



# 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

Applicant Name		Affiliation
<b>4/30/2024</b>	<b>6/13/2024</b>	<b>6-SF-24-C / 6-J-24-DP</b>
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.

**Jason P. Siverling, P.E. Robert G. Campbell and Associates**

Name / Company

**7523 Taggart Ln Knoxville TN 37938**

Address

**865-947-5996 / jsiverling@rgc-a.com**

Phone / Email

### CURRENT PROPERTY INFO

<b>Scott Davis Mesana Investments, LLC</b>	<b>1920 Ebenezer Rd Knoxville TN 37922</b>	<b>865-693-3356 / swd444@gmail.</b>
Owner Name (if different)	Owner Address	Owner Phone / Email

**241 NEALS LANDING RD**

Property Address

**61 070 01 (part of)**

Parcel ID

Part of Parcel (Y/N)?

**9.33 acres**

Tract Size

**Knoxville Utilities Board**

Sewer Provider

**Knoxville Utilities Board**

Water Provider

Septic (Y/N)

### STAFF USE ONLY

**Northern termini of Neals Landing Rd and Vista View Ln, east of Limelight Ln**

General Location

<input type="checkbox"/> City	<b>Commission District 8</b>	<b>PR (Planned Residential) up to 6 du/ac</b>	<b>Agriculture/Forestry/Vacant Land</b>
<input checked="" type="checkbox"/> County	District	Zoning District	Existing Land Use

**Urban Growth Area (Outside City Limits)**

Planning Sector	Land Use (City)/Place Type (County)	Growth Policy Plan Designation
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## 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>Detached residential subdivision</b>	

## SUBDIVISION REQUEST

<b>Neals Landing</b>	Related Rezoning File Number
Proposed Subdivision Name	
<u>Unit 3</u>	<u>41</u>
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)	
Proposed Density (units/acre)    Previous Rezoning Requests		
Additional Information _____		

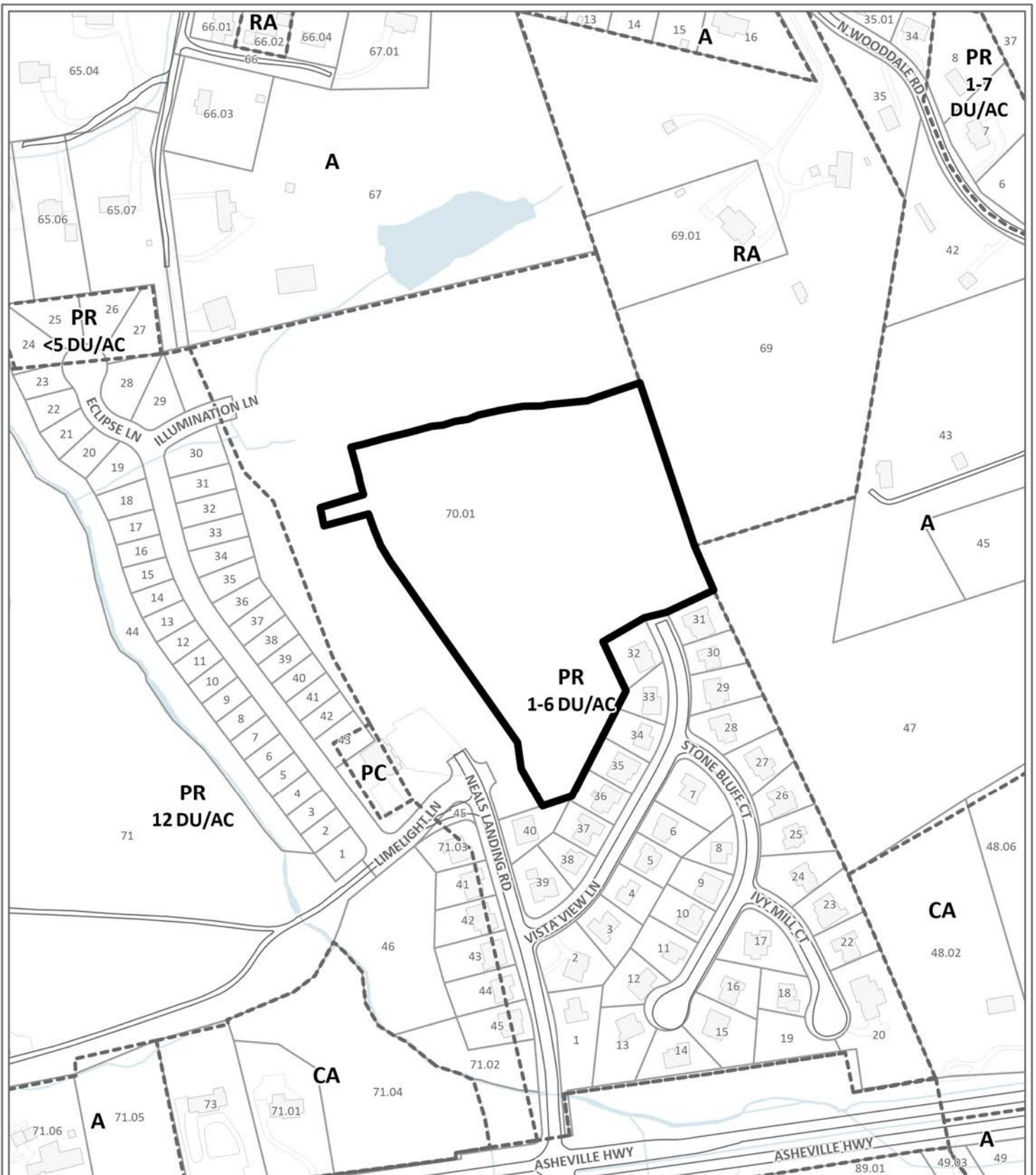
## STAFF USE ONLY

<b>PLAT TYPE</b> <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	Fee 1	Total
<b>ATTACHMENTS</b> <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request <input type="checkbox"/> Amendment Request (Comprehensive Plan)	<b>\$1,575.00</b>	
<b>ADDITIONAL REQUIREMENTS</b> <input type="checkbox"/> Use on Review / Special Use (Concept Plan) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (Hillside Protection)	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</b> Please Print	<b>4/30/2024</b> Date
Property Owner Signature	<b>Scott Davis Mesana Investments, LLC</b> Please Print	<b>4/30/2024</b> Date



**CONCEPT PLAN / DEVELOPMENT PLAN**

**6-SF-24-C / 6-J-24-DP**

**Petitioner:** Mesana Investments



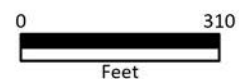
Detached residential subdivision in PR (Planned Residential)

**Map No:** 61

**Jurisdiction:** County

**Original Print Date:** 5/8/2024

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





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### SUBDIVISION

- Concept Plan
- Final Plat

### ZONING

- Plan Amendment
  - SP
  - OYP
- Rezoning

Mesana Investments - Scott Davis

Option Holder

Applicant Name

Affiliation

April 29, 2024

June 13, 2024

File Number(s)

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

Jason P. Siverling, P.E.

Robert G. Campbell and Associates

Name

Company

7523 Taggart Lane

Knoxville

TN

37938

Address

City

State

ZIP

(865) 947-5996

jsiverling@rgc-a.com

Phone

Email

## CURRENT PROPERTY INFO

Mesana Investment

1920 Ebenezer Road

(865)693-3356

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

241 Neals Landing Road

Part of 061 070

Property Address

Parcel ID

KUB

KUB

No

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

General Location

Tract Size

City  County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

## DEVELOPMENT REQUEST

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

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

Other (specify) Detached residential subdivision

Related City Permit Number(s)

## SUBDIVISION REQUEST

**Neals Landing**

Proposed Subdivision Name

3

Unit / Phase Number

Combine Parcels

Divide Parcel

40

Total Number of Lots Created

Related Rezoning File Number

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

Attachments / Additional Requirements

## ZONING REQUEST

Zoning Change

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

### ADDITIONAL REQUIREMENTS

- Design Plan Certification (*Final Plat*)  
 Use on Review / Special Use (*Concept Plan*)  
 Traffic Impact Study  
 COA Checklist (*Hillside Protection*)

Fee 1

Total

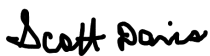
Fee 2

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



Applicant Signature

Mesana Investments - Scott Davis

Please Print

April 29, 2024

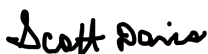
Date

865-693-3356

Phone Number

swd444@gmail.com

Email



Property Owner Signature

Mesana Investments - Scott Davis

Please Print

Date Paid

# SUBDIVISION - CONCEPT

Name of Applicant: MESANA INVESTMENTS

Date Filed: April 29, 2024 Meeting Date: June 13, 2024

Application Accepted by: \_\_\_\_\_

Fee Amount: \_\_\_\_\_ File Number: Subdivision - Concept 10-SC-18-C

Fee Amount: \_\_\_\_\_ Related File Number: Development Plan 10-C-18-UR

**PROPERTY INFORMATION**

Subdivision Name: NEALS LANDING SUBDIVISION

Unit/Phase Number: 3

General Location: 241 NEALS LANDING ROAD  
OFF ASHVILLE HIGHWAY, KNOXVILLE, TN

Tract Size: 9.33 acres No. of Lots: 40

Zoning District: PR (PLANNED RESIDENTIAL)

Existing Land Use: Partial developed subdivision

Planning Sector: EAST COUNTY

Growth Policy Plan Designation: \_\_\_\_\_

Census Tract: 53.01

Traffic Zone: 133

Parcel ID Number(s): 061 070

Jurisdiction:  City Council S8 District  
 County Commission \_\_\_\_\_ District

**AVAILABILITY OF UTILITIES**

List utility districts proposed to serve this subdivision:

Sewer KUB

Water KUB

Electricity KUB

Gas KUB

Telephone \_\_\_\_\_

**TRAFFIC IMPACT STUDY REQUIRED**

No  Yes

**USE ON REVIEW**  No  Yes

Approval Requested:

Development Plans in Planned District or Zone

Other (be specific): \_\_\_\_\_

\_\_\_\_\_

**VARIANCE(S) REQUESTED**

No  Yes (If Yes, see reverse side of this form)

**PROPERTY OWNER/OPTION HOLDER**

PLEASE PRINT

Name: SCOTT DAVIS

Company: MESANA INVESTMENTS

Address: 1920 EBENEZER ROAD

City: KNOXVILLE State: TN Zip: 37922

Telephone: (865) 693-3356

Fax: \_\_\_\_\_

E-mail: swd444@gmail.com

**PROJECT SURVEYOR/ENGINEER**

PLEASE PRINT

Name: Jason Siverling, PE

Company: Robert G. Campbell & Associates, LP

Address: 7523 Taggart Lane

City: Knoxville State: TN Zip: 37938

Telephone: (865) 947-5996

Fax: (865) 947-7556

E-mail: jsiverling@rgc-a.com

**APPLICATION CORRESPONDENCE**

All correspondence relating to this application (including plat corrections) should be directed to:

PLEASE PRINT

Name: Jason Siverling

Company: Robert Campbell & Associates

Address: 7523 Taggart Lane

City: Knoxville State: TN Zip: 37938

Telephone: (865) 947-5996

Fax: (865) 947-7556

E-mail: jsiverling@rgc-a.com



**VARIANCES REQUESTED**

1. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

5. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

6. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**APPLICATION AUTHORIZATION**

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, as listed on this form. I further certify that any and all variances needed to meet regulations are requested above, or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested. I hereby waive the requirement for approval or disapproval of the plat within sixty (60) days after its submission, in accordance with the provisions of Tennessee Code Annotated 13-3-404.

PLEASE PRINT

Name: Scott Davis

MESANA INVESTMENTS  
Address: 1920 Ebenezer Road

City: Knoxville State: TN Zip: 37922

Telephone: (865) 693-3356

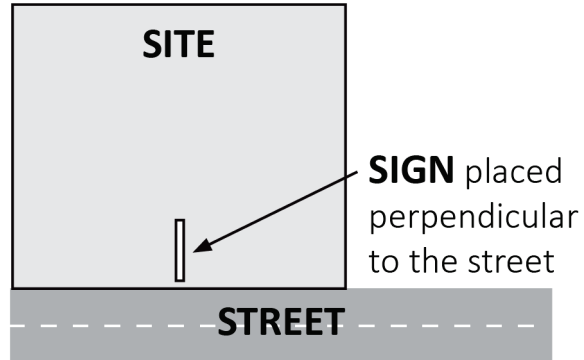
Signature: \_\_\_\_\_

Fax: \_\_\_\_\_

Date: 4/25/2024

E-mail: swd444@gmail.com

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, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, 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.

*The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:*

\_\_\_\_\_ May 10, 2024 \_\_\_\_\_ and \_\_\_\_\_ June 14, 2024 \_\_\_\_\_  
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Mesana Investments

Date: 4/30/2024

File Number: 6-SF-24-C\_6-J-24-DP

- Sign posted by Staff
- Sign posted by Applicant