



DEVELOPMENT PLAN REPORT

▶ **FILE #:** 9-E-22-DP

AGENDA ITEM #: 27

AGENDA DATE: 9/8/2022

▶ **APPLICANT:** BLUE WATER INDUSTRIES, LLC
OWNER(S): Blue Water Industries (FKA Aggregates USA (Midway) LLC)

TAX ID NUMBER: 43 020.01 [View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 0 MASCOT RD

▶ **LOCATION:** North side of Mascot Road, west side of Immel Mine Road

▶ **APPX. SIZE OF TRACT:** 49.12 acres

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Mascot Road, a local road with a 32-ft pavement width within 50-70 ft of right-of-way.

UTILITIES: Water Source: Northeast Knox Utility District

Sewer Source: Knoxville Utilities Board

WATERSHED: Holston and French Broad

▶ **ZONING:** I (Industrial)

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

▶ **PROPOSED USE:** Expansion of existing surface mine Plan of Operations

HISTORY OF ZONING: The property has been zoned Industrial since at least the 1950's according to historic zoning maps.

SURROUNDING LAND USE AND ZONING:
North: Mining -- I (Industrial)
South: Vacant land -- I (Industrial)
East: Vacant land -- I (Industrial)
West: Mining -- I (Industrial)

NEIGHBORHOOD CONTEXT: This property in Mascot, is east of the Eastbridge industrial park. There are active mining operations to the north and southwest.

STAFF RECOMMENDATION:

▶ **Approve the request to expand the existing surface mining and mineral extraction operation as described in the Mining Plan of Operations (Amendment I) for BWI Midway Quarry, subject to 8 conditions.**

1. Providing the proposed 15-ft wide Type 'A' landscape screen along the Mascot Road frontage. The landscaping can consist of existing vegetation and new plantings, but the combination of vegetation must meet the intent of the Type 'A' landscape screen.
2. Meeting all other applicable requirements of the Knox County Zoning Ordinance, including but not limited to

all requirements set forth in Section 4.10, "Supplemental Regulations Applying to a Specific, to Several, or to All Zones", and Section 4.50, "Standards for Mining and Mineral Extraction, of the Knox County Zoning Ordinance.

3. Meeting all requirements of the Knox County Health Department.
4. Meeting all requirements of the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements and obtaining all required permits dealing with water and air quality from the appropriate governmental agency.
6. Access to the subject site shall be through the existing approved and permitted parcel located to the west via the tunnel under Mascot Road, the existing gravel entranceway on the west parcel from Mascot Road, and the existing access point to the parcel from Immel Mine Road.
7. Posting of the required bond with Knox County or the State of Tennessee.
8. Approval of this Mining Plan of Operations (Amendment I) for BWI Midway Quarry application by Knox County Commission.

COMMENTS:

This proposal is to expand the existing Blue Water Industries (BWI) Midway quarry operation by approximately 49 acres, bring the total acreage of the quarry to approximately 350 acres. The proposed use for the expansion site is for placement of overburden. It is not proposed for mineral extraction. A 15' Type 'A' landscape screen will be provided along the Mascot Road frontage. The landscape screen will be made up of existing vegetation and new plantings. There is a 100' KUB powerline easement between the area where overburden will be placed on the site and Mascot Road, so the fill on the site will be setback from the road frontage.

The exact height (final elevation) of the overburden on the site is unknown at this time but it could be up to approximately the 1120-ft elevation, which is 141 feet higher than the highest point on this parcel. This is equivalent to adding the Sterchi Lofts building on Gay Street to the highest point on this parcel. The overburden storage area "will be seeded as appropriate to retard erosion and provide good visual appearance." A similar practice has been utilized on other sites that BWI operate.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

I (Industrial):

- a) The I (Industrial) zone is intended to provide 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.
- b) Mining facilities must meet the performance standards of Section 4.10 of the Knox County Zoning Ordinance which establishes regulations and standards for the installation and operation of commercial and industrial uses based on consideration of the objectionable characteristics of such uses and the districts in which they are permitted. Further, this subsection prescribes the procedures and methods of measurement of industrial characteristics subject to the performance standards.
- c) Mining facilities must meet the standards for mining and mineral extraction standards of Section 4.50 of the Knox County Zoning Ordinance. These standards are established because mineral extraction may involve differing processes and may seriously affect mined parcels and surrounding properties.
- d) This proposal meets the standards of the I (Industrial) zone and the supplemental regulations for mining and mineral extraction.

2) GENERAL PLAN - DEVELOPMENT POLICIES

- a) Discourage environmental nuisances in the vicinity of residential development, including rundown commercial development, noxious industrial uses, railroad tracks, noise and fumes from heavy traffic volumes, large storage tanks of gas, oil and other flammable materials, smoke, noise, offensive odors, vibrations, dust, or glare from nearby or distant uses. (Policy 11.3) -- The portion of the quarry that will be actively mined has already been approved and is not being modified by this expansion. The property to the north of the subject site is another mining operation.

3) NORTHEAST COUNTY SECTOR PLAN

- a) The subject property is classified LI (Light Industrial). The LI land use allows consideration of the I (Industrial) zone, which allows mining operations as a "permitted use". The property has been zoned Industrial

since the 1950's. The current quarry operation opened in the late 1950's to early 1960's and an expansion to the north side of Mascot Road was approved in 1986.

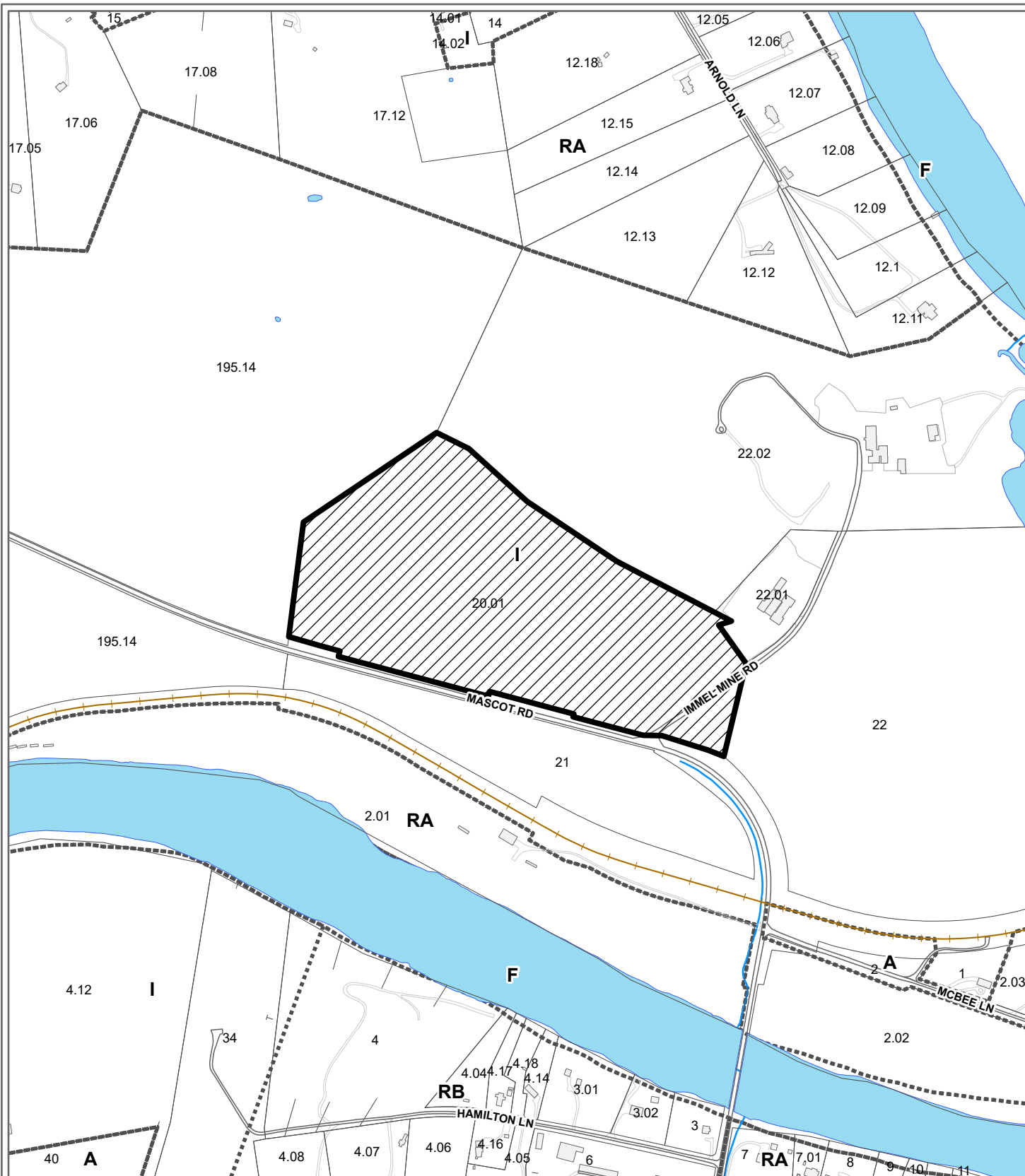
4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

a) The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knoxville-Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services. The proposed development meets the relevant standards of the Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: Not required.

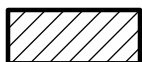
ESTIMATED STUDENT YIELD: Not applicable.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to the Court of Competent Jurisdiction. The date of the Court of Competent Jurisdiction hearing will depend on when the appeal application is filed.



**9-E-22-DP
DEVELOPMENT PLAN**

Petitioner: Blue Water Industries, LLC

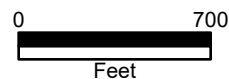


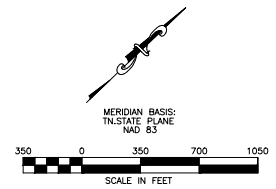
Expansion of existing surface mine Plan of Operations in I (Industrial)

Original Print Date: 8/15/2022
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Map No: 43
 Jurisdiction: County





- LEGEND**
- - - - - Permit Area (Area = 335 Acres)
 - Site Property Line (Area = 550 Acres)
 - Access Roads
 - BWI Stockpiles
 - Process Water Impoundments
 - Overburden Placement
 - Type A Landscape Screening (Minimum 15' in Width)
 - Site Berms (As Necessary)
 - Mining Areas

NOTES
 PARCEL ADDED PERMIT AREA WITH THIS APPLICATION MAP 43, PARCEL 20.01
 INDICATES PROPERTY LINES OF THE ABOVE NOTED PARCEL

9-E-22-DP
 Revised: 8/23/2022

SYMBOL LEGEND	
	POWER POLE
	LIGHT POLE
	SIGN
	TREE
	TREE LINES
	FENCES
	FLAGPOLE
	POST
	SPOT ELEVATION
	WATER LINES
	RAILROADS
	GUARDRAILS
	RIGHT-OF-WAY/ADJOINER PROPERTY LINE

GRIGGS & MALONEY INCORPORATED
 Engineering & Environmental Consulting
 P.O. BOX 2968, MURFREESBORO, TN 37133-2968
 (615) 895-8221 * FAX (615) 895-0632

SUBMITTALS AND REVISIONS			
DATE	BY	NO.	DESCRIPTION
8/18/22	LAF	1	REVISIONS PER MPC 8/16/22 COMMENTS

BLUE WATER INDUSTRIES
 BWI MIDWAY, LLC – QUARRY
 LAT. 36–03–49.4N AND LONG. 83–43–17.5W
 KNOX COUNTY, TENNESSEE

PLAN OF OPERATIONS MAP

PROJECT NO. 963–18	DATE: JULY 2022	DRAWN BY: DSM
		CHECKED BY: RWM
		APPROVED BY: RWM
	SCALE: AS NOTED	

THE NAME, CHARACTER, LOCATION, DATE, NUMBER, AND DESCRIPTION OF ANY CHANGES TO THIS PLAN OF OPERATIONS SHALL BE KEPT ON FILE AT THE PROJECT SITE.

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9-E-22-DP
7/25/2022

9509 Diggs Gap Road, Heiskell, TN 37754

865-512-7628

Fax 865-512-1492

Via Electronic Mail to applications@knoxplanning.org

July 25, 2022

Ms. Amy Brooks, Executive Director
Knoxville-Knox County Planning
City-County Building
400 Main Street, Suite 403
Knoxville, TN 37902

**Re: BWI ETN LLC, dba Blue Water Industries
BWV Midway, LLC - Quarry
Request for Amendment to Existing Plan of Operations**

Dear Director:

Blue Water Industries (BWI) is submitting this application to amend the currently approved Plan of Operations (PO) for the Midway Quarry. BWI desires to add Parcel 043-020.01 to the Midway Quarry approved PO. Maps and forms for the application are attached.

If you have any questions concerning this correspondence, please contact me at 865-255-4349 or whillis@bluewaterindustries.com.

Sincerely,

Walt Hillis

Walt Hillis
Environmental Manager

Attachments



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

MINING PLAN OF OPERATIONS
(Amendment I)

BWI Midway Quarry

9600 Mascot Road
Mascot, TN 37806

Date: July 25, 2022

9-E-22-DP
Revised: 8/23/2022



Mining Plan of Operations (Amendment I) Application
Midway Quarry Date July 25, 2022

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Mining Plan of Operations (Amendment I) Application
Midway Quarry July 25, 2022

Purpose for Application is to Amend the Currently Approved Plan of Operations

Add Parcel 043-020.01 acquired in 2009 by Aggregates USA, LLC (predecessor) to Blue Water Industries, LLC to the Midway Quarry Plan of Operations previously approved by Knox County in 1986. The portion of the parcel located west/northwest of Immel Mine Road (area proposed for overburden storage and related activities) is currently permitted in the Individual National Pollutant Discharge Elimination System (NPDES) Permit TN0031089 for the Midway Quarry issued by the Tennessee Department Environment & Conservation-Division of Mineral & Geologic Resources-Mining Section for overburden storage and related activities.

Company Information

Blue Water Industries (BWI) has a principal address of 200 West Forsyth Street, Suite 200, Jacksonville, Florida 32202 with its BWI ETN LLC dba Blue Water Industries Administrative Office located at 9509 Diggs Gap Road, Heiskell, Knox County, Tennessee 37754. BWI owns and operates stone quarries, sand mines, and sales yards in Tennessee, Virginia, Alabama, North Carolina, South Carolina, and Florida. In Knox County, BWI owns and operates the Forks of The River Quarry, I-75 Quarry (East & West), Midway Quarry, Coster Aggregates Sales Yard, and ETN Administrative Office. The BWI facilities in Knox County were historically owned by Aggregates USA LLC (AUSA), Rinker Materials Corporation (RMC), and American Limestone Company (ALC). BWI employees over 350 personnel with approximately 45 of them assigned to facilities in Knox County of which approximately 12 are specifically assigned to the Midway Quarry.

Quarry Industry

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

Crushed stone and sand also go into gravel roads/parking lots, base for roadways, rip rap for erosion control/stream bank stabilization, agricultural lime, chemical manufacture, cement making, concrete block, foundations, bedding for utility lines, filter media in water treatment plants, and fillers in paper, plastic, glass, and fiberglass.

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

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

Knox County

Knox County is steadily growing and one Sector experiencing this growth is the East County Area from Exit 398 on Interstate 40 at Strawberry Plains Pike up to and beyond Exit 402 at Midway Road with the Midway Business Park being located at Exit 402. Also, an area of growth that includes the Eastbridge Business Park is located between Highway 11W and Highway 11E. The Midway Quarry located at 9600 Mascot Road, Mascot, Tennessee is well positioned and has a current road system, which leads to being the most economical source of crushed stone in Knox County to provide materials for development in these areas. Other sources of stone that could possibly supply this area for development are in areas with less developed transportation infrastructure, closer to residential and/or downtown business development, or originate outside of the county. Crushed stone is sensitive to location, as price for the product increases with increasing distance from the source. This results in situations where it isn't uncommon for the transportation costs to exceed the value of the stone. Not having a high-quality source of stone close to the market results in an economic disadvantage for citizens, developers, and Knox County as a whole. Crushed stone operations are also restricted to where quality stone exists. While there are abundant rock outcroppings in Knox County, quantities of quality

stone in sufficient volume for quarrying in areas with well-developed transportation infrastructure that are beneficial to residential and business developments are uncommon. It was the presence of quality stone and minerals in this area that drew mining companies in as early as the mid-1850s to access the zinc ores with the limestone for construction aggregates being a byproduct of the process. With the growth of the county in this area it encouraged the predecessors to Blue Water Industries (ALC, RMC, and AUSA) to acquire, zone, and permit the properties that currently make up the BWI Midway Quarry to expand and grow the aggregates mining and processing operations.

Midway Quarry

(History)

ALC opened the Midway Quarry in the late 1950's to early 1960's. The quarry operated between Mascot Road and the Norfolk Southern Railway. Operations received approval from the Commission to advance operations to the north side of Mascot Road in 1986. The land proposed for addition to the Plan of Operations with this submittal (Parcel 043-020.01, 0 Mascot Road) was obtained from RCRS, LLC in 2009.

(Location)

The quarry's physical address is 9600 Mascot Road, Mascot, Tennessee 37806, and the approximate geographic center of the quarry site properties is latitude 35°03'-59" North and longitude 83°-43'-04" West. The currently permitted and approved properties at Midway were originally acquired by ALC, RMC, and AUSA stretching from the general vicinity of the intersection of Mine and Mascot Roads along the railway east toward Immel Mine Road and north/northwest back around to Clear Springs Road.

Present land zoning on Midway Quarry property is Industrial (I). To the north/northwest of the quarry is the Industrial zoned Eastbridge Business Park and the east is the Industrial zoned Nyrstar Immel Zinc Mine. There is some Low-Density Residential Zone (RA) north of but not adjacent to the parcel proposed for addition to the Plan and some RA across Mascot Road and the NS Railway to the south of but not adjacent to the parcel.

(Access)

No new ingress/egress points are proposed with this application. Access to the quarry property south of Mascot Road is via a paved two-way entrance located between Eastbridge Boulevard and Clear Springs Road. There is a paved and gated entrance to the old R/M Concrete Plant area directly across from Clear Springs Road, but this entrance isn't utilized unless the main entrance were to be shut down in some type of unusual event or emergency. Access to the existing approved and permitted property located north of Mascot Road is via a gravel gated entranceway. This entrance is only used as necessary by over the road vehicles. Access to this area by off-road mobile quarry equipment will be via a tunnel blasted through the rock under Mascot Road. This tunnel is currently in the first stages of installation working in conjunction with Knox County Engineering and the Federal Mine Safety and Health Administration (MSHA). Access to the parcel proposed for addition to the Plan will be through the existing approved and permitted parcel via the tunnel under Mascot Road or the existing gravel entranceway if necessary.

The further development of operations and use of existing facilities will not put any substantial additional traffic on main roads or residential streets, in conformance with Article 4, Supplementary Regulations, Section 2, 4.10.18.

(Geomorphology and Geology)

The topography of the area is low rolling hills. Geologically the area is underlain by limestone and dolostone or dolomite rock (is a sedimentary carbonate rock containing a high percentage of the mineral dolomite) of the Chickamauga and Knox Groups. The predominant outcropping rock type is the Lenoir Limestone; however, this formation forms only a thin veneer. Mosheim Limestone and Mascot Formation outcrops along the fringe of the property constitute the bulk of the rock to be quarried. The topographic map of the area shows a strong karst development. This is mainly associated with the Lenoir-Mosheim contact and to a lesser degree with the Mosheim-Mascot contact. The present quarry intercepts several small cavities, which conduct water to the quarry during rainy periods from the surrounding area. The outfall of other sinkholes isn't known with certainty but is presumed to ultimately be the Holston River, which flows by the site on the east and southeast border.

Environment, Health, & Safety,

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

(Air Quality)

The emission of pollutants to the air in Knox County is regulated by the Knox County Department Air Quality Management (KCDAQM). Permits to construct and operate crushed stone processing equipment are obtained from the Department. Currently BWI maintains Air Quality Operating Permit No. 21-0120 from the Department to operate processing equipment at the quarry. Sources of dust at a quarry tend to be crushers, screens, certain stockpiles, and roadways. Emissions from these sources can generally be controlled by the application of water using spray nozzles at selected sites, and partial to complete enclosure of selected equipment. Dust from roadways can best be suppressed by use of a water truck to keep roadways wet and clear of buildup. These activities are conducted in compliance with Knox County Ordinances Article 4, Section 1, 4.10.08.

(Water Quality)

Operation of a quarry in the State of Tennessee requires the possession of an NPDES Permit issued by the Tennessee Department of Environment and Conservation (TDEC). The Midway Quarry operates under NPDES Permit TN0031089. Sources of possible water pollutants at a quarry are generally from stormwater runoff, plant and equipment wash down water, pit pump-out, and plant process (stone wash water and dust suppression) water. Pollutants most likely to be found are suspended solids, oil, and grease, and low or high pH levels. These and any other pollutants of interest potentially present in water at mining sites in Tennessee are regulated by the TDEC, Division of Minerals & Geologic Resources - Surface Mining Section. The most common method of water pollution control is the construction of

sedimentation basins with controlled discharge points, water collection points and recycling through the process, best management practices, and diversion structures to prevent water from becoming affected by contact with quarry operations. All these techniques are used at the quarry. BWI maintains one (1) commingled process water/storm water outfall via NPDES Permit No. TN0031089. BWI also maintains Injection Well Permit UIC Number KNX0000064 issued by TDEC-Division of Water Resources for four (4) water injection points into karst topography and the old underground mine. These activities are conducted in compliance with Knox County Ordinances Article 4, Section 2, 4.50.02 B. (6.).

(Natural and Man-Made Waste Materials)

Natural wastes generated at a quarry site tend to come from two areas; dirt/low quality rock and vegetative debris associated with the removal of overburden during site preparation and product extraction. The overburden can be generally managed in three ways. First it can be sold as fill on construction projects. Second it can be used in berms on-site to shield the operation from the public. Last it can be stored on site in designated storage areas. The management of these materials on-site is regulated by TDEC-Division of Minerals & Geologic Resources - Surface Mining Section via the NPDES Permit No. TN0031089. Parcel 043-020.01 is currently permitted with TDEC for overburden storage and the purpose of this application is to add this parcel for this purpose to the Knox County Planning Commission and Board of Commissioners approved Plan of Operations.

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

(Aesthetics / Landscape Screening 4.10.11, Section B.1. Type "A" and Facility Berms)

As a general practice, when possible existing vegetation will be utilized on all properties at the quarry to maintain the required screening and replaced as necessary if dieback occurs. A minimum of a 15' wide Type "A" Landscape Screen will be maintained on the proposed new parcel. The existing natural screening will be maintained and supplemented as necessary to meet the landscape screening requirement along with the installation of an interior berm for visual, noise, and security purposes as appropriate. The overburden storage area will be seeded as appropriate to retard erosion and provide good visual appearance.

(Health & Safety)

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

(Drilling and Blasting)

Drilling and blasting are the only efficient way to obtain rock from this type of deposit for making crushed stone aggregates. BWI contracts with licensed drillers, blasters, and seismic monitoring professionals to perform and monitor these activities at the quarry. Drilling is conducted by compressed air or hydraulic percussion drills on a precisely laid out pattern. This pattern of holes is designed to maximize breakage of the rock and minimize the number of explosives used. The major type of explosives used in modern quarrying are ANFO, ANFO emulsions, or water gels. These explosives are brought to the site by a contractor, loaded into the holes following precise guidelines as to the number of explosives that can be used, and detonated by a licensed blaster. The blasting contractor and/or a separate seismic monitoring company monitor each blast and record readings from seismographs stationed near the quarry. BWI operates two other quarries in Knox County and complies with county, state, and federal performance standards related to these activities. The Tennessee State Fire Marshall's Office regulates such activities and periodically inspects the records for compliance that are required to be kept for three (3) years from the date the blast occurs. These activities are conducted in compliance with Tenn. Code Ann. Section 68-105-101, et seq., and with Knox County Ordinances Article 4, Section 1, 4.10.01, 4.10.03, and 4.10.07. To the extent there is any inconsistency in the state statutory standards and the Knox County standards, the state standards preempt the local standards. See Tenn. Code Ann. Section 68-105-110.

(Noise)

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

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

Summary

Blue Water Industries and its predecessors have operated quarries in Knox County, East and Middle Tennessee, Alabama, Florida, North/South Carolina, and Virginia for many years with the Midway Quarry being in operation for approximately sixty-five (65) years. There is a long-term market need for quality crushed stone provided by the quarry to meet the needs of the growing East Knox County sector as well as the Grainger and Jefferson County markets. The deposit of quality limestone located at the quarry can meet these needs well into the future.



