

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 11-F-24-DP **Related File Number:** 11-SD-24-C
Application Filed: 9/30/2024 **Date of Revision:**
Applicant: MESANA INVESTMENTS, LLC

PROPERTY INFORMATION

General Location: Western terminus of Limelight Ln, west of Eclipse Ln
Other Parcel Info.:
Tax ID Number: 61 071 **Jurisdiction:** County
Size of Tract: 13.6 acres
Accessibility: Access is via Limelight Lane, a local street with a 26-ft pavement width within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Attached residential subdivision **Density:** 8.16 du/ac
Planning Sector: East County **Plan Designation:** SR (Suburban Residential), HP (Hillside Ridgetop Protection)
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This property is located on a section of Asheville Highway that consists predominantly of commercial uses in the lots fronting the highway. Abutting lots behind the commercial uses consist of small-lot, single-family residential subdivisions and large lots zoned A with single family homes.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 0 LIMELIGHT LN
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 12 du/ac
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The property was rezoned from A (Agricultural) to PR (Planned Residential) up to 12 du/ac (applicant requested CA) in 1981 (8-O-81-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: The Ridge at Neals Landing
No. of Lots Proposed: 111 No. of Lots Approved: 0
Variances Requested:
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Whitney Warner
Staff Recomm. (Abbr.): Withdraw the development plan at the request of the applicant.
Staff Recomm. (Full):
Comments:
Action: Withdrawn Meeting Date: 7/10/2025
Details of Action:
Summary of Action:
Date of Approval: Date of Denial: Postponements: 11/14/2024,
12/12/2024,
1/9/2025,
2/13/2025,5/8/25
Date of Withdrawal: 7/10/2025 Withdrawn prior to publication?: ☐ Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville-Knox County Planning Commission
Date of Legislative Action: Date of Legislative Action, Second Reading:
Ordinance Number: Other Ordinance Number References:
Disposition of Case: Disposition of Case, Second Reading:
If "Other": If "Other":
Amendments: Amendments:
Date of Legislative Appeal: Effective Date of Ordinance: