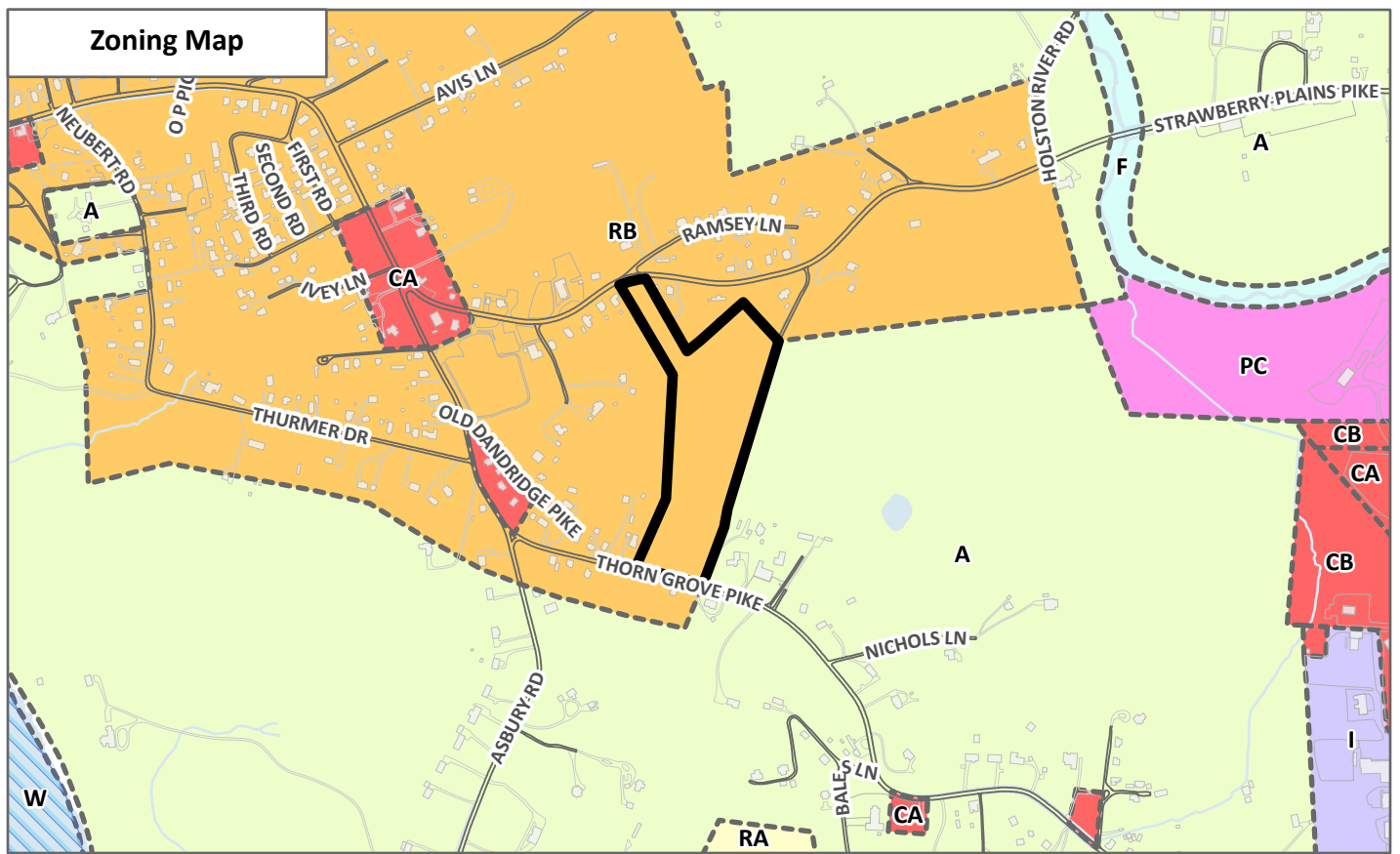


Case boundary

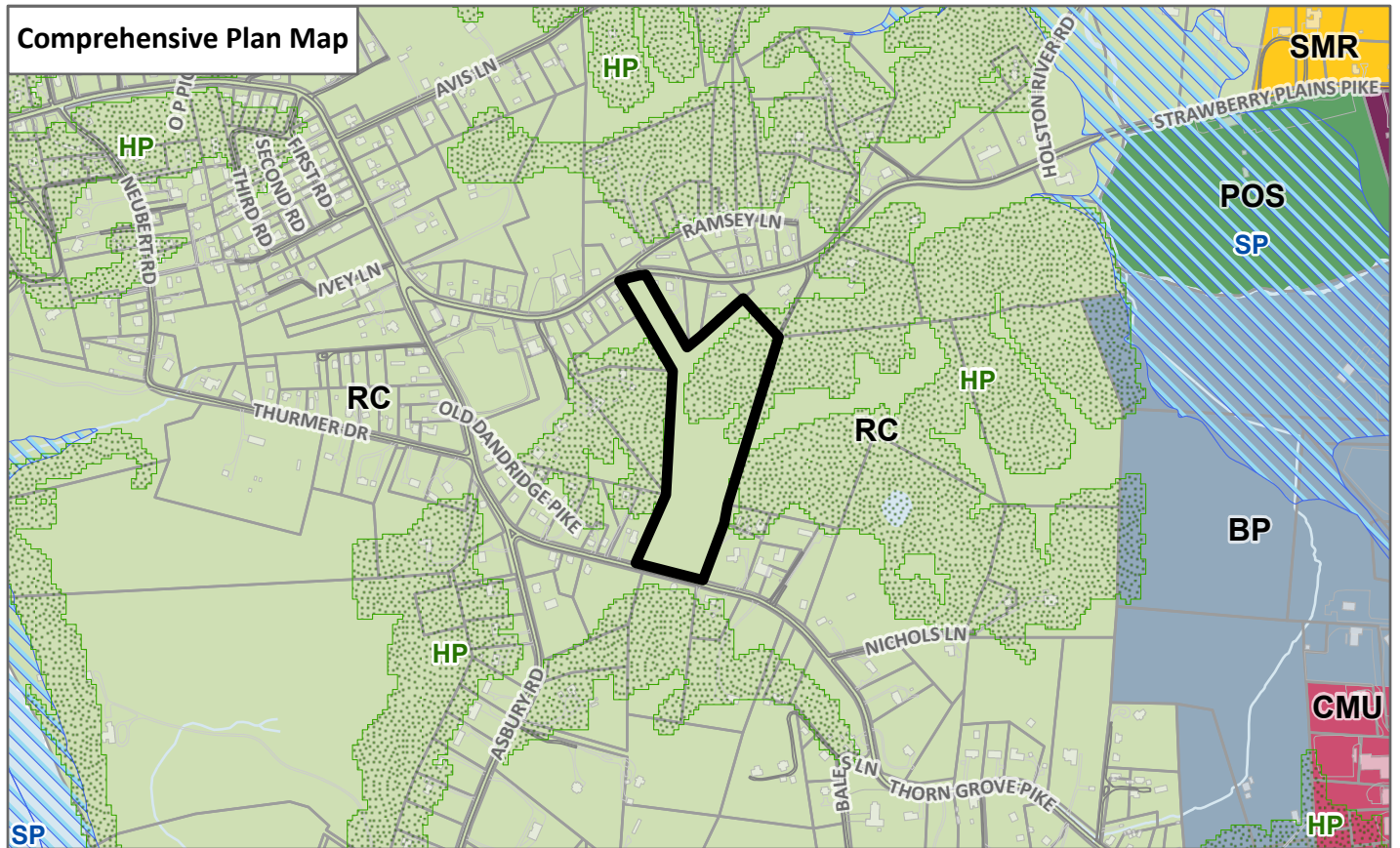




**Zoning Map**



**Comprehensive Plan Map**

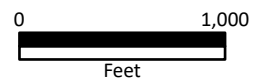


**CONTEXTUAL MAPS 2**

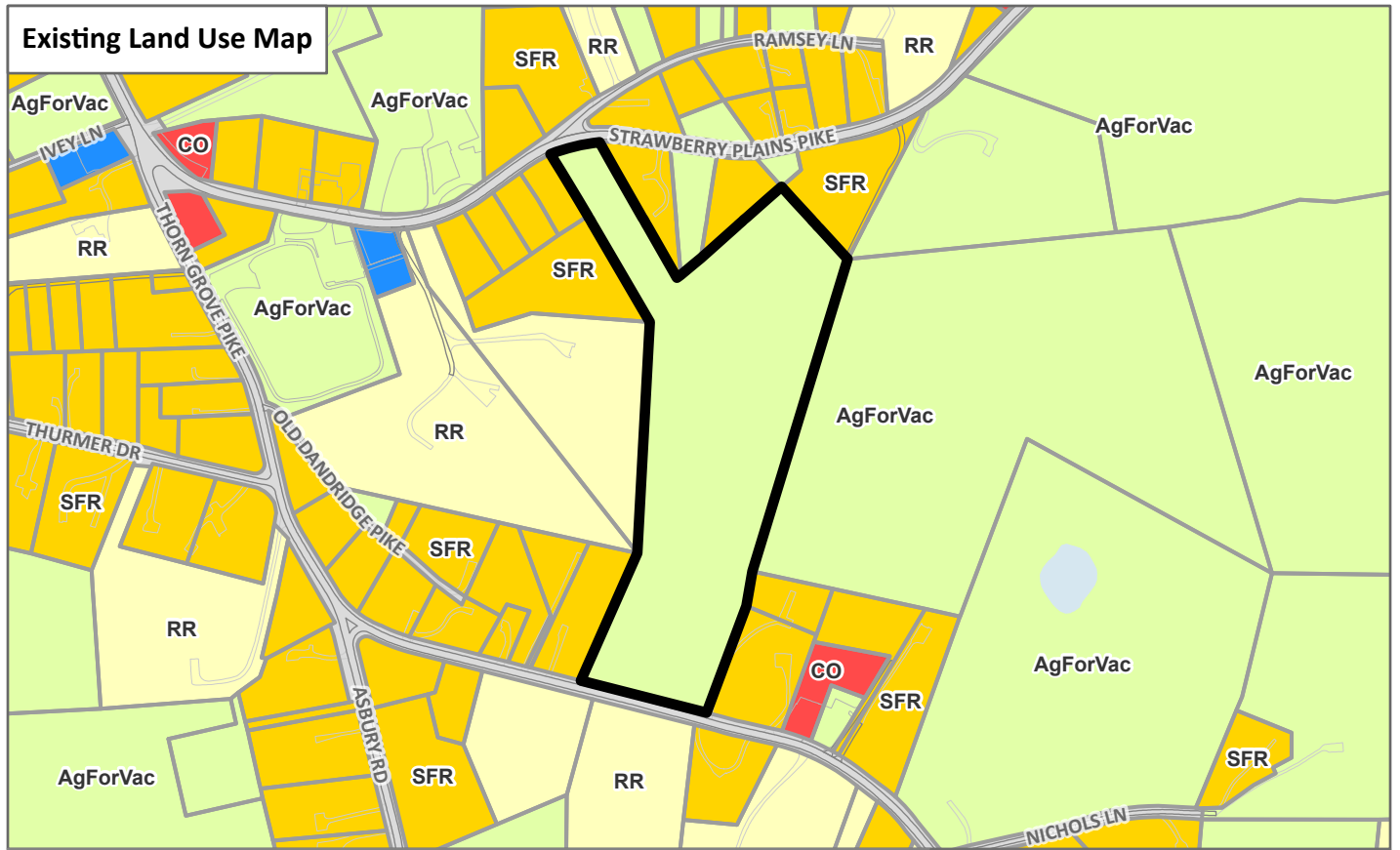
11-T-24-RZ / 11-F-24-PA



Case boundary



**Existing Land Use Map**

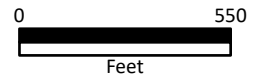


**CONTEXTUAL MAPS 3**

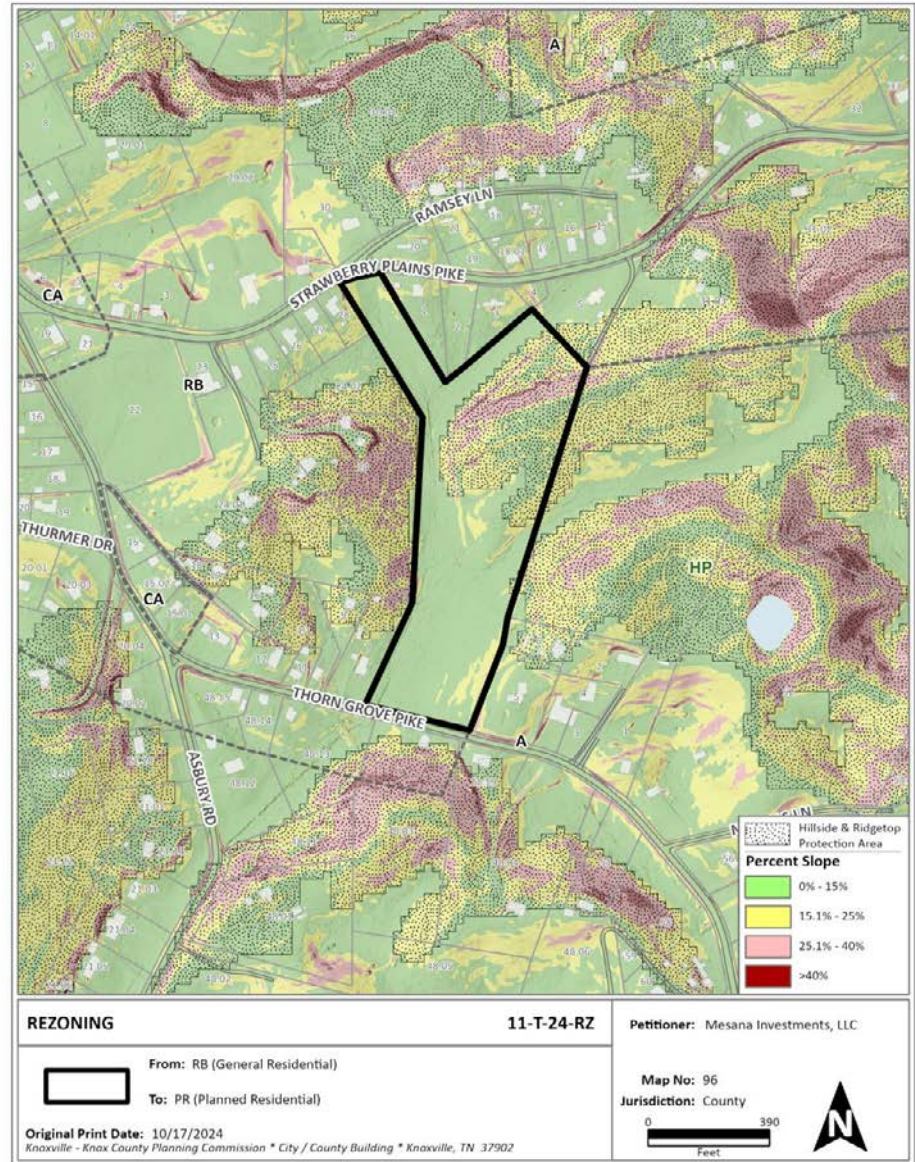
11-T-24-RZ / 11-F-24-PA



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
<b>Total Area of Site</b>	<b>12.7</b>		
Non-Hillside	8.6	N/A	
0-15% Slope	1.3	100%	1.3
15-25% Slope	1.8	50%	0.9
25-40% Slope	0.8	20%	0.2
Greater than 40% Slope	0.1	10%	0.0
Ridgetops			
<b>Hillside Protection (HP) Area</b>	<b>4.1</b>	Recommended disturbance budget within HP Area (acres)	<b>2.4</b>
		Percent of HP Area	<b>59.4%</b>





# 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

**10/2/2024**

Date Filed

**11/14/2024**

Meeting Date (if applicable)

**11-T-24-RZ / 11-F-24-PA**

File Number(s)

## CORRESPONDENCE

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

**Scott Davis Mesana Investments LLC**

Name / Company

**PO Box 11315 Knoxville TN 37939**

Address

**865-806-8008 / swd444@gmail.com**

Phone / Email

## CURRENT PROPERTY INFO

**Charlene Troutt**

Owner Name (if different)

**12817 Union Rd Knoxville TN 37934**

Owner Address

Owner Phone / Email

**0 STRAWBERRY PLAINS PIKE**

Property Address

**96 049 (part of)**

Parcel ID

Part of Parcel (Y/N)?

**12.62 acres**

Tract Size

**Knoxville Utilities Board**

Sewer Provider

**Knoxville Utilities Board**

Water Provider

**No**

Septic (Y/N)

## COMMUNITY ENGAGEMENT

*Sign and return the **Public Notice and Community Engagement** form with this application.*

*Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.***

## 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	<b>PR (Planned Residential)</b> Proposed Zoning	Pending Plat File Number
<input checked="" type="checkbox"/> Plan Amendment	<b>SR (Suburban Residential)</b> Proposed Plan Designation(s)	

### 9 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
<b>\$2,131.00</b>	
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: 10/2/2024  
Please Print

Phone / Email: \_\_\_\_\_

Property Owner Signature: Charlene Troutt    Date: 10/2/2024  
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
  - PA
- Rezoning

Mesana Investments, LLC

Applicant Name 8/13/24	10/3/24	Affiliation	File Number(s)
Date Filed	Meeting Date (if applicable)		11-T-24-RZ 11-F-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

Name P.O. Box 11315	Company Knoxville	TN	37939
Address (865) 659-7311	City drew.staten2019@gmail.com	State	ZIP
Phone	Email		

### CURRENT PROPERTY INFO

Charlene Troutt	2817 Union Road Knoxville, TN 37934		
Property Owner Name (if different) 0 Strawberry Plains Pike/Thorngrove Pike Knoxville, TN 37914	Property Owner Address 096 049	Property Owner Phone	
Property Address KUB	KUB	Parcel ID	
Sewer Provider	Water Provider	Septic (Y/N)	

### COMMUNITY ENGAGEMENT

Sign and return the **Public Notice & Community Engagement** form with this application.

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). We require applicants to acknowledge their role in this process.

**DEVELOPMENT REQUEST**

- Development Plan     Use on Review / Special Use     Hillside Protection COA
- Residential     Non-Residential

Related City Permit Number(s)

Home Occupation (specify) \_\_\_\_\_

Other (specify) \_\_\_\_\_

**SUBDIVISION REQUEST**

Proposed Subdivision Name \_\_\_\_\_

Related Rezoning File Number

Unit / Phase Number     Combine Parcels     Divide Parcel

Total Number of Lots Created \_\_\_\_\_

Other (specify) \_\_\_\_\_

Attachments / Additional Requirements

**ZONING REQUEST**

A to PR

Pending Plat File Number

Zoning Change

Proposed Zoning \_\_\_\_\_

Plan Amendment Change

Proposed Plan Designation(s) \_\_\_\_\_

PR up to 5 du/acre

Proposed Density (units/acre) \_\_\_\_\_

Previous Rezoning Requests \_\_\_\_\_

Zoning request to only include A portion of property approximately (20) acres. Omit RB along left side.

Other (specify) \_\_\_\_\_

**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
0609	\$2,131.00
Fee 2	
0802	
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

*Scott Davis*  
dotloop verified  
08/12/24 4:24 PM EDT  
9NDC-0343-BHLR-Q6AD

Mesana Investments, LLC

8/13/24

Applicant Signature

Please Print

Date

(865) 806-8008

swd444@gmail.com

Phone Number

Email

*Charlene Troutt*

Charlene Troutt

10/02/2024, SG

Property Owner Signature

Please Print

Date Paid



# Knox County Comprehensive Plan Amendment Request

All requests to amend the Knox County Comprehensive Land Use and Transportation Plan must include justification for the changes as part of the application process.

The applicant must provide justification per Implementation Action IM.6, demonstrating:

**Either**

- There is an obvious or significant error or omission in the Plan

OR

**2 or more of the following criteria apply**

- Conditions Have Changed** Changes of conditions, such as surrounding land uses, zoning, uncontrolled natural forces/disasters, etc.
- New Utilities / Projects** Introduction of significant new utilities or local/state/federal road projects that were not anticipated in the Plan and make development more feasible
- New Data** New data regarding trends or projections, population, housing conditions, or traffic growth that warrant reconsideration of the original Plan
- Proposed Changes Support Plan** The proposed changes support the Policies and Actions, goals, objectives, and criteria of the Plan

**PLEASE EXPLAIN**

The property is currently in the planned growth policy plan.

A trend in rezoning - less than a half mile, case file 1-T-23-RZ, last year a rezoning permitted up to 12 dwellings per acre.

Commercial corridor in the surrounding area which further supports higher densities.

Received confirmation from Knoxville Utilities Board 8/7/24 - waste water services are available to serve this site.

The use is in harmony with the general purpose and intent of the Zoning Ordinance ie. "Multi-dwelling structures or developments, provided that the development density shall be less than twelve (12) dwelling units per acre."

With the recommended conditions, the proposed SR residential place type is consistent with all the relevant requirements of the PR zoning. A recent case file #5-E-24-RZ received up to 9 dwellings per unit with adjacent RB zoning in the surrounding area.

*Scott Davis* dotloop verified  
10/22/24 3:21 PM EDT  
JXHV-1E0T-X763-DU00

Property Owner Signature

Print Name

Date

**By signing above,** you certify that criteria for a Plan Amendment have been met and that any information to justify such action is specified above.

FILE NUMBER





# Public Notice and Community Engagement

## Sign Posting and Removal

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.

**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.

## Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s).

### Acknowledgement

*By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.*

**Have you engaged the surrounding property owners to discuss your request?**

- Yes  No
- No, but I plan to prior to the Planning Commission meeting

Date to be Posted

Date to be Removed

*Scott Davis*

dotloop verified  
10/01/24 2:59 PM EDT  
4EOG-R6HI-GZ0H-NENZ

Mesana Investments, LLC

10/1/24

Applicant Signature

Applicant Name

Date