

# REZONING

5-J-25-RZ

Petitioner: Mesana Investments, LLC

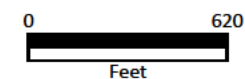


From: A (Agricultural)

To: PR (Planned Residential) 5 du/ac

Map No: 20

Jurisdiction: County



Original Print Date: 3/28/2025

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

(1) Download and fill out this form at your convenience.

(2) Sign the application digitally (or print, sign, and scan).

(3) Either print the completed form and bring it to the Knoxville-Knox County Planning offices  
OR email it to [applications@knoxplanning.org](mailto: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

3/5/25

Date Filed

Affiliation

5/8/25

Meeting Date (if applicable)

File Number(s)

5-J-25-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

Mesana Investments, LLC

Name

P.O. Box 11315

Address

865-806-8008

Phone

Company

Knoxville

City

TN

State

37939

ZIP

Email

## CURRENT PROPERTY INFO

Daniel/Sandra Butler

4300 Foley Drive Knoxville, TN 37721

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

7734 Majors Road Corryton, TN 37721

020 160

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](#)

JULY 2024



## 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 up to 5 DU/acre**

Proposed Zoning

☐ Plan Amendment Change

Proposed Plan Designation(s)

Pending Plat File Number

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

By signing below, 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. If there are additional owners or options holders, each additional individual must sign the Property Owners/Option Holders Form.**



Scott Davis

03/05/25

Applicant Signature

Print Name / Affiliation

Date

865-806-8008

Phone Number

Email

Property Owner Signature

Please Print

3/17/25  
Date Paid



# 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.*

04/25/2025

05/09/2025

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

AuthenticSign  
*Scott Davis*

Mesana Investments, LLC

3/19/25

Applicant Signature

Applicant Name

Date