



Photo: Brittany Conner Photography



Photo: ST Photography



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THE BARN
at Chestnut Springs
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*Say I do in the Smokies.
Leave the rest to us.*

A RESTORED 1954 BARN • SEVIERVILLE, TENNESSEE • WEDDINGS FOR UP TO 120



Photo: Brittany Conner Photography

WELCOME TO THE BARN

Be a guest at *your own wedding.*

A restored 1954 tobacco barn on thirteen private wooded acres in the foothills of the Great Smoky Mountains, just outside Sevierville and about an hour from Knoxville.

The barn was built in 1954 on land owned by Dolly Parton's parents, and its post-and-beam frame and weathered gray boards belonged to the Sevier County landscape long before the first wedding arrived.

Your coordinator builds the day, runs it and takes it down. You will not carry a thing, and neither will your family.

When the current owners bought the property in 2007, the plan was to build cabins. Friends and neighbors who knew the barn's history suggested saving it instead. New footings, structural beams, insulation, flooring and modern amenities made it ready for year-round celebrations, with reclaimed wood from other historic barns used throughout.

Today it is still weathered, and ready for a wedding: climate control, two dressing suites, restrooms, sound, vaulted ceilings and chandeliers. Outside, the wooded cove frames everything, from the ceremony beneath the trees to the courtyard as the string lights come on.

1954	13	120	12
YEAR BUILT	WOODED ACRES	GUESTS, MAXIMUM	HOURS, ALL YOURS

Four spaces, *thirteen private acres.*

The whole property is yours for 12 hours, so the day moves from the ceremony to dinner to the last dance without anyone leaving the celebration.



Photo: Brittany Conner Photography

01

The Barn

Warm, open and unmistakably original. Vaulted ceilings and exposed beams rise over dinner and dancing, while chandeliers, wall sconces and climate control keep the room comfortable in every season.

UP TO 120 GUESTS

CLIMATE CONTROLLED

TABLES AND CHAIRS INCLUDED

02

The Wooded Cove

An outdoor ceremony held by the trees, with enough character to feel finished before a single flower is placed. Guests sit on the grass beneath the canopy, and the barn is a short walk away.

CEREMONIES ON THE GRASS

ARBORS AVAILABLE AS AN ADD-ON

PAVILION AND BARN AS RAIN PLANS



Photo: Ancelet Photography

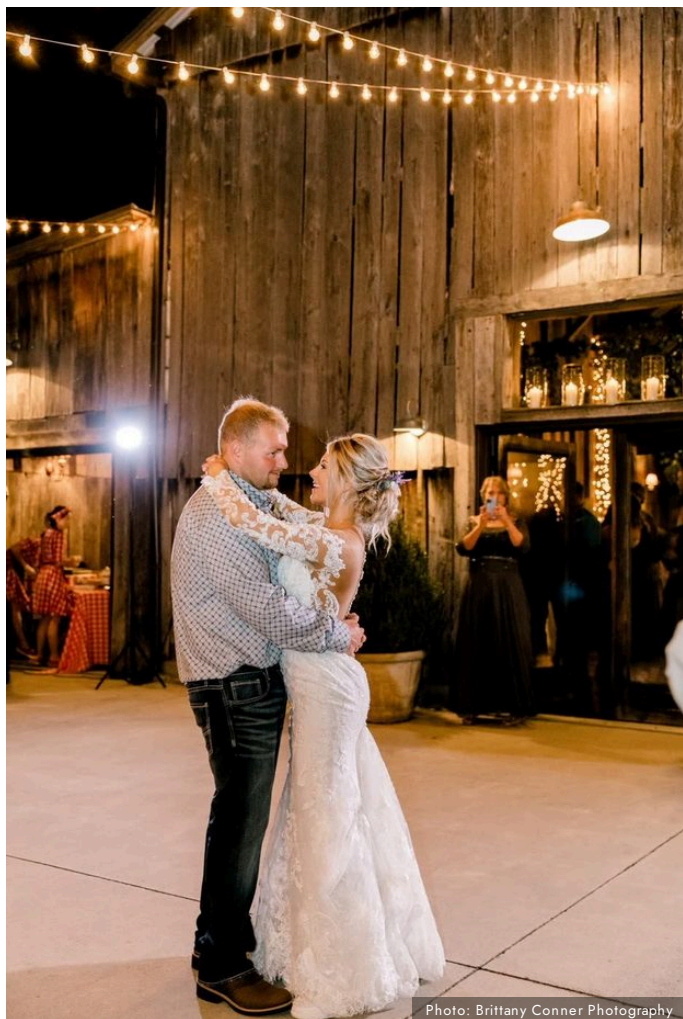


Photo: Brittany Conner Photography

03

The Courtyard & Fireplace

An intimate courtyard behind the barn, where bistro lights stretch overhead and a stacked-stone fireplace anchors the evening. Cocktail hour loosens up, dancing spills outside, and the last photographs catch the blue hour.

BISTRO LIGHTING

STACKED-STONE FIREPLACE

OUTDOOR DANCING AND LOUNGE SPACE



Photo: Brittany Conner Photography

04

The Covered Pavilion

THE RAIN PLAN

The covered pavilion keeps weather from deciding the day. It seats up to 90 and sits close to the barn and courtyard, ready as a ceremony space, a shaded place to gather, or an easy step between the lawn and the barn.

SEATS UP TO 90

COVERED CEREMONY BACKUP

STEPS FROM THE BARN

05

The Suites

ROOM TO GET READY

Two private dressing rooms inside the barn, so both sides of the wedding party have somewhere to get ready, breathe and gather before the ceremony, out of sight of arriving guests. Both suites are being refreshed for December 2026.

TWO PRIVATE SUITES

CLIMATE CONTROLLED

READY FROM YOUR FIRST HOUR

Rain or shine: if the forecast turns, the ceremony moves under the pavilion or into the barn. Weather never decides the day.

PACKAGES & PRICING

Every wedding starts *with the barn.*

Add a package if you want the day handled, or bring your own team and rent the venue on its own. Every price below includes Tennessee sales tax.

VENUE RENTAL · 12 HOURS

	JAN–AUG & DEC	SEP–NOV
Monday to Thursday	\$3,500	\$4,500
Friday or Sunday	\$4,500	\$5,500
Saturday	\$5,500	\$6,500

Includes the barn and grounds, guest and serving tables, reception chairs and white ceremony chairs, two dressing suites, restrooms, parking for 50 and a venue host on site. Linens, décor and arbors are not included.

Venue only, \$3,500–\$6,500. Venue-only weddings require a professional, insured wedding coordinator; we are happy to recommend a few.



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PACKAGE ONE

The Essentials

The barn, and the people to run your day. For couples with their own vision and their own vendors.

\$8,450–\$11,450

TOTAL WITH VENUE RENTAL & TAX

Package \$4,950 flat, plus venue rental

YOU ARRANGE

Catering, florist, cake, photographer, officiant, hair and makeup, and your alcohol.

- Questionnaire and planning consultation
- Day-of coordinator
- Basic venue staging: tables, chairs, the basics
- Four-hour beer and wine bar; you buy the alcohol
- Four-hour DJ
- Off-duty officer for the bar hours
- Venue host on site

Bartenders, setup and service are ours. You buy the alcohol from a shopping list built around your guest count, pay no markup on a bottle, and take home whatever is left.

ADD-ONS WITH ANY PACKAGE OR VENUE-ONLY RENTAL

BAR

Whiskey barrel bar, champagne wall or tower, the Horse Trailer Bar, coffee bar, a second bartender

FOOD & SWEETS

Grazing table, charcuterie cups, cocktail-hour appetizers, s'mores bar, dessert table

MUSIC & CEREMONY

Photo booth, live band, strings, karaoke, arbors in many styles, mandap or chuppah

LIGHTING & SEND-OFF

Full room uplighting, string lights and monogram, cold sparks send-off



PACKAGE TWO MOST COUPLES CHOOSE THIS

The Springs

Everything handled, start to finish. Your coordinator decorates, sets up and cleans up, with dinner, a full bar, flowers, cake and a send-off worth photographing.

\$20,905–\$29,887

TOTAL WITH VENUE RENTAL & TAX

Package \$17,405–\$23,387 by guest count

- Questionnaire, consultation and wedding design meeting
- Coordination through to teardown
- Decor setup and cleanup, with the barn's own decor collection
- Dinner from the kitchen you choose: two proteins, three sides and dessert
- Five-hour full bar; you buy the alcohol
- Five-hour DJ
- \$3,000 floral allowance
- Wedding cake sized to your guest count: three tiers, four at 120
- Chocolate-covered strawberries and cake pops
- Full room uplighting
- A send-off: sparklers, glow wands, ribbon wands, bubbles or bird seed
- Off-duty officer for the bar hours and a venue host on site

PACKAGE THREE

The Chestnut

Bring us your vision; we will build it. Bring your Pinterest board and we bring it to life, with ten thousand dollars of flowers, a photo booth and cold sparks when you walk out.

\$40,482–\$51,961

TOTAL WITH VENUE RENTAL & TAX

Package \$36,982–\$45,461 by guest count

- Questionnaire, consultation and a design meeting with your vision board
- Coordination through to teardown
- Decor setup and cleanup, with the barn's own decor collection
- Dinner from the kitchen you choose: three proteins, four sides and dessert
- Six-hour premium bar, up to two bars; you buy the alcohol
- Six-hour DJ and a photo booth
- \$10,000 floral allowance
- Large five-tier wedding cake
- Chocolate fountain, strawberries and cake pops
- Full room uplighting
- Cold sparks send-off, plus sparklers, glow wands, ribbon wands, bubbles or bird seed
- Four hours of early access for staging
- Off-duty officer for the bar hours and a venue host on site

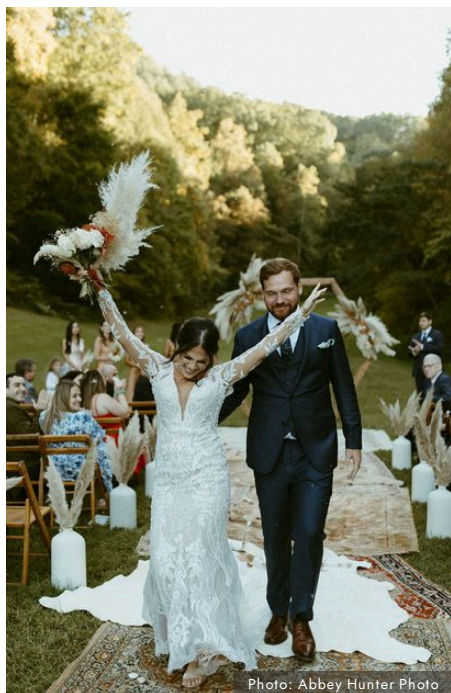
PACKAGE PRICE BY GUEST COUNT

	40	60	80	100	120
The Springs	\$17,405	\$18,722	\$20,368	\$21,685	\$23,387
The Chestnut	\$36,982	\$38,958	\$40,934	\$42,910	\$45,461

Package prices include tax; add the venue rental for your date. Guest counts are priced in twenties, so 87 guests rounds up to 100. With Springs and Chestnut you arrange only your photographer, officiant, hair and makeup, and alcohol. Dinner comes from one of two kitchens: home cooking and Italian, or backyard barbecue. Add-ons are priced in your proposal once we know your date and guest count, and your written proposal confirms every line.

Real days *at the barn.*

Morning light in the cove, candlelight beneath the beams, and the courtyard after dark. Couples have made the barn their own in every season and every style, from berry-and-ivory florals to soft pampas and woodland flower crowns.



Good to know, *before the tour.*

One private property, all day

Ceremony, dinner and dancing on thirteen wooded acres that are yours alone for 12 hours.

