TITLE

AN ORDINANCE TO AMEND SUBAREA F OF THE MASTER PLAN FOR THE PRESERVE AT CLINCH RIVER (FORMERLY RARITY RIDGE); SAID AMENDMENTS DO NOT CHANGE THE ZONING DESIGNATION OF THE DEVELOPMENT WHICH REMAINS TND, TRADITIONAL NEIGHBORHOOD DEVELOPMENT DISTRICT.

WHEREAS, by Ordinance 4-06, City Council approved a revised Master Plan for Rarity Ridge, as submitted by Rarity Communities, Inc., identified as Drawing 4216-Master Plan prepared by Sterling Engineering, Inc., dated February 2, 2006; and

WHEREAS, Rarity Ridge is now known as The Preserve at Clinch River and is developed by Smithbilt Homes; and

WHEREAS, Smithbilt Homes has proposed an amendment to Subarea F of the Master Plan to change the subarea's lot type from Neighborhood and Preserve to Community Commercial, Neighborhood, and Preserve; and

WHEREAS, this amendment has been submitted for approval or disapproval to the Oak Ridge Municipal Planning Commission and on January 17, 2019 the Commission approved the same subject to two conditions, which are: (1) showing all existing electrical utility easements and (2) showing all existing electrical plant facilities; and

WHEREAS, a public hearing thereon has been held as required by law.

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

Section 1. Subarea F of the Master Plan for The Preserve at Clinch River, as originally approved by Ordinance 4-06, is hereby amended by changing the lot type from Neighborhood to Community Commercial and Neighborhood, as shown on the drawing prepared by Southland Engineering Consultants, LLC, dated January 24, 2019, titled "Master Plan Amendment Section F Sub Area Commercial Mix Use," subject to the conditions as set forth by the Planning Commission at their January 17, 2019 meeting.

Section 2. 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:

[Signatures]

Kenneth R. Krushenski, City Attorney
Warren L. Gooch, Mayor
Mary Beth Hickman, City Clerk

First Reading: 02/11/2019
Publication Date: 02/14/2019
Public Hearing: 03/11/2019
Second Reading: 03/11/2019
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Effective Date: 03/21/2019