

TITLE

AN ORDINANCE TO AMEND THE MAIN STREET PHASE II PLANNED UNIT DEVELOPMENT (PUD) FINAL MASTER PLAN AND PRELIMINARY MASTER PLAN FOR ANDERSON COUNTY TAX MAP 099N, GROUP B, PARCEL 003.00, AN APPROXIMATE 6.5 ACRE LOT AT THE NORTHWEST CORNER OF SOUTH ILLINOIS AVENUE AND SOUTH TULANE AVENUE, WITH NO CHANGE TO THE ZONING DISTRICT WHICH REMAINS UB-2/PUD, UNIFIED GENERAL BUSINESS WITH A PLANNED UNIT DEVELOPMENT DISTRICT OVERLAY.

WHEREAS, the following change has been submitted for approval or disapproval to the Oak Ridge Municipal Planning Commission; and

WHEREAS, at their May 19, 2022, meeting, the Oak Ridge Municipal Planning Commission approved the same with one condition which condition has been agreed to by the developer; and

WHEREAS, a public hearing thereon has been held as required by law for the plan as submitted by the developer.


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

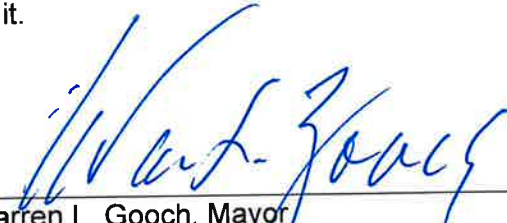
Section 1. That the Main Street Planned Unit Development is hereby amended as set forth on the attached drawings prepared by Site Incorporated, dated May 11, 2022, titled "Main Street – Phase II PUD Final Master Plan Layout," submitted by Mainstreet Capital Partners 2, LLC, and subject to the following condition: the developer shall obtain approval of the City Engineer for a Traffic Impact Study for the site and its vicinity and shall implement all mitigation measures deemed necessary by the City Engineer, with all expenses associated with study preparation and implementation to be borne by the developer. Included plan is approval of a zoning variance allowing a maximum building height of fifty feet (50').

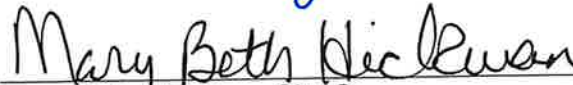
Section 2. This amendment to the Main Street Oak Ridge Planned Unit Development does not change the overall zoning district, which remains UB-2/PUD, Unified General Business with a Planned Unit Development Overlay.

Section 3. 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:

  
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Tammy M. Dunn, City Attorney

  
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Warren L. Gooch, Mayor

  
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Mary Beth Hickman, City Clerk

Publication Date: 06/03/2022  
First Reading: 06/13/2022  
Publication Date: 06/21/2022  
Public Hearing: 06/21/2022  
Second Reading: 06/21/2022  
Publication Date: 06/28/2022  
Effective Date: 07/01/2022