

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: 2-H-03-UR

Related File Number:

Application Filed: 1/13/2003

Date of Revision:

Applicant: JANICE HINES

Owner:

PROPERTY INFORMATION

General Location: Northeast side Riverside Dr., south of Holston Hills Rd.

Other Parcel Info.:

Tax ID Number: 96 11.03 & 11.04

Jurisdiction: County

Size of Tract: 26 acres

Accessibility: Access is via Riverside Dr., a local access street with an 18' pavement width within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Composting facility

Surrounding Land Use:

Proposed Use: Composting facility

Density:

Sector Plan: East City

Sector Plan Designation:

Growth Policy Plan: Urban Growth Area

Neighborhood Context: This area consists of a mix of residential, agricultural and commercial uses under RB, R-2, A-1 and CB Zoning.

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

Street: 3401 Riverside Dr.

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: A (Agricultural)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: A (Agricultural) zoning was approved by Knox County Commission on 12/16/02.

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

Traffic to the east is routed to Straw Plains Pike to Strawberry Plains Pike and Governor John Sevier Hwy. Trucks are not routed through Holston Hills or any other subdivisions unless they are making a delivery in that area.

3. The property is located near the end of Riverside Dr. and is bordered on the west and south by property of the University of Tennessee, the east by the Holston River and on the north by a mix of commercial and residences. Due to the rural character of the area, the continuation of the composting operation should have minimal impact to the adjoining properties.

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

1. With the exception of not meeting the locational requirement of having direct access to a major collector or arterial street (Section 4.95.01.A), the composting facility is consistent with the specific standards for solid waste processing facilities. This composting facility was approved by the Tennessee Department of Environment and Conservation's Division of Solid Waste Management prior to the amendment to the Zoning Ordinance that established the locational requirement.
2. The plan as presented meets the general standards for uses permitted on review and all other requirements of the Knox County Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Agricultural zone is consistent with the East City Sector Plan's designation of low density residential for the site. The Agricultural zone allows composting facilities to be considered as a Use-on-Review by the Planning Commission.
2. The site is designated as an Urban Growth Area by the Growth Policy Plan.

MPC Action:

Approved

MPC Meeting Date: 3/13/2003

Details of MPC action:

1. Meeting all requirements of the Knox County Health Dept.
2. Hours of operation being limited to 7:00 am to 7:00 p.m., Monday through Saturday.
3. Trucks shall use the routing plan as designated in the written narrative, marked Exhibit "A".
4. Maintaining the existing vegetative buffer that is located around the perimeter of the property.
5. Adhering to all stipulations of the attached development plan and written narrative, marked Exhibit "A", as submitted by the applicant.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Meeting all requirements of the permit obtained from the Tennessee Department of Environment and Conservation for operation of a cotton waste composting facility and obtaining all applicable permits from the State for any expansion of the facility as designated in this application.
8. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for any alteration to the blue line stream.
9. Meeting all applicable requirements including Section 4.96 of the Knox County Zoning Ordinance.
10. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits.

With the conditions noted above, this request meets all requirements of the A (Agricultural) zoning district, as well as other criteria for approval of a Use-on-Review.

Summary of MPC action:

APPROVE the development plan for a composting facility on this 26.09 acre site, subject to 10 conditions.

Date of MPC Approval:

3/13/2003

Date of Denial:

Postponements: 2/13/2003

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: