

▶ **FILE #:** 4-I-18-UR **AGENDA ITEM #:** 48
 POSTPONEMENT(S): 4/12/2018 - 5/10/2018 **AGENDA DATE:** 6/14/2018
 ▶ **APPLICANT:** **BLOUNT EXCAVATING, INC.**
 OWNER(S): Martin Mill Partnership, LLC

TAX ID NUMBER: 136 058, 028, 028.01, 028.02 & 028.03 [View map on KGIS](#)
 JURISDICTION: County Commission District 9
 STREET ADDRESS: 6121 Martin Mill Pike
 ▶ **LOCATION:** **Northwest side W. Martin Mill Pike, north of Ridgewood Dr.**
 ▶ **APPX. SIZE OF TRACT:** **52 acres**
 SECTOR PLAN: South County
 GROWTH POLICY PLAN: Rural Area
 ACCESSIBILITY: Access is via W. Martin Mill Pike, a minor arterial street with a 22' of pavement width within a 50' right-of-way.
 UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board
 WATERSHED: Knob Creek

▶ **ZONING:** **A (Agricultural)**
 ▶ **EXISTING LAND USE:** **Vacant land & Single Family Residential**
 ▶ **PROPOSED USE:** **Construction/Demolition Waste Site**
 HISTORY OF ZONING: None noted.
 SURROUNDING LAND USE AND ZONING: North: Rural residential / A (Agricultural)
 South: Vacant, forested land / A (Agricultural)
 East: Rural residential, Martin Mill Pike, & Vacant, forested land / A (Agricultural)
 West: Single family residential, Agricultural / A (Agricultural)
 NEIGHBORHOOD CONTEXT: This property is located within an Agricultural/Forested and Rural residential area zoned A.

STAFF RECOMMENDATION:

▶ **POSTPONE until the July 12, 2018 MPC meeting as recommended by staff.**
 The proposal as submitted does not meet the Knox County zoning regulations for Demolition Landfills and must either be revised or obtain approvals from the Board of Zoning Appeals. As of the publication of this staff report, the applicant has not submitted a request to postpone which is why the postponement is a recommendation by staff. This proposal has received a lot of interest from the community and they continue to follow this case closely. If the applicant does not show progress in either revising the plans to meet the zoning regulations or applying for the necessary variances, staff may recommend either the application be tabled or denied in July.

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.

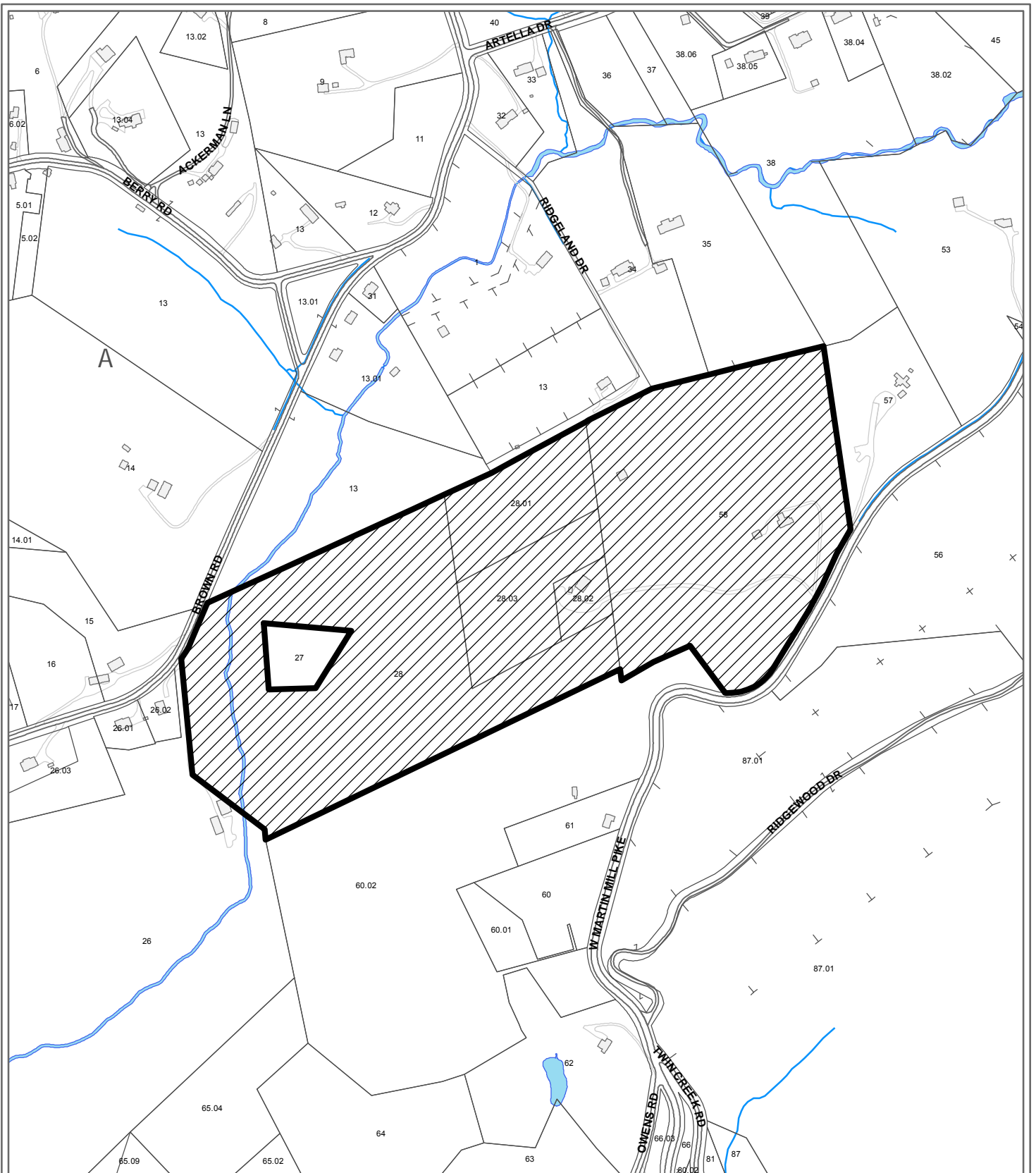
Fill has been actively brought to this site since 2014 by the applicant. In 2015 a Notice of Violation was issued for grading without a permit. The fill was stated as coming from a single TDOT project. TDEC was consulted to determine if the site qualified as landfill at that time but it was determined 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.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**4-I-18-UR
USE ON REVIEW**

Petitioner: Blount Excavating, Inc.



Construction/Demolition Waste Site in A (Agricultural)

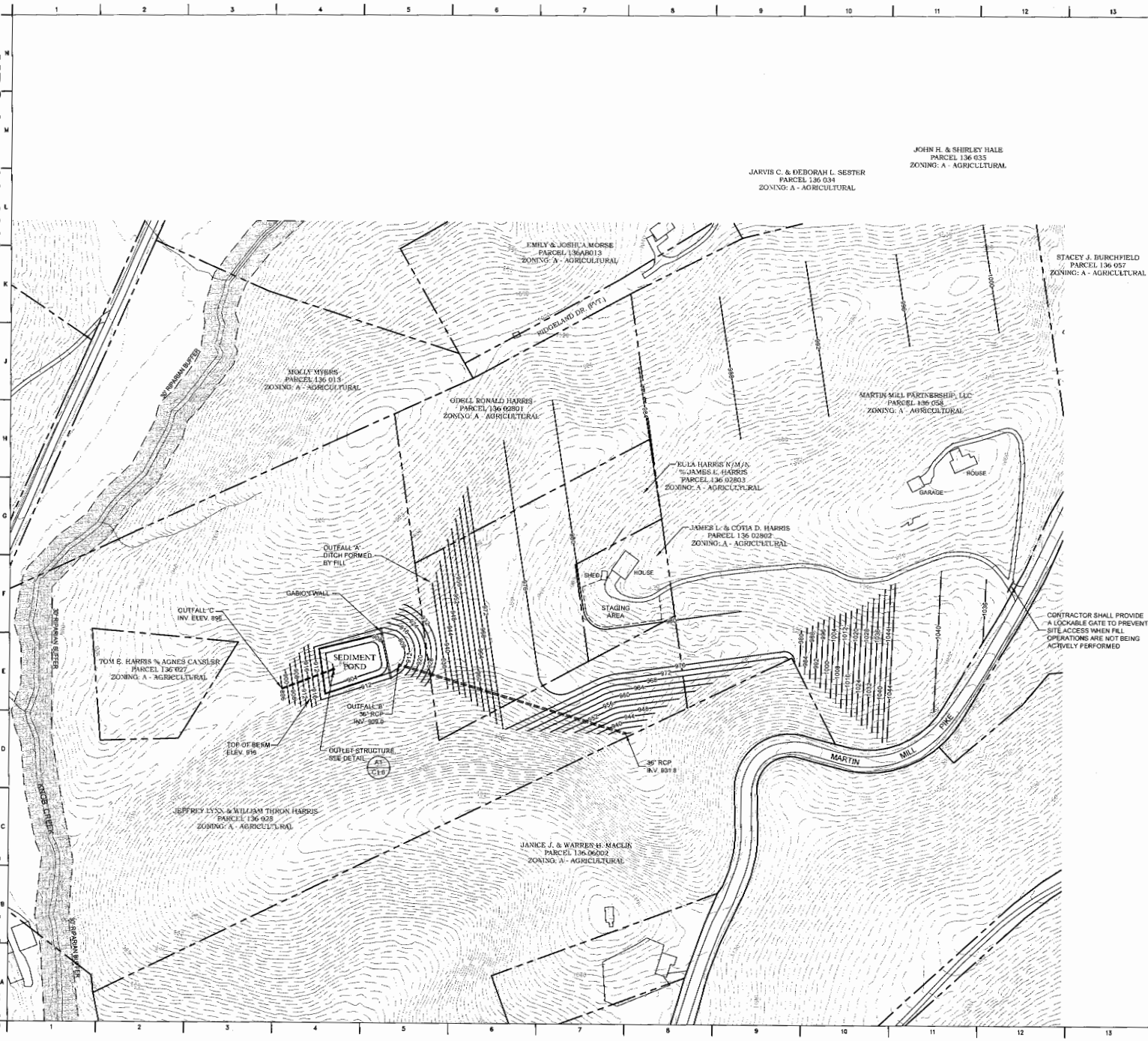
Map No: 136
Jurisdiction: County

Original Print Date: 3/20/2018
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



MPC June 14, 2018

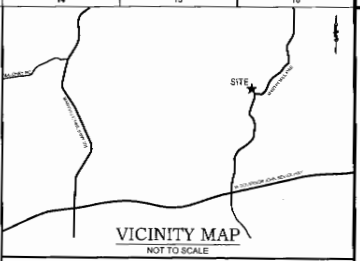
Agenda Item #48



JARVIS C. & DEBORAH L. SESTER
PARCEL 136 034
ZONING: A - AGRICULTURAL

JOHN H. & SHIRLEY HALE
PARCEL 136 035
ZONING: A - AGRICULTURAL

STACEY J. BURCHFIELD
PARCEL 136 057
ZONING: A - AGRICULTURAL



LEGEND

- PROPERTY LINE
- === NEW STORM LINE

GENERAL NOTES

1. ALL ELEVATIONS BASED ON KNOX COUNTY GIS DATA RECEIVED APRIL 15, 2015.
2. ALL BOUNDARY INFORMATION TAKEN FROM PLATS AND KNOX COUNTY GIS. NO BOUNDARY SURVEY HAS BEEN PERFORMED BY C2RL ENGINEERS, INC.
3. LOCATION OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES AND STRUCTURES INDICATED ARE APPROXIMATE ONLY, AND THOSE SHOWN MAY NOT BE ALL THAT EXIST ON THE PROJECT. SITE CONTRACTOR SHALL DETERMINE ACTUAL LOCATION OF ALL UTILITIES AND STRUCTURES ON THE PROJECT SITE AND SHALL ASSUME RESPONSIBILITY FOR ANY DAMAGE TO UTILITY LINES DURING WORK ON THE PROJECT. FOR UNDERGROUND UTILITY LOCATION CALL TENNESSEE ONE CALL AT 811.
4. TOTAL DISTURBED AREA - 18.2 ACRES.
5. SEE SHEETS C1.2 THRU C1.4 FOR EROSION CONTROL REQUIREMENTS.
6. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT ENTIRE USE OF THIS SITE AS A MATERIAL DISPOSAL SITE. FIELD ADJUSTMENTS MAY BE NECESSARY TO MAINTAIN PROPER EROSION AND SEDIMENT CONTROLS. IF CHANGES TO THE APPROVED PLAN ARE NEEDED CONTRACTOR SHALL CONTACT THE ENGINEER SO THE SWPPP MAY BE MODIFIED TO REFLECT THESE CHANGES.
7. ALL OF KNOX COUNTY REGULATIONS SHALL BE FOLLOWED AND PROPER PERMITS SHALL BE OBTAINED PRIOR TO CONSTRUCTION COMMENCING.
8. THE INTENT OF THIS SITE IS TO ACCEPT CONCRETE AND ASPHALT DEMOLITION DEBRIS AND SOIL THAT IS SUITABLE FOR STRUCTURAL FILL OR SIMILAR MATERIALS. IF UNACCEPTABLE MATERIAL IS BROUGHT TO THE SITE IT SHALL BE HANDLED AT THE STAGING AREA AND STOCKPILED OR OTHERWISE PACKAGED FOR REMOVAL.
9. ALL SLOPES SHALL BE 3:1 OR FLATTER.
10. WHEN CONTRACTOR HAS COMPLETED USING THIS SITE AND OWNER HAS APPROVED WORK, ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED AND NOTICE OF TERMINATION SHALL BE FILED WITH THE LOCAL TDS FIELD OFFICE.
11. PROJECT TO INCLUDE THE FOLLOWING PARCELS:

PROJECT CONTACT:

STEVE GARNER
BLOUNT EXCAVATING, INC.
(865) 984-4060

REVISED
MAY 02 2018
4-I-18-UP

C2RL, INC engineers
240 W. Bassett Street
Alcoa, TN 37701
Ph. 865 980 3500 Fax. 865 980 3585

DATE:	3.5.18
REVISIONS:	MPC Comments

Martin Mill Pike
Material Spill Site
Knox County Tennessee

Blount Excavating, Inc.
Maryville, Tennessee

Site Grading and Drainage Plan



JOB NO: 15307
DATE: 2.2.2018
DRAWN: SJC
CHECKED: JRCW

C1.1
SHEET NO.



[MPC Comment] Concerns for Martin Mill/connecting roads construction dump

1 message

Bonni McDonald <bonni@theplaidaproncafe.com>

Wed, Apr 18, 2018 at 10:04 PM

Reply-To: bonni@theplaidaproncafe.com

To: commission@knoxmpc.org

To whom in may concern,

I am writing to you to express my concern with the plans for the construction dump off Martin Mill pike that will back up to Brown Rd as well as other roads in the area. I currently live two houses down from where a large portion of the dump is to be expanded to. Here are some of the reasons I strongly am against allowing this dump to be permitted:

- Traffic on a small back road that already has more traffic than it should really be used for. It has many blind curves and narrow lanes causing concern for more construction trucks on it. There are many children that live in this neighborhood and we do not need an increase of dangerous construction traffic. This road is also well traveled by cyclist and runners.
- noise. I actually work in Farragut near a very similar dump. It is VERY loud and disruptive. The one I have had experience with is much farther away than this would be to many houses. My family moved to this area to have the experience of being as much in the country as possible while still being in close proximity to town. We have a close community on Brown Rd, and I feel fairly confident saying most people enjoy living out here for many of the same reasons our family does.
- Visual. The dump I work near is a huge eye sore. This proposed site is a beautiful area, it would be a huge shame to ruin it. I often pull into my friends drive way so my son can watch the turkeys or deer in the field. Knob Creek also runs through it that more than likely be ruined.
- There are many caves in the area that could result in polluted groundwater and potential sink holes.
- Smell and pollution. Once again, one of the reasons we bought our house is because we wanted our kids growing up playing outside. I will not feel safe encouraging my children to be spending as much time as possible outside not being confident in what is being dumped less than 200 yards away.
- Decrease property values in surrounding homes. For all the reasons mentioned above!!

We have had a neighborhood meeting and the community is against it. We plan to be at the meeting on May 10th as well as taking any other steps to stop this from happening. Please consider our request to deny the permit, it would be a huge shame to ruin such a beautiful, special place. My husband and I own a small business in town and cannot live far away, but desperately wanted to raise our kids in the "country", There is not a day goes by I am not thankful for my home and this community we have moved into.

Thank you for taking the time to read over my concerns.

Bonni McDonald

--

This message was directed to commission@knoxmpc.org

landfill on Brown Mountain

Michael Buble <mikenknox@aol.com>

Apr 9, 2018 7:54 PM

Posted in group: Commission

To whom it may concern,

I am in favor of the plan to build the landfill on Brown Mountain as it does not impact the environment. I only ask that work be done during day light hours and runoff be controlled while work is being done.

South Knox resident
Michael Buble

Brown Mountain Landfill

Brittany Ford <blmarcus1@gmail.com>

Apr 7, 2018 9:53 PM

Posted in group: Commission

To whom it may concern,

I am opposed to the plan to build the landfill on Brown Mountain for multiple reasons including but not limited to:

- The visual and auditory disturbance outside my home and the homes of those on Brown Rd, Martin Mill Pike, Berry Road, and Rudder Road as well as other roads.
- The destruction of a naturally beautiful area.
- Dangerous construction traffic on a narrow road with many blind curves, hills, and intersections.
- Dangerous construction traffic in a neighborhood with many children.
- Disruptions of a route frequently used by road cyclists and runners in the community.
- Contamination of Knob creek through surface water run off.
- Damage to caves in the area, resulting in polluted ground water and potential sink holes.
- Destroying one of Knoxville's last wooded ridge lines.
- Potential smells and cancer causing pollution into our neighborhood.
- Attraction of an unwanted population of people looking for metals in order to resell.
- An interruption in the development of south Knoxville's urban wilderness.
- Decrease property value in our homes.

This past week there was a neighborhood meeting and the community is against this decision. Please let me know if there are any steps we can take.

Brittany Marcus Ford
865-789-0264

Please excuse any typos or errors. Sent from my iPhone.

ashleyfox12@comcast.net <ashleyfox12@comcast.net>

Apr 7, 2018 6:23 PM

Posted in group: Commission

To whom it may concern,

I am a homeowner of a Brown road property and I am writing so my voice is heard!!

I am opposed to the plan to build the landfill on Brown Mountain for multiple reasons including but not limited to:

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Rudder road property owner

stephanie fox <pinkmoma2@live.com>

Apr 7, 2018 7:32 PM

Posted in group: Commission

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Stephanie Fox
Sent from my iPhone

Brown Mountain

Mandi Freels <mandi.freels@gmail.com>

Apr 8, 2018 8:14 AM

Posted in group: Commission

To whom it may concern,

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This past week there was a neighborhood meeting and the community is against this decision. Please let me know if there are any steps we can take.

Vote NO to the SoKno Landfill!!

Patti Grubb <pattigrubb@gmail.com>

Apr 7, 2018 10:21 PM

Posted in group: Commission

To whom it may concern,

We are strongly opposed to the plan to build the landfill on Brown Mountain for multiple reasons including but not limited to:

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Steve & Patti Grubb

landfill in South Knoxville

Tony and Lisa Harris <harrisfam2013@gmail.com>

Apr 8, 2018 8:44 AM

Posted in group: Commission

Dear commission,

I am deeply concerned about the proposal to put in a landfill between Martin Mill Pike and Brown Rd. The roads are already overburdened and narrow, and the addition of trucks dumping in this area will create additional traffic creating a dangerous situation. Additionally, as a resident in close proximity I am concerned about the effect on ground water and property values in our area.

When will this be discussed in open session? I am sure myself, and my neighbors would love to attend.

blessings,
Tony

--

Tony and Lisa Harris
5417 Randonell Road
Knoxville, TN 37920

(865) 314-4365 (Tony)
(423) 536-8925 (Lisa)

"As for me and my house, we will serve the Lord." Joshua 24:15

No Landfill

tthelton@comcast.net <tthelton@comcast.net>

Apr 8, 2018 8:14 AM

Posted in group: Commission

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This past week there was a neighborhood meeting and the community is against this decision. Please let me know if there are any steps we can take.

Patricia and Randall Helton

5914 Neubert Springs RD, Knoxville, TN 37920

Sent from my iPhone

Landfill

Brenda Hogan <bhogan2008@att.net>

Apr 7, 2018 6:01 PM

Posted in group: Commission

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This past week there was a neighborhood meeting and the community is against this decision. Please let me know if there are any steps we can take.

Landfill on brown road

Erin Inman <amazed.daily1407@gmail.com>

Apr 8, 2018 2:33 PM

Posted in group: Commission

I am so very oppos s was to my niece and sister in law being exposed to this at their house:

To whom it may concern,

I am opposed to the plan to build the landfill on Brown Mountain for multiple reasons including but not limited to:

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Fwd: Martin Mill Pike and Brown Road land fill

me <tim.kuhn@knoxmpc.org>

Apr 9, 2018 11:31 AM

Posted in group: Commission

----- Forwarded message -----

From: Donna Keirsey <keirlad@comcast.net>

Date: Mon, Apr 9, 2018, 10:10 AM

Subject: Martin Mill Pike and Brown Road land fill

To: <contact@knoxmpc.org>

Good morning,

I want to express my opposition to the granting of a permit from the Knoxville-Knox County Metropolitan Planning Commission for Blount Excavating to continue dumping materials on the site on Martin Mill Pike near Brown Road. I am very concerned about the effect it may have on Knob Creek, the preservation of beautiful farm land, and increased traffic on those narrow roads.

Thank you for your careful consideration of this matter.

LaDonna Keirsey

7400 Sherwood Drive, Knoxville, TN 37919

(865)803-7775

Landfill in South Knox

Rhonds Ketron <rhondaketron1@yahoo.com>

Apr 9, 2018 7:33 AM

Posted in group: Commission

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Landfill on Martin Mill

Ben Lee <benlee.isa@hotmail.com>

Apr 7, 2018 6:17 PM

Posted in group: Commission

I live in south Knox and previously owned property that almost touched this proposed landfill site. I'm shocked that it's even up for debate. I strongly oppose it proceeding any further. The environmental issues that it will cause to the wildlife and any watershed wouldn't be known until it's too late... It will become a complete eye sore on a currently beautiful part of Knoxville that has been kept low key from development.

And if anyone from this committee has ever driven on Martin Mill Pike to this location, they will quickly realize how insufficient the roadway is for larger dump trucks and the increased volume they will add to the roadway. The amount of bicycles using this road alone would be cause for not wanting increased traffic.

Lastly I would like to point out the odor that comes from a landfill. Being located near such a populated area and with proximity to schools would be reason enough to vote this down. Just think if your personal home was with a mile of this place. I doubt you would allow it to continue.

Please reconsider and keep this part of Knoxville from becoming trashed with, well...trash.

Sent from my iPhone

South Knox landfill

Georgia Lee <wanderlustcustomfabric@gmail.com>

Apr 7, 2018 5:43 PM

Posted in group: Commission

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Sincerely,
Georgia Lee

Sent from my iPhone

Planned south knoxville dump

Anna Wooliver Phillips <annabelleigh3@gmail.com>

Apr 7, 2018 9:53 PM

Posted in group: Commission

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Sincerely,

Anna Phillips
Born and raised in South Knox

No landfill

jessiewilliams1024@gmail.com <jessiewilliams1024@gmail.com>

Apr 8, 2018 2:33 PM

Posted in group: Commission

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Fwd: MPC public hearing

gerald.green <gerald.green@knoxmpc.org>

Apr 10, 2018 10:56 AM

Posted in group: Commission

FYI

Gerald Green AICP
Executive Director
Knoxville-Knox County
Metropolitan Planning Commission
400 Main Street, Suite 403
Knoxville, TN 37902
865.215.3758
gerald.green@knoxmpc.org

----- Forwarded message -----

From: David Brace <dbrace@knoxvillekn.gov>

Date: Tue, Apr 10, 2018 at 6:53 AM

Subject: Re: MPC public hearing

To: Elizabeth Inman <elizabethbinman@gmail.com>

Cc: "carson.dailey@knoxcounty.org" <carson.dailey@knoxcounty.org>, Gerald Green <gerald.green@knoxmpc.org>, Tim Burchett <tim.burchett@knoxcounty.org>

Hi Elizabeth -

Thanks for the email. This property is in Knox County but not within the City of Knoxville. It appears based on your email that the community/neighborhood are well organized which is good for you as a property owner. I recommend you continue to reach out to staff at the Metropolitan Planning Commission (MPC) as well as your County Commissioners on this matter. I am copying Gerald Green, MPC executive director as well as Commissioner Carson Dailey on this e-mail. I know both very well and they are wonderful folks and incredibly responsive to constituent/customer concerns. I am also copying Mayor Tim Burchett on this e-mail so he will be aware of the overall concerns.

I hope this helps as your work through this issue with your neighbors. Tell little Ruby I said hello and don't hesitate to call if you need anything!

David
David Brace

Deputy to the Mayor/COO

From: Elizabeth Inman <elizabethbinman@gmail.com>

Sent: Friday, April 6, 2018 9:40 PM

To: David Brace

Subject: MPC public hearing

Hey David I hope you are well! I'm writing you today because I received a postcard in the mail from the MPC stating there are plans to put a C&D dump next to my house. This seems like a peculiar place since it is not close to an interstate and there are already construction/demolition waste sites in Knoxville. Do you

know if a traffic study has been done? I was wondering if you have any information on it or if you could connect me with someone who I could discuss this with? I am opposed to this plan for multiple reasons including but not limited to:

- The visual and auditory disturbance outside my home and the homes of those on Brown Rd, Martin Mill Pike, Berry Road, and Rudder Road as well as other roads.
- The destruction of a naturally beautiful area.
- Dangerous construction traffic on a narrow road with many blind curves, hills, and intersections.
- Dangerous construction traffic in a neighborhood with many children.
- Disruptions of a route frequently used by road cyclists and runners in the community.
- Contamination of Knob creek through surface water run off.
- Damage to caves in the area, resulting in polluted ground water and potential sink holes.
- Destroying one of Knoxville's last wooded ridge lines.
- Potential smells and cancer causing pollution into our neighborhood.
- Attraction of an unwanted population of people looking for metals in order to resell.
- An interruption in the development of south Knoxville's urban wilderness.
- Decrease property value in our homes.

This past week there was a neighborhood meeting and the community is against this decision. Please let me know if there are any steps we can take.

Best,

Elizabeth Inman

Against Landfill in S. Knox

Jess Hickman <jesshickman3@gmail.com>

Apr 10, 2018 5:48 PM

Posted in group: Commission

To whom it may concern,

I am opposed to the plan to build the landfill on Brown Mountain for multiple reasons including but not limited to:

- The visual and auditory disturbance outside my home and the homes of those on Brown Rd, Martin Mill Pike, Berry Road, and Rudder Road as well as other roads.
- The destruction of a naturally beautiful area.
- Dangerous construction traffic on a narrow road with many blind curves, hills, and intersections.
- Dangerous construction traffic in a neighborhood with many children.
- Disruptions of a route frequently used by road cyclists and runners in the community.
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- Potential smells and cancer causing pollution into our neighborhood.
- Attraction of an unwanted population of people looking for metals in order to resell.
- An interruption in the development of south Knoxville's urban wilderness.
- Decrease property value in our homes.

This past week there was a neighborhood meeting and the community is against this decision. Please let me know if there are any steps we can take.

Respectfully,

Jessica Owen

God is faithful. Always.



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

[MPC Comment] Re: Landfill Brown Mtn

1 message

Yvonne Dunlap <ywdunlap@gmail.com>

Wed, May 9, 2018 at 9:29 PM

Reply-To: ywdunlap@gmail.com

To: commission@knoxmpc.org

On Wed, May 9, 2018, 6:27 AM Yvonne Dunlap <ywdunlap@gmail.com> wrote:

To whom it may concern,

I am opposed to the plan to build the landfill on Brown Mountain for multiple reasons including but not limited to:

- The visual and auditory disturbance outside my home and the homes of those on Brown Rd, Martin Mill Pike, Berry Road, and Rudder Road as well as other roads.
- The destruction of a naturally beautiful area.
- Dangerous construction traffic on a narrow road with many blind curves, hills, and intersections.
- Dangerous construction traffic in a neighborhood with many children.
- Disruptions of a route frequently used by road cyclists and runners in the community.
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- Damage to caves in the area, resulting in polluted ground water and potential sink holes.
- Destroying one of Knoxville's last wooded ridge lines.
- Potential smells and cancer causing pollution into our neighborhood.
- Attraction of an unwanted population of people looking for metals in order to resell.
- An interruption in the development of south Knoxville's urban wilderness.
- Decrease property value in our homes.

This past week there was a neighborhood meeting and the community is against this decision. Please let me know if there are any steps we can take.

--

This message was directed to commission@knoxmpc.org



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

[MPC Comment] Landfill Location: 4-I-18-UR

1 message

C OHern <txgalintn@hotmail.com>

Wed, May 9, 2018 at 8:53 PM

Reply-To: txgalintn@hotmail.com

To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Dear Commissioners,

This email concerns 4-I-18-UR with hopes to block the request for a landfill on Martin Mill Pike.

Last year, my husband and I bought a house in South Knoxville off of East Moody Avenue. We feel this neighborhood can be a charming community in the near future and we can't wait to invest in our small property and do what we can to improve the neighborhood.

With the threat of a landfill in such close proximity to our neighborhood, we are questioning the potential of our community becoming something great for Knoxville. A dumping ground so close to downtown, the elementary school and park is unacceptable in my opinion. I want to do what I can to see that this request is denied.

Thank you for your consideration in helping us to make South Knoxville a desirable place to live!

Chris O.

--

This message was directed to commission@knoxmpc.org

4/30/2018

4-I-18-UR-PP-5-10-18

KnoxMPC Mail Fwd: Postpone 4-I-18-UR



Sherry Michienzi <sherry.michienzi@knoxmpc.org>



Fwd: Postpone 4-I-18-UR

1 message

Mike Reynolds <mike.reynolds@knoxmpc.org> Mon, Apr 30, 2018 at 10:40 AM
To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Sherry Michienzi <sherry.michienzi@knoxmpc.org>

----- Forwarded message -----
From: **Ron Whittaker** <rwhittaker@c2rl.com>
Date: Mon, Apr 30, 2018 at 10:14 AM
Subject: Postpone 4-I-18-UR
To: Mike Reynolds <mike.reynolds@knoxmpc.org>

Mike,

The client has asked to postpone this project until the June 14th meeting. They are still working out some issues with the property and want to wait until that is settled.

Thank you,

Ron Whittaker



240 W Bessemer St

Alcoa, Tennessee 37701

(865) 980-3500

People First

5616 Martin Mill Pike
Knoxville, TN 37920
May 18, 2018

Knoxville-Knox County MPC
Suite 403 City County Bldg.
400 Main St. Knoxville, TN 37902

I concur absolutely with the
sentiments expressed by my neighbor
in the attached letter.

My vote: no dump of any
kind in this precarious
situation. There are too many
negatives and no positives.

Thank you for your kind
consideration of this homeowner's
opinion.

Sincerely yours,
Betty Maples
(865) 577-6364

MPC Case number 4-1-18 UR

0107200019216

otic
PEOI

Callahan - Jones Land Co.

JUN 1 2018

P.O. Box 9539
Knoxville, TN 37940

May 28, 2018

TO: MPC Commissioners
REF: File # 4-1-184R

Dear Sir:

My family and I are greatly opposed to this proposed 52 acre construction and demolition waste landfill at 6121 Martin Mill Pike.

Knob Creek and any wells that could become contaminated, frequent dump trucks on narrow curving roads, noise pollution and property values reduced due to all of the above.

Sincerely,

Sam & Harriet Keener III

JUN 1 2018

JUN 1 2018

May 30, 2018

Knoxville Metro Planning Commission
City-County Building
Suite 403
400 Main Street
Knoxville, Tennessee 37902

Dear Members of the Planning Commission,

This letter is a request to block the request for a landfill on Martin Mill Pike:
4-I-18-UR.

Last year, my husband and I bought our house in South Knoxville off of East Moody Avenue. We feel this neighborhood can be a charming community in the near future and we can't wait to invest in our small property and do what we can to improve the neighborhood. Recently, we have considered buying an older property off of Mount Olive Road and gradually renovating it in order to move my aging father into it when he retires. This property is less than a mile from the site of the proposed landfill. Needless to say, we are reconsidering our plans now that we are aware of the current situation.

With the threat of a landfill in such close proximity to our neighborhood, we are questioning the potential of our community becoming something great for Knoxville. A dumping ground so close to downtown, the elementary school and park is unacceptable in my opinion. I want to do what I can to see that this inappropriate request is denied: if not for the sake of the neighborhood, for the sake of the environment.

Thank you for your consideration in helping us to make South Knoxville a desirable place to live!



Chris Henson
Knoxville, TN

[MPC Comment] Petition 4-I-18-UR sets the scene for a tragedy

1 message

Carmen Trammell <cjtrammell@comcast.net>
Reply-To: cjtrammell@comcast.net
To: commission@knoxmpc.org

Thu, May 24, 2018 at 8:35 AM

Dear MPC members,

I hope the following three pictures will stay with you as you consider petition 4-I-18-UR to allow a construction/demolition dump in a south Knoxville neighborhood:

1. This picture is the entrance to the proposed dump. You'll note the "Use on Review" sign, and the "winding road ahead" sign. The road approaching the proposed dump site in both directions is a series of blind corners and winding roads .



2. There are two elementary schools close to the proposed dump site. Mooreland Heights Elementary is 1 mile away, Bonnie Kate Elementary is 2 miles away. (Charter Doyle Park is 1 mile away as well.) Pictured below is a school bus and a dump truck meeting each other on one of the many blind curves on Martin Mill Pike near the proposed dump site on May 3, 2018.



3. On the same day -- May 3, 2018 -- in Mount Olive, New Jersey, a school bus and a dump truck collided, killing one teacher and one student, and sending 45 injured people to the hospital .



No one expects a tragedy, but we will be setting the scene for a tragedy if a constant stream of dump trucks travels the narrow , winding road to the proposed dump site alongside school buses and neighborhood traffic.

God forbid such a tragedy. MPC can prevent it .

Please decline the petition 4-I-18-UR.

Sincerely,

Carmen Trammell

MPC June 14, 2018

Agenda Item # 48

Use on Review **Development Plan**

Name of Applicant: Blount Excavating, Inc.

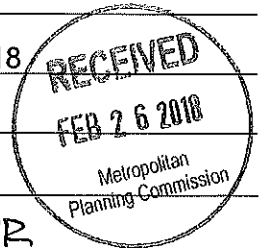
Date Filed: 2/26/18

Meeting Date: April 12, 2018

Application Accepted by: [Signature]

Fee Amount: _____ File Number: Development Plan

Fee Amount: 1200⁰⁰ File Number: Use on Review 4-I-18-UR



PROPERTY INFORMATION

Address: 6121 Martin Mill Pike

General Location: Half way between John Sevier Hwy and Neubert Springs Road

Tract Size: 21.6 ac 52 No. of Units: N/A

Zoning District: D9

Existing Land Use: Construction/ Demolition Waste Area

Planning Sector: South County

Sector Plan Proposed Land Use Classification: AG

Growth Policy Plan Designation: Rural Area

Census Tract: 56.04

Traffic Zone: 121 136028 136028-01

Parcel ID Number(s): 136 058, 136 02802, 136 02803

Jurisdiction: City Council _____ District
 County Commission 9th District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: Martin Mill Partnership, LLC

Company: _____

Address: 3700 Garner Circle

City: Maryville State: TN Zip: 37803

Telephone: (865) 984-4060

Fax: _____

E-mail: sgarner@blountexcavating.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Ron Whittaker

Company: C2RL Engineers, Inc.

Address: 240 W Bessemer Street

City: Alcoa State: TN Zip: 37701

Telephone: (865) 980-3500

Fax: (865) 980-3555

E-mail: rwhittaker@c2rl.com

APPROVAL REQUESTED

Development Plan: Residential Non-Residential

Home Occupation (Specify Occupation)

Other (Be Specific)

Construction/ Demolition Waste Site

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: [Signature]

PLEASE PRINT

Name: Steve Garner

Company: Martin Mill Partnership, LLC

Address: 3700 Garner Circle

City: Maryville State: TN Zip: 37803

Telephone: (865) 984-4060

E-mail: sgarner@blountexcavating.com