

Oak Ridge Municipal Planning Commission
Regular Meeting
January 20, 2011

TIME: 5:30 p.m.

PLACE: Court Room, Municipal Building

PRESENT: Terry Domm, Chuck Agle, Linda Brown, Charles Hensley, Austin Lance, Claudia Lever, Patrick McMillan, Jane Shelton

ABSENT: Lauren Biloski, Kelly Callison

ALSO

PRESENT: Kathryn Baldwin, Kahla Gentry, Keith Craft, Ann Garcia Garland

Terry Domm, Chairman, called the meeting to order at 5:30 p.m.

Summary of Action

Approval of Agenda

Final Plat for Centennial Bluff, Phase IIA was removed from the agenda. The developer is moving ahead with filing the previously approved plat for all of Phase II.

Approval of Minutes

Ms. Shelton moved to approve the minutes of the regular meeting held December 16, 2010 (Motion 1) as presented.

Ms. Lever seconded the motion , passed, 8-0.

Consent Agenda

The consent agenda was approved by unanimous vote thereby approving:

January Bond Report

One year extension of Letter of Credit for Crossroads at Wolf Creek

Business Items

Resubdivision: Lot 1, Block 19BC, located on Palladium Way in Horizon Center.

This resubdivision plat is creating a new lot for the Carbon Fiber Technology Center. The plat divides Lot 1, Block 19BC into three lots, Lot 1.01, Lot 1.02 and the remainder, Lot 1. The Technology Center will be located on Lot 1.02. Lot 1.01 is being created as an area for possible future expansion. Although Lot 1.01 has an odd configuration, it is a lot that could be built upon in compliance with zoning requirements. Staff recommends approval subject to resolution of staff comments.

Mr. Hensley moved to approve the resubdivision plat for Lot 1, Block 19BC located on (Motion 2) Palladium Way in the Horizon Center subject to:

- 1. Add addresses and verify Tax ID number**
- 2. Note 11 is not relevant to this plat and should be removed**
- 3. Add owners name to plat**
- 4. Add minimum floor elevations for Lots 1.01 and 1**

5. **Show how all lots will have access to sanitary sewer. A bond may be required**
6. **It is recommended that the access easement also be provided to serve Lot 1 because of the location of utility structures.**
7. **Add a 15 foot Electric Easement on Lot 1 to serve Lot 1.01**
8. **Add a note to read “The 15’ Electric Easement transversing Lot 1 to serve Lot 1.01 may be rerouted prior to installation of infrastructure to a viable location via a plat of correction. After installation of the infrastructure all cost will be incurred by the requesting party.”**
9. **Show the electric line easement along the northeast lot line on Lot 1.**
10. **Remove the OH Electric Line shown along SR95, this does not exist.**

Ms. Shelton seconded the motion, passed 8-0.

Rezoning Request: Heritage Center Parcels ED-8A, B, C, D, & E and Parcels 1.01, 1.02, 1.03 and 1.07 from IND-2 to IND-2 with a Industrial Manhattan District Overlay (IMDO)

This is a request to rezone approximately 83.3 acres within the Heritage Center from IND-2, Industrial to IND-2 with the Industrial Manhattan District Overlay (IMDO). The property is located east of ED-5, and north of State Route 58. This rezoning is part of a continuing process that the U.S. Department of Energy (D.O.E.) and Heritage Center LLC have undertaken to privatize property within the Heritage Center.

The Industrial Manhattan District Overlay (IMDO) is a new district that was approved by City Council in December 2010. The IMDO district was created to facilitate the transfer and reuse of property from the U.S. Department of Energy (D.O.E.) to the private sector. As the Heritage Center is transferred to private entities, it is expected that subdivision plats and site plans for properties with existing buildings and parking facilities will need to have alternatives available in meeting various requirements such as minimum setbacks from property lines, parking requirements, green space and landscaping requirements. The IMDO does not waive bulk regulations or performance criteria, but rather provides alternative measures to achieve compliance through off site improvements, cross access easements, and identification of shared parking facilities.

The subject property has been transferred from D.O.E. to Heritage Center LLC, JMM Realty LLC and Manhattan Project, LLC and rezoned from F.I.R., Federal Industry and Research to IND-2, Industrial in November 2010. Rezoning to a base zone of IND-2, Industrial with the Industrial Manhattan District Overlay (IMDO) is the next step in facilitating the reuse of this industrial property. The Staff finds the rezoning to be in compliance with the Land Use Plan, consistent with the existing uses within the area and appropriate for the proposed use. Approval of the rezoning is recommended.

Ms Lever moved to recommend to City Council approval of the rezoning of ED-8A, B, C, D and E (Motion 3) and Parcels 1.01, 1.02, 1.03 and 1.07 on Roane County Tax Map 30, all located in Heritage Center, from IND-2 to IND-2 with a Industrial Manhattan District Overlay (IMDO) finding the zoning compatible with surrounding land uses and zoning and in compliance with the Land Use Plan.

Mr. Hensley seconded the motion, passed 8-0.

Other Items:

Traffic Safety Advisory Board Appointment

Mr. Agle moved to recommend to City Council the reappointment of Jane Shelton to the Traffic (Motion 4) Safety Advisory Board (TSAB) by acclamation

Mr. Hensley seconded the motion, passed 8-0.

Reports

- a. City Council actions – Mr. Hensley mentioned two items: a discussion of pedestrian improvements that could be funded by revenue from the red light cameras and a meeting with the City Manager to discuss updating the Comprehensive Plan.
- b. Staff Report – Ms. Baldwin gave an update on the Sustainable Communities grant that will entail a regional planning effort which includes Oak Ridge. The grant will be for a three year period and will involve local governments in a four county area working together on issues related to land use, transit and transportation issues. The Bike/Ped plan is near completion. East Tennessee Quality Growth is planning a second “Plain Talk on Quality Growth” conference to held in Knoxville on March 30 and 31st.
- c. EQAB (C. Agle) – EQAB members had a tour of the ZEBRA houses at Crossroads at Wolf Creek
- d. TSAB (J. Shelton) – No meeting
- e. Anderson and Roane County Regional Planning Commissions (Staff) – Nothing to report
- f. Highland View Redevelopment Advisory Board (Claudia Lever) – No meeting

Adjournment

The meeting adjourned at 7:00 p.m.

Respectfully submitted,

Terry Domm, Chairman
Oak Ridge Municipal Planning Commission