



SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

▶ **FILE #:** 11-SD-24-C **AGENDA ITEM #:** 39
11-F-24-DP **AGENDA DATE:** 3/13/2025

POSTPONEMENT(S): 11/14/2024, 12/12/2024, 1/9/2025, 2/13/2025

▶ **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 pavement width within a 50-ft right-of-way.

▶ **SUBDIVISION VARIANCES
REQUIRED:**

STAFF RECOMMENDATION:

▶ Postpone the concept plan 60 days until the May 8, 2025 Planning Commission meeting at the request of the applicant.

- ▶ **Postpone the development plan 60 days until the May 8, 2025 Planning Commission meeting 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).



Request to Postpone • Table • Withdraw

Mesana Investments, LLC

2/26/25

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

Date of Request

3/13/25

Scheduled Meeting Date

File Number(s)

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 May, 2025 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.

AUTHORITY/AUTHOR

By signing below, I certify I am the property owner, and/or the owners authorized representative.

Chris Sharp

Digitally signed by Chris Sharp
Date: 2025.02.26 17:03:31 -05'00'

Christopher Sharp

Applicant Signature

Please Print

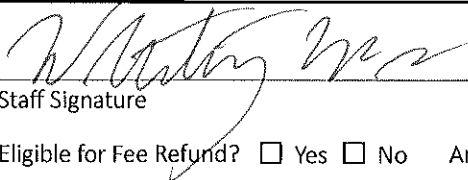
(865)966-1924

chris@urban-eng.com

Phone Number

Email

STAFF ONLY


Staff Signature

Whitney Warner
Please Print

Date Paid

No Fee

Eligible for Fee Refund? Yes No Amount:

Approved by:

Date:

Payee Name

Payee Phone

Payee Address



Request to Postpone • Table • Withdraw

Mesana Investments, LLC

2/3/25

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

Date of Request

2/13/25

Scheduled Meeting Date

File Number(s)

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

POSTPONE

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SELECT ONE: 30 days 60 days 90 days

Postpone the above application(s) until the 3/13/25 Planning Commission Meeting.

WITHDRAW

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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: 2025.02.03 12:45:56 -05'00'

Christopher Sharp

Applicant Signature

Please Print

(865) 966-1924

Chris@urban-eng.com

Phone Number

Email

STAFF ONLY

Whitney Warner

Staff Signature

Please Print

Date Paid

No Fee

Eligible for Fee Refund? Yes No

Amount:

Approved by:

Date:

Payee Name

Payee Phone

Payee Address



Request to Postpone • Table • Withdraw

Mesana Investments, LLC

12/30/24

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

Date of Request

1/9/25

Scheduled Meeting Date

File Number(s)

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

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SELECT ONE: 30 days 60 days 90 days

Postpone the above application(s) until the February 13, 2025 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.

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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: 2024.12.30 14:21:36 -05'00'

Christopher Sharp

Applicant Signature

Please Print

(865) 693-4834

Phone Number

Email

STAFF ONLY

Shelley Gray

Staff Signature

Shelley Gray

Please Print

12/31/2024

Date Paid

No Fee

Eligible for Fee Refund? Yes No

Amount:

Approved by:

Date:

Payee Name

Payee Phone

Payee Address



Request to Postpone • Table • Withdraw

Mesana Investments, LLC

12/2/24

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

Date of Request

12/12/24

Scheduled Meeting Date

File Number(s)

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

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SELECT ONE: 30 days 60 days 90 days

Postpone the above application(s) until the 1/9/25 Planning Commission Meeting.

WITHDRAW

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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: 2024.12.02 15:48:21 -05'00'

Christopher Sharp

Applicant Signature

Please Print

8659661924

Phone Number

Email

STAFF ONLY

Whitney Warner
Staff Signature

Whitney Warner

Please Print

Date Paid

No Fee

Eligible for Fee Refund? Yes No

Amount:

Approved by:

Date:

Payee Name

Payee Phone

Payee Address



Request to Postpone • Table • Withdraw

Mesana Investments, LLC

10/29/24

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

Date of Request

11/14/24

Scheduled Meeting Date

File Number(s)

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

POSTPONE

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SELECT ONE: 30 days 60 days 90 days

Postpone the above application(s) until the 12/12/24

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.

