

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
 USE ON REVIEW REPORT**

▶ **FILE #:** 4-I-18-UR **AGENDA ITEM #:** 44
 POSTPONEMENT(S): 4/12/2018 **AGENDA DATE:** 5/10/2018

▶ **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 June 14, 2018 MPC meeting as requested by the applicant.

COMMENTS:

This is proposal is for a "construction/demolition waste site" with the intent to accept concrete and asphalt demolition debris, and soil that 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 appreciate 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.

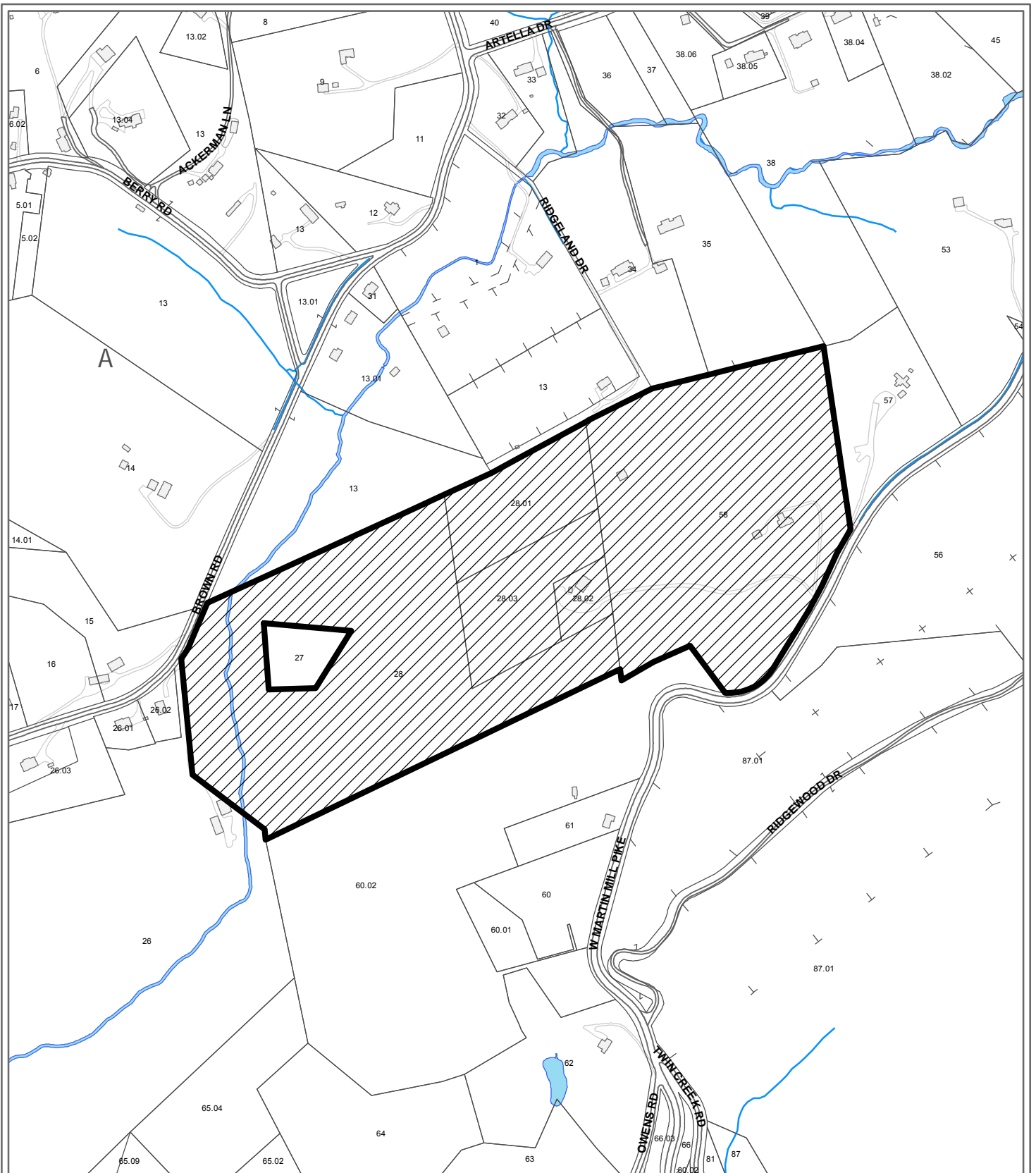
The applicant's engineer estimates that the proposed volume of fill is approximately 600,000 yards, which amounts to approximately 60,000 truck loads. This amount includes the fill that has already been dumped on the site since 2014. It's estimated that approximately half of the proposed fill volume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

The applicant is requesting postponement of the application for one month to allow time to complete the environmental review required by the Knox County Zoning Ordinance, Article 4, Section 4.80.01.B. (Demolition landfills).

ESTIMATED TRAFFIC IMPACT: Not required.

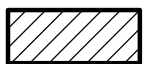
ESTIMATED STUDENT YIELD: Not applicable.

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.



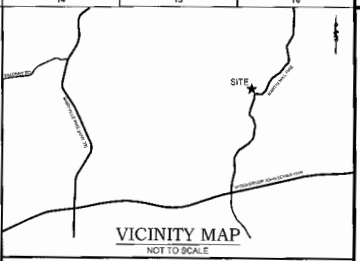
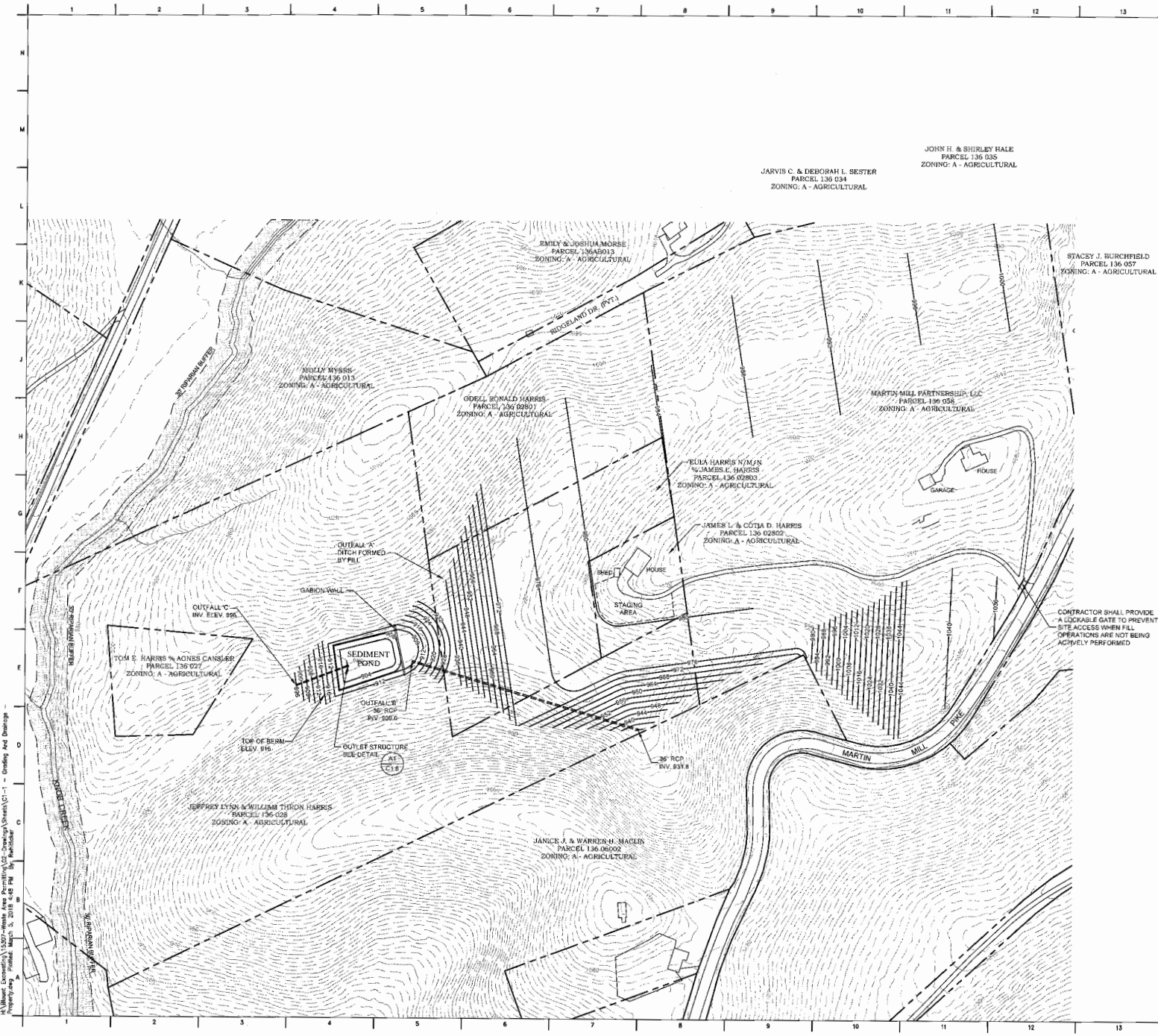
Construction/Demolition Waste Site in A (Agricultural)

Map No: 136

Jurisdiction: County

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





LEGEND

---	PROPERTY LINE
---	NEW STORM LINE

- GENERAL NOTES**
- ALL ELEVATIONS BASED ON KNOX COUNTY GIS DATA RECEIVED APRIL 15, 2015.
 - ALL BOUNDARY INFORMATION TAKEN FROM PLATS AND KNOX COUNTY GIS. NO BOUNDARY SURVEY HAS BEEN PERFORMED BY C2RL ENGINEERS, INC.
 - 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.
 - TOTAL DISTURBED AREA - 15.2 ACRES.
 - SEE SHEETS C1.2 THRU C1.4 FOR EROSION CONTROL REQUIREMENTS.
 - 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 SHPPP MAY BE MODIFIED TO REFLECT THESE CHANGES.
 - ALL OF KNOX COUNTY REGULATIONS SHALL BE FOLLOWED AND PROPER PERMITS SHALL BE OBTAINED PRIOR TO CONSTRUCTION COMMENCING.
 - 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.
 - ALL SLOPES SHALL BE 3:1 OR FLATTER.
 - 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 TDEC FIELD OFFICE.
 - PROJECT TO INCLUDE THE FOLLOWING PARCELS:
 PARCEL: 136 068
 PARCEL: 136 02802
 PARCEL: 136 02803
 PARCEL: 136 02801
 PARCEL: 136 068

PROJECT CONTACT:
 STEVE GARNER
 BLOUNT EXCAVATING, INC.
 (865) 984-4062

REVISED
 MAR 0 6 2018
 4-I-18-UP

C2RL, INC engineers
 210 W. Deaneham Street
 Knoxville, TN 37701
 PH: 865 980 3500 FAX: 865 980 3585

DATE:	3.5.18																																
REVISIONS:	<table border="1"> <tr><td>1</td><td></td></tr> <tr><td>2</td><td></td></tr> <tr><td>3</td><td></td></tr> <tr><td>4</td><td></td></tr> <tr><td>5</td><td></td></tr> <tr><td>6</td><td></td></tr> <tr><td>7</td><td></td></tr> <tr><td>8</td><td></td></tr> <tr><td>9</td><td></td></tr> <tr><td>10</td><td></td></tr> <tr><td>11</td><td></td></tr> <tr><td>12</td><td></td></tr> <tr><td>13</td><td></td></tr> <tr><td>14</td><td></td></tr> <tr><td>15</td><td></td></tr> <tr><td>16</td><td></td></tr> </table>	1		2		3		4		5		6		7		8		9		10		11		12		13		14		15		16	
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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: JRW

C1.1
 SHEET NO.

\\blount\C2RL\Projects\1807\1807-0001\1807-0001-01\Drawings\Site\Grading\Drainage\C1.1 - Grading and Drainage - Material Spill Site.dwg, 10:15:18 AM, 4/6/18
 Author: JMW
 Plot Date: 3/5/18

Use on Review **Development Plan**

Name of Applicant: Blount Excavating, Inc.

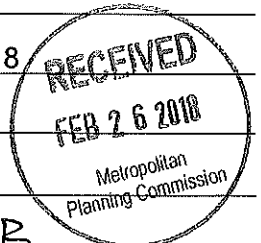
Date Filed: 2/26/18

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