

**CONCEPT PLAN / DEVELOPMENT PLAN**

**11-SG-24-C / 11-J-24-DP**

**Petitioner:** Mesana Investments, LLC



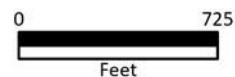
Attached and detached residential subdivision in PR (Planned Residential) up to 5 du/ac

**Original Print Date:** 10/15/2024

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

**Map No:** 73

**Jurisdiction:** County





# 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**

**Option Holder**

Applicant Name

Affiliation

**10/2/2024**

**11/14/2024**

**11-SG-24-C / 11-J-24-DP**

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.*

**Chris Sharp, P.E. Urban Engineering, Inc.**

Name / Company

**10330 Hardin Valley Rd. Pk. Suite 201 Knoxville TN 37932**

Address

**865-966-1924 / chris@urban-eng.com**

Phone / Email

## CURRENT PROPERTY INFO

**Vaulton Family Holdings, LLC**

**7808 Asheville Hwy Knoxville TN 37924**

Owner Name (if different)

Owner Address

Owner Phone / Email

**0 STRAWBERRY PLAINS PIKE / 8003 STRAWBERRY PLAINS PIKE; 8014 ASHEVILLE HWY**

Property Address

**73 08003, 08008 062 165 (part of)**

**47.15 acres**

Parcel ID

Part of Parcel (Y/N)?

Tract Size

**Knoxville Utilities Board**

**Knoxville Utilities Board**

**No**

Sewer Provider

Water Provider

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 checked="" 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) <b>Attached and detached residential subdivision</b>	

## SUBDIVISION REQUEST

<b>8014 Asheville Highway</b>	Related Rezoning File Number
Proposed Subdivision Name	
_____	<b>245</b>
Unit / Phase Number <input checked="" type="checkbox"/> Split Parcels	Total Number of Lots Created
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

## ZONING REQUEST

<input type="checkbox"/> Zoning Change	Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)	

### 5.2 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
<b>\$1,600.00</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	<b>Mesana Investments, LLC</b> Please Print	<b>10/2/2024</b> Date
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Phone / Email

Property Owner Signature	<b>Vaulton Family Holdings, LLC</b> Please Print	<b>10/2/2024</b> Date
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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
  - PA
- Rezoning

Mesana Investments, LLC

Option Holder

Applicant Name

Affiliation

~~8/19/24~~ 9/30/2024

~~10/3/24~~ 11/14/2024

File Number(s)

Date Filed

Meeting Date (if applicable)

11-SG-24-C  
11-J-24-DP

### 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

Chris Sharp

Urban Engineering, Inc.

Name

Company

10330 Hardin Valley Road, Suite 201

Knoxville

TN

37932

Address

City

State

ZIP

(865) 966-1924

chris@urban-eng.com

Phone

Email

### CURRENT PROPERTY INFO

Vaulton Family Holdings, LLC

7808 Asheville Hwy (37924)

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

~~8104~~ 8014 Asheville Highway, 8003 & 0 Strawberry Plains Pike  
part of

062 165, 073 08008 & 073 08003  
part of

Property Address

Parcel ID

KUB

KUB

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

JULY 2024

### DEVELOPMENT REQUEST

<input checked="" 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) <u>Attached and detached residential subdivision</u>	Related City Permit Number(s)
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### SUBDIVISION REQUEST

<u>8014 Asheville Highway</u> Proposed Subdivision Name  Unit / Phase Number <input type="checkbox"/> Combine Parcels <input checked="" type="checkbox"/> Divide Parcel <u>245</u> Total Number of Lots Created  <input type="checkbox"/> Other (specify) <u>Attached and detached residential subdivision</u>  <input type="checkbox"/> Attachments / Additional Requirements	Related Rezoning File Number
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### ZONING REQUEST

<input type="checkbox"/> Zoning Change                    Proposed Zoning _____  <input type="checkbox"/> Plan Amendment Change                    Proposed Plan Designation(s) _____  Proposed Density (units/acre) _____                    Previous Rezoning Requests _____  <input type="checkbox"/> Other (specify) _____	Pending Plat File Number
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### STAFF USE ONLY

<b>PLAT TYPE</b> <input type="checkbox"/> Staff Review <input checked="" type="checkbox"/> Planning Commission  <b>ATTACHMENTS</b> <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request <input type="checkbox"/> Amendment Request ( <i>Comprehensive Plan</i> )  <b>ADDITIONAL REQUIREMENTS</b> <input type="checkbox"/> Use on Review / Special Use ( <i>Concept Plan</i> ) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist ( <i>Hillside Protection</i> )	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:20%;">Fee 1</td> <td style="width:50%;"></td> <td style="width:30%; text-align: center;">Total</td> </tr> <tr> <td style="text-align: center;"><b>0102</b></td> <td style="text-align: center;"><b>\$1,600.00</b></td> <td></td> </tr> <tr> <td>Fee 2</td> <td></td> <td style="text-align: center;"><b>\$1,600.00</b></td> </tr> <tr> <td>Fee 3</td> <td></td> <td></td> </tr> </table>	Fee 1		Total	<b>0102</b>	<b>\$1,600.00</b>		Fee 2		<b>\$1,600.00</b>	Fee 3		
Fee 1		Total											
<b>0102</b>	<b>\$1,600.00</b>												
Fee 2		<b>\$1,600.00</b>											
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	<div style="border: 1px solid black; padding: 2px; font-size: 8px;">                     dotloop verified                      10/01/24 10:19 AM EDT                      CC 1D-FC0D-PGED-WNN7                 </div> Mesana Investments, LLC Please Print	<u>10/01/2024</u> Date
<u>(865) 806-8008</u> Phone Number	<u>swd444@gmail.com</u> Email	_____ Date Paid
 Property Owner Signature	<u>Barry Vaulton</u> Please Print	_____ Date Paid

10/02/2024, SG

10/01/2024



# 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

*Trey Ridenour*  
dotloop verified  
09/30/24 3:02 PM EDT  
FL70-D9TG-MUNX-LPOG

Applicant Signature

Mesana Investments, LLC

Applicant Name

09/30/2024

Date

11-SG-24-C & 11-J-24-DP

FILE NUMBER