

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 8-SD-26-C Related File Number: 8-E-26-DP
Application Filed: 6/26/2026 Date of Revision:
Applicant: MESANA INVESTMENTS, LLC

PROPERTY INFORMATION

General Location: South side of Oak Ridge Hwy, east of Gray Hendrix Rd
Other Parcel Info.:
Tax ID Number: 91 018, 019 Jurisdiction: County
Size of Tract: 18.42 acres
Accessibility: Access is via Oak Ridge Highway, a major arterial with a pavement width of 33 ft within a right-of-way which varies between 80 ft and 87 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land, Rural Residential
Surrounding Land Use: North: Single family residential, commercial - CA (General Business)
South: Rural residential - A (Agricultural)
East: Rural residential, agriculture/forestry/vacant land, office - A (Agricultural), CA (General Business)
West: Agriculture/forestry/vacant land, rural residential, commercial - A (Agricultural), CA (General Business)
Proposed Use: Attached residential subdivision Density:
Planning Sector: Northwest County Plan Designation: TN (Traditional Neighborhood), CMU (Corridor Mixed-use),
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 3110 GRAY HENDRIX RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR(k) (Planned Residential) with conditions, up to 10 DU/AC, A (Agricultural)
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: 3110 Gray Hendrix Road

No. of Lots Proposed: 168 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: Samiul Haque

Staff Recomm. (Abbr.):

Staff Recomm. (Full):

Comments:

Action: Withdrawn

Meeting Date: 8/13/2026

Details of Action:

Summary of Action:

Date of Approval:

Date of Denial:

Postponements:

Date of Withdrawal: 8/13/2026

Withdrawn prior to publication?: ☐ Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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: