

APPROVED

OAK RIDGE MUNICIPAL PLANNING COMMISSION

MINUTES

Meeting date: April 18, 2013

Call to order: The regular meeting of the Oak Ridge Municipal Planning Commission (Planning Commission) was held in the Municipal Building, Oak Ridge, TN on April 18, 2013. The meeting convened at 5:30 p.m. with Mr. Callison presiding.

Members in attendance: Chuck Agle, Kelly Callison, Charles Hensley, Austin Lance, Claudia Lever, Patrick McMillan, Jane Shelton, Kathryn Baldwin – Staff Representative, and Monica Austin Carroll – Staff Representative

Visitors/Others: No one attending the meeting signed the sign in sheet

Approval of agenda: Motion by Mr. Hensley to approve the agenda as presented. Seconded by Mr. Agle followed by unanimous vote to approve.

Approval of Minutes: A motion by Ms. Lever to approve the minutes as presented. Seconded by Mr. Hensley followed by unanimous vote to approve.

Consent Agenda:

- a. April Bond Report – Motion by Ms. Lever to approve the consent agenda as presented. Seconded by Mr. Lance followed by unanimous vote to approve.

Business Items:

- a. **Site Plan, Aldi, 111 Woodland Terrace East, Zoned UB-2 PUD**
 - Staff recommended approval subject to staff comments as follows:
 - Planning Department
 - 1. Parking: Need to address the spacing for the proposed parking spaces along Woodland Terrace East.
 - 2. Landscaping Plan: Need to make corrections on Sheet L-1.
 - 3. Landscaping: Per Section 13.02 Design Review (f) Landscape 2. Streetscape “a streetscape area shall be 10 feet in depth behind property lines adjacent to the full boundary of all lot lines adjacent to a public or private street. Street trees shall be located within the streetscape areas.” This section further states that the “street trees shall be planted along streets at least 40 feet on center with relatively even spacing.” These trees should also follow the radius of the entrances to the parking areas and should be canopy trees with a minimum of two (2) – two and one-half (2½)-inch caliper. NOTE: These street trees do not count towards the minimum site plan requirements.

**Alternative Requested: The applicant is requesting that the streetscape area be reduced to a width of 5 feet along South Illinois Avenue. In the past, plantings within the City's rights-of-way along South Illinois Avenue have been allowed however this would not work for this site given to the shallow depth of the rights-of-way, existing sidewalk, and utilities. The applicant is able to plant six (6) Eastern Redbuds within the 5 foot landscape area along South Illinois Avenue*

therefore staff is recommending approval of reducing the width of the streetscape area to 5 feet along South Illinois Avenue.

4. Note a foundation survey will be required. This will have to be submitted prior to the full issuance of the building permit.
5. Prior to approval of the site plan, the resubdivision plat must be approved and recorded.

Electric Department

1. CORED will provide an estimate for the down guy relocations. CORED will coordinate the relocations with the grading contractor.
2. The note that was added to C-2 regarding *Required Clearance For Electrical Primary* should be added to L-1 also. While the three Emerald Arborvitae that were referenced in the last review under Comment #3 have been moved, there is now a Golden Raintree on top of the proposed underground primary. The underground primary will be trenched in the most direct route from the power pole to the primary side of the transformer pad, avoiding the downguy and any other utility obstacles.
3. An easement encroachment will be required for landscaping in the overhead electrical easements.

Motion by Ms. Lever to approve the site plan for Aldi, including the landscape alternative for reducing the streetscape width to five (5) feet along South Illinois Avenue, and subject to resolution of staff comments. Seconded by Mr. Hensley followed by a vote of 7 - 0 to approve.

b. Site Plan, TJ Garland, 351 Belgrade Road, Zoned IND-1

- Staff recommended approval subject to staff comments as follows:

Planning Department

1. Parking: Based on the Zoning Ordinance, 1 parking space per 667 square feet is required. Based on the site plan, 6 parking spaces would be required and only 5 parking spaces are shown.

**Alternative Requested: The applicant is requesting that the Planning Commission approve the five (5) parking spaces as shown on the site plan. The current parking requirements address industrial establishments and do not specifically address the proposed use for this site. The proposed use of "enclosed building for service of motor vehicles" is an allowable use within the IND-1 Light Industrial zoning district. Planning staff would recommend approval of this request.*

2. Landscaping: Per Section 13.02 Design Review (f) Landscape 2. Streetscape "a streetscape area shall be 10 feet in depth behind property lines adjacent to the full boundary of all lot lines adjacent to a public or private street. Street trees shall be located within the streetscape areas." This section further states that the "street trees shall be planted along streets at least 60 feet on center with relatively even spacing." These trees should also follow the radius of the entrances to the parking areas and should be canopy trees with a minimum of two (2) – two and one-half (2½)-inch caliper. NOTE: These street trees do not count towards the minimum site plan requirements.

