

OAK RIDGE MUNICIPAL PLANNING COMMISSION
REGULAR BUSINESS MEETING AGENDA

Municipal Building Court Room
Thursday, November 17, 2022 / 5:30 pm

For anyone unable to attend in person, written public comments regarding items on this agenda, which are received by the Planning & Development Department by 12:00 PM (noon) the day of the Regular Business Meeting, will be provided to the Planning Commission for their consideration. Submit public comments electronically to plandev@oakridgetn.gov or by mail to City of Oak Ridge - Planning Commission, PO Box 1, Oak Ridge, TN 37831.

AGENDA

1. Roll Call
2. Approval of Agenda
3. Approval of Minutes
 - Business Meeting October 20, 2022
4. Business Items
 - a. **Rezoning Request:** 795 Oak Ridge Turnpike (Parcel# 100B B 015.01), B-3 Roadside Business District to B-2 General Business District
 - b. **Final Plat:** Cottages at Forest Creek Village
5. Reports
 - City Council: Jim Dodson
 - TSAB: Greta Ownby
 - IDB: Roger Petrie
 - Anderson Co. Planning Commission: Benjamin Stephens
 - Staff Report: Wayne Blasius
6. Adjournment

Schedule of Upcoming Meetings

December Work Session:	December 8 th , 2022; Court Room; 5:30pm
December Business Meeting	December 15 th , 2022; Court Room; 5:30pm

UNAPPROVED

OAK RIDGE MUNICIPAL PLANNING COMMISSION

Minutes

Meeting Date: Thursday October 20th, 2022

Call to Order: A Regular Business Meeting of the Oak Ridge Municipal Planning Commission was held on October 20th, 2022. The meeting was called to order at 5:36 pm with Mr. Whitson presiding.

Members in Attendance: Kelly Callison, Jim Dodson, Claudia Lever, Greta Ownby, Jane Shelton, Stephen Whitson, and Phil Yager

Staff Representatives: Wayne Blasius and Jennifer Williams

Members not in Attendance: Charlie Hensley, Roger Petrie, and Benjamin Stephens

Approval of Agenda: Mr. Dodson made a motion to approve the agenda. Mr. Callison seconded the motion. The motion passed unanimously. (7-0)

Approval of Minutes: Ms. Lever made a motion to approve the September 15th, 2022 minutes. Ms. Ownby seconded the motion. The motion passed unanimously. (7-0)

Business Items:

Final Plat: The Preserve at Clinch River Subarea F Unit 1

Ms. Williams presented the staff report and slides. The applicant, Mr. Jesse Smith, was also present. There were no questions or comments from Commissioners, and no members of the public were present to speak on the item.

A motion was made by Mr. Dodson to approve the Final Plat per staff recommendations, and seconded by Mr. Callison. The motion passed unanimously. (7-0)

Mr. Blasius reported that at a recent work session Mr. Smith mentioned Smithbilt is working on an updated master plan for the entire Preserve at Clinch River subdivision. He advised Commissioners that staff have been invited to a meeting to review a draft of the plan.

PUD Final Master Plan and Site Plan: Main St Lofts Phase II

Ms. Williams presented the staff report and slides. A representative of the application, Mr. Grant Berry of SITE, Inc., was present as well. Ms. Shelton asked if the proposed building was going to be the same as other buildings already there. Ms. Williams responded yes, that the new building would essentially be an extension of the existing apartment complex. No questions were asked of the applicant, and no members of the public were present to speak on the item.

A motion was made by Ms. Ownby to approve the PUD Final Master Plan and Site Plan per staff recommendations. Mr. Dodson seconded the motion, which passed unanimously. (7-0)

UNAPPROVED

Site Plan: Take 5 Oil Change

Ms. Williams presented the staff report and slides. Mr. Blasius asked if the height of the bushes in the proposed landscape buffer was the installed height or the mature height, with Ms. Williams clarifying it is the installed height. Ms. Williams reminded Commissioners that there were two action items associated with the request: the variance to allow garage doors facing a public street and the Site Plan. The applicant's representative, Mr. Steve Hocutt of Civil Logistix, was also present.

Questions from the Planning Commission were answered. Ms. Ownby asked about the landscape barrier and how useful it would be during the winter. Ms. Williams mentioned that the city does require street trees along public streets, and Mr. Blasius also stated that the city requires canopy trees at the street edge. Mr. Hocutt stated they could look at different trees in that area, but the Maple is the most commonly used. He provided some additional explanation of the proposed landscape barrier, which includes both deciduous and evergreen vegetation.

A motion was made by Mr. Dodson to recommend approval of the site plan with staff recommendations of the overhead doors. Staff commented that the variance request must be acted on first, and Mr. Dodson withdrew his motion.

A motion was made by Mr. Dodson to recommend approval of the variance to allow overhead doors facing a public street with staff recommendation. Ms. Ownby seconded the motion, which passed unanimously. (7-0)

A motion was made by Mr. Dodson to approve the Site Plan for Take 5 Oil Change with staff recommendations. Mr. Callison seconded the motion, which passed unanimously. (7-0)

Reports:

City Council: Councilman Dodson gave the City Council report from the October 10th Council meeting.

TSAB: Ms. Ownby gave a report on the October 11th meeting of the Traffic Safety Advisory Board.

IDB: No report.

Anderson County Planning Commission: No report.

Staff Report: Mr. Blasius updated the Planning Commission on the status of the Comprehensive Plan. The next course of action will be advertising for the vacant planning position while also researching consultants who may be able to help with some portions of the plan.

Mr. Blasius also mentioned that on Tuesday, November 18th, the Land Bank approved a real estate contract for the Wilson Street property. A second contract for the remaining property should go to the Land Bank next month.

UNAPPROVED

Adjournment: The meeting was adjourned at 6:16 pm.

Stephen Whitson, Chair
Oak Ridge Municipal Planning Commission

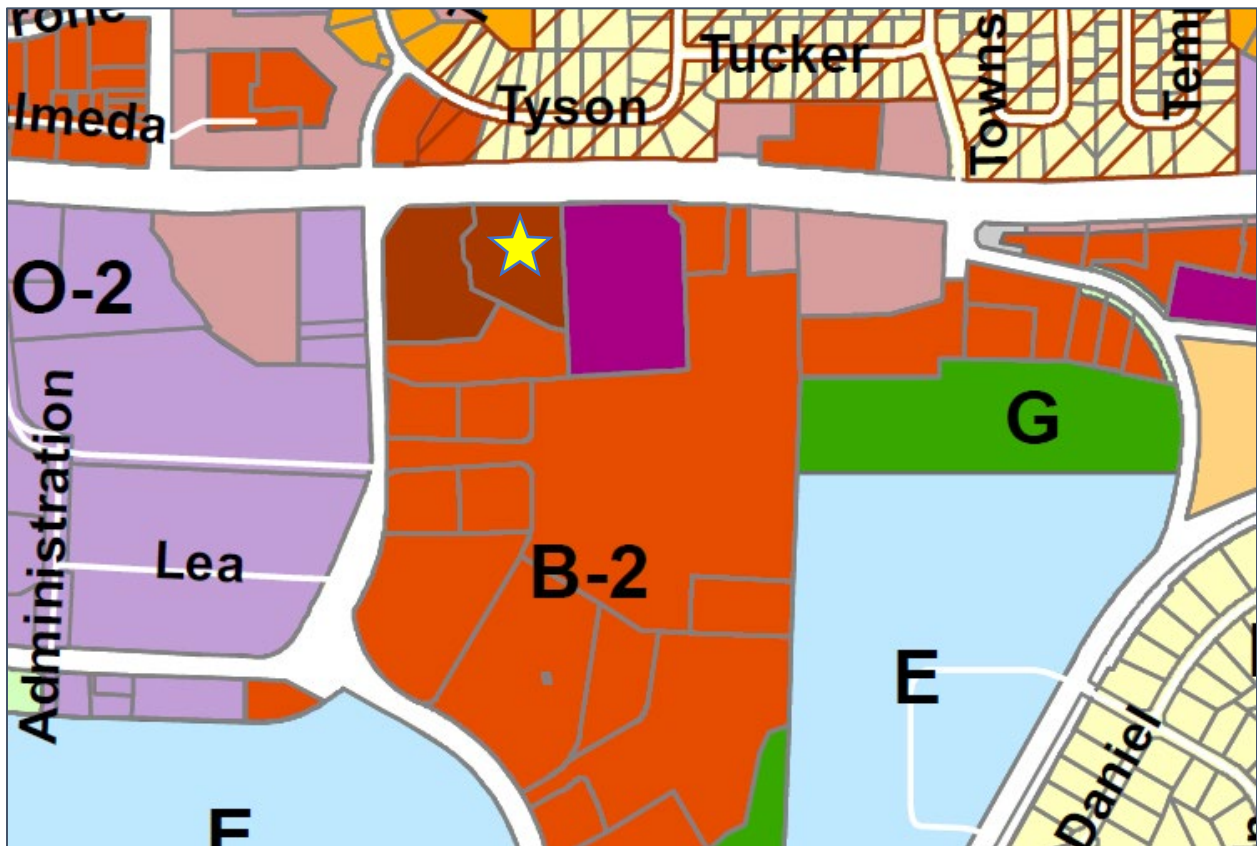
Date

Planning & Development Memorandum
22-68

Date: 11/17/22
Property Owner: Plumbers and Steamfitters Joint Apprentice Training Committee
Local Union 102
Location: 795 Oak Ridge Turnpike, Parcel# 100B B 015.01
Zoning Request: B-3 Roadside Business District to B-2 General Business District
Approximate Area: 2.69 acres
Proposed Use: Trade School

Nearby Land Uses & Zoning:

North: R-1-C MDO: Single Family Dwellings
South: B-2: Vacant Parcels, Home Depot
East: IND-1: office building
West: B-3: Auto Dealership



BACKGROUND/DESCRIPTION OF THE REQUEST

The proposed rezoning request is for an approximately 2.69-acre parcel on the south side of the Oak Ridge Turnpike. The property was previously an Ace Hardware store, and was purchased in January, 2022 by the Plumbers and Steamfitters Union. The union intends to turn

the property into a trade school, but cannot do so under the current B-3 zoning. Therefore, they have requested a rezoning to the B-2 General Business District, which allows schools/educational uses.

IMPACT AND ANALYSIS

The following criteria were used to evaluate the rezoning request:

1) **Is the proposed zoning district consistent with the City's Comprehensive Plan?**

Yes. The City's Land Use Map identifies this area as 'B' General Business. A zone change from B-3 to B-2 will not impact this designation.

Additionally, the proposed use is supported by the City Blueprint. One of the goals listed under 'Economic Vitality and Sustainable Growth' reads:

"Enable a skilled, local workforce by promoting connections to technical education and certification at local institutions and apprenticeship or training programs with employers."

2) **Are there substantial changes in the character of development in or near the area under consideration that support the proposed rezoning?**

The character of the area adjacent to this property is already commercial in nature. A rezoning to B-2 is compatible with existing zoning and uses.

3) **Is the character of the area suitable for the uses permitted in the proposed zoning district and is the proposed zoning district compatible with surrounding zoning and uses?**

Yes. As mentioned above, this area is already commercial, and the permitted uses in B-2 district are compatible with surrounding development along the Turnpike.

4) **Will the proposed rezoning create an isolated district unrelated to adjacent and nearby districts?**

No. In fact, there is a significant amount of B-2 and other commercial zoning in the immediate area surrounding this parcel.

5) **Are public facilities and services adequate to accommodate the proposed zoning district?**

Yes.

6) **Would the requested rezoning have environmental impacts?**

Environmental impacts will be thoroughly studied during the permitting phase of the project. The development would be required to comply with the City's Stormwater Ordinance and all requirements of the Tennessee Department of Environment and Conservation.

PROCESS

The request in front of the Planning Commission is to recommend to City Council approval or disapproval of the rezoning request. City Council has the ability to approve or disprove the request in the form of an ordinance (two readings). If approved, the rezoning will be finalized.

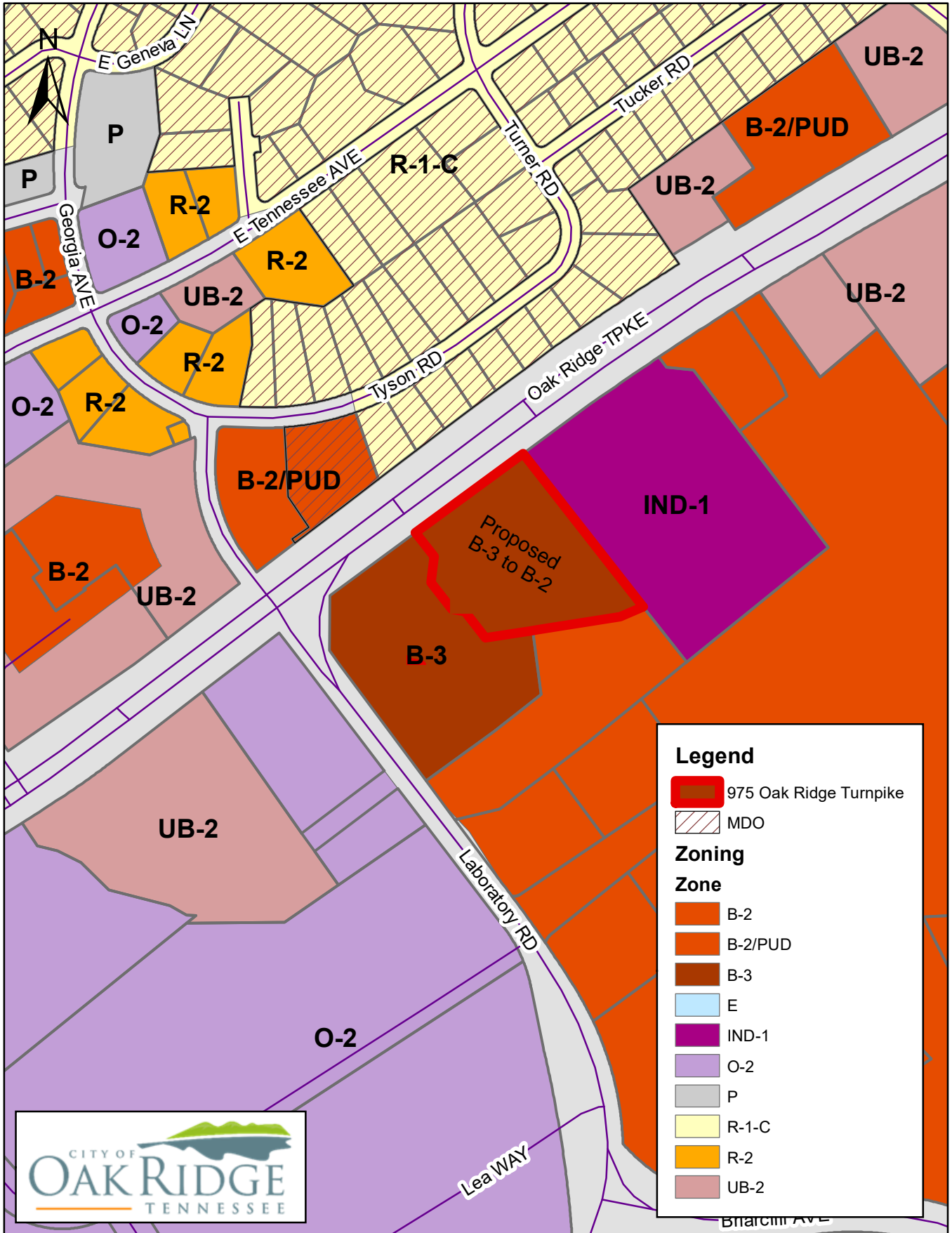
RECOMMENDATION

Staff recommends **approval** of the zoning change from B-3 Roadside Business District to B-2 General Business District based on the rezoning evaluation criteria listed in this memo.

Attachments

- Property map (provided by staff)
- Rezoning request letter

795 Oak Ridge Turnpike (Parcel 100B B 015.01) B-3 Roadside Business District to B-2 General Business District





ProE Engineering Services, LLC

112 Newport Drive
Oak Ridge, TN 37830
865.603.2188
jakeg.proe@outlook.com

October 18, 2022

City of Oak Ridge Planning & Development
Attn: Jennifer Williams, Senior Planner
200 South Tulane Avenue
Oak Ridge, Tennessee 37830

RE: Rezoning Request
795 Oak Ridge Turnpike

Dear Mrs. Williams:

I am writing on behalf of the Plumbers and Steamfitters Local Union #102 JATC, owners of the property located at 795 Oak Ridge Turnpike. For reference, the property is the former home of Ace Hardware and just east of Sexton Automotive. The Union purchased the noted property for use as a Trade School and only afterwards found out that the current zoning, B-3 (Roadside Business District), did not allow such educational type uses. After meeting with City Planning & Development staff, it was determine that B-2 (General Business District) zoning would be a better fit. As such, on behalf of the Union, I hereby request that the property located at 795 Oak Ridge Turnpike be rezoned from B-3 to B-2 in order to accommodate their proposed Trade School use.

Should you have questions, comments, or additional needs, please do not hesitate to let me know.

Sincerely,

A handwritten signature in blue ink that reads 'John R. Greear, P.E.'.

JOHN "JAKE" GREEAR, P.E.

Owner

Planning & Development Memorandum

22-69

Date: 11/17/22
Property Owner: VT Investors, LLC
Location: Forest Creek Village
Request: Final Plat, Cottages at Forest Creek

BACKGROUND

Forest Creek Village, formerly Rarity Oaks, is an existing subdivision located south of the Oak Ridge Turnpike on the west side of the City. A Final Plat for the existing 90 lots in the subdivision was recorded in 2006. In 2018, the property was purchased in by VT Investors. This developer group has made several changes to the development, including renaming a roadway in 2019 and rezoning the property from R-1-B to R-1-C in 2020.

In February, 2022, the Planning Commission voted to approve a Preliminary Plat for 17 new lots along existing roadways in the development: Forest Creek Parkway and Black Oak Drive. A final plat has now been submitted for those 17 lots.

ANALYSIS

Zoning Requirements

The new lots are subject to the standards of the R-1-C Zoning District. These standards, which are met by the proposed subdivision, are outlined below:

- *Minimum Lot Size:* 8,000 square feet
- *Minimum Lot Width:* 70 feet
- *Setbacks:*
 - Front: 25'
 - Side: 20' total of both sides, 8' minimum one side
 - Rear: 30'

All 17 of the proposed lots meet these standards. The average lot size is ~.26 acres, or 11,169 square feet. This is a density of ~3.9 dwelling units/acre.

Infrastructure: Proposed Lots

All of the proposed lots will be served by existing roads: Black Oak Drive and Forest Creek Parkway. Aside from individual service feeds and transformers, the only utility infrastructure proposed for the new lots is a new 8" sewer line. The lots will be served by existing water and electrical infrastructure.

Infrastructure: Expanded Sewer Capacity

Sewer capacity is a notable element of the infrastructure development in Forest Creek Village. When 90 lots were originally platted in 2006, a note was included on the plat which read:

"Until such time that additional utility capacity is available all lots created by this plat have been approved for residential construction up to a maximum of 50 equivalent residential dwelling units..."

This statement limits the total number of dwelling units in the subdivision to 50 until additional sewer capacity is available. For that reason, the Planning Commission required the developer to submit plans for this increase as part of the Preliminary Plat approval. These plans have been submitted and approved by City staff.

All infrastructure work for the development, infrastructure for the new lots and the sewer line extension, must either be complete or bonded prior to recording of the Final Plat.

STAFF RECOMMENDATION

Staff recommends **approval** of the Final Plat **subject to staff comments**, finding it conforms to the requirements of the Subdivision Regulations and the Zoning Ordinance. This includes the requirement to either complete or bond all infrastructure associated with the final plat, including the sewer line extension to create adequate sewer capacity.

Staff Comments

Planning and Development

1. Complete or bond all infrastructure associated with the final plat, including the sewer line extension to create adequate sewer capacity.
2. The old and new acreage information for the 29-acre parcel created by this plat (Book G Page 402) needs to be shown.
3. For recording, please make sure the name and title of whoever signs the plat is printed somewhere on it (not just VT Investors)
4. Clean up overlapping text on Lot 96.

Public Works

1. Show and label the future roadway property line with new distance and in parenthesis the old dimension. Also, show the easements on the sanitary sewer and electric in future roadway area.
2. Show and label the easements to be abandoned (two water and one storm drainage) along Forest Creek Parkway.
3. Show and label the existing sanitary sewer easement on Lot 97.
4. Show and label the centerline of Black Oak Drive with the ROW width and EOP widths.

5. Label the curve dimension that is missing.
6. Update old bearing and distance data per 10/31/2022 markup
7. Add these items to the legend: new data, old data to be deleted, easement lines, sanitary sewer line, and sanitary sewer manholes.
8. Show and label the location of the water lateral crossing roadway to the new meter location for each lot.
9. Show and label the location of the sanitary sewer lateral with clean out to each lot.

Attachments

- Cottages at Forest Creek Final Plat

Certificate of Ownership and Dedication

"I (we) hereby certify that I am (we are) the owner (s) of the property shown and described hereon and (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all roads, alleys and walks to public use; and dedicate all parks and other open spaces to public or private use as noted."

Date _____ Owner _____

Certificate of the Approval of Water and Sewage Systems

"I hereby certify that the water supply and sewage disposal utility system installed or proposed for installation fully meets the requirements of the Tennessee Department of Environment and Conservation and locally established standards, and are hereby approved as shown.

Date _____ Health Officer Designated By Planning Commission _____

NEW SANITARY SEWER EASEMENT NO. 3 248 SQ. FT.				
NO	BEARING	DIST		
L15	S81°35'46"W	96.53'		
L16	N08°24'14"W	3.05'		
L17	N82°08'05"E	92.48'		
NO	RAD	ARC	BEARING	DIST
C5	5.00'	4.81'	S70°19'34"E	4.62'

