

# A P P R O V E D

## Oak Ridge Municipal Planning Commission

Regular Meeting  
February 16, 2012

**Call to Order:** A regular meeting of the Oak Ridge Municipal Planning Commission was held in the Courtroom of the Municipal Building, Oak Ridge, TN on February 16, 2012. The meeting convened at 5:30 p.m. with Terry Domm, Chairman, presiding.

**Members in attendance:** Chuck Agle, Lauren Biloski, Linda Brown, Terry Domm, Charlie Hensley, Austin Lance, Claudia Lever, Patrick McMillan, Jane Shelton

**Members not in attendance:** Kelly Callison

**Visitors/Others:** Katherine Baldwin, Monica Austin Carroll, Steve Byrd, Margaret Elgin, Kahla Gentry, Gene Lackey, Anne Dunthorn, Joy Henderson, Larry Lewis, Martha Lewis, Emily Hardin, Sharon Presley, Terry Wheeler, Stephen Ward, Jessalyn Friske, James Smith

### Approval of minutes:

Motion was made by Ms. Lever, and seconded by Mr. Lance to approve the minutes of the January 26, 2012 meeting.

**(Motion 1) Motion carried by a vote of 9-0**

### Consent agenda:

The consent agenda was approved by unanimous vote thereby approving:

February Bond Report

Plat of Correction, Lot 2, Commerce Park, 3000 Clearview Court

One-Year Letter of Credit extension in the amount of \$2,000 for Resubdivision of Parcel 511.04, Block 17-CK, Completion of 2-inch water service.

### New business:

Site Plan; Dogwood Manor, 95 Adams Lane, Parcel 533.05, Block 17-BX, zoned O-2, Office

This site plan is for a three story apartment complex for the elderly. Storm water detention will be located under the parking lot. Staff recommended approval subject to staff comments listed in the attached memo dated February 16, 2012.

Moved by Mr. Hensley that the site plan for Dogwood Manor Apartments be approved subject to staff comments; seconded by Ms. Lever.

**(Motion 2) Motion carried 8-0-1. Ms. Brown recused herself from the discussion and vote.**

Site Plan; Woodland Town Center, S. Illinois Avenue at Quincy Avenue, zoned UB-2 PUD

The site plan is for two new restaurants, Panera Bread and Aubrey's. Quincy Avenue south of Purdue Avenue will be removed and a new road, Woodland Terrace East, will be built across from Phillips Lane. Ms. Carroll reviewed the staff comments and the alternatives requested for

approval. (See attached staff memo dated February 16, 2012). Staff recommended approval of the requested alternatives and the site plan subject to staff comments. In discussing the project, the two primary issues of concern were potential traffic problems with the drive-through lane and storm water management. The length of the traffic lane for the drive-in ordering window at Panera's is in compliance with the Zoning Ordinance requirement of providing space for three cars between the window and the exit and space for five cars to approach the window, however there was concern that the designed length was insufficient and would lead to cars being backed up in the aisle of the parking lot and possibly into the street.

Larry Lewis spoke to the Commissioners about his concerns with storm water backing up and flooding adjacent properties because of recent occurrences of water ponding at 189 S. Purdue Avenue. Mr. Byrd explained that the Woodland Town Center project provides for storm water detention under the parking lot. The calculations for the project show that the amount of water released from the site will be no higher than present for the 10-year storm. The rate of water release from storage for the project site is projected to be 4 cubic feet, down from the present discharge rate of 9 cubic feet.

Moved by Ms. Brown that the Woodland Town Center site plan be approved subject to staff comments, including the proposed alternatives as outlined in the Woodland Town Center staff memo dated February 16, 2012; seconded by Mr. Hensley.

**(Motion 3) Motion carried as amended 8-0.** (Mr. Domm was not present)

Moved by Ms. Shelton to amend Motion 3 by adding that the traffic pattern in and out of the development be reviewed for possible improvement; seconded by Ms. Biloski.

**(Motion 4) Motion carried, 7-1.** Mr. Agle voted against the motion. Mr. Domm was not present.

Preliminary Plat Variance Request; Woodland Town Center

The preliminary plat for the road design of Woodland Terrace East will be submitted in March. The developer is requesting a variance to allow grading of the right-of-way before approval of the preliminary plat in order to begin the grading of the roadway and the site at the same time. Grading of the new roadway is critical in moving the utilities from the former Quincy Avenue right-of-way as part of the preparation of the new restaurant site. Staff recommended approval.

Moved by Mr. Agle to approve the variance request because of the need to simultaneously close Quincy Avenue for construction of a new restaurant and to expeditiously move utilities from the former Quincy right-of-way to the new Woodland Terrace East right-of-way. Motion seconded by Mr. Lance.

**(Motion 5) Motion carried, 8-0.** Mr. Domm was not present.

Woodland Town Center PUD Master Plan Alternative

It is requested that the alternative location of the buildings be approved. The PUD Master Plan showed the buildings located close to S. Illinois Avenue with parking behind the buildings. The current plan provides parking in front of the buildings with buildings places farther back on the

property. The current design for the wall along S. Purdue Avenue is to have removable panels in order to avoid having gaps in the wall where underground utilities are located.

Moved by Mr. Hensley to approve the alternative building location and wall modification to close gaps; seconded by Ms. Brown.

**(Motion 6) Motion carried 8-0.** Mr. Domm was not present.

Resubdivision; Woodland Town Center site, Quincy Avenue, Parcels 451, 46, 47, 48, 61, 50, and 62, Block 22-CB

This resubdivision plat removes the Quincy Avenue right-of-way between S. Illinois Avenue and S. Purdue Avenue, creates a new right-of-way for Woodland Terrace East, and combines lots to create three new lots for Woodland Town Center. The two lots east of Woodland Terrace East are to be used for two restaurants. A reduction in the right-of-way width from 50-feet to 43.1 feet is requested for Woodland Terrace East for a length of approximately 100 feet. Staff recommended approval of the reduction in the right-of-way width because of the short length of the roadway and recommended approval of the plat subject to the following comments:

1. Right of Way Property legal descriptions and drawings for the Quit claim deeds need to be prepared for the transfer of the streets (Quincy Ave. and Woodland Terrace East). After PW Engineering review and approval, these will be given to the Legal Department for creating documents with appropriate signatures to be recorded with final plat.

The Electric Department has approved the resubdivision plat with the following comments for the information:

1. The plat of correction that is submitted after construction will need to show: the guys on the dead-end poles where Quincy Avenue is being abandoned, an easement extending 5-feet all sides of the guys and a 30-foot (15' centerline) easement for the new overhead line on Lot 62.
2. An easement for the new overhead line on Lot 62 must be recorded before the new line is energized and the old line is removed.

Moved by Mr. Lance to approve the Woodland Town Center resubdivision plat subject to staff comments; seconded by Mr. Hensley

**(Motion 7) Motion carried, 8-0.** Mr. Domm was not present.

Reports

- a. City Council actions: The proposed ordinances regulating parking that are part of the "Not In Our City" program were approved at first reading. There will be a Council work session on the ordinances before second reading.
- b. Staff Report – A PlanET "meeting in a box" was held in February and was well attended.
- c. EQAB – Sub-committees have been formed to follow-up on the goals given to EQAB from Council.
- d. TSAB – No meeting

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- e. Anderson and Roane County Regional Planning Commissions – nothing to report
- f. Highland View Redevelopment Advisory Board – No meeting
- g. PlanET – Next community meeting will be in March.

The meeting adjourned at 7:00 p.m.

Respectfully submitted,



Terry Domm, Chairman  
Oak Ridge Municipal Planning Commission

COMMUNITY DEVELOPMENT DEPARTMENT  
MEMORANDUM

**TO:** Planning Commission

**FROM:** Monica Austin Carroll, AICP  
Community Development Division Manager 

**DATE:** February 16, 2012

**SUBJECT:** Dogwood Manor

**Site Plan, Dogwood Manor, 95 Adams Lane, Zoned O-2**

Staff recommends approval subject to the following comments.

**Public Works Department**

1. Provide one additional P.E. stamped Storm Water Discharge Plan and Calculations.
2. Specify the 15" size and material type for the Yard Drain "A".
3. Still having some problems understanding the elevations for CB 6 and adjacent existing CMP Also, it appears that the collection of storm water at this location needs to be diverted to the detention chambers.
4. Amend Note 11 on all sheets to include that certified as built drawings are also required on the detention basin structures and interconnecting yard drains, pipes and roof drains. Note that the detention chambers and yard/roof drain pipe will have to be surveyed prior to covering the structures.
5. Catch basins previously commented on in note 16 dated 2-6-12 have been changed to yard drains but are still in sewer easement. Please modify note 10 pages C-101 thru C-104 by adding the words "site drainage infrastructure" after the word improvements to memorialize that the yard drains and associated piping are private and are being placed in the sewer easement at the owner's risk.
6. Does developer have consent from owner of parcel 533.03 to relocate his/her privately owned lateral? Approval of this site plan does not constitute that approval. A letter from adjacent owner is needed prior to issuing a grading permit.

Note 19 from comments dated 2-6-12 relative to the sewer service laterals for the adjacent parcels has been complied with and note 7 addresses this. The proposed connections from 1666 & 1668-1672 ORTP located on parcel 533.00 are connected together. The angle of connection, as shown, is greater than 90 degrees and will most likely cause a hydraulic restriction. Construction of the sewer lateral is private plumbing and therefore under the jurisdiction of codes dept. and not public works. Connecting the two laterals as shown creates a common lateral however at this time it is legal since both buildings have a common owner and are located on one parcel. Ownership and maintenance of the entire lateral to the point it enters the PMH-3 is private. Please modify note 7 to explain this and also to advise that in the event parcel 533.00 is ever subdivided that the sewer services will have to be separated.

A grading permit can be issued upon site plan approval, TDOE issuing a NOC, submission of a grading permit application and payment of the fee.

**Electric Department**

Electrical needs such as material, transformer size, deposits, etc won't be known until 9-0-1 is completed

**COMMUNITY DEVELOPMENT DEPARTMENT  
MEMORANDUM**

**TO:** Planning Commission

**FROM:** Monica Austin Carroll, AICP  
Community Development Division Manager

**DATE:** February 16, 2012

**SUBJECT:** Woodland Town Center

**Site Plan, Woodland Town Center, South Illinois Avenue, Zoned UB-2 PUD**

Staff recommends approval subject to the following comments.

**Planning Department**

1. Parking: Section 13.02 (e) of the Zoning Ordinance states that "there shall be no more than 15 contiguous parking spaces between landscaped islands". The site plan shows a row of 21 parking spaces along South Illinois Avenue.

\*Alternatives to the provisions of Article XIII may be granted only by the Planning Commission subject to those procedures, conditions and stipulations as specified in Section 13.03 Alternative Procedures. The applicant will be requesting an alternative to this requirement to avoid conflicts with the utility easements.

2. Parking: Per Section 13.02 (e) Parking Configurations 2. Reduction in Apparent Size and Visibility of Parking Areas, "In no instance shall pavement on any site be closer than five (5) feet from a side or rear lot line, with the exception of a joint access easement."

\*Alternatives to the provisions of Article XIII may be granted only by the Planning Commission subject to those procedures, conditions and stipulations as specified in Section 13.03 Alternative Procedures. The applicant will be requesting an alternative to this requirement to allow for a joint access easement between the two (2) adjoining properties.

3. Pedestrian Circulation: Per Section 13.02 (e) 6, interior sidewalks are required. Applicant intends to designate walkways/pedestrians pathways via paver design as an alternative to sidewalks. These walkways/pedestrian pathways will need to be shown on the site plan.
4. Landscaping: Need to provide the linear feet for the street frontage to determine compliance with the street tree requirement. Per Section 13.02 Design Review (f) Landscape 2. Streetscape " a streetscape area shall be 10 feet in depth behind property lines adjacent to the full boundary of all lot lines adjacent to a public or private street. Street trees shall be located within the streetscape areas." This section further states that the "street trees shall be planted along streets at least 40 feet on center with relatively even spacing." These trees should also follow the radius of the entrances to the parking areas and should be canopy trees with a minimum of two (2) – two and one-half (2½)-inch caliper. NOTE: These street trees do not count towards the minimum site plan requirements. Based on the site plan, 15 trees are required along South Illinois Avenue, seven (7) canopy trees are required along new road, and 12 canopy trees along South Purdue Avenue. Need to change the note on the LA-1 Sheet to 34 street trees required.

\*Request for an alternative to allow the streetscape planting to be located within the rights-of-way along South Illinois Avenue and South Purdue Avenue. This will require Maintenance Agreements.

5. Landscaping: Per Section 13.02 (g) Screening 3. Design Standards b. Buffers – Opposite Residential Zoning Districts, a buffer strip is required around the entire outer perimeter of the off-street parking lot when such parking lot is located across the street from a residentially zoned property. Such buffer strips, at initial installation, shall provide a visual barrier of the parking lot from the residentially zoned properties. Per the approved PUD Master Plan a 10' wide landscape buffer was to be provided along the entire property line that ran parallel with South Purdue Avenue.

\*An alternative is being requested to allow the landscaping to be located within the right-of-way along South Purdue Avenue. Staff would recommend that the landscaping along South Purdue Avenue be a combination of evergreens and shrubs that provide a visual barrier to the wall. The landscaping located within the right-of-way will require a Maintenance Agreement. In addition, Planning staff recommends that the wall be moved closer to the parking spaces in order to provide additional planting space for landscaping adjacent to the wall along South Purdue Avenue.

6. Landscaping: Per Section 13.02 (e) "all required landscape areas within parking areas shall be protected by curbs".

\*Request for an alternative to allow one of the curbs to be marked with striping only to allow for efficient flow for fire safety purposes. This will need to be included on the landscaping sheet.

#### **PUD Master Plan**

- Approval to allow alternative location of the buildings

#### **Public Works Comments**

1. Show city utilities with the easements on the Landscaping Sheet LA-1. There are multiple trees located within the easement.

#### **Electric Department**

Required for Approval:

1. Show both existing and proposed electric utility easements (underground, overhead 13.2kV and guy wires & anchors). Refer to CORED Standard 329 R1.
2. . Modify LA-1 landscape plan to meet requirements of CORED Standard 650 R3. Showing the remaining overhead infrastructure along S. Illinois Ave. and all of the electric easements will make it much easier to see the landscape conflicts.
3. CORED does not intend to relocate the underground street light circuit along S. Illinois Avenue. Remove that portion of the comment from C1. Contractor must use caution when digging and will need to ensure that the street light conduit depth meets code.

Additional Comments:

1. Customer will need to execute an easement encroachment for landscaping, the wall, Panera's dumpster and any other improvements in the electric easement.

#### **Additional Comments**

- Need to provide details for the construction of the wall and the column foundations