A real rain plan

The covered pavilion and the climate-controlled barn mean weather never decides the day.

Everything handled

Your coordinator builds the day, runs it and takes it down, so your family gets to be guests.

No markup on the bar

Our bartenders, your alcohol. You pay no markup on a bottle and take home whatever is left.

Clear, all-in pricing

Published totals include the venue rental and Tennessee sales tax.

Every couple welcome

We welcome LGBTQ+ couples and would be honored to be part of your celebration.



How many guests can the barn hold?

Up to 120 inside the barn. The covered pavilion seats up to 90.

Can we hold the ceremony and reception here?

Yes. Your rental covers the whole property for both, for 12 hours.

Where can the ceremony happen?

The wooded cove, the covered pavilion, the courtyard or inside the barn. We will help you weigh the light, the season, your guest count and the weather plan.

Which vendors do we arrange?

With Springs and Chestnut: your photographer, officiant, hair and makeup, and alcohol. With Essentials, add catering, florals and cake. Venue-only means every vendor is yours to choose.

Are there rules when alcohol is served?

Every event carries a one-day liability policy, and an off-duty officer is on site for the bar hours.

When is the rehearsal?

The morning of your wedding, inside your 12 hours. Ask about an earlier day and we will fit it in when the calendar allows.

Can we use candles?

Yes, with our placement guidelines. Open flames outdoors are not permitted; the courtyard fireplace is the one exception.

What time does the evening end?

11:00 p.m. Your timeline is built backward from there.

Is there lodging on site?

No, but the cabins and hotels of Sevierville and Pigeon Forge are close by.

How much parking is there?

Fifty on-site spaces for guests and vendors.

★★★★★

"The Barn is perfect! Indoor and outdoor options for large and small ceremonies, plenty of parking and the staff go above and beyond to make your day perfect!"

A GOOGLE REVIEW, 2018

★★★★★

"It's beautiful in all the seasons we visited, but we were very happy to have selected it for our winter wedding."

A WEDDINGWIRE REVIEW, 2023

★★★★★

"The barn was beautiful. Everything turned out exactly how I envisioned it."

A WEDDINGWIRE REVIEW, 2023



Photo: Ancelet Photography

NEXT STEPS

Stand where you'll say "I do."

Step into the barn, look out toward the cove, and picture your people under the beams and the string lights. We reply to every inquiry the same day.

1

BOOK A TOUR

Private tours: about 45 minutes in person, or about 30 by FaceTime or Zoom. Walk every space and talk through how your day will flow.

2

HOLD YOUR DATE

Love it? We can hold your date for 48 hours after your tour, and you leave with clear numbers for your date and guest count.

3

MAKE IT YOURS

A signed agreement and 50% of the venue rental secure your date. September and October Saturdays book fast.

BOOKING BONUS Book within 7 days of your tour and get a free cake or a free s'mores bar.



SCAN TO BOOK A TOUR

BOOK ONLINE

calendly.com/barnatchestnutsprings

CALL OR TEXT

865-235-2939

EMAIL

barnatchestnutsprings@gmail.com

WEBSITE

thebarnatchestnutsprings.com

INSTAGRAM

[@thebarnatchestnutsprings](https://www.instagram.com/thebarnatchestnutsprings)

VISIT

1984 Chestnut Springs Way
Sevierville, TN 37876

WITH THANKS

Photo credits

Every photograph in this brochure was taken at The Barn at Chestnut Springs by the photographers below, at real weddings. We are grateful to each of them.

Abbey Hunter Photo

abbeyhunterphoto.com
Pages 1, 7

Ancelet Photography

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Pages 3, 7, 9

Brittany Conner Photography

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With Winx Photo (second shooter, Corrine & Robby)

Erin Morrison Photography

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Pages 6, 8
With Matthew Davidson Photography (second shooter, Liz & Cliff)

JoPhoto

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Page 7

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Page 1

Summer Grace Photography

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