

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 10-SA-22-C Related File Number: 10-A-22-DP
Application Filed: 8/19/2022 Date of Revision:
Applicant: ODED SHAININ

PROPERTY INFORMATION

General Location: The current terminus of Gondola Dr., west of E. Governor John Sevier Hwy, east of Sevierville Pk
Other Parcel Info.:
Tax ID Number: 124 192 **Jurisdiction:** County
Size of Tract: 32.12 acres
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.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use: 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)
Proposed Use: Single-family detached dwellings in PR zone **Density:** 2.0 du/ac
Sector Plan: South County **Sector Plan Designation:** LDR (Low Density Residential) & HP (Hillside Prote
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 0 Sevierville Pk.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential) & HP (Hillside Protection)

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Gondola Drive Subdivision
No. of Lots Proposed: 65 **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) 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.

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.

Action: Approved

Meeting Date: 10/6/2022

Details of Action:

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

Date of Approval: 10/6/2022

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: