

**OAK RIDGE MUNICIPAL PLANNING COMMISSION**  
**MINUTES**

**Meeting Date:** April 23, 2015

**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 23, 2015. The meeting convened at 5:30 p.m. with Mr. Whitson presiding.

**Members in Attendance:** Sheldon Green, Charlie Hensley, Austin Lance, Claudia Lever, Patrick McMillan, Zabrina Minor, Jane Shelton, Stephen Whitson, Todd Wilson, and Sheryl Ely, Kathryn Baldwin and Monica Austin Carroll – Staff Representatives

**Members not in Attendance:** Terry Domm

**Visitors/Others:** See attached sign in sheet.

**Approval of Agenda:** Motion by Mr. Hensley to approve the agenda as presented. Seconded by Mr. Lance followed by unanimous vote (9 – 0) to approve as presented.

**Approval of Minutes:** Motion by Ms. Lever to approve the minutes of the Amended Minutes from January 22, 2015; Amended Minutes from February 19, 2015; and the Regular Meeting minutes from March 26, 2015 as presented. Seconded by Mr. Hensley followed by unanimous vote (9 – 0) to approve.

**Consent Agenda:**

- a. April Bond Report
- b. Plat of Correction – Oak Ridge Shopping Center

Motion by Ms. Lever to approve the consent agenda as presented. Seconded by Mr. Hensley followed by unanimous vote (9 – 0) to approve the consent agenda as presented.

**Business Items:**

- a. Revised Planned Unit Development (PUD) Master Plan – Main Street Oak Ridge

An item for the agenda is a proposed revision to the approved Main Street Oak Ridge PUD Master Plan. The request is an amendment to add 72 additional multi-family (apartment) units bringing the total multi-family (apartment) dwelling units to 230.

Motion by Mr. Hensley to recommend approval of the revised Main Street Oak Ridge PUD Master Plan. Seconded by Mr. Green followed by unanimous vote (9 – 0) to recommend approval.

The applicant is also asking for the following variances:

- Reduce the multi-family parking unit rate from 2 per unit to 1.5 per unit.

*Staff response: Currently the Zoning Ordinance requires 2 parking spaces per dwelling unit for all residential uses, including apartment complexes. The Zoning Ordinance does address mixed use developments, but the minimum number of spaces required shall be calculated by adding together the parking requirements for each use on the lot. However, the section further states that "in order to avoid unreasonable and excessive parking requirements in a mixed-use development, the owner may provide a parking study." In this case the owner has had extensive discussions with the potential mixed-use developer, and the parking requirement of 1.5 per unit adequately meets their parking needs. Additional parking and overflow parking can be easily accommodated within the overall site. Staff recommends approval of this variance request.*

Motion by Ms. Lever to approve the variance as requested to reduce the multi-family parking unit rate from 2 per unit to 1.5 per unit. Seconded by Mr. Hensley followed by unanimous vote (9 – 0) to approve the variance as requested.

- Reduce parking stall dimension from 9' x 18.5' to 9' x 18'

*Staff Response: Staff would recommend approval of this request.*

Motion by Mr. Hensley to approve the variance as requested to reduce the parking stall dimension to 9' x 18'. Seconded by Mr. Lance followed by unanimous vote (9 – 0) to approve the variance as requested.

-Reduce parking aisle widths from 26' to 24'

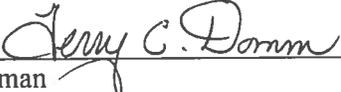
*Staff Response: Staff would recommend approval of this request.*

Motion by Mr. Hensley to grant the variance as requested to reduce the parking aisle widths to 24'. Seconded by Mr. Green followed by unanimous vote (9 – 0) to approve the variance as requested.

**Reports:**

- a. City Council Actions – Mr. Hensley reported on the recent meetings and Work Session that City Council had in the past few weeks – fire truck purchase; electrical billing system update; discussed DOE related projects and Raegan bill for 8<sup>th</sup> lane for rowing during the Work Session; and further discussion of the police review.
- b. Staff Report – Reminded everyone of the upcoming Housing Summit and training session on May 14<sup>th</sup>. Mr. Lance reported on the UT MBA students' presentation – branding and modernization of the human-powered sports for Oak Ridge. He mentioned that the report is now available. Also mentioned the Explore Oak Ridge app, branding and website.
- c. TSAB (J. Shelton) –None
- d. Anderson and Roane County Regional Planning Commissions (Staff) – None

**Adjournment:** The meeting was adjourned at 5:45 p.m.

  
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Chairman  
Oak Ridge Municipal Planning Commission

5/21/2015  
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Date of Approval