

APPROVED

Oak Ridge Municipal Planning Commission
Regular Meeting
December 15, 2011

TIME: 5:30 p.m.

PLACE: Court Room, Municipal Building

PRESENT: Chuck Agle, Lauren R. Biloski, Linda L. Brown, Kelly S. Callison, Terry C. Domm, Charlie Hensley, Austin E. Lance, Patrick E. McMillan, Jane L. Shelton

ABSENT: Claudia Lever

ALSO

PRESENT: Kathryn Baldwin, Kahla Gentry, Allen Thacker, Joe Lee

Terry Domm, Chairman, called the meeting to order at 5:30 p.m.

Summary of Action

Approval of Agenda

The Capital Improvements Program(CIP) was moved to the first item under "Business Items" on the agenda.

Approval of Minutes

Ms. Biloski moved to approve the minutes of the regular meeting held November 17, 2011 (Motion 1) as presented.

Mr. Callison seconded the motion, passed 8-0

Consent Agenda

The consent agenda was approved by unanimous vote thereby approving:

December Bond Report

One Year Extension Letter of Credit for Rarity Oaks Phase 1, \$1,465,866

One Year Extension Letter of Credit for Heritage Center ED-5 East, \$54,558.60

One Year Extension Letter of Credit for Crossroads at Wolf Creek, \$1,568,858.00

Business Items

C.I.P.:

There was discussion on the schools and the library but no changes were made at the meeting.

Mr. Hensley moved to approve the C.I.P.

(Motion 2)

Mr. Agle seconded the motion, passed 9-0. (Ms. Brown arrived at this time)

Following approval of the C.I.P. the current C.I.P. projects were prioritized. (see attached priorities sheet)

Zoning Ordinance Text Amendment: Section 11.02; Required Off-Street Parking

Mr. Agle moved to recommend to City Council approval of the proposed amendment (Motion 3) to Section 11.02; Required Off-Street Parking (see attached draft amendment)

Mr. Hensley seconded the motion, passed 9-0.

City Code Amendment; Title 15 "Motor Vehicles, Traffic and Parking"

Mr. Hensley moved to recommend to City Council approval of the proposed amendment (Motion 4) to the City Code, Title 15, "Motor Vehicles, Traffic, & Parking" (see attached draft amendment)

Mr. Callison seconded the motion, passed 9-0.

Benchmark Study

The Planning Commission requested staff to also gather information on requirements related to hillside and ridgetop protection.

Reports

- a. City Council actions: City Council approved the amendment to the Woodland Town Center PUD, the rezoning of Parcel 4-B and the K-792 area at Heritage Center.
- b. Staff Report – nothing to report
- c. EQAB – Work plan for coming year has been completed
- d. TSAB – no meeting
- e. Anderson and Roane County Regional Planning Commissions – nothing to report
- f. Highland View Redevelopment Advisory Board – no meeting
- g. PlanET – Next community meeting will be in March. PlanET "meeting in a box" planning session will be held with Planning Commission in a work session either in January or February.

The meeting adjourned at 7:10 p.m.

Respectfully submitted,



Terry Domm, Chairman
Oak Ridge Municipal Planning Commission

PRIORITIES LIST ONE:

Planning Commission Priorities For FY2013 Projects Funded By Capital Projects Fund – December 15,, 2011

GENERAL OBLIGATION CAPITAL PROJECT NAME	CIP SECTION	PRIORITY (High, Medium, or Low)	COMMENTS
Woodland Elementary School	III-8	H	Safety
Fire Station 1, 2, & 3 Kitchen repairs	VI-2	M	
Fire Station 3 HVAC	VI-4	M	
Fire Station 3 Building Study	VI-18	M	
Outdoor Pool	VII-22	H	
Senior Enrichment Center	VII-28	L	

PRIORITIES LIST TWO:

Planning Commission priorities for FY 2013 Projects Funded by Utilities Funds – December 15, 2011

ENTERPRISE FUND CAPITAL PROJECT NAME	CIP SECTION	PRIORITY	COMMENTS
Electric Distribution System Improvements	IV-2	H	
Electric Substation Improvements	IV-4	H	
Facilities Expansion for New Loads and Services	IV-6	M	
SCADA and Remote Metering	IV-8	H	Driven by TVA
Street Light Improvement Program	IV-10	L	
Raw Water Intake and Raw Water Booster Station	VI-6	H	
State Route 95/58 Road Improvements	VI-8	NA	
Water Treatment Plant Improvements	VI-12	H	
West End Development – Sewer	VI-14	M	Development Driven
West End Development – Water	VI-16	M	Development Driven

TITLE

AN ORDINANCE TO AMEND ORDINANCE NO. 2, TITLED "THE ZONING ORDINANCE OF THE CITY OF OAK RIDGE, TENNESSEE, BY AMENDING SECTION 11.02, TITLED "REQUIRED OFF-STREET PARKING," SUBSECTION (D), TITLED "RESIDENTIAL PARKING," TO ADD PROVISIONS PERTAINING TO CURB CUTS FOR OFF-STREET RESIDENTIAL PARKING, TO ALLOW PARKING IN SIDE AND REAR YARDS IN RESIDENTIAL DISTRICTS PROVIDED SUCH PARKING IS AT LEAST FIVE FEET FROM THE LOT LINES, AND TO PROHIBIT PERMANENT LIVING INSIDE A PARKED OR STORED VEHICLE IN A RESIDENTIAL DISTRICT, AND TO AMEND RESERVED SUBSECTION (E) TO DEDICATE SAID SUBSECTION TO FRONT YARD PARKING REGULATIONS.

WHEREAS, the City of Oak Ridge is continually reviewing the Zoning Ordinance to update provisions and make it more understandable to the general public; and

WHEREAS, the current provisions pertaining to off-street parking are in need of modification and clarification; and

WHEREAS, the following changes have been submitted for approval or disapproval to the Oak Ridge Municipal Planning Commission and the Commission has _____ the same; and

WHEREAS, a public hearing thereon has been held as required by law.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OAK RIDGE, TENNESSEE:

Section 1. Ordinance No. 2, titled "The Zoning Ordinance of the City of Oak Ridge, Tennessee," Section 11.02, titled "Required Off-Street Parking," is hereby amended by deleting Subsection (d), titled "Residential Parking," in its entirety and substituting therefor a new Subsection (d), titled "Residential Parking," which new subsection shall read as follows:

Section 11.02. Required Off-Street Parking

(d) Residential Parking

1. Residential off-street parking shall consist of a parking strip, driveway, garage, stall or combination thereof (collectively referred to as "approved parking surface"). All approved parking surfaces shall be located on the lot it is intended to serve and there shall be vehicular access from each approved parking surface to the public street via a curb cut. All curb cuts must be approved and permitted by the City of Oak Ridge Public Works Department. All approved parking surfaces and accesses to the public street shall meet the requirements of Article XI of the Zoning Ordinance.
2. Residential off-street parking is permitted outside of an approved parking surface only in the side and rear yard provided such parking is a minimum of five (5) feet from the lot lines.
3. Under no circumstances may a vehicle parked or stored in a residential district be occupied for permanent living purposes.
4. Commercial/oversized vehicles are prohibited in residential districts.

Section 2. Ordinance No. 2, titled "The Zoning Ordinance of the City of Oak Ridge, Tennessee," Section 11.02, titled "Required Off-Street Parking," is hereby amended by dedicating reserved Subsection (e) to front yard parking regulations, which new subsection shall read as follows:

Section 11.02. Required Off-Street Parking

(e) Front Yard Parking Regulations

1. Parking Prohibited in Front Yard.

It is unlawful for any person to park or store any vehicle or trailer, including but not limited to recreational vehicles and utility trailers, within the front yard in any residential district unless such vehicle is parked on an approved parking surface. It is also unlawful for the registered owner of any such vehicle or trailer to allow another person to park or store a vehicle or trailer within the front yard in any residential district unless such vehicle is parked on an approved parking surface. No more than fifty percent (50%) of the required front yard shall be utilized for an approved parking space.

2. Exceptions (Special Circumstances).

Parking in a front yard will be allowed under these special circumstances:

- a. Temporary loading or unloading.
- b. When construction, remodeling, maintenance, or repairs are being performed on the property, provided a *Temporary Use Permit* is obtained and all applicable requirements of Section 3.18(h) of the Zoning Ordinance are met prior to issuance of the *Temporary Use Permit*.
- c. Parking for isolated, non-recurring gatherings or parties or for visitors. *This exception is not intended and shall not be used to provide permanent or semi-permanent parking for extra vehicles.*

Section 3. There are no "grandfathered" rights associated with the amendments to Zoning Ordinance Section 11.02(e).

Section 4. This ordinance shall become effective ten (10) days after adoption on second reading, the welfare of the City of Oak Ridge requiring it.

