

REZONING

7-U-24-RZ

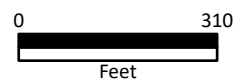
Petitioner: Mesana Investments, LLC



From: A (Agricultural), TO (Technology Overlay)
To: PR (Planned Residential);TO (Technology Overlay) 5 du/ac

Map No: 89
Jurisdiction: County

Original Print Date: 6/3/2024
 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

5/30/2024

Date Filed

7/11/2024

Meeting Date (if applicable)

7-U-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

Fred Clarke

Owner Name (if different)

10102 Lake Cove Ln Tampa FL

Owner Address

Owner Phone / Email

3239 GEORGE LIGHT RD

Property Address

89 166

Parcel ID

6.71 acres

Tract Size

Part of Parcel (Y/N)?

West Knox Utility District

Sewer Provider

West Knox Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

West side of George Light Rd, north of Rather Rd

General Location

City **Commission District 6 A (Agricultural), TO (Technology Overlay)**

County District

Zoning District

Agriculture/Forestry/Vacant Land

Existing Land Use

Northwest County SR (Suburban Residential), HP (Hillside Ridgetop Protection)

Planning Sector

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), TO (Technology Overlay) Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)	

up to 5 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
\$985.50	
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 Please Print	5/30/2024 Date
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Phone / Email		
Property Owner Signature	Fred Clarke Please Print	5/30/2024 Date



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 5/8/24	Meeting Date (if applicable) 6/13/24 7/11/24	Affiliation
Date Filed	Meeting Date (if applicable)	File Number(s) 7-U-24-RZ

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 PO Box 11315	Company Knoxville	TN	37922
Address 865-806-8008	City swd444@gmail.com	State	ZIP
Phone	Email		

CURRENT PROPERTY INFO

Fred Clarke **10102 Lake Cove Ln. Tampa Florida**

Property Owner Name (if different) 3239 George Light Rd	Property Owner Address 089 166	Property Owner Phone
Property Address	Parcel ID	
Sewer Provider	Water Provider	Septic (Y/N)

STAFF USE ONLY

General Location	Tract Size
<input type="checkbox"/> City <input type="checkbox"/> County	
District	Zoning District
	Existing Land Use
Planning Sector	Sector Plan Land Use Classification
	Growth Policy Plan Designation

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

Related Rezoning File Number

Proposed Subdivision Name _____

- Unit / Phase Number Combine Parcels Divide Parcel

Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

- Zoning Change

A/TO to PR/TO

Proposed Zoning

Pending Plat File Number

- Plan Amendment Change

Proposed Plan Designation(s)

5 DU/acre

Proposed Density (units/acre)

Previous Rezoning Requests

Other (specify) _____

STAFF USE ONLY

PLAT TYPE

- Staff Review Planning Commission

ATTACHMENTS

- Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

- Design Plan Certification (*Final Plat*)
 Use on Review / Special Use (*Concept Plan*)
 Traffic Impact Study
 COA Checklist (*Hillside Protection*)

Fee 1	Total \$985.50
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

Scott Davis
dotloop verified
05/08/24 9:30 AM EDT
LWJ1-AFC5-UXHB-RQQT

Applicant Signature

865-806-8008

Phone Number

Mesana Investments LLC

Please Print

swd444@gmail.com

Email

5/8/24

Date

DocuSigned by:

Fred Clarke

Property Owner Signature

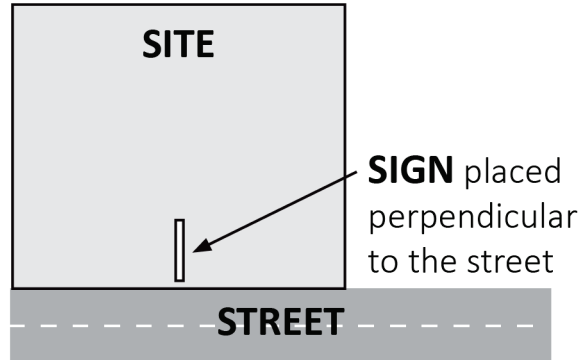
Fred Clarke

Please Print

05/30/2024, SG

Date Paid

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:

_____ 06/28/2024 _____ and _____ 07/12/2024 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Mesana Investments, LLC

Date: 05/30/2024

File Number: 7-U-24-RZ

- Sign posted by Staff
- Sign posted by Applicant