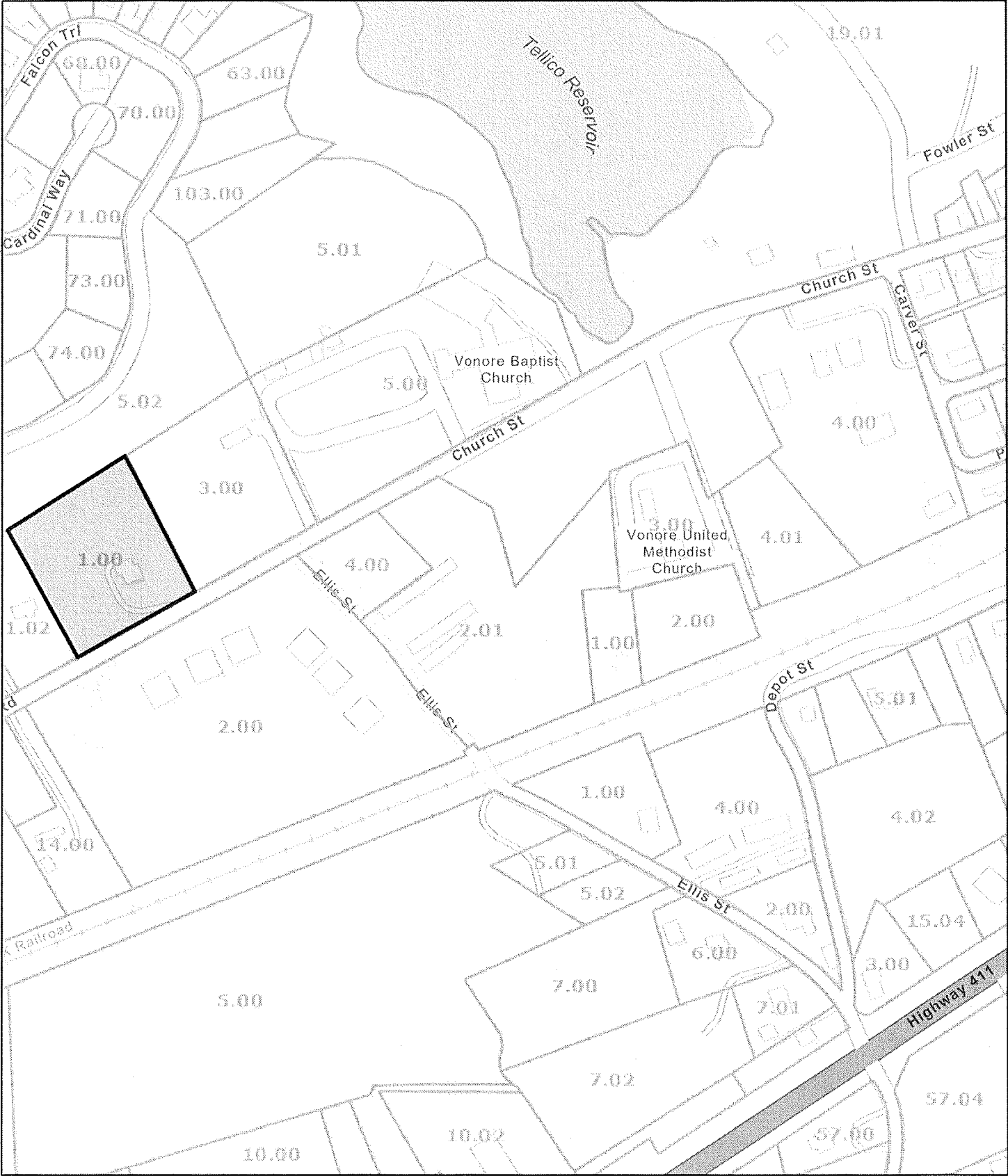


## MEMORANDUM

**To:** Vonore Municipal/Regional Planning Commission  
**From:** Laura Smith, Planner  
**Date:** April 30, 2025  
**Subject:** May 6, 2025, Vonore Planning Commission Agenda

**AGENDA**  
**Vonore Municipal/Regional**  
**PLANNING COMMISSION**  
**Vonore Community Center**  
**May 6, 2025**  
*Immediately following the BZA*