**Alternative Requested: The applicant is requesting that the proposed planting as shown along Belgrade Road match the existing plantings for the adjacent site, Noble Metals. The applicant is proposing to plant 12 Globe Arborvitae along the developed portion of this site.*

This will require a Maintenance Agreement. Planning staff recommends approval of this request.

Electric Department

1. Two of the proposed pin oaks do not meet CORED Standard 650 with their current placement on the plans.
2. Overhead electric lines are installed into commercial areas under the justified investment policy. Reference "Development Policies, City of Oak Ridge, Tennessee, Electrical Distribution", Revised May 2005.
3. CORED has provided customer with estimates for both a single phase primary overhead extension and a three phase primary overhead extension. Upon receipt of a 901, the appropriate estimate will be modified to reflect a deduction based on the *Total Estimated Annual Electric Bill Revenue*.

Motion by Mr. Hensley to approve the site plan for 351 Belgrade Road, including allowing five (5) parking spaces as shown on the site plan and the landscape alternative for planting of 12 Globe Arborvitae along the developed portion of the site within the City's rights-of-way, and subject to resolution of staff comments. Seconded by Ms. Lever followed by a vote of 7 - 0 to approve.

c. Zoning Text Amendment: Electronic Moving Copy Signs (EMCs)

Motion by Mr. Hensley to amend the sign ordinance text amendments as presented in the Revised Sign Ordinance Amendments Memorandum dated April 11, 2013. Seconded by Mr. Agle followed by a vote of 7 - 0 to approve the following:

●Outdoor athletic fields with permanent seating shall be allowed to have EMCs provided that the display is:

- Used only during the sporting event *and the activities related to it on the day of the event*
- EMCs are an integrated part of the scoreboard
- Surface display area shall not exceed more than 50% of the front face of the scoreboard

●For recreational and sporting venues within public parks, EMCs may be allowed on a temporary basis for the duration of the event provided the orientation of the display is not visible from public rights-of-way. Live video may be displayed on the *temporary* EMCs for the duration of the event.

The following is a summary of the comments from the citizens who addressed the Planning Commission:

Jonathan Hart representing Karen's Jewelers – commented about their sign displaying flowers for the last few days and asked the Planning Commission what they thought about it; stated that with the current regulations, it would not allow them to display, for example, a ring rotating on the sign; thinks the regulations as proposed are too restrictive; and requests that some animation be allowed but limit the time display.

Gene Lackey – representing the Oak Ridge Chamber of Commerce Development Forum – thinks that the minimum of four (4) seconds instead of eight (8) seconds would be better for the business community.

Eddie Hair – representing Eddie Hair Tire – question about the timetable to get this voted on; thinks the sign ordinance as proposed still needs some work/amendments; disagrees with the eight (8) second minimum display time; would like live video for private businesses; wants to increase the maximum brightness to 10,000 nits during the daytime; and doesn't like the separation requirement either, concerned it could prohibit some businesses from getting a sign.

Dan Robbins – member of Parks and Recreation Board and Greenways Oak Ridge – thinks it is important to protect the Melton Lake Greenway and other greenways and supports the sign ordinance amendments as presented.

Martin McBride – 954 West Outer Drive – need to factor in business interest in the amendments; promote messages for community events; and agrees with changing the minimum display time from four (4) seconds to eight (8) seconds.

Doug Valentine – representing Val U Signs – suggested allowing the video or animation as background only to the message, referenced the model language used for this allowance in *United States Sign Council Model On-Premise Sign Code*.

Motion by Mr. Hensley to send the sign ordinance amendments back to City staff for additional review to include language to allow moving background for the EMCs. Seconded by Mr. Agle followed by a vote of 5 – 2 to approve with Lever and Shelton opposed.

Reports

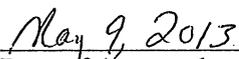
- a. City Council actions - NONE
- b. Staff Report – Announced that the Planning Commission would be having a Special Called Meeting on May 9th for the Kroger's resubdivision plat and site plan; mentioned the UT students' presentation on April 23rd; and the upcoming TDEC training session on April 30th.
- c. EQAB (C. Agle) - NONE
- d. TSAB (J. Shelton) – Per their last meeting, board was provided updates on the projects funded by the red light camera money.
- e. Anderson and Roane County Regional Planning Commissions (Staff) - NONE
- f. Highland View Redevelopment Advisory Board (C. Lever) NONE
- g. PlanET (K. Baldwin) – Handout provided for upcoming PlanET Speakers Series on April 30th, mentioned that would count towards their minimum training hour requirement.

Mention of Linda Brown's resignation and will present her with a Certificate of Appreciation in May. Mr. Hensley inquired about whether or not the City Clerk's office had been notified and timing of the appointment of the new member.

Adjournment: The meeting was adjourned at 6:45 p.m.



Chairman
Oak Ridge Municipal Planning Commission



Date of Approval