



SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

▶ **FILE #:** 3-SD-26-C
3-I-26-DP

AGENDA ITEM #: 31
AGENDA DATE: 3/5/2026

▶ **SUBDIVISION:** GONDOLA DRIVE SUBDIVISION

▶ **APPLICANT/DEVELOPER:** KAIROS LIVING

OWNER(S): Paragon Development LP

TAX IDENTIFICATION: 124 192

[View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 0 SEVIERVILLE PIKE

▶ **LOCATION:** **Western terminus of Gondola Dr, east of Sevierville Pike, west of E Governor John Sevier Hwy**

GROWTH POLICY PLAN: Planned Growth Area

FIRE DISTRICT: Seymour Volunteer Fire Department

WATERSHED: Burnett Creek

▶ **APPROXIMATE ACREAGE:** 32.12 acres

▶ **ZONING:** **PR (Planned Residential) up to 2 du/ac**

PLACE TYPE: RC (Rural Conservation), HP (Hillside Ridgetop Protection)

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

▶ **PROPOSED USE:** **60-lot attached and detached residential subdivision**

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

▶ **NUMBER OF LOTS:** 60

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

ACCESSIBILITY: Access is via Gondola Drive, an unstriped local street with 25 ft of pavement width within a 51-ft right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** **None.**

STAFF RECOMMENDATION:

▶ **Approve the concept plan, subject to 11 conditions.**

1. Ensuring connection to sanitary sewer and meeting any other relevant utility provider requirements.
2. Providing street names that are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
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. Submitting a geotechnical report for review and approval by Knox County Engineering and Public Works during the design plan phase to determine if any areas shown as closed contour lines on the concept plan are required to be shown on the final plat as sinkholes with a 50-ft buffer as required by Section 3.06.B. If any building construction is proposed within the 50-ft buffer area around the designated sinkholes/depressions (including the depressions), a geotechnical report must be prepared by a registered engineer to determine soil stability, and that report must be submitted to the Knox County Department of Engineering and Public Works for consideration. Any construction in these areas is subject to approval by the County following a review of the report. Engineered footings must be designed for these areas. For those lots that do not have an adequate buildable area outside of the 50-ft buffer, approval by Knox County will be required prior to final plat approval. The sinkholes/depressions and the 50-ft buffer shall be designated on the final plat even if they are approved to be filled.
5. Obtaining all necessary approvals from TVA to grade in the electric transmission easement.
6. Before final plat approval, confirming that the property has adequate acreage for 60 dwellings units (at least 30 acres). The density of the development shall not exceed 2 du/ac.
7. Ensuring that at least 50% of the site is preserved as open space outside of building lots and rights-of-way, based on the acreage on the final plat.
8. Meeting all applicable requirements of the Knox County Zoning Ordinance.
9. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
10. Before certification of the final plat for the subdivision, establishing 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.
11. If during design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary, the developer will either enter into a memorandum of understanding (MOU) with the County for these improvements or reimburse the County for their direct expenses (if completed by County crews) to make corrections deemed necessary.

► **Approve the development plan for up to 60 residential lots, with a maximum of 26 attached residential lots, subject to 2 conditions.**

1. Meeting all the conditions of the associated concept plan (3-SD-26-C).
2. The maximum height of the attached dwellings shall be 35 ft.

COMMENTS:

The Planning Commission approved a 65-lot attached and detached residential subdivision for this property in 2022 (10-SA-22-C/10-A-22-DP), but the approval expired after the 3-year vesting period. The applicant now proposes a similar layout with 60 lots, comprising 26 attached and 34 detached residential lots. As in the previously approved plan, the detached residential lots are on both sides of the Gondola Drive extension and on the southeastern side of Road A, which is closest to the Denwood subdivision to the east.

KGIS indicates the parcel has 29.38 acres, and the site plan shows 32.16 acres. The acreage shall be verified with a survey during the final plat. Access to the site is through the existing Denwood subdivision via Gondola Drive. The property has no other road frontage.

There are several closed contours in the southern half of the property, which could indicate the presence of sinkholes. The top elevation of the sinkholes must be identified during the design plan phase and shown on the subdivision plat. A 50-ft buffer is also required around the top of each sinkhole. Any lot that contains a portion of a sinkhole must have a buildable area outside the sinkhole. Any structures located within the 50-ft sinkhole buffer must have engineered foundations. Once the top elevation of the sinkholes is identified, any lot that does not have a buildable area outside 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 attached and detached 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. The proposed density of 1.9 du/ac is consistent with the approved maximum density of 2 du/ac, but if a survey of the property shows acreage such that the number of lots exceeds the approved 2 du/ac of the zone, the concept plan will need to be revised to come into compliance with the zoning. The density shall be verified during the final plat phase with a survey, as recommended in condition 6 of the concept plan. The site plan as

provided conforms to the lot area and setback requirements of the PR zone.

C. The proposal clusters the lots to reduce the impact on the steep slopes, retain mature vegetation, and avoid the numerous potential sinkholes as much as possible, which meets the intent of the PR zone.

D. The PR zone specifies a maximum height of 35 ft for houses, and states that the Planning Commission must determine the maximum height for all other structures. Staff recommends a condition that the attached houses have a maximum height of 35 ft to be consistent with the rest of the development.

3) KNOX COUNTY COMPREHENSIVE PLAN - FUTURE LAND USE MAP

A. The property is designated with the RC (Rural Conservation) place type and is in the HP (Hillside Protection) area. The land use mix of the RC place type lists detached houses as primary uses and attached houses as secondary uses. The place type requires preservation of 50% or more of open space for single-family residential subdivisions. The site plan indicates that 51.7% of the site will be open space serving as a common area. As specified in condition 7 of the concept plan, at least 50% of the site must be preserved based on the final acreage confirmed by a property survey.

B. Approximately 25.36 acres of the property fall within the HP (Hillside Protection) area. The slope analysis recommends a maximum disturbance area of 11.8 acres (49.6%) within the HP area, but the grading plan notes an approximate disturbance of 18.67 acres (71.40%). However, a portion of the proposed HP area disturbance lies within the TVA transmission easement, which TVA clears of all trees. Considering the entirety of the site and the 50% open space preservation, the proposed subdivision preserves a significant portion of the HP area, and the proposed grading plan is generally consistent with the previously approved plan, except for the required grading for three detention basins that were previously omitted.

2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Ensure that development is sensitive to existing community character (Policy 2). – The proposed detached houses are closer to the adjacent Denwood subdivision than the attached houses, providing continuity between the developments.

B. Create neighborhoods with a variety of housing types and amenities in close proximity (Policy 5). – The proposed mix of attached and detached dwellings will create a variety in the housing forms of this area that is supported by a community-serving commercial node within one mile at the intersection of Chapman Highway and E Governor John Sevier Highway.

C. Encourage development practices that conserve and connect natural features and habitat (Policy 7). – The proposed development retains 50% of the site as open space, and a large portion of it will presumably remain forested.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Boundary. The purposes of the Planned Growth Area designation are to encourage a reasonably compact pattern of development, promote expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the action of the public and private sectors, particularly with regard to provision of adequate roads, utilities, schools, drainage and other public facilities and services. The proposed development meets the relevant standards of the Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: 631 (average daily vehicle trips)

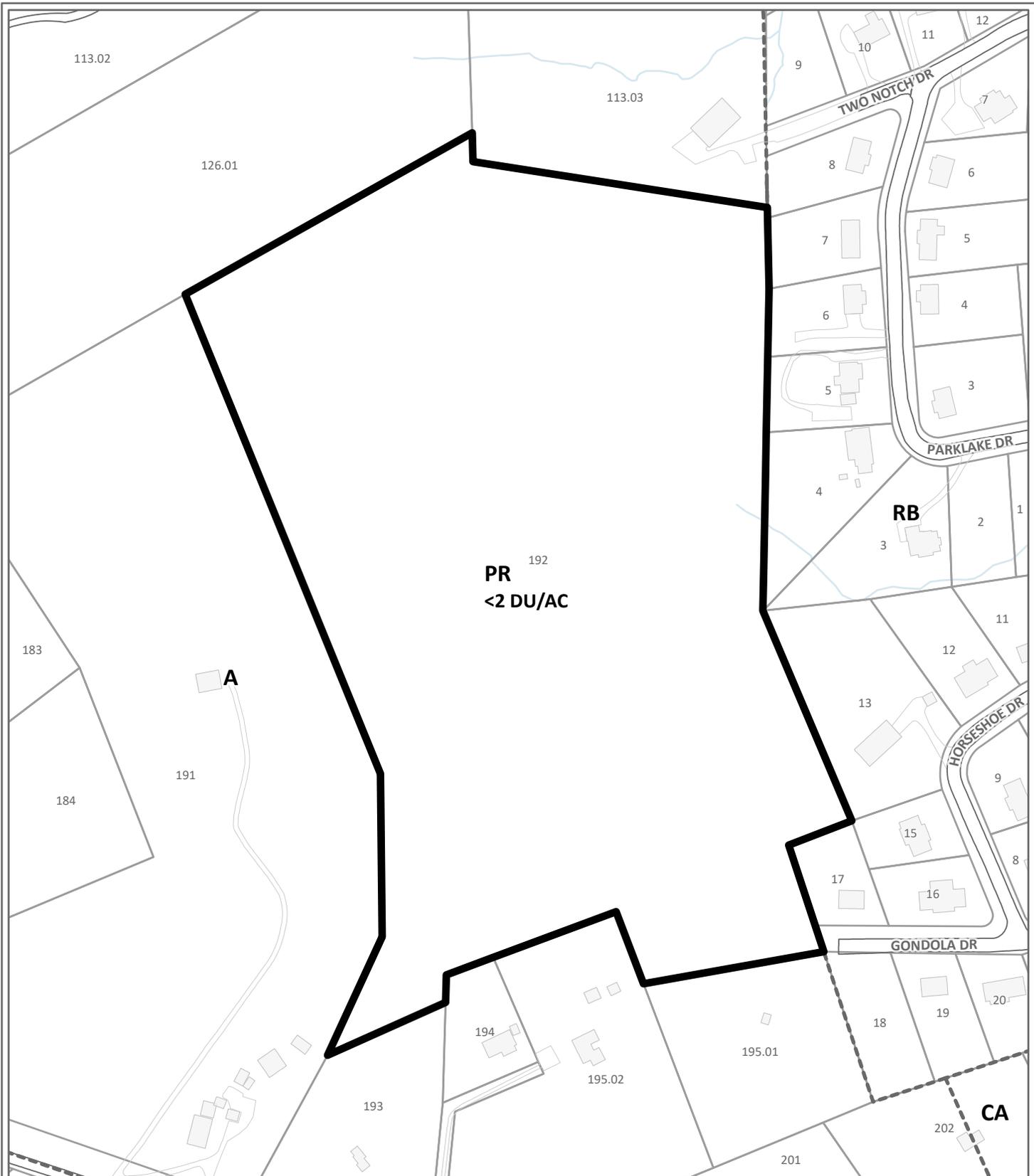
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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.

