

TITLE

AN ORDINANCE TO AMEND THE MAIN STREET OAK RIDGE PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN TO REMOVE MULTI-FAMILY USES AND AN EXISTING ACCESS POINT AND TO ADD NEW RETAIL USES, SIDEWALKS, OPEN SPACE, AND A FUTURE PHASE ALONG WILSON STREET; SAID PROPERTY IS BORDERED BY RUTGERS AVENUE, SOUTH ILLINOIS AVENUE, SOUTH TULANE AVENUE, AND OAK RIDGE TURNPIKE AND CONTAINS PARCELS 003.00, 003.04, 003.05, 003.06, 003.08, 003.09, 003.10, 003.11, 003.12, 003.13, and 036.00, TAX MAP 099L, GROUP A, (APPROXIMATELY 58.54 ACRES), WITH NO CHANGE TO THE ZONING DISTRICT WHICH REMAINS UB-2/PUD, UNIFIED GENERAL BUSINESS WITH A PLANNED UNIT DEVELOPMENT OVERLAY.

WHEREAS, the following change has been submitted for approval or disapproval to the Oak Ridge Municipal Planning Commission; and

WHEREAS, the Oak Ridge Municipal Planning Commission approved the same with conditions; and

WHEREAS, on December 18, 2018, City Council modified the conditions set forth by the Oak Ridge Municipal Planning Commission; and

WHEREAS, a public hearing thereon has been held as required by law for the plan as submitted by the developer.

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

Section 1. That the Main Street Oak Ridge Planned Unit Development is hereby amended as set forth on the attached PUD Master Plan at Oak Ridge City Center drawings submitted by Arnold Consulting Engineering Services, Inc., dated November 29, 2018, and titled "PUD Master Plan Revision" and "PUD Sidewalk & Landscape Exhibit," and subject to the attached conditions as set forth by the Oak Ridge Municipal Planning Commission at their December 5, 2018 meeting and as modified by City Council at their December 18, 2018 meeting.

Section 2. This amendment to the Main Street Oak Ridge Planned Unit Development does not change the overall zoning district, which remains UB-2/PUD, Unified General Business with a Planned Unit Development Overlay.

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:

Kenneth R. Krushenski, City Attorney

Warren L. Gooch, Mayor

Mary Beth Hickman, City Clerk

First Reading: 12/10/2018
Publication Date: 12/13/2018
Public Hearing: _____
Second Reading: _____
Publication Date: _____
Effective Date: _____

**CONDITIONS ASSOCIATED WITH OAK RIDGE CITY COUNCIL'S APPROVAL OF THE
AMENDMENT TO THE PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN
AT OAK RIDGE CITY CENTER (NOW KNOWN AS MAIN STREET OAK RIDGE)**

Condition #1

The developer agrees to make a good faith effort to create a mixed-use center along Wilson Street, replacing that being removed from the center of the PUD. This future development should include a residential component to enliven the site and enhance long term economic vitality of Main Street. This has advantages in terms of connecting to properties beyond Main Street PUD and also connecting the new American Museum of Science and Energy (AMSE) to an active 'town center' to help generate visitor traffic. It is acknowledged that infrastructure, lease/deed restrictions, and market conditions create certain challenges to implementation, but the parties agree to make every good-faith effort to manifest this development.

Characteristics to include:

- Mix of retail, restaurant, residential, and/or office uses and small shops;
- Multistory buildings located at back of sidewalk (vs behind parking);
- Articulated, independent storefronts at street level, rather than monolithic facades;
- Attractive streetscape including: generous sidewalk area for circulation, gathering, street furniture, etc.; crosswalks; street trees/urban landscaping; decorative lighting; on-street parallel parking. (specifics to be clarified during joint design work with the City); and
- Quality open space/community gathering space incorporated effectively into design.

Note: City Council has requested a timeline commitment from the developer as to when mixed use would be built. City Council has requested a quantifiable number on residential from City staff.

Condition #2

Corrections for PUD Master Plan Revision sheet:

- a) Identify PUD Parcels as 3.00, 3.04-3.06, 3.08-3.13, Tax Map 99L, Group A (10 parcels are within the PUD overlay), and
- b) Remove or strike through Note #4.

Note: The developer has agreed to make these changes.

Condition #3

Adequate screening shall be provided as part of Phase II-a to screen loading areas from Rutgers Avenue, to be approved by the Oak Ridge Municipal Planning Commission during Final Master Plan and Site Plan review.

Note: City Council has requested a timeline commitment from the developer as to when permanent screening will be put in place.

Condition #4

A new/revised traffic impact study is required to see how it affects the previous turn signal intersection along Rutgers Avenue and to see if other offsite improvements will be required due to the change in traffic flow. The developer shall consult with the City Manager and City Staff regarding the traffic impact study.

Condition #5

Final Master Plan approval by the Oak Ridge Municipal Planning Commission is required, and can be completed by phase or combination of phases.

Note: The developer has agreed to this condition.

Condition #6

Add to the Master Plan the two sidewalk segments referred to as I-c that were marked out in RealtyLink's response diagram to the Oak Ridge Municipal Planning Commission's recommendation.

Note: City Council has asked City Staff to work out an agreement regarding the sidewalk. The developer has agreed to add a particular sidewalk segment to the PUD Master Plan connecting existing sidewalks from the corner of Maurices to S. Tulane Avenue.

Condition #7

Include the 6,000 sf building adjacent to Cinemark in a phase and show on the amended the PUD Master Plan the phases of development for all parking areas.

Note: The developer has agreed to incorporate this condition into the revised PUD Site Plan amendments.