FOUND ON WWW.BRPHOMES.COM

0 Indigo Lane, Sevierville, TN 37862

$160,000 · MLS #9997193 · www.brphomes.com/mls/9997193



5.38
ACRES

Property Facts

Property Type: Land
Status: Active
Lot Acreage: 5.38
City Taxes: $0
County Taxes: $88.06
Elementary School: Out Of Area
Middle School: Out Of Area
High School: Out Of Area

Description

5.38 acres of private, wooded mountain land in Sevierville, Tennessee, positioned on an elevated hillside in Sevier County with layered views of the Great Smoky Mountains stretching in every direction. This parcel sits on a paved road with electricity already at the road, and the lot lines overlay a mature hardwood forest that give a future builder multiple site

options for a cabin, vacation rental, or private residence. The topography rises from the road into the upper portion of the lot, which is where the mountain views open up across multiple ridgelines. The surrounding neighborhood features existing cabin-style homes, which signal the established character of this community. There are no recorded deed restrictions and no HOA on this property, giving a buyer broad flexibility on cabin size, footprint, and design. Well and septic will be required, which is standard for Sevier County mountain land of this type. Sevier County permits short-term rental operations on properties outside of city limits through its STRU Permit Program, administered by the Sevier County Fire Marshal's Office. An annual permit and safety inspection are required, with a base permit cost of $250 per year for cabins sleeping 12 or fewer guests. Buyers interested in STR investment should verify current zoning compatibility and permit availability with Sevier County Planning and Zoning prior to purchase. With over 6,500 short-term rental units already operating in Sevier County, this is one of the most active vacation rental markets in the United States, and a well-positioned cabin on an elevated mountain lot with mountain views sits squarely in what Smoky Mountain visitors actively search for.

Sevier County is the gateway to the Great Smoky Mountains National Park, which draws over 13 million visitors each year and ranks as the most visited national park in the country. A cabin or private retreat on this lot puts its occupants in the middle of that experience while maintaining privacy and elevation away from the tourist corridors. Gatlinburg, home to multiple trailheads into Great Smoky Mountains National Park, is approximately 20 minutes from this lot. Hikers, nature photographers, and outdoor enthusiasts have access to over 800 miles of trails within the park, including Alum Cave Trail, Chimney Tops Trail, and the Appalachian Trail. Pigeon Forge, the entertainment hub of the Smokies, sits roughly 10 to 15 minutes from this property. Dollywood, one of the top-rated theme parks in the country and a regional landmark for family entertainment, live music, and seasonal festivals, is located in Pigeon Forge.

Fall foliage in the Great Smoky Mountains is among the most dramatic in the eastern United States, typically peaking in October across the upper elevations. Spring wildflower blooms draw botanists and hikers from across the country. Winter months bring cooler temperatures and clear sightlines through the bare ridgelines, which often enhance mountain views from elevated lots like this one. This 5.38-acre parcel in Sevierville, Tennessee, is a rare size for this market. Many lots in Sevier County and the surrounding Smoky Mountains region are a fraction of an acre. A parcel of this scale provides privacy buffers, room to build with setbacks, and the ability to preserve mature trees around a future structure, which is a key visual element for both personal enjoyment and STR marketability.

Features & Amenities

EXTERIOR

Lot/Tract • Mountain(s) View • Residential • Sloped • Will Not Divide • Wooded

OTHER

Aerial • Electricity Available • Rec Right of Way Easements • Topo Map

Listing courtesy of REMAX Real Estate Ten of Morristown

SCAN TO VIEW ONLINE
www.brphomes.com/mls/9997193