

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 11-SD-24-C      Related File Number: 11-F-24-DP  
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: 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)  
Proposed Use: Attached residential subdivision      Density: 8.16 du/ac  
Planning Sector: East County      Plan Designation: SR (Suburban Residential), HP (Hillside Ridgeway Protection)  
Growth Policy Plan: Urban Growth Area (Outside City Limits)  
Neighborhood Context:

## 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:

## 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 concept plan at the request of the applicant.  
Staff Recomm. (Full):  
Comments:  
Action: Withdrawn      Meeting Date: 7/10/2025  
Details of Action:  
Summary of Action: Postpone the concept plan 60 days until the May 8, 2025 Planning Commission meeting at the request of the applicant.  
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: