

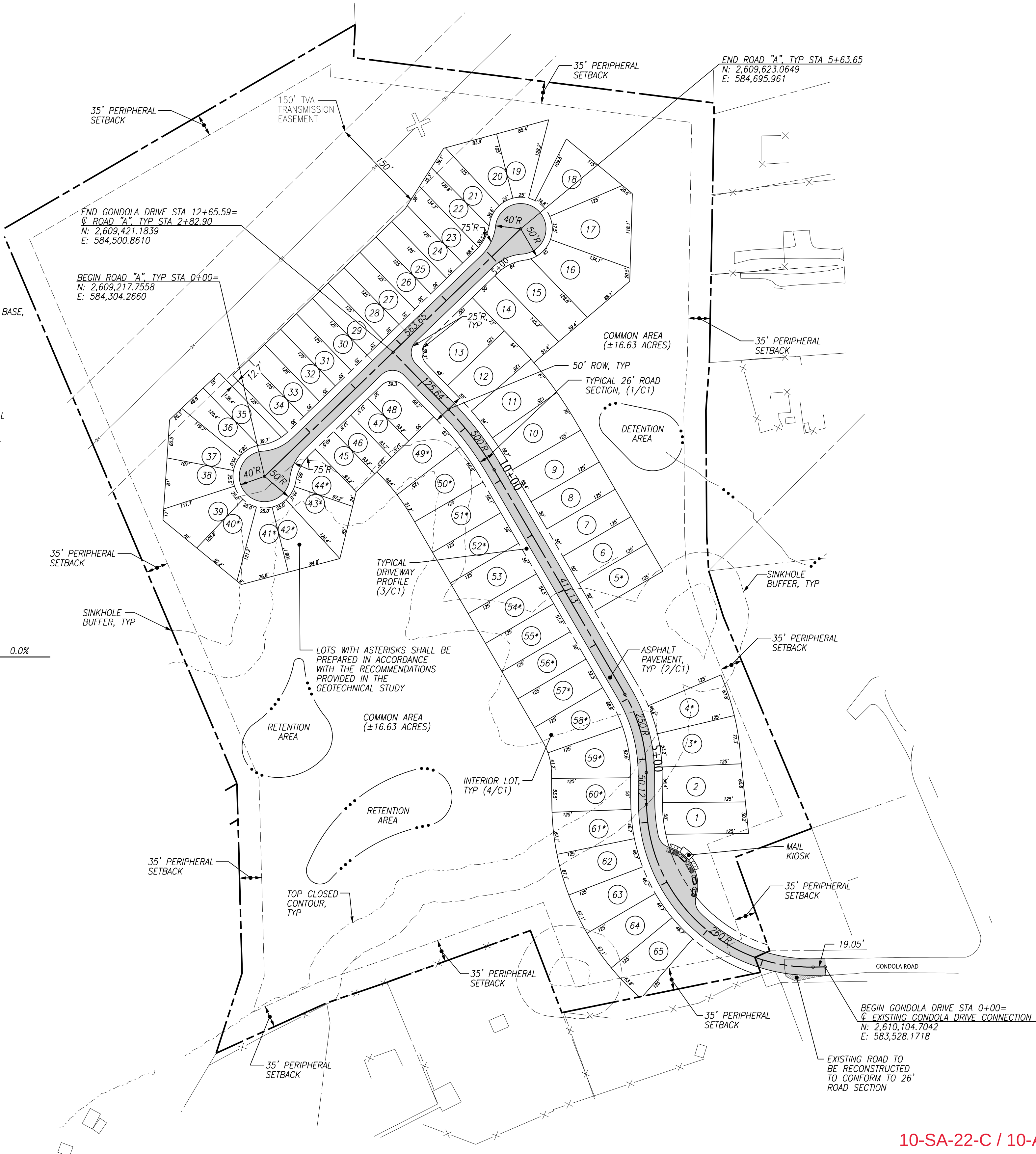
1
C1

TYPICAL 26' PUBLIC ROAD SECTION
NTS

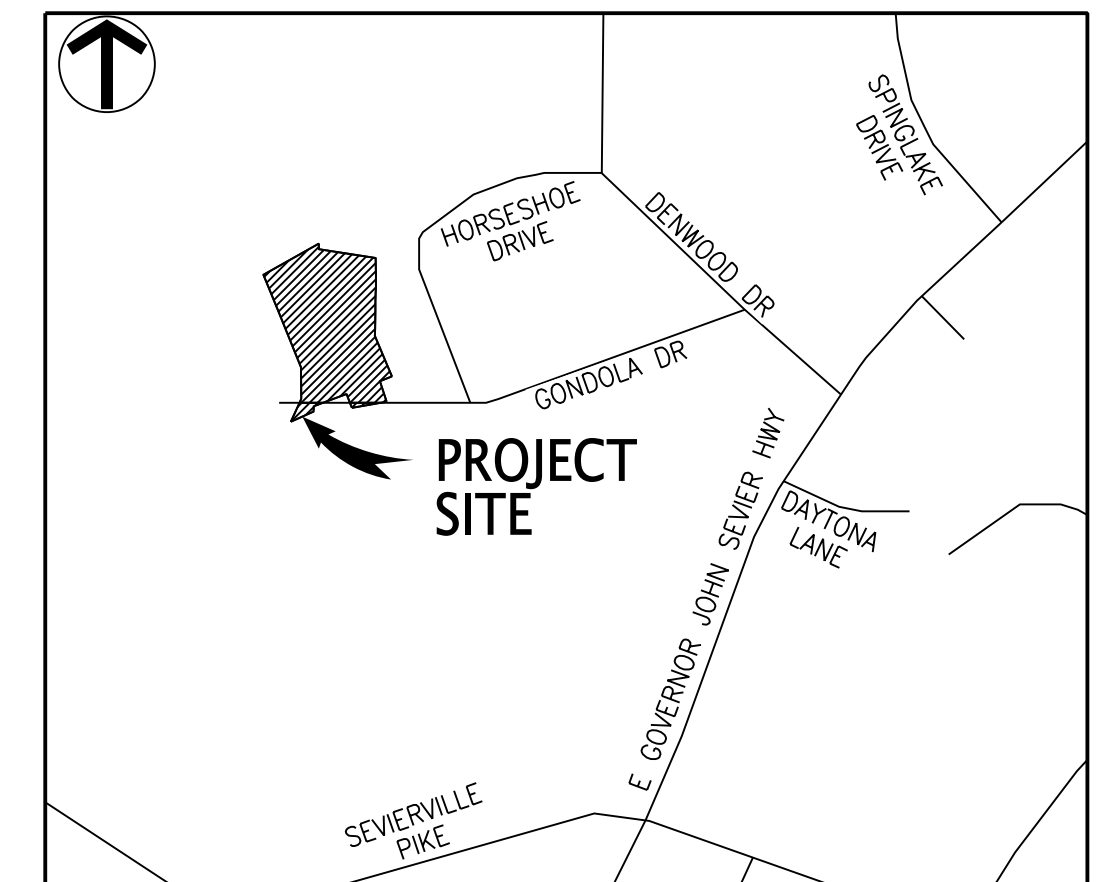
2 ASPHALT PAVEMENT SECTION
C1 NTS

3 TYPICAL DRIVEWAY PROFILE
C1 NTS

4 TYPICAL INTERIOR LOT
C1 NTS



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



LOCATION MAP
(NOT TO SCALE)

GENERAL NOTES:

1. THE BOUNDARY AND TOPOGRAPHIC DATA WAS TAKEN FROM KGIS THAT WAS OBTAINED JANUARY 8, 2021.
 2. PROPERTY CONCERNED REFLECTS PARCEL 124 192 AS SHOWN IN KNOX COUNTY CLT MAP 124 ZONING FOR THE PROPERTY IS PR, PLANNED RESIDENTIAL. TOTAL AREA = 32.12 ± AC.
- OWNER: YSOS HOLDINGS, LLC
8148 S. SAVANNAH CIR
DAVE, FLORIDA 33328
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 S/D PERMITTER LOT LINES. 5' EACH SIDE OF ALL INTERIOR LOT LINES.
 6. PROPOSED IMPROVEMENTS INCLUDE: 26' WIDE PUBLIC ROAD, EXTENDED CURB, STORM SEWER, SANITARY SEWER, WATER, ELECTRIC, TELEPHONE, AND CABLE TV.
 7. MPC FILE NUMBERS: 10-SA-22-C / 10-A-22-DP

PROPOSED DENSITY

PARCEL ZONED PR ALLOWED DENSITY	2 DU/AC
PROPERTY ZONED PR AREA	32.12 AC
SINGLE FAMILY DEWELLING UNITS	65 UNITS
PROPOSED DENSITY	2.0 DU/AC

UTILITY OWNERS:

WATER & SEWER

KNOX CHAPMAN UTILITY DISTRICT
CONTACT: RYAN BLAKE, P.E.
W.K. DICKSON
2035 LAKESIDE CENTRE WAY, #180
KNOXVILLE, TN 37922
PHONE: 865.270.3310

ELECTRIC

KNOXVILLE UTILITIES BOARD (KUB)
4505 MIDDLEBROOK PIKE
KNOXVILLE, TN 37921
CONTACT: TIM BRANSON
OFFICE PHONE: 865.558.2552

GAS

KNOXVILLE UTILITIES BOARD (KUB)
4505 MIDDLEBROOK PIKE
KNOXVILLE, TN 37921
CONTACT: TIM BRANSON
OFFICE PHONE: 865.558.2552

TELEPHONE

AT&T-BELLSOUTH TELECOMMUNICATIONS,
LLC
9733 PARKSIDE DRIVE
KNOXVILLE, TN 37922
CONTACT: ROBERT KNIGHT
OFFICE PHONE: 865.456.5736

ENGINEERING CERTIFICATION:

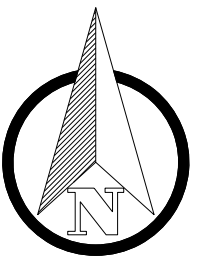
I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS, AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

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



LEGEND:

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



ARDURRA

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 10330 Hardin 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 SHAININ
OSHAININ@GMAIL.COM
PHONE: 816.719.9989

NO	A	DATE	REVISION	RV
D	10/04/2022	REVISED KNOX COUNTY COMMENTS	ESS	
C	09/30/2022	REVISED WPC COMMENTS	CHG	
B	09/16/2022	REVISED WPC COMMENTS	PRA	
A	08/18/2022	ISSUED FOR REVIEW	MSV	

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

CONCEPT PLAN

PRELIMINARY
NOT FOR
CONSTRUCTION

JOB NO:	669.003
DATE:	08/18/2022

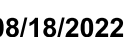
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08/18/2022

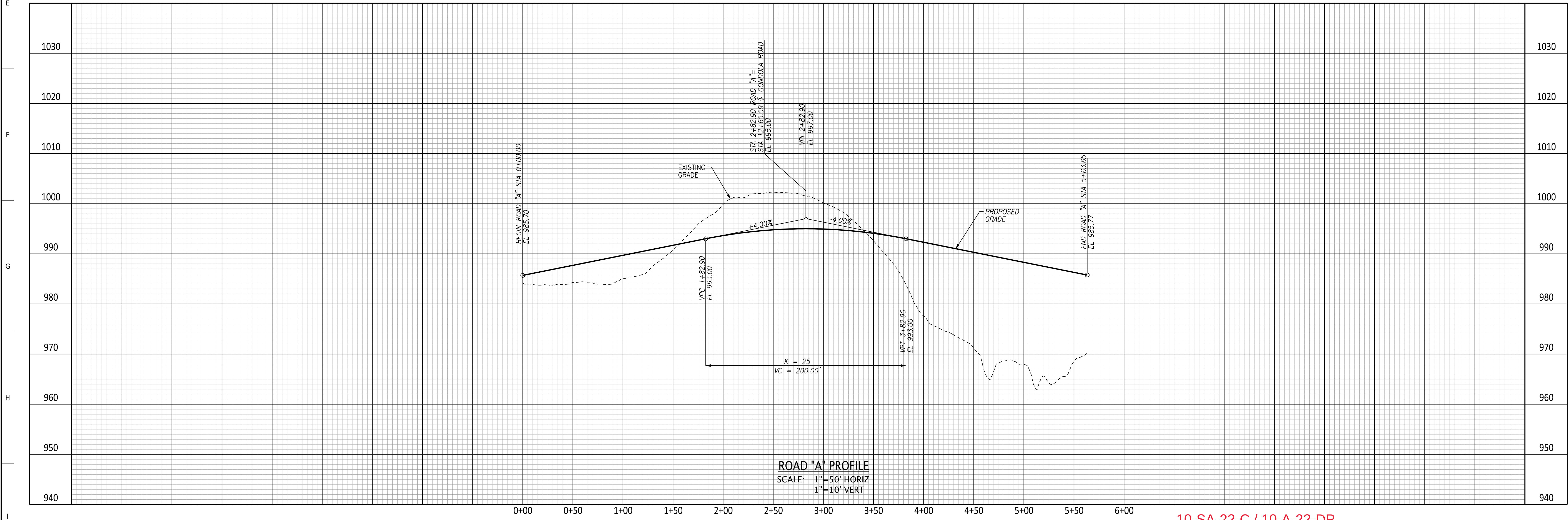
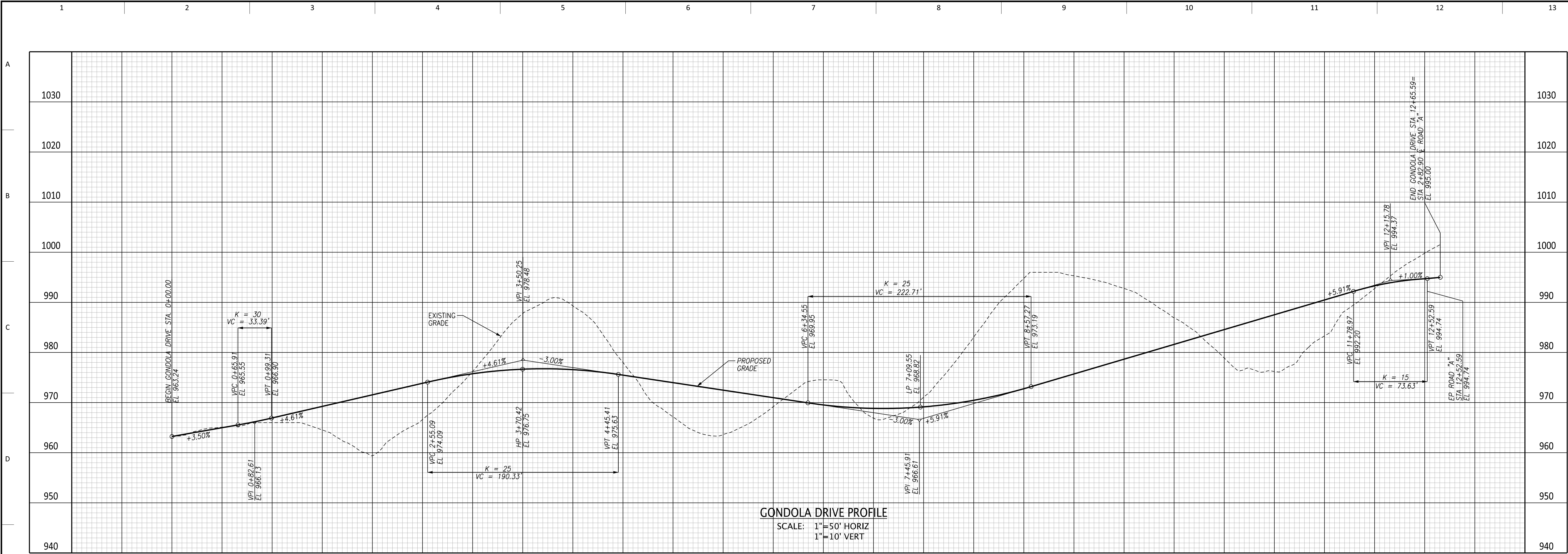


LEGEND:

	PROPOSED PROPERTY/ROW LINE
	EXISTING PROPERTY LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR



File Name: \\j6691669.003\DWG\669002.dgn
Plot Date: 10/4/2022



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

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NO.	DATE	REVISION	BY	REVISED MFC COMMENTS		
				MSV	PRA	
A	08/18/2022			ISSUED FOR REVIEW		
B	09/16/2022					

GONDOLA DRIVE SUBDIVISION
0 SEVIERVILLE PIKE
KNOXVILLE, TN, 37920

ROAD PROFILES

PRELIMINARY
NOT FOR
CONSTRUCTION

JOB NO: 669.003
DATE: 08/18/2022

C3

08/18/2022