Appendix A



Blue Water Industries, LLC

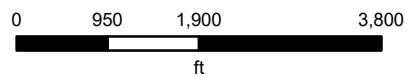
Parcel 043-020.01

Approximately 49 Acres

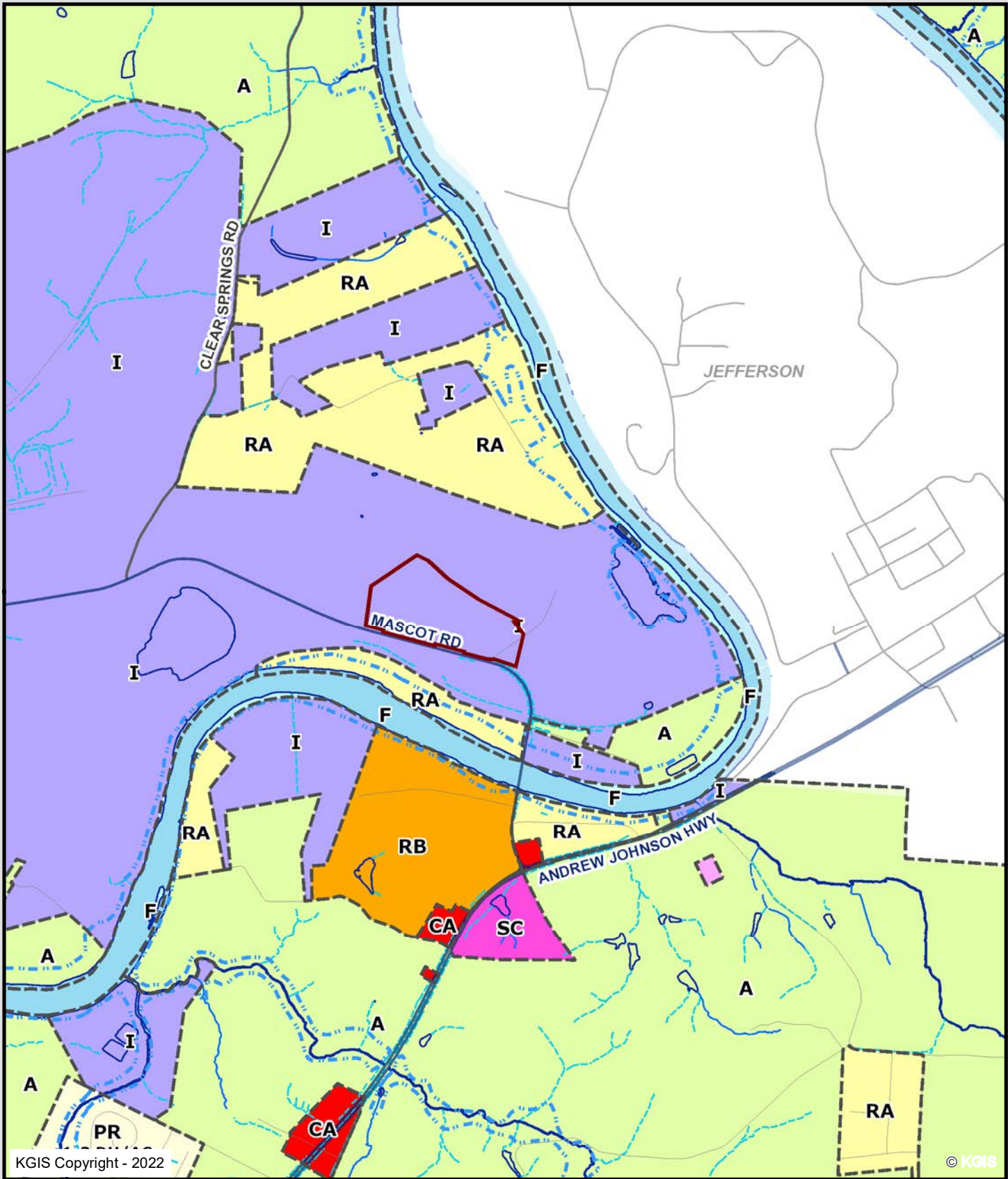
Knoxville - Knox County - KUB Geographic Information System



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Blue Water Industries, LLC

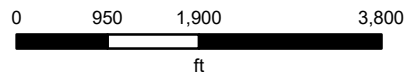
Parcel 043-020.01

Approximately 49 Acres

Knoxville - Knox County - KUB Geographic Information System



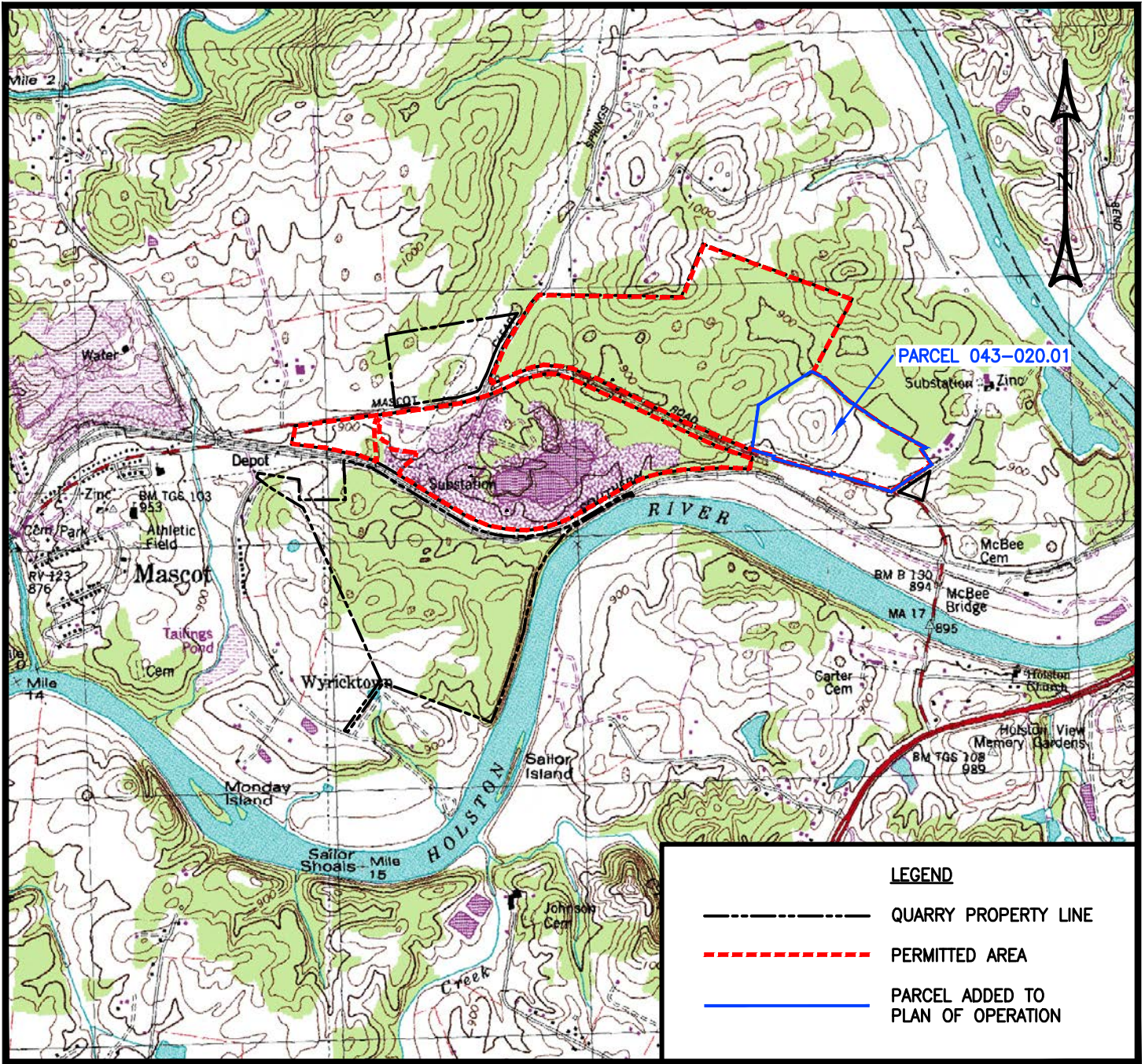
Printed: 7/22/2022 at 1:19:02 PM



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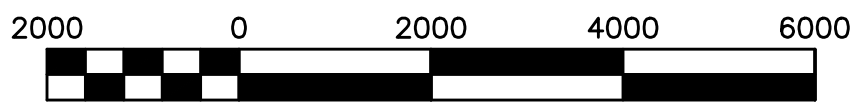


Appendix B



LEGEND

- QUARRY PROPERTY LINE
- - - - - PERMITTED AREA
- PARCEL ADDED TO PLAN OF OPERATION



SCALE: 1"=2000'

Taken from: U.S.G.S.
 7.5 Minute Series (Topographic)
 Mascot Quadrangle
 LAT. 36°-03'-49.4"N and LONG. 83°-43'-17.5"W



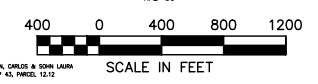
P.O. BOX 2968, MURFREESBORO, TN 37133-2968
 (615) 895-8221 * FAX (615) 895-0632

Location Map - Map 1

BWI Midway, LLC - Quarry
 Lat. 36°-03'-49.4"N and Long. 83°-43'-17.5"W
 Knox County, Tennessee
 Permit Area: +/- 335 Acres
 Date: July 2022



Appendix C



- LEGEND**
- Permit Area (Area = 335 Acres)
 - Site Property Line (Area = 550 Acres)
 - Access Roads
 - BWI Stockpiles
 - Process Water Impoundments
 - Overburden Placement
 - Type A Landscape Screening (Minimum 15' in Width)
 - Site Berms (As Necessary)
 - Mining Areas

NOTES
 PARCEL ADDED PERMIT AREA WITH THIS APPLICATION MAP 43, PARCEL 20.01
 --- INDICATES PROPERTY LINES OF THE ABOVE NOTED PARCEL

9-E-22-DP
 Revised: 8/23/2022

SYMBOL LEGEND

●	POWER POLE	○	FLAGPOLE
○	LIGHT POLE	○	POST
○	SOIL	○	SPOT ELEVATION
○	SIGN	○	TREE
○	TREE LINES	---	RAILROADS
○	TREE LINES	---	GUARDRAILS
---	FENCES	---	RIGHT-OF-WAY/ADJOINER PROPERTY LINE

GRIGGS & MALONEY
 INCORPORATED
 Environmental & Professional Services
 P.O. BOX 2968, MURFREESBORO, TN 37133-2968
 (615) 895-8221 • FAX (615) 895-0632

SUBMITTALS AND REVISIONS

DATE	BY	NO.	DESCRIPTION
8/18/22	LAF	1	REVISIONS PER MPC 8/16/22 COMMENTS

BLUE WATER
 INDUSTRIES
 BWI MIDWAY, LLC - QUARRY
 LAT. 36-03-49.4N AND LONG. 83-43-17.5W
 KNOX COUNTY, TENNESSEE

PLAN OF OPERATIONS MAP

PROJECT NO. 963-18

DATE: JULY 2022	DRAWN BY: DSM
SCALE: AS NOTED	CHECKED BY: RWM
	APPROVED BY: RWM

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Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - Sector Plan
 - One Year Plan
- Rezoning

Blue Water Industries, LLC

Applicant Name

7/27/2022

Date Filed

9/8/2022

Planning Commission Meeting (if applicable)

(10/24/2022) Knox County Commission

Legislative Meeting (if applicable)

9-E-22-DP

File Number(s)

CORRESPONDENCE

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

Walt Hillis Blue Water Industries, LLC

Name / Company

9509 Diggs Gap Rd Heiskell TN 37754

Address

865-512-7628 / whillis@bluewaterindustries.com

Phone / Email

CURRENT PROPERTY INFO

Blue Water Industries (FKA Aggregates U 200 W Forsyth St Ste 1200 Jacksonville FL

Owner Name (if different)

Owner Address

904-512-7706

Owner Phone / Email

0 MASCOT RD

Property Address

43 020.01

Parcel ID

Part of Parcel (Y/N)?

49.12 acres

Tract Size

Knoxville Utilities Board

Sewer Provider

Northeast Knox Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

North side of Mascot Road, west side of Immel Mine Road

General Location

City

Commission District 8

I (Industrial)

Agriculture/Forestry/Vacant Land

County District

Zoning District

Existing Land Use

Northeast County

Planning Sector

LI (Light Industrial), HP (Hillside Protection)

Sector Plan Land Use Classification

Planned Growth Area

Growth Policy Plan Designation

DEVELOPMENT REQUEST

- Development Plan Planned Development Use on Review / Special Use
 Hillside Protection COA Residential Non-residential

Home Occupation (specify) _____

Other (specify) **Expansion of existing surface mine Plan of Operations**

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name

Unit / Phase Number

Total Number of Lots Created

Additional Information

- Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

- Zoning Change

Proposed Zoning

Proposed Density (units/acre) Previous Zoning Requests

- Plan Amendment Change

Proposed Plan Designation(s)

Additional Information

Pending Plat File Number

STAFF USE ONLY

PLAT TYPE

- Staff Review Planning Commission

ATTACHMENTS

- Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

- COA Checklist (Hillside Protection)
 Design Plan Certification (Final Plat)
 Site Plan (Development Request)
 Traffic Impact Study
 Use on Review / Special Use (Concept Plan)

Fee 1

\$1,600.00

Fee 2

Fee 3

Total

AUTHORIZATION

By signing below, I certify that I am the property owner, applicant, or owner's authorized representative.

Walt Hillis Blue Water Industries, LLC, 9509 Diggs Gap Rd Heiskell TN 377

7/27/2022

Application Authorized By

Affiliation

Date

865-512-7628 / whillis@bluewaterindustries.com

Phone / Email

Mike Reynolds

Staff Signature

Please Print

Date Paid



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - OYP
- Rezoning

Walt Hillis of Blue Water Industries, LLC

BWI Holdings, LLC

Applicant Name

Affiliation

July 25, 2022

September 8, 2022

Date Filed

Meeting Date (if applicable)

File Number(s)

9-E-22-DP

CORRESPONDENCE

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

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

Walt Hillis

Blue Water Industries, LLC

Name

Company

9509 Diggs Gap Road

Heiskell

TN

37754

Address

City

State

ZIP

865-512-7628 (office)

whillis@bluewaterindustries.com

Phone

Email

CURRENT PROPERTY INFO

Blue Water Industries

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

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Mascot Road

043-020.01

Property Address

Parcel ID

N/A

NE Knox Utilities

Y

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

North side of Mascot Road, west side of Immel Mine Road

49 acres

General Location

Tract Size

City County

8th

I (Industrial)

AgForVac

District

Zoning District

Existing Land Use

Northeast County

LI & HP

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

Development Plan Use on Review / Special Use Hillside Protection COA
 Residential Non-Residential

Home Occupation (specify) _____

Expansion of existing surface mine Plan of Operations

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name

Unit / Phase Number Combine Parcels Divide Parcel

Total Number of Lots Created

Other (specify) _____

Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

Zoning Change

Proposed Zoning

Plan Amendment Change

Proposed Plan Designation(s)

Pending Plat File Number

Proposed Density (units/acre)

Previous Rezoning Requests

Other (specify) _____

STAFF USE ONLY

PLAT TYPE

Staff Review Planning Commission

ATTACHMENTS

Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

- Design Plan Certification (*Final Plat*)
 Use on Review / Special Use (*Concept Plan*)
 Traffic Impact Study
 COA Checklist (*Hillside Protection*)

Fee 1		Total
405	Dev Plan	\$1,600
Fee 2		
Fee 3		

MR

AUTHORIZATION

Walt Hillis

Digitally signed by Walt Hillis
Date: 2022.07.25 09:28:26 -04'00'

Walt Hillis of Blue Water Industries, LLC

07/25/2022

Applicant Signature

Please Print

Date

865-512-7625

whillis@bluewaterindustries.com

Phone Number

Email

Walt Hillis

Digitally signed by Walt Hillis
Date: 2022.07.25 09:28:59 -04'00'

Walt Hillis of Blue Water Industries, LLC

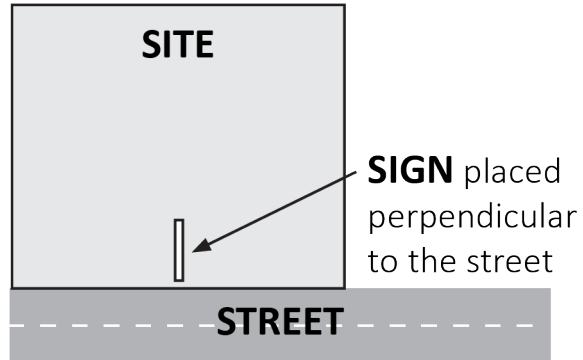
07/25/2022

Property Owner Signature

Please Print

Date

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

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

TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission public hearing** and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

_____ and _____
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: _____

Date: _____

File Number: _____

Sign posted by Staff

Sign posted by Applicant