ORDINANCE NO. 4-2019

TITLE

AN ORDINANCE TO AMEND ORDINANCE NO. 2, TITLED "THE ZONING ORDINANCE OF THE CITY OF OAK RIDGE, TENNESSEE," BY AMENDING THE ZONING MAP WHICH IS MADE A PART OF THE ORDINANCE BY CHANGING THE ZONING DISTRICT OF AN APPROXIMATE 1.14 ACRE PORTION OF PARCEL 002.00, ANDERSON COUNTY TAX MAP 099N, GROUP B, FROM 0-2, OFFICE DISTRICT, TO UB-2, UNIFIED GENERAL BUSINESS DISTRICT, AND AN APPROXIMATE 10.00 ACRE PORTION OF PARCEL 002.00, ANDERSON COUNTY TAX MAP 099N, GROUP B, FROM 0-2, OFFICE DISTRICT, UB-2/PUD, UNIFIED GENERAL BUSINESS DISTRICT WITH A PLANNED UNIT DEVELOPMENT OVERLAY, AND APPROVING THE ASSOCIATED PLANNED UNIT DEVELOPMENT PRELIMINARY MASTER PLAN; SAID PARCEL BEING LOCATED AT 300 SOUTH TULANE AVENUE AND ALSO REFERRED TO AS LOT 482.

WHEREAS, the following change has been submitted for approval or disapproval to the Oak Ridge Municipal Planning Commission and the Commission has approved the same subject to certain conditions as originally proposed by city staff; 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. The district boundaries of the zoning map attached to and made a part of Ordinance No. 2, as amended, are revised in the following particulars:

<table>
<thead>
<tr>
<th>Property Description</th>
<th>Location</th>
<th>Present Zoning District</th>
<th>New Zoning District</th>
</tr>
</thead>
<tbody>
<tr>
<td>A portion of Parcel 002.00, Map 099N, Group B (Lot 482) (± 1.14 Acres)</td>
<td>300 S. Tulane Avenue</td>
<td>O-2, Office District</td>
<td>UB-2, General Business District</td>
</tr>
<tr>
<td>A portion of Parcel 002.00, Map 099N, Group B (Lot 482) (± 10.00 Acres)</td>
<td>300 S. Tulane Avenue</td>
<td>O-2, Office District</td>
<td>UB-2/PUD, General Business District with a Planned Unit Development Overlay</td>
</tr>
</tbody>
</table>

Section 2. The change shall be imposed upon said map and shall be as much a part of Ordinance No. 2 as if fully described therein.

Section 3. The Planned Unit Development Preliminary Master Plan for the development as shown on the attached drawing, submitted by Mainstreet Capital Partners, LLC, on February 11, 2019, and labeled as Alternative #1, is hereby approved subject to the same conditions as set forth by the Oak Ridge Municipal Planning Commission at its December 20, 2018 meeting on the originally submitted drawing prepared by GBS Engineering, dated December 10, 2018.

Section 4. Said property is the subject of a property transfer agreement between the City of Oak Ridge, Tennessee, and TN Oak Ridge Illinois, LLC, and this rezoning does not in any way amend the terms of said agreement.

Section 5. 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

Publication Date: 12/28/2018
Public Hearing: 01/14/2019
First Reading: 01/14/2019
Publication Date: 01/17/2019
Second Reading: 02/11/2019
Publication Date: 02/13/2019
Effective Date: 02/21/2019