ORDINANCE NO. 17-2019

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 FUTURE PHASES OF DEVELOPMENT; 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, at their April 25, 2019 meeting, the Oak Ridge Municipal Planning Commission approved the same with multiple conditions, several of which have been already been incorporated into the attached drawings submitted by the developer; 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 drawings submitted by Arnold Consulting Engineering Services, Inc., dated May 1, 2019, titled “PUD Master Plan at Oak Ridge City Center, Master Plan Revision” and “PUD Master Plan at Oak Ridge City Center, PUD Sidewalk & Landscape Exhibit,” and subject to the following conditions as recommended by the Oak Ridge Municipal Planning Commission at their April 25, 2019 meeting:

1. To include a notation on the drawings that all Site Plan and Final Master Plan submittals shall provide for elements such as: landscaping, trees and benches, to be located within sidewalk areas between the curb and the face of the buildings as space allows; and

2. To memorialize through a written agreement between the City and the developer, the developer’s intent to support study, design, and projects towards achieving viable mixed-use, pedestrian-oriented development along new public investment along Wilson Street, and to cooperate to allow parking areas and open space to be used for Community Events with certain restrictions.

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
Publication Date: 04/26/2019
Public Hearing: 05/13/2019
First Reading: 05/13/2019
Publication Date: 05/16/2019
Second Reading: 05/24/2019
Publication Date: 05/29/2019
Effective Date: 06/03/2019

Mary Beth Hickman, City Clerk