



# USE ON REVIEW REPORT

▶ **FILE #:** 3-J-19-UR

**AGENDA ITEM #:** 42

**AGENDA DATE:** 3/14/2019

▶ **APPLICANT:** PRI OF EAST TN, INC.  
OWNER(S): Greg Ailshie / PRI of East TN., Inc.

TAX ID NUMBER: 110 025.11 [View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 5651 S National Dr

▶ **LOCATION:** West side of S National Drive, south of Asbury Road

▶ **APPX. SIZE OF TRACT:** 8.44 acres

SECTOR PLAN: East County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via S. National Dr., a minor collector street with 36' of pavement within 90' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Holston and French Broad

▶ **ZONING:** I (Industrial)

▶ **EXISTING LAND USE:** Office / Business Use

▶ **PROPOSED USE:** Asphalt plant

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Vacant land, houses, church / I (Industrial) & A (Agricultural)

South: Businesses / I (Industrial)

East: S. National Rd., vacant land, quarry / I (Industrial)

West: Businesses, vacant land, houses / I (Industrial) & RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: This property is within the Forks of the River Industrial Park and is surrounded by a mix of businesses developed in the I (Industrial) zone. There are houses and a church located to the north that are in the A, RA, and OB zones.

## STAFF RECOMMENDATION:

▶ **APPROVE the asphalt plant with maximum capacity of 200 tons per hour, as shown on the development plan, subject to 7 conditions.**

1. Meeting all applicable requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Tennessee Department of Health.
3. Meeting all applicable requirements of the Knox County Department Public Works and Engineering.

4. Meeting all applicable requirements of the Knox County Zoning Ordinance, including but not limited to Article 4, Section 4.10 of the Knox County Zoning Ordinance (Performance Standards for Commercial and Industrial Uses).
5. Maintaining a 300' setback from any portion of the asphalt plant equipment to any public park, school, church, hospital, sanitarium, residential zone, or subdivided land restricted to residential uses, as required by Article 5, Section 5.61.03 of the Knox County Zoning Ordinance (Uses Permitted on Review of the Industrial Zone).
6. Installing a Type 'B' landscape screen (see Exhibit A) located on Lot 2, either along the north side of the "plant access and employee parking" located on Lot 2 (approximately 600 feet in length based on the site plan) or adjacent to the A (Agricultural) zoned property along the northwest property line. Existing trees can be utilized as part of the screening if it meets the intent of the Type 'B' landscape screen. A landscape plan must be submitted for review and approval by Planning Commission staff.
7. The landscaping must be installed within six months of the issuance of an occupancy permit for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.

With the conditions noted above, this request meets all requirements for approval in the I (Industrial) zone district, as well as other criteria for approval of a use on review.

#### **COMMENTS:**

The proposed asphalt plant is located within the Forks of the River Industrial Park on a property zoned I (Industrial). The general description for the Industrial states "the principal use of land is for manufacturing, assembling, fabrication, and for warehousing and other uses which have heavy impacts and adverse effects on surrounding property... Such uses are not properly associated with, nor compatible with residential, institutional and retail commercial uses." While this industrial park is largely zoned Industrial with various manufacturing and industrial uses, there are still several residential properties and two church located along or near Asbury Rd. near the subject property. Immediately to the east is the large quarry property owned by Aggregates USA. The quarry is no longer actively mined but is still used as a storage and loading area for the quarry that is located on the east side of E. Governor John Sevier Hwy.

Asphalt plants are a "use permitted on review" in the Industrial zone and must be a minimum of 300' feet from any public park, school, church, hospital, sanitarium, residential zone, or subdivided land restricted to residential uses. Staff has interpreted that this measurement is taken from the closest portion of the asphalt plant equipment to the nearest lot line of a listed use. The 300' setback is a requirement for all uses permitted on review in the Industrial zone, not just asphalt plants. The site plan shows the 300' setback line on the north side of the proposed equipment. The setback resulted in the removal of one of the "future silos" but did not impact the three silos that are currently planned for installation.

The silos will be approximately 72' tall, including the equipment on top of the silos. The silos alone are 52' tall. There are several other smaller pieces of equipment that are located on the site plan. The driving surface around the asphalt plant is proposed to be compacted gravel. The maximum capacity of the asphalt plant is dependent on the capacity of the mixing drum. The proposed drum has a capacity of 200 tons per hour, which is smallest capacity that this particular manufacturer (ASTECC, Inc. / Dillman) makes for relocatable asphalt plants. For this type of plant, the manufacturer makes equipment with capacities from 200 - 600 tons per hour. If the facility owner wants to increase the capacity of the facility in the future, a new use on review approval will be required by the Planning Commission.

The recommended condition for landscape screening is a requirement of Article 4, Section 4.10.11.B.2 (Performance Standards for Commercial and Industrial Uses -- Landscape Screening). This landscaping will help visually screen the tall equipment in the asphalt plan. The evergreen trees should be a species that can obtain mature height of 40-50 feet.

#### **EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE**

1. The proposed asphalt plant will have minimal impact on local services since all utilities are in place to serve this development.
2. The proposed use is compatible with the industrial uses found in the area, however, is not compatible with the residential lots and church to the north that are a little over 300 feet from the closest portion of the asphalt plant equipment (the future silos). Staff is recommending a Type 'B' landscape screen be installed on Lot 2, either on the north side of the plant access and employee parking area or adjacent to the Agriculture zoned

properties along the northwest property line. This will help visually screen the facility and contain dust.

3. The proposed use is required to meet the performance standards within the Knox County Zoning Ordinance (Article 4, Section 4.10).

#### CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed asphalt plant meets the standards for development within the I (Industrial) zone and all other requirements of the Zoning Ordinance.

2. With the recommended conditions, the proposed asphalt plant facility is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

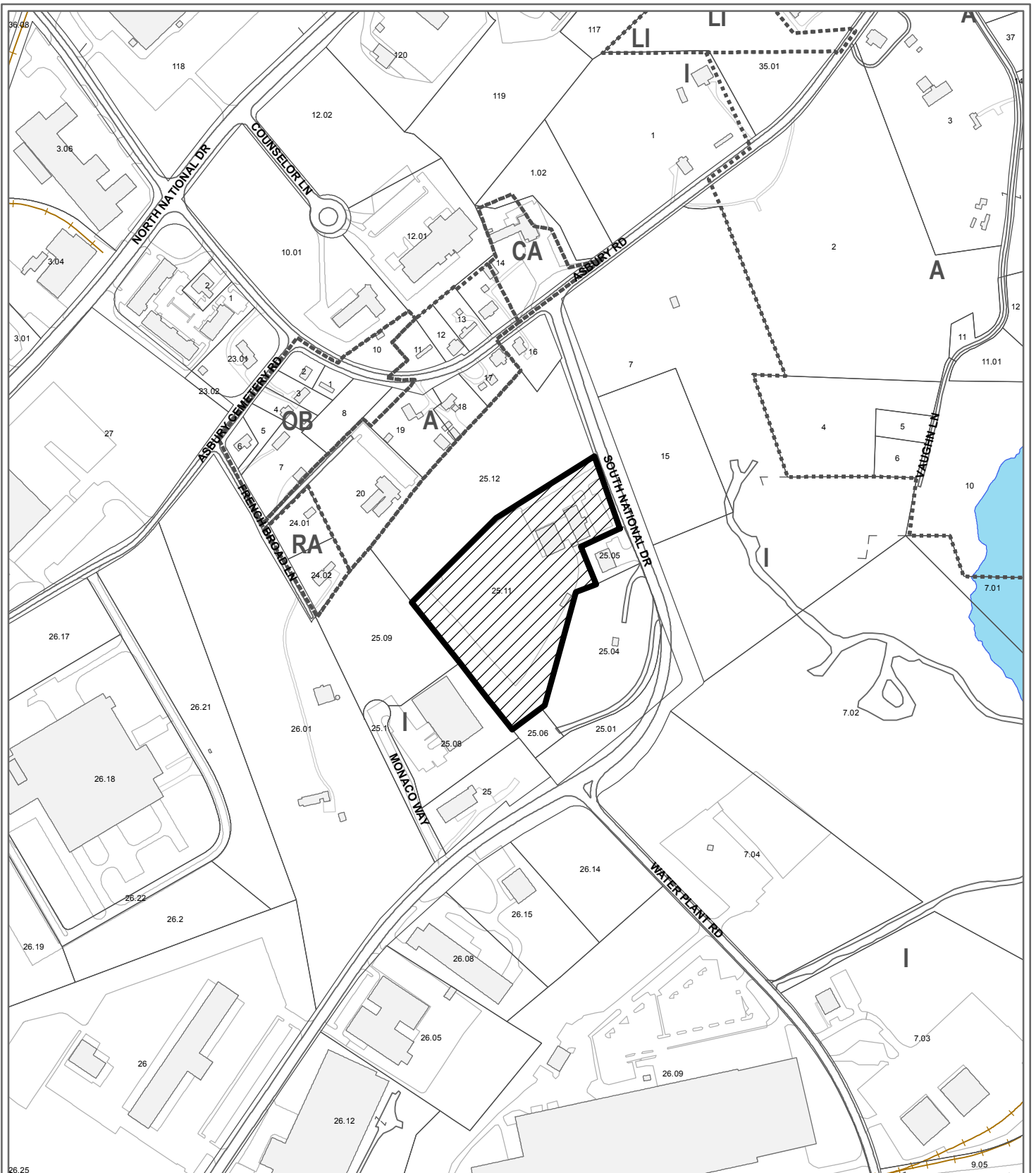
1. The East County Sector Plan identifies this property for LI (Light Industrial) uses, such as manufacturing as assembly of electronic goods and packaging of beverage or food products. The HI (Heavy Industrial) land use recommends uses that are more intense in nature and clearly not compatible with areas designated for residential, institutional, office and retail uses. The asphalt plant use is more compatible with the HI or HIM land use classification, but there is very little land in the Knox County with that land use classification. Most Industrial zoned property has the LI land use classification. Staff is recommending approval of the asphalt plant because it meets the 300' setback requirement of the zoning ordinance and the size of the asphalt plant is relatively small.

2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

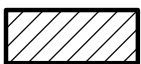
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission'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 a Planning Commission decision in the County.



**3-J-19-UR  
USE ON REVIEW**



Asphalt plant in I (Industrial)

Original Print Date: 2/20/2019  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

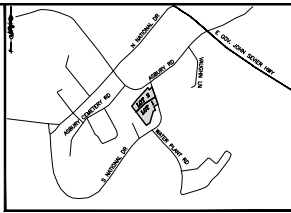
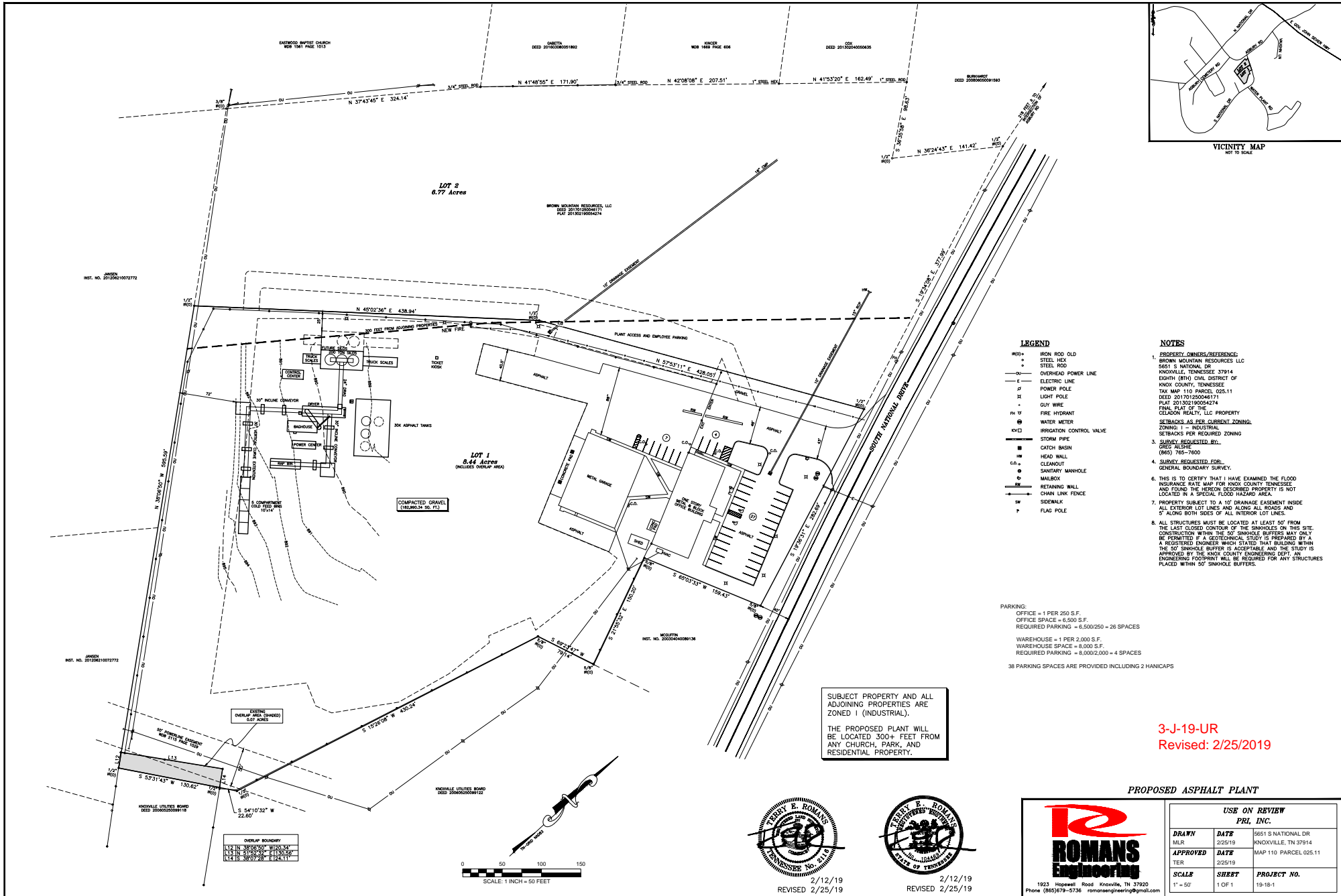
Revised:

Petitioner: PRI of East TN, Inc.

Map No: 110

Jurisdiction: County





VICINITY MAP  
NOT TO SCALE

**LEGEND**

- (R/O) IRON ROD OLD
- (R/O) STEEL HEX
- (R/O) STEEL ROD
- OVERHEAD POWER LINE
- ELECTRIC LINE
- POWER POLE
- II LIGHT POLE
- GUY WIRE
- PH FIRE HYDRANT
- WM WATER METER
- KVCV IRRIGATION CONTROL VALVE
- STORM PIPE
- CATCH BASIN
- HW HEAD WALL
- C.C. CLEANOUT
- SANITARY MANHOLE
- MB MAILBOX
- RETAINING WALL
- CHAIN LINK FENCE
- SW SIDEWALK
- F FLAG POLE

**NOTES**

1. PROPERTY OWNERS/REFERENCE:  
BROWN MOUNTAIN RESOURCES LLC  
5651 S NATIONAL DR  
KNOXVILLE, TENNESSEE 37914  
EIGHTH (8TH) CIVIL DISTRICT OF  
KNOX COUNTY, TENNESSEE  
TAX MAP 110 PARCEL 025.11  
DEED 201701250046171  
PLAT 201303190054274  
FINAL PLAT OF THE  
CELLAROCK REALTY, LLC PROPERTY  
SETBACKS AS PER CURRENT ZONING:  
ZONING: I - INDUSTRIAL  
SETBACKS PER REQUIRED ZONING
2. SURVEY REQUESTED BY:  
CRES MANSURE  
(865) 765-7600
3. SURVEY REQUESTED FOR:  
GENERAL BOUNDARY SURVEY.
4. THIS IS TO VERIFY THAT I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP FOR KNOX COUNTY TENNESSEE AND FOUND THE HEREIN DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
5. PROPERTY SUBJECT TO A 10' DRAINAGE EASEMENT INSIDE ALL EXTERIOR LOT LINES AND ALONG ALL ROADS AND 5' ALONG BOTH SIDES OF ALL INTERIOR LOT LINES.
6. ALL STRUCTURES MUST BE LOCATED AT LEAST 50' FROM THE LAST CLOSED CONTOUR OF THE SINKHOLES ON THIS SITE. CONSTRUCTION WITHIN THE 50' SINKHOLE BUFFERS MAY ONLY BE PERMITTED IF A GEOTECHNICAL STUDY IS PREPARED BY A REGISTERED ENGINEER WHICH STATES THAT BUILDING WITHIN THE 50' SINKHOLE BUFFER IS ACCEPTABLE AND THE STUDY IS APPROVED BY THE KNOX COUNTY ENGINEERING DEPT. AN ENGINEERING FOOTPRINT WILL BE REQUIRED FOR ANY STRUCTURES PLACED WITHIN 50' SINKHOLE BUFFERS.

PARKING:  
OFFICE = 1 PER 250 S.F.  
OFFICE SPACE = 6,500 S.F.  
REQUIRED PARKING = 6,500/250 = 26 SPACES  
  
WAREHOUSE = 1 PER 2,000 S.F.  
WAREHOUSE SPACE = 8,000 S.F.  
REQUIRED PARKING = 8,000/2,000 = 4 SPACES  
  
38 PARKING SPACES ARE PROVIDED INCLUDING 2 HANICAPS

SUBJECT PROPERTY AND ALL ADJOINING PROPERTIES ARE ZONED I (INDUSTRIAL).  
THE PROPOSED PLANT WILL BE LOCATED 300+ FEET FROM ANY CHURCH, PARK, AND RESIDENTIAL PROPERTY.

3-J-19-UR  
Revised: 2/25/2019

**PROPOSED ASPHALT PLANT**

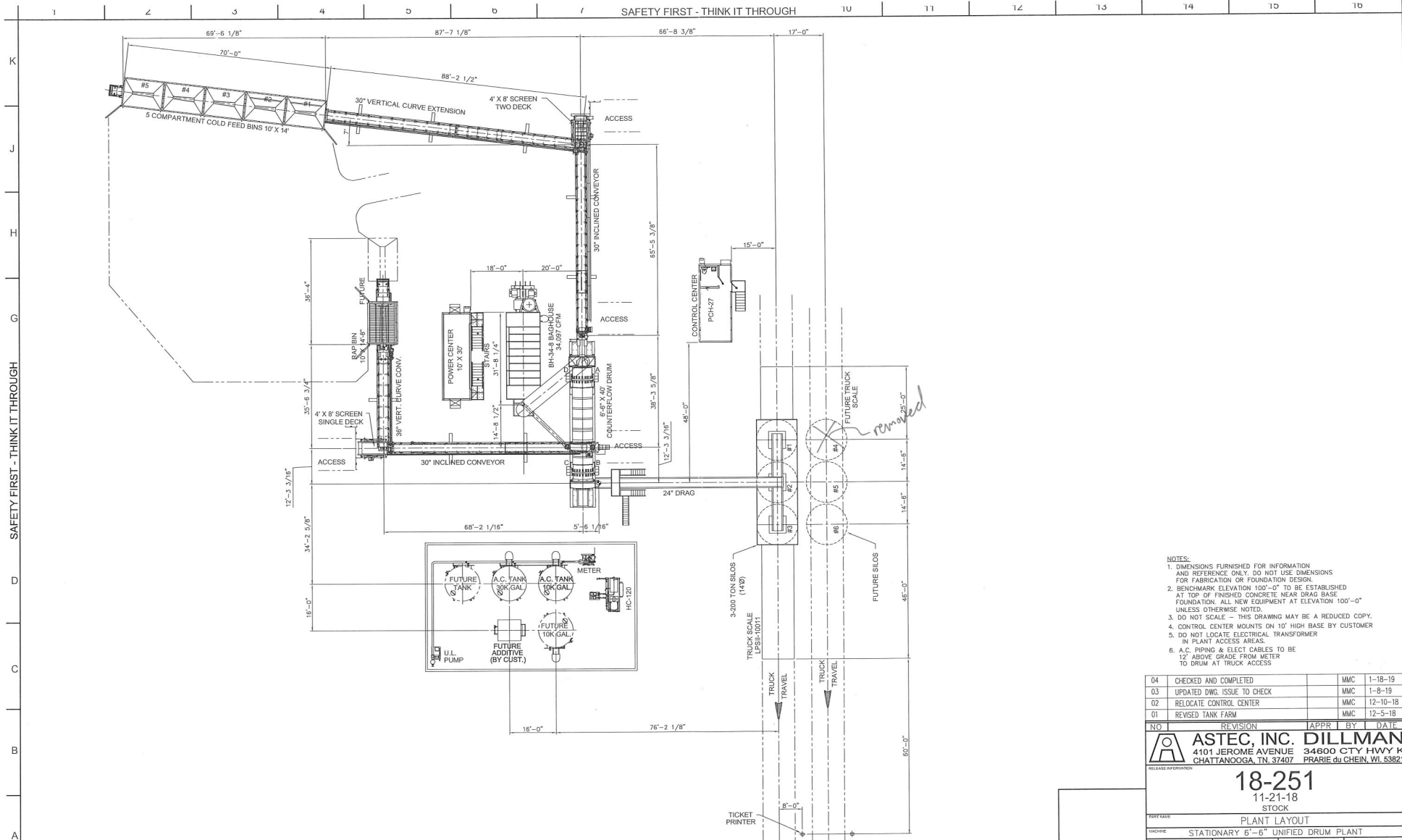


2/12/19  
REVISED 2/25/19



2/12/19  
REVISED 2/25/19

USE ON REVIEW PRI, INC.		
<b>DRAWN</b> MLR	<b>DATE</b> 2/25/19	5651 S NATIONAL DR KNOXVILLE, TN 37914
<b>APPROVED</b> TER	<b>DATE</b> 2/25/19	MAP 110 PARCEL 025.11
<b>SCALE</b> 1" = 50'	<b>SHEET</b> 1 OF 1	<b>PROJECT NO.</b> 19-18-1



SAFETY FIRST - THINK IT THROUGH

SAFETY FIRST - THINK IT THROUGH

- NOTES:**
1. DIMENSIONS FURNISHED FOR INFORMATION AND REFERENCE ONLY. DO NOT USE DIMENSIONS FOR FABRICATION OR FOUNDATION DESIGN.
  2. BENCHMARK ELEVATION 100'-0" TO BE ESTABLISHED AT TOP OF FINISHED CONCRETE NEAR DRAG BASE FOUNDATION. ALL NEW EQUIPMENT AT ELEVATION 100'-0" UNLESS OTHERWISE NOTED.
  3. DO NOT SCALE - THIS DRAWING MAY BE A REDUCED COPY.
  4. CONTROL CENTER MOUNTS ON 10' HIGH BASE BY CUSTOMER.
  5. DO NOT LOCATE ELECTRICAL TRANSFORMER IN PLANT ACCESS AREAS.
  6. A.C. WIRING & ELECT CABLES TO BE 12' ABOVE GRADE FROM METER TO DRUM AT TRUCK ACCESS.

NO.	REVISION	APPR.	BY	DATE
04	CHECKED AND COMPLETED		MMC	1-18-19
03	UPDATED DWG. ISSUE TO CHECK		MMC	1-8-19
02	RELOCATE CONTROL CENTER		MMC	12-10-18
01	REVISED TANK FARM		MMC	12-5-18

**ASTEC, INC. DILLMAN**  
 4101 JEROME AVENUE 34600 CTY HWY K  
 CHATTANOOGA, TN, 37407 PRARIE du CHEIN, WI, 53821

**18-251**  
 11-21-18  
 STOCK

PROJECT NAME: PLANT LAYOUT  
 MACHINE: STATIONARY 6'-6" UNIFIED DRUM PLANT

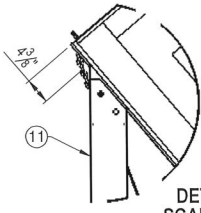
BY: <b>MMCCOR</b>	DATE: 11-21-18	SCALE:	PROJECT: D18-251-1A	SHEET: 04
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TOLERANCES ON DIMENSIONS UNLESS OTHERWISE NOTED ON THE DRAWING ARE:  
 MACHINING: (+0.010") - STRUCTURAL: (±1/8") = WELD SIZE: (-0", +1/16")  
 THIS DRAWING AND THE DESIGN SHOWN THEREIN IS THE PROPERTY OF ASTEC, INC.  
 AND USE OR COPIES THEREOF CANNOT BE MADE WITHOUT WRITTEN CONSENT

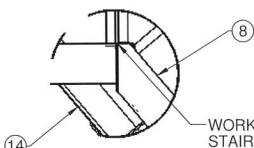
3-J-19-UR  
 2-13-19

SAFETY FIRST - THINK IT THROUGH

#	PART NUMBER	REV	QTY	DESCRIPTION	UNIT WEIGHT
1	DC0000334A01	02	1	INFRARED SENSOR ASSEMBLY	14.00
2	DC0001831A01	00	1	24" CROSSOVER PLATFORM ASSEMBLY	674.78
3	DC0000382W01	01	15	STAIR SUPPORT	46.49
4	DC0001798A01	01	1	24" BYPASS ASSEMBLY 19-6 VERSION	1077.47
5	DC0001318A02	01	1	24IN INLET HOPPER - CERAMIC LINERS	253.56
6	DC0001722A02	00	1	24" DRAG DIACHARGE CHUTE STD. 50DEG. W/ FLANGE	633.75
7	DC0001234A02	00	1	DRAG TOP SUPPORT ASSEMBLY 92'-0" LG DRAG	1179.87
8	DC0001441A03	00	1	L.H. UPPER STAIR ASSEMBLY	3099.20
9	DC0001476A01	00	1	LOWER STAIR ASSEMBLY	612.96
10	DC0001484W09	00	1	DISCHARGE CHUTE EXTENSION 4'-8 3/4"	280.83
11	DC0002630A02	00	1	24" DRAG SERVICE PLATFORM ASSY - SIDE STEP -RH STAIR ACCESS	1546.68
12	DC0002343A02	00	1	RH STAIR ASSEMBLY	3180.07
13	DC0002615A01	00	1	LADDER ASSEMBLY 20'-11 5/16" LH SIDE STEP	437.22
14	DC0002619A01	00	1	24 DRAG BOTTOM COVER HOLE LOCATION 92-0 LG	37579.95
15	DC0002635A01	01	1	24 DRAG DRIVE ASSY - SHAFT MTG REDUCER - BANJO	3680.68
16	TC0000960A01	01	1	HOT OIL PIPING AT DRAG BASE (36" W/ RH STAIRS)	244.21

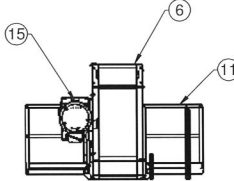
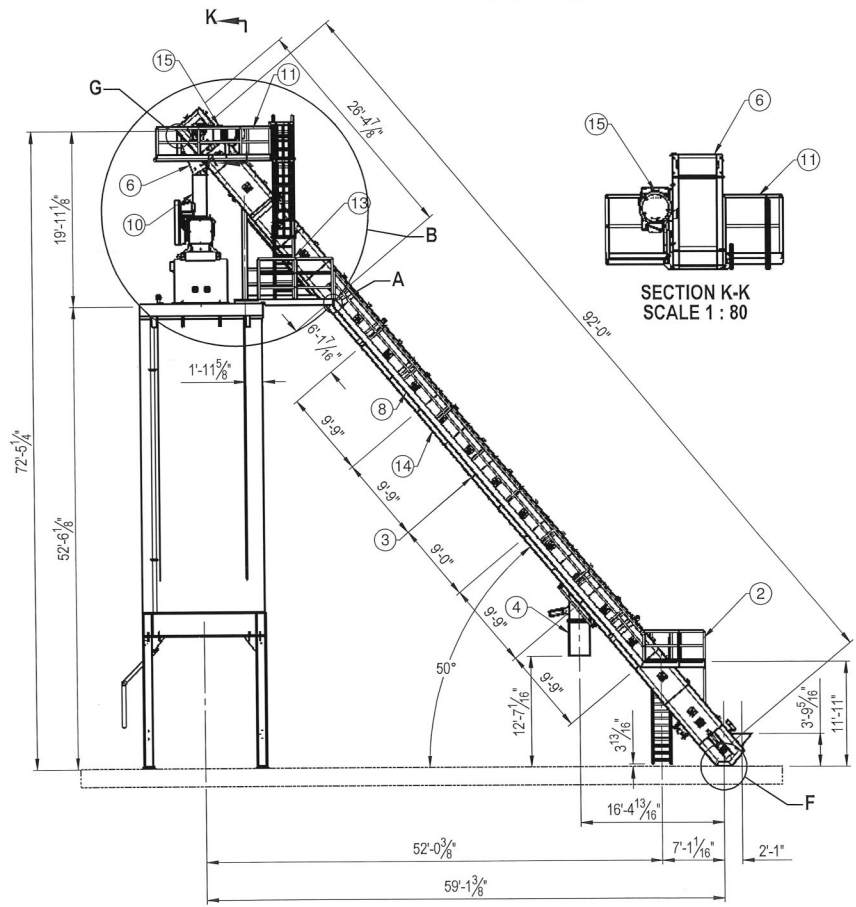


DETAIL G  
SCALE 1 : 20

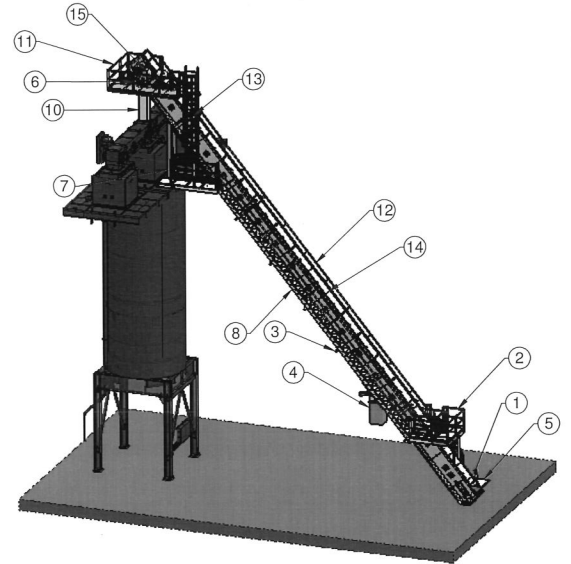
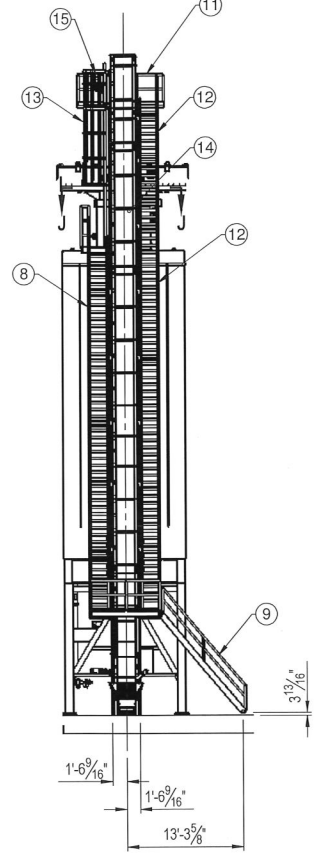


DETAIL A  
SCALE 1 : 24

WORK POINT FOR LOCATING  
STAIR FROM END OF DRAG  
26'-4 7/8"



SECTION K-K  
SCALE 1 : 80



REV	DESCRIPTION	DATE	BY	ECO
01	24" DRAG SIDE ELEVATION x 92'-0" SHAFT MTD REDUCER	1/22/19	Nick Clemmons	

**ASTEC, INC - DILLMAN**  
 4101 JEROME AVE  
 CHATTANOOGA, TN 37407  
 34600 CTY HWY K  
 PRAIRIE DU CHIEN, WI 53621

18-251  
 STOCK EQUIPMENT (INTERNAL)

DWG: Nick Clemmons  
 DATE: 1/22/19  
 SHEET: 1 OF 3  
 SCALE: 1:165  
 REVISION: 55192.52  
 PART NUMBER: DC0002620A01  
 QTY: 01

ALL WELDS TO BE MINIMUM 70KSI FILLER METAL UNLESS OTHERWISE NOTED  
 TOLERANCES ON DIMENSIONS AND WELDS UNLESS OTHERWISE NOTED ON THE DRAWING ARE:  
 SHEET METAL ( $\pm 0.015$ ), MACHINING ( $\pm 0.010$ ), PIPING & STRUCTURAL ( $\pm 1/16$ ), WELD SIZE ( $\pm 1/8$ )  
 THIS DRAWING AND THE DESIGN SHOWN THEREIN IS THE PROPERTY OF ASTEC INC. AND USER COPIES THEREOF CANNOT BE MADE WITHOUT WRITTEN CONSENT.



# GUIDELINES LANDSCAPE SCREENING

## DESIGN

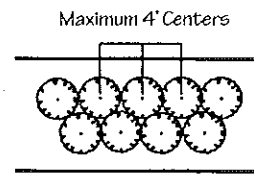
### Type "B" Screen: Continuous

**APPROPRIATE LOCATION:** Screening parking and loading areas from adjoining residential and office districts

**NOTE:** Landscape buffer strips should be a minimum of 12 feet in width, and sown with grass or ground cover for their full width, allowing for mulch at the base of plantings.

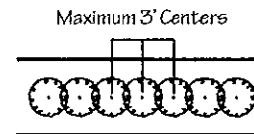
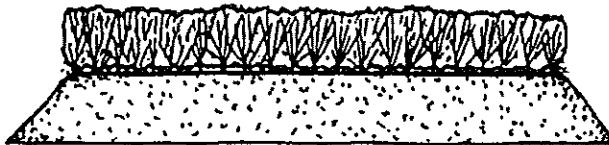
SHRUB HEIGHT  
Installed: 4 ft.  
Mature: 6 ft.

- Two offset rows of evergreen shrubs



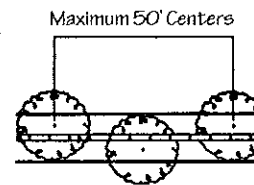
SHRUB HEIGHT  
Installed: 2 ft.  
Mature: 3 ft.

- A continuous row of evergreen shrubs on a 3 ft. high earth berm



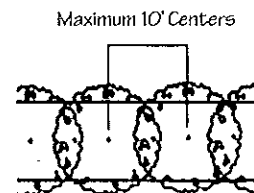
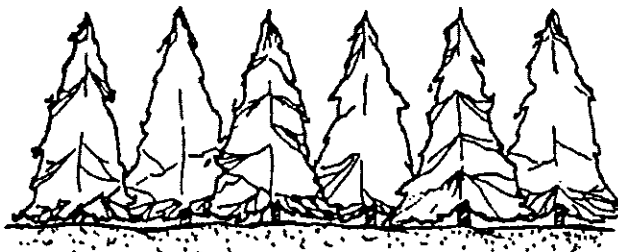
TREE HEIGHT  
Installed: 8 ft.  
Mature: 15 ft.

- A 5 ft. high masonry wall or timber fence with evergreen trees and low shrubs or climbing vines



TREE HEIGHT  
Installed: 8 ft.  
Mature: 20 ft.

- One row of evergreen trees with branches touching the ground



#### INTRODUCTION

Landscape screening reduces the impact of intense development upon adjacent land uses by providing visual separation, reducing the transmission of glare and air pollution, and limiting access. Screening also promotes the aesthetic appeal of a neighborhood and promotes higher property values.

This series of design guidelines defines several types of landscape screen. Each type is applicable to a certain intensity of conflict between adjacent land uses. Each screen type is illustrated by several planting schemes with an equivalent height, density and opacity of landscaping.

MPC uses these guidelines to illustrate desirable levels of screening appropriate to various site planning situations. Creative alternatives which achieve a comparable effect are encouraged.

#### For more information:

MPC  
Development Services  
Suite 403  
City County Building  
400 Main Street  
Knoxville, TN 37902  
Phone: 865 215-2500  
Fax: 865 215-2068  
Web: [www.knoxmpc.org](http://www.knoxmpc.org)

The contents of these guidelines are advisory and are intended to supplement, but not replace, the requirements of the Knoxville Zoning Ordinance and the Knox County Zoning Ordinance.



Example asphalt plant of similar size and equipment type as the proposed plant.

*The Relocatable M-Pack Facility*

# ASTECC



**THE RELOCATABLE M-PACK®**

*Hot Mix Asphalt Facility*

# ASTECC

## THE M-PACK® ASPHALT FACILITY

The innovative Astec M-Pack asphalt facility sets up much faster and for much less money than other plants.

Big, stationary plants operating in a fixed location create a permanent work environment. But, the time and expense it takes to prepare the site and erect a stationary facility takes a big bite out of the budget.

Portable plant setup is faster and less costly, however, limited storage capacity and compact components may limit production capacity.

Astec designed a facility for customers who don't need to move often and still want to reap the benefits of faster and more economical setup. The M-Pack is engineered as a set of modules, which are transported by truck and bolted up at the site. Astec tests each component before shipping it to your site to ensure a hassle free setup. Plus, the M-Pack gives you full-size control rooms, large silos, high production capacity, and excellent maintenance access.

High production, large storage capacity and massively constructed components make the modular M-Pack super functional. Since its introduction in the mid-1980s, the M-Pack has been refined and updated. This reliable and durable HMA facility is outfitted with the latest technology and proven Astec performance. Plus, with any Astec product you get our unbeatable customer service and support. You cannot go wrong with an M-Pack – the most advanced relocatable HMA facility on the market today.

All specifications subject to change with or without notice.





# ASTECC

## M-PACK® VALUE

**Quick setup and tough construction make the Astec relocatable facility an excellent value. An M-Pack facility gives you the capacity and size of a permanent facility with low setup costs. That's one big advantage.**

### UP AND RUNNING IN SIX WEEKS

You can set up an M-Pack facility on a prepared site in about six weeks, at less than half the cost of erecting a stationary plant of comparable size. Each Astec M-Pack facility ships in complete, ready to set up loads when it leaves the manufacturing facility.

### PRESERVE VALUE

Astec equipment costs less to run and maintain than other plants because we use substantial components that stand up to heavy use. That is also the reason for Astec's consistently high resale value. Even for plants that are 10 to 15 years old average residual value is 68% of your original investment. Plus, Astec sets up every facility before shipping to ensure setup ease at your site.

### GET A HANDLE ON SETUP COSTS

For complete setup cost control, Astec can erect your new facility for you. You will know up front what all costs will be and won't have to concern yourself with estimates from electricians, welders, fitters, etc.

### CHOICE OF TONNAGE CAPACITIES

M-Pack facilities come in a range of capacities from 200 to 600 tons-per-hour (182 to 545 tonnes). Choose the production capacity you need and we will help you design, construct, and start up your new M-Pack facility.

### DIRECT DRIVE COLD FEED MOTORS

Astec uses variable frequency direct drive motors on the cold feed system. You will have less maintenance to worry about since a gear box runs the belt feed drive without the need for more belts or sheaves.

### OPTIONAL - CERAMIC SILO LINERS

Ceramic liners are available for the cone, spool and batcher. Ceramic protects vulnerable parts of the silo against excessive wear from the abrasive asphalt mix.



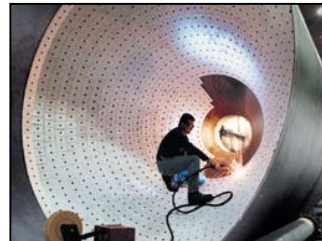
Each M-Pack facility ships in complete loads.



Heavy-duty construction of components withstands the aggressive environment of an asphalt plant.



Direct drive motors on the cold feed ensure strong performance and eliminate belts, guards and pulleys.



Optional ceramic liners protect the silo cone from wear and tear.





# ASTECC

## M-PACK® PRE-ASSEMBLY

**Level and pave your site. Then lift the pre-piped, pre-wired modules off the trailer. Sturdy steel construction ensures that setup proceeds quickly and without difficulty.**

### PRE-WIRING AND PRE-PIPING

Astec mounts, pre-wires and pre-pipes all related components. For easy access, power panels are located in either a separate power room or in the lower level of the control center. CT-Rated cable with UV rating\* connects motors and power panels. Cable trays hold the cables and keep them organized and off the ground.

Pre-assembly of parts and components saves setup time. Pre-installed baghouse components are a huge time saver. Fully pre-wired and equipped control houses minimize start-up problems because plant controls have been tested at the factory. These are just some of the ways in which Astec makes sure erection and start-up of your new M-Pack goes smoothly.

### BULKHEADS AND WING WALLS

Save yourself the expense of constructing retaining walls for your loader ramps.

The cold feed bin and the recycle bin both come with full length bulkheads that extend all the way from the top edge of the bin to the ground. Wing walls swing out to retain the sides of loader ramps.

Our bulkheads are 3/16" thick and braced with structural tubing to protect your equipment from damage by loaders. They also keep dirt and debris out of cold feed and recycle bin mechanisms. A walkway in-between the bulkhead and collecting conveyors gives you access to the back of the bins and conveyors for maintenance.

### LADDERS, HANDRAILS AND PLATFORMS

Astec supplies the stairs and caged ladders required to access components for inspection or maintenance. OSHA compliant hand-rails around platforms and along drag conveyor stairs help keep workers safe.

### VULCANIZED BELTS

Astec only uses vulcanized rubber belts. Vulcanized belts not only last longer, but also run quicker, smoother and cleaner by eliminating the metal splice.



Cable trays on each component neatly keep power and control cables off the ground.



Wing walls on the cold feed bins eliminate the need for an additional concrete structure.



Astec supplies ladders and handrails for all components.



Maintenance is easier with a walkway between the bulkhead and the collecting conveyor.





# ASTECC

## M-PACK® COMPONENTS

**Keeping your operating costs low helps you stay ahead of the competition. Maximize fuel efficiency with the Double Barrel® Green system and multiple RAP Bins.**

### COLD FEED UNIT, SCALPING SCREENS AND INCLINED CONVEYOR

Cold feed bin modules ship in two or three bin sections. Modules are positioned; then the collecting conveyor, extension to the scalping screen, bin wall extensions and optional items are installed. Steel cables anchor the bins to the loader ramp. Standard bin size is 10 x 14 feet.

The inclined conveyor ships with load cell, weigh idlers, and the gravity take-up tensioner in place as a single load. It is set in place and then the scalping screen is installed.

### PHOENIX® BURNERS

Astec offers the most technologically advanced burners in the industry with the Phoenix burner line. The Phoenix Talon burner sets the standard for power and efficiency. The Phoenix Phantom leads the pack with the lowest available combustion and noise emissions. The Phoenix Coal utilizes multiple fuel technology to lower energy costs.

### DOUBLE BARREL® DRUM MIXER

Two main modules make up the relocatable Double Barrel: the foundation frame, which includes the bottom of the mixing chamber, and the inner drying drum. The foundation frame is set off, then the drying drum is positioned. The top of the mixing chamber is raised into place and connected to the lower section. Attaching the full length access door completes the mixing chamber. Last, the burner is installed, along with the virgin inlet breaching and the fines and recycle inlets.

### OPTIONAL DOUBLE BARREL® GREEN SYSTEM

The latest innovation from Astec saves energy and eliminates smoke and emissions without compromising mix quality. The optional Double Barrel Green System uses water to produce a foamed warm mix asphalt that is odorless, smokeless and longer lasting.



Constructed from top-quality, structurally sound materials — Astec cold feed bins are built to last.



