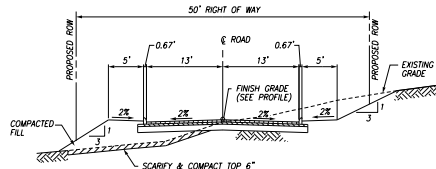
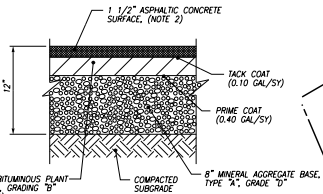


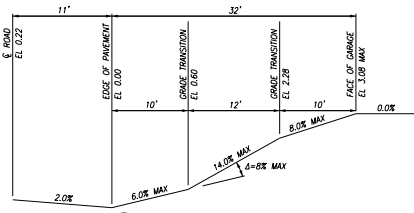
# Agenda Item #34



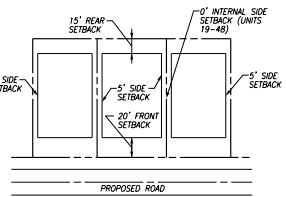
1 TYPICAL 26' PUBLIC ROAD SECTION  
C1 NTS



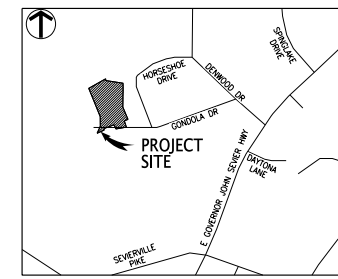
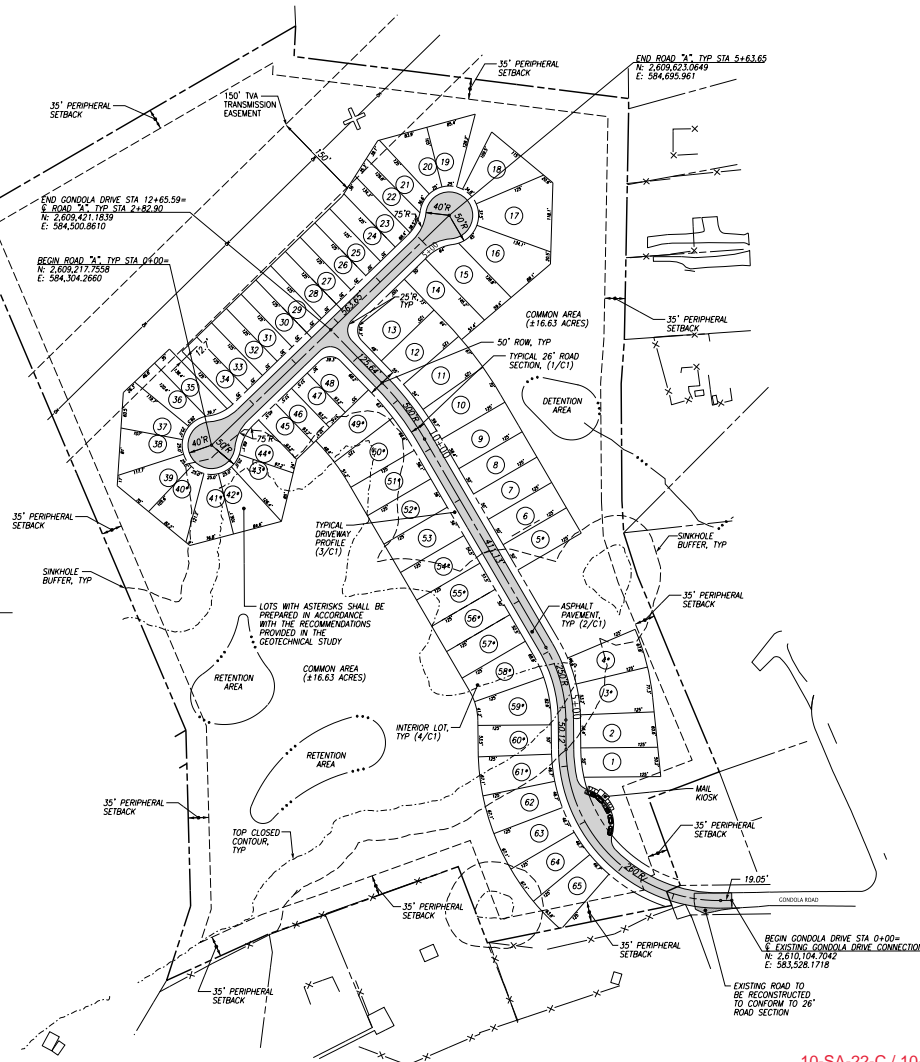
2 ASPHALT PAVEMENT SECTION  
C1 NTS



3 TYPICAL DRIVEWAY PROFILE  
C1 NTS



4 TYPICAL INTERIOR LOT  
C1 NTS



LOCATION MAP  
(NOT TO SCALE)

- GENERAL NOTES:**
1. THE BOUNDARY AND TOPOGRAPHIC DATA WAS TAKEN FROM KGS THAT WAS OBTAINED JANUARY 8, 2021.
  2. PROPERTY CONCERNED REFLECTS PARCEL 174 192 AS SHOWN IN KNOX COUNTY CLT MAP 124. ZONING FOR THE PROPERTY IS PR, PLANNED RESIDENTIAL. TOTAL AREA = 32.12 AC.
  3. BUILDING SETBACKS ARE 20'-FT. IN FRONT, 5'-FT. ON SIDE, AND 15'-FT. IN REAR. THE PERIPHERAL SETBACK IS 35'-FT.
  4. ACCESS TO LOTS IS RESTRICTED TO INTERNAL STREETS.
  5. 10' UTILITY & DRAINAGE EASEMENT INSIDE ROAD FRONTAGE AND 5/0 PERMETER LOT LINES. 5' EACH SIDE OF ALL INTERIOR LOT LINES.
  6. PROPOSED IMPROVEMENTS INCLUDE: 26\"/>

**PROPOSED DENSITY**

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

**UTILITY OWNERS:**

<b>WATER &amp; SEWER</b> KNOX CHAPMAN UTILITY DISTRICT CONTACT: RYAN BLAKE, P.E. R.Y. DIXSON 2035 LAKESIDE CENTRE WAY, #180 KNOXVILLE, TN 37922 PHONE: 865.270.3310	<b>GAS</b> KNOXVILLE UTILITIES BOARD (KUB) 4305 MIDLEBROOK PIKE KNOXVILLE, TN 37921 CONTACT: TIM BRANSON OFFICE PHONE: 865.558.2552 PHONE: 865.270.3310
<b>ELECTRIC</b> KNOXVILLE UTILITIES BOARD (KUB) 4305 MIDLEBROOK PIKE KNOXVILLE, TN 37921 CONTACT: TIM BRANSON OFFICE PHONE: 865.558.2552	<b>TELEPHONE</b> AT&T-BELLSOUTH TELECOMMUNICATIONS, LLC 3753 PARKSIDE DRIVE KNOXVILLE, TN 37922 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 ITEMIZED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

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



**LEGEND:**

	PROPOSED ASPHALT PAVEMENT
	PROPOSED LOT NUMBER
	PROPOSED PROPERTY/ROW LINE
	EXISTING PROPERTY LINE
	PROPOSED ROAD CENTER LINE

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

**ARDURRA**  
COLLABORATE. INNOVATE. CREATE.  
10350 Herby 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 SHANNIN  
COMMUNIC@PARAGON.COM  
PHONE: 615.713.9669

NO.	DATE	REVISION
1	10/5/2022	REVISED PER COMMENTS
2	10/5/2022	REVISED PER COMMENTS
3	10/5/2022	REVISED PER COMMENTS
4	10/5/2022	REVISED PER COMMENTS

**GONDOLA DRIVE SUBDIVISION**  
0 SEVIERVILLE PIKE  
KNOXVILLE, TN, 37920

**CONCEPT PLAN**

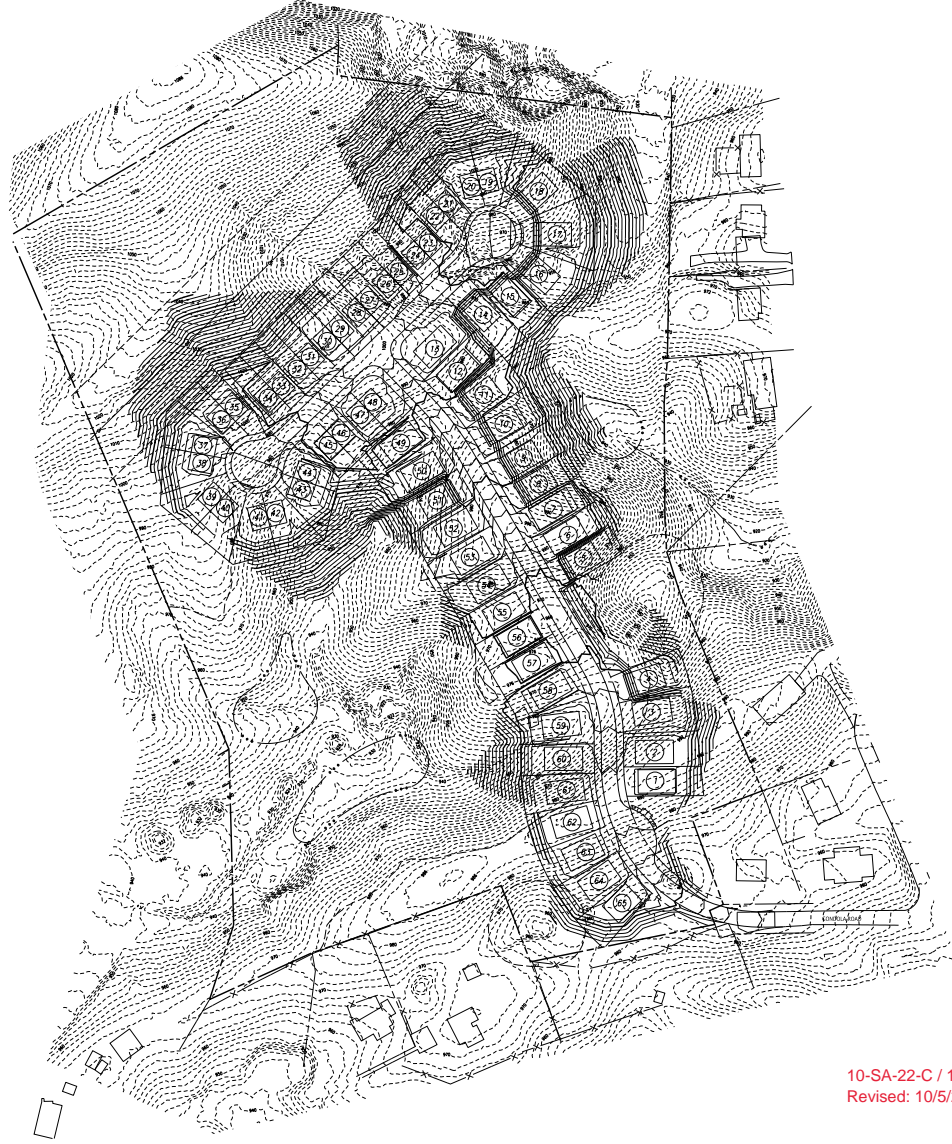
**PRELIMINARY NOT FOR CONSTRUCTION**

JOB NO: 699-003  
DATE: 10/18/2022

**C1**

08/18/2022

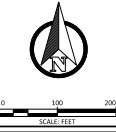
# Agenda Item #34



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

LEGEND:

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



PARAGON  
 DEVELOPMENT L.P.  
 105 CENTER PARK  
 DRIVE #104 KNOXVILLE,  
 TN 37922  
 CONTACT: MR. ODED SHANNIN  
 GSHANNIN@DMAIL.COM  
 PHONE: 616.753.9569

NO.	DATE	REVISION
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2	10/18/2022	REVISED CONTOURS
3	10/18/2022	REVISED CONTOURS
4	10/18/2022	REVISED CONTOURS
5	10/18/2022	REVISED CONTOURS
6	10/18/2022	REVISED CONTOURS
7	10/18/2022	REVISED CONTOURS
8	10/18/2022	REVISED CONTOURS
9	10/18/2022	REVISED CONTOURS
10	10/18/2022	REVISED CONTOURS
11	10/18/2022	REVISED CONTOURS
12	10/18/2022	REVISED CONTOURS
13	10/18/2022	REVISED CONTOURS

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

File Name: 10SA22C10A22DP10001.dwg  
 Plot Date: 10/18/2022



PARAGON  
DEVELOPMENT L.P.  
105 CENTER PARK  
DRIVE #104 KNOXVILLE,  
TN 37922  
CONTACT: MR. ODED SHANNIN  
OSHANNIN@ARDURRA.COM  
PHONE: 816-715-9569

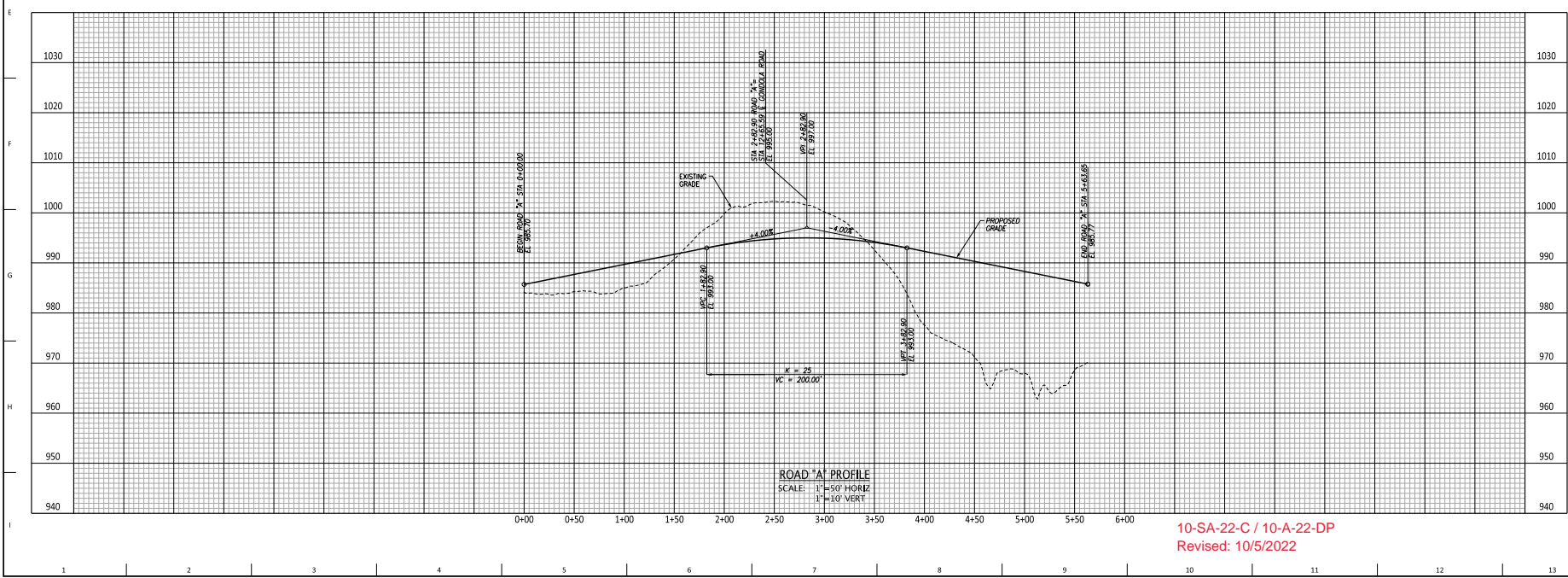
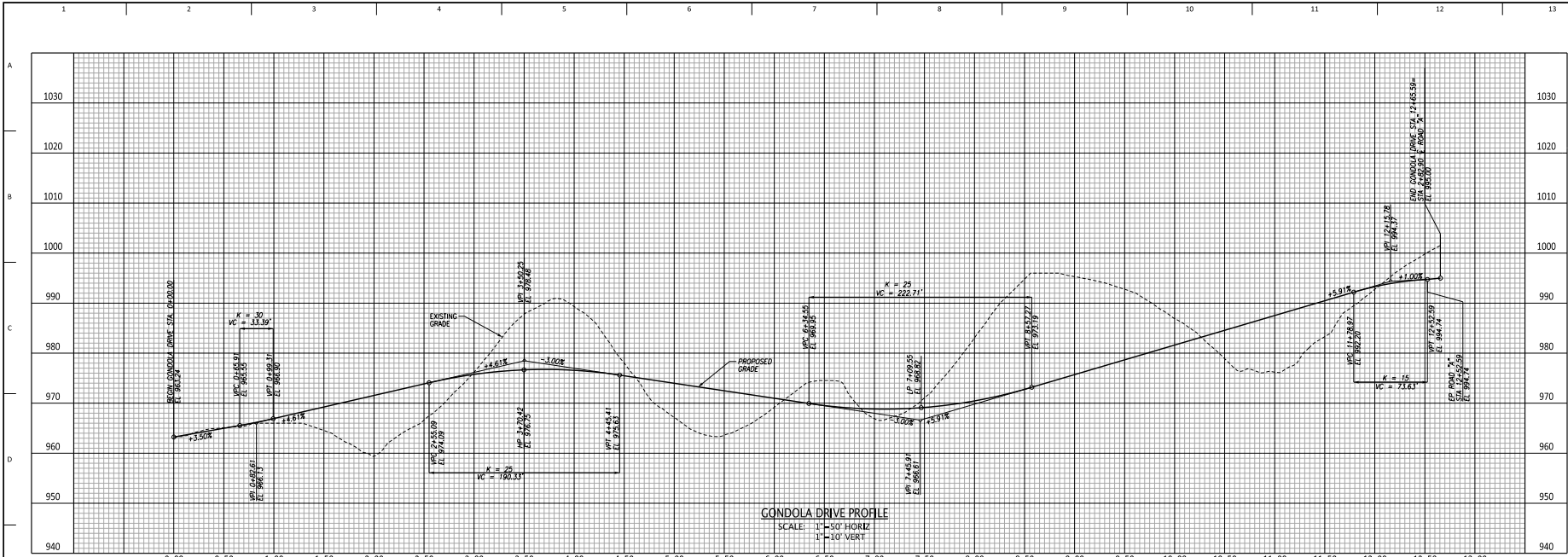
NO.	DATE	DESCRIPTION	BY	CHK
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2	10/12/2022	ISSUED FOR PERMITS		

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

PRELIMINARY  
NOT FOR  
CONSTRUCTION

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

**C3**  
08/18/2022



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

File Name: C:\Users\rdm\OneDrive\Documents\10-SA-22-C.dwg  
Plot Date: 10/12/2022