



CITY OF GATLINBURG

REDEVELOPMENT AND URBAN RENEWAL PLAN

EAST PARKWAY AT BASKINS CREEK BYPASS DISTRICT

Redevelopment Project Number 1

Adopted by the Gatlinburg Redevelopment and Housing Authority: _____

Adopted by the Gatlinburg City Commission: _____

GATLINBURG CITY GOVERNMENT

Mike Werner, Mayor

Mark McCown, Vice-Mayor

Jerry Hays, Commissioner

Mike Helton, Commissioner

Don Smith, Commissioner

GATLINBURG REDEVELOPMENT AND HOUSING AUTHORITY

Tom Norton, Chairman

Kirby Smith, Vice-Chairman

Jason Seavy, Secretary

Jackie Leatherwood, Member

Matt Zoder, Member

INTRODUCTION

The City of Gatlinburg (the "City") has identified the East Parkway at Baskins Creek Bypass District (the "District") as an ideal area for redevelopment. On August 4, 2015, the Gatlinburg City Commission created the Gatlinburg Redevelopment and Housing Authority (the "GRHA") to assist in the redevelopment of blighted areas located in the City of Gatlinburg. On October 13, 2015, the GRHA held its first meeting, which was advertised and open for public attendance. The meeting led to consensus by the GRHA Board to review potential redevelopment districts at its next meeting. On November 12, 2015, the GRHA Board convened at an advertised and publicly attended meeting to review three potential redevelopment districts: the Lower Ski Mountain Road Area, the East Parkway at Baskins Creek Bypass Area, and the East Parkway at Newman Road Area. A November 12, 2015 GRHA Workshop Report and Recommendations Report was presented and is available for public inspection and review. At the November 12, 2015 meeting, the GRHA Board reached consensus that one Redevelopment and Urban Renewal Plan should be drafted for the East Parkway at Baskins Creek Bypass Area, following a schedule for public review and adoption shown later in this report. Efforts to prepare draft plans for the remaining two potential redevelopment districts were postponed for consideration at a later date.

In response to the GRHA authorization to prepare a draft plan, the East Parkway at Baskins Creek Bypass Plan (the "Plan") has been submitted as both a redevelopment plan under §13-20-203(B) of the Tennessee Code Annotated and an urban renewal plan under § 13-20-211 of the Tennessee Code Annotated.

The schedule for public review and plan adoption has been set as follows:

East Parkway at Baskins Creek Bypass Redevelopment and Urban Renewal Plan Schedule

Tues 2 Feb 2016	Draft Redevelopment Plan Available for Public Review
Tues 2 Feb 2016	Public Hearing Notice Advertisement #1
Fri 5 Feb 2016	Notice to Property Owners (via Certified Mail)
Tues 9 Feb 2016	Public Hearing Notice Advertisement #2
Tues 16 Feb 2016	Public Hearing Notice Advertisement #3
Thurs 25 Feb 2016	DRAFT REDEVELOPMENT PLAN - FORMAL PUBLIC HEARING
Thurs 3 March 2016	Gatlinburg Redevelopment & Housing Authority Consideration of Plan Approval
Tues 8 March 2016	Gatlinburg City Commission Consideration of Plan Approval

The schedule is subject to change pending actions taken by the Gatlinburg Redevelopment and Housing Authority or the Gatlinburg City Commission.

PROJECT AREA BOUNDARY AND EXISTING CONDITIONS

The proposed redevelopment and urban renewal area (the "Redevelopment Area") is generally bounded by the East Parkway on the north, Baskins Creek Bypass on the west, and nearly reaches Pine Street on the east (three parcels in the Pine Street / Cherry Street area are not included). The Redevelopment Area extends approximately 400 to 450 feet to the south from East Parkway, and is depicted on the Exhibit A map attached hereto and described on Exhibit B attached hereto. The Redevelopment Area includes 28 parcels identified by the Sevier County Geographic Information System (GIS) records, and encompasses approximately 10.4 acres of land. Topography of the Redevelopment Area includes gentle slopes along East Parkway, giving way to severe slopes along the southern boundary of the district. These boundaries are intended to encompass all potential areas identified for redevelopment and public improvement projects, and may include additional areas reasonably expected to benefit from redevelopment and/or new investment as a result of increased market demand stemming from the contemplated improvements.

This Redevelopment Area presently consists of primarily hotels or motels fronting East Parkway that are either closed and vacant, serving a storage use, or have been converted to extended stay housing. A few retail businesses, a church, a bank, and a few single family residences are currently located within the Area. The Redevelopment Area is located within convenient walking distance (1/4 mile) of Gatlinburg's Parkway, which is the main tourist activity corridor for the City. The Redevelopment Area is located within a commercial corridor with other developed properties that are urban in density.

This Redevelopment Area clearly contains significant components of blight, within in the meaning of Tennessee Code Annotated §13-20-201. While some parts of the Area are used productively, based upon visual inspections, a number of properties in the area are blighted. Because of these elements of blight, the Redevelopment Area is the proper subject of a redevelopment plan, and the improvements to be undertaken pursuant to this plan constitute an eligible redevelopment project under Tennessee Code Annotated § 13-20-201.

REDEVELOPMENT PLAN OBJECTIVES

This Redevelopment and Urban Renewal Plan sets forth the primary objectives to be accomplished through the redevelopment of the East Parkway / Baskins Creek Bypass Redevelopment Area. Without limiting the objectives eventually implemented by the City of Gatlinburg, this Plan is intended to identify major objectives and accomplish the following:

- a. Assist the City in establishing standards and guidelines for the redevelopment and continued use of the area, which will assure adequate light, air, open-space, off-street parking, and the future stability of the entire area through adequate development.
- b. Assist the City in eliminating conditions of blight and in beautifying the area.
- c. Assist the City in encouraging effective and desirable uses of land.
- d. Enable lot patterns and transportation access that promote desirable land uses and high quality redevelopment.
- e. Assist the City in encouraging and stimulating investment in redevelopment of private property, recognizing the proximity of the Redevelopment Area to the City's downtown, and recognizing the potential of the Area to enhance the role of downtown Gatlinburg as a primary tourist destination.
- f. Promote voluntary, market-driven reuse or redevelopment of privately owned properties, vacant parcels or blighted structures for a compatible mix of hotel, motel, retail, and residential uses.
- g. Assist the City in developing a range of options to address potential substandard housing conditions for low or very low income households that reside in the Redevelopment Area.
- h. Assist the City in maximizing the potential economic return to the City of Gatlinburg.
- i. Provide proper assurances to neighboring property owners that blight will be addressed and will not negatively impact their property values or business operations.

RELATIONSHIP TO LOCAL OBJECTIVES

Appropriate Land Uses

All parcels located within the Redevelopment Area are zoned C-2, General Business District, as per Article VII, Section 707 of the City of Gatlinburg Municipal Zoning Ordinance. The C-2 zoning district permits a wide range of land uses, including any uses permitted in the C-1, Tourist Commercial District. Primary uses encouraged in the plan for the Redevelopment Area include hotels, motels, retail stores and shops, restaurants, and residential dwellings. Other uses normally permitted in the C-2 zoning district are discouraged within the Redevelopment Area, including auto sales, funeral homes, travel trailer parks, wholesale businesses, warehouses, storage yards and buildings, and auto repair garages. Given the level of effort required by the City of Gatlinburg to implement the Redevelopment Plan, single family dwellings should also be discouraged to maximize economic benefits and avoid inefficient land uses so close to the downtown area. The control of appropriate land uses within the Redevelopment Area will be accomplished through a development agreement (or similar instrument) between the City of Gatlinburg and a private redeveloper.

A change in existing C-2 zoning is not contemplated at this time. However, the City of Gatlinburg may exercise the option of creating a zoning overlay district that applies specifically to the Redevelopment Area, which may include both land use controls and design guidelines to accomplish the objectives of this plan.

Traffic and Public Transportation

East Parkway (Hwy 321) serves as the primary transportation access corridor to the Redevelopment Area. This arterial, which is in good condition, is a 5-lane facility with four travel lanes and a center left turn lane. Capacity and design speeds are appropriate for good levels of service for the Area. Baskins Creek Bypass is a 2-lane collector street that rises in elevation from its intersection with East Parkway, and serves in a limited capacity for access to parcels on the western end of the Redevelopment Area. On the eastern end of the Redevelopment Area, Pine Street rises to intersect with Cherry Street at an elevation at least 20 feet above East Parkway. Without extensive grading, Cherry Street is not available for access into the Area. East Parkway appears to be the most viable access corridor for the Redevelopment Area. One other public street, L. R. Reagan Way, provides access to several residences behind the Red Carpet Inn and Gatlinburg Village complexes. L.R. Reagan Way could provide access advantages for redevelopment based on its location near the midpoint of the district.

Public transit is currently provided for the Redevelopment Area. The Blue Trolley serves the free Gatlinburg Park-N-Ride lot located next to City Hall on East Parkway, and offers convenient access to shops, lodging, and attractions. The route begins at the Gatlinburg Mass Transit Center at traffic light #5 approximately every 45 minutes and runs along the Parkway to East Parkway, then to the Gatlinburg Community Center before it returns to the Mass Transit Center along the same route.

Public Utilities

The Redevelopment Area is served by all major public utilities that are considered adequate to serve development densities permitted by the C-2 zoning district. As part of the redevelopment process, some utility connections may need to be repaired or replaced, and utilities needed to serve specific developments will need to be installed. Increased utility capacity will likely not be needed.

Recreational and Community Facilities

Construction or improvement of recreational or community facilities is not envisioned for the Redevelopment Area. Special attention will be paid to safe and convenient pedestrian circulation and access to public transit.

REDEVELOPMENT PROCESS

Although the redevelopment area as a whole contains blighted areas, several buildings in the redevelopment area contain active businesses and sound structures. The intent of the Redevelopment Plan is to stimulate voluntary redevelopment, reuse, or improvement of private property on specific parcels. A map of the properties within the redevelopment area boundaries identified as redevelopment candidates has been completed and is part of this plan. This Redevelopment Plan recommends the involuntary public acquisition of private property for economic development purposes (transfer from one private owner to another private owner) if voluntary agreements for redevelopment of improvements cannot be reached with current property owners. Acquisition of private property for public improvements, both as a partial and/or total purchase, may be required but is not considered to be a primary objective of this plan.

Blighted properties include any properties that meet the definition of "blighted areas" within the meaning of Section 13-20-201 of the Tennessee Code Annotated. "**Blighted areas**" are areas (including slum areas) with

buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use, or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community. Section 13-20-201 specifically defines "**dilapidation**" as extreme deterioration and decay due to lack of repairs to and care of the area.

The Gatlinburg Redevelopment and Housing Authority (GRHA) will determine if a specific property is "blighted" within the Redevelopment Area, and may issue a written request for redevelopment proposals from the existing owner of that property within 60 days from the date the determination of blight has been made. GRHA will request each existing owner of a blighted property to submit to GRHA a redevelopment proposal specifying the intentions of each owner for redevelopment of that owner's property. Each proposal should include, in detail, descriptions of the intended use of the property, the improvements to be made to the property, a proposed budget for the cost of improvements, and a timetable for construction. The GRHA may reject a redevelopment proposal for lack of sufficient information. In addition, each owner must demonstrate in its proposal its financial ability to complete any proposed redevelopment project, including evidence of the availability of funds to complete the project. The proposals from property owners must be submitted within 90 days from the date proposals are requested by the GRHA.

The GRHA will examine the proposals of owners of blighted properties. The GRHA will determine whether a proposal is consistent with this plan, whether the proposal is feasible, and whether the intended use of the blighted property is compatible with the land uses recommended in the Redevelopment Plan and applicable City development regulations. The GRHA may discuss a property owner's redevelopment proposal with the property owner in whatever fashion the GRHA deems appropriate, and the property owner may resubmit a revised redevelopment proposal to GRHA upon request by GRHA. However, the final action on any redevelopment proposal by a property owner will be made by GRHA.

If a property owner whose property has been identified as blighted by GRHA does not agree with GRHA's determination, that property owner may request in writing that GRHA reconsider whether the property is blighted. In such a case, GRHA will review and deny or accept the blight reconsideration request within 60 days from the date the request was received. If the blight reconsideration request is denied, the property owner will then have 90 days to submit a redevelopment proposal.

If an owner's proposal to renovate its property is approved by GRHA, GRHA and the owner will enter into a development agreement under which the owner will agree to develop its property as described in its proposal as approved by GRHA. In the event that any such owner fails to renovate its property in accordance with its development agreement, GRHA may elect to acquire such property and make it available for redevelopment.

If an owner submits a redevelopment proposal and GRHA does not approve the redevelopment proposal, GRHA shall notify the owner in writing, specifying the reason or reasons why GRHA did not approve the redevelopment proposal. The owner shall have 60 days from receipt of the notification to submit a revised redevelopment proposal responding to the reasons specified in the notification.

If an owner of a blighted property fails to submit a redevelopment proposal, fails to receive approval of its redevelopment proposal or fails to redevelop its property in compliance with its proposal, GRHA may announce its intent to acquire such property and solicit proposals to redevelop such owner's property. Responses to such proposals shall be submitted to GRHA for its review and approval. The GRHA will enter into a development agreement with any person whose proposal is approved to ensure compliance with the redevelopment proposal. The GRHA reserves the option of acquisition of individual properties or the acquisition and aggregation of several properties for future redevelopment consistent with this plan. Any development agreements approved by the GRHA that include City of Gatlinburg funding shall be approved by the Gatlinburg City Commission.

Anyone who may be aggrieved by any final order or judgment of the Gatlinburg Redevelopment and Housing Authority may have such order or judgment reviewed by the courts as provided by law.

PROPOSED LAND USES AND BUILDING REQUIREMENTS

The primary land uses encouraged for the Redevelopment Area are set forth below, although other land uses may be approved by GRHA and the Gatlinburg City Commission as compatible to the primary land uses:

- Hotels and motels
- Retail stores and shops
- Restaurants
- Multi-Family Residential Dwellings

Any development permit applications for new construction or modifications to existing structures must comply with all applicable City of Gatlinburg codes, as is consistent for other properties within the City.

RELOCATION OF RESIDENCES AND BUSINESSES

If any residents of the Redevelopment Area are temporarily or permanently displaced to permit redevelopment due to the acquisition of their property, GRHA will require assistance be provided to such residents with relocation benefits and payments and will make every effort to provide relocation options within the Redevelopment Area if so desired by the resident(s). In any case, GRHA will comply with City ordinances or the State and Federal Uniform Acts if applicable with respect to relocation. If any substandard dwellings determined to be blighted are acquired and cleared from the redevelopment area, GRHA, in its role as the City's housing authority, will strive to provide decent, safe and sanitary housing to any relocated persons at rents within the financial reach of the persons displaced from such substandard dwellings. If any properties are acquired for redevelopment, the private redeveloper will be required to comply with the same obligations as those of GRHA. Redevelopment of some portion of the district for affordable housing will be encouraged. At minimum, the policy of GRHA shall be to require: (1) a good faith showing of attempts taken to acquire property through voluntary acquisition; and (2) any residents displaced as the result of redevelopment activities shall be provided an opportunity to reside in the redevelopment area upon the conclusion of new construction or renovation of existing structures.

LAND ACQUISITION PLAN

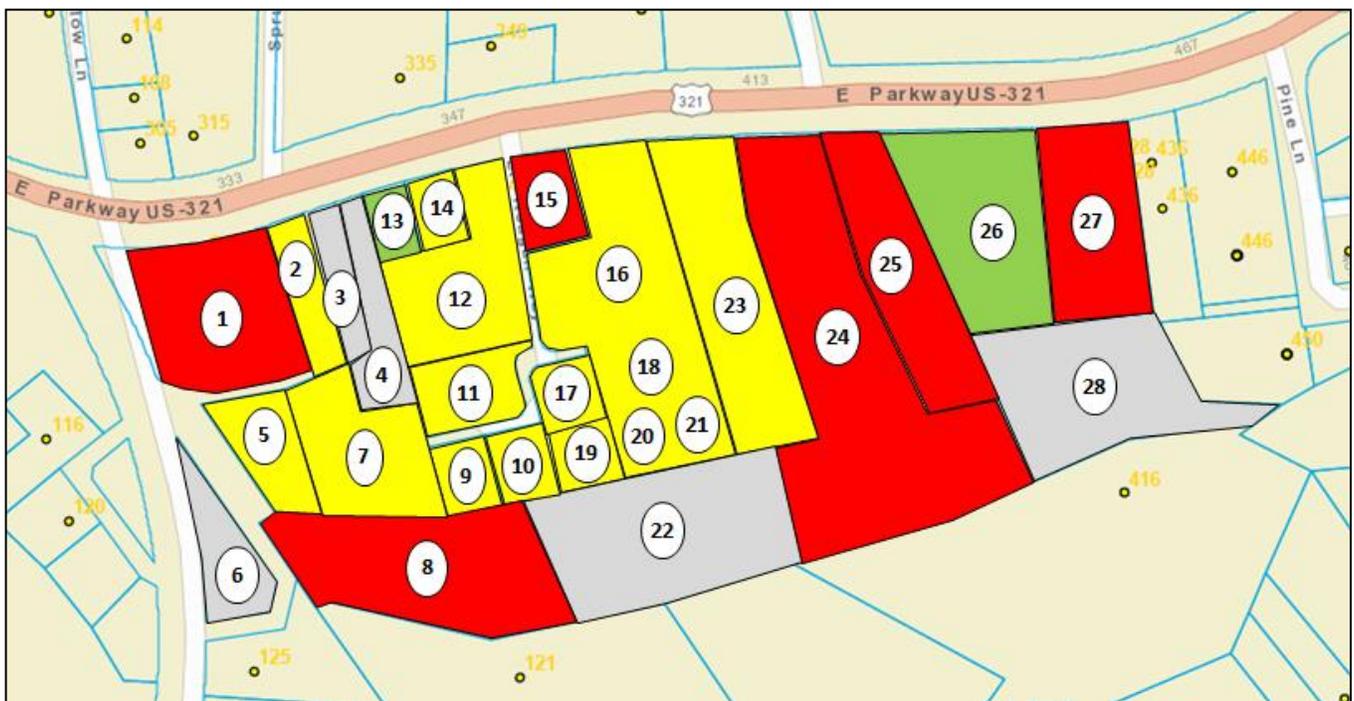
The only properties anticipated to be acquired under this plan are: (1) blighted properties identified for acquisition and redevelopment, and (2) properties that are purchased voluntarily. Such acquisitions are hereby authorized by this Plan in the manner permitted by applicable law.

Properties identified for acquisition will be obtained through negotiation if possible. Property in the Redevelopment Area will be acquired by eminent domain as an option of last resort, and eminent domain will be used only if efforts to reach agreement via voluntarily purchase are unsuccessful. Any condemnation of properties shall be in compliance with laws of the State of Tennessee, and the owners of any property acquired shall receive fair market value for their properties. Alternatives to condemnation will include, but not be limited to, (1) voluntary purchase, (2) purchase of right of first refusal, (3) purchase of easements rather than fee simple ownership if such purchase satisfies project needs, and (4) voluntary relocation to vacant and available publicly owned property.

Properties acquired by GRHA will be disposed of in accordance with state law and specifically Tennessee Code Annotated §§ 13-20-204 and 13-20-210 and other applicable provisions of law. As provided in those statutes, GRHA may dispose of any acquired property at such value as GRHA determines such property should be made available in order that it may be redeveloped for the purposes set forth in this Plan. Any such dispositions will be made subject to such restrictions and covenants as GRHA deems necessary to (a) ensure completion of the redevelopment project after the transfer, (b) maintain the quality of the Redevelopment Area, and (c) ensure the continued maintenance of the properties in the Redevelopment Area.

PROPERTY DESIGNATIONS

The East Parkway at Baskins Creek Bypass Redevelopment and Urban Renewal Plan recommends that GRHA consider the following designations for properties located within the Redevelopment Area:



- Key:**
- Blight Conditions Observed
 - Average Condition / Partial or Full Acquisition Recommended
 - Vacant Land / Acquisition Recommended
 - Good Condition / Acquisition Not Recommended

The East Parkway at Baskins Creek Bypass District contains several older structures (12 out of 15 structures were built between 1940 and 1961) that now show signs of blight. Irregular subdivisions of land over time have created parcels with poor transportation access and limited redevelopment potential. Some structures are dilapidated, while other properties are excessive in land coverage, have obsolete layouts, have faulty arrangements or designs, and/or land uses that are harmful to the overall development pattern and economic health of the district.

The properties observed to have blight conditions exhibit similar characteristics. All of them are older structures with obsolescent design features, compounded by either deferred maintenance or neglect. What were originally constructed for motel / hotel use are now either vacant, used for storage, or have been converted to extended stay residential units. A few are for sale and should become acquisition priorities. Two of the properties have non-functional swimming pools and should be addressed as public safety hazards. At least one structure on Parcel 24 is in such poor condition that demolition should be pursued to eliminate a severe public safety hazard.

A block of properties located in the western part of the Redevelopment Area have been designated as being of "Average Condition / Potential Acquisition." Along with four vacant parcels, many of the improvements on these properties are obsolescent in design, showing signs of age, and are suspect in terms of renovation feasibility. Within this category are seven single family residential dwellings, some of which are in poor condition while others are in average condition. Given the location of this specific Redevelopment Area, single family dwellings are considered an inefficient use of land and an impediment to drawing higher density activity eastward from the downtown. Efforts to remove the dwellings and provide expanded opportunities for denser redevelopment are recommended.

Two properties, the Laurel Grove Baptist Church and the Tennessee State Bank are designated as in good condition. The church may be a historic resource, and the bank is of relatively new construction. The parcel owned by the bank directly to the south appears to be a limited value to bank operations and could be considered for potential redevelopment with access from Cherry Street or Pine Lane.

PROPERTY AND PROJECT MANAGEMENT

If adopted, the East Parkway at Baskins Creek Bypass Redevelopment and Urban Renewal Plan recommends that the City of Gatlinburg City Manager's administrative staff be responsible for follow-up and implementation of the Plan. The primary objectives of project management activities will be to facilitate private property investment and redevelopment, and to coordinate and manage contracts related to the construction of private improvements.

FINANCING PLAN EXCLUDING TAX INCREMENT FINANCING PROVISION

Property owners and developers of projects within the Redevelopment Area will be expected to demonstrate the financial ability to undertake and complete any private redevelopment project.

