

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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www.knoxmpc.org

File Number: 4-I-18-UR
Application Filed: 2/26/2018
Applicant: BLOUNT EXCAVATING, INC.

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Northwest side W. Martin Mill Pike, north of Ridgewood Dr.
Other Parcel Info.:
Tax ID Number: 136 058, 028, 028.01, 028.02 OTHER: & 028.03 **Jurisdiction:** County
Size of Tract: 52 acres
Accessibility: Access is via W. Martin Mill Pike, a minor arterial street with a 22' of pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land & Single Family Residential
Surrounding Land Use:
Proposed Use: Construction/Demolition Waste Site **Density:**
Sector Plan: South County **Sector Plan Designation:** AG (Agricultural)
Growth Policy Plan: Rural Area
Neighborhood Context: This property is located within an Agricultural/Forested and Rural residential area zoned A.

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

Street: 6121 Martin Mill Pike
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: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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: Mike Reynolds

Staff Recomm. (Abbr.): WITHDRAW the request for a Demolition Landfill as requested by the applicant.

Staff Recomm. (Full):

Comments: This proposal is for a "construction/demolition waste site" with the intent to accept concrete and asphalt demolition debris, and soil that is suitable for structural fill or similar materials. The Knox County Zoning Ordinance does not have a use classification that meets this exactly but does have a more broad use called "demolition landfill", which allows disposal of material from construction, land clearing, landscaping and demolition activity. The type of materials that the applicant intends to accept requires a Tennessee Multi-Sector Permit (Sector AF permit) from TDEC. In order to accept other materials allowed by a demolition landfill, a Class III (Construction/Demolition) permit must be approved by the state Division of Solid Waste Management (DSWM). The applicant does not intend to apply for a Class III permit from DSWM, nor do they want approval as part of this application to allow the site to become a Class III landfill.

Fill has been actively brought to this site since 2014 by the applicant. In 2015 a Notice of Violation was issued for grading without a permit. The fill was identified as coming from a single TDOT project. TDEC was consulted to determine if the site qualified as landfill at that time but it was determined to be just a fill site. A grading permit was issued in 2015 requiring appropriate erosion controls to be installed. Blount Excavating now wants to accept fill from multiple sites and expand the amount of fill that can be accepted on the site. TDEC has since determined that Blount Excavating needs a Tennessee Multi-Sector Permit (Sector AF permit) which is what triggered the need for use-on-review approval by MPC to become a demolition landfill in Knox County.

The applicant's engineer estimates that the proposed volume of fill is approximately 600,000 yards, which amounts to approximately 60,000 truck loads. This amount includes the fill that has already been dumped on the site since 2014. It's estimated that approximately half of the proposed fill volume has already been dumped on the site and there are approximately 30-40,000 truck loads of fill remaining if the proposal is approved.

Action: Withdrawn Meeting Date: 7/12/2018

Details of Action:

Summary of Action: WITHDRAW the request for a Demolition Landfill as requested by the applicant.

Date of Approval: Date of Denial: Postponements: 4/12/2018 - 6/14/2018

Date of Withdrawal: 7/12/2018 Withdrawn prior to publication?: Action Appealed?:**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body: Knox County Board of Zoning Appeals

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: