



<b>CONCEPT PLAN / DEVELOPMENT PLAN      10-SA-25-C / 10-C-25-DP</b>		<b>Petitioner:</b> Mesana Investments, LLC	
<div style="display: flex; align-items: center;"> <div style="border: 2px solid black; width: 40px; height: 20px; margin-right: 10px;"></div>         Attached residential subdivision in PR(k) (Planned Residential), &lt;8 DU/AC       </div>		<b>Map No:</b> 137 <b>Jurisdiction:</b> County	
<b>Original Print Date:</b> 8/28/2025 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902		<div style="display: flex; align-items: center;"> <div style="margin-right: 20px;">         0 <span style="margin-left: 150px;">410</span>  <div style="width: 100px; height: 10px; background: linear-gradient(to right, black 49%, white 49%, white 51%, black 51%);"></div>         Feet       </div> <div style="text-align: center;"> <div style="width: 20px; height: 20px; background: black; margin: 0 auto; position: relative;"> <span style="position: absolute; top: -5px; left: 5px; color: white; font-weight: bold; font-size: 12px;">N</span> </div> </div> </div>	



# Development Request

**Subdivision** ☒ Concept Plan\* ☐ Final Plat

**Zoning** ☐ Rezoning ☐ Plan Amendment\* ☐ Governmental Rezoning

**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

8/25/25

10/2/25

File Number(s)

Date Filed

Meeting Date (if applicable)

10-SA-25-C  
10-C-25-DP

## Correspondence

All correspondence will be directed to the approved contact listed below. The contact information you provide here and elsewhere on this form will be included in the application materials and is part of the public record of your case.

☐ 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

RJR Properties, GP

3305 Bunker Hill Drive

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 John Sevier Highway

137 151

Property Address

Parcel ID

Knox Chapmen

Knox Chapmap

Sewer Provider

Water Provider

Septic (Y/N)

## Development Request

☒ Residential ☐ Non-Residential

RELATED CITY PERMIT NUMBER

Proposed Use Attached single family subdivision

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

## Subdivision Request

0 West Governor John Sevier Highway

Proposed Subdivision Name

RELATED REZONING FILE NUMBER

8-O-24-RZ

Unit / Phase Number

☐ Combine Parcels

☒ Divide Parcel

30

Proposed Number of Lots (total)

☐ 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

☐ Zoning Change

Proposed Zoning

Proposed Density (units/acre, for PR zone only)

☐ Sector Plan

☐ One Year Plan

☐ Comprehensive Plan

☐ Plan Amendment Change

Proposed Plan Designation(s)

PENDING PLAT FILE NUMBER

☐ If, in Knox county, submit plan amendment request with application

Previous Rezoning Requests

☐ 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

Applicant Signature

Print Name / Affiliation

Date

Phone Number

Email

John Kerr

08/25/2025, SG

Property Owner Signature

Please Print

Date Paid

## Staff Use Only

☐ Administrative Review

ADDITIONAL REQUIREMENTS

☐ Property Owners / Option Holders

FEE 1	FEE 2	FEE 3	TOTAL
			\$1,300.00



# 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). The contact information you provide in your application may be used for that purpose. 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.*

09/19/2025

10/03/2025

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

Applicant Signature

Applicant Name

Date



Scott Davis

8-21-25