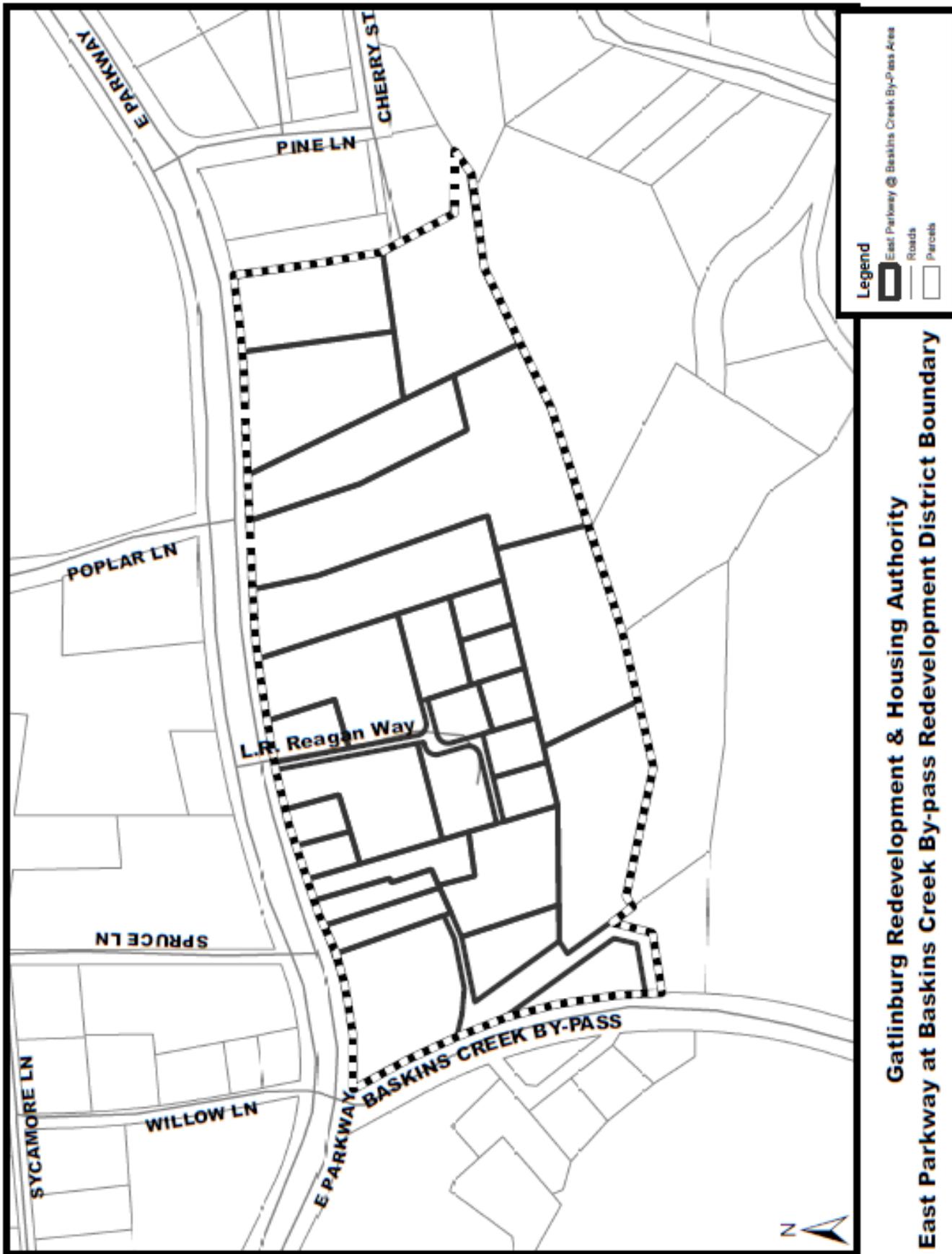
The GRHA and the City of Gatlinburg do not anticipate funding the cost of private redevelopment projects within the redevelopment district. Public assistance with particular projects that are essential to the implementation of the Redevelopment Plan may be considered on a case-by-case basis at some point in the future.

The GRHA and the City of Gatlinburg will **NOT** exercise its authority to adopt the East Parkway at Baskins Creek Bypass Urban Renewal and Redevelopment Plan with tax increment financing provisions. The Gatlinburg City Commission shall provide a written agreement to the Sevier County Commission, which is required as specified in § 13-20-203 (a)(2) of the Tennessee Code Annotated.

AMENDMENTS AND TERM

This Plan provides broad guidelines for the implementation of the redevelopment of the Redevelopment Area, and actions taken by GRHA in furtherance of the redevelopment objectives set forth in this Plan may be undertaken without further approval of the City, unless specified herein. GRHA shall not, however, change any of the basic objectives of this Plan or expand or contract the boundaries of the Redevelopment Area without receiving the approval of the Gatlinburg City Commission.

This Redevelopment Plan shall remain in effect until terminated by resolution of the Gatlinburg City Commission.



REDEVELOPMENT DISTRICT BOUNDARY DESCRIPTION

The following East Parkway at Baskins Creek Bypass Redevelopment District boundary description accompanies the map shown in **Exhibit A**. All boundary descriptions are approximate and are subject to survey verification during the redevelopment process.

