

CONCEPT PLAN / DEVELOPMENT PLAN

10-SB-25-C / 10-D-25-DP



Detached single family subdivision in PR(k) (Planned Residential), <3.75 DU/AC

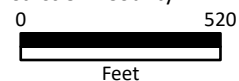
Original Print Date: 8/28/2025

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

Petitioner: Mesana Investments, LLC

Map No: 28

Jurisdiction: County





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)

10-SB-25-C
10-D-25-DP

Date Filed

Meeting Date (if applicable)

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

Nicely Estate - Amy Batson (EXEC)

8022 Hill Road

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

8022 Hill Road

028 132

Property Address

Parcel ID

HPUD

HPUD

Sewer Provider

Water Provider

Septic (Y/N)

Development Request

☒ Residential ☐ Non-Residential

RELATED CITY PERMIT NUMBER

Detached single family subdivision

Proposed Use

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

Subdivision Request

8022 Hill Road		RELATED REZONING FILE NUMBER
Proposed Subdivision Name		4-O-25-RZ
Unit / Phase Number	<input type="checkbox"/> Combine Parcels <input checked="" type="checkbox"/> Divide Parcel	49
		Proposed Number of Lots (total)
<input type="checkbox"/> Other (specify) _____		
Specify if requesting: <input checked="" type="checkbox"/> Variance <input checked="" type="checkbox"/> Alternative design standard		
Specify if a traffic impact study is required: <input type="checkbox"/> Yes (required to be submitted with application) <input checked="" type="checkbox"/> No		

Zoning Request

<input type="checkbox"/> Zoning Change _____ Proposed Zoning _____ Proposed Density (units/acre, for PR zone only) _____		PENDING PLAT FILE NUMBER
<input type="checkbox"/> Sector Plan <input type="checkbox"/> One Year Plan <input type="checkbox"/> Comprehensive Plan		
<input type="checkbox"/> Plan Amendment Change _____ Proposed Plan Designation(s) _____		
<input type="checkbox"/> If, in Knox county, submit plan amendment request with application _____ Previous Rezoning Requests _____		
<input type="checkbox"/> 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	Scott Davis Print Name / Affiliation	8-21-25 Date
(865) 693-3356 Phone Number	 Email	
 Property Owner Signature	08/21/25 Please Print	08/26/2025, SG Date Paid

Staff Use Only

☐ Administrative Review

ADDITIONAL REQUIREMENTS

☐ Property Owners / Option Holders

FEE 1	FEE 2	FEE 3	TOTAL
0102			\$1,600.00

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