



# PLAN AMENDMENT/ REZONING REPORT

▶ **FILE #:** 3-E-24-RZ  
3-A-24-SP

**AGENDA ITEM #:** 11  
**AGENDA DATE:** 3/7/2024

▶ **APPLICANT:** MESANA INVESTMENTS LLC  
**OWNER(S):** John Johnson

**TAX ID NUMBER:** 125 041, 040.01, 043.01 [View map on KGIS](#)

**JURISDICTION:** Commission District 9

**STREET ADDRESS:** 7803 SEVIERVILLE PIKE (7807, 7809 SEVIERVILLE PIKE)

▶ **LOCATION:** South side of Sevierville Pk, east of Basilfield Dr

▶ **TRACT INFORMATION:** 11.4 acres.

**SECTOR PLAN:** South County

**GROWTH POLICY PLAN:** Rural Area

**ACCESSIBILITY:** Access is via Sevierville Pike, a minor collector street with a 17 ft pavement width within a right-of-way range of 46-54 ft.

**UTILITIES:** Water Source: Knox-Chapman Utility District

Sewer Source: Knox-Chapman Utility District

**WATERSHED:** Burnett Creek

▶ **PRESENT PLAN DESIGNATION/ZONING:** AG (Agricultural), HP (Hillside Protection) / A (Agricultural)

▶ **PROPOSED PLAN DESIGNATION/ZONING:** LDR (Low Density Residential), HP (Hillside Protection) / PR (Planned Residential)

▶ **EXISTING LAND USE:** Agriculture/forestry/vacant Land

▶ **DENSITY PROPOSED:** up to 3 du/ac

**EXTENSION OF PLAN DESIGNATION/ZONING:** No, it is not an extension of the plan designation or the zoning.

**HISTORY OF ZONING REQUESTS:** None noted.

**SURROUNDING LAND USE, PLAN DESIGNATION, ZONING** North: Single family residential - AG (Agricultural) - A (Agricultural)

South: Agriculture/forestry/vacant land - AG (Agricultural), HP (Hillside Protection) - A (Agricultural)

East: Rural residential, single family residential - AG (Agricultural), HP (Hillside Protection) - A (Agricultural)

West: Single family residential - AG (Agricultural), HP (Hillside Protection) - RA (Low Density Residential)

**NEIGHBORHOOD CONTEXT:** This property is approximately a mile from a large commercial node at E Governor John Sevier Hwy and Chapman Hwy. This section of Sevierville

Pike contains mostly single family homes on large lots, with subdivisions off of side streets having lots that range in size. The abutting subdivision to the west has lots as small as 1/3 of an acre.

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**STAFF RECOMMENDATION:**

- ▶ **Approve the sector plan amendment to the RR (Rural Residential) land use classification because it is consistent with development in the area. The HP (Hillside Protection) area would be retained.**
  
- ▶ **Approve the PR (Planned Residential) zone up to 1 du/ac because it is consistent with the Rural Residential land use classification and surrounding development, subject to one condition.**
  1. The rear of the parcel with slopes of 25% or greater at approximately beyond the 970-contour line shall be left undisturbed.

**COMMENTS:**

SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. This area has been transitioning from the A (Agricultural) zone to the PR (Planned Residential) zone with densities ranging from 2 to 8 du/ac since 2002.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. In 2007, Majestic Grove Rd and Mountain Grove Dr were constructed as internal streets for the commercial development along Chapman Hwy at E Governor John Sevier Hwy. At the same time, Chapman Hwy was improved to include turn lanes into the new development.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. The AG (Agricultural) land use designation is not the result of an error or omission in the sector plan. However, the area immediately to the west of this property is also classified with the AG land use classification, but these developments do not meet the AG land use classification description. These areas were developed in the 1970s and 1990s, and the sector plan should have considered the RR land use classification for those developments. RR may be considered in the Rural Area of the Growth Policy Plan.
2. The RR land use classification allows consideration of PR up to 1 du/ac in the South County Sector Plan.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

1. The large commercial development along Chapman Hwy at W Governor John Sevier Hwy warrants a significant change in the area over the last 10 years.

OTHER CONSIDERATIONS:

1. The subject property meets the RR (Rural Residential) land use classification's location criteria, which is for sites characterized as forested (tree covered), especially on moderate and steep slopes and by sites adjacent to agricultural areas where conservation/cluster housing subdivisions may be appropriate.

State law regarding amendments of the general plan (which includes Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

- The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
- The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

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 COUNTY GENERALLY:

1. The adjacent subdivision was rezoned to RA in 1992. There have been several PR rezonings with densities ranging from 2-8 du/ac along E Governor John Sevier Hwy since the early 2000s.

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

1. The PR zone provides flexibility for residential development on properties with environmental constraints by allowing clustered development in the optimal areas of a property to preserve more environmentally sensitive areas, such as steep slopes and streams.
2. This property has steep slopes along the rear of the property, so the PR zone would permit clustered development in the less sloped areas, enabling preservation of steep slopes and forested areas.
3. PR up to 1 du/ac on this 11.4-acre property would allow up to 11 units where dwellings may be clustered. The current Agriculture zone would also allow 11 units, but only with 1-acre minimum lot sizes. Houses, duplexes and multi-dwelling structures and developments are permitted in the PR zone.
4. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development brought forth at a future time would be compatible with the surrounding land uses.

THE 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 RA zone is adjacent to the property. The proposed density of 1 du/ac is not expected to have adverse impacts on that development.
2. The impact to the street system will be minimal as the property has direct access to a minor collector street.
3. Considering the environmental constraints, staff recommends approving the PR zone at 1 du/ac on the condition that the area along the rear of the property line with slopes of 25% or higher at the 970-contour line be left undisturbed (see Exhibit B). This condition is supported by the following development policies of the General Plan 1) Rigorously enforce zoning regulations and conditions of approval to maintain public confidence in the planned development process (10.4) and 2) Encourage flexible, planned development zones to protect hillsides, woodlands, wildlife habitats, and stream corridors (6.1) and 3) Compliment natural land forms when grading, and minimize grading on steep slopes and within floodways (6.2).
4. Approximately 43% of the property is within the Hillside Protections Area. The slope analysis recommends a density of 2.32 du/ac for the property.
5. PR zoning requires that development plans be submitted for Planning Commission review. At that time, issues such as topography, surrounding character, and access are evaluated, and community input may be provided regarding the proposed development plan.

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

1. The recommended amendment for the South County Sector Plan to RR (Rural Residential) makes the proposed rezoning consistent with the land use plan, which allows up to 1 du/ac. The requested LDR (Low Density Residential) land use classification is not consistent with the sector plan, which calls for the RR or AG land use classifications in the County's Rural Areas.
2. The proposed PR zone of 1 du/ac is consistent with the Rural Area of the Growth Policy Plan, which allows up to 3 du/ac.
3. With adherence to the noted condition, the proposed PR zone of 1 du/ac aligns with 6.2 of the General Plan, which encourages development in areas with the fewest environmental constraints. The nearby Planned Growth Area to the west is proposed to be extended along Sevierville Pike, and the extension would include this parcel. However, the Growth Policy Plan has not been adopted, so the request is subject to the policies and plans that are currently in place. It will require approval by the Knox County Commission, the Knoxville City Council, and the Town of Farragut Board of Aldermen.

ESTIMATED TRAFFIC IMPACT: 374 (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: 7 (public school children, grades K-12)

Schools affected by this proposal: New Hopewell Elementary, South Doyle Middle, and South Doyle 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 4/22/2024. 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.

(1) Download and print out this form at your convenience.  
(2) Sign the application digitally (or print, sign, and scan).

(3) Print the completed form and bring it to the  
Knoxville-Knox County Planning offices OR email it to  
applications@knoxplanning.org

Reset Form



# Request to Postpone • Table • Withdraw

Mesana Investments, LLC

3/6/24

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

Date of Request

3/7/24

Scheduled Meeting Date

File Number(s)

3-A-24-SP / 3-E-24-RZ

## 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 5/9/2024 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.*

Applicant Signature

Scott Davis

Please Print

(865) 693-3356

swd444@gmail.com

Phone Number

Email

## STAFF ONLY

Whitney Warner  
Staff Signature

Whitney Warner

Please Print

Date Paid

No Fee

Eligible for Fee Refund?  Yes  No

Amount:

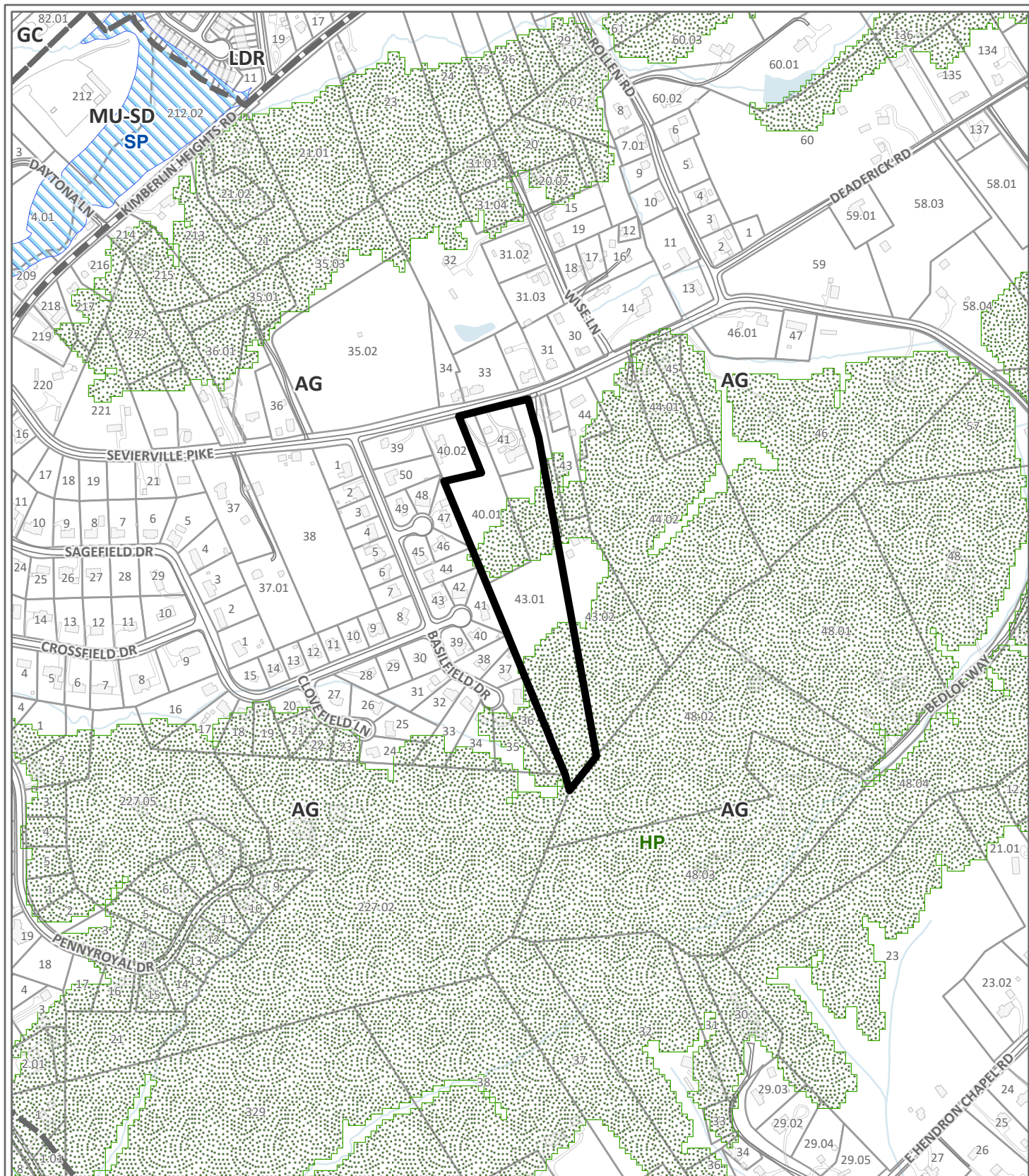
Approved by:

Date:

Payee Name

Payee Phone

Payee Address



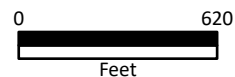
**3-A-24-SP  
SOUTH COUNTY SECTOR PLAN MAP**