DISTRICT BOUNDARIES:

SITUATED in the Eleventh (11th) Civil District of Sevier County, Tennessee, and being more particularly described as follows:

BEGINNING at the point of intersection of E. Parkway and Baskins Creek By-pass, on the northwest corner of property owned by Farrah Inc. and also known as “Ogles Vacation Motel,” and specifically being Tax Map 126L, Group C, Parcel 17;

Thence with the southeast line of E. Parkway, east 1097.3 feet, more or less, to a point located on the northeast corner of the property owned by Carl and Faye Ownby and specifically being Tax Map 126L, Group C, Parcel 38, and being a common corner with Tax Map 126L, Group C, Parcel 39;

Thence with the east boundary line of the Ownby property 192.39 feet, more or less, in a south direction to a point being the southeast corner of the Ownby property and a common corner with Tax Map 126L, Group C, Parcel 39 and property owned by Tennessee State Bank being more specifically described as Tax Map 126L, Group C, Parcel 42;

Thence leaving said common corner, south along the common line of Tennessee State Bank (Tax Map 126L, Group C, Parcel 42) and Tax Map 126L, Group C, Parcel 39, 13 feet, more or less, to a common point with Tennessee State Bank and Tax Map 126L, Group C, Parcel 41;

Thence with the common line of Tennessee State Bank and Tax Map 126L, Group C, Parcel 41 in a southeasterly direction for 92.12 feet, more or less, to a common point;

Thence continuing in a southeasterly direction with the common line of Tennessee State Bank and Tax Map 126L, Group C, Parcel 41, 32.21 feet, more or less, to a point;

Thence continuing in a southeasterly direction with the common line, 64.52 feet, more or less, to a common point between Tennessee State Bank, Tax Map 126L, Group C, Parcel 41, and property owned by Lisa Hays and more specifically described as Tax Map 126L, Group D, Parcel 31.01;

Thence leaving said common point in a southwesterly direction along the common line of Tennessee State Bank and the Hays property, 56.67 feet, more or less, to a common point of Tennessee State Bank, Hays, and property owned by Great Smoky Mountains Association, being more specifically described as Tax Map 126L, Group C, Parcel 41.01;

Thence leaving said common point in a west direction, 237 feet, more or less, with the common property line of Tennessee State Bank and Great Smoky Mountains Association to a common point with Tennessee State Bank, Great Smoky Mountains Association, and the Maury Greenstein property being more specifically described as Tax Map 126L, Group C, Parcel 35;

Thence leaving said common point in a southwesterly direction, 94.86 feet, more or less, with the common line of Great Smoky Mountains Association and Maury Greenstein to a point;

Thence in an southwesterly direction 173 feet, more or less, to a point being a common point with the City of Gatlinburg and property owned by Kenneth Leslie and more specifically described as Tax Map 126L, Group C,

Parcel 13;

Thence leaving said point along the common line of the City of Gatlinburg and Leslie, 150 feet, more or less, in an easterly direction, to a common point of the City of Gatlinburg, Leslie, and the Samuel K. Cox, Sr. property, being more specifically described as Tax Map 126L, Group C, Parcel 12;

Thence leaving common point in a southwesterly direction, 186 feet, more or less, to a point on the common line of Cox and the Edwin J. Bridges, Jr. property and more specifically described as Tax Map 126L, Group C, Parcel 14;

Thence with the common line of Cox and Bridges in a northwesterly direction, 174 feet, more or less, to a point;

Thence in a southwesterly direction, 17.6 feet, more or less, to a common point of Cox, Bridges, and the Michael McCroskey property being more specifically described as Tax Map 126L, Group C, Parcel 1;

Thence leaving said point in a northwesterly direction, along the common line of Bridges and McCroskey, 35 feet, more or less, to a common point of Bridges, McCroskey, and the edge of Hickory Lane Right-of-way;

Thence with said common line of McCroskey and Hickory Lane, 54 feet, more or less, in a southwesterly direction to a point;

Thence along the east boundary of Baskins Creek By-pass, and with the curvature of the right-of-way, in a northerly direction, 434 feet, more or less, to a point on the northwest corner of property owned by Farrah Inc. and also known as "Ogles Vacation Motel," and specifically being Tax Map 126L, Group C, Parcel 17, and being the POINT OF BEGINNING;

BEING known and designated as the East Parkway at Baskins Creek Bypass Redevelopment & Urban Renewal Plan Boundary, consisting of approximately 10.4 acres and including 28 parcels, located in the corporate limits of the City of Gatlinburg, Tennessee.

Note: The appendix to the Redevelopment and Urban Renewal Plan is available for public viewing in the offices of the City Manager and the Building and Planning Department.