CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



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File Number:	2-H-03-UR
Application Filed:	1/13/2003
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 a	in 18' pavement width w	ithin a 40' right-of-way.

Related File Number:

Date of Revision:

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 Zoning.	mix of residential, agricultural and commercial uses under RB, R-2, A-1 and CB		

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:Former Zoning:Requested Zoning:Former Zoning:Previous Requests:Former Zoning:Extension of Zone:Former Zoning:A (Agricultural) zoning was approved by Knox County Commission on 12/16/02.

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:	Tom Brechko			
Staff Recomm. (Abbr.):	APPROVE the development plan for a composting facility on this 26.09 acre site, subject to 10 conditions.			
Staff Recomm. (Full):	 Meeting all requirements of the Knox County Health Dept. Hours of operation being limited to 7:00 am to 7: 00 p.m., Monday through Saturday. Trucks shall use the routing plan as designated in the written narrative, marked Exhibit "A". Maintaining the existing vegetative buffer that is located around the perimeter of the property. Adhering to all stipulations of the attached development plan and written narrative, marked Exhibit "A", as submitted by the applicant. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works. 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. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for any alteration to the blueline stream. Meeting all applicable requirements including Section 4.96 of the Knox County Zoning Ordinance. 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.			
Comments:	 The applicant had submitted a request to the Planning Commission to down zone this property from RB (General Residential) to A (Agricultural) which was recommended for approval on November 14, 2002. The Knox County Commission approved the rezoning request on December 16, 2002. The applicant is now requesting a Use-on-Review approval for the existing composting facility located on the east side of Riverside Dr., approximately 0.4 miles south of the intersection with Holston Hills Rd. The existing facility (Parcel 11.03) is located between the Knoxville & Holston River Railroad and the Holston River. The applicant obtained a permit from the Tennessee Department of Environment and Conservation's Division of Solid Waste Management in 1995 for operation of the cotton waste composting facility. This approval was prior to the 1999 ordinance that established standards within the Knox County Zoning Ordinance for solid waste processing, composting and mulching facilities. The operation consists of the mixing of cotton, leaves and sandy loam soil for composting. All materials are brought to the site from other locations. The applicant is also requesting approval for an expansion of the facility on the site (Parcel 11.04) located between the Knoxville & Holston River Railroad and Riverside Dr. This site would be used as a material storage area. Approval will be required from the Tennessee Department of Environment and 			
	Conservation's Division of Solid Waste Management prior to any expansion of the facility beyond what was originally permitted. EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE			
	 The proposed use will have minimal impact on local services since facilities are already in place to serve this existing operation. The traffic generated by this facility is routed via Holston Hills Rd. to Boyd Bridge Pike. Traffic to the north, west and south is then routed to Delrose Dr. back to Riverside Dr. and James White Parkway. 			

	 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. 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			
	residential for the Review by the F	ural zone is consistent with the Eas ne site. The Agricultural zone allow Planning Commission. esignated as an Urban Growth Are	s composting facilities to be co	
MPC Action:	Approved	·	MPC Meeting Date	: 3/13/2003
Details of MPC action:	 Meeting all requirements of the Knox County Health Dept. Hours of operation being limited to 7:00 am to 7: 00 p.m., Monday through Saturday. Trucks shall use the routing plan as designated in the written narrative, marked Exhibit "A". Maintaining the existing vegetative buffer that is located around the perimeter of the property. Adhering to all stipulations of the attached development plan and written narrative, marked Exhibit "A", as submitted by the applicant. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works. 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. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for any alteration to the blueline stream. Meeting all applicable requirements including Section 4.96 of the Knox County Zoning Ordinance. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits. 			
Summary of MPC action:	APPROVE the conditions.	development plan for a composting	facility on this 26.09 acre site,	subject to 10
Date of MPC Approval:	3/13/2003	Date of Denial:	Postponements:	2/13/2003
Date of Withdrawal:		Withdrawn prior to publica	tion?: Action Appealed?	:
	LEGIS	SLATIVE ACTION AND DI	SPOSITION	
Legislative Body:				
Date of Legislative Action:	Date of Legislative Action, Second Reading:			
Ordinance Number:	Other Ordinance Number References:			
Disposition of Case:		Disposition c	f Case, Second Reading:	
If "Other":		If "Other":		
Amendments:		Amendments	:	

Effective Date of Ordinance:

Date of Legislative Appeal: