



# SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

▶ **FILE #:** 11-SD-24-C **AGENDA ITEM #:** 18  
11-F-24-DP **AGENDA DATE:** 2/13/2025

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

▶ **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 30 days until the March 13, 2025 Planning Commission meeting at the request of the applicant.

- ▶ **Postpone the development plan 30 days until the March 13, 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

2/3/25

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

**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 3/13/25 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.



*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

## 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 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.

## TABLE

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**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: 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`

## POSTPONE

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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

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

Christopher Sharp

Applicant Signature

Please Print

8659661924

Phone Number

Email

## STAFF ONLY

*Whitney Warner*

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

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

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

Applicant Signature

Please Print

(865) 966-1924

[Redacted]

Phone Number

Email

## STAFF ONLY

Whitney Warner

Staff Signature

Please Print

Date Paid

No Fee

Eligible for Fee Refund?  Yes  No

Amount:

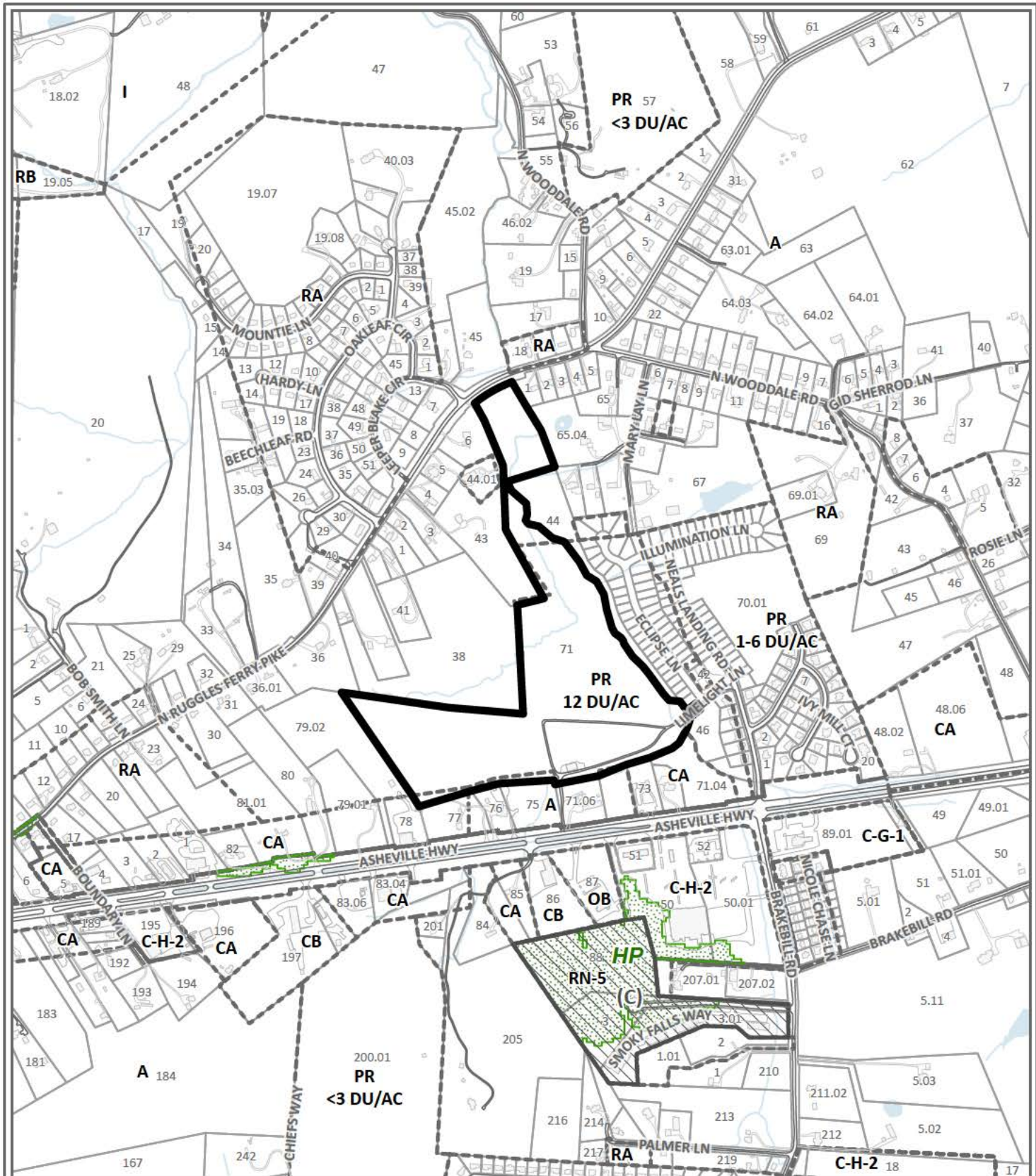
Approved by:

Date:

Payee Name

Payee Phone

Payee Address



CONCEPT PLAN / DEVELOPMENT PLAN

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

Petitioner: Mesana Investments, LLC



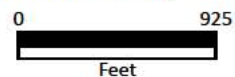
Attached residential subdivision in PR (Planned Residential) up to 12 du/ac

Map No: 61

Jurisdiction: County

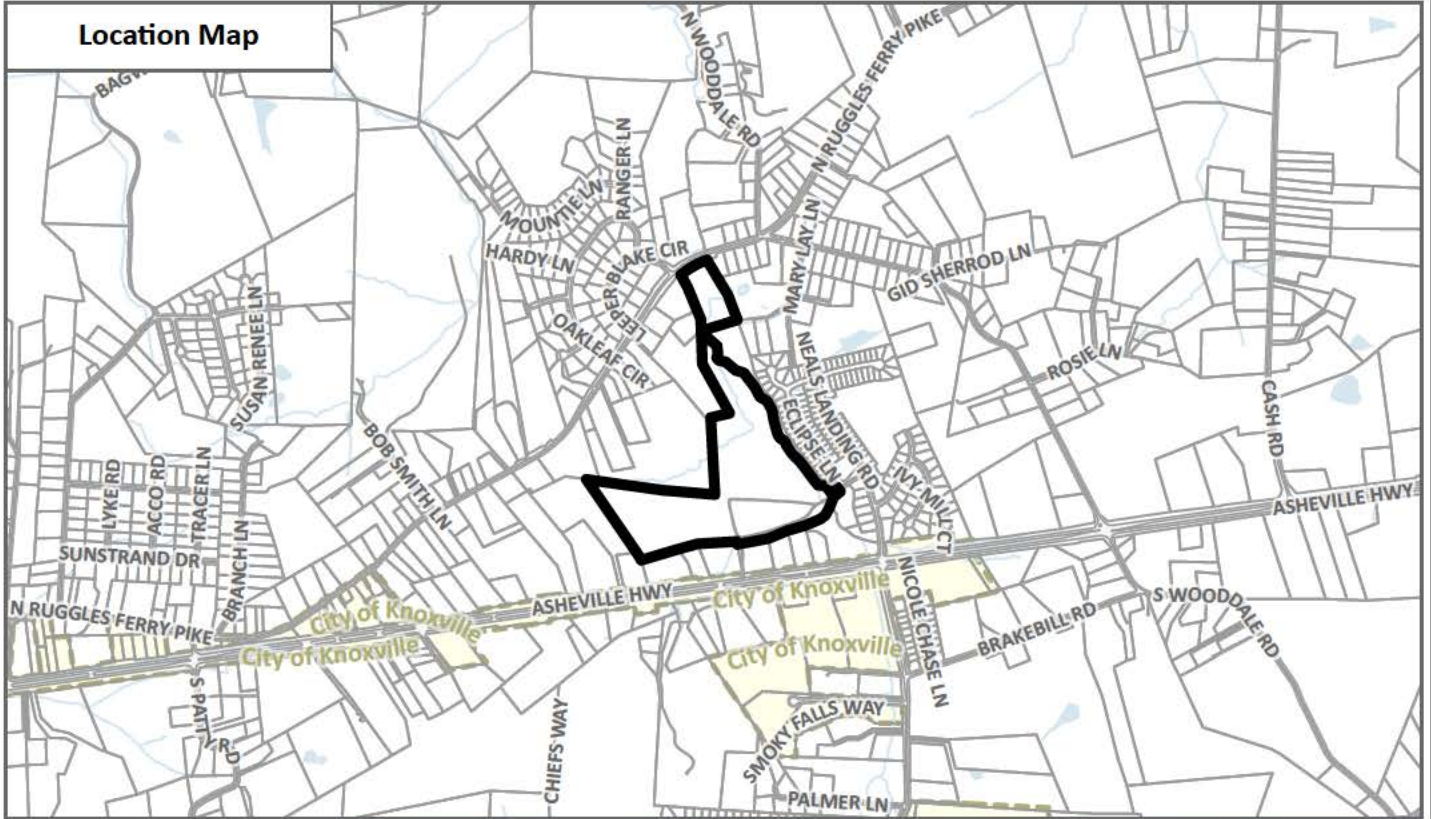
Original Print Date: 10/9/2024

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

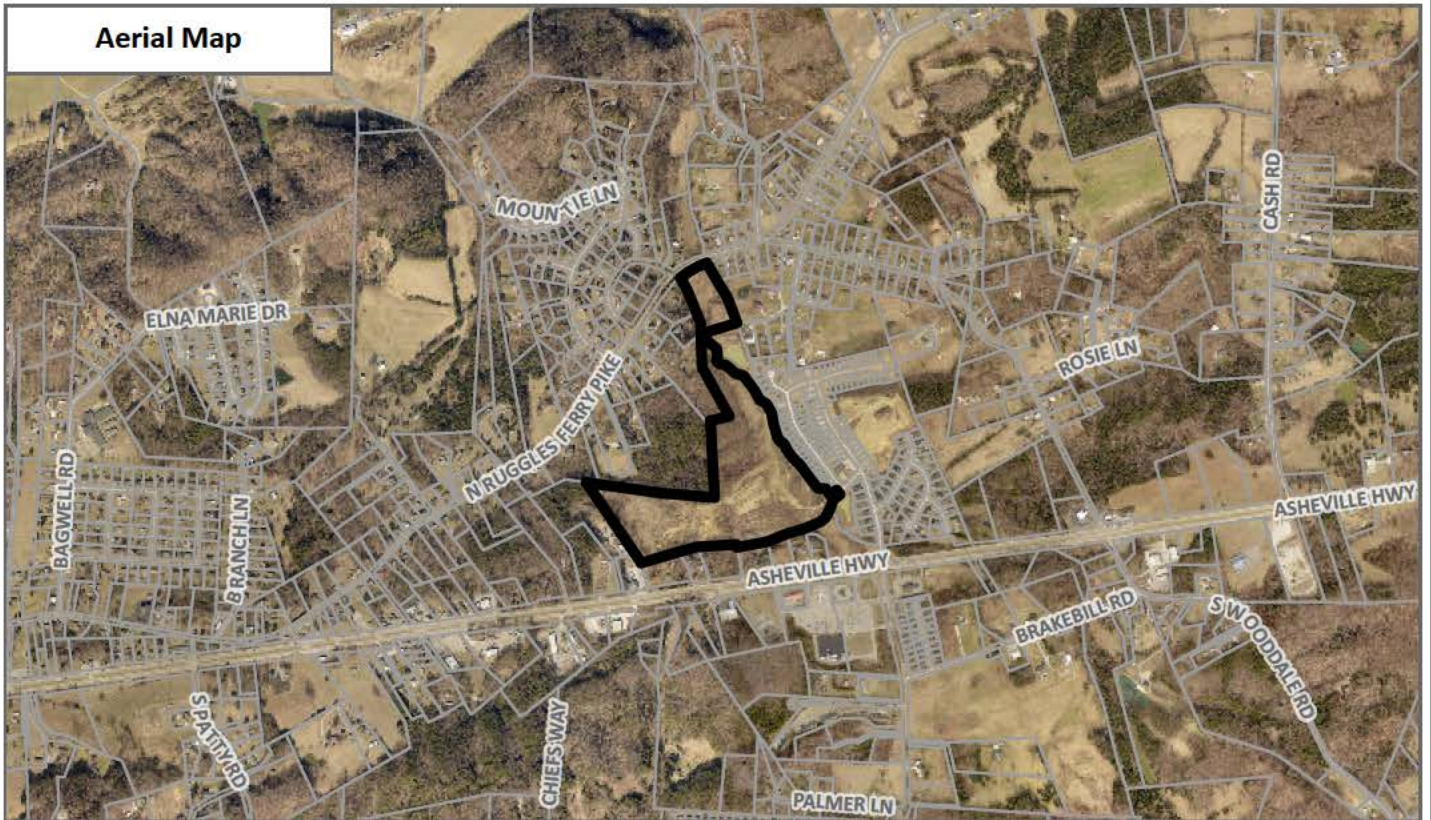


# Exhibit A. Contextual Images

Location Map



Aerial Map

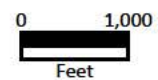


CONTEXTUAL MAPS 1

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

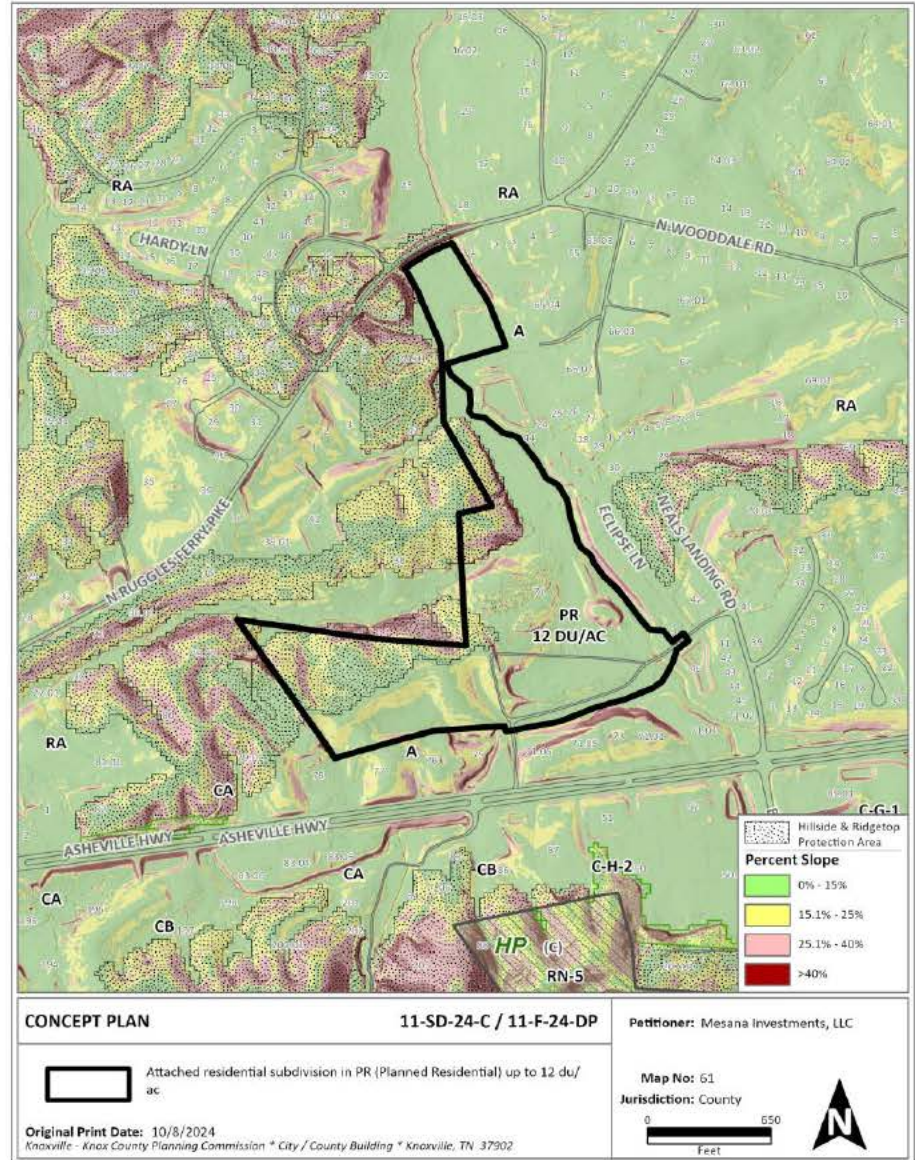


Case boundary





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			
<b>Hillside Protection (HP) Area</b>	10.4	Recommended disturbance budget within HP Area (acres)	<b>6.3</b>
		Percent of HP Area	<b>60.7%</b>





# 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 / [REDACTED]

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	<b>Mesana Investments, LLC</b> Please Print	<b>9/30/2024</b> Date
---------------------	------------------------------------------------	--------------------------

Phone / Email \_\_\_\_\_

Property Owner Signature	<b>Scott Davis Mesana Investments, LLC</b> Please Print	<b>9/30/2024</b> 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](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	[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](#)

### 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

- 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

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-19HD-4EVQ-Q5TI

Mesana Investments, LLC

10/02/2024

Applicant Signature

Applicant Name

Date

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

FILE NUMBER