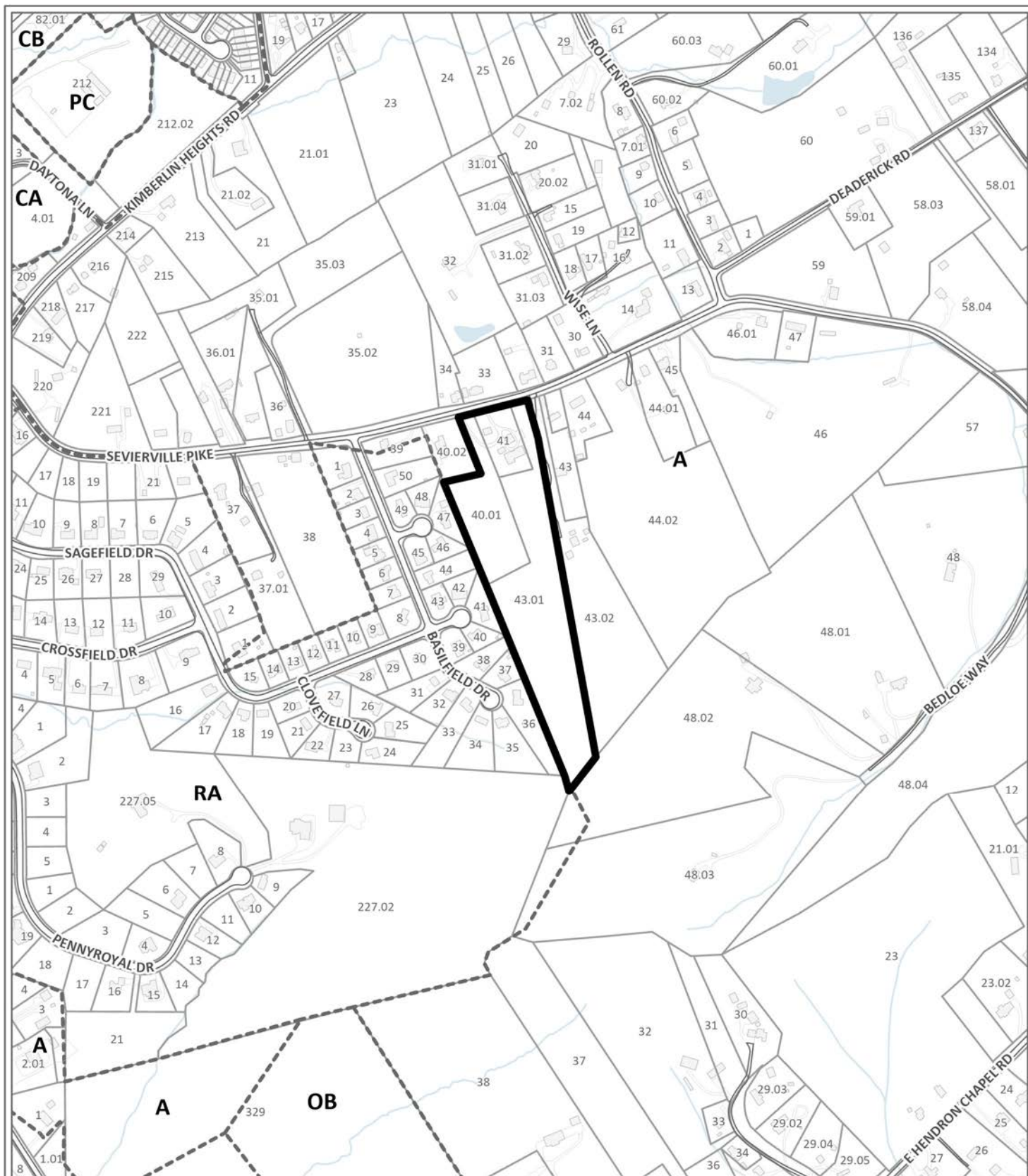
**From:** AG (Agricultural), HP (Hillside Protection)  
**To:** LDR (Low Density Residential), HP (Hillside Protection)

**Petitioner:** Scott Davis

**Map No:** 125  
**Jurisdiction:** County

**Original Print Date:** 2/2/2024  
 Knoxville - Knoxville County Planning Commission \* City / County Building \* Knoxville, TN 37902





**REZONING**

**3-E-24-RZ**

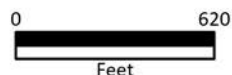
**Petitioner: Scott Davis**



**From: A (Agricultural)**  
**To: PR (Planned Residential)**

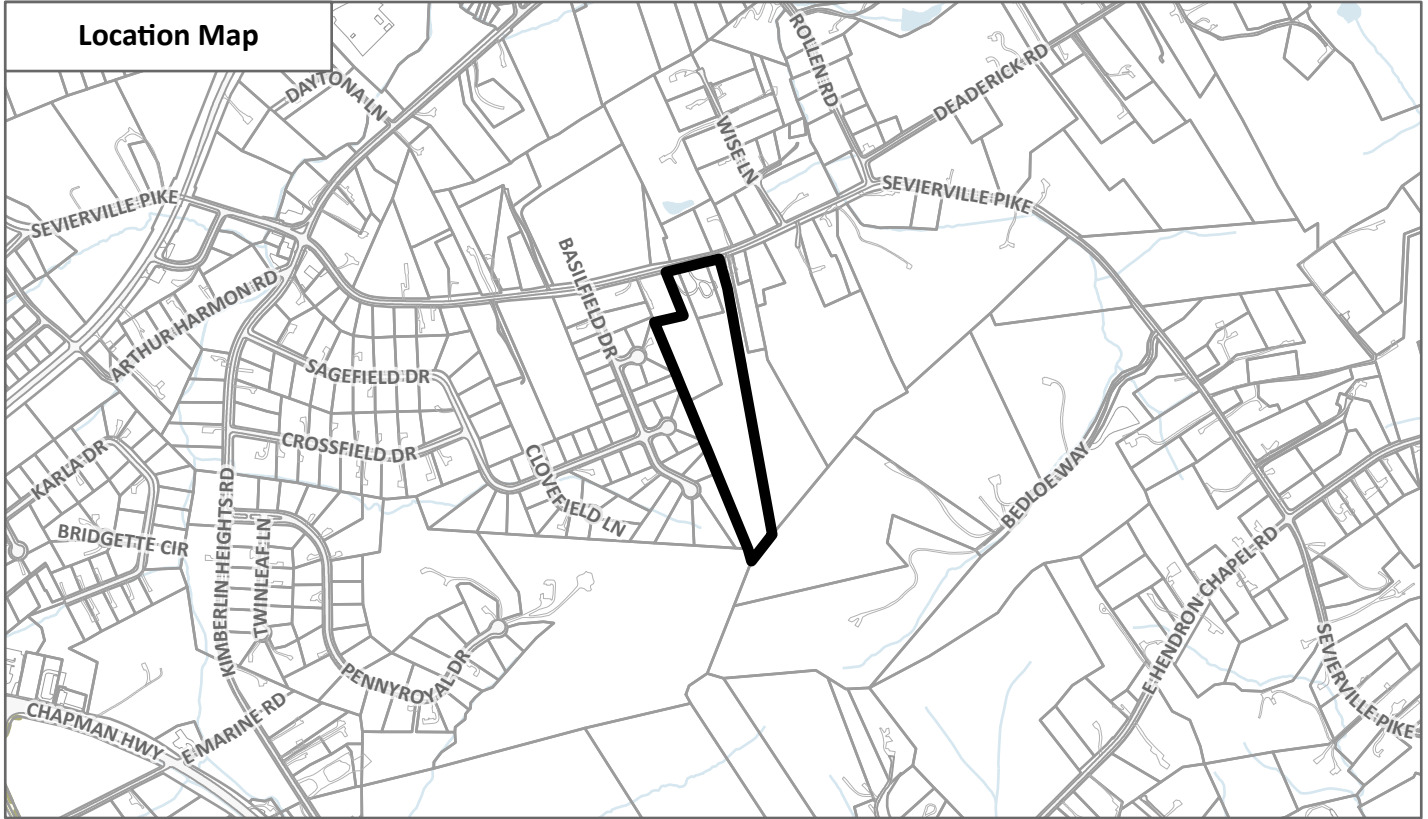
**Map No: 125**  
**Jurisdiction: County**

