

(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WITHDRAW: Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting.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:

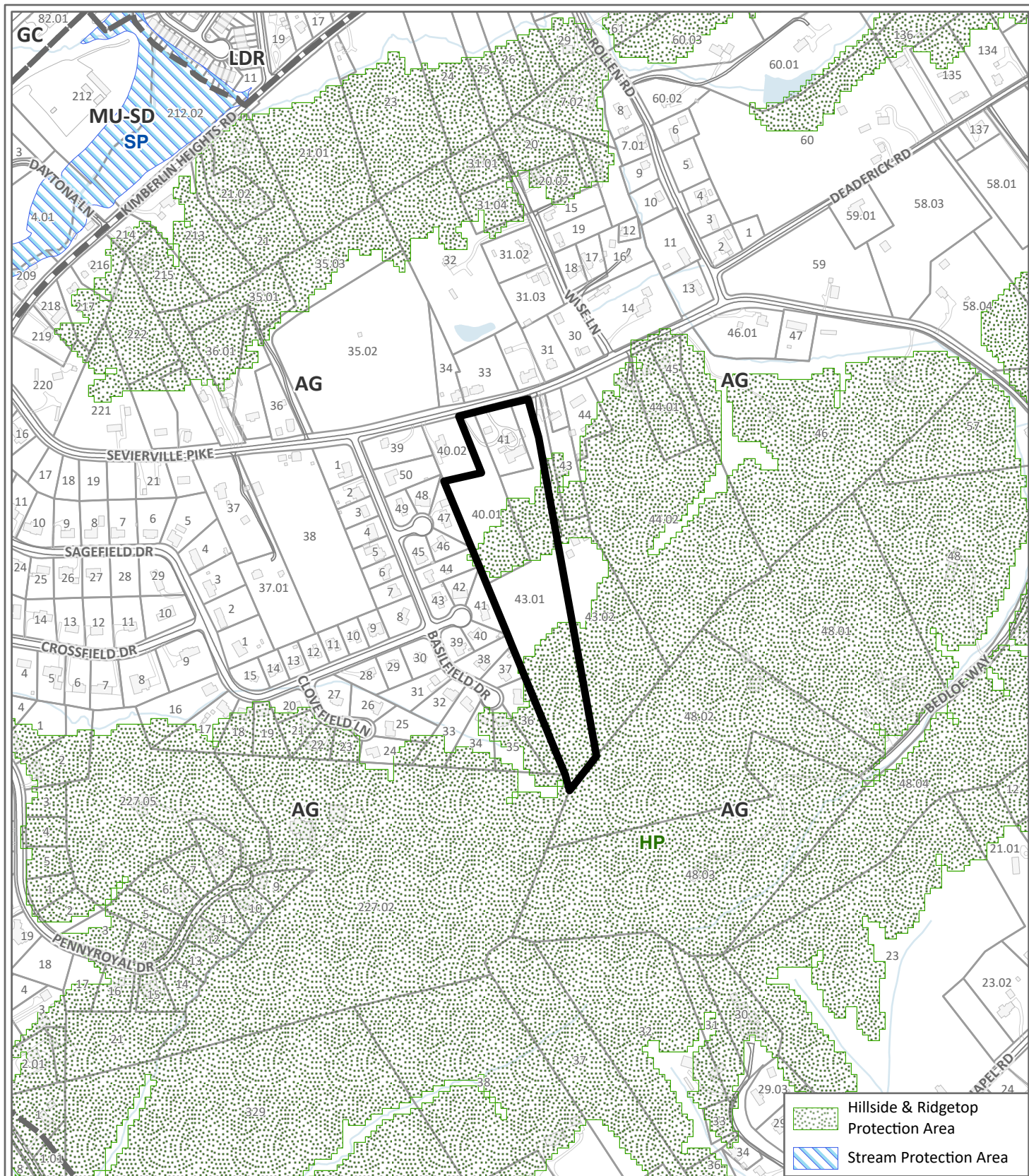
Approved by:

Date:

Payee Name

Payee Phone

Payee Address



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

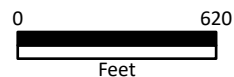
Petitioner: Mesana Investments LLC

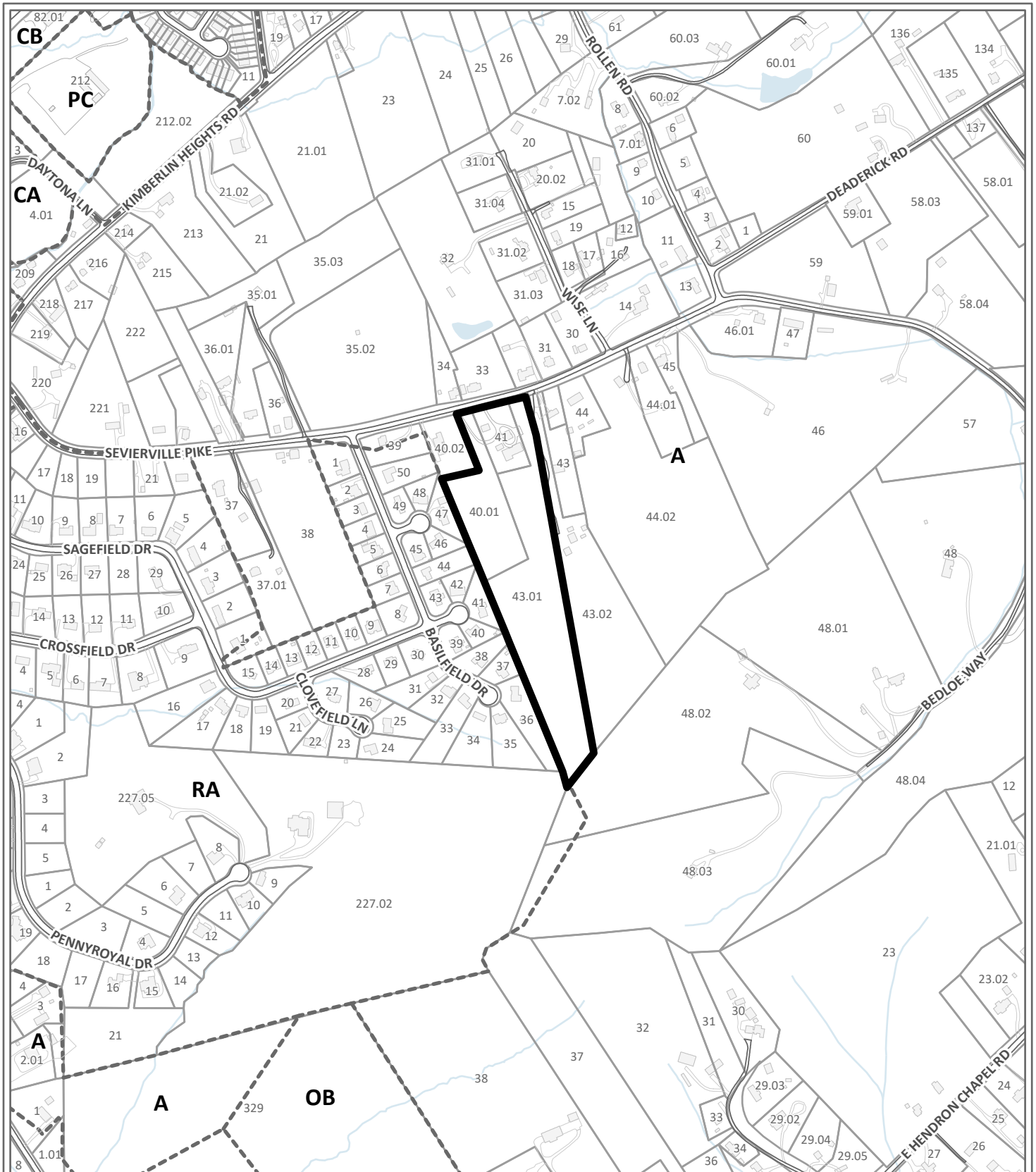


From: AG (Agricultural), HP (Hillside Protection)
To: LDR (Low Density Residential), HP (Hillside Protection)

Map No: 125
Jurisdiction: County

Original Print Date: 4/2/2024
Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902





REZONING

3-E-24-RZ

Petitioner: Mesana Investments LLC



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

Map No: 125
Jurisdiction: County

Original Print Date: 4/2/2024
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

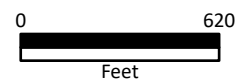
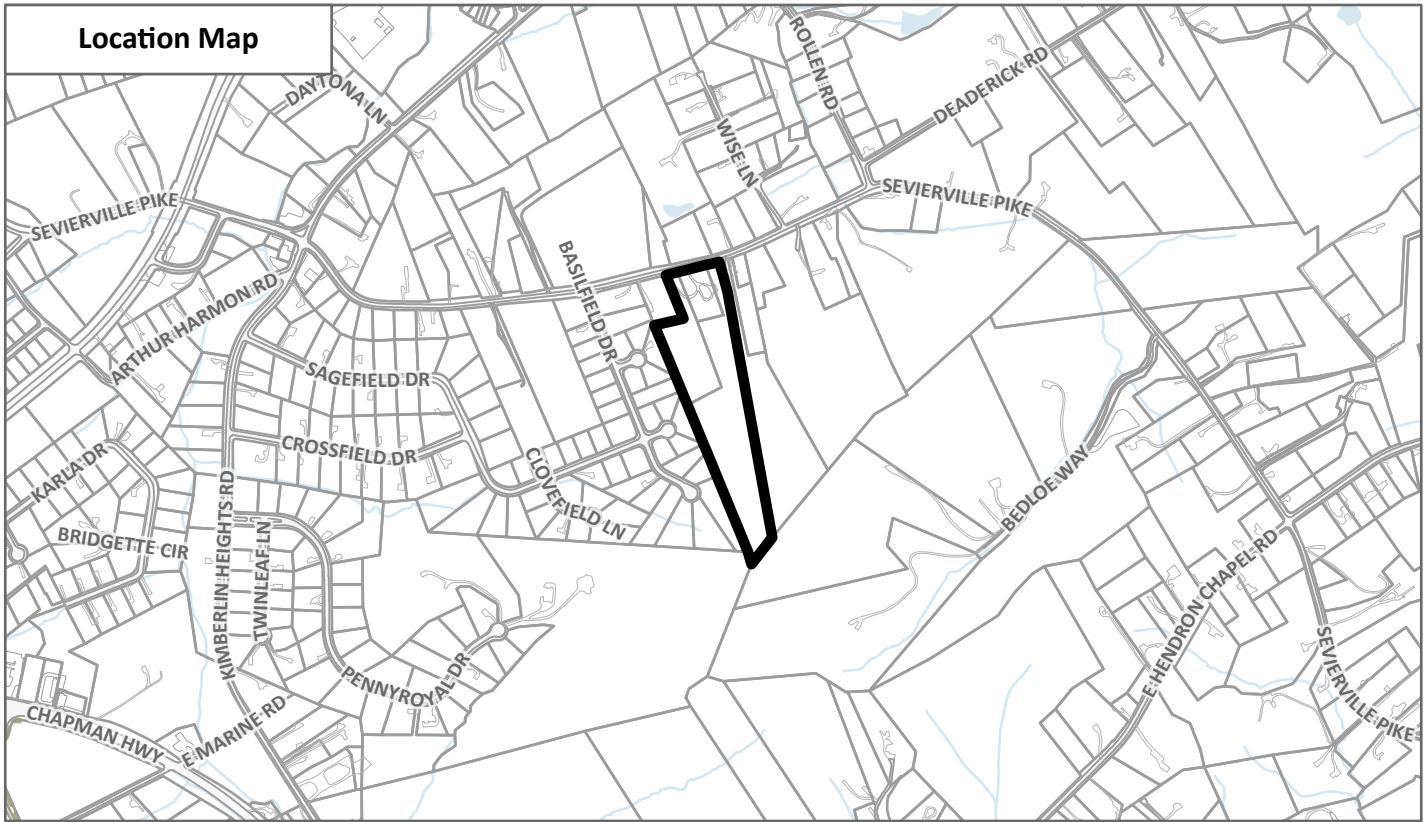


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

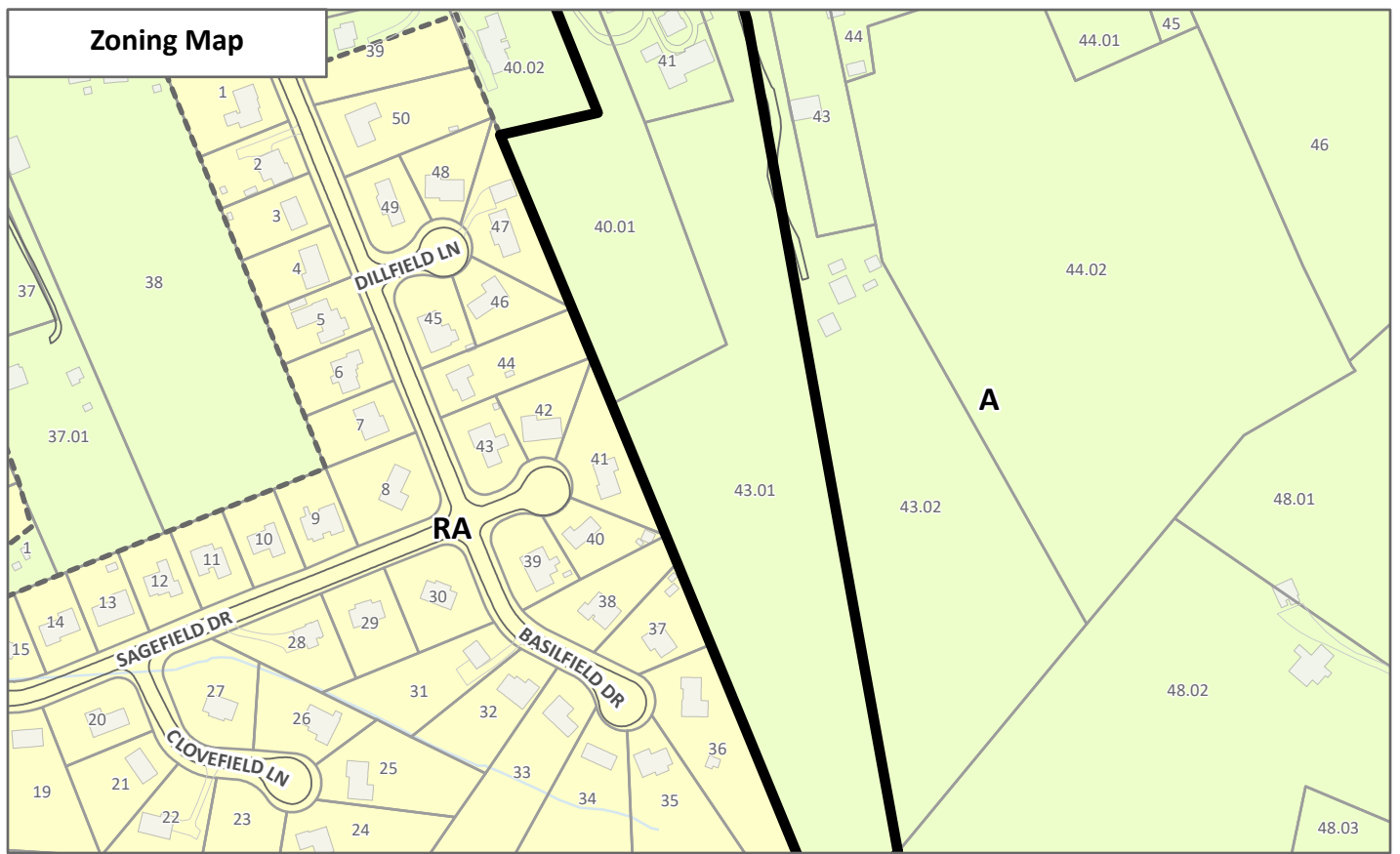
3-A-24-SP / 3-E-24-RZ



