



PLAN AMENDMENT/ REZONING REPORT

► **FILE #:** 11-F-20-RZ

AGENDA ITEM #: 17

11-C-20-SP

AGENDA DATE: 11/12/2020

► **APPLICANT:** BWI ETN LLC DBA BLUE WATER INDUSTRIES (BWI)

OWNER(S): Blue Water Industries

TAX ID NUMBER: 111 002 111 003, 111 004, 111 005, 111 006, 111 010, 111 011, 111 01101, 111 012, 111 014, 097 037, 097 039, 097 043 [View map on KGIS](#)

JURISDICTION: Commission District 8

STREET ADDRESS: 0, 3112, 3114, 3121, 3204, 3205, 3207, 3219, 3220 & 3221 Vaughn Ln. and 2925 & 0 Asbury Rd.

► **LOCATION:**

Asbury Road and Vaughn Lane

► **TRACT INFORMATION:**

69.86 acres. Parcel ID: 111 003, 111 004, 111 005, 111 006, 111 010, 111 011, 111 01101, 111 012, 111 014, 097 037, 097 039, 097 043

SECTOR PLAN:

East County

GROWTH POLICY PLAN:

Planned Growth Area

ACCESSIBILITY:

Access is via Asbury Road, a major collector, with a pavement width of 27 feet with a right-of-way width of 60 feet. Access is also via Vaughn Lane, a local street with a pavement width of 13 feet within a right-of-way width of 50 feet.

UTILITIES:

Water Source: Knoxville Utilities Board

WATERSHED:

Sewer Source: Knoxville Utilities Board

Swan Pond Creek and French Broad River

► **PRESENT PLAN DESIGNATION/ZONING:** HIM (Mining), LI (Light Industrial) & GC (General Commercial) / A (Agricultural) & CA (General Business)

► **PROPOSED PLAN DESIGNATION/ZONING:** LI (Light Industrial) / I (Industrial)

► **EXISTING LAND USE:** Mining and Landfills, Agriculture/forestry/vacant

► **EXTENSION OF PLAN DESIGNATION/ZONING:** Yes, LI is adjacent.

HISTORY OF ZONING REQUESTS: None noted.

SURROUNDING LAND USE, PLAN DESIGNATION,

North: Under construction/other uses, industrial, agriculture/forestry/vacant - LI (Light Industrial)

ZONING

South: Mining and landfills - HIM (Mining) / HP (Hillside Protection)

East: Mining and landfills, under construction/other uses, commercial - HIM (Mining) / HP (Hillside Protection), GC (General Commercial)

West: Mining and landfills - - HIM (Mining) / HP (Hillside Protection)

NEIGHBORHOOD CONTEXT: The area is largely a mix of quarrying operations and industrial uses with some commercial and office uses.

STAFF RECOMMENDATION:

- ▶ **Approve LI (Light Industrial) designation because it is consistent with the surrounding development.**

- ▶ **Approve I (Industrial) zoning because it is consistent with the surrounding development.**

COMMENTS:

SECTOR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

CHANGES OF CONDITIONS WARRANTING AMENDMENT OF THE LAND USE PLAN:

1. There are no major changes warranting amendment of the land use plan.
2. However, this general area has been used for quarrying operations and industrial uses for many years.

INTRODUCTION OF SIGNIFICANT NEW ROADS OR UTILITIES THAT WERE NOT ANTICIPATED IN THE PLAN AND MAKE DEVELOPMENT MORE FEASIBLE:

1. There are no new roads or utilities that have been introduced to the area.

AN OBVIOUS OR SIGNIFICANT ERROR OR OMISSION IN THE PLAN:

1. There are no significant errors or omissions in the plan.
2. However, this area is a mix of light industrial and quarrying operations and is part of the Forks of the River Industrial Park adjacent to the French Broad River.

TRENDS IN DEVELOPMENT, POPULATION OR TRAFFIC THAT WARRANT RECONSIDERATION OF THE ORIGINAL PLAN PROPOSAL:

1. There are no new trends to warrant reconsideration of the original plan proposal.

State law regarding amendments of the general plan (which includes Sector Plan amendments) was changed with passage of Public Chapter 1150 by the Tennessee Legislature in 2008. The law now provides for two methods to amend the plan at TCA 13-3-304:

- The Planning Commission may initiate an amendment by adopting a resolution and certifying the amendment to the Legislative Body. Once approved by majority vote of the Legislative Body, the amendment is operative.
- The Legislative Body may also initiate an amendment and transmit the amendment to the Planning Commission. Once the Planning Commission has considered the proposed amendment and approved, not approved, or taken no action, the Legislative Body may approve the amendment by majority vote and the amendment is operative.

REZONING REQUIREMENTS FROM ZONING ORDINANCES (must meet all of these):

THE PROPOSED AMENDMENT SHALL BE NECESSARY BECAUSE OF SUBSTANTIALLY CHANGED OR CHANGING CONDITIONS IN THE AREA AND DISTRICTS AFFECTED, OR IN THE CITY/COUNTY GENERALLY:

1. The area has consisted of a mix of industrial and quarrying operations for many years.

THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH THE INTENT AND PURPOSE OF THE APPLICABLE ZONING ORDINANCE:

1. The I (Industrial) zone is intended to provide for areas in which 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. These uses do not depend primarily on frequent personal visits of customers or clients, but usually require good accessibility to major rail, air, or street transportation routes. Such uses are not properly associated with, nor compatible with residential, institutional and retail commercial uses.
2. Rezoning should be based on the entire range of uses allowed within a zone to ensure that any development proposed at a future time would be compatible with the surrounding land uses.

THE PROPOSED AMENDMENT SHALL NOT ADVERSELY AFFECT ANY OTHER PART OF THE COUNTY,

NOR SHALL ANY DIRECT OR INDIRECT ADVERSE EFFECTS RESULT FROM SUCH AMENDMENT.

1. The proposed amendment does not adversely affect any other part of the county.
2. This area is already surrounded by extensive industrial and quarrying operations.

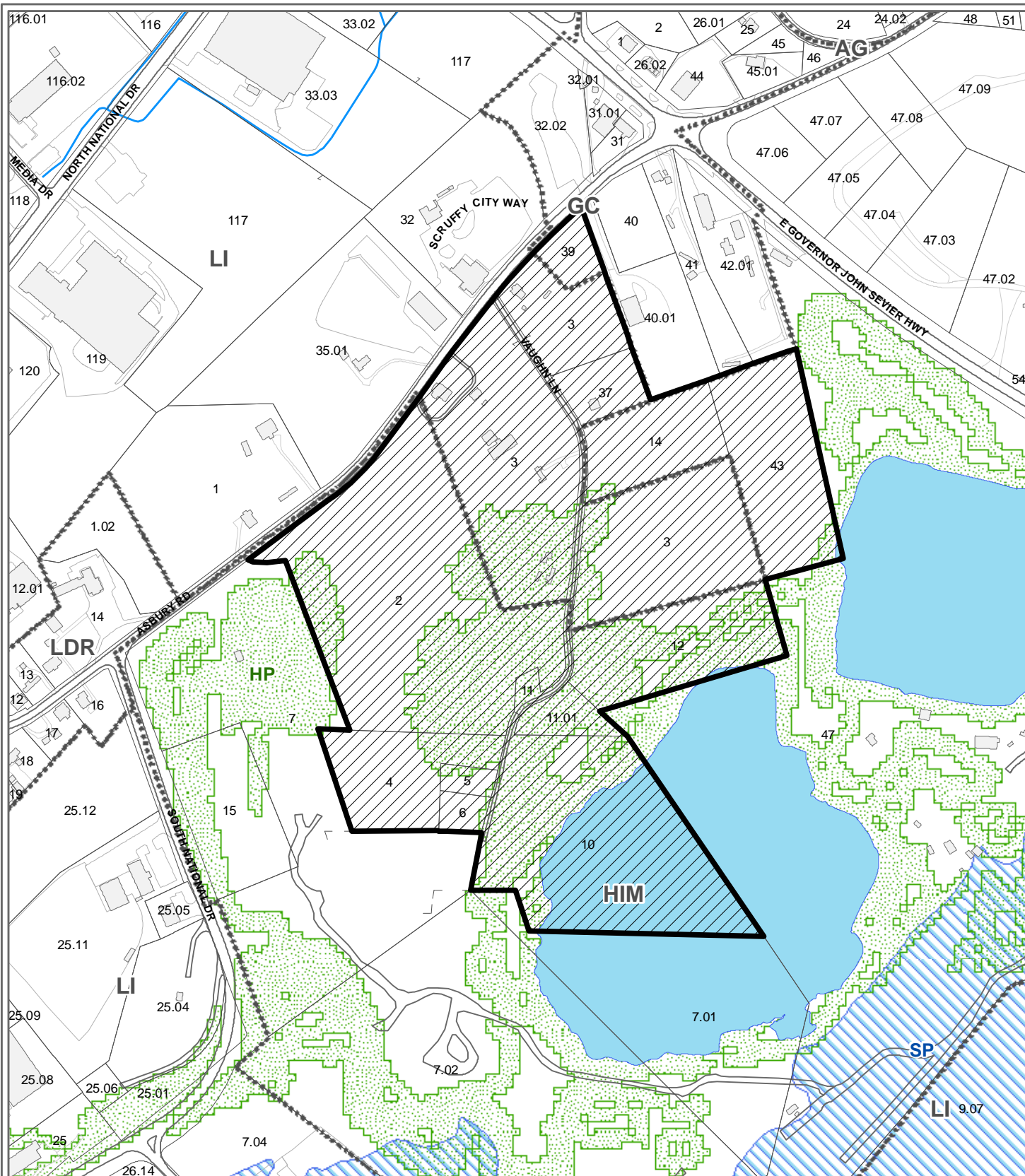
THE PROPOSED AMENDMENT SHALL BE CONSISTENT WITH AND NOT IN CONFLICT WITH THE GENERAL PLAN OF KNOXVILLE AND KNOX COUNTY, INCLUDING ANY OF ITS ELEMENTS, MAJOR ROAD PLAN, LAND USE PLAN, COMMUNITY FACILITIES PLAN, AND OTHERS:

1. The proposed amendment is consistent with the East County Sector plan as amended and not in conflict with any other adopted plans.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

If approved, this item will be forwarded to Knox County Commission for action on 12/21/2020. If denied, Knoxville-Knox County Planning Commission's action is final, unless the action to deny is appealed to Knox County Commission. The date of the appeal hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal a Planning Commission decision in the County.



**11-C-20-SP / 11-F-20-RZ
EAST COUNTY SECTOR PLAN AMENDMENT**



From: HIM (Mining), LI (Light Industrial) & GC (General Commercial)
To: LI (Light Industrial)

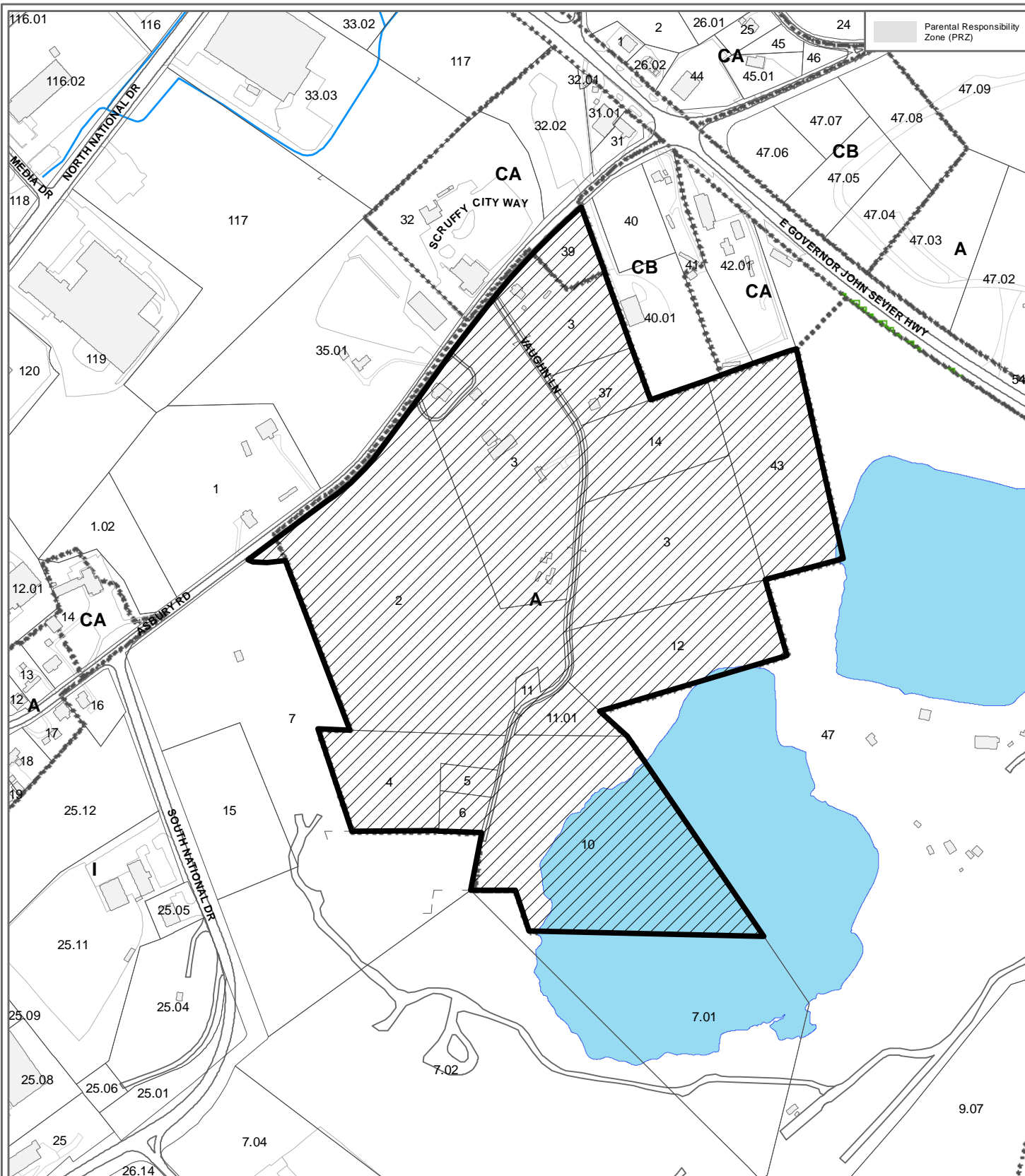
Original Print Date: 10/20/2020 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: BWI ETN LLC dba Blue Water Industries (BWI)

Map No: 111
Jurisdiction: County

0 500
Feet

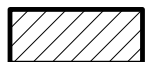




11-F-20-RZ REZONING

From: A (Agricultural), CA (General Business)

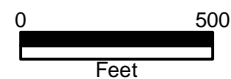
To: I (Industrial)



Petitioner: BWI ETN LLC dba Blue Water Industries (BWI)

Map No: 111

Jurisdiction: County



Original Print Date: 10/20/2020 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

***KNOXVILLE-KNOX COUNTY PLANNING COMMISSION
A RESOLUTION AMENDING THE EAST COUNTY SECTOR PLAN***

WHEREAS, the Knoxville-Knox County Planning Commission, a regional planning commission established pursuant to state statute, has the duty to make, adopt and amend plans for the physical development of Knoxville and Knox County; and

WHEREAS, the Planning Commission pursuant to state statute has prepared and adopted the Knoxville-Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Council of the City of Knoxville and the Commission of Knox County have adopted the Knoxville Knox County General Plan 2033, as the official comprehensive plan for Knoxville and Knox County; and

WHEREAS, the Planning Commission has prepared the Knox County Future Land Use Map, a portion of which is contained within the East County Sector Plan, consistent with the requirements of the General Plan; and

WHEREAS, the Knoxville-Knox County General Plan 2033, provides criteria for periodic updates and amendments of the land use maps contained within plans initiated by the Planning Commission or in response to applications from property owners; and

WHEREAS, BWI ETN LLC DBA Blue Water Industries (BWI) has submitted an application to amend the Sector Plan from Mining, Light Industrial and General Commercial / Hillside Protection to Light Industrial / Hillside Protection for property described in the application; and

WHEREAS, the Planning Commission staff recommends approval of an amendment to the East County Sector Plan, consistent with General Plan requirements that such amendment represents either a logical extension of a development pattern, or is warranted because of changing conditions in the sector as enumerated in the Plan; and

WHEREAS, the Planning Commission, at its regularly scheduled public hearing on November 12, 2020, after consideration of the staff recommendation and testimony from those persons in support and opposed to the plan amendment, approved the amendment for the subject property, as requested, and/or amended.

NOW, THEREFORE, BE IT RESOLVED BY THE KNOXVILLE-KNOX COUNTY PLANNING COMMISSION:

SECTION 1: The Planning Commission hereby adopts the revised amendment to the East County Sector Plan, with its accompanying staff report and map, file #11-C-20-SP.

SECTION 2: This Resolution shall take effect upon its approval.

SECTION 3: The Planning Commission further recommends that Knox County Commission likewise consider this revised amendment to the General Plan 2033.

Date

Chairman

Secretary

Exhibit B. 11-F-20-RZ & 11-C-20-RZ Contextual Images

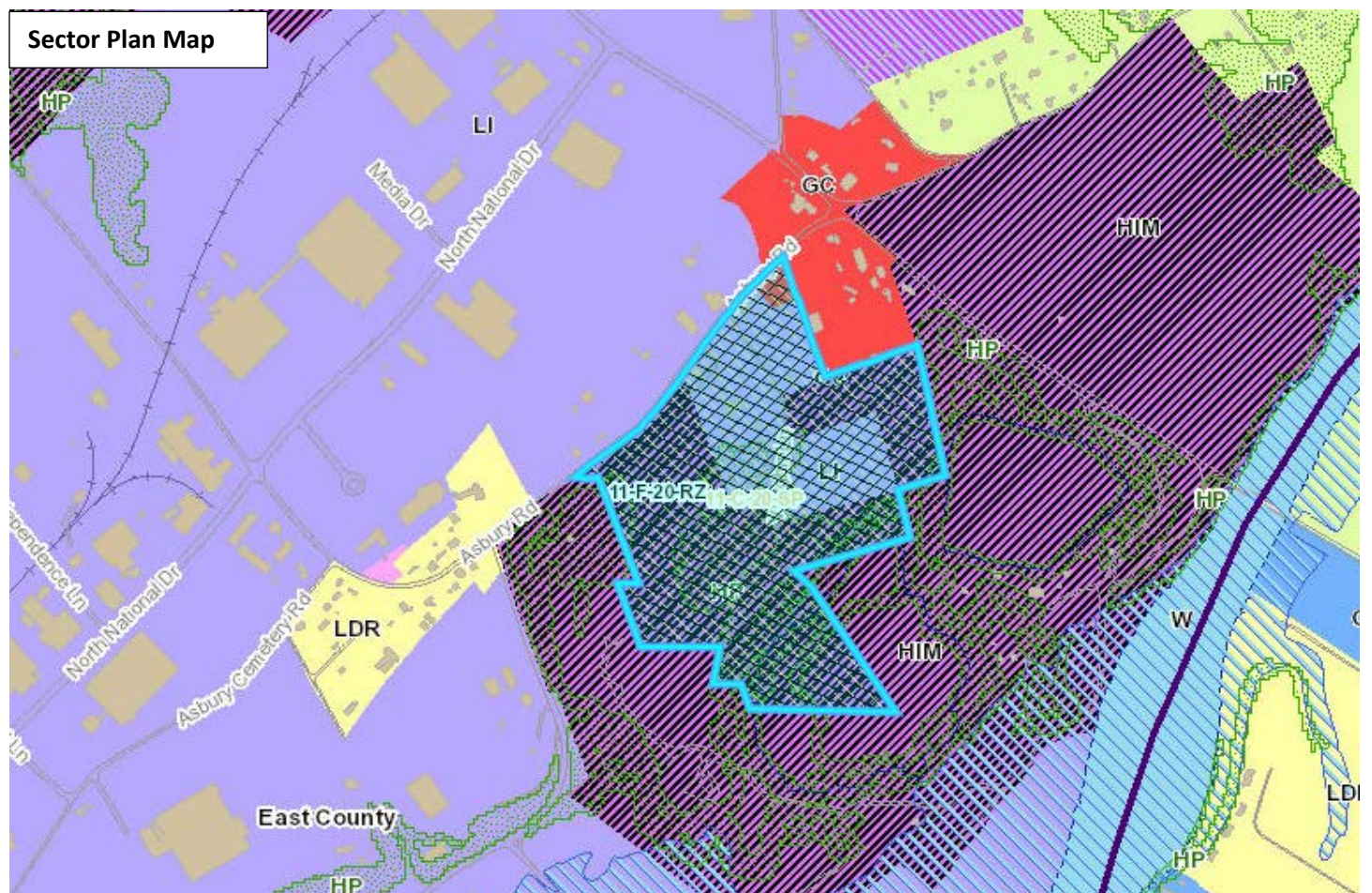
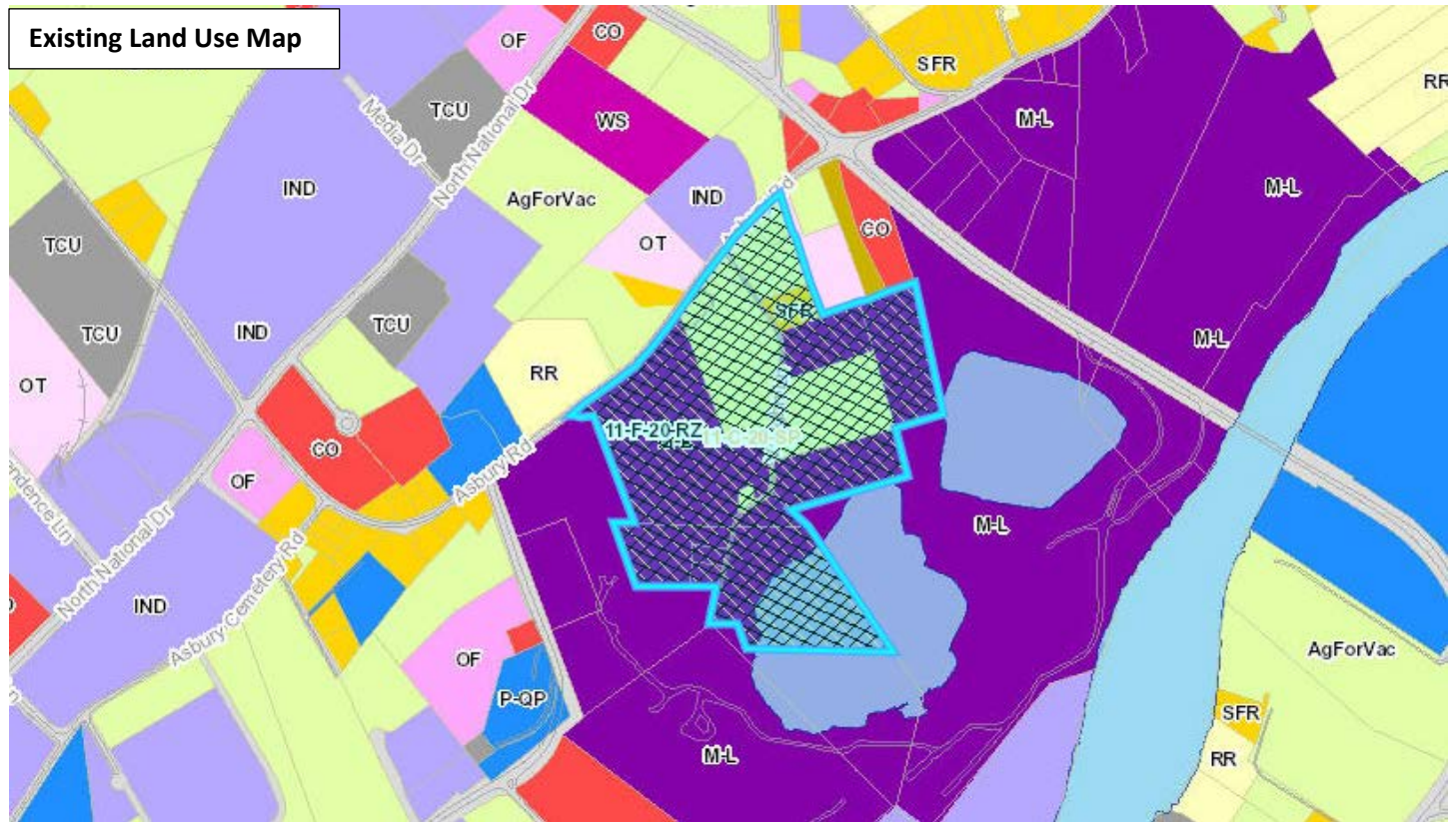


Exhibit B. 11-F-20-RZ & 11-C-20-RZ Contextual Images





DEVELOPMENT REQUEST

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☐ Use on Review / Special Use

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☒ Rezoning

BWI ETN LLC dba Blue Water Industries (BWI)

BWI Holdings, LLC

Applicant Name

Affiliation

September 21, 2020

November 12, 2020

11-F-20-RZ / 11-C-20-SP

Date Filed

Meeting Date (if applicable)

File Number(s)

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

Walt Hillis

Blue Water Industries

Name

Company

9509 Diggs Gap Road

Heiskell

TN

37754

Address

City

State

Zip

865-512-7628

whillis@bluewaterindustries.com

Phone

Email

CURRENT PROPERTY INFO

Blue Water Industries

200 W Forsyth St. Ste. 1200 Jacksonville, FL 904-512-7706

Owner Name (if different)

Owner Address

Owner Phone

See attached Spreadsheet

See attached Spreadsheet

Property Address

Parcel ID

Asbury Road & Vaughn Lane (See attached Spreadsheet)

Total All: 69.86 acres

General Location

Tract Size

Eighth

~~XXXXXX~~ A and CA

Jurisdiction (specify district above)

☐ City
 ☒ County

Zoning District

East County

HIM, LI, and GC

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

M-L, AgForVac, and SFR

Yes

NA

KUB

Existing Land Use

Septic (Y/N)

Sewer Provider

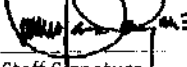
Water Provider

REQUEST

	DEVELOPMENT	
<input type="checkbox"/>	Development Plan	<input type="checkbox"/> Use on Review / Special Use
	<input type="checkbox"/> Residential	<input type="checkbox"/> Non-Residential
<input type="checkbox"/>	Home Occupation (specify): _____	
<input type="checkbox"/>	Other (specify): _____	
<hr/>		
<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	
<hr/>		
<input checked="" type="checkbox"/>	Zoning Change:	Industrial (I)
	Proposed Zoning	
<input checked="" type="checkbox"/>	Plan Amendment Change:	Sector Plan change from CA to LI
	Proposed Plan Designation(s)	
<hr/>		
	Proposed Density (units/acre)	Previous Rezoning Requests
<input type="checkbox"/>	Other (specify): _____	

STAFF USE ONLY	PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	FEE 1: <div style="border-bottom: 1px solid black; width: 100px; margin-left: 100px;"></div> <div style="text-align: right;">5,000.00</div>	TOTAL: <div style="border-top: 1px solid black; width: 100px; margin-left: 100px;"></div> <div style="text-align: right;">5,600.00</div>
	ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	FEE 2: <div style="border-bottom: 1px solid black; width: 100px; margin-left: 100px;"></div> <div style="text-align: right;">600.00</div>	
	ADDITIONAL REQUIREMENTS <input type="checkbox"/> Design Plan Certification <i>(Final Plat only)</i> <input type="checkbox"/> Use on Review / Special Use <i>(Concept Plan only)</i> <input type="checkbox"/> Traffic Impact Study	FEE 3: <div style="border-bottom: 1px solid black; width: 100px; margin-left: 100px;"></div>	

AUTHORIZATION By signing below, I certify I am the property owner, applicant or the owners authorized representative.

<i>Walt Hillis</i>	Walt Hillis	09/21/2020
Applicant Signature	Please Print	Date
865-512-7628	whillis@bluewaterindustries.com	
Phone Number	Email	
	Marc Payne	9/22/2020
Staff Signature	Please Print	Date



BLUE WATER INDUSTRIES

9509 Diggs Gap Road, Heiskell, TN 37754

865-512-7628

Fax 865-512-1492

Via Electronic Mail to applications@knoxplanning.org

September 21, 2020

Knoxville-Knox County Planning
400 Main Street, Suite 403
Knoxville, TN 37917

Re: BWI ETN LLC, dba Blue Water Industries
BWI Forks of The River, LLC - Quarry
Request for Re-Zoning of Properties

Dear Director:

Blue Water Industries (BWI) is submitting this application for re-zoning of properties located on Asbury Road and Vaughn Lane at its Forks of The River Quarry located in the Forks of The River Industrial Park area. There are a total of thirteen parcels of which twelve are currently zoned Agricultural and one is zoned Commercial Business. BWI is requesting that all thirteen parcels be re-zoned as Industrial.

The BWI owned adjacent properties to these thirteen parcels are all zoned Industrial as are the majority of the other parcels located in the Forks of The River Industrial Park area. The re-zoning of these parcels will give BWI more flexibility in utilizing the investment made in these properties.

If you have any questions concerning this correspondence, please contact me at 865-512-7628 or whillis@bluewaterindustries.com.

Sincerely,

Walt Hillis
Blue Water Industries
Environmental Manager

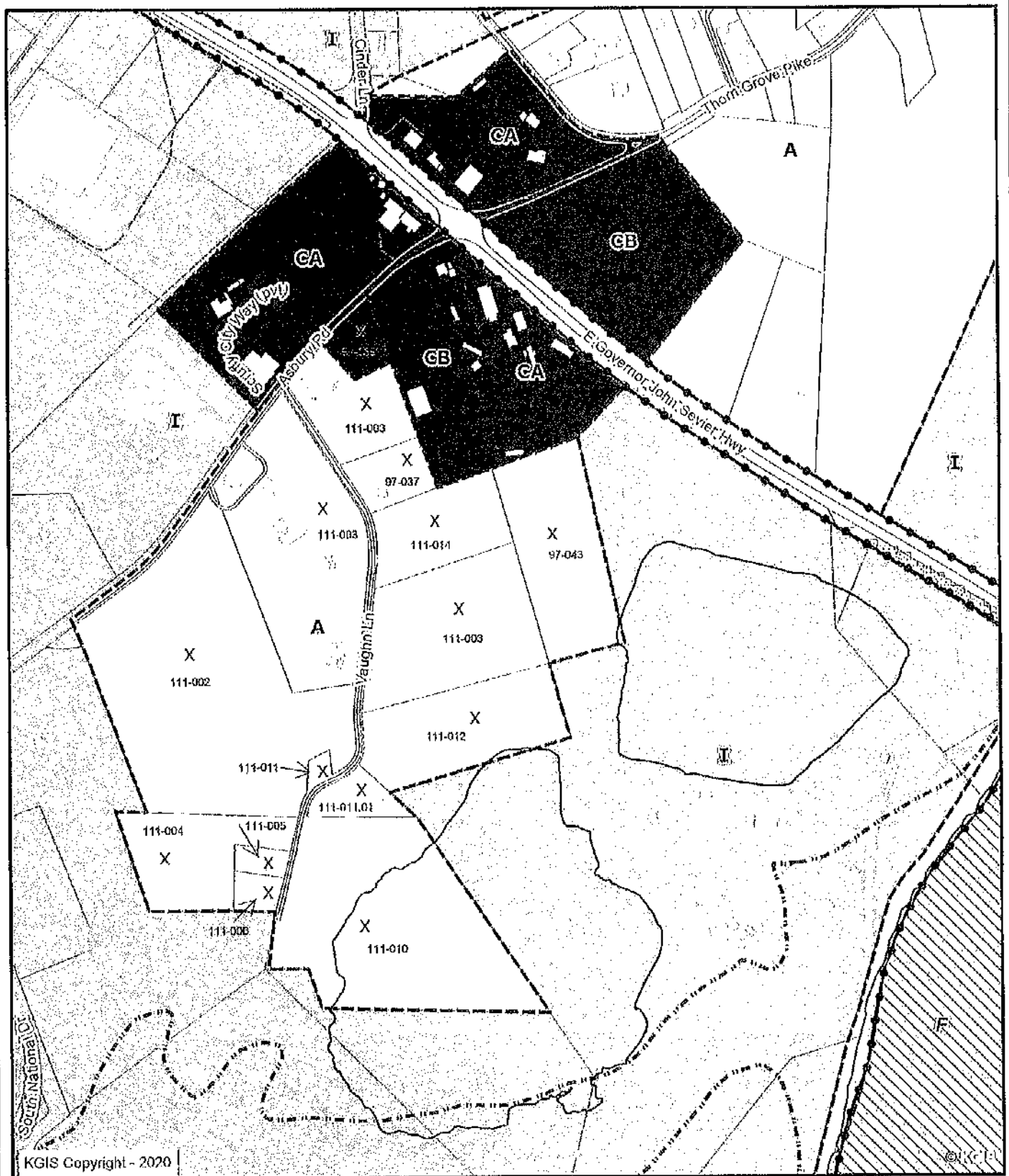
Enclosures

cc: Mike Reynolds, AICP, Senior Planner

11-F-20-RZ / 11-C-20-SP
11/22/2020

Blue Water Industries (BWI) Forks of the River Quarry
MAP 111, South Side of John Sevier Highway (Pits 1&2)-Vaughn Lane

[illegible]



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BWI Forks of The River Quarry

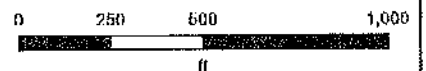
Zoning Map

Requested Rezone Parcels Marked with X

Knoxville - Knox County - KUB Geographic Information System



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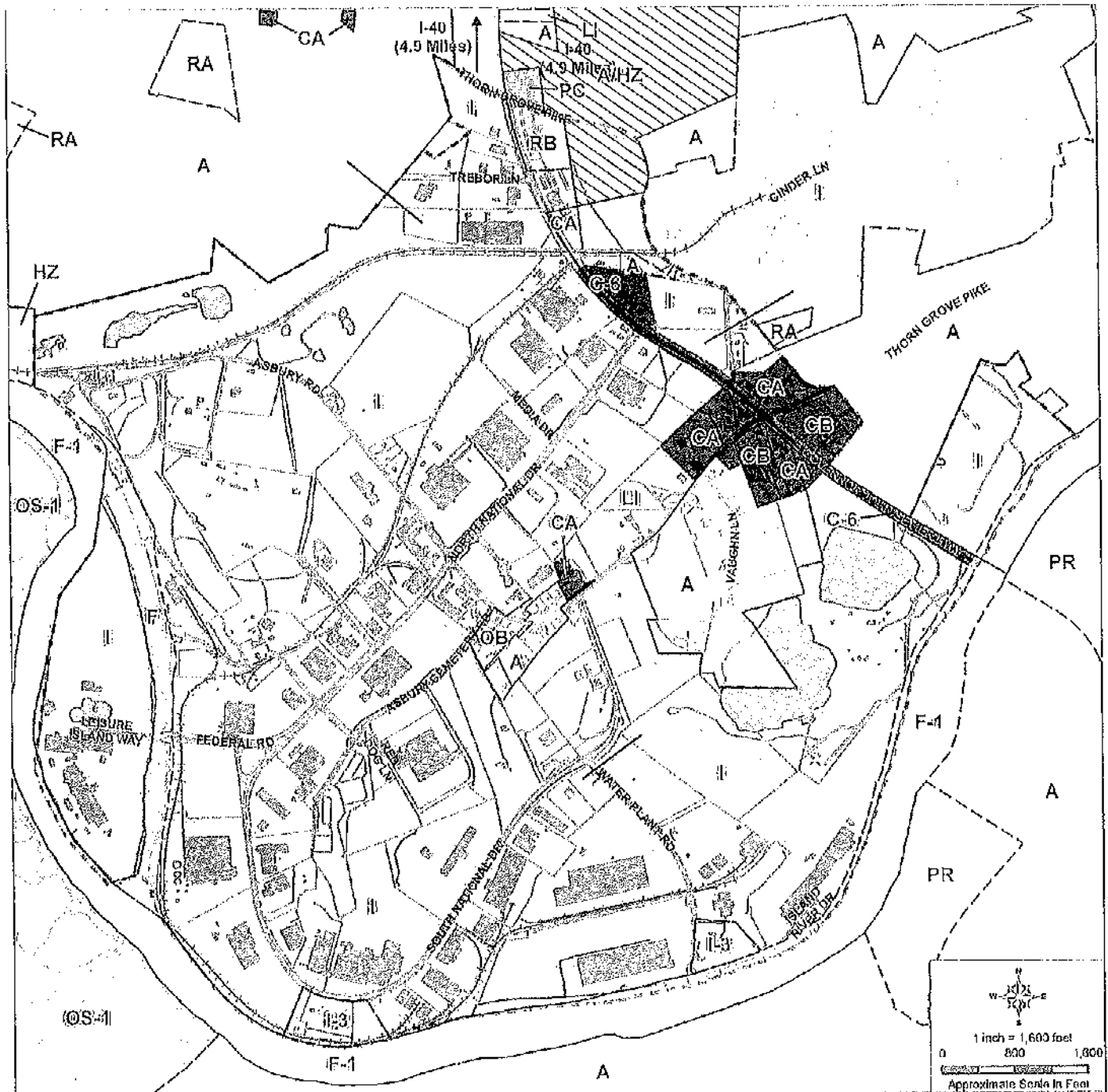
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BUSINESS PARK PROFILE

Opportunities in Knox County, Tennessee

FORKS OF THE RIVER INDUSTRIAL PARK

NORTH AND SOUTH NATIONAL DR | KNOXVILLE, TN 37914



Park Zoning: Industrial

Print Date: 12/13/2019

Todd Napier, President and CEO
17 Market Square, #201 • Knoxville, TN 37902
Phone: (865) 546-5887 • Fax: (865) 546-6170
tanapier@knoxdevelopment.org
www.knoxdevelopment.org



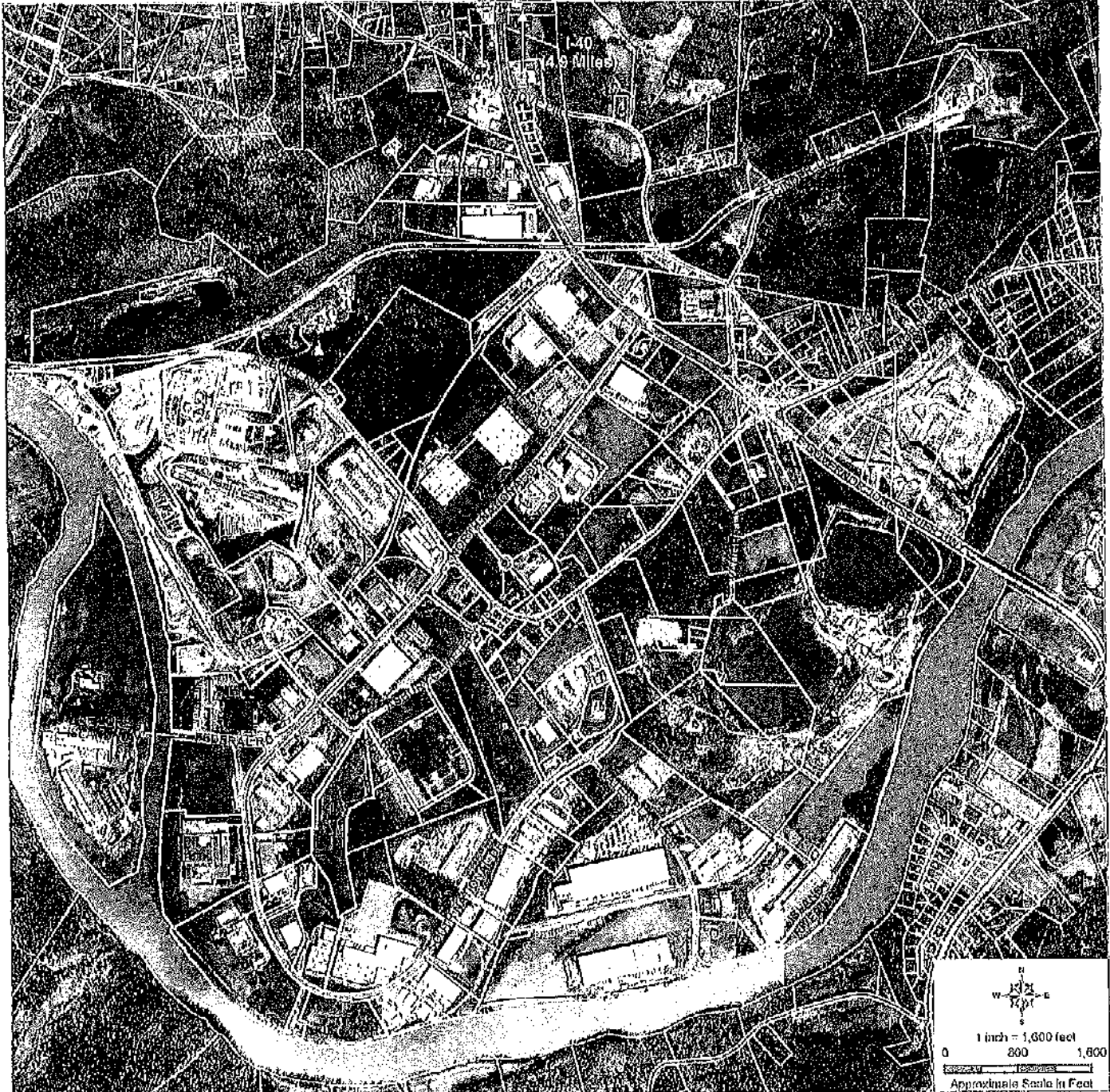
THE
**Development
Corporation**
OF KNOX COUNTY

BUSINESS PARK PROFILE

Opportunities in Knox County, Tennessee

FORKS OF THE RIVER INDUSTRIAL PARK

NORTH AND SOUTH NATIONAL DR | KNOXVILLE, TN 37914



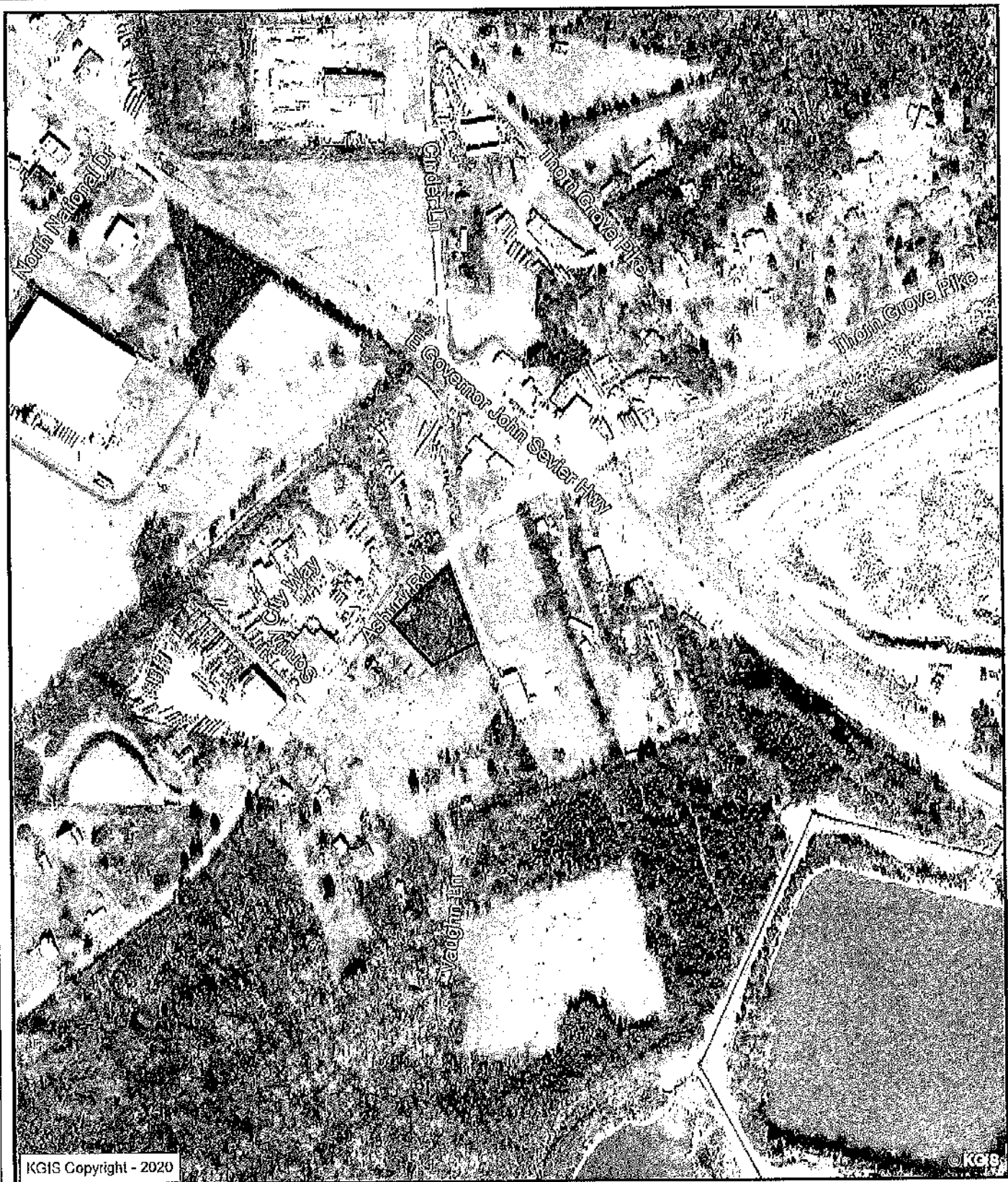
Spring 2018 Aerial Photograph

Print Date: 12/13/2019

Todd Napier, President and CEO
17 Market Square, #201 • Knoxville, TN 37902
Phone: (865) 546-5887 • Fax: (865) 546-6170
tanapier@knoxdevelopment.org
www.knoxdevelopment.org



THE
**Development
Corporation**
OF KNOX COUNTY



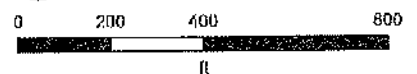
BWI

2926 Asbury Rd, 097-039
0.947 Acres

Knoxville - Knox County - KUB Geographic Information System

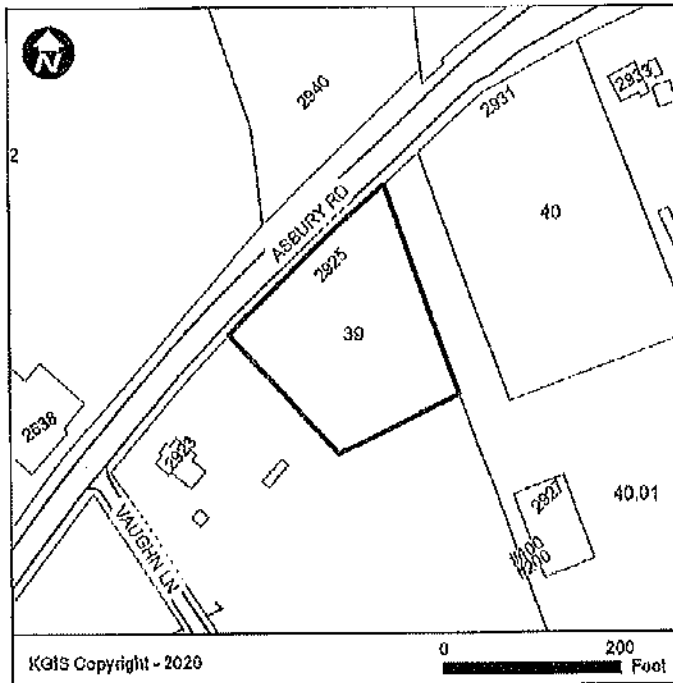


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Parcel 097 039 - Property Map and Details Report



Property Information

Parcel ID:	097 039
Location Address:	2925 ASBURY RD
CLT Map:	97
Insert:	
Group:	
Condo Letter:	
Parcel:	39
Parcel Type:	
District:	S8
Ward:	
City Block:	
Subdivision:	FD
Rec. Acreage:	0
Calc. Acreage:	1.10
Recorded Plat:	-
Recorded Deed:	20100601 - 0074591
Deed Type:	Deed:Special Wa
Deed Date:	6/1/2010

Address Information

Site Address: 2925 ASBURY RD
KNOXVILLE - 37914

Address Type: UNUSED LAND

Site Name:

Owner Information

AGGREGATES USA LLC
PO BOX 15005
KNOXVILLE, TN 37901

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: 77

Voting Location: Asbury United Methodist Church
2822 ASBURY RD

TN State House: 19 Dave Wright

TN State Senate: 6 Becky Duncan Massey

County Commission: 8 Richie Beefer
(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) 215-2400 if you have questions.

School Zones

Elementary: SUNNYVIEW PRIMARY

Intermediate: CHILHOWEE INTERMEDIATE

Middle: CARTER MIDDLE

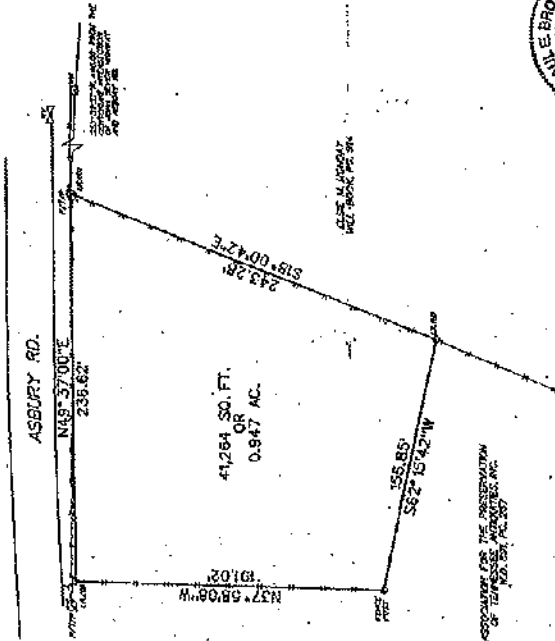
High: CARTER HIGH

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

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BOUNDARY SURVEY FOR

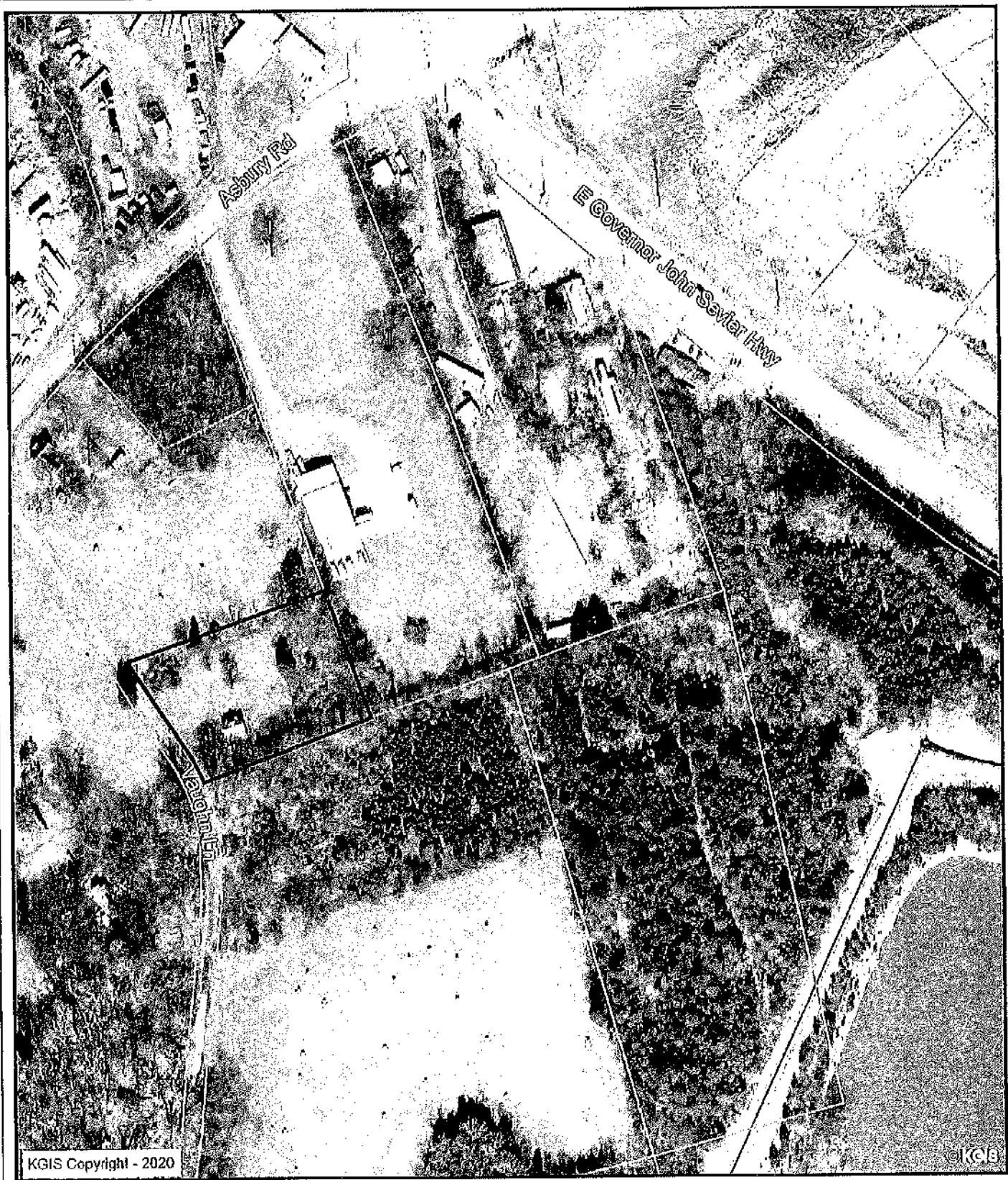
AMERICAN Limestone COMPANY, INC.

3TH CIVIL DISTRICT
KNOX COUNTY, TENNESSEE

BWSC LARGE
WASHER
DRAINER &
CANDY BAR
SINKS • ACCESSORIES • PLASTICS
SALES • SERVICE • PARTS • SUPPLIES
Call 1-800-774-7444, 240-221-1111, 240-221-1112
1000 N. 10th St., P.O. Box 1000, Rockville, MD 20850

PREPARED FOR: AMERICAN Limestone CO;
 2209 BLOUNT AVE.
 Knoxville, TN 37920
 PHONE: 863-573-4501

DRAWN BY: ETN
DATE: 5-05-2001
REVISED:
FILE NO. 27850-00



BWI

3112 Vaughn Ln, 097-037
1.5 Acres

Knoxville - Knox County - KUB Geographic Information System

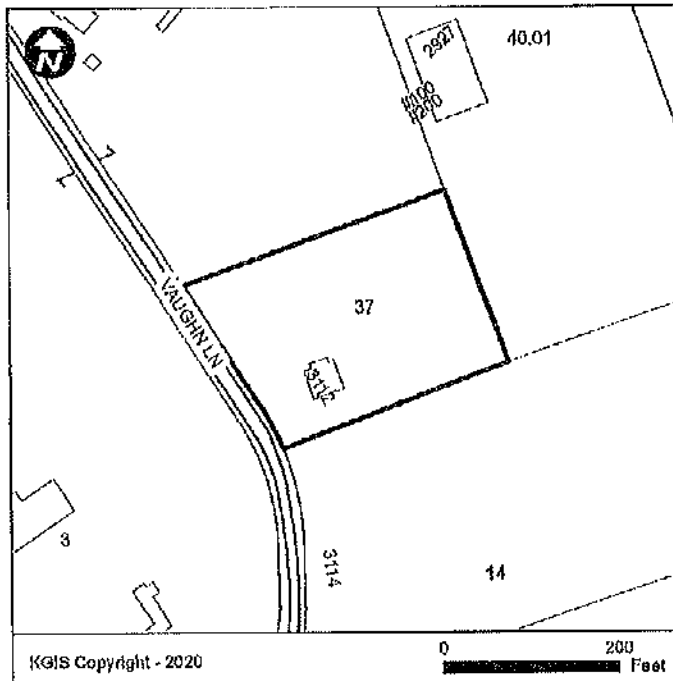


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Parcel 097 037 - Property Map and Details Report



Property Information

Parcel ID:	097 037
Location Address:	3112 VAUGHN LN
CLT Map:	97
Insert:	
Group:	
Condo Letter:	
Parcel:	37
Parcel Type:	
District:	S8
Ward:	
City Block:	
Subdivision:	FD
Rec. Acreage:	0
Calc. Acreage:	1.50
Recorded Plat:	-
Recorded Deed:	20200213 - 0054043
Deed Type:	Deed:Full Coven
Deed Date:	2/13/2020

Address Information

Site Address: 3112 VAUGHN LN
KNOXVILLE - 37914
Address Type: DWELLING, SINGLE-FAMILY
Site Name:

Owner Information

BWI FORKS OF THE RIVER LLC
200 W FORSYTH ST #1200
JACKSONVILLE, FL 32202

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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

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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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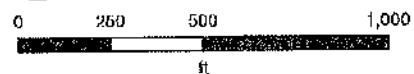


BWI
 0 Asbury Rd, 097-043
 5.35 Acres

Knoxville - Knox County - KUB Geographic Information System

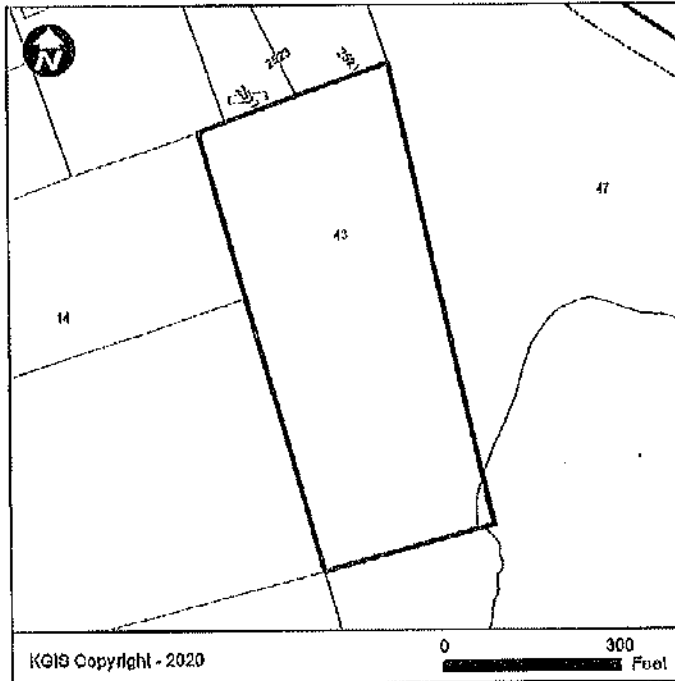


Printed: 7/10/2020 at 1:48:58 PM



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Parcel 097 043 - Property Map and Details Report



Property Information

Parcel ID:	097 043
Location Address:	0 ASBURY RD
CLT Map:	97
Insert:	
Group:	
Condo Letter:	
Parcel:	43
Parcel Type:	
District:	S8
Ward:	
City Block:	
Subdivision:	FD
Rec. Acreage:	5.35
Calc. Acreage:	0
Recorded Plat:	-
Recorded Deed:	20100601 - 0074591
Deed Type:	Deed:Special Wa
Deed Date:	6/2/2010

Address Information

Site Address: 0 ASBURY RD
KNOXVILLE - 37914

Address Type: UNUSED LAND

Site Name:

Owner Information

AGGREGATES USA LLC
PO BOX 15005
KNOXVILLE, TN 37901

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: 77

Voting Location: Asbury United Methodist Church
2822 ASBURY RD

TN State House: 19 Dave Wright

TN State Senate: 6 Becky Duncan Massey

County Commission: 8 Richie Deeler
(at large seat 10) Larsen Jay
(at large seat 11) Justin Bliggs

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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BWI

3121 Vaughn Lane, 111-003
19.46 Acres

Knoxville - Knox County - KUB Geographic Information System

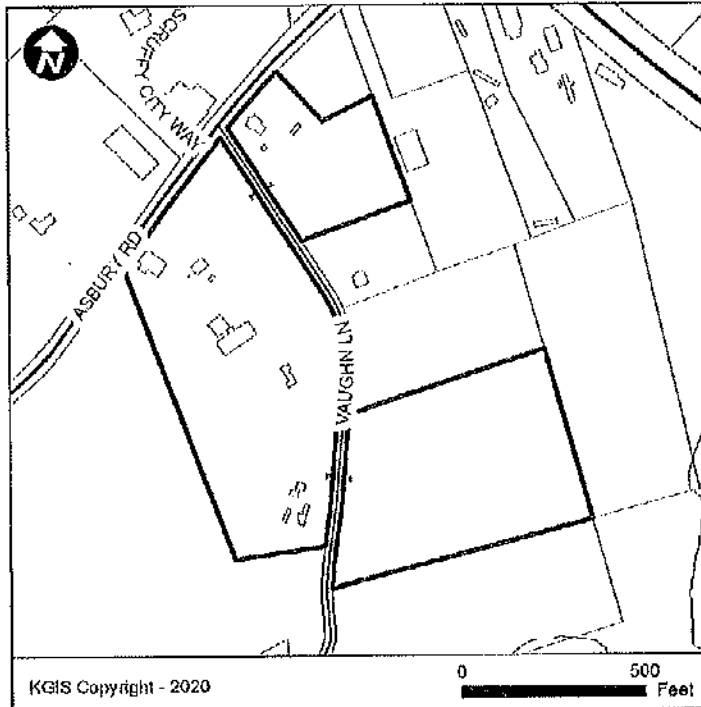


Printed: 7/23/2020 at 2:28:24 PM

0 200 400 800
ft

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Parcel 111 003 - Property Map and Details Report



Property Information

Parcel ID:	111 003
Location Address:	3121 VAUGHN LN
CLT Map:	111
Insert:	
Group:	
Condo Letter:	
Parcel:	3
Parcel Type:	
District:	S8
Ward:	
City Block:	
Subdivision:	FD ROLL BACK TAXES EFFECTIVE APP #A- 1903
Rec. Acreage:	0
Calc. Acreage:	19.45
Recorded Plat:	-
Recorded Deed:	20200715 - 0004213
Deed Type:	Deed:Full Coven
Deed Date:	7/15/2020

Address Information

Site Address: 3121 VAUGHN LN
KNOXVILLE 37914

Address Type: DWELLING, SINGLE-FAMILY

Site Name:

Owner Information

BWI FORKS OF THE RIVER LLC
200 W FORSYTH ST #1200
ATTN: BLUE WATER INDUSTRIES LLC ATT:EDWA
JACKSONVILLE, FL 32202

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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: 77

Voting Location: Asbury United Methodist Church
2822 ASBURY RD

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 Bliggs

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

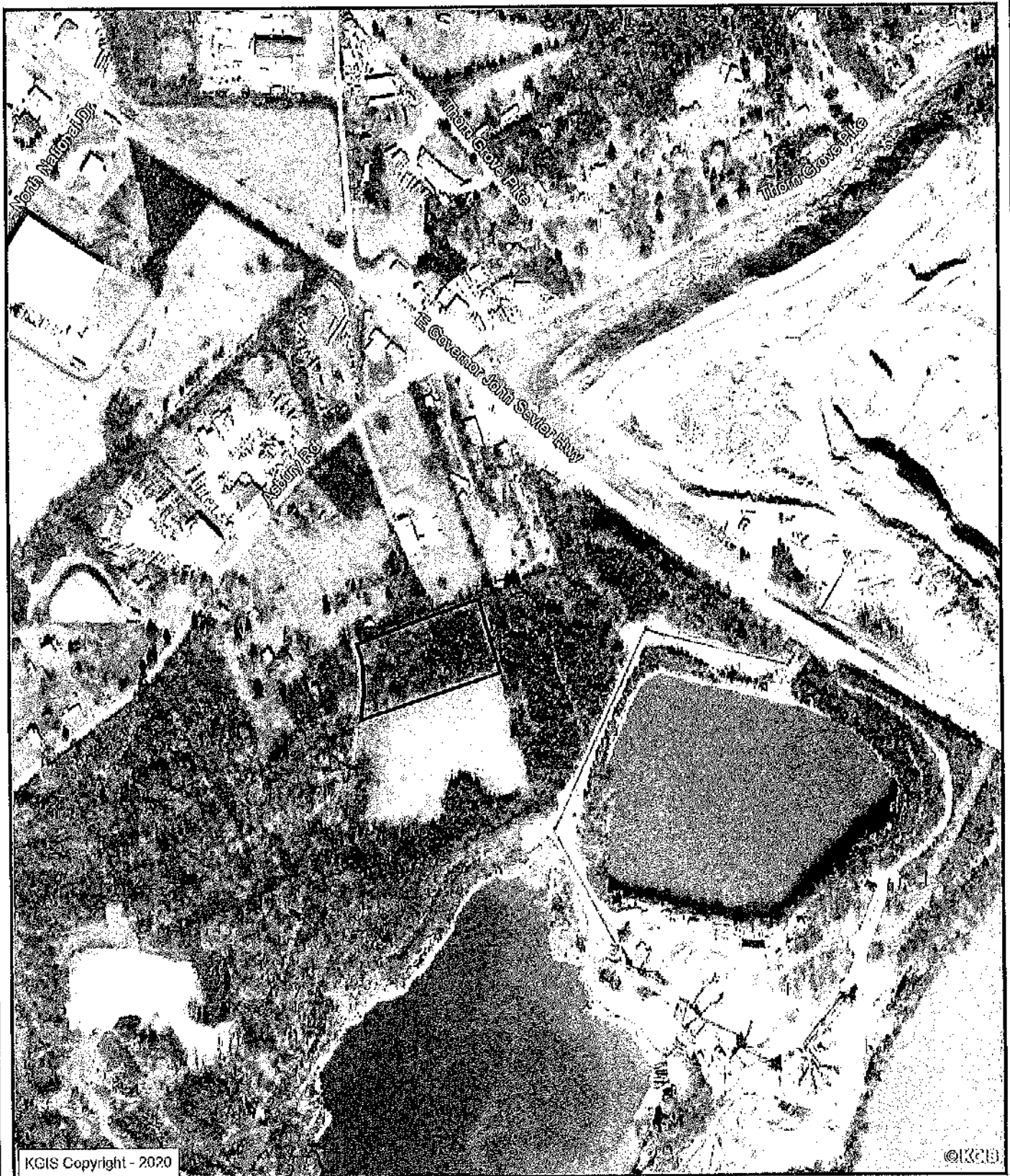
Middle: CARTER MIDDLE

High: CARTER HIGH

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

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BWI

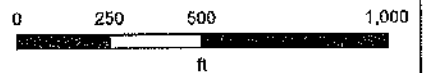
3114 Vaughn Ln, 111-014

3 Acres

Knoxville - Knox County - KUB Geographic Information System

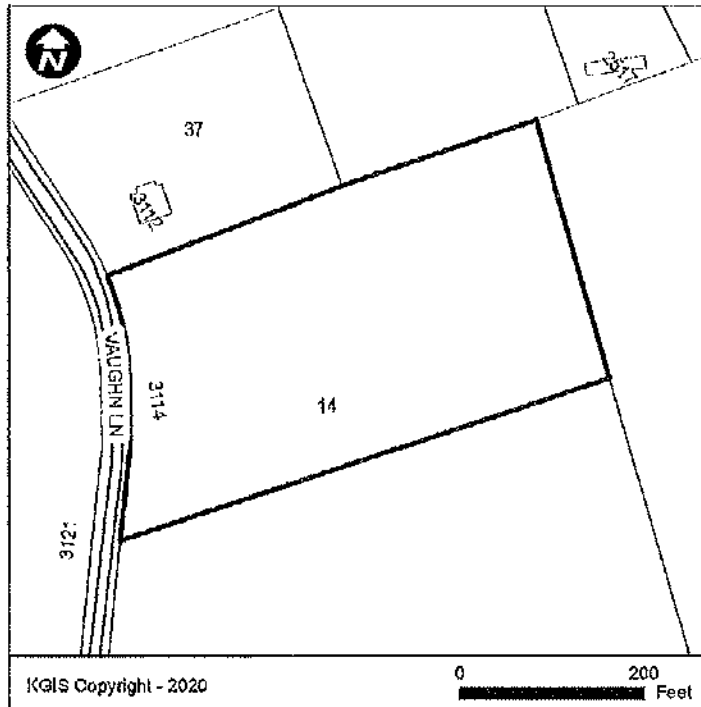


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Parcel 111 014 - Property Map and Details Report



Property Information

Parcel ID:	111 014
Location Address:	3114 VAUGHN LN
CLT Map:	111
Insert:	
Group:	
Condo Letter:	
Parcel:	14
Parcel Type:	
District:	S8
Ward:	
City Block:	
Subdivision:	FD
Rec. Acreage:	3
Calc. Acreage:	0
Recorded Plat:	-
Recorded Deed:	20100601 - 0074591
Deed Type:	Deed:Special Wa
Deed Date:	6/1/2010

Address Information

Site Address:	3114 VAUGHN LN KNOXVILLE - 37914
Address Type:	DWELLING, SINGLE-FAMILY
Site Name:	

Owner Information

AGGREGATES USA LLC
PO BOX 15005
KNOXVILLE, TN 37901

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:	77
Voting Location:	Asbury United Methodist Church 2822 ASBURY RD
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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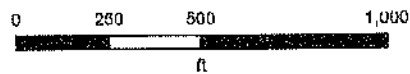
KGIS

BWI
3204 Vaughn Ln, 111-012
4.9 Acres

Knoxville - Knox County - KUB Geographic Information System

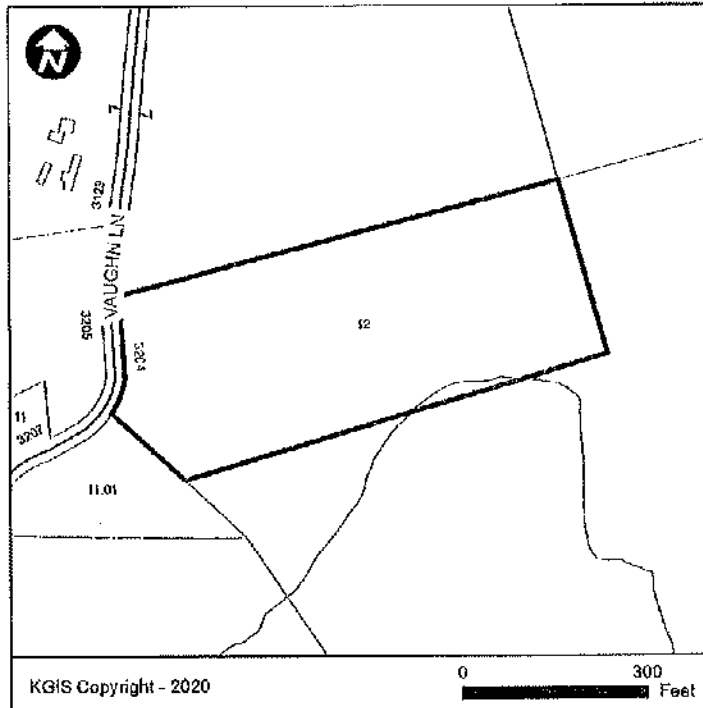


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Parcel 111 012 - Property Map and Details Report



Property Information

Parcel ID:	111 012
Location Address:	3204 VAUGHN LN
CLI Map:	111
Insert:	
Group:	
Condo Letter:	
Parcel:	12
Parcel Type:	
District:	S8
Ward:	
City Block:	
Subdivision:	FD
Rec. Acreage:	4.9
Calc. Acreage:	0
Recorded Plat:	-
Recorded Deed:	20100601 - 0074591
Deed Type:	Deed:Special Wa
Deed Date:	6/1/2010

Address Information

Site Address:	3204 VAUGHN LN KNOXVILLE - 37914
Address Type:	DWELLING, SINGLE-FAMILY
Site Name:	

Owner Information

AGGREGATES USA LLC
PO BOX 15005
KNOXVILLE, TN 37901

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:	77
Voting Location:	Asbury United Methodist Church 2822 ASBURY RD
TN State House:	19 Dave Wright
TN State Senate:	6 Becky Duncan Massey
County Commission:	8 Richle 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.

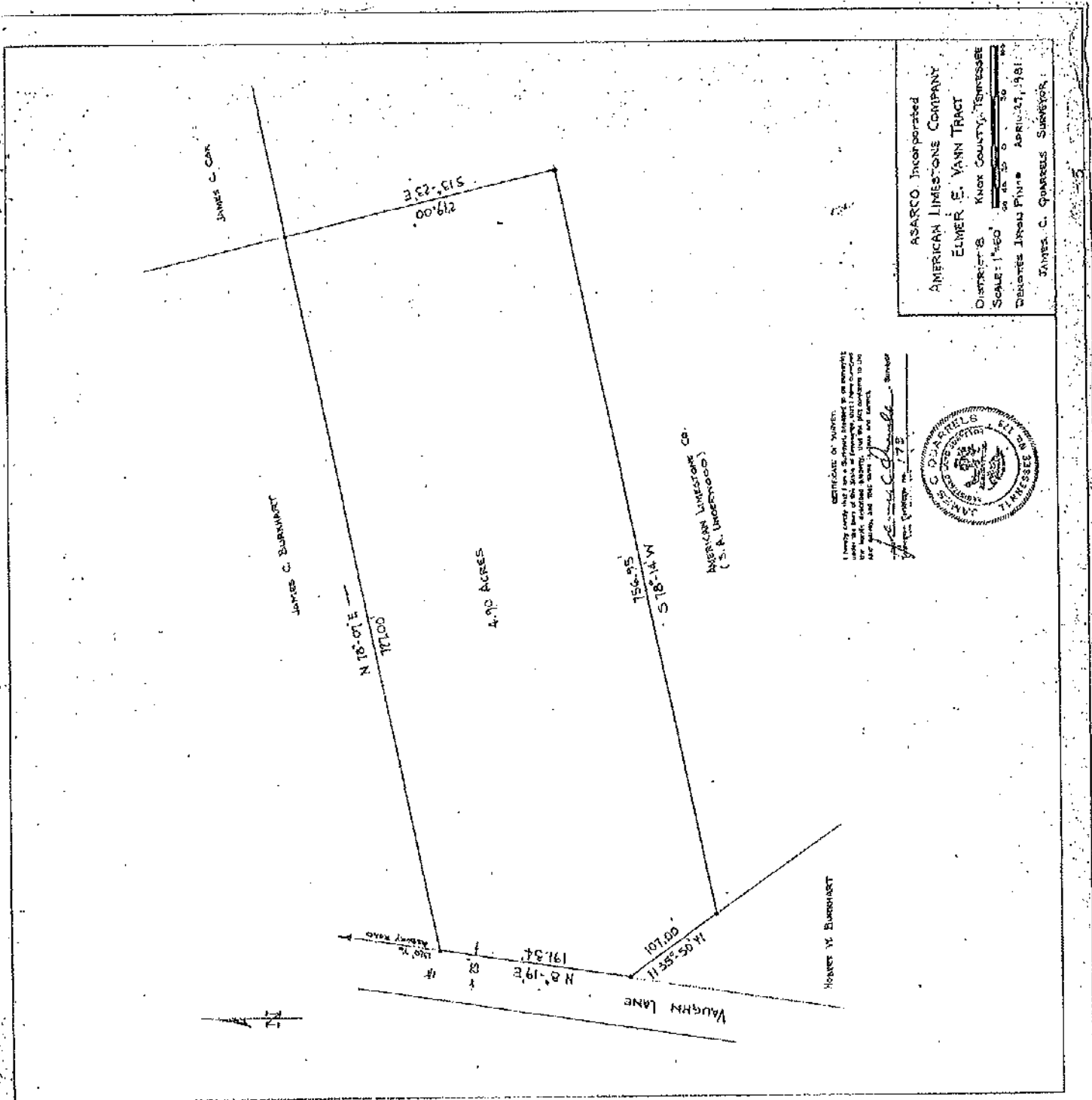
School Zones

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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CERTIFICATE OF SURVEY
I hereby certify that I am a Licensed Surveyor in the State of Tennessee and that I am duly qualified to perform the duties of a Surveyor. I have personally surveyed the above described land and the same is correctly and truly shown on this map and plan, and that same is true and correct.



ASARCO, Incorporated
AMERICAN LIMESTONE COMPANY
ELMER E. VANN TRACT
DISTRICT 18 KNOX COUNTY, TENNESSEE
SCALE: 1"=60' 0" 10' 20' 30' 40' 50' 60'
DEPOSED IRON PINN APRIL 27, 1981
JAMES C. QUARRELS SURVEYOR



BWI

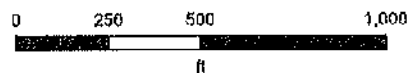
3205 Vaughn Ln, 111-002

15.39 Acres

Knoxville - Knox County - KUB Geographic Information System

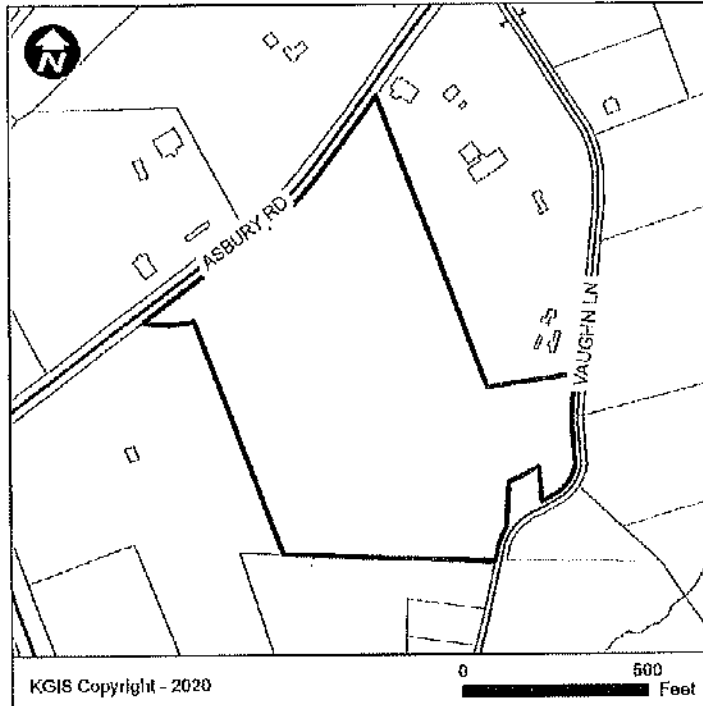


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Parcel 111 002 - Property Map and Details Report



Property Information

Parcel ID:	111 002
Location Address:	3205 VAUGHN LN
CLI Map:	111
Insert:	
Group:	
Condo Letter:	
Parcel:	2
Parcel Type:	
District:	S8
Ward:	
City Block:	
Subdivision:	FD
Rec. Acreage:	0
Calc. Acreage:	16
Recorded Plat:	-
Recorded Deed:	20100601 - 0074591
Deed Type:	Deed:Special Wa
Deed Date:	6/1/2010

Address Information

Site Address:	3205 VAUGHN LN KNOXVILLE - 37914
Address Type:	DWELLING, SINGLE-FAMILY
Site Name:	

Owner Information

AGGREGATES USA LLC
PO BOX 15005
KNOXVILLE, TN 37901

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:	77
Voting Location:	Asbury United Methodist Church 2822 ASBURY RD
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.

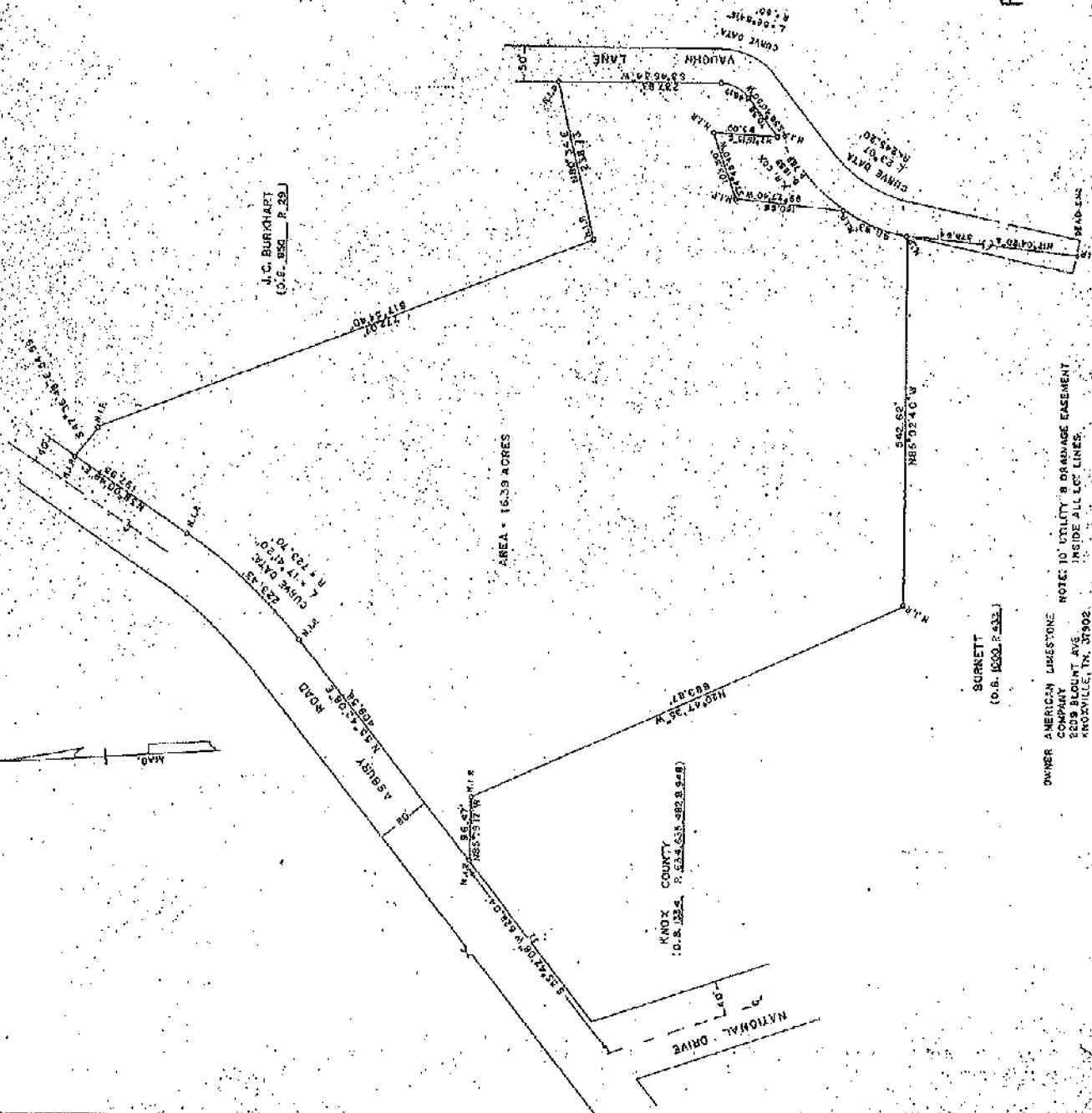
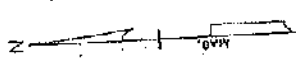
School Zones

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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J.C. BURKHART
(O.B. 856 P. 25)

Continuation of Original Survey of Section 16, Township 10 North, Range 10 East, 1st Meridian, Knox County, Tennessee, showing and the area of frontage of the said section on the line of the said section.

JOHN W. ... 0610558
JAMES C. QUINN ...
JAMES C. QUINN ...
JAMES C. QUINN ...
JAMES C. QUINN ...
JAMES C. QUINN ...



AMERICAN LIMESTONE COMPANY, INC.

THE
ROBERT M. BURKHART PROPERTY

DISTRICT 8
KNOX COUNTY, TENN.
OCT. 10, 1994
GRAPHIC SCALE

BURNETT
(O.B. 1000 P. 433)

OWNER AMERICAN LIMESTONE COMPANY
2008 BLOUNT AVE.
KNOXVILLE, TN 37902
TEL: 773-4501

KNOX COUNTY
(O.B. 1234 P. 534-535-536-537-538-539-540)



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BWI

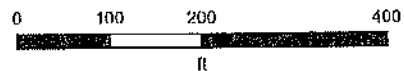
3207 Vaughn Ln 111-011

Approx. 0.17 acres

Knoxville - Knox County - KUB Geographic Information System

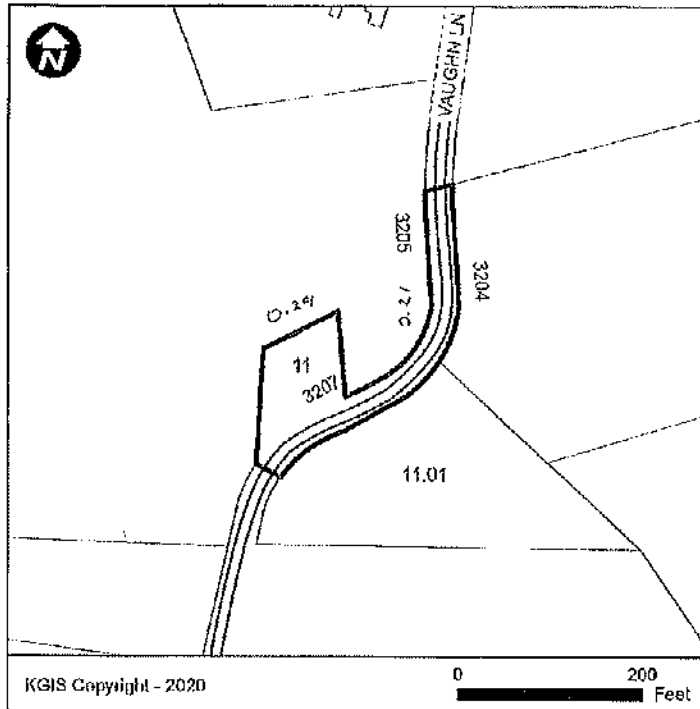


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Parcel 111 011 - Property Map and Details Report



Property Information

Parcel ID:	111 011
Location Address:	3207 VAUGHN LN
CLT Map:	111
Insert:	
Group:	
Condo Letter:	
Parcel:	11
Parcel Type:	
District:	S8
Ward:	
City Block:	
Subdivision:	FD
Rec. Acreage:	0
Calc. Acreage:	0
Recorded Plat:	-
Recorded Deed:	20100601 - 0074591
Deed Type:	Deed:Special Wa
Deed Date:	6/1/2010

Address Information

Site Address:	3207 VAUGHN LN KNOXVILLE - 37914
Address Type:	DWELLING, SINGLE-FAMILY
Site Name:	

Owner Information

AGGREGATES USA LLC
PO BOX 15005
KNOXVILLE, TN 37901

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:	77
Voting Location:	Asbury United Methodist Church 2822 ASBURY RD
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.

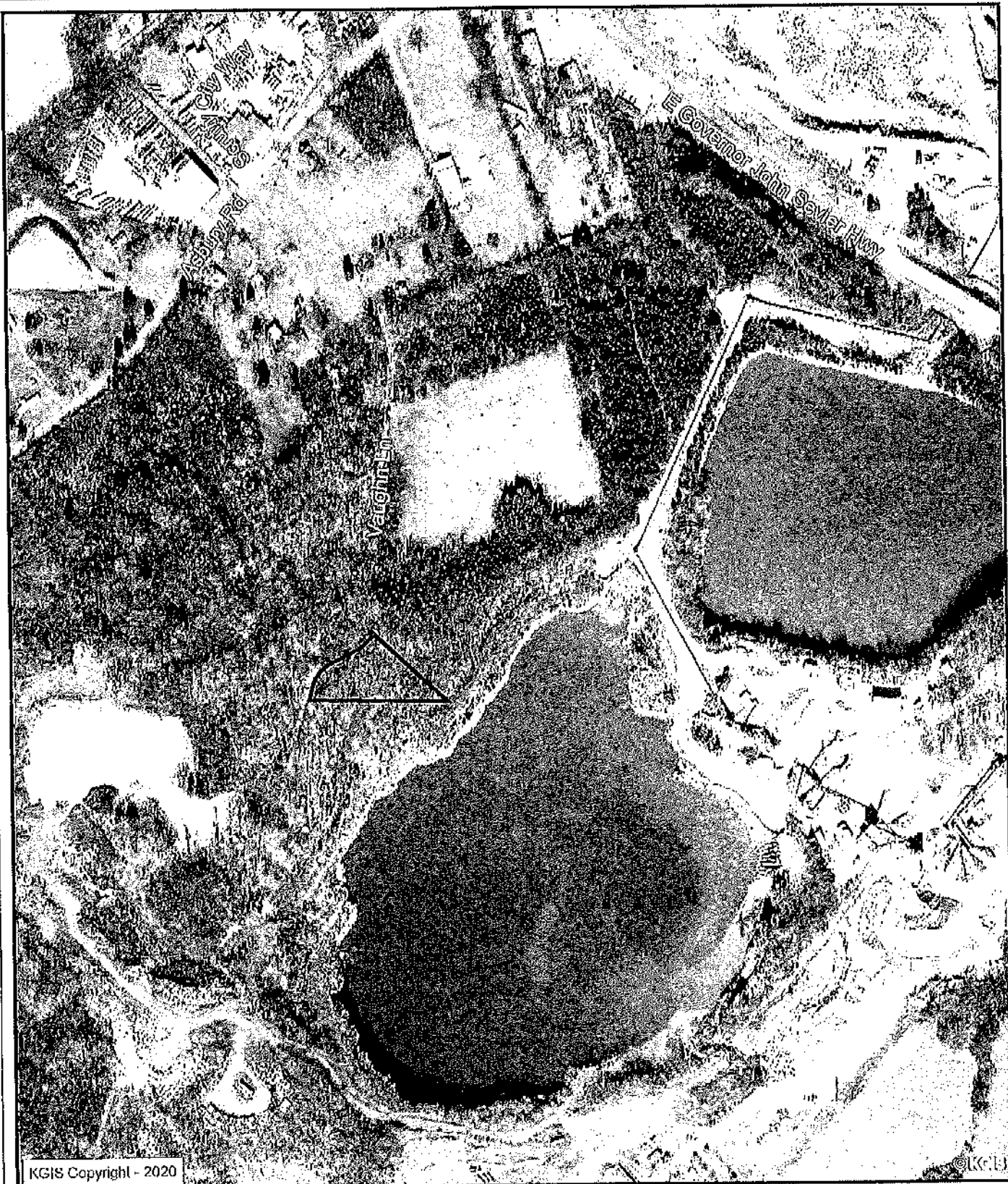
School Zones

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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BWI

0 Vaughn Ln, 111-011.01
0.932 acres

Knoxville - Knox County - KUB Geographic Information System

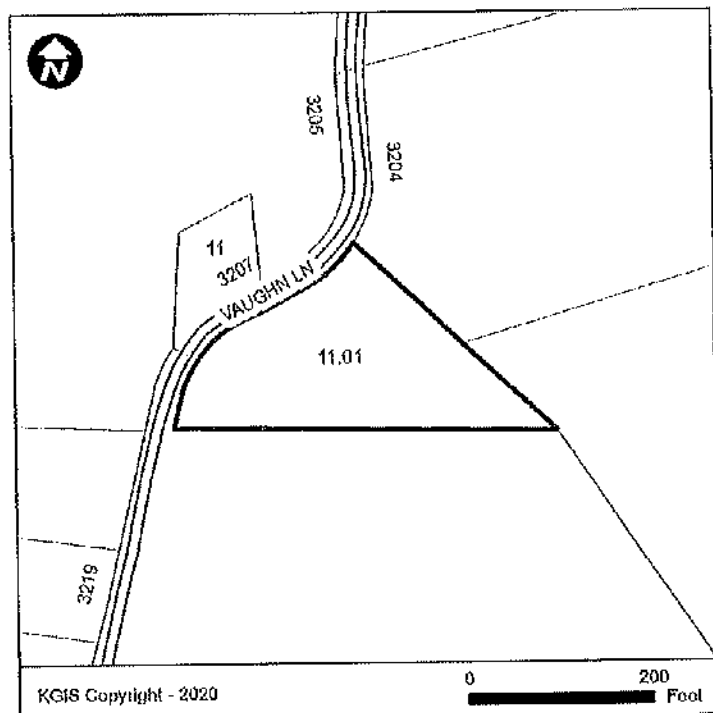


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0 200 400 800
ft

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Parcel 111 01101 - Property Map and Details Report



Property Information

Parcel ID:	111 01101
Location Address:	0 VAUGHN LN
CLT Map:	111
Insert:	
Group:	
Condo Letter:	
Parcel:	11.01
Parcel Type:	
District:	S8
Ward:	
City Block:	
Subdivision:	FD
Rec. Acreage:	0
Calc. Acreage:	0
Recorded Plat:	-
Recorded Deed:	20100601 - 0074591
Deed Type:	Deed:Special Wa
Deed Date:	6/1/2010

Address Information

Site Address: 0 VAUGHN LN
KNOXVILLE - 37914

Address Type: UNUSED LAND

Site Name:

Owner Information

AGGREGATES USA LLC
PO BOX 15005
KNOXVILLE, TN 37901

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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.

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Voting Precinct: 77

Voting Location: Asbury United Methodist Church
2822 ASBURY RD

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

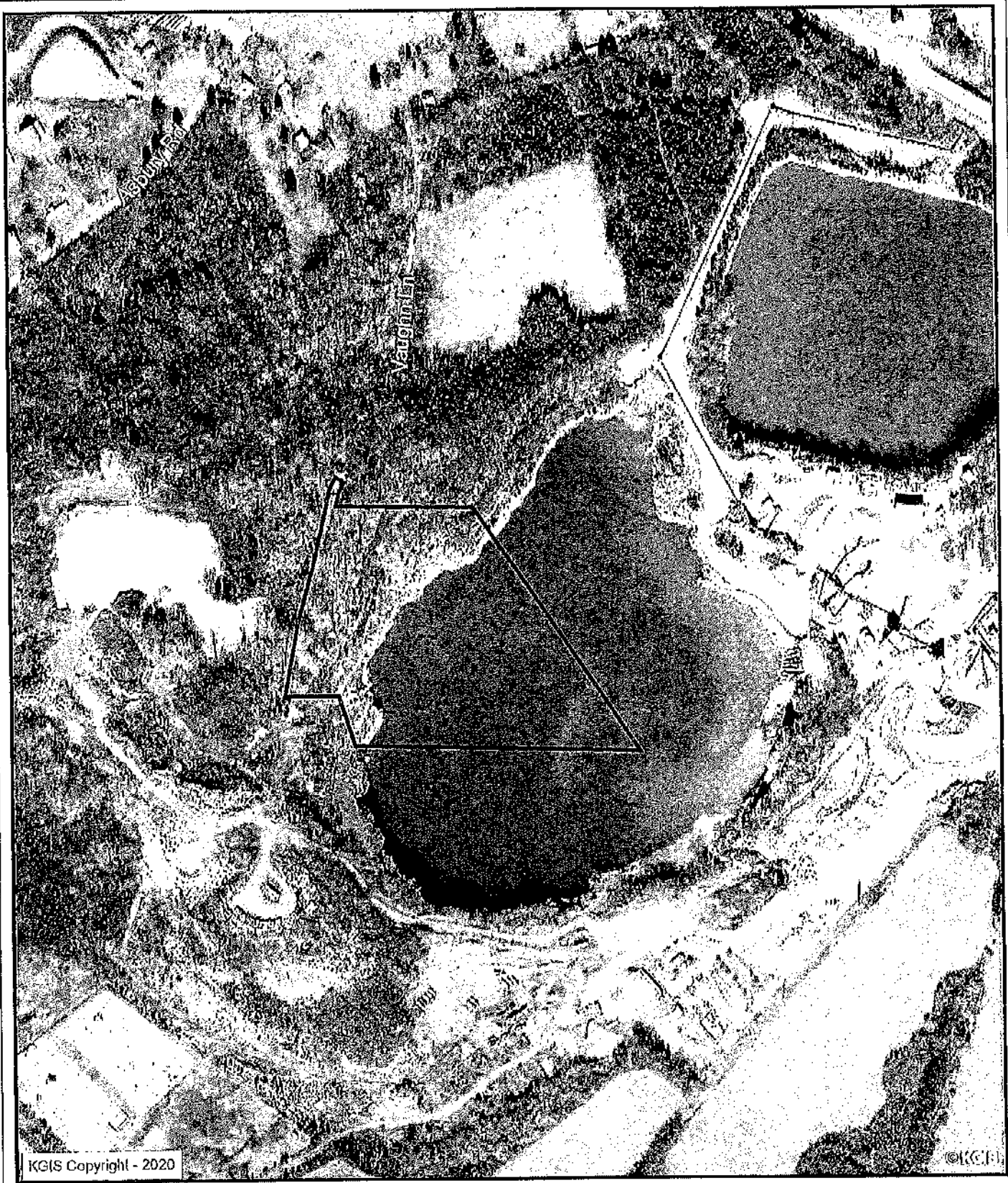
Middle: CARTER MIDDLE

High: CARTER HIGH

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

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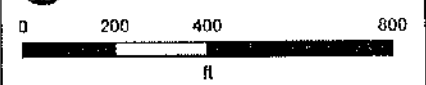
©KGIS

BWI
3220 Vaughn Ln 111-010
12.38 acres

Knoxville - Knox County - KUB Geographic Information System

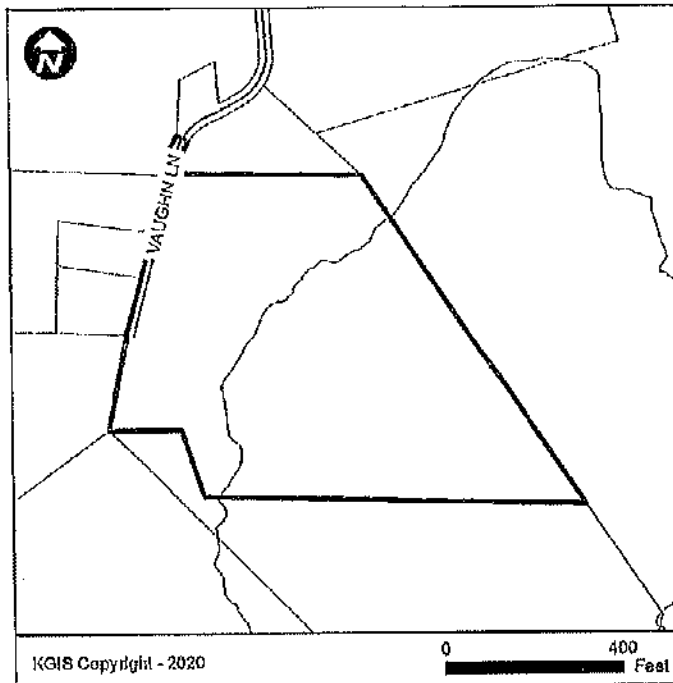


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Parcel 111 010 - Property Map and Details Report



Property Information

Parcel ID:	111 010
Location Address:	3220 VAUGHN LN
CLT Map:	111
Insert:	
Group:	
Condo Letter:	
Parcel:	10
Parcel Type:	
District:	S8
Ward:	
City Block:	
Subdivision:	FD
Rec. Acreage:	0
Calc. Acreage:	12.38
Recorded Plat:	-
Recorded Deed:	20100601 - 0074591
Deed Type:	Deed:Special Wa
Deed Date:	6/1/2010

Address Information

Site Address:	3220 VAUGHN LN KNOXVILLE - 37914
Address Type:	UNUSED LAND
Site Name:	Vacant

Owner Information

AGGREGATES USA LLC
PO BOX 15005
KNOXVILLE, TN 37901

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:	77
Voting Location:	Asbury United Methodist Church 2822 ASBURY RD
TN State House:	19 Dave Wright
TN State Senate:	6 Becky Duncan Massey
County Commission:	8 Richle Beejer
(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.

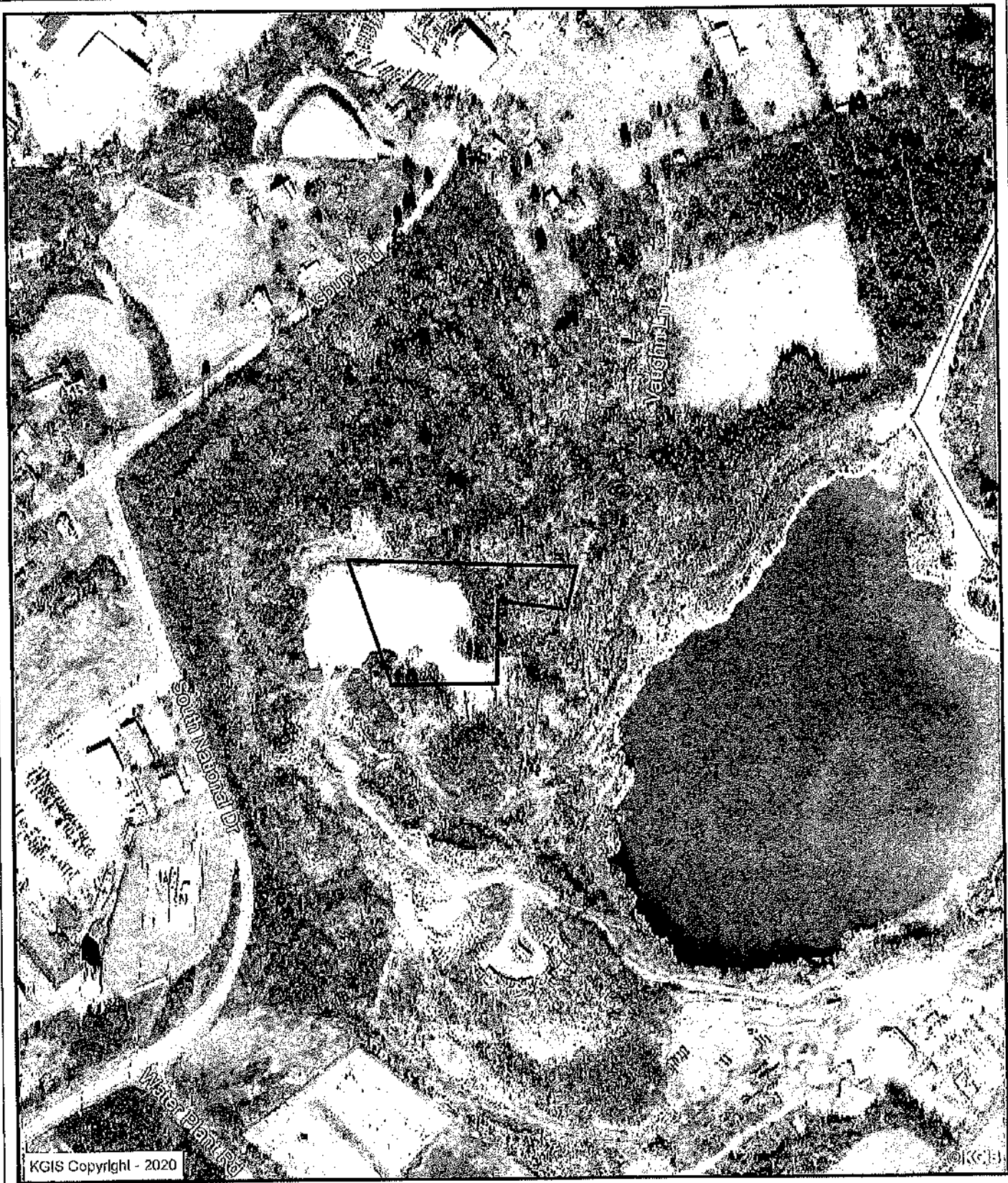
School Zones

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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BWI

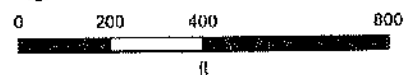
0 Vaughn Ln, 111-004

3.84 Acres

Knoxville - Knox County - KUB Geographic Information System

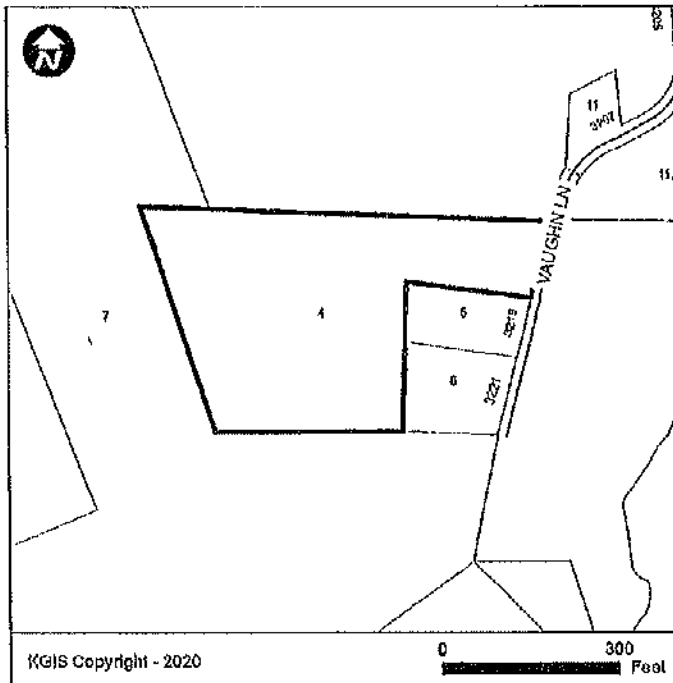


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Parcel 111 004 - Property Map and Details Report



Property Information

Parcel ID:	111 004
Location Address:	0 VAUGHN LN
CLT Map:	111
Insert:	
Group:	
Condo Letter:	
Parcel:	4
Parcel Type:	
District:	S8
Ward:	
City Block:	
Subdivision:	FD
Rec. Acreage:	3.84
Calc. Acreage:	0
Recorded Plat:	-
Recorded Deed:	20100601 - 0074591
Deed Type:	Deed:Special Wa
Deed Date:	6/1/2010

Address Information

Site Address: 0 VAUGHN LN
KNOXVILLE - 37914

Address Type: UNUSED LAND

Site Name:

Owner Information

AGGREGATES USA LLC
PO BOX 15005
KNOXVILLE, TN 37901

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: 77

Voting Location: Asbury United Methodist Church
2822 ASBURY RD

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) 215-2400 if you have questions.

School Zones

Elementary: SUNNYVIEW PRIMARY

Intermediate: CHILHOWEE INTERMEDIATE

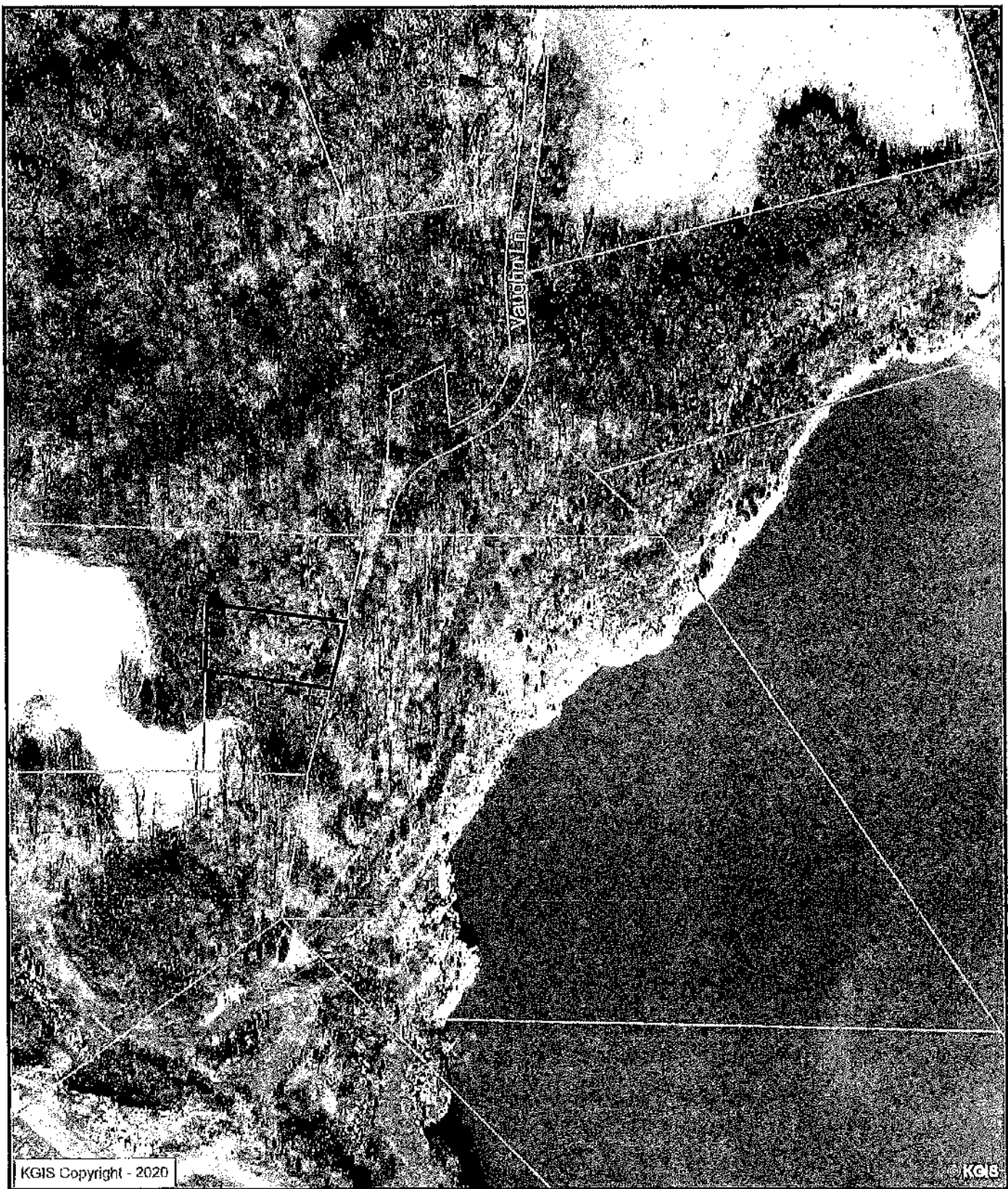
Middle: CARTER MIDDLE

High: CARTER HIGH

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

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BWI

3219 Vaughn Ln, 111-005

Approx 0.44 Acres

Knoxville - Knox County - KUB Geographic Information System

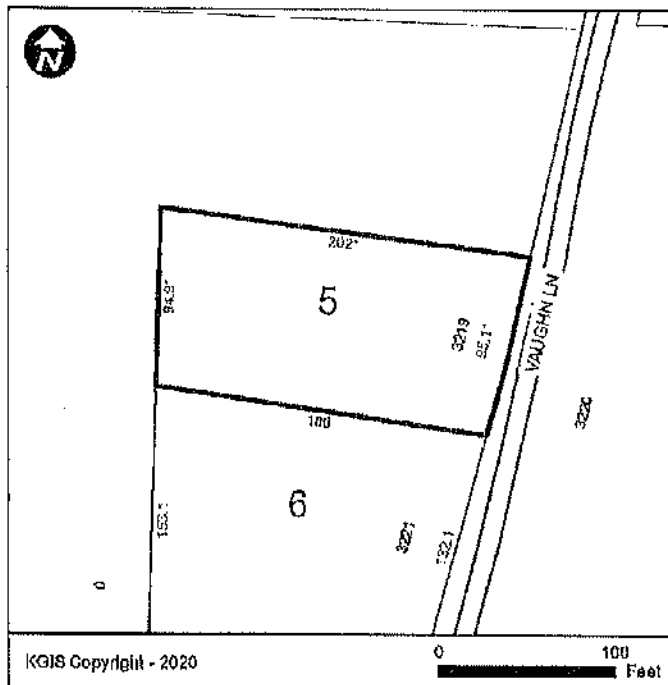


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0 100 200 400
ft

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Parcel 111 005 - Property Map and Details Report



Property Information

Parcel ID:	111 005
Location Address:	3219 VAUGHN LN
CLT Map:	111
Insert:	
Group:	
Condo Letter:	
Parcel:	5
Parcel Type:	
District:	S8
Ward:	
City Block:	
Subdivision:	FD
Rec. Acreage:	0
Calc. Acreage:	0
Recorded Plat:	-
Recorded Deed:	20100601 - 0074591
Deed Type:	Deed:Special Wa
Deed Date:	6/1/2010

Address Information

Site Address: 3219 VAUGHN LN
KNOXVILLE - 37914

Address Type: UNUSED LAND

Site Name:

Owner Information

AGGREGATES USA LLC
PO BOX 15005
KNOXVILLE, TN 37901

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: 77

Voting Location: Asbury United Methodist Church
2622 ASBURY RD

TN State House: 19 Dave Wright

TN State Senate: 6 Becky Duncan Massey

County Commission: 8 Richie Bealer
(at large seat 10) Larsen Jay
(at large seat 11) Justin Blyss

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

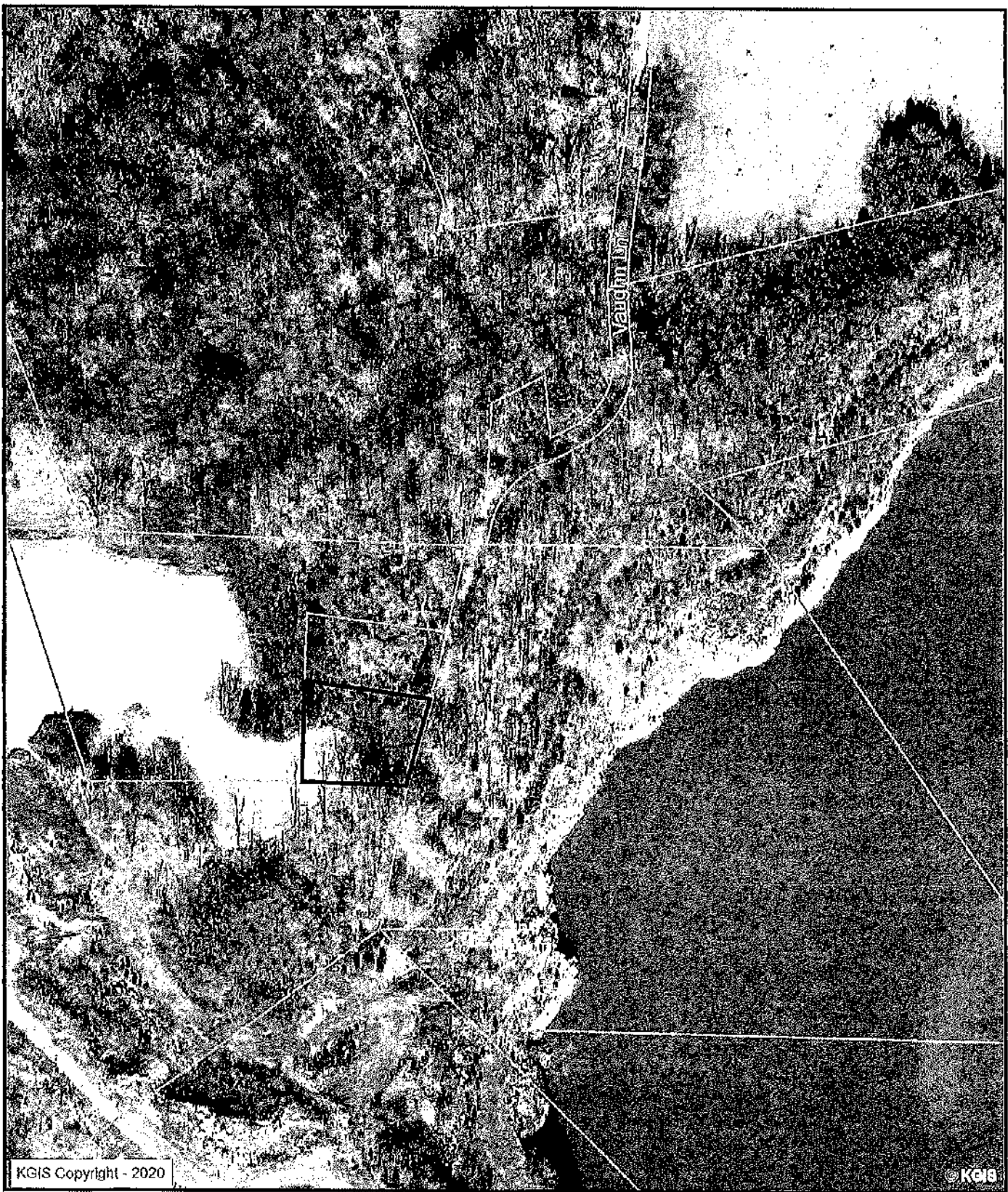
Middle: CARTER MIDDLE

High: CARTER HIGH

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

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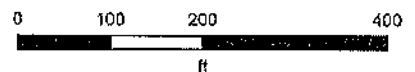
3221 Vaughn Ln, 111-006

Approx 0.58 Acres

Knoxville - Knox County - KUB Geographic Information System

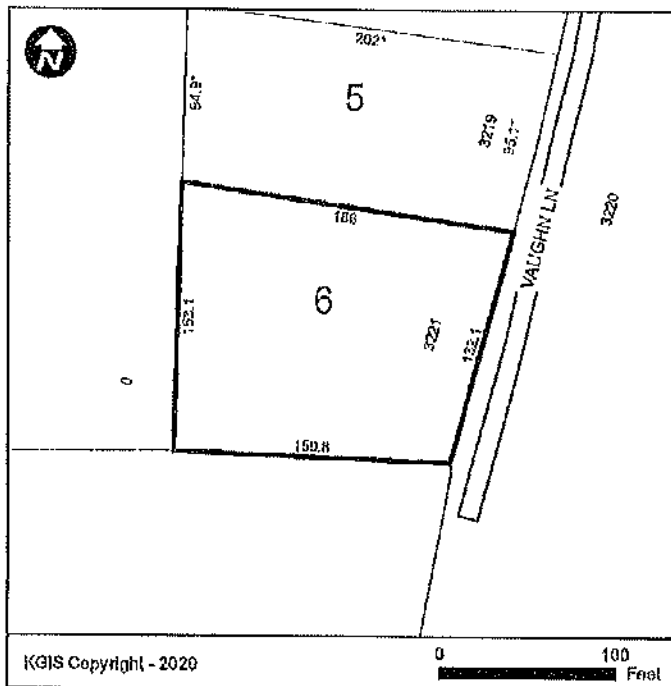


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Parcel 111 006 - Property Map and Details Report



Property Information

Parcel ID: 111 006
 Location Address: 3221 VAUGHN LN
 CLT Map: 111
 Insert:
 Group:
 Condo Letter:
 Parcel: 6
 Parcel Type:
 District: S8
 Ward:
 City Block:
 Subdivision: FD
 Rec. Acreage: 0
 Calc. Acreage: 0
 Recorded Plat: -
 Recorded Deed: 20100601 - 0074591
 Deed Type: Deed:Special Wa
 Deed Date: 6/1/2010

Address Information

Site Address: 3221 VAUGHN LN
 KNOXVILLE - 37914
 Address Type: UNUSED LAND
 Site Name:

Owner Information

AGGREGATES USA LLC
 PO BOX 15005
 KNOXVILLE, TN 37901

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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: 77
 Voting Location: Asbury United Methodist Church
 2822 ASBURY RD
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 TN State Senate: 6 Becky Duncan Massey
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 (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) 215-2400 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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