**Original Print Date: 2/5/2024**  
 Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902



# Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

3-A-24-SP / 3-E-24-RZ

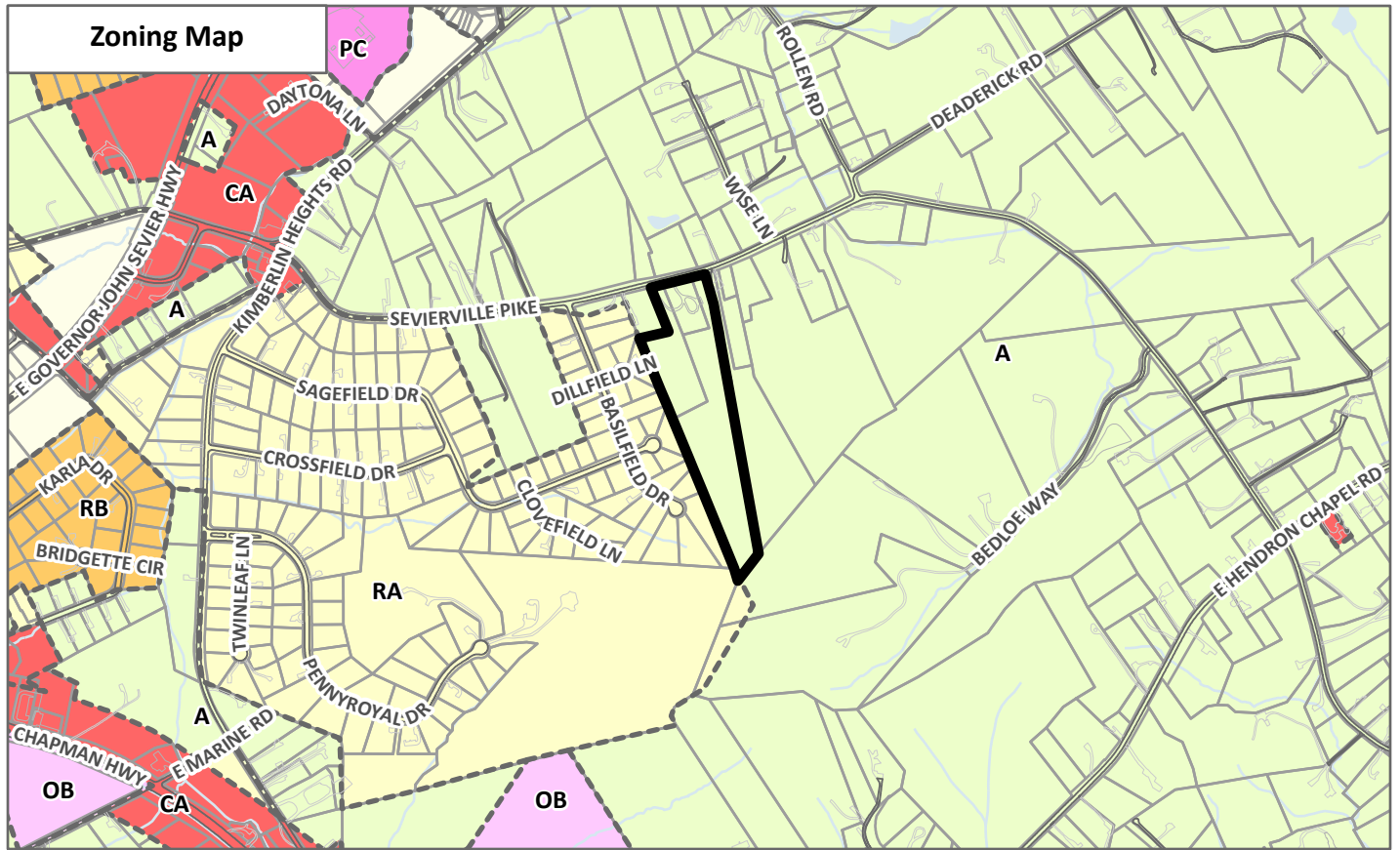


Case boundary

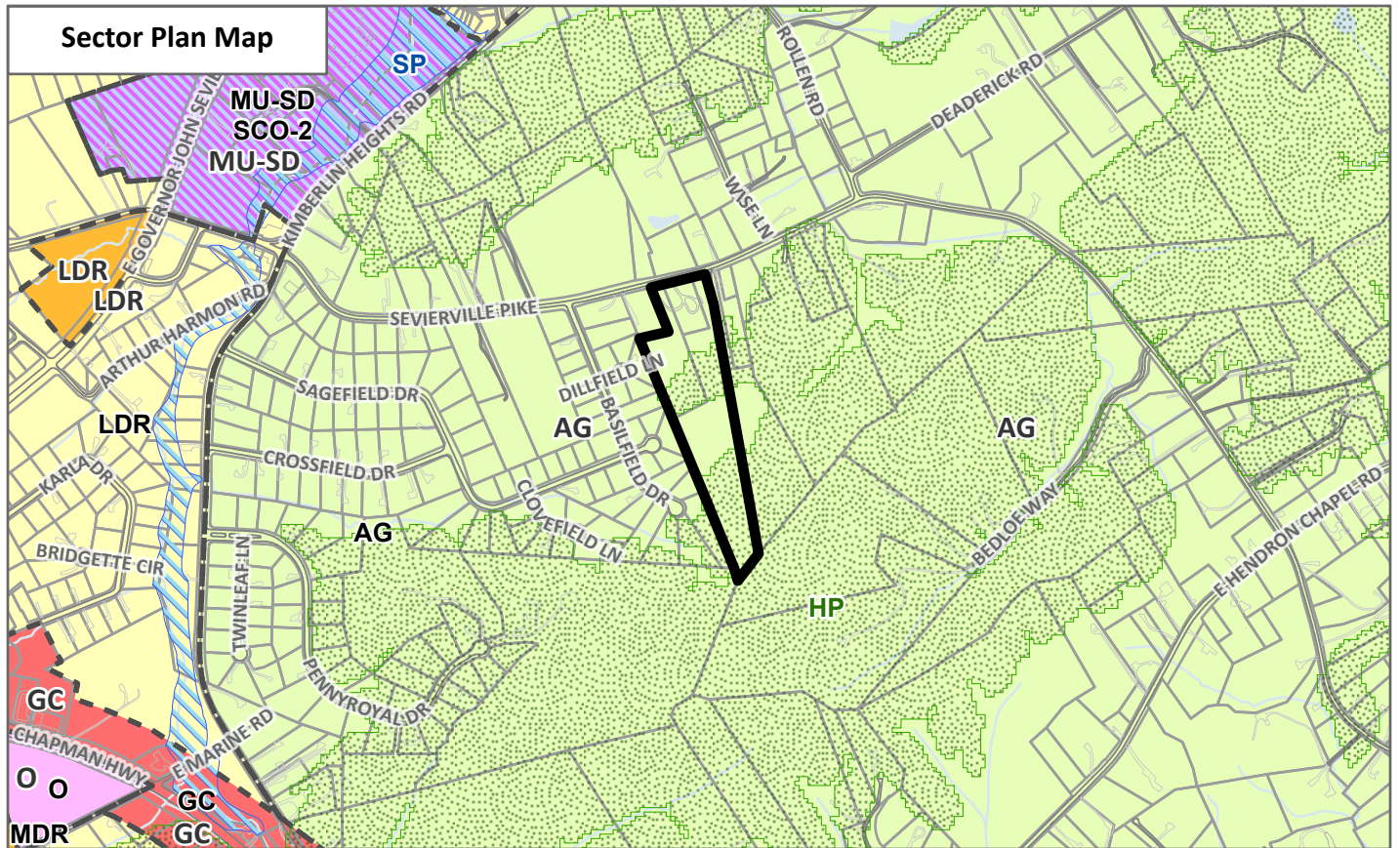




**Zoning Map**



**Sector Plan Map**

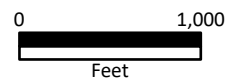


**CONTEXTUAL MAPS 2**

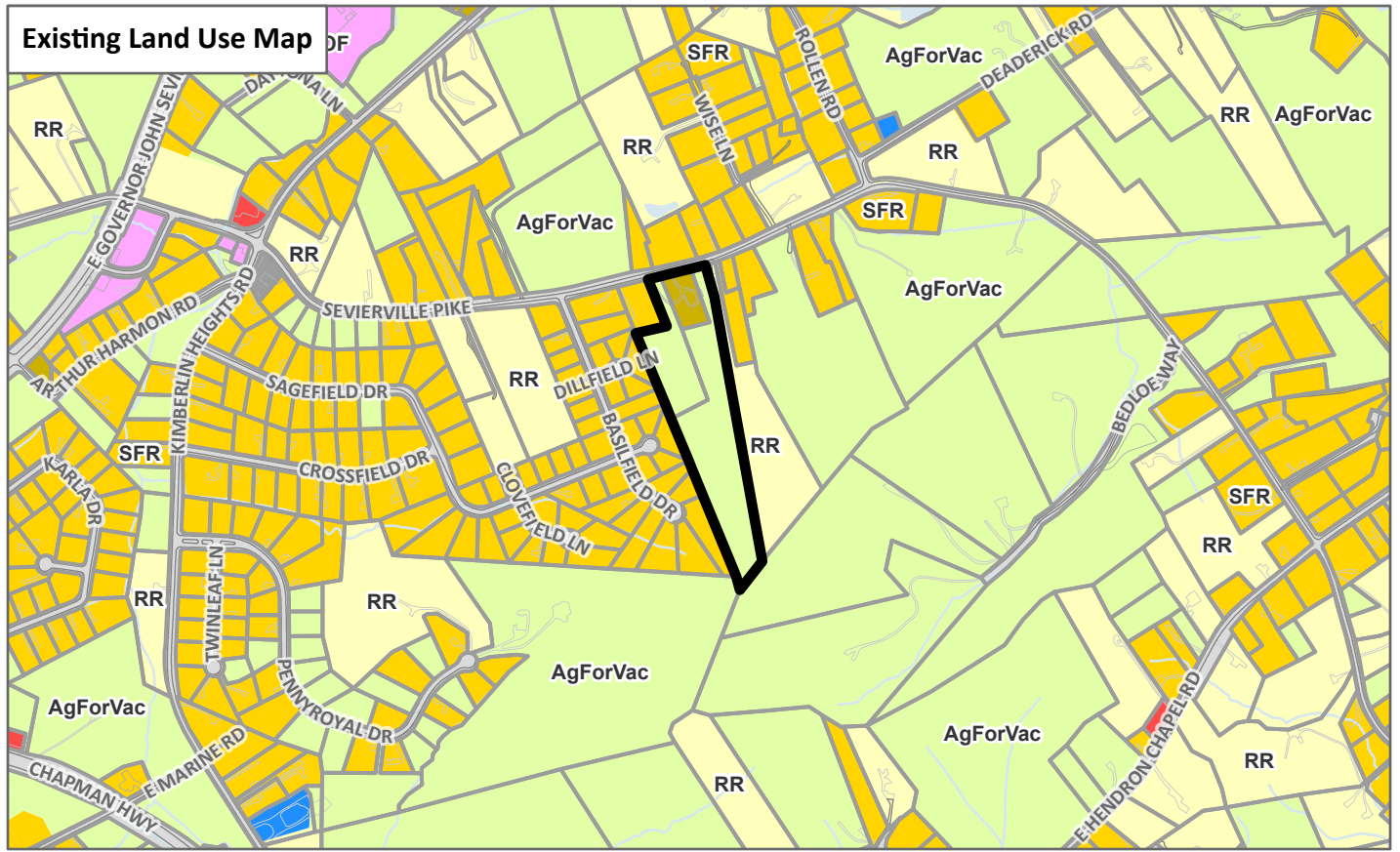
3-A-24-SP / 3-E-24-RZ



Case boundary



Existing Land Use Map



CONTEXTUAL MAPS 3

3-A-24-SP / 3-E-24-RZ

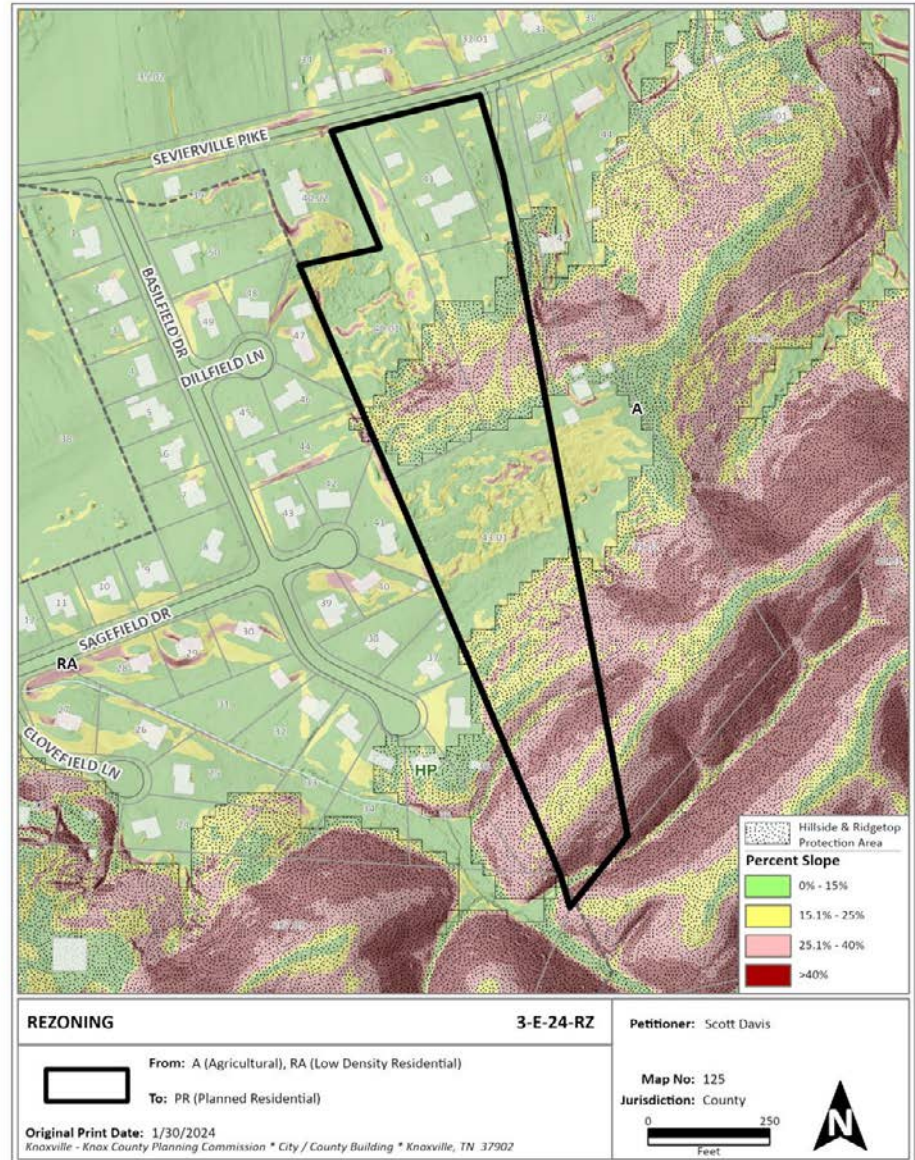


Case boundary

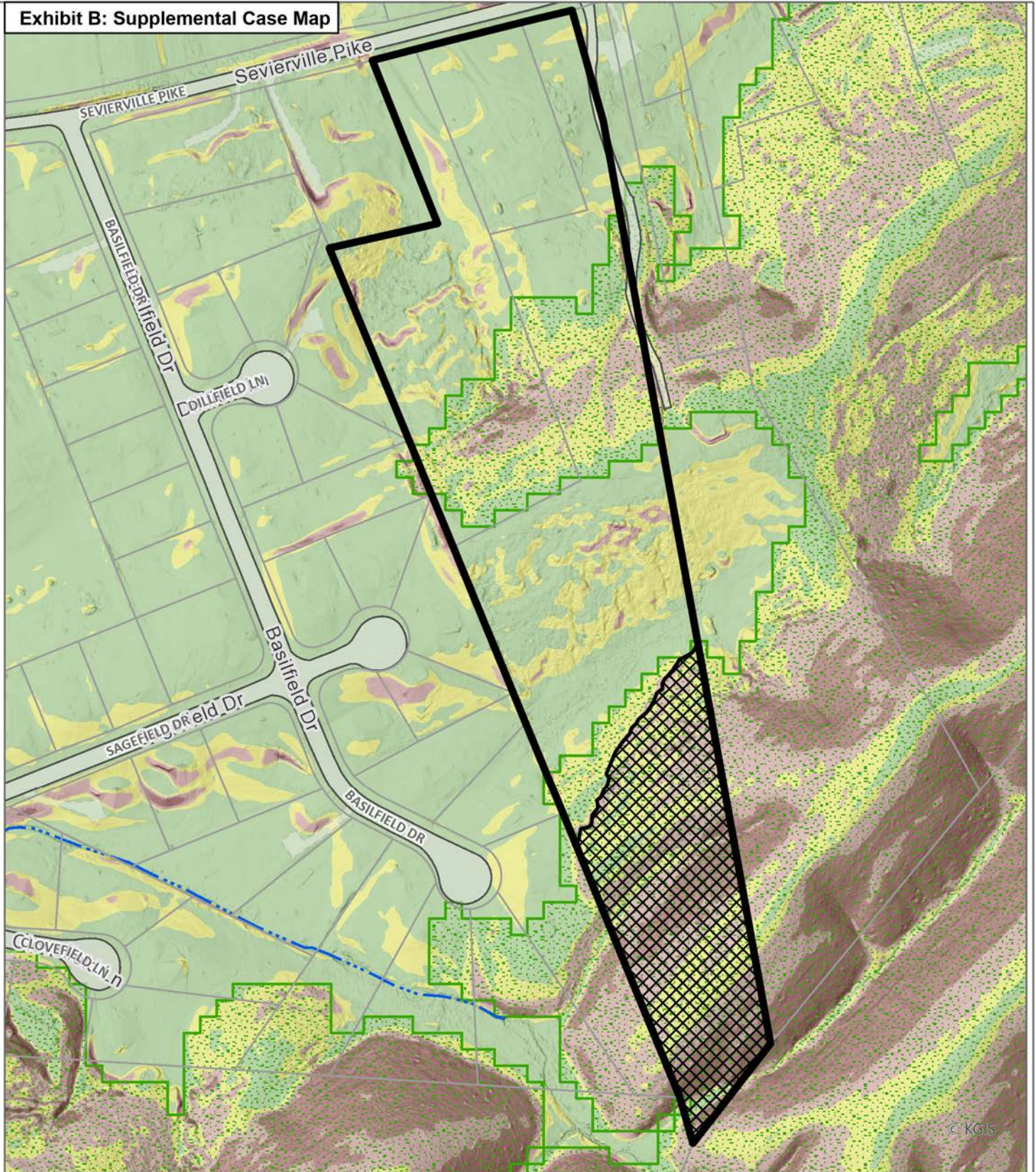


| CATEGORY                             | ACRES       | RECOMMENDED DISTURBANCE BUDGET (Percent)              | DISTURBANCE AREA (Acres) |
|--------------------------------------|-------------|---|--------------------------|
| <b>Total Area of Site</b>            | <b>11.4</b> |   |                          |
| Non-Hillside                         | 6.4         | N/A   |                          |
| 0-15% Slope                          | 0.8         | 100%  | 0.8                      |
| 15-25% Slope                         | 2.0         | 50%   | 1.0                      |
| 25-40% Slope                         | 1.6         | 20%   | 0.3                      |
| Greater than 40% Slope               | 0.6         | 10%   | 0.1                      |
| Ridgetops                            |             |   |                          |
| <b>Hillside Protection (HP) Area</b> | 5.0         | Recommended disturbance budget within HP Area (acres) | <b>2.2</b>               |
|                                      |             | Percent of HP Area                                    | <b>43.4%</b>             |

| CATEGORY   | ACRES       | RECOMMENDED DENSITY (Dwelling Units / Acre) | NUMBER OF UNITS |
|--|-------------|---|-----------------|
| Non-Hillside   | 6.4         | 3.00  | 19.1            |
| 0-15% Slope  | 0.8         | 3.00  | 2.5             |
| 15-25% Slope   | 2.0         | 2.00  | 3.9             |
| 25-40% Slope   | 1.6         | 0.50  | 0.8             |
| Greater than 40% Slope   | 0.6         | 0.20  | 0.1             |
| Ridgetops  | 0.0         | 3.00  | 0.0             |
| <b>Subtotal: Sloped Land</b>   | <b>5.0</b>  |   | <b>7.3</b>      |
| <b>Maximum Density Guideline (Hillside &amp; Ridgetop Protection Plan)</b> | <b>11.4</b> | <b>2.32</b>                                 | <b>26.4</b>     |
| <b>Proposed Density (Applicant)</b>  | <b>11.4</b> | <b>3.00</b>                                 | <b>34.2</b>     |



**Exhibit B: Supplemental Case Map**



**REZONING**

**3-E-24-RZ**

**Petitioner:** Mesana Investments LLC



Case boundary



No disturbance at approximately the 970-contour line or beyond

