

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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File Number: 1-C-03-UR **Related File Number:**
Application Filed: 12/9/2002 **Date of Revision:**
Applicant: KNOX COUNTY
Owner:

PROPERTY INFORMATION

General Location: North side of Joe Daniels Rd., north of Oak Ridge Hwy.
Other Parcel Info.:
Tax ID Number: 76 9 & 9.01 OTHER: CLT 89 / 193 **Jurisdiction:** City
Size of Tract: 165 acres
Accessibility: Access is via Joe Daniels Rd. ,a local street with a pavement width of 26' within a 40' right-of-way at the entrance to the processing facility.

GENERAL LAND USE INFORMATION

Existing Land Use: Knox County mulching facility
Surrounding Land Use:
Proposed Use: Composting facility **Density:**
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Rural Area
Neighborhood Context: The site is in an area of large tracts of vacant land, scattered single family dwellings and businesses. The closest dwelling to the processing facility is located approximately 450' to the east.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 8707 Joe Daniels Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural) & A (Agricultural) pending
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Most of the site has been rezoned to A (Agricultural). A small portion of the site is being considered for A (Agricultural) 1/9/2003

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the request for a composting facility limited to the processing of organic and earthen materials as shown on the development plan and described in the operational plan subject to 6 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of Article 4-4.96 in the Knox County Zoning Ordinance dealing with composting facilities.
2. Meeting all other applicable requirements of the Knox County Zoning Ordinance
3. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
4. Meeting all applicable requirements of the Knox County Health Dept.
5. Approval of the rezoning of the remaining portion of this site to A (Agricultural) by the Knox County Commission.
6. Meeting all applicable requirements and obtaining all required permits from the Tennessee Dept. of Environment and Conservation.

Comments: Knox County is proposing to change the existing mulching facility it is operating off of Joe Daniels Road to a composting and mulching facility. In order to operate a composting facility, the County will have to obtain a permit for the facility from the Tennessee Dept. of Environment and Conservation. The current mulching facility has been in operation for some time. The composting facility will accept a broader range of organic and earthen materials to be blended in the process of making the final product. The composting facility will occupy approximately 10 acres of this 165 acre site.

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

1. The proposed composting facility will have minimal impact on local services since all required utilities are already in place to serve this site. All access to the site will be restricted to the private drive serving the facility from Joe Daniels Rd..
2. The closest residential uses in this area are located on the east side of the site, approximately 450' from the nearest point solid waste materials will be stored or processed. The remainder of the site is heavily wooded. A natural vegetative buffer is in place between the proposed facility and all adjoining uses. The proposed facility can not be seen from any of the surrounding properties.
3. The proposed use will help to meet the need of reducing the amount of material that is currently being placed in the existing landfills.

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

1. There are use-on-review standards in the Ordinance for a composting facility. The proposed facility meets all of the requirements of Section 4-4.96 "Standards for the Review Approval of Commercial Mulching Operations" of the Knox County Zoning Ordinance.
2. The proposed solid waste processing facility is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.
3. The plan meets all other requirements of the Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The request conforms with the Knox County Northwest Sector Plan which proposes agricultural and rural residential uses for this area. A composting facility is a use permitted on review in an agricultural zone.

MPC Action: Approved

MPC Meeting Date: 1/9/2003

Details of MPC action:

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2. Meeting all other applicable requirements of the Knox County Zoning Ordinance
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Summary of MPC action: APPROVE the request for a composting facility limited to the processing of organic and earthen materials as shown on the development plan and described in the operational plan subject to 6 conditions

Date of MPC Approval: 1/9/2003

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: