



LOCAL'S GUIDE

ALL ABOUT EAST TENNESSEE



A little about me

My name is Brianna – a Real Estate agent and Knoxville native. I am so thrilled for the opportunity to guide you through one of the most exciting milestones of your life – purchasing a home!

My goal is to be your resource and ensure you are comfortable every step of the way.

Have more questions? I'm always available to help! Shoot me a text or give me a call.

Think of me as part matchmaker(to homes – not people!), part cheerleader, part coach, part therapist, part motivator, part organizer. Consider me a full professional, full hunter, full go-getter, full mentor, full educator, and full friend. You deserve to work with someone who cares about helping you achieve your real estate goals and doing it the right way!



A few of my favorites

On a Saturday...

You can find me kayaking and fishing followed by grabbing BBQ at Small Town BBQ!

Best Coffee

There's just something about the vibes at Honeybee Coffee. My go-to is their Caramel Latte

Best Views

One thing East Tennessee is famous for? The views! I love watching sunrise and sunsets at Foothills Parkway

Why East Tennessee

- Mountains, lakes & natural beauty
- More space & different ways to live
- No state tax on earned personal income
- An outdoor-focused lifestyle
- Four distinct seasons
- A slower pace with modern conveniences

Where Should You Start Exploring?

Think lifestyle first. These are starting points — not rankings.

Restaurants + city convenience + Lakes -
Knoxville

Foothills + small-city charm - Maryville

Space + convenience to Knoxville & Smokies -
Seymour

Greenways + science/tech + lakes - Oak Ridge

The Smokies + mountain lifestyle - Sevierville

Farragut, Hardin Valley, Powell, Halls, Clinton, Lenoir City, Loudon, Greenback, Townsend, Dandridge, New Market and other nearby communities may enter the conversation based on your budget and lifestyle.

Welcome to Knoxville

DOWNTOWN KNOXVILLE



Areas to explore:

- Downtown / Old City
 - South Knoxville
- • Bearden / Sequoyah Hills / Rocky Hills
- Fountain City / North Knoxville
- West Knoxville / Cedar Bluff / Farragut area

Brianna's take:
Best starting point
for the widest mix
of neighborhoods,
dining,
entertainment and
nearby
employment
access.

Welcome to Knoxville

IJAMS NATURE CENTER



What locals love:

- Everything you need is close by.
- You can have city conveniences AND outdoor access.
- Tons of food options
- The mountains are close enough for spontaneous day trips.
- A lively but approachable downtown.
- The ability to live outside the city while still staying close to food, shopping & entertainment.



Things to do: Knoxville

OUTDOORS

- Explore Ijams Nature Center
- Kayak or paddleboard at Mead's Quarry
- Bike the Urban Wilderness
- Walk or picnic at Lakeshore Park
- Explore Knoxville Botanical Garden & Arboretum
- Walk the Volunteer Landing Riverwalk
- Swim at Augusta Quarry
- Hike House Mountain
- Walk the trails at Seven Islands State Birding Park
- Bike or walk the Sequoyah Greenway

INDOORS + ENTERTAINMENT

- Go up inside the Sunsphere
- Catch a UT football game at Neyland Stadium
- See a show at the Tennessee Theatre
- Explore the Knoxville Museum of Art
- Visit the Museum of East Tennessee History
- Spend an afternoon at Zoo Knoxville
- Bowl at Maple Hall
- Explore Market Square + Gay Street
- Catch live music in the Old City
- Visit the Women's Basketball Hall of Fame
- Shop at West Town Mall or Turkey Creek
- Race indoor go-karts at K1

Places to Eat: Knoxville

LOCAL FAVORITES

- A Dopo Sourdough Pizza — Sourdough / Neapolitan-style pizza
- Stock & Barrel — Burgers
- Yassin's Falafel House — Mediterranean
- Potchke Deli — Jewish-inspired deli
- Sticky Rice Cafe — Laotian
- Jackie's Dream — Southern/soul food
- Litton's Market and Restaurant — Burgers & Southern comfort food
- Sweet P's Barbeque & Downtown Dive — BBQ
- Dead End BBQ — BBQ
- The Tomato Head — Pizza, sandwiches & salads
- Hard Knox Pizzeria — Wood-fired pizza
- Nick & J's Cafe — Diner/breakfast & lunch
- Pete's Coffee Shop Restaurant — Classic breakfast/lunch

INTERNATIONAL / SOMETHING DIFFERENT

- Gosh Ethiopian Restaurant — Ethiopian
- Tuk Tuk Thai Fusion — Thai
- Anaba Japanese Cuisine — Japanese/sushi
- Holy Land Market — Mediterranean
- Landing House — Asian-inspired
- Chez Guevara — Mexican/Tex-Mex
- Sitar Indian Cuisine — Indian
- SoKno Taco Cantina — Tacos/Mexican
- Nama Sushi Bar — Sushi/Japanese

Places to Eat: Knoxville

NICER DINNER / DATE NIGHT

- J.C. Holdway — Appalachian/Southern
- Emilia — Italian/house-made pasta
- Osteria Stella — Italian
- Vida — Pan-Latin
- Kefi — Mediterranean
- Kaizen — Asian fusion/izakaya
- The Brass Pearl — Seafood/oysters
- Oliver Royale — New American
- The Marlowe — Upscale continental
- Northshore Brasserie — French/Belgian
- Bistro by the Tracks — Contemporary/upscale
- Lonesome Dove Western Bistro — Steak/wild game
- The Kennedy — Elevated American

BREAKFAST / BRUNCH / CASUAL

- The Plaid Apron
- Farmacy
- 71 South
- French Market Crêperie
- Holly's Gourmet's Market & Cafe

Welcome to Blount County

DOWNTOWN MARYVILLE



Areas to explore:

- Downtown / Historic District
 - Alcoa /North Maryville:
 - Walland
 - Louisville
 - Greenback/West Maryville

Brianna's take:
Great to explore
when you want
charm and
convenience
without needing
to live in a bigger
city.

Welcome to Blount County

Maryville-Alcoa Greenway



What locals love:

- Small-town feel without being far from everything.
- Easy access to Knoxville & the airport
- Easy access to the Smokies & outdoor recreation
- Beautiful mountain views
- A charming, growing downtown.

Things to do: Blount County

OUTDOORS

- Bike or walk the Maryville-Alcoa Greenway
- Explore the trails in Maryville College Woods
- Spend the afternoon at Bicentennial Park
- Walk or play at Sandy Springs Park
- Drive the Foothills Parkway
- Catch sunset from Look Rock
- Take a day trip to Cades Cove
- Go tubing in Townsend
- Explore Great Smoky Mountains National Park
- Spend a lake day on Fort Loudoun Lake

INDOORS + ENTERTAINMENT

- Spend a date night at The Armory
- Explore Downtown Maryville
- Catch a show at the Clayton Center for the Arts
- Visit the Maryville Farmers Market
- Catch a movie at the Parkway Drive-In
- Listen to live music downtown
- Browse local boutiques & shops
- Stop into Southland Books
- Visit a local brewery
- Spend the day exploring nearby Townsend



Cades Cove



The Armory



Tubing @ River Rat

Places to Eat: Blount County

LOCAL FAVORITES

- Aroma Cafe — Cuban
- Bluetick Tavern — American/pub food
- Amici — Italian
- Jaboni's Pizzeria — Pizza
- Los Amigos — Mexican
- Hot Rods 50's Diner — Burgers/diner
- Bella — Italian/New American
- Peaceful Side Brewery — Brewery/pub food
- Small Town BBQ - BBQ
- Midland Restaurant — Classic Southern country cooking & breakfast
- Subs & Such — Local sandwich/sub shop
- Smoky Mountain Brewery-Maryville — Burgers, wings, pizza & locally brewed beer
- Windy City Grille — American grill, wings & Chicago-inspired favorites

NICER DINNER / DATE NIGHT

- Foothills Milling Co.
- The Restaurant at RT Lodge
- The Walnut Kitchen
- Raven Steakhouse & Lounge
- Diamondjack Wine Bar

Welcome to Seymour

SEYMOURS YEAR ROUND VIEWS



Areas to explore:

Seymour isn't like the other areas, split into cities/areas. There is a Knoxville side of Seymour and a Sevierville side of Seymour!

