

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
 USE ON REVIEW REPORT**

▶ **FILE #:** 5-A-18-UR

AGENDA ITEM #: 46

AGENDA DATE: 5/10/2018

▶ **APPLICANT:** BLUE WATER INDUSTRIES, LLC

OWNER(S): Blue Water Industries

TAX ID NUMBER: 97 063, 064, 071, 072, 073 074

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS:

▶ **LOCATION:** South side of Thorn Grove Pike, west side of Fawver Ln.

▶ **APPX. SIZE OF TRACT:** 25.8 acres

SECTOR PLAN: East County

GROWTH POLICY PLAN: Planned Growth Area & Rural

ACCESSIBILITY: Access is via E. Governor John Sevier Highway, a three lane major arterial street with 50' of pavement width within a 115' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Holston and French Broad

▶ **ZONING:** A (Agricultural), I (Industrial) & F (Floodway)

▶ **EXISTING LAND USE:** Rural Residential & Vacant

▶ **PROPOSED USE:** Expansion of existing Mining and Mineral Extraction operation

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Single family & rural residential, Thorn Grove Pike / A (Agricultural)

South: French Broad River / F (Floodway)

East: Single family & rural residential / A (Agricultural)

West: Governor John Sevier Hwy, Quarry / I (Industrial)

NEIGHBORHOOD CONTEXT:

STAFF RECOMMENDATION:

▶ **POSTPONE** until the June 14, 2018 MPC meeting as requested by the applicant.

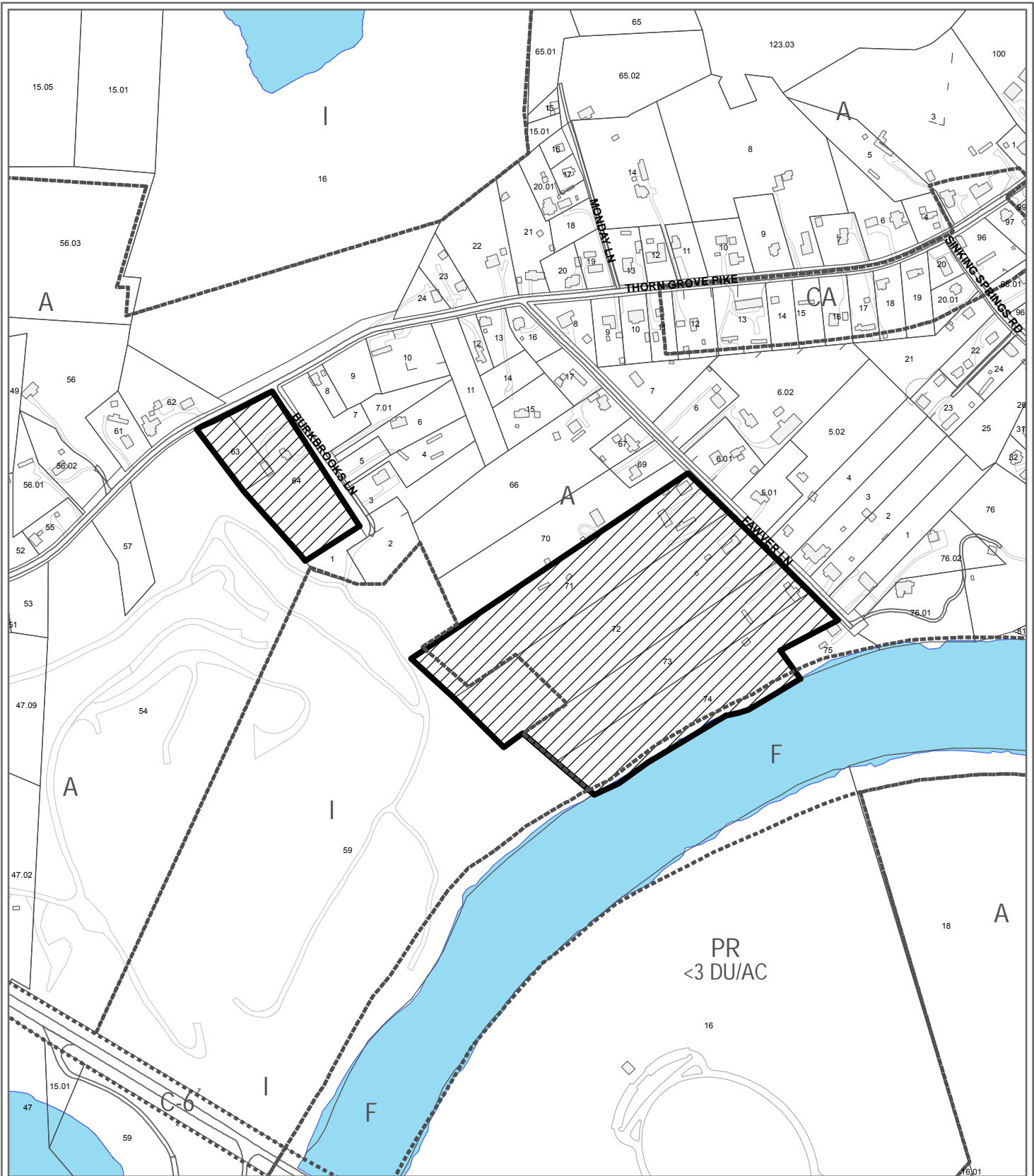
COMMENTS:

This proposal is to expand the existing Blue Water Industries (formally Aggregates USA, LLC) quarry operation by approximately 25.8 acres. If approved, the quarry site will have a total permit area of 325 acres. The requested expansion will extend the quarry operations Fawver Ln. to the east, and Burkbroads Ln. to the northeast.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**5-A-18-UR
USE ON REVIEW**

Petitioner: Blue Water Industries, LLC



Expansion of existing Mining and Mineral Extraction operation in A (Agricultural), I (Industrial) & F (Floodway)

Map No: 97

Jurisdiction: County

Original Print Date: 4/16/2018

Revised:

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





MERIDIAN BASIS:
TN STATE PLANE
NAD 83



LEGEND

- NPDES Permit Area
- Site Property Line
- Blue Water Industries Parcels Proposed for Addition to Plan of Operation
- Adjoining Parcels by Others
- 100 Foot Setback Line
- 200 Foot Setback Line
- I** Phase I Berms
- II** Phase II Berms
- III** Phase II Berms
- Future Berms (Overburden used in Site Berms)
- Existing Berms (Current Overburden Storage)
- Existing Mining Area
- Future Mining Area (Phase I Next 5 Years) (Phase II Next 5-10 Years)

PLAN OF OPERATIONS MAP NORTH



BW INDUSTRIES
BWI FORKS OF THE RIVER, LLC - QUARRY
LAT. 35-57-6.6N AND LONG. 83-48-56.1W
KNOX COUNTY, TENNESSEE

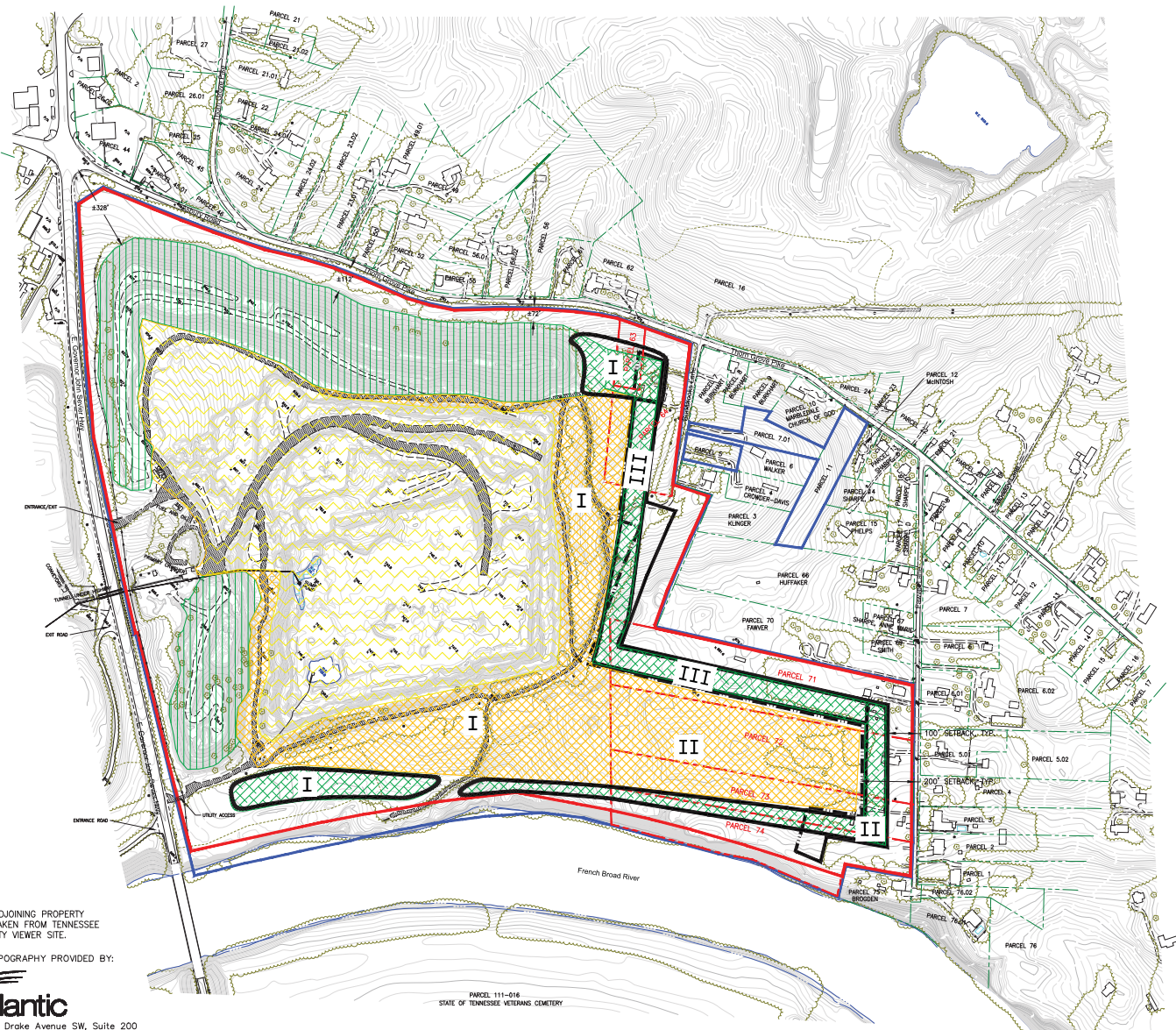
Revised: April 20, 2018
Drawing Date: February 14, 2018

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P.O. BOX 2968, MURFREESBORO, TN 37133-2968
(615) 895-8221 * FAX (615) 895-0632

FILE NAME: L: \Enviro\Active\963-15\Drawings for Knoxville 2018\Plan of Operations Map North.dwg



