



CITY OF MARYVILLE
400 West Broadway
Maryville, TN 37801

**BEER BOARD /
CITY COUNCIL MEETING
6:56 P.M. TUESDAY, MAY 5, 2026
MARYVILLE MUNICIPAL CENTER**

NOTICE: Individuals who wish to speak at council meetings should sign up on the public comment sheets available outside the council chamber. There are sign-up sheets for the following comment periods: public hearings, non-agenda items (Hear Citizens), and existing agenda items. The Mayor will use the sign-up sheets to call upon citizens for comments during the correlating comment period. Please remain seated until called upon to speak.

BEER BOARD

CALL TO ORDER

ROLL CALL

6:56 P.M BEER BOARD

1. CONSIDERATION OF A MOTION TO GRANT A **COMMON AREA** BEER PERMIT TO GREENWAY VILLAGE OWNERS ASSOCIATION, INC., GREENWAY VILLAGE

Individuals with disabilities who require accommodation for participation in meetings must request accommodation at least 72 hours ahead of the scheduled meeting. Contact the ADA Coordinator, at (865) 273-3430 or email at adainfo@maryville-tn.gov.

Meeting attendees who have difficulty hearing can sign out an assisted listening device prior to the meeting. Please let a member of staff know before the meeting starts to use a device.

6:57 P.M BEER BOARD

2. CONSIDERATION OF A MOTION TO GRANT A **SUBORDINATE RETAILER'S ON-PREMISE** BEER PERMIT TO DUSTIN BUSBY & STACY BUSBY, d/b/a DSB PROVISIONS, LLC, 235 GREENWAY VILLAGE LANE, MARYVILLE, TN 37801

6:58 P.M. BEER BOARD

3. CONSIDERATION OF A MOTION TO GRANT A **RETAILER'S ON AND OFF-PREMISES** BEER PERMIT TO COPPER CELLAR CORPORATION d/b/a/ SMOKEY MOUNTAIN BREWERY, 743 WATKINS RD, MARYVILLE, TN 37801

6:59 P.M. BEER BOARD

4. CONSIDERATION OF A MOTION TO GRANT A **RETAILER'S ON AND OFF-PREMISES** BEER PERMIT TO COPPER CELLAR CORPORATION d/b/a CALHOUN'S, 751 WATKINS RD., MARYVILLE, TN 37801

ADJOURN

CITY COUNCIL

7:00 P.M.

CALL TO ORDER

ROLL CALL

INVOCATION

APPROVAL OF MINUTES

ACCEPTANCE OF AGENDA

HEAR CITIZENS ON NON-AGENDA ITEMS

BUSINESS

1. CONSIDERATION OF AN ORDINANCE ON SECOND READING TO AMEND THE CITY OF MARYVILLE ZONING AND LAND USE ORDINANCE, TITLE 14, BY ADDING SECTION 14-209 (16)(f), INDUSTRIAL CAMPUS LODGING FACILITY

2. CONSIDERATION OF AN ORDINANCE ON SECOND READING TO PARTIALLY ABANDON AN ALLEY LOCATED OFF OF ENGLISH AVENUE, JUST NORTHEAST OF S. EVERETT HIGH ROAD IDENTIFIED AS ALLEY #207
3. CONSIDERATION OF AN ORDINANCE ON SECOND READING TO AMEND THE FUTURE LAND USE MAP OF THE CITY OF MARYVILLE, TENNESSEE BY DESIGNATING PROPERTY BEING BLOUNT COUNTY TAX MAP 059, PARCEL 124.00 AS COMMERCIAL
4. CONSIDERATION OF AN ORDINANCE ON SECOND READING TO AMEND THE ZONING MAP OF THE CITY OF MARYVILLE, TENNESSEE BY ZONING PROPERTY BEING BLOUNT COUNTY TAX MAP 059, PARCEL 124.00 AS BUSINESS & TRANSPORTATION WITHIN THE PARKWAY OVERLAY DISTRICT
5. CONSIDERATION OF AN ORDINANCE ON SECOND READING TO AMEND THE FUTURE LAND USE MAP OF THE CITY OF MARYVILLE, TENNESSEE BY DESIGNATING 16.16 ACRES OF PARCEL 042.25 ON BLOUNT COUNTY TAX MAP 068 AS COMMERCIAL
6. CONSIDERATION OF AN ORDINANCE ON SECOND READING TO AMEND THE ZONING MAP OF THE CITY OF MARYVILLE, TENNESSEE BY REZONING 16.16 ACRES OF PARCEL 042.25 ON BLOUNT COUNTY TAX MAP 068 LOCATED OFF OF GOLF VIEW DRIVE FROM RESIDENTIAL TO BUSINESS AND TRANSPORTATION
7. CONSIDERATION OF AN ORDINANCE ON SECOND READING AMENDING THE ANNUAL OPERATING BUDGET OF THE CITY OF MARYVILLE, TENNESSEE FOR FISCAL YEAR 2026
8. CONSIDERATION OF AN ORDINANCE ON FIRST READING TO FULFILL, IN PART, THE REQUIREMENTS OF THE NATIONAL ARBOR DAY FOUNDATION TO DESIGNATE THE CITY OF MARYVILLE AS A TREE CITY USA
9. CONSIDERATION OF AN ORDINANCE ON FIRST READING AMENDING CITY CODE, TITLE 8, CHAPTER, 2, SECTION 217 SPECIAL EVENT PERMITS.
10. CONSIDERATION OF A MOTION AUTHORIZING THE MAYOR TO SIGN DOCUMENTS WITH TDOT FOR PELLISSIPPI PARKWAY RIGHT OF WAY ACQUISITION FUNDING
11. CONSIDERATION OF A MOTION TO DECLARE CERTAIN ITEMS AS SURPLUS AND TO AUTHORIZE THEIR DISPOSAL IN THE MAY 5th, 2026, COUNCIL MEETING



CITY OF MARYVILLE
400 West Broadway
Maryville, TN 37801
(865) 273-3401

AGENDA ITEM BACKGROUND

1. CONSIDERATION OF A MOTION TO GRANT A **COMMON AREA** BEER PERMIT TO GREENWAY VILLAGE OWNERS ASSOCIATION, INC., GREENWAY VILLAGE.

A) Introduction: This is a new business located in the City of Maryville requesting a **Common Area** beer permit. The Common Area permit provides approval and authority for this area to allow Subordinate Retailer's on-premise permit holders to carry and drink alcohol in this designated area. As there are no beer sales on this property, a background check is not required.

B) Financial Impact of Action: None

C) Impact of Action on Other Departments/Agencies:

No additional impact other than enforcement of the beer laws.

D) Proposed Action:

Staff recommends approval based on the information provided



CITY OF MARYVILLE
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(865) 273-3401

AGENDA ITEM BACKGROUND

2. CONSIDERATION OF A MOTION TO GRANT A **SUBORDINATE RETAILER'S ON-PREMISE BEER PERMIT** TO DUSTIN BUSBY & STACY BUSBY, d/b/a DSB PROVISIONS, LLC, 235 GREENWAY VILLAGE LANE, MARYVILLE, TN 37801.

A) Introduction: This is a new business located in the City of Maryville requesting a **Subordinate Retailer's on-premise** beer permit. A Subordinate Retailer's on-premise permit provides approval and authority for the holder to allow their patrons to carry alcohol from their establishment into the permitted and designated Common Area. As there are no beer sales on this property, a background check is not required.

B) Financial Impact of Action: None

C) Impact of Action on Other Departments/Agencies:

No additional impact other than enforcement of the beer laws.

D) Proposed Action:

Staff recommends approval based on the information provided



CITY OF MARYVILLE
400 West Broadway
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(865) 273-3401

AGENDA ITEM BACKGROUND

3. CONSIDERATION OF A MOTION TO GRANT A **RETAILER'S ON AND OFF-PREMISES** BEER PERMIT TO COPPER CELLAR CORPORATION d/b/a/ SMOKEY MOUNTAIN BREWERY, 743 WATKINS RD, MARYVILLE, TN 37801.

A) Introduction: This is an existing business located in the City of Maryville requesting a **Retailer's on and off-premises** beer permit. The current background investigation revealed that the applicants meet the criteria for the permit.

B) Financial Impact of Action: The City will realize revenue from beer tax and permit fees.

C) Impact of Action on Other Departments/Agencies:

No additional impact other than enforcement of the beer laws.

D) Proposed Action:

Staff recommends approval based on the information provided

Memo

Date: April 22, 2026

To: Sherri Phillips, Niki Freshour

From: Chief Tony Jay Crisp *Tony Jay Crisp*

RE: Beer Permit

Background investigations have been conducted on:

John Daniel Pressley, 08/01/1960 (Ownership 94%)
12656 Ridgpath Lane,
Knoxville, Tennessee 37922

Donna Oakley Chase, 10/05/1954 (Ownership 6%)
7513 Sherwood Drive
Knoxville, Tennessee 37919

Hugh Charles Vanskyhawk IV, 04/14/1970 (Manager)
1901 Carpenters Campground Road
Maryville, Tennessee 37803

For: Copper Cellar Corporation, doing business as Smokey Mountain Brewery:

Smokey Mountain Brewery
743 Watkins Road
Maryville, Tennessee 37801

Based on these findings I have concluded that the applicants are eligible to be granted a permit at this time pursuant to the City of Maryville Municipal Code



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AGENDA ITEM BACKGROUND

4. CONSIDERATION OF A MOTION TO GRANT A **RETAILER'S ON AND OFF-PREMISES** BEER PERMIT TO COPPER CELLAR CORPORATION d/b/a CALHOUN'S, 751 WATKINS RD., MARYVILLE, TN 37801.

A) Introduction: This is an existing business located in the City of Maryville requesting a **Retailer's on and off-premises** beer permit. The current background investigation revealed that the applicants meet the criteria for the permit.

B) Financial Impact of Action: The City will realize revenue from beer tax and permit fees.

C) Impact of Action on Other Departments/Agencies:

No additional impact other than enforcement of the beer laws.

D) Proposed Action:

Staff recommends approval based on the information provided

Memo

Date: April 22, 2026

To: Sherri Phillips, Niki Freshour

From: Chief Tony Jay Crisp *Tony Jay Crisp*

RE: Beer Permit

Background investigations have been conducted on:

John Daniel Pressley, 08/01/1960 (Ownership 94%)
12656 Ridgepath Lane,
Knoxville, Tennessee 37922

Donna Oakley Chase, 10/05/1954 (Ownership 6%)
7513 Sherwood Drive
Knoxville, Tennessee 37919

Oryan Golibersuch, 12/08/1982 (Manager)
1402 Carowinds Circle
Maryville, Tennessee 37803

For: Copper Cellar Corporation, doing business as Calhoun's:

Calhoun's
751 Watkins Road
Maryville, Tennessee 37801

Based on these findings I have concluded that the applicants are eligible to be granted a permit at this time pursuant to the City of Maryville Municipal Code

Maryville, Tennessee
April 7, 2026, 6:53 P.M.

PUBLIC HEARING
AND
REGULAR MEETING

The Maryville City Council convened for a public hearing and regular business meeting on April 7, 2026, at 6:53 p.m. at the Maryville Municipal Center, when the following members were present: Mayor Andy White presiding, Councilmembers Sarah Herron, Tommy Hunt, Fred Metz, and Drew Miles. Also present were City Manager Greg McClain, City Recorder Sherri Phillips, and City Attorney Melanie Davis. The Mayor declared a quorum to be present.

Thereupon, the Mayor declared the Council in session for a Public Hearing at 6:53 p.m. regarding an ordinance to amend the Future Land Use Map of the City of Maryville, Tennessee by designating 16.16 acres of Parcel 042.25 on Blount County Tax Map 068 as Commercial. After some discussion, the Mayor declared the hearing closed.

Thereupon, the Mayor declared the Council in session for a Public Hearing at 6:54 p.m. regarding an ordinance to amend the Zoning Map of the City of Maryville, Tennessee by rezoning 16.16 acres of Parcel 042.25 on Blount County Tax Map 068 from Residential to Business and Transportation. After some discussion, the Mayor declared the hearing closed.

Thereupon, the Mayor declared the Council in session for a Public Hearing at 6:55 p.m. regarding an ordinance to partially abandon an alley located off English Avenue, just northeast of S. Everett High Road identified as Alley #207. After some discussion, the Mayor declared the hearing closed.

Thereupon, the Mayor declared the Council in session for a Public Hearing at 6:56 p.m. regarding an ordinance to amend the City of Maryville Zoning and Land Use ordinance, Title

14, by adding Section 14-209 (16)(f), Industrial Campus Lodging Facility. After some discussion, the Mayor declared the hearing closed.

Thereupon, the Mayor declared the Council in session for a Public Hearing at 6:57 p.m. regarding a resolution to annex property being Blount County Tax Map 059, Parcel 124.00 to incorporate the same within the corporate boundaries of the City of Maryville, Tennessee. After some discussion, the Mayor declared the hearing closed.

Thereupon, the Mayor declared the Council in session for a Public Hearing at 6:58 p.m. regarding an ordinance on first reading to amend the Future Land Use Map of the City of Maryville, Tennessee, by designating property being Blount County Tax Map 059, Parcel 124.00 as Commercial. After some discussion, the Mayor declared the hearing closed.

Thereupon, the Mayor declared the Council in session for a Public Hearing at 6:59 p.m. regarding an ordinance to amend the Zoning Map of the City of Maryville, Tennessee, by zoning property being Blount County Tax Map 059, Parcel 124.00 as Business and Transportation within the Parkway Overlay District. After some discussion, the Mayor declared the hearing closed.

Thereupon, it was moved by Councilmember Herron and seconded by Councilmember Metz to approve the minutes from the March 3, 2026, Council Meeting. On roll call, the vote was unanimous.

Thereupon, it was moved by Councilmember Herron and seconded by Councilmember Miles to accept the agenda. On roll call, the vote was unanimous to approve the agenda.

At this time, several citizens addressed Council with numerous questions & concerns related to the Public Hearing item and the potential development on said property, Blount County Tax Map 068 Parcel 042.25.

At this time, Joseph Jenkins, 1622 Montvale Road, asked Council for an update on the Vulcan Optimization. Mayor White confirmed that the City would not be moving forward with the optimization plan.

At this time, Raene Pritchett, 688 Bethany Court, addressed Council in regard to various property-related questions.

THEREUPON, THE FOLLOWING PROCEEDINGS WERE HAD AND ENTERED OF RECORD TO-WIT:

Thereupon, the following captioned ordinance was presented, considered, and placed for passage on second reading:

AN ORDINANCE TO ABANDON AN ALLEY LOCATED BETWEEN COLUMBUS STREET AND THE SOUTHWEST TERMINUS AND DESIGNATED AS ALLEY #200.

Thereupon, it was moved by Councilmember Miles and seconded by Councilmember Hunt that said ordinance be passed on second reading. On roll call, the vote was unanimous. The Mayor declared that said ordinance had been adopted. The ordinance was signed by the Mayor and City Recorder. The Mayor ordered said ordinance numbered 2026-16 and recorded in the Ordinance Book of the City.

Thereupon, the following captioned ordinance was presented, considered, and placed for passage on first reading:

AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP OF THE CITY OF MARYVILLE, TENNESSEE, BY DESIGNATING 16.16 ACRES OF PARCEL 042.25 ON BLOUNT COUNTY TAX MAP 068 AS COMMERCIAL.

Thereupon, it was moved by Councilmember Metz and seconded by Councilmember Hunt that said ordinance be passed on first reading. On roll call, the vote was unanimous. Thereupon, the Mayor declared that said ordinance had passed on first reading.

Thereupon, the following captioned ordinance was presented, considered, and placed for passage on first reading:

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF MARYVILLE, TENNESSEE, BY REZONING 16.16 ACRES OF PARCEL 042.25 ON BLOUNT COUNTY TAX MAP 068 FROM RESIDENTIAL TO BUSINESS AND TRANSPORTATION.

Thereupon, it was moved by Councilmember Miles and seconded by Councilmember Metz that said ordinance be passed on first reading. On roll call, the vote was unanimous. Thereupon, the Mayor declared that said ordinance had passed on first reading.

Thereupon, the following captioned ordinance was presented, considered, and placed for passage on first reading:

AN ORDINANCE TO ABANDON A PORTION OF AN ALLEY LOCATED OFF OF ENGLISH AVENUE, JUST NORTHEAST OF S. EVERETT HIGH ROAD AND DESIGNATED AS ALLEY #207.

Thereupon, it was moved by Councilmember Herron and seconded by Councilmember Hunt that said ordinance be passed on first reading. On roll call, the vote was unanimous. Thereupon, the Mayor declared that said ordinance had passed on first reading.

Thereupon, the following captioned ordinance was presented, considered, and placed for passage on first reading:

AN ORDINANCE AMENDING TITLE 14 ZONING AND LAND USE CONTROL OF THE CITY OF MARYVILLE MUNICIPAL CODE BY ADDING SECTION 14-209(16)(f) INDUSTRIAL CAMPUS LODGING FACILITY.

Thereupon, it was moved by Councilmember Herron and seconded by Councilmember Miles that said ordinance be passed on first reading. On roll call, the vote was unanimous. Thereupon, the Mayor declared that said ordinance had passed on first reading.

Thereupon, the following resolution was presented, considered, and placed for adoption:

A RESOLUTION TO ANNEX PROPERTY BEING BLOUNT COUNTY TAX MAP 059, PARCEL 124.00 TO INCORPORATE THE SAME WITHIN THE CORPORATE BOUNDARIES OF THE CITY OF MARYVILLE, TENNESSEE.

Thereupon, it was moved by Councilmember Metz and seconded by Councilmember Hunt that said resolution be adopted. On roll call, the vote was unanimous. The Mayor declared that said resolution had been adopted. The resolution was signed by the Mayor and City Recorder. The Mayor ordered said resolution numbered 2026-09 and recorded in the Resolution Book of the City.

Thereupon, the following captioned ordinance was presented, considered, and placed for passage on first reading:

AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP OF THE CITY OF MARYVILLE, TENNESSEE BY DESIGNATING PROPERTY BEING BLOUNT COUNTY TAX MAP 059, PARCEL 124.00 AS COMMERCIAL.

Thereupon, it was moved by Councilmember Miles and seconded by Councilmember Metz that said ordinance be passed on first reading. On roll call, the vote was unanimous. Thereupon, the Mayor declared that said ordinance had passed on first reading.

Thereupon, the following captioned ordinance was presented, considered, and placed for passage on first reading:

AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF MARYVILLE, TENNESSEE BY ZONING PROPERTY BEING BLOUNT COUNTY TAX MAP 059, PARCEL 124.00 AS BUSINESS AND TRANSPORTATION WITHIN THE PARKWAY OVERLAY DISTRICT.

Thereupon, it was moved by Councilmember Hunt and seconded by Councilmember Metz that said ordinance be passed on first reading. On roll call, the vote was unanimous. Thereupon, the Mayor declared that said ordinance had passed on first reading.

Thereupon, the following captioned ordinance was presented, considered, and placed for passage on first reading:

AN ORDINANCE AMENDING THE ANNUAL OPERATING BUDGET OF THE CITY OF MARYVILLE, TENNESSEE FOR FISCAL YEAR 2026.

Thereupon, it was moved by Councilmember Hunt and seconded by Councilmember Metz that said ordinance be passed on first reading. On roll call, the vote was unanimous. Thereupon, the Mayor declared that said ordinance had passed on first reading.

Thereupon, the following resolution was presented, considered, and placed for adoption:

A RESOLUTION TO RESTRICT PARKING ALONG THE EAST AND WEST SIDE OF CATES STREET FROM GAMBLE AVENUE SOUTH TO THE END OF CATES STREET FOR THE CITY OF MARYVILLE, TENNESSEE.

Thereupon, it was moved by Councilmember Miles and seconded by Councilmember Hunt that said resolution be adopted. On roll call, the vote was unanimous. The Mayor declared that said resolution had been adopted. The resolution was signed by the Mayor and City Recorder. The Mayor ordered said resolution numbered 2026-10 and recorded in the Resolution Book of the City.

Thereupon, the following resolution was presented, considered, and placed for adoption:

A RESOLUTION AUTHORIZING THE SPECIAL EVENT “UNCORKED” TO BE HELD FROM 4:30 PM UNTIL 9 PM, APRIL 23, 2026.

Thereupon, it was moved by Councilmember Metz and seconded by Councilmember Herron that said resolution be adopted. On roll call, the vote was unanimous. The Mayor declared that said resolution had been adopted. The resolution was signed by the Mayor and City Recorder. The Mayor ordered said resolution numbered 2026-11 and recorded in the Resolution Book of the City.

Thereupon, the following resolution was presented, considered, and placed for adoption:

A RESOLUTION AUTHORIZING THE SPECIAL EVENT
“HOPS IN THE HILLS” TO BE HELD FROM 5:00 PM UNTIL 9
PM, JUNE 13, 2026.

Thereupon, it was moved by Councilmember Hunt and seconded by Councilmember Herron that said resolution be adopted. On roll call, the vote was unanimous. The Mayor declared that said resolution had been adopted. The resolution was signed by the Mayor and City Recorder. The Mayor ordered said resolution numbered 2026-12 and recorded in the Resolution Book of the City.

Thereupon, it was moved by Councilmember Hunt and seconded by Councilmember Metz to appoint Steve Greene for a term of three years, ending March 1, 2029, to the Blount County Cable TV Authority. On roll call, the vote was unanimous.

Thereupon, it was moved by Councilmember Hunt and seconded by Councilmember Metz to appoint Anna Graham for a term of three years, ending June 30, 2029, to replace Robert White and appoint Brandon Everhart to replace Greg Brakebill to finish the term ending June 30, 2028, to the Blount County Library Board. On roll call, the vote was unanimous.

Thereupon, it was moved by Councilmember Metz and seconded by Councilmember Miles to consider a motion to declare certain items as surplus and to authorize their disposal. On roll call, the vote was unanimous.

Thereupon, there being no further business, Mayor White adjourned the meeting until the next scheduled meeting unless sooner called by the Mayor or as otherwise provided by law.

Mayor

Attest:

City Recorder



CITY OF MARYVILLE
400 West Broadway
Maryville, TN 37801
(865) 273-3401

AGENDA ITEM BACKGROUND

1. CONSIDERATION OF AN ORDINANCE ON SECOND READING TO AMEND THE CITY OF MARYVILLE ZONING AND LAND USE ORDINANCE, TITLE 14, BY ADDING SECTION 14-209 (16)(f), INDUSTRIAL CAMPUS LODGING FACILITY.

A) Introduction: The City of Maryville is proposing an amendment to the Zoning and Land Use Ordinance to add Section 14-209 (16)(f), Industrial Campus Lodging Facility. The proposed amendment establishes standards for limited overnight accommodations accessory to large industrial campuses located within the Industrial Zoning District. This modernizes the Industrial Zoning District to accommodate evolving corporate campus models while maintaining safeguards to prevent conversion to a traditional lodging use.

The purpose of the amendment is to allow limited overnight lodging when such accommodations are incidental and subordinate to the primary industrial use and are intended to support workforce training, business operations, or professional collaboration. The use is not intended to function as public lodging or transient accommodation.

Key provisions of the proposed amendment include:

- Applicability limited to the Industrial Zoning District
- Minimum campus size of five (5) contiguous acres under common ownership or control
- Approval as a Special Exception by the Board of Zoning Appeals
- Lodging limited to employees, invited business partners, customers, and training participants
- Express prohibition of operation as a hotel, motel, short-term rental, boarding house, or other public lodging use
- Prohibition on advertising or marketing to the general public
- Maximum of 15,000 square feet devoted to lodging unless otherwise approved by the BZA
- Required management plan outlining occupancy, length of stay, and intended users
- Revocation authority for failure to comply with ordinance standards

The Maryville Municipal Planning Commission recommended approval of the proposed amendment at their meeting on March 23, 2026.

B) Financial Impact of Action: There is no direct fiscal impact associated with adoption of this text amendment. Any future Industrial Campus Lodging Facility would be subject to standard permitting, inspection, and review processes, generating typical development-related fees and property taxes.

C) Impact of Action on Other Departments/Agencies: If adopted, the amendment does not create new departmental responsibilities but formalizes review standards for this specific accessory use throughout the plans and permitting processes.

- A) Proposed Action:**
- Second reading

ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 14 ZONING AND LAND USE CONTROL OF THE CITY OF MARYVILLE MUNICIPAL CODE BY ADDING SECTION 14-209(16)(f) INDUSTRIAL CAMPUS LODGING FACILITY

WHEREAS, the City of Maryville regulates land use within its corporate limits pursuant to Title 14, Zoning and Land Use Control, of the Maryville Municipal Code; and

WHEREAS, evolving industrial campus models increasingly incorporate workforce training, professional collaboration, and business-related activities that may necessitate limited overnight accommodations incidental to the primary industrial use; and

WHEREAS, the City Council finds it appropriate to establish narrowly tailored standards to permit such accessory lodging within the Industrial Zoning District while prohibiting public or transient lodging operations; and

WHEREAS, pursuant to Section 14-219(2) of the Zoning and Land Use Ordinance, the proposed amendment was submitted to the Maryville Municipal Planning Commission for review and recommendation prior to consideration by the City Council.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MARYVILLE, TENNESSEE, as follows:

SECTION 1. Title 14 Zoning and Land Use Control is hereby amended by adding Section 14-209(16)(f) Industrial Campus Lodging Facility, to read as follows:

Section 14-209(16)(f) Industrial Campus Lodging Facility

(i) Purpose and Intent. The purpose of this section is to allow limited overnight accommodations on large industrial campuses when such accommodations are incidental and subordinate to the primary industrial use, support workforce training, business operations, or professional collaboration, and do not function as public lodging or transient accommodations.

(ii) Applicability. An Industrial Campus Lodging Facility may be permitted only within the Industrial Zoning District, subject to the standards of this section.

(iii) Minimum Size. Industrial Campus Lodging Facilities shall be permitted only on parcels or unified industrial campuses consisting of not less than five (5) contiguous acres under common ownership or control.

(iv) Permitted Use Type. An Industrial Campus Lodging Facility shall be permitted as a Special Exception, subject to review and approval by the Board of Zoning Appeals.

(v) Use Limitations.

(A) Overnight accommodations shall be accessory to and in direct support of the primary industrial use or its ancillary activities.

(B) Lodging shall be limited to:

- (1) Employees;
- (2) Invited industrial, distribution, corporate, or business-to-business customers;
- (3) Participants in training, academy, or other programs offered at the campus;
- (4) Business partners and industry professionals.

(C) Public lodging is expressly prohibited.

(D) The facility shall not operate as a hotel, motel, short-term rental, boarding house, or similar transient lodging use.

(E) Lodging may be included as part of a training program, professional event, or business function.

(F) Lodging shall not be advertised, marketed, or offered to the general public.

(vi) Structure Requirements

(A) All overnight accommodations shall be located within permanent buildings constructed on a continuous foundation.

(B) Structures shall comply with all applicable zoning, building, fire, and life safety codes.

(vii) Development Standards.

(A) Maximum gross floor area devoted to lodging shall not exceed fifteen thousand (15,000) square feet unless otherwise approved by the Board of Zoning Appeals.

(B) The facility shall be designed and operated in a manner consistent with an industrial campus environment, including:

- (1) Limited signage;
- (2) No separate street frontage or public access;
- (3) Shared parking with the principal industrial use where feasible.

(C) Outdoor areas, including patios or gathering spaces, shall be accessory in nature and shall not function as public entertainment or event venues.

(viii) Operational Standards

(A) A management plan shall be submitted with the Special Exception application describing:

- (1) Intended users;
- (2) Maximum occupancy;
- (3) Length of stay limitations.

(B) Lodging stays shall be temporary and tied to a defined business, training, or professional activity.

(ix) Revocation. Failure to comply with the standards of this section shall constitute grounds for revocation of the Special Exception approval in accordance with applicable procedures of this Ordinance.

SECTION 2. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of the Ordinance.

SECTION 3. This Ordinance shall take effect from and after its final passage, the public welfare requiring it.

ADOPTED this _____ day of _____, 2026.

Mayor

ATTEST:

City Recorder

APPROVED AS TO FROM:

City Attorney

Passed 1st reading on this _____ day of _____, 2026 _____.

Passed 2nd reading on this _____ day of _____, 2026 _____.



CITY OF MARYVILLE
400 West Broadway
Maryville, TN 37801
(865) 273-3401

AGENDA ITEM BACKGROUND

2. CONSIDERATION OF AN ORDINANCE ON SECOND READING TO PARTIALLY ABANDON AN ALLEY LOCATED OFF OF ENGLISH AVENUE, JUST NORTHEAST OF S. EVERETT HIGH ROAD IDENTIFIED AS ALLEY #207

A) Introduction: Glenn E. Seebach is requesting partial abandonment of alley #207 located off of English Avenue, just northeast of S. Everett High Road. City departments have reviewed the alley and recommended its abandonment.

A portion of Alley #207 is proposed for abandonment. It is the portion northwest of the rear property line of parcel 018.00 (1503 English Ave.) to the southwest of the alley. The remaining portion of the alley to the southeast will remain open, as it is used for vehicle access/driveway for the adjacent property to the northeast (1505 English Ave.), owned by the applicant. The area within the proposed alley to be abandoned is not developed and appears to be used as part of the lawns of the adjacent properties. If closed, the City's standard process is to divide the alley in half amongst adjoining property owners. In this case, each adjoining property owner would get approximately 15 feet added to their lots. As proposed, the partial abandonment would leave parcel 017.00 landlocked, but parcels 017.00 and 020.00 are both under the same ownership. The owner of these properties agreed to have the properties resurveyed to eliminate the lot line between the two parcels when it was submitted to the Maryville Planning Commission. If the alley is closed, the survey will also convey a portion of parcel 017.00 to become part of the applicant's property at 1505 English Avenue, which would no longer be separated by the public alley. The alley closure will not take effect until the resubdivision plat is recorded, in order to be certain that parcel 017.00 is not left landlocked. In addition, parcel 017.00 has only a garage on it, which is considered an accessory structure on a lot where there is no principal structure (house). The resubdivision plat will correct this issue because the portion of parcel 017.00 containing the garage will become part of parcel 020.00.

The Maryville Municipal Planning Commission recommended approval of the abandonment at their meeting on May 20, 2024, subject to recording a resubdivision plat. The closure action is being brought to City Council at this time because the plat has been submitted for review. It will not take effect until the plat has all approvals and has been recorded. Once the plat is recorded, there is no need for the City to create Quitclaim Deeds to convey the alley to the adjacent property owners. The plat will reflect the two lot lines along the alley as 'to be removed', with reference to the Ordinance number associated with this abandonment, and that will convey the property according to the agreement by the adjacent property owners.

B) Financial Impact of Action: If abandoned, the Property Assessor's office will be notified so that the abandoned property will be placed on the tax rolls.

C) Impact of Action on Other Departments/Agencies: If abandoned, it will release the city from liability issues.

D) Proposed Action:

- Second Reading

ORDINANCE NO. _____

**AN ORDINANCE TO ABANDON A PORTION OF AN ALLEY
LOCATED OFF OF ENGLISH AVENUE, JUST NORTHEAST OF
S. EVERETT HIGH ROAD AND DESIGNATED AS ALLEY #207**

WHEREAS, the City Council of the City of Maryville has determined that it is in the best interest of the City to abandon all unneeded alleys and rights-of-way within Maryville, Tennessee; and;

WHEREAS, the Maryville Planning Commission has reviewed the proposed abandonment of a portion of an alley located off of English Avenue, just northeast of S. Everett High Rd. and identified as Alley #207 on the attached Exhibit; and,

WHEREAS, on May 20, 2024, the Planning Commission determined that abandonment of the unneeded right-of-way will not be detrimental to the health, safety and welfare of the general public.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MARYVILLE, TENNESSEE, as follows:

SECTION 1. That the portion of alley #207 described herein and shown on the attached Exhibit be and hereby is abandoned by the City Council of the City of Maryville, and such property is situated in District 09 of Blount County, Tennessee, and being more particularly described as follows:

Beginning at a point, said point being the easternmost corner of Parcel 017.00, as shown on the Blount County Tax Map 47G Group G; thence leaving in a northwesterly direction 88 feet, more or less, along the northeastern property lines of Parcels 017.00 and 002.00 to a point along the northeast property line of Parcel 002.00; thence in a northeasterly direction 30 feet, more or less, to a point along the southeast property line of Parcel 003.00; thence leaving in a southeasterly direction 88 ft, more or less to a point along the southwest property line of Parcel 016.00; thence in a southwesterly direction 30 feet, more or less, to the POINT OF BEGINNING.

SECTION 2. This ordinance shall be effective from and after its final passage and upon recording of the plat incorporating parcel 017.00 into parcel 020.00 with no further action necessary by the City or its City Council.

ADOPTED this _____ day of _____, 2026.

Mayor

ATTEST:

City Recorder

APPROVED AS TO FORM:

City Attorney

Passed 1st reading on this _____ day of _____, 2026 _____
City Recorder

Passed 2nd reading on this _____ day of _____, 2026 _____
City Recorder

Exhibit





CITY OF MARYVILLE
400 West Broadway
Maryville, TN 37801
(865) 273-3401

AGENDA ITEM BACKGROUND

3. CONSIDERATION OF AN ORDINANCE ON SECOND READING TO AMEND THE FUTURE LAND USE MAP OF THE CITY OF MARYVILLE, TENNESSEE BY DESIGNATING PROPERTY BEING BLOUNT COUNTY TAX MAP 059, PARCEL 124.00 AS COMMERCIAL.

A) Introduction: If City Council approves the annexation request for the subject property, it needs a designation on the Future Land Use Map (FLUM). The property is currently developed with a vacant convenience store.

Adjoining properties to the east are zoned Commercial in Blount County. To the south is E. Lamar Alexander Parkway which is in the City Limits and zoned Business & Transportation within the Parkway Overlay district. Other adjacent properties are zoned Suburbanizing in Blount County.

The applicant has requested the property be designated as Commercial on the FLUM, consistent with the Business & Transportation zoning of the Parkway and the current use and zoning within Blount County.

The Maryville Municipal Planning Commission recommended approval of the requested FLUM designation as requested at their meeting on March 23, 2026.

B) Financial Impact of Action: None for the Future Land Use Map designation.

C) Impact of Action on Other Departments/Agencies: None for the Future Land Use Map designation.

D) Proposed Action:

- Approve second reading.

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP OF THE CITY OF MARYVILLE, TENNESSEE BY DESIGNATING PROPERTY BEING BLOUNT COUNTY TAX MAP 059, PARCEL 124.00 AS COMMERCIAL.

WHEREAS, the property being parcel 124.00 on Blount County Tax Map 059 has been annexed into the City of Maryville at the owners' request; and

WHEREAS, the Council of the City of Maryville, Tennessee desires to amend the Future Land Use Map as identified in the City of Maryville Land Use Plan - 2035; and

WHEREAS, the Maryville Municipal Planning Commission has heard, reviewed and recommended that this amendment be approved by the Council of the City of Maryville; and

WHEREAS, the change to the Future Land Use Map advances the public health, safety and welfare of the City of Maryville.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MARYVILLE, TENNESSEE as follows:

SECTION 1. That property comprising parcel number 124.00 on Blount County Tax Map 059 annexed into the corporate limits be designated as Commercial on the Future Land Use Map. Said property is shown on the attached Exhibit.

SECTION 2. That the provisions of this Ordinance shall be effective upon its final adoption, the public welfare requiring it.

ADOPTED this _____ day of _____, 2026.

Mayor

ATTEST:

City Recorder

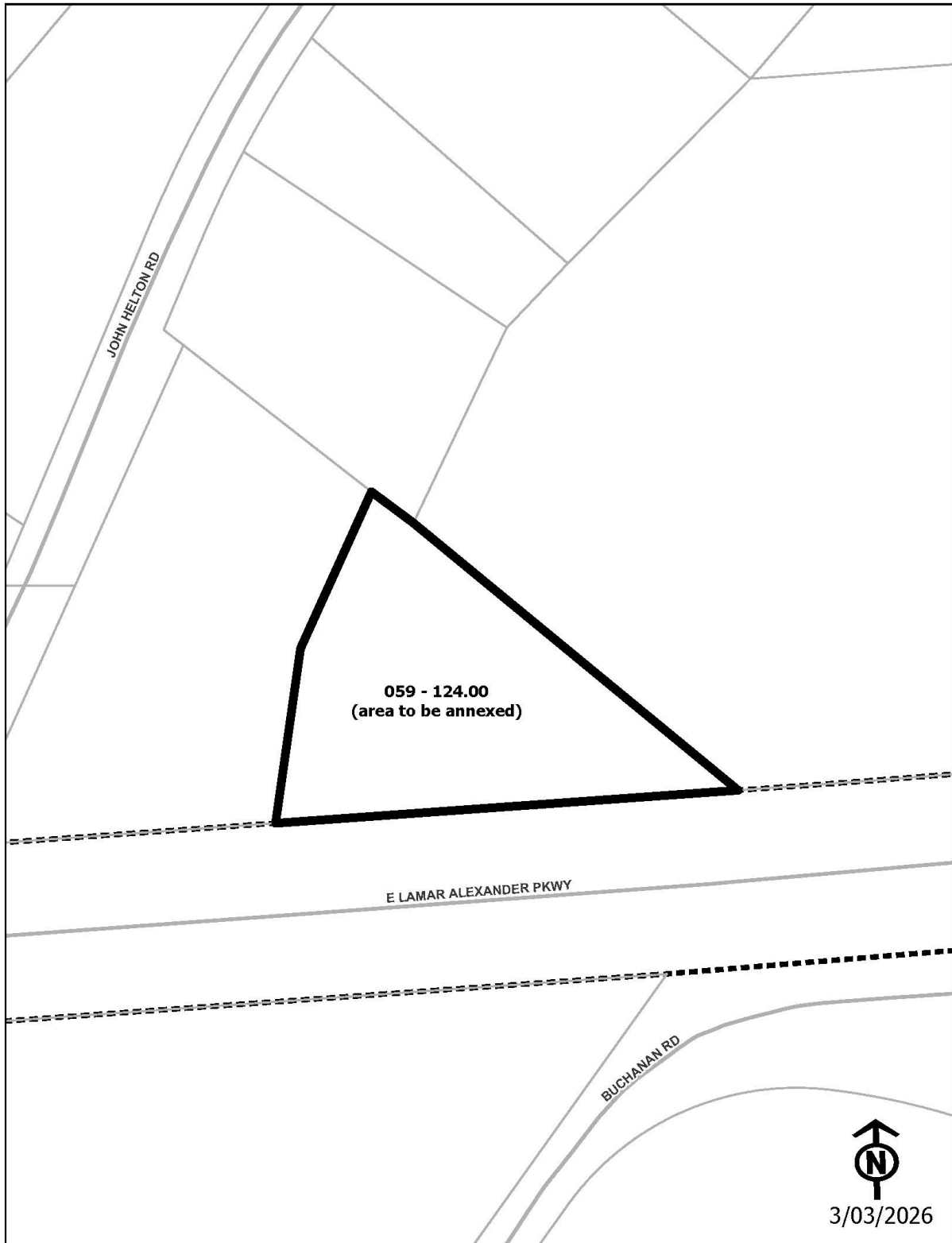
APPROVED AS TO FORM:

City Attorney

Passed 1st reading on this _____ day of _____, 2026 _____
City Recorder

Passed 2nd reading on this _____ day of _____, 2026 _____
City Recorder

Exhibit





CITY OF MARYVILLE
400 West Broadway
Maryville, TN 37801
(865) 273-3401

AGENDA ITEM BACKGROUND

4. CONSIDERATION OF AN ORDINANCE ON SECOND READING TO AMEND THE ZONING MAP OF THE CITY OF MARYVILLE, TENNESSEE BY ZONING PROPERTY BEING BLOUNT COUNTY TAX MAP 059, PARCEL 124.00 AS BUSINESS & TRANSPORTATION WITHIN THE PARKWAY OVERLAY DISTRICT

A) Introduction: If City Council approves the annexation request for the subject property, it will need a designation on the City's official Zoning Map. The property is currently developed with a vacant convenience store.

The property is currently zoned Commercial in Blount County. Adjoining properties to the east are also zoned Commercial in Blount County. Other surrounding properties are zoned Suburbanizing in Blount County. To the south is E. Lamar Alexander Parkway, zoned Business & Transportation in the City.

The applicant has requested the Business & Transportation within the Parkway Overlay zoning designation.

The Maryville Municipal Planning Commission recommended approval of the Business and Transportation zoning district at their meeting on March 23, 2026.

B) Financial Impact of Action: None for the zoning designation.

C) Impact of Action on Other Departments/Agencies: None for the zoning designation.

D) Proposed Action:

- Approve second reading.

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF MARYVILLE, TENNESSEE BY ZONING PROPERTY BEING BLOUNT COUNTY TAX MAP 059, PARCEL 124.00 AS BUSINESS AND TRANSPORTATION WITHIN THE PARKWAY OVERLAY DISTRICT

WHEREAS, the Council of the City of Maryville, Tennessee desires to amend the Zoning Map of the City of Maryville, Tennessee to zone property recently annexed into the city; and

WHEREAS, the Maryville Municipal Planning Commission has heard, reviewed and recommended that this amendment be approved by the Council of the City of Maryville; and

WHEREAS, the rezoning advances the public health, safety and welfare of the City of Maryville.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MARYVILLE, TENNESSEE as follows:

SECTION 1. That property comprising parcel number 124.00 on Blount County Tax Map 059 recently annexed into the corporate limits be zoned Business and Transportation within the Parkway Overlay district. Said property is shown on the attached Exhibit.

SECTION 2. That the provisions of this Ordinance shall be effective upon its final adoption, the public welfare requiring it.

ADOPTED this _____ day of _____, 2026.

Mayor

ATTEST:

City Recorder

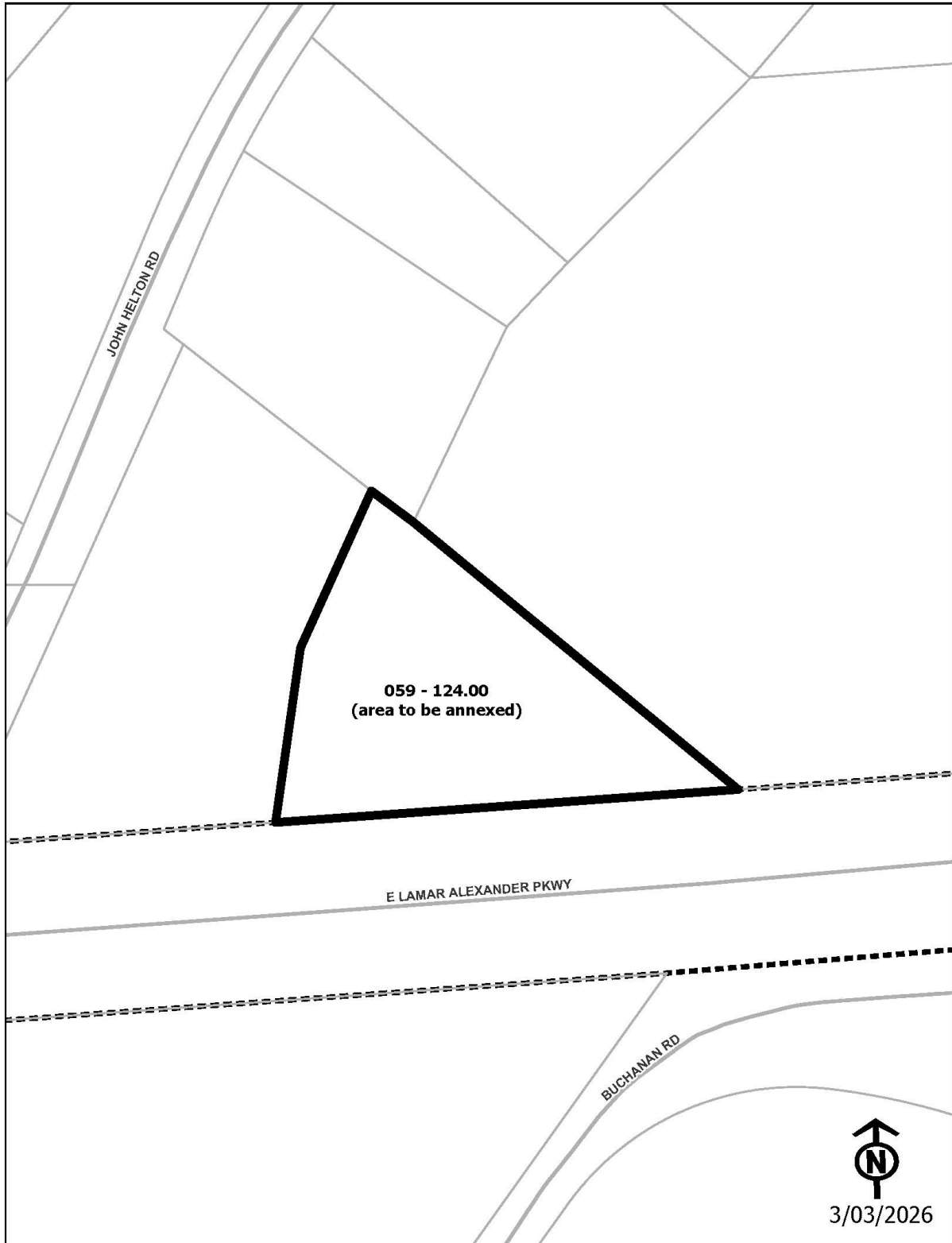
APPROVED AS TO FORM:

City Attorney

Passed 1st reading on this _____ day of _____, 2026 _____
City Recorder

Passed 2nd reading on this _____ day of _____, 2026 _____
City Recorder

Exhibit





CITY OF MARYVILLE
400 West Broadway
Maryville, TN 37801
(865) 273-3401

AGENDA ITEM BACKGROUND

5. CONSIDERATION OF AN ORDINANCE ON SECOND READING TO AMEND THE FUTURE LAND USE MAP OF THE CITY OF MARYVILLE, TENNESSEE BY DESIGNATING 16.16 ACRES OF PARCEL 042.25 ON BLOUNT COUNTY TAX MAP 068 AS COMMERCIAL.

A) Introduction: Chris Soro, on behalf of Prisma Health, is requesting a change to the Future Land Use Map for property off of Golf View Drive (Parcel ID # 068-042.25) from Residential to Commercial to allow for an outpatient surgery center and medical office building. The subject property is intended to be combined and replatted with property (Parcel ID 068-049.00), which already has access from US Hwy 411 South at a signalized intersection. The property is currently vacant having been previously part of the Royal Oaks golf course.

The Future Land Use Map designates the property and the surrounding area to the north as Residential and the adjacent properties to the south as Commercial.

The Maryville Municipal Planning Commission recommended approval of the requested change to the Future Land Use Map at their meeting on March 23, 2026.

B) Financial Impact of Action: If tax exempt status is not obtained for the property, real estate tax revenue will be generated.

C) Impact of Action on Other Departments/Agencies: No impact.

D) Proposed Action:

- Approve Second Reading

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP OF THE CITY OF MARYVILLE, TENNESSEE BY DESIGNATING 16.16 ACRES OF PARCEL 042.25 ON BLOUNT COUNTY TAX MAP 068 AS COMMERCIAL.

WHEREAS, property identified as parcel 042.25 on Blount County Tax Map 068 is appropriate for commercial land uses; and

WHEREAS, the Council of the City of Maryville, Tennessee desires to amend the Future Land Use Map as identified in the City of Maryville Land Use Plan 2035; and

WHEREAS, the Maryville Municipal Planning Commission has heard, reviewed and recommended that this amendment be approved by the Council of the City of Maryville; and

WHEREAS, the change to the Future Land Use Map advances the public health, safety and welfare of the City of Maryville.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MARYVILLE, TENNESSEE as follows:

SECTION 1. That 16.16 acres of property identified as parcel 042.25 on Blount County Tax Map 068 be designated as Commercial on the Future Land Use Map. Said property is shown on the attached Exhibit.

SECTION 2. That the provisions of this Ordinance shall be effective upon its final adoption, the public welfare requiring it.

ADOPTED this _____ day of _____, 2026.

Mayor

ATTEST:

City Recorder

APPROVED AS TO FORM:

City Attorney

Passed 1st reading on this _____ day of _____, 2026 _____
City Recorder

Passed 2nd reading on this _____ day of _____, 2026 _____
City Recorder



CITY OF MARYVILLE
400 West Broadway
Maryville, TN 37801
(865) 273-3401

AGENDA ITEM BACKGROUND

6. CONSIDERATION OF AN ORDINANCE ON SECOND READING TO AMEND THE ZONING MAP OF THE CITY OF MARYVILLE, TENNESSEE BY REZONING 16.16 ACRES OF PARCEL 042.25 ON BLOUNT COUNTY TAX MAP 068 LOCATED OFF OF GOLF VIEW DRIVE FROM RESIDENTIAL TO BUSINESS AND TRANSPORTATION

A) Introduction: Chris Soro, on behalf of Prisma Health, is requesting the rezoning of property off of Golf View Drive (Parcel ID # 068-042.25) from Residential to Business and Transportation district to allow for an outpatient surgery center and medical office building. The property is currently vacant having been previously part of the Royal Oaks golf course.

The adjacent properties to the south are zoned Business and Transportation. The Business and Transportation District is a commercial district which allows most commercial uses by right (see attached zoning summary). The subject property is intended to be combined and replatted with property (Parcel ID 068-049.00) to the south, which already has access from US Hwy 411 South at a signalized intersection.

The request is contingent on City Council approving an amendment to the Future Land Use Map from Residential to Commercial.

The Maryville Municipal Planning Commission recommended approval of the rezoning at their meeting on March 23, 2026.

B) Financial Impact of Action: If tax exempt status is not obtained for the property, property tax revenue will be generated.

C) Impact of Action on Other Departments/Agencies: No impact.

D) Proposed Action:

- Approve Second Reading

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF MARYVILLE, TENNESSEE BY REZONING 16.16 ACRES OF PARCEL 042.25 ON BLOUNT COUNTY TAX MAP 068 FROM RESIDENTIAL TO BUSINESS AND TRANSPORTATION.

WHEREAS, the Council of the City of Maryville, Tennessee desires to amend the Zoning Map of Maryville, Tennessee; and

WHEREAS, the Maryville Municipal Planning Commission has heard, reviewed and recommended that this amendment be approved by the Council of the City of Maryville; and

WHEREAS, in accordance with Tennessee Code Annotated (TCA) §13-7-203(a) the Council of the City of Maryville conducted a public hearing regarding this matter; and

WHEREAS, the rezoning advances the public health, safety and welfare of the City of Maryville.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MARYVILLE, TENNESSEE as follows:

SECTION 1. That 16.16 acres identified as parcel 042.25 on Blount County Tax Map 068 in the Residential District be rezoned to the Business and Transportation District. Said property is shown on the attached Exhibit.

SECTION 2. That the provisions of this Ordinance shall be effective from and after its final passage, the public welfare requiring it.

ADOPTED this _____ day of _____, 2026.

Mayor

ATTEST:

City Recorder

APPROVED AS TO FORM:

City Attorney

Passed 1st reading on this _____ day of _____, 2026 _____
City Recorder

Passed 2nd reading on this _____ day of _____, 2026 _____
City Recorder



CITY OF MARYVILLE
400 West Broadway
Maryville, TN 37801
(865) 273-3401

AGENDA ITEM BACKGROUND

7. CONSIDERATION OF AN ORDINANCE ON SECOND READING AMENDING THE ANNUAL OPERATING BUDGET OF THE CITY OF MARYVILLE, TENNESSEE FOR FISCAL YEAR 2026.

A) Introduction: In the course of the fiscal year, certain adjustments to the budget ordinance are necessary.

B) Financial Impact of Action: Changes to certain estimated revenues and budgeted appropriations as recommended by Staff.

- Transfer from General Fund to Capital Project Fund in the amount of \$5,000,000

C) Impact of Action on Other Departments/Agencies: Approval of budget amendment allows for budget revisions as described in attached ordinance.

D) Proposed Action: Approval- Second Reading

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ANNUAL OPERATING BUDGET OF THE CITY OF MARYVILLE, TENNESSEE FOR FISCAL YEAR 2026

WHEREAS, the budget process is one of the most important activities undertaken by governments for the public welfare with the budget process being used to make program, service and capital decisions and allocate scarce resources to programs, services and capital;

WHEREAS, *Tennessee Code Annotated* Title 6 Chapter 56 Section 208 allows the governing body to amend the annual budget ordinance in the same manner as any other ordinance may be amended;

WHEREAS, *Tennessee Code Annotated* Title 9 Chapter 1 Section 116 requires that all funds first be appropriated before being expended and that only funds that are available may be appropriated;

WHEREAS, the Municipal Budget Law of 1982 requires that the governing body of each municipality adopt and operate under an annual budget ordinance presenting a financial plan with at least the information required by that state statute, that no municipality may expend any moneys regardless of there source except in accordance with a budget ordinance and that the governing body shall not make any appropriation in excess of estimated available funds;

WHEREAS, the budget ordinance is the legal document whereby the governing body appropriates funds and thereby gives the legal authority for expenditures of the City as required by state law;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MARYVILLE, TENNESSEE, as follows:

SECTION 1. The General Fund revenue and appropriation budget will be adjusted as shown below:

	Revenue Amount	Appropriation Amount
Use of Fund Balance	\$5,000,000	
Transfer to Capital Project Fund		\$5,000,000
Total Change	\$5,000,000	\$5,000,000

In preparation for expense associated with city infrastructure projects, a transfer to the Capital Projects Fund is required.

SECTION 2. The Capital Project Fund revenue and appropriation budget will be adjusted as shown below:

	Revenue Amount	Appropriation Amount
Transfer from General Fund	\$5,000,000	
City Infrastructure Investment		\$5,000,000
Total Change	\$5,000,000	\$5,000,000

In preparation for expense associated with city infrastructure projects, a transfer to the Capital Projects Fund is required.

SECTION 3. That the provisions of this Ordinance shall be effective from and after its final passage, the public welfare requiring it.

ADOPTED this _____ day of _____, 2026.

Mayor

ATTEST:

City Recorder

APPROVED AS TO FORM:

City Attorney

Passed 1st reading on this _____ day of _____, 2026

City Recorder

Passed 2nd reading on this _____ day of _____, 2026

City Recorder



CITY OF MARYVILLE
400 West Broadway
Maryville, TN 37801
(865) 273-3401

AGENDA ITEM BACKGROUND

8. CONSIDERATION OF AN ORDINANCE ON FIRST READING TO FULFILL, IN PART, THE REQUIREMENTS OF THE NATIONAL ARBOR DAY FOUNDATION TO DESIGNATE THE CITY OF MARYVILLE AS A TREE CITY USA.

- A) **Introduction:** The City of Maryville Tree Ordinance was originally adopted in March 2000 and later revised in 2017. This revised ordinance updates the list of tree species that can be planted as street trees and incorporate previous revisions into one complete document. It also defines tree categories.

The categories of small, medium, and large trees will remain in the ordinance. Additional categories for columnar trees and evergreen trees have been added. More detailed information for mature tree height and canopy spread has been included to guide users in selecting trees that are best suited for specific locations. Tree species that have proven themselves to be problematic, such as Bradford Pear trees, have been removed from the list. Tree species that have been susceptible to damage from disease or insects, such as the White Pine and Green Ash, have also been removed from the list. Some trees have been more correctly placed in the appropriate category. The spacing requirement for the planting distance from curbs for small, medium, and large trees was adjusted to 3, 4, and 5 feet, respectively.

