

CONCEPT PLAN / DEVELOPMENT PLAN

6-SD-25-C / 6-J-25-DP

Petitioner: Mesana Investments, LLC



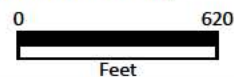
14 attached dwellings and 43 detached dwellings in PR(k) (Planned Residential) up to 3 du/ac

Original Print Date: 5/12/2025

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

Map No: 48

Jurisdiction: County





Development Request

Subdivision ☒ Concept Plan* ☐ Final Plat**Zoning** ☐ Rezoning ☐ Plan Amendment***Development** ☒ Development Plan* ☐ Planned Development* ☐ Use on Review / Special Use* ☐ Hillside Protection COA**These application types require a [pre-application consultation](#) with Planning staff.

Mesana Investments, LLC

Option Holder

Applicant Name

Affiliation

4/28/25

6/12/25

File Number(s)

Date Filed

Meeting Date (if applicable)

6-SD-25-C
6J-25-DP

Correspondence

All correspondence will 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

Phone

Email

Current Property Info

~~Robert Brewer~~ Butcher

6916 Shady Lane (37918)

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

2720 Cunningham Road (37918)

048 027 & 048 02802

Property Address

Parcel ID

HPUD

HPUD

Sewer Provider

Water Provider

Septic (Y/N)

Development Request

☒ Residential ☐ Non-Residential

RELATED CITY PERMIT NUMBER

Proposed Use 14 ATTACHED DWELLINGS +

Specify if a traffic impact study is required: ☒ Yes (required to be submitted with application) ☐ No

43 DETACHED DWELLINGS

Subdivision Request

2720 CUNNINGHAM ROAD Proposed Subdivision Name		RELATED REZONING FILE NUMBER
Unit / Phase Number	Proposed Number of Lots (total) 57	

☐ Combine Parcels ☐ Divide Parcel

☐ Other (specify) _____

Specify if requesting: ☐ Variance ☒ Alternative design standard

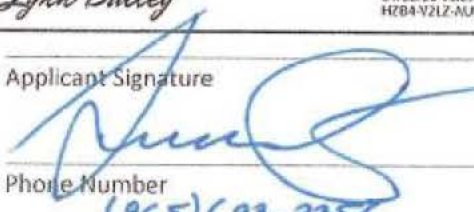
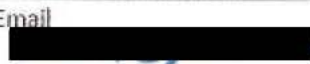
Specify if a traffic impact study is required: ☒ Yes (required to be submitted with application) ☐ No

Zoning Request

<input type="checkbox"/> Zoning Change Proposed Zoning _____ Proposed Density (units/acre, for PR zone only) _____		PENDING PLAT FILE NUMBER
<input type="checkbox"/> Sector Plan <input type="checkbox"/> One Year Plan <input type="checkbox"/> Comprehensive Plan		
<input type="checkbox"/> Plan Amendment Change Proposed Plan Designation(s) _____		
<input type="checkbox"/> If, in Knox county, submit plan amendment request with application		Previous Rezoning Requests _____
<input type="checkbox"/> Other (specify) _____		

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

Lynn Bailey <small>dotloop verified 04/23/25 10:27 AM EDT H2B4-V2LZ-AUNJ-SOV3</small>	Pennye Brewer <small>dotloop verified 04/23/25 3:01 PM EDT YON3-SLCR-D8NX-XQCA</small>	
Applicant Signature 	Print Name / Affiliation Scott Davis	Date 4-24-2025
Phone Number (865) 693-3358	Email 	
Property Owner Signature Robert L. Butcher <small>dotloop verified 04/23/25 4:14 PM EDT YXLY-JTNL-NFJN-R5QH</small>	Please Print _____	Date Paid _____

Staff Use Only

☐ Administrative Review

ADDITIONAL REQUIREMENTS

☐ Property Owners / Option Holders

FEE 1	FEE 2	FEE 3	TOTAL
0102			\$1,600.00

Public Notice and 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). We require applicants to acknowledge their role in this process.

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.

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.

05/30/2025

06/13/2025

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

Applicant Signature

Scott Davis
Applicant Name

04/27/25
Date