

REZONING

11-M-24-RZ

Petitioner: Mesana Investments, LLC



From: A (Agricultural)

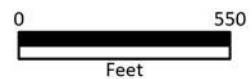
To: PR (Planned Residential) up to 5 du/ac

Map No: 72

Jurisdiction: County

Original Print Date: 10/14/2024

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

- Rezoning
- Plan Amendment
- Sector Plan
- City OYP / County Comp Plan

Mesana Investments, LLC

Applicant Name

Option Holder

Affiliation

9/27/2024

Date Filed

11/14/2024

Meeting Date (if applicable)

11-M-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

Name / Company

P.O. Box 11315 Knoxville TN 37939

Address

865-693-3356 / swd444@gmail.com

Phone / Email

CURRENT PROPERTY INFO

Cathern King, Patsy Bell, Evelyn Woliver, PO Box 18620 Knoxville TN 37918

Owner Name (if different)

Owner Address

Owner Phone / Email

6209 HAMMER RD

Property Address

72 057 (part of)

Parcel ID

Part of Parcel (Y/N)?

19.17 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

No

Septic (Y/N)

COMMUNITY ENGAGEMENT

*Sign and return the **Public Notice and Community Engagement** form with this application.*

*Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.***

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) Proposed Zoning	Pending Plat File Number
<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
\$1,608.50	
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 Please Print	9/27/2024 Date
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Phone / Email		
Property Owner Signature	Cathern King, Patsy Bell, Evelyn Woliver, Roscoe Bell Please Print	9/27/2024 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
 - PA
- Rezoning

Mesana Investments, LLC

Applicant Name 9/25/24	Affiliation 11/14/24	File Number(s) 11-M-24-RZ
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 Staten**

Name P.O. Box 11313	Company Knoxville	TN	37939
Address 865-693-3356	City swd444@gmail.com	State	ZIP
Phone	Email		

CURRENT PROPERTY INFO

Cathern King, Patsy Bell, Evelyn Woliver, Roscoe Bell.	PO Box 18620 Knoxville TN 37918	
Property Owner Name (if different) 0 Hammer Road Knoxville TN 37914	Property Owner Address Part of 072 057 approximately 19 acres	
Property Address	Parcel ID	
Sewer Provider	Water Provider	Septic (Y/N)

COMMUNITY ENGAGEMENT *Sign and return the Public Notice & Community Engagement form with this application.*

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.**

[View Form](#)

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 **A to PR**

Proposed Zoning _____

Plan Amendment Change Proposed Plan Designation(s) _____

PR up to 5 DU/acre

Proposed Density (units/acre) _____ Previous Rezoning Requests _____

Other (specify) _____

Pending Plat File Number

Rezoning to include property south of Hammer Rd approximately 19 acres. Please see attached.

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	0802	
Fee 2		\$1,608.50
Fee 3		
Total		

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

 <small>dotloop verified 09/25/24 5:24 PM EDT BQ4I-F0ZN-BWRE-OKQK</small>	Mesana Investments, LLC Please Print swd444@gmail.com <small>Email</small>	<u>09/25/2024</u> Date
Applicant Signature 865-806-8008 <small>Phone Number</small>		

 <small>dotloop verified 09/25/24 5:24 PM EDT 4DED-YCSQ-MJAN-ABA8</small>	 <small>dotloop verified 09/25/24 6:33 PM EDT WKXF-FQU4-VDMT-SHQX</small>	09/27/2024, SG Date Paid
 <small>dotloop verified 09/25/24 6:13 PM EDT ISTK-CEQD-JMVE-FPKS</small>	 <small>dotloop verified 09/25/24 5:11 PM EDT EXNR-XNOM-6MZ3-BMWS</small>	
Property Owner Signature	Please Print	



Public Notice and Community Engagement

Sign Posting and Removal

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.

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.

Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s).

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

11/01/2024

11/15/2024

Date to be Posted

Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

Yes No

No, but I plan to prior to the Planning Commission meeting

Scott Davis
dotloop verified
09/26/24 9:25 AM EDT
LLWO-Q36P-YAER-YYEM
Applicant Signature

Mesana Investments, LLC
Applicant Name

09/26/2024
Date

11-M-24-RZ
FILE NUMBER