DATE: December 13, 2018

TO: Honorable Mayor and Members of City Council

FROM: Mary Beth Hickman, City Clerk

SUBJECT: SPECIAL MEETING OF CITY COUNCIL

At the request of City Manager Mark Watson, and in accordance with Article II, Section 2, of the Charter of the City of Oak Ridge, Tennessee, a special meeting of City Council is hereby called for Tuesday, December 18, 2018 at 6:00 p.m. in the Municipal Building Courtroom, 200 S. Tulane Avenue. The meeting will be limited to consideration of the following:

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.

A RESOLUTION TO AMEND RESOLUTION 12-96-2018 TO CHANGE THE RETROACTIVE DATE OF THE CITY MANAGER'S SALARY ADJUSTMENT.

In accordance with the City Charter, matters transacted at this special meeting shall be limited to the subjects recited in the notice of the meeting.

Mary Beth Hickman

cc: Mark S. Watson, City Manager
Kenneth R. Krushenski, City Attorney
Department Directors
The Oak Ridger
Oak Ridge Today
The Knoxville News Sentinel
EBB Communications
DATE: December 14, 2018

TO: Mary Beth Hickman, City Clerk

FROM: Mark S. Watson, City Manager

SUBJECT: SPECIAL MEETING OF CITY COUNCIL

In accordance with Article II, Section 2, of the Charter of the City of Oak Ridge, Tennessee, you are hereby requested to call a special meeting of City Council for Tuesday, December 18, 2018, at 6:00 p.m. in the Municipal Building Courtroom, 200 S. Tulane Avenue. The meeting will be limited to the following:

- **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.**

- **A RESOLUTION TO AMEND RESOLUTION 12-96-2018 TO CHANGE THE RETROACTIVE DATE OF THE CITY MANAGER’S SALARY ADJUSTMENT.**

[Signature]
Mark S. Watson
OAK RIDGE CITY COUNCIL
SPECIAL MEETING

Municipal Building Courtroom

Tuesday, December 18, 2018

6:00 p.m.

AGENDA

I. ROLL CALL

II. ITEMS FOR CONSIDERATION

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.

(Public Hearing will take place at 2nd reading.)

A RESOLUTION TO AMEND RESOLUTION 12-96-2018 TO CHANGE THE RETROACTIVE DATE OF THE CITY MANAGER’S SALARY ADJUSTMENT.

III. ADJOURNMENT
December 12 2018

Nathalie Schmidt
Senior Planner
City of Oak Ridge Tn.

RE: Developer Comments to Planning Commission Council Memo Dated 12-5-18

Nathalie

TN Oak Ridge Rutgers, LLC (Developer) has reviewed the Planning Commission Memo dated 12-5-18 and has the following comments.

Planning Commission Recommendations.

1. Developer would request that PC recommendation #1 be amended to delete the following statements from the recommendation.
   - a commitment by the developer and City to create
   - Significant multifamily.

   From the section entitled "Characteristics to include" the developer will request that the following statements be deleted from the recommendations.
   - Delete from the first bullet point "emphasis on residential, eating/drinking places"
   - Delete from the second bullet point "Substantial residential component to be build simultaneous to commercial components (i.e/ not as another, later phase)"

2. Developer will not be able to comply with item #2 of the Planning Commission
   Such a request in an existing retail development would require approvals from multiple tenants
   with monetary payments associated with their approvals. Further this would impair the view
   corridor for the existing and new tenants and reduce the parking ratios required by both tenants
   and city.
   Developer request the item #2 be deleted from the recommendations.

3. Developer agrees to make the changes noted in Item #3 of the Planning Commission
   Recommendations.

4. Developer request that the PC Recommendation #4 be modified to state the following.
   "Developer shall install landscaping/berm/screening as needed or required by City ordinances
   with the construction of phases III B and C"
5. Developer will not be able to comply with item #5 of the Planning Commission. Any changes or modification so the existing parking field as recommended in PC Recommendations #2, 5 and 8 would require review and approvals by all of the existing tenants with monetary payments associated with their approvals. Developer request that item #5 be deleted from the recommendations.

6. Developer has request that Brian Mills and Roger Flynn evaluate the need/requirement for Planning Commission Recommendation #6. Based on their recommendation the developer will proceed to develop a Limited Traffic Impact Analysis using existing traffic data (as agreed to by City staff).

7. Developer agrees with the PC Recommendations for item #7.

8. See comments to Planning Commission Recommendation #5.

9. In response to Planning Commission Recommendation #9 the following. The developer does not own the property that would allow for addition of a sidewalk along the north side of the post office. Please see the comment associated with PC Recommendation #5 that addresses the installation of the sidewalk between Belks and Wilson Street. Developer request that Item #9 be deleted from the PC Recommendations.

10. The developer agrees to incorporate the PC Recommendation #10 into the revised PUD Site Plan Amendments.

Should you have any questions feel free to contact me at (864) 263-5426 or via email: brogers@realtylinkdev.com

Thank you.

Sincerely,

[Brett Rogers]

Dir of Construction

550 S. Main Street, Suite 300, Greenville, SC 29601 • Office (864) 242-4008 • Fax (864) 232-0160
DATE: December 6, 2018
TO: Mark S. Watson, City Manager
THROUGH: Wayne E. Blasius, Community Development Director
FROM: Nathalie A. Schmidt, Senior Planner
SUBJECT: AMENDMENT TO THE MAIN STREET OAK RIDGE PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN

Introduction
An item for City Council’s consideration is an ordinance to amend the Planned Unit Development Master Plan for the Main Street Oak Ridge PUD, Anderson County Tax Map 99L, Group A, Parcels 003.00, 003.04, 003.05, 003.06, 003.08, 003.09, 003.10, 003.11, 003.12, 003.13, and 036.00, approximately 58.54 acres bordered by Rutgers Avenue, South Illinois Avenue, South Tulane Avenue, and Oak Ridge Turnpike, with no change to the zoning district which remains UB-2/PUD, Unified General Business with a Planned Unit Development overlay.

Funding
No funding is necessary to approve this request.

Background
The Main Street Oak Ridge PUD was approved by City Council in May 2015, by Ordinance 07-2015. The ordinance established the UB-2 zoning district, PUD overlay, and master plan.

The applicant and owner-developer of the property, TN Oak Ridge Rutgers LLC, is requesting an amendment to the PUD Master Plan to replace centrally located multifamily uses (planned) and vehicular access from Rutgers Ave (existing) with new retail uses, and to add sidewalks, open space, and a future phase along Wilson Street reserved for a combination of land uses.

Analysis
The applicant’s requested PUD amendment presents a phasing plan for planned development, with Phase I considered completed. Phase II includes approximately 90,000 square feet of new retail buildings, an open space area near the Belk store, and new sidewalks and crosswalks. Phase III identifies three areas of future development, each with associated sidewalk and landscaping improvements. An estimated 3.5 acres facing Rutgers Ave are reserved for retail uses, and a similarly sized, future mixed use area along Wilson St is reserved for "residential, commercial, retail, civil, and/or hospitality" uses.
General urban design standards for mixed use development are not established in the PUD Master Plan, nor are they found in current City standards or ordinances. Therefore, qualities and characteristics for mixed use development are listed as a condition of the approval by the Planning Commission in order to provide guidance for subsequent review of a Final Master Plan and expected outcomes of development design.

The Planning Commission found that the proposal diminished a mix of uses throughout the development and should therefore demonstrate a higher quality, well-designed shopping environment, particularly for pedestrians. Therefore, conditions of the approval include a strong commitment to a future mixed use area with residential development as a key ingredient, the addition of sidewalks that are not presented on the master plan, as well as the provision for a central gathering space within the development. Another condition requires the phasing plan to include parking areas to clarify the extent of work that will be completed with each phase. The Planning Commission stressed the importance of having a complete network of pedestrian infrastructure during Phase II.

The applicant’s requested PUD amendment was first considered by the Municipal Planning Commission at its October 18, 2018, regular meeting, and action on the request was postponed until the Planning Commission could hold a joint work session with the City Council. Following the joint work session, the Planning Commission issued a written recommendation to the applicant to consider certain issues and modifications, dated 11-15-2018, and a request for a response.

