



USE ON REVIEW REPORT

▶ **FILE #:** 6-F-20-UR

AGENDA ITEM #: 24

AGENDA DATE: 6/11/2020

▶ **APPLICANT:** EAST KNOXVILLE STONE

OWNER(S): Sandra Keck & Michael Malicote

TAX ID NUMBER: 97 148,150, 154, & 155

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 2514 Julian Ln., 0 Flint Gap & 0 Kennedy Rd.

▶ **LOCATION:** South side of Julian Ln., north side of Flint Gap Rd., east side of Kennedy Rd

▶ **APPX. SIZE OF TRACT:** 31.9 acres

SECTOR PLAN: East County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Flint Gap Rd, a minor collector street with approximately 20' of pavement width within a 40' right-of-way.

UTILITIES: Water Source: Northeast Knox Utility District

Sewer Source: Knoxville Utilities Board

WATERSHED: Holston and French Broad

▶ **ZONING:** A (Agricultural)

▶ **EXISTING LAND USE:** Vacant & house

▶ **PROPOSED USE:** Mining Operation

HISTORY OF ZONING: None

SURROUNDING LAND USE AND ZONING: North: Single family & rural residential, Vacant land / A (Agricultural)

South: Single family & rural residential, Parking lot, Telecommunications / RA (Low Density Residential), A (Agricultural)

East: Vacant land / A (Agricultural)

West: Church, Agricultural, Vacant land / A (Agricultural)

NEIGHBORHOOD CONTEXT: The subject property is located within the Marbledale community that is developed predominantly with single family and rural residential house lots developed in the RA and A zones. The Marbledale Baptist Church is also located at the intersection of Thorn Grove Pike and Kennedy Road. Agricultural uses are primarily located to the north along Kennedy Road and south along Thorn Grove Pike. The nearby properties used for mining operations, or similar uses, have access to or are near Governor John Sevier Hwy and predominantly zoned I (Industrial) but also A and CB.

STAFF RECOMMENDATION:

▶ **DENY the request for a mining and mineral extraction operation, and the associated Mining Plan of**

Operations, because the use will have an adverse impact on the character of the neighborhood in which the site is located and significantly injure the value of adjacent property by noise, lights, fumes, odors, vibration, traffic congestion or other impacts which may detract from the immediate environment.

According to Article 4.10. -- Section 2 of the Knox County Zoning Ordinance (Development Standards for Uses Permitted on Review), the proposed use "must be specially placed into the development pattern which exists at the time of their arrival." Because this site was abandoned as a mining operation, its mining pit filled for reuse of the site, and the previous and current ownership not being mining operators, the use of this site for an expanded mining operation is out of character with the neighborhood in which it is located and does not fit within the development (use) pattern which exists today.

COMMENTS:

Approval Process for Mining Operations

All new or expanded mining operations must have their Plan of Operation approved by both the Planning Commission and County Commission. In the A (Agricultural) zone, mining operations are a "use permitted on review" (UOR) which is another level of review by the Planning Commission only and if the Planning Commission denies the UOR, the appeal goes to the Board of Zoning Appeals.

The mining operation will be screened from adjacent properties and roadways according to the Standards Governing Surface Mining and Mineral Extraction (Section 4.50.02 of the Knox County Zoning Ordinance) and the Landscape Screening standards of the Performance Standards for Commercial and Industrial Uses (Section 4.10.11). The landscape screening will use existing vegetation where it exists and supplement with new landscaping as shown in Figure 4 of the Mining Plan of Operations.

History of the Abandoned Quarry

There is little information readily available about this small quarry but from historic USGS maps and aerial photography it can be determined that quarry was in operation in 1940 (USGS map), was still active in 1959 (aerial), and was inactive by 1969 (aerial). It appears the quarry may have become active again by 1985 but if so, it does not appear to have expanded much. By 2003 the quarry had become a site to dump fill dirt and it appears to have been used as a storage site for rock and other similar construction material until sometime between 2010 and 2015. In 1980 the quarry was purchased by Johnson & Galyon construction company and subsequently purchased by Sandra Keck, who started the business Keck Enterprises with one of the East Knoxville Stone co-owners, Ted Hunsaker. The quarry has not been actively mined since the 1980's and possibly not since the 1960's. Based on records available, the quarry has not been owned by a mining company since at least 1980, if not before.

Surrounding Area

The proposed mining operation is located in the community of Marbledale which stretches along Thorn Grove Pike and is lined predominantly with residential uses and has historically been home to several quarries. Many of them are no longer active with exception of the large mining operation at the Governor John Sevier Hwy and Asbury Road intersection. The area immediately around the Thorn Grove Pike and Flint Gap Road intersection has been anchored by Marbledale Baptist Church since 1910 and has a large cluster of residential houses. The residential uses along Flint Gap Pike are more dispersed but consistent along south side of the road. Julian Lane is a short residential street with several houses that borders the proposed mining operation to the north. The closest traditional residential subdivision is Riverdale Heights which is approximately .3 miles southeast along Thorn Grove Pike and was developed in 1969.

Proposal

The applicant proposes an extension of an old 3.5 acre abandoned quarry by adding 28.4 acres to west of the site (31.9 acres total). The total area available for mining is 16.4 acres including the old quarry. The existing access for the old quarry, which is approximately 1750 feet east of the Thorn Grove Pike intersection, will be reused and improved by adding acceleration and deceleration lanes. The location of the old quarry will be used as the yard area for processing equipment, conveyors, stockpiles, office, scales, parking, fueling and a sediment pond. The mining phases will process west on the site toward Kennedy Road (see Figure 4 of the Mining Plan of Operations). Blasting will be used to allow the excavation of rock material and will only be

conducted on weekdays during daylight hours. Emissions of dust from crushers, screens, stockpiles, and roadways can be managed by water spray nozzles and water trucks.

Access

The existing access for the old quarry off of Flint Gap Road will be reused and improved by adding acceleration and deceleration lanes. The entrance is approximately 1750 feet east of the Thorn Grove Pike intersection and approximately 1.6 miles east of Governor John Sevier Hwy. Flint Gap Road is a minor collector street that is approximately 20' wide but is a curvy rural road that is largely without improved shoulders. Flint Gap Road comes into the Thorn Grove Pike intersection at a very sharp angle and some improvements to the intersection markings may be necessary. Thorn Grove Pike is a minor arterial street that is approximately 20' wide. If approved, the mining operation must verify that the road surface is a minimum of 20' wide, or widen it to that minimum, from their entrance to Governor John Sevier Hwy.

Reviewing Uses Permitted on Review

Section 6.50 (Procedure for authorizing uses permitted on review) states that uses listed in a zone district as a use permitted on review "may only be established and maintained with the approval of the metropolitan planning commission (NKA -- Knoxville-Knox County Planning Commission). This review and approval process is intended (1) to provide for uses which are beneficial to the community but that may involve a potential hazard to the development of an area unless appropriate provisions are made for their impacts, and (2) to integrate properly the uses permitted on review with other uses located in the district." This section goes on to say that "the planning commission may approve a ... use permitted on review where it can be shown that the proposed plan or use is in harmony with the general purpose and intent of the zoning ordinance ... and is reasonably necessary for the convenience and welfare of the community" and ... "the planning commission may deny a ... use permitted on review where the above cannot be shown or where it can be shown that approval would have an adverse impact on the character of the neighborhood in which the site is located."

Section 4.10. - Section 2 (Development Standards for Uses Permitted on Review) goes into further detail on how to evaluate such applications and states that "it is necessary to give special consideration to certain uses because they are unique in nature, require large land areas, are potentially incompatible with existing development, or because the effects of such uses cannot definitely be foreseen... Therefore, these uses must be specially placed into the development pattern which exists at the time of their arrival."

The general standards are as follows: [staff notes for this specific case follow in brackets]

4.10.14. The use is consistent with adopted plans and policies, including the general plan and the sector plans.

[The AG land use classification does specifically allow mining operations, however, the A (Agricultural) zone allows it as a use permitted on review. In the recent past, expansions of mining operations in the A zone and the AG land use classification have not been required to amend the sector plan to HIM (Mining) because it would introduce the potential for the I (Industrial) zone into areas of the county where heavy industrial manufacturing type uses are not appropriate.]

4.10.15. The use is in harmony with the general purpose and intent of these zoning regulations.

[The proposed Mining Plan of Operations is in general conformance with the standards for mining operations in the zoning ordinance, it is the opinion of Planning staff that this request is not appropriate for this specific location when taking into consideration the duration the mining operation has been abandoned, the surrounding uses, and the distance that large trucks must travel from a major arterial roadway.]

4.10.16. The use is compatible with the character of the neighborhood where it is proposed, and with the size and locations of buildings in the vicinity.

[Section 6.50 (Procedure for authorizing uses permitted on review) states that the planning commission can deny a use permitted on review application where it can be shown that approval would have an adverse impact on the character of the neighborhood in which the site is located. The use is not compatible with the character of the neighborhood because of the industrial nature of the business and the longstanding, continued use of nearby properties for residential, agricultural and religious uses.]

4.10.17. The use will not significantly injure the value of adjacent property by noise, lights, fumes, odors,

vibration, traffic congestion or other impacts which may detract from the immediate environment.
[There is reason to believe the adjacent properties will be significantly injured if a mining operation is permitted on this site.]

4.10.18. The use is not of a nature or so located as to draw substantial additional traffic through residential streets.

[The road the property accesses and uses to get to the major arterial roadway system are classified as collectors or arterials streets by the Major Road Plan, so the traffic will not be drawn through residential streets. However, Flint Gap Road especially and Thorn Grove Pike to some degree, are not well suited for frequent trips by large, heavy trucks because of the minimally satisfactory road widths and intermittent lack of adequate shoulders.]

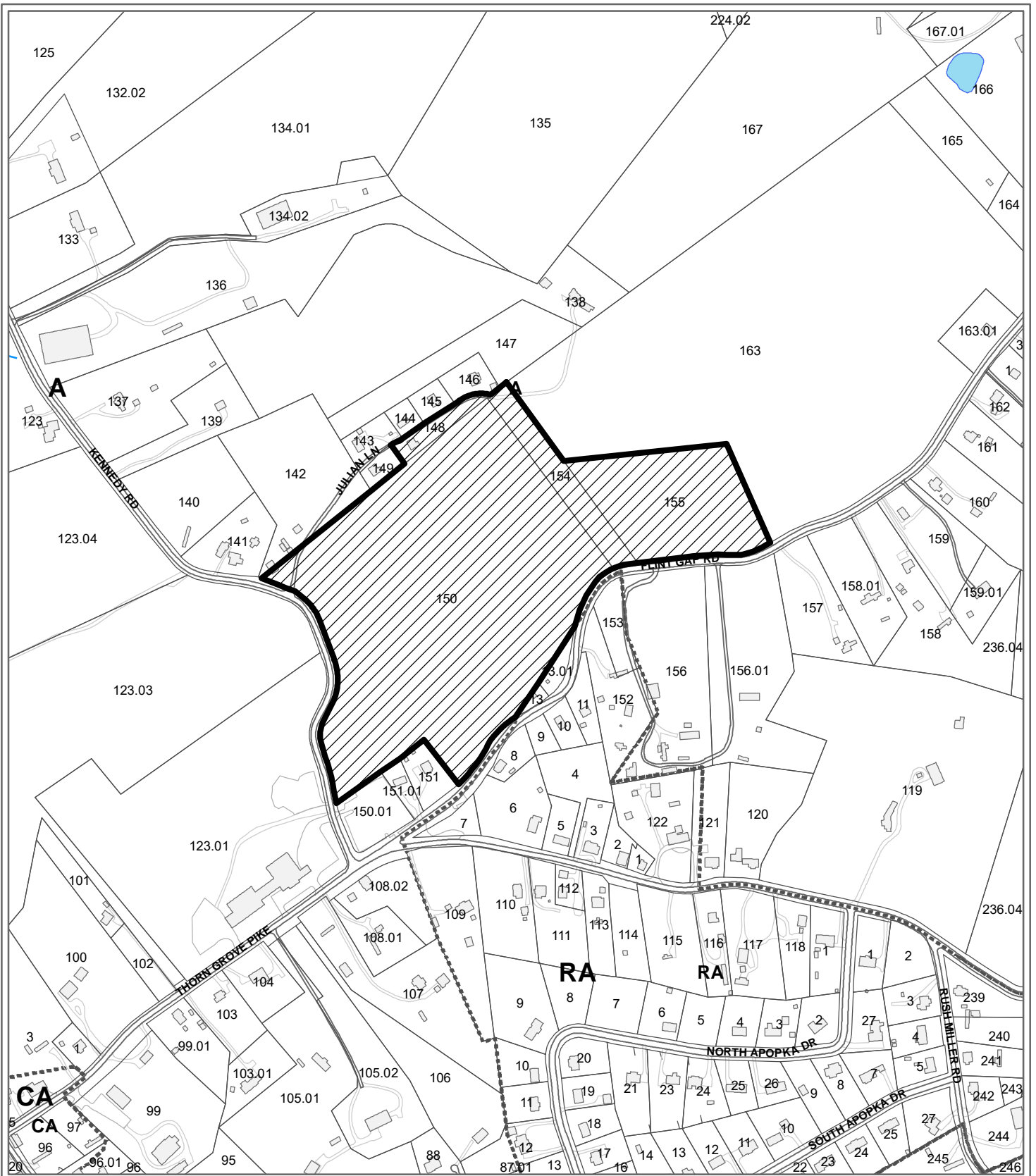
4.10.19. The nature of development in the surrounding area is not such as to pose a potential hazard to the proposed use or to create an undesirable environment for the proposed use.

[The surrounding uses will not pose a risk to the proposed mining operation.]

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.



**6-F-20-UR
USE ON REVIEW**



Mining Operation in A (Agricultural)

Petitioner: East Knoxville Stone

Map No: 97

Jurisdiction: County



Original Print Date: 5/18/2020 Revised:
 Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

EAST KNOXVILLE STONE

Flint Gap Road, Knox County

MINING PLAN OF OPERATIONS

USE ON REVIEW

RGCA PROJECT NUMBER 20059

MAY 2020



Robert G. Campbell & Associates

Engineering Better Communities, Together.

Prepared by:

Robert G. Campbell & Associates

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PLANNING SERVICES FILE: 6-F-20-UR

Revised: 5/26/2020

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FIGURES:

Figure 1 - USGS Quad Map

Figure 2 - KGIS Location Map

Figure 3 - Aerial Map

Figure 4 – Mining Plan of Operations & Sequence

Figure 5 – Operations Plan for Entrance & Phase 1

Figure 6 - Typical Section

Figure 7 – Soil Map

Company Information

East Knoxville Stone is a joint venture between two long standing business owners in the Knoxville area, Mike Malicote and Ted Hunsaker.

Ted Hunsaker is the operator of Keck Enterprises which has a mailing address of P.O. Box 50152, Knoxville, TN 37950 with a business office at 110 Cedar Lane, Andersonville, TN 37705. The business was established in 1998 by Ted Hunsaker & Sandra Keck, provides land preparation construction, and maintains a workforce of about 20 employees. Keck Enterprises has conducted site development work on numerous projects in the region including site excavation and grading, drainage infrastructure improvements, detention ponds, water and sewer utilities. Ted is also very familiar with mining, beginning at a young age operating various equipment and eventually operating his own surface coal mines prior to Keck Construction.

Since 1982, Mike Malicote with Dixie Roofing has installed over 300 million square feet of warranted roof systems in the Knoxville region for residential and commercial buildings. With locations at 1703 Depot Street in Powell and at 672 Fox Den Lane in LaFollette, the business employees about 250 people.

Quarry Industry – Necessity & Benefits

The limestone products that quarries produce are a vital part of modern life. Quarrying is essential for production of stone, gravel, and sand that are essential in the construction industry. Crushed stone goes into many structures that are a part of daily life including sidewalks, roadways, bridges, parking lots, building foundations, walls, floors, rip-rap for erosion control, bank stabilization, water treatment filter media, agricultural lime, and many other uses.

Limestone quarrying creates numerous economic and social benefits in addition to simply providing construction materials. Employees can find long-lasting, viable, and valuable employment, and their wages return to the local economy, with purchases from local business, and tax revenues. After mining is completed, the land can be converted to the public for various recreational uses including a park or greenway with a nature center and trails for walking, hiking, or biking. Quarries also can often provide sources for clean fresh water.

The cost of stone products has risen in recent years due to the increase in demand with the improved economy both nationally and locally. This has contributed to overall higher costs for site development, housing, roads, bridges, sidewalks, and other infrastructure. Alternative sources and healthy competition are necessary to prevent inflation from rising costs for stone products. Virtually all existing quarries in the region are owned by large corporations, which typically have high overhead expenses. This smaller locally owned quarry will help provide lower cost stone for developers and contractors in Knox County and adjoining areas, which will reduce costs for housing and infrastructure.

Quarry Location and Access

Flint Gap Road Quarry will be an extension and continuation of an old abandoned quarry located on the north side of Flint Gap Road approximately 1750 feet east from the intersection of Thorngrove Pike and Kennedy Road. This abandoned quarry first began to appear on historical USGS quad maps in 1940 and makes up 3.5 acres of the proposed site. The proposed mining area includes four parcels with a total of 31.9 acres. The total area available for mining is 16.4 acres including the area of the old quarry.

The properties are zoned agricultural and designated as rural area under the growth plan. Usage of the land is very limited due to the existing topography and presence of rock outcroppings. Agricultural usage is virtually impossible, and residential development is extremely limited. Therefore, a quarry is the most logical and achievable use.

The site has direct access to John Sevier Highway (State Route 168) along Flint Gap Road and Thorngrove Pike. The Major Road Plan for Knox County classifies Flint Gap Road as a minor collector, and Thorngrove Pike as a minor arterial roadway. These roads are more than adequate for the anticipated traffic from the quarry. The existing entrance on Flint Gap Road will be widened with acceleration and deceleration lanes. Clearing will be conducted to provide maximum sight distance in both directions.

Blue Water Industries has operated a quarry for many years located to the west less than one mile from the proposed site. A Use on Review (5-A-18-UR) for expansion of this site for an additional 25.8 acres was approved in May 2018.

