

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 <u>View map on KGIS</u>

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 North: Rural residential - A (Agricultural)

USE AND ZONING: 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:

▶ Postpone the concept plan 60 days until the July 10, 2025 Planning Commission meeting at the request of the applicant.

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▶ 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).

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Request to

Postpone · Table · Withdraw

88		Mesana Investments, LLC		5/1/2025
	KNOXVILLE KNOX COUNTY	Applicant Name (as it appears on the	e current Planning Commission agenda)	Date of Request
N	lay 8, 2025			File Number(s)
Sc	heduled Meeting Date		11-SD-24-C / 11-F-24-DP	
Ŀ	OSTPONE			
	the week prior to the Planning	g Commission meeting. All requests i	quest is received in writing and paid for must be acted upon by the Planning Co nent. If payment is not received by the	mmission, except new
SE	LECT ONE: 🔲 30 days 🔳 6	i0 days ☐ 90 days		
Ро	stpone the above application(s)	until the July 10, 2025	Planning Commis	ssion Meeting.
V	VITHDRAW			
	week prior to the Planning Cor Applicants are eligible for a ref	nmission meeting. Requests made af und only if a written request for with	equest is received in writing no later that ter this deadline must be acted on by t drawal is received no later than close o d by the Executive Director or Planning	he Planning Commission. If business 2 business days
Ţ	ABLE		*The refund check will be mo	ailed to the original payee.
E-s-	no fee to table or untable an it		lanning Commission before it can be of	fficially tabled. There is
1	NUMBER TO THE PARTY OF THE By si	gning below, I certify I am the proper	ty owner, and/or the owners authorized	d representative.
C		Itally signed by Chris Sharp e: 2025.05.01 13:58:26 -04'00' Christo	opher Sharp	
Ар	plicant Signature	Please Pr	rint	,
(8	65) 966-1924	chris@	urban-eng.com	
Ph	one Number	Email		
S	TAFF ONLY			
	WATER	Whitney	Warner	
Sta	aff Signature	Please Print /	Date Paid	3
Eli	gible for Fee Refund? 🏻 Yes	□ No Amount:		
Ар	proved by:		Date:	
Pav	yee Name	Payee Phone	Payee Address	- TO THE



Request to

Postpone · Table · Withdraw

rannny	Mesana Investments, LLC		2/26/25
KNOXVILLE KNOX COUNTY	Applicant Name (as it appears on	Applicant Name (as it appears on the current Planning Commission agenda)	
3/13/25			File Number(s)
Scheduled Meeting Date		11-SD-24-C / 11-F-24-DP	
POSTPONE			
the week prior to the Plannir	ng Commission meeting. All request	request is received in writing and paid for bets must be acted upon by the Planning Conement. If payment is not received by the c	mission, except new
SELECT ONE: □ 30 days ■	60 days ☐ 90 days		
Postpone the above application(s) until the May, 2025	Planning Commiss	ion Meeting.
WITHDRAW			
week prior to the Planning Co Applicants are eligible for a re	ommission meeting. Requests made Efund only if a written request for wi	request is received in writing no later than after this deadline must be acted on by the ithdrawal is received no later than close of wed by the Executive Director or Planning S	e Planning Commission. business 2 business days
TABLE		*The refund check will be mai	led to the original payee.
no fee to table or untable an	item.	e Planning Commission before it can be offi perty owner, and/or the owners authorized	
Chris Sharp	igitally signed by Chris Sharp ate: 2025.02.26 17:03:31 -05'00' Chris	topher Sharp	
Applicant Signature	Please	Print	
(865)966-1924	chris	@urban-eng.com	
Phone Number	Email		
STAFF ONLY			
Water ?		vey Warner	
Staff Signature	Please Print	Date Paid	
Eligible for Fee Refund?	□ No Amount:		
Approved by:		Date:	
Payee Name	Payee Phone	Payee Address	