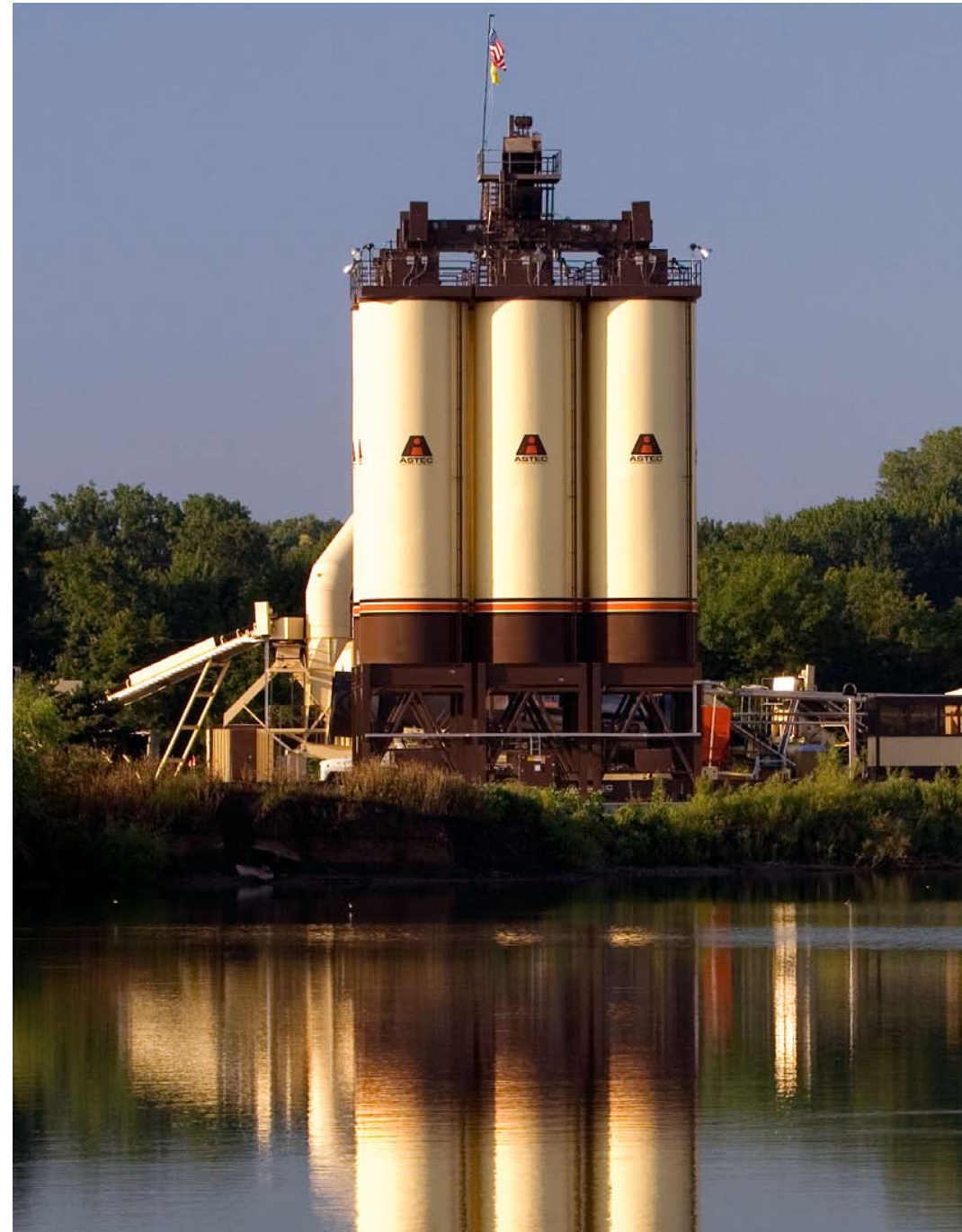
Astec produces the most technologically advanced burners in the industry.



Full length access doors on the Double Barrel drum make routine maintenance easier.



The patent pending Double Barrel Green System allows you to cut fuel consumption significantly.



# ASTECC

## M-PACK® COMPONENTS

**Customize your facility exactly the way you want. A range of storage capacities and options allow you to design a configuration for your needs.**

### DRAG CONVEYOR AND STORAGE SILOS

Astec HMA storage systems fit any size storage need. The silos feature a steep 66° cone angle which provides segregation-free load-out through mass flow. Astec silos also feature better insulation than competitor's models, so they have the ability to store product for four days without loss of mix quality.

Depending on the size of the silo, legs and batchers are mounted to the silos at the site. Plates at the bottom of the silo legs attach to anchors set in concrete. The drag conveyor comes completely assembled except for the top service platform, which is installed on-site. The conveyor is then raised and attached at the top of the silos. Weld plates set in concrete stabilize the bottom of the drag conveyor.

### THE ADDITIVE SYSTEM AND FINES SILO

Silos for fines, mineral fillers and other dry additives come in a range of sizes and with a number of metering options. Plates at the bottom of silo legs are embedded in concrete to stabilize these tall structures.

### RAP BINS AND RAP CONVEYOR

The Reclaimed Asphalt Pavement (RAP) bins ship as a single module including a skid foundation. An upturned end attaches to its collecting conveyor and goes to the scalping screen of the RAP conveyor. The standard system comes with one bin, with additional bins offered as an option. A separate RAP conveyor with scalping screen is included in the standard system. An optional closed loop RAP crusher system is also available.



Astec drag conveyors are shipped completely assembled.



Sturdy construction withstands the tough environment of a hot mix asphalt facility.



Optional additive silos are used to hold a variety of mix additives.



Separate RAP into two sizes for more efficient use.





# ASTECC

## M-PACK® COMPONENTS

The pulse jet style baghouse requires minimal maintenance. Well thought out features like internally mounted pulse solenoids ensure reliable performance.

### PULSE JET BAGHOUSE

The pulse jet baghouse with primary collector modules ship with foundations in place. Filter bag modules are installed on top, and an airtight seal is created between top and bottom sections. Exhaust fan inlet duct, fan base and stack are pre-assembled and fitted to the baghouse. Elbows lined with abrasion resistant steel guarantee collection efficiency. Pulse valves are mounted internally to promote consistent performance by preventing freeze-up. M-Pack baghouse capacities start at 34,000 cfm, depending on the plant. Astec offers a choice of primary collectors: either an inertial separator or a cyclone.

### FOUNDATIONS

The M-Pack foundations are heavy-duty. They provide plenty of load-bearing surface to support the facility components.

The cold feed unit, recycle bins, Double Barrel® drum mixer and baghouse have thick structural tubes under each module leg. Steel skid foundations are used under the exhaust stack end of the baghouse. The scalping screen is supported by skid-type foundations.

If you ever have to move to another site, most loads fit on lowboy type trailers, and the built-in foundations go with them.

### OPTIONAL BLUE SMOKE PACKAGE

Astec offers complete systems to capture and dispose of blue smoke. Powerful fans route the hydrocarbon emissions either to the drum burner for incineration or to a fiberbed filter type collection unit. Silo top and loadout area systems are available.



As dust spirals through the cyclone, the heavier dust particles are collected.



The coarsest dust particles collect in the inertial separator before the air passes through the pulse jet baghouse.



Built-in, heavy-duty foundations speed setup.



A fiberbed filter unit captures emissions before they escape into the atmosphere.





# ASTECC

## M-PACK® CONTROLS

**The remarkably efficient design of the Astec M-Pack simplifies electrical hookup. The self-contained powerhouse includes all the necessary electrical components to run the facility.**

### THE CONTROL CENTERS

All Astec control centers feature welded steel frames and are built to endure the harsh environment of an asphalt plant. The control centers come fully equipped and are climate controlled. Windows are tinted and slanted, optimizing the operator's view of the facility. Astec control centers are designed to meet state requirements for permitting.

The Command style control center is available in four sizes: 27 feet, 31 feet, 35 feet, 40 feet. The split level design includes an elevated control room that provides a panoramic view of the facility. Each control center also features a rubber tile floor for operator comfort.

### CONTROL SYSTEMS

PMII controls and monitors proportional control of aggregate feeders and the blending of asphalt, recycle, shingles, and additives. PMII can also be custom configured to work the optional WM2000. Upgrade to the TCII, the most powerful PC-based system ever designed to control hot mix asphalt facilities. With these centralized controls you will have instant and accurate control of all facility operations. No other system provides you with more flexibility and expansion options.

### THE POWER HOUSE

The Astec M-Pack facility keeps all the sensitive switch gear and the Variable Frequency Drives (VFD) dust free and out of the elements in an air conditioned power house. Two standard sizes are available: 20 feet and 40 feet.



The Astec Command style control house has an elevated control room.



TCII is the most powerful PC based system ever designed to control hot mix asphalt facilities.



A separate power house keeps sensitive components out of the elements.



The Astec power house is a secure, climate-controlled, dust free environment.



Use on Review  Development Plan

Name of Applicant: PRI of EAST TN. Inc.

Date Filed: 2-13-19 Meeting Date: March 14 2019

Application Accepted by: Emily

Fee Amount: ~~3000.00~~ File Number: Development Plan

Fee Amount: 3000.00 File Number: Use on Review 3-J-19



PROPERTY INFORMATION

NW 5 S. Nat'l Dr. South of Asbury Rd  
N. of Walter Plant Rd  
Address: 5651 S NATIONAL DRIVE

General Location: Forks of the River Industrial Park

Tract Size: 8.44 Acres No. of Units: \_\_\_\_\_

Zoning District: I

Existing Land Use: I Asphalt Company Office

Planning Sector: LI EAST County

Sector Plan Proposed Land Use Classification: EAST County LI

Growth Policy Plan Designation: Planned Growth

Census Tract: 54.01

Traffic Zone: 67

Parcel ID Number(s): 110 02511

Jurisdiction:  City Council \_\_\_\_\_ District  
 County Commission 8 District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT Name: Greg Ailshie

Company: Brown Mountain Resources LLC

Address: 5651 S. National Dr.

City: Knoxville State: TN Zip: 37914

Telephone: 865-765-7600

Fax: 865-579-3799

E-mail: greg@gotpotholes.net

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT Name: Greg Ailshie PRI of EAST TN. Inc +

Company: Brown Mountain Resources LLC

Address: 5651 S. National Dr.

City: Knoxville State: TN Zip: 37914

Telephone: 865-765-7600

Fax: 865-579-3799

E-mail: greg@gotpotholes.net

APPROVAL REQUESTED

Development Plan:  Residential  Non-Residential

Home Occupation (Specify Occupation)

Asphalt Company

Other (Be Specific)

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: [Signature]

PLEASE PRINT Name: Greg C. Ailshie

Company: PRI of EAST TN. Inc.

Address: 5651 S. National Dr.

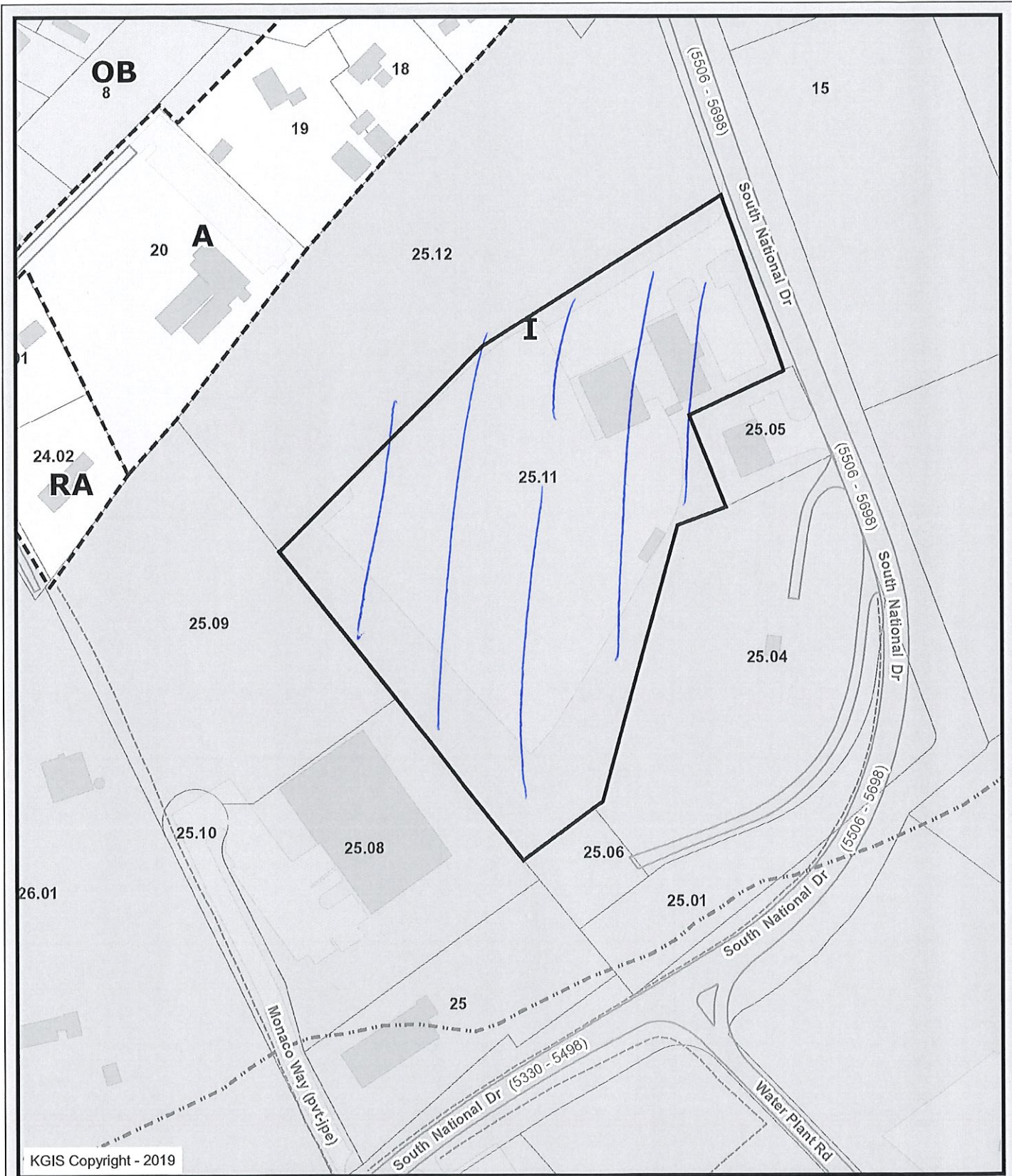
City: Knox State: TN Zip: 37914

Telephone: 865-765-7600

E-mail: greg@gotpotholes.net





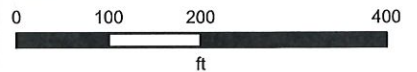


Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 2/13/2019 at 4:19:50 PM



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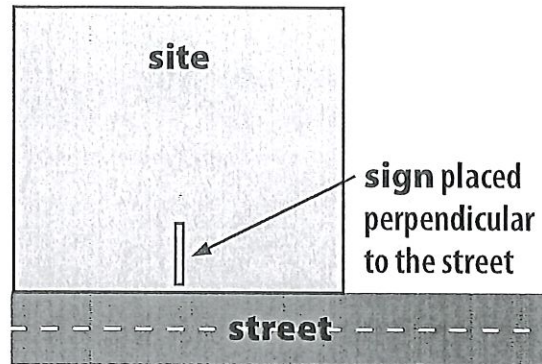
## REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC Administrative Rules and Procedures.

At the time of application, MPC staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the MPC offices. The applicant will be charged a fee of \$10 for each replacement sign.

### LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. MPC staff may recommend a preferred location for the sign to be posted at the time of application.



### TIMING

The sign(s) must be posted 15 days before the scheduled MPC public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next MPC meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

2/27/19 and 3/15/19  
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: 

Printed Name: Greg C. Ailshie

Phone: 865-765-7600 Email: greg@gotpotholes.net

Date: 2-13-19

MPC File Number: 3-J-19-UR