

**CITY OF MARYVILLE NOTICE RELATED TO PROPERTY AT  
221 South Court Street  
Maryville Tennessee  
Part of Lot 152R (“Lot”)**

The City of Maryville (“City”) will have certain requirements and limitations in any development or use of this Lot. Any potential Purchaser is hereby on notice of the following:

1. The access easement from Court Circle to the Maryville-Alcoa Greenway (“Greenway”) will be closed. Additionally, vehicles will not be permitted to drive along the Greenway as allowed in the past. Vehicles will only be permitted in certain areas to cross the Greenway directly to access property located on the other side of the Greenway.

2. The bridges on both sides of the Lot on S. Court Street and S. Cusick Street are scheduled to be replaced in approximately two to three years. The City will require a construction easement from the Lot’s owner during the time of construction.

3. Any demolition or construction work whatsoever on the Lot must be pre-approved by the City of Maryville Downtown Design Review Board due to the zoning of the Lot.

4. It is highly recommended that whoever purchases this Lot engage a professional engineer to do the site design for the Lot due to the fact that development will be complicated due to severe elevation changes.

5. The Greenway’s alignment and placement will remain the same after development of the Lot and is not subject to change.

**CITY OF MARYVILLE:**

BY: 

ANGELA M. LUCKIE

ITS: DEVELOPMENT OFFICER