NOTE: ADJOINING PROPERTY LINES TAKEN FROM TENNESSEE PROPERTY VIEWER SITE.
SITE TOPOGRAPHY PROVIDED BY:
 atlantic
2223 Drake Avenue SW, Suite 200
Huntsville, AL 35805
P: 256.971.9991 F: 256.971.1154

Revised: 4/25/2018



BLUE WATER
I N D U S T R I E S

MINING PLAN OF OPERATIONS (Amendment I)

BWI Forks of The River, LLC - Quarry

2303 E. Governor John Sevier Highway
Knoxville, Tennessee 37914

Date:

Original Submittal: 3/20/2018

Revised Submittal Per MPC Staff Comments: 4/24/2018

5-A-18-UR

Revised: 4/25/2018

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North, and Property 2016 Aerial Photograph
(Amendment I 3-20-2018, Revised 4-24-2018)

Section 1
Mine Plan of Operations Introduction
(Amendment I 3-20-2018, Revised 4-24-2018)

**Proposed Expansion of Existing Approved and Permitted
Rock Quarry by Blue Water Industries located at
2303 E. Governor John Sevier Highway
Knoxville, Tennessee 37914**

INTRODUCTION

Company Information

Blue Water Industries (BWI) has a principal address of West Palm Beach, Florida with its BWI ETN LLC office located at 9509 Diggs Gap Road, Heiskell, Knox County, Tennessee 37754. BWI owns and operates stone quarries and sales yards in Tennessee, Virginia, Alabama, and Florida. In Knox County, Tennessee Aggregates USA, LLC owns and operates the I-75, Forks of the River, and Midway Quarries along with the Coster Sales Yard. The BWI facilities in Knox County were most recently owned by Aggregates USA, LLC, Rinker Materials Inc., and prior to that American Limestone Company. BWI employees over 375 personnel with over 45 of them assigned to facilities in Knox County of which approximately 12 are assigned to the BWI Forks of the River, LLC Quarry.