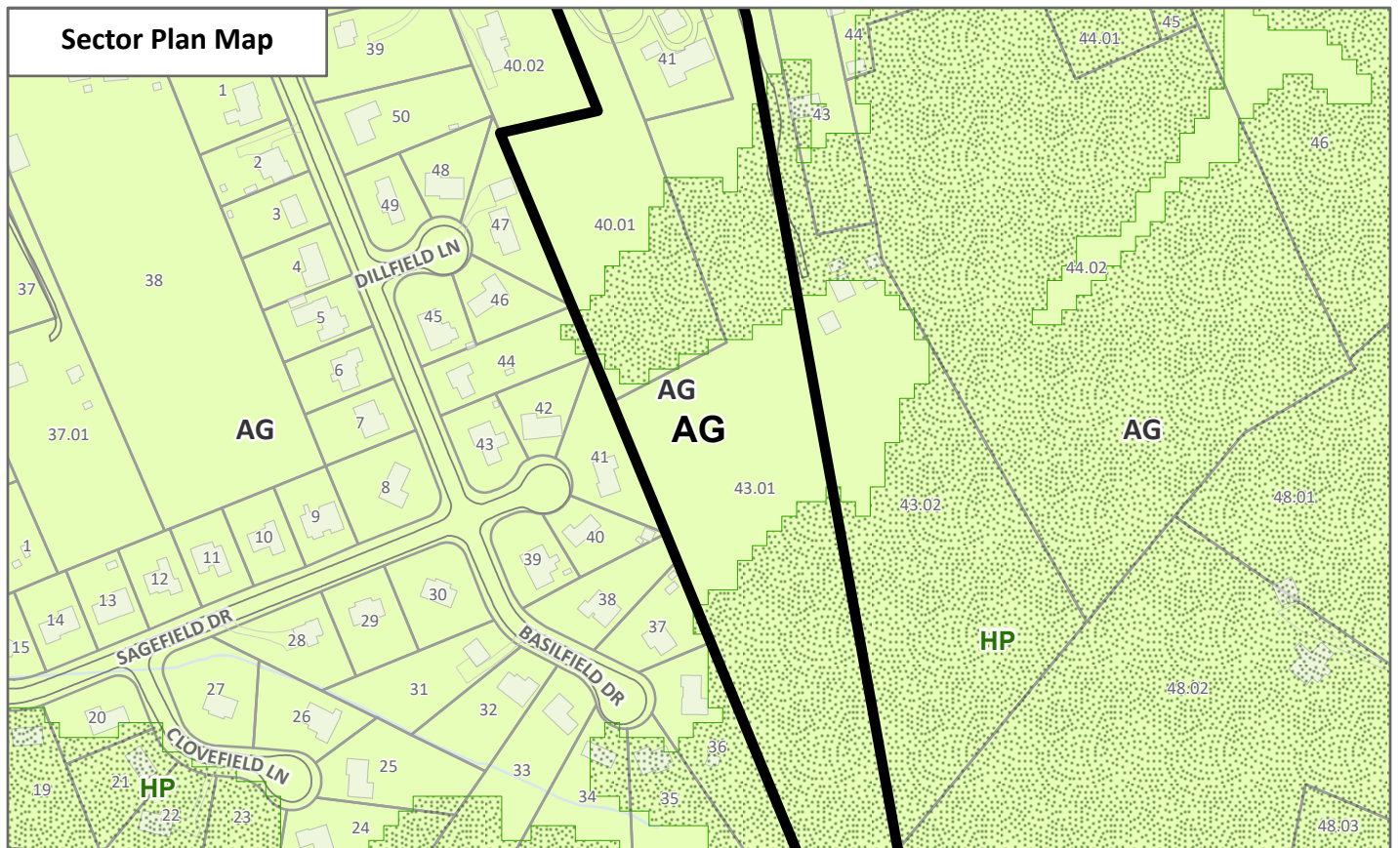
Case boundary



Zoning Map



Sector Plan Map

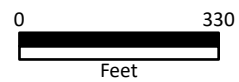


CONTEXTUAL MAPS 2

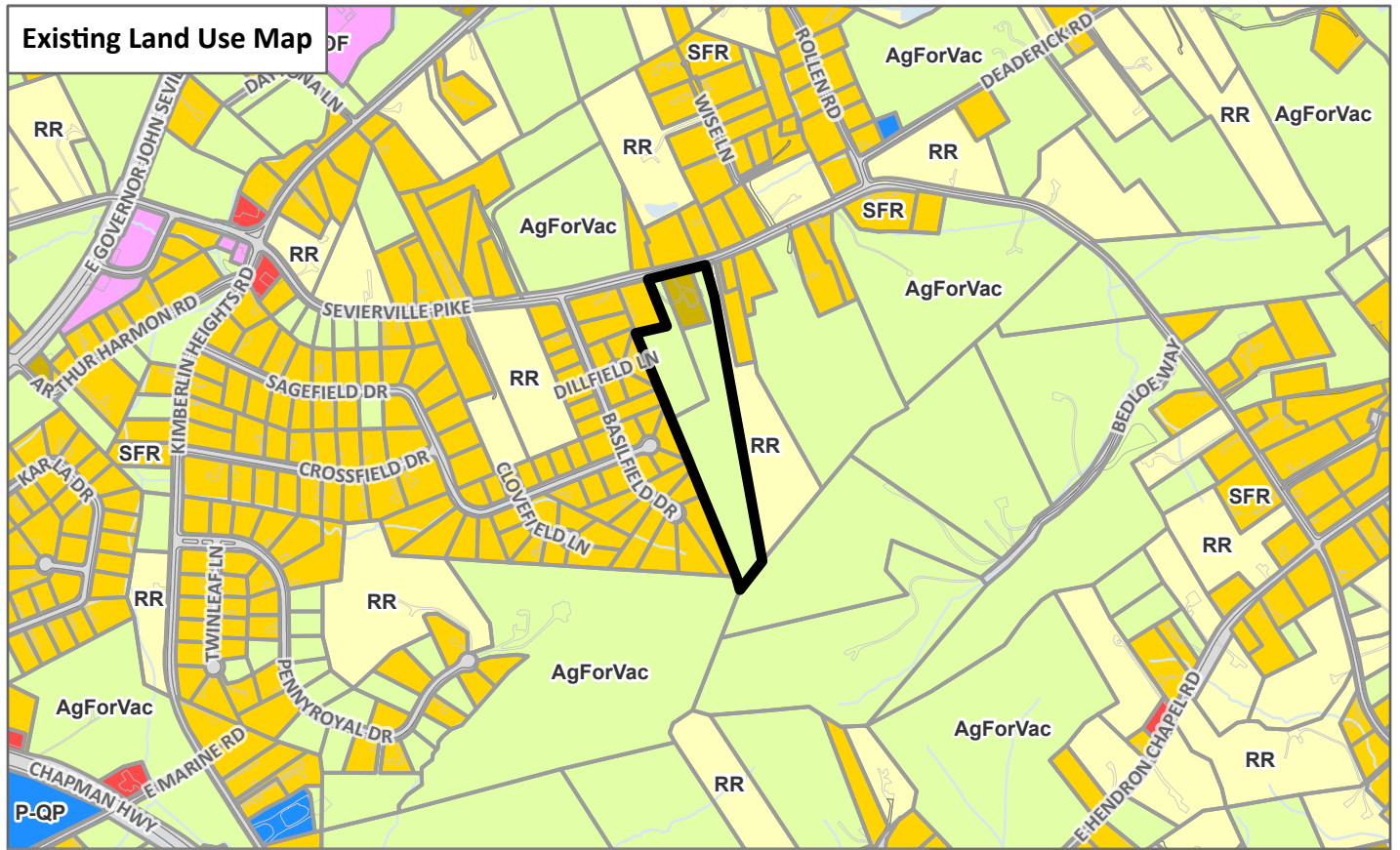
3-A-24-SP / 3-E-24-RZ



Case boundary



Existing Land Use Map



CONTEXTUAL MAPS 3

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



Case boundary

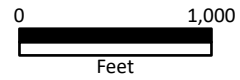
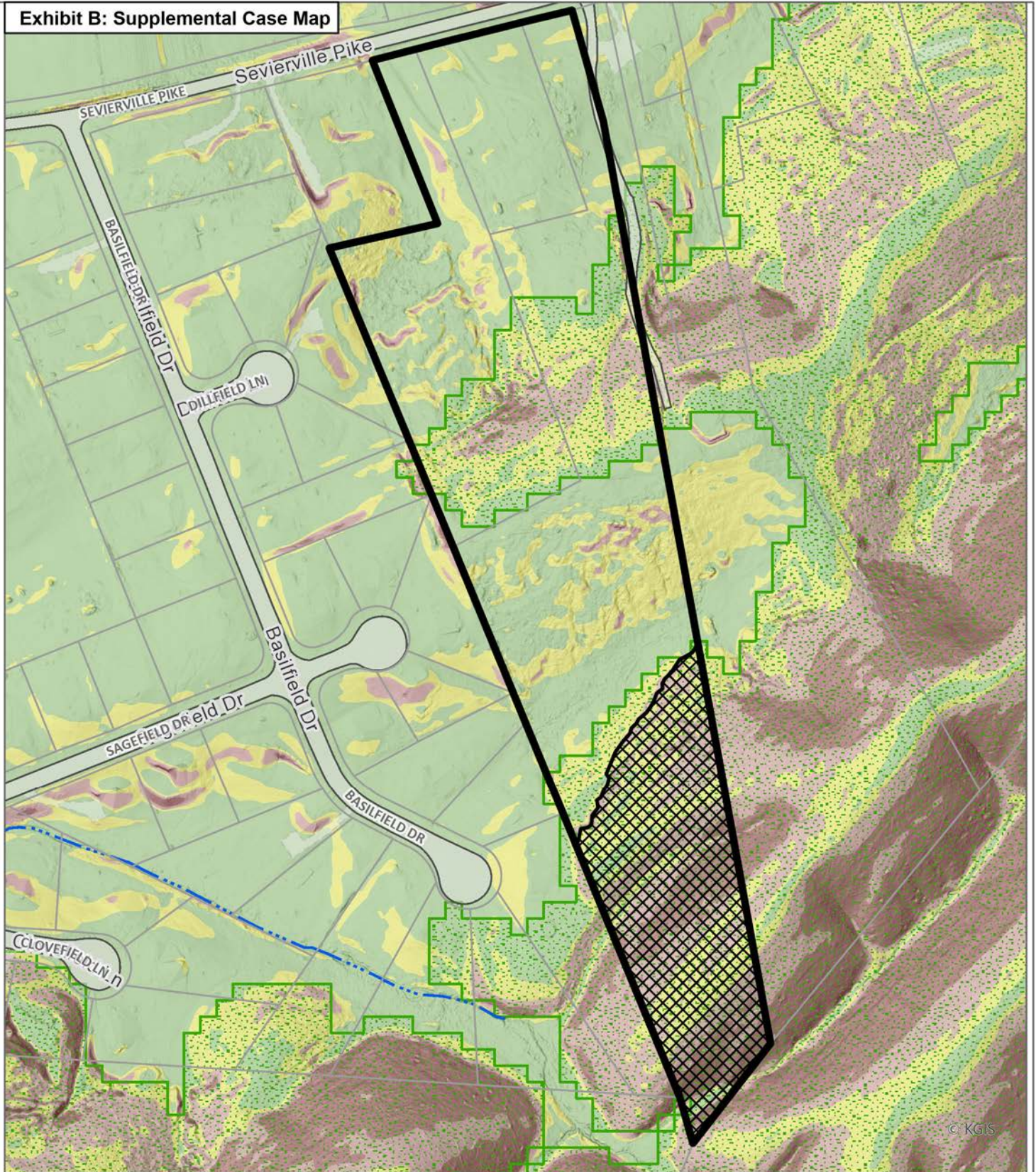


Exhibit B: Supplemental Case Map



© KGIS

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

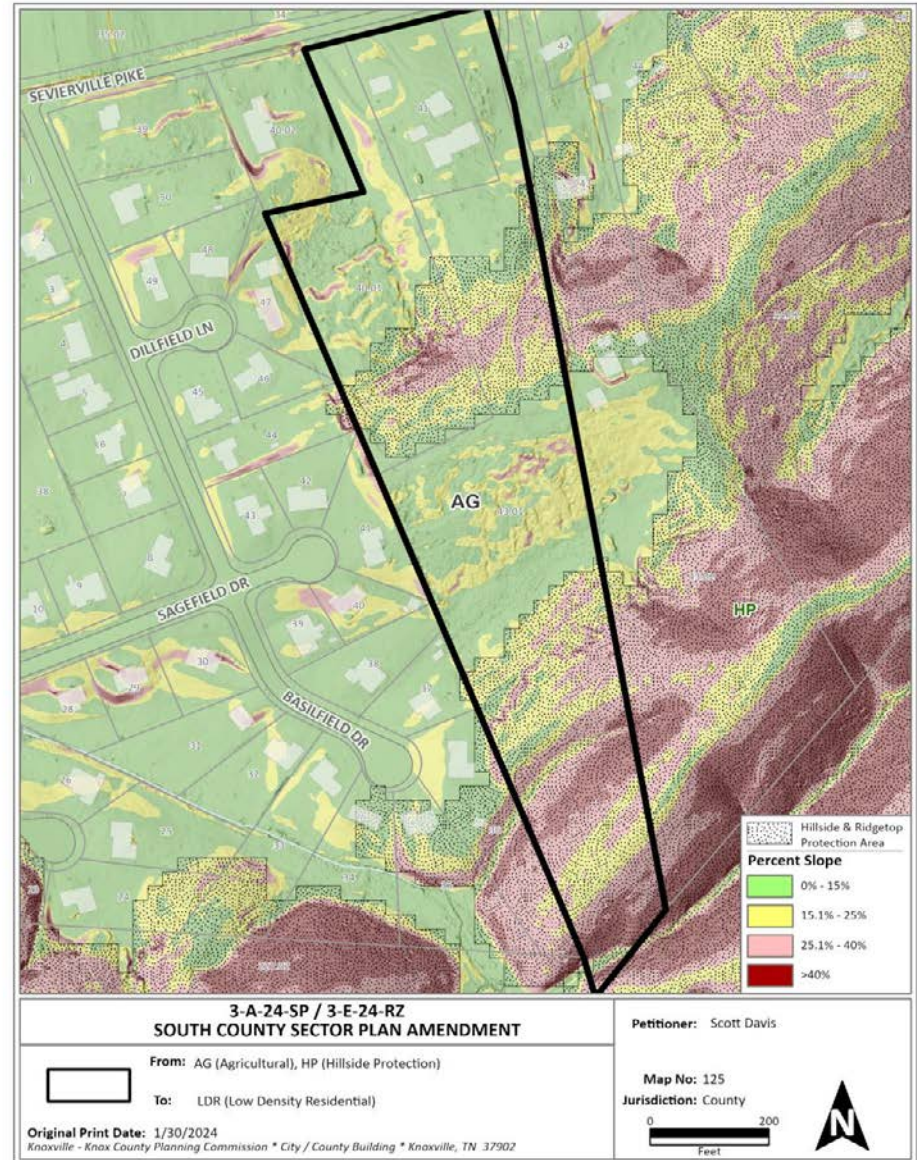


Original Print Date: 3/5/2024

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

CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	11.4		
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			
Hillside Protection (HP) Area	5.0	Recommended disturbance budget within HP Area (acres)	2.2
		Percent of HP Area	43.4%

CATEGORY	ACRES	RECOMMENDED DENSITY (Dwelling Units / Acre)	NUMBER OF UNITS
Non-Hillside	6.4		0.0
0-15% Slope	0.8	4.00	3.3
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
Subtotal: Sloped Land	5.0		8.2
Maximum Density Guideline (Hillside & Ridgetop Protection Plan)	11.4	0.72	8.2
Proposed Density (Applicant)	11.4		0.0



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
1/23/2024	3/7/2024	3-E-24-RZ / 3-A-24-SP
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		
PO Box 11315 Knoxville TN 37939		
Address		
865-806-8008 / swd444@gmail.com		
Phone / Email		

CURRENT PROPERTY INFO

John Johnson	440 Highland View Dr Knoxville TN 37920	828-702-8413
Owner Name (if different)	Owner Address	Owner Phone / Email
7803 SEVIERVILLE PIKE / 7807, 7809 SEVIERVILLE PIKE		
Property Address		
125 041, 040 01, 043 01		11.4 acres
Parcel ID	Part of Parcel (Y/N)?	Tract Size
	Knox-Chapman Utility District	
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	Commission District 9	A (Agricultural)
<input checked="" type="checkbox"/> County	District	Zoning District
		Agriculture/Forestry/Vacant Land, Multifamily Residential
South County	AG (Agricultural), HP (Hillside Protection)	Rural Area
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	Total Number of Lots Created
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change PR (Planned Residential)	Pending Plat File Number
Proposed Zoning	
<input checked="" type="checkbox"/> Plan Amendment LDR (Low Density Residential), HP (Hillside Protection)	
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
\$2,070.00	
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: _____ Please Print: **Mesana Investments LLC** Date: **1/23/2024**

Phone / Email: _____

Property Owner Signature: _____ Please Print: **John Johnson** Date: **1/23/2024**

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



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

01/12/2024

1/8/2024

Date Filed

March 7, 2024

~~1/22/2024~~

Meeting Date (if applicable)

Affiliation

File Number(s)

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

37920

(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 <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Non-Residential Home Occupation (specify) _____ Other (specify) _____	Related City Permit Number(s)
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SUBDIVISION REQUEST

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

ZONING REQUEST

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

STAFF USE ONLY

<p>PLAT TYPE</p> <input type="checkbox"/> Staff Review <input checked="" type="checkbox"/> Planning Commission	Fee 1	Total
<p>ATTACHMENTS</p> <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	Fee 2	
<p>ADDITIONAL REQUIREMENTS</p> <input type="checkbox"/> Design Plan Certification (Final Plat) <input type="checkbox"/> Use on Review / Special Use (Concept Plan) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (Hillside Protection)	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

	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
	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