

East Tennessee Scouting Pack

For the Relocation Decision Trip



3-Day Itinerary Summary

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.

Zoning & Codes Cheat Sheet

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

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

- **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