The Industry

The quarrying industry is a unique and necessary industry dating back to the beginnings of civilization. Materials from quarrying are used in everything from construction of homes, churches, schools, railroads, roads, and bridges to our national/state security infrastructure, government buildings, monuments and cemeteries. The industry has advanced through history to the modern processes taking advantage of new technology to reduce energy use, labor saving automation, increased safety, and greater environmental responsibility to produce a vital product for our society. Modern Americans use as much as 20 tons of mineral products and fuels per person per year. Of these 20 tons, as much as 12 tons per year are crushed stone and sand. Crushed stone goes into a variety of products everyone uses daily although they may not realize it. Concrete in sidewalks, roadways, bridges, walls, floors, and foundations contains 80% crushed stone. Asphalt pavement contains as much as 94% crushed stone and sand aggregates. Crushed stone also goes into: gravel roads and lanes, the base

for roadways, foundations, bedding stone for pipelines, rip rap for erosion control, stone for bank stabilization, filter media in water treatment plants, fillers in paper and plastics, concrete block, glass and fiberglass making, agricultural lime, chemical manufacture, cement making, and many other uses.

The crushed stone industry is very sensitive to location both from a geologic condition and customer focus. Crushed stone is one of the lowest priced basic commodities. Its price and market area is sensitive to transportation distances. It is important to locate quarries as close to the market area as possible to keep costs to the consumer as low as possible. Truck transportation is the only logical method to transport crushed stone in the Knox County market. Location of a quarry close to major highways and interstates is essential to maximize ease of product distribution and keep traffic patterns from affecting sensitive areas such as residential and high density commercial business areas.

Rock quarrying is a long-term proposition. Gone are the days when a quarry was opened for a short-term project such as a specific stretch of interstate or highway and then abandoned. Emphasis is now on locating sites where a quarry can be developed which will serve the community for an extended time period (50 plus years). This allows for stability of traffic patterns and surrounding development and also allows the quarry operator the time to establish an operation that will be operated in the most efficient manner possible. Upon completion of mining there are many options for reuse/reclamation of quarries. Previously quarried properties have become parks or greenways with hiking/biking/walking trails, nature centers for education and conservation, subdivision sites, golf courses, business complexes, freshwater reservoirs for public water supply, and storm water detention areas for municipalities. Reclamation of this site would be amenable to the creation of a park/greenway (e.g. Mead's Quarry at Ijams Nature Center and the old Vulcan City Quarry at Fort Dickerson Park), business complex, industrial facility with the requirement for a clean fresh water source, or freshwater storage reservoir for an East Knox County potable water users.

Knox County

Knox County is continuing to experience steady growth. One Sector experiencing this growth is the East County Area from Exit 398 on Interstate 40 at Strawberry Plains Pike up to and beyond Exit 402 at Midway. The area along Governor John Sevier Highway (TN 168) from Asheville Highway (U.S. 25W/70) to Alcoa Highway (U.S. 129/TN 115) continues to grow as well. The facility most central and easily accessed via the current road system, which leads to being the most economical source of crushed stone in Knox County to provide materials for development in this area is the Forks of the River Quarry. Other sources of stone that could possibly supply this area for development are located in areas with less developed transportation infrastructure, closer to residential and/or downtown business development, or originate outside of the county. Crushed stone is sensitive to location, as price for the product increases with increasing distance from the source. This results in situations where it isn't uncommon for the transportation costs to exceed the value of the stone. Not having a high quality source of stone close to the market results in an economic disadvantage for citizens, developers, and Knox County as a whole. Crushed stone operations are also restricted to where quality stone exists. While there are abundant rock outcroppings in Knox County, quantities of quality stone in sufficient volume for quarrying in areas with well-developed transportation infrastructure that are beneficial to residential and business developments are uncommon.

It was the presence of quality stone, in a growing part of the county with a well-developed and further developing infrastructure, that caused American Limestone Company (ALC) and Rinker Materials Inc. (RMC), the predecessors to Blue Water Industries to acquire, zone, and permit the properties that currently make up the BWI Forks of the River Quarry (Forks) operation. It is also in an area that has known mining in some form since the late 1800's. Dimension Stone quarrying of the Holston marbles, a lime kiln, and aggregate operations have been a part of this community for over a hundred years. BWI believes this is a good location to invest in Knox County by continuing to develop the existing quarry to serve the long term needs of Knox County, as well as parts of Sevier and Blount counties.

Location

The quarry's physical address is 2303 E. Governor John Sevier Highway, Knoxville, Tennessee 37914 and the approximate geographic center of the entire quarry site is latitude 35°57'-18" N and longitude 83°-48'-48" W. The currently permitted and approved properties at Forks were originally acquired by ALC and RMC stretching from South National Drive between Asbury Road and the French Broad River across John Sevier Highway up Thorn Grove Pike to Fawver Lane.

Present land zoning is mixed within the quarry operation and within one mile of the boundary of the quarry. Quarry property located south of E. Governor John Sevier Highway (Highway) is mixed zoned Industrial (I), Agricultural (A), and General Business Zone (CA). Quarry property north of Highway is mixed zoned Business and Manufacturing Zone (CB), I, and A. To the north of the quarry there is A, I, and CA, to the east PR (Veteran's Cemetery) and A, to the south PR, I, A, and to the west I, LI, A, OB, CA, and CB. The area around the quarry is heavily industrialized and the quarry is depicted in the Forks of the River Industrial Park Spring 2016 Aerial Photograph. Similar and related business industries within the area are the East Tennessee Industries Inc. quarry properties along Asbury Road and Thorn Grove Pike, Burkhart Enterprises Aggregate Terminal on Asbury Road, Duracap Asphalt on Asbury Road, and Harrison Construction Company Asphalt Plant on Cinder Lane.

Quarry Access

Access to the quarry is via a paved, private, one-way entrance driveway located at 2303 E. Governor John Sevier Highway approximately 175' from the Doctor J.H. Gammon Bridge over the French Broad River. Traffic exiting the quarry leaves via a paved, private, one-way exit driveway located approximately 800' northwest of the entrance driveway. Material delivery dump trucks are used to transport crushed stone products to customers. Governor John Sevier Highway is a state numbered highway - Tennessee Highway 168, which has been improved in the area of the entrance by widening with a center turn lane. Truck traffic travels on Governor John Sevier Highway to major arterial roads such as Asheville Highway, Thorn Grove Pike, Strawberry Plains Pike, Andrew Johnson Highway, Alcoa Highway,

Chapman Highway and I-40 towards final delivery sites. Truck traffic transporting stone products on Governor John Sevier Highway will be no greater than it is currently. This is because stone produced in the expanded pit will be moved through the existing tunnel under E. Governor John Sevier Highway by overland conveyor to the existing plant for final processing, and shipped out via the existing exit onto the highway.

A state highway department approved access point occurs on the eastern side of Governor John Sevier Highway. At this point, a small service road provides access to the current North Pit (Pit 3) for company vehicles such as pickup trucks and service vehicles, contractor vehicles, and to allow heavy quarry equipment to be transported in and out using low-boy type tractor trailer units. No heavy quarry equipment will be operated on Governor John Sevier Highway. The further development of Pit3 and use of existing facilities will not put any substantial additional traffic on main roads or residential streets, in conformance with Article 4, Supplementary Regulations, Section 2, 4.10.15.

Geomorphology and Geology

The proposed quarry site is characterized by low, rolling hills and shallow valleys and sinkholes. The area is dry on the surface, containing no surface streams. Storm water runoff sinks into the ground after flowing short distances and joins the area groundwater flow. This happens by flowing into small and large sinkholes in the area, and by percolation through the thin to moderate thickness residual soil blanket that has developed through the years. Geologically, the property is underlain by limestone and dolomite of Ordovician Age. The northern part of the site is underlain by dark, greenish-gray, shaley limestones of the Lenoir Formation. Much of the central portions of the site are underlain by limestones of the Mosheim member of the Lenoir. It is this formation that contains many of the sinkholes. The southern part of the property, from the vicinity of the K.U.B. power line to the French Broad River, is underlain by dolomites and thin limestones of the Mascot formation of the Knox Group. All of the rocks dip to the southeast at approximately 15° to 20°. Core drilling has shown that weathering has developed a 2-foot to 20-foot thick overburden of clay soil and occasional chert fragments. This

material must be removed before quarrying can begin. Core drilling has further confirmed the presence of limestone and dolomite which meets all state requirements for construction aggregates with the exception of skid resistance. This stone will be therefore acceptable for all uses except for skid resistant surfacing on high-traffic count roads.

Environmental, Safety, and Health Aspects

Safety and Health, drilling and blasting, air quality, water quality, solid waste management, noise, and aesthetics are addressed in the following subsections. BWI is acutely aware of the public's interest concerning these issues and it can and does successfully address and control these aspects of the operation.

(Safety and Health)

The quarry operates under the guidelines of the United States Department of Labor-Mine Safety and Health Administration (MSHA). Federal MSHA inspectors inspect the quarry a minimum of two (2) per fiscal year. MSHA requires all employs that participate in mining activities at the site to be trained miners. MSHA regulates and inspects aspects of the operation such as (noise and dust exposures, pit development, overburden removal/placement, plant and mobile equipment operation, petroleum management, employee training, general cleanliness, and other related items).

(Drilling and Blasting)

Drilling and blasting is the only efficient way to obtain rock from this type of deposit for making crushed stone aggregates. BWI contracts with licensed drillers, blasters, and seismic monitoring professionals to perform and monitor these activities at the quarry. Drilling is conducted by compressed air or hydraulic percussion drills on a precisely laid out pattern. This pattern of holes is designed to maximize breakage of the rock and minimize the amount of explosives used. The major type of explosives used in modern quarrying are ANFO, ANFO emulsions, or water gels. These explosives are brought to the site by a contractor, loaded into the holes following precise guidelines as to the amount of explosives that can be used, and detonated by a licensed blaster. The blasting

contractor and/or a separate seismic monitoring company monitor each blast and record seismograph readings. BWI operates two other quarries in Knox County and complies with the county, state, and federal performance standards related to these activities. The Tennessee State Fire Marshall's Office regulates such activities and periodically inspects the records for compliance that are required to be kept for three (3) years from the date the blast occurs. These activities are conducted in compliance with Knox County Ordinances Article 4, Section 1, 4.10.01, 4.10.03, and 4.10.07.

(Air Quality)

The emission of pollutants to the air in Knox County is regulated by the Knox County Department Air Quality Management (KCDAQM). Permits to construct and operate crushed stone processing equipment are obtained from the Department. Currently BWI maintains Air Quality Operating Permit No. 18-0092 from the Department to operate processing equipment at the quarry. Sources of dust at a quarry tend to be crushers, screens, certain stockpiles, and roadways. Emissions from these sources can generally be controlled by the application of water using spray nozzles at selected sites, and partial to complete enclosure of selected equipment. Dust from roadways can best be suppressed by use of a water truck to keep roadways wet and clear of buildup. These activities are conducted in compliance with Knox County Ordinances Article 4, Section 1, 4.10.08.

(Water Quality)

Sources of possible water pollutants at a quarry are generally from stormwater runoff, plant and equipment wash down water, pit pump-out, and plant process (stone wash water and dust suppression) water. Pollutants most likely to be found are suspended solids, oil and grease, and low or high pH levels. These and any other pollutants of interest potentially present in water at mining sites in Tennessee are regulated by the Tennessee Department of Environment and Conservation (TDEC), Division of Water Resources - Surface Mining Section. Operation of a quarry requires the possession of an NPDES permit from TDEC. The most common method of water pollution control is the construction of sedimentation basins with controlled discharge points, water collection points and recycling through the process, best management practices, and diversion structures to prevent

water from becoming affected by contact with quarry operations. All of these techniques are used at the quarry. BWI maintains three (3) process water and one (1) storm water outfall via NPDES Permit No. TN0004987. These activities are conducted in compliance with Knox County Ordinances Article 4, Section 2, 4.50.02 B. (6.).

(Natural and Man Made Waste Materials)

Natural wastes generated at a quarry site tend to come from two areas dirt/low quality rock and vegetative debris associated with the removal of overburden or site preparation for other facilities. The initial overburden resulting from site development was used mainly in the construction of the fill for the plant and operating site and berms along the property edges. After that when possible overburden is sold as a fill product on construction projects with any excess overburden being placed in berms and storage areas on site. With the continued expansion of Pit3 at the quarry the overburden material will be used to extend the site perimeter berms. The management of these materials is regulated by TDEC-Division of Water Resources - Surface Mining Section via the NPDES Permit No. TN0004987.

