

Oak Ridge Municipal Planning Commission

Minutes

Meeting date: March 21, 2013

Call to Order: The regular meeting of the Oak Ridge Municipal Planning Commission was held in the Courtroom of the Municipal Building, Oak Ridge, TN on March 21, 2013. The meeting convened at 5:30 p.m. with Terry Domm, Chairman, presiding.

Members in Attendance: Chuck Agle, Terry Domm, Kelly Callison, Charlie Hensley, Claudia Lever, Patrick McMillan, Jane Shelton

Visitors/Others: Monica Carroll, Kahla Gentry, – Staff Representatives, Melissa Ballard, Ron Asher, Bev Majors (*The Oak Ridger*)

Approval of Agenda: Agenda was unanimously approved as presented.

Approval of Minutes:

Motion was made by Ms. Lever to approve the minutes of the February 21, 2013 meeting as presented. Second by Mr. Hensley followed by a vote of 7-0 to approve.

Consent Agenda:

The consent agenda was approved by unanimous vote thereby approving:
- March Bond Report

Business Items:

Site Plan – Dollar General, 2095 Oak Ridge Turnpike, Zoned UB-2

- Staff recommended approval subject to staff comments as follows:

Planning Department

1. Need to correct the zoning of the adjacent property to the east from B-1 to UB-2.
2. Lighting: In all commercial zone districts the maximum lighting height shall be 30 feet. Additional information is needed to determine compliance. Additionally, Section 13.02 (h) Lighting 2. Site and Parking Area Lighting states that site or parking area lighting shall not cast light beyond property boundaries.
3. Landscaping Plan: Need to make changes to Sheet LI of 2 and L2 of 2. This includes correcting the Plant Schedule numbers, landscape requirement numbers, and one of the notes that states "20% of site trees may be comprised ..." to 50%.
4. 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 (2Yz)-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 planted with ornamental trees instead of the required canopy trees due to utility easements. The submitted site plan shows seven (7) Downy Serviceberry trees planted within the streetscape area; however, Planning staff would recommend adding additional shrubs in between the ornamental trees.*

5. Note a foundation survey will be required. A Flood Elevation Certificate will also be required. Both of these will have to be submitted prior to the full issuance of the building permit.
6. Prior to approval of the site plan, the rezoning has to be approved and the resubdivision plat must be approved and recorded. In order to do so, the City will need a signed easement agreement (access) for recording at the Anderson County Register of Deeds; the applicant needs to establish a private sewer easement for the sanitary sewer lateral; and the City will need the cost estimate for the private sewer lateral prior to recording.

Electric Department

Required for Approval:

1. Confirm grading around the concrete 69kV pole. It was my understanding from the previous version of the plans and communication with the designer that there would not be a grade change under the transmission line.
2. Understand that the downguy for the new pole has a lead of 20' and will require an easement 5' beyond and around all sides. The relocated overhead line will require a 30' easement, 15' each side.

Informational Comments:

1. 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.
2. The City of Oak Ridge Electric Department (CORED) owns overhead secondary facilities on the property. These include conductor and a private light. CORED will remove the facilities upon request.

Motion made by Mr. Hensley to approve the site plan for Dollar General, including the landscape alternative for ornamental trees with additional shrubs within the streetscape area, and subject to resolution of staff comments.

Seconded by Mr. Agle followed by a vote of 7-0 to approve.

Reports

- a. City Council actions: Mr. Hensley spoke about the economic development work session.
- b. Staff Report: A digital sign demonstration is planned for the next policy work session at 6:00 p.m.
- c. EQAB: No items to report
- d. TSAB: No items to report
- e. Anderson and Roane County Regional Planning Commissions: No items to report
- f. Highland View Redevelopment Advisory Board: No meeting
- g. PlanET: No items to report

Adjournment

The meeting was adjourned at 5:55 p.m.


Chairman
Oak Ridge Municipal Planning Commission


Date of Approval