



# 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

**3/25/2024**

Date Filed

**5/9/2024**

Meeting Date (if applicable)

**5-J-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

**Frances Parker**

Owner Name (if different)

**7740 Cooper Meadows Ln Knoxville TN 37918**

Owner Address

**865-279-0954**

Owner Phone / Email

**7740 COOPER MEADOWS LN**

Property Address

**20 200.1,200.2**

Parcel ID

**1.18 acres**

Tract Size

**Hallsdale-Powell Utility District**

Sewer Provider

**Hallsdale-Powell Utility District**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**Northwest of east Emory Rd, northwest of Brackett Rd**

General Location

☐ City **Commission District 8 A (Agricultural)**

**Single Family Residential,  
Agriculture/Forestry/Vacant Land**

☒ County District Zoning District

Existing Land Use

**Northeast County**

Planning Sector

**LDR (Low Density Residential)**

Sector Plan Land Use Classification

**Planned Growth Area**

Growth Policy Plan Designation

## DEVELOPMENT REQUEST

- ☐ Development Plan   ☐ Planned Development   ☐ 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

Related Rezoning File Number

Unit / Phase Number

Total Number of Lots Created

Additional Information

- ☐ Attachments / Additional Requirements

## ZONING REQUEST

- ☒ Zoning Change   **PR (Planned Residential)**

Proposed Zoning

Pending Plat File Number

- ☐ Plan

Amendment

Proposed Plan Designation(s)

**up to 5 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

**\$650.00**

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.

**Mesana Investments, LLC**

**3/25/2024**

Applicant Signature

Please Print

Date

Phone / Email

**Frances Parker**

**3/25/2024**

Property Owner Signature

Please Print

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

Affiliation

3/11/24

May 9, 2024 ~~4/9/24~~

Date Filed

Meeting Date (if applicable)

File Number(s)

**5-J-24-RZ**

## 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

Company

PO Box 11315

Knoxville

TN

37939

Address

City

State

ZIP

865-806-8008

swd444@gmail.com

Phone

Email

## CURRENT PROPERTY INFO

Frances Parker

7740 Cooper Meadows LN

865-279-0954

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

7740 Cooper Meadows LN

020 12001 & 020 12002

Property Address

Parcel ID

Sewer Provider

Water Provider

Y  
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

☐ 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

*Frances Parker*

dotloop verified  
03/12/24 9:43 AM EDT  
P6DQ-HKAE-L858-ROVB

☒ 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

0801

\$650.00

Total

Fee 2

\$650.00

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  
03/11/24 10:05 AM EDT  
WT4P-XTN1-Q0DJ-GMSI

Applicant Signature

Scott Davis

Please Print

Date

865-806-8008

Phone Number

swd444@gmail.com

Email

*Frances Parker*

dotloop verified  
03/12/24 9:43 AM EDT  
YDAU-DYBJ-ENAS-6AFJ

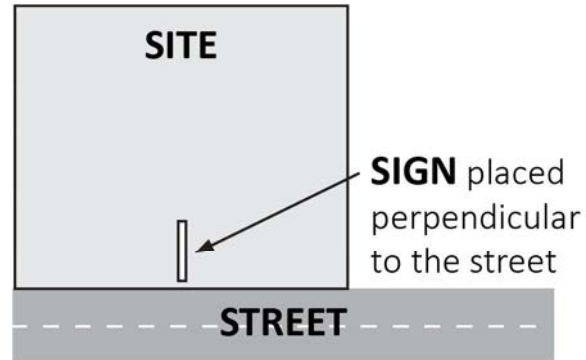
Property Owner Signature

Please Print

03/26/2024, SG

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:** 03/25/2024

**File Number:** 5-J-24-RZ



Sign posted by Staff



Sign posted by Applicant