

**CONCEPT PLAN / DEVELOPMENT PLAN**

**11-SJ-24-C / 11-M-24-DP**

**Petitioner:** Mesana Investments, LLC

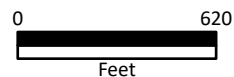


33-lot subdivision for single family houses in PR (Planned Residential) up to 3.5 du/ac

**Map No:** 125  
**Jurisdiction:** County

**Original Print Date:** 10/9/2024

Knoxville - Knoxville 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

Option Holder

Applicant Name

Affiliation

10/2/2024

11/14/2024

11-SJ-24-C / 11-M-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

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 04001, 041, 04301

11.4 acres

Parcel ID

Part of Parcel (Y/N)?

Tract Size

Knox-Chapman Utility District

Knox-Chapman Utility District

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>33-lot subdivision for single family houses</b>   |                               |

## SUBDIVISION REQUEST

|  |   |
|--|---|
| <b>7803 Sevierville Pike</b>                                   | Related Rezoning File Number              |
| Proposed Subdivision Name                                      |   |
| Unit / Phase Number  | <b>33</b><br>Total Number of Lots Created |
| <input checked="" type="checkbox"/> Split Parcels              |   |
| 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) |                          |

**2.89 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><br>Please Print | <b>10/2/2024</b><br>Date |
|---------------------|--|--------------------------|

|                          |                                     |                          |
|--------------------------|-------------------------------------|--------------------------|
| Phone / Email            |                                     |                          |
| Property Owner Signature | <b>John Johnson</b><br>Please Print | <b>10/2/2024</b><br>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

Option Holder

Applicant Name

Affiliation

9/27/24

11/14/24

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.

- 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

John Johnson

440 Highland View Dr.

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

7803, 7805 and 7809 Sevierville Pike (37920)

12504001, 125041 & 12504301

Property Address

Parcel ID

Knox Chapman

Knox Chapman

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.**



### DEVELOPMENT REQUEST

- Development Plan     Use on Review / Special Use     Hillside Protection COA
- Residential     Non-Residential

Related City Permit Number(s)

Home Occupation (specify) \_\_\_\_\_

Other (specify) **33-lot subdivision for single family houses**

### SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name \_\_\_\_\_

Unit / Phase Number     Combine Parcels     Divide Parcel    **33**  
 Total Number of Lots Created

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

Attachments / Additional Requirements \_\_\_\_\_

### ZONING REQUEST

Pending Plat File Number

Zoning Change    \_\_\_\_\_  
 Proposed Zoning

Plan Amendment Change    \_\_\_\_\_  
 Proposed Plan Designation(s)

Proposed Density (units/acre)    \_\_\_\_\_  
 Previous Rezoning Requests

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

### 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 |
|-------|-------|
|       |       |
| 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.

*Scott Davis*  
dotloop verified  
 09/27/24 4:32 PM EDT  
 BCPD-NR4W-9GYF-TWVT

Mesana Investments, LLC

Applicant Signature

Please Print

Date

(865) 806-8008

swd444@gmail.com

Phone Number

Email

*John B. Johnson*  
 Property Owner Signature

**JOHN B. JOHNSON**  
 Please Print

Date Paid



# Property Owners Option Holders

**NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:**  
Please print or type in black ink:

## Acknowledgement

**By signing below, you acknowledge 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**

|   |                        |              |                |   |
|---|------------------------|--------------|----------------|---|
|  | <u>JOHN B. JOHNSON</u> | <u>OWNER</u> | <u>9-27-24</u> | <input checked="" type="checkbox"/> Owner<br><input type="checkbox"/> Option Holder |
| Signature   | Name                   | Affiliation  | Date           |   |

|         |      |       |     |
|---------|------|-------|-----|
| Address | City | State | Zip |
|---------|------|-------|-----|

|           |      |             |      |  |
|-----------|------|-------------|------|--|
| Signature | Name | Affiliation | Date | <input type="checkbox"/> Owner<br><input type="checkbox"/> Option Holder |
|-----------|------|-------------|------|--|

|         |      |       |     |
|---------|------|-------|-----|
| Address | City | State | Zip |
|---------|------|-------|-----|

|           |      |             |      |  |
|-----------|------|-------------|------|--|
| Signature | Name | Affiliation | Date | <input type="checkbox"/> Owner<br><input type="checkbox"/> Option Holder |
|-----------|------|-------------|------|--|

|         |      |       |     |
|---------|------|-------|-----|
| Address | City | State | Zip |
|---------|------|-------|-----|

|           |      |             |      |  |
|-----------|------|-------------|------|--|
| Signature | Name | Affiliation | Date | <input type="checkbox"/> Owner<br><input type="checkbox"/> Option Holder |
|-----------|------|-------------|------|--|

|         |      |       |     |
|---------|------|-------|-----|
| Address | City | State | Zip |
|---------|------|-------|-----|

|           |      |             |      |  |
|-----------|------|-------------|------|--|
| Signature | Name | Affiliation | Date | <input type="checkbox"/> Owner<br><input type="checkbox"/> Option Holder |
|-----------|------|-------------|------|--|

|         |      |       |     |
|---------|------|-------|-----|
| Address | City | State | Zip |
|---------|------|-------|-----|

|           |      |             |      |  |
|-----------|------|-------------|------|--|
| Signature | Name | Affiliation | Date | <input type="checkbox"/> Owner<br><input type="checkbox"/> Option Holder |
|-----------|------|-------------|------|--|

|         |      |       |     |
|---------|------|-------|-----|
| Address | City | State | Zip |
|---------|------|-------|-----|



# 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-SJ-24-C & 11-M-24-DP

FILE NUMBER