The Commission met at these times to review the Main St PUD Amendment:

- October 11 – Work Session (applicant present)
- October 18 – Business Meeting (applicant present)
- November 8 – Joint Work Session with City Council
- November 13 – Special Work Session
- November 15 – Business Meeting
- December 5 – Special Business Meeting

Planning Commission Recommendation

At a Special Meeting on December 5, 2018, the Planning Commission voted to approve with conditions, by vote of 5-4, the applicant’s submitted response and revised drawings (dated 11-29-2018) to amend the Main Street Oak Ridge PUD Master Plan. Conditions of the approval are listed below, with the first seven conditions accepted from the Staff Memo (with slight revision to #2) and three additional conditions resulting from deliberation at the meeting:

1. The amended plan should include a commitment by the developer and City 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 significant multifamily 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 MS PUD and also connecting the new 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:
  o Mix of retail, restaurant, residential, and/or office uses – emphasis on residential, eating/drinking places, and small shops;
  o Substantial residential component to be built simultaneous to commercial components (i.e. not as another, later phase);
  o Multistory buildings located at back of sidewalk (vs behind parking);
  o Articulated, independent storefronts at street level, rather than monolithic facades;
  o 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);
  o Quality open space/community gathering space incorporated effectively into design.

2. A significant central gathering space should be included as part of Phase III, located generally between JC Penny and Cinemark, to the extent allowable under existing and future agreements between RealtyLink and tenants.

3. 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.

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

5. Phase III-a Mixed Use Area shall include a pedestrian sidewalk connection to the park area near Belk. Indicating this future connection on the Sidewalk & Landscape Exhibit will help avoid the need to redesign the Phase II parking lot between these areas at a later phase.

6. A new/revised traffic impact study is required to see how it affects the previous turn signal intersection along Rutgers and to see if other offsite improvements will be required due to the change in traffic flow.

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

8. Change the parking configuration to create a route between mixed use on Wilson Street and the restaurant area near the center of the development as shown in the parking lot layout in attachment “Condition #8 Parking Configuration.”

9. 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 Planning Commission’s recommendation.

10. Include the 3,000 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.

Recommendation

Approval of the attached ordinance is recommended, which approves the Main Street Oak Ridge PUD Master Plan amendment as recommended by the Planning Commission and includes ten conditions of approval.
Attachments: Application to Amend the PUD Master Plan
RealtyLink Response to Planning Commission 11-15-2018 Recommendation (highlighted)
Proposed PUD Master Plan Revision by Arnold Consulting, dated 11-29-2018
Proposed PUD Sidewalk & Landscape Exhibit by Arnold Consulting, dated 11-29-2018
2015 Main Street Oak Ridge Master Plan (sheets MP 1.01, MP 2.01 & Schematic Elevations)
Condition #8 Parking Configuration

Nathalie Schmidt
Nathalie A. Schmidt, AICP, Senior Planner

City Manager's Comments:
I have reviewed the above issue and recommend Council action as outlined in this document.

Mark S. Watson
Mark S. Watson
12-6-18 Date
The PUD Preliminary Master Plan and the request for approval of a PUD overlay zone is the first step in the PUD approval process.

Name of Planned Unit Development - Lot(s)/Parcel(s) Block No: Parcel 003.00 Tax ID 009L A and Parcel 036.00 Tax ID 009L A - Main Street Oak Ridge PUD Master Plan

Owner: TN Oak Ridge Rutgers, LLC
Address: 550 South Main Street, Suite 300, Greenville, SC 29601

Telephone No. (864) 263-5425

Name of Agent/Engineer/Surveyor: Arnold Consulting Engineering Services, Inc.
Address: P.O. Box 1138, Bowling Green, KY 42102
Telephone No. (270) 780-9445

General description of project: 1) Eliminate multi-family use and add additional commercial use in that area
2) Relocate hotel use and add additional commercial uses

Zoning Designation of Property: UB-2 PUD

Fees Paid: X $200.00 Seven copies for initial review by staff. Seventeen copies of revision for staff and Planning Commission (ten folded; seven rolled). After recommendation by Planning Commission, fifteen copies for City Council meeting. If plan does not include all the items listed on this checklist, the plans will be returned to the applicant to be completed before the deadline of the following month.

Any revisions submitted in response to staff comments must have the revision number on the drawing and each change must be clearly delineated.

ARE ANY VARIANCES REQUESTED AS PART OF THIS PROPOSAL?

_____ YES (Attach letter detailing each, and its justification)
X NO

I hereby certify that this submission is complete and ready for city staff review.

SIGNATURE OF AGENT: __________________________

I authorize
Brandy Zackery __________________________ to serve as my agent.

SIGNATURE OF OWNER: __________________________

DATE: 9/21/18

City of Oak Ridge Community Development Dept. Site Representative __________________________
Nathalie

See attached the Developers Comments to the Planning Commission Recommendation dated 11-15-18. Brandy Zackery (Arnold Consulting) is completing the revisions to the PUD Amended Master Site Plan documents and will send out to the City early this afternoon.

As Neil mentioned in a previous email he will be traveling and not available to attend the special called PC meeting on the 5th. However, I will plan to attend if at all possible.

That being said it is our request that the Planning Commission meeting continue as schedule and that Planning Commission be prepared vote on whether to approve or deny the amended PUD Site Plan as submitted.

Please let me know if you need anything else for this process to continue?

Thanks.

Brett Rogers
Director of Construction

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Click Here to Stay in Touch!
PLANNING COMMISSION RESPONSE TO REALTY LINK – November 15, 2018
RE: PROPOSED MAIN STREET PUD AMENDMENT

The Oak Ridge Municipal Planning Commission recognizes and supports the importance of continued development within the Main Street PUD and acknowledges the time pressure for quick action to authorize changes requested to accommodate pending retail leases. To that end, we have:

- Reviewed multiple plans submitted officially and informally;
- Held two additional work sessions to review plans and develop guidelines for potential approval;
- Met in joint-session with the Oak Ridge City Council to discuss a shared vision for the city center.

The requested amendment constitutes a major shift in the plan’s direction, removing mixed-use in the center of the plan, closing access to Rutgers adjacent to the roundabout and adding significant new retail square footage in this area. Because the community clearly desired a mixed-use town center in Main Street, along with the major retail emphasis, we are prepared to endorse the requested changes if the amendment also includes certain guidelines, elaborated below.

Because the above represent substantial change from the adopted plan, our understanding of the community’s expectations for Main Street, and to ensure long term economic sustainability in the Oak Ridge core, we will review your next revised submission with expectation of finding the following changes and additions.

The Planning Commission requests a specific explanation for any elements listed here that are not included in your next update, elaborating why they cannot be included.

I. COMPREHENSIVE PEDESTRIAN AND LANDSCAPE IMPROVEMENTS (this memorializes the #1 & #3 priorities from the 11/13/18 work session):
   a. The amendment shall include a complete, site-wide, network of pedestrian-ways, landscaping and gathering/greenspace, as illustrated on the accompanying plan (the illustration is intended to add to proposed sidewalks).
   b. It should include a gather/greenspace in a central location (as suggested in illustration), of similar acre location, behind Rutgers Avenue, a gathering place that connects retail, cinema and future mixed-use areas.
   c. Pedestrian-ways should create missing connections indicated on the illustration, and should be designed and built to not only be safe, but also incorporating landscaping, benches, planters, etc. Particular attention should be given to the sidewalk connection along the rear of Walmart.
   d. Any cross-parking surf motorists;

Phase I is complete and any additional changes would require approval of all current tenants. "DELETE"

Developer’s Response 11-29-2018
Page 1 of 4
Limited improvements to be completed as part of (Phase II, Phase IIIa, b and c) construction prior to issuance of Certificates of Occupancy for Phase II buildings. (As shown on the attached illustration)

- The plan should indicate connections leading between the site, the adjacent AMSE PUD, and nearby Bissell Park and the Woodland neighborhood. (Improvements outside of Main Street property lines to be constructed by the city, but identified via the plan.)
- All improvements to be completed as a part of Phase II construction prior to issuance of Certificates of Occupancy for Phase II buildings. (with exceptions for planting, dependent on proper planting season, in which case temporary COs will be issued until planting can be completed.) Improvements shown in Phase III areas can be constructed with those future developments.

II. COMMITMENT TO CREATE A MIXED-USE DEVELOPMENT ON WILSON STREET (this memorializes the #2 priority from the 11/13/18 work session):
The Planning Commission recommends that the amended plan should include a binding joint commitment (removing the word “Potential”) by the developer and City to create a mixed-use center along Wilson Street, replacing that being removed from the center of the PUD. This future development shall include a significant multifamily 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 MS PUD and also connecting the new AMSE to an active ‘town center’ to help generate visitor traffic. It is acknowledged that infrastructure, lease-requirements 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, restaurants and residential
- Differentiation in frontages and density of commercial components in comparison to residential,
eating/drinking places
- Substantial residential core (i.e. not as another, later development)
- Multistory buildings in back of commercial components
- 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)
- Quality open space/community gathering space incorporated effectively into design.

We recommend that a binding development agreement between the developer and the City, to memorialize this commitment, be signed before building permits may be issued for Phase II development.

III. DESIGNATION OF BUS DROP OFF AT AMSE (this memorializes the #4 priority from the 11/13/18 work session):
The parking lot area to the west of the new AMSE museum shall be reconfigured according to the design shown on the most recent revised plan, to accommodate safe pedestrian and bus access to the museum entrance. Identify this bus drop off area on the PUD amendment.

Developer's Response 11-29-2018
Page 2 of 4
IV. FUTURE COMMERCIAL DEVELOPMENT FACING RUTGERS (this memorializes the #5 priority from the 11/13/18 work session):

The amended PUD will allow for new commercial development located behind buildings may located behind buildings may be considered as ‘built out’ and not be considered "future "future commercial/retail development of Phases IIIB & C.

C.) Delete. Developer will not agree to restrict the future commercial/retail development of Phases IIIB & C.

d. Adherence to City landscaping requirements along the street edge.

V. OTHER REQUESTS

All Phase 3 (purple) areas should be labeled as mixed use area.

ANTICIPATED SCHEDULE FOR CONSIDERATION:

- Nov 15: proposed guidelines for amendment, for PC consideration & vote
- Nov 16: forward PC results to RL
- Nov 19-27: receive revisions from RL for review
- Nov 27 - Dec 7: hold special-called PC meeting to act on new proposal
- Dec 10: City Council vote on amended PUD
Condition #6 Parking Configuration
ORDINANCE NO. __________

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, 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 conditions as set forth by the Oak Ridge Municipal Planning Commission at their December 5, 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
CITY MANAGER EVALUATION COMMITTEE
MEMORANDUM

DATE: December 10, 2018

TO: Fellow Members of City Council

FROM: Mayor Pro Tem Rick Chinn, Jr., Chair
City Manager Evaluation Committee

SUBJECT: AMENDMENT TO RESOLUTION 12-96-2018 TO CHANGE THE RETROACTIVE DATE OF THE CITY MANAGER’S SALARY ADJUSTMENT

On December 10, 2018, the Oak Ridge City Council voted to approve Resolution 12-96-2018, which amended the City Manager’s employment agreement to extend the term by one year and to provide a new annual base salary amount of $170,123.20. The resolution also made the salary adjustment retroactive to the pay period beginning October 7, 2018. The retroactive date should have been back to the pay period beginning July 29, 2018. The October 7, 2018 date was based on a one-time change last year during implementation of the classification and compensation plan adjustments for all City employees. In all previous amendments to the City Manager’s employment agreement, the salary adjustment has been retroactive to the pay period in which the anniversary date falls.

As Chair of the City Manager Evaluation Committee, I recommend approval of the attached resolution which will set the retroactive date for the salary adjustment as the pay period beginning July 29, 2018.

The attached resolution amends the City Manager’s Employment agreement to provide for the recommended retroactive date.

Respectfully submitted,

[Signature]
Mayor Pro Tem Rick Chinn, Jr., Chair
City Manager Evaluation Committee, 2018

Attachments:
Resolution
RESOLUTION

A RESOLUTION TO AMEND RESOLUTION 12-96-2018 TO CHANGE THE RETROACTIVE DATE OF THE CITY MANAGER’S SALARY ADJUSTMENT.

WHEREAS, by Resolution 12-96-2018, City Council amended the City Manager’s employment agreement to extend the term by one year and to provide for a new annual base salary amount of $170,123.20 retroactive to the pay period beginning October 7, 2018; and

WHEREAS, the City Manager’s Evaluation Committee intended to place his salary retroactive to the pay period in which the City Manager’s anniversary date falls and inadvertently listed October 7, 2018 in the recommendation memorandum.

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

That Resolution 12-96-2018 is hereby amended to change the retroactive date of the City Manager’s salary adjustment from October 7, 2018 to July 29, 2018, which is the pay period in which the City Manager’s anniversary date falls.

BE IT FURTHER RESOLVED that the Mayor is hereby authorized to execute all necessary legal documents to accomplish the same.

This the 18th day of December 2018.

APPROVED AS TO FORM AND LEGALITY:

[Signature]
Kenneth R. Krushenski, City Attorney

[Signature]
Warren L. Gooch, Mayor

[Signature]
Mary Beth Hickman, City Clerk