APPROVED AS TO FORM AND LEGALITY:

Kenneth R. Krushenski, City Attorney

Thomas L. Beehan, Mayor

Diana R. Stanley, City Clerk

Public Hearing: _____
Publication Date: _____
First Reading: _____
Publication Date: _____
Second Reading: _____
Publication Date: _____
Effective Date: _____

TITLE

AN ORDINANCE TO AMEND TITLE 15, TITLED "MOTOR VEHICLES, TRAFFIC AND PARKING," OF THE CODE OF ORDINANCES, CITY OF OAK RIDGE, TENNESSEE," BY AMENDING SECTION 15-101, TITLED "DEFINITIONS," TO CORRECT THE INTRODUCTORY LANGUAGE TO STATE THE DEFINITIONS APPLY WHEN USED IN THIS TITLE AND TO ADD THREE NEW DEFINITIONS: "COMMERCIAL/OVERSIDED VEHICLES," "RECREATIONAL VEHICLES," AND "UTILITY TRAILERS"; AND BY AMENDING CHAPTER 6, TITLED "STOPPING, STANDING AND PARKING," TO CREATE A NEW SECTION 15-617, TITLED "PARKING OF RECREATIONAL VEHICLES, COMMERCIAL/OVERSIDED VEHICLES AND UTILITY TRAILERS IN MARKED AND UNMARKED ON-STREET PARKING SPACES," TO ADDRESS PARKING CONCERNS.

WHEREAS, the Code of Ordinances, City of Oak Ridge, Tennessee, (City Code) contains provisions for on-street parking but does not currently address parking concerns regarding recreational vehicles, commercial/oversized vehicles, and utility trailers; and

WHEREAS, the City desires to amend the City Code to address those concerns.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OAK RIDGE, TENNESSEE:

Section 1. Title 15, titled "Motor Vehicles, Traffic and Parking," Chapter 1, titled "In General," Section 15-101, titled "Definitions," of the Code of Ordinances, City of Oak Ridge, Tennessee, is hereby amended by correcting the introductory language and by adding three new definitions in alphabetic order and accordingly renumbering all definitions within this section, which introductory language and new definitions shall read as follows:

Sec. 15-101. Definitions.

The following words and phrases, when used in this title, having the meanings respectively ascribed to them in this section:

...

- (7) "Commercial/oversized vehicles." Any motor vehicle, trailer, or semi-trailer designed or used to transport commodities, produce, freight, animals, passengers for a fee, or merchandise in the furtherance of any commercial enterprise. This includes any vehicle used to generate income, or which has the appearance that it is used for business, that exceeds twenty-two (22) feet in length and/or is greater than eight (8) feet in width.
- (31) "Recreational vehicles." Any vehicular-type unit used primarily for recreational purposes including, but is not limited to, boats, boat trailers, personal watercraft carriers, personal watercraft trailers, travel trailers, tent trailers, pick-up campers or coaches (designed to be mounted on automotive vehicles), motorized homes, and non-motorized vehicles.
- (55) "Utility trailers." Any wheeled structure, without motive power, designed to be towed by a motor vehicle and which is generally and commonly used to carry and transport personal effects and/or property.

Section 2. Title 15, titled "Motor Vehicles, Traffic and Parking," Chapter 6, titled "Stopping, Standing and Parking," of the Code of Ordinances, City of Oak Ridge, Tennessee, is hereby amended by creating a new section 15-617, titled "Parking of recreational vehicles, commercial/oversized vehicles and utility trailers in marked and unmarked on-street parking spaces," which new section shall read as follows:

Sec. 15-617. Parking of recreational vehicles, commercial/oversized vehicles and utility trailers in marked and unmarked on-street parking spaces.

It is unlawful for any person to park or store any recreational vehicle, commercial/oversized vehicle, or utility trailer within marked or unmarked on-street parking on any public street between the hours of 9:00 a.m. and 7:00 p.m. within the City. It is also unlawful for the registered owner of a recreational vehicle, commercial/oversized vehicle, or utility trailer to allow another person to park or store such vehicle or trailer within marked or unmarked on-street parking on any public street between the hours of 9:00 a.m. and 7:00 p.m. within the City.

Notwithstanding any provisions to the contrary, a recreational vehicle, commercial/oversized vehicle, or utility trailer may be temporarily legally parked or stored within marked or unmarked on-street parking on any public street for a period not to exceed three (3) consecutive days for the purpose of loading, unloading, trip preparation, or minor, routine maintenance and repair. However, at no time shall any un-mounted camper enclosure, personal watercraft carrier, or boat not mounted on a utility trailer be parked or stored with any designated on-street parking space.

Section 3. This ordinance shall become effective ten (10) days after adoption on second reading, the welfare of the City of Oak Ridge requiring it.

APPROVED AS TO FORM AND LEGALITY:

City Attorney

Mayor

City Clerk

First Reading: _____
Publication Date: _____
Second Reading: _____
Publication Date: _____
Effective Date: _____