Request to

Postpone • Table • Withdraw

	Mesana Investments, LLC		2/3/25
KNOXVILLE KNOX COUNTY	Applicant Name (as it appears on the co	urrent Planning Commission agenda)	Date of Request
2/13/25			File Number(s)
Scheduled Meeting Date		11-SD-24-C / 11-F-24-DP	
POSTPONE		<u> </u>	\$\$\tag{\text{2}}\$\$\text{2
the week prior to the Plannii	are eligible for postponement if the requency Commission meeting. All requests must be for one 30-day automatic postponeme	ust be acted upon by the Planning Con	nmission, except new
· · · · · · · · · · · · · · · · · · ·	60 days ☐ 90 days		
Postpone the above application(s) until the 3/13/25	Planning Commiss	ion Meeting.
WITHDRAW			
week prior to the Planning Co Applicants are eligible for a re	by be withdrawn automatically if the requormnission meeting. Requests made after fund only if a written request for withdrawld deadline and the request is approved by	r this deadline must be acted on by th awal is received no later than close of	e Planning Commission. business 2 business days
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ANOTHER OF THE BY:	signing below, I certify I am the property	owner, and/or the owners authorized	representative.
	igitally signed by Chris Sharp ate: 2025,02.03 12:45:56 -05'00' Christop	her Sharp	
Applicant Signature	Please Prin	t	
(865) 966-1924	Chris@u	rban-eng.com	
Phone Number	Email		н үчүн тайын аламын аламын түрүү түүн түрүү
STAFF ONLY			
W/15/m/2	2 Whitney	Warner	
Staff Signature	Please Print /	Date Paid	
Eligible for Fee Refund? ☐ Yes	□ No Amount:		
Approved by:		Date:	
Pavee Name	Pavee Phone	Pavee Address	



Request to Postpone • Table • Withdraw

. tariiii	Mesana Investments, LLC		12/30/24
KNOXVILLE KNOX COUNTY	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	g Commission meeting. All reques	request is received in writing and paid for its must be acted upon by the Planning Co nement. If payment is not received by the	mmission, except new
SELECT ONE: 30 days 🗆 6	60 days		
Postpone the above application(s) until the February 13, 2025	Planning Commis	sion Meeting.
WITHDRAW			
week prior to the Planning Cor Applicants are eligible for a ref	mmission meeting. Requests made fund only if a written request for w	e request is received in writing no later that after this deadline must be acted on by the rithdrawal is received no later than close of eved by the Executive Director or Planning *The refund check will be ma	he Planning Commission. f business 2 business days Services Manager.
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☐ TABLE: Any item requested for no fee to table or untable an it		e Planning Commission before it can be of	ficially tabled. There is
AUTHORIZATION By s.	igning below, I certify I am the prop	perty owner, and/or the owners authorized	l representative.
	gitally signed by Chris Sharp tte: 2024.12.30 14:21:36 -05'00' Chris	stopher Sharp	
Applicant Signature	Please	e Print	
(865) 693-4834			
Phone Number	Email		
STAFF ONLY			
Shelley Gray	Shelley Gr	ray 12/31/20	24
Staff Signature	Please Print	Date Paic	No Fee
Eligible for Fee Refund?	□ No Amount:		
Approved by:		Date:	
Payee Name	Payee Phone	Payee Address	



Request to Postpone • Table • Withdraw

r tarii iii g	Mesana Investments, LLC		12/2/24
KNOXVILLE KNOX COUNTY	Applicant Name (as it appe	ears on the current Planning Commission agenda) Date of Request
12/12/24			File Number(s)
Scheduled Meeting Date		11-SD-24-C / 11-F-24-D	ь,
POSTPONE			
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SELECT ONE: 30 days 2 6	0 days 🗌 90 days		
Postpone the above application(s)	until the 1/9/25	Planning Con	nmission Meeting.
WITHDRAW			
week prior to the Planning Con Applicants are eligible for a ref after the application submittal	nmission meeting. Requests und only if a written reques	y if the request is received in writing no late s made after this deadline must be acted on t for withdrawal is received no later than clo approved by the Executive Director or Plani	by the Planning Commission. use of business 2 business days ning Services Manager.
TABLE		*The refund check will b	e mailed to the original payee.
no fee to table or untable an it	em.	by the Planning Commission before it can be	
		he property owner, and/or the owners autho	rized representative.
	itally signed by Chris Sharp e: 2024.12.02 15:48:21 -05'00'	Christopher Sharp	
Applicant Signature		Please Print	
8659661924			
Phone Number		Email	
STAFF ONLY			
Whitney Worne	7 White	ney Warner	□ No Fee
Staff Signature	Please		Paid
Eligible for Fee Refund?	□ No Amount:		
Approved by:		Date:	
Payee Name	Payee Phone	Payee Address	