Solid waste from daily operations include office materials, wood, empty containers, tires, used filters, used oil, batteries, spent solvent, scrap metal, used rubber belting, used tires, and decommissioned equipment. BWI follows a philosophy of reduce and recycle to minimize the generation of solid waste. Among the items recycled are batteries, used oil, used filters, used antifreeze, spent solvent, scrap metal, used rubber belting and tires. Items reused include used rubber belting for shorter belts and other uses, scrap metal, parts from decommissioned equipment, and recycled/refreshed solvents. Potential hazardous wastes are recycled when possible or properly managed as special or universal wastes. Hazardous waste generation at quarry sites is minimal and the site should qualify as a Conditionally Exempt Small Quantity Generator if necessary. Non-hazardous waste not sent for recycling or reuse will be placed in a dumpster provided by a commercial waste handler such as Waste Management for proper disposal in a landfill. The management of these wastes is regulated by the TDEC - Division of Solid Waste Management. These activities are conducted in compliance with Knox County Ordinances Article 4, Section 1, 4.10.06.

(Noise)

Noise at a quarry site comes from blasting and operation of mobile and stationary equipment. BWI complies with the Knox County noise level standards on and beyond the property boundaries as required by Article 4, Section 1, 4.10.01. The location of the primary crusher and quarry in a low area screens most neighbors. The use of operational noise reduction measures and the use of berms and vegetation for sight and sound barriers provide further protection.

Blasting provides the loudest source of noise however; the location and instantaneous nature of the blast will have no long-term effect. Blasting occurs normally once to twice a week during the busiest times and generally around the noon hour to midafternoon if possible. The short duration of the blast is within Knox County performance standard guidelines per Article 4, Section 1, 4.10.07 and BWI takes every step possible to minimize noise from this activity. As necessary seismographs with microphones will be used at selected sites to determine noise levels associated with blasting.

(Aesthetics)

Quarry Pit3 and the primary processing plant located inside it are shielded from the view of the majority of neighbors. To the east you have the tree line along the natural rock bluff on the French Broad River, to the north you have the natural tree lines in the 100' setback required by Article 4, Section 2, 4.50.02 (B) and future site berm, to the west you will have the continuation of the site berm along Thorn Grove Pike and to the south you have the berms along John Sevier Highway. Seeding of various grasses will be performed between the roads and the toe of the berms. Other re-vegetation work will be performed as required/allowed by TDOT and KUB in relation to their road and utility line right of ways. The only real visual break is at the tunnel under the highway that allows the movement of aggregate materials to the secondary processing plant and sales yard. Colored matting on the fence at this location will be implemented to decrease the visibility of the operations.

Summary

Blue Water Industries and its predecessors have operated quarries in Knox County, East and Middle Tennessee, Virginia, Alabama, and Florida, for many years with the Forks of the River Quarry being in operation for approximately forty-five (45) years. There is a long-term market need for quality crushed stone provided by the quarry to meet the needs of the growing East Knox County sector as well as the Sevier County and Blount County markets. The deposit of quality limestone of the Lenoir Formation and dolomitic limestone of the Knox Group located at the quarry can meet these needs well into the future.

**Section 2 Mine Plan of Operations
Sequence & Methods
(Amendment I 3-20-2018, Revised 4-24-2018)**

Mine Plan of Operations Sequence & Methods
BWI Forks of the River, LLC Quarry
2303 E. Governor John Sevier Highway

Site Facts

Blue Water Industries (BWI) currently owns approximately 338.5 acres and operates on approximately 280 acres that are permitted with the Tennessee Department of Environment and Conservation (TDEC) for quarrying activities, which are located on the north and south sides of E. Governor John Sevier Highway. An application has been submitted to TDEC to add the newly acquired acreage to the permit that would increase the total permit area to 325 acres. The six (6) new parcels being requested for Use on Review make up approximately 25.8 acres with the rest of the increase coming from previously permitted and approved land that was held out of the quarry's NPDES Permit because of a tenant asphalt plant that used to be located on the property.

