

## OAK RIDGE MUNICIPAL PLANNING COMMISSION

### MINUTES

**Meeting date:** September 27, 2012

**Call to order:** A regular meeting of the Oak Ridge Municipal Planning Commission (Planning Commission) was held in the Municipal Building Courtroom, Oak Ridge, TN on September 27, 2012. The meeting convened at 5:30 p.m. with Mr. Domm presiding.

**Members in attendance:** Chuck Agle, Lauren Biloski, Linda Brown, Kelly Callison, Terry Domm, Charles Hensley, Austin Lance, Claudia Lever, Patrick McMillan, Jane Shelton, Kathryn Baldwin – Staff Representative and Monica Austin Carroll – Staff Representative

**Visitors/Others:** See attached Visitor Attendance Record

**Approval of agenda:** Agenda was approved unanimously as presented.

**Approval of minutes:** Ms. Lever made a motion to approve the minutes of the meeting held August 23, 2012. Mr. Hensley seconded the motion. Motion carried by all.

**Consent Agenda:** Ms. Lever requested that Item b. be removed from the consent agenda followed by a motion to approve the consent agenda. Mr. Hensley seconded the motion. Motion carried unanimously thereby approving:

- a. One year Letter of Credit extension in the amount \$300,000 for Oak Ridge Summit completion of infrastructure
- c. August Bond Report

**Business Items:**

- a. Panera Bread 471 South Illinois Avenue; UB-2 PUD; requesting a variance for signage.

Mr. Agle made a motion to the variance requests for signage for Panera Bread based on the numerous street frontages, orientation of the building, and the roof sign does not project more than five (5) feet above the apparent roofline. Mr. Callison seconded the motion followed by unanimous vote to approve.

- b. Rezoning Kroger Marketplace Shopping Center - area between Raleigh Road, South Illinois Avenue, Oak Ridge Turnpike and Ivanhoe Road from R-1-C MDO, One-Family Residential, R-2 MDO, Low Density Residential, and O-2, Office to UB-2 Unified General Business with a Planned Unit Development (PUD) Overlay.

Ms. Brown made a motion to approve the rezoning request for the area between Raleigh Road, South Illinois Avenue, Oak Ridge Turnpike, and Ivanhoe Road from R-1-C MDO, R-2 MDO, and O-2 to UB-2 PUD. Mr. Callison seconded the motion. Motion carried unanimously to approve.

- c. Preliminary PUD Master Plan - Kroger Marketplace Shopping Center - variance requests

Motion by Mr. Callison to approve the PUD Master Plan including the subjects to from staff which includes postponement of the requirement for a survey until the site plan review process and addressing the building materials for the Kroger building and outparcels; two variance requests for allowing architectural features that extend an additional three (3) feet for two (2) corner features, 6' 6" for one (1) architectural feature, and 11' 7" for the primary architectural feature at the main entrance for the Kroger building only and to allow outdoor merchandising in the parking area and sidewalk as it relates to seasonal items, produce, floral and garden or other outdoor goods, as well as occasional short-term charitable events which are to be located in front of the Kroger building between the main entrances. Mr. Lance seconded the motion followed by unanimous vote to approve.

d. Kroger Marketplace Shopping Center – Rights-of-way and utility abandonments

Motion made by Mr. Hensley to abandon all associated rights-of-way and utilities. Second by Ms. Brown followed by unanimous vote to approve.

e. One Year Bond Renewal for Centennial Bluff, Phase I and II in the amount of \$332,000

Claudia Lever was asked to pass along a message from a current resident and also involved with the current court proceedings – concerned with the renewal and its affect on the overall development. Motion made by Ms. Lever to renew the bond. Mr. Hensley seconded the motion followed by unanimous vote to renew the bond.

**Reports:**

- a. City Council actions – None
- b. Staff Report – Reminder of upcoming meetings in October and November. Also mentioned that the CIP Meeting will be the 5<sup>th</sup> Thursday in November.
- c. EQAB (C. Agle) – Reported that the Board is looking into smart meters and announced that the electric vehicle stations are being installed.
- d. TSAB (J. Shelton) – Reported that they had 2 meetings – Kroger and Weigels; looking into the need for a crossing for the Oak Ridge High School; and redoing the timing on Illinois Avenue which also helps with access to Weigels.
- e. Anderson and Roane County Regional Planning Commissions (Staff) – Reported that the Anderson County Staff Planner position had been eliminated.
- f. Highland View Redevelopment Advisory Board (Claudia Lever) – None
- g. PlanET (K. Baldwin) – Discussion of recent activities, January – upcoming symposium; have data from first two rounds available for presentations; and gearing up for Round 3 – Scenario Planning. Charlie Hensley would like for the UT students to incorporate the gardens into their plans when doing the form based codes.

**Adjournment:** The meeting was adjourned at 7:00 p.m.

  
Chairman, O.R.P.C.  
Oak Ridge Municipal Planning Commission

10/25/2012  
Date of Approval