

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 7-SA-26-C

Related File Number:

Application Filed: 5/5/2026

Date of Revision:

Applicant: JUSTIN BREINER

PROPERTY INFORMATION

General Location: Corner of Lantern Way and Triplett Ln, south of Kingston Pike

Other Parcel Info.:

Tax ID Number: 132 H D 027

Jurisdiction: County

Size of Tract: 0.81 acres

Accessibility: Access is via Lantern Way, an unstriped private local street with 20-26 ft of pavement width within a right-of-way width that varies from 50-65 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Right of Way/Open Space

Surrounding Land Use: North: Single family residential - PR (Planned Residential) up to 7 du/ac, CA (General Business) in the County
South: Single family residential - PR (Planned Residential) up to 7 du/ac, RA (Low Density Residential) in the County
East: Single family residential, rural residential - RA (Low Density Residential) in the County
West: Public/quasi public land (church) - PR (Planned Residential) up to 7 du/ac in the County, O (Office) in the City

Proposed Use:

Density:

Planning Sector: Southwest County

Plan Designation: SMR (Suburban Mixed Residential)

Growth Policy Plan: Planned Growth Area

Neighborhood Context:

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

Street: 0 LANTERN WAY

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 7 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 Gates at Franklin

No. of Lots Proposed: 0 No. of Lots Approved: 0

Variances Requested: None.

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.): Approve the removal of the internal sidewalk system conditioned by the concept plan (6-SE-19-C/6-E-19-UR), subject to 2 conditions.

Staff Recomm. (Full): 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
2) Meeting all applicable requirements of the Knox County Engineering and Public Works.

Comments: A small subdivision consisting of 26 small single-family lots on approximately 5 acres was approved in 2019 on Triplett Lane just south of Kingston Pike (6-SE-19-C/6-E-19-UR). The subdivision has been largely completed, with 25 lots of the 26 approved lots and the neighborhood pool constructed. The road is private, ranging from 22 to 24 ft wide. A sidewalk has been constructed along the roadway on Triplett Lane.

The request is to remove the internal sidewalks along Lantern Way. The concept plan showed public roads 26 ft in width within 50-65 ft right of way. The Planning Commission approved a reduced pavement width to help with double frontage lot depth variances along Franklin Blvd. The right-of-way was reduced to 40 ft during the design plan phase. The reduced right-of-way makes the addition sidewalks challenging. The developer has installed sidewalks on the frontage road, as required by the Knox County sidewalk ordinance. The sidewalk ordinance does not require internal sidewalks for developments with fewer than 1,000 daily trips.

Action: Approved with Conditions

Meeting Date: 7/9/2026

Details of Action:

Summary of Action: Approve the removal of the internal sidewalk system conditioned by the concept plan (6-SE-19-C/6-E-19-UR), subject to 2 conditions.

Date of Approval: 7/9/2026

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: