

**CONCEPT PLAN / DEVELOPMENT PLAN**

**11-SD-24-C / 11-F-24-DP**

**Petitioner:** Mesana Investments, LLC



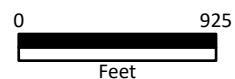
Attached residential subdivision in PR (Planned Residential) up to 12 du/ac

**Map No:** 61

**Jurisdiction:** County

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

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**

**Option Holder**

Applicant Name

Affiliation

**9/30/2024**

**11/14/2024**

**11-SD-24-C / 11-F-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 Urban Engineering**

Name / Company

**10330 Hardin Valley Road Suite 201 Knoxville TN 37932**

Address

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

Phone / Email

## CURRENT PROPERTY INFO

**Scott Davis Mesana Investments, LLC**

**1920 Ebenezer Rd Knoxville TN 37922**

**865-693-3356 / swd444@gmail.**

Owner Name (if different)

Owner Address

Owner Phone / Email

**0 LIMELIGHT LN**

Property Address

**61 071**

**13.6 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 residential subdivision</b>	

## SUBDIVISION REQUEST

<b>The Ridge at Neals Landing</b>	Related Rezoning File Number
Proposed Subdivision Name	
<u>Unit 3</u>	<u>111</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)	

### 8.16 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	Mesana Investments, LLC Please Print	9/30/2024 Date
---------------------	-----------------------------------------	-------------------

Phone / Email

Property Owner Signature	Scott Davis Mesana Investments, LLC Please Print	9/30/2024 Date
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(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		Affiliation	
8/19/24	10/3/24	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

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

Mesana Investments, LLC	1920 Ebenezer Road (37922)	(865) 693-3356
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
0 Limelight Lane	061 071	
Property Address	Parcel ID	
KUB	KUB	
Sewer Provider	Water Provider	Septic (Y/N)

## COMMUNITY ENGAGEMENT

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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

Related Rezoning File Number

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

Combine Parcels  
  Divide Parcel  
 \_\_\_\_\_  
 Unit / Phase Number                      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

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 Traffic Impact Study  
 COA Checklist (*Hillside Protection*)

Fee 1	Total
Fee 2	
Fee 3	

## AUTHORIZATION

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**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**

<div style="border: 1px solid #ccc; padding: 5px; margin-bottom: 5px;"> <small>Authentisign</small>  </div> Applicant Signature	Mesana Investments, LLC Please Print	08/15/24 Date
(865) 693-3356 Phone Number	swd444@gmail.com Email	
<div style="border: 1px solid #ccc; padding: 5px; margin-bottom: 5px;"> <small>Authentisign</small>  </div> Property Owner Signature	Scott Davis Please Print	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.*

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

*Scott Davis*

dotloop verified  
10/02/24 11:03 AM  
EDT  
Y2EV-I9H0-4EVQ-Q5TI

Mesana Investments, LLC

10/02/2024

Applicant Signature

Applicant Name

Date

11-SD-24-C & 11-F-24-DP

FILE NUMBER