

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 3-I-26-DP Related File Number: 3-SD-26-C
Application Filed: 1/20/2026 Date of Revision:
Applicant: KAIROS LIVING

PROPERTY INFORMATION

General Location: North side of Sevierville Pike, east of intersection of John Norton Road, north of intersection at E Norton Road
Other Parcel Info.:
Tax ID Number: 124 192 Jurisdiction: County
Size of Tract: 32.12 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: 60-lot attached and detached residential subdivision Density:
Planning Sector: South County Plan Designation: RC (Rural Conservation), HP (Hillside Ridgetop Protection)
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 0 SEVIERVILLE PIKE
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 2 du/ac
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Gondola Drive Subdivision
No. of Lots Proposed: 60 No. of Lots Approved: 0
Variances Requested:
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Samiul Haque
Staff Recomm. (Abbr.): Approve the development plan for up to 60 residential lots, with a maximum of 26 attached residential lots, subject to 2 conditions.
Staff Recomm. (Full): 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:

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.

Action: Approved with Conditions **Meeting Date:** 3/5/2026

Details of Action:

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

Date of Approval: 3/5/2026 **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:**