

Oak Ridge Municipal Planning Commission
Regular Meeting
April 26, 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 April 26, 2012. The meeting convened at 5:30 p.m. with Terry Domm, Chairman, presiding.

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

Members not in attendance: Charlie Hensley

Visitors/Others: Kahla Gentry, Bryan Mills, Nathaniel Revis, Joe Lee

Approval of Agenda:

Agenda was unanimously approved as presented.

Approval of Minutes:

Motion was made by Ms. Lever, and seconded by Mr. Lance to approve the minutes of the March 22, 2012 meeting.

(Motion 1) **Motion carried by a vote of 7-0.** (Mr. Agle and Ms. Brown were not present.)

Consent agenda:

The consent agenda was approved by unanimous vote thereby approving:
April Bond Report

New Business:

Preliminary Plat; Summit Drive Expansion extending Summit Drive and resubdividing Lots 10, 12 and 13, Block 24-CD

This plat provides the design for the extension and connection of Summit Drive with Centrifuge Way. Staff recommended approval subject to resolution of staff comments.

Motion was made by Ms. Lever and seconded by Mr. Callison to approve the preliminary plat for the Summit Drive expansion subject to:

1. Provide an indication of the northern boundary line location for Manufacturing Sciences Parcel 106G A 4.00
2. A sidewalk was included on the O-2 zoned side of the street when the first preliminary plat was submitted and the sidewalk was bonded. The sidewalk needs to be included on this plat as well on the O-2 zoned side of the street. A note needs to be placed on the plat that depending upon the end user additional sidewalk may be required.
3. The access road to the detention basin as designed is very steep and could present vehicle access problems for perpetual maintenance. Show on sheet C-1 the maximum percent grade that you desire for access road.

- Show the extension of the access road to Summit Drive. What is the proposed material surface for this access road? Provide a note that assigns the perpetual maintenance responsibility for the road and basin.
4. The previous request for a separate lot or an access easement along the detention basin access road and around the basin, basin slopes and drainage swales was not addressed except that it would be taken care of at the Final Plat stage. This is requested at this time and if necessary it can be changed at the Final Plat stage.
 5. It is understood that the back slope of the detention basin will be changed to a 2:1 slope unless a recommendation is provided through a geotechnical engineering report.
 6. The detention basin has no proposed measure to prevent siltation from leaving the basin. Show temporary erosion control measure.
 7. Provide a note on C-1 that the detention basin must be constructed as a first stage of grading operation. This is necessary to prevent storm water runoff increase during construction.
 8. The construction access location is from Centrifuge Way interchange. Can this be moved to the opposite end of the construction area to improve safety? Staging of this work with the interchange modifications may need to be discussed between TDOT, City and the developer.
 9. The City will need to discuss where on the Oak Ridge Summit property the excavated material will be placed. A drawing will be necessary showing the area and proper erosion control measures. The previous comment on the grading permit fee will have to be revised to reflect the total amount of acres of land disturbance associated with the Preliminary Plat work. A land disturbance bond may be necessary.
 10. Correct overhead pole spacing, and anchor locations.
 11. Increase street light spacing to 250 feet.
 12. Add Notes 1 & 4 of the checklist to drawing C-4.

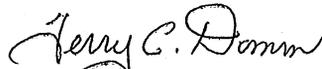
(Motion 2) Motion carried by a vote of 8-0. (Ms. Brown arrived after discussion and did not vote)

Reports

- a. City Council actions: No report
- b. Staff Report – No report
- c. EQAB – No report
- d. TSAB – Elected officers. Members are discussing traffic calming and traffic circles.
- e. Anderson and Roane County Regional Planning Commissions – nothing to report
- f. Highland View Redevelopment Advisory Board – No meeting
- g. PlanET – Second regional forum meeting was held at the Anderson County High School on April 24th.

The meeting adjourned at 5:50 p.m.

Respectfully submitted,



Terry Domm, Chairman

Oak Ridge Municipal Planning Commission