

Zoning Request Application

Under the Blount County Zoning Regulations



Department of Development Services
1221 McArthur Road Maryville, TN 37804
Phone: 865-681-9301 Fax: 865-681-9502

Tax Map/Parcel: 077046.00 Site Address: 820 Binfield Road

Owner: Lawrence Moyers Phone: 865-405-1164

Mailing Address: 3319 Pineview Road

Maryville, TN 37802

City

State

Zip Code

Type of Permit:

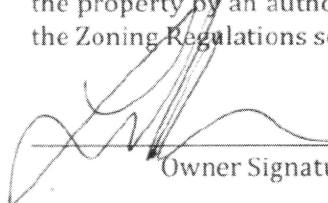
Appeal ☐ Rezoning ☐ Special Exception ☒ Variance ☐ Co-Locate ☐ Tower ☐

Zone Size of lot

Notes:

See attached letters.

I, the undersigned being the owner of the property described above, affirm the accuracy of the above information about the property and any proposed structures and uses described. I further acknowledge that it is my responsibility to ensure that such requirements are met during construction of any proposed structure. By my signature, I also give permission for inspection of the property by an authorized agent of Blount County Government for the purpose of enforcing the Zoning Regulations set forth by the Blount County Commission.


Owner Signature

2-14-2023
Date

Fee:

Receipt #:

Approval Signature:

Date:

February 14, 2023

Blount County Board of Zoning Appeals
1221 McArthur Rd.
Maryville, TN 37804

Dear Blount County Board of Zoning Appeals:

My name is Bryan Brisson. I currently operate Top Notch Boat Repair off of Highway 321 in Maryville. We have outgrown our current facility, and I am planning to enter into lease purchase agreement for property at 820 Binfield Road with Larry Moyers. The proposed use is to do boat part manufacturing and repair. This involves work with fiberglass and similar materials. I plan on having between 9-18 employees working from 9:00 a.m. to 5:00 p.m. Monday through Friday. I do not anticipate many materials being stored outside of the facility. My operations would be less intrusive than what I understand has already gone on for many years at the facility relating to amusement ride manufacture and repair. My hours will not be as long as my predecessor. I intend to keep regular hours in order to retain employees.

I would respectfully request that the Blount County Board of Zoning Appeals grant this special exception to allow this slight change as to the grandfathered use on this property.

Respectfully,

A handwritten signature in black ink, appearing to read 'Bryan Brisson', with a stylized flourish at the end.

Bryan Brisson

February 14, 2023

Blount County Board of Zoning Appeals
1221 McArthur Rd.
Maryville, TN 37804

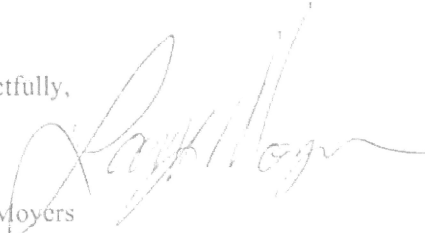
Dear Blount County Board of Zoning Appeals:

I am writing to request a special exception for my property at 820 Binfield Road relating to use of the property as a continuing grandfathered use. I am entering into a lease purchase agreement with Bryan Brisson regarding this property. This property is zoned R-1, but since 1982 it has been operated as a manufacturing/industrial facility. It was originally constructed for a company that worked with Alcoa, Inc. in 1982. Manufacturing and industrial work occurred on in the facility continuously from 1982 to 2005, when I purchased the property. Since I purchased the property in 2005, I have operated continuously on the premises for manufacturing and fabricating amusements rides. This has included dealing with fiberglass as well as many other functions. I have done spray painting and welding in the building. I have had from 2-18 employees over time. My work has been done 7:00 a.m. till midnight seven (7) days a week, depending on the need. I have maintained good relationships with my neighbors. My operations have been mostly indoor, with materials contained indoors with a few exceptions. The types of work that you do in manufacturing amusement rides includes almost anything that you can think of, but it is quite similar to fabricating boat parts and repairing boat parts.

I would respectfully request that the special exception issue relating to the proposed use as a boat part manufacturing and repair facility as proposed by Mr. Brisson as a continued, but slightly different, grandfathered clause.

Respectfully,

Larry Moyers

A handwritten signature in dark ink, appearing to read "Larry Moyers", is written over the printed name.