

**11-F-24-PA
COMPREHENSIVE LAND USE PLAN MAP**

Petitioner: Mesana Investments, LLC

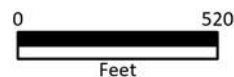


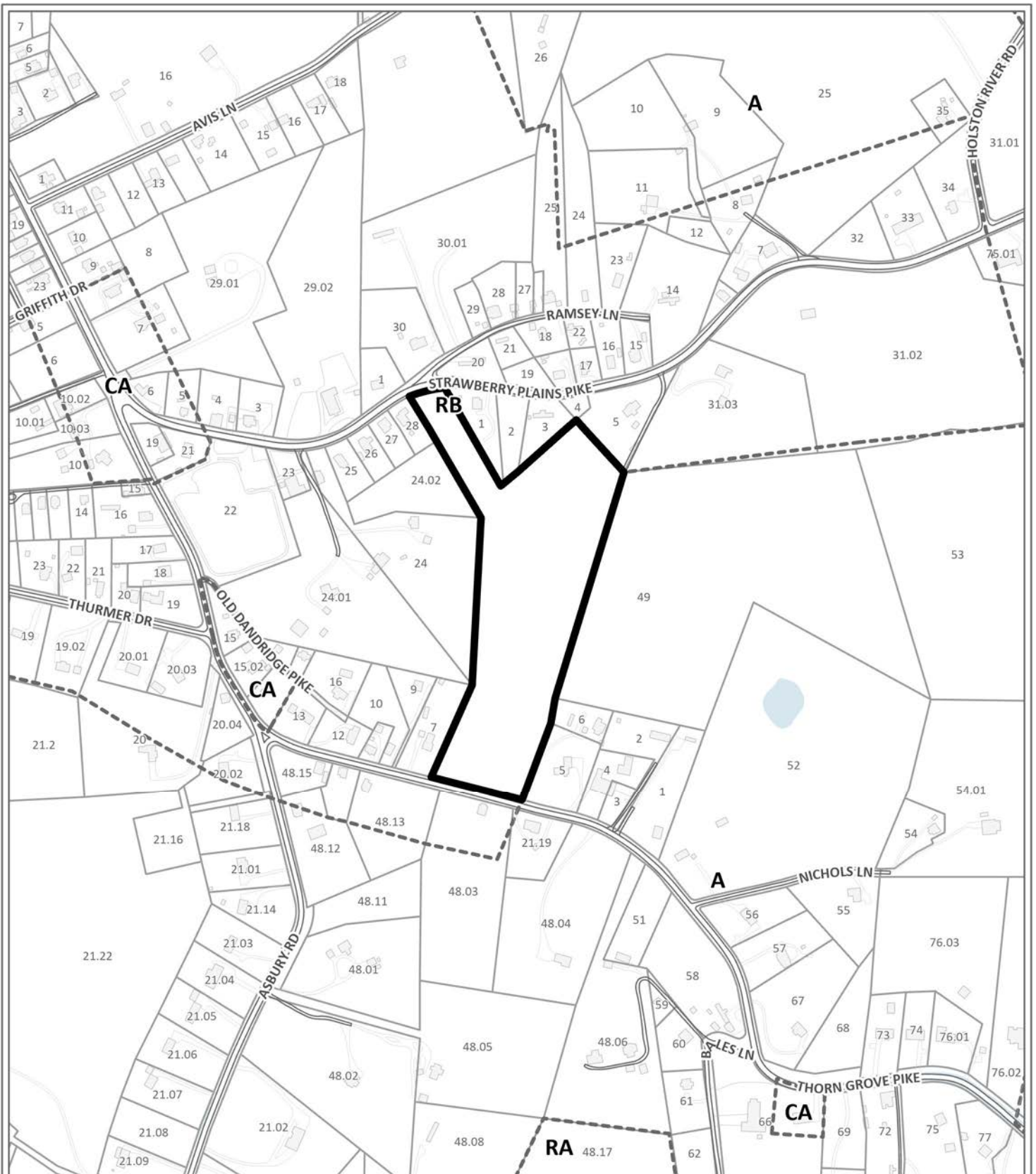
From: RC (Rural Conservation), HP (Hillside Protection)
To: SR (Suburban Residential), HP (Hillside Protection)

Map No: 96
Jurisdiction: County

Original Print Date: 10/10/2024

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





REZONING

11-T-24-RZ

Petitioner: Mesana Investments, LLC



From: RB (General Residential)
To: PR (Planned Residential) 9 du/ac

Map No: 96
Jurisdiction: County

Original Print Date: 10/10/2024

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

Affiliation

10/2/2024

Date Filed

11/14/2024

Meeting Date (if applicable)

11-T-24-RZ / 11-F-24-PA

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

865-806-8008 / swd444@gmail.com

Phone / Email

CURRENT PROPERTY INFO

Charlene Troutt

Owner Name (if different)

12817 Union Rd Knoxville TN 37934

Owner Address

Owner Phone / Email

0 STRAWBERRY PLAINS PIKE

Property Address

96 049 (part of)

Parcel ID

Part of Parcel (Y/N)?

12.62 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 _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input checked="" type="checkbox"/> Zoning Change	PR (Planned Residential) Proposed Zoning	Pending Plat File Number
<input checked="" type="checkbox"/> Plan Amendment	SR (Suburban Residential) Proposed Plan Designation(s)	

9 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
\$2,131.00	
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 **10/2/2024** Date

Phone / Email

Property Owner Signature: **Charlene Troutt** Please Print **10/2/2024** Date

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

(or) either print the completed form and bring it to the
Knoxville-Knox County Planning offices
OR email it to 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
 - PA
- Rezoning

Mesana Investments, LLC

Applicant Name 8/13/24	10/3/24	Affiliation	File Number(s)
Date Filed	Meeting Date (if applicable)		11-T-24-RZ 11-F-24-PA

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 11315	Company Knoxville	TN	37939
Address (865) 659-7311	City drew.staten2019@gmail.com	State	ZIP
Phone	Email		

CURRENT PROPERTY INFO

Charlene Troutt	2817 Union Road Knoxville, TN 37934		
Property Owner Name (if different) 0 Strawberry Plains Pike/Thorngrove Pike Knoxville, TN 37914	Property Owner Address 096 049	Property Owner Phone	
Property Address KUB	KUB	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

JULY 2024

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) _____

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Related Rezoning File Number

Unit / Phase Number Combine Parcels Divide Parcel

Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

A to PR

Pending Plat File Number

Zoning Change

Proposed Zoning _____

Plan Amendment Change

Proposed Plan Designation(s) _____

PR up to 5 du/acre

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

Zoning request to only include A portion of property approximately (20) acres. Omit RB along left side.

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
0609	\$2,131.00
Fee 2	
0802	
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
 08/12/24 4:24 PM EDT
 9NDC-0343-BHLR-Q6AD

Mesana Investments, LLC

8/13/24

Applicant Signature

Please Print

Date

(865) 806-8008

swd444@gmail.com

Phone Number

Email

Charlene Troutt

Charlene Troutt

10/02/2024, SG

Property Owner Signature

Please Print

Date Paid



Knox County Comprehensive Plan Amendment Request

All requests to amend the Knox County Comprehensive Land Use and Transportation Plan must include justification for the changes as part of the application process.

The applicant must provide justification per Implementation Action IM.6, demonstrating:

Either

- There is an obvious or significant error or omission in the Plan

OR

2 or more of the following criteria apply

- Conditions Have Changed** Changes of conditions, such as surrounding land uses, zoning, uncontrolled natural forces/disasters, etc.
- New Utilities / Projects** Introduction of significant new utilities or local/state/federal road projects that were not anticipated in the Plan and make development more feasible
- New Data** New data regarding trends or projections, population, housing conditions, or traffic growth that warrant reconsideration of the original Plan
- Proposed Changes Support Plan** The proposed changes support the Policies and Actions, goals, objectives, and criteria of the Plan

PLEASE EXPLAIN

The property is currently in the planned growth policy plan.

A trend in rezoning - less than a half mile, case file 1-T-23-RZ, last year a rezoning permitted up to 12 dwellings per acre.

Commercial corridor in the surrounding area which further supports higher densities.

Received confirmation from Knoxville Utilities Board 8/7/24 - waste water services are available to serve this site.

The use is in harmony with the general purpose and intent of the Zoning Ordinance ie. "Multi-dwelling structures or developments, provided that the development density shall be less than twelve (12) dwelling units per acre."

With the recommended conditions, the proposed SR residential place type is consistent with all the relevant requirements of the PR zoning. A recent case file #5-E-24-RZ received up to 9 dwellings per unit with adjacent RB zoning in the surrounding area.

Scott Davis dotloop verified
10/22/24 3:21 PM EDT
JXHV-1E0T-X763-DU00

Property Owner Signature

Print Name

Date

By signing above, you certify that criteria for a Plan Amendment have been met and that any information to justify such action is specified above.

FILE NUMBER



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.

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

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

Date to be Posted

Date to be Removed

Scott Davis

dotloop verified
10/01/24 2:59 PM EDT
4EOG-R6HI-GZ0H-NENZ

Mesana Investments, LLC

10/1/24

Applicant Signature

Applicant Name

Date