



Development Department
Staff Report
Rezoning Request – City of Sevierville
2289 Red Bank Rd –
Map74 Parcels 048.00 & 049.00

Applicant: Kimley Horn

Owners: Billy Proffitt

Staff: Corey Divel and Wendy Toral

Tax ID Number: Tax Map 074, Parcels 48 & 49

Current Zone: Low Density Residential (LDR) and Medium Density Residential (MDR)

Requested Zone: Master Planned Development (MPD)

Number of Lots: 2

Current Use: Agricultural

Proposed Use: Single family residential, townhomes, and a commercial town center.

Notification: City will provide notice in accordance with City of Sevierville Planning Department policies and procedures.

Exhibits: Map and Ordinance

Request

Rezoning 2 parcels totaling 444 acres +/- from Low Density Residential (LDR) and Medium Density Residential (MDR) to Master Planned Development (MPD).

Background

Property is located within the City Limit. The properties abutting the proposed rezoning area are as follows:

North & West – Low Density Residential (LDR), Medium Density Residential (MDR), and Intermediate Commercial (IC), including single family residential, townhomes, and a professional office.

South & East – Single family and agricultural uses in the county.

Staff Comments

The Planning Commission voted at their 7/3/25 meeting to recommend the developer return with MPD Preliminary Plan Elements and Standards which include infrastructure improvements along the SR416 corridor, a secondary means of ingress/egress and setbacks of 25' along front property lines, 15' from rear property lines and side setbacks within the 6'-10' range. The applicant has submitted a plan which is incorporated as "Exhibit A" in the MPD Ordinance. The MPD Ordinance establishes the requirements established at the meeting on 7/3/25. It should be noted that none of the corridor improvements required by the ordinance are in any TDOT funding plans and would likely be 10-20 years before completed. An outline establishing phased corridor improvement requirements is included in the ordinance. The ordinance also includes greater buffering between existing residential than what is required under the current zoning. Calculations indicate the total impervious coverage at approximately 27% leaving approximately 73% of the property as open space, grass or landscaping.

Public Comments

The planning Commission has received comments at their regular monthly meetings on 4/3/25, 5/8/25, 7/3/25 and a special-called workshop on 5/29/25. Staff have received similar comments with concerns over the impact of the development. Conversely, community and business leaders have expressed extensive concern regarding the growing lack of attainable housing over the last several years.

Staff Recommendation

Staff recommends approval of the ordinance and all requirements as submitted to provide the greatest protection for both the new development and existing neighborhoods.

ORDINANCE NO. O-2025-XXX

AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF SEVIERVILLE, TENNESSEE, AS SET FORTH IN SEVIERVILLE MUNICIPAL CODE SECTION 14-201, TO REZONE PROPERTY LOCATED ON RED BANK ROAD, TAX MAP 074, PARCELS 048.00 AND 049.00, FROM LOW DENSITY RESIDENTIAL (LDR) AND MEDIUM DENSITY RESIDENTIAL (MDR) TO MASTER PLAN DEVELOPMENT (MPD) DISTRICT

WHEREAS, the City of Sevierville (“City”) seeks to promote orderly land development in furtherance of the public health, safety, and welfare, and has adopted the Master Plan Development (“MPD”) district as a tool to allow alternative development standards consistent with those goals; and

WHEREAS, the developers of the property, and any subsequent owners (collectively, “Developers”), are subject to the requirements and conditions of the MPD; and

WHEREAS, the City desires to establish a unique zoning district for the subject property with specific use restrictions and development standards through the adoption of this MPD; and

WHEREAS, the MPD process permits the imposition of additional standards, as recommended by staff or the Planning Commission, beyond those otherwise required by the zoning ordinance; and

WHEREAS, the Sevierville Planning Commission, at its regular meeting on July 3, 2025, reviewed and commented on a draft master plan for the property, recommending, at a minimum: (1) infrastructure improvements along the SR-416 corridor, (2) a secondary means of ingress and egress, and (3) setbacks of 25 feet in the front, 15 feet in the rear, and 6–10 feet on the sides; and

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF SEVIERVILLE, TENNESSEE, THAT:

Section 1. ZONING CHANGE AND MAP AMENDMENT

The Zoning Map of the City of Sevierville, Tennessee, be hereby amended by the rezoning of property located at Red Bank Rd and described as Tax Map 74 Parcels 048.00 and 049.00, from Low Density Residential (LDR) District and Medium Density Residential (MDR) to a Master Planned Development District.

Section 2. VIOLATIONS UNLAWFUL AND SUBJECT TO PENALTIES.

Any development or use of the property described herein in manner contrary to the terms of this ordinance is a zoning violation and is unlawful, subject to the penalties prescribed by the Sevierville Municipal Code and the laws of Tennessee.

Section 3. PERMITTED USES AND PROHIBITED USES.

3.A. RESIDENTIAL AREA. This MPD allows for the construction of up to 1250 dwelling units in detached single family residences and two-unit attached single family residence structures within any area designated for residential use. Streets, sidewalks, drainage structures, fire hydrants, utilities, and the like are allowed. Residential amenities such as a community pool, clubhouse, parks and open space, etc. are allowed in the event that the developer wishes to amend the common area plans through review by the Sevierville Regional Planning Commission. Nothing herein should be construed as prohibiting the Developer from making further refinements to the development plan of this MPD that would further restrict the allowable uses within a particular part of the development or from excluding a particular use from the development altogether through the operation of private restrictions or covenants. The location of particular residential uses within the Master Plan Development will comport with the descriptions of the constituent parts of the development which are conceptually described within Exhibit A. Home occupations as permitted in the Sevierville zoning ordinance are allowed unless prohibited by the Developer. Under no circumstance may any short-term rental as defined within the City's Zoning Ordinance be operated within any property within the bounds of this MPD.

3.B. TOWN CENTER/COMMERCIAL AREA. The commercial town center area as shown in Exhibit A, permits the following: Retail under 10,000sf per tenant, Office, Medical, and Professional Services, Restaurants, Cafes, and Coffee Shops with or without outdoor seating, Daycares and Early Childhood Education Centers, Fitness Studios and Small Gyms, Community Assembly such as HOA office/clubhouses, small event space, etc., Municipal Use / Emergency Services Substation. Other open space amenities and infrastructure required to carry out the permitted uses are permitted. Drive-through facilities serving a permitted use shall be subject to conditional use approval by the Planning Commission.

3.C. OPEN SPACE AND VOLUNTARY DEDICATION OF LAND FOR PUBLIC USES.

The Developer may, at its sole discretion, dedicate or convey land within the MPD to the City of Sevierville, Sevier County, or other public entities for schools, parks, public safety facilities, utilities, or other public purposes, subject to acceptance by the receiving entity. Any such dedication or conveyance shall not be deemed a condition of this ordinance but may be considered in evaluating the overall public benefits of the MPD. Regardless of any dedication, the approximately 196 acres of vegetated land on the eastern portion of property shall remain as passive open space as shown in Exhibit A unless needed for an approved public use but shall not be developed for residential or commercial uses.

Section 4. PLAN AND RELATED REQUIREMENTS.

4.A. PRELIMINARY PLAN ELEMENTS AND STANDARDS. A Preliminary Plan and Elements Plan (Exhibit A) for this MPD was prepared for submission to the Sevierville Regional Planning Commission for consideration in their regular meeting on September 4, 2025.

4.B. PLATS.

One or more plats will be prepared for Red Bank MPD property by the Developer for approval in accordance with the City of Sevierville, Tennessee subdivision regulations. These plats will describe and dedicate public streets and other public properties; identify lots; and identify easements that are necessary for various purposes within the development such as utilities, storm drainage, access, maintenance, and conservation, etc. These plats shall be consistent in general layout with the master plan concept as shown in Exhibit A.

4.C. OTHER SITE PLANS

Other agreements, including but not limited to, a parking control plan, lighting plans, open space/amenity site plans, and landscaping plans meeting the minimum requirements outlined in Exhibit A shall accompany each plat for each phase of development and shall be reviewed by the Planning Commission. Landscaping plans shall be reviewed and approved by the City Fire Marshal for specific species and planting spacing to mitigate fire hazards. Firewise principles shall be adhered to for planting as practically as possible to minimize the threat of wildfire.

4.D. PRIVATE DEVELOPMENT DOCUMENTS.

The Developer shall prepare and implement such master covenants, restrictions, condominium association documents, common area agreements, and other instruments as the Developer deems necessary to effectuate the development of this MPD. It is a condition of this ordinance that such documents be established and enforced by the Developer, or the Developer's heirs, successors, or assigns, to the extent required for the MPD to function as contemplated herein.

The City of Sevierville shall have no responsibility to review, approve, determine the adequacy of, enforce, or otherwise be a party to such documents, except as expressly required by this ordinance.

Agreements for the maintenance of landscaping and signage within any right-of-way dedicated to public use, or within other public areas, shall be executed to the satisfaction of the Public Works Director.

Section 5. DEVELOPMENT STANDARDS

The development standards for this MPD shall be those established in this ordinance or incorporated herein within Exhibit A. Where development standards are not otherwise included in this ordinance, the standards shall be those found in the City of Sevierville Zoning Ordinance for the Low Density Residential (LDR) District for residential areas and within the Town Center (TC) for commercial areas.

Section 6. PHASED INFRASTRUCTURE IMPROVEMENTS

As a condition for approval of this ordinance, the developer must ensure the completion of several improvements prior to the issuance of building permits in accordance with the schedule outlined in this section. This includes improvements for water and sewer upgrades, transportation corridor improvements and improved ingress and egress for emergency situations. Transportation infrastructure improvements identified below shall be, at a minimum, consistent with those outlined in the SR416 Corridor Study Plan adopted by the Board of May and Alderman by R-2025-003 on February 3, 2025. Financing agreements shall be negotiated between the developer and City or its assigns.

Phase 1 Improvements

- Water Booster Station Upgrades – complete by 90th home permit
- Red Bank Road Realignment & Widening – complete by 75th home permit
- Red Bank Rd & Pittman Center Intersection – complete by 125th home permit

Phase 2 Improvements– 140 homes (280 total homes)

- Jayell Rd & Pittman Center Intersection – complete by 250th home permit
- Maples Branch Turn Lane – complete by 250th home permit
- Sewer Pump Station Upgrade – complete by 250th home permit
- Sewer Gravity Line Upgrade (1.5 mi.) – complete by 250th home permit

Phase 3 Improvements– 140 homes (420 total homes)

- Water Offsite Pressure Loop – complete by 375th home permit
- Ernest McMahan/Snapp Realignment – complete by 375th home permit

Phase 4 Improvements – 140 homes (560 total homes)

- Shaconage/Jack Delozier Turn Lane – complete by 560th home permit
- Murphy's Chapel Turn Lane – complete by 560th home permit
- Secondary egress / emergency access road – complete by 560th home permit
- *Interim access road extended through future phases to connect to Phase 4

Phase 9 Improvements

In lieu of constructing one or more of the specific roadway improvements required by this ordinance, the Developer may, with the approval of the City, contribute funds equal to the estimated cost of such improvements, as determined by the City Engineer based on accepted

engineering cost estimates. Any such contribution shall be deposited into a restricted account designated for transportation improvements along the SR416 corridor.

The City may apply such funds, together with other local, state, or federal funds, to construct corridor-wide improvements, including but not limited to widening, alignment, or intersection upgrades, provided that the improvements serve to mitigate traffic impacts associated with the development.

The election to contribute funds in lieu of construction shall not relieve the Developer of the obligation to complete any improvements deemed immediately necessary by the City to provide safe ingress and egress to the development.

In the case of water and wastewater infrastructure, the Director of the Sevierville Water System shall have sole discretion to approve adequacy of the design of projects contemplated herein. For all other public infrastructure, including, but not limited to transportation infrastructure, the City Engineer shall have sole discretion to approve the adequacy of design of projects contemplated herein or to require design or construction modifications for any improvements.

Section 7. COMPLIANCE WITH OTHER LAWS AND REQUIREMENTS.

The Developer, and its assigns or successors in title, is responsible for obtaining all federal, state, and local permits required for the construction of the proposed MPD Development. The Developer and its assigns or successors in title shall carry out the construction on the project site in compliance with all applicable ordinances of the City of Sevierville, Tennessee, and also in compliance with applicable federal and state laws. Buildings shall be designed and constructed in accordance with adopted building codes and shall not be occupied until final inspections are complete and certificates of occupancy have been issued (permission for limited use of building after substantial completion by the City's Building Official). Failure to develop, use, or maintain the subject property other than in conformity with all of the requirements of this ordinance is unlawful and shall be deemed a violation of the City's zoning ordinance and a nuisance subject to the penalties described in the zoning ordinance and any increased fine as may be allowed by state law.

Section 8. ERRORS, OMISSIONS, AND FUTURE REVISIONS TO THE MPD.

This ordinance may be amended from time to time, as deemed necessary, upon review and recommendation of the Planning Commission and approval of the Board of Mayor and Aldermen, following a duly noticed public hearing and the required three readings.

Notwithstanding the foregoing, an amendment to this ordinance shall not be required for:

- (i) the future approval of a site plan or plat by the Sevierville Regional Planning Commission;
- (ii) refinements to plans required to conform with permitting requirements or conditions of approval imposed through staff review; or
- (iii) the execution of agreements between the Developer and the City of Sevierville pertaining to public facilities, infrastructure, and/or services associated with this MPD.

Section 9. BINDING UPON OTHERS.

This ordinance is a law and not a contract, and as such it is generally binding upon all development and use of property in the MPD zoning district and is binding upon City's regulation of these activities in this location. Moreover, it shall be the duty of the Developer to ensure compliance with all terms of this ordinance affecting construction or maintenance. Wherever this ordinance establishes a duty, responsibility, or right for the Developer, the term "Developer" is intended to encompass D.R. Horton of Knoxville, TN or any heirs, assigns, or successors in title, or any owners of record of the subject property as of the effective date of this ordinance and their heirs, assigns, or successors in title. The term "Developer" is also intended to include any holding company or other entity established for the ongoing operation and maintenance of the development of the subject property including, but not limited to, common areas, joint use or joint access areas, and undeveloped portions of the property that are intended for development.

Section 10. CONFLICTS, SEVERABILITY, AND EFFECTIVE DATE.

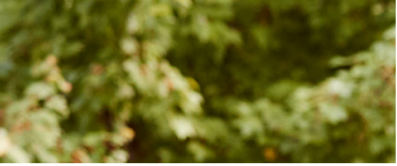
Where this ordinance is in conflict with existing ordinances with respect to the development of this property the terms of this ordinance shall prevail unless stated otherwise herein. In the event that any portion of this ordinance is determined to be invalid by any court of competent jurisdiction, the remaining portions of this ordinance shall remain in full force and effect. This ordinance shall become effective five days from and after its final passage, the public welfare requiring it.

APPROVED: _____
Robbie Fox, Mayor

ATTEST:

Lynn K. McClurg, City Recorder

Passed on 1st reading: _____
Passed on 2nd reading: _____
Passed on 3rd reading: _____



LEGENDS LANDING

**DRAFT MASTER PLAN
SEVIERVILLE, TENNESSEE**

JULY 17, 2025



ACKNOWLEDGEMENTS:

Kimley»»Horn

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CHAPTER 1: PROJECT VISION AND DEVELOPMENT STANDARDS

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1.2 MASTER PLAN NARRATIVE

1.3 DEVELOPMENT STANDARDS

1.4 DEVELOPMENT STANDARDS

1.5 PHASES OF DEVELOPMENT TABLE



PROJECT VISION

The vision for this Master Planned Development is to create a vibrant and inclusive neighborhood that fosters a connection and belonging. The community will blend modern living with nature, seamlessly integrating residential, recreational, and commercial spaces to create an environment that supports diverse lifestyles and encourages interaction among residents.

The Master Planned Community will offer a balanced mix of housing types to cater to various homeowners, from single-family homes to modern duplexes. The community's vision includes spaces for young professionals, families and retirees. Active and passive open spaces along with trails are woven throughout the residential areas and filter paths down the residential boulevard leading residents to a wide range of commercial options.

The vision is focused on creating a walkable community with access to retail, dining and recreational spaces. By integrating commercial spaces with residential areas we aim to reduce the dependence on cars, promoting a lifestyle that is convenient and active.

MASTER PLAN NARRATIVE

The community has selected the Master Planned Development process to allow for a compact development pattern with smaller lots and setbacks, that in turn allows for the preservation of large undisturbed natural areas and provides a robust open space network of parks connected by a trail system which includes a blue-way trail bordering the Little Pigeon River. The town center area of the community allows for a range of neighborhood commercial uses. The vision is focused on creating a walkable community with access to civic, wellness, retail, dining and recreational spaces. By introducing commercial spaces with residential areas, we aim to reduce the dependence on cars, promoting a lifestyle that is convenient.

The community will also provide other superior benefits, using the Master Plan Development provision, including the following improvements:

1. Area in the Town Center for future emergency services substation
2. Realignment of Red Bank Road at the intersection with Pittman Center Road and associated turn lane and signal improvements.
3. Jayell Road and Pittman Center Road intersection improvements including widening, turn lane, and signal.
4. Offsite wastewater infrastructure improvements include a new 600 gpm Red Bank Road pump station and upsizing of 1.5 miles of forced main and gravity sewer line to service the community and future development.
5. Offsite water infrastructure improvements include additional pumping capacity at the Middle Creek booster pump station and up to 3,500 feet of added water line to provide a system loop to regulate pressures across the system region-wide.
6. Maples Branch Road turn lane improvements.
7. Earnest McMahan Road and Snap Road realignments.
8. Secondary Egress / Emergency Access Road Improvements.
9. Shanconage Trail and Jack Delozier Drive turn lane improvements.
10. Murphy's Chapel Drive turn lane improvements.

MASTER PLANNED DEVELOPMENT - SUBDIVISION STANDARDS

A. Zoning – LDR (Low Density Residential)

- Master Planned Development

B. Use and Structure Provisions

The uses, structures, and dimensional criteria outlined in this section apply to Legends Landing Master Planned Development. Any standard not specifically defined herein shall defer to the City of Sevierville Zoning Ordinance.

Allowed Uses

1. Uses Permitted

Residential

- Detached Single-Family
 - Attached Single-Family/Duplex
 - Home Occupations in accordance with City of Sevierville
- ##### **Commercial and Civic Uses**
- General Retail under 10,000 s.f. per tenant
 - Office, Medical, and Professional Services
 - Restaurants, Cafes, and Coffee Shops with or without outdoor seating
 - Daycares and Early Childhood Education Centers
 - Fitness Studios and Small Gyms
 - Community Assembly like HOA office/clubhouses, small event space, etc.
 - Municipal Use / Emergency Services Substation

2. Allowed as a Conditional Use Subject to Planning Commission or Board of Zoning Appeals Review

- Drive-thru Facilities

3. Uses Prohibited

- Any use not specifically allowed in sections 1 and 2.

C. Dimensional Standards

1. Minimum Lot Area

- Single-family Detached Residential: 4,400 s.f.
- Single-family Attached (Duplex): 3,900 s.f.
- Commercial: 5,000 s.f.

2. Minimum Lot Width

- Single-family Detached Residential: 42 ft.
- Single-family Attached (Duplex): 38 ft.
- Commercial: No minimum

3. Setback Requirements

Front Yard:

- Residential: 25 ft. min. - porches may encroach up to 6 ft.
- Commercial: 5 ft. min.

Side Yard:

- Single-family Detached Residential: 6 ft.
- Single-family Attached (Duplex): 8 ft. / 0 ft. shared property line
- Corner Lots (all residential types): 10 ft.
- Commercial: 10 ft.

Rear Yard:

- Residential: 15 ft.
- Commercial: 20 ft.

4. Maximum Building Height

- Single-family Detached Residential: 2 stories and 35 ft.
- Single-family Attached (Duplex): 2 stories and 35 ft.
- Commercial: 2 stories or 35 ft.

5. Maximum Building Area

- Residential: 50% max. building coverage
- Commercial: 80% max. building coverage

6. Maximum Building Length

- No Minimum or Maximum Building Length

D. Open Space Requirements:

Park and common area improvements shall be maintained by the community Homeowner's Association.

1. Greenway Trail: The abandoned Red Bank Road right of way bordering the Little Pigeon River shall be converted to a 10 ft. wide paved public multi-use path.

2. Community Parks and Trails: the residential development area shall contain a park system consisting of the following features.

- Neighborhood Park: 2 ac. (min.) park with active and passive recreation uses including a picnic pavilion, playground, and

pickleball courts, or similar uses.

- Pocket Parks: two, 0.5 ac. (min.) parks dispersed throughout the community containing one or more of the following uses, playground and dog park.
- Buffer Trail: a 6 ft. (min.) wide paved path shall be provided around the project perimeter in the 20 ft. landscape buffer, and within any proposed internal landscape tract. When landscape tracts border a public right of way, the street sidewalk may suffice as the path.

E. Preservation of Natural Features:

The 200-acre wooded hilltop area of the community shall be dedicated to the Jurisdiction. The Jurisdiction may construct future active and passive open space improvements as deemed appropriate for use by the general public.

F. Signage:

The community shall be allowed to install the following signage types, as shown in the Master Planned Development District plan drawings.

1. Major Community Signs: ground signs constructed of brick, stone or timber, with a maximum sign area (areas containing lettering or logos) of 50 sq.ft. may be located in the Town Center right of way roundabout islands, and in the landscape tracts adjacent to the Residential Boulevard right of way.



2. Park Signs: ground signs constructed of brick, stone or timber, with a maximum sign area (areas containing lettering or logos) of 20 sq.ft. may be located in park tracts.
3. Commercial Signs: No digital signs are allowed. Canopy, window, wall, projecting, and directory signs are allowed.

MASTER PLANNED DEVELOPMENT - SUBDIVISION STANDARDS

G. Parking Standards

- 1. Single-family Detached Residential: 2 garage spaces, 2 driveway spaces
- 2. Single-family Attached (Duplex): 2 garage spaces, 2 driveway spaces
- 3. Commercial:
 - Retail: 4 spaces/1,000 sq.ft. (excludes back of house areas)
 - Office: 2 spaces/1,000 sq.ft. (excludes mechanical/storage rooms)
 - Restaurant: 8 spaces/1,000 sq.ft. (excludes kitchen areas)
- 4. Developers shall submit a parking control plan. No on-street parking allowed in the residential area.

H. Landscaping Standards:

Park and common area landscape improvements shall be maintained by the community Homeowner's Association.

- 1. Single-family Detached & Attached Residential:
 - Front yard foundation plantings: 2 evergreen shrubs and 2 deciduous shrubs
 - Front yard tree: one 2 in. caliper deciduous canopy tree per lot
 - Yard plantings: all lot areas not occupied by building footprint or paving shall be provide established turf grass or mulched shrub beds
- 2. Commercial:
 - Foundation plantings: a continuous row of evergreen shrubs, deciduous shrubs, or ornamental grasses shall be provided along buildings frontages bordering a public right of way
 - Ground plane plantings: all lot areas not occupied by building footprint or paving shall be provide established turf grass or mulched shrub beds
 - Trees: one 2 in. caliper deciduous canopy or ornamental tree shall be provided per 500 sf.ft. of ground plane planting area, and in each parking lot island

3. Common Areas:

- 20 ft. buffer plantings: three 2 in. caliper deciduous canopy or ornamental trees and two 5 ft. tall evergreen trees shall be provided for every 120 linear feet of buffer area. 2 in. caliper deciduous trees planted 35 ft. on center, and 5 ft. evergreen trees planted 10 ft. on center shall be provided for buffer areas adjacent to existing single-family homes. Ground plain may consist of native grass seed or turf grass planting.
- Parks and Landscape Tracts: one 2 in. caliper deciduous canopy or ornamental tree, or 5 ft. tall evergreen tree, and five evergreen shrubs, deciduous shrubs, or ornamental grasses shall be provided per 3,000 sf. ft. of landscape tract planting area. Ground plain may consist of native grass seed, turf grass, or mulched shrub bed planting.

- 4. No fencing shall be allowed in front of home. Privacy fences shall be setback greater than 50% of the depth of the home.

I. Lighting Standards:

- 1. Decorative street lighting and underground utilities shall be provided throughout the development. Street lighting requirements shall meet minimum AASHTO safety requirements and City of Sevierville maximum requirements for light values. Lighting and photometric plans shall be submitted with each development phase.
- 2. Common Area Lighting: security level lighting shall be provided in community parks.

J. Solid Waste Plan:

- 1. Residential uses: jurisdiction provided curb side trash pickup services shall be provided for residential lots. Each residential lot shall provide a 2 ft. x 3 ft. concrete pad attached to the driveway in the grass strip area between the sidewalk and curb where trash bins can be placed on pick-up days.

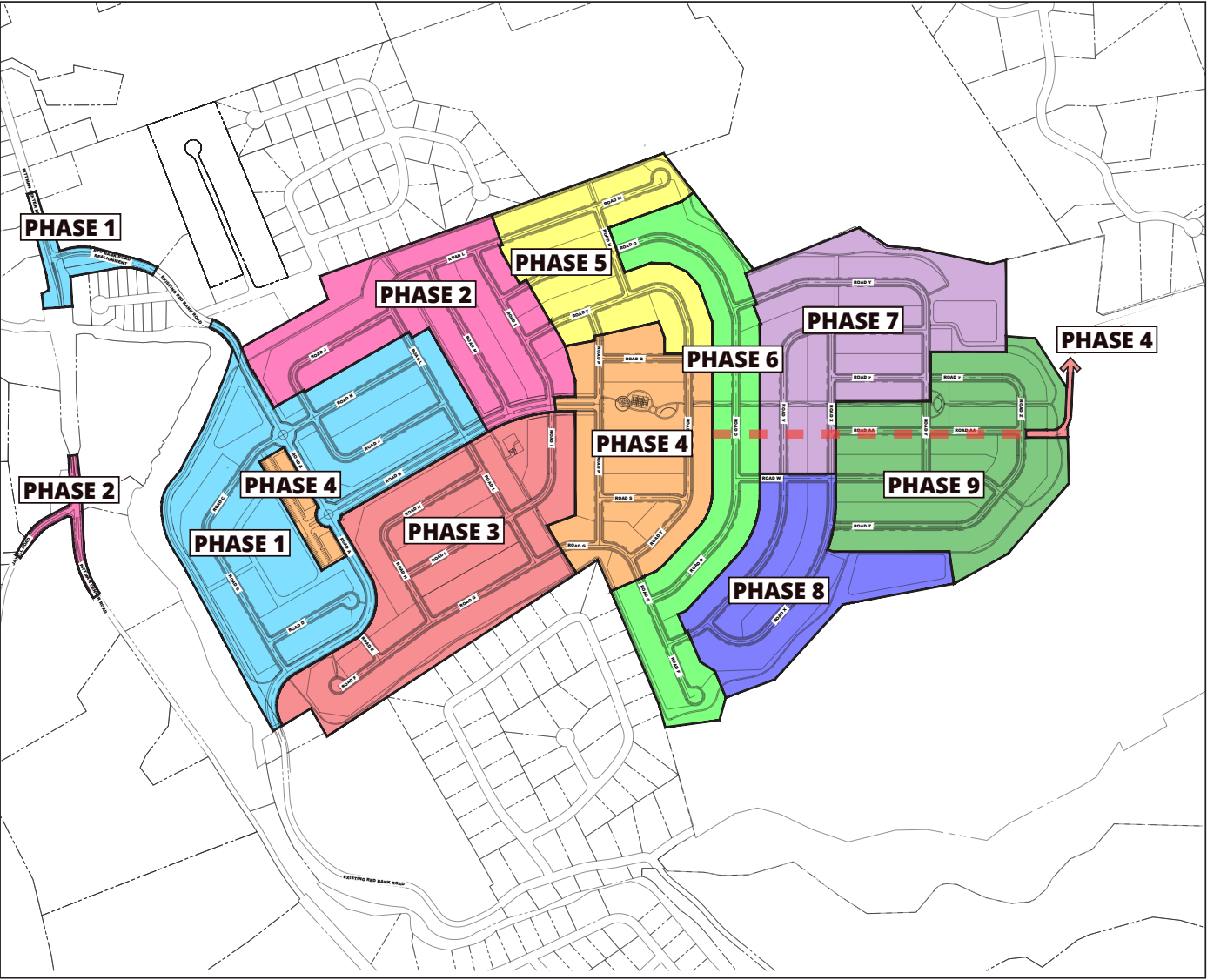
- 2. Commercial uses: a dumpster or trash compactor enclosure constructed of concrete block shall be provided for each commercial building.

K. Architectural Design Standards

- 1. General Design Guidelines
 - Roof lines shall include gables, or variation to reduce monotony
 - Primary building entrances shall face public streets
- 2. Residential Architecture
 - The same home plan shall be separated by at least three continuous lots facing the same street and shall not be directly across the street from the same home plan.
 - Garage-forward units must provide windows on garage doors
 - Porches, stoops, or other elements shall be used on front facing units
 - Permitted materials include fiber cement siding, vinyl siding, brick, and stone veneer
- 3. Commercial Architecture
 - Permitted materials include fiber cement siding, brick, stone veneer, and stucco, metal panels only as accent

Dedication and Maintenance of Common Open Space

The developer of the Master Planned Development community will establish a Homeowners Association and file covenants, codes, and restrictions (CC&Rs) with the jurisdiction to regulate uses and properties within the development. Ownership of common area tracts shall be transferred from the developer to the Homeowners Association upon completion of improvements within the tract and the Phase in which it is developed. Maintenance agreement must be agreed to and in place with the City of Sevierville for all landscaping in public right of way and common space.



Legends Landing – Master Planned Development Phasing Schedule

Phase 1 Improvements (Complete Q3 2027)	140 homes
<ul style="list-style-type: none"> Water Booster Station Upgrades Red Bank Road realignment & widening Red Bank Rd & Pittman Center Intersection 	complete by 90th home permit complete by 75th home permit complete by 125th home permit
Phase 2 Improvements (Complete Q2 2028)	140 homes (280 total homes)
<ul style="list-style-type: none"> Jayell Rd & Pittman Center Intersection Maples Branch Turn Lane Sewer Pump Station Upgrade Sewer Gravity Line Upgrade (1.5 mi.) 	complete by 250th home permit complete by 250th home permit complete by 250th home permit complete by 250th home permit
Phase 3 Improvements (Complete Q3 2029)	140 homes (420 total homes)
<ul style="list-style-type: none"> Water Offsite Pressure Loop – Ernest McMahan/Snapp Realignment 	complete by 375th home permit complete by 375th home permit
Phase 4 Improvements (Complete Q3 2030)	140 homes (560 total homes)
<ul style="list-style-type: none"> Shaconage/Jack Delozier Turn Lane Murphy's Chapel Turn Lane Secondary egress / emergency access road 	complete by 560th home permit complete by 560th home permit complete by 560th home permit
*Interim access road extended through future phases to connect to Phase 4	
Phase 5 Improvements (Complete Q3 2031)	140 homes (700 total homes)
Phase 6 Improvements (Complete Q3 2032)	140 homes (840 total homes)
Phase 7 Improvements (Complete Q3 2033)	140 homes (980 total homes)
Phase 8 Improvements (Complete Q3 2034)	140 homes (1120 total homes)
Phase 9 Improvements (Complete Q3 2035)	130 homes (1250 total homes)

PHASING LEGEND

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4
- PHASE 5
- PHASE 6
- PHASE 7
- PHASE 8
- PHASE 9



CHAPTER 2: PROJECT OVERVIEW

2.1 SITE CONTEXT

2.2 EXISTING ZONING

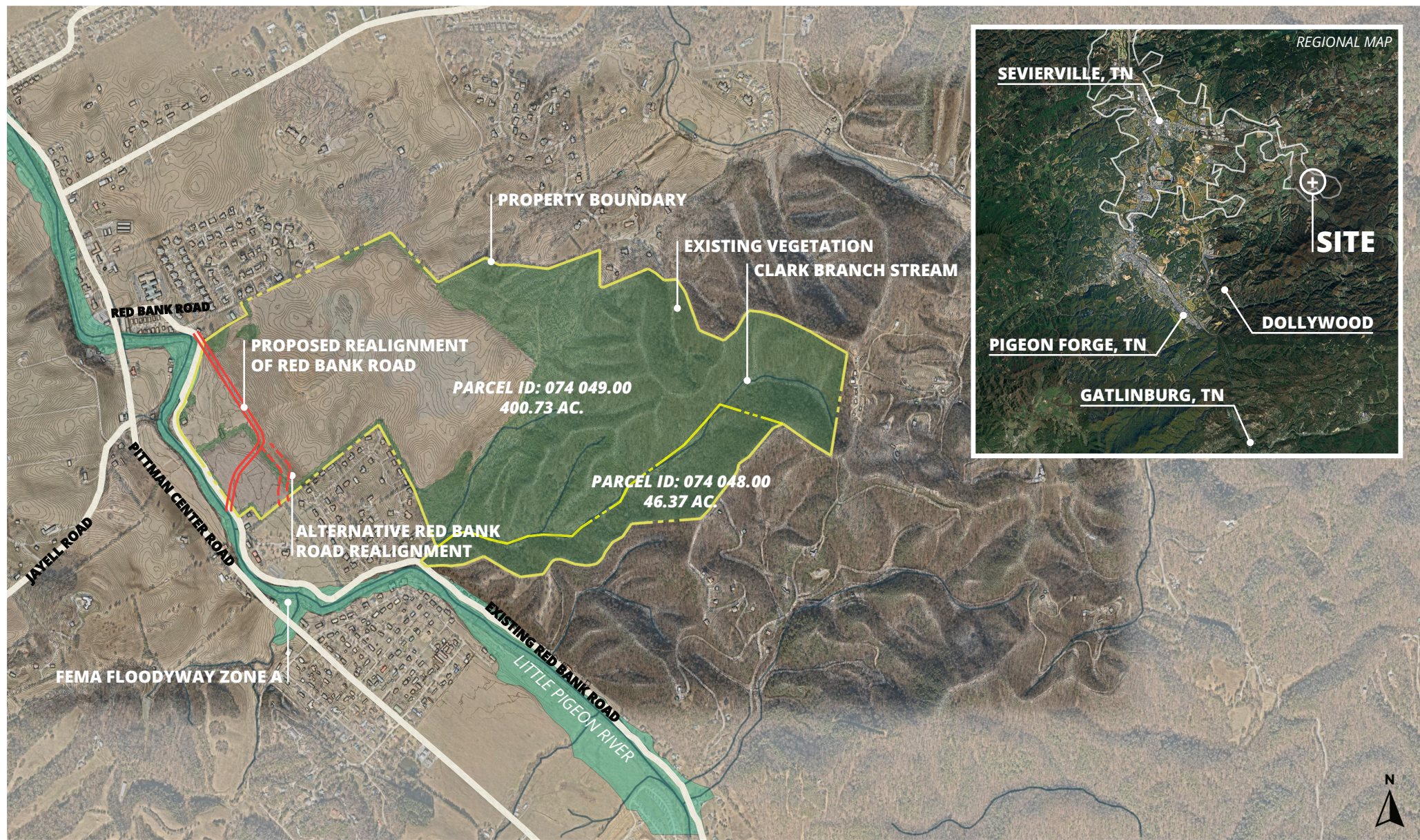
2.3 EXISTING LAND USE

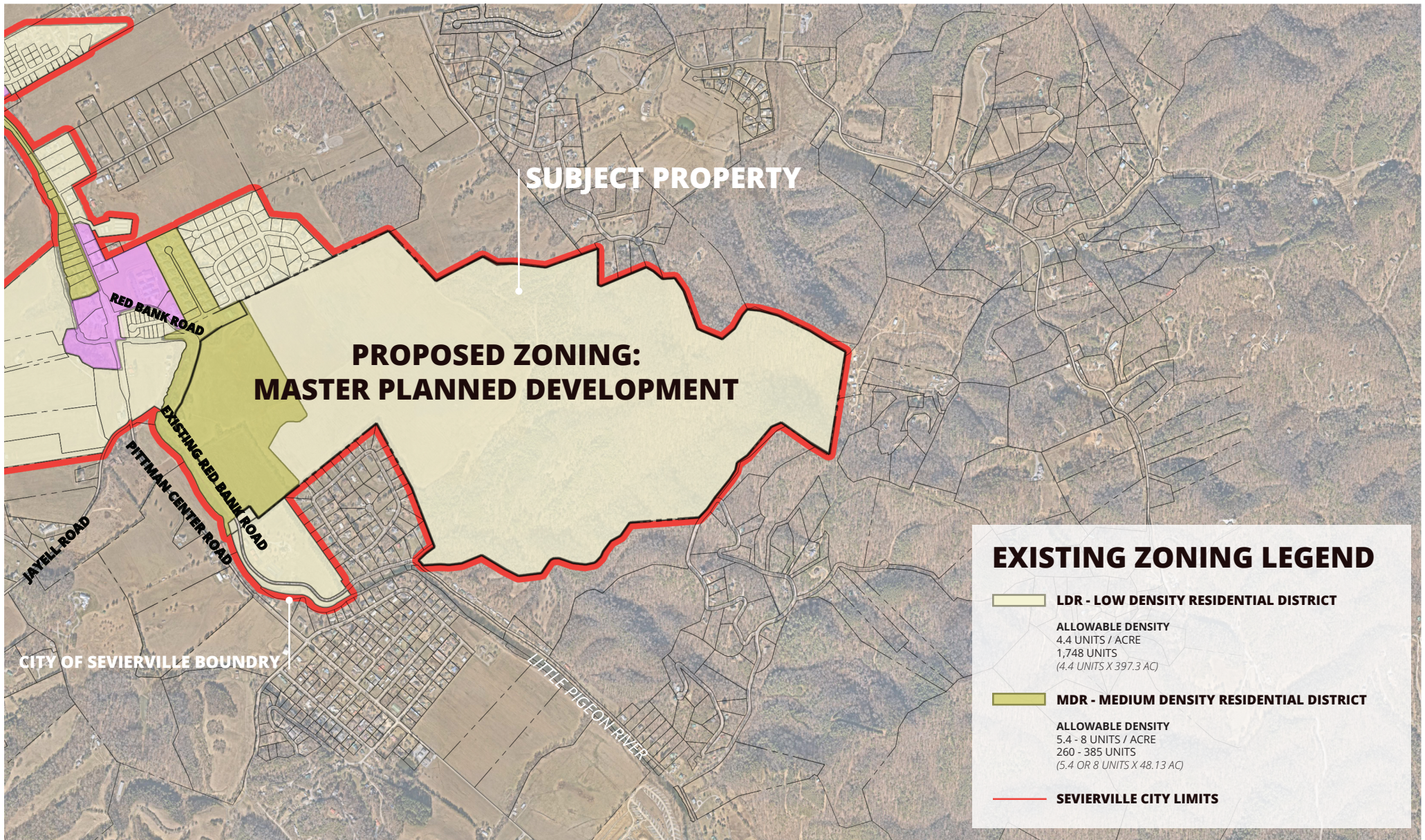
2.4 EXISTING SITE CONDITIONS

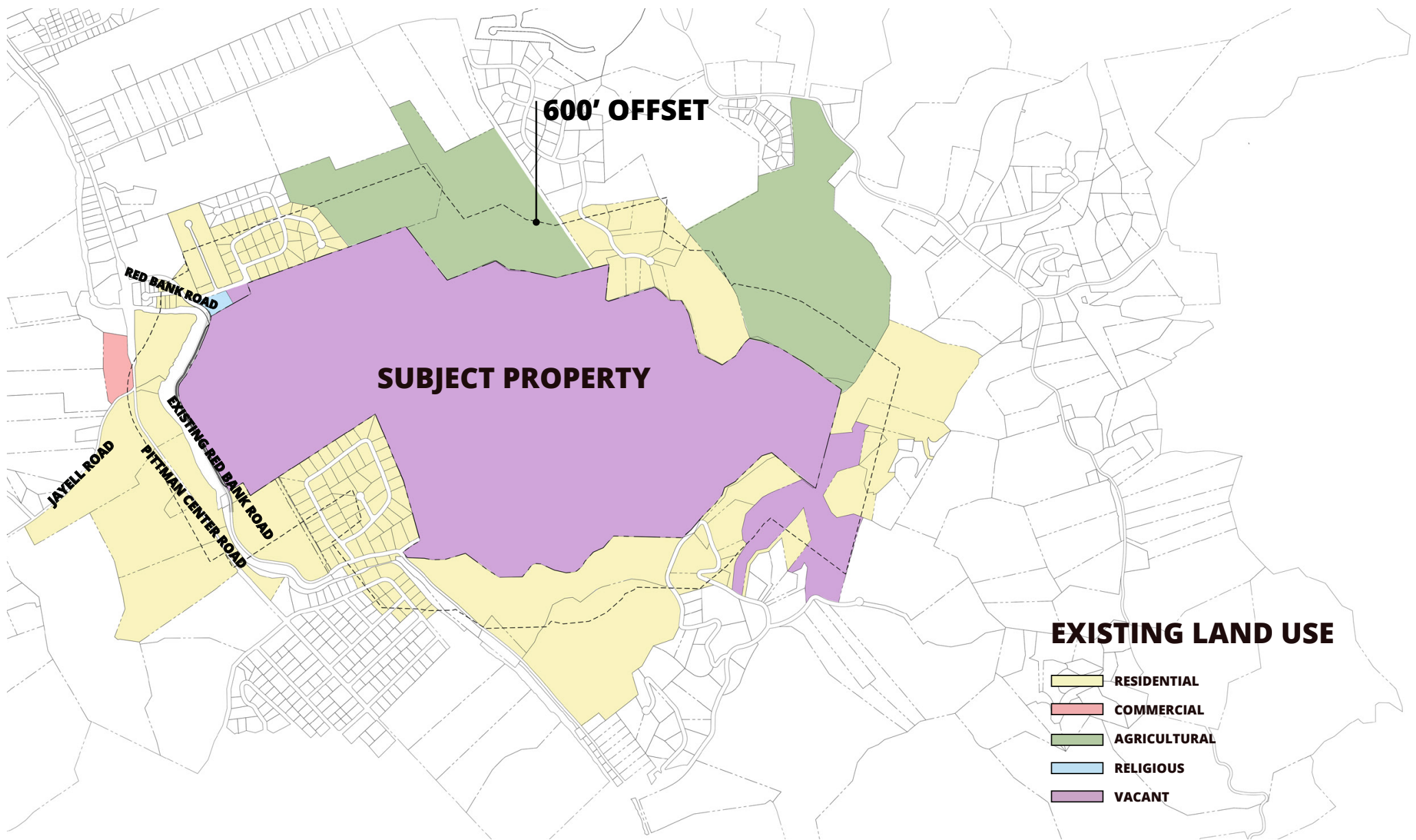
2.5 ALTA SURVEY

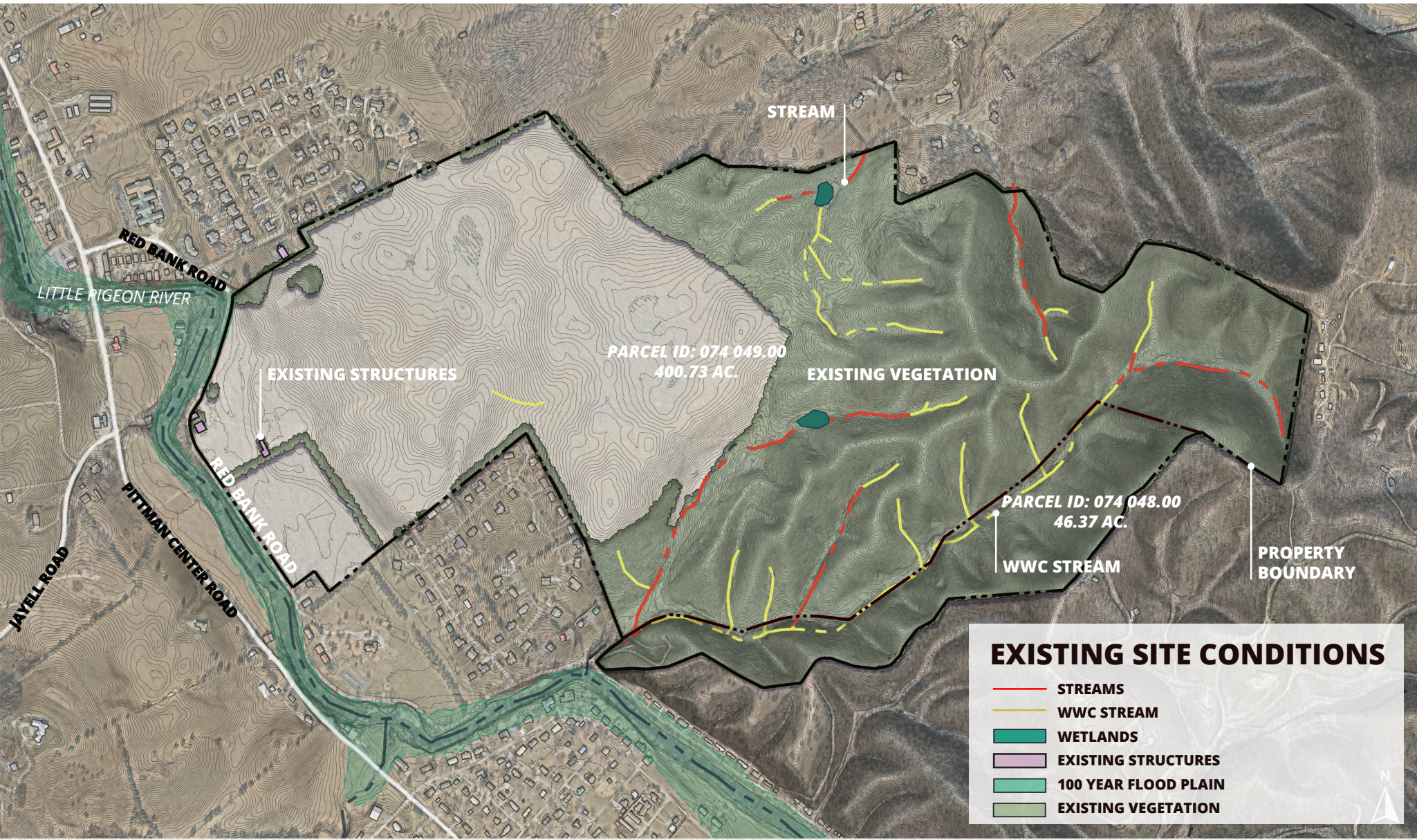
2.6 ALTA SURVEY

2.7 EXISTING UTILITIES

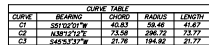








GPS SURVEY NOTE:
ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS
RECEIVER: TOPCON VR NETWORK ROVER, DUAL FREQUENCY WAS USED (L1,L2)
GPS SURVEY PERFORMED WAS NETWORK ADJUSTED REAL TIME KINEMATICS BASED ON
TODT GNSS NETWORK NAD83(2011) VERTICAL DATUM IS NAVD88, GEOID18.
PRECISION OF THE GPS WORK RPA: 2 CM PLUS 50 PARTS PER MILLION (BASED ON THE
DIRECT DISTANCE BETWEEN THE TWO CORNERS BEING TESTED).
DISTANCES HAVE NOT BEEN REDUCED TO GRID.



LINE	BEARING	DISTANCE
1	S62°11'W	88.25
2	S61°50'W	114.67
3	S61°50'W	105.90
4	S61°50'W	105.90
5	S61°50'W	105.90
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99	S61°50'W	105.90
100	S61°50'W	105.90

SYMBOL LEGEND			
○	IRON ROD (SIZE&TYPE)	□	CONC. MONUMENT
●	IRON ROD SET	⊕	POWER/TELE. POLE
⋈	GUY WIRE		

LINE LEGEND	
— x — x — x —	FENCE
— . . . —	HYDROLOGIC FEATURE
— — — — — ST —	STORM SEWER LINE
— — — — — CC —	POWER/TELE. LINE

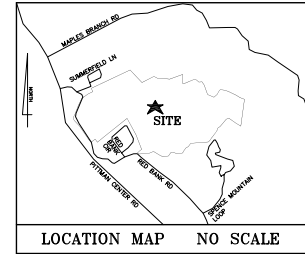
SURVEYOR'S CERTIFICATE

To: LaCorte Title, LLC, Fidelity National Title Insurance Company, D.R. Horton, INC., Delaware Corporation, and its successors and/or assigns;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly created and adopted by ALTA and NSPS, and included items 1, 2, 3, 4, 6, 13, and 14, of Table A thereof. The field work was completed on 2/21/2025.

Date of Plat or Map: 2/21/2025

Ryan S. Lynch, Registration/License No. TN 2447



- NOTES**
- 1. ROWN SPIN SET AT ALL CORNERS; BY THIS SURVEY, UNLESS OTHERWISE NOTED, ALL NEW PROPERTY MONUMENTS ARE 1/2" x 1/4" REBAR WITH PLASTIC CAP STAMPED "LH 1188 TARRANT".
 - 2. Q/LT MAY 0476 PARCEL SHAD #48 AND
 - 3. DEED REFERENCES - IN 2006 PG 180 OR 2755 PG 183 PLS REVIEW RECORD - ROWN'S SURVEYS LISTED TO THE SMOILER ESTATE & "HOWARD & LUCIE KEESEY"
 - 4. THIS PROPERTY DOES LEI WITHIN A 100-FOOT FLOOD ZONE DURING HIGH WATER - ROWN'S SURVEYS LISTED TO THE SMOILER ESTATE & "HOWARD & LUCIE KEESEY"
 - 5. ALL UTILITIES ARE REFERRED TO WHAT IS VISIBLE AND APPARENTLY FIELD LOCATED.
 - 6. SURVEYOR MET ON SITE WITH ADJACENT LANDOWNER, MR. JOHNNIE PATRICK ON MARCH 3, 2005 AT 2 O'CLOCK PM. MR. PATRICK ADVISED WINCEY'S INTEREST IN THE CORNER CORNER BETWEEN KEENE, PATRICK, AND PROFFITT BOTH BEING OWNED BY HIM AND SUPPORTING SURVEY DOCUMENTATION.
 - 7. CURRENT ADDRESS: 2289 RED BANK RD
 - 8. HYDROLOGICAL FEATURES REFERENCED FROM FEMA NFHE.

[illegible]

SURVEY FOR:
ALTA/NSPS SURVEY OF:

Billy Proffitt Property
Red Bank Road
Tax ID: 074 048 & 049
District 4, Sevier County, Tennessee


DR HORTON
1431 CENTERPOINT BLVD #110
Knoxville, Tennessee 37932
Phone 865-338-5650

LYNCH SURVEYS LLC

SUBDIVISIONS | AS-BUILTS | SITE DESIGN

405 COSTER RD. KNOXVILLE, TENN. 37912

865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM



EXTENSIONS

1 ATTORNEY COMMENTS 3/26/2025

2

3

4

5

6

PROJECT NO.

5025

SHEET 1 OF 3

TOTAL AREA = 445.43 ACRES
(INCLUDING RIGHT-OF-WAY)



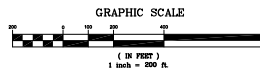
SYMBOL LEGEND	
	IRON ROD (SIZE/TYPE)
	CONC. MONUMENT
	IRON ROD SET
	POWER/TELE. POLE
	GUY WIRE
LINE LEGEND	
	FENCE
	HYDROLOGIC FEATURE
	STORM SEWER LINE
	POWER/TELE. LINE

LINE	THICKNESS	LENGTH
1	1/8"	100.00'
2	1/8"	100.00'
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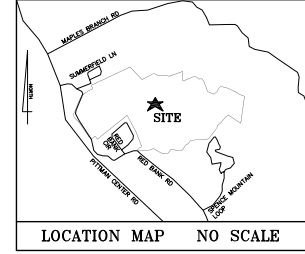
CURVE	BEARING	CHORD	RADIUS	LENGTH
C1	S51°02'30"W	265.5	58.49	41.87
C2	S42°12'12"W	21.56	208.12	24.99
C3	S45°53'22"W	21.78	194.82	21.77



ROBERTS
PARCEL 074 050
DB 341 PG 12



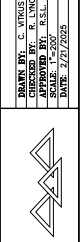
- NOTES
- IRON PINS SET AT ALL CORNERS, BY THIS SURVEY, UNLESS OTHERWISE NOTED. ALL NEW PROPERTY MONUMENTS ARE 1/2" x 1/2" REBAR IRON PINS WITH PLASTIC CAP STAMPED "LYNCH 2447".
 - OLT TAX MAP 074 PARCEL 048 & 049
 - DEED REFERENCES - DB 2506 PG 548, DB 2750 PG 683. PLAT REFERENCES - BOWNE & SWEET'S TILED "E.C. SMELDER ESTATE" & "HOWARD & BILLIE KESLEY".
 - THIS PROPERTY DOES NOT LIE WITHIN A 100/500 YEAR FLOOD ZONE PER FEMA FLOOD INSURANCE RATE MAP NUMBER: 47155C0202E EFFECTIVE DATE: MAY 16, 2009
 - ALL UTILITIES ARE REFERENCED TO WHAT IS VISIBLE AND APPARENT IN THE FIELD.
 - SURVEYOR MET ON SITE WITH ADJOINING LANDOWNER, MR. JONAH PATRICK ON MARCH 3, 2020 AT 2:00 O'CLOCK PM. MR. PATRICK PROVIDED WITNESS AS TO THE LOCATION OF THE CORNER CORNER BETWEEN GEAR, PATRICK, AND PROFITTS DOCUMENTATION.
 - CURRENT ADDRESSES: 2288 RED BANK RD
 - HYDROLOGICAL FEATURES REFERENCED FROM FEMA NFHL



ALTA/SURVEY OF:
Billy Profit Property
Red Bank Road
Tax ID: 074 048 & 049
District 4, Sevier County, Tennessee

DR HORTON
1431 CENTERPOINT BLVD #110
Knoxville, Tennessee 37932
Phone 865-338-5650

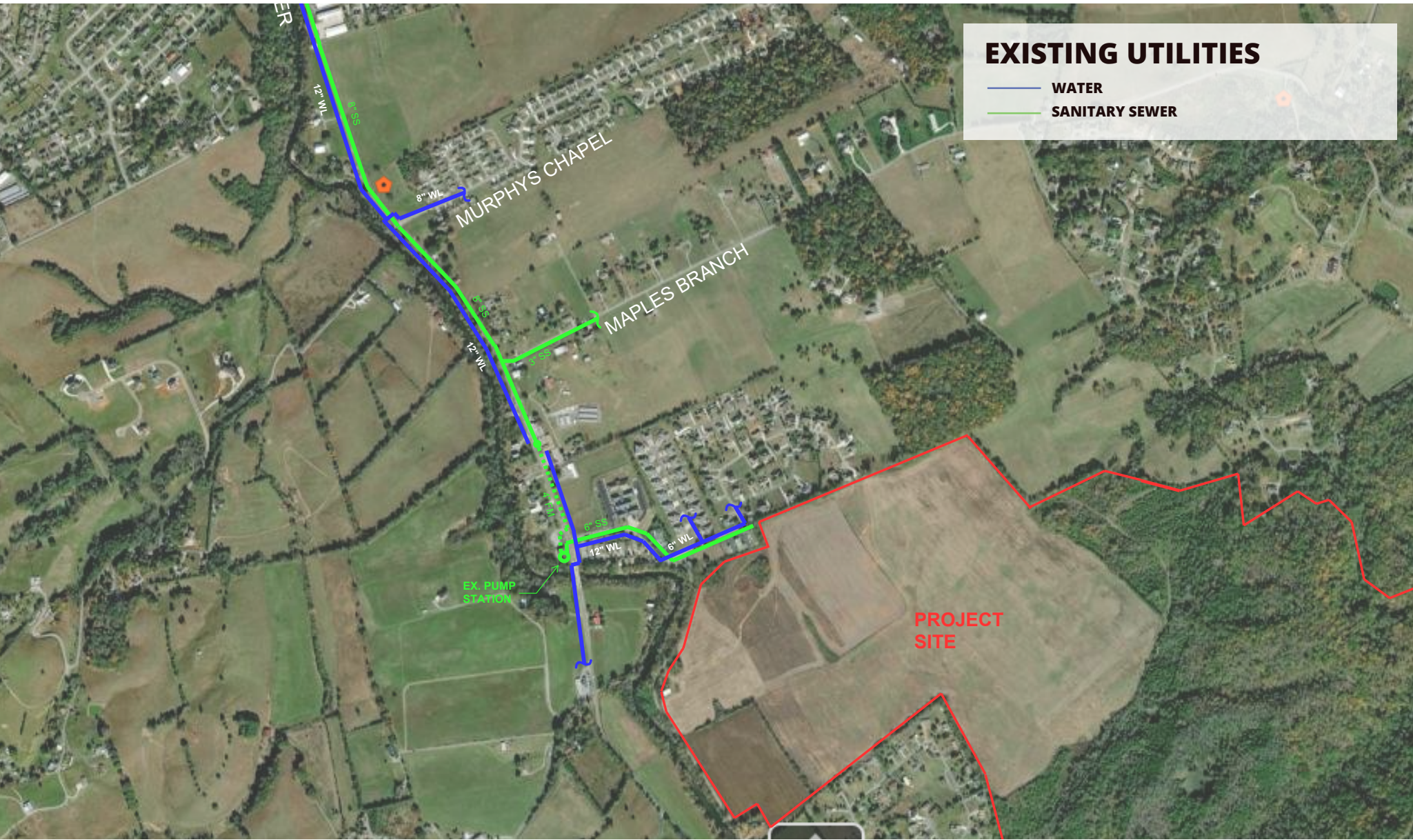
LYNCH SURVEYS LLC
SUBDIVISIONS | AS-BUILT | SITE DESIGN
4405 CORDER RD, KNOXVILLE, TENN. 37912
865-584-2630 FAX: 865-584-2801 WWW.LYNCHSURVEY.COM



BRANN, J. C. VITUS
CHECKED BY: R. LYNCH
SCALE: 1" = 200'
DATE: 2/21/2025

PROJECT NO.
5025
SHEET 2 OF 3

REVISIONS
1. ATTORNEY COMMENTS 2/22/2025



An aerial photograph of a suburban neighborhood with houses, trees, and a river. A large, semi-transparent black number '3' is overlaid on the left side of the image, with the aerial view visible through its cutouts.

CHAPTER 3:

MASTER PLAN CONCEPT + DESIGN ELEMENTS

3.1 MASTER PLAN

3.2 CHARACTER AREAS

3.3 MAIN PARK

3.4 SECONDARY PARK

3.5 POCKET PARK

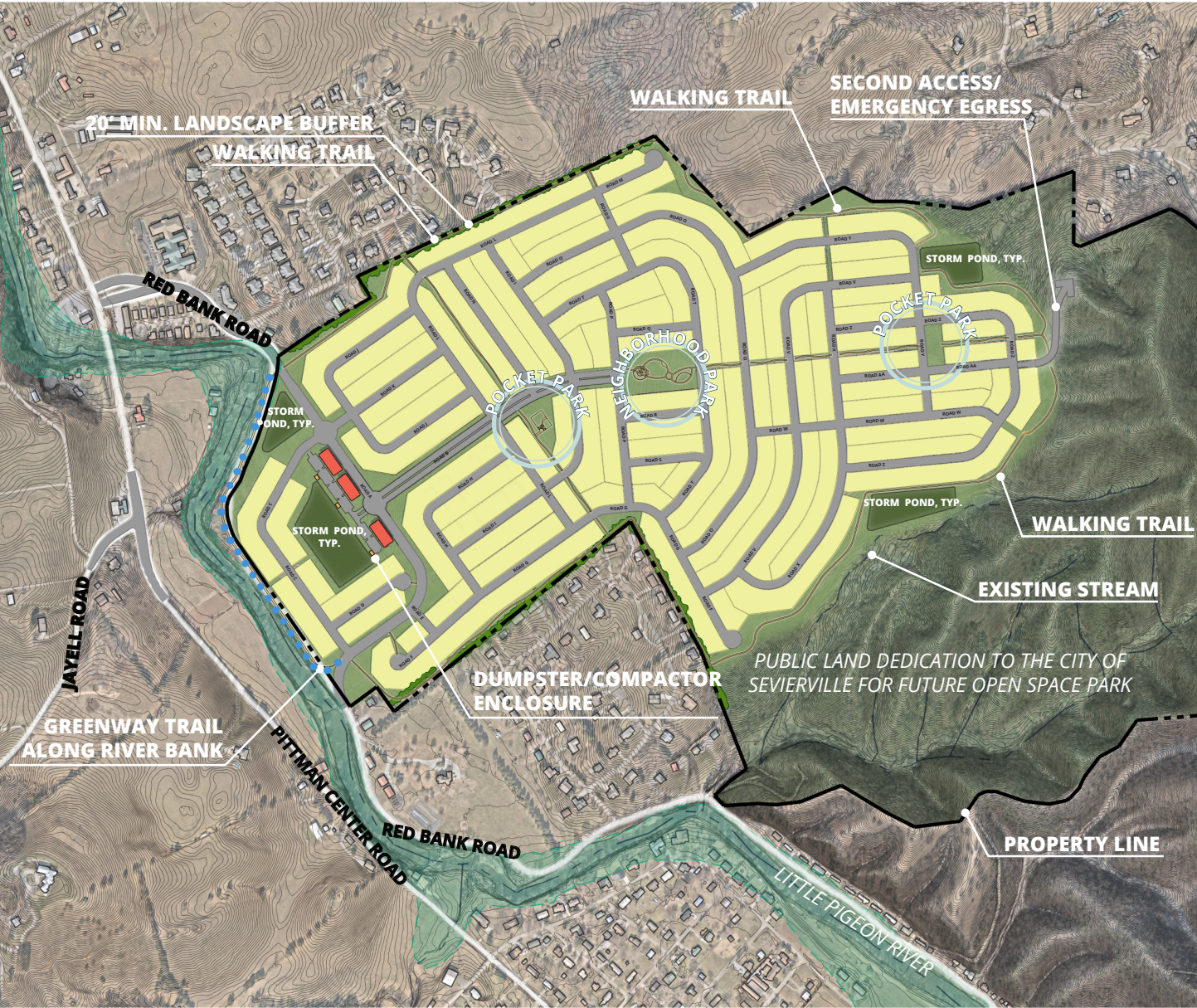
3.6 TYPICAL LOT SETBACKS

3.7 LANDSCAPE BUFFER

3.8 CIRCULATION MAP

3.9 STREET + TRAIL SECTION

3.10 ARCHITECTURAL ELEVATIONS



MASTER PLAN LEGEND

- SINGLE-FAMILY LOT AND/OR DUPLEX LOTS
- OPEN SPACE
- TRAILS
- DETENTION AREA
- GREENWAY TRAIL ALONG RIVER BANK

DEVELOPMENT SUMMARY

PARCELS:	074 048.00, 074 049.00
LOCATION:	SEVIERVILLE, TENNESSEE 37013
ZONING	
EXISTING:	LDR AND MDR
PROPOSED:	MASTER PLANNED DEVELOPMENT (MPD)
TOTAL SITE ACREAGE:	445.43 ACRES
PROGRAMMED OPEN SPACE:	14.1 AC
PASSIVE OPEN SPACE:	196.8 AC
RESIDENTIAL:	184.3 AC
SINGLE-FAMILY AND DUPLEX UNITS PROPOSED:	1250 UNITS MAX.
COMMERCIAL:	2.9 AC
SITE AREA QUANTITIES	
BUILDING COVERAGE	69.5 AC
PARKING LOT COVERAGE	1.5 AC
DRIVEWAYS/LOADING	1.5 AC
PUBLIC STREETS/SIDEWALKS	37.0 AC
OPEN SPACE/LANDSCAPING	325.9 AC
RETAINING WALLS, FENCES & BERMS	
NO RETAINING WALLS, FENCES, OR BERMS ARE PROPOSED AT THIS TIME.	
PARKING	
RESIDENTIAL	
SINGLE-FAMILY:	2 GARAGE SPACES 2 DRIVEWAY SPACES
SINGLE-FAMILY DETACHED:	2 GARAGE SPACES 2 DRIVEWAY SPACES
COMMERCIAL	
RETAIL:	4 SPACES / 1,000 SF
EXCLUDES BACK OF HOUSE AREAS	
OFFICE:	4 SPACES / 1,000 SF
EXCLUDES MECHANICAL STORAGE ROOMS	
RESTAURANT:	8 SPACES / 1,000 SF

1. TOWN CENTER

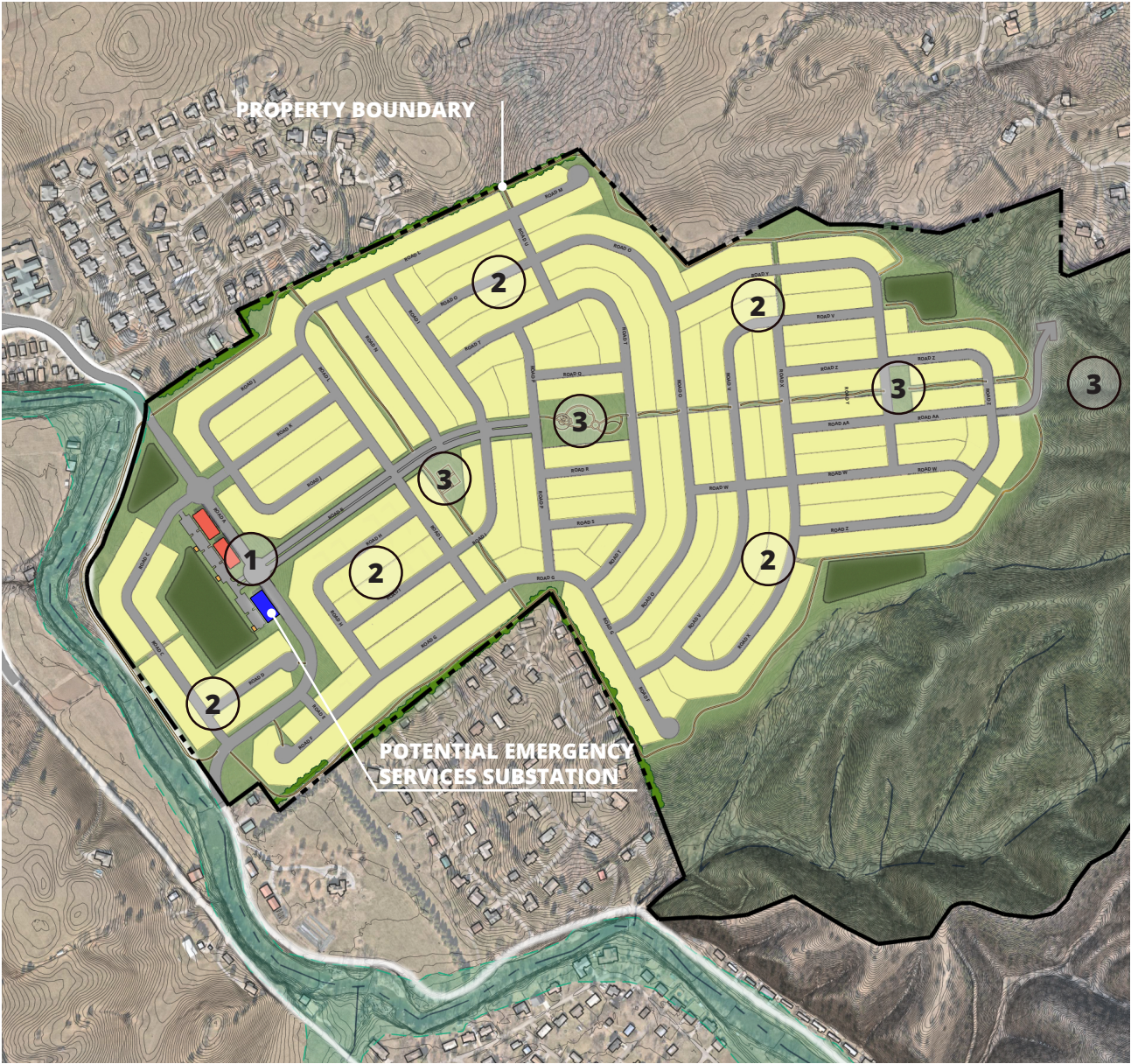
The town center is a vibrant hub with retail, cafés, and offices, and a potential future emergency services substation, designed for walkability and community connection. A landscaped roundabout anchors the streetscape, enhancing traffic flow and visual appeal. Wide sidewalks, shaded seating, and decorative lighting create an inviting atmosphere, making it a destination for residents and visitors alike.

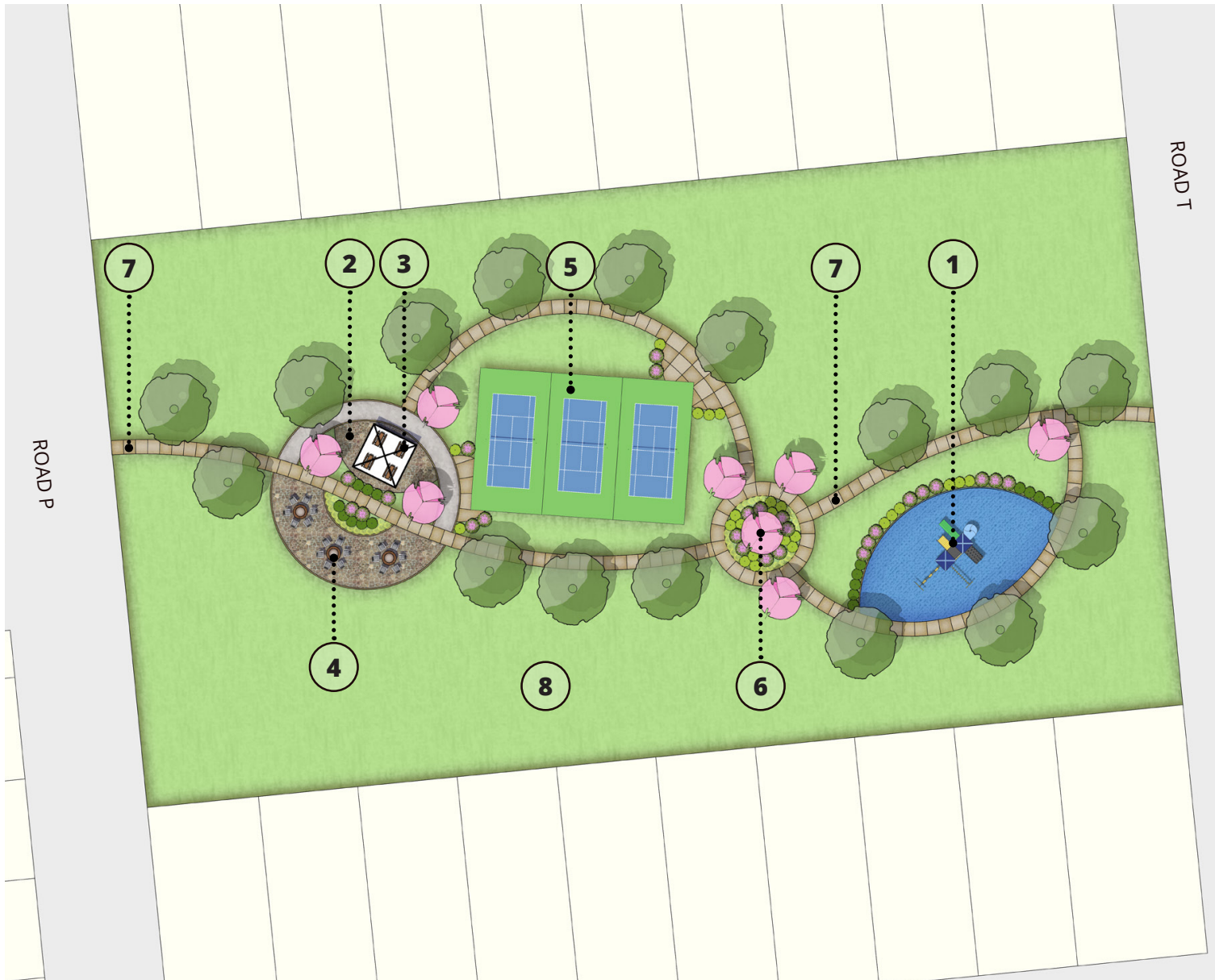
2. RESIDENTIAL NEIGHBORHOOD AREAS

The traditional neighborhood area features walkable streets, tree-lined sidewalks, and a mix of residential options. Parks and gathering spaces foster a strong sense of community, while pedestrian-friendly paths connect residents to local shops, and amenities. This thoughtful design creates a welcoming, small-town feel with modern convenience.

3. PARK + OPEN SPACE

The parks and open spaces serve as a central green retreat, seamlessly connecting residents to open space through a network of scenic trails. These paths weave through the landscape, linking parks, playgrounds, and gathering spaces that encourage outdoor activity and community interaction. Designed for both relaxation and recreation, the open space enhances walkability and provides a natural escape just steps from home.





