

SUBDIVISION REPORT -CONCEPT/DEVELOPMENT PLAN

| ► FILE #: 11-SD-24-C | AGENDA ITEM #: 48 |
|-------------------------------------|--|
| 11-F-24-DP | AGENDA DATE: 7/10/2025 |
| POSTPONEMENT(S): | 11/14/2024, 12/12/2024, 1/9/2025, 2/13/2025,5/8/25 |
| SUBDIVISION: | THE RIDGE AT NEALS LANDING |
| APPLICANT/DEVELOPER: | MESANA INVESTMENTS, LLC (OPTION HOLDER) |
| OWNER(S): | Scott Davis Mesana Investments, LLC |
| TAX IDENTIFICATION: | 61 071 View map on KGIS |
| JURISDICTION: | County Commission District 8 |
| STREET ADDRESS: | 0 LIMELIGHT LN |
| LOCATION: | Western terminus of Limelight Ln, west of Eclipse Ln |
| GROWTH POLICY PLAN: | Urban Growth Area (Outside City Limits) |
| FIRE DISTRICT: | Rural Metro Fire |
| WATERSHED: | Sinking East Creek |
| APPROXIMATE ACREAGE: | 13.6 acres |
| ZONING: | PR (Planned Residential) up to 12 du/ac |
| EXISTING LAND USE: | Agriculture/Forestry/Vacant Land |
| PROPOSED USE: | Attached residential subdivision |
| SURROUNDING LAND USE AND ZONING: | North: Rural residential - A (Agricultural) South: Agriculture/forestry/vacant land, single family residential, rural residential, office - A (Agricultural), CA (General Business) East: Agriculture/forestry/vacant land, single family residential, rural residential - PR (Planned Residential) up to 12 du/ac and 6 du/ac, A (Agricultural) West: Industrial - A (Agricultural) |
| NUMBER OF LOTS: | 111 |
| SURVEYOR/ENGINEER: | Chris Sharp Urban Engineering |
| ACCESSIBILITY: | Access is via Limelight Lane, a local street with a 26-ft pavementh width within a 50-ft right-of-way. |
| SUBDIVISION VARIANCES REQUIRED: | |

STAFF RECOMMENDATION:

Withdraw the concept plan at the request of the applicant.

ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

ESTIMATED STUDENT YIELD: 6 (public school children, grades K-12)

Schools affected by this proposal: Sunnyview Pr/Chilhowee Int, Carter Middle, and Carter High.

• Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.

• Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.

• Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.

• Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

Knoxville-Knox County Planning Commission's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

The Planning Commission's approval or denial of this development plan request is final, unless the action is appealed either to the Board of Zoning Appeals or to a court of competent jurisdiction within thirty (30) days of the decision being appealed (Knox County, Tennessee Code of Ordinances, Appendix A, Zoning, 6.50.08).

48-2



Mesana Investments, LLC

Applicant Name (as it appears on the current Planning Commission agenda) Date of Request

| July 9, 2025 | File Number(s) |
|------------------------|-------------------------|
| Scheduled Meeting Date | 11-SD-24-C / 11-F-24-DP |
| POSTPONE | |

POSTPONE: All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

| SELECT ONE: | 🗌 30 days | 🗌 60 days | 🗌 90 days |
|-------------|-----------|-----------|-----------|
| | — , | — , | — / |

Postpone the above application(s) until the _____ Planning Commission Meeting.

WITHDRAW

WITHDRAW: Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

TABLE

*The refund check will be mailed to the original payee.

TABLE: Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

| AUTHORIZATION | By signing below, I certify I am the property owner, and/or the owners authorized representative. | | | | |
|--------------------------|---|---------------------|-----------|----------|--|
| Chris Sharp | Digitally signed by Chris Sharp Date: 2025.07.01 16:14:10 -04'00' | Chris Sharp | | | |
| Applicant Signature | | Please Print | | | |
| (865) 966-1924 | | chris@urban-eng.com | | | |
| Phone Number | | Email | | | |
| STAFF ONLY | | | | | |
| Staff Signature | Please | Print | Date Paid | 🗌 No Fee | |
| Eligible for Fee Refund? | | | Date Falu | | |
| Approved by: | | Date: | | | |
| Payee Name | Payee Phone | Payee Address | 5 | | |



| Planning | Mesana Investments, LLC | | 5/1/2025 |
|---|---|---|---|
| KNOXVILLE KNOX COUNTY | Applicant Name (as it appears on the | e current Planning Commission agenda) | Date of Request |
| May 8, 2025 | | | File Number(s) |
| Scheduled Meeting Date | | 11-SD-24-C / 11-F-24-DP | |
| POSTPONE | | | |
| the week prior to the Plannin | g Commission meeting. All requests | quest is received in writing and paid for I must be acted upon by the Planning Cor nent. If payment is not received by the o | nmission, except new |
| SELECT ONE: 🔲 30 days 🔳 | 60 days 🔲 90 days | | |
| Postpone the above application(s | s) until the July 10, 2025 | Planning Commiss | ion Meeting. |
| WITHDRAW | | | |
| week prior to the Planning Co Applicants are eligible for a re | mmission meeting. Requests made af fund only if a written request for with | equest is received in writing no later thar ter this deadline must be acted on by th drawal is received no later than close of d by the Executive Director or Planning S | e Planning Commission. business 2 business days |
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| Applicant Signature | Please Pl | - | аласаналан аласан ал |
| (865) 966-1924 | chris@ | urban-eng.com | |
| Phone Number | Email | | |
| STAFF ONLY | | | |
| WAtime | Whitney | Warner | 🛛 No Fee |
| Staff Signature | Please Print | Date Paid | |
| Eligible for Fee Refund? 🗌 Yes | 🗆 No Amount: | | |
| Approved by: | | Date: | |
| Payee Name | Payee Phone | Payee Address | |



| Planning | Mesana Investments, LLC | | 2/26/25 |
|---|---|---|--|
| KNOXVILLE KNOX COUNTY | Applicant Name (as it appears on the currer | nt Planning Commission agenda) | Date of Request |
| 3/13/25 | | | File Number(s) |
| Scheduled Meeting Date | | 11-SD-24-C / 11-F-24-DP | |
| POSTPONE | L | | |
| the week prior to the Planni | re eligible for postponement if the request is ng Commission meeting. All requests must b e for one 30-day automatic postponement. I | e acted upon by the Planning Co | mmission, except new |
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| week prior to the Planning Co Applicants are eligible for a re | ay be withdrawn automatically if the request commission meeting. Requests made after this efund only if a written request for withdrawal al deadline and the request is approved by th | s deadline must be acted on by t I is received no later than close o | he Planning Commission. f business 2 business days |
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| no fee to table or untable an | or tabling must be acted upon by the Planning item. signing below, I certify I am the property own | | |
| | igitally signed by Chris Sharp ate: 2025.02.26 17:03:31 -05′00′ Christopher | Sharp | |
| Applicant Signature | Please Print | | |
| (865)966-1924 | chris@urbar | n-eng.com | |
| Phone Number | Email | | ασταστητά τις πογλογιατικά κατά το |
| STAFF ONLY | | | N. W. NEW MITCH & A. A. L. |
| Water V | 22 Whitney 1 | Narne | 🖸 No Fee |
| Staff Signature | Please Print / | Date Paio | ł |
| Eligible for Fee Refund? 🗌 Yes | No Amount: | | |
| Approved by: | D | ate: | |
| Payee Name | Payee Phone P | ayee Address | |



| Planning | Mesana Investments, LLC | 2 | 2/3/25 |
|---|--|---|--|
| KNOXVILLE KNOX COUNTY | Applicant Name (as it appears or | the current Planning Commission agenda) | Date of Request |
| 2/13/25 | | | File Number(s) |
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| POSTPONE | | | |
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| | 0 days □ 90 days until the 3/13/25 | | |
| Postpone the above application(s) | until the | Planning Commiss | ion Meeting. |
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| ANUMATOR (ZAWITOIN) By si | gning below, I certify I am the pro | perty owner, and/or the owners authorized | representative. |
| | itally signed by Chris Sharp te: 2025.02.03 12:45:56 -05'00' Chri | stopher Sharp | |
| Applicant Signature | Pleas | e Print | |
| (865) 966-1924 | Chri | s@urban-eng.com | |
| Phone Number | Emai | | |
| STAFF ONLY | | | |
| MAMM | 2 Whitm | ey Warner | 🗆 No Fee |
| Staff Signature | Please Print | / Date Paid | |
| Eligible for Fee Refund? 🗍 Yes | 🗆 No Amount: | | |
| Approved by: | | Date: | |
| | | | |

12/30/24



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| A | Applicant Name (as it appears on the | current Planning Commission agenda) | Date of Request |
|--|---|---|--|
| 1/9/25 | | | File Number(s) |
| Scheduled Meeting Date | | 11-SD-24-C / 11-F-24-DP | |
| POSTPONE | | | |
| the week prior to the Planning Co | ommission meeting. All requests m | uest is received in writing and paid for b nust be acted upon by the Planning Con ent. If payment is not received by the c | mission, except new |
| SELECT ONE: 🔳 30 days 🗌 60 d | lays 🔲 90 days | | |
| Postpone the above application(s) un | til the February 13, 2025 | Planning Commiss | ion Meeting. |
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| no fee to table or untable an item | | anning Commission before it can be off | |
| , , , | | y owner, and/or the owners authorized | representative. |
| | y signed by Chris Sharp 2024.12.30 14:21:36 -05'00' Christo | pher Sharp | |
| Applicant Signature | Please Pri | int | |
| (865) 693-4834 | | | |
| Phone Number | Email | | |
| STAFF ONLY | | | |
| Shelley Gray | Shelley Gray | 12/31/202 | 4 🗌 No Fee |
| Staff Signature | Please Print | Date Paid | |
| Eligible for Fee Refund? 🗌 Yes 🗌 | No Amount: | | |
| Approved by: | | Date: | |
| Payee Name | Payee Phone | Payee Address | |

Mesana Investments, LLC

12/2/24



| KNOXVILLE KNOX COUNTY | Applicant Name (as it appears o | n the current Planning Commission agenda) | Date of Request |
|--|---|---|--|
| 12/12/24 | | | File Number(s) |
| Scheduled Meeting Date | | 11-SD-24-C / 11-F-24-DP` | |
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| Postpone the above application(s) | until the 1/9/25 | Planning Commissi | ion Meeting. |
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| AUTHORIZATION By si | gning below, I certify I am the pr | operty owner, and/or the owners authorized | representative. |
| Chris Sharp | itally signed by Chris Sharp te: 2024.12.02 15:48:21 -05'00' Chr | ristopher Sharp | |
| Applicant Signature | Plea | se Print | |
| 8659661924 | | | |
| Phone Number | Ema | il | |
| STAFF ONLY | | | |
| Whitney Worne | Whitney | Warner | 🗌 No Fee |
| Staff Signature | Please Print | | |
| Eligible for Fee Refund? 🗌 Yes | 🗆 No Amount: | | |
| Approved by: | | Date: | |
| Payee Name | Payee Phone | Payee Address | |

Mesana Investments, LLC

10/29/24

Date of Request



| 11/14/24 Scheduled Meeting Date | | 11-SD-24-C / 1 | File Number(s) 1-F-24-DP |
|--|---|--|--|
| POSTPONE | | | |
| the week prior to the Pla | nning Commission meeting. All re | equests must be acted upon by t | ng and paid for by noon on Thursday he Planning Commission, except new received by the deadline, the item will |
| SELECT ONE: 🔳 30 days | 🗌 60 days 🔲 90 days | | |
| Postpone the above applicati | on(s) until the 12/12/24 | P[| anning Commission Meeting, |
| WITHDRAW | | | |
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| no fee to table or untable | | | |
| no fee to table or untable | an Item. By signing below, I certify I am th | e property owner, and/or the ow | |
| no fee to table or untable | an Item. By signing below, I certify I am the Digitally signed by Chris Sharp Date: 2024,10,29 16:58:18 -04'00' | e property owner, and/or the ow | ners authorized representative. |
| no fee to table or untable | an Item. By signing below, I certify I am the Digitally signed by Chris Sharp Date: 2024,10,29 16:58:18 -04'00' | e property owner, and/or the ow Christopher Sharp (Applica | ners authorized representative. |
| no fee to table or untable | an Item. By signing below, I certify I am the Digitally signed by Chris Sharp Date: 2024,10.29 16:58:18 -04'00' | e property owner, and/or the ow Christopher Sharp (Applica | ners authorized representative. |
| no fee to table or untable OUT SCOLUZANICONUM Chris Sharp Applicant Signature (865) 966-1924 | an Item. By signing below, I certify I am the Digitally signed by Chris Sharp Date: 2024,10.29 16:58:18 -04'00' | e property owner, and/or the ow Christopher Sharp (Applica Please Print | ners authorized representative. |
| no fee to table or untable Chris Sharp Applicant Signature (865) 966-1924 Phone Number | an Item. <i>By signing below, I certify I am the</i> Digitally signed by Chris Sharp Date: 2024,10,29 16:58:18 -04'00' | e property owner, and/or the ow Christopher Sharp (Applica Please Print Email | ners authorized representative. ant's Agent's for this request). |
| no fee to table or untable (AU)):[e](1/2A)[[e](1/2A) Chris Sharp Applicant Signature (865) 966-1924 Phone Number STAFF ONLY MMMMM | an Item. By signing below, I certify I am the Digitally signed by Chris Sharp Date: 2024,10,29 16:58:18 -04'00' I I M M M Please P | e property owner, and/or the ow Christopher Sharp (Applica Please Print Email | ners authorized representative. ant's Agent's for this request). |

