
Sevier County Planning

May 12, 2025

Attn: Furrow Auction Company

Re: Eagle Springs Resort – 22,500 s.f. Warehouse Building

To Whom It May Concern:

The referenced property is located in Sevier County and falls within the Sevier County Zoning Resolution jurisdiction. The County adopted zoning in September 2006, and this property is currently zoned R-1 (Rural Residential). However, since it has been used for warehouse/storage purposes since built, use for the same purpose (warehouse/storage) is recognized as a legally non-conforming use.

If I can provide further assistance please feel free to contact me at 865-453-3882.

James Temple

County Planner

6. Customary home occupations as regulated in Section 402.

502.3. Uses Prohibited.

Any use not listed above is prohibited in this district, unless determined by the Sevier County Board of Zoning Appeals as being similar to one listed above and conforming to the intent of this zoning district.

503. R-1 Rural Residential District.

503.1. Intent and Purpose.

This district is established for low-density residential development, while preventing non-compatible commercial, industrial, and dense residential uses. The requirements of this district are designed to encourage residential activities and preserve the residential character of the area.

503.2. Uses Permitted.

1. Single-family homes, manufactured homes and two-family homes.
2. Public uses.
3. Daycare centers.
4. Places of worship.
5. Family and private cemeteries.
6. Customary home occupations as regulated in Section 402.

503.3. Uses Prohibited.

Any use not listed above is prohibited in this district, unless determined by the Sevier County Board of Zoning Appeals as being similar to one listed above and conforming to the intent of this zoning district.

504. R-2 High Density Residential District.

504.1. Intent and Purpose.

The intent of this district is to establish areas for high-density residential and related uses, while preventing non-compatible commercial, industrial, and other uses that would interfere with the residential characteristics of the district. Because of the high density nature of the allowed uses, any R-2 district shall be served by public water and sewer systems.

504.2. Uses Permitted.

1. Any use permitted in the R-1 district.
2. Apartment buildings.
3. Assisted-living centers.
4. Manufactured residential home parks in accordance with Section 309.

504.3. Uses Prohibited.

Any use not listed above is prohibited in this district, unless determined by the Sevier County Board of Zoning Appeals as being similar to one listed above and conforming to the intent of this zoning district.