



Development Department  
Staff Report to Planning Commission  
Rezoning Request – City of Sevierville  
Bogart Drive

**Applicant:** Johnson Waring Realty Co

**Owner:** Murrell Investments, LLC

**Staff:** Dustin Smith and Kristina Rodreick

**Tax ID Number:** Tax Map 61B, Parcel 024.01, and a portion of 024.00

**Current Zone:** Low Density Residential (LDR) and Arterial Commercial (AC)

**Requested Zone:** High Density Residential (HDR)

**Number of Lots:** 2

**Current Use:** Vacant

**Proposed Use:** Residential Villas

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

**Exhibits:** Application and Map.

**Request**

Rezoning of 2.8 acres +/- from LDR (Low Density Residential) and AC (Arterial Commercial) to HDR (High Density Residential)

**Background**

Both properties are located on the west side of Bogart Drive with approximately 430' +/- of combined frontage. Properties are within the City of Sevierville city limits. The main parcel with 2.49 acres is zoned LDR (Low Density Residential). The secondary parcel with approximately 0.31 acres is zoned AC (Arterial Commercial). Both are proposed to be rezoned to HDR (High Density Residential).

The properties abutting the proposed rezoning area are as follows:

North and South – LDR (Low Density Residential) used as a single-family residential development and AC (Arterial Commercial) used as multi-family residential and commercial development

East – HDR (High Density Residential) used as a multi-family residential development

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

**Staff Comments**

The immediate surrounding area is predominantly used for single family, multi-family, and commercial use. Bogart Drive is a local road.

**Public Comments**

Mr. Wilson was present at the Planning Commission meeting and expressed concerns of the existing conditions on Morningside Drive in relation to there being no adequate turn around. It was clarified any new development would provide some form of loop/turn around point.

Mrs. Tarkington called staff and expressed concerns of the width of Morningside Drive and the ability for it to handle two-way traffic. She expressed she would be reaching out to the Board of Mayor and Aldermen with her concerns.

**Staff Recommendation**

The surrounding area is used for residential and commercial purposes. Due to existing adjacent HDR (High Density Residential) zoning, staff recommends approval to rezone these properties from LDR (Low Density Residential) and AC (Arterial Commercial) to HDR (High Density Residential).