



Development Department  
Staff Report to Planning Commission  
Rezoning Request – City of Sevierville  
121 Temple Lane

**Applicant:** James Temple of Temple Enterprises, LLC

**Owner:** Marie Temple, Andrew Temple, Temple Enterprises, LLC

**Staff:** Dustin Smith and Kristina Rodreick

**Tax ID Number:** Tax Map 61, Parcels 014.00, 014.01, 015.00, and a portion of 019.00

**Current Zone:** City Arterial Commercial (AC)

**Requested Zone:** City Medium Density Residential (MDR)

**Number of Lots:** 4

**Current Use:** Residential and Vacant

**Proposed Use:** Residential Development

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

**Exhibits:** Application and Map.

**Request**

Rezoning of 8.9 acres +/- from City AC (Arterial Commercial) to City MDR (Medium Density Residential)

**Background**

Most of the properties proposed for rezoning lie on the east side of Hardin Ln with a small portion proposed on the west side of Hardin Ln. The properties have approximately 646' +/- of combined frontage on Hardin Ln. All properties are within the City of Sevierville city limits and each full parcel is zoned AC (Arterial Commercial). The small portion on the west side of Hardin Ln is part of a larger parcel with split zoning of LDR (Low Density Residential) and AC (Arterial Commercial). Only the portion currently zoned AC (Arterial Commercial) along with the full parcels on the east side of Hardin Ln are proposed to be rezoned to MDR (Medium Density Residential).

The properties abutting the proposed rezoning area are as follows:

West and South – LDR (Low Density Residential) used as a single-family residential development.

South and East – AC (Arterial Commercial) used as commercial development and vacant land.

North – MDR (Medium Density Residential) used as single and multi-family residential development.

**Staff Comments**

The immediate surrounding area is predominantly used for single family, multi-family, and commercial use. Hardin Ln is a local road on which there is currently no commercial use and which could not handle an influx of any commercial development under its current standard.

**Public Comments**

None to date.

### **Staff Recommendation**

The surrounding area is used for residential and commercial purposes. Due to existing adjacent MDR (Medium Density Residential) zoning and with Hardin Ln classified as a local road, staff recommends approval to rezone these properties from AC (Arterial Commercial) to MDR (Medium Density Residential).