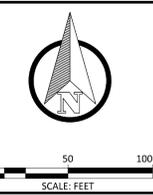
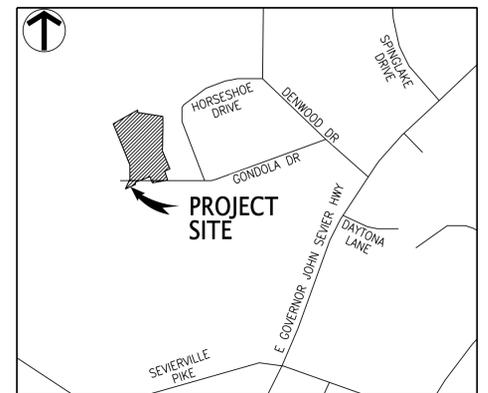


3-SD-26-C / 3-I-26-DP
Revised 2/20/2026



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KAIROS LIVING
320 NORTH SANGAMON STREET, SUITE 1275, CHICAGO, IL 60607
CONTACT: MS. SAMANTHA ADAMS
SADAMS@KAIROSLIVING.COM
PHONE: 678.526.4507

- GENERAL NOTES:**
- THE BOUNDARY AND TOPOGRAPHIC DATA WAS TAKEN FROM KGIS THAT WAS OBTAINED JANUARY 8, 2021.
 - 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: PARAGON DEVELOPMENT L.P.
105 CENTER PARK DRIVE
KNOXVILLE, TN 37922
 - BUILDING SETBACKS ARE 20'-FT. IN FRONT, 5'-FT. ON SIDE, AND 15'-FT. IN REAR. THE PERIPHERAL SETBACK IS 35'-FT.
 - ACCESS TO LOTS IS RESTRICTED TO INTERNAL STREETS.
 - 10' UTILITY & DRAINAGE EASEMENT INSIDE ROAD FRONTAGE AND S/D PERIMETER LOT LINES. 5' EACH SIDE OF ALL INTERIOR LOT LINES.
 - PROPOSED IMPROVEMENTS INCLUDE: 26' WIDE PUBLIC ROAD, EXTRUDED CURB, STORM SEWER, SANITARY SEWER, WATER, ELECTRIC, TELEPHONE, AND CABLE TV.

PROPOSED DENSITY

PARCEL ZONED PR ALLOWED DENSITY	2 DU/AC
PROPERTY ZONED PR AREA	32.12 AC
SINGLE FAMILY DWELLING UNITS	60 UNITS
PROPOSED DENSITY	1.9 DU/AC

UTILITY OWNERS:

WATER & SEWER
KNOX CHAPMAN UTILITY DISTRICT
CONTACT: MR. RYAN BLAKE, P.E.
ARDURRA
2160 LAKESIDE CENTRE WAY, SUITE 201
KNOXVILLE, TN 37922
PHONE: 865.270.3310

GAS
KNOXVILLE UTILITIES BOARD (KUB)
P.O. BOX 59017
KNOXVILLE, TN 37950-9017
CONTACT: MR. CHRIS MCCORMICK
OFFICE PHONE: 865.558.2123

ELECTRIC
KNOXVILLE UTILITIES BOARD (KUB)
P.O. BOX 59017
KNOXVILLE, TN 37950-9017
CONTACT: MR. CHRIS MCCORMICK
OFFICE PHONE: 865.558.2123

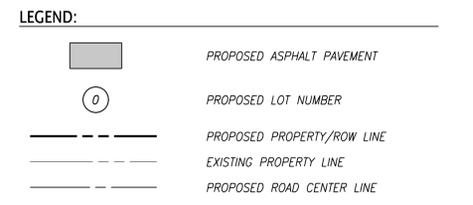
TELEPHONE
AT&T
9733 PARKSIDE DRIVE
KNOXVILLE, TN 37922
CONTACT: MS. VICKIE DALLY
OFFICE PHONE: 865.539.8571



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. GOLLIVER, P.E.
TENNESSEE CERTIFICATE NO. 119773

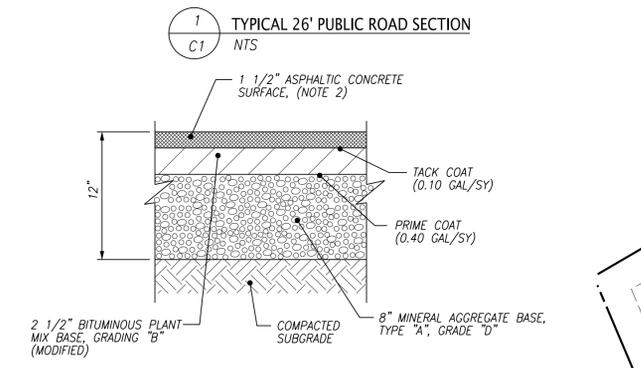
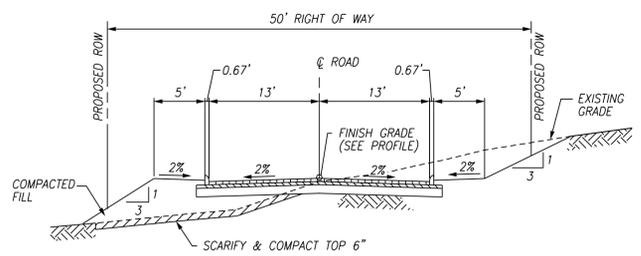
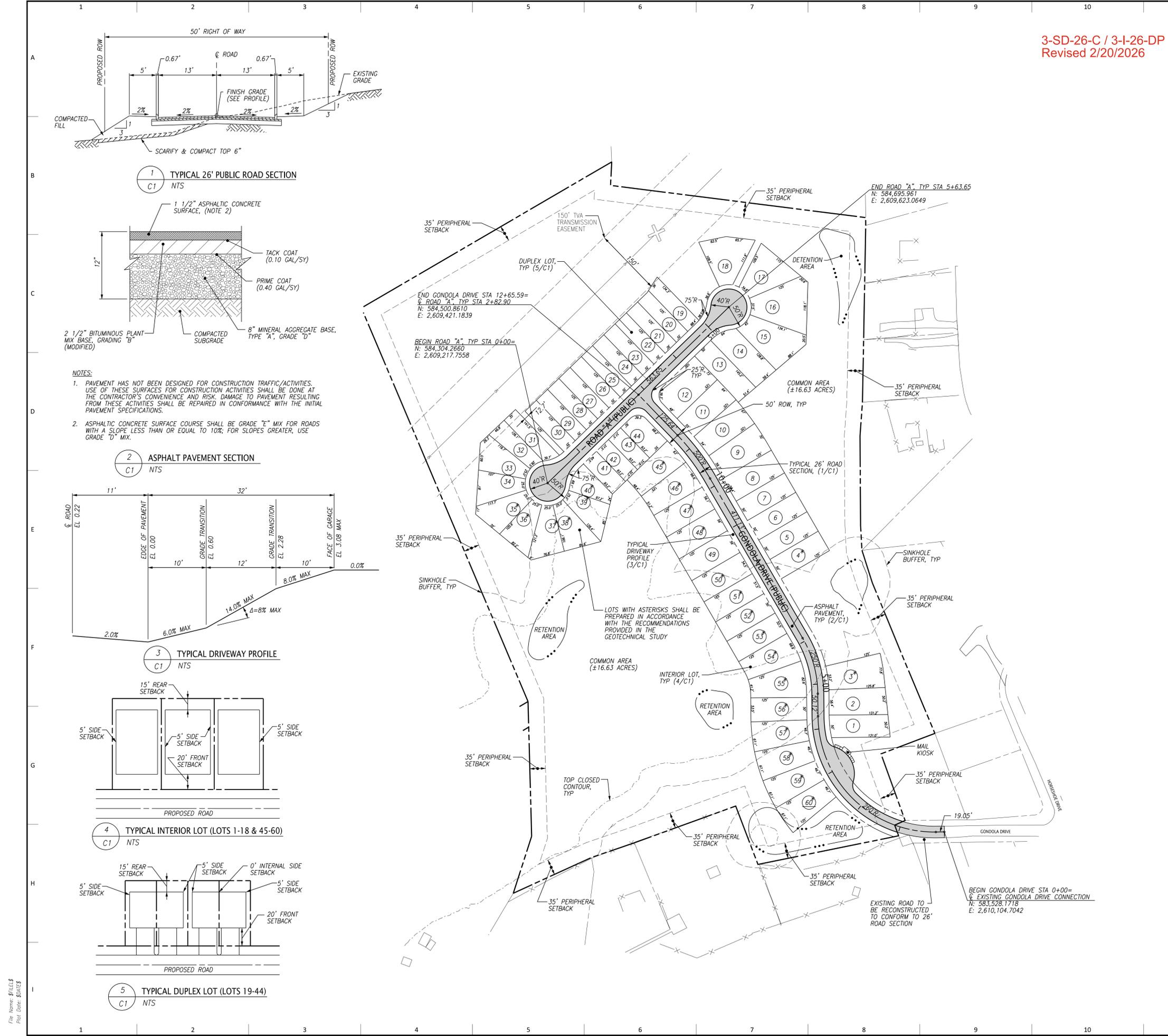


GONDOLA DRIVE SUBDIVISION
0 SEVERVILLE PIKE
KNOXVILLE, TN, 37920
CONCEPT PLAN
MPC FILE NUMBER: 3-SD-26-C / 3-I-26-DP

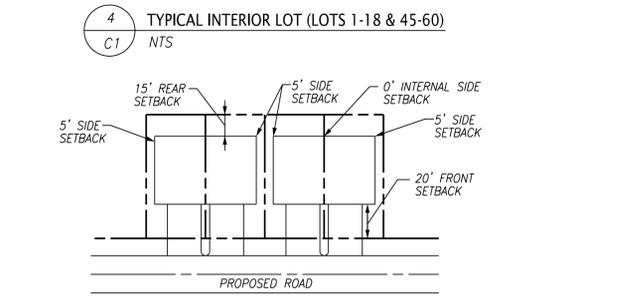
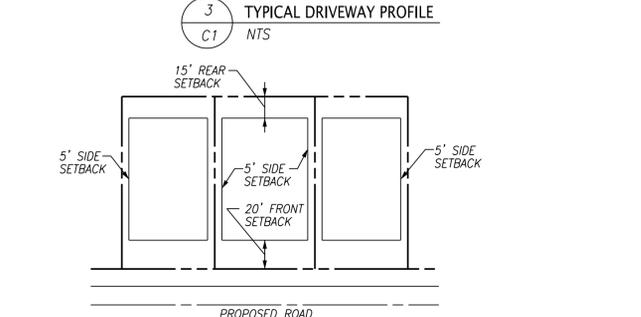
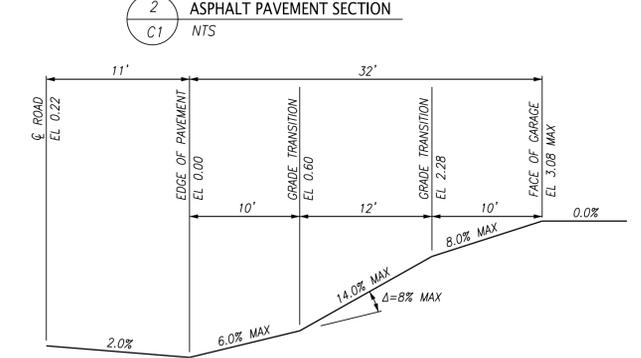
PRELIMINARY NOT FOR CONSTRUCTION

JOB NO: 669.003
DATE: 06/06/2023

C1
IFC
06/06/2023

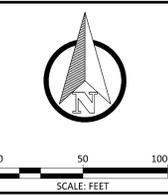


- NOTES:**
- PAVEMENT HAS NOT BEEN DESIGNED FOR CONSTRUCTION TRAFFIC/ACTIVITIES. USE OF THESE SURFACES FOR CONSTRUCTION ACTIVITIES SHALL BE DONE AT THE CONTRACTOR'S CONVENIENCE AND RISK. DAMAGE TO PAVEMENT RESULTING FROM THESE ACTIVITIES SHALL BE REPAIRED IN CONFORMANCE WITH THE INITIAL PAVEMENT SPECIFICATIONS.
 - ASPHALTIC CONCRETE SURFACE COURSE SHALL BE GRADE "E" MIX FOR ROADS WITH A SLOPE LESS THAN OR EQUAL TO 10%; FOR SLOPES GREATER, USE GRADE "D" MIX.



File Name: 8/16/23
Plot Date: 8/16/23

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



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 320 NORTH
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 IL 60607
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 ADAMS
 SADAMS@KAIROSLIVING.COM
 PHONE: 678.526.4507

NO.	DATE	REVISION	BY
F	02/20/2026	REVISED TO SHOW HILLSIDE PROTECTION	BPL
E	02/09/2026	REVISED PER MPC COMMENTS	PRA
D	01/15/2026	REVISED FOR RESUBMITTAL	BPL
C	10/04/2022	REVISED INDC COUNTY COMMENTS	ESS
B	09/16/2022	REVISED MPC COMMENTS	PRA
A	08/18/2022	ISSUED FOR REVIEW	MSV

GONDOLA DRIVE SUBDIVISION
 0 SEVIERVILLE PIKE
 KNOXVILLE, TN, 37920
PRELIMINARY GRADING PLAN
 MPC FILE NUMBER: 3-SD-26-C / 3-1-26-DP

PRELIMINARY
NOT FOR
CONSTRUCTION

JOB NO: 669.003
 DATE: 06/06/2023

C2

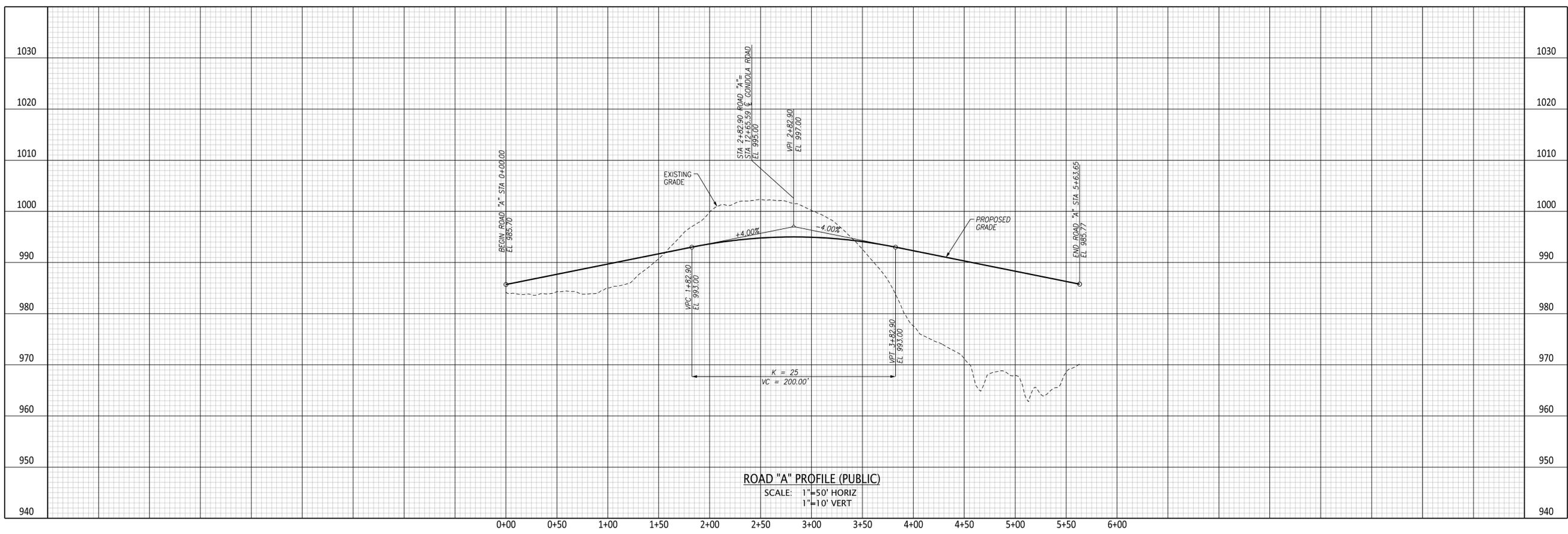
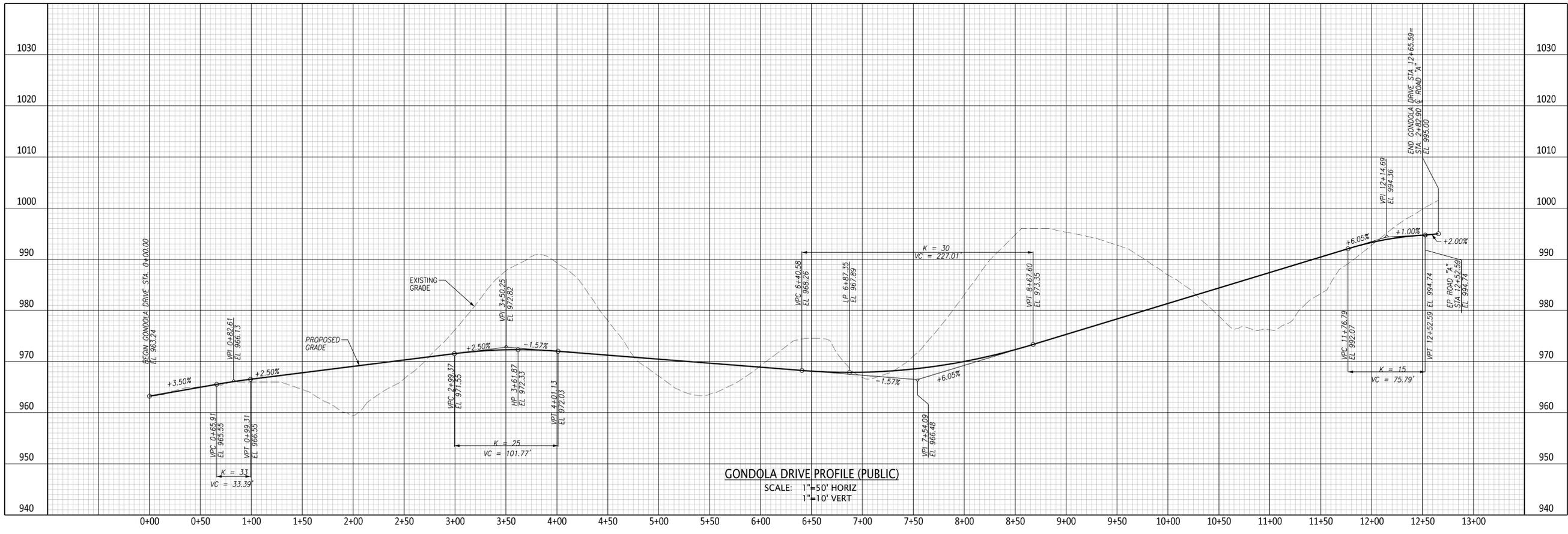
IFC
 06/06/2023



LEGEND:

	PROPOSED PROPERTY/ROW LINE
	EXISTING PROPERTY LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	HILLSIDE PROTECTION

File Name: 8716125
 Plot Date: 8/1/23



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NO.	DATE	REVISION	BY
D	02/09/2026	REVISED PER MPC COMMENTS	PRA
C	07/15/2026	REVISED FOR RESUBMITTAL	BPL
B	09/16/2022	REVISED MPC COMMENTS	PRA
A	08/18/2022	ISSUED FOR REVIEW	MSV

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

PRELIMINARY
NOT FOR
CONSTRUCTION

JOB NO: 669.003
DATE: 06/06/2023

C3

IFC
06/06/2023

File Name: 8/16/23
Plot Date: 8/16/23



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