

**REZONING**

**5-E-24-RZ**

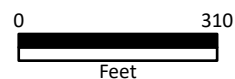
**Petitioner:** Mesana Investments, LLC



**From:** A (Agricultural)  
**To:** PR (Planned Residential) Up to 12 du/ac

**Map No:** 60  
**Jurisdiction:** County

**Original Print Date:** 4/15/2024  
 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

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

**Mesana Investments, LLC**

Applicant Name

Affiliation

**3/19/2024**

Date Filed

**5/9/2024**

Meeting Date (if applicable)

**5-E-24-RZ / 5-A-24-SP**

File Number(s)

## CORRESPONDENCE

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

**Scott Davis Mesana Investments LLC**

Name / Company

**PO Box 11315 Knoxville TN 37939**

Address

**865-693-3356 / 865-693-3356**

Phone / Email

## CURRENT PROPERTY INFO

**Scott Davis Mesana Investments LLC**

Owner Name (if different)

**PO Box 11315 Knoxville TN 37939**

Owner Address

**865-693-3356 / 865-693-3356**

Owner Phone / Email

**5630 MILLERTOWN PIKE**

Property Address

**60 019 (part of)**

Parcel ID

**6.24 acres**

Tract Size

Part of Parcel (Y/N)?

**Knoxville Utilities Board**

Sewer Provider

**Northeast Knox Utility District**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**Southeast side of Millertown Pike, east of Pendleton Dr**

General Location

City

**Commission District 8**

**A (Agricultural)**

**Agriculture/Forestry/Vacant Land**

County District

Zoning District

Existing Land Use

**Northeast County**

Planning Sector

**LDR (Low Density Residential)**

Sector Plan Land Use Classification

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

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	
Total Number of Lots Created	
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	
Proposed Plan Designation(s)	

### up to 12 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>\$1,812.00</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	3/19/2024
	Please Print	Date

Property Owner Signature	Scott Davis Mesana Investments LLC	3/19/2024
	Please Print	Date

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

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)

[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		Property Owner
Applicant Name		Affiliation
3/18/2014	May 9, 2024	<div style="border: 1px solid black; padding: 5px; display: inline-block;">           File Number(s)   <b>5-E-24-RZ</b>  <b>5-A-24-SP</b> </div>
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

Scott Davis		Mesana Investments, LLC	
Name		Company	
P.O. Box 11315	Knoxville	TN	37939
Address	City	State	ZIP
(865) 693-3356	swd444@gmail.com		
Phone	Email		

**CURRENT PROPERTY INFO**

Same as above

Property Owner Name (if different)	Property Owner Address	Property Owner Phone
5630 Millertown Pike, Knoxville, Tennessee 37924	060 019 (a portion of)	
Property Address	Parcel ID	
KUB	KUB	N
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 \_\_\_\_\_

Unit / Phase Number    Combine Parcels    Divide Parcel

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

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

Attachments / Additional Requirements

Related Rezoning File Number

## ZONING REQUEST

Zoning Change   PR

Proposed Zoning

Plan Amendment Change   MDR

Proposed Plan Designation(s)

12

N/A

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
0802	\$962.00	\$1,812.00
Fee 2		
0604	\$850.00	
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

Applicant Signature

Mesana Investments, LLC

3/18/2024

Please Print

Date

(865) 693-3356

swd444@gmail.com

Phone Number

Email

Scott Davis

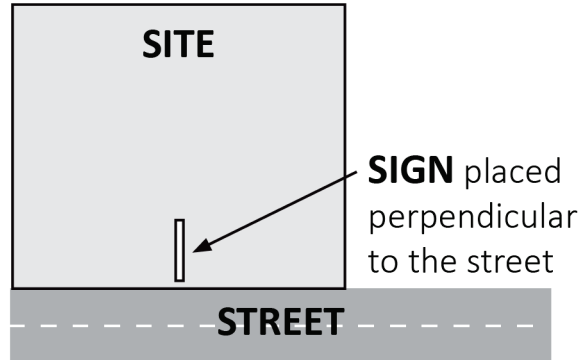
03/19/2024, SG

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:*

\_\_\_\_\_ 04/26/2024 \_\_\_\_\_ and \_\_\_\_\_ 05/10/2024 \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Mesana Investments, LLC

Date: 03/19/2024

File Number: 5-E-24-RZ; 5-A-24-SP

- Sign posted by Staff
- Sign posted by Applicant