

TITLE

AN ORDINANCE TO AMEND THE SOUTH HILLS DEVELOPMENT, NOW KNOWN AS THE GROVES PARK COMMONS, TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND) MASTER PLAN FOR ANDERSON COUNTY TAX MAP 105K, GROUP A, PARCEL 001.00, CONSISTING OF APPROXIMATELY 75.13 ACRES; SAID AMENDMENT DOES NOT CHANGE THE ZONING DISTRICT, WHICH REMAINS TND, TRADITIONAL NEIGHBORHOOD DEVELOPMENT DISTRICT.

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

WHEREAS, at their July 21, 2022, meeting, the Oak Ridge Municipal Planning Commission unanimously approved the same; and,

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

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

Section 1. That the Traditional Neighborhood Development (TND) Master Plan for the Groves Park Commons is hereby amended as set forth on the attached drawings prepared by Michael Versen and Associates, dated July 11, 2022, titled "Groves Park Development Master Plan," submitted by Groves Park Development LLC.

Section 2. Included in this amendment is approval of the following zoning variances:

1. The proposed road in the southeast quadrant of the site shall be permitted to exceed the one-thousand feet (1000') block requirement of Subarea Regulations Section 9.04(r).
2. The proposed cul-de-sac in the southeast quadrant of the site shall be permitted to exceed the six-hundred feet (600') maximum length requirement of Subarea Regulations Section 9.04(o).
3. The proposed cul-de-sac along the east boundary of the site shall be permitted to exceed the six-hundred feet (600') maximum length requirement of Subarea Regulations Section 9.04(o).

Section 3. This amendment does not change the overall zoning district, which remains TND, Traditional Neighborhood Development.

Section 4. 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:



Tammy M. Dunn, City Attorney



Warren L. Gooch, Mayor


Mary Beth Hickman, City Clerk

Publication Date: 07/22/2022
Public Hearing: 08/08/2022
First Reading: 08/08/2022
Publication Date: 08/15/2022
Second Reading: 09/12/2022
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Effective Date: 09/22/2022