The Maryville Tree Board recommends these revisions to the Maryville Tree Ordinance for less impact to infrastructure and long-term tree health while still maintaining the green aesthetic Maryville is known for.

- B) **Financial Impact of Action:** No financial impact should result from this ordinance.

- C) **Impact of Action on Other Departments/Agencies:** No impact to other agencies.

- D) **Proposed Action:** Approve first reading.

ORDINANCE NO. _____

**AN ORDINANCE, TO FULFILL, IN PART, THE REQUIREMENTS
OF THE NATIONAL ARBOR DAY FOUNDATION TO
DESIGNATE THE CITY OF MARYVILLE AS A TREE CITY USA**

WHEREAS, the City Council finds that a City Tree Ordinance is a requirement of the National Arbor Foundation; and

WHEREAS, the City of Maryville desires to protect the environment and the public welfare of its citizenry; and

WHEREAS, the City of Maryville desires to define the appropriate species of trees in specific locations and update the official tree species list.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MARYVILLE, TENNESSE, as follows:

SECTION 1. That ordinance 2009-09, known as the City Tree Ordinance, and amendments are hereby deleted and replaced with the following:

1.0. DEFINITIONS

A. Street trees: Trees, shrubs, bushes, and all other woody vegetation on land lying between property lines on either side of all streets, avenues, or ways within the City.

B. Park trees: Trees, shrubs, bushes, and all other woody vegetation in public parks having individual names, and all areas owned by the City, or to which the public has free access as a park, such as a bike, jogging, or walking trail, or small street or civic garden.

C. Small Trees: Deciduous, leaf-bearing trees that can grow to maturity up to 10' – 25' in canopy height and 10' – 25' in canopy spread.

D. Medium Trees: Deciduous, leaf-bearing trees that can grow to maturity up to 25' – 45' in canopy height and 20' – 40' in canopy spread.

E. Large Trees: Deciduous, leaf-bearing trees that can grow to maturity up to 45' – 110' in canopy height and 30' – 100' in canopy spread.

F. Columnar Trees: "Columnar Trees" are herein defined as deciduous, leaf-bearing trees with an intentionally narrow profile that can be selected for use in narrow spaces. These trees can grow to maturity up to 30' – 60' in canopy height and only 5' – 30' in canopy spread.

G. Evergreen Trees: "Evergreen Trees" are herein defined as trees which have foliage that remains green and functional throughout the year. These trees can grow to maturity up to 15' – 90' in canopy height and 5' – 40' in canopy spread.

2.0 CREATION AND ESTABLISHMENT OF A CITY TREE BOARD

There is hereby created and established a City Tree Board for the City of Maryville, Tennessee which shall consist of 5 members appointed by the Mayor. The board members shall consist of:

Two City of Maryville Employees
 One Maryville-Alcoa-Blount County Parks and Recreation Employee
 One Master Gardener who is a City of Maryville Resident
 One City of Maryville Resident

3.0 TERM OF OFFICE

The initial appointment to the City Tree Board shall have the following term limits for the 5 persons: 1 member shall serve a one (1) year term, 2 members shall serve two (2) year terms, and 2 members shall serve three (3) year terms. Every appointment, thereafter, shall serve three (3) year terms.

4.0 COMPENSATION

Members of the Board or related committees shall serve without compensation.

5.0 DUTIES AND RESPONSIBILITIES

The Board shall consider, investigate, make findings, report and recommend upon any special matter or questions concerning this ordinance.

6.0 OPERATION

The Board shall meet periodically to discuss pending issues of this ordinance and must document minutes of the proceedings. The Board shall choose its own officers, and a majority of the members shall be a quorum for the transaction of business.

7.0 STREET TREE SPECIES TO BE PLANTED

The following list constitutes the official Street Tree species for the City of Maryville, Tennessee. No species other than those included in the list may be planted as Street Trees without written permission of the City Tree Board.

SMALL TREES

Small trees must be planted at a minimum of 10' from overhead utility lines.

Name	Species	Acceptable Varieties	Mature Height	Mature Spread
Dogwood (native)	<i>Cornus florida</i>	Any	15' – 25'	15' – 25'
Kousa Dogwood	<i>Cornus kousa</i>	Any	15' – 25'	15' -25'
Flowering Crabapple	<i>Malus spp.</i>	Any	15' – 20'	15' – 20'
Redbud	<i>Cercis canadensis</i>	Any	15' – 20'	15' – 20'
American Fringe Tree	<i>Chionanthus virginicus</i>	-	15' – 20'	10' – 15'
Flowering Cherry	<i>Prunus spp.</i>	Kwanzan, Yoshino, Akebono	10' – 25'	10' – 25'
Japanese Maple	<i>Acer palmatum</i>	Any	10' – 20'	10' – 20'

MEDIUM TREES

Medium trees must be planted at a minimum of 20' from overhead utility lines.

Name	Species	Acceptable Varieties	Mature Height	Mature Spread
Sourwood	<i>Oxydendrum arboreum</i>	-	25' – 35'	20' – 25'
Shantung Maple	<i>Acer truncatum</i>	Any	25' – 30'	25' – 30'
Trident Maple	<i>Acer buergerianum</i>	-	25' – 35'	30' – 40'
American Hornbeam	<i>Carpinus caroliniana</i>	Any	25' – 35'	20' – 30'
American Ironwood	<i>Ostrya virginiana</i>	-	25' – 40'	20' – 30'
Honeylocust (thornless)	<i>Gleditsia triac.</i>	Imperial, Sunburst, Inermis	30' – 35'	30' – 35'
Red Maple	<i>Acer rubrum</i>	Sun Valley, Red Pointe	25' – 45'	20' – 40'
Blackgum	<i>Nyssa sylvatica</i>	Wildfire, Green Gable	35' – 45'	25' – 35'
Lacebark Elm	<i>Ulmus parvifolia</i>	Drake, Bosque, Allee	40' – 45'	35' – 40'

LARGE TREES

Large trees must be planted at a minimum of 30' from overhead utility lines.

Name	Species	Acceptable Varieties	Mature Height	Mature Spread
Ginkgo	<i>Ginkgo biloba</i>	Any (fruitless)	40' – 50'	25' – 40'
Littleleaf Linden	<i>Tilia cordata</i>	-	50' – 60'	40' – 50'
Overcup Oak	<i>Quercus lyrata</i>	-	50' – 70'	40' – 50'
Sweetgum (Fruitless)	<i>Liquidambar styra.</i>	Happidaze, Rotundiloba	50' – 70'	30' – 40'
American Elm	<i>Ulmus americana</i>	Princeton, Valley Forge	50' – 80'	40' – 50'
Japanese Zelkova	<i>Zelkova serrata</i>	Green Vase	60' – 80'	50' – 80'
American Sycamore	<i>Platanus occidentalis</i>	Exclamation, London Plane	55' – 110'	40' – 100'
Tulip Poplar	<i>Liriodendron tulipi.</i>	-	70' – 110'	40' – 50'
White Oak	<i>Quercus alba</i>	-	90' – 110'	80' – 100'
American Beech	<i>Fagus grandifolia</i>	-	50' – 110'	40' – 75'

COLUMNAR TREES

Columnar trees must be planted a minimum of 30' from overhead utility lines and buildings.

Name	Species	Acceptable Varieties	Mature Height	Mature Spread
Pyramidal European Hornbeam	<i>Carpinus betulus</i>	Any	30' – 50'	15' – 30'
Red Maple	<i>Acer Rubrum</i>	Armstrong, Crimson Sentry	30' – 40'	10' – 15'
Oak	<i>Quercus x.</i>	Bowhall Kindred Spirit, Regal Prince	30' – 40'	10' – 15'
Sweetgum	<i>Liquidambar styr.</i>	Crimson Spire Slender Silhouette	50' – 60'	5' – 6'

EVERGREEN TREES

Evergreen trees must be planted at a minimum of 30' from overhead utility lines and buildings.

Name	Species	Acceptable Varieties	Mature Height	Mature Spread
American Holly	<i>Ilex Opaca</i>	Any	20' – 30'	15' – 20'
Nellie R. Stevens Holly	<i>Ilex x. 'Nellie Stevens'</i>	-	20' – 30'	15' – 20'
Norway Spruce	<i>Picea abies</i>	-	40' – 60'	20' – 30'
Eastern Hemlock	<i>Tsuga canadensis</i>	-	40' – 70'	25' – 35'
Arborvitae	<i>Thuja occi./plic.</i>	Emerald Green, Green Giant	15' – 50'	5' – 20'
Southern Magnolia	<i>Magnolia grandiflora</i>	Any	20' – 90'	10' – 40'
White Pine	<i>Pinus strobus</i>	-	50' – 80'	20' – 40'
Loblolly Pine	<i>Pinus taeda</i>	-	40' – 90'	25' – 35'

PROHIBITED TREES: Any tree listed on the Tennessee Invasive Plant Council's Invasive Plants of Tennessee list.

8.0 SPACING

The spacing of Street Trees will be in accordance with the three species size classes listed in Section 7 of this ordinance, and no trees may be planted closer together than the following: Small trees, 20 feet; Medium trees, 30 feet; and Large trees, 40 feet; except in special plantings designed by a landscape architect and approved by the Director of Engineering & Public Works.

9.0 DISTANCE FROM CURBS AND SIDEWALKS

The distance trees may be planted from curbs or curblines and sidewalks will be in accordance with the three species size classes listed in Section 7 of this ordinance, and no trees may be planted closer to any curb or sidewalk than the following: Small trees, 3 feet; Medium trees, 4 feet; Large trees, 5 feet.

10.0 DISTANCE FROM STREET CORNERS AND FIREPLUGS

No Street Tree shall be planted closer than 30 feet of any street corner, measured from the point of nearest intersecting curbs or curblines. More stringent restrictions may be necessary where sight distance problems exist. No Street Tree shall be planted closer than 9 feet of a fire hydrant.

11.0 UTILITIES

No Street Trees other than those species listed as Small Trees in Section 7 of this ordinance may be planted under or within 10 lateral feet or inside the easement for any overhead utility wire, or over or within 5 lateral feet or inside the easement for any underground water line, sewer line, transmission line, or other utility. No Street Trees other than those species listed as Medium Trees in Section 7 of this ordinance may be planted under or within 20 lateral feet or inside the easement for any overhead utility wire, or over or within 5 lateral feet or inside the easement for any underground water line, sewer line, transmission line, or other utility.

12.0 PUBLIC TREE CARE

The City shall have the right to plant, prune, maintain, and remove trees, plants, and shrubs within the lines of all streets, alleys, avenues, lanes, squares, and public ways. The City Tree Board may remove or cause or order to be removed, any tree or part thereof, which is in an unsafe condition or which by reason of its nature is injurious to sewers, electric power lines, water lines, or other public improvements, or is affected with any injurious fungus, insect or other pest. This Section does not prohibit the planting of Street Trees by adjacent property owners providing that the selection and location of said trees is in accordance with Sections 7 through 11 of this ordinance. This section does not prohibit a public utility from removing any tree or part thereof that intrudes into or over a utility easement or interferes with the operation and maintenance of the utility system.

13.0 TREE TOPPING

It shall be unlawful as a normal practice for any person, firm, or city department to top any Street Tree, Park Tree, or other tree on public property. Topping is defined as the severe cutting back of limbs to stubs larger than three inches in diameter within the tree's crown to such a degree so as to remove the normal canopy and disfigure the tree. Trees severely damaged by storms or other causes, or certain trees under utility wires or other obstructions where other pruning practices are impractical may be exempted from this ordinance at the determination of the City Tree Board.

14.0 PRUNING, CORNER CLEARANCE

Every owner of any tree overhanging any street or right-of-way within the City shall prune the branches so that such branches shall not obstruct the light from any streetlamp or obstruct the view of any street intersection and so that there shall be a clear space of eight (8) feet above the surface of the street or sidewalk. Lateral pruning methods shall be used when pruning trees. Said owners shall remove all dead, diseased, or dangerous trees, or broken or decayed limbs, which constitute a menace to the safety of the public. The City shall have the right to prune any tree or shrub on private property when it interferes with the proper spread of light along the street from a streetlight or interferes with visibility of any traffic control device or sign.

15.0 DEAD, DAMAGED, OR DISEASED TREE REMOVAL ON PRIVATE PROPERTY

The City shall have the right to cause the removal of any dead or diseased trees on private property within the City, when such trees constitute a hazard to life and property, or harbor insects or disease which constitute a potential threat to other trees within the City. The City Tree Board will notify in writing the owners of such trees and charge the cost of removal on the owner's property tax notice.

16.0 REMOVAL OF STUMPS

All stumps of street and park trees shall be removed below the surface of the ground so that the top of the stump shall not project above the surface of the ground.

17.0 INTERFERENCE WITH CITY TREE BOARD

It shall be unlawful for any person to prevent, delay or interfere with the City Tree Board, or any of its agents, while engaging in and about the planting, cultivating, mulching, pruning, spraying, or removing of any street trees, park trees, or trees on private grounds, as authorized by this ordinance.

18.0 LIABILITY AND BOND

It shall be unlawful for any person or firm to engage in the business or occupation of pruning, treating, or removing street or park trees within the City, without first applying for and procuring a business license. Before any license shall be issued, each applicant shall first file evidence of possession of liability insurance in the minimum amounts of \$50,000 for bodily injury and \$100,000 property damage indemnifying the City or any person injured or property damaged from the pursuit of such endeavors as herein described. Individual property owners working on their own property are exempt from the provisions of this section.

19.0 REVIEW BY CITY COUNCIL

The City Council shall have the right to review the conduct, acts, and decisions of the City Tree Board. Any person may file an appeal on any ruling or order of the City Tree Board to the City Council, who may hear the matter and make the final decision.

SECTION 2. This ordinance shall be effective from and after its final passage, the public welfare requiring it.

ADOPTED this _____ day of _____, 2026

Mayor

ATTEST

City Recorder

Approved As to Form

City Attorney

Passed 1st Reading _____, 2026 _____

Passed 2nd Reading _____, 2026 _____



CITY OF MARYVILLE
400 West Broadway
Maryville, TN 37801
(865) 273-3401

AGENDA ITEM BACKGROUND

9. CONSIDERATION OF AN ORDINANCE ON FIRST READING AMENDING CITY CODE, TITLE 8, CHAPTER, 2, SECTION 217 SPECIAL EVENT PERMITS.

A) Introduction: The city desires to update Title 8, Chapter 2, Section 217 by adding Sub Section (6) Temporary Beer Permits on certain public property. This update is requested to provide the allowance of beer possession & consumption at The Charles West Amphitheater (designated backstage area(s) only) located in Jack Greene Park during city approved events. This permit only applies to beer.

B) Financial Impact of Action: n/a

C) Impact of Action on Other Departments/Agencies: Potential impact on Public Safety

D) Proposed Action: Staff recommends approval.

ORDINANCE NO. _____

**AN ORDINANCE AMENDING CITY CODE, TITLE 8, CHAPTER 2,
SECTION 217.**

WHEREAS, the City Council has adopted Title 8, Chapter 2, ~~regulating~~ the issuance of beer permits in the corporate limits of the City of Maryville; and

WHEREAS, the City desires to update Title 8, Chapter 2, Section 217;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MARYVILLE, TENNESSEE as follows:

SECTION 1. Title 8, Chapter 2, Section 217, Special Event Permits is hereby updated with the following:

(6) Temporary Beer Permits on certain public property For private events that are invitation-only and not open to the public at The Charles West Amphitheater (designated backstage area(s)-only) located in Jack Greene Park and scheduled through the City of Maryville or another entity that City Council or city administration designates for such purposes, if no consideration is charged or money exchanged for the sale of beer to attend the event, the serving (but not sale), possession and consumption of beer are permitted during such hours as defined by Title 8, Chapter 2, Section 204. Applications will be required and shall follow the process set forth by Title 8, Chapter 2, Section 207. No person shall be allowed to carry beer out of the Amphitheater designated area. All beer allowed at the Amphitheater shall be consumed within the designated area.

SECTION 7. This ordinance shall be in effect from and after its final passage, the public welfare requiring it.

ADOPTED this _____ day of _____, 2026.

MAYOR

ATTEST:

City Recorder

APPROVED AS TO FORM:

City Attorney

Passed 1st reading this _____ day of _____, 2026 _____
City Recorder

Passed 2nd reading this _____ day of _____, 2026 _____
City Recorder



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AGENDA ITEM BACKGROUND

10. CONSIDERATION OF A MOTION AUTHORIZING THE MAYOR TO SIGN DOCUMENTS WITH TDOT FOR PELLISSIPPI PARKWAY RIGHT OF WAY ACQUISITION FUNDING

A) Introduction:

The TDOT Ten Year Plan includes the Pellissippi Parkway ROW acquisition currently listed in FY2026. TDOT has requested local government participation in funding to expedite ROW acquisition to secure the land as soon as possible. Delay in purchasing ROW risks more homes being built, which only increases the final purchase price.

B) Financial Impact of Action:

The agreement delineates all the funding sources. Maryville's cash commitment would be \$975,000 for four consecutive years (FY27-30) for a total of \$3,900,000.

C) Impact of Action on Other Departments/Agencies:

The purchase of the identified ROW will be the responsibility of TDOT so there will not be any impact to any of our departments or related agencies.

D) Proposed Action:

Staff recommends approval to ensure this vital project moves forward for the benefit of Maryville, Alcoa, and Blount County at large.



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AGENDA ITEM BACKGROUND

11. CONSIDERATION OF A MOTION TO DECLARE CERTAIN ITEMS AS SURPLUS AND TO AUTHORIZE THEIR DISPOSAL IN THE MAY 5th, 2026, COUNCIL MEETING.

A) **Introduction:** Consideration of a motion to declare certain items as surplus and to authorize their disposal.

B) **Proposed Action:** Council is requested to consider a motion to declare certain items as surplus. The following items listed are no longer needed due to the replacement program and we respectfully request they are deemed surplus property.

1. #155 2018 Dodge Charger Pursuit Vin# 2C3CDXKT4JH139944
2. #156 2018 Dodge Charger Pursuit Vin# 2C3CDXKT4JH139941
3. #177 2008 FORD E-350 Vin# 1FBSS31L28DA58326
4. #373 2016 Mack LEU613/HEIL PYTHON Vin# 1M2AU02C6GM010188
5. #807 2008 Ford Explorer Vin# 1FMEU73E68UA18755

D) **Staff Recommendation:** Staff recommends approval.