

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION  
CONCEPT PLAN



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

## PROPERTY INFORMATION

General Location: Western terminus of Gondola Dr, east of Sevierville Pike, west of E Governor John Sevier Hwy  
Other Parcel Info.:  
Tax ID Number: 124 192                      Jurisdiction: County  
Size of Tract: 32.12 acres  
Accessibility: Access is via Gondola Drive, an unstriped local street with 25 ft of pavement width within a 51-ft right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land  
Surrounding Land Use: 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)  
Proposed Use: Detached residential subdivision                      Density: 1.9 du/ac  
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: None.  
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 concept plan, subject to 11 conditions.  
Staff Recomm. (Full):  
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.

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.

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

**Details of Action:**

**Summary of Action:** Approve the concept plan, subject to 11 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:**