MAIN PARK LEGEND

- 1** PRIMARY PLAYGROUND PIECE



- 2** PICNIC AREA

- 3** 18' X 18' PAVILION



- 4** FIRE PIT

- 5** PICKLEBALL COURTS

- 6** ENHANCED LANDSCAPING

- 7** SIDEWALK CONNECTION

- 8** OPEN SPACE



SECONDARY PARK LEGEND

1 DOG PARK



3 18' X 18' PAVILION



4 FURNISHINGS



5 6' DECORATIVE FENCE



6 PLAZA ENTRY

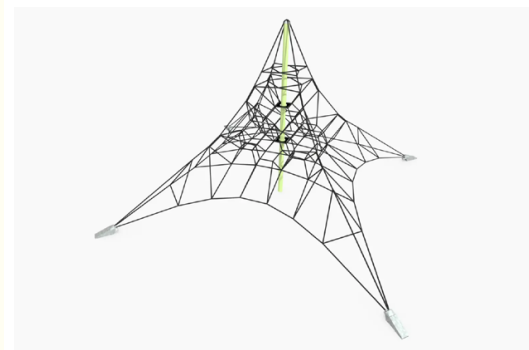
7 OPEN SPACE





POCKET PARK LEGEND

- 1** PRIMARY PLAYGROUND PIECE

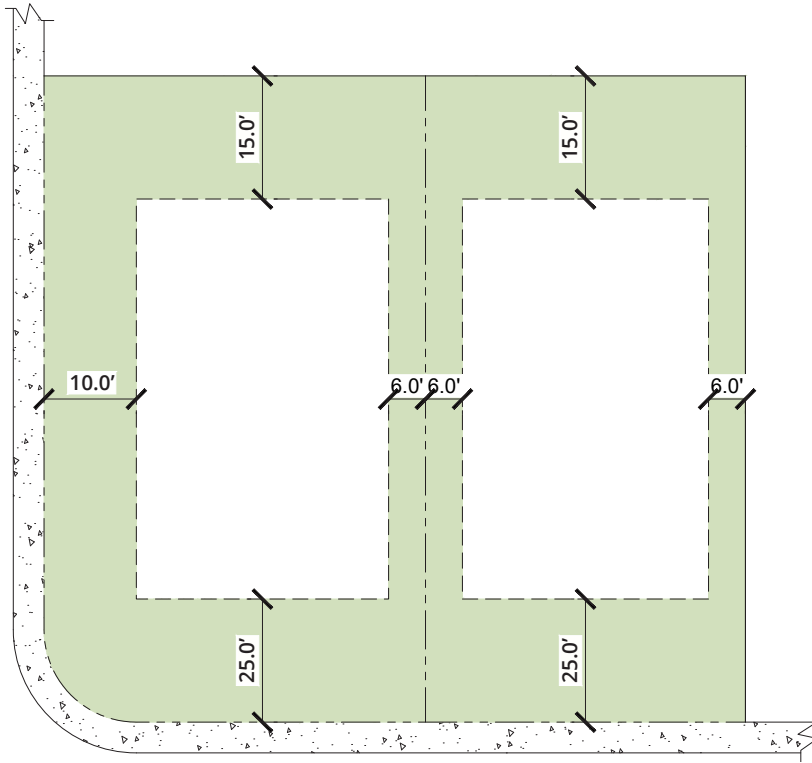


- 2** OPEN SPACE



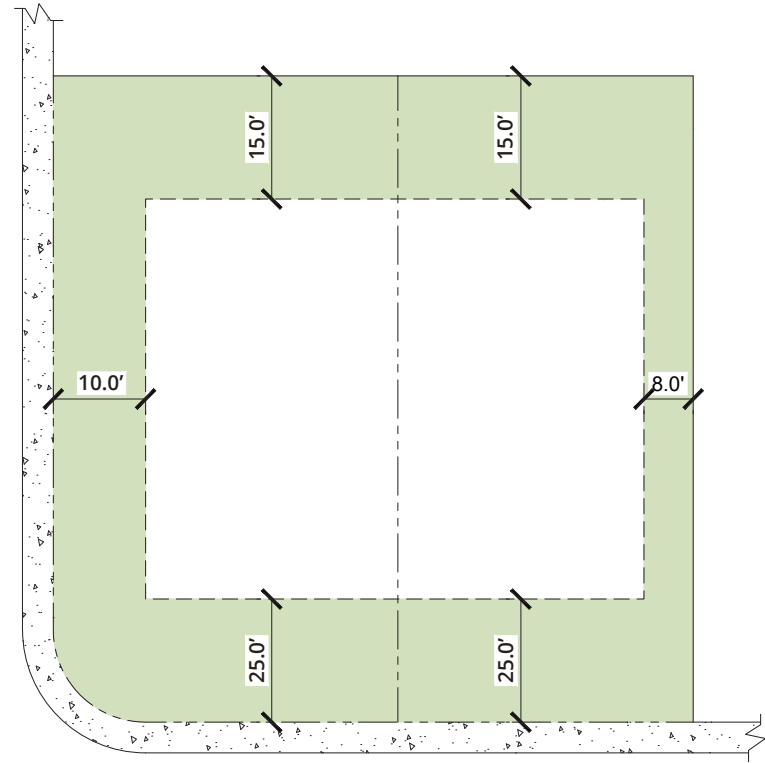
- 3** WALKING PATH CONNECTION





SINGLE-FAMILY TYPICAL SETBACKS

FRONT: 25'
SIDE: 6' / 10' AT CORNER LOTS
REAR: 15'
MIN. LOT SIZE: 4,400 SF

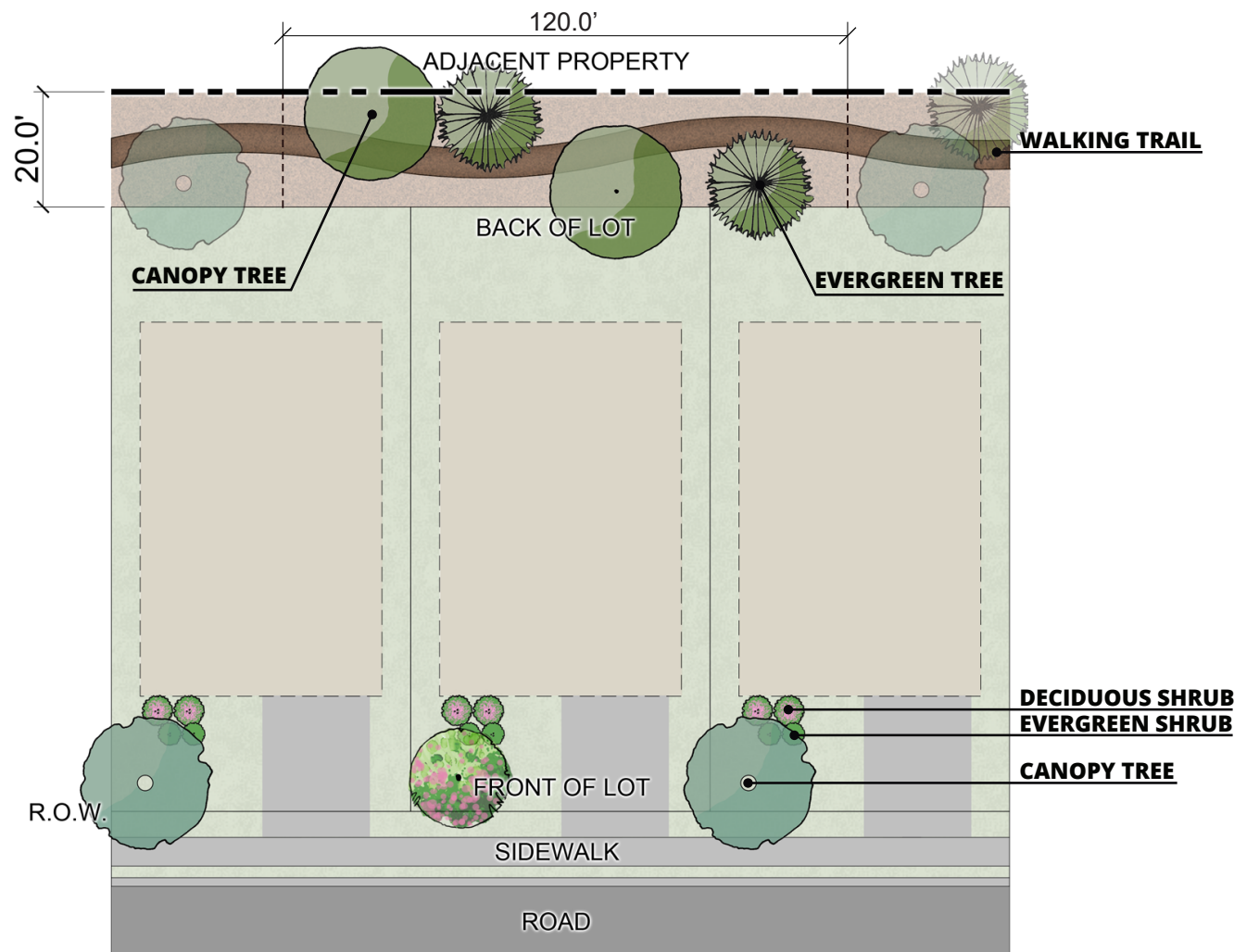


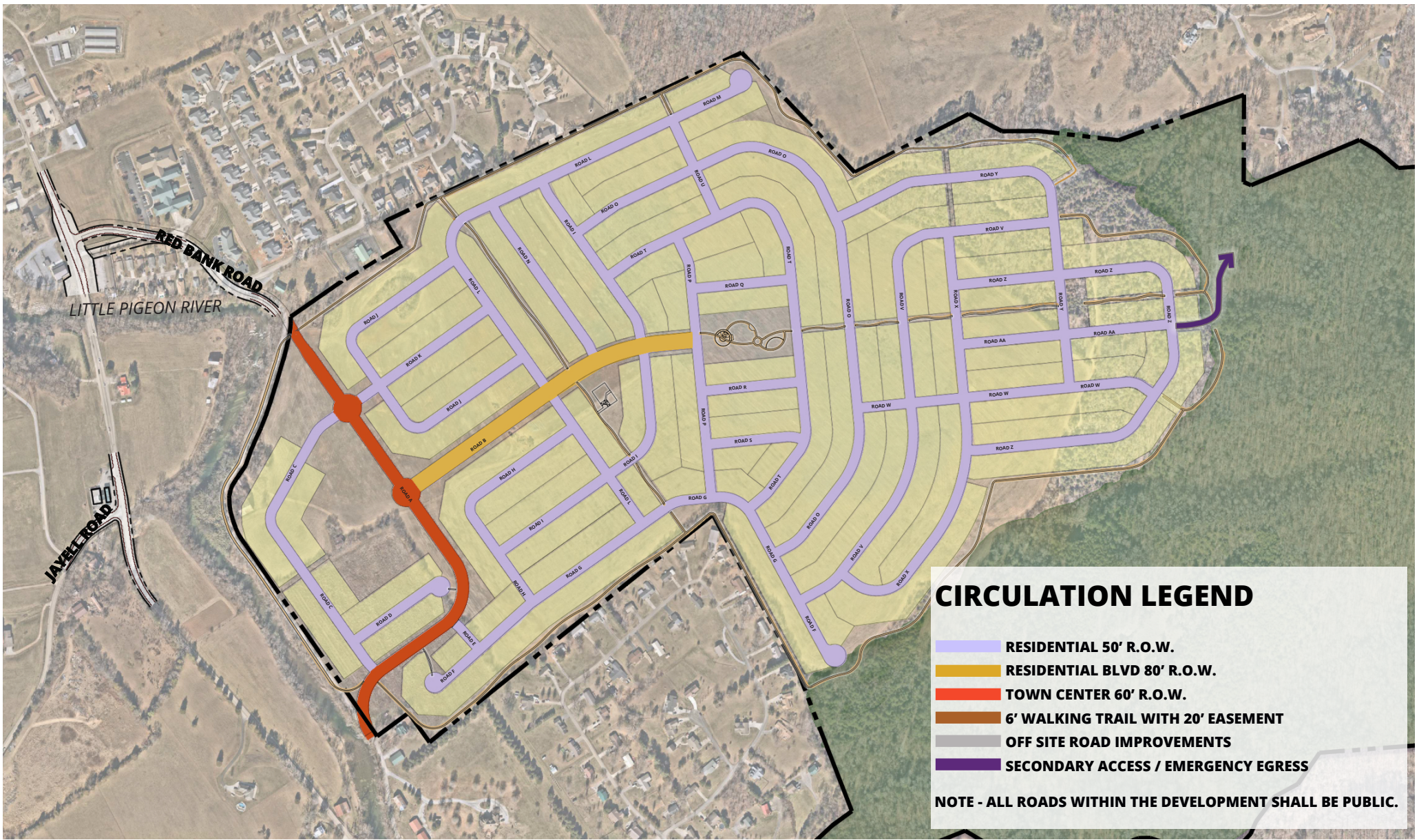
DUPLEX TYPICAL SETBACKS

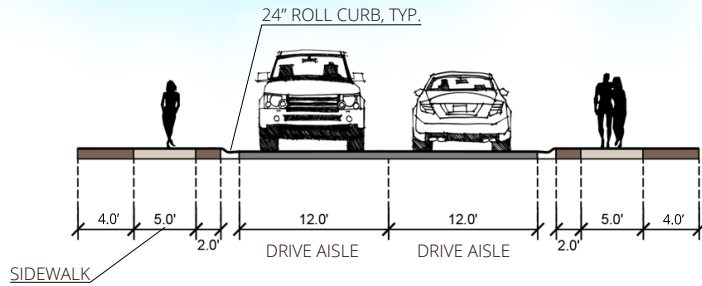
FRONT: 25'
SIDE: 0' / 8' / 10' AT CORNER LOTS
REAR: 15'
MIN. LOT SIZE: 3,900 SF

- THREE 2 INCH CALIPER DECIDUOUS CANOPY OR ORNAMENTAL TREES AND TWO 5 FT. TALL EVERGREEN TREES SHALL BE PROVIDED FOR EVERY 120 LINEAR FT. OF BUFFER AREA.
- GROUND COVER MAY CONSIST OF NATIVE GRASS SEED OR TURF GRASS PLANTING.
- 2 INCH CALIPER DECIDUOUS TREES PLANTED 35 FT. ON CENTER, AND 5 FT. EVERGREEN TREES PLANTED 10 FT. ON CENTER SHALL BE PROVIDED FOR BUFFER AREAS ADJACENT TO EXISTING SINGLE-FAMILY HOMES.

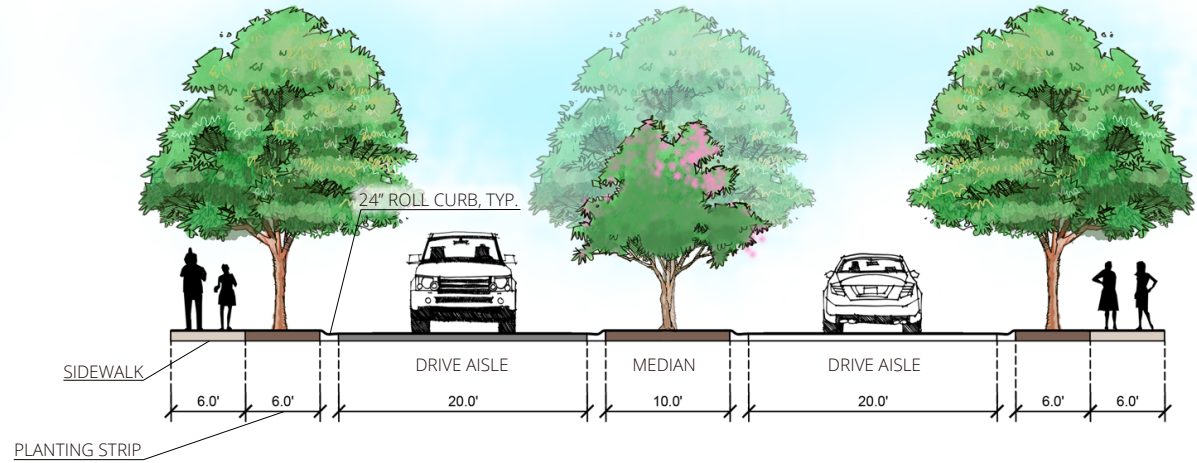
- FRONT YARD FOUNDATION PLANTINGS: TWO EVERGREEN SHRUBS AND TWO DECIDUOUS SHRUBS
- FRONT YARD TREE: ONE 2 INCH CALIPER DECIDUOUS CANOPY TREE PER LOT
- YARD PLANTINGS: ALL LOT AREAS NOT OCCUPIED BY BUILDING FOOTPRINT OR PAVING SHALL BE PROVIDED ESTABLISHED TURF GRASS OR MULCHED SHRUB BEDS



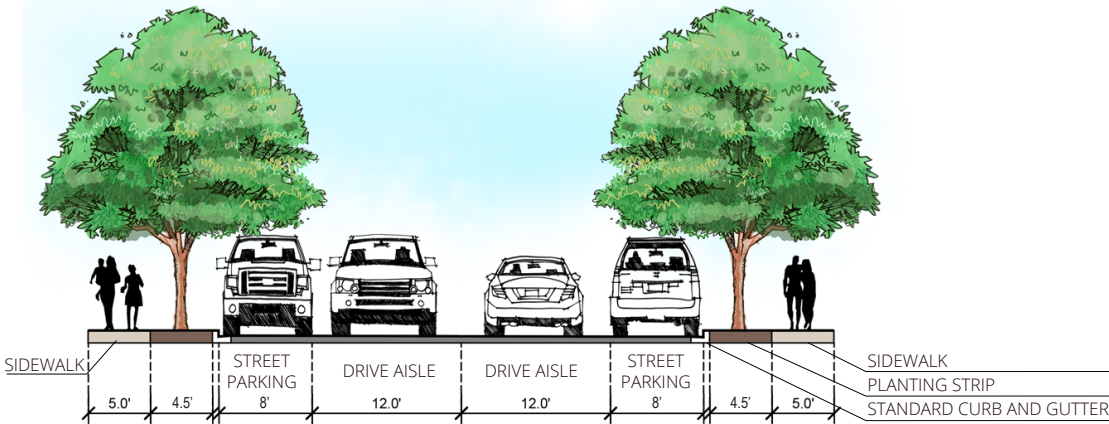




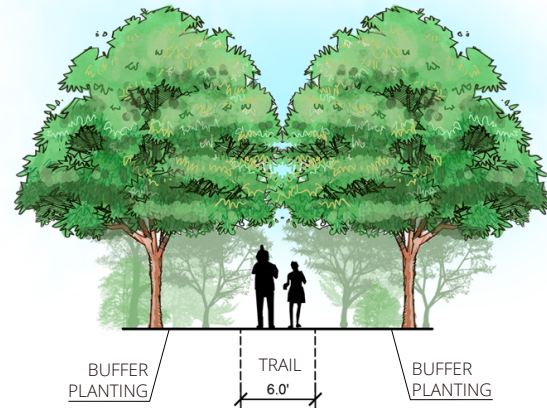
50' RESIDENTIAL R.O.W.



80' RESIDENTIAL BOULEVARD R.O.W.



60' TOWN CENTER R.O.W.



20' TRAIL EASEMENT

SINGLE-FAMILY AND DUPLEX PRODUCTS

PRODUCT RANGE BY SQUARE FOOTAGE
30' SF PRODUCT RANGE: 1,183 - 2,361 SQ FT
40' SF PRODUCT RANGE: 1,343 - 2,804 SQ FT
50' SF PRODUCT RANGE: 1,942 - 4,109 SQ FT
30' DUPLEX PRODUCT RANGE: 1,180- 2,400SQ FT

ARCHITECTURE NOTE: FLOOR PLANS AND ELEVATION STYLES MAY BE ADDED AND/OR MODIFIED AT TIME OF BUILDING PERMIT.

