

OAK RIDGE MUNICIPAL PLANNING COMMISSION
MINUTES

APPROVED

Meeting Date: May 19, 2016

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 May 19, 2016. The meeting convened at 5:32 p.m. with Mr. Whitson presiding.

Members in Attendance: Charlie Hensley, Sharon Kohler, Austin Lance, Claudia Lever, Jane Shelton, Stephen Whitson, Hans Vogel, Patrick McMillan, and Todd Wilson. Zabrina Minor arrived after Business Item a.1 was approved. Staff Representatives – Kathryn Baldwin and Andrea Kupfer.

Members not in Attendance: None

Visitors/Others: See attached sign in sheet.

Approval of Agenda: Unanimous vote (9 – 0) to approve the agenda as presented.

Approval of Minutes: Motion by Ms. Lever to approve the April 21, 2016 minutes as corrected. Seconded by Mr. Wilson and followed by unanimous vote (9 – 0) to approve.

Consent Agenda:

- a. Motion made by Ms. Lever to approve the May Bond Report. Seconded by Mr. Vogel and followed by unanimous vote (9-0) to approve.

Business Items:

- a. Zoning Items

1. Fitness and Recreational Sports Centers

Ms. Baldwin reviewed the proposed text amendments to Article VII (Parking and Business Districts) of the Zoning Ordinance, which includes adding fitness and recreational centers as a permitted principal use to zoning districts B-2, UB-2 and IND-1. Additionally, the proposed zoning amendments establish a definition for the fitness and recreational centers.

Ms. Baldwin stated the new definition provides greater detail and specifics pertaining to the nature of fitness and recreational centers. As many of these facilities require large indoor open space with clear upper stories, staff recommends allowing this principal use in the UB-2 and IND-1 in addition to B-2, which currently allows similar activities.

Motion made by Mr. Hensley to approve the proposed text amendments. Seconded by Ms. Kohler and followed by a unanimous vote (9-0) to approve.

- b. Subdivision Items

1. Revision of Briarwood Subdivision

Ms. Baldwin reviewed the proposed amendment to the Briarwood subdivision, which will include a reduction of the required setbacks for the property at 104 Comet Lane. This property is located in the R-1-C zone district. The setbacks established at the time the Briarwood subdivision Final Plat was approved were more restrictive than the current setbacks, which were reduced in 2008 to allow greater flexibility for residential development. Due to the shape of the lot, placement of a structure is difficult within the existing restrictive setbacks. The property owner is requesting approval of the current R-1-C setbacks for this property in the Briarwood subdivision.

Mr. Vogel inquired if the building footprint will fit within the reduced setbacks; the property owner, Mr. Meredith, confirmed the site plan will be in compliance when formally submitted.

Motion made by Mr. Hensley to approve the proposed subdivision amendment to reduce the setbacks. Seconded by Mr. McMillian and followed by a unanimous vote (10-0) to approve.

c. Other Items

1. Fairbanks Road Extension

Ms. Baldwin stated the construction of the wastewater equalization basin on Emory Valley Road, which required Fairbanks Road extension to be temporarily closed, has encroached upon the travel lane more than anticipated. Consequently, the City's Public Works Department has proposed permanently closing the Fairbanks Road extension, but retaining the right-of-way. The closure will be less costly than shifting this section of the roadway so it can be reopened. The closure will improve traffic safety by eliminating a difficult turning movement onto Emory Valley Road. Ms. Baldwin added the retention of the right-of-way will provide a long term opportunities for the proposed Rails to Trails project.

Motion made by Ms. Lever to approve the closing of the Fairbanks Road extension. Seconded by Ms. Kohler and followed by a unanimous vote (10-0) to approve.

Ms. Baldwin noted the Public Works Department is recommending renaming a portion of Fairbanks Road, extending from the existing Hendrix Drive to Emory Valley Road, to Hendrix Drive. This section of roadway does not connect to the other portion of Fairbanks Road, additionally there are no properties addressed on this roadway that would need to be renumbered. Renaming the roadway would create a consistency for emergency response vehicles.

Motion made by Mr. Hensley to change the name of the Fairbanks Road extension remnant to Hendrix Drive. Seconded by Ms. Minor and followed by a unanimous vote (10-0) to approve.

Reports

- a. City Council Actions – Mr. Hensley reported City Council is continuing to discuss the allowance of chickens in residential zoning districts. There is a particular concern about heavily wooded lots where it might be difficult to determine the property boundary.

Mr. Hensley reported City Council is reviewing a list of schools, with roofs and air-conditioning units in need of repair, compiled and being considered as part of the Capital Improvements Program.

Mr. Hensley stated City Council is looking at options for the management of the Centennial Golf Course, which include buying out the existing contract or waiting until the contract is near its expiration date to advertise a new RFQ. Council does not want to turn over management of the golf course.

Mr. Hensley reported the Anderson County Commission is considering upgrading the current building they utilize for Sessions Court in Oak Ridge or relocating to a new building. He added depending on this move, the City's Recreation and Parks Department may relocate from the Civic Center, which would allow the senior center to move into the Civic Center. Despite previous opposition, this idea looks move promising as the center could potentially be expanded to accommodate the seniors' needs.

Mr. Hensley noted TDEC will be installing signs along East Fork Popular Creek to warn residents of the creek's water quality. TDEC initially proposed a press release for this activity, but Council has requested the press release not be held.

Mr. Hensley added a meeting with the Energy Communities Alliance, DOE and various communities was held to discuss the opportunity for DOE to provide additional support to the communities in which it is located.

Ms. Lever inquired if the proposed preschool upgrades were on the Capital Improvements Program and Mr. Hensley stated these plans were likely to be financed.

Mr. Wilson questioned if the city was at risk for losing the rowing venue grant. Mr. Hensley replied no; however, the current cost estimate has increase beyond the grant funding.

- b. Staff Report – Ms. Baldwin noted the Transportation Planning Organization, as part of its 2040 Mobility Plan update, formally requested Knox County look into methods to reduce traffic congestion on the Solway Bridge.
- c. TSAB (J. Shelton) – No Report
- d. Anderson and Roane County Regional Planning Commissions (Staff) – No Report

Adjournment: The meeting was adjourned at 6:18 p.m.



Chairman
Oak Ridge Municipal Planning Commission

7/28/2016

Date of Approval