

OAK RIDGE MUNICIPAL PLANNING COMMISSION

MINUTES

Meeting date: May 9, 2013

Call to order: A Special Called Meeting of the Oak Ridge Municipal Planning Commission (Planning Commission) was held in the Municipal Building, Oak Ridge, TN on May 9, 2013. The meeting convened at 5:30 p.m. with Mr. Domm presiding.

Members in attendance: Chuck Agle, Kelly Callison, Terry Domm, 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: All present were in agreement to approve the agenda as presented.

Approval of Minutes: A motion by Ms. Lever to approve the Annual Meeting on April 18, 2013 as presented. Seconded by Mr. Lance followed by unanimous vote to approve. A motion by Ms. Lever to approve the minutes of the Special Called Meeting on April 25, 2013 as presented. Seconded by Mr. Agle followed by unanimous vote to approve.

Business Items:

a. Resubdivision, The Westcott Center, Oak Ridge Turnpike and North Illinois Avenue, Lots 1 – 6, Block 17BZ, Zoned UB-2 PUD

- Staff recommended approval subject to staff comments as follows:
 1. Show old lines as dashed line and show old acreage, dimensions, and bearings in parentheses for all revised lots.
 2. All new easements are to be defined by the centerline or perimeter lines by bearings and distances and tied to a property corner marker. A new sheet may be needed to show the new descriptions.
 3. The existing private sewer easements to serve Lots 362 and 65 cannot be abandoned until the new lines are constructed.
 4. A private sewer lateral with easement needs to be shown and labeled to serve Lot 1.
 5. A private water lateral with easement needs to be shown and labeled to serve Lot 2.
 6. Show and label the existing storm drainage with 10' easement at the corner of Oak Ridge Turnpike and Robertsville Road.

Motion by Mr. Hensley to approve the Resubdivision subject to resolution of staff comments. Seconded by Ms. Lever followed by a vote of 8 - 0 to approve.

b. Site Plan, The Westcott Center – Kroger-GA 690, Tax Map 099K, Group B, Parcels 41 – 46, Zoned UB-2 PUD

- Staff recommended approval subject to staff comments as follows:

Planning Department

1. Request to waive the requirements of Section 13.02 (e) Parking Configuration 6. Pedestrian Circulation of the Zoning Ordinance and allow for the striping painted on the asphalt. In addition to the striped crosswalk, Kroger intends to install stop signs in each direction on each side of the striped

crosswalk to achieve the required traffic calming effect; provide stamped asphalt on perimeters of pedestrian walkways; and add additional pedestrian crossing signs.

Motion by Mr. Hensley to grant alternative as requested. Seconded by Ms. Shelton followed by a vote of 8 – 0 to approve.

2. Request to allow a 12-foot increase in the maximum lighting height from 30 feet to 42 feet for the interior of the main parking areas and 30 feet along the perimeter of the property, outparcels, and along Raleigh Road. Lighting in the main parking area to be a minimum of five (5) foot-candles for safety reasons and a minimum of three (3) foot-candles adjacent to the residential uses.

Motion by Mr. Agle to grant alternative as requested. Seconded by Mr. Hensley followed by a vote of 7 – 1 to approve with Ms. Shelton opposed.

3. Landscaping: Need to make corrections on Sheet TR-1. *Need to label the outdoor seating area on the east side of the Kroger building per the approved PUD plan.*
4. Request a reduction in the number of 'Landscape Area' trees being planted throughout the site in exchange for providing larger-sized trees at the time of planting. The total number of 'Landscape Area' trees required by the City is 226, of which 113 must be 2" caliper canopy trees and 113 must be 1" caliper understory trees, for a total of 339 caliper inches. We are providing 138 total trees, of which 67 are 3" caliper canopy trees and 71 are 2" caliper understory trees, for a total of 343 caliper inches. We are required to provide at least one tree within 33 of the 41 interior landscape islands, and we are providing trees in 34 islands, many of which are planted with two trees. The interior drives are nicely planted with groupings of trees, as well as the areas surrounding the parking fields.

Motion by Mr. Hensley to approve alternative as requested. Seconded by Mr. Callison followed by a vote of 8 – 0 to approve.

5. Request for a reduction in the total number of required streetscape trees in exchange for larger-sized trees at the time of planting. The total number of trees required by the city is 56 trees with a minimum caliper of 2", for a total of 112 caliper inches. We are proposing 39 trees for a total of 122 caliper inches; the canopy trees are proposed as 4" caliper and the understory trees proposed (due to overhead power lines) are 2" caliper at the time of planting. By being able to provide 4" caliper shade trees, we are creating a more mature, tree-lined appearance along Oak Ridge Turnpike and North Illinois Avenue. Again, the spacing will allow these trees to grow to their maximum sizes at maturity, with nice, well-rounded shapes.

Motion by Ms. Lever to grant alternative as requested to reduce the overall number of streetscape trees by allowing the placement of the street trees on 60-foot centers instead of 40-foot centers and increase the minimum required size of the street trees from 2" - 2.5" calipers to 4" calipers and ornamental trees to 2" calipers. By allowing additional spacing and increasing the size of the street trees, it would meet the intent of the Ordinance, which is to provide a consistent landscape treatment along public streets. Seconded by Mr. Callison followed by a vote of 8 – 0 to approve.

6. Request to reduce the number of buffer trees along Ivanhoe Road, Raleigh Road and along the Oak Ridge Community Church property in exchange for proposing larger caliper trees. The larger caliper trees will give the buffer a more mature screening effect and will allow each tree to have more soil surface area, which in turn provides larger, healthier trees at maturity. This will also allow each tree to grow in their natural shape rather than being crowded by other trees. We are proposing that the canopy trees be 3" caliper rather than 2" caliper (as required), and the understory trees be 2" caliper

rather than the required minimum size of 1" caliper. An additional factor for requesting a reduction in the number of trees required is due to the numerous utility crossings, both existing and proposed, as well as overhead power lines in the area of the buffer.

Breakdown of the buffers:

- o Buffer along Raleigh Rd.: required number of caliper inches = 47; We are providing 42 total caliper inches, or a 10% reduction
- o Buffer along Oak Ridge Community Church: required number of caliper inches = 19; We are providing 19 total caliper inches
- o Buffer along Ivanhoe Rd: required number of caliper inches = 144; We are providing 126 total caliper inches, or a 12.5% reduction

Motion by Ms. Lever to grant alternative as requested to allow increasing the minimum size of the canopy and ornamental trees at planting. By increasing the size of the trees, it would meet the intent of the Ordinance, which is to provide a consistent landscape treatment throughout the buffer areas. Seconded by Mr. Hensley followed by a vote of 8 – 0 to approve.

7. Per Section 13.02 Design Review Standards (b) Grading, Drainage, and Topsoil Preservation 1. Overland Drainage and Detention Landscaped retention/detention areas should be created, where possible, to collect runoff from paved areas. Such areas should be treated as visual amenities for the site, and not as utilitarian or unkempt areas. If detention is chosen, then the areas will be considered a service area and shall be landscaped according to Nuisance Screening requirements. As shown, the detention ponds will need to be addressed per the Nuisance Screening Requirements.

Staff response: The note on Sheet C-1 references vinyl slats for a six-foot chain link fencing around the detention ponds. Planning staff would recommend a green or black vinyl coating on the fence instead of vinyl slats and that the fence not exceed four feet in overall height.

Motion by Mr. Hensley to grant alternative to allow for a six-foot high green vinyl coating chain link fencing around detention ponds. Seconded by Mr. Lance followed by a vote of 8 – 0 to approve.

Electric Department

1. Modify proposed landscaping to meet requirements of CORED Standard 650. CORED will not approve any shrubs or trees on top of underground primary lines. There is a proposed crape myrtle in conflict with the underground primary feed for Shops A. CORED will not approve the two Red Sunset maples adjacent to the overhead electric line along Outlot #5 on Ivanhoe Road just east of N Illinois Avenue. Adjust these canopy trees to meet Standard 650.

CDM Smith Roadway Package

1. On Sheet 5 add the comment "MISS EX. LIGHT POLE WITH SIDEWALK" adjacent to the power pole at the proposed entrance on N Illinois Avenue between Outlots 4 & 5. The comment was added to the one pole that is adjacent to the sidewalk, but it was not added to the pole at the new intersection.

General Comments:

1. Reminder that there is an electric easement reserved along the ORTP side of Outlot #1 from the power pole on Robertsville Road to Outlot #2 for future electric service for Outlot #2. Keep this in mind when planting canopy trees, installing signs and installing storm. The required clearance for underground primary electric is 10', 5' centerline.

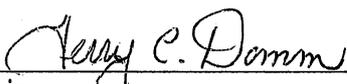
2. CORED has underground primary that runs north on N Illinois Avenue from ORTP to the riser poles, in the immediate area of the proposed new sidewalk. Verify the cut for the sidewalk.
3. Any request to relocate existing electrical facilities shall be paid by the requesting party. The party will also be responsible for surveying and recording any easements required for relocated facilities.
4. CORED will provide an estimate for the overhead primary relocation on Robertsville Road. The contractor will be responsible for trimming and cutting trees. AT&T also has facilities that require relocation on Robertsville.
5. CORED will change out three poles along Ivanhoe Road and add a pole for the Shops' riser. These poles will require relocation prior to installation of the sidewalk. CORED will provide an estimate and coordinate the work with the sidewalk contractor.
6. Coordinate underground relocations on ORTP with Phil Stokinger, 865-425-1864.
7. Coordinate relocation of the school beacon and the traffic signal comm line with Jon van Eek, 865-425-1859.
8. An easement encroachment will be necessary for any approved improvements in the electric easements. This includes signs and landscaping.
9. Known relocations include: overhead power line on Robertsville Rd., overhead infrastructure on Ivanhoe Rd. adjacent to Outlot #5, underground infrastructure along ORTP between Robertsville Rd. and N Illinois Avenue, the school flasher on N Illinois Avenue and the overhead communications line on N Illinois Avenue.
10. Coordinate the location of the monument sign at the entrance on Robertsville Road with CORED to provide minimal conflict with overhead electric easement and maintain necessary safety clearances.
11. The proposed overhead that terminates on Outlot #5 requires a 30' easement.

Fire Department

1. Don't see hydrant for fuel island. Using hydrants on south side of turnpike is not acceptable. Suggest adding hydrant for fuel pumps.
2. Where is FDC located on smaller building. Ensure it is located within 100 feet of a hydrant.
3. For Phase II south side of turnpike hydrants will not be available for site distance calculations.

Motion by Mr. Lance to approve the site plan subject to resolution of staff comments plus any other outstanding items. Seconded by Ms. Lever followed by a vote of 8 - 0 to approve.

Adjournment: The meeting was adjourned at 6:15 p.m.



Chairman
Oak Ridge Municipal Planning Commission

6-20-13
Date of Approval