

East Tennessee RELOCATION GUIDE

CITIES, NEIGHBORHOODS, & MORE

LORI STEEL

YOUR REAL EAST TN REALTOR®

Serving The Greater Knoxville Area
Seymour | Sevierville | Maryville

follow on



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|



|



hey there, **NICE TO MEET YOU!**

SO YOU'RE READY TO MAKE THE MOVE?

I'm Lori, and I'm committed to making your move to a new city as smooth as possible.

Relocating is one of the biggest financial decisions you'll make, often in a place you've barely visited. That's what pushed me to do things differently. To be the kind of agent who actually prepares you, guides you, and stays with you every step of the way.

MY GOAL IS SIMPLE: THE RIGHT HOME,
RIGHT NEIGHBORHOOD, RIGHT PRICE,
WITHOUT WASTING YOUR TIME

I'm here to look out for your best interests at every turn, making the transition as smooth and stress-free as possible — whether you're moving across the state or across the country.

Ready for a different kind of relocation experience? Let's get started.





WHY EAST TENNESSEE?

10 REASON TO LIVE HERE...

1

A DOWNTOWN PEOPLE ACTUALLY USE

Market Square, World's Fair Park, downtown Knoxville's restaurants and festivals, downtown isn't just for tourists here, it's part of everyday life.

2

THE GREAT SMOKY MOUNTAINS

Weekend hikes, scenic drives, waterfalls, and mountain towns like Townsend and Gatlinburg are all within reach.

3

FOUR DISTINCT SEASONS

You'll get blooming springs, warm summers, colorful falls, and just enough winter to enjoy it.

4

THE FOOD SCENE

From South Knoxville food halls to local favorites in Maryville and Sevierville, the food scene punches above its size.

5

NO STATE INCOME TAX

Tennessee doesn't tax wages, retirement income, or investment earnings, a big draw if you're relocating from a higher-tax state.

6

SMALL TOWN FEEL, MINUTES FROM THE CITY

Seymour, Kodak, Maryville, and more offer quiet living just 20-30 minutes from downtown Knoxville.

7

SOUTHERN HOSPITALITY

People still wave, hold doors, and introduce themselves to new neighbors.

8

LAKES AT YOUR DOORSTEP

Fort Loudoun, Tellico, and Douglas Lake bring boating, fishing, and lake life to your weekend.

9

COMMUNITY EVENTS YEAR-ROUND

Farmers markets, live music, festivals, holiday celebrations, and local traditions keep the calendar full.

10

GATEWAY TO GATLINBURG AND PIGEON FORGE

Live close to Smoky Mountain entertainment and attractions without living in the middle of the tourist crowds.



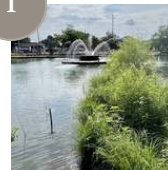
WHERE TO LIVE

4 KNOXVILLE NEIGHBORHOODS WORTH EXPLORING



EXPLORE EACH NEIGHBORHOOD

1

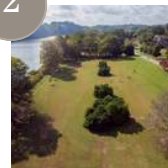


FOUNTAIN CITY

Known for its historic feel, Fountain City Park and lake, family-friendly

My Local tip: Lot sizes vary a lot street to street here. Don't judge based on one listing, walk the block before you fall for a yard.

2

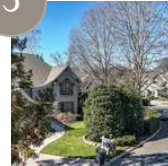


SEQUOYAH HILLS

known for tree-lined streets, Sequoyah Park, and walkability along Cherokee Blvd

My Local tip: Homes here move fast. If you're set on this pocket, let's set up an alert so you see it the day it hits the market.

3

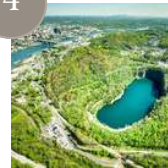


BEARDEN

known for central location, walkable shopping and restaurants, close to UT and downtown

My Local tip: Kingston Pike gets real at rush hour. Won't matter if you work from home, but drive it once at 5pm if you'll be commuting through it.

4



SOUTH KNOXVILLE

known for river access, greenways, and being the up-and-coming side of downtown

My Local tip: This side of the river is changing fast. Pull comps from the last 90 days instead of the last year, pricing here moves quicker than that.

EAST TENNESSEE COMMUNITIES



KNOXVILLE

County Knox
Population 190,740
Best For Downtown energy
 city amenities



SEYMOUR

County Sevier
Population 14,705
Best For Quiet growth
 between Knoxville
 and Maryville



MARYVILLE

County Blount
Population 31,907
Best For Small-town charm,
 big-city convenience



SEVIERVILLE

County Sevier
Population 17,889
Best For Mountain access
 with everyday
 convenience



KODAK

County Sevier
Population 11,184
Best For Rural privacy near
 the lake/interstate



PIGEON FORGE

County Sevier
Population 6,343
Best For Tourism income,
 short-term rental
 investment



GATLINBURG

County Sevier
Population 3,577
Best For Mountain views,
 vacation/investment
 property



ALCOA

County Blount
Population 10,978
Best For Affordability near
 the airport and
 Maryville



DANDRIDGE

County Jefferson
Population 3,344
Best For Douglas Lake life,
 historic small town

BUDGET BREAKDOWN

REALISTIC LOOK AT HOMES IN OUR AREA AT
DIFFERENT PRICE POINTS



\$475,000



3 bds | 3 ba | 2,888 sqft
940 Hilltop Lane, Kodak, TN
37764

Perfect for buyers wanting multi-generational living, bonus living space, mountain views, and more!



\$495,000



3 bds | 2.5 ba | 3,067 sqft
425 Winners Circle, Seymour,
TN 37865

Perfect for buyers wanting comfortable living with an HOA, strong value and close proximity to everything.



\$499,900



4 bds | 2 ba | 2,110sqft
1134 Cherbourg Drive,
Maryville, TN 37801

Perfect for buyers wanting an assumable loan under 3% in the Maryville area



Prices change. Inventory changes

The best way to understand what's
available today is a quick conversation

TEXT ME **YOUR BUDGET** AND I'LL
HOMES THAT ACTUALLY MATCH IT.

COST OF LIVING SNAPSHOT

WHAT DOES EVERYDAY LIFE COST?

HOUSING

\$385K



Median Home Price

GROCERIES

**\$850
\$1200/mo**



Monthly Family Budget

UTILITIES

**\$140-
\$280/mo**



*Average Monthly Utilities
(Electric, Water, Gas)*

PROPERTY TAXES

\$1,950/yr



*Average Annual
Property Taxes*

TRANSPORTATION

\$3.15/gal



*Average Gas Price
(Per Gallon)*

HOMEOWNERS
INSURANCE

\$178/ mo



*Average cost of
homeowners insurance*



EVERY FAMILY SPENDS DIFFERENTLY.
TEXT ME YOUR BUDGET AND I'LL RUN THE NUMBERS FOR YOUR MOVE.

JOBS & ECONOMY SNAPSHOT

A LOOK AT THE LOCAL ECONOMY AND WHAT'S DRIVING GROWTH.



JOB GROWTH
(Past 5 years)

+15.5%

Stronger than
U.S. Average



UNEMPLOYMENT RATE
(Current)

3.2%

Lower than
National Average



MEDIAN HOUSEHOLD
INCOME

\$72,000

Growing Year
Over Year



MAJOR INDUSTRIES

Healthcare
Technology
Manufacturing
Energy/Research
Tourism



A Thriving Place to Build Your Future

Our area continues to attract major companies, entrepreneurs, and innovators—creating jobs, supporting local businesses, and strengthening our community.



11,000+

Local businesses and
growing



A+

Business Climate



**#1 most popular move-
to city in the US for
2026**

Why it Matters?

A strong local economy means more stability, more opportunities, and a better quality of life for you and your family.



EAST TENNESSEE

MY PERSONAL PICKS



COFFEE + BRUNCH

434 Coffee | Seymour
The Bridge Coffee House |
Seymour
Temple Strong Coffee |
Sevierville
Black Rifle Coffee | Pigeon
Forge
Honeybee Coffee | Knoxville
Coffee Underground
Southern Grace Coffee Co. |
Maryville
Vienna Coffee | Maryville
Ruby Sunshine | Knoxville



LUNCH + QUICK BITES

Foothills Milling Cafe |
Maryville
Yassins Falaffel House |
Knoxville
Potchke | Knoxville
Chapulines | East Tn
Litton's | Fountain City
Bistro at the Bijou | Knoxville
Angry Dumplings | Knoxville
Hot Rods | Maryville
La Herradura | Knoxville
Tennessee Pizza Co. | Seymour



DINNER + DESSERT

Gorilla Taco | Pigeon Forge
Amici | Maryville
Foothills Milling Co. |
Maryville
The Walnut Kitchen |
Maryville
Stock & Barrel | Knoxville
Stir | Knoxville
Holstons | Sevierville
Local Goat | Pigeon Forge
Sugar Queen Creamery |
Knoxville
Kern's Food Hall | Knoxville
Aubreys | East Tennessee
Cruze Farm Ice Cream |
Knoxville
Pinchy's Lobster | Sevierville
The Old Mill | Pigeon Forge
Calhouns BBQ | East Tn
The Peddler | Gatlinburg

EXPLORE THE BEST OF OUR COMMUNITY

THINGS TO DO



PARKS & OUTDOORS

- Ijams Nature Center
- Urban Wilderness
- Seven Islands State Birding Park
- Cades Cove
- Great Smoky Mountains National Park

FOOD & DRINK

- Market Square dining district
- Old City nightlife/breweries
- Apple Barn Cider Mill & General Store
- Sugarlands Distilling Co

SHOPPING

- West Town Mall
- Turkey Creek
- Tanger Outlet Mall
- The Island
- Downtown Maryville

ENTERTAINMENT

- Tennessee Theatre
- Bijou Theatre
- Thompson-Boling Arena
- World's Fair Park
- Dollywood
- The Island

WEEKEND GETAWAYS

- Townsend
- Cades Cove
- Gatlinburg
- Foothills Parkway
- Norris Lake

FAMILY FAVORITES

- Zoo Knoxville,
- The Island
- Ober Gatlinburg
- Ripley's Aquarium of the Smokies
- Market Square

A Perfect Saturday In Our Community



Start with coffee
at The Bridge
Coffeehouse



Walk Market
Square & browse
local shops



Hike or Bike the
Urban Wilderness



Grab lunch
downtown



Live music or a
Knoxville Smokies
Game



LOCAL RESOURCES

HELPFUL LINKS & LOCAL FAVORITES



COMMUNITY INFORMATION

- [Knoxville Website](#)
- [Sevierville Website](#)
- [Maryville Website](#)



55+ RESOURCES

- [East Tn Area Agency on Aging](#)
- [Knox County Office on Aging](#)



PARKS & RECREATION

- [Knoxville Parks & Recreation](#)
- [Blount Parks & Recreation](#)
- [Sevierville Parks & Recreation](#)



AIRPORT & TRAVEL

- [McGhee Tyson Airport \(TYS\)](#)



NEW RESIDENT RESOURCES

- [Driver's License Information](#)
- [Vehicle Registration](#)
- [Voter Registration](#)
- [Utility Setup Information](#)

East Tennessee Edition

FREQUENTLY ASKED:



ARE THE SUMMERS REALLY THAT HOT?

They're warm, but probably not as bad as you're picturing.

Most July days land in the high 80s (Knoxville's July average high is 88.9°F), and yes, humidity is part of life here, average humidity runs 71-82%, so the heat index can push toward 100-104°F on the hottest days. The trade-off? A long outdoor season, green landscapes, and patio weather for much of the year.

Most newcomers adjust pretty quickly, and you'll soon learn why everyone heads to the mountains, the lake, or the pool on the hottest weekends.

HOW CLOSE ARE THE MOUNTAINS?

Closer than most people expect.

You can leave downtown Knoxville after breakfast and be in Gatlinburg or hiking in the Great Smoky Mountains National Park in under an hour. Weekend day trips to places like Cades Cove, Townsend, and even Asheville (about 2 hours) are incredibly common.

For many residents, mountain access is one of the best parts of living here.

WHAT ABOUT ALLERGIES/POLLEN?

Knoxville ranked 21st worst in the country for seasonal allergies in the 2026 AAFA Allergy Capitals report (17th in 2025). Locals often chalk it up to the "bowl effect," the valley sits surrounded by mountains, which can trap pollen in the air rather than letting it disperse.

Spring (tree pollen) and fall (ragweed) tend to be the toughest stretches. Most residents manage fine with seasonal allergy meds, but if you or a family member has significant allergies, it's worth factoring in before you move.

IS TRAFFIC AS BAD AS PEOPLE SAY?

Depends where and when.

The I-40/I-75 interchange in West Knoxville is genuinely one of the worst bottlenecks in the country, over 218,000 vehicles a day on that stretch. Outside of that corridor and rush hour, most areas move fine. Newcomers from bigger metros usually find it manageable.

DO I NEED TO WORRY ABOUT SNOW?

Not really.

Knoxville averages about 4-7 inches of snow a year, and winters generally run 30-50°F. You'll get the occasional snow or ice event, but it's usually light and short-lived, nothing like the Northeast or Midwest.

And honestly if there is a solid coating of snow here you'll see kids out of school and many businesses closed for the snow day.

ARE THERE A LOT OF BUGS?

There are, this is a wooded, mountainous region, so expect the usual mosquitoes and, given how much forest is nearby, ticks are worth a mention too if you're outdoorsy.

But there are also fireflies, and watching them light up the yard on a summer evening tends to make people forget about the rest. Most homeowners use routine pest service and it keeps things manageable.



YOUR RELOCATION ROADMAP

MOVING DOESN'T HAVE TO FEEL OVERWHELMING.
HERE'S WHAT THE PROCESS TYPICALLY LOOKS LIKE:

1

LET'S TALK

We'll start with a quick conversation about your goals, timeline, budget, commute, schools, and the lifestyle you're hoping to create.

Outcome: We'll determine which areas make the most sense for you.

3

FIND THE RIGHT HOME

Whether you're touring in person or from out of state, I'll help you evaluate homes, negotiate strategically, and navigate the entire process.

Outcome: You'll have a home under contract.

2

EXPLORE YOUR OPTIONS

I'll help you compare neighborhoods, narrow down locations, answer questions, and identify homes that fit your needs.

Outcome: You'll feel confident about where you want to focus your search.

4

MAKE THE MOVE

I'll connect you with local resources, help coordinate next steps, and make sure you feel prepared for moving day.

Outcome: You're officially home.

One Step at a Time

Relocating can feel overwhelming, but it doesn't have to be. My job is to simplify the process, answer questions, and help you make confident decisions every step of the way.

READY TO MAKE THE MOVE?



*Moving is more than
just finding a house.*

It's finding the right neighborhood.
The right commute.
The right schools.
The right fit.

THAT'S WHERE I COME IN.

Whether you're moving next month
or next year, I'm happy to be your
local resource and help you navigate
the process with confidence.



Lori Steel

YOUR REAL EAST TN REALTOR®

Serving The Greater Knoxville Area
Seymour | Sevierville | Maryville

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