

# CASE SUMMARY

## APPLICATION TYPE: DEVELOPMENT PLAN

### PLANNING COMMISSION



**File Number:** 5-K-25-DP  
**Application Filed:** 3/24/2025  
**Applicant:** RYAN LYNCH

**Related File Number:**  
**Date of Revision:**

#### PROPERTY INFORMATION

**General Location:** North terminus of Lantern Park Ln, West side of Mission Hill Ln, north of Hardin Valley Rd,  
**Other Parcel Info.:**  
**Tax ID Number:** 116 012, 00107 **Jurisdiction:** County  
**Size of Tract:** 2.046 acres  
**Accessibility:** Access is via Lantern Park Lane, an unstriped local street with a cul-de-sac and a pavement width of 82 ft within a right-of-way width that varies from 63 ft to 104 ft.

#### GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/Forestry/Vacant Land  
**Surrounding Land Use:**  
**Proposed Use:** Detached house lot **Density:** 2.94 du/ac  
**Planning Sector:** Northwest County **Plan Designation:** SMR (Suburban Mixed Residential), SP (Stream Protection)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** The subject property is in a residential area with single family subdivisions, some currently under construction, interspersed with undeveloped tracts of forested slope and pastures. The Hardin Valley schools are approximately 1.5 miles to the northeast.

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

**Street:** 0 LANTERN PARK LN  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

#### ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential) up to 3 du/ac  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** In 2021 the property was rezoned from A (Agricultural) to PR (Planned Residential) up to 3 du/ac; applicant had requested 4 du/ac; staff recommendation was 2 du/ac (1-G-21-RZ).

#### PLAN INFORMATION (where applicable)

**Current Plan Category:** N/A (Within County Limits)

**Requested Plan Category:**

**SUBDIVISION INFORMATION (where applicable)**

**Subdivision Name:**

**No. of Lots Proposed:**

**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:**

Mike Reynolds

**Staff Recomm. (Abbr.):**

Approve the development plan for 1 detached residential lot, increasing the total number of lots to 26, as shown on the development plan, subject to 3 conditions.

**Staff Recomm. (Full):**

- 1) Meeting all applicable requirements of the previous approvals for the Lantern Park Subdivision, including 7-SA-21-C / 7-C-21-UR and 6-SE-24-C / 6-I-24-DP.
- 2) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 3) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the criteria for approval of a development plan.

**Comments:**

This proposal is for one additional house lot, increasing the total number of lots to 26 in the Lantern Park Subdivision. The lot is located on the northeast side of the cul-de-sac. When the original concept plan for this subdivision was approved in 2021, there was a detention pond in this location (7-SA-21-C / 7-C-21-UR). The developer subsequently purchased a strip of land to the east along Mission Hill Lane, which was added to the Lantern Park Subdivision in 2024 (6-SE-24-C / 6-I-24-DP). The detention pond originally proposed on the subject site was consolidated with the detention pond in the northeast corner of the subdivision. The remaining portion of the common area from which the new lot is subdivided will be combined with the common area to the east and is labeled OS-2R on the development plan.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

## 1) ZONING ORDINANCE

PR (Planned Residential) up to 3 du/ac:

A) The PR zone allows detached houses as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Article 5, Section 5.13.15).

B) The density of the Lantern Park Subdivision with the requested lot is approximately 2.94 du/ac.

C) The proposed subdivision will have detached residential lot sizes comparable to those in existing and recently approved subdivisions in the area.

## 2) KNOX COUNTY COMPREHENSIVE PLAN - FUTURE LAND USE MAP

A) Single family residential is considered a primary use in the SMR (Suburban Mixed Residential) place type, and the proposal is consistent with the intent of providing single family subdivisions with small lots and connections to adjacent neighborhoods.

B) The proposal conforms to the form attributes of the SMR place type, which recommends building heights of 1-3 stories and front setbacks of 20-30 ft.

### 3) KNOX COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A) The Lantern Park Subdivision has a sidewalk connection from Lantern Park Lane to Mission Hill Lane, and a sidewalk is to be installed along the subdivision's Mission Hill Lane frontage to the greenway easement on the south side of Connor Creek. This is consistent with Policy 11, which promotes connectivity with new development and recommends pedestrian and vehicular connectivity to increase mobility and encourage active transportation and recreation.

#### 4) KNOXVILLE – FARRAGUT – KNOX COUNTY GROWTH POLICY PLAN

A) The property is within the Planned Growth Area. The purposes of the Planned Growth Area designation are to encourage a reasonably compact pattern of development, promote expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to provision of adequate roads, utilities, schools, drainage and other public facilities and services. – The proposed development is consistent with the growth plan.

**Action:** Approved with Conditions **Meeting Date:** 5/8/2025

**Details of Action:**

**Summary of Action:** Approve the development plan for 1 detached residential lot, increasing the total number of lots to 26, as shown on the development plan, subject to 3 conditions.

**Date of Approval:** 5/8/2025 **Date of Denial:** **Postponements:**

**Date of Withdrawal:** **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:**