

618. M-E Mining and Mineral Extraction District

Specific Standards for Mining and Mineral Extraction Activities

Approval shall not be granted for mining or mineral extraction activity unless the standards established therein are met as a part of the conditions for issuing such permit as follows:

Standards for Mining and Mineral Extraction Activity

618.1 Any application for a mining and quarrying type use shall include a general area plan and a specific site plan.

618.2 A general area plan shall be prepared at a scale of one inch equals 1,000 feet with a ten (10) foot contour interval and shall show the following:

i. Existing Conditions

- (1) Location of proposed site.
- (2) Surrounding land use pattern including building locations by type of use within a one (3) mile radius of the proposed site.
- (4) Roads including state, federal and county roads showing right-of-way width, weight loads, pavement types and widths, and traffic data.

ii. Site and Geologic Data

- (1) Soil types and geology.
- (2) Surface drainage patterns.
- (3) Groundwater movements and aquifer information including aquifer recharge areas.
- (4) Wetlands.
- (5) Vegetation cover by type including the identification of dominant species.
- (6) Climate, precipitation and wind direction to include the percent of wind movements on the points of the compass.

iii. Operation of the Site

- (1) Type of material to be removed and the annual removal rate.
- (2) Methods of extraction including types of equipment, use of conveyors, and use of blasting materials.
- (3) Supplementary processes, drying, grading, mixing, manufacturing, batching and similar activities.
- (4) Estimated life of the operations and maximum extent of area to be disturbed, final depths and side wall slopes.

618.3 A detailed site plan for the entire property drawn to a scale no smaller than one (1) inch equals two hundred (200) feet with a contour interval no greater than two (2) feet. In addition to the requirements for a site plan contained in this part, a site plan shall show:

i. Base Data

- (1) Soils and geology with borings on a five hundred (500) foot grid.
- (2) On-site groundwater movements and aquifer information including aquifer recharge areas.
- (3) Surface drainage patterns.
- (4) Wetlands.
- (5) Vegetation cover by type including the identification of dominant species.

ii. Proposed Use

- (1) Final grading by contours.
- (2) Interior road pattern showing its relationship to on-site operations, points of ingress and egress and egress to state and county roads.
- (3) Estimated amount and description of aggregate and overburden to be removed.
- (4) Final use and ownership of the property after completion of operations.
- (5) Service by public water and the means of disposal of human waste.

(6) Area that may be disturbed once all applicable setbacks have been applied.

iii. Plan of Operations

- (1) Locations of screening and berms.
- (2) Soil embankments for noise, dust and visual barriers, and heights of spoil mounds
- (3) Method of disposition of excess water.
- (4) Method of erosion control.
- (5) Location and typical schedule of blasting.
- (6) Machinery to be used by type and noise levels.
- (7) Safety measures to be employed and methods of addressing complaints.

iv. Reclamation Plan

A reclamation plan shall be submitted that conforms to the provisions within TCA Title 59, Chapter 8, Part 208. The Washington County Regional Planning Commission shall review and approve the bonding of the reclamation plan to secure that the Plan is complete.

v. Performance Criteria

In addition to the other performance standards specified by this Resolution, the following criteria shall be observed:

618.4 Operations. All mining and quarrying operations shall meet all development and performance standards of this Resolution and all applicable local, state and federal regulations and provide evidence of such compliance.

Setbacks. At the time of application for a special exception, no excavation area or quarry wall shall be located within:

- 1,500 feet to the property line of any existing public or semi-public land use activity, existing residentially zoned property or existing residential dwellings, including residential portions of approved planned developments;
- 1,000 feet from any properties zoned in the M-S Districts or Commercial Districts; and
- 500 feet from any properties zoned in the Manufacturing Districts, public roads and rights-of-way.
- Nothing shall be stored at any time within 200 feet from any property line, with the exception of parking fencing, offices, and weight scales, which shall be subject to all other requirements of this Resolution.

618.5 Grading. All excavations shall be graded in such a way as to provide an area that is harmonious with the surrounding terrain and not dangerous to human or animal life to the extent possible.

618.6 Access. Such use shall be restricted to lots or parcels that are directly contiguous to and have legal frontage for access on roadways and bridges that can support the maximum limits on size and weight as established by the Tennessee Department of Transportation and the Washington County Highway Department or municipal road department. Access by private easement shall not be allowed. Truck routing shall be proposed to reasonably minimize traffic impact. Any road improvements proposed for the site must be submitted with the Site Plan.

618.7 Mitigation of Road Damage. The operator of the site shall post a bond or bonds to cover the potential damage to public roads caused by the development, operation and/or rehabilitation of the subject property prior to the commencement of any site work or operations. The bond amount shall be determined by the Highway Superintendent based on the distance from the entrance of the site to the nearest State Highway. The bond shall be held by the county clerk with a receipt being furnished to the Washington County Zoning Administrator and Highway Superintendent.

618.8 Landscaping, Buffering and Screening. In addition to complying with the landscaping regulations found in the Washington County Landscape Manual, natural vegetation shall be preserved to the extent possible in the setback area established above. The frontage of the site along a public road shall be screened with a berm of sufficient height to restrict the view of the operations from the road by a traveling motorist and shall be planted with ground cover, trees, and shrubs.

618.9 Security Measures. The disturbed area shall be secured with a method accepted by the Washington County Regional Planning Commission.

618.10 Pre-blast Survey. A pre-blast survey is required, consistent with State Regulations.

vi. Productive Use of Mining By-Products

All incidental processing of by-product materials generated on site from mining or mineral processing operations shall be reviewed and approved by the Washington County Regional Planning Commission. All development standards and requirements as stated within this Zoning District shall apply to the incidental processing activities.