The Planning Commission's approval or denial of this request is final, unless the action is appealed. For more information on the appeal process, contact Knoxville-Knox County Planning.



CONCEPT PLAN / DEVELOPMENT PLAN

3-SD-26-C / 3-I-26-DP

Petitioner: Kairos Living



60-lot attached and detached residential subdivision in PR (Planned Residential) up to 2 du/ac

Map No: 124

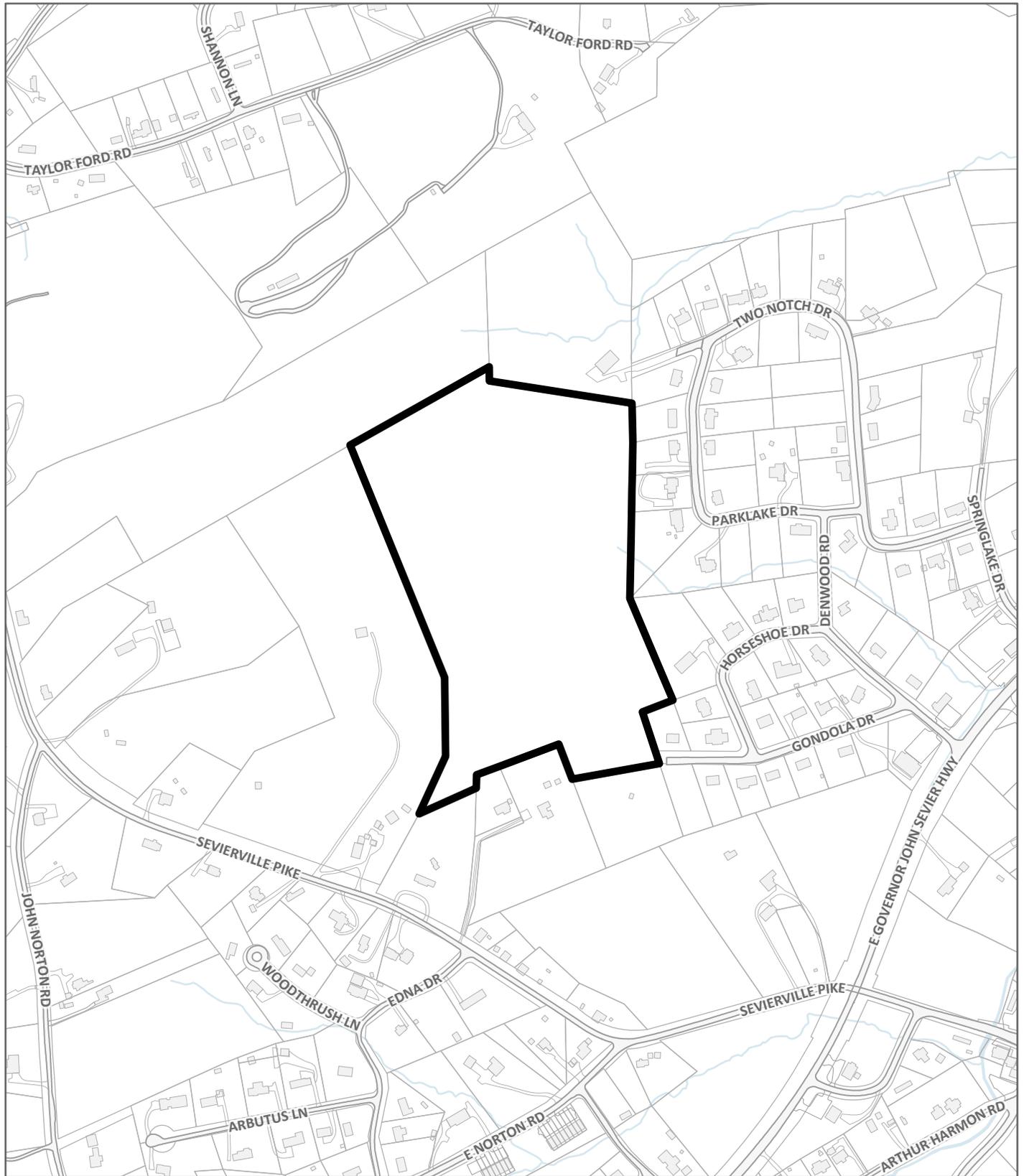
Jurisdiction: County



Original Print Date: 2/18/2026

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Exhibit A. Contextual Images



LOCATION MAP

3-SD-26-C / 3-I-26-DP



Case boundary

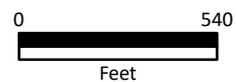
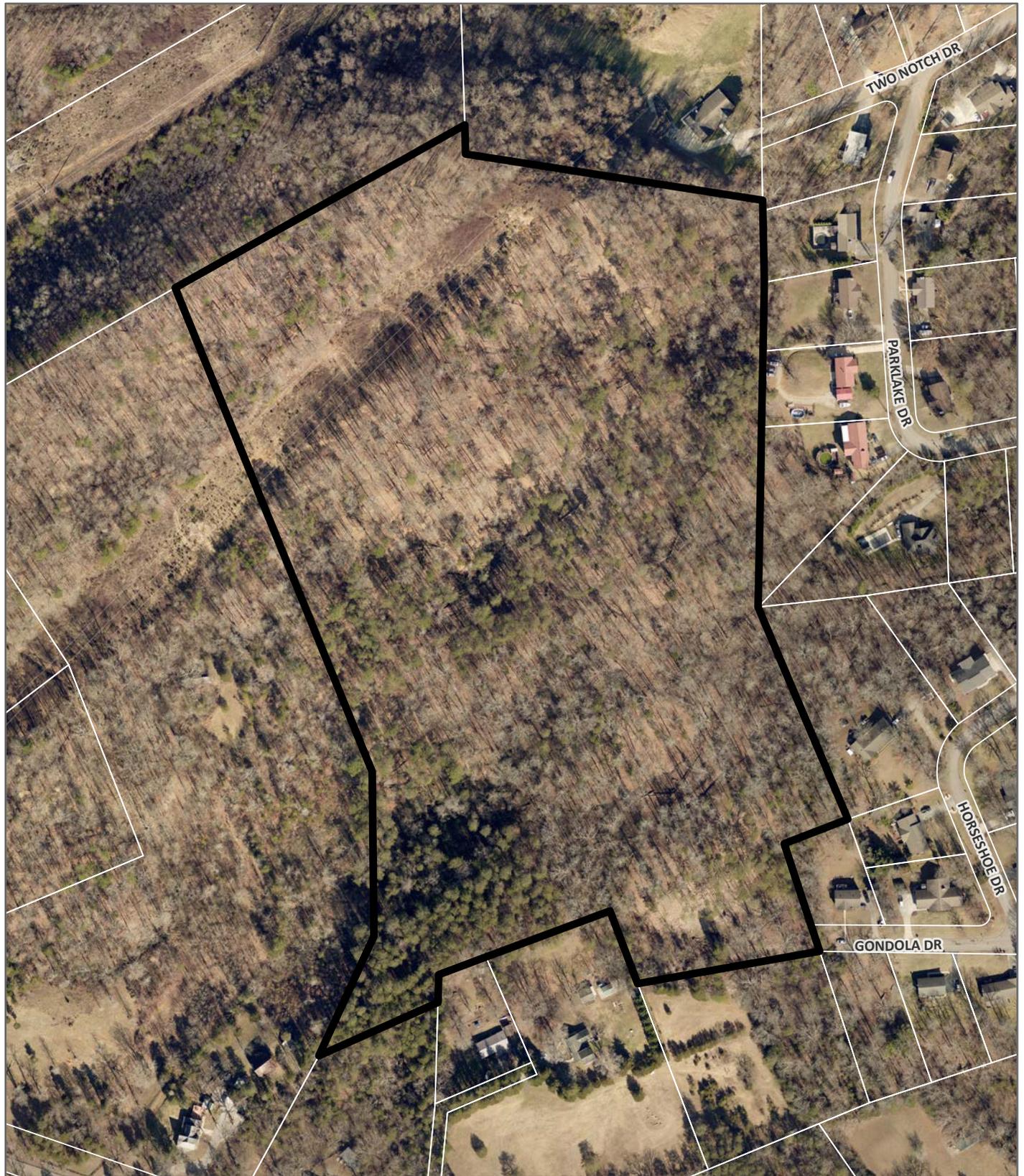


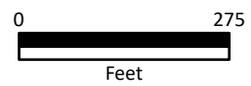
Exhibit A. Contextual Images



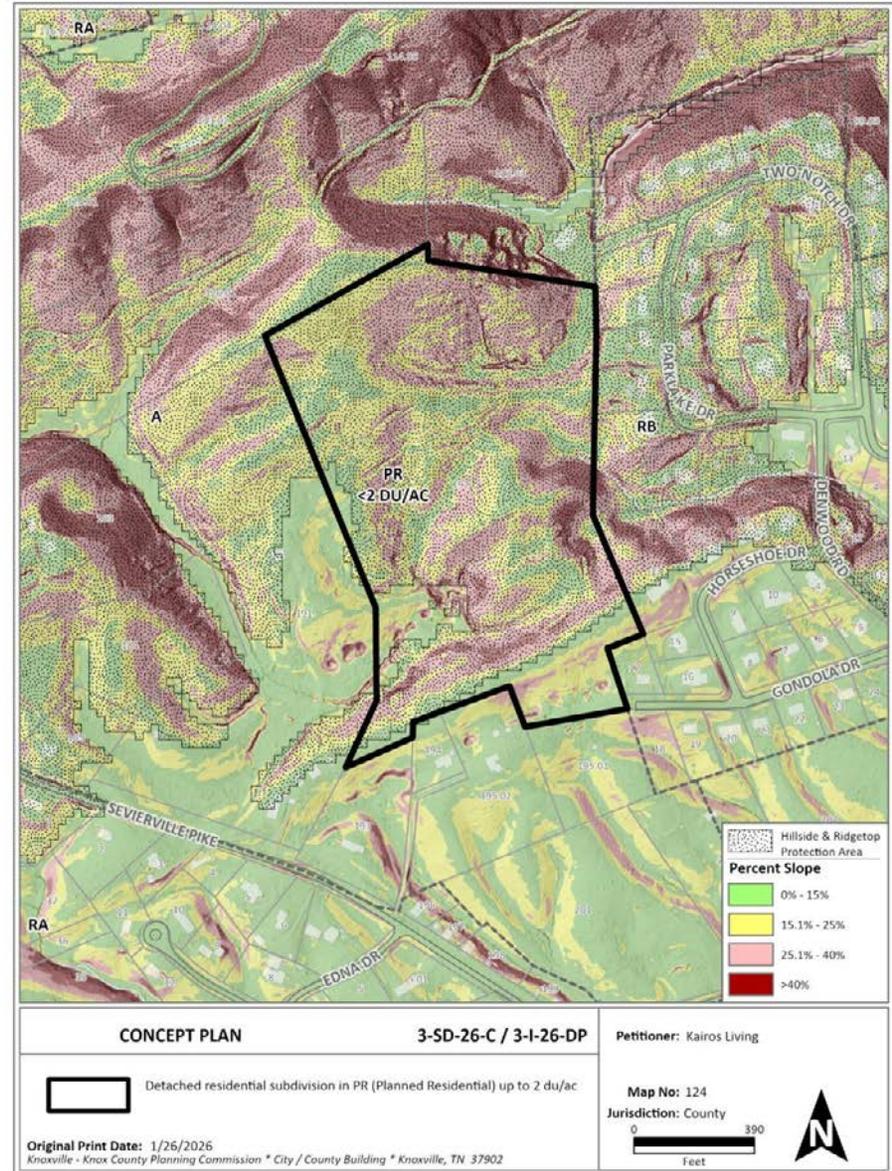
AERIAL MAP

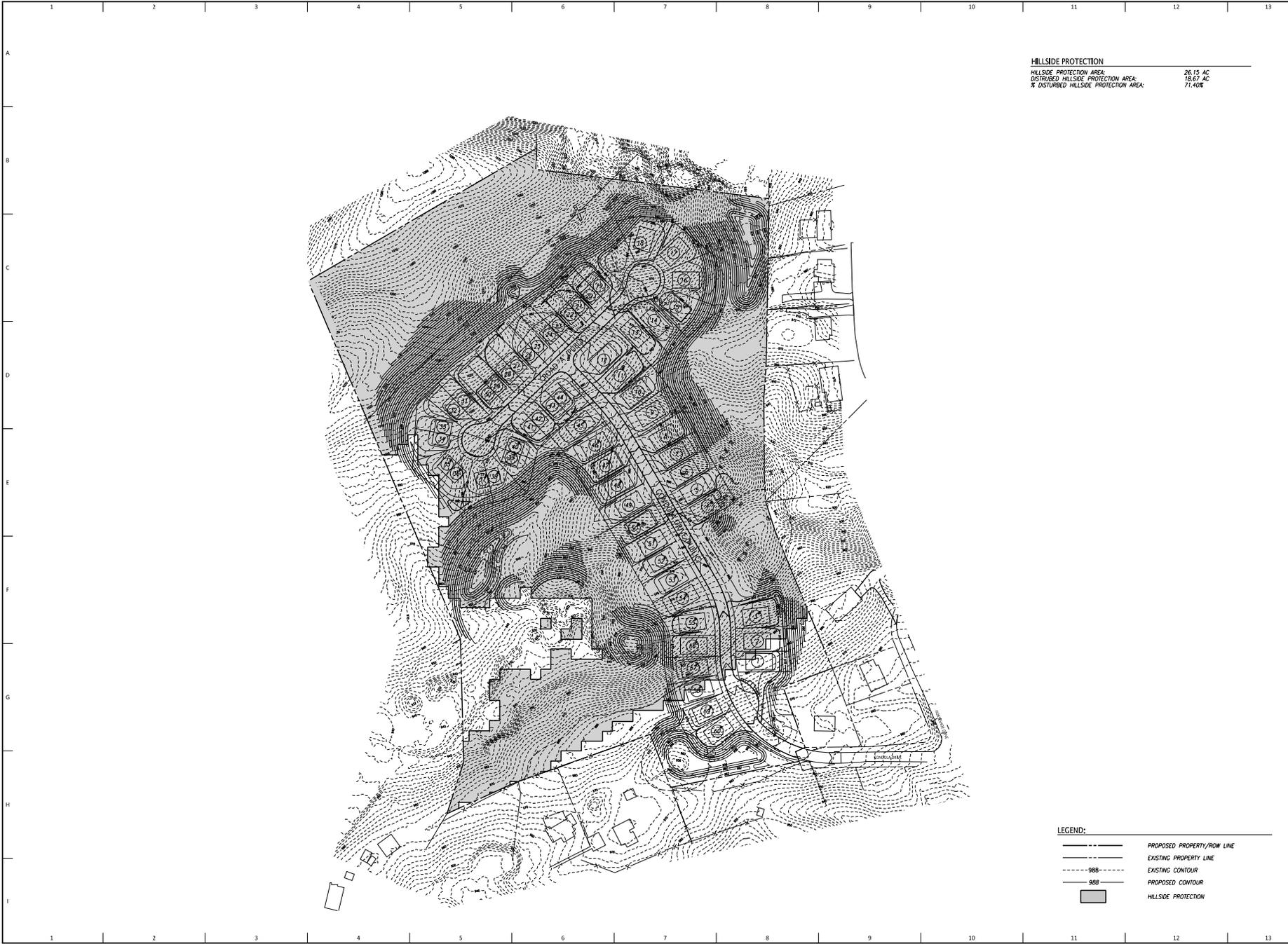


Case boundary

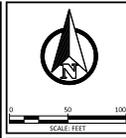


CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	29.38		
Non-Hillside	4.02	N/A	
0-15% Slope	5.26	100%	5.26
15-25% Slope	9.27	50%	4.64
25-40% Slope	9.04	20%	1.81
Greater than 40% Slope	1.79	10%	0.18
Ridgetops			
Hillside Protection (HP) Area	25.36	Recommended disturbance budget within HP Area (acres)	11.88
		Percent of HP Area	46.9%





HILLSIDE PROTECTION
 HILLSIDE PROTECTION AREA: 26.15 AC
 DISTURBED HILLSIDE PROTECTION AREA: 18.67 AC
 % DISTURBED HILLSIDE PROTECTION AREA: 71.40%



KAIROS LIVING
 320 NORTH SANGAMON STREET, SUITE 1275, CHICAGO, IL 60607
 CONTACT: MS. SAMANTHA ADAMS
 SADAMS@KAIROS.LIVING.COM
 PHONE: (312) 561-4007

NO.	DATE	REVISION
1	02/27/2023	ISSUED TO SHOW HILLSIDE PROTECTION
2	03/07/2023	ISSUED TO SHOW HILLSIDE PROTECTION
3	03/27/2023	ISSUED FOR RESUBMITTAL
4	03/27/2023	ISSUED FOR RESUBMITTAL
5	03/27/2023	ISSUED FOR RESUBMITTAL
6	03/27/2023	ISSUED FOR RESUBMITTAL
7	03/27/2023	ISSUED FOR RESUBMITTAL
8	03/27/2023	ISSUED FOR RESUBMITTAL
9	03/27/2023	ISSUED FOR RESUBMITTAL
10	03/27/2023	ISSUED FOR RESUBMITTAL
11	03/27/2023	ISSUED FOR RESUBMITTAL
12	03/27/2023	ISSUED FOR RESUBMITTAL
13	03/27/2023	ISSUED FOR RESUBMITTAL

GONDOLA DRIVE SUBDIVISION
 0 SEVIERVILLE PIKE
 KNOXVILLE, TN, 37920
 PRELIMINARY GRADING PLAN
 MPC FILE NUMBER: 3-SD-26-C / 3-I-26-DP

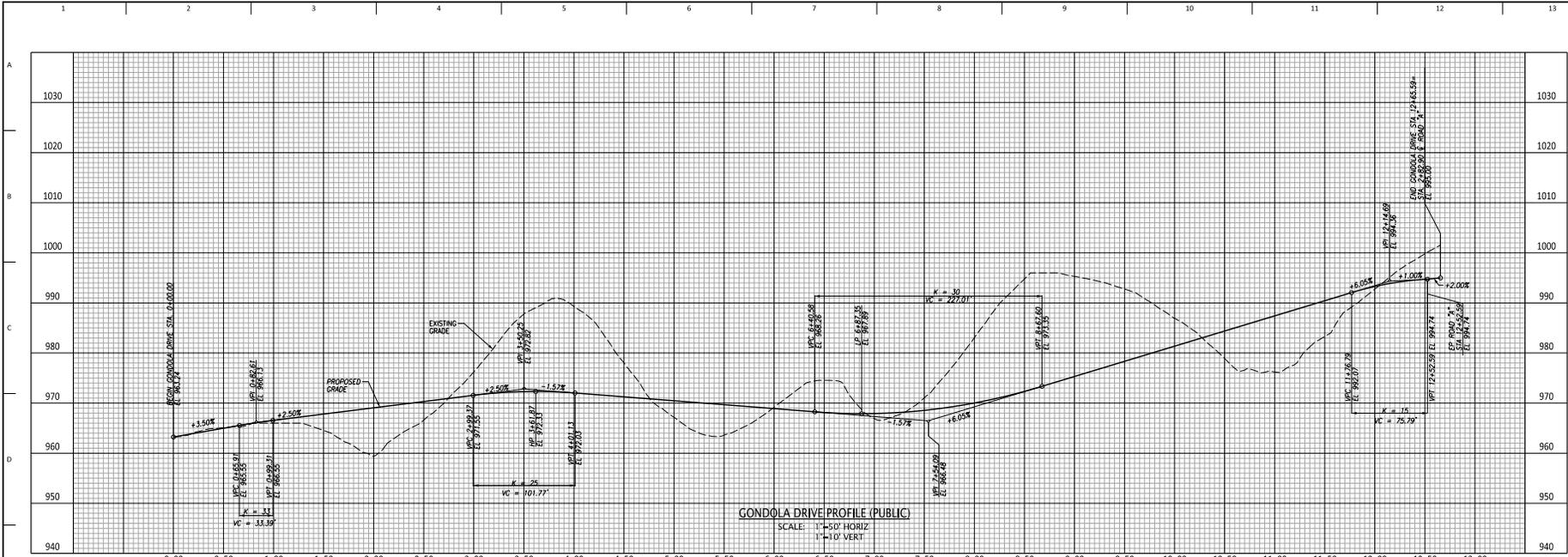
PRELIMINARY NOT FOR CONSTRUCTION

JOB NO: 699-003
 DATE: 06/06/2023

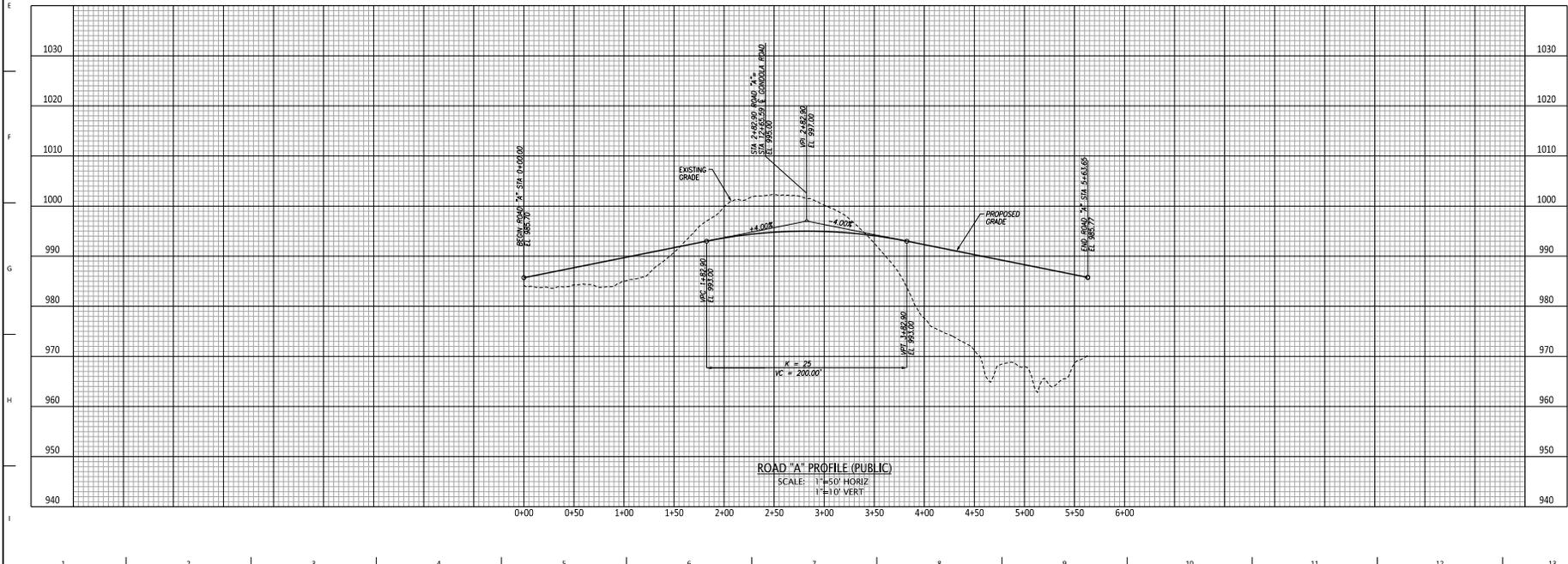
C2
 HFC
 06/06/2023

LEGEND:
 - - - - - PROPOSED PROPERTY/ROW LINE
 - - - - - EXISTING PROPERTY LINE
 - - - - - EXISTING CONTOUR
 - - - - - 988 PROPOSED CONTOUR
 988 PROPOSED CONTOUR
 HILLSIDE PROTECTION

File Name: 06_13
 Plot Name: 06_13



GONDOLA DRIVE PROFILE (PUBLIC)
SCALE: 1"=50' HORIZ
1"=10' VERT



ROAD "A" PROFILE (PUBLIC)
SCALE: 1"=50' HORIZ
1"=10' VERT

File Name: 3-5D-26-C / 3-1-26-DP
 Plot Date: 06/06/2023



KAIROS LIVING
 320 NORTH SANGAMON STREET, SUITE 1275, CHICAGO, IL 60607
 CONTACT: MS. SAMANTHA ADAMS
 SADAMS@KAIROSLIVING.COM
 PHONE: (312) 534-4300

NO.	DATE	REVISION
1	02/07/2023	ISSUED FOR PERMITS COMMENTS
2	02/15/2023	REVISED FOR PERMITS COMMENTS
3	02/15/2023	REVISED FOR PERMITS COMMENTS
4	02/15/2023	REVISED FOR PERMITS COMMENTS

GONDOLA DRIVE SUBDIVISION
 0 SEVIERVILLE PIKE
 KNOXVILLE, TN, 37920
ROAD PROFILES
 MPC FILE NUMBER: 3-5D-26-C / 3-1-26-DP

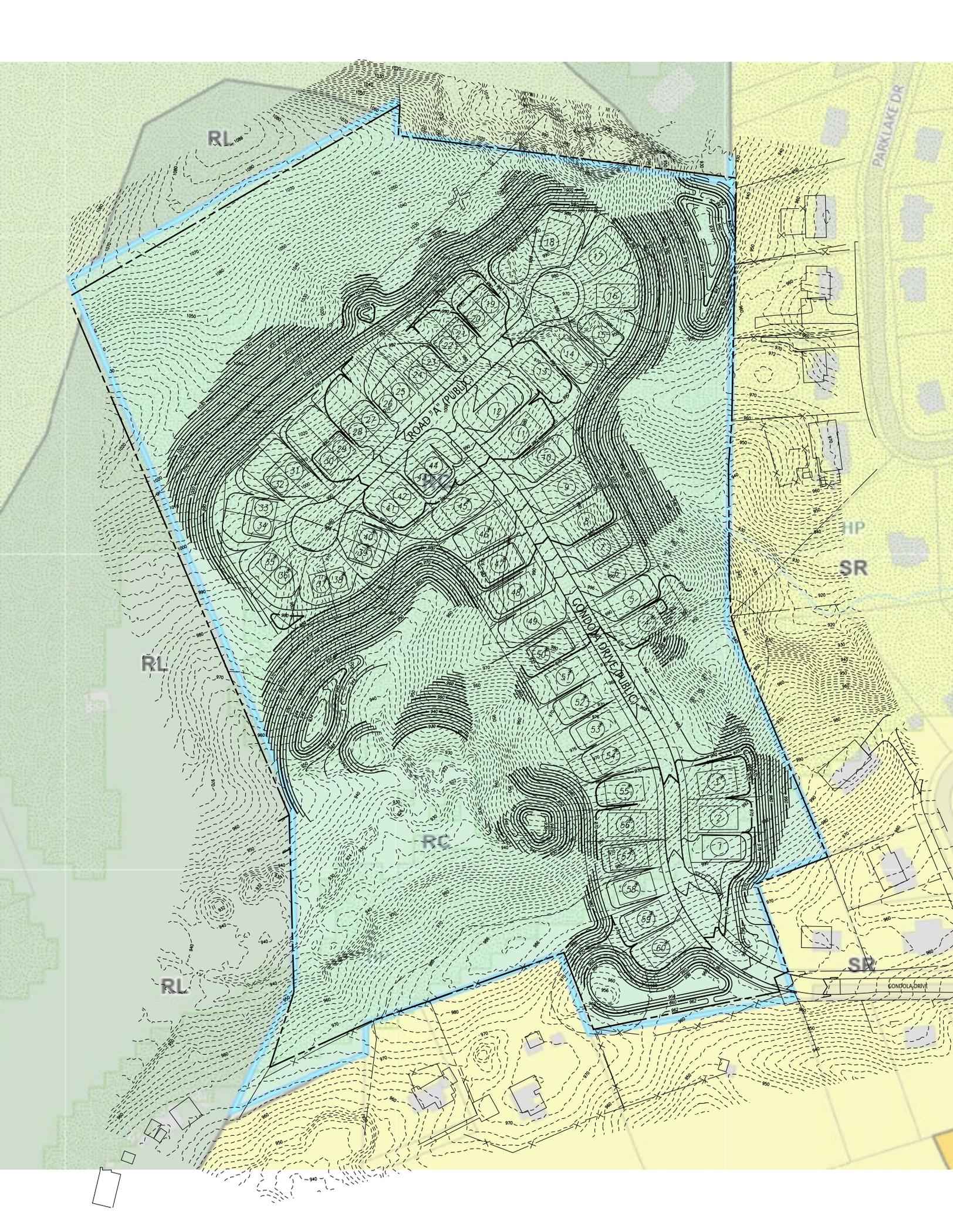
PRELIMINARY
NOT FOR
CONSTRUCTION

JOB NO: 699-003
 DATE: 06/06/2023

C3
 06/06/2023



Rendering of an attached dwelling unit (final design to be determined prior to permitting)



Public Notice and Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). The contact information you provide in your application may be used for that purpose. We require applicants to acknowledge their role in this process.

Sign Posting and Removal

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.

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.

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

02/20/2026

03/06/2026

Date to be Posted

Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

Yes No

No, but I plan to prior to the Planning Commission meeting


Applicant Signature

Kairas Development LLC
Applicant Name

1/16/2026
Date