Applicant Name (as it appears on the current Planning Commission agenda)

Mesana Investments, LLC

Payee Name

Payee Address





Staff - Slope Analysis Case: 11-SD-24-C

| CATEGORY | ACRES | RECOMMENDED DISTURBANCE BUDGET (Percent) | DISTURBANCE AREA (Acres) |
|-------------------------------|-------|---|-----------------------------|
| Total Area of Site | 44.3 | | |
| Non-Hillside | 33.9 | N/A | |
| 0-15% Slope | 3.7 | 100% | 3.7 |
| 15-25% Slope | 4.3 | 50% | 2.2 |
| 25-40% Slope | 1.8 | 20% | 0.4 |
| Greater than 40% Slope | 0.5 | 10% | 0.1 |
| Ridgetops | | | |
| Hillside Protection (HP) Area | 10.4 | Recommended disturbance budget within HP Area (acres) | 6.3 |
| | | Percent of HP Area | 60.7% |



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 Meeting Date (if applicable) File Number(s)

Date Filed

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

Phone / Email

CURRENT PROPERTY INFO

| Scott Davis Mesana Investments, LLC | vis Mesana Investments, LLC 1920 Ebenezer Rd Knoxville TN 37922 865-693-3356 / swd44 | | 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 | | | |
|--|-------------------------------|-----------------|-------------------|
| ✓ Development Plan □ Planned Development □ | Use on Review / Special Use | Related City F | Permit Number(s) |
| Hillside Protection COA | Residential 🗌 Non-residential | | |
| Home Occupation (specify) | | | |
| Other (specify) Attached residential subdivision | | | |
| SUBDIVSION REQUEST | | | |
| The Ridge at Neals Landing | | Related Rezo | ning File Number |
| Proposed Subdivision Name | | | |
| Unit 3 | 111 | | |
| Unit / Phase Number Split Parcels | Total Number of Lots Created | | |
| Additional Information | | | |
| Attachments / Additional Requirements | | | |
| ZONING REQUEST | | | |
| Zoning | | Pending Pl | at File Number |
| Change Proposed Zoning | | | |
| 🗌 Plan | | | |
| Amendment Proposed Plan Designation(s) | | | |
| 8.16 du/ac | | | |
| Proposed Density (units/acre) Previous Rezoning Reque Additional Information | ests | | |
| | | | |
| STAFF USE ONLY | | | |
| PLAT TYPE | Fee 1 | | Total |
| Staff Review Planning Commission | \$1,600.00 | | |
| ATTACHMENTS Property Owners / Option Holders Variance Re | auest Fee 2 | | |
| Property Owners / Option Holders Variance Re Amendment Request (Comprehensive Plan) | | | |
| ADDITIONAL REQUIREMENTS | | | |
| Use on Review / Special Use (Concept Plan) | Fee 3 | | |
| Traffic Impact Study | | | |
| COA Checklist (Hillside Protection) | | | |
| AUTHORIZATION | | | |
| ☐ I declare under penalty of perjury the foregoing is true and all associated materials are being submitted with his/her/i | | erty, AND 2) th | e application and |
| Mesana Investr | | | 9/30/2024 |
| Applicant Signature Please Print | | | Date |
| Phone / Email | | | |

| | Scott Davis Mesana Investments, LLC | 9/30/2024 |
|--------------------------|-------------------------------------|-----------|
| Property Owner Signature | Please Print | Date |

| n the application digitally (or print | , sign, and scan). Knox | r print the completed form ville-Knox County Planning nail it to applications@kno | Reset F | |
|--|--|---|---------------------|---|
| Planning KNOXVILLE I KNOX COUNTY | Development Plan Development Plan Planned Developm Use on Review / Sp Hillside Protection | ent 🛛 🗆 Final Decial Use | ISION – ept Plan | Iest ZONING Plan Amendme SP P4 Rezoning |
| Mesana Investments, LLC | | | | |
| Applicant Name | | Affilia | ation | |
| 8/19/24 | 10/3/24 | | | File Numbe |
| Date Filed | Meeting Date (if ap | oplicable) | | |
| CORRESPONDENCE A | ll correspondence related to th | his application should be dire | ected to the app | proved contact listed bel |
| Applicant Property Owne | er 🗌 Option Holder 🗌 F | Project Surveyor 🔳 Engin | eer 🗌 Archit | ect/Landscape Architec |
| Chris Sharp | | Urban Engineeri | ng, Inc. | |
| | | | | |
| Name | | Company | | |
| Name 10330 Hardin Valley Road, S | uite 201 | Company Knoxville | TN | 37932 |
| | uite 201 | | TN State | 37932 ZIP |
| 10330 Hardin Valley Road, S | uite 201 | Knoxville | | |
| 10330 Hardin Valley Road, S Address | uite 201 Email | Knoxville | | |
| 10330 Hardin Valley Road, S Address (865) 966-1924 | | Knoxville | | |
| 10330 Hardin Valley Road, S Address (865) 966-1924 Phone | Email | Knoxville | | |
| 10330 Hardin Valley Road, S Address (865) 966-1924 Phone CURRENT PROPERTY INFO | Email 1920 Eb | Knoxville City | | ZIP (865) 693-3356 |
| 10330 Hardin Valley Road, S Address (865) 966-1924 Phone CURRENT PROPERTY INFO Mesana Investments, LLC | Email 1920 Eb | Knoxville City enezer Road (37922) | | ZIP (865) 693-3356 |
| 10330 Hardin Valley Road, S Address (865) 966-1924 Phone CURRENT PROPERTY INFO Mesana Investments, LLC Property Owner Name (if different | Email 1920 Eb | Knoxville City enezer Road (37922) Dwner Address | | ZIP |
| 10330 Hardin Valley Road, S Address (865) 966-1924 Phone CURRENT PROPERTY INFO Mesana Investments, LLC Property Owner Name (if different 0 Limelight Lane | Email 1920 Eb | Knoxville City enezer Road (37922) Dwner Address 061 071 | | ZIP (865) 693-3356 |

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.**

JULY 2024

Authentisign ID: 6DA713BB-795B-EF11-991A-002248270DCE

| DEVELOPMENT REQUEST | | | | | |
|--|-----------------------|-----------------------------------|------------------------|-------------------------------|--|
| Development Plan Use on Review / Special Use Hillside Protection COA Residential Non-Residential Home Occupation (specify) | | | Related City P | Related City Permit Number(s) | |
| Other (specify) | | | | | |
| SUBDIVISION REQUEST | | | | | |
| | | | Related Rezor | ning File Number | |
| Proposed Subdivision Name | | | | | |
| Unit / Phase Number | s 🗌 Divide Parcel | Total Number of Lots Created | E | | |
| Other (specify) | | | | | |
| Attachments / Additional Requirements | | | | | |
| ZONING REQUEST | | | | | |
| | | | Pending Pla | at File Number | |
| Zoning Change Proposed Zoning | | | | | |
| Plan Amendment Change Proposed Plan | Designation(s) | | | | |
| Proposed Density (units/acre) | Previous Rezoning Rec | quests | | | |
| Other (specify) | | | | | |
| STAFF USE ONLY | | | | | |
| PLAT TYPE Staff Review Planning Commission | | Fee 1 | | Total | |
| ATTACHMENTS | | F = 2 | | | |
| Property Owners / Option Holders Va Amendment Request (Comprehensive Plan | riance Request n) | Fee 2 | | | |
| ADDITIONAL REQUIREMENTS | | Fee 3 | | | |
| Use on Review / Special Use (Concept Plan) Traffic Impact Study |) | | | | |
| COA Checklist (Hillside Protection) | | | | | |
| AUTHORIZATION | | | I | | |
| I declare under penalty of perjury the foregoir 1) He/she/it is the owner of the property AND 2 | | associated materials are being su | ubmitted with his/her/ | íits consent | |
| Scott Davis | Mesana Inv | estments, LLC | 08/15/24 | | |
| Applicant Signature | Please Print | - | Date | | |
| (865) 693-3356 | | | | | |
| | Email | | | | |
| Scott Davis | Scott Davis | 5 | | | |
| | | | | | |

Property Owner Signature

Please Print

this signed form with your completed application



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

Date to be Posted

11/15/2024

Date to be Removed

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

Mesana Investments, LLC

10/02/2024

Applicant Signature

Applicant Name

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

FILE NUMBER