Overburden Removal and Management

Overburden will be removed in phases as necessary to expand the current active quarry pit. As a result, the property site berms would be constructed concurrently with the overburden removal. The proposed Phase I overburden removal area consists of the area to the northwest towards Burkbrooks Lane and to the southeast along the highwall adjacent to the French Broad River. Phase I berm construction would consist of the continuation of the current berm along Thorn Grove Pike and the berm near the bridge over the French Broad River. BWI desires to continue the berms at their current configuration along Thorn Grove Pike, Burkbrooks Lane, and Fawver Lane. This will keep the structure and visual aspect of the berms uniform. The berms in their current structure serve several purposes. The berms act as a visual and audible barrier between the operations contained inside and the public located outside. The configuration of the berms act as a solid deterrent to trespassers. The berm along Thorn Grove Pike is continuous whereas the berm near the bridge has a break to allow access by utility companies, emergency personnel, and quarry employees as necessary to that portion of the property. Phase II of overburden removal would progress to the four (4) parcels of property with frontages along Fawver

Lane that run parallel to the river as you go upstream. The Phase II and III berm construction would consist of the areas around neighbors on Fawver Lane and Burkbrooks Lane. These activities will be conducted in compliance with Knox County Ordinances Article 4, Section 2, 4.50.02 B. (2. & 3.) unless otherwise approved.

A request is being submitted with the UOR Application to continue the berm along Thorn Grove Pike and Burkbrooks Lane (Map 097 Parcels 63 and 64) within the 100' setback to coincide with the approval received by Rinker Materials in September 2003.

Pit Development

Phase I development of the pit will consist of extending the pit to the north/northwest towards Burkbrooks Lane and to the southeast towards the river. Phase II development of the pit will consist of extending the pit to the northeast parallel to the river in the direction of Fawver Lane. Once the pit is extended out horizontally we can then drive down in the floor and go deeper. These activities will be conducted in compliance with Knox County Ordinances Article 4, Section 2, 4.50.02 B. (2. & 3.) unless otherwise approved.

Section 3

**Plan of Operations Map North, Property Map North,
and Property 2016 Aerial Photograph
(Amendment I 3-20-2018, Revised 4-24-2018)**

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

Use on Review **Development Plan**

Name of Applicant: Blue Water Industries, LLC

Date Filed: 3/24/18 Meeting Date: 5/10/18

Application Accepted by: DR

Fee Amount: _____ File Number: Development Plan _____

Fee Amount: \$1200.00 File Number: Use on Review 5-A-18-UR



PROPERTY INFORMATION

Address: Multiple Parcels (See Attachment)

General Location: 5/3 The Kings Rave Pk.
5/3 Burkbrooks Ln., w/3 Fawcett Ln.

Tract Size: 25.8 ac No. of Units: _____

Zoning District: (A) Ag + (I) Industrial

Existing Land Use: Residences and
open land

Planning Sector: East County

Sector Plan Proposed Land Use Classification:
AG

Growth Policy Plan Designation: Rural Area

Census Tract: _____

Traffic Zone: _____

Parcel ID Number(s): 097 - 063 064
072 - 074

Jurisdiction: City Council _____ District
 County Commission 8 District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
Name: BWI Forks of the River, LLC

Company: Blue Water Industries

Address: 9509 Diggs Gap Road

City: Heiskell State: TN Zip: 37754

Telephone: 865-573-7625

Fax: 865-512-7661

E-mail: whillis@bluewaterindustries.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT
Name: Walt Hillis

Company: Blue Water Industries

Address: 9509 Diggs Gap Road

City: Heiskell State: TN Zip: 37754

Telephone: 865-512-7628

Fax: 865-512-7661

E-mail: whillis@bluewaterindustries.com

APPROVAL REQUESTED

Development Plan: Residential Non-Residential

Home Occupation (Specify Occupation)

Other (Be Specific)
4.50.02(B)(6.) Amendment I to the
currently approved Mining Plan
of Operations

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: Walt Hillis 3/20/2018

PLEASE PRINT
Name: Walt Hillis

Company: Blue Water Industries

Address: 9509 Diggs Gap Road

City: Heiskell State: TN Zip: 37754

Telephone: 865-573-7625

E-mail: whillis@bluewaterindustries.com

SIGNATURES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

Please Sign in Black Ink:

(If more space is required attach additional sheet.)

Name	Address	City	State	Zip	Owner	Option
Blue Water Industries	4509 Diggs Gap Road, Heiskell, TN			37754	✓	
BWI Farms of the River, LLC (all parcels)						