

# **City of Maryville**

## **Guide To Annexation and Application**





Dear Neighbor:

The City of Maryville is excited about the future of our city and glad that you are interested in joining us. We truly believe that you will appreciate the quality services that you will receive if your property is annexed into the City of Maryville:

- Solid Waste Collection – Along with weekly curbside garbage pick-up, monthly bulk refuse and brush collection is offered. (The average person pays around \$180 per year for private garbage collection.)
- Utilities – Reduced water rates for city residents on the Maryville system.
- Fire Protection – We will ensure you are provided fire protection that will save you \$110.00 or more annually if you are currently subscribing to the Blount County Fire Department.
- Police – Maryville Police Department will begin patrolling on the effective date. Animal control service is also provided through the police department.
- Codes Enforcement – The Development Services Department will enforce the City's codes in your neighborhood. This will enable the area to remain attractive and protect property values.
- Streets (Public) – Street maintenance is now the City's responsibility.
- Schools – Last but certainly not least – the Maryville city school system is one of the best in the state.

If you have questions or concerns, we would like to hear from you. If you need additional information concerning City services, please contact the appropriate person on the next page, or myself.

Warmest regards,

Greg McClain, City Manager

COUNCIL

Tom Taylor, Mayor  
Andy White, Vice-Mayor  
Joe Swann  
Tommy Hunt  
Fred Metz

CITY MANAGER

Greg McClain

ASSISTANT CITY MANAGER

Roger Campbell

MARYVILLE MUNICIPAL  
CENTER

400 W. Broadway Avenue  
Maryville, TN 37801

865-273-3401

<http://www.maryvillegov.com>



## Why Consider Annexation?

Annexation is the process of adding property into an incorporated municipalities' limits. This process will extend the city's services and benefits. As the City of Maryville continues to grow, both in size and population, the surrounding areas will begin to attract new growth which, in many cases, can be accredited to the lower property values and less restrictive zoning laws for the area. This can lead to poor development that can result in duplication of services, complex governmental systems, inefficiency, disjointed efforts, and excessive costs to citizens. All of these issues can create an overall lower standard of living. Annexation into the City of Maryville will ensure that the character and quality of your community is upheld as new development occurs in your area.

Being annexed by the City of Maryville will also enable the City to provide you with new or additional public services. Having these services offered by one provider allows for lower rates as well as more efficient, quality service.



## How Do Maryville's Utility Rates Compare?

Information on utilities and fees can be found on the web at [www.maryvillegov.org](http://www.maryvillegov.org) under the Financial Services Department/Customer Service tab at the top of the page.

## How to Calculate Your Property Tax?

Information on calculating property tax can be found the on the web at [www.maryvillegov.org](http://www.maryvillegov.org) under the Financial Services Department/Property Taxes.

## **MARYVILLE CITY COUNCIL**

Meets the first Tuesday of each month 7:00 p.m. in the Maryville Municipal Center Council Chambers  
located at  
400 W. Broadway Avenue

### **MAYOR**

Tom Taylor  
138 Stanley Avenue  
Maryville, TN 37803

### **VICE-MAYOR**

Andy White  
224 Indiana Avenue  
Maryville, TN 37803

### **COUNCILMAN**

Joe Swann  
1509 S. Court Street  
Maryville, TN 37803

### **COUNCILMAN**

Tommy Hunt  
P. O. Box 6618  
Maryville, TN 37802

### **COUNCILMAN**

Fred Metz  
1031 Heritage Square Court  
Maryville, TN 37803

## CITY DEPARTMENTS

### **CITY MANAGER'S OFFICE**

Maryville Municipal Center  
404 W. Broadway Avenue  
Maryville, TN 37801  
Telephone: 865-273-3401  
Business Hours 8:00 am – 5:00 pm

City Manager, Greg McClain [gmcclain@ci.maryville.tn.us](mailto:gmcclain@ci.maryville.tn.us)  
Asst. City Manager, Roger Campbell [rdcampbell@ci.maryville.tn.us](mailto:rdcampbell@ci.maryville.tn.us)  
Public Information Officer, Pam Arnett [parnett@ci.maryville.tn.us](mailto:parnett@ci.maryville.tn.us)  
Senior Administrative Assistant, Terri Caylor [tscaylor@ci.maryville.tn.us](mailto:tscaylor@ci.maryville.tn.us)  
Events Coordinator, Jane Groff [jmgroff@ci.maryville.tn.us](mailto:jmgroff@ci.maryville.tn.us)

### **DEVELOPMENT SERVICES**

Maryville Municipal Center  
416 W. Broadway Avenue  
Maryville, TN 37801  
Telephone: 865-273-3500  
Fax: 865-273-3525  
Business Hours: 8:00 am – 5:00 pm  
Closed 12:00 pm – 1:00 pm for lunch  
Inspectors Hours: 8:00 am – 9:00 am  
1:00 pm – 2:00 pm  
John Jagger, Director of Development Services  
[jrjagger@ci.maryville.tn.us](mailto:jrjagger@ci.maryville.tn.us)  
Scott Poland, Land Development Administrator  
[skpoland@ci.maryville.tn.us](mailto:skpoland@ci.maryville.tn.us)  
Gary Walker, Building Official  
[gcwalker@ci.maryville.tn.us](mailto:gcwalker@ci.maryville.tn.us)

### **ELECTRIC**

Maryville Operations Center  
332 Home Avenue  
Maryville, TN 37801  
Telephone: 865-273-3326  
Fax: 865-273-3334  
After Hours Emergency 865-983-8722  
Business Hours: 7:30 am – 4:00 pm

Baron Swafford, Director  
[Bswaff@ci.maryville.tn.us](mailto:Bswaff@ci.maryville.tn.us)  
James Bond, Electric Distribution Engineer  
[Jcbond@ci.maryville.tn.us](mailto:Jcbond@ci.maryville.tn.us)  
Julie Anderson, Administrative Assistant  
[Jaanders@ci.maryville.tn.us](mailto:Jaanders@ci.maryville.tn.us)

### **FINANCIAL SERVICES DEPARTMENT**

Maryville Municipal Center  
400 W. Broadway Avenue

### **ENGINEERING & PUBLIC WORKS**

Public Works  
Maryville Operations Center  
332 Home Avenue  
Maryville, TN 37801  
Telephone: 865-273-3302  
Fax: 865-273-3362  
Business Hours: 7:30 am – 4:00 pm

Engineering  
Maryville Municipal Center  
416 W. Broadway Avenue  
Maryville, TN 37801  
Telephone: 865-273-3302  
Fax: 865-273-3525  
Business Hours: 8:00 am – 5:00 pm

Angie M. Luckie, P.E., Department Head  
[amluckie@ci.maryville.tn.us](mailto:amluckie@ci.maryville.tn.us)  
Brian Boone, P.E., Traffic/Roads  
[bboone@ci.maryville.tn.us](mailto:bboone@ci.maryville.tn.us)  
Dale Jayne, Stormwater Program Manager  
[Dfjayne@ci.maryville.tn.us](mailto:Dfjayne@ci.maryville.tn.us)  
Bill Bryant, Assistant Public Works Director  
[Bhbryant@ci.maryville.tn.us](mailto:Bhbryant@ci.maryville.tn.us)

Maryville, TN 37801  
Telephone: 865-273-3900  
Fax: 865-273-3890  
Business Hours: 8:00 am – 4:30 pm

Debbie Caughron, Director  
[dpcaughr@ci.maryville.tn.us](mailto:dpcaughr@ci.maryville.tn.us)  
Becky Connatser, Property Tax & Business Licenses  
[bsconnat@ci.maryville.tn.us](mailto:bsconnat@ci.maryville.tn.us)  
Telephone: 865-273-3499  
David Morton, Purchasing Agent  
[dhmorton@ci.maryville.tn.us](mailto:dhmorton@ci.maryville.tn.us)  
Telephone: 865-273-3455

Utility Customer Service  
Maryville Municipal Center  
412 W. Broadway Avenue  
Maryville, TN 37801  
Telephone: 865-273-3456  
Fax: 865-273-3490

Ralph Goodson, Jr., Service and Collection  
Supervisor  
[regoodson@ci.maryville.tn.us](mailto:regoodson@ci.maryville.tn.us)

#### **FIRE DEPARTMENT**

Maryville Municipal Center  
402 W. Broadway Avenue  
Maryville, TN 37801  
Telephone: 865-273-3650  
Fax: 865-273-3690

Tony J. Crisp, Director of Public Safety  
[tjcrisp@ci.maryville.tn.us](mailto:tjcrisp@ci.maryville.tn.us)  
David Hodges, Deputy Chief  
[Dhodges@ci.maryville.tn.us](mailto:Dhodges@ci.maryville.tn.us)  
Sharie Gaby, Administrative Assistant  
[Sgaby@ci.maryville.tn.us](mailto:Sgaby@ci.maryville.tn.us)

#### **HUMAN RESOURCES DEPARTMENT**

Maryville Municipal Center  
404 W. Broadway Avenue  
Maryville, TN 37801  
Telephone: 865-273-3425

Fax: 865-273-3434  
Job Line 865-273-3449  
Business Hours: 8:00 am – 5:00 am

#### **Human Resources cont.**

Teresa Best, Director  
Leland Blackwood, Risk Manager  
[lblackw@ci.maryville.tn.us](mailto:lblackw@ci.maryville.tn.us)  
Amy Large, Human Resources Generalist  
[aclarge@ci.maryville.tn.us](mailto:aclarge@ci.maryville.tn.us)  
Amy Sliger, Human Resources Assistant  
[alsliger@ci.maryville.tn.us](mailto:alsliger@ci.maryville.tn.us)

#### **POLICE DEPARTMENT**

Maryville Municipal Center  
418 W. Broadway Avenue  
Maryville, TN 37801  
Business Hours 8:00 am – 5:00 pm

Tony J. Crisp, Director of Public Safety  
[tjcrisp@ci.maryville.tn.us](mailto:tjcrisp@ci.maryville.tn.us)  
Pam Moretz, Administration  
[pdmoretz@ci.maryville.tn.us](mailto:pdmoretz@ci.maryville.tn.us)  
Telephone: 865-273-3700  
Fax: 865-273-3890  
Jewel White, Records  
[jwhite@ci.maryville.tn.us](mailto:jwhite@ci.maryville.tn.us)  
Telephone: 865-273-3702  
Fax: 865-273-3891  
Jennifer Cunningham, Court Clerk  
[jcunning@ci.maryville.tn.us](mailto:jcunning@ci.maryville.tn.us)  
Telephone: 865-273-3701  
Eddie King, Animal Control  
[ewking@ci.maryville.tn.us](mailto:ewking@ci.maryville.tn.us)  
Telephone: 865-681-2241

Crime Line: 865-380-1388

#### **WATER QUALITY CONTROL DEPARTMENT**

Maryville Operations Center  
332 Home Avenue  
Maryville, TN 37801  
Telephone: 865-273-3304  
Fax: 865-273-3334  
Business Hours: 7:30 am – 4:00 pm

Baron Swafford, Director  
[Bswaff@ci.maryville.tn.us](mailto:Bswaff@ci.maryville.tn.us) Jack Graham,  
Assistant Director  
[jhgraham@ci.maryville.tn.us](mailto:jhgraham@ci.maryville.tn.us)  
Wendy Phillips, Administrative Assistant  
[Wphillips@ci.maryville.tn.us](mailto:Wphillips@ci.maryville.tn.us)

## Commission and Board Members

### Meetings Times\*

#### **Maryville Board of Zoning Appeals**

All meetings in the Maryville Municipal Center Council Chambers  
400 W. Broadway Avenue  
Maryville, TN 37801

Regional Planning Commission – 3<sup>rd</sup> Monday, 5:00 pm  
Board of Zoning Appeals – 3<sup>rd</sup> Thursday, 5:00 pm  
Historic Zoning Commission – 3<sup>rd</sup> Tuesday, 5:30 pm  
Downtown Maryville Design Review Board – 3<sup>rd</sup> Tuesday, 4:30 pm

\*normal meeting dates; however, dates may change due to holidays, etc., call to verify 273-3500 to verify meeting dates.

<b>Maryville Regional Planning Commission</b>		<b>Downtown Maryville Design Review Board</b>	
Mike Owens, Chair 1958 S. Whitehall Street Maryville, TN 37803 983-5605 home	Bill Henegar 1091 White Oak Avenue Maryville, TN 37803 389-3947	Andy White 224 Indiana Avenue Maryville, TN 37803 977-1700 home	Teresa Horn 4430 Legends Way Maryville, TN 37801 984-6155 home
Charles Blackburn, Vice-Chair 1521 Linda Lane Maryville, TN 37803 982-9248 home	Tom Hodge 1356 Forest Hill Road Maryville, TN 37803 660-2554 cell	Wendy Carson 1865 Southcliff Drive Maryville, TN 37803 380-0708 home	Christy Alexander 825 Westridge Circle Maryville, TN 37803 379-7724 home
Fred Metz 1031 Heritage Square Court Maryville, TN 37803 544-7600 office	Lauren Kardatzke 1530 Old Niles Ferry Road Maryville, TN 37803 983-7728	Mike Owens 1958 South Whitehall Maryville, TN 37803 983-5605 home	Dan Mizell The Market 606 High Street 983-0011 office
Steve Greene 230 High Street Maryville, TN 37804 983-7655	Greg McClain 404 W. Broadway Avenue Maryville, TN 37801 273-3401 office	Sarah Shepherd 1813 Oxford Drive Maryville, TN 37803 982-0901	Vacancy
Keri Prigmore 1602 Cherry Drive Maryville, TN 37804 982-6454		Gary Best 2243 Sevierville Road Maryville, TN 37804 977-1569 home	
<b>Maryville Board of Zoning Appeals</b>		<b>Maryville Historic Zoning Commission</b>	
Marty Calloway, Chair 460 Broadmoor Drive Maryville, TN 37803 982-3266 office	Barbara Crowder 215 Savannah Park Drive Maryville, TN 37803 984-8935 home	Chris Arnette, Chair 209 Goddard Avenue Maryville, TN 37803 393-3889 home	Wes King 1002 Oak Park Avenue Maryville, TN 37803 332-4690 home
Suzette Donovan, Vice-Chair 405 Holyrood Way Maryville, TN 37803 982-4364 home	DeDe Christopher 405 S. Ruth Street Maryville, TN 37803 977-0598 home	Sara Jacobus 1815 E. Westwood Drive Maryville, TN 37803 982-6010 home	Lauren Kardatzke 1530 Old Niles Ferry Road Maryville, TN 37803 983-7728
Charles Blackburn, Secretary 1521 Linda Lane Maryville, TN 37803 982-9248 home		Gary Best 2243 Sevierville Road Maryville, TN 37804 977-1569 home	Sarah Shepherd 1813 Oxford Drive Maryville, TN 37803 982-0901  Adam Weilbaeher 919 S. Court Street Maryville, TN 37803

CITY OF MARYVILLE  
SUMMARY OF CITY SERVICES

1. Police

The Maryville Police Department will provide the services of police patrol coverage, response to calls for service, traffic control and direction, traffic enforcement, traffic accident investigation and reconstruction, special/unusual occurrences or emergency operations, crime prevention, parking enforcement, community relations and animal control, on the effective date of annexation.

2. Fire

Fire protection by the present personnel and equipment of the fire fighting force, or mutual aid activation, will be provided on the effective date of annexation.

3. Electric

Electric service will continue to be provided by the current utility provider.

4. Water

Water services, as currently furnished, will be provided by the current utility provider.

5. Sewer

Properties will continue to utilize the wastewater disposal method currently in place.

6. Schools

1. The City recommends that students in the annexed area continue attending the school where they are presently enrolled for the remainder of the school year.
2. Students paying tuition to attend the City schools will stop payment on the effective date of annexation.
3. Students attending county schools can transfer to the City school district in which they live beginning in the new school year.
4. School age children are eligible to attend City of Maryville schools.

7. Refuse Collection

The same collection services now provided within the City will be extended to the annexed parcels immediately upon the effective date of annexation.

8. Streets

1. Emergency maintenance of streets will begin on the effective date of annexation.
2. Routine maintenance, on the same basis as in the existing City, will begin in the annexed area when state shared street aid funds begin to be received based on the annexed population.
3. Reconstruction and resurfacing of streets, installation of storm drainage, and construction of curbs, gutters, sidewalks will be accomplished under existing City policies.

#### 9. Inspection Services

Any inspection service now provided by the City (building, electrical, plumbing, etc.) will begin in the annexed area on the effective date of annexation with existing personnel.

#### 10. Planning and Zoning

The planning and zoning jurisdiction of the City will extend to the annexed area on the effective date of annexation. City planning regulations will thereafter encompass the entirety of the annexed areas.