- I. Call to Order and Approval of the minutes of the April 1, 2025, meeting.
- II. Planned Agenda Items
  - A. Subdivision plat, 5-lots, Kristopher Russell & Allison Desiree Bailey, Old Slag Rd., Tax Map 028, Parcel 001.00, R-2, High Density Residential District, approx. 2.3 acres;
  - B. Site plan, Trafalgar, Applicant, Cornerstone Steel, LLC, Property Owners, Verne and Jaquelin Lowe, Niles Ferry Industrial Park, Tax Map 028, Parcel 040.04, M-2, Heavy Industrial District, approximately 17.47 acres;
  - C. Design plan for access, 2-lots, David Poe, Batson Himes, Norvell & Poe for LKM Properties, LP, Hwy. 411, Tax Map 037, Parcels 050.00 and 050.34, C-3, Highway Business District, approximately 5.74 acres;
  - D. Updates to commission
- III. Other Business
- IV. Adjournment





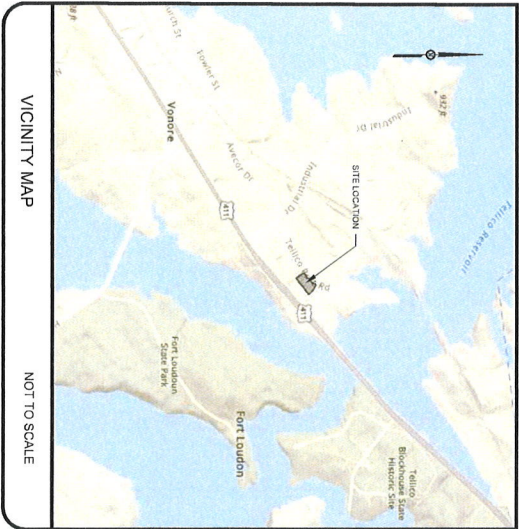






# TRAFALGAR NILES FERRY INDUSTRIAL PARK

VONORE, TENNESSEE



## SCHEDULE OF DRAWINGS

- G-001 ..... COVER SHEET
- G-002 ..... GENERAL NOTES
- C-101 ..... SITE LAYOUT & UTILITY PLAN
- C-201 ..... GRADING & DRAINAGE PLAN
- C-202 ..... EROSION & SEDIMENT CONTROL PLAN
- C-301 ..... EROSION PREVENTION AND SEDIMENT CONTROL NOTES AND DETAILS
- C-302 ..... SITE DETAILS
- C-303 ..... SITE DETAILS
- C-304 ..... SITE DETAILS
- C-305 ..... SITE DETAILS
- C-306 ..... SITE DETAILS



ProE Engineering Services, LLC  
112 Newport Drive  
Oak Ridge, TN 37830  
(865) 603-2188



APRIL 2025



C:\Users\jacob\Desktop\Work\Projects\25-63 Tra'inga (Corona) Steel Deck Tra'inga\3 d.mn 4/5/2025 5:08 PM JAKE GREEAR



Know what's below.  
Call before you dig.

SHEET  
C-101

## SITE LAYOUT PLAN

JOB NO.: 25-03  
DATE: FEBRUARY 2025  
DESIGNED BY: JG  
CADD BY: JG  
DESIGN REVIEW: \_\_\_\_\_  
CONST. REVIEW: \_\_\_\_\_  
FILE NAME:  
Trafalgar3.dwg

**TRAFALGAR**  
**NILES FERRY INDUSTRIAL PARK**  
VONORE, TENNESSEE



REVIEWS	
NO	DATE



NAME	AGE	WEIGHT	HEIGHT	SCORE	DIAMETER	TYPE	STRUCTURE	TEST DATE
NAME	TO	UPPER	LOWER	INCH	INCH	MM	CHOL	MM
GW-1								
GW-1	GB-1	84.20	81.80	84	1.69%	15	ROP	
GW-2	GB-2	818.89	815.50	49	0.95%	18	ROP	
GW-3	GB-3	818.89	815.50	49	0.95%	18	ROP	
GW-4	GB-4	818.89	815.50	299	0.95%	18	ROP	
GW-4							HEADWALL	
GW-5	GB-5	842.49	835.50	210	1.00%	12	HOPE	
GW-6	GB-6	842.50	835.50	87	1.01%	18	HOPE	
GW-7							HEADWALL	
GW-8	GB-8	811.00	817.50	37	16.23%	15	HOPE	
GW-9	GB-9	817.00	813.50	72	0.97%	15	GRAB NET	
GW-10							HEADWALL	
GW-11							HEADWALL	
GW-12	GB-12	831.00	823.50	47	1.06%	18	ROP	
GW-13							HEADWALL	
GW-14	GB-14	834.00	831.75	60	1.17%	24	ROP	
GW-15							HEADWALL	
GW-16							HEADWALL	
GW-17							HEADWALL	
GW-18							HEADWALL	
GW-19							HEADWALL	
GW-20							HEADWALL	
GW-21							HEADWALL	
GW-22							HEADWALL	
GW-23							HEADWALL	
GW-24							HEADWALL	
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GW-70							HEADWALL	
GW-71							HEADWALL	
GW-72							HEADWALL	
GW-73							HEADWALL	
GW-74								

\* YARD INLETS SHALL BE ROUND 48" DIAMETER TYPE (BARGER PRECAST THROATED INLET OR APPROVED EQUIV.) THE ELEVATIONS NOTED REPRESENTS CENTER OF FLAT TOP (FRAME & GRATE).



- Know what's below.  
Call before you dig**

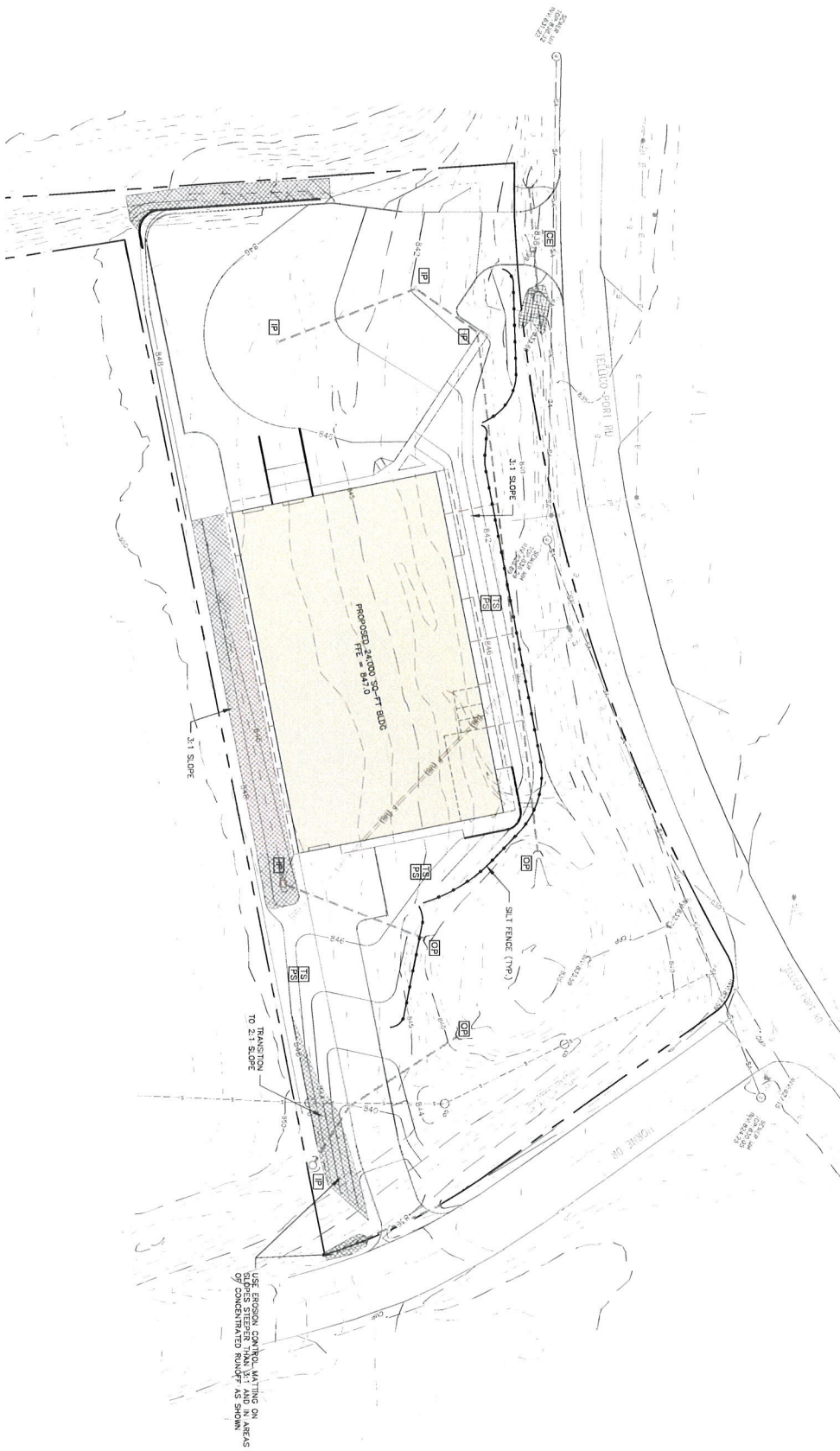
ITEM B

C:\Users\jgreen\Dropbox\Work\Projects\20-03 Trafalgar\Trafalgar\Site\Design\Trafalgar3.dwg 4/9/2020 1:52 PM JMG, GREER



- NOTES:
1. DISTURBED AREA = 2.9 ACRES
  2. EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO COMMENCEMENT OF SITE GRADING
  3. ACTIVITIES PAID, PARKING, AND DRIVE AREAS SHALL BE TEMPORARILY STABILIZED WITH A MINIMUM OF 7" OF GRAVEL, WITHIN 72 HOURS OF SUBGRADE PREPARATION COMPLETION.

- EROSION CONTROL LEGEND
- CE CONSTRUCTION EXIT
  - TS STABILIZATION WITH TEMPORARY VEGETATION
  - PS STABILIZATION WITH PERMANENT VEGETATION
  - P STABILIZATION WITH PERMANENT EROSION CONTROL MATTING
  - IP INLET PROTECTION
  - OP OUTLET PROTECTION
  - SILT FENCE



<b>SHEET</b> <b>C-202</b>	<b>GRADING, DRAINAGE &amp; EROSION CONTROL PLAN</b>	JOB NO.: 25-03 DATE: FEBRUARY 2025 DESIGNED BY: JG CADD BY: JG DESIGN REVIEW: CONST. REVIEW: FILE NAME: Trafalgar3.dwg	<b>TRAFALGAR NILES FERRY INDUSTRIAL PARK</b>  VONORE, TENNESSEE			REVISIONS	
						NO.	DATE





ITEM C

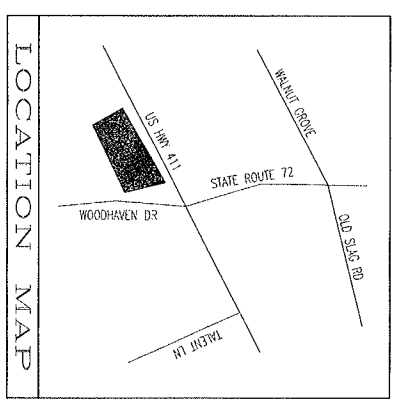
DESIGN PLAN  
FOR

LKM PROPERTIES, LP

TAX MAP 037, PARCELS 050.00 AND 050.34  
2ND CIVIL DISTRICT, MONROE COUNTY, TENNESSEE

INDEX OF PLANS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITIONS
3	SITE PLAN
4	SIGHT DISTANCE
5	GRADING & DRAINAGE
6	EROSION & SEDIMENT CONTROL PLAN
7	UTILITY PLAN
8	DETAILS



LOCATION MAP

OWNER/DEVELOPER  
LKM PROPERTIES, LLC  
P.O. BOX 650  
POWELL, TENNESSEE  
37439  
PHONE (665)  
848-2042

BARTON, HINES, NORVELL & FOLEY  
INCORPORATED  
1221 MONROE AVENUE  
MONROE, MISSISSIPPI 39201  
PHONE (601) 336-4422  
FAX (601) 336-4423



APRIL 23, 2025

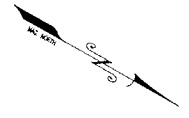
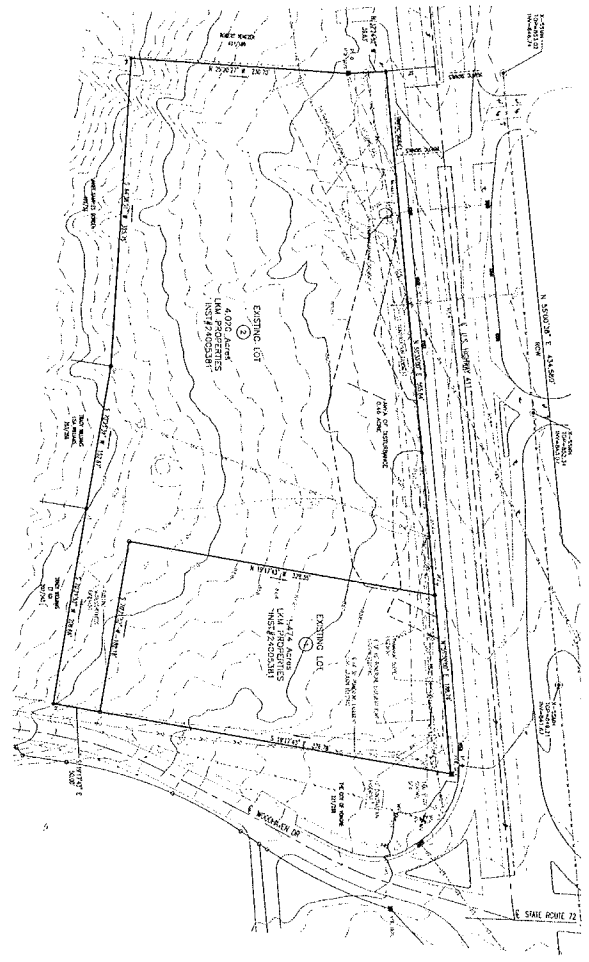
SHEET 1 OF 8 SHEETS  
23825-1S

G:\23825\T001\23825-1T01.DWG



NOTE:  
CONTRACTOR IS RESPONSIBLE FOR  
ALL TRIPPER SAFETY  
CONTRACTOR SHALL SUEDE AND  
BRACE ALL OPEN CUT AREAS AS  
REQUIRED BY STATE AND FEDERAL  
LAWS AND LOCAL ORDINANCES.  
CONTRACTOR WITH RECOMMENDATIONS  
FOR ACCIDENT PREVENTION IN  
CONSTRUCTION TO SPECIFIC JOB,  
PROPERTY OR WORK, TO AVOID  
UNSAFE MATERIAL.

DATA IN THIS SHALL BE ABUSED BY



- [illegible]

SITE DATA:  
EXISTING SITE= 5.49 ACRES.  
EXISTING IMPERVIOUS= 0 ACRES.  
PROPOSED IMPERVIOUS= 0.14 ACRES.  
DISTURBED AREA= 0.56 ACRES

DESIGNED ##	SCALE HORIZONTAL 1" = 100' VERTICAL 2" = 100'	REFERENCE: BEST COPY AVAILABLE REFERENCE FILE: 107-2602-261	EXISTING CONDITIONS FOR LKM PROPERTIES, LP	230825-EX
DRAWN ##	DATE 04/23/75		TAX MAP 937, PARCELS 0000,01 AND CIVIL DISTRICT, MONROE COUNTY, TENNESSEE	
CHECKED ##				
NO. DATE	REVISION			
NO. DATE	REVISION			

**OWNER**  
LKM PROPERTIES, LLC  
P.O. BOX 450  
POWELL, TENNESSEE 37849  
PHONE (865) 928-2042



**OWNER**  
KIM PROPERTIES, LLC  
P.O. BOX 650  
POWELL, TENNESSEE 378  
PHONE (966) 938-2042