**Map No:** 125

**Jurisdiction:** County



**Original Print Date:** 3/5/2024

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

© KGIS

KNOXVILLE-KNOX COUNTY PLANNING COMMISSION  
A RESOLUTION AMENDING THE SOUTH COUNTY SECTOR PLAN

WHEREAS, the Knoxville-Knox County Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and

WHEREAS, the Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the South County Sector Plan consistent with the requirements of the General Plan; and

WHEREAS, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within plans initiated by the Planning Commission or in response to applications from property owners; and

WHEREAS, Mesana Investments LLC has submitted an application for an amendment to the South County Sector Plan for property described in the application; and

WHEREAS, the Planning Commission recommends approval of an amendment to the Sector Plan from Agricultural, **Hillside Protectoin** to Rural Residential, **Hillside Protection** is consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and

WHEREAS, the Planning Commission, at its regularly scheduled public hearing March 7, 2024 after consideration of the staff recommendation and testimony from those persons in support and opposed to the plan amendment, approved the amendment for the subject property, as requested, and/or amended.

NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION:

SECTION 1: The Planning Commission hereby adopts the revised amendment to the South County Sector Plan with its accompanying staff report and map, file #3-A-24-SP

SECTION 2: This Resolution shall take effect upon its approval.

SECTION 3: The Planning Commission further recommends that Knox County Commission likewise consider this revised amendment to the General Plan 2033.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary



# Development Request

### DEVELOPMENT

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

### SUBDIVISION

- Concept Plan
- Final Plat

### ZONING

- Plan Amendment
  - Sector Plan
  - One Year Plan
- Rezoning

### Mesana Investments LLC

|                  |                              |                              |
|------------------|------------------------------|------------------------------|
| Applicant Name   |                              | Affiliation                  |
| <b>1/23/2024</b> | <b>3/7/2024</b>              | <b>3-E-24-RZ / 3-A-24-SP</b> |
| Date Filed       | Meeting Date (if applicable) | File Number(s)               |

### CORRESPONDENCE

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

### Drew Staren Mesana Investments LLC

|  |  |  |
|--|--|--|
| Name / Company                         |  |  |
| <b>PO Box 11315 Knoxville TN 37939</b> |  |  |
| Address                                |  |  |
| <b>865-806-8008 / swd444@gmail.com</b> |  |  |
| Phone / Email                          |  |  |

