

SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

► **FILE #:** 10-SA-22-C

AGENDA ITEM #: 34

10-A-22-DP

AGENDA DATE: 10/6/2022

► **SUBDIVISION:** GONDOLA DRIVE SUBDIVISION

► **APPLICANT/DEVELOPER:** ODED SHAININ

OWNER(S): Oded Shainin Paragon Development, LP

TAX IDENTIFICATION: 124 192

[View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 0 Sevierville Pk.

► **LOCATION:** The current terminus of Gondola Dr., west of E. Governor John Sevier Hwy, east of Sevierville Pk

SECTOR PLAN: South County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Burnett Creek

► **APPROXIMATE ACREAGE:** 32.12 acres

► **ZONING:** PR (Planned Residential)

► **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

► **PROPOSED USE:** Attached and detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant, rural residential -- A (Agricultural)
South: Agriculture/forestry/vacant, rural residential, single family residential -- A (Agricultural)
East: Single family residential -- RB (General Residential)
West: Agriculture/forestry/vacant -- A (Agricultural)

► **NUMBER OF LOTS:** 65

SURVEYOR/ENGINEER: Christopher Golliher, P.E. Ardurra

ACCESSIBILITY: Access is via Gondola Drive a local street with a pavement width of 24.6 feet within a right of way width of 50 feet.

► **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

► **Approve the Concept Plan subject to 9 conditions.**

- 1) Connection to sanitary sewer and meeting other relevant utility provider requirements.
- 2) Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
- 3) Prior to certification of the first phase of this subdivision, verify the acreage of the PR (Planned Residential) zoning for the entire subdivision. The maximum number of residential lots must not exceed the maximum allowed by the PR up to 2 du/ac zoning.

- 3) Reconstructing the western terminus of Gondola Drive as proposed with the final design approved by Knox County Engineering and Public Works during the design plan phase.
- 4) Providing the location of all sinkholes/closed contours and the 50-ft buffer (building setback) on the final plat per Section 3.06.B of the Subdivision Regulations. Any proposed lot that includes all or part of a sinkhole/closed contour area and required setback shall include an adequate building area.
- 5) Providing a note on the final plat that all structures are to be located outside of the 50-ft buffer (building setback) for sinkholes/closed contours unless a geotechnical study prepared by a registered engineer states that building within the 50-ft sinkhole/closed contour buffer (building setback) is acceptable and the study is approved by the Knox County Department of Engineering and Public Works. The geotechnical study must be reviewed and approved by Knox County Department of Engineering and Public Works prior to the approval of a plat for any proposed lots that do not have adequate building area outside of the 50-ft buffer (building setback) area. Building construction is not permitted within the sinkhole/closed contour area or any required drainage easement for the sinkhole/closed contour area.
- 6) Obtaining all necessary approvals from TVA to grade in the electric transmission easement.
- 7) The attached houses shall have a maximum height of 35 ft.
- 8) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 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.

► **Approve the development plan for up to 65 residential lots, with a maximum of 30 attached residential lots, subject to 2 conditions.**

- 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 2) Verifying the proposed number of residential dwellings conforms with the PR up to 2 du/ac density for the property per Concept Plan condition #3 (10-SA-22-C).

COMMENTS:

This proposal is for a 65-lot residential subdivision on 32.12 acres, with a density of 2.02 du/ac. If the property is 32.12 acres as presented on the Concept Plan, one dwelling unit must be removed so the density does not exceed 2 du/ac. The property was rezoned from A (Agricultural) to PR (Planned Residential) up to 2 du/ac in October 2020 (9-D-22-RZ). There are 30 attached and 35 detached residential lots. The detached residential lots are on both sides of the Gondola Drive extension and the southeastern side of Road A, which is closest to the Denwood subdivision to the east.

Access to the site is through the existing Denwood subdivision via Gondola Drive. The property does not have any other road frontage to access the site.

There are several closed contours (sinkholes) in the southern half of the property, including a large one on the western side of the property that extends into the adjacent property. The top elevation of the sinkholes must be identified during the design plan phase and provided on the subdivision plat. A 50-ft buffer is also required around the top of the sinkhole. Any lot that contains a portion of a sinkhole must have a buildable area outside of the sinkhole. Any structures located within the 50-ft sinkhole buffer must have engineering foundations. Once the top elevation of the sinkholes is identified, any lot that does not have a buildable area outside of a sinkhole must be eliminated or combined with adjacent lots.

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 2 du/ac:

- a) The PR zone allows detached and attached dwellings 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) This PR zone district is approved for a maximum of 2 du/ac. The proposed density is 2.02 du/ac. The actual acreage of the property must be confirmed before the subdivision is platted. If the property is 32.12 acres as stated on the concept plan or less, one or more lots must be eliminated to reduce the density to 2.0 du/ac or less.
- c) The proposal clusters the lots to reduce the impact on the steep slopes, retain mature vegetation, and avoid the numerous sinkholes as much as possible.

2) GENERAL PLAN - DEVELOPMENT POLICIES

- a) Encourage development practices that respect and fit the natural landscape, minimizing the loss of trees, woodlands and wildlife habitat (Policy 9.2) – Approximately 7 acres in the southwest corner of the site and 3 acres on the north side of the TVA transmission easement will remain undisturbed and presumable will remain forested.
- b) Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities (Policy 9.3) – The proposed detached houses are closer to the Denwood subdivision than the attached houses. Staff has recommended a condition that the attached houses have a maximum height of 35 ft because the PR zone only specifies a maximum height of 35 ft for houses and the Planning Commission must determine the maximum height for all other structures.
- c) Encourage a mixture of housing sizes and prices within planned residential developments (Policy 9.8) – This proposal is for attached and detached residential units. Including attached houses provides additional opportunities for various house sizes and price points.

3) SOUTH COUNTY SECTOR PLAN

- a) The property is classified LDR (Low Density Residential) and HP (Hillside Protection), which allows consideration of up to 5 du/ac. The development will have a density of 2.02 du/ac.
- b) Approximately 25.3 acres of this 32.12-acre property is within the Hillside Protection (HP) area. The HP slope analysis recommends a maximum of 11.8 acres of land disturbance within the HP area, which is approximately 46.6% of the acreage in the HP area. The applicant estimates that 14 acres (55.3%) of the HP area will be disturbed (see Exhibit A). However, approximately 1.5 acres of this disturbance area is within the TVA transmission easement, which TVA clears of all trees. If the 1.5 acres within the TVA easement are considered previously disturbed and not counted as new disturbances in the HP area, the proposed disturbance is 49.4% of the HP area. The proposed disturbance is still approximately 3% more than recommended, but it is more in line with the slope analysis recommendation.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

- a) The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the 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 the provision of adequate roads, utilities, schools, drainage and other public facilities and services.

ESTIMATED TRAFFIC IMPACT: 707 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

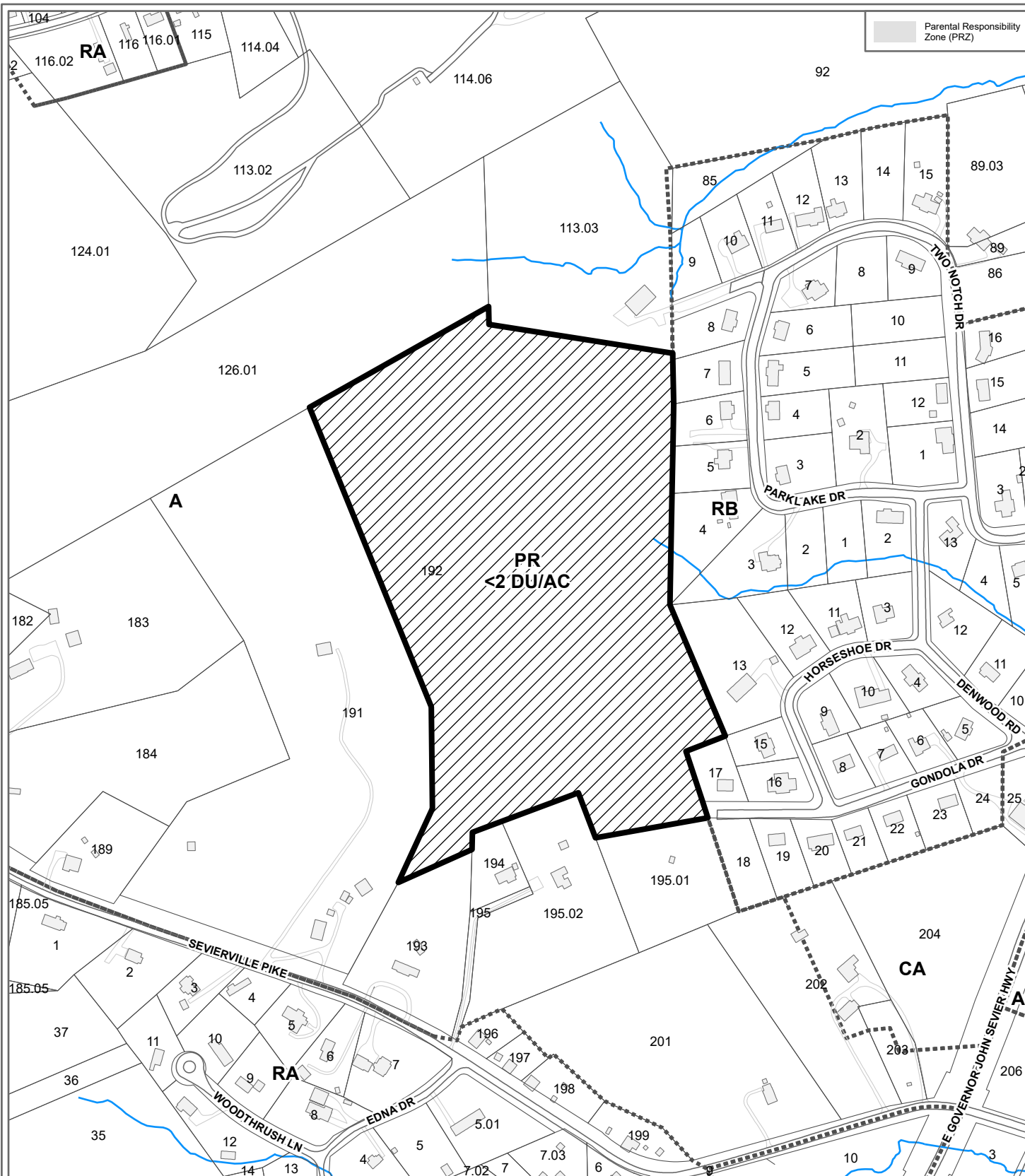
ESTIMATED STUDENT YIELD: 9 (public school children, grades K-12)

Schools affected by this proposal: New Hopewell Elementary, South Doyle Middle, and South Doyle High.

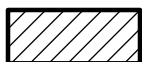
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

Knoxville-Knox County Planning Commission's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

Knoxville-Knox County Planning Commission's approval or denial of this development plan request is final, unless the action is appealed to the Court of Competent Jurisdiction. The date of the Court of Competent Jurisdiction hearing will depend on when the appeal application is filed.



**10-SA-22-C / 10-A-22-DP
CONCEPT PLAN/DEVELOPMENT PLAN**

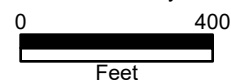


Attached and detached residential subdivision PR zone in PR (Planned Residential)

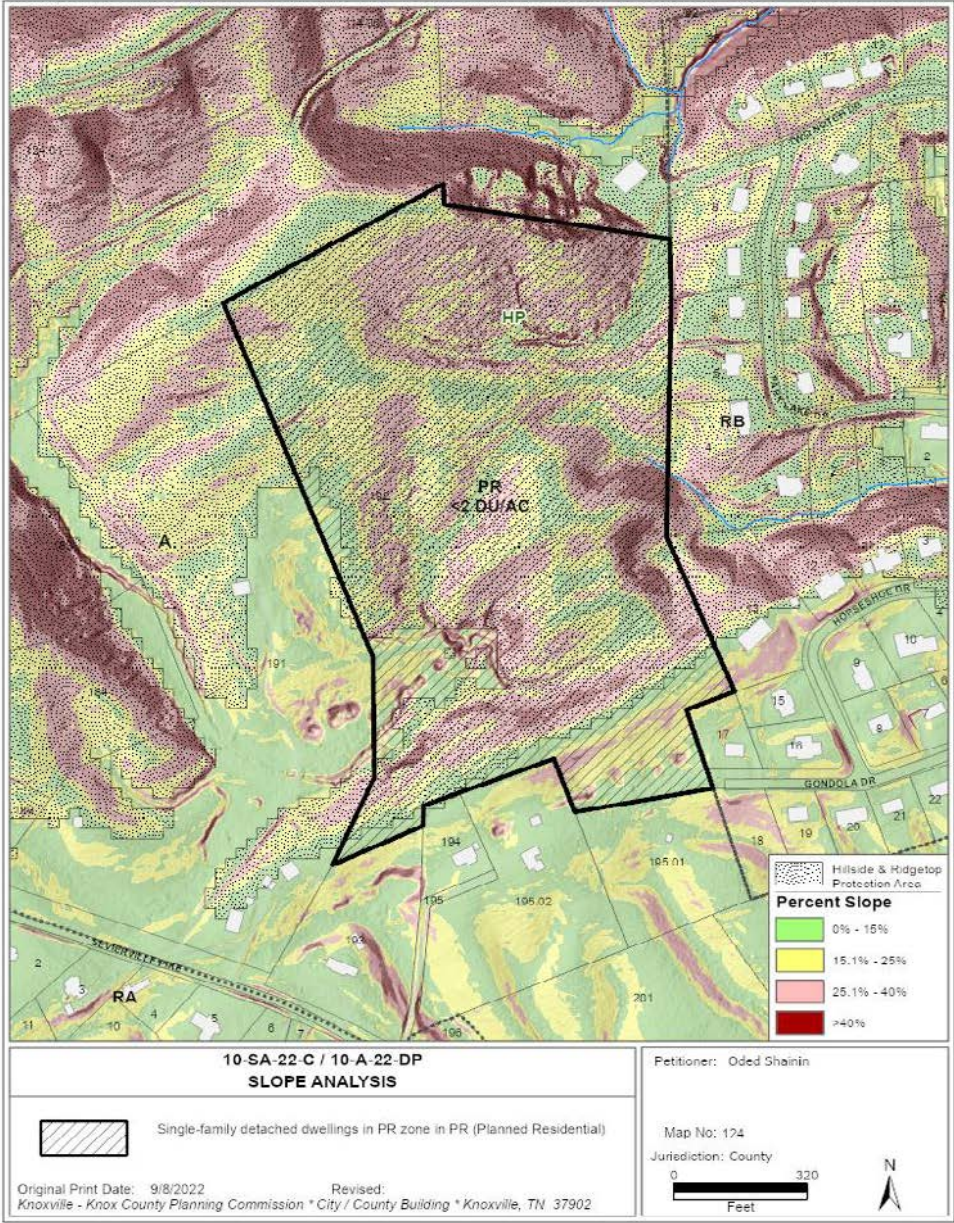
Original Print Date: 9/7/2022 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Oded Shainin

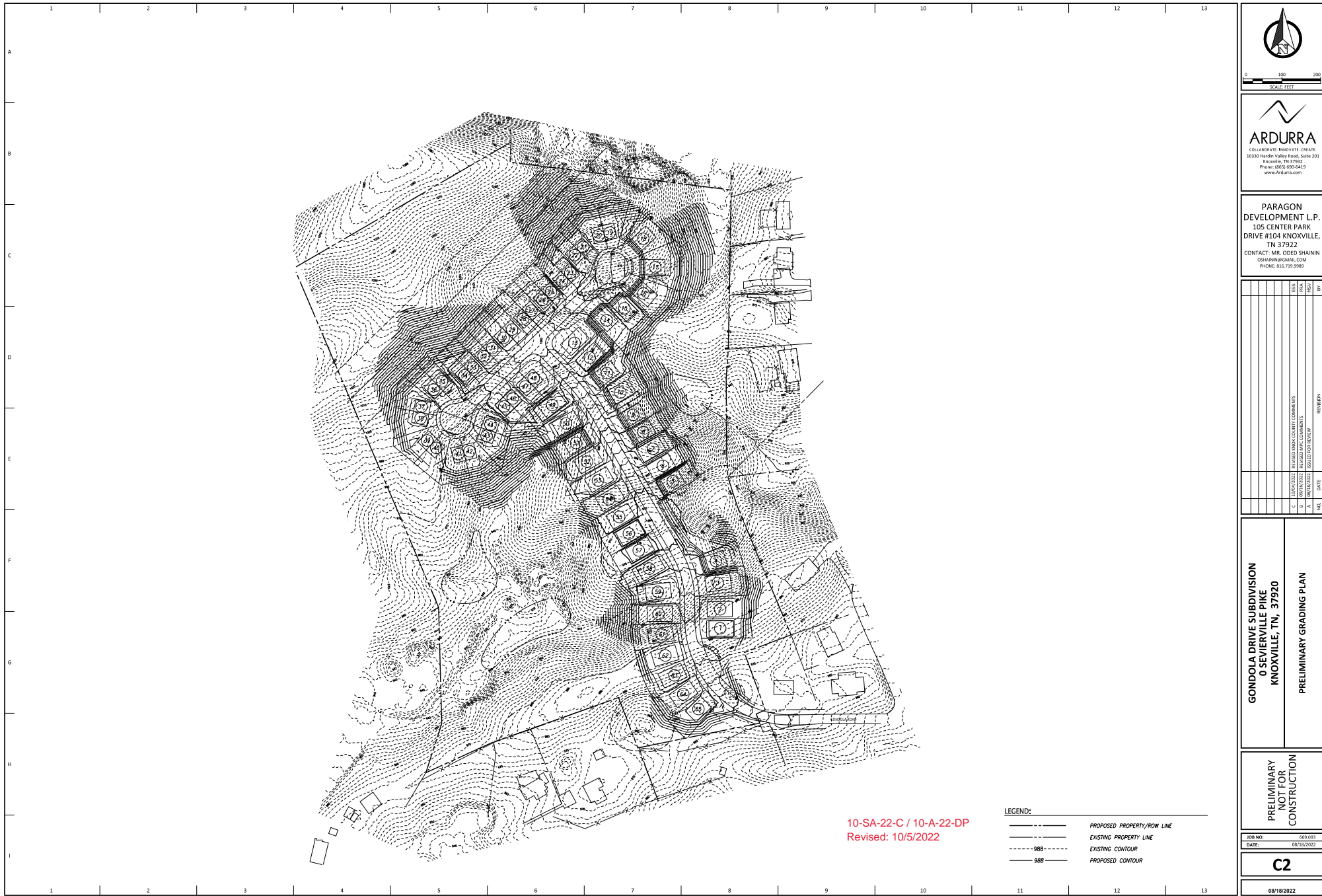
Map No: 124
Jurisdiction: County



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	29.32		
Non-Hillside	4.02	N/A	
0-15% Slope	5.10	100%	5.1
15-25% Slope	9.32	50%	4.7
25-40% Slope	9.08	20%	1.8
Greater than 40% Slope	1.80	10%	0.2
Ridgetops			
Hillside Protection (HP) Area	25.30	Recommended disturbance budget within HP Area (acres)	11.8
		Percent of HP Area	0.5



File Name: 10SA22C10A22DP PRELIMINARY.dwg
Plot Date: 10/4/2022



ARDURRA
COLLABORATE. INNOVATE. CREATE.
10330 Harder Valley Road, Suite 201
Knoxville, TN 37932
Phone: (865) 690-6419
www.ardurra.com

PARAGON DEVELOPMENT L.P.
105 CENTER PARK
DRIVE #104 KNOXVILLE,
TN 37922
CONTACT: MR. ODED SHAININ
ODSHAININ@GMAIL.COM
PHONE: 606.728.9589

NO.	DATE	REVISION
1	10/18/2022	REVISED PER COMMENTS
2	10/18/2022	REVISED PER COMMENTS
3	10/18/2022	REVISED PER COMMENTS
4	10/18/2022	REVISED PER COMMENTS
5	10/18/2022	REVISED PER COMMENTS
6	10/18/2022	REVISED PER COMMENTS
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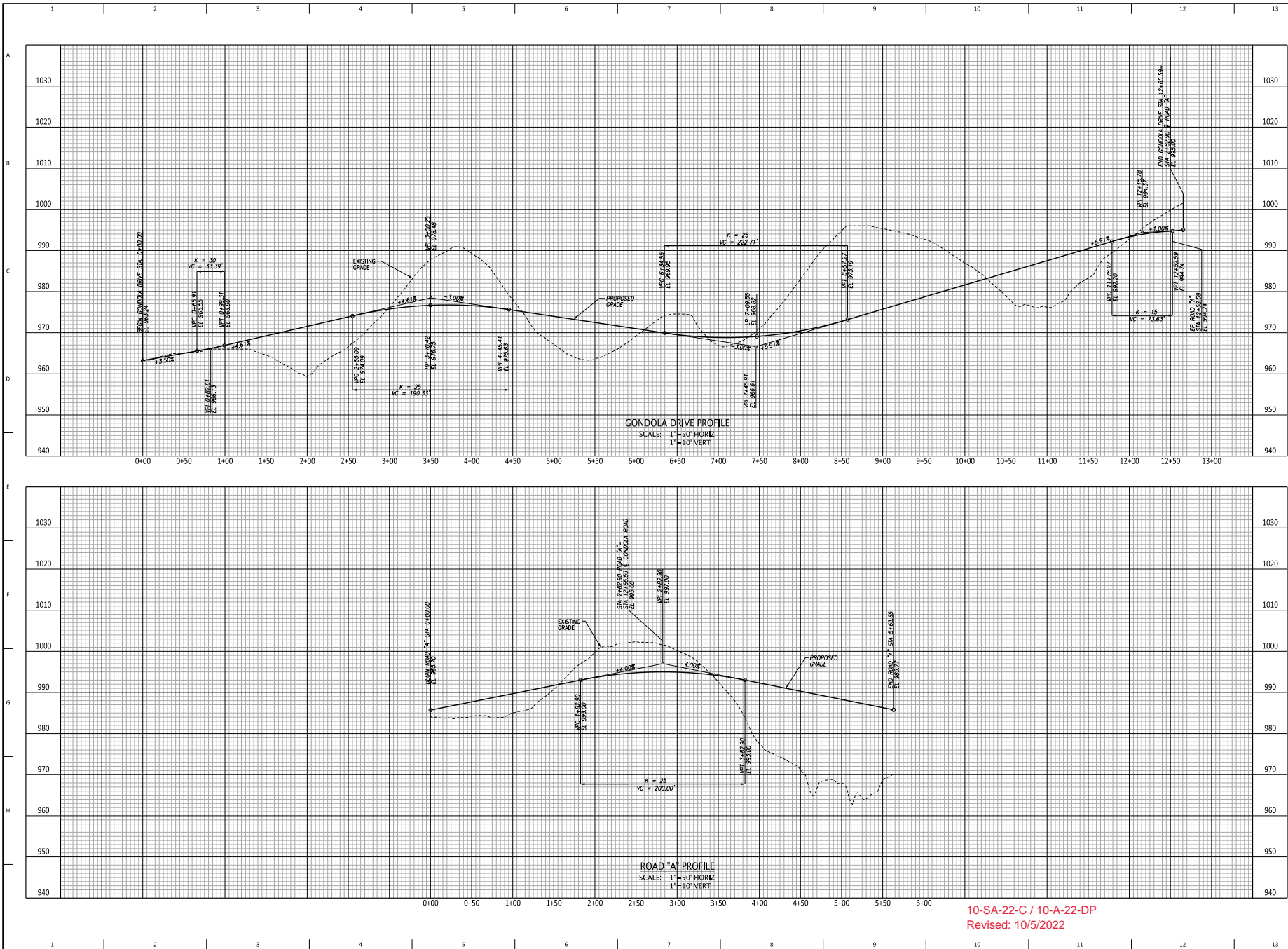
GONDOLA DRIVE SUBDIVISION
0 SEVIERVILLE PIKE
KNOXVILLE, TN, 37920
PRELIMINARY GRADING PLAN

PRELIMINARY
NOT FOR
CONSTRUCTION

JOB NO: 609.003
DATE: 10/18/2022

C2
08/18/2022

File Name: 10-SA-22-C / 10-A-22-DP
 Plot Date: 10/10/2022



10-SA-22-C / 10-A-22-DP
 Revised: 10/5/2022



PARAGON
 DEVELOPMENT L.P.
 105 CENTER PARK
 DRIVE #104 KNOXVILLE,
 TN 37922
 CONTACT: MR. ODED SHAININ
 OSHAININ@PARAGON.COM
 PHONE: 865.728.9589

NO.	DATE	REVISION
1	10/10/2022	ISSUED FOR CONSTRUCTION
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100	10/10/2022	ISSUED FOR CONSTRUCTION

GONDOLA DRIVE SUBDIVISION
 0 SEVIERVILLE PIKE
 KNOXVILLE, TN, 37920
 ROAD PROFILES

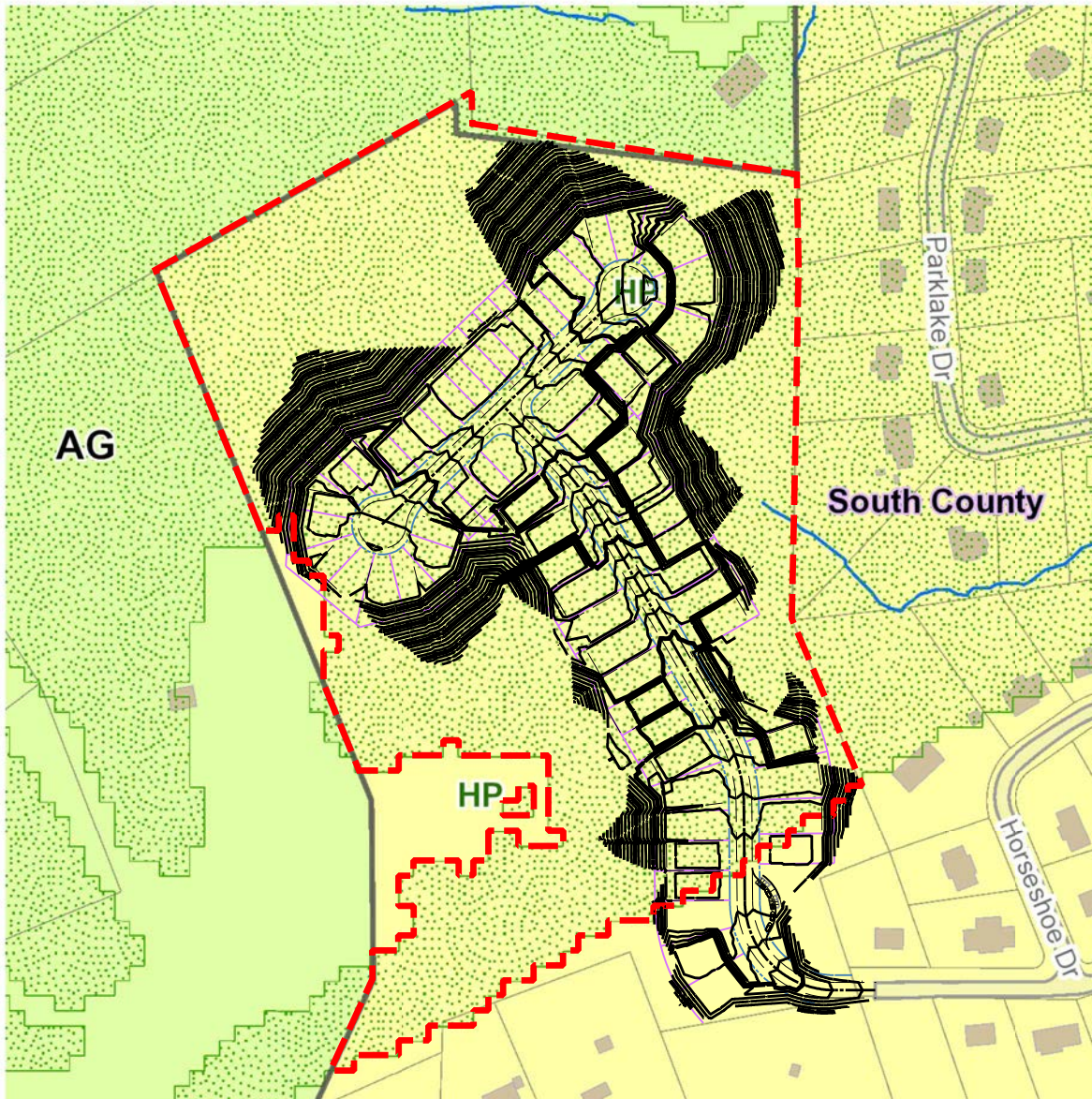
PRELIMINARY
 NOT FOR
 CONSTRUCTION

JOB NO: 689.003
 DATE: 10/10/2022

C3
 08/18/2022

EXHIBIT A

ATTACHMENT 1 - HILLSIDE PROTECTION AREA MAP



Hillside Protection Area Disturbance Calculation

Hillside Protection Area on Property	25.3	ac
Disturbed Hillside Protection Area on Property	14.0	ac
Percentage of Hillside Protection Disturbed	55.3	%



Development Request

DEVELOPMENT

- ☒ Development Plan
☐ Planned Development
☐ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☒ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ Sector Plan
☐ One Year Plan
☐ Rezoning

Oded Shainin

Applicant Name

Affiliation

8/19/2022

Date Filed

10/6/2022

Meeting Date (if applicable)

10-SA-22-C / 10-A-22-DP

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

Christopher Golliher, P.E. Ardurra

Name / Company

2160 Lakeside Centre Way Ste 101 Knoxville TN 37922

Address

865-251-5341 / cgolliher@ardurra.com

Phone / Email

CURRENT PROPERTY INFO

Oded Shainin Paragon Development, LP

Owner Name (if different)

105 Center Park Dr Ste 104 Knoxville TN

Owner Address

816-719-9989

Owner Phone / Email

0 SEVIERVILLE PIKE

Property Address

124 192

Parcel ID

32.12 acres

Tract Size

Part of Parcel (Y/N)?

Knox-Chapman Utility District

Sewer Provider

Knox-Chapman Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

The current terminus of Gondola Dr., east of E. Governor John Sevier Hwy, west of Sevierville Pk

General Location

☐ City

Commission District 9

PR (Planned Residential)

Agriculture/Forestry/Vacant Land

☒ Count

District

Zoning District

Existing Land Use

South County

Planning Sector

LDR (Low Density Residential) & HP (Hillside Protection)

Sector Plan Land Use Classification

Planned Growth Area

Growth Policy Plan Designation

DEVELOPMENT REQUEST

- ☒ Development Plan ☐ Planned Development ☐ Use on Review / Special Use
☐ Hillside Protection COA ☐ Residential ☐ Non-residential

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) **Single-family detached and attached dwellings in PR zone**

SUBDIVISION REQUEST

Gondola Drive Subdivision

Related Rezoning File Number

Proposed Subdivision Name

65

Unit / Phase Number

☒ Split Parcels

Total Number of Lots Created

Additional Information _____

☐ Attachments / Additional Requirements

ZONING REQUEST

☐ Zoning Change

Pending Plat File Number

Proposed Zoning

☐ Plan

Amendment

Proposed Plan Designation(s)

Proposed Density (units/acre) Previous Zoning Requests

Additional Information _____

STAFF USE ONLY

PLAT TYPE

☐ Staff Review ☐ Planning Commission

Fee 1

Total

\$4,700.00

ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request

Fee 2

ADDITIONAL REQUIREMENTS

☐ COA Checklist (Hillside Protection)

☐ Design Plan Certification (Final Plat)

☒ Site Plan (Development Request)

☐ Traffic Impact Study

☐ Use on Review / Special Use (Concept Plan)

Fee 3

AUTHORIZATION

Oded Shainin

8/19/2022

Applicant Signature

Please Print

Date

Phone / Email

Oded Shainin Paragon Development, LP

8/19/2022

Property Owner Signature

Please Print

Date

I declare under penalty of perjury the foregoing (i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent) is true and correct.



Development Request

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☒ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☒ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ SP ☐ OYP
☐ Rezoning

Mr. Oded Shainin

Paragon Development, L.P.

Applicant Name

Affiliation

08/19/2022

10/06/2022

Date Filed

Meeting Date (if applicable)

File Number(s)

10-SA-22-C
10-A-22-DP

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- ☐ Applicant ☐ Property Owner ☐ Option Holder ☐ Project Surveyor ☒ Engineer ☐ Architect/Landscape Architect

Christopher Golliher, P.E.

Ardurra

Name

Company

2160 Lakeside Centre Way, Suite 201

Knoxville

TN

37922

Address

City

State

ZIP

865-251-5341

cgolliher@ardurra.com

Phone

Email

CURRENT PROPERTY INFO

Paragon Development L.P.

105 Center Park Drive, Suite 104

816-719-9989

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Sevierville Pike Knoxville, TN, 37920

124 192

Property Address

Parcel ID

Knox Chapman Utility District

Knox Chapman Utility District

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

See digital application

General Location

Tract Size

☐ City ☐ County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

November 22, 2021

DEVELOPMENT REQUEST

☐ Development Plan ☒ Use on Review / Special Use ☐ Hillside Protection COA
☐ Residential ☐ Non-Residential

Home Occupation (specify) _____

Other (specify) Plans for detached single-family detached dwellings in PR zone

Related City Permit Number(s)

SUBDIVISION REQUEST

Gondola Drive Subdivision

Proposed Subdivision Name

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel

☐ Other (specify) _____

☒ Attachments / Additional Requirements

65

Total Number of Lots Created

Related Rezoning File Number

9-D-20-RZ

ZONING REQUEST

☐ Zoning Change

Proposed Zoning

☐ Plan Amendment Change

Proposed Plan Designation(s)

Pending Plat File Number

Proposed Density (units/acre)

Previous Rezoning Requests

☐ Other (specify) _____

STAFF USE ONLY

PLAT TYPE

☐ Staff Review ☐ Planning Commission

ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

☐ Design Plan Certification (*Final Plat*)
☐ Use on Review / Special Use (*Concept Plan*)
☐ Traffic Impact Study
☐ COA Checklist (*Hillside Protection*)

Fee 1

Total

Fee 2

Fee 3

AUTHORIZATION

Applicant Signature

Mr. Oded Shainin

8/19/2022

Please Print

Date

816-719-9989

oshainin@gmail.com

Phone Number

Email

Property Owner Signature

Mr. Oded Shainin

8/19/2022

Please Print

Date



NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

Please print or type in black ink:

[illegible]

If more space is needed, attach additional sheets.

VARIANCES/ALTERNATIVE DESIGN STANDARDS REQUESTED



1. Increase the intersection grade at road "A" to road "B" from 1% to 2%.

Justify request by indicating hardship: Create a consistent slope at the intersection and allow Road A to remain higher preventing extra cut into steep slope behind lots.

2. Reduce minimum horizontal curve radius from 250 ft to 150 ft for Gondola Drive from STA 0+67.90 to STA 3+02.21.

Justify request by indicating hardship: The existing stub road from Gondola Drive is located at the southern portion of the property.

In order to avoid grading on an adjacent property owner we are requesting a 150' radius. The 150' radius would allow for a smoother transition back into the existing Gondola Drive by increasing the tangent between the stub road and curve.

3.

Justify request by indicating hardship:

4.

Justify request by indicating hardship:

5.

Justify request by indicating hardship:

6.

Justify request by indicating hardship:

7.

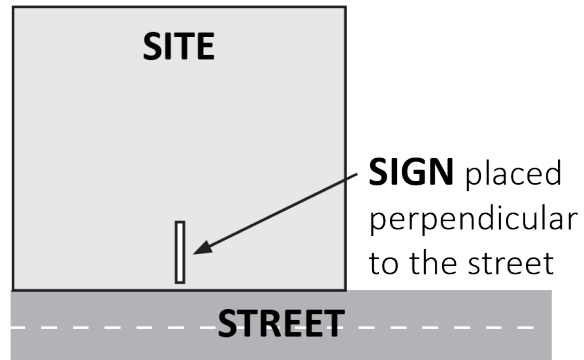
Justify request by indicating hardship:

I certify that any and all requests needed to meet regulations are requested above, or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested.

Signature

Date

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission public hearing** and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

_____ and _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: _____

Date: _____

File Number: _____

☐

Sign posted by Staff

☐

Sign posted by Applicant