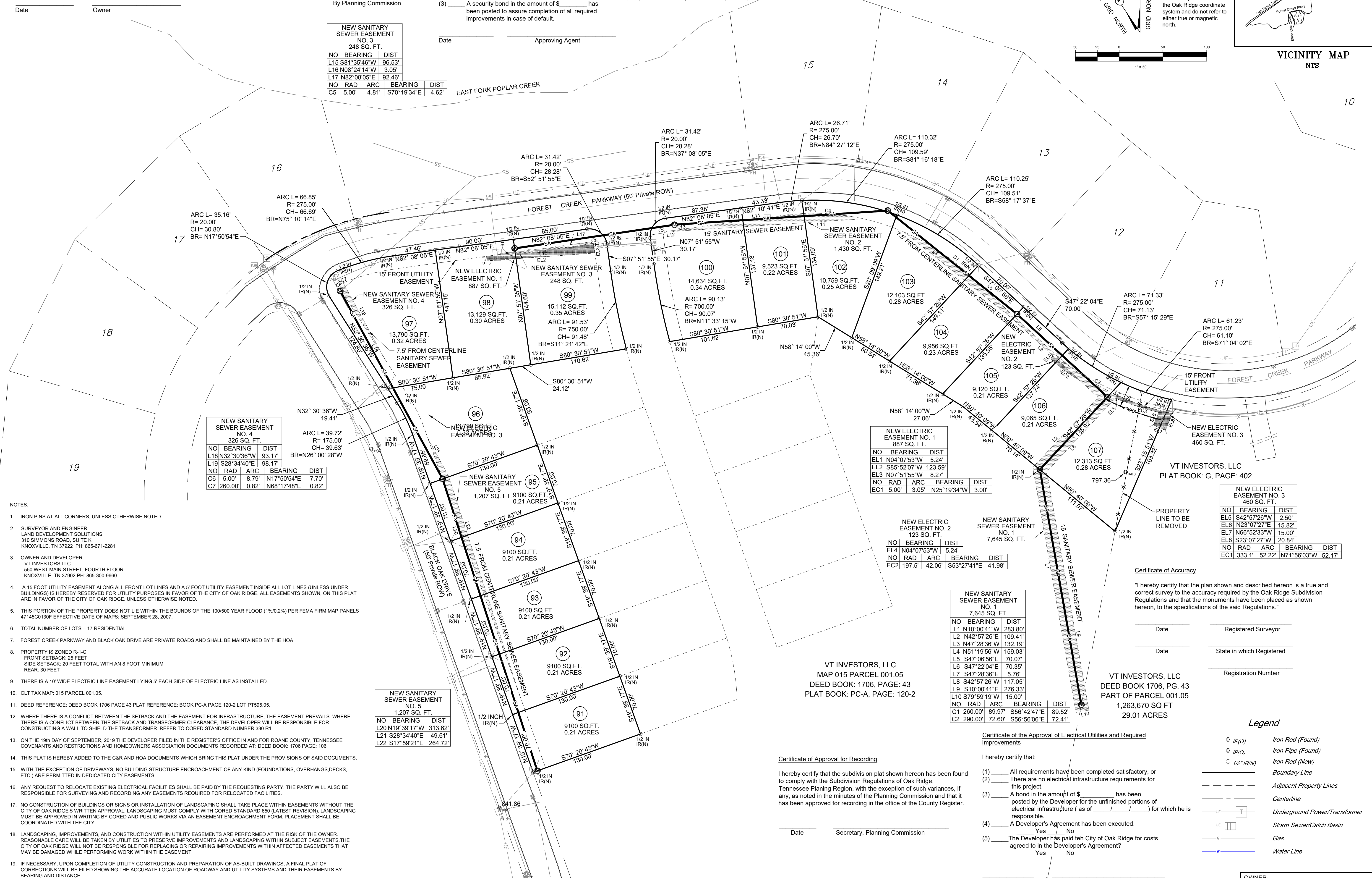
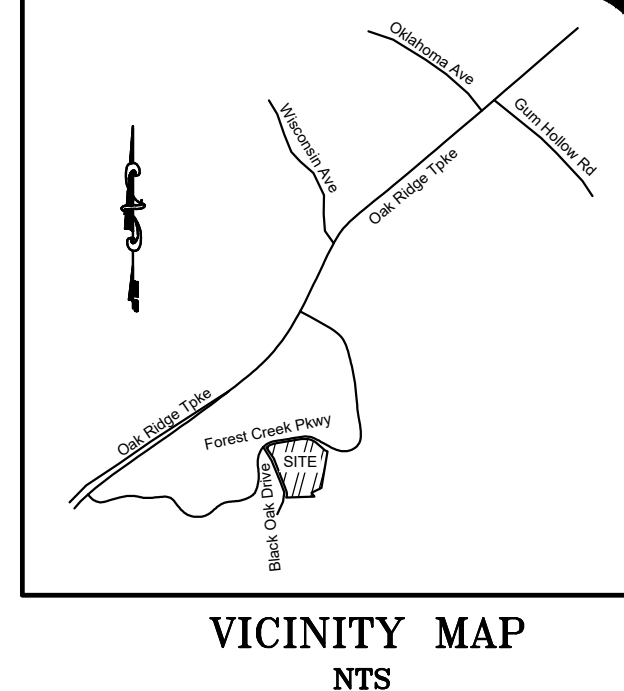
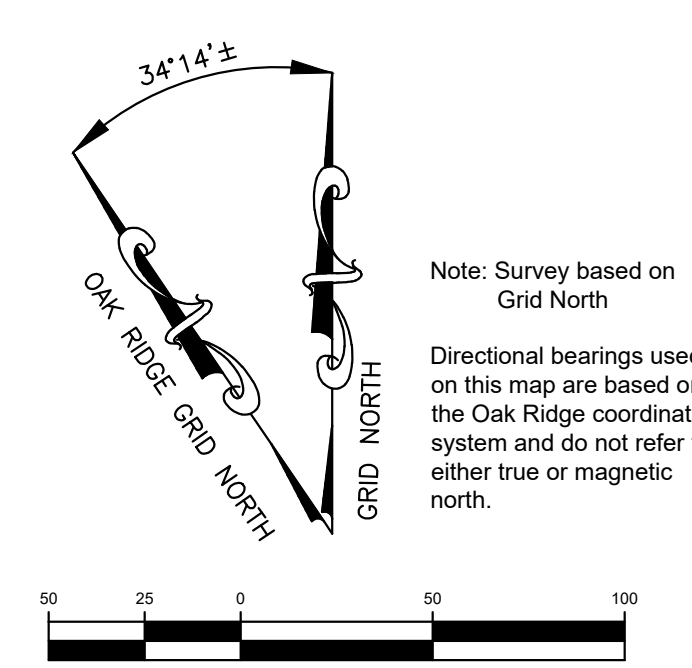
Certification of the Approval of Utilities and Required Improvements

I hereby certify that:

- All required improvements have been completed satisfactory, or
- No required improvements are included in this project.
- A security bond in the amount of \$ _____ has been posted to assure completion of all required improvements in case of default.

Date _____ Approving Agent _____

NEW SANITARY SEWER EASEMENT NO. 2 1,430 SQ. FT.				
NO	BEARING	DIST		
L11	S86°12'25"W	215.58'		
L12	S81°35'46"W	12.55'		
L13	N82°08'05"E	87.37'		
L14	N82°10'41"E	43.39'		
NO	RAD	ARC	BEARING	DIST
C3	5.00'	3.78'	N60°28'27"E	3.69'
C4	260.00'	95.38'	S87°50'01"E	94.85'



- NOTES:
- IRON PINS AT ALL CORNERS, UNLESS OTHERWISE NOTED.
 - SURVEYOR AND ENGINEER LAND DEVELOPMENT SOLUTIONS 310 SIMMONS ROAD, SUITE K KNOXVILLE, TN 37922 PH: 865-671-2281
 - OWNER AND DEVELOPER VT INVESTORS LLC 550 WEST MAIN STREET, FOURTH FLOOR KNOXVILLE, TN 37902 PH: 865-300-9660
 - A 15 FOOT UTILITY EASEMENT ALONG ALL FRONT LOT LINES AND A 5' FOOT UTILITY EASEMENT INSIDE ALL LOT LINES (UNLESS UNDER BUILDINGS) IS HEREBY RESERVED FOR UTILITY PURPOSES IN FAVOR OF THE CITY OF OAK RIDGE. ALL EASEMENTS SHOWN ON THIS PLAT ARE IN FAVOR OF THE CITY OF OAK RIDGE, UNLESS OTHERWISE NOTED.
 - THIS PORTION OF THE PROPERTY DOES NOT LIE WITHIN THE BOUNDS OF THE 100/500 YEAR FLOOD (1%/0.2%) PER FEMA FIRM MAP PANELS 47145C0130F EFFECTIVE DATE OF MAPS: SEPTEMBER 28, 2007.
 - TOTAL NUMBER OF LOTS = 17 RESIDENTIAL.
 - FOREST CREEK PARKWAY AND BLACK OAK DRIVE ARE PRIVATE ROADS AND SHALL BE MAINTAINED BY THE HOA
 - PROPERTY IS ZONED R-1-C FRONT SETBACK: 25 FEET SIDE SETBACK: 20 FEET TOTAL WITH AN 8 FOOT MINIMUM REAR: 30 FEET
 - THERE IS A 10' WIDE ELECTRIC LINE EASEMENT LYING 5' EACH SIDE OF ELECTRIC LINE AS INSTALLED.
 - CLT TAX MAP: 015 PARCEL 001.05
 - DEED REFERENCE: DEED BOOK 1706 PAGE 43 PLAT REFERENCE: BOOK PC-A PAGE 120-2 LOT PT595.05
 - WHERE THERE IS A CONFLICT BETWEEN THE SETBACK AND THE EASEMENT FOR INFRASTRUCTURE, THE EASEMENT PREVAILS. WHERE THERE IS A CONFLICT BETWEEN THE SETBACK AND TRANSFORMER CLEARANCE, THE DEVELOPER WILL BE RESPONSIBLE FOR CONSTRUCTING A WALL TO SHIELD THE TRANSFORMER. REFER TO CORED STANDARD NUMBER 330 R1.
 - ON THE 19th DAY OF SEPTEMBER, 2019 THE DEVELOPER FILED IN THE REGISTER'S OFFICE IN AND FOR ROANE COUNTY, TENNESSEE COVENANTS AND RESTRICTIONS AND HOMEOWNERS ASSOCIATION DOCUMENTS RECORDED AT: DEED BOOK: 1706 PAGE: 106
 - THIS PLAT IS HEREBY ADDED TO THE C&R AND HOA DOCUMENTS WHICH BRING THIS PLAT UNDER THE PROVISIONS OF SAID DOCUMENTS.
 - WITH THE EXCEPTION OF DRIVEWAYS, NO BUILDING STRUCTURE ENCROACHMENT OF ANY KIND (FOUNDATIONS, OVERHANGS, DECKS, ETC.) ARE PERMITTED IN DEDICATED CITY EASEMENTS.
 - ANY REQUEST TO RELOCATE EXISTING ELECTRICAL FACILITIES SHALL BE PAID BY THE REQUESTING PARTY. THE PARTY WILL ALSO BE RESPONSIBLE FOR SURVEYING AND RECORDING ANY EASEMENTS REQUIRED FOR RELOCATED FACILITIES.
 - NO CONSTRUCTION OF BUILDINGS OR SIGNS OR INSTALLATION OF LANDSCAPING SHALL TAKE PLACE WITHIN EASEMENTS WITHOUT THE CITY OF OAK RIDGE'S WRITTEN APPROVAL. LANDSCAPING MUST COMPLY WITH CORED STANDARD 650 (LATEST REVISION). LANDSCAPING MUST BE APPROVED IN WRITING BY CORED AND PUBLIC WORKS VIA AN EASEMENT ENCROACHMENT FORM. PLACEMENT SHALL BE COORDINATED WITH THE CITY.
 - LANDSCAPING, IMPROVEMENTS, AND CONSTRUCTION WITHIN UTILITY EASEMENTS ARE PERFORMED AT THE RISK OF THE OWNER. REASONABLE CARE WILL BE TAKEN BY UTILITIES TO PRESERVE IMPROVEMENTS AND LANDSCAPING WITHIN SUBJECT EASEMENTS THE CITY OF OAK RIDGE WILL NOT BE RESPONSIBLE FOR REPLACING OR REPAIRING IMPROVEMENTS WITHIN AFFECTED EASEMENTS THAT MAY BE DAMAGED WHILE PERFORMING WORK WITHIN THE EASEMENT.
 - IF NECESSARY, UPON COMPLETION OF UTILITY CONSTRUCTION AND PREPARATION OF AS-BUILT DRAWINGS, A FINAL PLAT OF CORRECTIONS WILL BE FILED SHOWING THE ACCURATE LOCATION OF ROADWAY AND UTILITY SYSTEMS AND THEIR EASEMENTS BY BEARING AND DISTANCE.
 - THE PURPOSE OF THIS PLAT IS TO CREATE 17 NEW LOTS.
 - AN EASEMENT OF FIVE FEET INSIDE ALL LOT LINES IS HEREBY RESERVED FOR UTILITY PURPOSES IN FAVOR OF THE CITY OF OAK RIDGE. ALL EASEMENTS SHOWN ON THIS PLAT ARE IN FAVOR OF THE CITY OF OAK RIDGE UNLESS NOTED OTHERWISE.

NEW SANITARY SEWER EASEMENT NO. 5 1,207 SQ. FT.			
NO	BEARING	DIST	
L20	N19°39'17"W	313.62'	
L21	S28°34'40"E	49.61'	
L22	S17°59'21"E	264.72'	

NEW ELECTRIC EASEMENT NO. 1 887 SQ. FT.				
NO	BEARING	DIST		
EL1	N04°07'53"W	5.24'		
EL2	S85°52'07"W	123.59'		
EL3	N07°51'55"W	8.27'		
NO	RAD	ARC	BEARING	DIST
EC1	5.00'	3.05'	N25°19'34"W	3.00'

NEW ELECTRIC EASEMENT NO. 2 123 SQ. FT.				
NO	BEARING	DIST		
EL4	N04°07'53"W	5.24'		
EC2	197.5'	42.06'	S53°27'41"E	41.98'

NEW SANITARY SEWER EASEMENT NO. 1 7,645 SQ. FT.				
NO	BEARING	DIST		
L1	N10°00'41"W	283.80'		
L2	N42°57'26"E	109.41'		
L3	N47°28'36"W	132.19'		
L4	N51°19'56"W	159.03'		
L5	S47°06'56"E	70.07'		
L6	S47°22'04"E	70.35'		
L7	S47°28'36"E	5.76'		
L8	S42°57'26"W	117.05'		
L9	S10°00'41"E	276.33'		
L10	S79°59'19"W	15.00'		
NO	RAD	ARC	BEARING	DIST
C1	260.00'	89.97'	S56°42'47"E	89.52'
C2	290.00'	72.60'	S56°56'06"E	72.41'

Certificate of Approval for Recording

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of Oak Ridge, Tennessee Planning Region, with the exception of such variances, if any, as noted in the minutes of the Planning Commission and that it has been approved for recording in the office of the County Register.

Date _____ Secretary, Planning Commission _____

Certificate of the Approval of Electrical Utilities and Required Improvements

I hereby certify that:

- All requirements have been completed satisfactory, or
- There are no electrical infrastructure requirements for this project.
- A bond in the amount of \$ _____ has been posted by the Developer for the unfinished portions of electrical infrastructure (as of _____) for which he is responsible.
- A Developer's Agreement has been executed. Yes No
- The Developer has paid the City of Oak Ridge for costs agreed to in the Developer's Agreement? Yes No

Date _____ Electric Department Engineer Or Designee _____

Certificate of Accuracy

"I hereby certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Oak Ridge Subdivision Regulations and that the monuments have been placed as shown hereon, to the specifications of the said Regulations."

Date _____ Registered Surveyor _____
Date _____ State in which Registered _____
Registration Number _____

Legend

- IR(O) Iron Rod (Found)
- IP(O) Iron Pipe (Found)
- IR(N) Iron Rod (New)
- Boundary Line
- - - - - Adjacent Property Lines
- Centerline
- Underground Power/Transformer
- Storm Sewer/Catch Basin
- Gas
- Water Line

OWNER:
VT INVESTORS LLC
ADDRESS:
550 WEST MAIN STREET, FOURTH FLOOR
KNOXVILLE, TN 37902

Project: Cottages at Forest Creek
VT Investors, LLC
Oak Ridge, Tennessee

LAND DEVELOPMENT SOLUTIONS

FINAL PLAT

Drawing Description:

No.	Date	Revision

Drawn By	
Checked	
Approved	
Job No.	2021091
Scale	1" = 50'
Date	10-11-2022

PLAT
Sheet No.