

OAK RIDGE MUNICIPAL PLANNING COMMISSION
SPECIAL-CALLED MEETING MINUTES

Meeting Date: March 8, 2018

Call to Order: The special-called meeting of the Oak Ridge Municipal Planning Commission (Planning Commission) was held in the Municipal Building, Oak Ridge, TN on March 8, 2018. The meeting convened at 5:31 p.m. with Mr. Whitson presiding.

Members in Attendance: Claudia Lever, Patrick McMillan, Zabrina Minor-Gregg, Jane Shelton, Benjamin Stephens, Stephen Whitson, and Todd Wilson. Staff Representatives – Kelly Duggan, Wayne Blasius

Members not in Attendance: Sharon Kohler, Hans Vogel, Charlie Hensley

Visitors/Others: see attendance sheet

Approval of Agenda: Motion to approve the agenda by Mr. Lever. Seconded by Mr. Stephens. Unanimous vote (7 – 0) to approve the agenda as presented.

Business Items:

A. TN Oak Ridge Illinois PUD Final Master Plan – Lot 483R, Parcel 099N B 003.00

Staff summarized its recommendation for approval, stating that 3 main factors were considered: 1) the conditions that the Planning Commission required during the Preliminary PUD approval, 2) the details required for Final Master Plan approval per **Section 9.05 (j)(3)**, and 3) the provisions for substantial compliance with the Preliminary Master Plan set forth in **Section 9.05 (k)**.

The staff believes that the applicant has met the conditions for approval of the Preliminary PUD. The Traffic Impact Study (TIS) has been reviewed by the City Engineer, and the recommended improvements have been incorporated into the plan (Updated PED Exhibit). As noted in the 3.5.18 Public Works comments, a new/revised traffic impact study will be required when the site plan for the grocery store/large box is submitted. Planning staff recommends that a note is added to the master plan referencing the TIS for clarity.

Pedestrian connections to the hotel development across Badger and the Main Street development across Tulane have been provided as required (Updated PED Exhibit). As noted previously, conflicts with overhead electric lines make it difficult to be prescriptive with the nuisance screening requirements for the service area of the grocery store at this conceptual stage. The staff recommends that the Planning Commission determine the most appropriate method of screening during site plan approval for the proposed grocery store, with the understanding that the requirement may exceed the minimum standards.

Regarding the required details set forth in **Section 9.05 (j)(3)**, the staff believes that the revised drawings and supplemental materials are compliant. As noted previously, the Land Use Exhibit provides information about the uses surrounding the site, but not about their physical characteristics. Because the architectural

style varies so greatly around the site, the staff believes that there is no unified character that can be captured in such an illustration. And finally, the staff believes that the Final Master Plan is substantially compliant with the Preliminary Master Plan.

The staff recommends **approval** of the Final Master Plan, subject to the following provisos:

- The applicant shall submit a new/revised Traffic Impact Study (TIS) when the site plan for the grocery store/large box is submitted. The TIS shall be approved by the City Engineer.
- The applicant shall add a note to the Final Master Plan referencing the TIS.
- The Planning Commission shall determine the most appropriate method of nuisance screening for the loading/service area adjacent to the grocery store during site plan approval. The required screening may exceed the minimum standards.
- The applicant shall revise the utility plan to show all existing electric infrastructure and all electric utility easements, subject to the review and approval of the Electric Department.

Motion by Mrs. Minor-Gregg for **approval** of the Final Master Plan, with the following provisos:

- The applicant shall submit a new/revised Traffic Impact Study (TIS) when the site plan for the grocery store/large box is submitted. The TIS shall be approved by the City Engineer. All expenses relating to study preparation and implementation will be borne by the developer.
- The revised TIS shall include the most current data available and shall include all intersections along the perimeter of the subject PUD and the Main Street PUD, as deemed appropriate by the City Engineer.
- The applicant shall add a note to the Final Master Plan referencing the TIS.
- The Planning Commission shall determine the most appropriate method of nuisance screening for the loading/service area adjacent to the grocery store during site plan approval. The required screening may exceed the minimum standards.
- The applicant shall revise the utility plan to show all existing electric infrastructure and all electric utility easements, subject to the review and approval of the Electric Department.
- Sidewalks shall be installed adjacent the north boundary of the property. The exact location of sidewalks shall be determined during site plan approval.

The motion was seconded by Mr. Stephens and passed unanimously.

Adjournment: Motion was made by Ms. Minor-Gregg to adjourn the meeting. Motion was seconded by Mr. Stephens, and passed unanimously. The meeting was adjourned at 7:08 p.m.



Chairman
Oak Ridge Municipal Planning Commission

4/19/2018

Date of Approval