

**REZONING**

**6-S-24-RZ**

**Petitioner:** Mesana Investments LLC



**From:** CA (General Business), A (Agricultural)

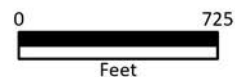
**To:** PR (Planned Residential) 5 du/ac

**Map No:** 73

**Jurisdiction:** County

**Original Print Date:** 5/7/2024

Knoxville - Knoxville 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

**4/29/2024**

Date Filed

**6/13/2024**

Meeting Date (if applicable)

**6-S-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

**Barry Vaulton**

Owner Name (if different)

**7008 Asheville Hwy**

Owner Address

Owner Phone / Email

**7920 ASHEVILLE HWY / 8014 ASHEVILLE HWY; 0, 8003 STRAWBERRY PLAINS PIKE**

Property Address

**73 08008, 08003 & 062 164 165 (part of)**

Parcel ID

Part of Parcel (Y/N)?

**49.18 acres**

Tract Size

**Knoxville Utilities Board**

Sewer Provider

**Knoxville Utilities Board**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**Southside of Asheville Hwy, east of Cash Rd**

General Location

City **Commission District 8 CA (General Business), A (Agricultural)**

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

County District Zoning District

Existing Land Use

**East County MDR/O (Medium Density Residential/Office), LDR (Low Density Residential), MU-SD (Mixed Use Special D)**

**Urban Growth Area (Outside City Limits)**

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 _____	
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change <b>PR (Planned Residential)</b>	Pending Plat File Number
Proposed Zoning	
<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>\$3,003.00</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: **4/29/2024**  
Please Print

Phone / Email

Property Owner Signature: **Barry Vaulton**    Date: **4/29/2024**  
Please Print

[Reset Form](#)



# 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		Affiliation
<u>04/23/2024</u>	<u>06/13/2024</u>	File Number(s)  <b>6-S-24-RZ</b>
Date Filed	Meeting Date (if applicable)	

**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 Statan

Mesana Investments LLC

Name		Company	
<u>PO Box 1135</u>	<u>Knoxville</u>	<u>TN</u>	<u>37939</u>
Address	City	State	ZIP
<u>865-806-8008</u>	<u>swd444@gmail.com</u>		
Phone	Email		

**CURRENT PROPERTY INFO**

Barry Vaulton

7008 Asheville Highway Knoxville TN 37924

Property Owner Name (if different)	Property Owner Address	Property Owner Phone
<u>7920, 8014 Asheville Hwy &amp; 8003, 0 Strawberry Plains Pike</u>	<u>062 164, 062 165, 073 08008, 073 8003</u>	
Property Address	Parcel ID	<div style="border: 1px solid black; padding: 2px;">Exclude OA Portion please refer the picture below.</div>
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
Planning Sector	Sector Plan Land Use Classification	Existing Land Use
		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

- Combine Parcels  
  Divide Parcel

Unit / Phase Number

Total Number of Lots Created

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

Attachments / Additional Requirements

## ZONING REQUEST

Pending Plat File Number

- 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) \_\_\_\_\_

## 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
0802      \$3,003.00	
Fee 2	\$3,003.00
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  
04/23/24 3:31 PM EDT  
36JX-MMNP-PDWY-ZRKI

Scott W. Davis

04/23/2024

Applicant Signature

Please Print

Date

865-806-8008

swd444@gmail.com

Phone Number

Email

*Barry Vaulton*      dotloop verified  
04/24/24 3:04 PM EDT  
GWOT-RWTD-OULF-NTBF

Barry Vaulton

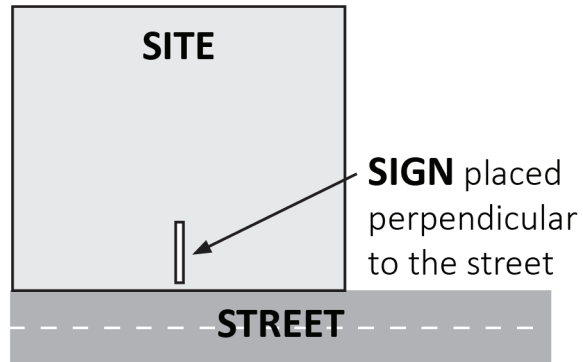
04/29/2024, SG

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:*

\_\_\_\_\_ 05/31/2024 \_\_\_\_\_ and \_\_\_\_\_ 06/14/2024 \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Mesana Investments LLC

Date: 04/29/2024

File Number: 6-S-24-RZ

- Sign posted by Staff
- Sign posted by Applicant