### CURRENT PROPERTY INFO

|  |  |                     |
|--|--|---------------------|
| <b>John Johnson</b>  | <b>440 Highland View Dr Knoxville TN 37920</b> | <b>828-702-8413</b> |
| Owner Name (if different)                                  | Owner Address                                  | Owner Phone / Email |
| <b>7803 SEVIERVILLE PIKE / 7807, 7809 SEVIERVILLE PIKE</b> |  |                     |
| Property Address   |  |                     |
| <b>125 041, 040 01, 043 01</b>                             |  | <b>11.4 acres</b>   |
| Parcel ID  | Part of Parcel (Y/N)?                          | Tract Size          |
|  | <b>Knox-Chapman Utility District</b>           |                     |
| Sewer Provider   | Water Provider                                 | Septic (Y/N)        |

### STAFF USE ONLY

### South side of Sevierville Pk, east of Kimberlin Heights Rd

|  |  |  |
|--|--|--|
| General Location                           |  |  |
| <input type="checkbox"/> City              | <b>Commission District 9</b>                       | <b>A (Agricultural)</b>  |
| <input checked="" type="checkbox"/> County | District   | Zoning District  |
|  |  | <b>Agriculture/Forestry/Vacant Land, Multifamily Residential</b> |
|  |  | Existing Land Use  |
| <b>South County</b>                        | <b>AG (Agricultural), HP (Hillside Protection)</b> | <b>Rural Area</b>  |
| Planning Sector                            | Sector Plan Land Use Classification                | 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 checked="" type="checkbox"/> Plan Amendment <b>LDR (Low Density Residential), HP (Hillside Protection)</b> |                          |
| Proposed Plan Designation(s)  |                          |

### up to 3 du/ac

|                               |                          |
|-------------------------------|--------------------------|
| Proposed Density (units/acre) | Previous Zoning Requests |
| Additional Information _____  |                          |

## STAFF USE ONLY

### PLAT TYPE

Staff Review     Planning Commission

### ATTACHMENTS

Property Owners / Option Holders     Variance Request

### ADDITIONAL REQUIREMENTS

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

| Fee 1             | Total |
|-------------------|-------|
| <b>\$2,070.00</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 | 1/23/2024 |
|                     | Please Print           | Date      |

|                          |              |           |
|--------------------------|--------------|-----------|
| Phone / Email            | John Johnson | 1/23/2024 |
| Property Owner Signature | Please Print | Date      |

1) Download and fill out this form at your convenience.  
2) Sign the application digitally (or print, sign, and scan).

3) Either print the completed form and bring it to the  
Knoxville-Knox County Planning offices  
OR email it to [applications@knoxplanning.org](mailto:applications@knoxplanning.org)



# 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

~~Scott Davis~~

Mesana Investments LLC

Applicant Name

Affiliation

01/12/2024

March 7, 2024

1/8/2024

~~1/22/2024~~

File Number(s)

Date Filed

Meeting Date (if applicable)

3-E-24-RZ  
3-A-24-SP

### 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

Draw Station  
Name

Mesana Investments, LLC  
Company

PO Box 11315  
Address

Knoxville  
City

TN  
State

37939  
ZIP

(865) 806-8008  
Phone

swd444@gmail.com  
Email

### CURRENT PROPERTY INFO

John Johnson  
Property Owner Name (if different)

440 Highland View Dr.  
Property Owner Address

(828) 702-8413  
Property Owner Phone

7807 Sevierville Pike  
Property Address

125 011, 125 04001, 125 04301  
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<br><input checked="" type="checkbox"/> Residential <input type="checkbox"/> Non-Residential<br>Home Occupation (specify) _____<br><br>Other (specify) _____ | Related City Permit Number(s) |
|---|-------------------------------|

**SUBDIVISION REQUEST**

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

**ZONING REQUEST**

|  |                          |
|--|--------------------------|
| <input checked="" type="checkbox"/> Zoning Change <u>A to PR</u><br>Proposed Zoning<br><input checked="" type="checkbox"/> Plan Amendment Change <u>AG to LDR</u><br>Proposed Plan Designation(s)<br><u>3 du/ac</u> <u>5 DU</u><br>Proposed Density (units/acre)    Previous Rezoning Requests<br><input type="checkbox"/> Other (specify) _____ | Pending Plat File Number |
|--|--------------------------|

**STAFF USE ONLY**

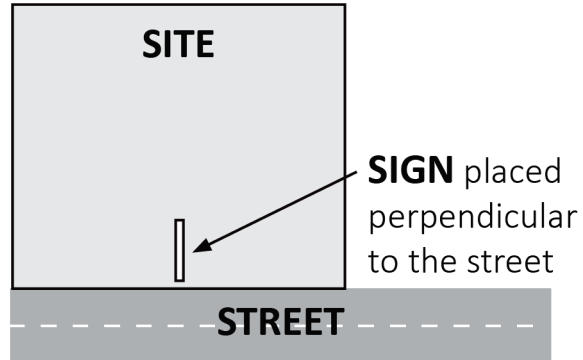
|   |  |       |       |       |       |
|---|--|-------|-------|-------|-------|
| <b>PLAT TYPE</b><br><input type="checkbox"/> Staff Review <input checked="" type="checkbox"/> Planning Commission<br><b>ATTACHMENTS</b><br><input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request<br><b>ADDITIONAL REQUIREMENTS</b><br><input type="checkbox"/> Design Plan Certification (Final Plat)<br><input type="checkbox"/> Use on Review / Special Use (Concept Plan)<br><input type="checkbox"/> Traffic Impact Study<br><input type="checkbox"/> COA Checklist (Hillside Protection) | <table border="1"> <tr> <td>Fee 1</td> <td rowspan="3">Total</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   |  |       |       |       |       |

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

|                     |              |         |
|---------------------|--------------|---------|
| <u>Scott Davis</u>  | Scott Davis  | 1/12/24 |
| Applicant Signature | Please Print | Date    |

|                          |                  |                |
|--------------------------|------------------|----------------|
| (865) 806-8008           | swd444@gmail.com | 01/23/2024, SG |
| Phone Number             | Email            | Date Paid      |
| <u>JOHN B JOHNSON</u>    | JOHN B JOHNSON   | 01/11/24       |
| 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:*

\_\_\_\_\_ 02/23/2024 \_\_\_\_\_ and \_\_\_\_\_ 03/08/2024 \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Scott Davis

Date: 01/22/2024

File Number: 3-E-24-RZ & 3-A-24-SP (Sevierville Pike)

- Sign posted by Staff
- Sign posted by Applicant