

**REZONING**

**7-V-24-RZ**

**Petitioner:** Mesana Investments, LLC



**From:** RA (Low Density Residential), A (Agricultural)

**To:** PR (Planned Residential) 5 du/ac

**Map No:** 125

**Jurisdiction:** County

**Original Print Date:** 6/5/2024

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-V-24-RZ**

File Number(s)

## CORRESPONDENCE

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

**Mesana Investments, LLC**

Name / Company

**P.O. Box 11315 Knoxville TN 37922**

Address

**865-806-8008**

Phone / Email

## CURRENT PROPERTY INFO

**John Johnson**

Owner Name (if different)

**440 Highland View Dr Knoxville TN 37920**

Owner Address

**828-702-8413**

Owner Phone / Email

**7803 SEVIERVILLE PIKE / 7807, 7809 SEVIERVILLE PIKE**

Property Address

**125 041, 04301, 04001**

Parcel ID

Part of Parcel (Y/N)?

**11.4 acres**

Tract Size

**Knox-Chapman Utility District**

Sewer Provider

**Knox-Chapman Utility District**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**South side of Sevierville Pk, east of Basilfield Dr**

General Location

City **Commission District 9 RA (Low Density Residential), A (Agricultural)**

**Agriculture/Forestry/Vacant Land, Multifamily Residential**

County District Zoning District

Existing Land Use

**South County SR (Suburban Residential), HP (Hillside Ridgetop Protection)**

**Planned Growth Area**

Planning Sector Land Use (City)/Place Type (County)

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	Total Number of Lots Created
<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 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
<b>\$1,220.00</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 Please Print	5/30/2024 Date
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Phone / Email		
Property Owner Signature	John Johnson 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	6/13/24	Affiliation
Date Filed	Meeting Date (if applicable)	File Number(s) <b>7-V-24-RZ</b>

### 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

John Johnson	440 Highland View Drive	(828) 702-8413
Property Owner Name (if different) 7807 Sevierville Pike Knoxville TN 37920	Property Owner Address 125 041, 125 04001, 125 04301	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

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

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

Related City Permit Number(s)

### SUBDIVISION REQUEST

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

Combine Parcels  
  Divide Parcel  
 Unit / Phase Number \_\_\_\_\_

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

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

Attachments / Additional Requirements

Related Rezoning File Number

### ZONING REQUEST

Zoning Change

A to PR

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

Plan Amendment Change

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

5 DU/acre

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

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

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

Pending Plat File Number

### 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
Fee 2	
Fee 3	

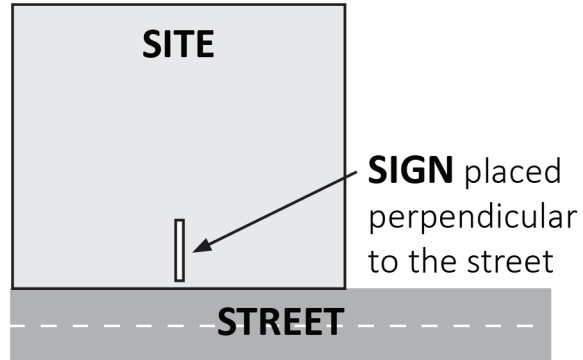
### AUTHORIZATION

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

<i>Scott Davis</i>	dotloop verified 05/08/24 9:31 AM EDT YCGZ-JCDW-0E01-YJEG	Mesana Investments LLC	5/8/24
Applicant Signature		Please Print	Date
865-806-8008		swd444@gmail.com	
Phone Number		Email	05/30/2024, SG
<i>JOHN B JOHNSON</i>	05/08/24	JOHN B JOHNSON	05/08/24
Property Owner Signature		Please Print	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-V-24-RZ

- Sign posted by Staff
- Sign posted by Applicant