Request toPostpone • Table • Withdraw

	canning	Mesana Investments, LLC		10/29/24
	KNOXVILLE I KNOX COUNTY	Applicant Name (as It appears on	Applicant Name (as it appears on the current Planning Commission agenda)	
1	1/14/24			File Number(s)
Sc	heduled Meeting Date		11-SD-24-C / 11-F-24-DP	And a
ſ	POSTPONE			
	the week prior to the Planning	g Commission meeting. All reques	request is received in writing and paid for l its must be acted upon by the Planning Cor nement. If payment is not received by the	nmission, except new
SE	LECT ONE: 🔳 30 days 🔲 6	50 days 🔲 90 days		
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	week prior to the Planning Cor Applicants are eligible for a ref	mmission meeting. Requests made und only if a written request for w	e request is received in writing no later than e after this deadline must be acted on by the withdrawal is received no later than close of oved by the Executive Director or Planning S	e Planning Commission. business 2 business days
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	no fee to table or untable an It	em.	e Planning Commission before it can be off perty owner, and/or the owners authorized	
C	Chris Sharp	gitally signed by Chris Sharp te: 2024,10,29 16:58:18 -04'00' Chri	stopher Sharp (Applicant's Agent's	for this request).
A	oplicant Signature	Pleas	e Print	
(8	365) 966-1924		·	
Ph	one Number	Email		
S	TAFF ONLY			
St	Marking In	Whitney Please Print	Warrer Date Paid	□ No Fee
Eli	gible for Fee Refund?	☐ No Amount:	na para mangana di	
Ap	proved by:		Date:	
Pa	vee Name	Pavee Phone	Pavee Address	

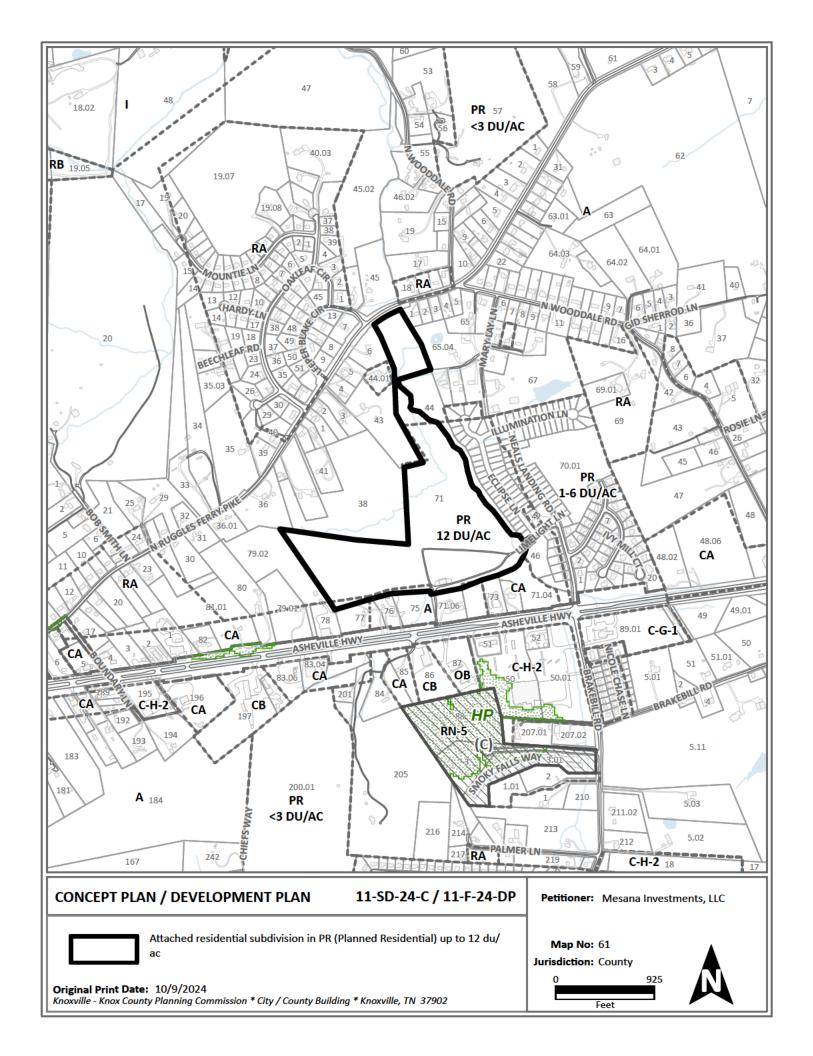
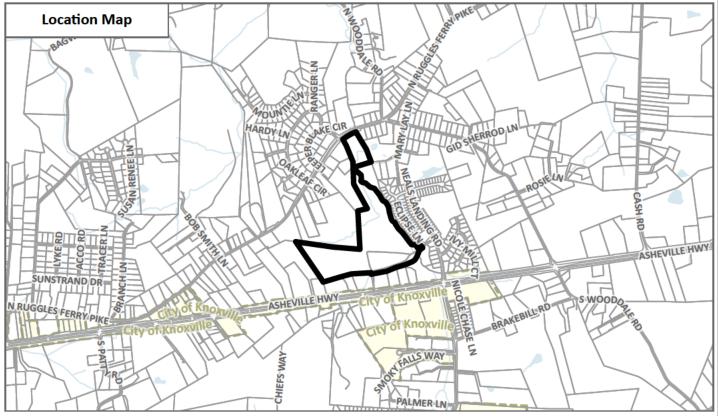
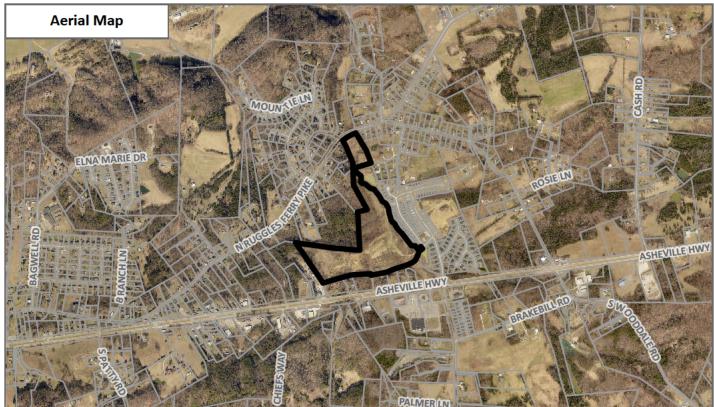


Exhibit A. Contextual Images





CONTEXTUAL MAPS 1

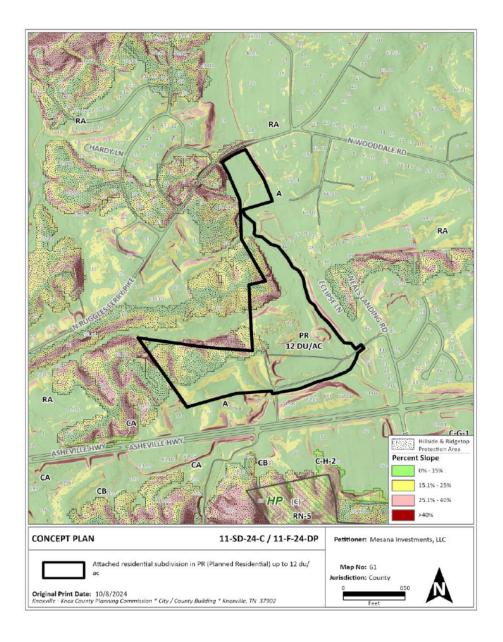
11-F-24-DP / 11-SD-24-C

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

Planning KNOXVILLE I KNOX COUNTY	DEVELOPMENT ✓ Development Plan ☐ Planned Development ☐ Use on Review / Special Use ☐ Hillside Protection COA	SUBDIVISIO ✓ Concept Pl ☐ Final Plat	
Mesana Investments, LLC		Opt	tion Holder
Applicant Name		Affi	liation
0/30/2024	11/14/2024	11-SD-24-C	/ 11-F-24-DP
Date Filed	Meeting Date (if applicable)	File Numbe	r(s)
	correspondence related to this application sh	hould be directed to	the approved contact listed below.
Chris Sharp Urban Engineering			
Name / Company			
.0330 Hardin Valley Road Suite 201 k	(noxville TN 37932		
Address			
365-966-1924 <i> </i>	1		
Phone / Email			
CURRENT PROPERTY INFO			
Scott Davis Mesana Investments, LLC	1920 Ebenezer Rd Knoxville TN 3	7922	865-693-3356 / swd444@gmail.
Owner Name (if different)	Owner Address		Owner Phone / Email
) LIMELIGHT LN			
Property Address			
51 071			13.6 acres
Parcel ID	Part of P	Parcel (Y/N)?	Tract Size
(noxville Utilities Board	Knoxville Utilities E	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.

Property Owner Signature	Please Print		Da	ate
		sana Investments, LLC	9,	/30/2024
Phone / Email				
Applicant Signature	riease Print		Di	ate
Applicant Signature	Mesana Inves Please Print	ments, LLC		/30/2024
all associated materials are being	g submitted with his/he	its consent.		
	y the foregoing is true a	d correct: 1) He/she/it is the owner of the p	roperty, AND 2) the a	pplication and
AUTHORIZATION				
COA Checklist (Hillside Protect	ion)			
☐ Traffic Impact Study				
☐ Use on Review / Special Use (0		Fee 3		
ADDITIONAL REQUIREMEN	ITS			
☐ Amendment Request (Compre	ehensive Plan)			
Property Owners / Option Hole	ders 🗌 Variance f	equest Fee 2		
ATTACHMENTS		\$1,600.0	00	
PLAT TYPE ☐ Staff Review ☐ Plannir	ng Commission	Fee 1		Total
STAFF USE ONLY				
Additional Information				
Proposed Density (units/acre)	Previous Rezoning Req	lests		
8.16 du/ac				
Amendment Proposed Plan D	Designation(s)			
☐ Plan				
Change Proposed Zoning	g			
Zoning			Pending Plat	File Number
ZONING REQUEST				
Attachments / Additional Requ	uirements			
Additional Information				
	Split Parcels	Total Number of Lots Created		
Unit 3		111		
Proposed Subdivision Name				
The Ridge at Neals Landing			Related Rezonir	ng File Number
SUBDIVSION REQUEST				
Other (specify) Attached reside	ntial subdivision			
Home Occupation (specify)				
☐ Hillside Protection COA	[Residential Non-residential		
✓ Development Plan ☐ Planı	ned Development [Use on Review / Special Use	Related City Fel	mit Number(s)

(14) Rawal past and fill such this four 42 year 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



Mesana Investments, LLC

CORRESPONDENCE

Applicant Name

8/19/24

Date Filed

Applicant Chris Sharp

Name

Address

Phone

(865) 966-1924

☐ Plan Amendment Development Plan ■ Concept Plan ☐ Planned Development ☐ Final Plat □ SP □ PA ☐ Use on Review / Special Use ☐ Rezoning ☐ Hillside Protection COA Affiliation File Number(s) 10/3/24 Meeting Date (if applicable) All correspondence related to this application should be directed to the approved contact listed below. ☐ Property Owner ☐ Option Holder ☐ Project Surveyor ■ Engineer ☐ Architect/Landscape Architect Urban Engineering, Inc. Company 10330 Hardin Valley Road, Suite 201 Knoxville TN 37932 City ZIP State 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.

DEVELOPMENT REQUEST				
■ Development Plan □ Use on Revie ■ Residential □ Non-Residen Home Occupation (specify)	tial		Related City Po	ermit Number(s)
Other (specify)				
SUBDIVISION REQUEST				
			Related Rezon	ing File Number
Proposed Subdivision Name				
Unit / Phase Number	arcels Divide Parcel Total Nu	mber of Lots Created	d	
☐ Other (specify)				
☐ Attachments / Additional Requiremen	ts			
ZONING REQUEST				
			Pending Pla	t 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		Fee 1		Total
☐ Staff Review ☐ Planning Commi	ssion			
ATTACHMENTS Property Owners / Option Holders	□ Veriore Bernart	Fee 2		
☐ Amendment Request (Comprehensive	☐ Variance Request ? Plan)			
ADDITIONAL REQUIREMENTS				
☐ Use on Review / Special Use (Concept	Plan)	Fee 3		
☐ Traffic Impact Study ☐ COA Checklist (Hillside Protection)				
AUTHORIZATION				
X I declare under penalty of perjury the fo				
1) He/she/it is the owner of the property	AND 2) The application and all associated	i materiais are being su	ibmittea with nis/ner/i	ts consent
Scott Davis	Mesana Investmer	nts, LLC	08/15/24	
Applicant Signature	Please Print		Date	
(865) 693-3356				
Phone Number Authentision	Email			
Scott Davis	Scott Davis			
Property Owner Signature	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			Have you engag	ed the
By signing below , you ackno posted and visible on the pro _l and between the dates listed	perty consistent with the g		surrounding pro to discuss your i	
11/01/2024 11/15/2024		4	☑ No, but I plar Planning Con	n to prior to the nmission meeting
Date to be Posted Date to be Rem		oved		
Scott Davis	dotloop verified 10/02/24 11:03 AM EDT Y2EV-19H0-4EVQ-Q5TI	Mesana Investments	s, LLC	10/02/2024
Applicant Signature	<u> </u>	Applicant Name		Date

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