

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 6-SE-24-C Related File Number: 6-I-24-DP
Application Filed: 4/29/2024 Date of Revision: 5/31/2024
Applicant: RYAN LYNCH

PROPERTY INFORMATION

General Location: West side of Mission Hills Ln, north side of Hardin Valley Rd
Other Parcel Info.:
Tax ID Number: 116 M E 001, 012 & 022 **Jurisdiction:** County
Size of Tract: 2.9 acres
Accessibility: Access is via Mission Hill Ln, a local street with a landscaped median within a 100-ft right-of-way; and via Lantern Park Ln, 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: Agriculture/forestry/vacant land - PR (Planned Residential) up to 3 du/ac
South: Agriculture/forestry/vacant land, private recreation - PR (Planned Residential) up to 3 du/ac, PR (Planned Residential) up to 2 du/ac
East: Agriculture/forestry/vacant land - A (Agriculture), PR (Planned Residential) 1-3 du/ac
West: Agriculture/forestry/vacant land, single family residential - PR (Planned Residential) up to 3 du/ac
Proposed Use: Detached residential subdivision **Density:** 2.82 du/ac
Planning Sector: Northwest County **Plan Designation:** RR (Rural Residential), HP (Hillside Protection), SP (Stream)
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 0 Mission Hill 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:

PLAN INFORMATION (where applicable)

Current Plan Category: RR (Rural Residential), LDR (Low Density Residential), HP (Hillside Protection), SP (Stream Protection)

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Lantern Park

No. of Lots Proposed: 7 **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: Mike Reynolds

Staff Recomm. (Abbr.): Approve the Concept Plan subject to 9 conditions.

Staff Recomm. (Full):

- 1) Connection to sanitary sewer and meeting other relevant utility provider requirements.
- 2) The centralized mail kiosk for the Lantern Park Subdivision must be located along Lantern Park Lane, subject to the United States Postal Service (USPS) approving the new location. The kiosk must be moved prior to the certification of a final plat for lots in Phase 2. If the USPS denies relocation of the kiosk, documentation of the denial must be provided to Knox County Engineering and Public Works before certification.
- 3) Providing an access easement for the sidewalk through Lot 27 and OS-3 per the requirements of Knox County Engineering and Public Works during the design plan phase.
- 4) Providing a minimum 30 ft greenway easement on the south side of Connor Creek per the requirements of Knox County Parks and Recreation and Knox County Engineering and Public Works during the design plan phase.
- 5) Meeting all applicable requirements of the Knox County Zoning Ordinance, including but not limited to the intersection spacing requirements of Article 3, Section 3.51.02.C. of the Knox County Zoning Ordinance.
- 6) Providing a sidewalk along the Mission Hill Lane frontage per the requirements of the Knox County Sidewalk Ordinance.
- 7) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 8) Renumbering the lots on the Final Plat for Phase 2 so as not to skip lot numbers and as otherwise required per Article 2.10.F.9.
- 9) Before certification of the final plat for the subdivision, establish a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, private roads, and/or stormwater drainage systems.

Comments: This proposal is Phase 2 of the Lantern Park Subdivision, which includes seven detached residential lots and a modification of the stormwater management system. If approved, the Lantern Park Subdivision will have a total of 25 lots. Five proposed lots have access to Mission Hill Lane, and two have access to Lantern Park Lane. The subdivision was originally proposed with two detention ponds on either end of Lantern Park Lane. This concept plan application consolidates them into one detention pond along Mission Hill Lane on the proposed open space lot OS-4.

The concept plan states that Phase 2's acreage is 2.9 acres. However, the total acreage of the Lantern Park Subdivision will only increase by 1.87 acres to approximately 8.85 acres. The platted open space lot OS-1R in Phase 1 is being incorporated into Phase 2. Lot OS-1R was intended for a detention pond that is no longer needed with the approval of this concept plan and is proposed to be split into two house lots.

The application and staff report include open space lot OS-2 (parcel 116ME012), located on the northwest side of the Lantern Park Lane cul-de-sac because it was intended for a detention pond that is no longer needed with the approval of this concept plan. Lot OS-2 is not shown on the Concept Plan because it is a platted lot and the open space use and stormwater (drainage) easements will not change based on this approval. Lot OS-2 will remain an open space lot and cannot be converted to a house lot without a new development plan application and approval by the Planning Commission to increase the number of allowed lots within the subdivision. If this application is approved as requested, the Lantern Park Subdivision can have up to 25 detached house lots.

Staff are recommending that the mail kiosk for the Lantern Park Subdivision be located along Lantern

Park Lane, internal to the subdivision, rather than along Mission Hill Lane. However, this will require approval from the United States Postal Service (USPS). Ultimately, the mail kiosk will be located where the USPS requires it.

Action: Approved with Conditions **Meeting Date:** 6/13/2024

Details of Action:

Summary of Action: Approve the Concept Plan subject to 9 conditions.

Date of Approval: 6/13/2024 **Date of Denial:** **Postponements:**

Date of Withdrawal: **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: