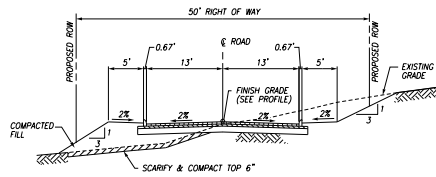
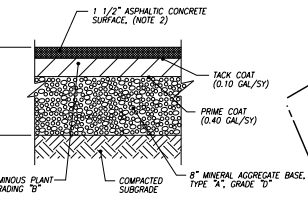


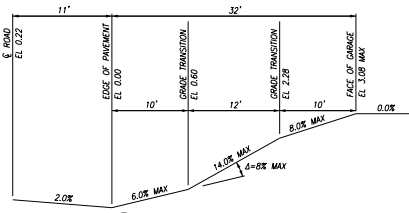
Agenda Item #34



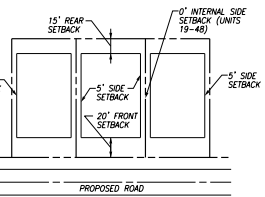
1 TYPICAL 26' PUBLIC ROAD SECTION
C1 NTS



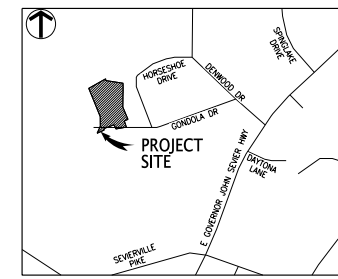
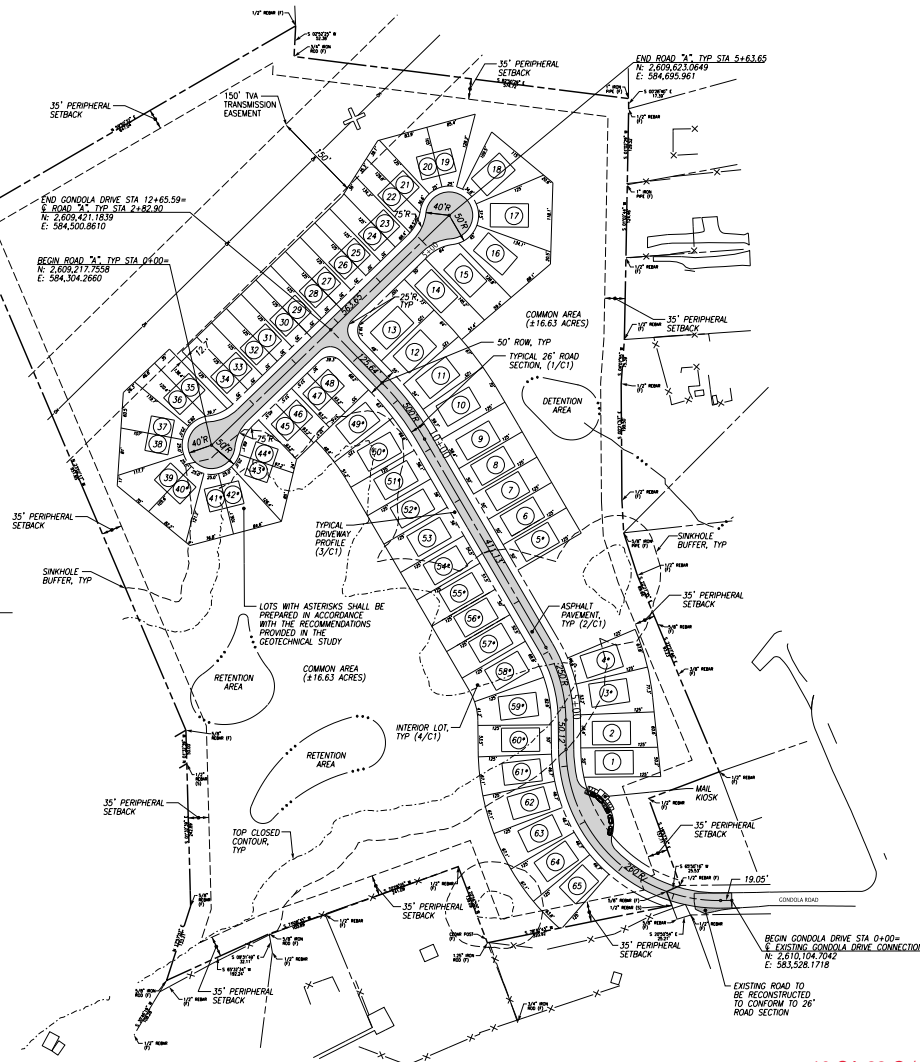
2 ASPHALT PAVEMENT SECTION
C1 NTS



3 TYPICAL DRIVEWAY PROFILE
C1 NTS



4 TYPICAL INTERIOR LOT
C1 NTS



LOCATION MAP
(NOT TO SCALE)

- GENERAL NOTES:**
- THE BOUNDARY AND TOPOGRAPHIC DATA WAS TAKEN FROM KGS THAT WAS OBTAINED JANUARY 8, 2021.
 - PROPERTY CONCERNED REFLECTS PARCEL 124 192 AS SHOWN IN KNOX COUNTY CLT MAP 124 ZONING FOR THE PROPERTY IS PR, PLANNED RESIDENTIAL. TOTAL AREA = 32.12± AC.
 - BUILDING SETBACKS ARE 20'-FT. IN FRONT, 5'-FT. ON SIDE, AND 15'-FT. IN REAR. THE PERIPHERAL SETBACK IS 35'-FT.
 - ACCESS TO LOTS IS RESTRICTED TO INTERNAL STREETS.
 - UTILITY & DRAINAGE EASEMENT INSIDE ROAD FRONTAGE AND S/D PERMETER LOT LINES: 5' EACH SIDE OF ALL INTERIOR LOT LINES.
 - PROPOSED IMPROVEMENTS INCLUDE: 26" WIDE PUBLIC ROAD, EXTRUDED CURB, STORM SEWER, SANITARY SEWER, WATER, ELECTRIC, TELEPHONE, AND CABLE TV.
 - MPC FILE NUMBERS: 10-SA-22-C / 10-A-22-DP

PROPOSED DENSITY

PAREL ZONED BY ALLOWED DENSITY	2 DU/AC
PROPERTY ZONED PER AREA	32.12 AC
SINGLE FAMILY DWELLING UNITS	65 UNITS
PROPOSED DENSITY	2.0 DU/AC

UTILITY OWNERS:

WATER & SEWER	GAS
KNOX CHAPMAN UTILITY DISTRICT CONTACT: RYAN BLAKE, P.E. R.M. DIXSON 2035 LAKESIDE CENTRE WAY, #180 KNOXVILLE, TN 37922 PHONE: 865.270.3310	KNOXVILLE UTILITIES BOARD (KUB) 4305 MIDLEBROOK PIKE KNOXVILLE, TN 37921 CONTACT: TIM BRANSON OFFICE PHONE: 865.558.2552 PHONE: 865.270.3310
ELECTRIC	TELEPHONE
KNOXVILLE UTILITIES BOARD (KUB) 4305 MIDLEBROOK PIKE KNOXVILLE, TN 37921 CONTACT: TIM BRANSON OFFICE PHONE: 865.558.2552	AT&T-BELLSOUTH TELECOMMUNICATIONS, LLC 3753 PARKSIDE DRIVE KNOXVILLE, TN 37921 CONTACT: ROBERT FRISCH OFFICE PHONE: 865.456.5736

ENGINEERING CERTIFICATION:
I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS, AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN INDICATED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

REGISTERED ENGINEER: CHRISTOPHER H. GOLLHER, P.E.
TENNESSEE CERTIFICATE NO. 119773



LEGEND:

(Grey Box)	PROPOSED ASPHALT PAVEMENT
(Circle with Number)	PROPOSED LOT NUMBER
(Dashed Line)	PROPOSED PROPERTY/ROW LINE
(Dotted Line)	EXISTING PROPERTY LINE
(Solid Line)	PROPOSED ROAD CENTER LINE

10-SA-22-C / 10-A-22-DP
Revised: 9/30/2022



PARAGON DEVELOPMENT L.P.
105 CENTER PARK DRIVE #104 KNOXVILLE, TN 37922
CONTACT: MR. ODED SHAININ
COMMUNIC@PARAGON.COM
PHONE: 615.713.9509

NO.	DATE	REVISION
1	09/16/22	ISSUED FOR PERMITS
2	09/16/22	REVISED PER COMMENTS
3	09/16/22	REVISED PER COMMENTS
4	09/16/22	REVISED PER COMMENTS

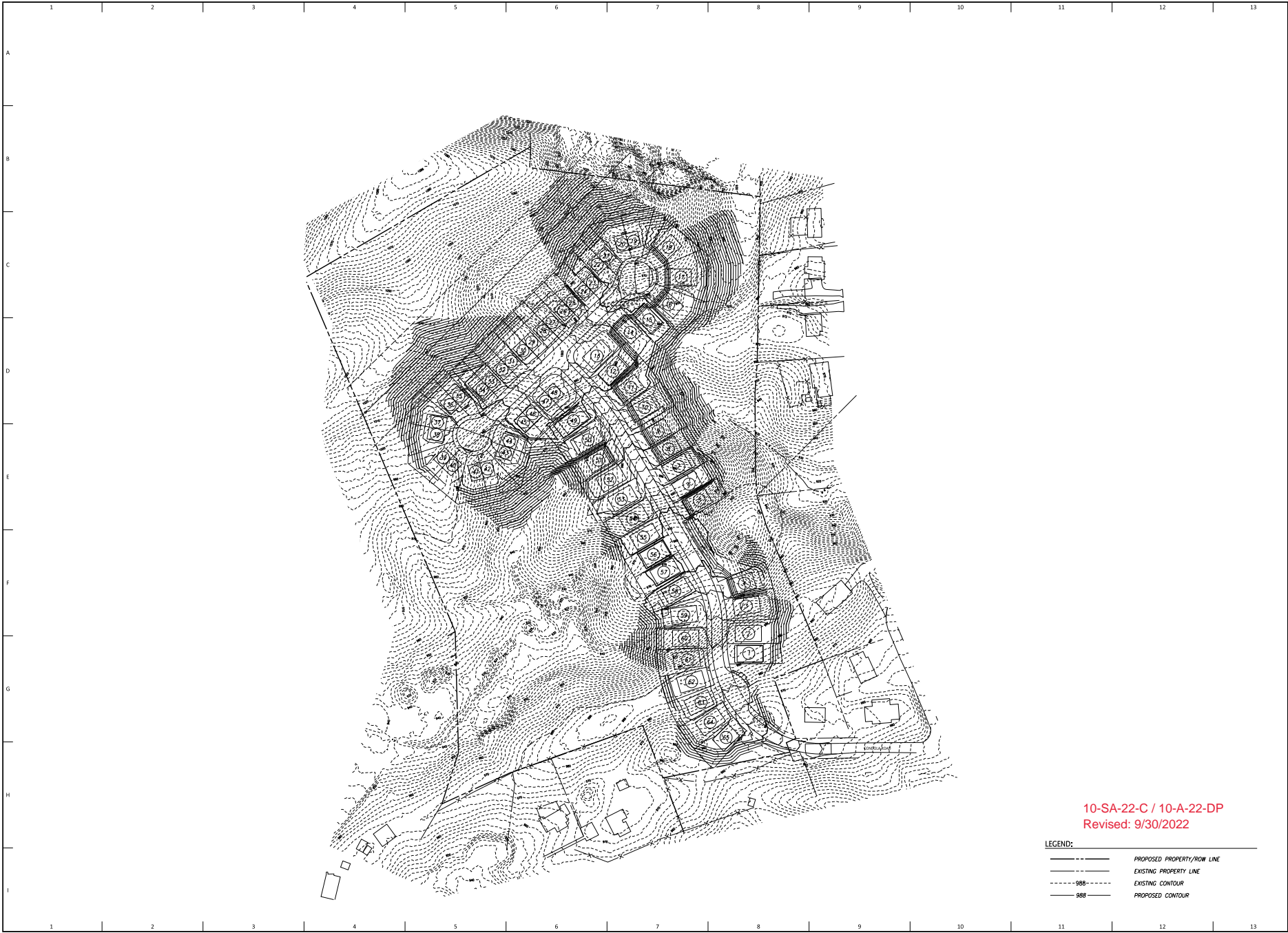
GONDOLA DRIVE SUBDIVISION
0 SEVIERVILLE PIKE
KNOXVILLE, TN, 37920
CONCEPT PLAN

PRELIMINARY
NOT FOR
CONSTRUCTION

JOB NO: 609.003
DATE: 08/18/2022

C1

File Name: \\s01\apps\dwg\2022\10SA22C\10SA22C.dwg
 Plot Date: 8/18/2022



10-SA-22-C / 10-A-22-DP
 Revised: 9/30/2022

LEGEND:

---	PROPOSED PROPERTY/ROW LINE
---	EXISTING PROPERTY LINE
-988---	EXISTING CONTOUR
---	PROPOSED CONTOUR



PARAGON DEVELOPMENT L.P.
 105 CENTER PARK
 DRIVE #104 KNOXVILLE,
 TN 37922
 CONTACT: MR. ODED SHANNIN
 GSHANNIN@DMAIL.COM
 PHONE: 616.715.9569

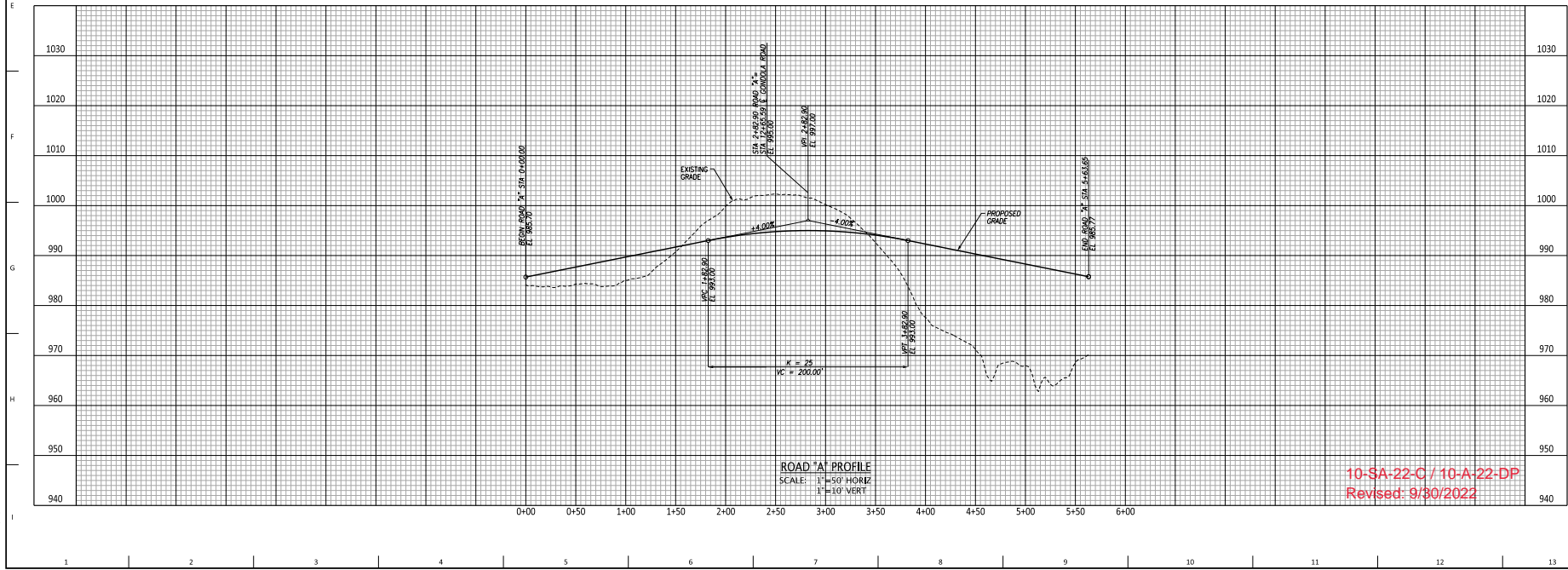
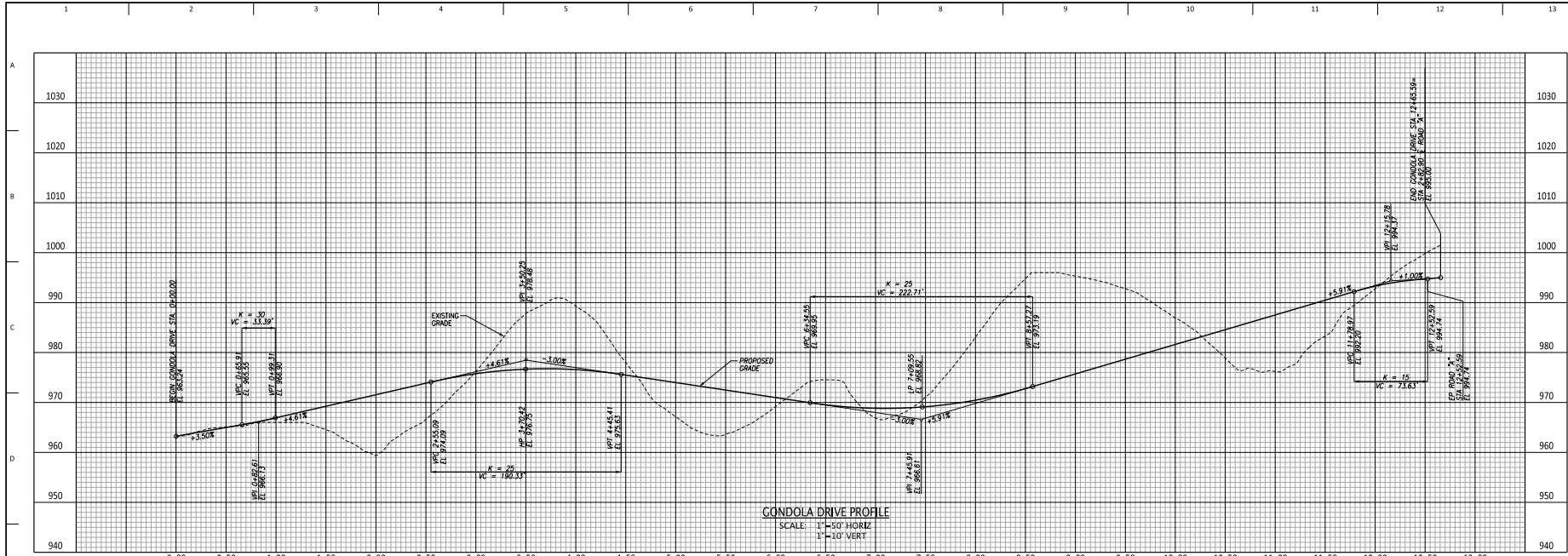
NO.	DATE	REVISIONS/COMMENTS	BY	CHK.

GONDOLA DRIVE SUBDIVISION
0 SEVIERVILLE PIKE
KNOXVILLE, TN, 37920
PRELIMINARY GRADING PLAN

PRELIMINARY
NOT FOR
CONSTRUCTION

JOB NO: 609.003
 DATE: 08/18/2022

C2
 08/18/2022



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 105 CENTER PARK
 DRIVE #104 KNOXVILLE,
 TN 37922
 CONTACT: MR. ODED SHANNIN
 OSHANNIN@PARAGON.COM
 PHONE: 818-718-9569

NO.	DATE	REVISION

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

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

JOB NO: 699-003
 DATE: 08/18/2022

C3

File Name: \\s01\proj\2022\10-SA-22-C\10-A-22-DP\10SA22C03.dwg
 Plot Date: 8/18/2022