

**Oak Ridge Municipal Planning Commission**  
Regular Meeting  
March 22, 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 March 22, 2012. The meeting convened at 5:30 p.m. with Terry Domm, Chairman, presiding.

**Members in attendance:** Chuck Agle, Linda Brown, Kelly Callison, Terry Domm, Charlie Hensley, Claudia Lever, Patrick McMillan, Jane Shelton

**Members not in attendance:** Lauren Biloski, Austin Lance

**Visitors/Others:** Kathryn Baldwin, Monica Austin Carroll, Steve Byrd, Kahla Gentry, Mark Watson, Ray Evans, Parker Hardy, Terry Wheeler, Walter Wise, Randy Burlison, Allen Duke, Jessalyn Friske, James Smith, Mark Wilson, Jeff Deardorff

**Approval of Agenda:**

Motion was made by Ms. Lever, and seconded by Mr. Hensley to amend the agenda by adding a discussion of the Planning Commission goals as the first item under New Business.

**(Motion 1) Motion carried by a vote of 8-0**

**Approval of Minutes:**

Motion was made by Ms. Lever, and seconded by Mr. Callison to approve the minutes of the February 16, 2012 meeting.

**(Motion 2) Motion carried by a vote of 8-0**

**Consent agenda:**

The consent agenda was approved by unanimous vote thereby approving:

March Bond Report

One-Year Letter of Credit extension in the amount of \$17,000 for completion of water lateral, Parcel 1.02, Block 16-BD, Horizon Center

**New Business:**

Planning Commission Goals

Mr. Watson, City Manager, briefly discussed the goals identified by the City Manager and City Council for the Planning Commission in 2012. In reference to the issue of housing congestion, Mr. Watson referred to the high density of housing in the WW II era sections of town and potential actions that could be taken to lessen density such as not replacing blighted structures that or torn down and the possibility of creating a land bank. The second goal is to develop a mixed use zoning district that could be utilized in the Jackson Square area to promote compatible commercial and residential development including streetscape design. In discussing the next goal concerning identifying potential policy and regulatory barriers, Mr. Watson gave an example by questioning whether a drive-in restaurant such as Pal's would be permitted in Oak Ridge. The

final goal listed is to update the housing chapter of the Comprehensive Plan.

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

Changes have been made to the site plan because unfavorable soil conditions have caused an increase in development costs. The wall along S. Purdue Avenue will be replaced with a berm and landscaping, the landscape buffer will not be planted in the area where no construction is occurring and pavers will not be used in the parking lot. Staff recommended approval subject to staff comments. Mr. Wheeler stated that he visited with the six property owners most impacted by the removal of the wall from the project and that these property owners did not object to removing the wall. In discussing the parking lot it was explained that there would be no change in the amount of storage for storm water. It was noted that the drive-through had been improved by providing more room for cars waiting in line.

Moved by Mr. Hensley to approve the Woodland Town Center amended site plan subject to:

1. Crape myrtles along S. Illinois Avenue need to be canopy trees or provide an additional five ornamental trees along S. Illinois Avenue.
2. Missing two street trees along S. Illinois Avenue
3. Need to address the gaps along S. Illinois Avenue parallel to the parking lot.
4. Need to address the gaps along S. Purdue Avenue in the landscape buffer. Also need to provide a 100' cross section detail of the buffer to determine compliance. Also provide a chart that shows the total number of plants within the buffer along S. Purdue Avenue.
5. Show easements on landscape sheet.
6. Sheet C8 need profile on new sanitary sewer line. Remove reference "by others"
7. Approval of storm drainage and detention per Public Works
8. Address landscaping to avoid conflicts with utility easements.
9. Landscaping totals to only reflect reduction in the buffer along the southeast property line adjacent to residential area. Planning Commission approves waiving buffer based upon the fact that no improvements are scheduled for the triangle area east of the creek. In the event any construction occurs within the triangle area, a buffer will be required adjacent to the residential property at that time.

Motion seconded by Mr. Callison.

**(Motion 3) Motion carried by a vote of 8-0.**

Woodland Town Center Preliminary Plat

The preliminary plat provides the road design of Woodland Terrace East. Staff recommended approval.

Moved by Mr. Callison to approve the preliminary plat for Woodland Town Center. Motion seconded by Mr. Hensley

**(Motion 4) Motion carried by a vote of 8-0.**

Rezoning ED-10, Heritage Center, from F.I.R. to IND-2/IMDO

ED-10 has been transferred to Heritage Center LLC for private development, therefore rezoning to IND-2/IMDO is being requested in conformance with other properties being privately redeveloped within the Center. Staff recommended approval.

Moved by Mr. Hensley to recommend to City Council rezoning of ED-10 from F.I.R. to IND-2/IMDO and seconded by Mr. Callison

**(Motion 5) Motion carried by a vote of 8-0.**

Final Plat: ED-10A Heritage Center

This plat creates a separate 2.22 acre lot for a new building on Zirconium Street. Staff recommended approval subject to staff comments.

Moved by Mr. Hensley to approve the final plat for ED-10A subject to:

1. Need to add note regarding recording information for D.O.E. ingress/egress easement.
2. The K1204-5 lift station, sewer line going east to K1037 and sewer force main to City's sewer manhole needs to be labeled with private easements and who they are in favor.
3. The Avenue "D" on Sheet 2 needs to be changed to Americus Avenue to match Sheet 1.

Motion seconded by Mr. Callison.

**(Motion 6) Motion carried, 8-0.**

Reports

- a. City Council actions: Mr. Hensley reported on a special meeting with the School Board.
- b. Staff Report – No report
- c. EQAB – Goals are being reviewed
- d. TSAB – Two meetings held to discuss parking regulations
- 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 April.

The meeting adjourned at 6:25 p.m.

Respectfully submitted,



Terry Domm, Chairman  
Oak Ridge Municipal Planning Commission