Brianna's take:
Perfect if space matters and you like being positioned between Knoxville and the Smokies.

Welcome to Seymour



What locals love:

- Mountain views & East Tennessee scenery
- A quieter, more laid-back feel
- Easy access to the Smokies & outdoor recreation
- Convenient location between Knoxville & Sevierville

Things to do: Seymour

OUTDOORS

- Spend the day on Douglas Lake
- Hike at Seven Islands State Birding Park
- Play a round at Creekside Plantation Golf Course
- Explore Ijams Nature Center
- Kayak or paddleboard at Mead's Quarry
- Take a scenic drive along Foothills Parkway
- Spend the day exploring the Smokies
- Head to Townsend for the afternoon

INDOORS + ENTERTAINMENT

- Play at Smoky Mountain Paintball
- Explore Downtown Knoxville
- Make a night out of a local restaurant
- Head to Downtown Sevierville
- Spend the day at Dollywood
- Catch a UT game at Neyland Stadium
- Shop the Tanger Outlets
- Live music / line dancing at Andy's Junction



Smoky Mountain Paintball



Seven Islands State
Birding Park



Tennessee Pizza Company

Places to Eat: Seymour

LOCAL FAVORITES

- Seymour Grille — American/Southern
- The Front Porch — Southern/home-style
- Don Marco's Mexican Kitchen — Mexican
- China Wok — Chinese
- Pizza Palace — Pizza
- Snoring Bear Diner — Breakfast/diner
- Tennessee Pizza Company- Local pizza, wings, sandwiches & Italian-American favorites
- Fireside Cheesecakes and BBQ - BBQ
- Local Eatery & Grill — American comfort food, burgers, steaks, seafood & wings
- Mama's Kountry Kitchen — Hometown breakfast & Southern country cooking

SEYMOUR OFFERS LOCAL EVERYDAY DINING, WHILE KNOXVILLE, MARYVILLE AND SEVIERVILLE DRAMATICALLY EXPAND THE RESTAURANT SELECTION WITHIN DRIVING DISTANCE.

Welcome to Oak Ridge

THE PERSERVE AT OAK RIDGE



Areas to explore:

Oak Ridge is divided into several distinct neighborhoods, historic areas, and surrounding communities.

Brianna's take:
A strong fit to explore for Oak Ridge commuters and buyers who value recreation and an established community.

Welcome to Oak Ridge



What locals love:

- Melton Hill Lake
- Parks, greenways & outdoor recreation
- Small-town feel with city conveniences
- The unique history & science culture
- Longtime local restaurants



Melton Hill Lake



American Museum of Science & Energy



Norris Dam State Park

Things to do: Oak Ridge

OUTDOORS

- Hike or mountain bike at Haw Ridge Park
- Kayak or paddleboard on Melton Hill Lake
- Walk along the Melton Lake Greenway
- Watch the rowers at Melton Lake Park
- Explore the trails at the UT Arboretum
- Bike Oak Ridge's greenways
- Spend an afternoon fishing on Melton Hill Lake
- Explore nearby Norris Dam State Park
- Spend a day on Norris Lake
- Take a scenic drive around Norris

INDOORS + ENTERTAINMENT

- Visit the American Museum of Science & Energy
- Explore the Manhattan Project National Historical Park
- Visit the Children's Museum of Oak Ridge
- Learn about Oak Ridge's Secret City history
- Catch a show at the Oak Ridge Playhouse
- Explore historic Jackson Square
- Take a Manhattan Project/history tour
- Visit the Museum of Appalachia in nearby Clinton
- Visit the Green McAdoo Cultural Center in Clinton
- Explore Downtown Clinton's antique shops

Places to Eat: Oak Ridge

LOCAL FAVORITES

- Big Ed's Pizza — Pizza
- Dean's Restaurant & Bakery — Southern/home cooking
- The Soup Kitchen — Soups, sandwiches & desserts
- Gallo Loco — Mexican
- Mediterranean Delight — Mediterranean
- New China Palace — Chinese
- El Jinete — Mexican
- Jefferson Fountain — Classic diner
- Buffalo Mountain Grille — American/Southern
- Woody's Bar & Grill — Casual American
- Fire & Salt — Chef-driven modern American

**OAK RIDGE OFFERS LOCAL EVERYDAY DINING, WHILE
KNOXVILLE, MARYVILLE AND SEVIERVILLE
DRAMATICALLY EXPAND THE RESTAURANT SELECTION
WITHIN DRIVING DISTANCE.**

Welcome to Sevierville



Areas to explore:

- Historic downtown
- Mountain and cabin areas
- Douglas Lake Area
- Winfield Dunn Parkway (State Route 66)

Brianna's take:
A natural place to explore when mountain proximity matters and you're comfortable with a tourism-driven county..

Welcome to Sevierville



What locals love:

- Incredible mountain views
- A revitalized historic downtown
- Tons of shopping & everyday conveniences
- Easy access to the Smokies & outdoor recreation
- Endless entertainment nearby



The Island



Grotto Falls



Pirates Voyage Dinner Show

Things to do: Sevierville

OUTDOORS

- Spend the day at Douglas Lake
- Explore Great Smoky Mountains National Park
- Drive through Cades Cove
- Drive the Foothills Parkway
- Hike to Grotto Falls or Rainbow Falls
- Picnic along the Little Pigeon River
- Explore Seven Islands State Birding Park
- Go fishing on Douglas Lake
- Go tubing in nearby Townsend
- Take a scenic drive through Wears Valley

INDOORS + ENTERTAINMENT

- Explore Historic Downtown Sevierville
- Take a photo with the Dolly Parton statue
- Spend the day at Dollywood
- Visit The Pines Downtown
- Shop the Tanger Outlets
- Visit Ripley's Aquarium of the Smokies
- Catch a Smoky Mountain dinner show
- Explore The Island in Pigeon Forge
- Ride a mountain coaster
- Visit Anakeesta or Gatlinburg SkyPark
- Go Putt putt or race go-karts

Places to Eat: Sevierville

LOCAL FAVORITES

- Five Oaks Farm Kitchen — Southern farmhouse cooking
- Applewood Farmhouse Restaurant — Southern classics
- Graze Burgers — Burgers & American
- Local Goat — Scratch-made American, burgers & steaks
- Blue Moose Burgers & Wings — Burgers & wings
- Holston's Kitchen — American, steaks & burgers
- Chubby's Restaurant — Southern/home-style
- The Diner — Classic American diner
- The Old Mill Restaurant — Southern classics
- Pottery House Cafe & Grille — Southern café
- Iron Forge Brewing Co. — Brewery & American
- Junction 35 Spirits — BBQ, burgers & American
- Smoky Mountain Brewery — Pizza, wings & burgers
- Bustin' Butts BBQ — BBQ
- Preacher's Smokehouse — BBQ
- PawPaw's Catfish Kitchen — Catfish & Cajun
- English Mountain Trout Farm & Grill — Fresh trout
- Big Daddy's Pizzeria — Wood-fired pizza
- Nino's Pizzeria & Eatery — Pizza & Italian
- Thai Basil — Thai
- Mel's Classic Diner — Classic diner

Places to Eat: Sevierville

BREAKFAST • BRUNCH • LUNCH

- Five Oaks Farm Kitchen — Big Southern breakfasts
- Applewood Farmhouse Restaurant — Country breakfast
- Buffalo Breakfast Co. — Breakfast & brunch
- Sawyer's Farmhouse Restaurant — Breakfast & brunch
- Flapjack's Pancake Cabin — Pancakes & breakfast
- Smoky's Pancake Cabin — Classic Smokies breakfast
- Reagan's House of Pancakes — Pancakes & breakfast
- Brick and Spoon — Brunch
- Lil Black Bear Cafe — Breakfast & lunch
- The Diner — Breakfast & lunch
- Pottery House Cafe & Grille — Soups, salads, sandwiches & lunch
- Mama's Farmhouse — Southern family-style dining

SWEET TREATS

- Cruze Farm Ice Cream — Local Tennessee ice cream
- Apple Valley Creamery — Ice cream & sweets
- The Apple Barn — Apple fritters, cider & baked goods
- Old Mill Creamery — Ice cream
- Mad Dog's Creamery — Ice cream & donuts
- Funnel Cake Factory — Funnel cakes & desserts
- Chocolate Monkey — Chocolates, caramel apples & sweets
-

Places to Eat: Sevierville

DATE NIGHT

- The Appalachian — Elevated Appalachian cuisine
- Seasons 101 — Seasonal New American
- Ristorante DellaSantina — Italian
- Local Goat — American & steaks; more casual date night
- Pinchy's Lobster + Rawbar — Seafood & oysters
- Gaucho Urbano — Brazilian steakhouse
- Bullfish Grill — Steak & seafood
- The Chop House — Steak & seafood
- Roma Table — Italian
- Iron Forge Brewing Co. — Casual date night
- The Pines Downtown — Dinner, cocktails & entertainment
- Harpoon Harry's Crab House — Seafood
- The Alamo Steakhouse — Steak & Seafood

INTERNATIONAL / SOMETHING DIFFERENT

- Thai Basil — Thai
- Ristorante DellaSantina — Authentic Italian
- Roma Table — Italian-American
- Nino's Pizzeria & Eatery — Italian & pizza
- Gaucho Urbano — Brazilian steakhouse
- Curry N More — Indian
- Nagano Japanese Grill — Japanese
- Little Tokyo — Japanese & sushi
- No Way Jose's Cantina — Mexican

Never assume a school zone from the mailing city alone. Verify the exact property address directly with the appropriate school system.

Public Schools & Education

Knoxville / Knox County

Knox County Schools

Maryville

Maryville City Schools / Blount County Schools

Seymour

Sevier County Schools — verify address

Oak Ridge

Oak Ridge Schools — verify nearby county areas

Sevierville

Sevier County Schools

Things I Wish Every Relocation Buyer Knew

MILEAGE CAN BE DECEIVING

A home may look close to everything on the map, but East Tennessee's winding roads, mountains, traffic patterns and rural areas can make a short distance take longer than you'd expect. When house hunting, pay attention to drive time—not just mileage.

“KNOXVILLE” CAN MEAN A LOT OF THINGS.

Buyers may hear “Knoxville” and picture one specific area, but Knoxville can include or refer broadly to areas that feel very different—Downtown, South Knoxville, North Knoxville, East Knoxville, West Knoxville, Hardin Valley, Karns, Powell, Halls, etc.

ACREAGE CHANGES THE CHECKLIST.

Acreage can come with additional considerations like septic systems, wells, property boundaries, easements, road access, internet availability, drainage, terrain, and restrictions on how the land can be used. A beautiful 5-acre property isn't automatically 5 usable acres.

MOUNTAIN VIEWS CAN COME WITH MOUNTAIN ROADS.

That incredible view may come with winding roads, steep grades, narrow shoulders, or a steep driveway. Before falling in love with the view, make sure you're comfortable with the drive you'll be making every day—in every season and after dark.

TOUR LIKE YOU LIVE HERE.

Don't just tour the home—tour the lifestyle. Drive your potential commute, visit the grocery store, grab coffee nearby, check out the restaurants and take the route you'd actually use every day. A home can be perfect, but the location has to work for your real life, too.



“I can NOT speak highly enough of Brianna. We relocated from west TN and she made our entire move seamless. We looked at close to 40 houses all over the west and east Knoxville area. Brianna was determined to make sure we found the perfect house for our family. She kept us updated the whole way and did everything we could’ve ever wanted or needed. If you’re looking to buy, she is your girl!!”

-THE WEBBER FAMILY

“From the start, Brianna was extremely friendly and helpful! She met with us when we first moved to Knoxville and continued to communicate with us during our year and a half process of moving and waiting for our perfect home. While we provided a list of possible homes, she was the one who actually found the house that we fell in love with.

Brianna is authentically caring and thoughtful. I am so grateful to have met and worked with her throughout this entire process!”

-THE MASCORRO FAMILY

