

APPROVED

OAK RIDGE MUNICIPAL PLANNING COMMISSION MINUTES

Meeting Date: March 26, 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 March 26, 2015. The meeting convened at 5:30 p.m. with Mr. Domm presiding.

Members in Attendance: Terry Domm, Sheldon Green, Charlie Hensley, Austin Lance, Claudia Lever, Zabrina Minor (arrived late), Jane Shelton, Stephen Whitson, Todd Wilson, and Sheryl Ely, Kathryn Baldwin and Monica Austin Carroll – Staff Representatives

Members not in Attendance: Patrick McMillan

Visitors/Others: See attached sign in sheet.

Approval of Agenda: Motion by Mr. Lance to approve the agenda as presented. Seconded by Mr. Whitson, followed by unanimous vote (8 – 0) to approve as presented.

Approval of Minutes: Motion by Ms. Lever to approve the minutes of the Regular Meeting on February 19, 2015 as presented. Seconded by Mr. Hensley, followed by unanimous vote (8 – 0) to approve.

Consent Agenda:

a. March Bond Report

Unanimous vote (8 – 0) to approve the consent agenda as presented.

Business Items:

a. Rezoning Request – Main Street Oak Ridge – From B-2 PUD to UB-2 PUD

Motion by Mr. Hensley to recommend approval of the rezoning as presented. Seconded by Ms. Lever, followed by unanimous vote 9 -0 to recommend approval of the rezoning as requested.

b. PUD Master Plan – Main Street Oak Ridge – and Variance Requests

Motion by Ms. Lever to recommend approval of the Main Street Oak Ridge PUD Master Plan subject to the following staff comments:

Planning Department

1. Need to include all deeds along with written documents signed by all property owners indicating willingness to abide the Master Plan.

**Applicant's Response: Fee owner will get current owner's signature before the first reading, which is currently scheduled for the regular City Council meeting on April 13, 2015.*

2. Need to include a table that indicates the permitted and prohibited uses for the PUD.
3. Need to include the type and proposed use for any common open space included within the proposed development. Need to also show all land to be saved or given for public use, if any. *Need to add the following as a note – There is no common open space included with the development.*
4. Need to include the setback information or add a note indicating that this will be addressed during the Site Review process.
5. Need to include an off-street parking and loading plan indicating ground coverage of all parking areas. *Need to add the following as a note – All off-street parking and loading plan indicating ground coverage of all parking areas will be addressed during the Site Review process.*
6. Need to include location, dimension and character of construction of any sidewalks or pedestrian ways or statement. *Need to add the following as a note – If any private streets are dedicated to the City of Oak*

Ridge, they shall be constructed to City standards including sidewalks.

7. Need to add the following as a note - Existing driveway access to developed parcels on West Main Street, East Main Street, and Wilson Street will not be impacted or affected without the existing property owner's consent. Additionally, undeveloped parcels will be afforded access from these streets with the driveway connection to be established during the site plan submittal for each parcel.

Additional Requests

*Variance Request: The applicant is requesting the required front setback of 30 feet be reduced to 20 feet.

Staff Response: Currently the UB-2 Zoning District requires greater setbacks (30 feet) when adjacent to a different zoning district for the side and rear setbacks; otherwise, the side and rear setbacks are 0. To the west and east of the mall site, the properties are zoned RG-1 and R-3. However, with the current zoning designation of B-2 PUD, the front setback is 20 feet, and the setback for the side and rear is 0. The request is consistent with the existing building footprints. Often times when "retrofitting" existing built sites, it is difficult to meet current zoning requirements such as setbacks. Staff would recommend approval of the request to reduce the front setback of 30 feet to 20 feet so that any new buildings will have the same front setback requirements as the existing buildings. The front setback will apply to the lot lines that run parallel to the following streets – Rutgers Avenue, Wilson Street, East Main Street, West Main Street, and Tulane Avenue when not in conflict with existing infrastructure.

Motion by Mr. Hensley to approve the variance as requested. Seconded by Mr. Whitson, followed by unanimous vote (9 – 0) to approve.

*Variance Request: To increase the maximum height allowed for the UB-2 PUD Master Plan as submitted from 35 feet to 90 feet.

Staff Response: This request would allow for the multi-story apartments, mixed-use buildings, and the hotel. Staff would recommend approval of this request.

Motion by Mr. Whitson to approve variance as requested. Seconded by Mr. Hensley, followed by unanimous vote (9 – 0) to approve.

*Variance Request: To combine the Preliminary and Final Master Plan submittal into one approval.

Staff Response: Staff would recommend approval of this request.

Motion by Ms. Lever to approve the variance as requested. Seconded by Mr. Green, followed by unanimous vote (9 – 0) to approve.

Electric Department

Electric Department staff recommends approval **CONDITIONAL** upon addressing the missing infrastructure and easements described in items 1 through 3 below. It is critical that existing infrastructure be displayed in the Master Plan submittal prior to taking the plan before City Council. Additionally, we caution against approval of Variance #1 permitting reduction of setbacks along Rutgers Avenue until the plan depicts the conflicts and resulting impact on public infrastructure.

Master Plan Requirements:

1. Show all of the electrical infrastructure; add overhead electrical infrastructure and the associated easement width to the legend. Include impacted infrastructure at adjoining parcels where improvements will be made. Example: the Rutgers entrance behind Walmart. Correct infrastructure depicted as communication to include underground 13.2 kV electrical infrastructure. The 3/19/15 Master Plan Site Utilities is missing some infrastructure that was shown on the 3/9/15 version.
2. Show all electrical easements: 10' for underground electric; 30' for 13.2kV overhead; 50' for 69kV overhead; 10' for overhead street light circuits; and 5' all sides (and beyond) guy wires and anchors.
3. Depict all electrical infrastructure notes using appropriate verbiage provided on the Preliminary Master Plan checklist.

Attached for Reference: Planned Unit Development, Preliminary Master Plan, Zoning Document Checklist

Informational Comments:

Multiple structures are in direct conflict with existing electrical infrastructure. Relocation will be required to implement the plan. Electric Department staff recommends that the developer address the desired location for relocated infrastructure as early as possible. Materials required for construction of relocated infrastructure are expensive and have long lead times (typically six months). The requesting party pays for the relocation of public electrical infrastructure. City staff provides engineering estimates at no charge. The requesting party is responsible for surveying and recording easements required for relocated facilities. The easement must be recorded prior to relocation.

CORED Standard 650 addresses landscaping in relationship to electrical facilities and associated easements. Standard 650 should be referenced throughout the landscape design process. Along with a copy of the Electrical Department check list for a PUD Preliminary Master Plan, CORED has attached Standard 329 pertaining to easement widths and Standard 650 pertaining to plantings.

Reports:

- a. City Council Actions – Mr. Hensley discussed the March 17th Work Session – mentioned the discussion regarding teachers’ pay raise requests, Pre-K building status, and upcoming rowing events; mentioned the upcoming meeting with the schools to start the discussion about the budget; discussion of moving the Senior Center to the Civic Center and the use of the former Recording for the Bind building; and discussion of the new signal near the high school.
- b. Staff Report – None
- c. TSAB (J. Shelton) –None
- d. Anderson and Roane County Regional Planning Commissions (Staff) – None

Adjournment: The meeting was adjourned at 6:20 p.m.



VICE Chairman
Oak Ridge Municipal Planning Commission

4/23/2015

Date of Approval