Landscape Screening

Existing vegetation in the perimeter buffer zones will be preserved to provide natural screening. A security fence will be installed around the perimeter of the property to restrict access and protect the existing foliage. Some minor clearing will be necessary for installation of the fence. High visibility fencing will be installed to mark the edge of the buffer zone at the mining extents. The existing vegetation consists of a dense mix of hardwoods with some evergreens, mostly Eastern Red Cedar trees. Supplemental landscape screening will be provided where there are gaps in the existing evergreens using the Type "C" guidelines. Clearing will be needed at the entrance to the site to provide adequate site distance. Type "A" landscape screening will then be provided with new plantings of a double row of evergreens located outside of the sight distance envelope, along the frontage at the site entrance and yard area. The gate and security fence in this area will include opaque privacy screening.

Geology

The presence of the existing abandoned quarry, the active mining to the west, and the numerous rock outcroppings indicate that the site is underlain by layers of limestone and dolomite. The area is characterized by thin layers of topsoil and weathered rock with steep rocky slopes, rolling hills, valleys, and sinkholes. There are no flowing streams or pools of water, stormwater percolates into the ground. Aerial photos show that the abandoned open pit does not retain water. Geologic maps show that rocks dip to the southeast at 15 to 20 degrees.

Sequence & Methods

Phase 1: The existing quarry will be used to as the yard area for processing equipment, conveyors, stockpiles, office, scales, parking, fueling, and Sediment Pond No. 1. Clearing and excavation will be conducted to ensure sight distance in both directions, fill in the pit from the old quarry, and create level areas for the processing facilities. A security fence will be installed around the extent of the property boundary, some minor clearing will be necessary for the fence installation. Type “A” landscape screening will be installed at the entrance, and the fence and gate will include privacy screening. Excavation from Sediment Pond No. 2 will provide material for leveling the yard area while also creating sediment storage volume for future phases. The raw material area will be configured for dumping and loading into a hopper feeding the primary crusher. The primary crusher will be set up to convey material to the secondary crusher facility which will further size, screen, and stockpile the material into various finished product grades.

Phase 2: The area for Sediment Pond No.2 will be excavated to provide sediment and stormwater retention. High visibility fencing will be installed using surveying methods to mark the limits of the mining buffer. Type “C” landscape screening will be installed along the length of security fencing wherever the natural vegetation does not provide effective screening. Mining will continue with pits adjoining Sediment Pond No. 2 with widths of about 100 feet roughly following the existing contours.

Phases 3-4: Mining phases will continue as shown. The phases have been configured to advance to the west toward Kennedy Road. Pit excavations will continue to create additional storage volume for stormwater runoff and sediment. Actual time required for mining of each phases will vary depending on several factors, mainly the economy and the demand for stone.

Health & Safety

The U.S. Mine Safety and Health Administration (MSHA) regulates and inspects mining operations with regard to safety and health aspects. Hazards of concern include noise and dust exposure, conditions and operation of machinery and equipment, pit development, overburden removal and placement, petroleum storage and fueling, employee training, general housekeeping, and other safety related items.

Blasting

Rock material must first be blasted so that it can be excavated and removed in smaller loose sizes. Without blasting, it would be impossible to run modern limestone operations, and dramatically increase the cost of local building materials and raise prices on anyone who lives in a home, shops at a store, or drives on a road. Blasting has become a very specialized science in recent years. Technological advances, including sophisticated electronics and micro-seismographs, have greatly increased control, limited vibrations, increased the effectiveness, and reduced the frequency of blasting. Many people would be surprised to learn that everyday activities such as door slamming and hammering nails can cause greater vibrations in a home than blasting. Vibrations are a normal part of blasting operations and are heavily regulated by the government. Blasting will be conducted only on weekdays during daylight hours and will be performed and monitored in accordance with local, state, and federal regulations.

Air Quality

Permits will be obtained from the Tennessee Department of Environment and Conservation (TDEC) and Knox County Department of Air Quality Management (KDCAQM) for construction and operation of crushed stone operating equipment. Emissions of dust from crushers, screens, stockpiles, and roadways can be managed by water spray nozzles and water trucks.

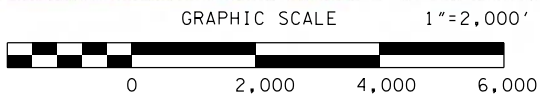
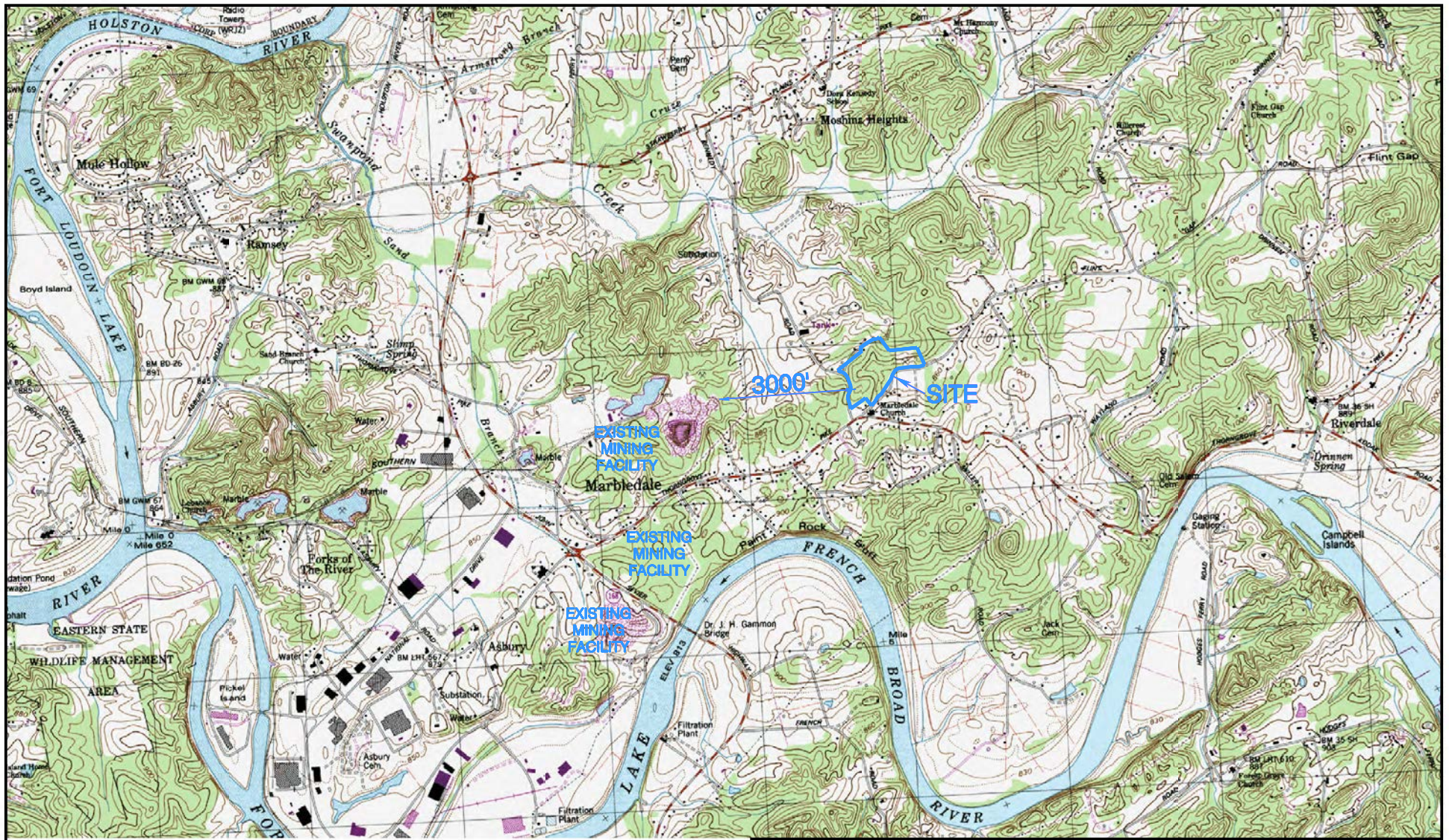
Water Quality

A National Pollutant Discharge Elimination System (NPDES) permit will be required from TDEC for the mining and quarry operation. The NPDES permit will include designs for sediment basins for collection and treatment of runoff from the active quarry areas. Possible sources of pollutants include plant and yard runoff, plant and equipment wash water, and pit pump-out. In addition to sediment, oil and grease, also raised or lowered pH levels are potential pollutants. Sediment ponds will provide treatment during the initial mining phase. As mining progresses, the storage volume created in the pits will be adequate to contain and hold all water with no discharges from the site.


Summary

There is an ongoing need for limestone quarry products in the Knox County area and the nearby region. The cost of these materials has risen in recent years and can be expected to continue with further growth and economic expansion. The addition of a new quarry will help meet this higher demand and keep costs from dramatically increasing, and impacting construction costs, including housing development. There are many concerns with any mining operation, and there are also many laws and regulations in place to protect the public welfare and safety. Although there are always negative perceptions, with adherence to the mining laws, this proposed mining operation will not adversely impact the nearby community, and it is the most logical use for the land.

FIGURES

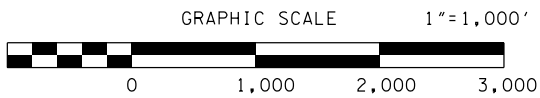
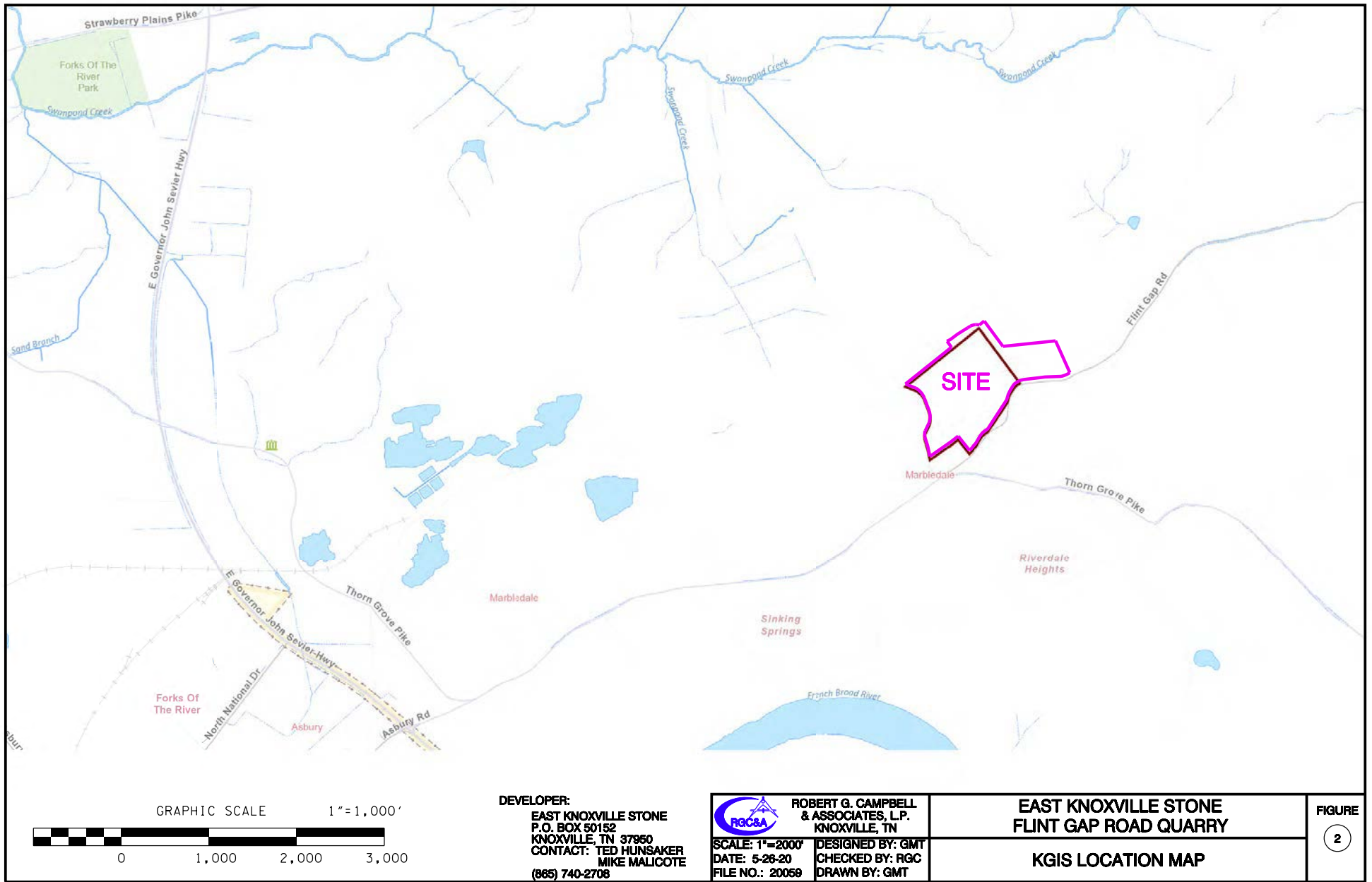


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 CONTACT: TED HUNSAKER
 MIKE MALICOTE
 (865) 740-2708


 ROBERT G. CAMPBELL & ASSOCIATES, L.P.
 KNOXVILLE, TN
 SCALE: 1"=2000'
 DATE: 5-26-20
 FILE NO.: 20059
 DESIGNED BY: GMT
 CHECKED BY: RGC
 DRAWN BY: GMT

**EAST KNOXVILLE STONE
 FLINT GAP QUARRY
 LOCATION MAP
 SHOOKS GAP USGS QUAD**

FIGURE
 1



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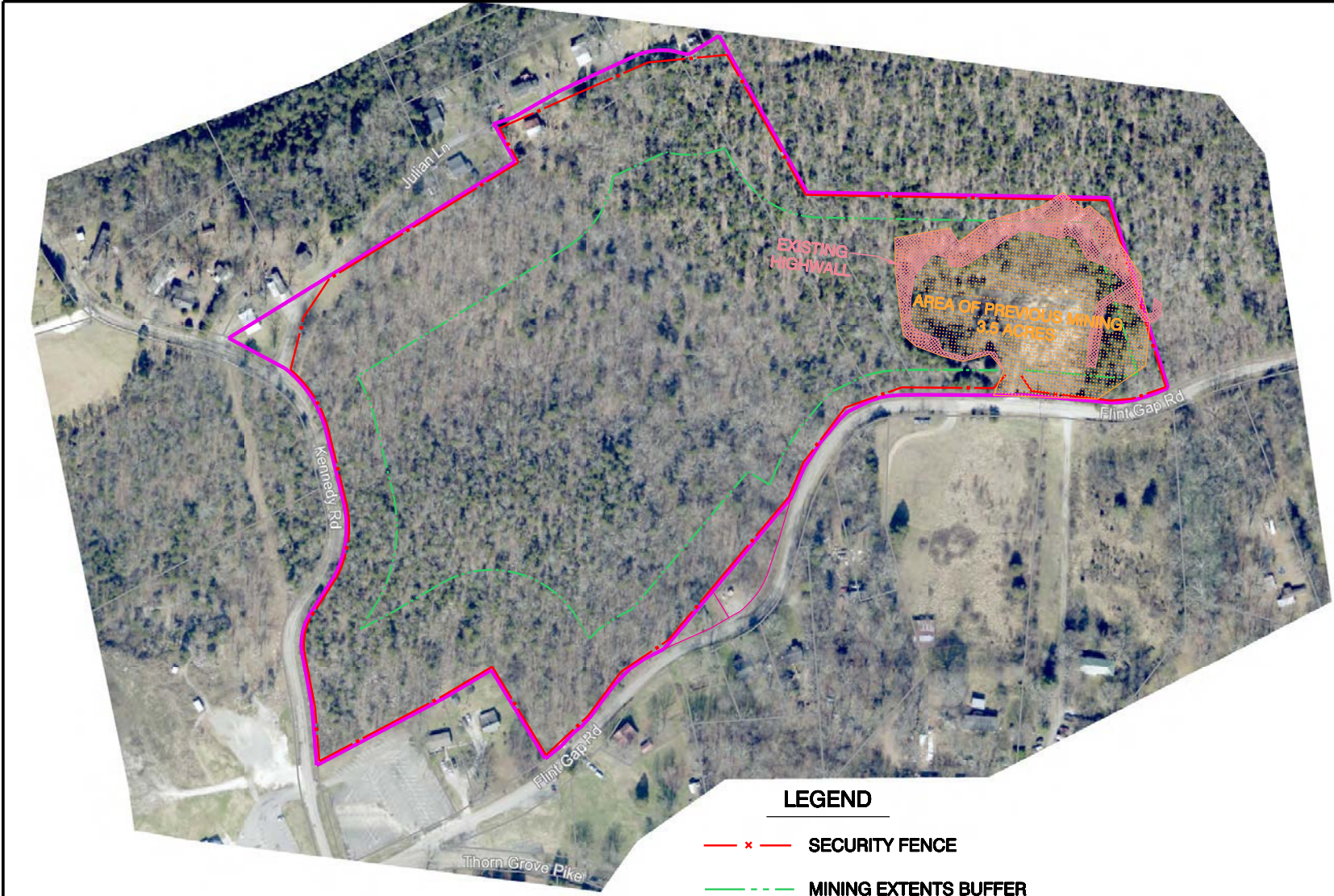
**EAST KNOXVILLE STONE
 FLINT GAP ROAD QUARRY**
KGIS LOCATION MAP

FIGURE
 2

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LEGEND

- x — SECURITY FENCE
- - - MINING EXTENTS BUFFER
- PROPERTY BOUNDARY

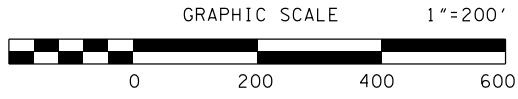
Revised: 5/26/2020


CLT MAP: 097
 PARCELS: 148, 150, 154, 155

DEED REFERENCE:
 20190920-0020304
 20180724-0005169
 20190422-0061464

PROPERTY ZONED: A
 TOTAL AREA: 31.90 ACRES

PLANNING SERVICES FILE NUMBER: 6-F-20-UR



| | | |
|---|--|-------------|
|  ROBERT G. CAMPBELL & ASSOCIATES, LP. KNOXVILLE, TN | EAST KNOXVILLE STONE FLINT GAP ROAD QUARRY | FIGURE 3 |
| | SCALE: 1"=200' DATE: 5-26-20 FILE NO.: 20059 | |

