



SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

► **FILE #:** 11-SD-24-C **AGENDA ITEM #:** 43
11-F-24-DP **AGENDA DATE:** 5/8/2025

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 July 10, 2025 Planning Commission meeting at the request of the applicant.

- **Postpone the development plan 60 days until the July 10, 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

5/1/2025

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

Date of Request

May 8, 2025

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 July 10, 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.

NOTICE TO APPLICANT

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

Chris Sharp

Digitally signed by Chris Sharp
Date: 2025.05.01 13:58:26 -04'00'

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

October 2022



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

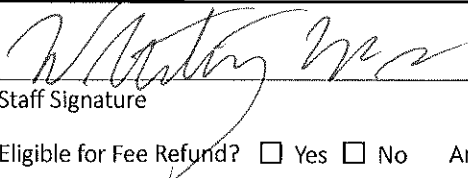
(865)966-1924

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

October 2022



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

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

October 2022



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

**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: 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

October 2022



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

☒ **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 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.

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: 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

October 2022



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

- ☒ **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 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.

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: 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

Staff Signature

Please Print

Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

Approved by:

Date:

Payee Name

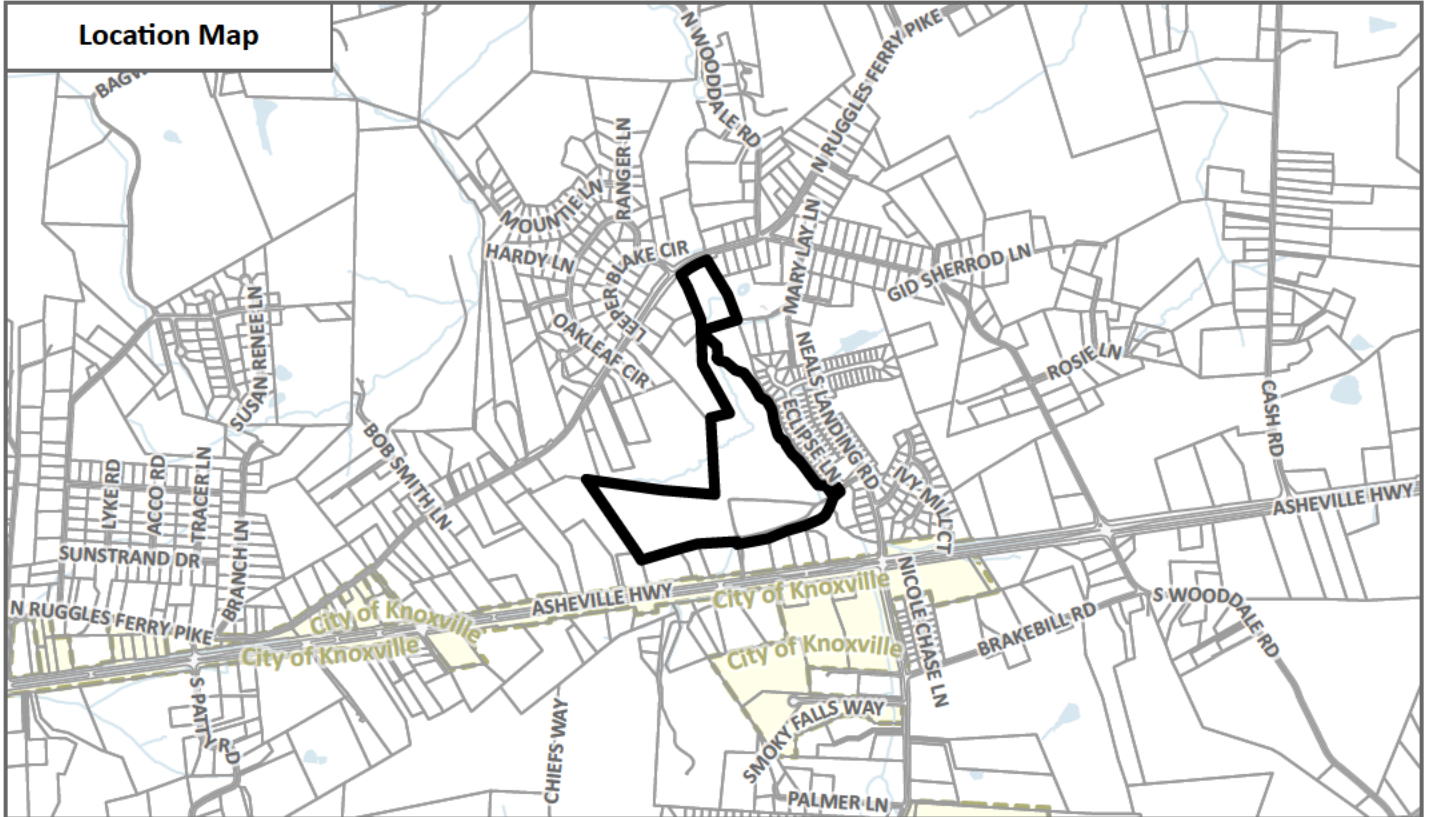
Payee Phone

Payee Address

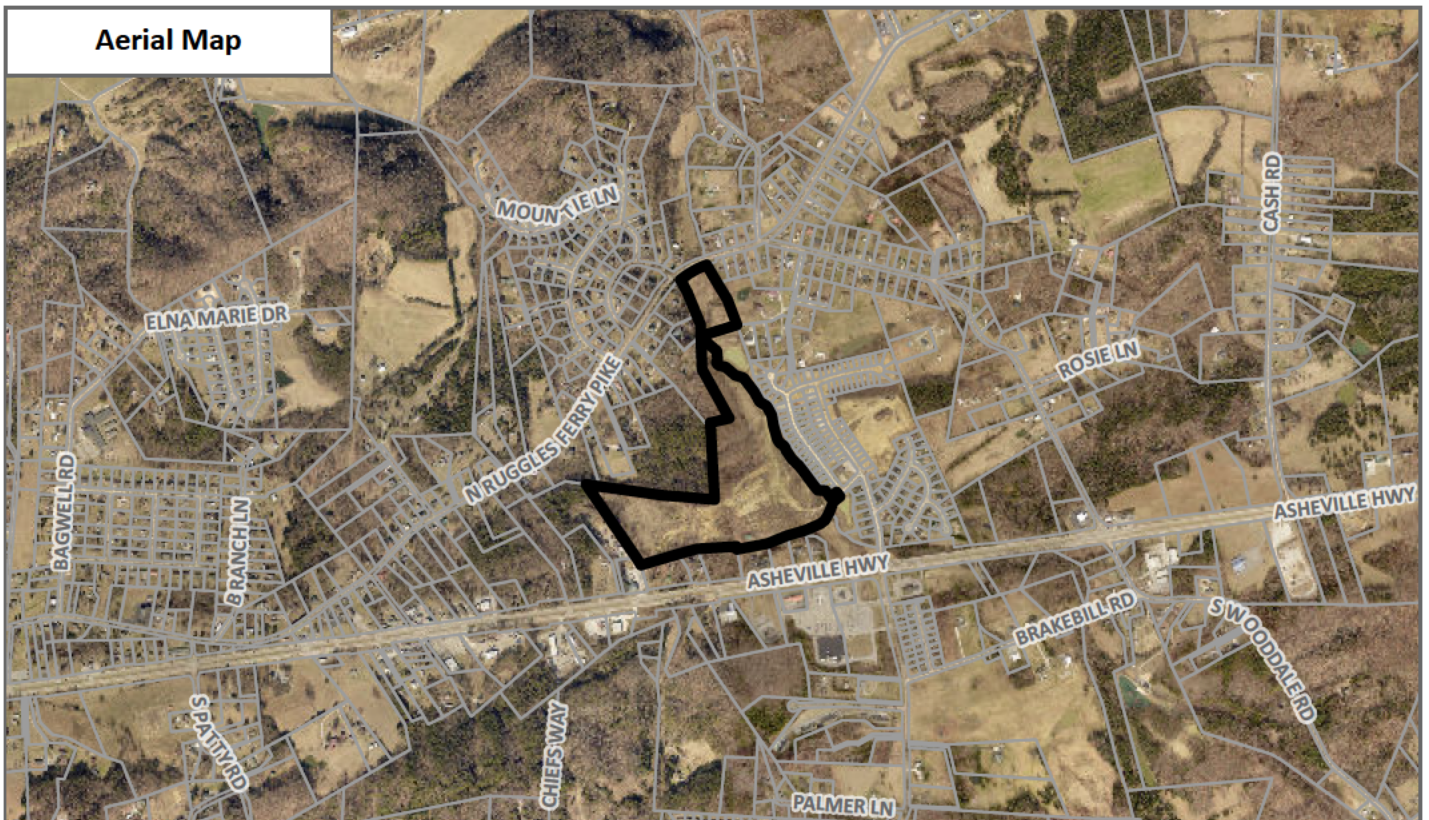


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

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

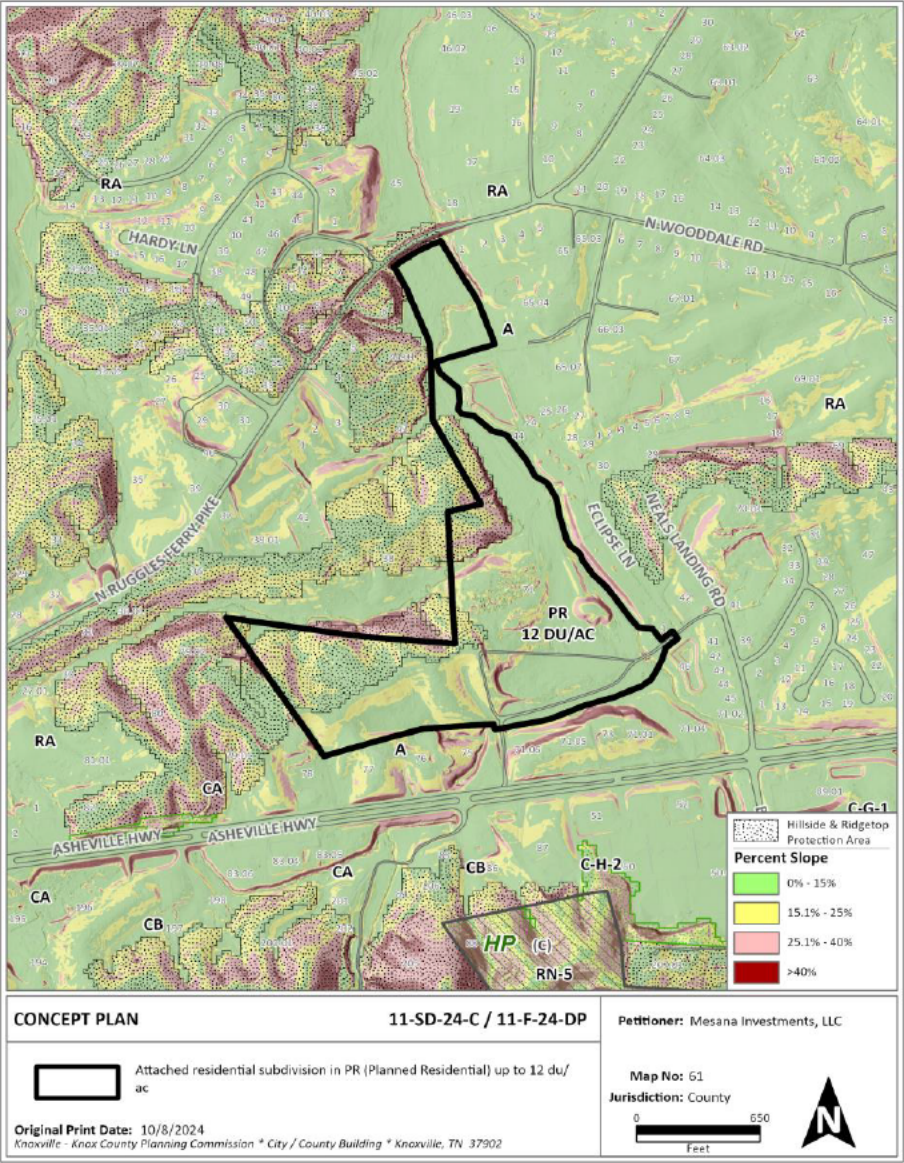


Case boundary

0 1,000
Feet



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

Applicant Name

Option Holder

Affiliation

9/30/2024

Date Filed

11/14/2024

Meeting Date (if applicable)

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

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

Owner Name (if different)

1920 Ebenezer Rd Knoxville TN 37922

Owner Address

865-693-3356 / swd444@gmail.

Owner Phone / Email

0 LIMELIGHT LN

Property Address

61 071

Parcel ID

Part of Parcel (Y/N)?

13.6 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

No

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	
Unit 3	111
Unit / Phase Number	Total Number of Lots Created
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input type="checkbox"/> Zoning Change	Pending Plat File Number
Proposed Zoning	
<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.

Mesana Investments, LLC	9/30/2024
Applicant Signature	Date

Phone / Email

Scott Davis Mesana Investments, LLC	9/30/2024
Property Owner Signature	Date

DEVELOPMENT REQUEST

☒ Development Plan

☐ Use on Review / Special Use

☐ Hillside Protection COA

☒ Residential

☐ Non-Residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name

Unit / Phase Number

☐ Combine Parcels

☐ Divide Parcel

Total Number of Lots Created

☐ Other (specify) _____

☐ Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

☐ Zoning Change

Proposed Zoning

☐ Plan Amendment Change

Proposed Plan Designation(s)

Proposed Density (units/acre)

Previous Rezoning Requests

☐ Other (specify) _____

Pending Plat File Number

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

Fee 2

Fee 3

Total

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

Scott Davis

Applicant Signature

Mesana Investments, LLC

Please Print

08/15/24

Date

(865) 693-3356

Phone Number

Authentisign

Scott Davis

Property Owner Signature

[REDACTED]

Email

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

Applicant Signature

Mesana Investments, LLC

Applicant Name

10/02/2024

Date

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

FILE NUMBER