

OAK RIDGE CITY COUNCIL MEETING
Municipal Building Courtroom

January 14, 2019 - 7:00 p.m.

AGENDA

I. **INVOCATION**

Bishop Donald Montierth, Church of Jesus Christ of Latter-day Saints

II. **PLEDGE OF ALLEGIANCE**

Oak Ridge High School Navy Junior ROTC (NJROTC)

III. **ROLL CALL**

IV. **PROCLAMATIONS AND PUBLIC RECOGNITIONS**

Public Recognitions

- a. Presentation of flag to the Oak Ridge High School Navy Junior ROTC (NJROTC) and Naval Science Instructor Chief Petty Officer Ryan Nicholls
- b. Recognition of 2018 United Way Campaign Co-Chairs for the City of Oak Ridge

V. **RULES AND PROCEDURES**

- a. Approve suspension of City Council Rules and Procedures for purpose of agenda formatting for the January 14, 2019 City Council meeting

VI. **ELECTIONS/APPOINTMENTS, ANNOUNCEMENTS AND SCHEDULING**

a. Elections

- i. Elect one (1) applicant to the Anderson County Community Board of Equalization
- ii. Elect one (1) applicant to the Anderson County Community Action Commission
- iii. Elect three (3) applicants to the Oak Ridge Beer Permit Board
- iv. Elect four (4) applicants to the Board of Building and Housing Code Appeals
- v. Elect one (1) applicant to the Board of Zoning Appeals
- vi. Elect seven (7) applicants to the Convention and Visitors Bureau/Explore Oak Ridge (including Hotel Representatives)
- vii. Elect three (3) applicants to the Environmental Quality Advisory Board
- viii. Elect three (3) applicants to the Industrial Development Board
- ix. Elect one (1) applicant to the Oak Ridge Housing Authority
- x. Elect two (2) applicants to the Oak Ridge Land Bank Corporation Board of Directors

- xi. Elect two (2) applicants to the Oak Ridge Municipal Planning Commission
- xii. Elect three (3) applicants to the Personnel Advisory Board
- xiii. Elect two (2) applicants to the Recreation and Parks Advisory Board
- xiv. Elect three (3) applicants to the Senior Advisory Board
- xv. Elect one (1) applicant to the Trade Licensing Board
- xvi. Elect four (4) applicants to the Traffic Safety Advisory Board

VII. SPECIAL REPORTS

VIII. CONSENT AGENDA

- a. Approval of December 10, 2018 City Council regular meeting minutes
- b. Approval of December 18, 2018 City Council special meeting minutes
- c. Transmittal of Report on Debt Obligation – State Form CT-0253 - \$13,285,000 in General Obligation Refunding Bonds, Series 2018
- d. A RESOLUTION AUTHORIZING THE CITY MANAGER TO DEVELOP AND TRANSMIT TO THE U.S. DEPARTMENT OF ENERGY A PROPOSAL FOR THE NO-COST CONVEYANCE OF AN APPROXIMATE 0.52 ACRE STRIP OF LAND ADJACENT TO FIRE STATION #4 TO ENHANCE EMERGENCY RESPONSE CAPABILITIES.
- e. A RESOLUTION WAIVING COMPETITIVE BIDS AND AUTHORIZING A THREE-YEAR AGREEMENT WITH ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE, INC., REDLANDS, CALIFORNIA, FOR GEOGRAPHIC INFORMATION SYSTEM (GIS) SOFTWARE AND SERVICES IN THE AMOUNT OF \$105,000.00.

IX. PUBLIC HEARINGS AND FIRST READING OF ORDINANCES

Public Hearing

- a. AN ORDINANCE TO AMEND ORDINANCE NO. 2, TITLED "THE ZONING ORDINANCE OF THE CITY OF OAK RIDGE, TENNESSEE," BY AMENDING THE ZONING MAP WHICH IS MADE A PART OF THE ORDINANCE BY CHANGING THE ZONING DISTRICT OF AN APPROXIMATE 1.14 ACRE PORTION OF PARCEL 002.00, ANDERSON COUNTY TAX MAP 099N, GROUP B, FROM 0-2, OFFICE DISTRICT, TO UB-2, UNIFIED GENERAL BUSINESS DISTRICT, AND AN APPROXIMATE 10.00 ACRE PORTION OF PARCEL 002.00, ANDERSON COUNTY TAX MAP 099N, GROUP B, FROM 0-2, OFFICE DISTRICT, UB-2/PUD, UNIFIED GENERAL BUSINESS DISTRICT WITH A PLANNED UNIT DEVELOPMENT OVERLAY, AND APPROVING THE ASSOCIATED PLANNED UNIT DEVELOPMENT PRELIMINARY MASTER PLAN; SAID PARCEL BEING LOCATED AT 300 SOUTH TULANE AVENUE AND ALSO REFERRED TO AS LOT 482. (Former AMSE site)
- b. AN ORDINANCE TO AMEND ORDINANCE NO. 2, TITLED "THE ZONING ORDINANCE OF THE CITY OF OAK RIDGE, TENNESSEE," BY AMENDING THE ZONING MAP WHICH IS MADE A PART OF THE ORDINANCE BY CHANGING THE ZONING DISTRICT OF A PORTION OF PARCEL 018.00, ANDERSON COUNTY TAX MAP 100J, GROUP A, APPROXIMATELY 0.4 ACRES, FROM RG-1, RESIDENTIAL, OPEN SPACE, AND RESERVED DISTRICT, TO R-1-C, SINGLE FAMILY RESIDENTIAL DISTRICT; SAID PARCEL BEING LOCATED AT 110 HOLLBROOK LANE. (Hendrix Creek Subdivision)

- c. AN ORDINANCE TO AMEND ORDINANCE NO. 2, TITLED "THE ZONING ORDINANCE OF THE CITY OF OAK RIDGE, TENNESSEE," BY AMENDING THE ZONING MAP WHICH IS MADE A PART OF THE ORDINANCE BY CHANGING THE ZONING DISTRICT OF PARCEL 025.00, ANDERSON COUNTY TAX MAP 099P, GROUP C, APPROXIMATELY 4.44 ACRES, FROM R-2, LOW DENSITY RESIDENTIAL DISTRICT, TO R-3, MEDIUM DENSITY RESIDENTIAL DISTRICT; SAID PARCEL BEING LOCATED AT 320 ROBERTSVILLE ROAD.

X. FINAL ADOPTION OF ORDINANCES

- a. AN ORDINANCE TO AMEND THE MAIN STREET OAK RIDGE PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN TO REMOVE MULTI-FAMILY USES AND AN EXISTING ACCESS POINT AND TO ADD NEW RETAIL USES, SIDEWALKS, OPEN SPACE, AND A FUTURE PHASE ALONG WILSON STREET; SAID PROPERTY IS BORDERED BY RUTGERS AVENUE, SOUTH ILLINOIS AVENUE, SOUTH TULANE AVENUE, AND OAK RIDGE TURNPIKE AND CONTAINS PARCELS 003.00, 003.04, 003.05, 003.06, 003.08, 003.09, 003.10, 003.11, 003.12, 003.13, and 036.00, TAX MAP 099L, GROUP A, (APPROXIMATELY 58.54 ACRES), WITH NO CHANGE TO THE ZONING DISTRICT WHICH REMAINS UB-2/PUD, UNIFIED GENERAL BUSINESS WITH A PLANNED UNIT DEVELOPMENT OVERLAY. (Public hearing is required.)
- b. AN ORDINANCE TO AMEND ORDINANCE NO. 2, TITLED "THE ZONING ORDINANCE OF THE CITY OF OAK RIDGE, TENNESSEE," BY AMENDING THE ZONING MAP WHICH IS MADE A PART OF THE ORDINANCE BY CHANGING THE ZONING DISTRICT OF PARCELS 008.00 AND 010.00, ANDERSON COUNTY TAX MAP 100G, GROUP A, APPROXIMATELY 6.24 ACRES, FROM IND-1, INDUSTRIAL DISTRICT, TO O-2, OFFICE DISTRICT, SAID PARCELS BEING LOCATED AT 715 AND 723 EMORY VALLEY ROAD. (Emory Valley Center)
- c. AN ORDINANCE TO AMEND THE MASTER PLAN AND SUBAREA D PLAN FOR THE PRESERVE AT CLINCH RIVER (FORMERLY RARITY RIDGE), AS WELL AS ADOPT A NEW "TABLE II"; SAID AMENDMENTS DO NOT CHANGE THE ZONING DESIGNATION OF THE DEVELOPMENT WHICH REMAINS TND, TRADITIONAL NEIGHBORHOOD DEVELOPMENT DISTRICT.
- d. AN ORDINANCE TO AMEND ORDINANCE NO. 2, TITLED "THE ZONING ORDINANCE OF THE CITY OF OAK RIDGE, TENNESSEE," BY AMENDING ARTICLE II, TITLED "DEFINITIONS," TO ADD A DEFINITION FOR MIXED-USE DEVELOPMENT; BY AMENDING SECTION 6.02, TITLED "O-2, OFFICE DISTRICT," SECTION 7.03, TITLED "B-2, GENERAL BUSINESS DISTRICT," AND SECTION 7.04, TITLED "UB-2, UNIFIED GENERAL BUSINESS DISTRICT," TO ADD MIXED-USE DEVELOPMENT AS A PERMITTED PRINCIPAL USE; AND BY AMENDING SECTION 11.02, TITLED "REQUIRED OFF-STREET PARKING," TO UPDATE THE PARKING REQUIREMENTS FOR MIXED-USE DEVELOPMENTS.

XI. RESOLUTIONS

- a. A RESOLUTION AWARDED A CONTRACT TO MUSCO SPORTS LIGHTING, LLC, OSKALOOSA, IOWA, FOR THE PURCHASE AND INSTALLATION OF REPLACEMENT LIGHTING EQUIPMENT AT BOBBY HOPKINS BASEBALL FIELD IN THE AMOUNT OF \$235,800.00.

- b. A RESOLUTION WAIVING COMPETITIVE BIDS AND MAKING AN AWARD TO SOUTHERN SALES COMPANY, NASHVILLE, TENNESSEE, FOR THE PURCHASE OF A REPLACEMENT IRRIGATION PUMP IN THE AMOUNT OF \$41,050.00.
- c. A RESOLUTION TO ADOPT THE *CITY OF OAK RIDGE, TENNESSEE 2019 STATE LEGISLATIVE AGENDA* TO INFORM STATE OFFICIALS OF KEY PROJECTS, POLICIES, AND PRIORITIES IN THE CITY OF OAK RIDGE, AND TO HELP SECURE FUNDING FOR AGREED UPON PRIORITIES OF THE COMMUNITY.

XII. APPEARANCE OF CITIZENS

XIII. ELECTIONS/APPOINTMENTS, ANNOUNCEMENTS AND SCHEDULING

a. Elections/Appointments

- i. Election of City Council representative to the Oak Ridge Land Bank Corporation Board of Directors
- ii. Election of City Council representative to the Anderson County Economic Development Association
- iii. Confirmation of appointment of Thomas Tuck to the Anderson County Development Corporation Board of Directors
- iv. Confirmation of appointment of Richard Chinn to the Anderson County Development Corporation Board of Directors
- v. Confirmation of appointment of Todd Wilson to the Oak Ridge Municipal Planning Commission

b. Announcements

c. Scheduling

XIV. COUNCIL REQUESTS FOR NEW BUSINESS ITEMS OR FUTURE BRIEFINGS

XV. SUMMARY OF CURRENT EVENTS

a. CITY MANAGER'S REPORT

- i. Grants to promote the Oak Ridge Farmers Markets

b. CITY ATTORNEY'S REPORT

XVI. ADJOURNMENT

**RULES
AND
PROCEDURES**

ADMINISTRATIVE MEMORANDUM
19-01

DATE: January 7, 2019
TO: Mary Beth Hickman, City Clerk
FROM: Mark S. Watson, City Manager
SUBJECT: JANUARY 14, 2019 AGENDA FORMATTING

The January 14, 2019 City Council meeting agenda includes the election of members to sixteen City boards and commissions. In light of the fact that some of the board applicants may be in attendance at the meeting during the elections, I am recommending that the order of the agenda be modified to allow for the elections to be moved up to the sixth item on the agenda.

In order to modify the order of the agenda, the Council shall suspend its Rules and Procedures to accept the agenda format as published, as it is the most efficient method of transacting necessary business at this meeting.


Mark S. Watson
Mark S. Watson

CONSENT AGENDA

OAK RIDGE CITY COUNCIL MEETING
Municipal Building Courtroom

December 10, 2018

Minutes

The regular meeting of the City Council of the City of Oak Ridge, Tennessee convened at 7:00 p.m. on December 10, 2018 in the Courtroom of the Municipal Building with Mayor Warren L. Gooch presiding.

INVOCATION

The invocation was given by Pastor Brian Scott with Robertsville Baptist Church.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Councilmember Kelly Callison.

ROLL CALL

Upon roll call the following Councilmembers were present: Councilmember Kelly Callison; Mayor Pro Tem Rick Chinn, Jr.; Councilmember Jim Dodson; Mayor Warren L. Gooch; Councilmember Derrick Hammond; Councilmember Charles J. Hope, Jr.; and Councilmember Ellen Smith.

Also present were Mark S. Watson, City Manager; Kenneth R. Krushenski, City Attorney, Mary Beth Hickman, City Clerk; and Janice McGinnis, Finance Director.

PROCLAMATIONS AND PUBLIC RECOGNITIONS

Proclamations

A proclamation honoring Methodist Medical Center on the occasion of its 75th Anniversary.

Councilmember Dodson moved for approval of the proclamation, and Councilmember Callison seconded. The proclamation was approved unanimously by voice vote with Councilmembers Callison, Dodson, Hammond, Hope, Smith, Mayor Gooch and Mayor Pro Tem Chinn voting "Aye."

SPECIAL REPORTS

City Attorney Evaluation Committee Chair Chuck Hope gave the report from the committee and moved for approval of the following resolution:

A RESOLUTION TO AMEND THE CITY ATTORNEY'S EMPLOYMENT AGREEMENT TO EXTEND THE TERM BY ONE YEAR AND TO PROVIDE FOR A NEW ANNUAL BASE SALARY AMOUNT OF \$125,174.40.

Councilmember Smith seconded, and the resolution was adopted unanimously by board vote with Councilmembers Callison, Dodson, Hammond, Hope, Smith, Mayor Gooch and Mayor Pro Tem Chinn voting "Aye."

City Manager Evaluation Committee Chair Rick Chinn gave the report from the committee and moved for approval of the following resolution, with Councilmember Callison seconding:

A RESOLUTION TO AMEND THE CITY MANAGER'S EMPLOYMENT AGREEMENT TO EXTEND THE TERM BY ONE YEAR AND TO PROVIDE FOR A NEW ANNUAL BASE SALARY AMOUNT OF \$170,123.20.

Councilmember Smith asked that a correction be made to the meeting dates of the committee in the report.

The resolution was approved unanimously by board vote with Councilmembers Callison, Dodson, Hammond, Hope, Smith, Mayor Gooch and Mayor Pro Tem Chinn voting "Aye."

CONSENT AGENDA

Councilmember Smith requested that the following item be removed from the Consent Agenda for discussion:

A RESOLUTION APPROVING THE CLASSIFICATION PLAN AND COMPENSATION PLAN UPDATES FOR CALENDAR YEAR 2019, AS RECOMMENDED BY THE CITY MANAGER AND THE PERSONNEL ADVISORY BOARD.

Mayor Gooch requested that the following item be removed from the Consent Agenda for discussion:

A RESOLUTION TO AMEND THE PROFESSIONAL SERVICES AGREEMENT WITH TRESTLES, LLC, NASHVILLE, TENNESSEE, AS APPROVED BY RESOLUTION 8-95-2017, TO INCREASE THE CONTRACT TERM AND TO APPROVE AN ASSIGNMENT OF THE AGREEMENT TO FOX PE ON DECEMBER 31, 2018.

Mayor Pro Tem Chinn requested that the following item be removed from the Consent Agenda for discussion:

A RESOLUTION ACCEPTING NOTICE OF THE OAK RIDGE CHAMBER OF COMMERCE'S REFINANCING OF IT CURRENT LOANS WITH Y-12 FEDERAL CREDIT UNION ON THE CHAMBER'S LEASEHOLD INTEREST ON ITS BUILDING LOCATED AT 1400 OAK RIDGE TURNPIKE, WHICH PROPERTY IS LEASED FROM THE CITY OF OAK RIDGE.

Councilmember Dodson moved for approval of the Consent Agenda as amended, and Councilmember Smith seconded.

The Consent Agenda was approved unanimously as amended by voice vote with Councilmembers Callison, Dodson, Hammond, Hope, Smith, Mayor Gooch and Mayor Pro Tem Chinn voting "Aye."

Approval of the November 12, 2018 City Council regular meeting minutes

Approval of the November 27, 2018 City Council special meeting minutes

Resolution No. 12-98-2018

A RESOLUTION AUTHORIZING THE PURCHASE OF ONE CARDIAC HEART MONITOR FROM ZOLL MEDICAL CORPORATION, MASSACHUSETTS, FOR USE BY THE FIRE DEPARTMENT IN THE AMOUNT OF \$36,753.65.

Resolution No. 12-99-2018

A RESOLUTION TO AUTHORIZE THE CITY TO ENTER INTO AN INTERGOVERNMENTAL COOPERATION AGREEMENT WITH ANDERSON COUNTY FOR CONSTRUCTION EQUIPMENT, TRUCKS, AND PERSONNEL TO ASSIST THE CITY WITH REMOVAL OF TOPSOIL AND FILL AS PART OF THE BLANKENSHIP FIELD REVITALIZATION PROJECT.

PUBLIC HEARINGS AND FIRST READING OF ORDINANCES

AN ORDINANCE TO AMEND THE MAIN STREET OAK RIDGE PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN TO REMOVE MULTI-FAMILY USES AND AN EXISTING ACCESS POINT AND TO ADD NEW RETAIL USES, SIDEWALKS, OPEN SPACE, AND A FUTURE PHASE ALONG WILSON STREET; SAID PROPERTY IS BORDERED BY RUTGERS AVENUE, SOUTH ILLINOIS AVENUE, SOUTH TULANE AVENUE, AND OAK RIDGE TURNPIKE AND CONTAINS PARCELS 003.00, 003.04, 003.05, 003.06, 003.08, 003.09, 003.10, 003.11, 003.12, 003.13, and 036.00, TAX MAP 099L, GROUP A, (APPROXIMATELY 58.54 ACRES), WITH NO CHANGE TO THE ZONING DISTRICT WHICH REMAINS UB-2/PUD, UNIFIED GENERAL BUSINESS WITH A PLANNED UNIT DEVELOPMENT OVERLAY.

Councilmember Smith moved to defer until a special meeting on December 18, 2018 as the developer was unable to attend due to weather. Councilmember Dodson seconded, and the motion was approved unanimously by voice vote.

AN ORDINANCE TO AMEND ORDINANCE NO. 2, TITLED "THE ZONING ORDINANCE OF THE CITY OF OAK RIDGE, TENNESSEE," BY AMENDING THE ZONING MAP WHICH IS MADE A PART OF THE ORDINANCE BY CHANGING THE ZONING DISTRICT OF PARCELS 008.00 AND 010.00, ANDERSON COUNTY TAX MAP 100G, GROUP A, APPROXIMATELY 6.24 ACRES, FROM IND-1, INDUSTRIAL DISTRICT, TO O-2, OFFICE DISTRICT, SAID PARCELS BEING LOCATED AT 715 AND 723 EMORY VALLEY ROAD.

Councilmember Dodson moved for approval of the ordinance, and Mayor Pro Tem Chinn seconded. Community Development Director Wayne Blasius provided an overview of the ordinance and answered questions from Council.

Councilmember Smith moved to open the public hearing, and Councilmember Callison seconded. Seeing no citizen who wished to speak, Councilmember Hope moved to close the public hearing, and Councilmember Callison seconded. The motion was approved unanimously by voice vote.

The ordinance was approved unanimously by board vote with Councilmembers Callison, Dodson, Hammond, Hope, Smith, Mayor Gooch and Mayor Pro Tem Chinn voting "Aye."

AN ORDINANCE TO AMEND THE MASTER PLAN AND SUBAREA D PLAN FOR THE PRESERVE AT CLINCH RIVER (FORMERLY RARITY RIDGE), AS WELL AS ADOPT A NEW "TABLE II"; SAID AMENDMENTS DO NOT CHANGE THE ZONING DESIGNATION OF THE DEVELOPMENT WHICH REMAINS TND, TRADITIONAL NEIGHBORHOOD DEVELOPMENT DISTRICT.

Mayor Pro Tem Chinn moved for approval of the ordinance, and Councilmember Callison seconded. The motion was approved unanimously by voice vote. Community Development Director Wayne Blasius provided an overview of the ordinance and answered questions from Council.

Mayor Pro Tem Chinn moved to open the public hearing, and Councilmember Hammond seconded. The motion was approved unanimously by voice vote. Seeing no citizen that wished to speak, Mayor Pro Tem Chinn moved to close the public hearing, and Councilmember Dodson seconded. The motion was approved by voice vote.

The ordinance was approved unanimously by board vote with Councilmembers Callison, Dodson, Hammond, Hope, Smith, Mayor Gooch and Mayor Pro Tem Chinn voting "Aye."

AN ORDINANCE TO AMEND ORDINANCE NO. 2, TITLED "THE ZONING ORDINANCE OF THE CITY OF OAK RIDGE, TENNESSEE," BY AMENDING ARTICLE II, TITLED "DEFINITIONS," TO ADD A DEFINITION FOR MIXED-USE DEVELOPMENT; BY AMENDING SECTION 6.02, TITLED "O-2, OFFICE DISTRICT," SECTION 7.03, TITLED "B- 2, GENERAL BUSINESS DISTRICT," AND SECTION 7.04, TITLED "UB-2, UNIFIED GENERAL BUSINESS DISTRICT," TO ADD MIXED-USE DEVELOPMENT AS A PERMITTED PRINCIPAL USE; AND BY AMENDING SECTION 11.02, TITLED "REQUIRED OFF-STREET PARKING," TO UPDATE THE PARKING REQUIREMENTS FOR MIXED-USE DEVELOPMENTS.

Councilmember Dodson moved for approval of the ordinance, and Councilmember Smith seconded. Community Development Director Wayne Blasius provided an overview of the ordinance and answered questions from Council.

Councilmember Smith moved to open the public hearing, and Councilmember Hope seconded. The motion was approved unanimously by voice vote.

Seeing no citizen that wished to speak on the ordinance, Councilmember Hope moved to close the public hearing, and Councilmember Hammond seconded. The motion was approved by voice vote.

The ordinance was approved unanimously by board vote with Councilmembers Callison, Dodson, Hammond, Hope, Smith, Mayor Gooch and Mayor Pro Tem Chinn voting "Aye."

FINAL ADOPTION OF ORDINANCES

Ordinance No. 20-2018

AN ORDINANCE TO AMEND ORDINANCE NO. 2, TITLED "THE ZONING ORDINANCE OF THE CITY OF OAK RIDGE, TENNESSEE," BY AMENDING THE ZONING MAP WHICH IS MADE A PART OF THE ORDINANCE BY CHANGING THE ZONING DISTRICT OF PARCEL 001.00, ANDERSON COUNTY TAX MAP 1010, GROUP A, FROM R-1-B, SINGLE FAMILY RESIDENTIAL, TO R-2/PUD, LOW DENSITY RESIDENTIAL DISTRICT WITH A PLANNED UNIT DEVELOPMENT OVERLAY; PARCELS 001.00-063.00, ANDERSON COUNTY TAX MAP 107B, GROUP A, FROM R-3, MEDIUM DENSITY RESIDENTIAL, TO R- 2/PUD, LOW DENSITY RESIDENTIAL DISTRICT WITH A PLANNED UNIT DEVELOPMENT OVERLAY; A PORTION OF PARCEL 001.01, ANDERSON COUNTY TAX MAP 101G, GROUP A, FROM B-2, GENERAL BUSINESS, TO R-2/PUD, LOW DENSITY RESIDENTIAL DISTRICT WITH A PLANNED UNIT DEVELOPMENT OVERLAY; AND PARCEL 003.00, ANDERSON COUNTY TAX MAP 107H, GROUP A, FROM R-3, MEDIUM DENSITY RESIDENTIAL, TO R-2/PUD, LOW DENSITY RESIDENTIAL DISTRICT WITH A PLANNED UNIT DEVELOPMENT OVERLAY; ALL PARCELS BEING LOCATED ON THE NORTH SIDE OF EDMOOR ROAD WEST OF PARK MEADE DRIVE AND EAST OF CENTENNIAL VILLAGE APARTMENTS; AND APPROVING THE ASSOCIATED PLANNED UNIT DEVELOPMENT PRELIMINARY MASTER PLAN COLLECTIVELY CONTAINING APPROXIMATELY 117.04 ACRES.

Councilmember Dodson moved for approval of the ordinance, and Councilmember Callison seconded. Community Development Director Wayne Blasius provided an overview of the ordinance and answered questions from Council.

Councilmember Dodson moved to open the public hearing, and Councilmember Smith seconded. The motion was approved unanimously by voice vote.

Councilmember Hammond moved that the public hearing be closed, and Councilmember Callison seconded. The motion was approved unanimously by voice vote.

The ordinance was adopted unanimously by board vote with Councilmembers Callison, Dodson, Hammond, Hope, Smith, Mayor Gooch and Mayor Pro Tem Chinn voting "Aye."

RESOLUTIONS

Resolution No. 12-100-2018

A RESOLUTION APPROVING THE CLASSIFICATION PLAN AND COMPENSATION PLAN UPDATES FOR CALENDAR YEAR 2019, AS RECOMMENDED BY THE CITY MANAGER AND THE PERSONNEL ADVISORY BOARD.

Councilmember Callison moved for approval of the resolution, and Councilmember Smith seconded. Administrative Services Director Bruce Applegate provided an overview of the resolution and answered questions from Council.

The resolution was approved unanimously by board vote with Councilmembers Callison, Dodson, Hammond, Hope, Smith, Mayor Gooch and Mayor Pro Tem Chinn voting "Aye."

Resolution No. 12-101-2018

A RESOLUTION TO AMEND THE PROFESSIONAL SERVICES AGREEMENT WITH TRESTLES, LLC, NASHVILLE, TENNESSEE, AS APPROVED BY RESOLUTION 8-95-2017, TO INCREASE THE CONTRACT TERM AND TO APPROVE AN ASSIGNMENT OF THE AGREEMENT TO FOX PE ON DECEMBER 31, 2018.

Mayor Pro Tem Chinn moved for approval of the resolution, and Councilmember Callison seconded. Utility Manager Patrick Berge answered questions from Council regarding the resolution.

The resolution was approved by board vote with Councilmembers Callison, Dodson, Hammond and Smith voting "Aye," and Councilmember Hope, Mayor Gooch and Mayor Pro Tem Chinn voting "No."

Resolution No. 12-102-2018

A RESOLUTION ACCEPTING NOTICE OF THE OAK RIDGE CHAMBER OF COMMERCE'S REFINANCING OF ITS CURRENT LOANS WITH Y-12 FEDERAL CREDIT UNION ON THE CHAMBER'S LEASEHOLD INTEREST ON ITS BUILDING LOCATED AT 1400 OAK RIDGE TURNPIKE, WHICH PROPERTY IS LEASED FROM THE CITY OF OAK RIDGE.

Councilmember Callison moved for approval of the resolution, and Councilmember Hammond seconded. Parker Hardy, President of the Oak Ridge Chamber of Commerce, answered questions from Council.

The resolution was approved unanimously by board vote, with Councilmembers Callison, Dodson, Hammond, Hope, Smith, Mayor Gooch and Mayor Pro Tem Chinn voting "Aye."

Resolution No. 12-103-2018

A RESOLUTION AMENDING THE COMPREHENSIVE PLAN'S LAND USE PLAN MAP FOR PARCEL 001.00, ANDERSON COUNTY TAX MAP 101O, GROUP A, HARBOUR POINTE "A"; PARCELS 001.00-063.00, ANDERSON COUNTY TAX MAP 107B, GROUP A, HARBOUR POINTE "B"; A 65.03 ACRE PORTION OF PARCEL 001.01, ANDERSON COUNTY TAX MAP 101G, GROUP A, HARBOUR POINTE "C"; AND PARCEL 003.00, ANDERSON COUNTY TAX MAP 107H, GROUP A, HARBOUR POINTE "D"; TO M, MEDIUM DENSITY RESIDENTIAL.

Mayor Pro Tem Chinn moved for approval of the resolution, and Councilmember Callison seconded. Mayor Pro Tem Chinn moved to open the public hearing, and Councilmember Hope seconded. The motion was approved unanimously by voice vote. Seeing no citizen who wished to speak on the resolution, Councilmember Callison moved to close the public hearing, and Councilmember Callison seconded.

The resolution was approved unanimously by board vote with Councilmembers Callison, Dodson, Hammond, Hope, Smith, Mayor Gooch and Mayor Pro Tem Chinn voting "Aye."

Resolution No. 12-104-2018

A RESOLUTION AUTHORIZING THE EXPENDITURE OF UP TO \$298,698.22 FROM THE EQUIPMENT REPLACEMENT FUND FOR THE PURCHASE AND EQUIPPING OF SIX (6) VEHICLES FOR THE POLICE DEPARTMENT UTILIZING STATE CONTRACT PRICING.

Councilmember Dodson moved for approval of the resolution, and Councilmember Smith seconded. Police Chief Robin Smith answered questions from Council regarding the resolution.

The resolution was approved unanimously by board vote with Councilmembers Callison, Dodson, Hammond, Hope, Smith, Mayor Gooch and Mayor Pro Tem Chinn voting "Aye."

Resolution No. 12-105-2018

A RESOLUTION AUTHORIZING THE EXPENDITURE OF UP TO \$117,579.24 FROM THE WATERWORKS FUND FOR THE PURCHASE OF TWENTY-FOUR (24) VALVE ACTUATORS FOR THE TURTLE PARK WASTEWATER TREATMENT PLANT FROM ROTORK CONTROLS, INC., ROCHESTER, NEW YORK.

Mayor Pro Tem Chinn moved for approval of the resolution, and Councilmember Callison seconded. Utilities Manager Patrick Berge answered questions from Council regarding the resolution.

The resolution was approved unanimously by board vote with Councilmembers Callison, Dodson, Hammond, Hope, Smith, Mayor Gooch and Mayor Pro Tem Chinn voting "Aye."

Resolution No. 12-106-2018

A RESOLUTION AUTHORIZING THE EXPENDITURE OF \$32,834.88 FROM THE EQUIPMENT REPLACEMENT FUND FOR THE PURCHASE OF TURF MAINTENANCE EQUIPMENT FOR THE RECREATION AND PARKS DEPARTMENT UTILIZING STATE CONTRACT PRICING.

Mayor Pro Tem Chinn moved for approval of the resolution, and Councilmember Callison seconded. Recreation and Parks Director Jon Hetrick provided an overview of the resolution and answered questions from Council.

The resolution was approved unanimously by board vote with Councilmembers Callison, Dodson, Hammond, Hope, Smith, Mayor Gooch and Mayor Pro Tem Chinn voting "Aye."

Resolution No. 12-107-2018

A RESOLUTION AUTHORIZING AN AGREEMENT WITH SECRET CITY FESTIVAL OF OAK RIDGE, TENNESSEE, DBA CELEBRATE OAK RIDGE, TO PROVIDE SERVICES AND ACTIVITY SUPPORT FOR THE UPCOMING 2019 SECRET CITY FESTIVAL IN AN AMOUNT NOT TO EXCEED \$50,000.00.

Councilmember Dodson moved for approval of the resolution, and Councilmember Smith seconded. City Manager Mark Watson provided an overview of the resolution, and Secret City Festival Committee member Jana Brayton addressed Council about plans for the festival in 2019.

The resolution was approved unanimously by board vote with Councilmembers Callison, Dodson, Hammond, Hope, Smith, Mayor Gooch and Mayor Pro Tem Chinn voting "Aye."

12-109-2018

A RESOLUTION AUTHORIZING TRANSMITTAL OF COMMENTS TO THE TENNESSEE VALLEY AUTHORITY ON THE DRAFT POTENTIAL BULL RUN FOSSIL PLANT RETIREMENT ENVIRONMENTAL ASSESSMENT (TVA PROJECT 2018-35).

Mayor Pro Tem Chinn moved for approval of the resolution, and Councilmember Hammond seconded. During discussion, several Councilmembers requested that the letter to Tennessee Valley Authority be expanded to request that TVA inform the City what options may be available for Bull Run if it is shut down. Councilmember Smith expressed her concerns that the cumulative impacts of a Bull Run closure

have not been thoroughly discussed.

The resolution was approved unanimously by voice vote with Councilmembers Callison, Dodson, Hammond, Hope, Smith, Mayor Gooch and Mayor Pro Tem Chinn voting "Aye."

Resolution No. 12-108-2018

A RESOLUTION TRANSMITTING COMMENTS TO THE U.S. DEPARTMENT OF ENERGY ON THE AGENCY'S PROPOSED PLAN FOR THE DISPOSAL OF OAK RIDGE RESERVATION COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT (CERCLA) WASTE DOE/OR/01-2695&D2/R1 (SEPTEMBER 2018)

Mayor Gooch moved for approval of the resolution, and Mayor Pro Tem Chinn seconded. City Manager Mark Watson provided an overview of the resolution, and Dr. Amy Fitzgerald answered questions from Council.

Robert Kennedy, Chairman of the Environmental Quality Advisory Board, 209 Whippoorwill Drive, Oak Ridge, stated that it was his understanding that the comment period regarding the proposed plan has been extended thirty days.

Todd Waterman, 418 Orchard Knob Road, Clinton, addressed Council in opposition to the proposed disposal site.

The resolution was approved unanimously by voice vote with Councilmembers Callison, Dodson, Hammond, Hope, Smith, Mayor Gooch and Mayor Pro Tem Chinn voting "Aye."

A RESOLUTION TO GENERALLY ESTABLISH MONTHLY REGULAR CITY COUNCIL MEETINGS AND MONTHLY WORK SESSION MEETINGS FOR CALENDAR YEAR 2019.

Councilmember Callison moved for approval of the resolution, and Mayor Pro Tem Chinn seconded. The resolution was approved unanimously by voice vote with Councilmembers Callison, Dodson, Hammond, Hope, Smith, Mayor Gooch and Mayor Pro Tem Chinn voting "Aye."

APPEARANCE OF CITIZENS

David Kitzmiller, 144 Wellington Circle, Oak Ridge, addressed Council regarding two potholes on Wellington Circle that need to be paved.

Parker Hardy, President of the Oak Ridge Chamber of Commerce, thanked the City for the enormous support provided to the Chamber for the Christmas Parade. He also recognized the Electric Department for winning the Spectacular Sparkle Award with its float in the parade.

Gene Sage, 103 Tellman Lane, Oak Ridge, addressed Council regarding ramps in front of Electronic Express and wanted to know the latest on the old American Museum of Science and Energy building.

David Wilson, 1079 W. Outer Drive, Oak Ridge, addressed Council to praise the Police Department and to let Council know that W. Outer is much better since the stretch near his home has been paved.

ELECTIONS/APPOINTMENTS, ANNOUNCEMENTS AND SCHEDULING

Announcements

Scheduling

COUNCIL REQUESTS FOR NEW BUSINESS ITEMS OR FUTURE BRIEFINGS

Councilmember Dodson discussed several recommendations that arose out of the Planning Commission's consideration of the Main Street Planned Unit Development amendment. He requested that those be

brought up at the December 18, 2018 special meeting. Those recommendations included a commitment from the developer regarding mixed use, funding of a design plan for Wilson Street, endorsements of the concepts of the Skidmore, Owings and Merrill(SOM) report with a link to the report published on the City's website, and cooperation with contractors to sponsor a developers forum. Mayor Gooch stated that he would not support a vote regarding the SOM report in a week's time. Councilmember Smith requested that the SOM report be discussed at the work session on December 18th rather than the special meeting. Councilmember Hope stated that the SOM report goes hand-in-hand with the Blueprint process.

SUMMARY OF CURRENT EVENTS

CITY MANAGER'S REPORT

CITY ATTORNEY'S REPORT

ADJOURNMENT: 9:14 p.m.

OAK RIDGE CITY COUNCIL SPECIAL MEETING
Municipal Building Courtroom

December 18, 2018
6:00 p.m.

Minutes

The special meeting of the City Council of the City of Oak Ridge, Tennessee convened at 6:00 p.m. on December 18, 2018 in the Municipal Building Courtroom with Mayor Warren Gooch presiding.

ROLL CALL

Upon roll call, the following councilmembers were present: Councilmember Kelly Callison; Mayor Pro Tem Rick Chinn, Jr.; Councilmember James Dodson; Mayor Warren L. Gooch; Councilmember Derrick Hammond; Councilmember Chuck Hope; and Councilmember Ellen Smith.

Also present were Mark S. Watson, City Manager; Ken Krushenski, City Attorney; and Beth Hickman, City Clerk.

PUBLIC HEARING AND FIRST READING OF ORDINANCES

AN ORDINANCE TO AMEND THE MAIN STREET OAK RIDGE PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN TO REMOVE MULTI-FAMILY USES AND AN EXISTING ACCESS POINT AND TO ADD NEW RETAIL USES, SIDEWALKS, OPEN SPACE, AND A FUTURE PHASE ALONG WILSON STREET; SAID PROPERTY IS BORDERED BY RUTGERS AVENUE, SOUTH ILLINOIS AVENUE, SOUTH TULANE AVENUE, AND OAK RIDGE TURNPIKE AND CONTAINS PARCELS 003.00, 003.04, 003.05, 003.06, 003.08, 003.09, 003.10, 003.11, 003.12, 003.13, and 036.00, TAX MAP 099L, GROUP A, (APPROXIMATELY 58.54 ACRES), WITH NO CHANGE TO THE ZONING DISTRICT WHICH REMAINS UB-2/PUD, UNIFIED GENERAL BUSINESS WITH A PLANNED UNIT DEVELOPMENT OVERLAY.

Mayor Gooch moved for approval of the ordinance, and Mayor Pro Tem Chinn seconded.

Councilmember Dodson moved to open the public hearing, and Councilmember Callison seconded. The motion was approved unanimously by voice vote. City Manager Mark Watson provided an overview of the ordinance and the Planning Commission conditions.

Neil Wilson and Brett Rogers with Realty Link, Greenville, SC addressed Council and provided a historical recap and discussed their responses to the proposed conditions.

John Rather, 102 Windsong Lane, Oak Ridge, addressed Council regarding the need for an easily recognizable center of the city.

David Kitzmiller, 144 Wellington Circle, Oak Ridge, commented that he has never heard anyone say they wanted a shopping center but a mixed use development. He asked that Council listen to the people they represent and support a mixed use development.

Mike Mahathy, 113 Fallberry Street, Oak Ridge, stated that he wants retail but also places for people to gather and sit together in a common area.

Rebecca Bowman, 214 Whippoorwill Drive, Oak Ridge, commented that the city center is hard to identify under the current plan, and there needs to be a place where people can visit and get to know their neighbors,

Stephen Whitson, 236 Park Meade Place, Oak Ridge, and Chairman of the Oak Ridge Municipal Planning Commission, stated that the Main Street Planned Unit Development amendment represents wholesale change to the project and that the community has expectations of a mixed use center with a gathering place.

Sue Byrne, 105 Burgess Lane, Oak Ridge, commented that although she is proud of all of the work that has been done at Main Street so far, there is no heart to the city and no place for children to gather.

Becky Dodson, 10 Presidential Lane, Oak Ridge, stated that there is no heart of the city and mixed use development would work to diversify the tax opportunity beyond retail and take special consideration of the written commitments that are being asked for.

Emily Smith, 118 Underwood Road, Oak Ridge, inquired when Phase II of the development will be completed. The developer responded that it is planned to be completed in Spring of 2020.

Seeing no other citizens wishing to speak, Councilmember Dodson moved to close the public hearing, and Mayor Pro Tem Chinn seconded. The motion was approved unanimously by voice vote.

Councilmember Smith stated that looking at a big empty parking lot and to see that nothing is happening is disappointing. She also expressed concern about the closure of the entrance off of Rutgers. She stated that it appears that what we have now is the paradigm of a strip mall.

Neil Wilson with Realty Link stated that sidewalk connectivity is of importance to retailers. He also pointed out that one to two entrances is common to most malls, but this mall has twelve. By closing Rutgers, they hope to get more traffic into the mall off of the Turnpike.

Councilmember Hope stated that there is a misunderstanding between what Realty Link is capable of doing and what the public expected out of this project. He pointed out that people want a place to sit and gather and that Main Street needs to be the catalyst for the center of the city. He remarked that there are trust issues due to the developer's lack of understanding about what the community wants. He also stated that proper streetscaping or a proper landscape plan would address several of the green space issues.

Councilmember Callison requested that Council be provided with a copy of the parking lot restrictions for each tenant. Councilmember Smith requested that Council be provided with a copy of the Wal-Mart noise restrictions referenced during the discussion.

Councilmember Hammond stated that this development is important for the integration of people in the life of the community and that communication and education is key. He also pointed out that he recognizes the benefits of developing in phases and a need for critical mass with respect to bringing stores so that other tenants will follow. He requested that the developer provide updated renderings of the vision for a completed project as the one that residents are associating with the project are the drawings originally provided by Crossland. The developer agreed to provide updated renderings.

Mayor Pro Tem Chinn thanked the developer for what they have done so far to revive the mall area. He stated it is going to take awhile to get our downtown the way that many people are envisioning it. He commented that the way this development needs to proceed is one step and one piece at a time. He also said it is imperative to the City and to the taxpayers that we maximize as many tax dollars as possible.

Councilmember Dodson stated that many residents he has spoken to would like a true heart of our town. The Planning Commission brought recommendations to the developer and City Council, which included the importance of including mixed use and a gathering space in the development. He would also like for the word "commitment" to be included in the conditions. He also stated he would like to see new, updated renderings of the project.

Mayor Gooch stated that it took Market Square in Knoxville forty years to get to the point that it is today. He said he has heard from people on both sides of the issue, and it is about striking a balance.

Mayor Pro Tem Chinn moved to amend the ordinance to substitute Realty Link's responses for the Planning Commission's conditions. Councilmember Callison seconded. The motion failed by board vote with Councilmember Callison, Mayor Pro Tem Chinn and Mayor Gooch voting "Aye" and Councilmembers Dodson, Hammond, Hope and Smith voting "No."

Mayor Gooch moved to amend Condition #1 by deleting the phrase "a commitment by the developer and the City" and substituting "the developer agrees to make a good faith effort." Mayor Pro Tem Chinn seconded, and the motion was approved unanimously by board vote.

Mayor Gooch moved to amend Condition #1 by deleting "significant multi-family," and Councilmember Hope seconded. The motion failed by board vote with Councilmember Callison, Mayor Pro Tem Chinn and Mayor Gooch voting "Aye" and Councilmembers Dodson, Hammond, Hope and Smith voting "No."

Councilmember Smith moved to amend Condition #1 to delete "multi-family," and Councilmember Hope seconded. The motion was approved by board vote with Councilmembers Dodson, Hope, Smith, and Mayor Pro Tem Chinn voting "Aye," and Councilmembers Callison, Hammond and Mayor Gooch voting "No."

Mayor Gooch moved to amend Condition #1 to delete "significant," and Mayor Pro Tem Chinn seconded. The motion was approved by board vote with Councilmembers Callison, Dodson, Hammond, Mayor Gooch and Mayor Pro Tem Chinn voting "Aye," and Councilmembers Hope and Smith voting "No."

Mayor Gooch moved to amend Condition #1 to delete "emphasis on residential, eating/drinking places," and Mayor Pro Tem Chinn seconded. The motion was approved by board vote with Councilmembers Callison, Hammond, Hope, Smith, Mayor Gooch and Mayor Pro Tem Chinn voting "Aye," and Councilmember Dodson voting "No."

Mayor Gooch moved to amend Condition #1 to delete "substantial residential component to be built simultaneous to commercial components (i.e. not as another, later phase)," and Councilmember Callison seconded. The motion was approved by board vote with Councilmembers Callison, Hammond, Hope, Smith, Mayor Gooch and Mayor Pro Tem Chinn voting "Aye," and Councilmember Dodson voting "No."

Councilmember Callison moved to delete Condition #2 in its entirety, and Mayor Pro Tem Chinn seconded. The motion was approved by board vote with Councilmembers Callison, Hammond, Hope, Mayor Gooch and Mayor Pro Tem Chinn voting "Aye," and Councilmembers Dodson and Smith voting "No."

Condition #3 had been previously agreed to by the developer.

Condition #4 was left in place, with Councilmember Hope requesting that a timeframe be provided after which permanent screening will be put in place.

Mayor Pro Tem Chinn moved that Condition #5 be deleted in its entirety, and Councilmember Callison seconded. The motion was approved by board vote with Councilmembers Callison, Hammond, Mayor Gooch and Mayor Pro Tem Chinn voting "Aye," and Councilmembers Dodson, Hope and Smith voting "No."

Councilmember Callison moved that a sense of Council be conveyed to the developer that walkability in the development is maximized, and Councilmember Smith seconded. The motion was approved unanimously by voice vote with Councilmembers Callison, Dodson, Hammond, Hope, Smith, Mayor Gooch and Mayor Pro Tem Chinn voting "Aye."

Condition #6 was left in place, with the request that the developer consult with the City Manager and City staff regarding the need for a traffic impact study.

Condition #7 had been previously agreed to by the developer.

Mayor Pro Tem Chinn moved to delete Condition #8 in its entirety, and Councilmember Hammond seconded. The motion was approved unanimously by board vote with Councilmembers Callison, Dodson, Hammond, Hope, Smith, Mayor Gooch and Mayor Pro Tem Chinn voting "Aye."

Condition #9 was left in place, with the developer agreeing to add a particular sidewalk segment to the PUD Master Plan connecting existing sidewalks from the corner of Maurice's to S. Tulane Avenue.

Condition #10 was previously agreed to by the developer.

The ordinance was approved as amended unanimously by board vote with Councilmembers Callison, Dodson, Hammond, Hope, Smith, Mayor Gooch and Mayor Pro Tem Chinn voting "Aye."

RESOLUTION

Resolution No. 12-111-2018

A RESOLUTION TO AMEND RESOLUTION 12-96-2018 TO CHANGE THE RETROACTIVE DATE OF THE CITY MANAGER'S SALARY ADJUSTMENT.

Mayor Pro Tem Chinn moved for approval of the resolution, and Mayor Gooch seconded. The resolution was approved unanimously by voice vote with Councilmembers Callison, Dodson, Hammond, Hope, Smith, Mayor Gooch and Mayor Pro Tem Chinn voting "Aye."

ADJOURNMENT: 10:40 p.m.

FINANCE DEPARTMENT MEMORANDUM
19-1

DATE: January 2, 2019
TO: Mark S. Watson, City Manager
FROM: Janice E. McGinnis, Finance Director
SUBJECT: Transmittal of Report on Debt Obligation – State Form CT-0253 - \$13,285,000 in General Obligation Refunding Bonds, Series 2018

On October 29, 2018, City Council adopted a resolution authorizing the issuance of not to exceed \$13,750,000 in fixed interest rate General Obligation Bonds for construction of a new Preschool, Senior Center and Scarborough Park. Any unspent bond proceeds not utilized for these projects may be used for public building improvements, which would include roofs.

On November 27, 2018, Cumberland Securities, the City's financial advisor, handled the public offering of City of Oak Ridge \$13,285,000 General Obligation Refunding Bonds, Series 2018. There were 6 bidders for the bonds with Fidelity Capital Markets submitting the lowest bid. The sale of the bonds closed on December 18, 2018.

The specifics of the bond sale transaction are outlined in the attached State Form CT-0253. The bonds were sold at a premium of \$416,316.55, with issuance costs of \$226,317, resulting in a final True Interest Cost (TIC) of 3.6184478%. Box 10 of the CT-0253 Form contains the principal payment amount and interest rate of the annual bond maturities. The interest rates the City will pay on the bonds are higher than the TIC due to the premium paid by the low bidder to purchase the bonds.

As with the City's other debt, State Form CT-0253 Report on Debt Obligation is required to be transmitted to City Council. The presentation is for transparency regarding debt transactions; no action is required by City Council.

Attachment
State Form CT-0253



Janice McGinnis

**Tennessee Comptroller of the Treasury
Office of State and Local Finance**

Received Date: December 26, 2018

REPORT ON DEBT OBLIGATION

(Pursuant to Tennessee Code Annotated Section 9-21-151)

1.	Public Entity:	Name: <u>City of Oak Ridge, TN</u> Address: <u>200 South Tulane Ave</u> <u>Oak Rdge, TN 37831</u> Debt Issue Name: <u>General Obligation Bonds, Series 2018</u> If disclosing initially for a program, attach the form specified for updates, indicating the frequency required																										
2.	Face Amount:	\$ <u>13,285,000</u> Premium/Discount: \$ <u>476,316.55</u>																										
3.	Interest Cost:	<u>3.6184478</u> % <input checked="" type="checkbox"/> Tax-exempt <input type="checkbox"/> Taxable <input checked="" type="checkbox"/> TIC <input type="checkbox"/> NIC Variable: Index _____ plus _____ basis points; or Variable: Remarketing Agent _____ Other: _____																										
4.	Debt Obligation:	<input type="checkbox"/> TRAN <input type="checkbox"/> RAN <input type="checkbox"/> CON <input type="checkbox"/> BAN <input type="checkbox"/> CRAN <input type="checkbox"/> GAN <input checked="" type="checkbox"/> BOND _____ Loan Agreement <input type="checkbox"/> Capital Lease If any of the notes listed above are issued pursuant to Title 9, Chapter 21, enclose a copy of the executed note with the filing with the Official State and Local Finance ("OSFL")																										
5.	Ratings:	<input type="checkbox"/> Unrated Moody's _____ Standard & Poor's _____ AA+ _____ Fitch _____																										
6.	Purpose:	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;"></th> <th style="width: 15%;"></th> <th style="width: 15%;"></th> <th style="width: 40%; text-align: center;">BRIEF DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td><input checked="" type="checkbox"/> General Government</td> <td style="text-align: center;">100%</td> <td></td> <td>Improvements to public bldgs & public safety & communication equipment, acquisition, design & construction of pre-k</td> </tr> <tr> <td><input type="checkbox"/> Education</td> <td style="text-align: center;">%</td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Utilities</td> <td style="text-align: center;">%</td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Other</td> <td style="text-align: center;">%</td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Refunding/Renewal</td> <td style="text-align: center;">%</td> <td></td> <td></td> </tr> </tbody> </table>						BRIEF DESCRIPTION	<input checked="" type="checkbox"/> General Government	100%		Improvements to public bldgs & public safety & communication equipment, acquisition, design & construction of pre-k	<input type="checkbox"/> Education	%			<input type="checkbox"/> Utilities	%			<input type="checkbox"/> Other	%			<input type="checkbox"/> Refunding/Renewal	%		
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<input type="checkbox"/> Utilities	%																											
<input type="checkbox"/> Other	%																											
<input type="checkbox"/> Refunding/Renewal	%																											
7.	Security:	<input checked="" type="checkbox"/> General Obligation <input type="checkbox"/> General Obligation + Revenue/Tax <input type="checkbox"/> Revenue <input type="checkbox"/> Tax Increment Financing (TIF) <input type="checkbox"/> Annual Appropriation (Capital Lease Only) Other (Describe): _____																										
8.	Type of Sale:	<input checked="" type="checkbox"/> Competitive Public Sale <input type="checkbox"/> Interfund Loan <input type="checkbox"/> Negotiated Sale <input type="checkbox"/> Loan Program <input type="checkbox"/> Informal Bid																										
9.	Date:	Dated Date: <u>12/18/2018</u> Issue/Closing Date: <u>12/18/2018</u>																										

REPORT ON DEBT OBLIGATION
(Pursuant to Tennessee Code Annotated Section 9-21-151)

10. Maturity Dates, Amounts and Interest Rates*:

Year	Amount	Interest Rate
2022	\$ 380,000	5.00%
2023	\$ 395,000	5.00%
2024	\$ 415,000	5.00%
2025	\$ 440,000	5.00%
2026	\$ 460,000	5.00%
2027	\$ 485,000	5.00%
2028	\$ 505,000	3.00%
2029	\$ 520,000	3.00%
2030	\$ 540,000	4.00%
2031	\$ 560,000	4.00%
2032	\$ 580,000	3.25%
2033	\$ 600,000	4.00%
2034	\$ 625,000	3.375%

Year	Amount	Interest Rate
2035	\$ 645,000	4.00%
2036	\$ 670,000	3.50%
2037	\$ 695,000	4.00%
2038	\$ 720,000	4.00%
2039	\$ 750,000	4.00%
2041	\$ 1,590,000	3.75%
2043	\$ 1,710,000	3.75%

If additional space is needed, attach additional sheet

If (1) the debt has a final maturity of 31 or more years from the date of issuance, (2) principal repayment is delayed for two or more years, or (3) if debt service payments are not level throughout the retirement period, then a cumulative repayment schedule (grouped in 5 year increments out to 30 years) including this and all other entity debt secured by the same source **MUST BE PREPARED AND ATTACHED**. For purposes of this form, debt secured by an ad valorem tax pledge and debt secured by a dual ad valorem tax revenue pledge are secured by the same source. Also, debt secured by the same revenue stream, no matter what lien level, is considered secured by the same source.

*This section is not applicable to the Initial Report for Borrowing Program.

11. Cost of Issuance and Professionals:

No costs or professionals

	AMOUNT (round to nearest \$)	FIRM NAME
Financial Advisor Fees	\$ 65,000	Cumberland Securities Company, Inc.
Legal Fees		
Bond Counsel	\$ 22,000	Bass, Berry & Sims
Issuer's Counsel		
Trustee's Counsel		
Bank Counsel		
Disclosure Counsel		
Accounting Fees		
Paying Agent Fees	\$ 700	Regions Bank
Registrar Fees		
Trustee Fees		
Remarketing Agent Fees		
Liquidity Fees		
Rating Agency Fees	\$ 18,050	S&P Global Ratings
Credit Enhancement Fees		
Bank Closing Costs		
Underwriter's Discount 0.823468%	\$ 109,398	Fidelity Capital Markets
Take Down		
Management Fee		
Risk Premium		
Underwriter's Counsel		
Other Expenses		
Printing & Advertising Fees	\$ 6,174	The Oak Ridger, Print Shop, Munihub, CUSIP
Issuer/Administrator Program Fees		
Real Estate Fees	\$	
Sponsorship/Referral Fee		
Other Costs: Misc	\$ 4,995	structuring, postage, doc product, travel, etc.
TOTAL COSTS	\$ 226,317	

REPORT ON DEBT OBLIGATION
(Pursuant to Tennessee Code Annotated Section 9-21-151)

12. Recurring Costs:
 No Recurring Costs

	AMOUNT (Basis points/\$)	FIRM NAME (if different from #11)
Remarketing Agent		
Paying Agent/Registrar	\$ 500.00	Regions Bank
Trustee		
Liquidity/Credit Enhancement		
Escrow Agent		
Sponsorship/Program/Admin		
Other		

13. Disclosure Document/Official Statement:

None Prepared
 EMMA Link <https://emma.msrb.org/ER1171905-ER916067-ER1316601.pdf> or
 Copy Attached

14. Continuing Disclosure Obligations:

Is there an existing continuing disclosure obligation related to the security for this debt? Yes No
 Is there a continuing disclosure obligation agreement related to this debt? Yes No
 If yes to either question, date that disclosure is due 6/30/2018
 Name and title of person responsible for compliance Janice McGinnis, Finance Director

15. Written Debt Management Policy:

Governing Body's approval date of the current version of the written debt management policy 11/14/2011
 Is the Debt obligation in compliance with and clearly authorized under the policy? Yes No

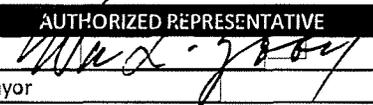
16. Written Derivative Management Policy:

No Derivative
 Governing Body's approval date of the current version of the written derivative management policy _____
 Date of Letter of Compliance for derivative _____
 Is the derivative in compliance with and clearly authorized under the policy? Yes No

17. Submission of Report:

To the Governing Body: on 12/18/2018 and presented at the public meeting held on 1/14/2019
 Copy to Director of OSLF: on 12/18/2018 either by:
 Mail to: _____ Email to: StateAndLocalFinance.PublicDebtForm@cot.tn.gov
 Cordell Hull Building
 425 Fifth Avenue North
 Nashville, TN 37243-3400

18. Signatures:

	AUTHORIZED REPRESENTATIVE	PREPARER
Name	<u></u>	Chris Bessler
Title	Mayor	Senior Vice President
Firm	City of Oak Ridge, Tennessee	Cumberland Securities Company, In
Email	<u>JMcGinnis@oakridgetn.gov</u>	<u>chris.bessler@cumberlandsecurities.com</u>
Date	<u>12/18/2018</u>	<u>12/18/2018</u>

FIRE DEPARTMENT MEMORANDUM
HQ-18-0015

DATE: November 26, 2018
TO: Mark S. Watson, City Manager
FROM: R. Darryl Kerley, Fire Chief
SUBJECT: **DOE LAND TRANSFER TO THE CITY OF OAK RIDGE**

Introduction

Attached for City Council's consideration is a resolution authorizing the City to accept a strip of land adjacent to city property, on which fire station 4 is currently located.

Funding

There is no cost to the city for this land transfer other than cost of registering the deed.

Background

In 2007, the City took over operation of the fire station located at East Tennessee Technology Park. Fire station 4 has been in operation for 11 years now. The Department of Energy (DOE) is phasing the use of several properties at the East Tennessee Technology Park (ETTP) and has offered to transfer a small strip of land adjacent to and east of fire station 4. The strip of land is approximately 0.52-acres and is located between the fire station and the access road to the east of the station, which includes Portal 11. Alone, the property is undevelopable; however, in combination with the station 4 property, a metal storage facility could be constructed for city use. DOE will have the property surveyed and iron pins set, along with an environmental assessment of the land.

The City intends to use the 0.52-acre land parcel to house the relocated fuel tanks and as a buffer/expansion or maintenance shed area for the existing fire station. The Portal 11 facility may be used as a compliment to the historic preservation facilities that are planned for the immediately adjacent area.

Recommendation

City staff recommends acceptance of the described strip of land and the Portal 11 building adjacent to fire station 4.

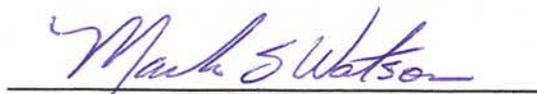
Staff recommends approval of the resolution.

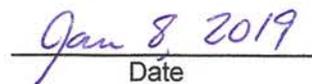

R. Darryl Kerley, Fire Chief

Attached: Exhibit I - Property to be transferred

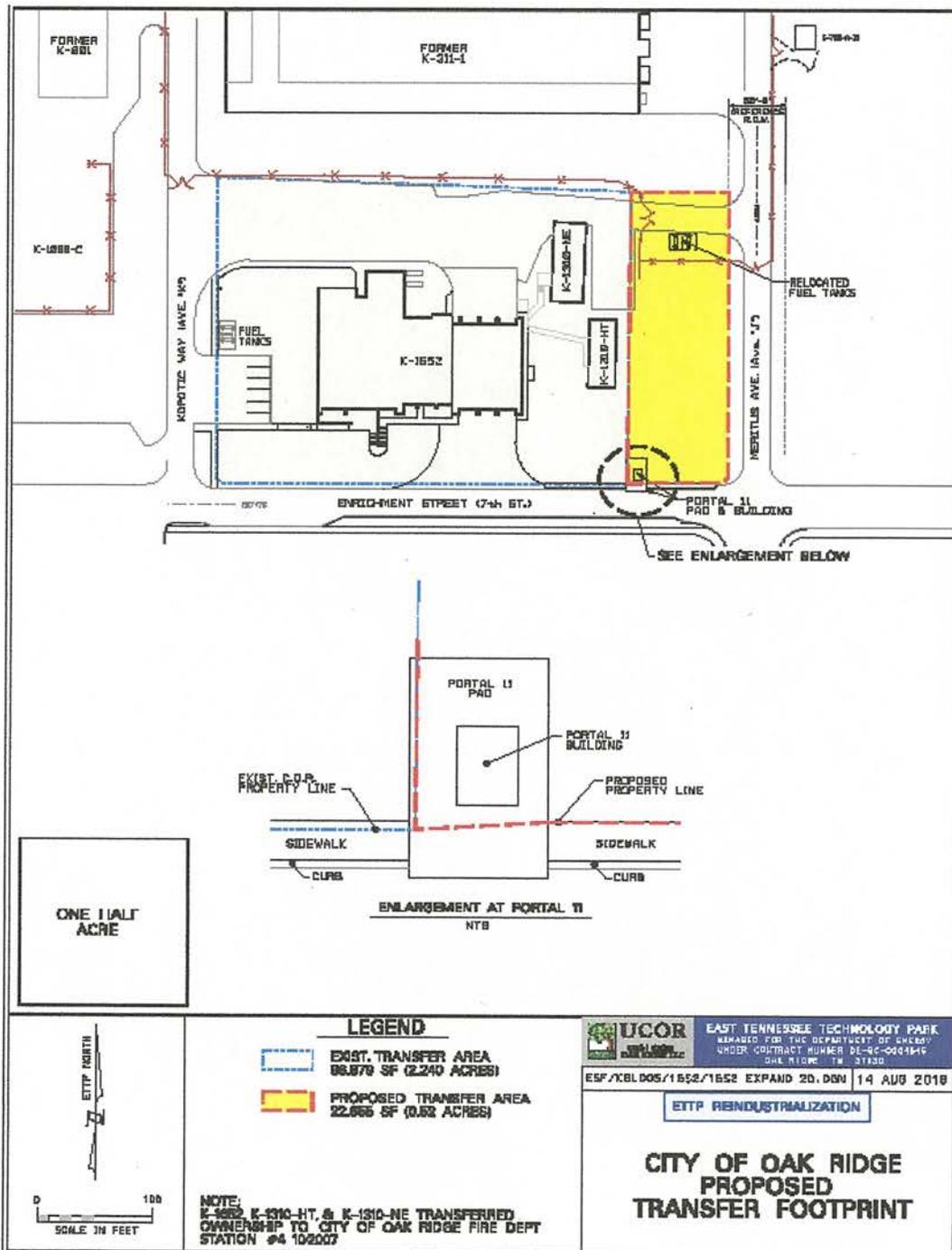
City Manager's Comments:

I have reviewed the above issue and recommend council action as outlined in this document.


Mark S. Watson


Date

X. Exhibit I – Property to be Transferred



RESOLUTION

A RESOLUTION AUTHORIZING THE CITY MANAGER TO DEVELOP AND TRANSMIT TO THE U.S. DEPARTMENT OF ENERGY A PROPOSAL FOR THE NO-COST CONVEYANCE OF AN APPROXIMATE 0.52 ACRE STRIP OF LAND ADJACENT TO FIRE STATION #4 TO ENHANCE EMERGENCY RESPONSE CAPABILITIES.

WHEREAS, by Resolution 3-21-06, City Council authorized the City Manager to develop and transmit to the U.S. Department of Energy (DOE) a proposal for the conveyance of the East Tennessee Technology Park (ETTP) Fire Station and associated structures and property pursuant to 10 CFR Part 770 entitled *Transfer of Real Property at Defense Nuclear Facilities for Economic Development*; and

WHEREAS, in 2007, the City took over operation of the ETTP Fire Station, now known as Fire Station #4; and

WHEREAS, an approximate 0.52 acre strip of land adjacent to Fire Station #4 is owned by DOE and available for transfer to the City upon request and approval of a proposal for use of the property pursuant to 10 CFR Part 770; and

WHEREAS, the property is located between Fire Station #4 and the access road to the east of the station, which includes Portal 11; and

WHEREAS, the City of Oak Ridge desires to request the no-cost conveyance of the property and associated structure to facilitate and enhance emergency response capabilities; and

WHEREAS, the City Manager recommends the development and transmittal of a proposal for the conveyance of the adjacent property and associated structure pursuant to 10 CFR Part 770 entitled *Transfer of Real Property at Defense Nuclear Facilities for Economic Development*.

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

That the recommendation of the City Manager is approved and the City Manager is hereby authorized to develop and transmit to the U.S. Department of Energy a proposal for the no-cost conveyance of an approximate 0.52 acre strip of land and associated structure, located between Fire Station #4 and the access road to the east of the station, pursuant to 10 CFR Part 770 entitled *Transfer of Real Property at Defense Nuclear Facilities for Economic Development*.

This the 14th day of January 2019.

APPROVED AS TO FORM AND LEGALITY:



Kenneth R. Krushenski, City Attorney

Warren L. Gooch, Mayor

Mary Beth Hickman, City Clerk

INFORMATION SERVICES MEMORANDUM
18-07

DATE: December 27, 2018

TO: Mark S. Watson
City Manager

THROUGH: Amy S. Fitzgerald *ASF*
Information Services and Governmental Affairs Director

FROM: Adam Fiscor, Information Systems Manager

SUBJECT: A RESOLUTION WAIVING COMPETITIVE BIDS AND AUTHORIZING A THREE-YEAR AGREEMENT WITH ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE, INC., REDLANDS, CALIFORNIA, FOR GEOGRAPHIC INFORMATION SYSTEM (GIS) SOFTWARE AND SERVICES IN THE AMOUNT OF \$105,000.00.

Introduction

An Item for the January 14th City Council agenda is a resolution waiving competitive bids and authorizing the purchase of a 3-year term Enterprise Agreement (EA), inclusive of software and services, with Environmental Systems Research Institute (ESRI) Inc. The cost is \$35,000 per year for a 3-year term, for a total amount of \$105,000, and will grant the City access to ESRI term license software on an unlimited basis, including maintenance, for the term of the agreement. Pricing is based on the population of 25,001 to 50,000 Small Government Term Enterprise License Agreement.

Rather than buying licenses one at a time at list pricing, the City will save money by purchasing through the fixed priced EA as the organization's demand for geographic information system (GIS) software licenses continues to grow. Because the ESRI suite of applications is proprietary software and support and maintenance is only provided by ESRI Inc., ESRI is considered a sole-source vendor for support of the City's GIS software. This ESRI EA license agreement was recommended in the June 2017 GIS Needs Assessment conducted for the City by GeoJobe.

Funding

Funding for this purchase is through the Equipment Replacement Rental Fund.

Background

ESRI provides a software maintenance and license program called the Enterprise License Agreement (EA) to minimize an entity's GIS maintenance, upgrades, and new licenses expenditures. The cost is based on population within the City, which puts the City of Oak Ridge in the 25,001 to 50,000 Small Government Term Enterprise License Agreement. This agreement will provide ESRI software support, maintenance, upgrades, and nearly unlimited additional software use at a fixed cost for the next three years.

The City of Oak Ridge has been using ESRI GIS Software since 2002. The City started with 1 license of ArcView in the Electric Department and over the last 17 years moved to 11 licenses and 2 servers under support and maintenance. Last year's support and maintenance cost was \$19,950. The increased demand for GIS technology from departments has forced the city to buy more licenses for the past two years in a row, and again this year looking at adding 4 users and 3 additional server licenses. By upgrading to the fixed priced EA the City will save money as new software licenses are used, rather than buying one at a time at list pricing.

This agreement will allow the City to further utilize its GIS by being more effective and efficient while minimizing costs. Other benefits of the EA include: uncapped licenses for ArcGIS Server, ArcGIS Image

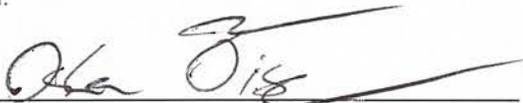
Server, ArcGIS Desktop, ArcGIS Spatial Analyst Extension, ArcGIS 3D Analyst Extension, ArcGIS Data Reviewer Extension, ArcGIS Geostatistical Analyst Extension, ArcGIS Schematics Extension and the ArcGIS Workflow Manager Extension software use and maintenance for one license fee, for a term of three years, with annual payments.

The EA also provides 100 ArcGIS Online user licenses, 100 ArcGIS Enterprise user licenses, and 17,500 ArcGIS online credits providing secure access to information and content creation capabilities either on-premises or in the Cloud. The addition of ArcGIS Online and ArcGIS Enterprise will extend our capabilities to deploy applications for mobile field data collection in the day to day business activities as well as disaster preparedness and recovery. Unlimited access to ESRI technical support, online ESRI training and discounted online instructor-led ESRI training.

A significant number of City staff utilize ESRI software in most of their day-to-day functions to produce maps and manage geographic information. This software integrates with the City's existing enterprise GIS platform, software and applications; such as, Electric's GIS ESRI platform (electric lines, transformers, etc.), Public Works Work Management software Infor EAM, Public Works Assets (water mains, laterals, valves, etc.), Community Development and code enforcement software (planning, zoning, and land use), Cayenta software project for asset management and work orders, Police Department ESRI platform with Spillman Computer Aided Dispatch, Fire Departments mapping needs and future mobile mapping moreover, City-based data management and creation (streets, addresses, topography, parks, streams, etc.).

Recommendation

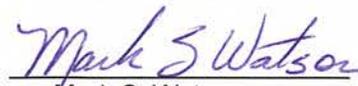
Staff recommends approval of the attached resolution.


Adam Fiscor

Attachments: (1) ESRI Sole Source Letter
(2) Resolution

City Manager's Comments:

I have reviewed the above issue and recommend Council action as outlined in this document.

 1-8-19
Mark S. Watson Date



SOLE SOURCE LETTER
Environmental Systems Research Institute, Inc. (Esri)
380 New York Street
Redlands, CA 92373
E-mail: jricks@esri.com

DATE: March 9, 2017

TO: To Whom It May Concern

FROM: Jackie Ricks, Esri Contract Coordinator/Contracts & Legal Department

RE: Esri Sole Source Justification for Geographic Information System Software

This letter confirms that Esri, as owner and manufacturer, is the sole-source provider of **software maintenance** (technical support plus Esri software updates/upgrades) for Esri products in the United States.

Esri is the sole-source provider of the following Esri products in the U.S. commercial, state, and local government marketplace:

- AppStudio for ArcGIS
- ArcGIS Desktop & Extensions Subscription (Basic, Advanced, Standard)
- ArcGIS for Aviation Bundle
- ArcGIS Desktop Advanced
- ArcGIS Desktop Standard
- ArcGIS Enterprise
- ArcGIS for Maritime Bundle
- ArcGIS for Server and extensions
- ArcGIS GeoAnalytics Server
- ArcGIS GeoEvent Server
- ArcGIS GIS Server and extensions
- ArcGIS Image Server
- ArcGIS Online (excluding data owned by 3rd party providers)
- ArcGIS Runtime and Extensions
- Drone2Map for ArcGIS
- Esri Business Analyst Online
- Esri Business Analyst Server
- Esri Community Analyst
- Esri Defense Mapping Bundle
- Esri Developer Network (EDN) subscriptions
- Esri MapStudio
- Esri Maps Products
- Esri Roads and Highways
- Esri Services Packages
- Insights for ArcGIS
- Navigator for ArcGIS
- Portal & Hosted Portal for ArcGIS
- Training Courses

In an effort to support diversity in federal contracting, Esri has authorized certain businesses (see GSA Advantage! for details) as resellers of perpetual licenses for the following Esri products to eligible entities purchasing under a GSA Schedule. Esri GSA resellers cannot sell Esri software to state or local entities:

- ArcGIS Desktop Advanced
- ArcGIS Desktop Standard
- ArcGIS GIS Server and extensions
- Esri Business Analyst Server

Esri also distributes certain software licenses in combination with non-Esri software or services through open-market value-added resellers and OEMs. If you have further questions, please contact me at 909-793-2853, extension 1-1990.


Jackie Ricks

RESOLUTION

A RESOLUTION WAIVING COMPETITIVE BIDS AND AUTHORIZING A THREE-YEAR AGREEMENT WITH ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE, INC., REDLANDS, CALIFORNIA, FOR GEOGRAPHIC INFORMATION SYSTEM (GIS) SOFTWARE AND SERVICES IN THE AMOUNT OF \$105,000.00.

WHEREAS, the City has been using Geographic Information System (GIS) software from Environmental Systems Research Institute, Inc., (ESRI) since 2002 to produce maps and manage geographic information; and

WHEREAS, due to the increased demand for GIS software citywide, the City's Information Services Department contacted ESRI to determine if a more economical and effective option was available instead of continuing to purchase individual licenses at list pricing; and

WHEREAS, ESRI offers a software maintenance and license program called the Enterprise License Agreement to minimize an entity's GIS maintenance, upgrades, and new licenses expenditures; and

WHEREAS, ESRI has submitted a quote for a three-year term, inclusive of software and services, to grant the City access to ESRI term license software on an unlimited basis for \$35,000 per year, which price includes maintenance for the term of the agreement; and

WHEREAS, this will provide the City with cost savings as the City's demand for GIS software licenses continues to grow; and

WHEREAS, because the ESRI suite of applications is proprietary software, support and maintenance is only provided by ESRI making ESRI a sole-source vendor; and

WHEREAS, the City Manager recommends that competitive bids be waived and award be made to ESRI.

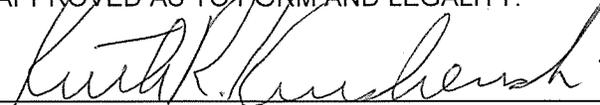
NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF OAK RIDGE, TENNESSEE:

That the recommendation of the City Manager to waive competitive bids is approved and the City is hereby authorized to enter into a three-year agreement with Environmental Systems Research Institute, Inc., 380 New York Street, Redlands, California 92373, for unlimited access to their term license software, including maintenance, at a cost of \$105,000.00 billed in three annual installments of \$35,000.00.

BE IT FURTHER RESOLVED that the Mayor and/or City Manager are hereby authorized to enter into the appropriate legal instruments to accomplish the same.

This the 14th day of January 2019.

APPROVED AS TO FORM AND LEGALITY:



Kenneth R. Krushenski, City Attorney

Warren L. Gooch, Mayor

Mary Beth Hickman, City Clerk

PUBLIC HEARINGS
AND
FIRST READING OF
ORDINANCES

**COMMUNITY DEVELOPMENT MEMORANDUM
PLANNING DIVISION
18-67**

DATE: December 21, 2018
TO: Mark S. Watson, City Manager
THROUGH: Wayne E. Blasius, Community Development Director 
FROM: Nathalie A. Schmidt, Senior Planner
SUBJECT: REZONING AND PUD REQUEST – 300 S TULANE AVE, FORMER AMSE PROPERTY

Introduction

An item for City Council's consideration is an ordinance to rezone approximately 11.14 acres of property located at 300 S Tulane Avenue, Anderson County Tax Map 099N, Group B, Parcel 002.00, from O-2, Office District to UB-2 and UB-2/PUD, Unified General Business District and Planned Unit Development Overlay.

Funding

No funding is necessary to approve this request.

Background

The subject property is adjacent to the Municipal Building and for several decades up to July 2018, housed the American Museum of Science and Energy. The property was part of a larger parcel that was conveyed to the City from the U.S. Department of Energy in late 2016, for the purpose of economic stimulus opportunities, and development has since begun on the southern portion facing S Illinois Ave.

The request is to rezone the 11.14-acre property to UB-2, with a PUD Overlay on approximately 10.08 acres shown on the PUD Master Plan as two phases of development. As such, the property would be subdivided in to three lots. PUD Phase I (Lot 2) proposes 217 multifamily residential units in several 3-story buildings and a new road connection from S Tulane Ave to Badger Ave. Phase II (Lot 1) is proposed to be additional residential use or mixed-use that may include residential, retail, and/or office.

The following variances would apply to the overall PUD (Lots 1 and 2):

1. Reduce front setback along Badger Ave and S Tulane Ave from 30' to 25'
2. Reduce "front" setback along the new road to 10'
3. Reduce multifamily parking requirement from 2.0 spaces to 1.5 spaces per unit
4. Reduce nonresidential parking requirement for Future Phase II from 5:1,000 sf to 4:1,000 sf

Analysis

The proposed PUD development will enhance the use and enjoyment of other land in close proximity. As noted above, the predominant land use in the area is commercial. Adding residential use will support nearby businesses and generally increase activity and interest in the area, including A.K. Bissell Park. Further, the proposed development will complement the expanding Main Street development to the east.

The following criteria were used to evaluate the rezoning request:

1) Is the proposed zoning district consistent with the City's Comprehensive Plan?

Yes. The proposed UB-2/PUD is consistent with the following policy of the Comprehensive Plan, regarding the city center.

Policy L-14: The City will attempt to create a dominant city center which is visually and psychologically strong through the encouragement of retail, office, hotel, and restaurant development, high-density housing, major public facilities, public gathering spaces, pedestrian and bicyclist paths, and landscaping.

2) Are there substantial changes in the character of development in or near the area under consideration that support the proposed rezoning?

Yes. The property is located in a redevelopment (or tax increment finance) district with the purpose of promoting retail-driven, multi-use development. The museum has been relocated to a smaller nearby site and the subject property offers an opportunity for more dense development.

3) Is the character of the area suitable for the uses permitted in the proposed zoning district and is the proposed zoning district compatible with surrounding zoning and uses?

Yes. The UB-2 District is intended to permit commercial and mixed use activities that are not car-oriented and therefore complementary. The proposed PUD demonstrates both land use and design that will support a walkable district and will benefit surrounding uses.

4) Will the proposed rezoning create an isolated district unrelated to adjacent and nearby districts?

No. Much of the surrounding land enjoys the same zoning designation as the proposed district.

5) Are public facilities and services adequate to accommodate the proposed zoning district?

Redevelopment is expected to require additional services and utilities, which will be reviewed at the time of site plan review.

6) Would the requested rezoning have environmental impacts?

Redevelopment will be subject to the City's development standards. No significant environmental impacts are anticipated.

At their December 20, 2018, regular meeting, the Planning Commission voted unanimously to recommend approval of the zoning change to UB-2 for the entire property and a Planned Unit Development Overlay on the northern 10 acres (depicted as phased Lots 1 and 2), including four variance requests as noted on the Master Plan and Final Master Plan approval for 217 multifamily units (Phase 1), and with the PUD subject to the following conditions:

- The variance for internal setback should specify "10' from back of curb" or similar, for the lack of a property line or other known reference point.
- The PUD Plan shall reflect an extension of the sidewalk along the length of Badger Ave in Lot 2, in coordination with the future development of surrounding properties and to ensure pedestrian connectivity in the city center.
- Design details for pedestrian pathways and features, fencing, landscaping and screening, and site lighting shall be reviewed by the Planning Commission during Site Review for high quality development and for consistency over the entire PUD.
- A plan for the preservation or replacement of existing trees on the site shall be reviewed by the Planning Commission during Site Review to ensure there are measures towards tree protection.
- Prior to Site Review, the developer shall conduct a Traffic Impact Study for the site and its vicinity, and implement the mitigation measures deemed necessary by the City Engineer.

The proposed development is subject to the terms of a property transfer agreement approved by City Council. Therefore, this recommendation from the Planning Commission should be considered contingent upon compliance with that agreement, as determined by City Council.

Recommendation

Approval of the attached ordinance is recommended.

Attachments: Application for PUD Preliminary Master Plan
Clarification of Request for Rezoning by RealtyLink
UB-2/PUD Master Plan, Sheet C3.0 drawn by GBS Engineering, dated 12/10/2018
Set of Site Development Plans and Elevations, dated 12/10/2018
Proposed Ordinance

Nathalie Schmidt

Nathalie A. Schmidt, AICP, Senior Planner

City Manager's Comments:

I have reviewed the above issue and recommend Council action as outlined in this document.

Mark S. Watson

Mark S. Watson

Jan 9, 2019

Date

CITY OF OAK RIDGE
CHECKLIST FOR APPLICANTS
PLANNED UNIT DEVELOPMENT
PRELIMINARY MASTER PLAN
ZONING DOCUMENT

The PUD Preliminary Master Plan and the request for approval of a PUD overlay zone is the first step in the PUD approval process.

Name of Planned Unit Development - Lot(s)/Parcel(s) Block No: 099N B 002.00

MAIN STREET APARTMENTS

Owner: MAIN STREET CAPITAL PARTNERS, LLC Telephone No. 404.0935

Address: 315 TRADE DRIVE,
KNOXVILLE, TN 37919

Name of Agent/Engineer/Surveyor: MARK A. BIAKIK (GPS ENGINEERING)

Address: 1313 KALMIA RD Telephone No. 540-0185
KNOXVILLE, TN 37909

General description of project: TO CONSTRUCT MULTI-FAMILY APARTMENT
AND A FUTURE PHASE OF MIXED-USE (RESIDENTIAL/RETAIL)

Zoning Designation of Property: PUD (R-D)

Fees Paid: \$200.00 Seven copies for initial review by staff. Seventeen copies of revision for staff and Planning Commission (ten folded; seven rolled). After recommendation by Planning Commission, fifteen copies for City Council meeting. If plan does not include all the items listed on this checklist, the plans will be returned to the applicant to be completed before the deadline of the following month.

Any revisions submitted in response to staff comments must have the revision number on the drawing and each change must be clearly delineated.

ARE ANY VARIANCES REQUESTED AS PART OF THIS PROPOSAL?
 YES (Attach letter detailing each, and its justification)
 NO

I hereby certify that this submission is complete and ready for city staff review.

SIGNATURE OF AGENT: Mark A. Biakik

I authorize Mark A. Biakik to serve as my agent.

SIGNATURE OF OWNER: [Signature]

DATE: 11-5-16

City of Oak Ridge Community Development Dept. Site Representative _____

From: Maude Davis <Mdavis@realtylinkdev.com>

Sent: Wednesday, November 28, 2018 3:47 PM

To: Schmidt, Nathalie <nschmidt@oakridgetn.gov>

Cc: Neil Wilson <nwilson@realtylinkdev.com>; Brett Rogers <brogers@realtylinkdev.com>; Daniel Smith <daniel@legacycapitalre.com>; Blasius, Wayne <wblasius@oakridgetn.gov>; Maude Davis <Mdavis@realtylinkdev.com>

Subject: RE: TN Oak Ridge Illinois, LLC (FW: AMSE property apartments

Nathalie:

Wanted to respond to your initial email of 11/16 and 11/20:

11/16:

Can you please confirm (as owner) whether the 1.07 acre property is part in the rezoning request? Also, indicate if you prefer it to be rezoned to UB-2 (or something else such as RG-1), but excluded from the PUD. The PUD would cover the remaining 10 acres.

MD: We are fine with the 1.07 acre being included in the rezoning request for UB-2 but excluded from the PUD for the 10 acres.

11/20:

Our poll of Planning Commissioners shows the best date for a Special Meeting to be Wednesday, December 5, at 5:30pm. We would like to confirm that both RealtyLink and Legacy Capital reps can attend before setting the date, as quickly as possible.

To prepare for this meeting on the 5th – as well as the City Council agenda for December 10 – we would need revised drawings or application material to be submitted on or before November 29 (Thursday).

MD: We will not be in attendance for the 12-5-18 Special Meeting. Based on our communications with Legacy Capital, there will be revisions to the site plan which I'm sure Mr. Smith will be addressing with you.

Let me know if there is anything else you need from Owner at this time.

Thank you very much.

Maude

Maude B. Davis
Director of Legal



550 South Main Street, Suite 300

Greenville, SC 29601

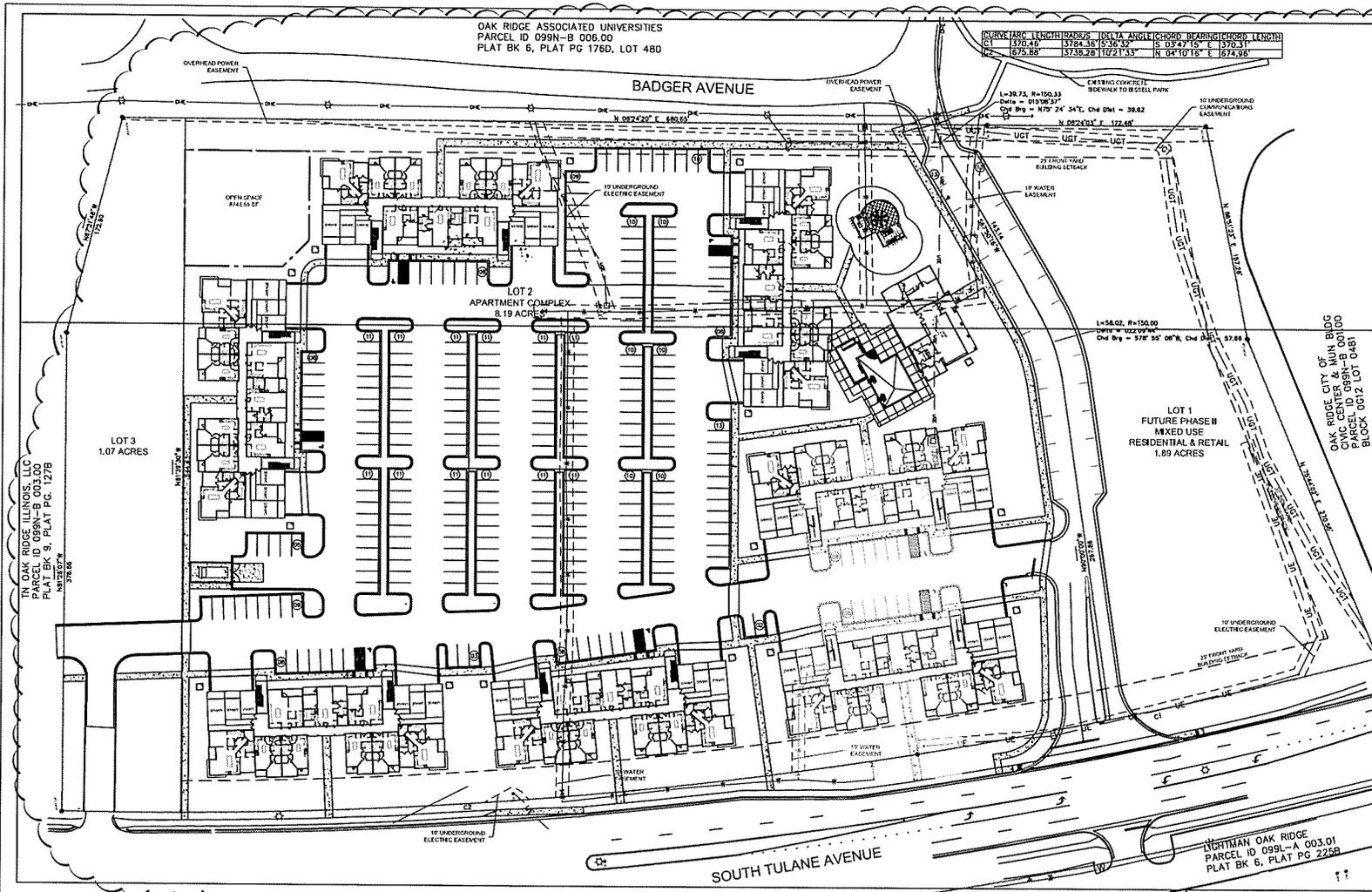
mdavis@realtylinkdev.com

tel: (864) 263-5422

fax: (864) 232-0160

www.realtylinkdev.com

[Click Here to Stay in Touch!](#)



CHORD	ARC LENGTH	CHORD BEARING	CHORD LENGTH
1370.48	13784.38	S 03°47'15" E	1370.31
1575.18	15738.28	T 02°21'43" N	1574.98

1
C3.2

VARIANCES REQUESTED AS PART OF UB-2/PUD:

- FRONT YARD BUILDING SETBACK VARIANCE ALONG BADGER AVENUE AND SOUTH TULANE AVENUE FROM 10' TO 25'
- FRONT YARD BUILDING SETBACK VARIANCE ALONG POSSIBLE MAIN STREET FROM 30' TO 10'
- PARKING VARIANCE FOR MULTI-FAMILY FROM 10 SPACES PER UNIT TO 15 SPACES PER UNIT
- PARKING VARIANCE FOR FUTURE PHASE II FROM 5 PER 1000 SQ FT TO 1 PER 1000 SQ FT.

UB-2/PUD COMMENTS:

- WE ARE REQUESTING UB-2 ZONING WITH PUD OVERLAY FOR LOTS 1 AND 2, FOR A TOTAL OF 10.08 ACRES.
- WE ARE PROPOSING LAND USE OF MULTI-FAMILY FOR THE FIRST PHASE. THE FUTURE PHASE LAND USES WILL BE EITHER RESIDENTIAL OR RETAIL/OFFICE/RESIDENTIAL, WITH ALL PROPOSED USES BEING IN THE APPROVED LAND USES OF UB-2 ZONING.
- SEE THE VARIANCES REQUESTED ABOVE.
- IF THE PROPOSED REZONING AND VARIANCES ARE APPROVED, WE ARE SHOWING THE CORRECT BUILDING SETBACKS ON THIS DRAWING. WE WILL BE SUBMITTING THIS PARCEL INTO 3 TRACTS AS SHOWN ON THESE PLANS.
- WE WILL PROVIDE THE PROPER LANDSCAPING FOR PHASE I AND THE FUTURE PHASE TO MEET THE CITY OF OAK RIDGE REQUIREMENTS. THIS WILL BE DONE DURING THE SITE DESIGN PERMIT APPLICATION.
- WE WILL TRY TO RETAIN AS MANY OF THE EXISTING TREES LOCATED ON SITE AS POSSIBLE. HOWEVER, THIS WILL ALSO DEAL WITH DURING THE SITE DESIGN PERMIT APPLICATION.
- PLEASE NOTE THIS PLAN SHALL ALSO SERVE AS FINAL MASTER PLAN FOR PHASE I.

TN OAK RIDGE ILLINOIS, LLC
PARCEL ID 09N-B 003.00
PLAT BK 6, PLAT PG. 1278

OAK RIDGE CITY & MUN BLDG
CIVIC CENTER 09N-B 001.00
PARCEL ID 09-B 001.00
BLOCK 001.2 LOT 0481

WESTMAN OAK RIDGE
PARCEL ID 099L-A 003.01
PLAT BK 6, PLAT PG 2258

UNITED STATES POSTAL SERVICE
PARCEL ID 099L-A 038.00
BLOCK 0413, LOT 485B

TN OAK RIDGE RUTGERS, LLC
PARCEL ID 099L-A 003.09
PLAT BK 9, PLAT PG 163A, LOT 485.07

NOTES:
• SEE DRAWINGS C3.1 & C3.2 FOR BLOWUPS OF DIMENSIONS.

PARKING CALCULATIONS:
217 UNITS x 1.5 SPACES PER UNIT = 326 SPACES REQUIRED
341 SPACES PROVIDED
HANDICAP SPACES PROVIDED = 7 SPACES

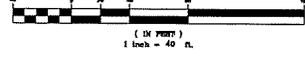
SITE INFORMATION	
PROPOSED AUTO PARKING	268
HANDICAP PARKING	7
SITC AND BUILDING ACCESSIBILITY PER ANSI A117.1	
ZONING	
PROPOSED ZONING IS PUD	
FACILITY SIZE	
APARTMENT BUILDING S.F.	35,800 S.F.
TOTAL APARTMENT BUILDING GROSS S.F.	230,800 S.F.
NUMBER OF STORES	3 STORES
MAXIMUM BUILDING HEIGHT	30' - 1"
CLUBHOUSE BUILDING S.F.	4,200 S.F.
NUMBER OF STORES	1 STORE
MAXIMUM BUILDING HEIGHT	30' - 3"
TOTAL BUILDING GROSS S.F.	254,800 S.F.

SEE COVER SHEET FOR LEGEND.



OVERALL SITE PLAN
Scale: 1" = 40'-0"

GRAPHIC SCALE



1313 Kalmia Road
Knoxville, TN 37909
Phn: 865.566.0185
Fax: 888.485.7005



REV	DESCRIPTION	BY	DATE
A	Revised per City Comments	THF	11-08-2018
B	Revised per City Comments	MAB	12-10-2018
-	-	-	-
-	-	-	-

TITLE: OVERALL SITE PLAN - UB-2/PUD MASTER PLAN	DRAWN BY: THF	SHEET NO:
LOCATION: 5 Tulane Avenue Oakridge, Tennessee 37831 Parcel ID 099N B102.00	CHECKED BY: MAB	C3.0
Owner: Mainstreet Capital Partners, LLC	FILE NAME: 2173-C3D	
	JOB NUMBER: 2173	
	ISSUE DATE: 10/31/2018	



Site Development Plans for *Tulane Street Apartments PUD*

Owned/Developed by:
Mainstreet Capital Partners, LLC

810 Henley Street,
Knoxville, Tennessee 37950
(865) 406-0938
Attn: Daniel Smith

S Tulane Avenue
Parcel ID 099N-B 002.00
Oakridge, Tennessee, 37831

EXISTING		PROPOSED		EXISTING		PROPOSED	
---	WATERS EDGE	---	WATERS EDGE	---	CLEANOUT	---	CLEANOUT
---	PROPERTY LINE	---	PROPERTY LINE	---	SANITARY MANHOLE	---	SANITARY MANHOLE
---	P.O.D.	---	P.O.D.	---	SAN SWR LINES	---	SAN SWR LINES
---	SOIL FENCE	---	SOIL FENCE	---	OIL/WATER SEPARATOR LINES	---	OIL/WATER SEPARATOR LINES
---	DELET PROTECTION	---	DELET PROTECTION	---	AIR LINES	---	AIR LINES
---	OUTLET PROTECTION	---	OUTLET PROTECTION	---	RAINWATER LEADERS	---	RAINWATER LEADERS
---	CATCH BASIN	---	CATCH BASIN	---	CASPOFF DRAINS	---	CASPOFF DRAINS
---	CURB INLET	---	CURB INLET	---	WATER METER	---	WATER METER
---	DRAINAGE MANHOLE	---	DRAINAGE MANHOLE	---	WATER VALVE	---	WATER VALVE
---	REINFORCED CONCRETE PIPE	---	REINFORCED CONCRETE PIPE	---	FIRE HYDRANT	---	FIRE HYDRANT
---	CORRUGATED METAL PIPE	---	CORRUGATED METAL PIPE	---	WATER LINES	---	WATER LINES
---	MONITORING WELL	---	MONITORING WELL	---	OVERHEAD TELEPHONE	---	OVERHEAD TELEPHONE
---	SPOT ELEVATION	---	SPOT ELEVATION	---	UNDERGROUND TELEPHONE	---	UNDERGROUND TELEPHONE
---	CURB SPOT ELEVATION	---	CURB SPOT ELEVATION	---	TELEPHONE BOX	---	TELEPHONE BOX
---	1 FT CURB LOW	---	1 FT CURB LOW	---	ELECTRIC BOX	---	ELECTRIC BOX
---	5 FT CURB LOW	---	5 FT CURB LOW	---	12" DIAMETER WOOD POWER POLE	---	12" DIAMETER WOOD POWER POLE
---	STD DUTY CURB & GUTTER	---	STD DUTY CURB & GUTTER	---	GUY ANCHOR	---	GUY ANCHOR
---	HEAVY DUTY CURB & GUTTER	---	HEAVY DUTY CURB & GUTTER	---	METAL LIGHT POLE	---	METAL LIGHT POLE
---	EXTENDED CURB	---	EXTENDED CURB	---	18" X 18" CONCRETE POWER POLE	---	18" X 18" CONCRETE POWER POLE
---	VERTICAL CURB	---	VERTICAL CURB	---	18" X 18" CONCRETE LIGHT POLE	---	18" X 18" CONCRETE LIGHT POLE
---	EXISTING PAVEMENT TO BE REMOVED	---	EXISTING PAVEMENT TO BE REMOVED	---	OVERHEAD ELECTRIC	---	OVERHEAD ELECTRIC
---	PAINTED NO PARKING AREAS	---	PAINTED NO PARKING AREAS	---	UNDERGROUND ELECTRIC	---	UNDERGROUND ELECTRIC
---	AUTO ASPHALT PAVEMENT	---	AUTO ASPHALT PAVEMENT	---	GAS VALVE	---	GAS VALVE
---	1.5" ASPHALT OVERLAY	---	1.5" ASPHALT OVERLAY	---	GAS METER	---	GAS METER
---	STD DUTY TRUCK ASPHALT	---	STD DUTY TRUCK ASPHALT	---	GAS LINE	---	GAS LINE
---	HEAVY DUTY TRUCK ASPHALT	---	HEAVY DUTY TRUCK ASPHALT	---	AQUATIC USE BUFFER	---	AQUATIC USE BUFFER
---	CONCRETE	---	CONCRETE	---	TOP OF STREAM BANK	---	TOP OF STREAM BANK
---	PERMEABLE PAVERS	---	PERMEABLE PAVERS	---		---	

DRAWING INDEX

NO.	DESCRIPTION	DATE	REVISIONS
01	C0.0 Cover Sheet	12/10/2018	▽▽
02	S1.0 Boundary and Topography Survey	07/06/2018	▽▽
03	C3.0 Overall Site Plan	12/10/2018	▽▽
04	C3.1 Site Layout Plan	12/10/2018	▽▽
05	C3.2 Site Layout Plan	12/10/2018	▽▽
06	C4.0 Overall Site Grading Plan	12/10/2018	▽▽
07	C4.1 Mainstreet Centerline Profile	10/31/2018	▽▽
08	C6.0 Site Utility Plan	12/10/2018	▽▽
09	A412 Apartment Elevations	07/16/2018	▽▽
10	A811 Clubhouse Elevations	07/17/2018	▽▽
11	A812 Clubhouse Elevations	07/17/2018	▽▽

VARIANCES REQUESTED AS PART OF PUD (UD-3)

- FRONT YARD BUILDING SETBACK VARIANCE ALONG DUCKER AVENUE AND SOUTH TULANE AVENUE FROM 50 TO 35'
- FRONT YARD BUILDING SETBACK VARIANCE ALONG POSSIBLE MAINSTREET FROM 50 TO 45'
- PARKING VARIANCE FOR MULTI-FAMILY FROM 10 SPACES PER UNIT TO 15 SPACES PER UNIT
- PARKING VARIANCE FOR FUTURE PHASE II FROM 5 PER 1000 SQ FT TO 4 PER 1000 SQ FT

REVIEW COMMENTS:

- FIRE MARSHAL: WE HAVE DISCUSSED ALL OF THEIR COMMENTS AND WILL ADDRESS THEM WITH SITE DESIGN
- CONCRETE: WE HAVE DISCUSSED ALL THEIR COMMENTS AND WILL ADDRESS WITH SITE DESIGN
- PLANNING DIVISION: SEE ADDITIONAL COMMENTS BELOW
- PUBLIC WORKS: WE HAVE ADDRESSED OR WILL ADDRESS ALL OF THEIR COMMENTS WITH SITE DESIGN

PLANNING DIVISION REVIEW COMMENTS:

- WE HAVE CORRECTED ALL OF THE TAX MAP CALLOUTS ON OUR PLANS, WE WILL COORDINATE WITH SURVEYOR TO CORRECT THEIR CALLOUTS
- WE ARE REQUESTING UD-3 ZONING WITH PUD OVERLAY
- WE ARE PROPOSING LAND USE OF MULTI-FAMILY FOR THE FIRST PHASE. THE FUTURE PHASE LAND USES WILL BE EITHER RESIDENTIAL OR RETAIL/OFFICE/RESIDENTIAL, WITH ALL PROPOSED USES BEING IN THE APPROVED LAND USES OF UD-3 ZONING
- SEE THE VARIANCES REQUESTED ABOVE
- IF THE PROPOSED REZONING AND VARIANCES ARE APPROVED, WE ARE SHOWING THE CORRECT BUILDING SETBACKS ON DRAWING C0.0. WE WILL BE SUBDIVIDING THIS PARCEL INTO 9 TRACTS AS SHOWN ON THESE PLANS
- WE WILL PROVIDE THE PROPER LANDSCAPING FOR THIS PHASE AND THE FUTURE PHASE TO MEET THE CITY OF OAK RIDGE REQUIREMENTS. THIS WILL BE DONE DURING THE SITE DESIGN PERMIT APPLICATION
- WE ARE TRYING TO RETAIN AS MANY OF THE EXISTING TREES LOCATED ON SITE AS POSSIBLE. HOWEVER, THIS WILL ALSO BE DEALT WITH DURING THE SITE DESIGN PERMIT APPLICATION
- WE HAVE REVISED THE PEDESTRIAN SIDEWALKS ADDRESS PLANNING COMMENTS, SEE THE ATTACHED PLANS
- WE WILL PROVIDE A LETTER FROM THE CURRENT PROPERTY OWNER STATING THEY ARE AWARE OF REQUIRED UP PARCEL



1313 Kalmia Road
Knoxville, TN 37909
Phn: 865.566.0185
Fax: 888.485.7005



REV	DESCRIPTION	BY	DATE
A	Revised per City Comments	MAB	11/08/2018
B	Revised per City Comments	MAB	12/10/2018
-	-	-	-
-	-	-	-
-	-	-	-

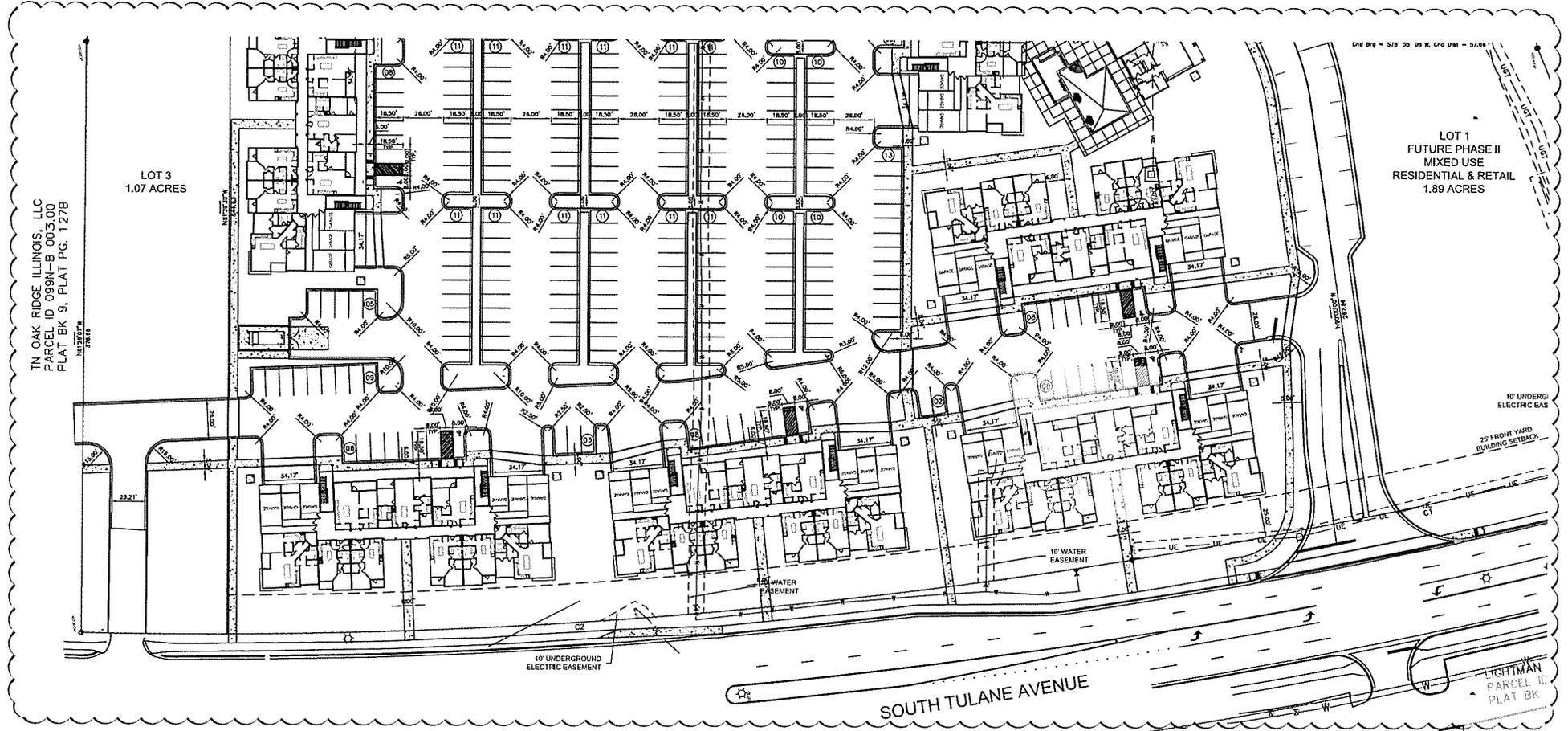
TITLE:	COVER SHEET	DRAWN BY:	TJF	SHEET NO.:	
LOCATION:	S Tulane Avenue Oakridge, Tennessee 37831 Parcel ID 099N-B 002.00	CHECKED BY:	MAB	FILE NAME:	2173 + 0.0
Owner:	Mainstreet Capital Partners, LLC	JOB NUMBER:	2173	ISSUE DATE:	10/31/2018

C0.0

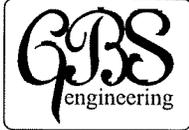
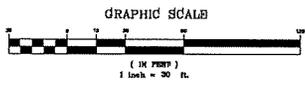
TN OAK RIDGE ILLINOIS, LLC
 PARCEL ID: 098N-B 003.00
 PLAT BK 9, PLAT PG. 127B

LOT 3
 1.07 ACRES

LOT 1
 FUTURE PHASE II
 MIXED USE
 RESIDENTIAL & RETAIL
 1.89 ACRES



SITE LAYOUT PLAN
 Scale: 1" = 30'-0"



1313 Kalmia Road
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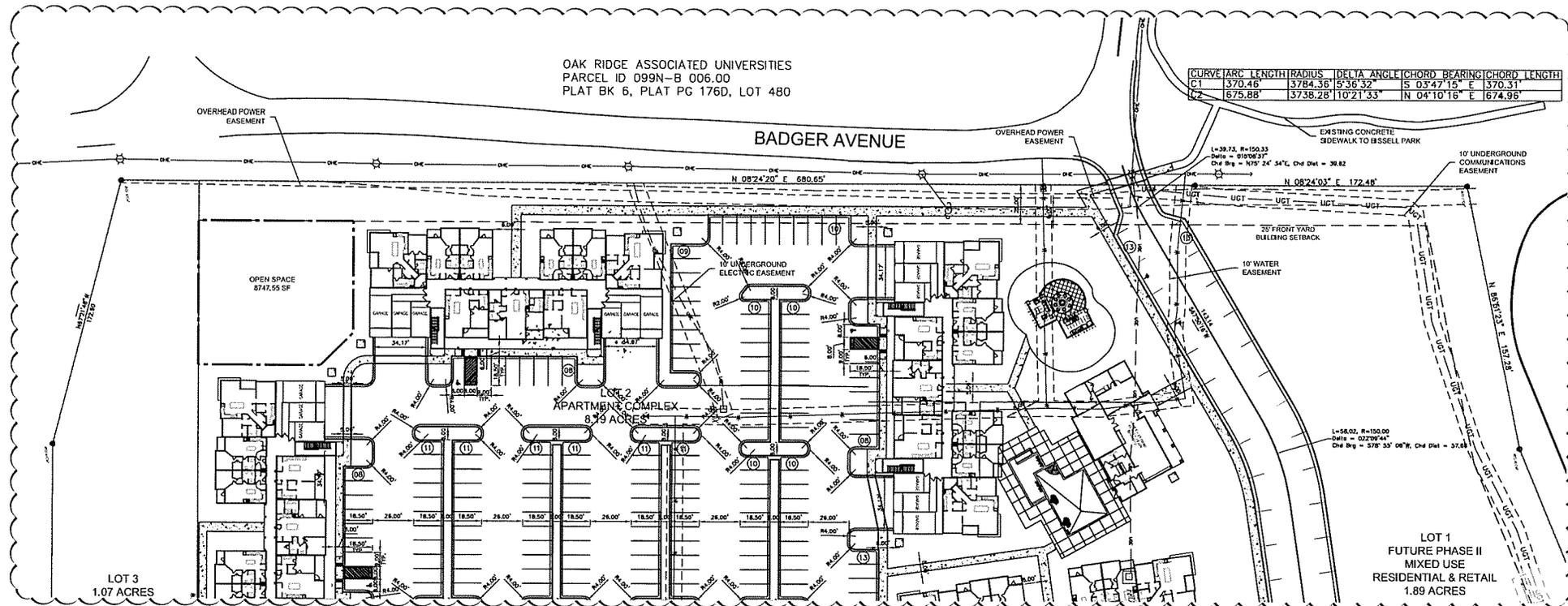


REV.	DESCRIPTION	BY	DATE
A	Revised per City Comments	TIF	11/08/2018
B	Revised per City Comments	MAB	12/10/2018
-	-	-	-
-	-	-	-

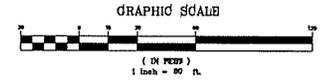
TITLE:	SITE LAYOUT PLAN	DRAWN BY:	TIF	SHEET NO.:
LOCATION:	S Tulane Avenue Oakridge, Tennessee 37831 Parcel ID 809N B 002.00	CHECKED BY:	MAB	C3.1
Owner:	Mainstreet Capital Partners, LLC	FILE NAME:	2473 - C3.0	
		JOB NUMBER:	2173	
		ISSUE DATE:	10/31/2018	

OAK RIDGE ASSOCIATED UNIVERSITIES
 PARCEL ID 099N-B 006.00
 PLAT BK 6, PLAT PG 176D, LOT 480

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	370.46'	3784.36'	5°36'32"	S 03°47'15" E	370.31'
C2	675.88'	3738.28'	10°21'33"	N 04°10'16" E	674.96'



SITE LAYOUT PLAN
 Scale: 1" = 30'-0"





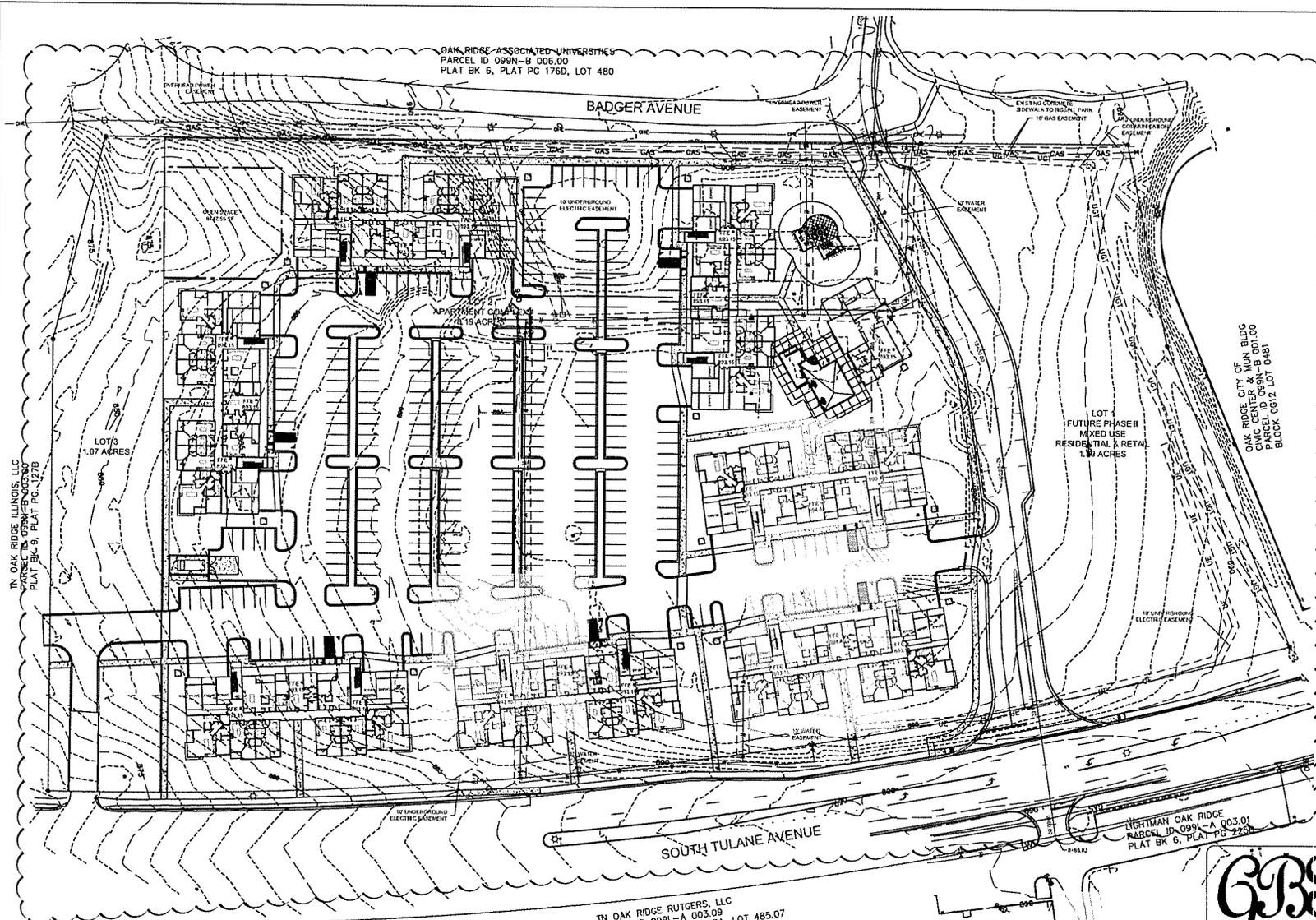
GBS
engineering

1313 Kalmia Road
 Knoxville, TN 37909
 Phn: 865.566.0185
 Fax: 888.485.7005



REV	DESCRIPTION	BY	DATE
A	Revised per City Comments	THF	11.08.2018
B	Revised per City Comments	MAB	12.10.2018
-	-	-	-
-	-	-	-
-	-	-	-

TITLE:	SITE LAYOUT PLAN	DRAWN BY:	THF	SHEET NO.
LOCATION:	S Tulane Avenue Oakridge, Tennessee 37831 Parcel ID 099N-B 002.00	CHECKED BY:	MAB	C3.2
Owner:	Mainstreet Capital Partners, LLC	FILE NAME:	2173 - C3.0	
		JOB NUMBER:	2173	
		ISSUE DATE:	10/31/2018	



OAK RIDGE ASSOCIATED UNIVERSITIES
 PARCEL ID 099L-B 006.00
 PLAT BK 6, PLAT PG 176D, LOT 480

BADGER AVENUE

SOUTH TULANE AVENUE

TN OAK RIDGE ILLINOIS, LLC
 PARCEL ID 099L-A 038.00
 PLAT BK 9, PLAT PG 127B

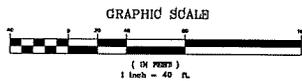
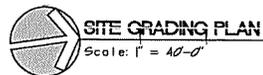
LOT 1
 1.07 ACRES

LOT 7
 FUTURE PHASE II
 MIXED USE
 RESIDENTIAL & RETAIL
 1.31 ACRES

OAK RIDGE CITY OF
 OAK RIDGE CENTER & MUN. BLDG
 PARCEL ID 099L-B 010.00
 BLOCK 0612 LOT 9-01

TN OAK RIDGE RUTGERS, LLC
 PARCEL ID 099L-A 003.09
 PLAT BK 9, PLAT PG 163A, LOT 485.07

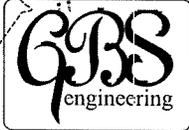
UNITED STATES POSTAL SERVICE
 PARCEL ID 099L-A 038.00
 BLOCK 0413, LOT 485B



SEE COVER SHEET FOR LEGEND



NOTES:
 • SEE DRAWINGS C4.1 PROPOSED ROAD CENTERLINE PROFILE.



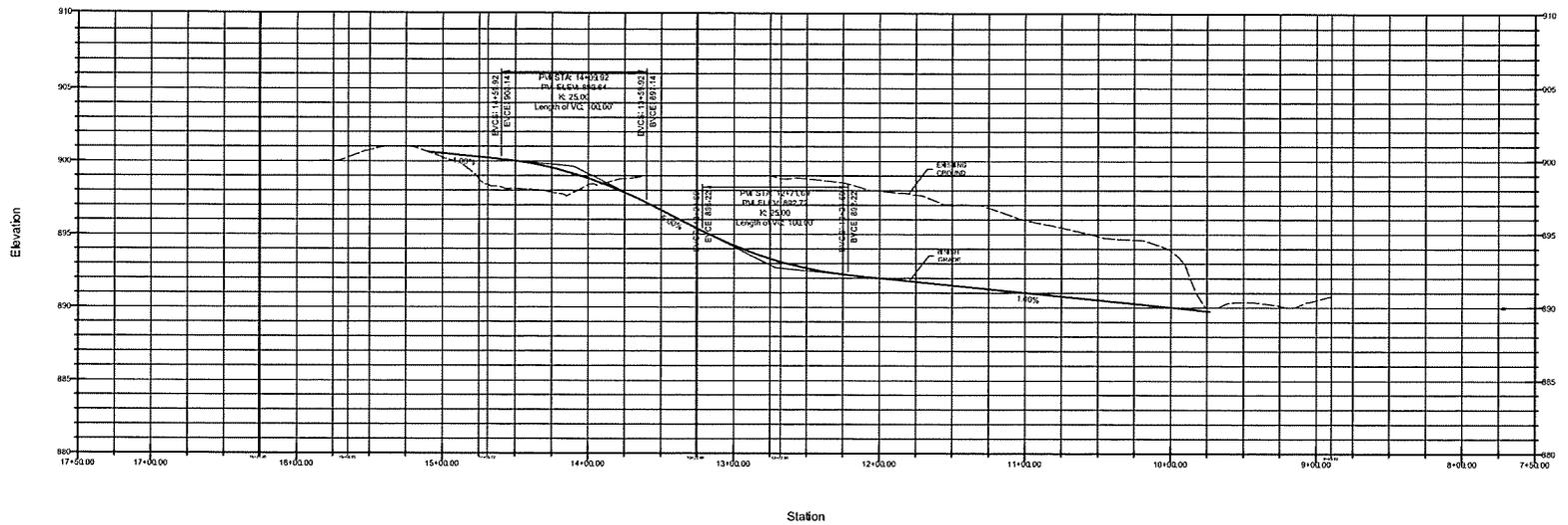
1313 Kalmia Road
 Knoxville, TN 37909
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-	-	-	-

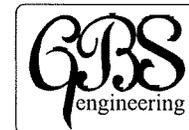
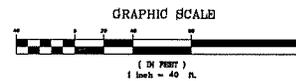
TITLE:	SITE GRADING PLAN	DRAWN BY:	-	SHEET NO.:	-
LOCATION:	S TULANE AVENUE OAK RIDGE, TENNESSEE 37831 PARCEL ID 099L-B 002.00	CHECKED BY:	-	FILE NAME:	2173-C4.0
Owner:	Mainstreet Capital Partners, LLC	JOB NUMBER:	2173	ISSUE DATE:	10/31/2018

C4.0



MAINSTREET CENTERLINE PROFILE

Scale: HORIZ: 1" = 40'-0"; VERT 1" = 4'-0"



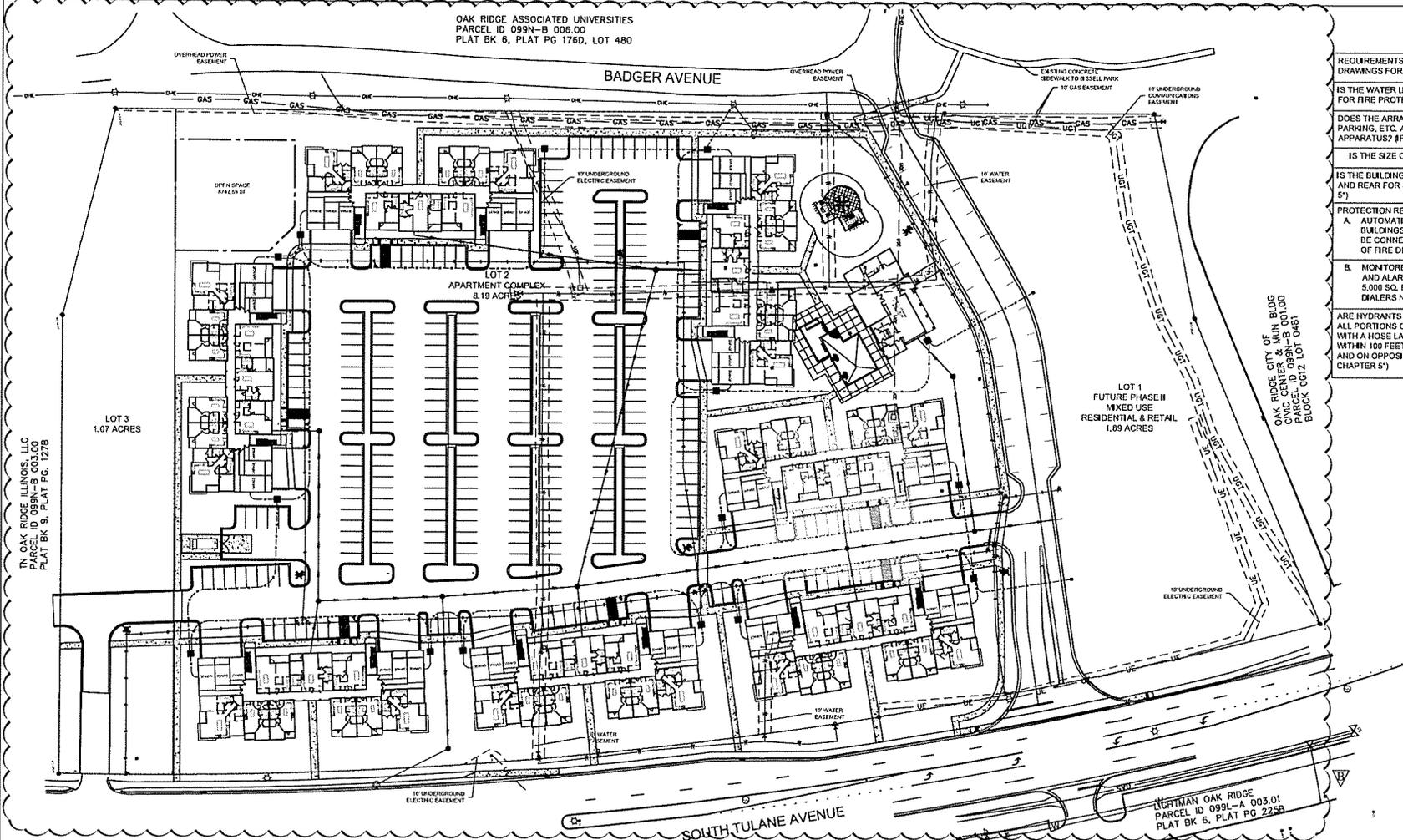
1313 Kalmia Road
Knoxville, TN 37909
Phn: 865.566.0185
Fax: 888.485.7005



REV	DESCRIPTION	BY	DATE
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

TITLE: MAINSTREET CENTERLINE PROFILE	DRAWN BY: -	SHEET NO.:
LOCATION: S TULANE AVENUE OAK RIDGE, TENNESSEE 37831 PARCEL ID 099N B 002.00	CHECKED BY: -	C4.1
Owner: Mainstreet Capital Partners, LLC	FILE NAME: 2173-C4.0	
	JOB NUMBER: 2173	
	ISSUE DATE: 10/31/2018	





REQUIREMENTS TO BE SHOWN ON DRAWINGS FOR SITE REVIEW		APPLICANT STATE SIZE
IS THE WATER LINE SIZE ADEQUATE FOR WATER FOR FIRE PROTECTION? (#FC CHAPTER 5)	INCHES	6"
DOES THE ARRANGEMENT OF DRIVES, ROADS, PARKING, ETC. ALLOW FOR ACCESS BY FIRE APPARATUS? (#FC CHAPTER 5)	MIN WIDTH	26'
	RADIUS FT.	25'
IS THE SIZE OF THE BUILDING SHOWN?	SQ. FT.	YES
IS THE BUILDING ACCESSIBLE FROM THE FRONT AND REAR FOR FIRE PROTECTION? (#FC CHAPTER 5)	YES	NO
PROTECTION REQUIRED:		
A. AUTOMATIC SPRINKLER SYSTEM FOR ALL BUILDINGS OF 10,000 SQ. FEET OR MORE. MUST BE CONNECTED TO AUTOMATIC NOTIFICATION OF FIRE DEPARTMENT (COR9-30.1")	YES	NO
B. MONITORED AUTOMATIC FIRE DETECTION AND ALARM SYSTEM FOR ALL BUILDINGS OF 5,000 SQ. FEET OR MORE. AUTOMATIC DIALERS NOT ACCEPTED. (COR-9.30.1")	YES	NO
ARE HYDRANTS LOCATED WITHIN 150 FEET SO THAT ALL PORTIONS OF THE BUILDING CAN BE REACHED WITH A HOSE LAY OF NO MORE THAN 500 FEET, WITHIN 100 FEET OF THE SPRINKLER CONNECTION, AND ON OPPOSITE SIDES OF BUILDING? (#FC CHAPTER 5)	YES	

CITY OF OAK RIDGE ELECTRICAL DEPARTMENT NOTES:

- NO CONSTRUCTION OF BUILDINGS OR SIGNS OR INSTALLATION OF LANDSCAPING SHALL TAKE PLACE WITHIN EASEMENTS WITHOUT THE CITY OF OAK RIDGE'S WRITTEN APPROVAL. LANDSCAPING MUST COMPLY WITH CODED STANDARD 650 (LATEST REVISION). LANDSCAPING MUST BE APPROVED IN WRITING BY CURED AND PUBLIC WORKS VIA AN EASEMENT ENCROACHMENT FORM. PLACEMENT SHALL BE COORDINATED WITH CITY.
- LANDSCAPING, IMPROVEMENTS, AND CONSTRUCTION WITHIN UTILITY EASEMENTS ARE PERFORMED AT THE RISK OF THE OWNER. REASONABLE CARE WILL BE TAKEN BY UTILITIES TO PRESERVE IMPROVEMENTS AND LANDSCAPING WITHIN SUBJECT EASEMENTS. THE CITY OF OAK RIDGE WILL NOT BE RESPONSIBLE FOR REPLACING OR REPAIRING IMPROVEMENTS WITHIN AFFECTED EASEMENTS THAT MAY BE DAMAGED WHILE PERFORMING WORK WITHIN THE EASEMENT.

UNITED STATES POSTAL SERVICE
PARCEL ID 099L-A 038.00
BLOCK 0H13, LOT 485B

TN OAK RIDGE RUTGERS, LLC
PARCEL ID 099L-A 003.09
PLAT BK 9, PLAT PG 163A, LOT 485.07

NIGHTMAN OAK RIDGE
PARCEL ID 099L-A 003.01
PLAT BK 6, PLAT PG 225B



OVERALL SITE UTILITY PLAN
Scale: 1" = 40'-0"

SEE COVER SHEET FOR LEGEND.



1313 Kalmia Road
Knoxville, TN 37909
Phn: 865.566.0185
Fax: 888.485.7005



REV.	DESCRIPTION	BY	DATE
1	Revised per City Comments	MAB	11.08.2018
2	Revised per City Comments	MAB	12.10.2018
-	-	-	-
-	-	-	-
-	-	-	-

TITLE: OVERALL SITE UTILITY PLAN	DRAWN BY: TIF	SHEET NO.
LOCATION: S Tulane Avenue Oakridge, Tennessee 37831 Parcel ID 099N D002.90	CHECKED BY: MAB	C6.0
Owner: Mainstreet Capital Partners, LLC	FILE NAME: 2173-C6.0	
	JOB NUMBER: 2173	ISSUE DATE: 10/31/2018





FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION

SCALE: 1/8" = 1'-0" (24"x36" SHEET)


HUMPHREYS & PARTNERS ARCHITECTS, L.P.
 139 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

NEXT STEP DEVELOPMENT, LLC

ELEVATIONS
 July 16, 2018

OAK RIDGE APARTMENTS
 Oak Ridge, TX
 HPA# 1806

A412

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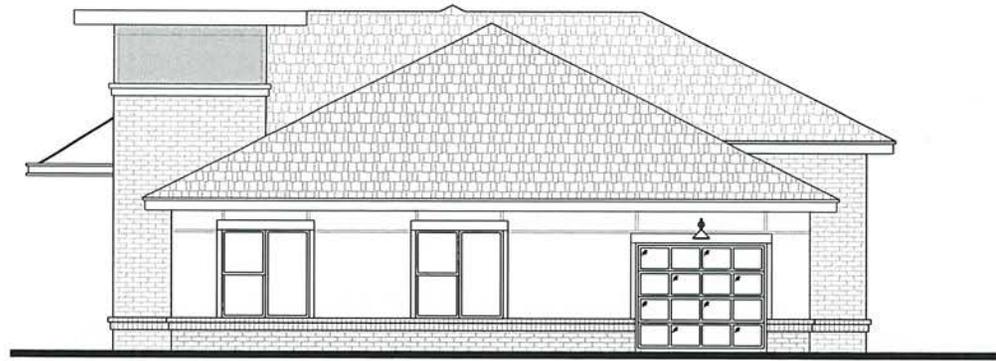
FRONT ELEVATION



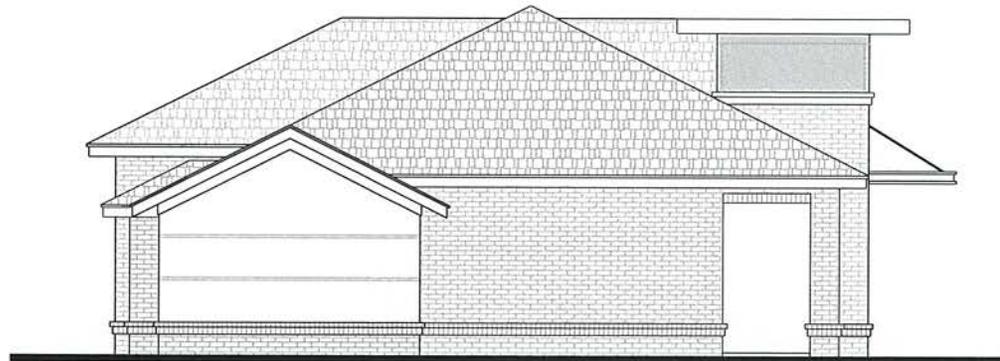
REAR ELEVATION

SCALE: 1/4" = 1'-0" (24"x36" SHEET)





RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0" (24"x36" SHEET)



TITLE

AN ORDINANCE TO AMEND ORDINANCE NO. 2, TITLED "THE ZONING ORDINANCE OF THE CITY OF OAK RIDGE, TENNESSEE," BY AMENDING THE ZONING MAP WHICH IS MADE A PART OF THE ORDINANCE BY CHANGING THE ZONING DISTRICT OF AN APPROXIMATE 1.14 ACRE PORTION OF PARCEL 002.00, ANDERSON COUNTY TAX MAP 099N, GROUP B, FROM O-2, OFFICE DISTRICT, TO UB-2, UNIFIED GENERAL BUSINESS DISTRICT, AND AN APPROXIMATE 10.00 ACRE PORTION OF PARCEL 002.00, ANDERSON COUNTY TAX MAP 099N, GROUP B, FROM O-2, OFFICE DISTRICT, UB-2/PUD, UNIFIED GENERAL BUSINESS DISTRICT WITH A PLANNED UNIT DEVELOPMENT OVERLAY, AND APPROVING THE ASSOCIATED PLANNED UNIT DEVELOPMENT PRELIMINARY MASTER PLAN; SAID PARCEL BEING LOCATED AT 300 SOUTH TULANE AVENUE AND ALSO REFERRED TO AS LOT 482.

WHEREAS, the following change has been submitted for approval or disapproval to the Oak Ridge Municipal Planning Commission and the Commission has approved the same subject to certain conditions as originally proposed by city staff; 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. The district boundaries of the zoning map attached to and made a part of Ordinance No. 2, as amended, are revised in the following particulars:

<u>Property Description</u>	<u>Location</u>	<u>Present Zoning District</u>	<u>New Zoning District</u>
A portion of Parcel 002.00, Map 099N, Group B (Lot 482) (± 1.14 Acres)	300 S. Tulane Avenue	O-2, Office District	UB-2, General Business District
A portion of Parcel 002.00, Map 099N, Group B (Lot 482) (± 10.00 Acres)	300 S. Tulane Avenue	O-2, Office District	UB-2/PUD, General Business District with a Planned Unit Development Overlay

Section 2. The change shall be imposed upon said map and shall be as much a part of Ordinance No. 2 as if fully described therein.

Section 3. The Planned Unit Development Preliminary Master Plan for the development as shown on the drawing prepared by GBS Engineering, dated December 10, 2018, is hereby approved subject to the conditions set forth by the Oak Ridge Municipal Planning Commission at its December 20, 2018 meeting.

Section 4. Said property is the subject of a property transfer agreement between the City of Oak Ridge, Tennessee, and TN Oak Ridge Illinois, LLC, and this rezoning does not in any way amend the terms of said agreement.

Section 5. 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:



Kenneth R. Krushenski, City Attorney

Warren L. Gooch, Mayor

Mary Beth Hickman, City Clerk

Publication Date: 12/28/2018
Public Hearing: _____
First Reading: _____
Publication Date: _____
Second Reading: _____
Publication Date: _____
Effective Date: _____

COMMUNITY DEVELOPMENT MEMORANDUM
18-65

DATE: December 21, 2018
TO: Mark S. Watson, City Manager **WB**
THROUGH: Wayne E. Blasius, Community Development Director
FROM: Jennifer L. Williams, Planner
SUBJECT: REZONING REQUEST – 110 HOLLBROOK LANE

Introduction

An item for City Council's consideration is an ordinance to rezone 50' of a 75' strip of RG-1 zoning at the rear of Anderson County Tax Map 100J, Group A, Parcels 018.00 from RG-1 Residential, Open Space, and Reserved District to R-1-C Single Family Residential District.

Funding

No funding is associated with this item.

Background

The petitioned site is located off Hollbrook Lane within the Hendrix Creek Subdivision. The site is on the northern edge of the subdivision, and is bordered by an abandoned rail line (part of the future rails to trails site). On the other side of the rail line is an unconstructed portion of Fairbanks Road and a large area of industrial development.



The Hendrix Creek Subdivision was originally developed in the 1980s. There appears to have been concern at that time about the proximity of the development to existing industrial sites and the rail line. As a result, a band of RG-1 zoning was created along the subdivision's exterior. Using RG-1 as a buffer was allowed by the Zoning Ordinance at that time and was used in numerous areas around the city.

The RG-1 band adjacent to Fairbanks Road and the rail line was originally platted as 100 feet wide. This buffer has since been reduced in numerous areas throughout the subdivision. In mid-1983 the Planning Commission and Council reduced the width to 75 feet behind 109 and 110 Hollbrook Lane, stating that the 100-foot buffer did not provide a buildable area on those two properties. In late 1983 the Planning Commission and Council voted to further reduce the buffer on 109 Hollbrook to 50 feet in order to allow the property owner to construct a house. The buffer on 110 Hollbrook was left at 75 feet.

A 75-foot buffer at 110 Hollbrook lane takes up approximately 60% of the property. This percentage, combined with the required front and side setbacks on the remainder of the property, makes the construction of a house extremely difficult, potentially impossible. Therefore, the current property owner has submitted a request to reduce the buffer at 110 Hollbrook to allow her to construct a house there.

The owner's proposed house is 40 feet from the rear property line. This meets the requirements for a rear setback in the R-1-C district, but means a 50-foot wide buffer, like the one at the adjoining 109 Hollbrook, would still preclude the construction of the home as proposed. Therefore, the property owner has requested to reduce the buffer from 75 to 25 feet in width. The 50-foot reduced area will be rezoned to R-1-C, the same zoning as the remainder of the property.

The following criteria were used to evaluate the rezoning request:

1) Is the proposed zoning district consistent with the City's Comprehensive Plan?

Yes. This request will not require a Comprehensive Land Use Plan amendment.

2) Are there substantial changes in the character of development in or near the area under consideration that support the proposed rezoning?

Yes. An adjoining property has received similar rezoning permission in the past. This request is for a reduction in the RG-1 strip from 75 to 25 feet, whereas the adjacent property only received a reduction to 50 feet. However, the rail line at the rear end of these properties is no longer active. This further change in the area reduces the need for a large buffer.

3) Is the character of the area suitable for the uses permitted in the proposed zoning district and is the proposed zoning district compatible with surrounding zoning and uses?

Yes. The proposed change will allow for the construction of a single family home in an existing neighborhood of single family homes. The new zoning of the 50-foot strip, R-1-C, is compatible with the zoning in the rest of the neighborhood.

4) Will the proposed rezoning create an isolated district unrelated to adjacent and nearby districts?

No. Adjacent lots are also split-zoned between R-1-C and RG-1, and the width of the RG-1 buffer varies throughout the area.

5) Are public facilities and services adequate to accommodate the proposed zoning district?

Yes.

6) Would the requested rezoning have environmental impacts?

There are no anticipated environmental impacts.

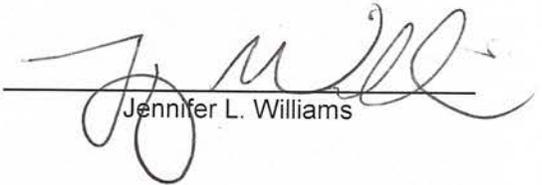
The Planning Commission unanimously to recommend **approval** of this rezoning request at their December 20, 2018 meeting based on the following factors:

- The proposed use and zoning are compatible with the surrounding area and the Comprehensive Plan.

- The existing 75-foot wide RG-1 strip, in conjunction with the setbacks for the R-1-C district, make construction at 110 Hollbrook difficult if not impossible. The 75-foot takes up around 60% of the lot.
- The original intent of this RG-1 buffer was to protect residential properties from the adjacent industrial area and the rail line. The rail line is no longer active, and with a 25-foot buffer 110 Hollbrook will still be 185 feet from industrial lots.

Recommendation

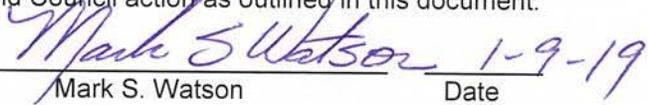
Approval of the attached ordinance is recommended.


Jennifer L. Williams

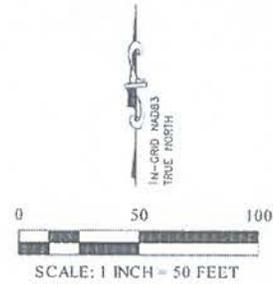
Attachments: Proposed Ordinance

City Manager's Comments:

I have reviewed the above issue and recommend Council action as outlined in this document.

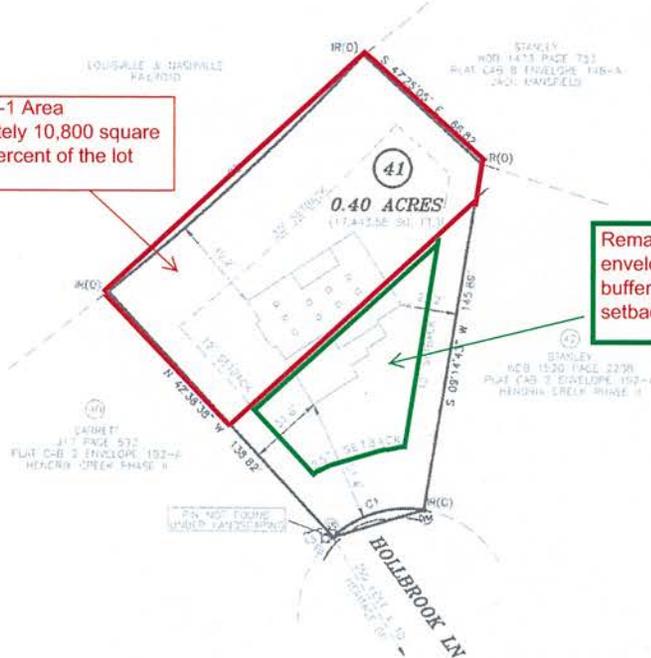

Mark S. Watson Date 1-9-19

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	40.80'	45.06'	51°57'10"	S 73°00'39" W	39.42'
C2	144.91'	935.32'	8°57'36"	N 47°03'39" E	144.76'



75-foot RG-1 Area
Approximately 10,800 square feet/ 60+ percent of the lot

Remaining building envelope with 75-foot buffer and R-1-C setbacks.



- LEGEND**
- IR(O) ○ IRON ROD OLD
 - II LIGHT POLE
 - III TRANSFORMER
 - ⊙ WATER METER
 - ⊙ SANITARY SEWER MANHOLE
 - ⊙ CABLE PEDESTAL
 - LS LANDSCAPE

- NOTES**
- PROPERTY OWNERS (CURRENT)
JERRY & ANNE GARRITT
109 HOLLBROOK LN
OAK RIDGE, TN 37830
 - SURVEY REQUESTED BY
SUE LASKY
(731)587-4186
 - SURVEY REQUESTED FOR
GENERAL BOUNDARY SURVEY.
 - THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP FOR ANDERSON COUNTY TENNESSEE AND FOUND THE HEREON DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.



CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY
I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION THE UNADJUSTED SURVEY IS NOT LESS THAN 1:10,000 AS SHOWN HEREON AND THAT SAID SURVEY WAS PREPARED IN COMPLIANCE WITH CURRENT EDITION OF THE RULES OF TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS - STANDARDS OF PRACTICE.

TERR
Terry E. Romans
Tenn. Reg. No. 2118

11/26/18

PROPOSED SITE PLAN

BOUNDARY SURVEY FOR LOT 41
HENDRIX CREEK

ADDRESS 110 HOLLBROOK LN

CITY OAK RIDGE STATE TN ZIP CODE 37830

DISTRICT 2nd COUNTY ANDERSON

TAX MAP 1001 INSERT --- GROUP --- A

PARCEL 018.00 WARD --- BLOCK 21-CZ ZONE ---

DEED BK & PAGE 1006-291 SCALE 1"=50'

PLAT C&B 2 ENVELOPE 192-A DATE 11/26/18

MAP C&B --- SLIDE --- DRAWN BY MLR

SUBDIVISION NAME HENDRIX CREEK PHASE 1 SHEET 1 OF 1

LOT NO. 41 DWG NO. 18-120-1

TITLE

AN ORDINANCE TO AMEND ORDINANCE NO. 2, TITLED "THE ZONING ORDINANCE OF THE CITY OF OAK RIDGE, TENNESSEE," BY AMENDING THE ZONING MAP WHICH IS MADE A PART OF THE ORDINANCE BY CHANGING THE ZONING DISTRICT OF A PORTION OF PARCEL 018.00, ANDERSON COUNTY TAX MAP 100J, GROUP A, APPROXIMATELY 0.4 ACRES, FROM RG-1, RESIDENTIAL, OPEN SPACE, AND RESERVED DISTRICT, TO R-1-C, SINGLE FAMILY RESIDENTIAL DISTRICT; SAID PARCEL BEING LOCATED AT 110 HOLLBROOK LANE.

WHEREAS, the following change has been submitted for approval or disapproval to the Oak Ridge Municipal Planning Commission and the Commission has approved the same; 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. The district boundaries of the zoning map attached to and made a part of Ordinance No. 2, as amended, are revised in the following particulars:

<u>Property Description</u>	<u>Location</u>	<u>Present Zoning District</u>	<u>New Zoning District</u>
A portion of Parcel 018.00, Map 100J, Group A (± 0.4 Acres, 50' of a 75' strip at rear of property)	110 Hollbrook Lane	RG-1, Residential, Open Space and Reserved District	R-1-C, Single Family Residential District

Section 2. The change shall be imposed upon said map and shall be as much a part of Ordinance No. 2 as if fully described therein.

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:


Kenneth R. Krushenski, City Attorney

Warren L. Gooch, Mayor

Mary Beth Hickman, City Clerk

Public Hearing: 12/28/2018
 Publication Date: _____
 First Reading: _____
 Publication Date: _____
 Second Reading: _____
 Publication Date: _____
 Effective Date: _____

COMMUNITY DEVELOPMENT MEMORANDUM
18-55

DATE: November 19, 2018

TO: Mark S. Watson, City Manager

THROUGH: Wayne E. Blasius, Community Development Director *WB*

FROM: Jennifer L. Williams, Planner

SUBJECT: REZONING REQUEST – 320 ROBERTSVILLE ROAD

Introduction

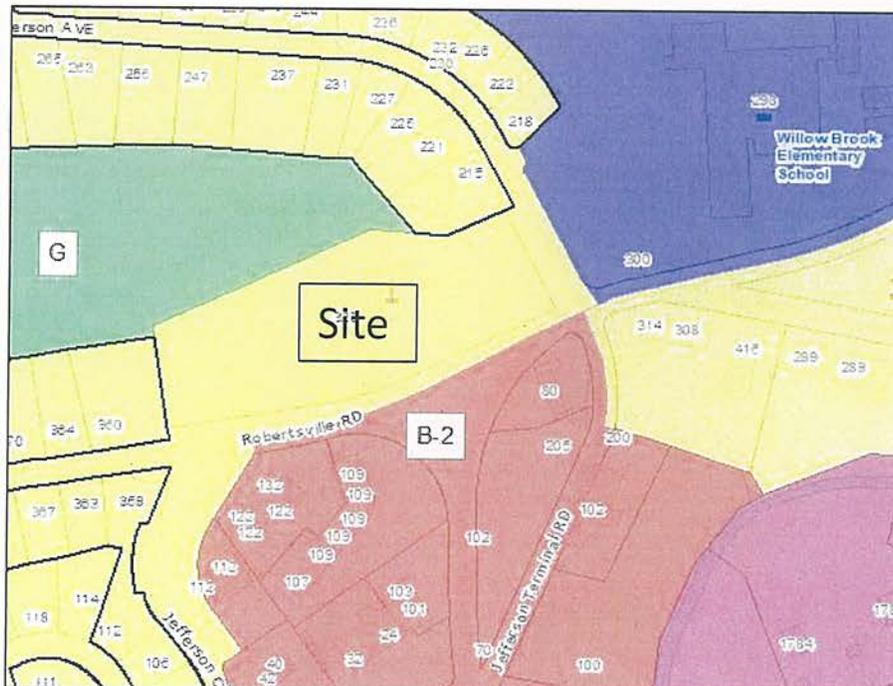
An item for City Council's consideration is an ordinance to rezone Anderson County Tax Map 099P, Group C, Parcel 025.00 from R-2 Low Density Residential District to R-3 Medium Density Residential District.

Funding

No funding is associated with this item.

Background

The petitioned site is located in a transitional area between legacy housing and the Jefferson shopping and office area. The legacy housing is generally single-family homes that are part of the Manhattan Overlay District. The Jefferson Commercial area includes single story office buildings and the Jefferson Shopping Center, which is also single story and contains several, small scale businesses. A final adjacent business is a car wash located at the intersection of Robertsville Road and Jefferson Avenue. Also located immediate area are the Willow Brook School and a portion of the Greenbelt.



The property is currently for sale, and the rezoning request is to allow the property to be marketed for a greater number of uses. The property's current use as a church and non-profit offices is only allowed in the R-2 District as a use permitted on review, making the property difficult to sell.

This request also requires an amendment to the Comprehensive Land Use Plan Map from L Low Density Residential to M Medium Density Residential. This requested change is scheduled to be considered during the second reading of the rezoning request in February.

Review

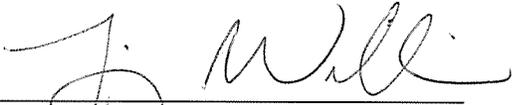
The Planning Commission considered this rezoning request at their November 15, 2018 meeting. The original application for this rezoning was for a rezoning request to UB-2. However, staff recommended denial of this request based on the incompatibility of the UB-2 district with the surrounding area, particularly the residential neighborhoods.

Staff suggested that a rezoning to R-3 would allow additional uses at the site without being detrimental to the surrounding neighborhoods. The Planning Commission discussed this option with the applicant's representative, who stated that although he preferred a rezoning to UB-2, a rezoning to R-3 was better than no rezoning at all.

The Planning Commission voted to recommend **approval** of a rezoning from R-2 to R-3.

Recommendation

Approval of the attached ordinance is recommended.



Jennifer L. Williams

Attachments: Proposed Ordinance

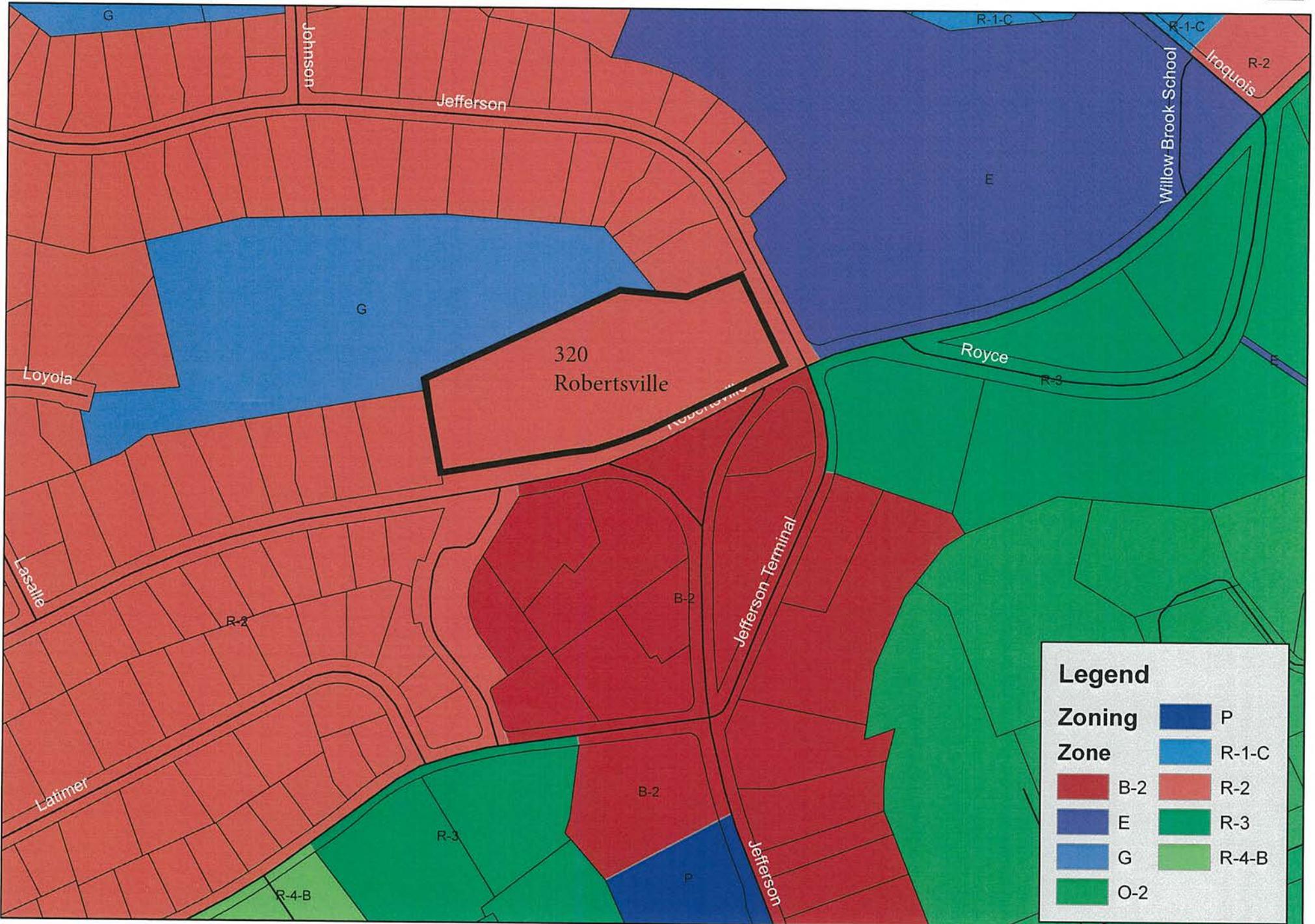
City Manager's Comments:

I have reviewed the above issue and recommend Council action as outlined in this document.



Mark S. Watson 1-9-19
Date

320 Robertsville Road Rezoning: R-2 to R-3



TITLE

AN ORDINANCE TO AMEND ORDINANCE NO. 2, TITLED "THE ZONING ORDINANCE OF THE CITY OF OAK RIDGE, TENNESSEE," BY AMENDING THE ZONING MAP WHICH IS MADE A PART OF THE ORDINANCE BY CHANGING THE ZONING DISTRICT OF PARCEL 025.00, ANDERSON COUNTY TAX MAP 099P, GROUP C, APPROXIMATELY 4.44 ACRES, FROM R-2, LOW DENSITY RESIDENTIAL DISTRICT, TO R-3, MEDIUM DENSITY RESIDENTIAL DISTRICT; SAID PARCEL BEING LOCATED AT 320 ROBERTSVILLE ROAD.

WHEREAS, the following change has been submitted for approval or disapproval to the Oak Ridge Municipal Planning Commission and the Commission has approved the same; 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. The district boundaries of the zoning map attached to and made a part of Ordinance No. 2, as amended, are revised in the following particulars:

<u>Property Description</u>	<u>Location</u>	<u>Present Zoning District</u>	<u>New Zoning District</u>
Parcel 025.00 Map 099P, Group C (± 4.44 Acres)	320 Robertsville Road	R-2, Low Density Residential District	R-3, Medium Density Residential District

Section 2. The change shall be imposed upon said map and shall be as much a part of Ordinance No. 2 as if fully described therein.

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:



Kenneth R. Krushenski, City Attorney

Warren L. Gooch, Mayor

Mary Beth Hickman, City Clerk

Publication Date: 12/28/2018
Public Hearing: _____
First Reading: _____
Publication Date: _____
Second Reading: _____
Publication Date: _____
Effective Date: _____

FINAL ADOPTION
OF
ORDINANCES

**CITY COUNCIL MEMORANDUM
19-02**

DATE: January 10, 2019

TO: Honorable Mayor and Members of City Council

FROM: Mark S. Watson, City Manager

SUBJECT: AMENDMENT TO THE MAIN STREET OAK RIDGE PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN

Introduction

An item for City Council's consideration is second reading of the ordinance on the amendment for the revision of Main Street Oak Ridge Planned Unit Development (PUD) Master Plan. The request is for the relocation of retail, residential and infrastructure layout of the project.

Funding

No funding is necessary.

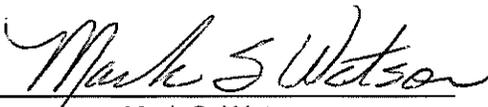
Background

The Main Street Oak Ridge PUD was reviewed for amendment at the December 10, 2018 City Council meeting. Detailed review of the recommendations of the Oak Ridge Planning Commission were considered along with the comments of the applicant. After significant discussion, the attached ordinance as amended is now ready to be considered on second reading. The modifications to the PUD entail development of a singular row of retail shops, establishment of an amount of open space and restaurant/retail in the center of the complex, pedestrian infrastructure, and a Phase III development of residential housing along Wilson Street as a future phase of the project. As a reminder, a formal public hearing will be held prior to consideration on second reading.

Recommendation

The Oak Ridge Main Street project amendments were discussed and modified by City Council after receipt of the Planning Commission recommendations. The City Council should consider their changes on second reading, allowing continued development of the project.

Staff recommends approval of the attached ordinance.


Mark S. Watson

Attachments

TN OAK RIDGE RUTGERS, LLC

January 9, 2019

Mark Watson
City Manager
City of Oak Ridge Tn.

RE: RealtyLink **Additional Comments to PC Conditions and Council Action Draft Summary Dated 12/20/18**

Mark

First of all Realtylink would like to thank both Planning Commission and City Council for working with us as partners to the re-development of the Main Street Mall project. We have collectively come a long way in this exciting project and look forward to continuing to work together with the City going forward into the next phases of development.

To assist City staff in understanding some of the future projected phases of development in terms of complications, development concepts and timelines) I am including the following documents.

1. Architectural elevations (Renderings) for the following:
 - Phase IIA (Retail development between JC Penny and Petsmart estimated to be completed by spring 2020)
 - Phase IIIA (Mixed use development area in front of Amse estimated to be completed by year 2025)
 - Phase III B (Self Storage Building projected to be completed by spring 2020)
2. (4) Exhibits from the REA and Tenant agreements showing restricted areas within the development.

Should you have any questions feel free to contact me at (864) 263-5426 or via email:

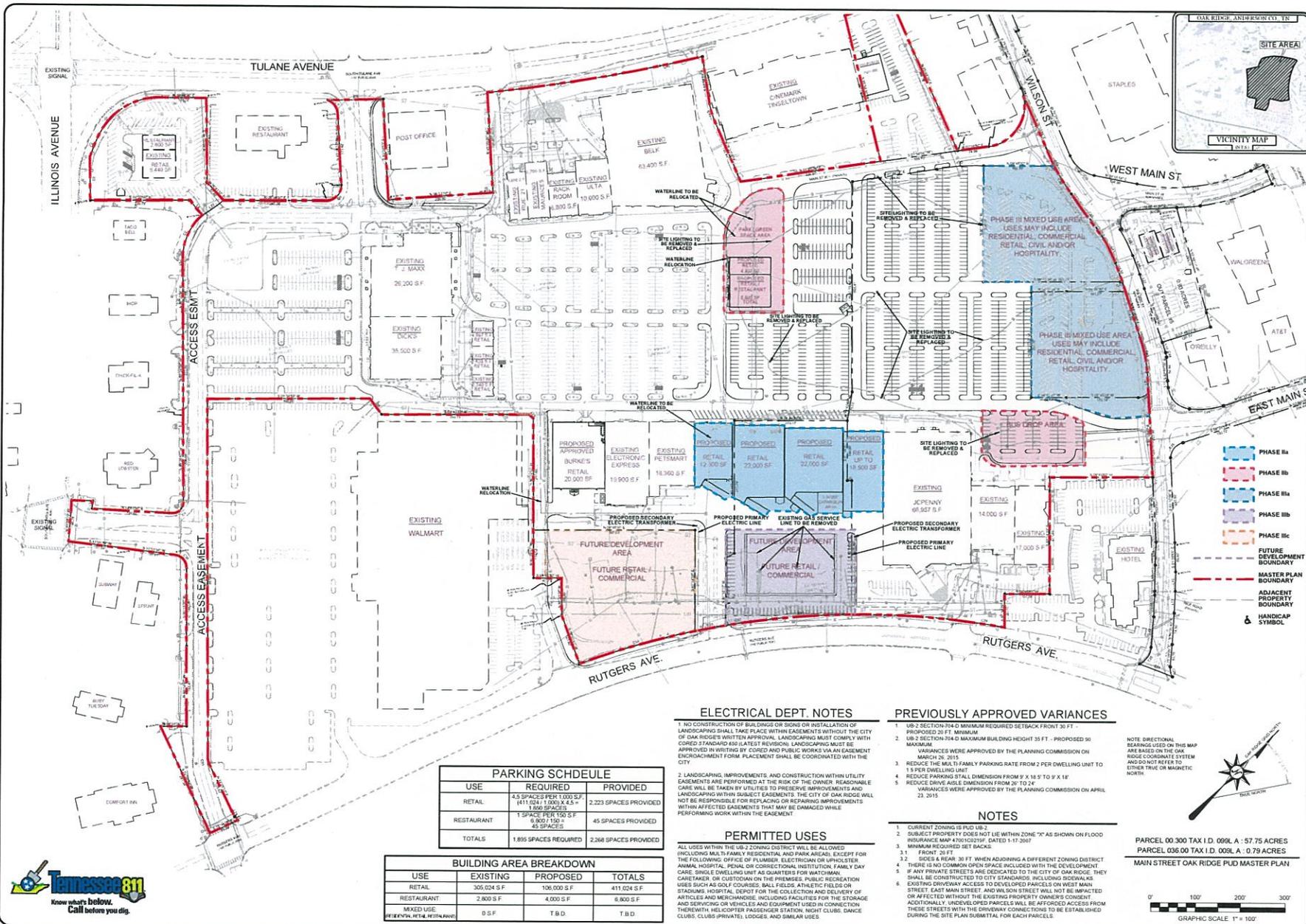
brogers@realtylinkdev.com

Thank you.

Sincerely,



Brett Rogers



REVISIONS

PUD MASTER PLAN AT OAK RIDGE CITY CENTER

OAK RIDGE, TENNESSEE

ACES
ANALYSIS & CONSULTING ENGINEERING, INC.
BOWLING GREEN, KY 42401
TJUNES.LPD 2/20/18

JOB NUMBER: 18-4170-D
DATE: 11-29-2018
SCALE: 1" = 100'
DRAWN: C. WICKER
CHECKED: B. ZACKERY
FILE PATH:
2:\2018\4170\184170.D

NOTE DIRECTIONAL BEARINGS USED ON THIS MAP ARE BASED ON THE OAK RIDGE COGNITIVE SYSTEM AND DO NOT REFER TO EITHER TRUE OR MAGNETIC NORTH

PARCEL 00 300 TAX I.D. 009L A - 57.75 ACRES
PARCEL 005 00 TAX I.D. 009L A - 0.79 ACRES
MAIN STREET OAK RIDGE PUD MASTER PLAN

PUD MASTER PLAN REVISION

PHASE IIa
PHASE IIb
PHASE IIIa
PHASE IIIb
PHASE IIIc

FUTURE DEVELOPMENT BOUNDARY
ADJACENT PROPERTY BOUNDARY
HANDICAP SYMBOL

0' 100' 200' 300'
GRAPHIC SCALE: 1" = 100'

ELECTRICAL DEPT. NOTES

- NO CONSTRUCTION OF BUILDINGS OR SIGNS OR INSTALLATION OF LANDSCAPING SHALL TAKE PLACE WITHIN EASEMENTS WITHOUT THE CITY OF OAK RIDGE'S WRITTEN APPROVAL. LANDSCAPING MUST COMPLY WITH CURED STANDARDS AND LATEST REVISION. LANDSCAPING MUST BE APPROVED IN WRITING BY CURED AND PUBLIC WORKS VIA AN EASEMENT ENFORCEMENT FORM. PLACEMENT SHALL BE COORDINATED WITH THE CITY.
- LANDSCAPING IMPROVEMENTS AND CONSTRUCTION WITHIN UTILITY EASEMENTS ARE PERFORMED AT THE RISK OF THE OWNER. REASONABLE CARE WILL BE TAKEN BY UTILITIES TO PRESERVE IMPROVEMENTS AND LANDSCAPING WITHIN SUBJECT EASEMENTS. THE CITY OF OAK RIDGE WILL NOT BE RESPONSIBLE FOR REPLACING OR REPAIRING IMPROVEMENTS WITHIN AFFECTED EASEMENTS THAT MAY BE DAMAGED WHILE PERFORMING WORK WITHIN THE EASEMENT.

PERMITTED USES

ALL USES WITHIN THE UB-2 ZONING DISTRICT WILL BE ALLOWED (INCLUDING MULTI-FAMILY RESIDENTIAL AND PARK AREAS), EXCEPT FOR THE FOLLOWING: OFFICE OF PLUMBER, ELECTRICIAN OR UNLICENSED ANIMAL, HOSPITAL, PENAL OR CORRECTIONAL INSTITUTION, FAMILY DAY CARE, SINGLE DWELLING UNITS DEDICATED TO THE CITY OF OAK RIDGE, THEY SHALL BE CONSTRUCTED TO CITY STANDARDS INCLUDING SIDEWALKS AND DRIVE DRIVEWAY ACCESS TO DEVELOPED PARCELS ON WEST MAIN STREET, EAST MAIN STREET AND WILSON STREET WILL NOT BE IMPACTED OR AFFECTED WITHIN THE EXISTING PROPERTY OWNERS' CONSENT AND SERVING OR VEHICLES AND EQUIPMENT USED IN CONNECTION THEREWITH. HELICOPTER PASSENGER STATION, NIGHT CLUBS, DANCE CLUBS, CLUBS (PRIVATE), LODGES, AND SIMILAR USES.

PREVIOUSLY APPROVED VARIANCES

- UB-2 SECTION 704-D MINIMUM REQUIRED SETBACK FRONT 30 FT - PROPOSED 25 FT MINIMUM
 - UB-2 SECTION 704-D MAXIMUM BUILDING HEIGHT 35 FT - PROPOSED 50 MAXIMUM
 - VARIANCES WERE APPROVED BY THE PLANNING COMMISSION ON MARCH 28, 2015
 - REDUCE THE MULTI-FAMILY PARKING RATE FROM 2 PER DWELLING UNIT TO 1.5 PER DWELLING UNIT
 - REDUCE DRIVE ABLE DIMENSION FROM 20' TO 24'
- VARIANCES WERE APPROVED BY THE PLANNING COMMISSION ON APRIL 23, 2015

NOTES

- CURRENT ZONING IS UB-2
 - SUBJECT PROPERTY DOES NOT LIE WITHIN ZONE "X" AS SHOWN ON FLOOD HAZARD MAP #20100221P, DATED 1-17-2007
 - MINIMUM REQUIRED SETBACKS:
 - FRONT: 20 FT
 - SIDE & REAR: 30 FT WHEN ADJOINING A DIFFERENT ZONING DISTRICT
 - THERE IS NO COMMON OPEN SPACE INCLUDED WITH THE DEVELOPMENT
 - IF ANY PRIVATE STREETS ARE DEDICATED TO THE CITY OF OAK RIDGE, THEY SHALL BE CONSTRUCTED TO CITY STANDARDS INCLUDING SIDEWALKS
 - EXISTING DRIVEWAY ACCESS TO DEVELOPED PARCELS ON WEST MAIN STREET, EAST MAIN STREET AND WILSON STREET WILL NOT BE IMPACTED OR AFFECTED WITHIN THE EXISTING PROPERTY OWNERS' CONSENT
- ADDITIONALLY UNDEVELOPED PARCELS WILL BE AFFORDED ACCESS FROM THESE STREETS WITH THE DRIVEWAY CONNECTIONS TO BE ESTABLISHED DURING THE SITE PLAN SUBMITTAL FOR EACH PARCEL.

USE	REQUIRED	PROVIDED
RETAIL	4.5 SPACES PER 1,000 S.F. (611,024 / 1,000 S.F. = 611 SPACES)	2,223 SPACES PROVIDED
RESTAURANT	1 SPACE PER 150 S.F. (6,807 / 150 = 45 SPACES)	45 SPACES PROVIDED
TOTALS	1,895 SPACES REQUIRED	2,268 SPACES PROVIDED

USE	EXISTING	PROPOSED	TOTALS
RETAIL	305,024 S.F.	106,000 S.F.	411,024 S.F.
RESTAURANT	2,800 S.F.	4,000 S.F.	6,800 S.F.
MIXED USE	0 S.F.	T.B.D.	T.B.D.
RECREATION, RETAIL, HOTEL, PARK	0 S.F.	T.B.D.	T.B.D.





COR3 Design, LLC
 Commercial, Office, Retail, Resources, Real Estate Development
 550 South Main Street
 Suite 320
 Greenville, SC 29601
 Phone: 864.451.5288
 Fax: 864.990.3085
 www.cor3design.com

Consultants:
STRUCTURAL
 FCB Group, Inc.
 1801 F. Conover Blvd.
 Greenville, SC 29607
 864.271.3393
PLUMBING
 JCF Consulting Engineers
 13 Woodlawn Road, Suite 100
 Greenville, SC 29607
 864.271.8111
MECHANICAL
 JCF Consulting Engineers
 13 Woodlawn Road, Suite 100
 Greenville, SC 29607
 864.271.8111
ELECTRICAL
 JCF
 190 South Pleasantburg Drive
 Greenville, SC 29607
 864.233.8844

Project Title:
 TN OAK RIDGE
 RETAIL
 OAK RIDGE, TENNESSEE



Project Number: 18024
Phase: AD
Date: 12/2019
Drawn By:

Checked By:
 Sheet Number
SD5.01
 Sheet Title
 RETAIL FRONT ELEVATION



COR3 Design, LLC
 550 South Main Street
 Suite 320
 Greenville, SC 29601
 Phone: 864.451.5288
 Fax: 864.990.3085
 www.cor3design.com

STRUCTURAL
 1015 S. ...
PLUMBING
 1015 S. ...
MECHANICAL
 1015 S. ...
ELECTRICAL
 1015 S. ...

Project Title
TN OAK RIDGE TOWN HOMES



Project Number
 19024
 02/19/2019
 11:04:21 AM
 Sheet No.
 01
 Checked By
 SD5.01
 TOWN HOME ENTRY ELEVATION

1 | TN OAK RIDGE TOWN HOMES ELEVATION

18 |



Total Front Elevation Area = 2,396 SF
Total window area = 1,049 SF
PERCENT GLAZING = 43.8%

- (2) Brick Soldier Courses, each course 1/2" proud "Pebble Beach Value"
- Brick veneer around window, "Pebble Beach Value", typical
- Brick soldier course over window, "Pebble Beach Value", typical
- Brick rework at head, "Pebble Beach Value", typical
- Brick rework at sill, "Pebble Beach Value", typical
- Light Fixture, typical for 2
- Metal casing, "Burnished Slate"
- Brick soldier course, 1/2" proud "Burgundy Value"
- Brick rework at window sill, "Burgundy Value"
- Brick Veneer, "Burgundy Value"
- Storefront window, Kanexor TriSeal 451, anodized aluminum "Dark Bronze"

Extra Space Storage

Extra Space Storage

Extra Space Storage

- 38'-0" High Parapet
- 32'-0" Low Parapet
- 35'-0" T.O. Eave
- 31'-0" T.O. Low Eave
- 29'-4" T.O. Slab
- 15'-0" T.O. Slab
- 9'-0" T.O. Slab

- Metal gutter, "Light Stone"
- Metal downspout, "Light Stone"
- Light Fixture, typical for 2
- MBCI PBR Panel - vertical - vinyl/steel/20 "Clear Seal"
- MBCI T-2 Panel - horizontal - vinyl/steel/20 "Light Stone"
- Subgrade Superior Wall
- Brick Veneer, "Burgundy Value"

EAST ELEVATION

Hickman, Beth

From: Hickman, Beth
Sent: Thursday, January 10, 2019 10:47 AM
To: Hickman, Beth
Subject: FW: TN Oak Ridge Rutgers, LLC
Attachments: JC Penney -Restriction.pdf; Lease-FINAL-3-22-16.pdf; Walmart ECR Amendment - SIGNED - 8 7 2015.pdf; Belks Restrictions.pdf

From: Brett Rogers [<mailto:brogers@realtylinkdev.com>]
Sent: Thursday, January 10, 2019 10:33 AM
To: Watson, Mark <MWatson@oakridgetn.gov>
Subject: TN Oak Ridge Rutgers, LLC

Mark

See the attached exhibits indicating some of the leases that have restriction /approval rights to any changes to the site plan and parking areas.

