

**Oak Ridge Municipal Planning Commission**

Regular Meeting

April 28, 2011

**TIME:** 5:30 p.m.

**PLACE:** Training Room, Municipal Building

**PRESENT:** Terry Domm, Chuck Agle, Linda Brown, Kelly Callison, Charlie Hensley, Austin Lance, Claudia Lever, Jane Shelton

**ABSENT:** Lauren Biloski, Patrick McMillan

**ALSO**

**PRESENT:** Kathryn Baldwin, Kahla Gentry, Scott Boles, Dan Adkins

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

**Summary of Action**

**Approval of Agenda**

The agenda was approved as presented

**Approval of Minutes**

**Ms. Shelton moved to approve the minutes of the regular meeting held February 24, 2011 (Motion 1) as presented.**

Mr. Hensley seconded the motion, passed, 8-0.

**Consent Agenda**

The consent agenda was approved by unanimous vote thereby approving:

April Bond Report

One year extension of Letter of Credit for Centennial Village Harbour Pointe, Phase B,  
First Volunteer Bank (\$154,850)

**Business Items**

**Variance Request for Roadway Design of Victorious Blvd. Section**

Heritage Center LLC is planning to relocate and realign Victorious Boulevard at Heritage Center. The variance request is as follows:

The tangent to the east from Heritage Center is only 22 feet long, short of the required 50; the tangent between curves is approximately 6 feet long, short of the required 75; and the tangent west of Americus Avenue is approximately 37 feet long, short of the required 50.

As stated in the letter from the applicant, "These variances will allow the design to use 300-foot horizontal curves and should accommodate the movements of a WB-67 design truck. Lengthening the tangents would require variances for tighter curve radiuses. Moving the termini to accommodate longer

tangents is not feasible since this road is tying into fixed intersections on both ends.”

Staff recommended approval for the reasons as stated by the applicant and to accommodate the redevelopment and reuse of a previously developed site.

**Ms. Brown moved to approve the variance as requested based upon the information (Motion 2) submitted by the applicant and the recommendation of the City Engineer.**

Mr. Callison seconded the motion, passed 8-0.

**Rezoning, 699 Emory Valley Road from B-1, Neighborhood Business and RG-1, Residential Open Space and Reserved to UB-2, Unified General Business**

The applicant changed the requested zoning district to UB-2, Unified General Business instead of B-2, General Business. The building has been vacant since 2006. The applicant has stated that although there are no development plans at this time, the UB-2 zone is seen as more desirable in order to market the property.

Staff recommended approval of rezoning 699 Emory Valley Road from B-1, Neighborhood Business and RG-1, Residential, Open Space and Reserved to UB-2, Unified General Business. The UB-2 zoning district will allow retail and service uses that are not limited to a specific list as in the B-1, Neighborhood Business District. Within the B-1 district the Zoning Ordinance requires Board of Zoning Appeals review and approval for similar retail business or service of the same general character as the permitted principal uses. The limited list of specific retail and service uses and the requirement for Board of Zoning Appeals review for uses not listed is very restrictive. The UB-2 district limits retail uses to those within an enclosed building and the side and rear setback requirements are slightly greater than those in the B-1 district. Staff finds that the proposed UB-2 zoning is similar in its impact on adjacent properties as the B-1 zone and that UB-2 zoning is compatible with the mixed uses and zoning in the immediate area.

**Ms. Lever moved to recommend to City Council approval of rezoning 699 Emory Valley (Motion 3) Road from B-1 and RG-1 to UB-2 finding the proposed zoning in compliance with the Land Use Plan and compatible with surrounding uses and zoning.**

Mr. Hensley seconded the motion, passed by a vote of 8-0.

**Other Items:**

There was a brief discussion on the East Tennessee Quality Growth conference. Conference sessions included discussions on the value of trees, natural areas and landscaping in the urban environment. Mr. Domm provided copies of an article from the *Arborist* entitled “City Trees and Property Values”. A discussion on landscape requirements followed and staff was requested to undertake a benchmark study on landscaping requirements in other nearby cities such as Maryville, Farragut and Alcoa. One specific question raised was what requirements other cities have pertaining to the placement of utilities under streets.

There was a discussion of the Jackson Square area study completed by UT students.

Ms. Baldwin provided information on the upcoming visit and community meetings with consultants from the U.S. Environmental Protection Agency as part of the EPA Building Blocks Program.

There was also discussion of moving forward on addressing housing issues. Completing an analysis of strengths, weaknesses, opportunities and threats (SWOT) was recommended as a format for presenting the maps and information that has been gathered. It was recommended that the housing data and housing recommendations be presented as an update to the housing section of the Comprehensive Plan.

**Reports**

- a. City Council actions – Council approved the appointment of members to the new Recreation and Parks Advisory Board. The Bicycle and Pedestrian Plan was approved. A report was presented on the meeting concerning the expenditure of red light camera monies. The Hendrix Creek PUD amendment to allow a house to be built upon a former open space lot was approved.
- b. Staff Report – The State of Tennessee Local Planning offices are going to be closed.
- c. EQAB (C. Agle) – No items to report
- d. TSAB (J. Shelton) – No meeting
- e. Anderson and Roane County Regional Planning Commissions (Staff) – Nothing to report
- f. Highland View Redevelopment Advisory Board (Claudia Lever) – No meeting

**Adjournment**

The meeting adjourned at 6:50 p.m.

Respectfully submitted,

Terry Domm, Chairman  
Oak Ridge Municipal Planning Commission