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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: 2024.10.29 16:58:18 -04'00'

Christopher Sharp (Applicant's Agent's for this request).

Applicant Signature

Please Print

(865) 966-1924

Phone Number

Email

STAFF ONLY

Whitney Warner

Staff Signature

Please Print

Date Paid

No Fee

Eligible for Fee Refund? Yes No

Amount:

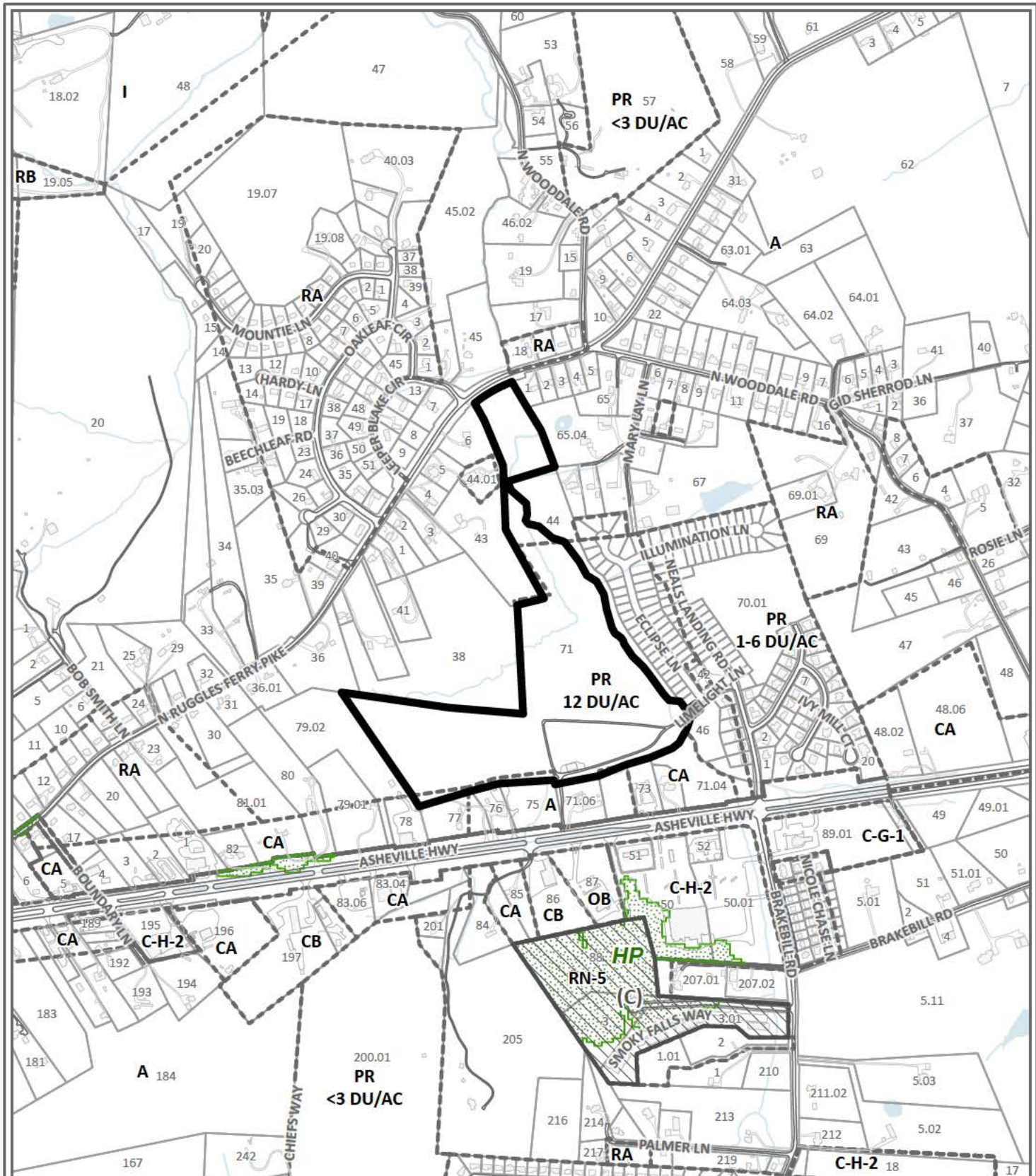
Approved by:

Date:

Payee Name

Payee Phone

Payee Address



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

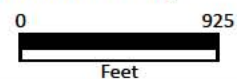
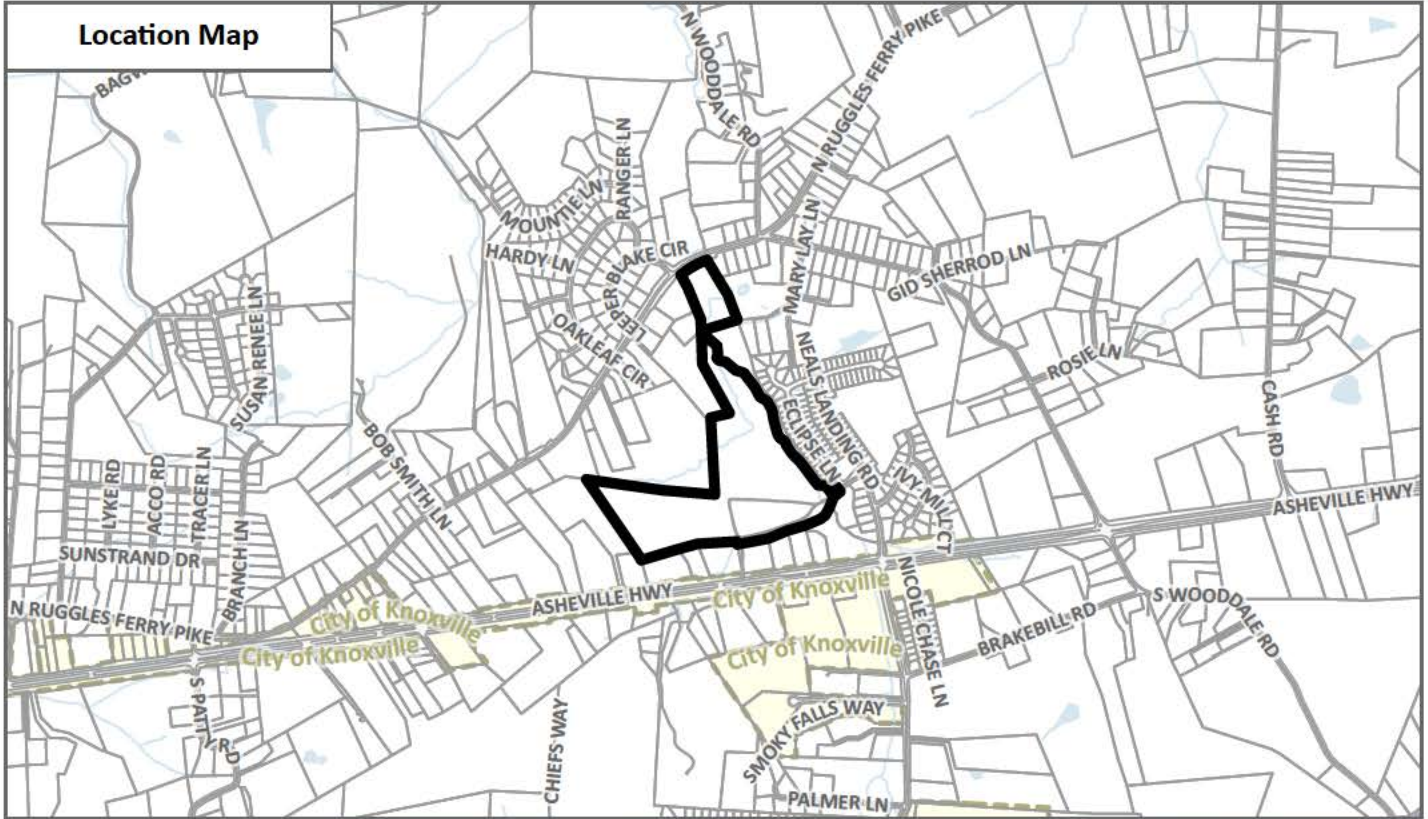
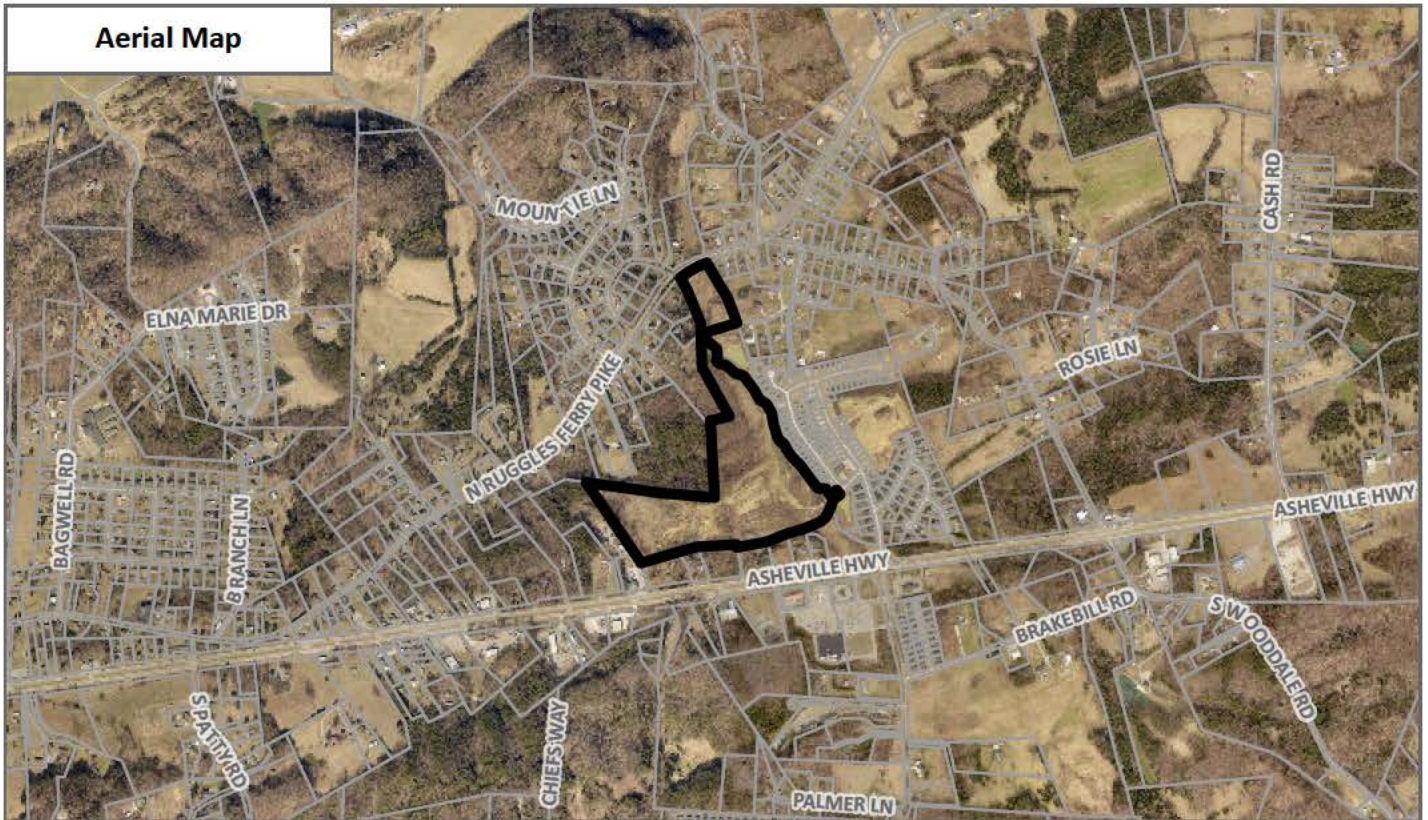


Exhibit A. Contextual Images

Location Map



Aerial Map

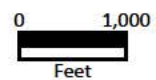


CONTEXTUAL MAPS 1

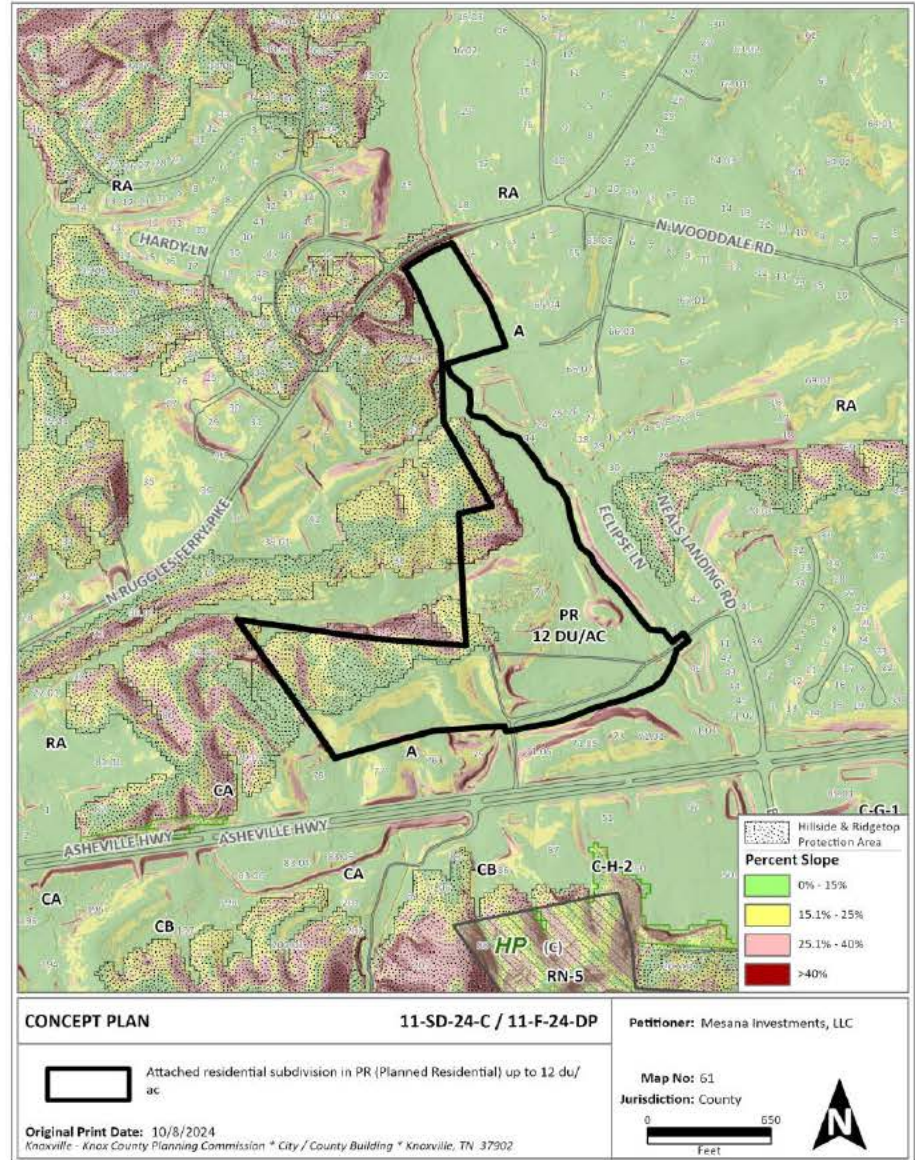
11-F-24-DP / 11-SD-24-C



Case boundary



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

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

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) Attached residential subdivision	

SUBDIVISION REQUEST

The Ridge at Neals Landing	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
\$1,600.00	
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
--------------------------	--	--------------------------

(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

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	[REDACTED]		
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

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

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) _____

SUBDIVISION REQUEST

Proposed Subdivision Name

Related Rezoning File Number

Combine Parcels
 Divide Parcel
 Unit / Phase Number _____ Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Zoning Change
 Proposed Zoning _____

Pending Plat File Number

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

- 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

Authentisign

 Applicant Signature

Mesana Investments, LLC
 Please Print

08/15/24
 Date

(865) 693-3356
 Phone Number


 Email

Authentisign

 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
Date to be Posted

11/15/2024
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
Applicant Signature

dotloop verified
10/02/24 11:03 AM EDT
Y2EV-19HD-4EVQ-Q5TI

Mesana Investments, LLC
Applicant Name

10/02/2024
Date

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