

TITLE

AN ORDINANCE TO AMEND ORDINANCE NO. 2, TITLED "THE ZONING ORDINANCE OF THE CITY OF OAK RIDGE, TENNESSEE, BY DELETING SUBPARTS (D)(3) AND (D)(4) OF SECTION 11.01, TITLED "VEHICLE ACCESS CONTROL," AND SUBSTITUTING THEREFOR NEW SUBPARTS (D)(3) AND (D)(4) RELATIVE TO DRIVEWAY LOCATIONS AND SPACING.

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 following amendments will update the Zoning Ordinance to reduce the driveway distance-from-property-line requirement and remove the 20 foot spacing requirement for residential uses, which will create regulations that are more consistent with the existing development pattern in the older parts of the City and will facilitate getting more cars off the streets and onto approved driveways/parking spaces thereby enhancing the character of the older communities; and

WHEREAS, the following changes have been submitted for approval or disapproval to the Oak Ridge Municipal Planning Commission and the Commission has approved 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 11.01(d), titled "Design Criteria," is hereby amended by deleting Subpart 3, titled "Minimum Distance Between Driveways on Separate Lots," and replacing it with a new Subpart 3, titled "Minimum Distance Between Driveways on Separate Lots," which new subpart shall read as follows:

Section 11.01. Vehicle Access Control.

(d) Design Criteria.

3. Minimum Distance Between Driveways on Separate Lots

No two driveways serving separate lots on an arterial road shall be less than two hundred and fifty (250) feet apart.

On secondary and minor roads and in all non-residential zoning districts, no two driveways serving separate lots shall be less than twenty (20) feet apart. The distance between driveways shall be measured from the nearest point of the radius return of the two driveways.

The minimum separation distance may be reduced provided that, in the opinion of the City Manager or the City Manager's designee, using commonly accepted and applied traffic engineering principles, the following conditions exist:

- a. Where the use of marginal frontage roads or shared access easements are not feasible or possible;
- b. Where exceptional topographic constraints or unusual site conditions at the driveway location (such as in-place

utility or drainage features) would make application of the standard exceptionally and/or practically difficult or unduly harsh;

- c. Where application of this article would conflict with other sections of this article; or
- d. Where such reduction would not constitute a threat or danger to the safe and efficient flow of traffic.

Section 2. Ordinance No. 2, titled "The Zoning Ordinance of the City of Oak Ridge, Tennessee," Section 11.01(d), titled "Design Criteria," is hereby amended by deleting Subpart 4, titled "Minimum Distance from Property Line," and replacing it with a new Subpart 4, titled "Minimum Distance from Property Line," which new subpart shall read as follows:

Section 11.01. Vehicle Access Control.

(d) Design Criteria.

4. Minimum Distance from Property Line

No driveway, other than a shared driveway as authorized under Subsection 8., Shared Access Easements, below, shall be allowed within five (5) feet of the intersection of a straight line projection of any side or rear lot line.

The minimum distance from a property line may be reduced further for residential properties in the Manhattan District Overlay provided that, in the opinion of the City Manager or the City Manager's designee, using commonly accepted and applied traffic engineering principles, the following conditions exist:

- a. Where the use of marginal frontage roads or shared access easements are not feasible or possible;
- b. Where exceptional topographic constraints or unusual site conditions at the driveway location (such as in-place utility or drainage features) would make application of the standard exceptionally and/or practically difficult or unduly harsh;
- c. Where application of this article would conflict with other sections of this article; or
- d. Where such reduction would not constitute a threat or danger to the safe and efficient flow of traffic.

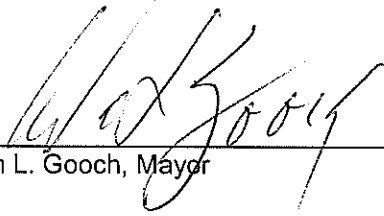
Section 3. Ordinance No. 2, titled "The Zoning Ordinance of the City of Oak Ridge, Tennessee," Section 11.01(d), titled "Design Criteria," is hereby amended by replacing the existing Design Criteria Minimum Distance From Intersection drawing with the attached new drawing.

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.

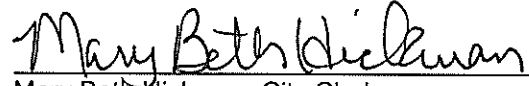
APPROVED AS TO FORM AND LEGALITY:



Kenneth R. Krushenski, City Attorney



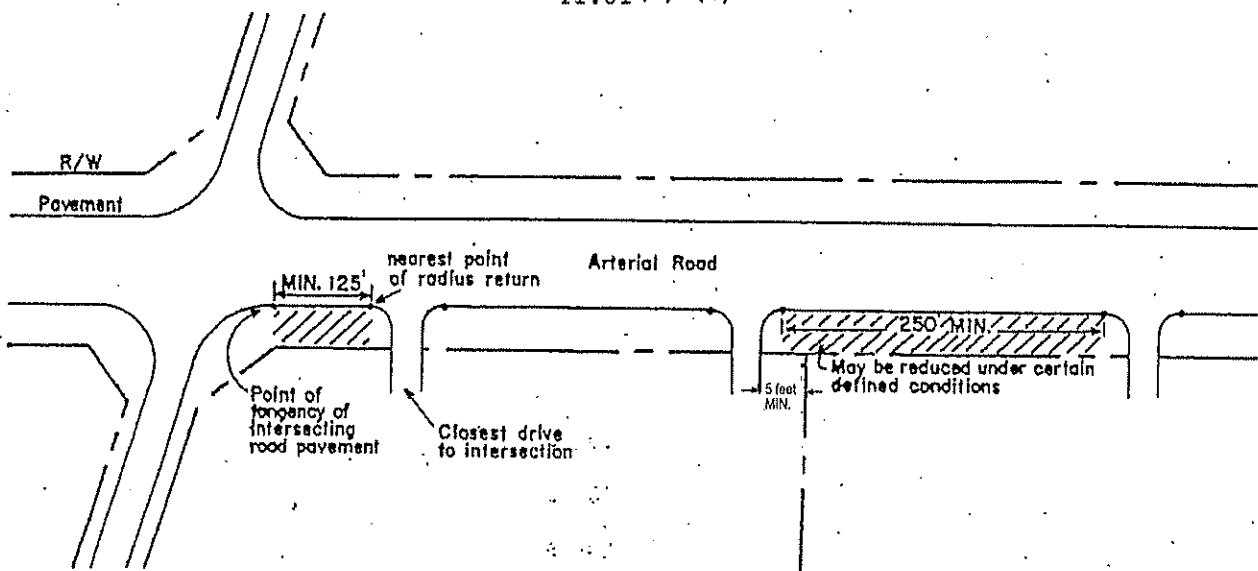
Warren L. Gooch, Mayor



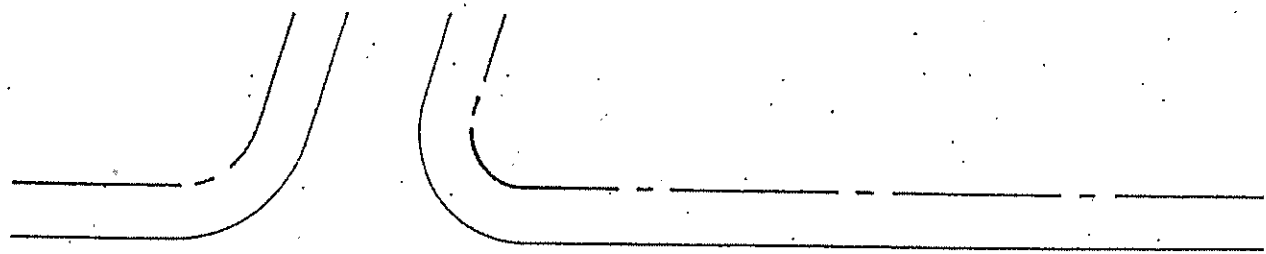
Mary Beth Hickman, City Clerk

First Reading: 10/09/2017
Publication Date: 10/12/2017
Second Reading: 11/13/2017
Public Hearing: 11/13/2017
Publication Date: 11/16/2017
Effective Date: 11/23/2017

DESIGN CRITERIA
 MINIMUM DISTANCE FROM INTERSECTION
 11.01(d) (2)
 MINIMUM DISTANCE BETWEEN DRIVEWAYS ON SEPARATE LOTS
 11.01(d) (3)
 MINIMUM DISTANCE FROM PROPERTY LINE
 11.01(d) (4)



ARTERIAL ROADS



SECONDARY & MINOR ROADS