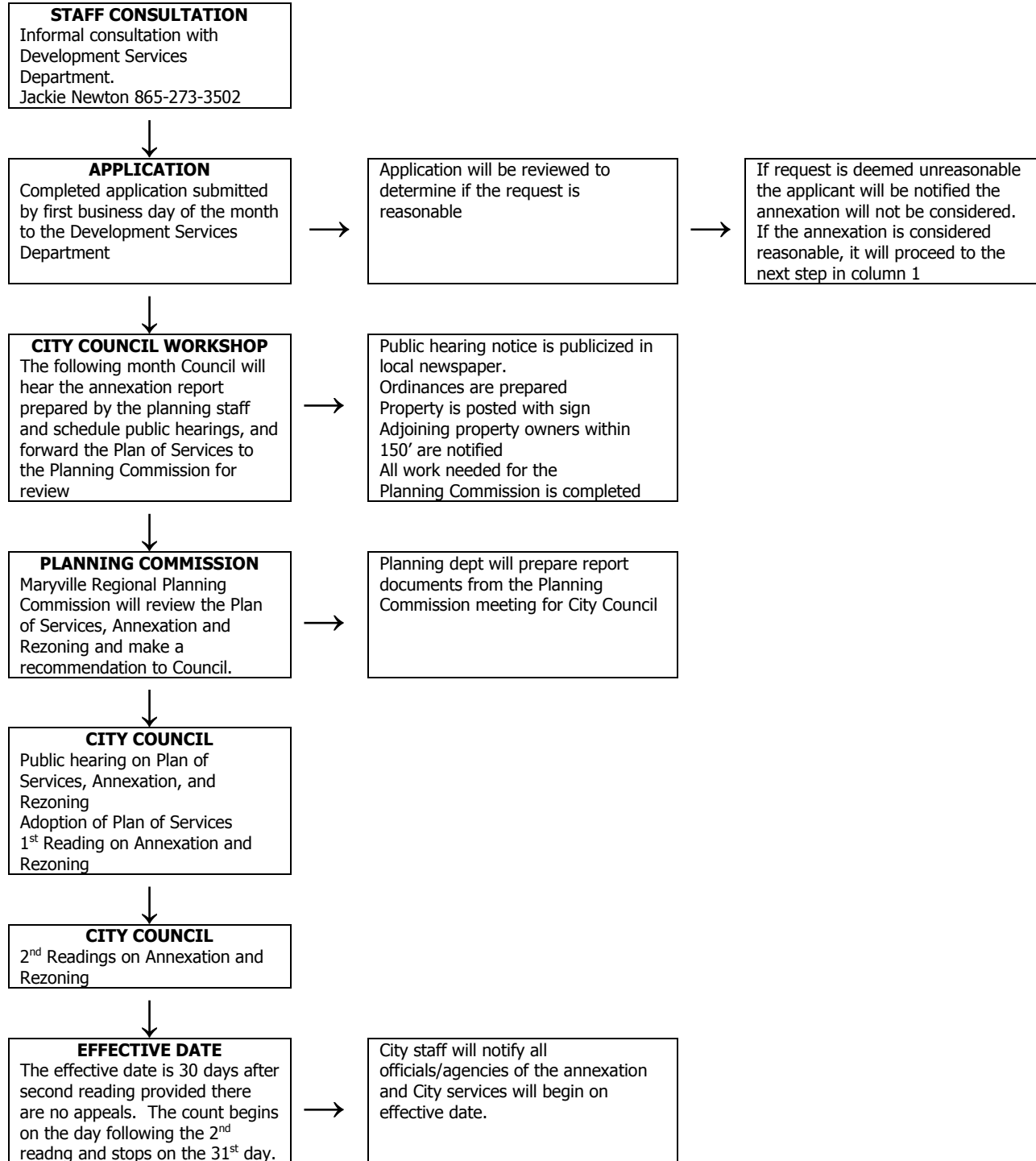
#### 11. Street Lighting

Street lighting will be installed according the Electric Department Standards.

#### 12. Recreation

All residents in the proposed annexation will be afforded access to all City recreation areas.

## ANNEXATION PROCEDURE FLOWCHART (3-4 month process depending upon notification requirements/deadlines)



# APPLICATION FOR ANNEXATION

**City of Maryville**  
**Development Services Department**  
**416 W. Broadway Avenue (located on the ground level)**  
**Maryville TN 37801**  
**(865)273-3500, Fax (865)273-3994**  
[www.maryvillegov.com](http://www.maryvillegov.com)

**The Honorable Mayor**

Members of the City Council  
City of Maryville  
416 W. Broadway Avenue  
Maryville, TN 37801

Dear Mayor and Council:

This application is a request that the City of Maryville annex into the city the property described below:

Property Owner's Name (print or type): \_\_\_\_\_

Address of property to be annexed: \_\_\_\_\_

Map Number: \_\_\_\_\_ Group: \_\_\_\_\_ Parcel: \_\_\_\_\_ Acres: \_\_\_\_\_

Property owner's signature, date of signature and telephone number:

\_\_\_\_\_  
*(Property owner's signature)*

\_\_\_\_\_  
*(Date)*

\_\_\_\_\_  
*(Telephone Number)*

Property owner's address if different from property being annexed (for correspondence):

\_\_\_\_\_

Current land use of the property: \_\_\_\_\_

(i.e., commercial, residential, vacant, etc.)

Desired land use: \_\_\_\_\_

If the current land use of the property is residential, how many people reside on the property: \_\_\_\_\_,  
how many are school age children \_\_\_\_\_.

Please list your current utility providers:

Electric: \_\_\_\_\_

Water: \_\_\_\_\_

Septic/Sewer: \_\_\_\_\_

THE FOLLOWING INFORMATION MUST BE SUBMITTED WITH THIS APPLICATION BY THE PROPERTY OWNER BEFORE THE DEADLINE:

(1) Legal Description, (2) One copy of survey.