USE ON REVIEW

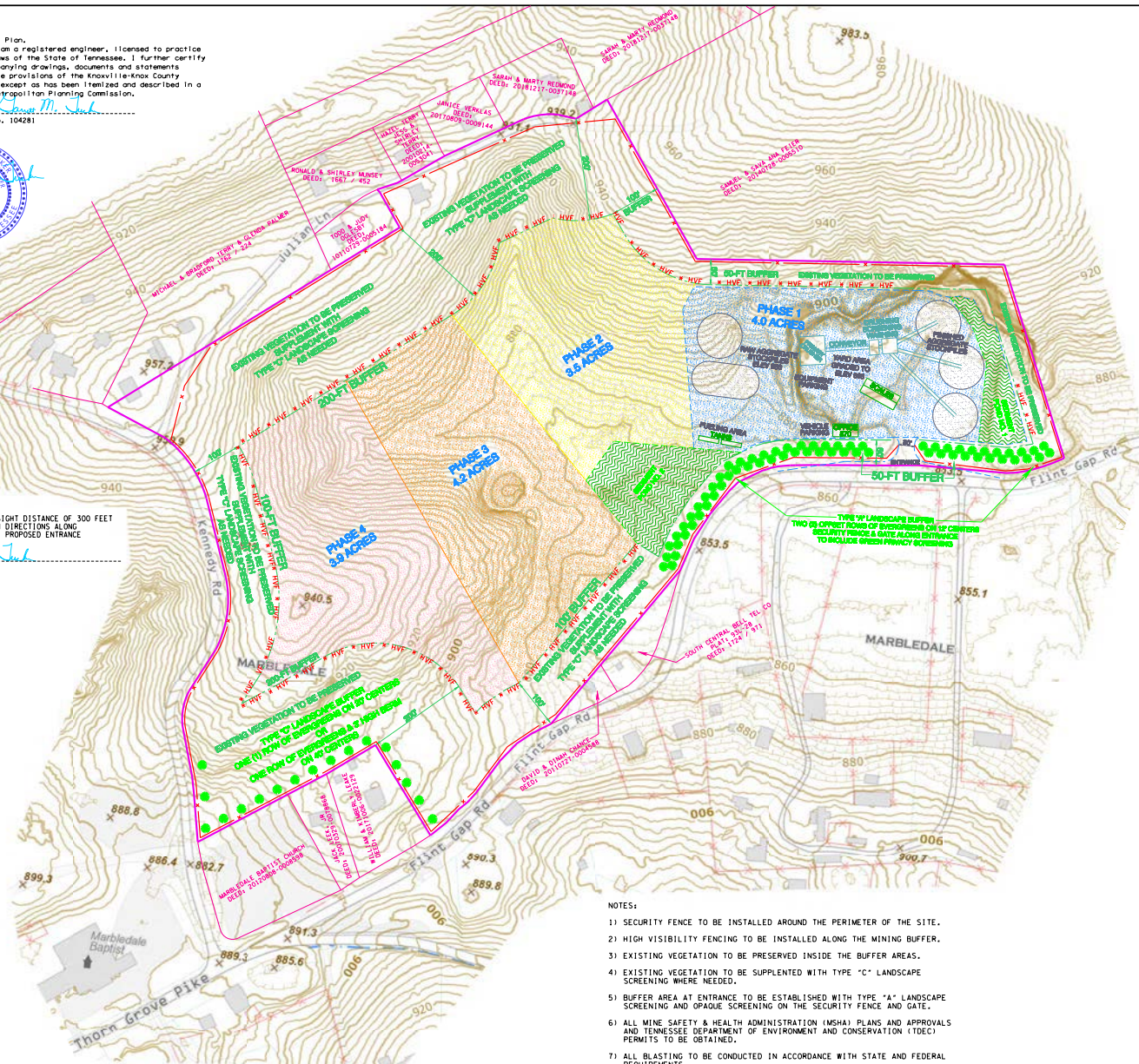
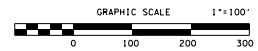
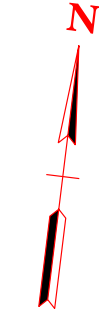
Certification of Concept Plan.
I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a report filed with the Metropolitan Planning Commission.

Registered Engineer: Robert G. Campbell
Tennessee Certificate No. 104281



I HEREBY CERTIFY THAT SIGHT DISTANCE OF 300 FEET CAN BE ACHIEVED IN BOTH DIRECTIONS ALONG FLINT GAP ROAD FROM THE PROPOSED ENTRANCE

Robert G. Campbell



- NOTES:
- 1) SECURITY FENCE TO BE INSTALLED AROUND THE PERIMETER OF THE SITE.
 - 2) HIGH VISIBILITY FENCING TO BE INSTALLED ALONG THE MINING BUFFER.
 - 3) EXISTING VEGETATION TO BE PRESERVED INSIDE THE BUFFER AREAS.
 - 4) EXISTING VEGETATION TO BE SUPPLEMENTED WITH TYPE "C" LANDSCAPE SCREENING WHERE NEEDED.
 - 5) BUFFER AREA AT ENTRANCE TO BE ESTABLISHED WITH TYPE "A" LANDSCAPE SCREENING AND OPAQUE SCREENING ON THE SECURITY FENCE AND GATE.
 - 6) ALL MINE SAFETY & HEALTH ADMINISTRATION (MSHA) PLANS AND APPROVALS AND TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (TDEC) PERMITS TO BE OBTAINED.
 - 7) ALL BLASTING TO BE CONDUCTED IN ACCORDANCE WITH STATE AND FEDERAL REQUIREMENTS.

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KNOXVILLE, TN
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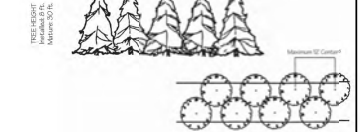
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PLANNING SERVICES FILE NUMBER: 0-F-20-UR

**EAST KNOXVILLE STONE
FLINT GAP ROAD QUARRY**
**USE ON REVIEW
MINE OPERATIONS PLAN**

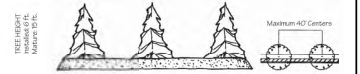
FIGURE
4

Two offset rows of evergreen trees with branches touching the ground

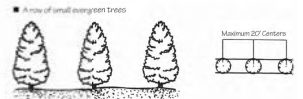


**TYPE "A" LANDSCAPE SCREENING
TYPICAL DETAIL**

A row of evergreen conifers with a 3-ft. high earth berm or solid fence or wall



**TYPE "C" LANDSCAPE SCREENING
TYPICAL DETAILS**



LEGEND

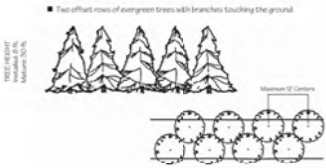
- SECURITY FENCE
- x H V F x H V F HIGH VISIBILITY FENCING
- - - MINING EXTENTS BUFFER
- PROPERTY BOUNDARY
- TREE PLANTING (TYPICAL)

CLT MAP: 097
PARCELS: 148, 150, 154, 155

DEED REFERENCE:
20190820-0020304
20180724-0005100
20190422-0061464

PROPERTY ZONED: A
TOTAL AREA: 31.9 ACRES
MINING AREA: 11.8 ACRES

Revised: 5/26/2020



**TYPE "A" LANDSCAPE SCREENING
TYPICAL DETAIL**

NOTES:

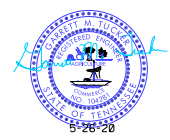
- 1) SECURITY FENCE TO BE INSTALLED AROUND THE PERIMETER OF THE SITE.
- 2) HIGH VISIBILITY FENCING TO BE INSTALLED ALONG THE MINING BUFFER.
- 3) EXISTING VEGETATION TO BE PRESERVED INSIDE THE BUFFER AREAS.
- 4) EXISTING VEGETATION TO BE SUPPLEMENTED WITH TYPE "C" LANDSCAPE SCREENING WHERE NEEDED.
- 5) BUFFER AREA AT ENTRANCE TO BE ESTABLISHED WITH TYPE "A" LANDSCAPE SCREENING AND OPAQUE SCREENING ON THE SECURITY FENCE AND GATE.
- 6) ALL MINE SAFETY & HEALTH ADMINISTRATION (MSHA) PLANS AND APPROVALS AND TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (TDEC) PERMITS TO BE OBTAINED.
- 7) ALL BLASTING TO BE CONDUCTED IN ACCORDANCE WITH STATE AND FEDERAL REQUIREMENTS.

LEGEND

| | |
|--|-------------------------|
| | SECURITY FENCE |
| | HIGH VISIBILITY FENCING |
| | MINING EXTENTS BUFFER |
| | PROPERTY BOUNDARY |
| | TREE PLANTING (TYPICAL) |
| | MINING EXTENTS BUFFER |



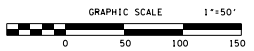
SAMUEL & SAVA ANN FEVER
DEED: 20140728-0005610



ENGINEER:
ROBERT G. CAMPBELL
AND ASSOCIATES
7523 TAGGART LANE
KNOXVILLE, TN 37938
PHONE: (865) 947-5996
FAX: (865) 947-7556

DEVELOPER:
EAST KNOXVILLE STONE
P.O. BOX 50152
KNOXVILLE, TN 37950
CONTACT: TED HUNSAKER
(865) 740-2708

OWNERS:
SANDRA G. KECK
MICHAEL MALICOTE
DEBORAH MALICOTE
P.O. BOX 50152
KNOXVILLE, TN 37950



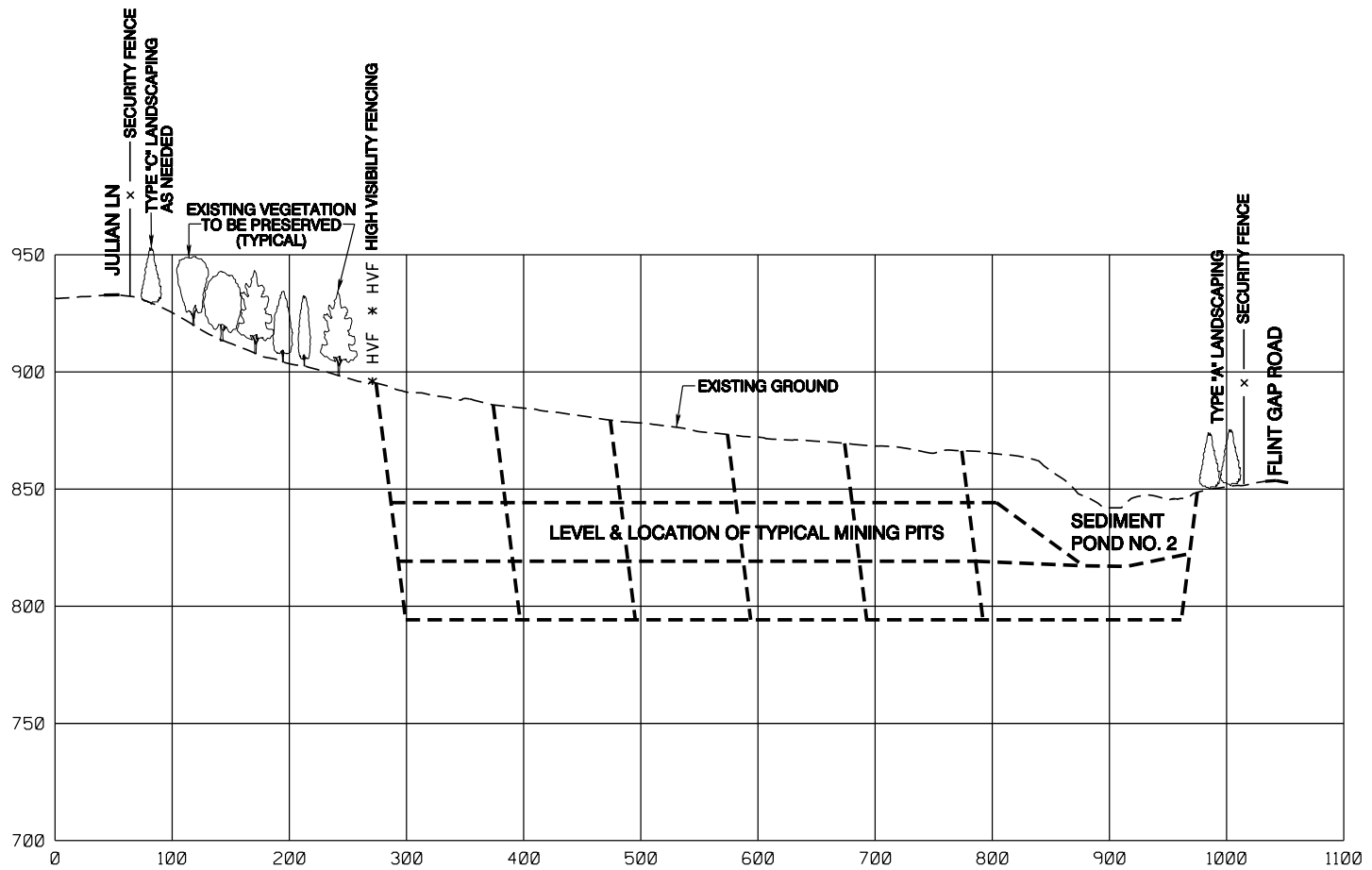
USE ON REVIEW
Certification of Concept Plan.
I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a report filed with the Metropolitan Planning Commission.
Registered Engineer: Robert G. Campbell
Tennessee Certificate No. 104281

ROBERT G. CAMPBELL & ASSOCIATES, LP
KNOXVILLE, TN
SCALE: 1"=50'
DATE: 6-26-20
FILE NO.: 20099


Revised: 5/26/2020
PLANNING SERVICES FILE NUMBER: 0-F-20-UR

**EAST KNOXVILLE STONE
FLINT GAP ROAD QUARRY
MINE OPERATIONS PLAN
SITE ENTRANCE DETAIL**

FIGURE
5



Revised: 5/26/2020

| | | | |
|---|--|--|--|
|  ROBERT G. CAMPBELL & ASSOCIATES, L.P. KNOXVILLE, TN | EAST KNOXVILLE STONE FLINT GAP ROAD QUARRY | | FIGURE 6 |
| | MINE OPERATIONS PLAN TYPICAL SECTION | | |
| SCALE: AS SHOWN DATE: 5-26-20 FILE NO.: 20059 | DESIGNED BY: GMT CHECKED BY: RGC DRAWN BY: GMT | | |

Soil Map—Knox County, Tennessee



Soil Map may not be valid at this scale.

Map Scale: 1:3,710 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84



Revised: 5/26/2020



Natural Resources Conservation Service

Web Soil Survey National Cooperative Soil Survey

4/13/2020 Page 1 of 3


MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Knox County, Tennessee

Survey Area Data: Version 15, Sep 17, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 8, 2016—Oct 26, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
|------------------------------------|---|--------------|----------------|
| DeD2 | Dewey silt loam, 15 to 25 percent slopes, eroded | 0.1 | 0.3% |
| EvB | Etowah-Minvale complex, 2 to 5 percent slopes | 1.4 | 4.8% |
| LtC | Loyston-Talbott-Rock outcrop complex, 2 to 15 percent slopes | 9.0 | 31.3% |
| LtD | Loyston-Talbott-Rock outcrop complex, 15 to 50 percent slopes | 15.1 | 52.5% |
| Pz | Pits, Mines, and Dumps | 3.2 | 11.1% |
| Totals for Area of Interest | | 28.8 | 100.0% |

Revised: 5/26/2020



DEVELOPMENT REQUEST

DEVELOPMENT

- Development Plan
- Use on Review / Special Use

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

East Knoxville Stone

Applicant

April 27, 2020

June 11, 2020

Date Filed

Meeting Date (if applicable)

File Number(s)

6-F-20-UR

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Garrett Tucker, PE

Robert G. Campbell and Associates, LP

Name

Company

7523 Taggart Lane

Knoxville

TN

37938

Address

City

State

Zip

865-947-5996

gtucker@rgc-a.com

Phone

Email

CURRENT PROPERTY INFO

Sandra Keck, Michael Malicote, et al P.O. Box 50152, *Knoxville, TN 37950* 865-740-2708

Owner Name (if different)

Owner Address

Owner Phone

~~KNOXVILLE, TN 37950~~

2514 Julian Ln.,

CLT 097 PARCELS 148, 150, 154, 155

Property Address

Flint Gap Rd., Kennedy Rd.

Parcel ID

~~FLINT GAP ROAD & KENNEDY ROAD~~

N. side Flint Gap Rd., E. side Kennedy Rd.,

31.9 AC

S side Julian Ln.

General Location

Tract Size

EIGHTH

A

Jurisdiction (specify district above)

- City
- County

Zoning District

East County

AG + HP

Rural Area

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

AgForVacant

+ House

N

KUB

NEKUD

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider


REQUEST

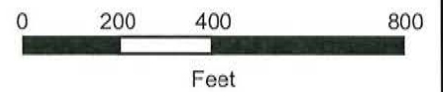
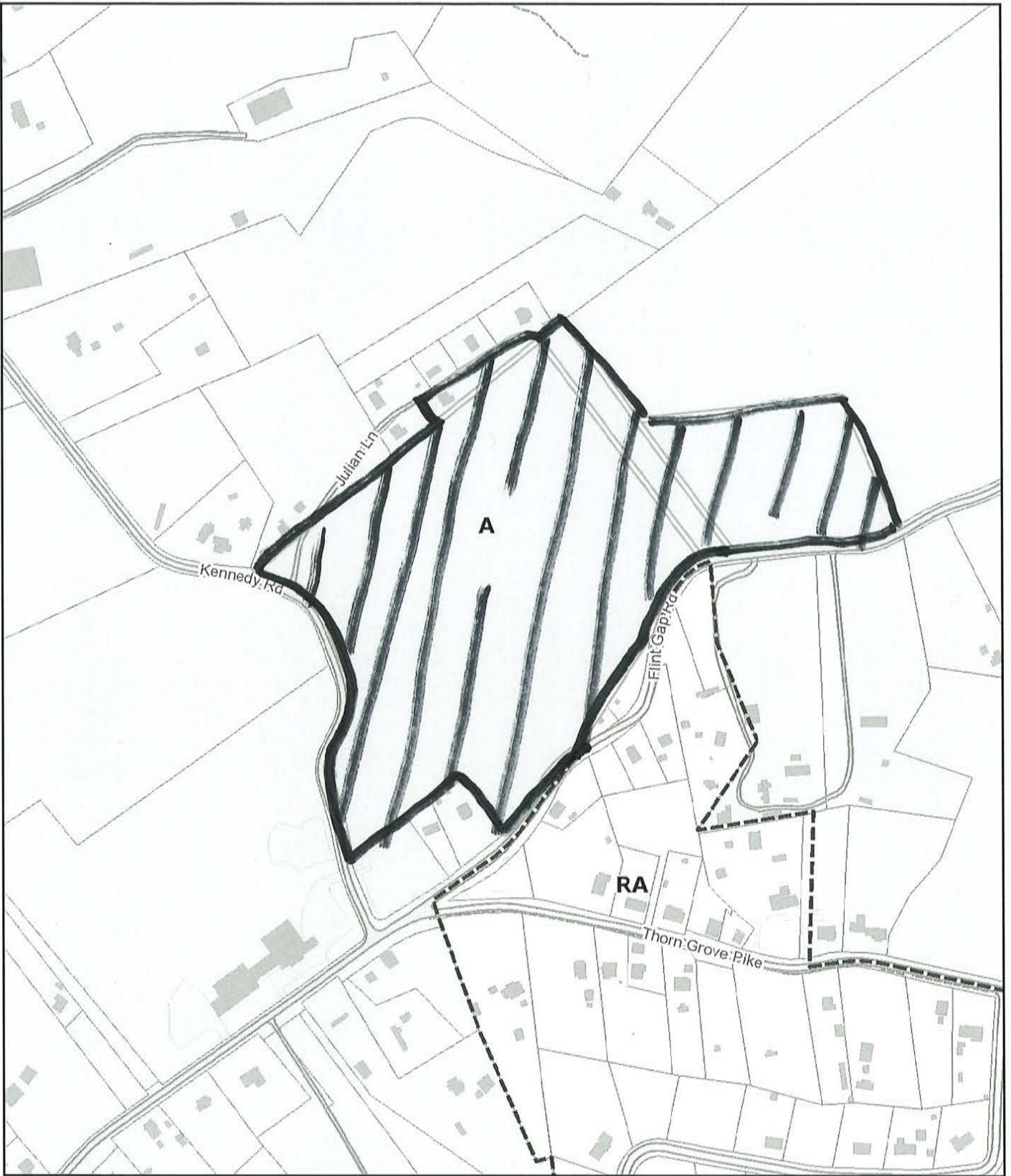
| | | | |
|--------------------|---|--|--|
| DEVELOPMENT | <input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Non-Residential <input type="checkbox"/> Home Occupation (specify): _____ <input type="checkbox"/> Other (specify): <u>Mining operation</u> | | |
| SUBDIVISION | <input type="checkbox"/> Proposed Subdivision Name _____ Unit / Phase Number _____ <input type="checkbox"/> Parcel Change <input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel Total Number of Lots Created: _____ <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Attachments / Additional Requirements | | |
| ZONING | <input type="checkbox"/> Zoning Change: _____ Proposed Zoning <input type="checkbox"/> Plan Amendment Change: _____ Proposed Plan Designation(s) <input type="checkbox"/> Proposed Property Use (specify) _____ Proposed Density (units/acre) _____ Previous Rezoning Requests _____ <input type="checkbox"/> Other (specify): _____ | | |

| | | | |
|-----------------------|--|---|---------------------------------|
| STAFF USE ONLY | PLAT TYPE <input type="checkbox"/> Administrative <input type="checkbox"/> Meeting ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request ADDITIONAL REQUIREMENTS <input type="checkbox"/> Design Plan Certification (Final Plat only) <input type="checkbox"/> Use on Review / Special Use (Concept Plan only) <input type="checkbox"/> Traffic Impact Study | FEE 1: <u>VOR</u> <u>(Res. zone - 10+ acres)</u> FEE 2: FEE 3: | TOTAL: <u>\$4,490</u> |
|-----------------------|--|---|---------------------------------|

AUTHORIZATION


Michael Reynolds
4/27/2020
 Staff Signature Please Print Date


East Knoxville Stone
04-27-2020
 Applicant Signature Please Print Date

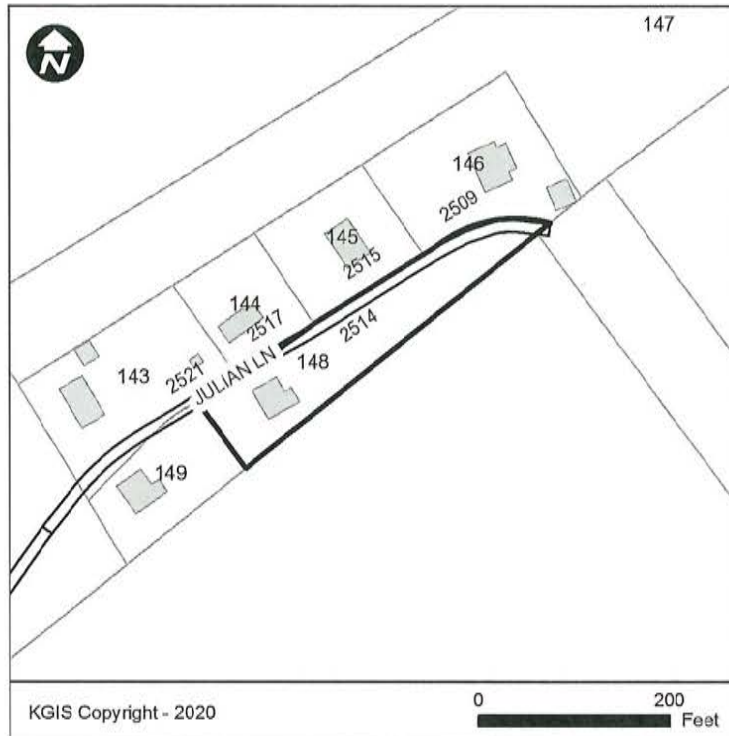


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Printed: 4/27/2020 11:37:47 AM

Parcel 097 148 - Property Map and Details Report



Property Information

Parcel ID: 097 148
 Location Address: 2514 JULIAN LN
 CLT Map: 97
 Insert:
 Group:
 Condo Letter:
 Parcel: 148
 Parcel Type:
 District: S8
 Ward:
 City Block:
 Subdivision:
 Rec. Acreage: 0
 Calc. Acreage: 0
 Recorded Plat: -
 Recorded Deed: 20180724 - 0005169
 Deed Type: Deed:Full Coven
 Deed Date: 7/24/2018

Address Information

Site Address: 2514 JULIAN LN
 KNOXVILLE - 37914
 Address Type: DWELLING, SINGLE-FAMILY
 Site Name:

Jurisdiction Information

County: KNOX COUNTY
 City / Township:

Political Districts

Voting Precinct: 79
 Voting Location: Mt. Harmony Baptist Life Center
 6208 STRAWBERRY PLAINS PIKE
 TN State House: 19 Dave Wright
 TN State Senate: 6 Becky Duncan Massey
 County Commission: 8 Richie Beeler
 (at large seat 10) Larsen Jay
 (at large seat 11) Justin Biggs
 School Board: 8 Mike McMillan

Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

Owner Information

MALICOTE MICHAEL STEVEN & MALICOTE DEBORAH J
 705 FOX DEN LN
 LA FOLLETTE, TN 37766

The owner information shown in this section does **not** necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

MPC Information

Census Tract: 54.01
 Planning Sector: East County

Please contact Knox County Metropolitan Planning Commission (MPC) at (865) 215-2500 if you have questions.

School Zones

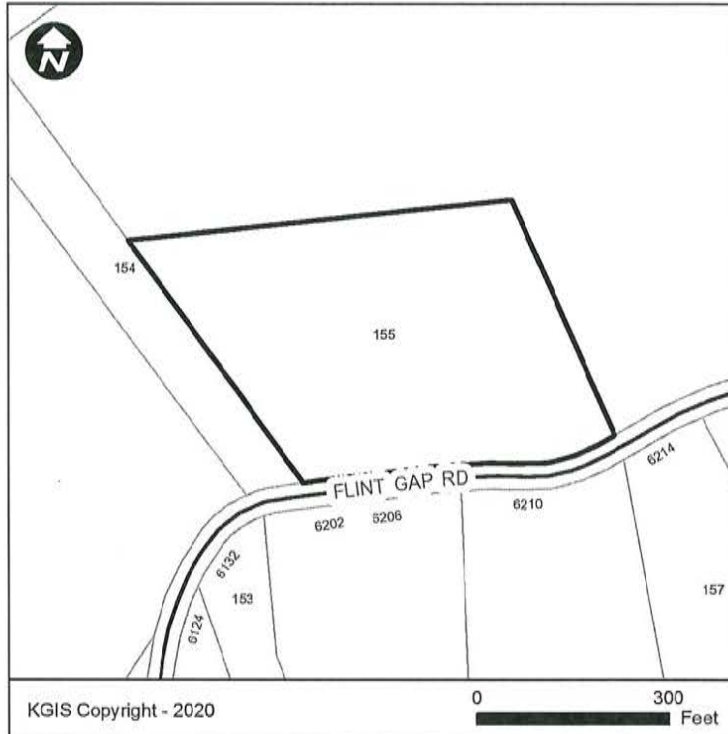
Elementary: SUNNYVIEW PRIMARY
 Intermediate: CHILHOWEE INTERMEDIATE
 Middle: CARTER MIDDLE
 High: CARTER HIGH

Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

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Parcel 097 155 - Property Map and Details Report



Property Information

| | |
|-------------------|--------------------|
| Parcel ID: | 097 155 |
| Location Address: | 0 FLINT GAP RD |
| CLT Map: | 97 |
| Insert: | |
| Group: | |
| Condo Letter: | |
| Parcel: | 155 |
| Parcel Type: | |
| District: | S8 |
| Ward: | |
| City Block: | |
| Subdivision: | |
| Rec. Acreage: | 0 |
| Calc. Acreage: | 5.40 |
| Recorded Plat: | - |
| Recorded Deed: | 20190422 - 0061464 |
| Deed Type: | Deed: Gift Deed |
| Deed Date: | 4/22/2019 |

Address Information

Site Address: 0 FLINT GAP RD
KNOXVILLE - 37914

Address Type: UNUSED LAND

Site Name:

Owner Information

KECK SANDRA G
110 CEDAR LN
ANDERSONVILLE, TN 37705

The owner information shown in this section does **not** necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

Jurisdiction Information

County: KNOX COUNTY

City / Township:

MPC Information

Census Tract: 54.01

Planning Sector: East County

Please contact Knox County Metropolitan Planning Commission (MPC) at (865) 215-2500 if you have questions.

Political Districts

Voting Precinct: 79

Voting Location: Mt. Harmony Baptist Life Center
6208 STRAWBERRY PLAINS PIKE

TN State House: 19 Dave Wright

TN State Senate: 6 Becky Duncan Massey

County Commission: 8 Richie Beeler
(at large seat 10) Larsen Jay
(at large seat 11) Justin Biggs

School Board: 8 Mike McMillan

School Zones

Elementary: SUNNYVIEW PRIMARY

Intermediate: CHILHOWEE INTERMEDIATE

Middle: CARTER MIDDLE

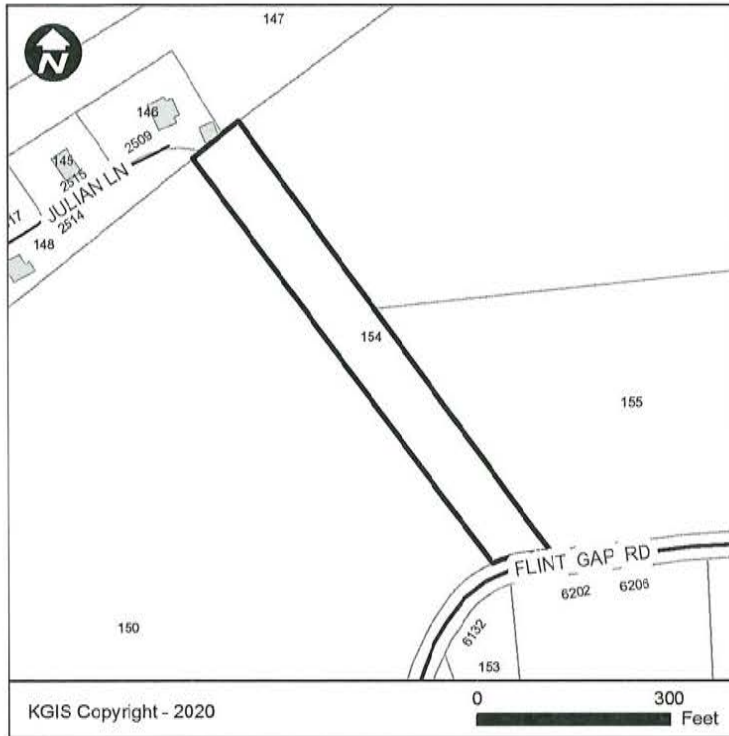
High: CARTER HIGH

Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

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Parcel 097 154 - Property Map and Details Report



Property Information

| | |
|-------------------|--------------------|
| Parcel ID: | 097 154 |
| Location Address: | 0 FLINT GAP RD |
| CLT Map: | 97 |
| Insert: | |
| Group: | |
| Condo Letter: | |
| Parcel: | 154 |
| Parcel Type: | |
| District: | S8 |
| Ward: | |
| City Block: | |
| Subdivision: | |
| Rec. Acreage: | 1.5 |
| Calc. Acreage: | 0 |
| Recorded Plat: | - |
| Recorded Deed: | 20180724 - 0005169 |
| Deed Type: | Deed:Full Coven |
| Deed Date: | 7/24/2018 |

Address Information

Site Address: 0 FLINT GAP RD
KNOXVILLE - 37914

Address Type: UNUSED LAND

Site Name:

Owner Information

MALICOTE MICHAEL STEVEN & MALICOTE DEBORAH J
705 FOX DEN LN
LA FOLLETTE, TN 37766

The owner information shown in this section does **not** necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

Jurisdiction Information

County: KNOX COUNTY

City / Township:

MPC Information

Census Tract: 54.01

Planning Sector: East County

Please contact Knox County Metropolitan Planning Commission (MPC) at (865) 215-2500 if you have questions.

Political Districts

Voting Precinct: 79

Voting Location: Mt. Harmony Baptist Life Center
6208 STRAWBERRY PLAINS PIKE

TN State House: 19 Dave Wright

TN State Senate: 6 Becky Duncan Massey

County Commission: 8 Richie Beeler
(at large seat 10) Larsen Jay
(at large seat 11) Justin Biggs

School Board: 8 Mike McMillan

Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

School Zones

Elementary: SUNNYVIEW PRIMARY

Intermediate: CHILHOWEE INTERMEDIATE

Middle: CARTER MIDDLE

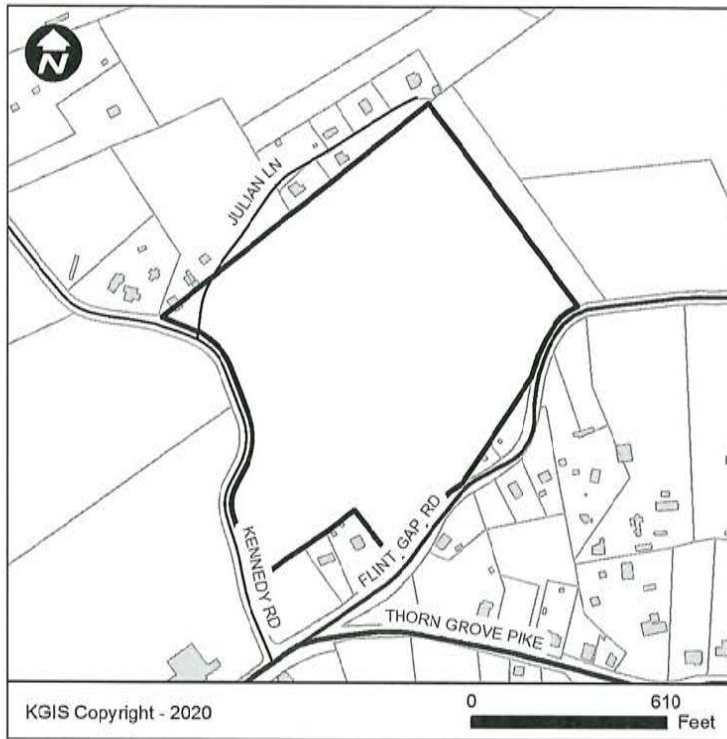
High: CARTER HIGH

Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

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Parcel 097 150 - Property Map and Details Report



Property Information

| | |
|-------------------|--------------------|
| Parcel ID: | 097 150 |
| Location Address: | 0 KENNEDY RD |
| CLT Map: | 97 |
| Insert: | |
| Group: | |
| Condo Letter: | |
| Parcel: | 150 |
| Parcel Type: | |
| District: | S8 |
| Ward: | |
| City Block: | |
| Subdivision: | |
| Rec. Acreage: | 0 |
| Calc. Acreage: | 24.40 |
| Recorded Plat: | - |
| Recorded Deed: | 20190920 - 0020304 |
| Deed Type: | Deed:Full Coven |
| Deed Date: | 9/20/2019 |

Address Information

Site Address: 0 KENNEDY RD
KNOXVILLE - 37914

Address Type: UNUSED LAND

Site Name:

Owner Information

KECK SANDRA G & MALICOTE MICHAEL STEVEN
672 FOX DEN LN
LA FOLLETTE, TN 37766

The owner information shown in this section does **not** necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

Jurisdiction Information

County: KNOX COUNTY

City / Township:

MPC Information

Census Tract: 54.01

Planning Sector: East County

Please contact Knox County Metropolitan Planning Commission (MPC) at (865) 215-2500 if you have questions.

Political Districts

Voting Precinct: 79

Voting Location: Mt. Harmony Baptist Life Center
6208 STRAWBERRY PLAINS PIKE

TN State House: 19 Dave Wright

TN State Senate: 6 Becky Duncan Massey

County Commission: 8 Richie Beeler
(at large seat 10) Larsen Jay
(at large seat 11) Justin Biggs

School Board: 8 Mike McMillan

School Zones

Elementary: SUNNYVIEW PRIMARY

Intermediate: CHILHOWEE INTERMEDIATE

Middle: CARTER MIDDLE

High: CARTER HIGH

Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

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