Brett Rogers
Director of Construction



REALTYLINK^{LLC}

550 South Main Street, Suite 300
Greenville, SC 29601

brogers@realtylinkdev.com

tel: (864) 263-5426

cell: (864) 991-2466

fax: (864) 232-0160

www.realtylinkdev.com

[Click Here to Stay in Touch!](#)

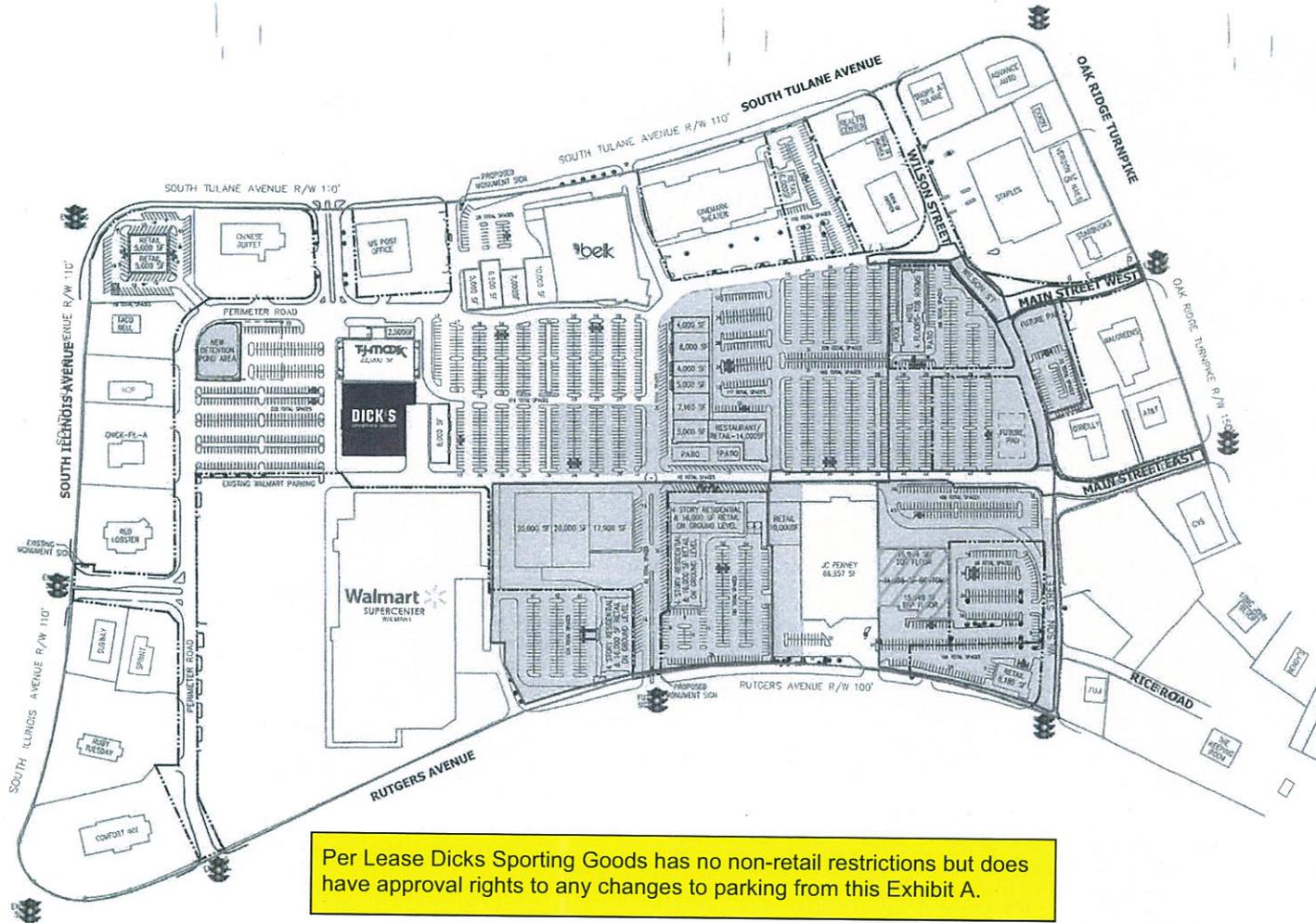


MAIN STREET OAK RIDGE
OAK RIDGE, TN
EXHIBIT A
(SHEET 2 OF 2)
STORE #1228



LEGEND

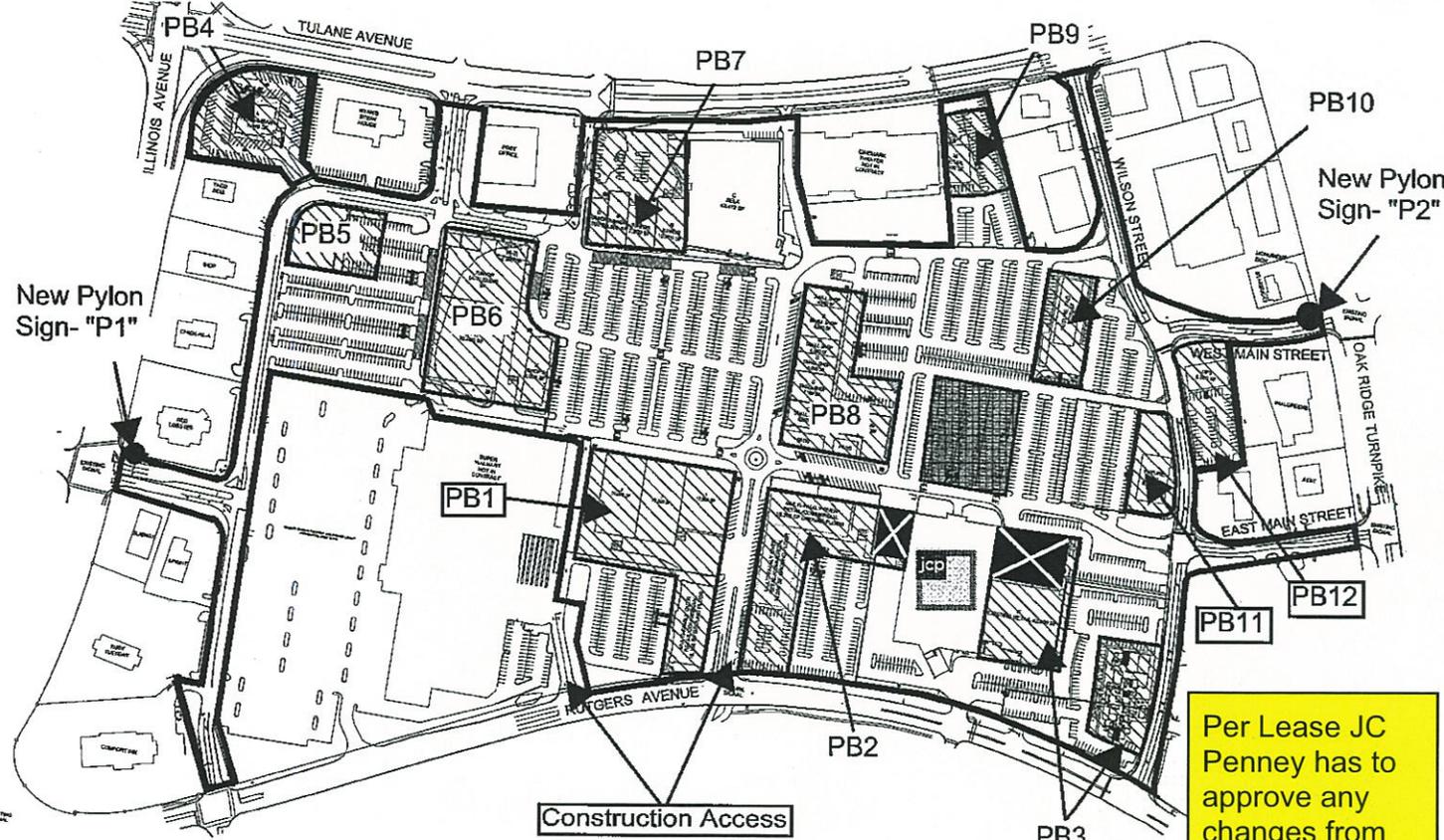
- DSG PREMISES 35,000 SF (200'x169')
- PHASE I**
- PHASE II
- REPLACEMENT OUTPARCEL
- COMPLETED BUILDING SHELLS
- MAIN ACCESS DRIVE
- POSSIBLE NON-RETAIL ZONE
- PENNEY ADJACENT PREMISES
- DEVELOPMENT



Per Lease Dicks Sporting Goods has no non-retail restrictions but does have approval rights to any changes to parking from this Exhibit A.

REV 1	3.12.16
REV 2	
REV 3	
REV 4	
REV 5	

DKS APPROVAL _____ DATE 3.6.2015
 LL APPROVAL _____
 MPJW




 NOT TO SCALE
 NOTE:
 ALL OF PROPERTY IS OUT
 OF THE FLOOD ZONE.

PARKING COUNT

 Total SF-
 495,975 SF

 Total Parking-
 2,371 Spaces

 Parking Ratio-
 4.78/1000 SF

Per Lease JC Penney has to approve any changes from this exhibit B

Permissible Building Area "PB#"

PB1: Retail/Commercial/Residential	75K (not including residential; if residential, no more than 20K SF of first floor office is permitted)
PB2: Retail/Commercial/Residential/Hotel	42K (not including any residential or hotel)
PB3: Retail/Commercial/Residential/Civic /Hotel	65K (not including any residential or hotel)
PB4: Retail/Commercial	10K
PB5: Retail/Commercial	6K
PB6: Retail/Commercial	66K
PB7: Retail/Commercial	30K
PB8: Retail/Commercial	48K
PB9: Retail/Commercial	7K
PB10: Hotel/Commercial	8K (not including any hotel)
PB11: Hotel/Retail/Commercial/Civic	8K (not including any hotel)
PB12: Retail/Commercial/Civic	6K

PLAN LEGEND

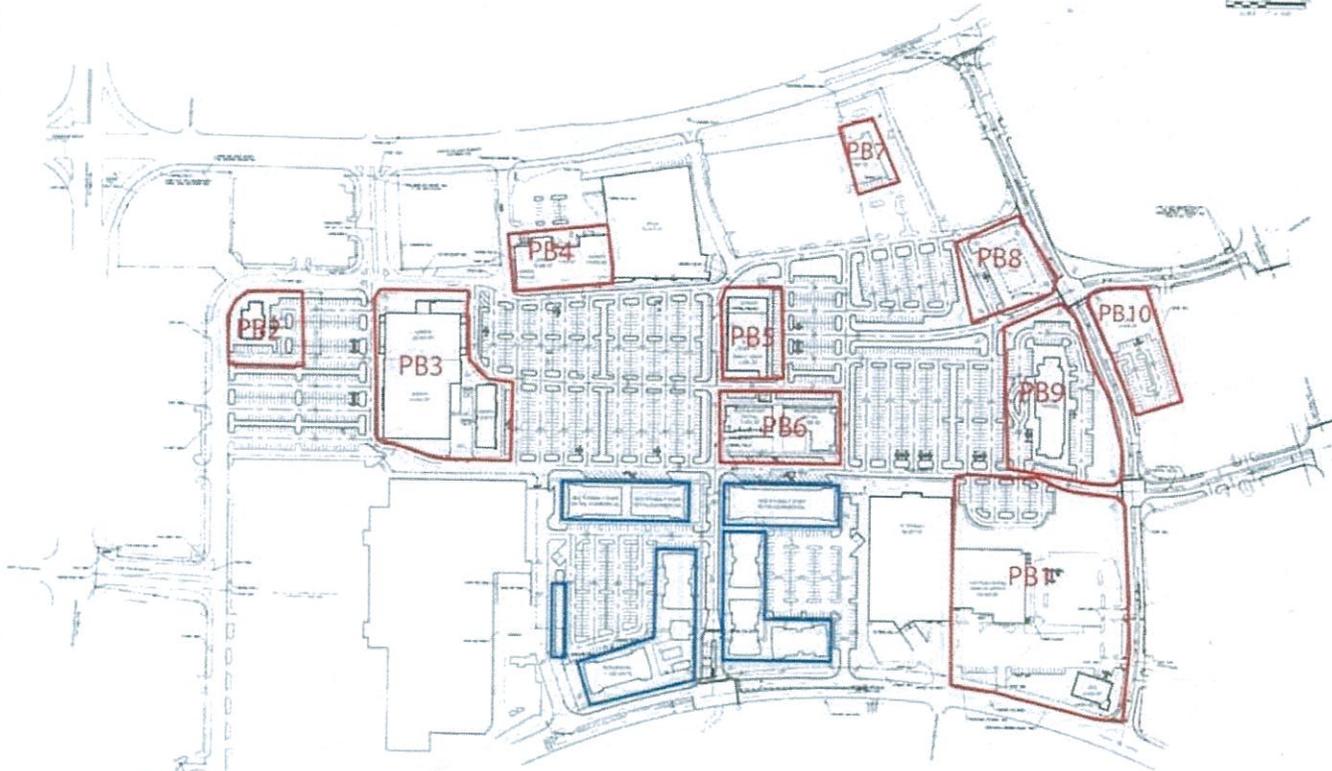
-  Shopping Center
-  Permissible Build Areas
-  No Staging Area
-  No Restaurant, Residential, Hotel or other commercial other than retail

CONCEPTUAL
 SITE PLAN
 TN OAK RIDGE RUTGERS
 OVERALL SITE
 STARTING WITH CIVIL
 CAD FILE OF 3-30-16

DATE 5-19-16
 DRAWN BY WME

CSP---MAC

EXHIBIT C SITE PLAN



PB1: Retail/Commercial/Hotel/Residential/Civic
PB2-8: Retail/Commercial
PB9-10: Retail/Commercial/Hotel/Residential
Residential/Commercial/Retail

811
Call before you dig

Per the ECR Document Walmart has approval rights for any changes from this Exhibit C Site Plan.

CANNON & CANNON INCORPORATED 10000 WILLOW CREEK DRIVE SUITE 100 DALLAS, TEXAS 75243 TEL: 972.968.8800 WWW.CANNONANDCANNON.COM		
DATE:	CRIBLAND GOVERNMENT 11.1.2010	
PROJECT:	WALMART TRUCK ACCESS BANISSET SITE LAYOUT	
SCALE:	AS SHOWN	
DATE:	11.1.2010	
BY:	11.1.2010	
APPROVED:	11.1.2010	
REVISIONS:		
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	11.1.2010
2	REVISED TO REFLECT COMMENTS	11.1.2010
3	REVISED TO REFLECT COMMENTS	11.1.2010
4	REVISED TO REFLECT COMMENTS	11.1.2010
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75	REVISED TO REFLECT COMMENTS	11.1.2010
76	REVISED TO REFLECT COMMENTS	11.1.2010
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100	REVISED TO REFLECT COMMENTS	11.1.2010

EX1.1

CITY OF OAK RIDGE
PLANNING COMMISSION CONDITIONS AND COUNCIL ACTIONS
FINAL SUMMARY – 1/10/2019

PLANNING COMMISSION CONDITION	COUNCIL ACTION
<p>Condition #1</p> <p>The amended plan should include a commitment by the developer and City to create a mixed-use center along Wilson Street, replacing that being removed from the center of the PUD. This future development should include a significant multifamily residential component to enliven the site and enhance long term economic vitality of Main Street. This has advantages in terms of connecting to properties beyond MS PUD and also connecting the new AMSE to an active 'town center' to help generate visitor traffic. It is acknowledged that infrastructure, lease/deed restrictions and market conditions create certain challenges to implementation, but the parties agree to make every good-faith effort to manifest this development.</p> <p>Characteristics to include:</p> <ul style="list-style-type: none"> ○ Mix of retail, restaurant, residential, and/or office uses emphasis on residential, eating/drinking places, and small shops; ○ Substantial residential component to be built simultaneous to commercial components (i.e. not as another, later phase); ○ Multistory buildings located at back of sidewalk (vs behind parking); ○ Articulated, independent storefronts at street level, rather than monolithic facades; ○ Attractive streetscape including: generous sidewalk area for circulation, gathering, street furniture, etc.; crosswalks; street trees/urban landscaping; decorative lighting; on-street parallel parking. (specifics to be clarified during joint design work with the City); ○ Quality open space/community gathering space incorporated effectively into design. 	<p>Amended the condition by adding the following highlighted language:</p> <p>The developer agrees to make a good faith effort to create a mixed-use center along Wilson Street, replacing that being removed from the center of the PUD. This future development should include a significant multifamily residential component to enliven the site and enhance long term economic vitality of Main Street. This has advantages in terms of connecting to properties beyond MS PUD and also connecting the new AMSE to an active 'town center' to help generate visitor traffic. It is acknowledged that infrastructure, lease/deed restrictions and market conditions create certain challenges to implementation, but the parties agree to make every good-faith effort to manifest this development.</p> <p>Characteristics to include:</p> <ul style="list-style-type: none"> ○ Mix of retail, restaurant, residential, and/or office uses emphasis on residential, eating/drinking places, and small shops; ○ Substantial residential component to be built simultaneous to commercial components (i.e. not as another, later phase); ○ Multistory buildings located at back of sidewalk (vs behind parking); ○ Articulated, independent storefronts at street level, rather than monolithic facades; ○ Attractive streetscape including: generous sidewalk area for circulation, gathering, street furniture, etc.; crosswalks; street trees/urban landscaping; decorative lighting; on-street parallel parking. (specifics to be clarified during joint design work with the City); ○ Quality open space/community gathering space incorporated effectively into design. <p>*Council would like a timeline commitment as to when mixed use would be built.</p> <p>*Council requested a quantifiable number on residential from City staff.</p>

CITY OF OAK RIDGE
PLANNING COMMISSION CONDITIONS AND COUNCIL ACTIONS
FINAL SUMMARY – 1/10/2019

PLANNING COMMISSION CONDITION	COUNCIL ACTION
<p>Condition #2</p> <p>A significant central gathering space should be included as part of Phase III, located generally between JC Penny and Cinemark, <u>to the extent allowable under existing and future agreements</u> between RealtyLink and tenants.</p>	<p>Deleted – Developer was asked to provide assurance community gathering place will be included.</p>
<p>Condition #3</p> <p>Corrections for PUD Master Plan Revision sheet: a) Identify PUD Parcels as 3.00, 3.04-3.06, 3.08-3.13, Tax Map 99L, Group A (10 parcels are within the PUD overlay), and b) Remove or strike through Note #4.</p>	<p>Developer agrees to make the changes noted in Item #3.</p>
<p>Condition #4</p> <p>Adequate screening shall be provided as part of Phase II-a to screen loading areas from Rutgers Ave, to be approved by the Planning Commission during Final Master Plan and Site Plan review.</p>	<p>Developer was requested to provide timeframe after which permanent screening will be put in place.</p>
<p>Condition #5</p> <p>Phase III-a Mixed Use Area shall include a pedestrian sidewalk connection to the park area near Belk. Indicating this future connection on the Sidewalk & Landscape Exhibit will help avoid the need to redesign the Phase II parking lot between these areas at a later phase.</p>	<p>Deleted – Council unanimously approved a motion expressing the sense of Council that walkability in the development is maximized.</p>
<p>Condition #6</p> <p>A new/revised traffic impact study is required to see how it affects the previous turn signal intersection along Rutgers and to see if other offsite improvements will be required due to the change in traffic flow.</p>	<p>Consult with City Manager and City staff regarding traffic impact study</p>
<p>Condition #7</p> <p>Final Master Plan approval by the Planning Commission is required, and can be completed by phase or combination of phases.</p>	<p>Developer agrees with the PC Recommendations for Item #7.</p>
<p>Condition #8</p> <p>Change the parking configuration to create a route between mixed use on Wilson Street and the restaurant area near the center of the development as shown in the parking lot layout in attachment "Condition #8 Parking Configuration."</p>	<p style="text-align: center;">Deleted</p>

CITY OF OAK RIDGE
PLANNING COMMISSION CONDITIONS AND COUNCIL ACTIONS
FINAL SUMMARY – 1/10/2019

PLANNING COMMISSION CONDITION	COUNCIL ACTION
<p>Condition #9</p> <p>Add to the Master Plan the two sidewalk segments referred to as I-c that were marked out in RealtyLink's response diagram to the Planning Commission's recommendation.</p>	<p>City Staff was asked to work out agreement regarding sidewalk. The developer has agreed to add a particular sidewalk segment to the PUD Master Plan connecting existing sidewalks from the corner of Maurice's to S. Tulane Avenue.</p>
<p>Condition #10</p> <p>Include the 6,000 sf building adjacent to Cinemark in a phase and show on the amended the PUD Master Plan the phases of development for all parking areas.</p>	<p>The developer agrees to incorporate the PC Recommendation #10 into the revised PUD Site Plan Amendments.</p>

TITLE

AN ORDINANCE TO AMEND THE MAIN STREET OAK RIDGE PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN TO REMOVE MULTI-FAMILY USES AND AN EXISTING ACCESS POINT AND TO ADD NEW RETAIL USES, SIDEWALKS, OPEN SPACE, AND A FUTURE PHASE ALONG WILSON STREET; SAID PROPERTY IS BORDERED BY RUTGERS AVENUE, SOUTH ILLINOIS AVENUE, SOUTH TULANE AVENUE, AND OAK RIDGE TURNPIKE AND CONTAINS PARCELS 003.00, 003.04, 003.05, 003.06, 003.08, 003.09, 003.10, 003.11, 003.12, 003.13, and 036.00, TAX MAP 099L, GROUP A, (APPROXIMATELY 58.54 ACRES), WITH NO CHANGE TO THE ZONING DISTRICT WHICH REMAINS UB-2/PUD, UNIFIED GENERAL BUSINESS WITH A PLANNED UNIT DEVELOPMENT OVERLAY.

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

WHEREAS, the Oak Ridge Municipal Planning Commission approved the same with conditions; and

WHEREAS, on December 18, 2018, City Council modified the conditions set forth by the Oak Ridge Municipal Planning Commission; and

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

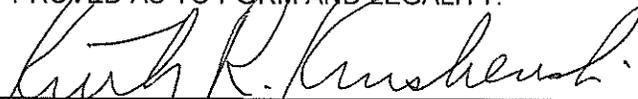
NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OAK RIDGE TENNESSEE:

Section 1. That the Main Street Oak Ridge Planned Unit Development is hereby amended as set forth on the attached PUD Master Plan at Oak Ridge City Center drawings submitted by Arnold Consulting Engineering Services, Inc., dated November 29, 2018, and titled "PUD Master Plan Revision" and "PUD Sidewalk & Landscape Exhibit," and subject to the attached conditions as set forth by the Oak Ridge Municipal Planning Commission at their December 5, 2018 meeting and as modified by City Council at their December 18, 2018 meeting.

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:



Kenneth R. Krushenski, City Attorney

Warren L. Gooch, Mayor

Mary Beth Hickman, City Clerk

First Reading: 12/10/2018
Publication Date: 12/13/2018
Public Hearing: _____
Second Reading: _____
Publication Date: _____
Effective Date: _____

**CONDITIONS ASSOCIATED WITH OAK RIDGE CITY COUNCIL'S APPROVAL OF THE
AMENDMENT TO THE PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN
AT OAK RIDGE CITY CENTER (NOW KNOWN AS MAIN STREET OAK RIDGE)**

Condition #1

The developer agrees to make a good faith effort to create a mixed-use center along Wilson Street, replacing that being removed from the center of the PUD. This future development should include a residential component to enliven the site and enhance long term economic vitality of Main Street. This has advantages in terms of connecting to properties beyond Main Street PUD and also connecting the new American Museum of Science and Energy (AMSE) to an active 'town center' to help generate visitor traffic. It is acknowledged that infrastructure, lease/deed restrictions, and market conditions create certain challenges to implementation, but the parties agree to make every good-faith effort to manifest this development.

Characteristics to include:

- o Mix of retail, restaurant, residential, and/or office uses and small shops;
- o Multistory buildings located at back of sidewalk (vs behind parking);
- o Articulated, independent storefronts at street level, rather than monolithic facades;
- o Attractive streetscape including: generous sidewalk area for circulation, gathering, street furniture, etc.; crosswalks; street trees/urban landscaping; decorative lighting; on-street parallel parking. (specifics to be clarified during joint design work with the City); and
- o Quality open space/community gathering space incorporated effectively into design.

Note: City Council has requested a timeline commitment from the developer as to when mixed use would be built. City Council has requested a quantifiable number on residential from City staff.

Condition #2

Corrections for PUD Master Plan Revision sheet:

- a) Identify PUD Parcels as 3.00, 3.04-3.06, 3.08-3.13, Tax Map 99L, Group A (10 parcels are within the PUD overlay), and
- b) Remove or strike through Note #4.

Note: The developer has agreed to make these changes.

Condition #3

Adequate screening shall be provided as part of Phase II-a to screen loading areas from Rutgers Avenue, to be approved by the Oak Ridge Municipal Planning Commission during Final Master Plan and Site Plan review.

Note: City Council has requested a timeline commitment from the developer as to when permanent screening will be put in place.

Condition #4

A new/revised traffic impact study is required to see how it affects the previous turn signal intersection along Rutgers Avenue and to see if other offsite improvements will be required due to the change in traffic flow. The developer shall consult with the City Manager and City Staff regarding the traffic impact study.

Condition #5

Final Master Plan approval by the Oak Ridge Municipal Planning Commission is required, and can be completed by phase or combination of phases.

Note: The developer has agreed to this condition.

Condition #6

Add to the Master Plan the two sidewalk segments referred to as I-c that were marked out in RealtyLink's response diagram to the Oak Ridge Municipal Planning Commission's recommendation.

Note: City Council has asked City Staff to work out an agreement regarding the sidewalk. The developer has agreed to add a particular sidewalk segment to the PUD Master Plan connecting existing sidewalks from the corner of Maurices to S. Tulane Avenue.

Condition #7

Include the 6,000 sf building adjacent to Cinemark in a phase and show on the amended the PUD Master Plan the phases of development for all parking areas.

Note: The developer has agreed to incorporate this condition into the revised PUD Site Plan amendments.

**COMMUNITY DEVELOPMENT MEMORANDUM
PLANNING DIVISION
18-64**

DATE: December 6, 2018
TO: Mark S. Watson, City Manager
THROUGH: Wayne E. Blasius, Community Development Director 
FROM: Nathalie A. Schmidt, Senior Planner
SUBJECT: AMENDMENT TO THE MAIN STREET OAK RIDGE PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN

Introduction

An item for City Council's consideration is an ordinance to amend the Planned Unit Development Master Plan for the Main Street Oak Ridge PUD, Anderson County Tax Map 99L, Group A, Parcels 003.00, 003.04, 003.05, 003.06, 003.08, 003.09, 003.10, 003.11, 003.12, 003.13, and 036.00, approximately 58.54 acres bordered by Rutgers Avenue, South Illinois Avenue, South Tulane Avenue, and Oak Ridge Turnpike, with no change to the zoning district which remains UB-2/PUD, Unified General Business with a Planned Unit Development overlay.

Funding

No funding is necessary to approve this request.

Background

The Main Street Oak Ridge PUD was approved by City Council in May 2015, by Ordinance 07-2015. The ordinance established the UB-2 zoning district, PUD overlay, and master plan.

The applicant and owner-developer of the property, TN Oak Ridge Rutgers LLC, is requesting an amendment to the PUD Master Plan to replace centrally located multifamily uses (planned) and vehicular access from Rutgers Ave (existing) with new retail uses, and to add sidewalks, open space, and a future phase along Wilson Street reserved for a combination of land uses.

Analysis

The applicant's requested PUD amendment presents a phasing plan for planned development, with Phase I considered completed. Phase II includes approximately 90,000 square feet of new retail buildings, an open space area near the Belk store, and new sidewalks and crosswalks. Phase III identifies three areas of future development, each with associated sidewalk and landscaping improvements. An estimated 3.5 acres facing Rutgers Ave are reserved for retail uses, and a similar-sized, future mixed use area along Wilson St is reserved for "residential, commercial, retail, civil, and/or hospitality" uses.

General urban design standards for mixed use development are not established in the PUD Master Plan, nor are they found in current City standards or ordinances. Therefore, qualities and characteristics for mixed use development are listed as a condition of the approval by the Planning Commission in order to provide guidance for subsequent review of a Final Master Plan and expected outcomes of development design.

The Planning Commission found that the proposal diminished a mix of uses throughout the development and should therefore demonstrate a higher quality, well-designed shopping environment, particularly for pedestrians. Therefore, conditions of the approval include a strong commitment to a future mixed use area with residential development as a key ingredient, the addition of sidewalks that are not presented on the master plan, as well as the provision for a central gathering space within the development. Another condition requires the phasing plan to include parking areas to clarify the extent of work that will be completed with each phase. The Planning Commission stressed the importance of having a complete network of pedestrian infrastructure during Phase II.

The applicant's requested PUD amendment was first considered by the Municipal Planning Commission at its October 18, 2018, regular meeting, and action on the request was postponed until the Planning Commission could hold a joint work session with the City Council. Following the joint work session, the Planning Commission issued a written recommendation to the applicant to consider certain issues and modifications, dated 11-15-2018, and a request for a response.

The Commission met at these times to review the Main St PUD Amendment:

- October 11 – Work Session (applicant present)
- October 18 – Business Meeting (applicant present)
- November 8 – Joint Work Session with City Council
- November 13 – Special Work Session
- November 15 – Business Meeting
- December 5 – Special Business Meeting

Planning Commission Recommendation

At a Special Meeting on December 5, 2018, the Planning Commission voted to approve with conditions, by vote of 5-4, the applicant's submitted response and revised drawings (dated 11-29-2018) to amend the Main Street Oak Ridge PUD Master Plan. Conditions of the approval are listed below, with the first seven conditions accepted from the Staff Memo (with slight revision to #2) and three additional conditions resulting from deliberation at the meeting:

1. The amended plan should include a commitment by the developer and City to create a mixed-use center along Wilson Street, replacing that being removed from the center of the PUD. This future development should include a significant multifamily residential component to enliven the site and enhance long term economic vitality of Main Street. This has advantages in terms of connecting to properties beyond MS PUD and also connecting the new AMSE to an active 'town center' to help generate visitor traffic. It is acknowledged that infrastructure, lease/deed restrictions and market conditions create certain challenges to implementation, but the parties agree to make every good-faith effort to manifest this development.

Characteristics to include:

- Mix of retail, restaurant, residential, and/or office uses – emphasis on residential, eating/drinking places, and small shops;
 - Substantial residential component to be built simultaneous to commercial components (i.e. not as another, later phase);
 - Multistory buildings located at back of sidewalk (vs behind parking);
 - Articulated, independent storefronts at street level, rather than monolithic facades;
 - Attractive streetscape including: generous sidewalk area for circulation, gathering, street furniture, etc.; crosswalks; street trees/urban landscaping; decorative lighting; on-street parallel parking. (specifics to be clarified during joint design work with the City);
 - Quality open space/community gathering space incorporated effectively into design.
2. A significant central gathering space should be included as part of Phase III, located generally between JC Penny and Cinemark, to the extent allowable under existing and future agreements between RealtyLink and tenants.
 3. Corrections for PUD Master Plan Revision sheet:
 - a) Identify PUD Parcels as 3.00, 3.04-3.06, 3.08-3.13, Tax Map 99L, Group A (10 parcels are within the PUD overlay), and
 - b) Remove or strike through Note #4.
 4. Adequate screening shall be provided as part of Phase II-a to screen loading areas from Rutgers Ave, to be approved by the Planning Commission during Final Master Plan and Site Plan review.
 5. Phase III-a Mixed Use Area shall include a pedestrian sidewalk connection to the park area near Belk. Indicating this future connection on the Sidewalk & Landscape Exhibit will help avoid the need to redesign the Phase II parking lot between these areas at a later phase.
 6. A new/revised traffic impact study is required to see how it affects the previous turn signal intersection along Rutgers and to see if other offsite improvements will be required due to the change in traffic flow.
 7. Final Master Plan approval by the Planning Commission is required, and can be completed by phase or combination of phases.
 8. Change the parking configuration to create a route between mixed use on Wilson Street and the restaurant area near the center of the development as shown in the parking lot layout in attachment "Condition #8 Parking Configuration."
 9. Add to the Master Plan the two sidewalk segments referred to as I-c that were marked out in RealtyLink's response diagram to the Planning Commission's recommendation.
 10. Include the 3,000 sf building adjacent to Cinemark in a phase and show on the amended the PUD Master Plan the phases of development for all parking areas.

Recommendation

Approval of the attached ordinance is recommended, which approves the Main Street Oak Ridge PUD Master Plan amendment as recommended by the Planning Commission and includes ten conditions of approval.

- Attachments: Application to Amend the PUD Master Plan
RealtyLink Response to Planning Commission 11-15-2018 Recommendation (highlighted)
Proposed PUD Master Plan Revision by Arnold Consulting, dated 11-29-2018
Proposed PUD Sidewalk & Landscape Exhibit by Arnold Consulting, dated 11-29-2018
2015 Main Street Oak Ridge Master Plan (sheets MP 1.01, MP 2.01 & Schematic Elevations)
Condition #8 Parking Configuration

Nathalie Schmidt

Nathalie A. Schmidt, AICP, Senior Planner

City Manager's Comments:

I have reviewed the above issue and recommend Council action as outlined in this document.

Mark S. Watson

Mark S. Watson

12-6-18

Date

COMMUNITY DEVELOPMENT MEMORANDUM
18-56

DATE: November 19, 2018
TO: Mark S. Watson, City Manager
THROUGH: Wayne E. Blasius, Community Development Director *WB*
FROM: Jennifer L. Williams, Planner
SUBJECT: REZONING REQUEST – 715 and 723 EMORY VALLEY ROAD

Introduction

An item for City Council's consideration is an ordinance to rezone Anderson County Tax Map 100G, Group A, Parcels 008.00 and 10.00 from IND-1 Industrial District to O-2 Office District.

Funding

No funding is associated with this item.

Background

The petitioned site, the Emory Valley Center, is located on Emory Valley Road in an area characterized by industrial, public, and office uses. Also located nearby are industrial developments, Anderson County buildings, a senior living facility, and offices.



The petitioner has requested a change in zoning from IND-1 to O-2 Office District. The purpose of the change is to allow the Emory Valley Center to offer additional mental health and rehabilitation services. These uses are not allowed in the IND-1 zone but are allowed in O-2.

The Land Use Map classifies this area as "Business Park." A Land Use Plan amendment is not required to change this zoning.

Review

The following criteria were used to evaluate the rezoning request:

1) Is the proposed zoning district consistent with the City's Comprehensive Plan?

The proposed zoning does not conflict with the City's Comprehensive Plan, which identifies the area as Business Park. If rezoned, most of the allowed uses within the O-2 zone reflect the Business Park designation. In addition, the Emory Valley Center will continue to be used as an office, which is an allowed use in the Business Park area.

2) Are there substantial changes in the character of development in or near the area under consideration that support the proposed rezoning?

Yes. The Emory Valley Center has been built on the property, much of which was previously vacant, in the last five years.

3) Is the character of the area suitable for the uses permitted in the proposed zoning district and is the proposed zoning district compatible with surrounding zoning and uses?

Yes. Although there are no O-2 zones directly adjacent to the property, the uses in the area, which include offices, light industry, government uses, and a senior living facility are compatible with the proposed zoning and use. In addition, there are other examples of O-2 zoning nearby, including the large office park at the intersection of Emory Valley Road and Lafayette Drive.

4) Will the proposed rezoning create an isolated district unrelated to adjacent and nearby districts?

The proposed rezoning would create an isolated area of O-2 zoning. However, there are numerous examples along Emory Valley Road of zoning districts only encompassing one or two properties. Additionally, the existing and proposed uses are compatible with the surrounding zones and uses.

5) Are public facilities and services adequate to accommodate the proposed zoning district?

There is no evidence at this time that adequate public facilities and services are not available.

6) Would the requested rezoning have environmental impacts?

There are no anticipated environmental impacts. The Emory Valley Center is already constructed.

The Planning Commission voted unanimously to recommend **approval** of this rezoning request at their November 15, 2018 meeting.

Recommendation

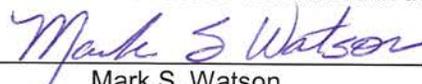
Approval of the attached ordinance is recommended.


Jennifer L. Williams

Attachments: Proposed Ordinance

City Manager's Comments:

I have reviewed the above issue and recommend Council action as outlined in this document.


Mark S. Watson

12-6-18
Date

TITLE

AN ORDINANCE TO AMEND ORDINANCE NO. 2, TITLED "THE ZONING ORDINANCE OF THE CITY OF OAK RIDGE, TENNESSEE," BY AMENDING THE ZONING MAP WHICH IS MADE A PART OF THE ORDINANCE BY CHANGING THE ZONING DISTRICT OF PARCELS 008.00 AND 010.00, ANDERSON COUNTY TAX MAP 100G, GROUP A, APPROXIMATELY 6.24 ACRES, FROM IND-1, INDUSTRIAL DISTRICT, TO O-2, OFFICE DISTRICT, SAID PARCELS BEING LOCATED AT 715 AND 723 EMORY VALLEY ROAD.

WHEREAS, the following change has been submitted for approval or disapproval to the Oak Ridge Municipal Planning Commission and the Commission has approved the same; 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. The district boundaries of the zoning map attached to and made a part of Ordinance No. 2, as amended, are revised in the following particulars:

<u>Property Description</u>	<u>Location</u>	<u>Present Zoning District</u>	<u>New Zoning District</u>
Parcel 008.00 Map 100G, Group A (± 2.72 acres)	723 Emory Valley Road	IND-1, Industrial District	O-2, Office District

<u>Property Description</u>	<u>Location</u>	<u>Present Zoning District</u>	<u>New Zoning District</u>
Parcel 010.00 Map 100G, Group A (± 3.52 acres)	715 Emory Valley Road	IND-1, Industrial District	O-2, Office District

Section 2. The change shall be imposed upon said map and shall be as much a part of Ordinance No. 2 as if fully described therein.

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:



 Kenneth R. Krushenski, City Attorney

 Warren L. Gooch, Mayor

 Mary Beth Hickman, City Clerk

Publication Date: 11/23/2018
 Public Hearing: 12/10/2018
 First Reading: 12/10/2018
 Publication Date: 12/13/2018
 Second Reading: _____
 Publication Date: _____
 Effective Date: _____

COMMUNITY DEVELOPMENT MEMORANDUM
18-59

DATE: November 20, 2018

TO: Mark S. Watson, City Manager

THROUGH: Wayne E. Blasius, Community Development Director 

FROM: Jennifer L. Williams, Planner

SUBJECT: TND MASTER PLAN AND SUBAREA D PLAN AMENDMENT – LOT TYPE CHANGE FOR THE MARINA AT THE PRESERVE AT CLINCH RIVER
NEW TABLE II - THE PRESERVE AT CLINCH RIVER

Introduction

An item for City Council's consideration is an ordinance addressing two items within the Preserve at Clinch River TND. This ordinance will (1) change the lot type of Roane County Tax Map 039A Group A Parcel 21.00, a portion of Roane County Tax Map 39A Group E Parcel 1.00, and a portion of Roane County Tax Map 39 Lot 002.01 from Preserve/Park to Community Commercial and (2) adopt a new Table II for the Preserve at Clinch River.

Funding

No funding is associated with this item.

Background- Marina Lot Type Change

The Master Plan for the Preserve at Clinch River, then Rarity Ridge, was adopted in 2006. This plan depicted a marina along the Clinch River as part of the development's preserved open space. The Master Plan for Subarea D also depicted this marina.

Smithbilt plans to construct the proposed marina to include boat slips, a filling station, additional parking for trailers, a marina store, and potentially a small restaurant. Because of the added commercial uses (like the filling station, restaurant, and store), Smithbilt has proposed to amend the Master Plan and Subarea D Plan to change the marina area to a Community Commercial lot type. Because this amendment represents a "change in the common open space category," this amendment must also go to City Council for approval. If approved, a site plan will be required prior to any construction.

Background- New Table II

The adopted 2006 TND Master Plan is regulated by the "Table II" found in Section 9.04 of the Zoning Ordinance. This table establishes dimensional regulations for residential properties in the TND. However, hundreds of platted lots in the Preserve at Clinch River do not conform with the existing Table II. Nonconformance can create problems for existing property owners trying to build homes and sell their lots. It can also have a negative impact on the development of future lots. Because of the discrepancies between the existing lots and Table II, a new Table II is proposed which better reflects existing property conditions at the Preserve. The new Table II will only apply to the Preserve development.

Review – Marina Lot Type Change

Section 9.04(c)(8) of the Zoning Ordinance's Traditional Neighborhood District regulations provides a list of standards to determine whether or not to amend a Master or Subarea Plan. An analysis is below:

- a. **Practical Difficulties or Unnecessary Hardship:** That strict application of the zoning conditions would result in practical difficulties or unnecessary hardship, which may include the following:

- (1) That there are exceptional or extraordinary circumstances or conditions applying to the land, buildings or uses referred to in the application, which circumstances do not apply to other land or uses in the district.

The conditions which apply to this particular area and use are unique. Most other property in the district could not be used as a marina.

- (2) That changing demographics of the area, needs of demographics or market demands of demographics are such that such zoning conditions do not reflect such demographic factors.

At the November 5, 2018 Planning Commission Work Session, Smithbilt representative Jesse Smith demonstrated some market demand for the project by stating that a filling station for boats is not available in the nearby area, and residents have expressed a desire for that amenity. This is not definitive proof of market demand, but represents some evidence that increased commercial amenities at this site are desirable.

- (3) When zoning conditions include requirements which exceed the specific requirements of the code, that the cost or time required to implement such requirements or amenities render such zoning conditions impractical.

Not applicable in this case.

- b. **Not Detrimental:** That granting the application will not be detrimental to the public welfare or injurious to property or improvements in the vicinity of the affected area.

There is no perceived detriment to public welfare. However, there is some concern over the impact of increased development in this area on nearby homeowners. The Community Commercial lot type allows numerous uses that are not compatible with the surrounding neighborhood. Clinics, "any retail business," and drive through facilities. Although many of these uses are unlikely to develop, changing the lot type without conditions opens the property to them all.

- c. **Health or Safety Not Adversely Affected:** That granting the application under the circumstances of the particular case will not adversely affect the health or safety of the persons working or residing in the vicinity of the affected property.

There is no perceived detriment to public health and safety.

- d. **Maintains Intent of TND District and the City's Comprehensive Plan:** That such amendment is consistent with the intent of the TND District and will not adversely affect the community objectives stated in the City's Comprehensive Plan.

The proposal maintains the intent of the TND district. The section's purpose statement reads, "The purpose of the Traditional Neighborhood Development (TND) district is to support the development of human scale, walkable communities where residences, business, and commercial uses are within walking distance of each other."

The Planning Commission recommended **approval** of this item with the following conditions:

- The following uses are prohibited:
 - Drive through restaurants
 - Filling stations for automobiles
 - Clinics and mental health clinics
- A 30-foot setback shall be provided between all commercial structures/parking areas and any residentially zoned or used lot.
- Electric department approval is needed on the drawing.

- The attached marina exhibit must include updated information for the revised Open Space in Subarea D.

Review – New Table II

The adoption of a new Table II is an administrative change, the goal of which is to ensure dimensional regulations governing the Preserve at Clinch River are consistent with the existing lots. The change will not impact any existing property owner's ability to construct on their lot. In fact, it should make construction and selling of lots easier.

Attached to this memo is a chart comparing the existing and proposed Table II's. Listed in columns are the dimensional standards regulated by Table II. Across the top are the Traditional Neighborhood Development's five residential lot types: Hillside, Estate, Carriage, Cottage, and Townhome. Beneath each lot type is a comparison of existing and proposed requirements. Only those items highlighted in gray will be amended. The highlighted changes accomplish the following:

- Allow lots to be larger or smaller
- Allow lots to be wider or more narrow
- Allow lots to be deeper
- Minor setback adjustments have been made to provide more flexibility
- Exceptions are made for lots in Subarea O, lots on cul de sacs, and lots with multiple road frontages.

The Planning Commission considered this request at their November 15, 2018 meeting. Prior to the meeting, a letter was sent to all property owners in the Preserve at Clinch River describing the proposed changes and inviting them to provide comments or attend the November 15th Planning Commission meeting. Staff received limited feedback; however, some of the comments provided by property owners were incorporated into the amended table.

At their meeting, the Planning Commission voted to recommend **approval** of the new Table II.

Recommendation

Approval of the attached ordinance is recommended.

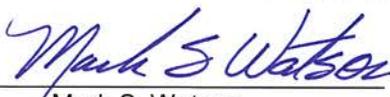


 Jennifer L. Williams

Attachments: Marina Drawing
 Table II Comparison Chart
 Proposed Table II
 Proposed Ordinance

City Manager's Comments:

I have reviewed the above issue and recommend Council action as outlined in this document.

 Mark S. Watson Date

ELECTRIC NOTES

1. ALL CONSTRUCTION OF BUILDINGS, SITES OR INSTALLATION OF LANDSCAPE SHALL BE PLACED WITHIN THE CITY OF DAYTON'S WATER SERVICE LATERAL AND MAIN SYSTEMS. THE CITY OF DAYTON'S WATER SERVICE LATERAL AND MAIN SYSTEMS SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES. THE CITY OF DAYTON'S WATER SERVICE LATERAL AND MAIN SYSTEMS SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.
2. LANDSCAPE, IMPROVEMENTS, AND CONSTRUCTION WITHIN PLANT FACILITIES ARE PERMITTED AT THE TOP OF THE OTHER SIDEWALK AND SHALL BE PLACED IN ACCORDANCE WITH THE CITY OF DAYTON'S WATER SERVICE LATERAL AND MAIN SYSTEMS. THE CITY OF DAYTON'S WATER SERVICE LATERAL AND MAIN SYSTEMS SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.

NOTES

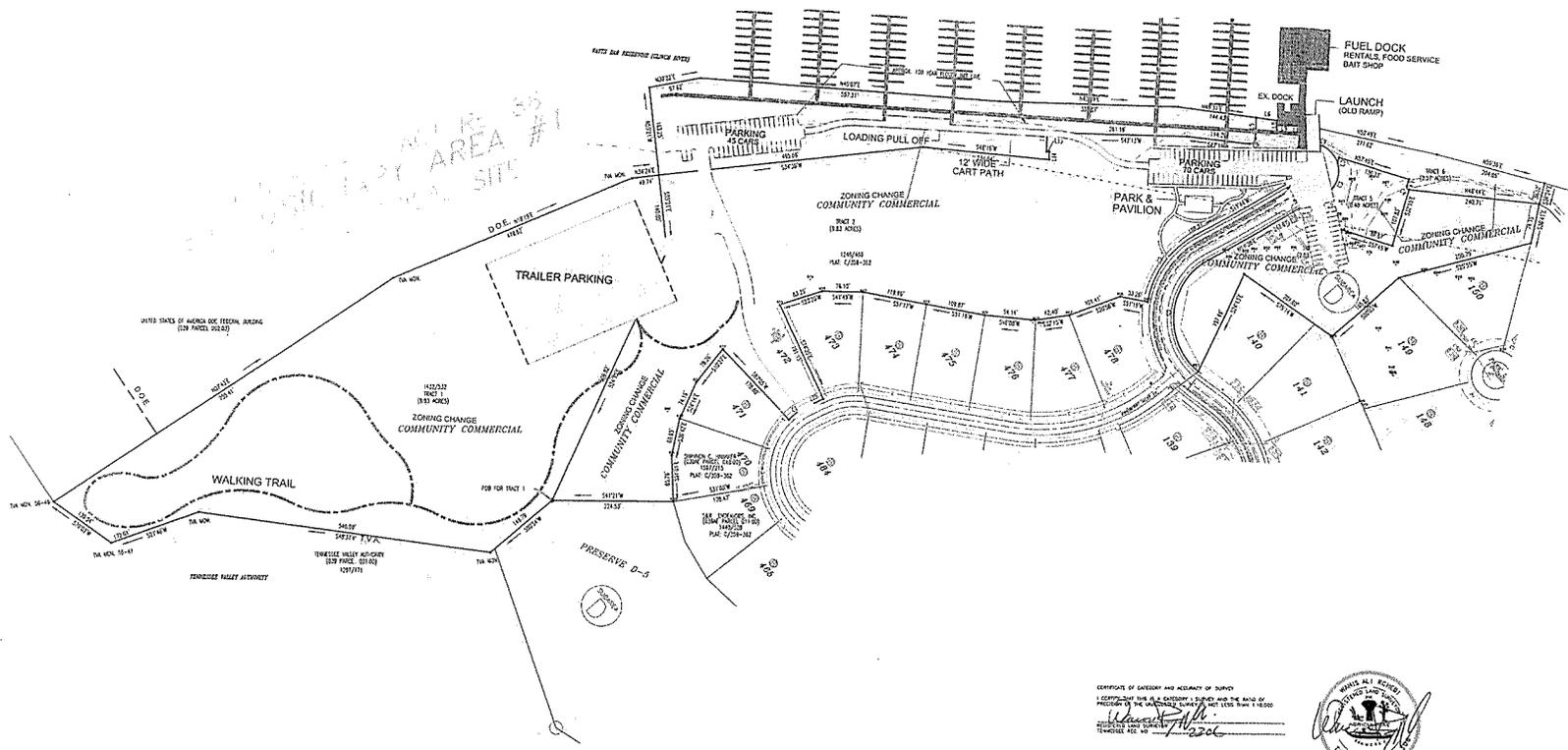
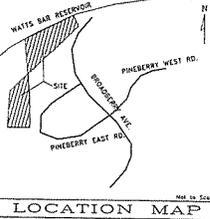
1. SURVEYED AS SHOWN AND AS RECORDED.
2. THE UNDERGROUND UTILITIES SHOWN HAVE NOT BEEN LOCATED FROM FIELD SURVEY INFORMATION AND FIELD SURVEY. THE SURVEYOR HAS NOT GUARANTEED THAT THE UNDERGROUND UTILITIES SHOWN CORRELATE WITH THE UTILITIES IN THE AREA. THESE UTILITIES ARE SHOWN FOR INFORMATION ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION WITHOUT THE ASSISTANCE OF THE UTILITY OWNERS. THE SURVEYOR HAS NOT GUARANTEED THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN. THE SURVEYOR HAS NOT GUARANTEED THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN. THE SURVEYOR HAS NOT GUARANTEED THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION SHOWN.
3. THESE TRACES ARE TO BE KEPT AS CONDUIT CHANNELS.
4. THERE ARE NO FIELD BOUNDARY SURVEY DATA. ALL CALLS AND DIMENSIONS ARE TAKEN FROM PLANS AND BOUNDARY MAPS ON FILE AT DAYTON ENGINEERING, INC. (PLAN C-208-202).
5. GPS SURVEY EQUIPMENT: CH-1, LEICA 4005, LEICA 4005, AND P/N 01-02001-01 AND 0102.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N82°15'00"W	114.14
L2	S82°15'00"W	114.14
L3	N82°15'00"W	114.14
L4	S82°15'00"W	114.14
L5	N82°15'00"W	114.14
L6	S82°15'00"W	114.14
L7	N82°15'00"W	114.14
L8	S82°15'00"W	114.14
L9	N82°15'00"W	114.14
L10	S82°15'00"W	114.14
L11	N82°15'00"W	114.14
L12	S82°15'00"W	114.14
L13	N82°15'00"W	114.14
L14	S82°15'00"W	114.14

CURVE TABLE

LINE	CHORD BEARING	CHORD	ARC	RADIUS	TANGENT
C1	S82°15'00"W	114.14	114.14	114.14	114.14
C2	N82°15'00"W	114.14	114.14	114.14	114.14
C3	S82°15'00"W	114.14	114.14	114.14	114.14
C4	N82°15'00"W	114.14	114.14	114.14	114.14
C5	S82°15'00"W	114.14	114.14	114.14	114.14
C6	N82°15'00"W	114.14	114.14	114.14	114.14
C7	S82°15'00"W	114.14	114.14	114.14	114.14
C8	N82°15'00"W	114.14	114.14	114.14	114.14
C9	S82°15'00"W	114.14	114.14	114.14	114.14
C10	N82°15'00"W	114.14	114.14	114.14	114.14



CERTIFICATE OF EXACTNESS AND ACCURACY OF SURVEY
 I CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF TENNESSEE.
 [Signature]
 TENNESSEE REGISTERED PROFESSIONAL SURVEYOR
 LICENSE NO. 10000

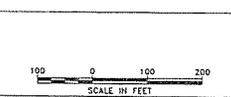


OWNER/DEVELOPER:
 PRIMUS LAND COMPANY, LLC
 4509 BELL RD.
 KNOXVILLE, TN 37931
 PHONE: (865) 694-7756
 FAX: (865) 693-9699

SOUTHLAND ENGINEERING CONSULTANTS, LLC
 GENERAL CIVIL & LAND SURVEYORS
 1989 BELL ROAD
 KNOXVILLE, TENNESSEE 37931
 PHONE: (865) 694-7756
 FAX: (865) 693-9699
 E-MAIL: wphab@seconline.com
 www.seconline.com

DESIGNED	WAR	APPROVED	ENGINEER
DRAWN	WAR		
CHECKED	WAR		

SCALE	HORIZONTAL: 1" = 100'
DATE	3-23-2018
NO. 1 DATE	REVISED BOUNDARY
NO. 2 DATE	REVISED MARINA LAYOUT
NO. 3 DATE	REVISED BOUNDARY



PRELIMINARY BOUNDARY FOR
 THE COMMUNITY COMMERCIAL
 AT RARITY RIDGE SUBDIVISION, PHASE III
 PART OF AREA D-5
 CLT MAP 039, PARCEL 002.01
 DISTRICT 3, ROANE COUNTY, TENNESSEE

RRS-03-23-18-B-MARINA
 SHEET 1 OF 1 SHEET

1"=100'
 COPYRIGHT 2018

Table II Existing and Proposed Comparison

	Hillside		Estate		Carriage		Cottage		Townhome	
	Existing	Proposed								
Min Lot Width***	125'	75'	75'	50'	50'	50'	30'	30'	18'	18'
Max Lot Width***	None	None	124.99'	250'**	74.99'	150'	49.99'	100'	29.99'	80'
Min Lot Depth	200'	100'	125'	125'	120'	110'	110'	110'	45'	45'
Max Lot Depth	None	None	260'	500'**	225'	225'	220'	220'	180'	180'
Min Lot Size	25,000	15,000	9,375	9,375	6,000	6,000	3,300	3,300	810	810
Max Lot Size	None	None	24,999	65,340**	9,374	15,000	5,999	10,000	3,299	8,000
Min Bldg Height	15'	15'	24'	24'	15'	15'	15'	15'	15'	15'
Max Bldg Height	42'	42'	42'	42'	42'	42'	42'	42'	42'	42'
Min Outbldg Height	14'	14'	14'	14'	14'	14'	14'	14'	14'	14'
Max Outbldg Height*	25'	25'	25'	25'	25'	25'	25'	25'	25'	25'
Min Front Setback	50'	35'	20'	20'	20'	20'	10'	10'	0'	0'
Max Front Setback	None	None	50'	50'	30'	30'	20'	20'	20'	None
Min Rear Setback	20'	20'	20'	20'	20'	20'	5'	5'	5'	5'
Min Outbldg Rear Setback	20'	20'	20'	5'	5'	5'	5'	5'	0'	0'
Min Side Setback	30'	15'	15'	15'	5'	5'	0' / 10'	0' / 10'	0' / 10'	0' / 10'

*Max Outbuilding height shall not exceed the height of the principle building or 25', whichever is less.

**Estate Lots in Phase 8, Subarea O are excluded from the requirements for a maximum lot depth, width, or size.

***Lots located on cul de sacs may have a lot width of not less than 20 feet and a maximum front setback of up to 25% greater than the allowed maximum. For corner lots or lots with multiple road frontages, lot width is based on the road the principle structure faces.

Proposed New Table II

	Hillside	Estate	Carriage	Cottage	Townhome
Min. Lot Width***	75'	50'	50'	30'	18'
Max. Lot Width***	None	250'**	150'	100'	80'
Min. Lot Depth	100'	125'	110'	110'	45'
Max Lot Depth	None	500'**	225'	220'	180'
Min. Lot Size	15,000	9,375	6,000	3,300	810
Max. Lot Size	None	65,340**	15,000	10,000	8,000
Min. Principal Building Height	15'	24'	15'	15'	15'
Max Principal Building Height	42'	42'	42'	42'	42'
Min. Outbuilding Height	14'	14'	14'	14'	14'
Max. Outbuilding Height*	25'	25'	25'	25'	25'
Min. Front Setback	35'	20'	20'	10'	0'
Max. Front Setback	None	50'	30'	20'	None
Min. Rear Setback Principal Building	20'	20'	20'	5'	5'
Min. Rear Setback Outbuilding	20'	5'	5'	5'	0'
Minimum Side Setback	15'	15'	5'	0' / 10'	0' / 10'

*Max Outbuilding height shall not exceed the height of the principle building or 25', whichever is less.

**Estate Lots in Phase 8, Subarea O are excluded from the requirements for a maximum lot depth, width, or size.

***Lots located on cul de sacs may have a lot width of not less than 20 feet and a maximum front setback of up to 25% greater than the allowed maximum. For corner lots or lots with multiple road frontages, lot width is based on the road the principle structure faces.

TITLE

AN ORDINANCE TO AMEND THE MASTER PLAN AND SUBAREA D PLAN FOR THE PRESERVE AT CLINCH RIVER (FORMERLY RARITY RIDGE), AS WELL AS ADOPT A NEW "TABLE II"; 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 the Master Plan and Subarea D Plan to change the marina area's lot type from Preserve/Park to Community Commercial due to the added commercial uses proposed for the marina including a filling station, marina store, and small restaurant; and

WHEREAS, this amendment has been submitted for approval or disapproval to the Oak Ridge Municipal Planning Commission and, on November 15, 2018, the Commission approved the same subject to certain conditions; and

WHEREAS, City Staff has reviewed existing lots at The Preserve at Clinch River and found that a significant number of lots do not conform to the requirements established in Zoning Ordinance §9.04, Table II; and

WHEREAS, in order to correct the nonconformity for existing property owners and to allow continuity with future development, a proposed new Table II for The Preserve at Clinch River has been proposed for use; and

WHEREAS, the new Table II has been submitted for approval or disapproval to the Oak Ridge Municipal Planning Commission and, on November 15, 2018, the Commission approved the same; 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. The Master Plan and Subarea D Plan for The Preserve at Clinch River, as originally approved by Ordinance 4-06, is hereby amended by changing the marina area's lot type from Preserve/Park to Community Commercial, subject to the conditions as set forth by the Planning Commission at their November 15, 2018 meeting. This change affects the following property: Roane County Tax Map 039A Group A Parcel 21.00 (approximately 2.43 acres), a 9.83 acre portion of Roane County Tax Map 39A Group E Parcel 1.00, and a 8.93 acre portion of Roane County Tax Map 39 Lot 002.01.

Section 2. The attached Table II is hereby approved and replaces the Table II as set forth in Zoning Ordinance §9.04, "TND, Traditional Neighborhood Development District," for the development at The Preserve at Clinch River and for no other development.

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:


Kenneth R. Krushenski, City Attorney

Warren L. Gooch, Mayor

Mary Beth Hickman, City Clerk

Publication Date: 11/23/2018
Public Hearing: 12/10/2018
First Reading: 12/10/2018
Publication Date: 12/13/2018
Second Reading: _____
Publication Date: _____
Effective Date: _____

COMMUNITY DEVELOPMENT MEMORANDUM
18-53

DATE: November 20, 2018

TO: Mark S. Watson, City Manager

THROUGH: Wayne E. Blasius, Community Development Director 

FROM: Jennifer L. Williams, Planner

SUBJECT: ZONING ORDINANCE TEXT AMENDMENT – MIXED USE DEVELOPMENTS

Introduction

An item for City Council's consideration is an ordinance to amend the Zoning Ordinance to allow mixed use developments in the O-2, B-2, and UB-2 district.

Funding

No funding is associated with this item.

Background

At the Planning Commission's October 18, 2018 business meeting Ray Evans presented a proposal to the Planning Commission to allow mixed use developments in Jackson Square. The Planning Commission, staff, and Mr. Evans considered the matter further at the October 25, 2018 and November 5, 2018 work sessions. The resulting text amendments are a result of those conversations and staff research.

Review

The proposed amendments accomplish the following:

- Provide a definition for mixed use developments.
- Allow mixed use developments in the O-2, B-2, and UB-2 zoning districts with certain requirements:
 - Other than residential uses, only those uses already permitted in the underlying zone are allowed.
 - All mixed use developments must present a site plan to the Planning Commission for review and approval.
 - Mixed use developments must maintain a nonresidential function. The Planning Commission can waive the requirement if the applicant can prove the development still meets the definition of "mixed use."
 - All applicable building and fire codes must be met.
- Create parking requirements for mixed use developments:
 - On-site parking is not required for residential uses. However, parking availability will be considered as part of the site plan review process. The purpose of this requirement is to ensure that, in a place like Jackson Square, onsite-parking availability does not become a

burden.

- For nonresidential uses, parking will be required.
- The Planning Commission can reduce parking requirements if the applicant can share parking or utilize public parking.
- An applicant can produce a parking study which, if approved, allows the Planning Commission to further reduce parking requirements.

Additional detail on the amendments can be found in the attached bold-strikethrough document. Only sections of the Zoning Ordinance being amended are included.

The Planning Commission considered this text amendment at their November 15, 2018 business meeting and voted to recommend **approval**.

Recommendation

Approval of the attached ordinance is recommended.



Jennifer L. Williams

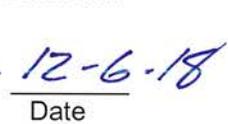
Attachments: Bold-Strikethrough of Proposed Change
Proposed Ordinance

City Manager's Comments:

I have reviewed the above issue and recommend Council action as outlined in this document.



Mark S. Watson



Date

Amendment: Article II Definitions

MIXED USED DEVELOPMENT: A mixed use development is defined as three-dimensional, pedestrian-oriented places that layer compatible land uses, public amenities, and utilities together at various scales and intensities. This may include a blend of commercial, residential, office, entertainment, and/or cultural uses. Mixed-use development can be vertical or horizontal on single or multiple coordinated structures and/or properties.

Amendments: Section 6.02(a)

(a) Permitted Principal Uses:

1. Uses resulting from any of the following occupations: executive, administrative, professional, accounting, banking, writing, clerical, stenographic, drafting, graphic arts and software development, and sales provided that there shall be no display of any actual product for sale except in accordance with the following regulations: No display will be in an exterior show window; and the total area devoted to display, including both the objects displayed and the floor space set aside for persons observing the displayed objects, shall not exceed forty-five (45) percent of the usable floor area of any establishment using the display of office supplies and office equipment as a sales procedure, or fifteen (15) percent of such floor area using the display of any other product as a sales procedure; provided there shall be no outdoor storage of goods or material irrespective of whether or not they are for sale; and provided further that there shall be no warehousing or the indoor storage of goods or material beyond that normally incidental to the above permitted occupations.
2. Multiple family dwelling.
3. Church, school, public library, and public museum.
4. Convent, dormitory, fraternity or sorority house.
5. Hotel, motel, or tourist home.
6. Hospital, clinic, mental health clinic, convalescent home, but excluding animal hospital, penal or correctional institution.
7. Community building, public building, library, lodge hall or private club.
8. Transient group care facilities.

(Ord. No. 6-84 Revised Effective 4/5/84)

9. Family day care home, child care center, and private education institution.

(Ord. No. 22-92 Revised Effective 10/15/92)

10. Barber shops and beauty shops.

11. **Mixed Use Developments provided the following are met:**

- a. **Other than residential uses, only those uses already permitted within the O-2 district will be allowed.**
- b. **Regardless of project scale, any change in use resulting in a mixed use development shall be required to submit a Site Development Plan to the Planning Commission for review in accordance with Section 16.11. In reviewing a mixed use development proposal, the Planning Commission must consider the project's relationship to the surrounding area in addition to the standards listed in this section. Projects should promote pedestrian activity and mobility and be similar in mass and scale to other nearby developments.**
- c. **All mixed use proposals must maintain some nonresidential function directly accessible from a street. The Planning Commission may waive this requirement if the applicant demonstrates that their proposal is compatible with the definition of a mixed use development and the other standards in this section.**
- d. **All applicable building and fire codes must be met.**

(Ord. No. 1-00 Revised Effective 1/13/2000)

Amendments: Section 7.03(a)

(a) Permitted Principal Uses:

1. Any retail business, whose principal activity is the sale of new merchandise in an enclosed building.
2. Open air business use as follows:
 - a. Retail sale of trees, shrubbery, plants, flowers, seed, top soil, humus, fertilizer, trellises, lawn furniture, playground equipment and other home garden supplies and equipment.
 - b. Retail sale of fruit and vegetables.
 - c. Retail sale of automobiles, house trailers and boats.
 - d. Tennis courts, archery courts, shuffleboard, horseshoe courts, miniature golf, children's amusement park, theater, or similar recreation uses.
 - e. Rental services for bicycles, trailers, motor vehicles, or home improvement.
 - f. Transient circuses, carnivals, or exhibitions, providing the proposed use will have adequate water supply, waste disposal and other necessary facilities, including off-street parking, and will not cause undue traffic congestion or create a traffic hazard,

and further providing that such use is located at least four hundred (400) feet from the nearest residential district line.

3. Office building uses resulting from any of the following occupations: professional services, business services, accounting, banking, drafting, and graphic arts. (Ord. No 5-2014 Revised Effective 6/12/2014)
4. Office, showroom and workshop of a plumber, electrician, deco-rator, dressmaker, tailor, baker, printer, upholsterer, or an establishment doing photographic reproduction, laundering, dyeing, cleaning, radio or home appliance repair, and similar establishments that require a retail adjunct of no more objec-tionable character subject to the following provisions: not more than five (5) persons shall be employed at any time in the manufacturing or processing activities of such establishments.
5. Restaurant, tea room, cafe, or other place serving food or beverage.
6. Enclosed theater, radio and television studio, assembly hall, concert hall, dance hall, bowling alley, skating rink, or similar recreation use or place of assembly.
7. Service establishments such as:
 - Laundromat
 - Dry cleaning
 - Shoe repair and shoe shine shops
 - Barber shops
 - Beauty shops
8. Church, school, public library.
9. Clinic, mental health clinic, but excluding penal or correctional institutions.

(Ord. No. 11-06, Revised Effective 8/3/06)

10. Community buildings and meeting rooms, nonprofit school, reli-gious, educational, charitable, philanthropic, civic, or profes-sional club except where a principal activity thereof is a service customarily carried on as a business.
11. Filling station, off-street parking lot, and general garage.
12. Public and semipublic uses: Municipal use, state or federal uses, public utility building, telephone exchange, electric transmission towers, pumping station, gas regulation station, transformer station with service yard but without storage yard.
13. Mortuary establishment.
14. Bus passenger station.
15. Commercial greenhouse or nursery.
16. Hotel, motel, or tourist home.

(Ord. No. 6-99 Revised Effective 5/13/99)

17. Research laboratory including incidental pilot plant processing operations that will not be incompatible with the general business character of the district and will not create any more dangerous or objectionable elements than are characteristic of other uses expressly permitted.
18. Family day care home, child care center, and private education institution.
(Ord. No. 16-90 Revised Effective 7/5/90)
19. Adult entertainment establishment, as defined and subject to the regulations set forth in Chapter 7 of the Code of Ordinances, City of Oak Ridge, Tennessee.
(Ord. No. 17-99 Revised Effective 8/26/99)
20. Escort services, as defined and subject to the regulations set forth in Chapter 7 of the Code of Ordinances, City of Oak Ridge, Tennessee.
21. Massage establishments, as defined and subject to the regulations set forth in Chapter 7 of the Code of Ordinances, City of Oak Ridge, Tennessee.
(Ord. No. 17-99 Revised Effective 8/26/99)
22. Veterinary clinic and small animal hospital, provided there be no animal pens or runs outside the building.
(Ord. No. 11-06 Revised Effective 8/03/06)
23. Fitness and Recreational Centers
(Ord. No. 5-2016 Added Effective 6/23/16)
24. **Mixed Use Developments provided the following are met:**
 - a. **Other than residential uses, only those uses already permitted within the B-2 district will be allowed.**
 - b. **Regardless of project scale, any change in use resulting in a mixed use development shall be required to submit a Site Development Plan to the Planning Commission for review in accordance with Section 16.11. In reviewing a mixed use development proposal, the Planning Commission must consider the project's relationship to the surrounding area in addition to the standards listed in this section. Projects should promote pedestrian activity and mobility and be similar in mass and scale to other nearby developments.**
 - c. **All mixed use proposals must maintain some nonresidential function directly accessible from a street. The Planning Commission may waive this requirement if the applicant demonstrates that their proposal is compatible with the definition of a mixed use development and the other standards in this section.**
 - d. **All applicable building and fire codes must be met.**

Amendments: Section 7.04(a)

(a) Permitted Principal Uses:

1. Any retail business, whose principal activity is the sale of merchandise in an enclosed building.
2. Office building uses resulting from any of the following occupations: professional services, business services, accounting, banking, drafting, and graphic arts (Ord. No. 5-2014 Revised Effective 6/12/14)
3. Office, showroom and workshop of a plumber, electrician, decorator, dressmaker, tailor, baker, printer, upholsterer, or an establishment doing photographic reproduction, laundering, dyeing, cleaning, radio or home appliance repair, and similar establishments that require a retail adjunct of no more objectionable character subject to the following provisions: not more than five (5) persons shall be employed at any time in the manufacturing or processing activities of such establishments.
4. Restaurant, tea room, cafe, or other place serving food or beverage.
5. Enclosed theater, radio and television studio, assembly hall, concert hall, dance hall, bowling alley, skating rink, or similar recreation use or place of assembly.
6. Service establishments such as:
 - Self-service laundromat
 - Self-service dry cleaning
 - Shoe repair and shoe shine shops
 - Barber shops
 - Beauty shops
7. Church, school, public library.
8. Clinic, mental health clinic, but excluding animal hospital, penal or correctional institution.
9. Community buildings and meeting rooms, nonprofit school, religious, educational, charitable, philanthropic, civic, or professional club except where a principal activity thereof is a service customarily carried on as a business.
10. Filling station, off-street parking lot, and general garage.
11. Public and semipublic uses: Municipal use, state or federal uses, public utility building, telephone exchange, electric transmission towers, pumping station, gas regulation station, transformer station with service yard but without storage yard.
12. (Ord. No. 8-2015 Deleted Effective 5/24/15)
13. (Ord. No. 8-2015 Deleted Effective 5/24/15)

14. (Ord. No. 8-2015 Deleted Effective 5/24/15)
15. Hotel, motel, or tourist home.
16. Research laboratory including incidental pilot plant processing operations that will not be incompatible with the general business character of the district and will not create any more dangerous or objectionable elements than are characteristic of other uses expressly permitted.
17. (Ord. No. 8-2015 Deleted Effective 5/24/15)
18. Family day care home, child care center, and private education institution.
(Ord. No. 16-90 Revised Effective 7/5/90)
19. Fitness and Recreational Centers
(Ord. No. 5-2016 Added Effective 6/23/2016)
20. Public Museum.
(Ord. No 8-2015 Added Effective 5/24/2015)
21. **Mixed Use Developments provided the following are met:**
 - a. **Other than residential uses, only those uses already permitted within the UB-2 district will be allowed.**
 - b. **Regardless of project scale, any change in use resulting in a mixed use development shall be required to submit a Site Development Plan to the Planning Commission for review in accordance with Section 16.11. In reviewing a mixed use development proposal, the Planning Commission must consider the project's relationship to the surrounding area in addition to the standards listed in this section. Projects should promote pedestrian activity and mobility and be similar in mass and scale to other nearby developments.**
 - c. **All mixed use proposals must maintain some nonresidential function directly accessible from a street. The Planning Commission may waive this requirement if the applicant demonstrates that their proposal is compatible with the definition of a mixed use development and the other standards in this section.**
 - d. **All applicable building and fire codes must be met.**

Amendments: Section 11.02(7)

~~7. Mixed Use Development.~~

- a. ~~The minimum number of spaces required shall be calculated by adding together the parking requirements for each use on the lot.~~
- b. ~~In order to avoid unreasonable and excessive parking requirements in a mixed use development, the owner may provide a parking study, prepared by a qualified registered professional engineer, addressing the size, functional relationships and peak parking demand (hourly, daily and seasonal) for each land use as well as identifying actual parking demand for similar type mixed use projects already in existence. Upon review and approval by the City Manager or the City Manager's designee, a combined parking space requirement may be established for the mixed use development in lieu of requirements described above in subsection a.~~

(Ord. No. 20-90 Revised Effective 8/30/90)

7. **Mixed-Use Development**

- a. **On-site parking is not required for residential uses. However, parking availability will be considered as part of the site plan review process to be certain the project will not create a significant parking issue in its neighborhood.**
- b. **For nonresidential uses, parking will be required in accordance with this section (11.02).**
- c. **The Planning Commission shall have the authority to reduce parking requirements in accordance with Sections 11.02(k) and (m) during the site plan review process.**
- d. **In order to avoid unreasonable and excessive parking requirements in a mixed use development, the owner may provide a parking study, addressing the size, functional relationships and peak parking demand (hourly, daily and seasonal) for each land use as well as identifying actual parking demand for similar type mixed use projects already in existence. The Community Development Director or Planning Commission may require this study to be prepared by a qualified registered professional engineer. Upon review and approval by the Planning Commission, a parking space requirement may be established for the mixed use development in lieu of requirements described herein.**

TITLE

AN ORDINANCE TO AMEND ORDINANCE NO. 2, TITLED "THE ZONING ORDINANCE OF THE CITY OF OAK RIDGE, TENNESSEE," BY AMENDING ARTICLE II, TITLED "DEFINITIONS," TO ADD A DEFINITION FOR MIXED-USE DEVELOPMENT; BY AMENDING SECTION 6.02, TITLED "O-2, OFFICE DISTRICT," SECTION 7.03, TITLED "B-2, GENERAL BUSINESS DISTRICT," AND SECTION 7.04, TITLED "UB-2, UNIFIED GENERAL BUSINESS DISTRICT," TO ADD MIXED-USE DEVELOPMENT AS A PERMITTED PRINCIPAL USE; AND BY AMENDING SECTION 11.02, TITLED "REQUIRED OFF-STREET PARKING," TO UPDATE THE PARKING REQUIREMENTS FOR MIXED-USE DEVELOPMENTS.

WHEREAS, the City of Oak Ridge is continually reviewing the Zoning Ordinance to update provisions and make it more understandable to the general public; and

WHEREAS, this amendment will update the Zoning Ordinance to allow mixed-use developments as a permitted principal use in O-2, B-2, and UB-2 districts, as well as define what a mixed-use development is and update the parking requirements for mixed-use developments; and

WHEREAS, the following change has been submitted for approval or disapproval to the Oak Ridge Municipal Planning Commission and the Commission has approved the same; 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. Ordinance No. 2, titled "The Zoning Ordinance of the City of Oak Ridge, Tennessee," Article II, titled "Definitions," is hereby amended by adding the following new definition to be inserted alphabetically:

ARTICLE II
DEFINITIONS

MIXED USED DEVELOPMENT: A mixed use development is defined as three-dimensional, pedestrian-oriented places that layer compatible land uses, public amenities, and utilities together at various scales and intensities. This may include a blend of commercial, residential, office, entertainment, and/or cultural uses. Mixed-use development can be vertical or horizontal on single or multiple coordinated structures and/or properties.

Section 2. Ordinance No. 2, titled "The Zoning Ordinance of the City of Oak Ridge, Tennessee," Article VI, titled "Office Districts," Section 6.02, titled "O-2, Office Districts," Subsection (a), titled "Permitted Principal Uses," is hereby amended by adding a new Subpart 11, which new subpart shall read as follows:

Section 6.02 O-2, Office Districts

(a) Permitted Principal Uses:

11. Mixed Use Developments provided the following are met:

- a. Other than residential uses, only those uses already permitted within the O-2 district will be allowed.
- b. Regardless of project scale, any change in use resulting in a mixed use development shall be required to submit a Site Development Plan to the Planning Commission for review in accordance with Section 16.11. In reviewing a mixed use development proposal, the Planning Commission must consider the project's relationship to the surrounding area in addition to the standards listed in this section. Projects should promote

pedestrian activity and mobility and be similar in mass and scale to other nearby developments.

- c. All mixed use proposals must maintain some nonresidential function directly accessible from a street. The Planning Commission may waive this requirement if the applicant demonstrates that their proposal is compatible with the definition of a mixed use development and the other standards in this section.
- d. All applicable building and fire codes must be met.

Section 3. Ordinance No. 2, titled "The Zoning Ordinance of the City of Oak Ridge, Tennessee," Article VII, titled "Parking and Business Districts," Section 7.03, titled "B-2, General Business Districts," Subsection (a), titled "Permitted Principal Uses," is hereby amended by adding a new Subpart 24, which new subpart shall read as follows:

Section 7.03 B-2, General Business Districts

(a) Permitted Principal Uses:

24. Mixed Use Developments provided the following are met:

- a. Other than residential uses, only those uses already permitted within the B-2 district will be allowed.
- b. Regardless of project scale, any change in use resulting in a mixed use development shall be required to submit a Site Development Plan to the Planning Commission for review in accordance with Section 16.11. In reviewing a mixed use development proposal, the Planning Commission must consider the project's relationship to the surrounding area in addition to the standards listed in this section. Projects should promote pedestrian activity and mobility and be similar in mass and scale to other nearby developments.
- c. All mixed use proposals must maintain some nonresidential function directly accessible from a street. The Planning Commission may waive this requirement if the applicant demonstrates that their proposal is compatible with the definition of a mixed use development and the other standards in this section.
- d. All applicable building and fire codes must be met.

Section 4. Ordinance No. 2, titled "The Zoning Ordinance of the City of Oak Ridge, Tennessee," Article VII, titled "Parking and Business Districts," Section 7.04, titled "UB-2, Unified General Business Districts," Subsection (a), titled "Permitted Principal Uses," is hereby amended by adding a new Subpart 21, which new subpart shall read as follows:

Section 7.04 UB-2, General Business Districts

(a) Permitted Principal Uses:

21. Mixed Use Developments provided the following are met:

- a. Other than residential uses, only those uses already permitted within the UB-2 district will be allowed.

- b. Regardless of project scale, any change in use resulting in a mixed use development shall be required to submit a Site Development Plan to the Planning Commission for review in accordance with Section 16.11. In reviewing a mixed use development proposal, the Planning Commission must consider the project's relationship to the surrounding area in addition to the standards listed in this section. Projects should promote pedestrian activity and mobility and be similar in mass and scale to other nearby developments.
- c. All mixed use proposals must maintain some nonresidential function directly accessible from a street. The Planning Commission may waive this requirement if the applicant demonstrates that their proposal is compatible with the definition of a mixed use development and the other standards in this section.
- d. All applicable building and fire codes must be met.

Section 5. Ordinance No. 2, titled "The Zoning Ordinance of the City of Oak Ridge, Tennessee," Article XI, titled "Off Street Parking and Loading Requirements," Section 11.02, titled "Required Off-Street Parking," Subsection (f), titled "Number of Parking Spaces Required," is hereby amended by deleting Subpart 7, titled "Mixed-Use Development," and substituting therefor a new Subpart 7, titled "Mixed-Use Development," which new subpart shall read as follows:

Section 11.02 Required Off-Street Parking

(f) Number of Parking Spaces Required

7. Mixed-Use Development

- a. On-site parking is not required for residential uses. However, parking availability will be considered as part of the site plan review process to be certain the project will not create a significant parking issue in its neighborhood.
- b. For nonresidential uses, parking will be required in accordance with this section (11.02).
- c. The Planning Commission shall have the authority to reduce parking requirements in accordance with Sections 11.02(k) and (m) during the site plan review process.
- d. In order to avoid unreasonable and excessive parking requirements in a mixed use development, the owner may provide a parking study, addressing the size, functional relationships and peak parking demand (hourly, daily and seasonal) for each land use as well as identifying actual parking demand for similar type mixed use projects already in existence. The Community Development Director or Planning Commission may require this study to be prepared by a qualified registered professional engineer. Upon review and approval by the Planning Commission, a parking space requirement may be established for the mixed use development in lieu of requirements described herein.

Section 6. 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:



Kenneth R. Krushenski, City Attorney

Warren L. Gooch, Mayor

Mary Beth Hickman, City Clerk

Publication Date: 11/23/2018
Public Hearing: 12/10/2018
First Reading: 12/10/2018
Publication Date: 12/13/2018
Second Reading: _____
Publication Date: _____
Effective Date: _____

RESOLUTIONS

**RECREATION & PARKS DEPARTMENT MEMORANDUM
18-19**

DATE: December 21, 2018
TO: Mark S. Watson, City Manager
FROM: Jonathan W. Hetrick, Recreation & Parks Director
SUBJECT: A RESOLUTION AUTHORIZING THE PURCHASE OF REPLACEMENT BALLFIELD LIGHTING EQUIPMENT, INCLUDING INSTALLATION, FOR THE RECREATION & PARKS DEPARTMENT IN THE TOTAL AMOUNT OF \$235,800.00

Introduction

An item for the January 14th City Council agenda is a resolution approving the purchase of replacement ballfield lighting equipment, including installation, from Musco Sports Lighting, LLC for Bobby Hopkins Baseball Field in the total amount of \$235,800.00.

Funding

Funding is included in the approved FY2019 Capital Maintenance Program.

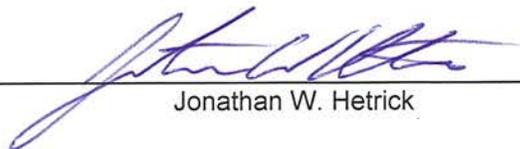
Consideration

Bobby Hopkins Baseball Field serves as the home field for the Oak Ridge High School Wildcats baseball team and is a major attraction for tournament play at the baseball complex. All underground wiring and the control panel for the ballfield lights were replaced prior to the 2015 high school baseball season due to a catastrophic failure of the existing underground wiring. The proposed project envisions the replacement of the light poles and fixtures and the addition of a Control-Link Retrofit System to the existing control cabinet to complete the renovation of the ballfield lights.

Pricing for the project is provided by Sourcewell (formerly NJPA) contract # 082114-msl and is inclusive of payment and performance bonds. The high-efficiency lights have a 10-year warranty that includes all required maintenance.

Recommendation

Approval of the attached resolution is recommended.


Jonathan W. Hetrick

Attachments: Resolution

City Manager's Comments:

I have reviewed the above issue and recommend Council action as outlined in this document.


Mark S. Watson 1-9-19
Date

RESOLUTION

A RESOLUTION AWARDING A CONTRACT TO MUSCO SPORTS LIGHTING, LLC, OSKALOOSA, IOWA, FOR THE PURCHASE AND INSTALLATION OF REPLACEMENT LIGHTING EQUIPMENT AT BOBBY HOPKINS BASEBALL FIELD IN THE AMOUNT OF \$235,800.00.

WHEREAS, Bobby Hopkins Baseball Field is the home field for the Oak Ridge High School Wildcats baseball team and is a major attraction for tournament play at the baseball complex; and

WHEREAS, prior to the 2015 baseball season, the control panel for ballfield lights and the underground wiring were replaced due to a catastrophic failure of the existing underground wiring; and

WHEREAS, the ballfield is currently in need of replacement light poles and fixtures, as well as the addition of a Control-Link Retrofit System to the existing control cabinet to complete the renovation project; and

WHEREAS, by Resolution 3-21-2018 and under the authority granted by Tennessee Code Annotated §12-3-1205(b), the City entered into an agreement with a national government purchasing cooperative, the National Joint Powers Alliance (NJPA) which is now called Sourcewell; and

WHEREAS, Musco Sports Lighting, LLC, responded to a national competitive solicitation from Sourcewell, successfully completed the evaluation process, and was awarded a contract with Sourcewell (Contract #082114-MSL) which includes athletic field lighting systems; and

WHEREAS, the City solicited a quote from Musco Sports Lighting, LLC, as part of the contract with Sourcewell for the remaining work for the lighting project; and

WHEREAS, Musco Sports Lighting, LLC, has provided a proposal to the City to provide the Light-Structure System with Green Generation Lighting® metal halide technology, which includes a ten-year warranty and performance and payment bonds, at a cost of \$235,800.00; and

WHEREAS, the City Manager recommends award be made to Musco Sports Lighting, LLC.

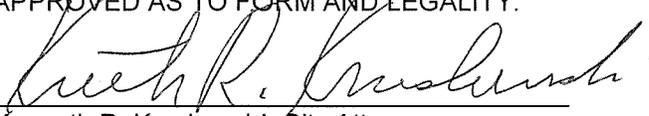
NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF OAK RIDGE, TENNESSEE:

That the recommendation of the City Manager is approved and the City is hereby authorized to enter into an agreement with Musco Sports Lighting, LLC, 100 1st Avenue W, P.O. Box 808, Oskaloosa, Iowa 52577, for the purchase and installation of replacement lighting equipment at Bobby Hopkins Baseball Field in the amount of \$235,800.00.

BE IT FURTHER RESOLVED, the Mayor and/or City Manager may execute the appropriate legal instruments to accomplish the same.

This the 14th day of January 2019.

APPROVED AS TO FORM AND LEGALITY:



Kenneth R. Krushenski, City Attorney

Warren L. Gooch, Mayor

Mary Beth Hickman, City Clerk

RECREATION & PARKS DEPARTMENT MEMORANDUM
18-18

DATE: December 27, 2018
TO: Mark S. Watson, City Manager
FROM: Jonathan W. Hetrick, Recreation & Parks Director
SUBJECT: A RESOLUTION AUTHORIZING THE PURCHASE OF IRRIGATION PUMPING EQUIPMENT FOR THE RECREATION & PARKS DEPARTMENT IN THE TOTAL AMOUNT OF \$41,050.00

Introduction

An item for the January 14th City Council agenda is a resolution approving the purchase of a Simplex VS3A-B1 pumping system for the Recreation & Parks Department in the total amount of \$41,050.00.

Funding

Funding will be provided by the Capital Maintenance Program and the Golf Course Fund, with \$22,851.00 from the Capital Fund and the balance from the Golf Course Fund.

Consideration

Irrigation water for Centennial Golf Course is pumped from Melton Hill Reservoir to a holding pond on the course. This has been found to be a cost-effective way to provide irrigation water. The alternative is to use potable water from the city system. After the existing pump failed in August, potable water was used to provide minimal irrigation for approximately 2 months at a cost of \$27,793.08. The ROI for the new pump will be a few months, relative to the use of potable water.

After failure, the current pump was removed, inspected and found to be beyond repair. The proposed replacement pump has been specified by the Public Works Department to meet the pumping requirements of the system while improving worker safety and ease of maintenance by placing the pump above-ground. The current pump is located in a wet well adjacent to the lake, which increases the complexity and cost of maintenance. The proposed vendor is the sole source provider. Installation of the pump will be performed by the Public Works Department.

Recommendation

Approval of the attached resolution is recommended.

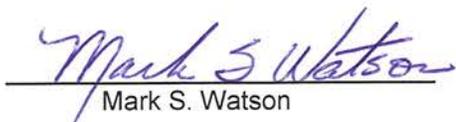


Jonathan W. Hetrick

Attachments: Resolution

City Manager's Comments:

I have reviewed the above issue and recommend Council action as outlined in this document.



Mark S. Watson

1-9-19
Date

RESOLUTION

A RESOLUTION WAIVING COMPETITIVE BIDS AND MAKING AN AWARD TO SOUTHERN SALES COMPANY, NASHVILLE, TENNESSEE, FOR THE PURCHASE OF A REPLACEMENT IRRIGATION PUMP IN THE AMOUNT OF \$41,050.00.

WHEREAS, irrigation water for Tennessee Centennial Golf Course is pumped from Melton Hill Reservoir to a holding pond on the course, which is a significant cost savings over providing irrigation with potable water from the City's system; and

WHEREAS, the existing irrigation pump failed in August 2018 and, even with minimal irrigation for the golf course over two months, the City has spent \$27,793.08 using potable water from the City's system; and

WHEREAS, the existing irrigation pump is beyond repair and the replacement irrigation pump was specified by the Public Works Department to meet plumbing requirements for the system as well as improve worker safety and ease of maintenance by placing the pump above ground; and

WHEREAS, Southern Sales Company, Nashville, Tennessee, is the sole source for the specified replacement irrigation pump; and

WHEREAS, the City Manager recommends that competitive bids be waived and award be made to Southern Sales Company.

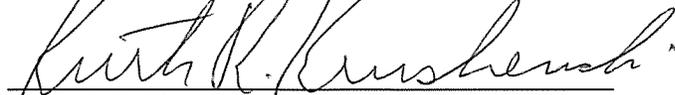
NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF OAK RIDGE, TENNESSEE:

That the recommendation of the City Manager to waive competitive bids is approved and award is hereby made to Southern Sales Company, a division of Tencarva Machinery, 2937 Kraft Drive, Nashville, Tennessee 37204, for purchase of a replacement irrigation pump for the Recreation and Parks Department, in the amount of \$41,050.00.

BE IT FURTHER RESOLVED that the Mayor is hereby authorized to enter into the appropriate legal instruments to accomplish the same.

This the 14th day of January 2019.

APPROVED AS TO FORM AND LEGALITY:



Kenneth R. Krushenski, City Attorney

Warren L. Gooch, Mayor

Mary Beth Hickman, City Clerk

CITY COUNCIL MEMORANDUM
19-01

DATE: January 2, 2019

TO: Honorable Mayor and Members of City Council

FROM: Mark S. Watson, City Manager
Amy S. Fitzgerald, Government Affairs Director *ASF*

SUBJECT: A RESOLUTION TO ADOPT THE *CITY OF OAK RIDGE, TENNESSEE 2019 STATE LEGISLATIVE AGENDA* TO INFORM STATE OFFICIALS OF KEY PROJECTS, POLICIES, AND PRIORITIES IN THE CITY OF OAK RIDGE, AND TO HELP SECURE FUNDING FOR AGREED UPON PRIORITIES OF THE COMMUNITY.

Introduction

An item for the January 14th City Council meeting agenda is the approval of the City of Oak Ridge 2019 State Legislative Agenda. The resolution also authorizes transmittal to members of the Tennessee General Assembly as the official 2019 state legislative agenda for the City of Oak Ridge.

Funding

No funding is associated with this item.

Background

Each year the City develops a list of projects, policies, and priorities that are submitted to our representatives in the Tennessee General Assembly to assist them in advocating on behalf of the City of Oak Ridge.

A significant number of members to the Legislature will be new as the session convenes. Many of them will be unfamiliar with Oak Ridge and the things that we do here. They will be equally unfamiliar with how important state agencies and oversight are to such matters as emergency management, public safety, environment, and recreation/tourism. The City Council and our staff will spend additional time in the coming months meeting with many of these individuals.

Due to so many changes in Nashville and change in the Governor's office, staff recommends the City reduce its formal 2019 Legislative Agenda document to highlight anticipated concerns that will be of significant interest to the leadership and citizens of Oak Ridge.

As always, issues may arise during the year that require further action. Once approved, the agenda will be printed and distributed to the appropriate officials.

Recommendation

Approval of the attached resolution is recommended.



Mark S. Watson

Attachments: (1) City of Oak Ridge 2019 State Legislative Agenda
(2) Resolution

NUMBER _____

RESOLUTION

A RESOLUTION TO ADOPT THE *CITY OF OAK RIDGE, TENNESSEE 2019 STATE LEGISLATIVE AGENDA* TO INFORM STATE OFFICIALS OF KEY PROJECTS, POLICIES, AND PRIORITIES IN THE CITY OF OAK RIDGE, AND TO HELP SECURE FUNDING FOR AGREED UPON PRIORITIES OF THE COMMUNITY.

WHEREAS, the Oak Ridge City Council desires to develop a state legislative agenda as an instrument to inform state officials of key projects, policies, and priorities in the City of Oak Ridge, and to help secure funding for agreed upon priorities of the community; and

WHEREAS, the City Manager recommends the approval of the *City of Oak Ridge, Tennessee 2019 State Legislative Agenda* to inform state officials of key projects, policies, and priorities in the City of Oak Ridge, and to help secure funding for agreed upon priorities of the community; and

WHEREAS, while the *City of Oak Ridge, Tennessee 2019 State Legislative Agenda* is intended to be comprehensive, issues may arise during the course of the year that require further action.

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

That the recommendation of the City Manager is approved and the attached *City of Oak Ridge, Tennessee 2019 State Legislative Agenda* is hereby adopted to inform state officials of key projects, policies, and priorities in the City of Oak Ridge, and to help secure funding for agreed upon priorities of the community.

BE IT FURTHER RESOLVED that the Mayor and City Manager are hereby authorized to execute the appropriate legal instruments to accomplish the same.

BE IT FURTHER RESOLVED that the *City of Oak Ridge, Tennessee 2019 State Legislative Agenda* be transmitted to members of the Tennessee General Assembly as the official 2019 state legislative agenda for the City of Oak Ridge.

This the 14th day of January 2019.

APPROVED AS TO FORM AND LEGALITY:



Kenneth R. Krushenski, City Attorney

Warren L. Gooch, Mayor

Mary Beth Hickman, City Clerk



City of Oak Ridge, Tennessee 2019 State Legislative Agenda

This document describes the 2019 State legislative and policy agenda adopted by the elected officials of the City of Oak Ridge. Described herein are key projects, policies, and priorities that the City urges the Tennessee General Assembly to support. Other issues may arise that require separate action by City Council.

Tennessee Advisory Commission on Intergovernmental Relations (TACIR) Report on Internet Sales Tax Distribution:

A summer study was conducted by TACIR examining the distribution formula of Internet sales taxes and other revenues. Due to *the South Dakota vs. Wayfair* decision by the Supreme Court, the sales of goods and services on the Internet are subject to distribution as previously enacted by the Streamlined Sales and Use Tax Agreement, and will now be modified. With the decision, it allows further development and equalization of tax revenues.

The TACIR is expected to issue a report during the 1st Quarter of 2019. However, informal conversations indicate a potential conflict between cities and counties as to a new formula for greater distribution to counties. Further complications could arise if this impacts the distribution of funds for educational purposes, and reduces funding for *municipal schools*. The impact of school vouchers is also still unknown. If approved with the state subsidy following the student, there is a question of school impact. Does the school have to accept the student? If so, does the cost of maintenance-of-effort change? Does the community have to provide additional facilities? Many questions remain to be answered. If percentages are realigned between cities and counties for sales taxes on the Internet, what transpires with the reduced entity, particularly if affecting cities?

Proposed Environmental Management Disposal Facility and Impacts on Oak Ridge:

During discussions with the Tennessee Department of Environment and Conservation (TDEC) and the Environmental Management (EM) Division of the U.S. Department of Energy (DOE), the proposed landfill will require a Record of Decision (ROD) among the DOE, TDEC, and the U.S. Environmental Protection Agency (EPA). The City of Oak Ridge is not "at the table" and is dependent upon the decisions of these bodies with respect to a prospective landfill. The City Council has stated its concerns to the agencies formally on December 10, 2018. Millions of cleanup dollars are involved, with numerous issues that impact Oak Ridge that need to be resolved NOW, before the ROD is signed by TDEC, affecting Oak Ridge for the next 200 years.

The City of Oak Ridge faces potential Clean Water Act impacts caused by DOE's cleanup and demolition. In our comments, the City has requested an exemption from demolition impacts along Bear Creek and the East Fork of Poplar Creek. The City believes a waiver of any exceedances/violation caused by demolition should be granted by TDEC. Non-normal substances such as mercury may exceed City wastewater permitting standards, but known as to cause and source.

Unapproved Working Draft—1/2/19

A financial assurance reserve fund for the existing DOE landfill was established by TDEC's 1999 ROD agreement with DOE; and DOE is currently required to pay \$1 million annually into the fund. As the second landfill is considered, we believe a reserve for the second landfill should also be required by the State of Tennessee. At the present \$1 million per year contribution rate, we believe this is low for any potential hazard that occurs. For instance, a re-mining of a DOE site in Mound, Ohio exceeded \$65 million, significantly more than the \$20 million in reserve for DOE's existing landfill, and which has taken 20 years to accrue. This is critical concern, so immediate actions can be taken without funding delays.

Current Legislation Updates:

The City of Oak Ridge continues to absorb the elimination of the Hall Income Tax over six years. In the third year, the City will see further elimination of a total \$750,000. Sales increases due to DOE activity and new retail activity have helped. However, DOE's Uranium Processing Facility (UPF) activity will decline in five years, so new growth continues to be required to offset eliminated revenues. Quick response by the Tennessee Department of Economic and Community Development (ECD) is essential with state incentives to ensure aggressive progress.

The Legislative Delegation is asked to continue to include support and funding for a new airport in Oak Ridge. Approvals have been received at local levels and airport plans have been forwarded to the Federal Aviation Administration (FAA) in Washington, D.C. agencies.

Edgemoor Road is now in the Transportation Improvement Plan (TIP) at the Transportation Planning Organization (TPO). We continue to push this project which is in preliminary planning phases. The Legislative Delegation ensured inclusion of this project, but it will take additional inquiry on a consistent basis to ensure it is a top priority in the regional plan that competes with Knoxville and Knox County. Ongoing monitoring with Tennessee Department of Transportation (TDOT) is requested.

Tourism grants have been received for improvements to (1) directional historical site signage and (2) electrical improvements at the Rowing Venue. Project One is ready for implementation with the Convention and Visitors Bureau. Project Two is presently under design with the Electric Department.

The City of Oak Ridge received an allocation for a Gateway Project at the entry to Oak Ridge near the Solway Bridge. We are presently coordinating with the State Highway Department for a license to the site and beginning a design. This is a \$500,000 project which purpose is to provide a noticeable arrival point when entering Oak Ridge due to the distance to the more built-out commercial centers.

Blankenship Field has been a challenging project that incorporates a \$500,000 TDEC grant for stadium turf improvements. Significant work went into the "paperwork" and grant process. The project is now under construction. Implementation was too complex and a TACIR review is strongly suggested to determine how to make such a process more efficient for Tennessee cities large and small. The City is facing similar concerns in the public expectation of a swift CSX rail project implementation.

Sales Tax Study by the City of Oak Ridge:

The City has recently sold \$13.5 million in bonds for the construction of a new school and a senior center, both public facilities. Prior to this the City has sold \$8 million in bonds for energy improvements to public buildings. The City has borrowed money through the State Revolving Loan Fund for utilities and paid sales taxes on the construction services under contract. If the City had a Construction Division, no taxes would be paid on supplies and labor. The new school/senior center will pay roughly \$650,000 in sales taxes with 7/9ths going to the State. With interest costs over a 25-year bond, the City will pay an additional \$338,000 in interest. Comparisons to other states reveal a system, such as used in Alabama, Louisiana, North Carolina and West Virginia, which would allow an exemption of local governments from sales taxes on buildings and structures that are to be leased or owned by a local government. This analysis is a work in progress and we will continue to share said comparisons. At present, a TACIR study is requested to look at the vast amounts of interest paying for sales taxes on public improvements and buildings.

ELECTIONS

&

APPOINTMENTS

ANNOUNCEMENTS

SCHEDULING

MAYOR'S MEMORANDUM
19-01

DATE: January 7, 2019
TO: Members of City Council
FROM: Warren L. Gooch, Mayor
SUBJECT: APPOINTMENTS TO ANDERSON COUNTY DEVELOPMENT CORPORATION
BOARD OF DIRECTORS AND OAK RIDGE MUNICIPAL PLANNING COMMISSION

At the January 14, 2019 City Council meeting, City Council will be asked to confirm appointments to the Anderson County Development Corporation Board of Directors and the Oak Ridge Municipal Planning Commission.

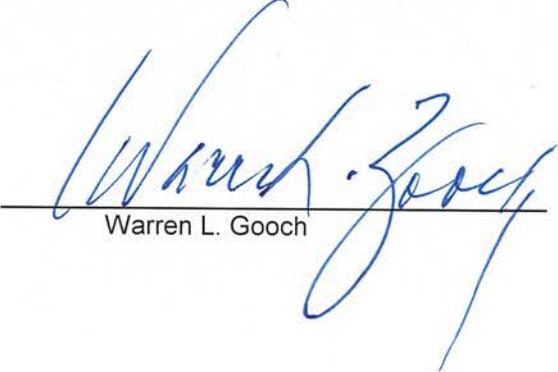
ANDERSON COUNTY DEVELOPMENT CORPORATION BOARD OF DIRECTORS

The bylaws of the Anderson County Development Corporation stipulate that the Mayor of Oak Ridge shall appoint two members to the Board of Directors of the Anderson County Development Corporation for a term coextensive with the term of the Mayor. The Mayor shall also appoint two members to serve a four-year term on the Operating Committee of the Development Corporation.

I am asking City Council to confirm my re-appointment of Mr. Thomas Tuck and Mr. Richard Chinn to the Board of Directors for the Anderson County Development Corporation. Both meet the special qualifications outlined in the Charter of the Anderson County Development Corporation with Mr. Chinn representing industrial and/or commercial development experience and Mr. Tuck representing an executive of Anderson County's commercial banking and financial institution community.

OAK RIDGE MUNICIPAL PLANNING COMMISSION

I am asking City Council to confirm my re-appointment of Mr. Todd Wilson as the Mayor's designee on the Oak Ridge Municipal Planning Commission.



Warren L. Gooch

**CITY
MANAGER'S
REPORT**

CITY COUNCIL MEMORANDUM
18-41

DATE: December 28, 2018
TO: Honorable Mayor and Members of City Council
FROM: Mark S. Watson, City Manager
SUBJECT: CITY MANAGER'S REPORT

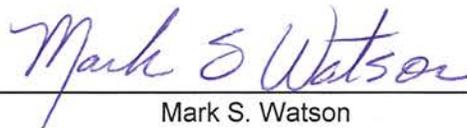
Grants to Promote the Oak Ridge Farmers Markets

Council Action Recommended: None, for information only.

The East Tennessee Farmers Association for Retail Marketing (East Tennessee FARM) recently received notification that its 2019 grant application to the Tennessee Department of Agriculture was approved for \$1,000 to promote the Oak Ridge Farmers Market adjacent to Jackson Square. The East Tennessee FARM is a non-profit organization that works with area farmers markets to promote their local markets. The grant will help pay for advertisements for the Oak Ridge Farmers Market, which will be open mid-April through late November 2019. Last month, the organization also held a Holiday Market on three Saturdays in Jackson Square. Additional information about the Oak Ridge Farmers Market is available at <http://www.easttnfarmmarkets.org/>.

In addition, City Staff has worked with the director of the Oak Ridge Winter Farmers Market to secure an additional \$1,000 from the Tennessee Department of Agriculture to promote the Winter Market. The Winter Market is located at St. Mary's School Gym, 323 Vermont Avenue, and will be open for the remainder of the season from 10:00 a.m. to 1:00 p.m. all Saturdays from January 5, 2019 through February 23, 2019. Additional information, including the entire market calendar, is available on <https://www.facebook.com/GrowOakRidge/>.

A requirement of the program is that the local government in the jurisdiction of the farmers market serve as the official Grantee. City staff has worked with the East Tennessee FARM since 2006 to help secure funding. We are pleased to work with the organization again this year, and for a second year with the Winter Market to increase the public's awareness of both Oak Ridge Farmers Markets. Strict reporting requirements ensure that funds are used for activities approved in the application. Both grants are the maximum awarded under this year's program.


Mark S. Watson