

# East Tennessee Scouting Pack

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## For the Relocation Decision Trip

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July  
17

## 3-Day Itinerary Summary

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### Day 1: Arrival & Base Camp

- **Route:** Orlando → Maryville, TN (~640 miles)
- **Stop:** Buc-ee's in Adairsville, GA (Cleanest bathrooms!)
- **Warning:** Monteagle Mountain (I-24) - Steep grade with runaway truck ramps. Stay in low gear if towing.
- **Stay:** Maryville, TN (Base Camp)

### Day 2: The “Civilized” Mountains (Blount & Loudon)

- **Morning:** Drive Maryville → Walland → Townsend.
  - *Look for:* The transition from city to rural. Is it too quiet?
  - *Stop:* Little River Railroad Museum or a riverside park in Townsend.
- **Lunch:** Townsend (Peaceful Side Social or similar).
- **Afternoon:** Drive Greenback → Lenoir City.
  - *Look for:* Rolling farmland vs. Lake living.
  - *Check:* Cell signal strength in Greenback hollows.
- **Evening:** Dinner in Maryville.

### Day 3: The “Wild” Side (Knox & Grainger)

- **Morning:** Visit Autism Centers in West Knoxville (check drive times).
- **Lunch:** Knoxville.

- **Afternoon:** Drive **Blaine** → **Rutledge (Grainger County)**.
  - *Look for:* “No Code” freedom. Does it feel liberating or messy?
  - *Stop:* Veterans Overlook on Clinch Mountain (Hwy 25E).
- **Evening:** Debrief.

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## **Zoning & Codes Cheat Sheet**

Feature	Blount County	Loudon County	Grainger County
<b>Building Codes</b>	Strict. Permits & inspections required.	Mixed. Mostly required, some ag exemptions.	<b>NONE.</b> No county building codes.
<b>Land Cost</b>	\$(36k-\$55k/acre)	\$(20k-\$40k/acre)	(10k-\$14k/acre)
<b>Farming</b>	Protected (Right to Farm).	Protected (A-1/A-2 zones).	<b>Unrestricted.</b>
<b>Livestock</b>	Allowed (nuisance laws apply).	Allowed (density limits in A-2).	<b>Unrestricted.</b>
<b>Internet</b>	AT&T Fiber / Spectrum / Starlink	<b>LCUB Fiber (Excellent)</b>	<b>HolstonConnect Fiber</b> / Starlink

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## **Connectivity Reality Check**

- **Cell Service:**
  - **Blount:** Good in town, spotty near the Park.
  - **Loudon:** Good near I-75/Hwy 321, weak in Greenback.
  - **Grainger:** **Very Spotty.** Download offline maps before you go!
- **Fiber Internet:** Look for lines on poles.
  - **Loudon:** LCUB (Lenoir City Utilities Board)
  - **Grainger:** HolstonConnect or Appalachian Electric Co-op

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# Logistics Quick Reference

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- **Amazon Prime:**
  - **Maryville/Lenoir City:** 2-Day Delivery (Reliable).
  - **Rural Grainger:** 3-5 Days. Often delivered to mailbox, not door.
- **Groceries:**
  - **Blount:** Kroger, Publix, Walmart (Maryville).
  - **Loudon:** Food City, Ingles (Lenoir City).
  - **Grainger:** Food City (Rutledge) - Limited options.

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*Generated by your East TN Relocation Assistant*