

OAK RIDGE CITY COUNCIL MEETING

Municipal Building Courtroom

February 11, 2019 - 7:00 p.m.

AGENDA

- I. INVOCATION
Pastor Tim Kimsey, Woodland Park Baptist Church
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. PROCLAMATIONS AND PUBLIC RECOGNITIONS
Proclamations
 - a. A proclamation designating March 1, 2019 as Arbor Day
- V. SPECIAL REPORTS
 - a. FY 2018 Audit Report – Conor O’Donoghue and Julie Hayes, Coulter & Justus
 - b. Presentation and public meeting to provide information concerning the City of Oak Ridge’s application for a Drinking Water State Revolving Loan Fund loan to plan and design a new Water Treatment Plant – Representatives from Jacobs Engineering
- VI. CONSENT AGENDA
 - a. Approval of January 14, 2019 City Council regular meeting minutes
 - b. A RESOLUTION AUTHORIZING THE TRANSFER OF TAX EQUIVALENTS FROM THE ELECTRIC AND WATERWORKS FUNDS TO THE GENERAL FUND FOR THE FISCAL YEAR ENDING JUNE 30, 2019, AND TO AUTHORIZE DISTRIBUTION OF THE ELECTRIC FUNDS BETWEEN THE CITY OF OAK RIDGE AND ANDERSON AND ROANE COUNTIES IN ACCORDANCE WITH STATE LAW.
 - c. A RESOLUTION AMENDING THE BYLAWS FOR THE OAK RIDGE CONVENTION AND VISITORS BUREAU TO CHANGE THE REQUIREMENTS FOR HOTEL/MOTEL MEMBERS.
 - d. A RESOLUTION AMENDING THE CITY’S MULTIMODAL ACCESS GRANT (SIDEWALK IMPROVEMENTS PROJECT) FROM THE STATE OF TENNESSEE DEPARTMENT OF TRANSPORTATION TO REALLOCATE GRANT FUNDS.
- VII. PUBLIC HEARINGS AND FIRST READING OF ORDINANCES
 - a. AN ORDINANCE TO AMEND SUBAREA F OF THE MASTER PLAN FOR THE PRESERVE AT CLINCH RIVER (FORMERLY RARITY RIDGE); SAID AMENDMENTS DO NOT CHANGE THE ZONING DESIGNATION OF THE DEVELOPMENT WHICH REMAINS TND, TRADITIONAL NEIGHBORHOOD DEVELOPMENT DISTRICT. **(Public Hearing will take place on 2nd Reading.)**

- b. AN ORDINANCE TO AMEND TITLE 12, TITLED "BUILDING, UTILITY, ETC. CODES," CHAPTER 2, TITLED "BUILDING CODE," OF THE CODE OF ORDINANCES, CITY OF OAK RIDGE, TENNESSEE, BY DELETING SECTION 12-201, TITLED "BUILDING CODE ADOPTED," IN ITS ENTIRETY AND SUBSTITUTING THEREFOR A NEW SECTION 12-201, TITLED "BUILDING CODE ADOPTED," TO ADOPT THE 2018 EDITION INTERNATIONAL BUILDING CODE; AND TO AMEND SECTION 12-202, TITLED "AMENDMENTS," SUBSECTION (12), TITLED "SECTION 903, AUTOMATIC SPRINKLER SYSTEMS," TO CHANGE THE SQUARE FOOTAGE REQUIREMENTS.
- c. AN ORDINANCE TO AMEND TITLE 7, TITLED "FIRE PROTECTION AND FIREWORKS," OF THE CODE OF ORDINANCES, CITY OF OAK RIDGE, TENNESSEE, BY DELETING SECTION 7-101, TITLED "INTERNATIONAL FIRE CODE ADOPTED," AND SUBSTITUTING THEREFOR A NEW SECTION 7-101, TITLED "INTERNATIONAL FIRE CODE ADOPTED," TO ADOPT THE INTERNATIONAL FIRE CODE, 2018 EDITION, AND TO AMEND THE FOLLOWING SECTIONS TO PROVIDE FOR THE NECESSARY AMENDMENTS: SECTION 7-104, TITLED "REVISIONS"; SECTION 7-105, TITLED "REPLACEMENTS"; SECTION 7-107, TITLED "GEOGRAPHIC LIMITS," SUBSECTION (1); SECTION 7-109, TITLED "FIREWORKS – DISCHARGE PROHIBITED WITHOUT PERMIT"; AND SECTION 7-110, TITLED "VIOLATIONS."
- d. AN ORDINANCE TO AMEND TITLE 12, TITLED "BUILDING, UTILITY, ETC. CODES," CHAPTER 4, TITLED "ELECTRICAL CODE," OF THE CODE OF ORDINANCES, CITY OF OAK RIDGE, TENNESSEE, BY DELETING SECTION 12-405, TITLED "ELECTRICAL CODE ADOPTED," IN ITS ENTIRETY AND SUBSTITUTING THEREFOR A NEW SECTION 12-405, TITLED "ELECTRICAL CODE ADOPTED; AMENDMENTS," IN ORDER TO ADOPT THE 2017 EDITION OF THE NATIONAL ELECTRICAL CODE AND ANY NECESSARY AMENDMENTS THERETO.
- e. AN ORDINANCE TO AMEND TITLE 12, TITLED "BUILDING, UTILITY, ETC. CODES," CHAPTER 13, TITLED "MECHANICAL CODE," OF THE CODE OF ORDINANCES, CITY OF OAK RIDGE, TENNESSEE, BY DELETING SECTION 12-1301, TITLED "MECHANICAL CODE ADOPTED," AND SUBSTITUTING THEREFOR A NEW SECTION 12-1301, TITLED "MECHANICAL CODE ADOPTED," TO ADOPT THE 2018 EDITION OF THE INTERNATIONAL MECHANICAL CODE.
- f. AN ORDINANCE TO AMEND TITLE 12, TITLED "BUILDING, UTILITY, ETC. CODES," CHAPTER 7, TITLED "PLUMBING CODE - GENERALLY," OF THE CODE OF ORDINANCES, CITY OF OAK RIDGE, TENNESSEE, BY DELETING SECTION 12-705, TITLED "PLUMBING CODE ADOPTED," IN ITS ENTIRETY AND SUBSTITUTING THEREFOR A NEW SECTION 12-705, TITLED "PLUMBING CODE ADOPTED," IN ORDER TO ADOPT THE 2018 EDITION OF THE INTERNATIONAL PLUMBING CODE.
- g. AN ORDINANCE TO AMEND TITLE 12, TITLED "BUILDING, UTILITY, ETC. CODES," CHAPTER 11, TITLED "RESIDENTIAL CODE," OF THE CODE OF ORDINANCES, CITY OF OAK RIDGE, TENNESSEE, BY DELETING SECTION 12-1101, TITLED "RESIDENTIAL CODE," IN ITS ENTIRETY AND SUBSTITUTING THEREFOR A NEW SECTION 12-1101, TITLED "RESIDENTIAL CODE," TO ADOPT THE 2018 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE; AND TO AMEND SECTION 12-1102, TITLED "AMENDMENTS," TO UPDATE THE NECESSARY AMENDMENTS THERETO BY DELETING THE SUBSECTIONS ON TOWNHOUSES AND ILLUMINATION, AND BY CORRECTED THE SECTION REFERENCE PERTAINING TO SEWER DEPTH.

VIII. FINAL ADOPTION OF ORDINANCES

- 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, TO 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 44 ACRES, FROM R-2, LOW DENSITY RESIDENTIAL DISTRICT, TO R-3, MEDIUM DENSITY RESIDENTIAL DISTRICT; SAID PARCEL BEING LOCATED AT 320 ROBERTSVILLE ROAD.

IX. RESOLUTIONS

- a. A RESOLUTION AMENDING THE COMPREHENSIVE PLAN'S LAND USE PLAN MAP FOR PARCEL 025.00, ANDERSON COUNTY TAX MAP 099P, GROUP C, LOCATED AT 320 ROBERTSVILLE ROAD, FROM L, LOW DENSITY RESIDENTIAL, TO M, MEDIUM DENSITY RESIDENTIAL. (**Public hearing is required.**)
- b. A RESOLUTION AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH ROOFCONNECT®, SHERIDAN, ARKANSAS, FOR SERVICES RELATED TO THE ROBERTSVILLE MIDDLE SCHOOL ROOF REPLACEMENT PROJECT IN AN AMOUNT NOT TO EXCEED \$60,945.00 AND AUTHORIZING THE CITY MANAGER TO SIGN CHANGE ORDERS UP TO \$10,000.00 FOR ADDITIONAL SERVICES, IF NEEDED, WHICH ARISE DURING THE CONSTRUCTION PROJECT.
- c. A RESOLUTION TO AMEND THE CONTRACT (FY2018-016) WITH FIRST PLACE FINISH, INC., OAK RIDGE, TENNESSEE, FOR CONSTRUCTION OF THE STRUCTURE TO SUPPORT THE INTERNATIONAL FRIENDSHIP BELL AND ASSOCIATED SITE WORK; SAID AMENDMENT IN THE AMOUNT OF \$47,621.00.
- d. A RESOLUTION TO AUTHORIZE THE CITY TO ENTER INTO A LOCAL AGENCY PROJECT AGREEMENT WITH THE STATE OF TENNESSEE DEPARTMENT OF TRANSPORTATION IN THE AMOUNT OF \$500,000.00 FOR THE OAK RIDGE GATEWAY PROJECT.

- e. A RESOLUTION APPROVING THE RECOMMENDATION OF THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF OAK RIDGE (IDB) FOR MAINSTREET CAPITAL PARTNERS, LLC, APARTMENT PROJECT AND DELEGATING TO THE IDB AUTHORITY TO ENTER INTO A PAYMENT IN LIEU OF TAX (PILOT) ABATEMENT FOR THE PROJECT.
- X. APPEARANCE OF CITIZENS
- XI. ELECTIONS/APPOINTMENTS, ANNOUNCEMENTS AND SCHEDULING
- a. Elections/Appointments
 - b. Announcements
 - c. Scheduling
- XII. COUNCIL REQUESTS FOR NEW BUSINESS ITEMS OR FUTURE BRIEFINGS
- XIII. SUMMARY OF CURRENT EVENTS
- a. CITY MANAGER'S REPORT
 - i. Authorization of communication of City of Oak Ridge positions on issues related to TVA's Bull Run Fossil Plant
 - b. CITY ATTORNEY'S REPORT
- XIV. ADJOURNMENT

PROCLAMATIONS
AND
PUBLIC RECOGNITIONS

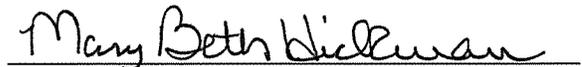
CITY CLERK MEMORANDUM
19-02

DATE: February 4, 2019
TO: Honorable Mayor and Members of City Council
FROM: Mary Beth Hickman, City Clerk
SUBJECT: PROCLAMATION FOR THE FEBRUARY 11, 2019 CITY COUNCIL MEETING AGENDA

The following proclamation is presented for the February 11, 2019 City Council meeting for the City Council's consideration:

A proclamation designating March 1, 2019 as Arbor Day

This request was made by Jon Hetrick, Recreation and Parks Director, to designate March 1, 2019 as Arbor Day in Oak Ridge. Annually, the Recreation and Parks Department distributes seedlings to fourth graders in all five of the elementary schools, and this year's seedlings will be hornbeam trees. Also, an official tree is planted each year on Arbor Day, in cooperation with the UT Arboretum, with the planting location being rotated among the elementary schools. This year, a Red Maple tree is being planted at Glenwood Elementary School in a public ceremony to take place on Friday, March 1, 2019 at 10:00 a.m.



Mary Beth Hickman

Attachment:
Proclamation designating March 1, 2019 as Arbor Day

PROCLAMATION

WHEREAS, in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees and this holiday, called "Arbor Day," was first observed with the planting of more than a million trees in Nebraska; and

WHEREAS, Arbor Day is now observed throughout the nation and the world; and

WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife; and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products; and

WHEREAS, trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community; and

WHEREAS, trees, wherever they are planted, are a source of joy and spiritual renewal; and

WHEREAS, the City of Oak Ridge has been designated a "Tree City USA" by the National Arbor Day Foundation in recognition of the City's desire to maintain an effective program of tree care and planting that will continue through the years; and

WHEREAS, as part of this program, the City's Recreation and Parks Department distributes seedlings to fourth graders in all five of the elementary schools each year, and this year's seedlings will be hornbeam trees; and

WHEREAS, the program also includes the planting of an official tree on Arbor Day of each year, in cooperation with the UT Arboretum, with the planting location being rotated among the elementary schools; and

WHEREAS, this year a Red Maple is being planted at Glenwood Elementary School in a public ceremony to take place on Friday, March 1, 2019, at 10:00 a.m.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF OAK RIDGE, TENNESSEE, that March 1, 2019, be proclaimed

ARBOR DAY

in the City of Oak Ridge, Tennessee, and that all citizens be urged to support efforts to protect our trees and woodlands and to support our city's urban forestry program.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Great Seal of the City of Oak Ridge to be affixed, this the 11th day of February in the year 2019.

WARREN L. GOOCH, MAYOR

CONSENT AGENDA

OAK RIDGE CITY COUNCIL MEETING
Municipal Building Courtroom

January 14, 2019

Minutes

The regular meeting of the City Council of the City of Oak Ridge, Tennessee convened at 7:00 p.m. on January 14, 2019 in the Courtroom of the Municipal Building with Mayor Warren L. Gooch presiding.

INVOCATION

The invocation was given by Bishop Donald Montierth, Church of Jesus Christ of Latter-day Saints.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by cadets from the Oak Ridge High School Navy Junior ROTC.

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 D. 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

Public Recognitions

City Manager Mark Watson presented a City of Oak Ridge flag to cadets from the Oak Ridge High School Navy Junior ROTC.

City Manager Mark Watson recognized City Clerk Beth Hickman and Lieutenant Matthew Tedford for their efforts as co-chairs of the City's 2018 United Way campaign.

RULES AND PROCEDURES

Councilmember Dodson moved to suspend the City Council Rules and Procedures for the purpose of agenda formatting for the January 14, 2019 City Council meeting, and Councilmember Hammond 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."

ELECTIONS

Elect one (1) applicant to the Anderson County Community Action Commission

Councilmember Hope moved that Susan Asbury be elected by acclamation, and Mayor Pro Tem Chinn 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."

Elect one (1) applicant to the Anderson County Board of Equalization.

Councilmember Dodson moved that Kathy Edwards be elected by acclamation, and Councilmember Hammond 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.”

Elect three (3) applicants to the Oak Ridge Beer Permit Board

Wende Doolittle, David Vudragovich, and Danny Whitson were elected on the first ballot.

Elect four (4) applicants to the Board of Building and Housing Code Appeals

Susan Frederick, Joseph Lee, Michael Marsh, and Patrick McMillan were elected on the first ballot. Susan Frederick was elected to fill an unexpired term ending on December 31, 2019 on the 2nd ballot.

Elect one (1) applicant to the Board of Zoning Appeals

Keith Craft was elected on the first ballot.

Elect seven (7) applicants to the Convention and Visitors Bureau/Explore Oak Ridge

Councilmember Dodson moved that Lisa Benker, Heather Brown, and Alex Cruze be elected by acclamation as hotel representatives on the Convention and Visitors Bureau/Explore Oak Ridge, 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.”

Mayor Pro Tem Chinn moved that Leah Humphries, who had previously withdrawn her name, be added to the ballot due to the withdrawal of Connie Hunley. Councilmember Dodson seconded, and the motion passed unanimously with Councilmembers Callison, Dodson, Hammond, Hope, Smith, Mayor Gooch and Mayor Pro Tem Chinn voting “Aye.”

Owen Driskill, Leah Humphries, and Rebecca Williams were elected on the first ballot, and Susan Frederick was elected on the fourth ballot.

Elect three (3) applicants to the Environmental Quality Advisory Board.

Atilio Anzellotti, Joel Hewett, and Kayla Wyatt were elected on the first ballot.

Elect three (3) applicants to the Industrial Development Board

David Mason, Roger Petrie, and Timothy Stallings were elected on the first ballot.

Elect one (1) applicant to the Oak Ridge Housing Authority

Sharon Crane was elected on the first ballot.

Elect two (2) applicants to the Oak Ridge Land Bank Board of Directors.

Nikki Adkisson and Peter Bancroft were elected on the first ballot.

Elect two (2) applicants to the Oak Ridge Municipal Planning Commission

Zabrina Gregg and Roger Petrie were elected on the first ballot.

Elect three (3) applicants to the Personnel Advisory Board

Lisa Bollinger, Anne Garcia, and Kevin Gregg were elected on the first ballot.

Elect two (2) applicants to the Recreation and Parks Advisory Board

Mayor Gooch moved that Melissa McMahan and Jerry Williams be elected by acclamation, and Councilmember Hope 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.”

Elect three (3) applicants to the Senior Advisory Board

Councilmember Dodson moved to elect Pat Gengozian, Robert Smallridge, and David Vudragovich by acclamation, and Councilmember Hammond 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.”

David Vudragovich was elected to serve the unexpired term ending December 31, 2020.

Elect four (4) applicants to the Traffic Safety Advisory Board

Jana Humphrey, Ilona Kaczocha, Ronald Linkins, and Colin Loring were elected on the first ballot.

Ronald Linkins was elected to serve the unexpired term ending on December 31, 2019 on the second ballot.

CONSENT AGENDA

Mayor Pro Tem Chinn moved for adoption of the Consent Agenda, and Councilmember Callison seconded.

The Consent Agenda was adopted unanimously by voice vote with Councilmembers Callison, Dodson, Hammond, Hope, Smith, Mayor Gooch and Mayor Pro Tem Chinn voting “Aye.”

Approval of the December 10, 2018 City Council regular meeting minutes

Approval of the December 18, 2018 City Council special meeting minutes

Resolution No. 1-1-2019

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.

Resolution No. 1-2-2019

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.

PUBLIC HEARINGS AND FIRST READING OF ORDINANCES

Public Hearing

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, TO 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**)

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

Robert Kennedy, 209 Whippoorwill Drive, Oak Ridge, and Chairman of the Environmental Quality Advisory Board, addressed Council regarding the preservation of trees on the property.

Zabrina Gregg, 104 Canterbury Road, Oak Ridge, and member of the Oak Ridge Municipal Planning Commission, stated that the Planning Commission was unaware of parts of a transfer agreement on this property when they made a recommendation.

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

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

Mayor Pro Tem Rick Chinn declared his intention to abstain from the vote on this ordinance.

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

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**)

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

Sue Laskey, 350 East Drive, Oak Ridge, addressed Council in support of the ordinance and indicated due to the current setback, she does not have enough property to build a house on.

Councilmember Callison moved to close the public hearing, and Mayor Pro Tem Chinn seconded. The motion was approved unanimously by voice vote.

Councilmember Dodson moved for approval of the ordinance, and Councilmember Callison seconded. 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 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.

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

Wende Doolittle, 108 Locust Lane, Oak Ridge, stated that this parcel is located across from where she works, and she expressed concern about future uses allowed under a medium density residential zoning designation.

John Mullins with Allied Realty Management stated that the owners have little interest in using the property as it is currently zoned.

Mayor Pro Tem Chinn moved to close the public hearing, and Councilmember Callison seconded. The motion was approved unanimously by voice vote.

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

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.)**

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

Stephen Whitson, 236 Park Meade Place, Oak Ridge, and Chair of the Oak Ridge Municipal Planning Commission, addressed Council in opposition to the ordinance and stated the only options Council should consider is to approve the original recommendation of the Planning Commission with the conditions or deny the application in its entirety.

Aaron Peacock, 133 Wolf Creek Way, Oak Ridge, stated that the mall development has the opportunity to be a jewel for the city, as are our green spaces, our education system and the lake and rowing facilities. He also stated if it is said we have to have the development a certain way, an opportunity is being missed.

Pat Postma, 104 Berea Road, Oak Ridge, asked City Council to consider a more holistic approach such as is outlined in the Skidmore, Owings and Merrill (SOM) report.

Darren Osborne, 119 Quincy Avenue, Oak Ridge, stated that Council should proceed with mixed use affordable and new housing, in order to attract more residents to the city.

Jane Shelton, 1029 W. Outer Drive, Oak Ridge, and member of the Oak Ridge Municipal Planning Commission, spoke in opposition to the ordinance.

Jay Adams, 105 Cottage Court, Oak Ridge, asked the reason for changing the PUD after three years.

Zabrina Gregg, 104 Canterbury Road, Oak Ridge, spoke in favor of the original Planning Commission recommendation, stating that it was a compromise that should not be watered down or picked apart.

Jim Palmer, 185 Whippoorwill Drive, Oak Ridge, reminded Council that time is money with respect to developments.

Kayla Wyatt, 121 Revere Circle, Oak Ridge, requested that more chain stores should not be added, but that the development should include unique and original restaurants.

David Kitzmiller, 144 Wellington Circle, Oak Ridge, stated that critical mass can not come from developing another shopping center.

Mayor Pro Tem Chinn moved to close the public hearing, and Councilmember Callison seconded. The motion was approved unanimously by voice vote.

Mayor Pro Tem Chinn moved for adoption of the ordinance, and Councilmember Callison seconded.

Councilmember Hope stated that the elevation rendering that was provided by the developer does not capture the concept or vision of what the development is going to look like near completion. He requested that more of a street-level point of view be provided.

Councilmember Dodson stated that with regard to the mixed use development on Wilson Street, that there was never a determination made as to what represented "significant."

Councilmember Hammond asked if a traffic study has been ordered as recommended in one of the Planning Commission conditions that was adopted. The developer stated that he would be glad to participate with the City in a traffic study.

Councilmember Smith stated that is clear to her that the developer's vision of the project is more of a shopping center, and that she would like to see a configuration that better meets the vision of the community. She also stated that it was troubling to her that the Planning Commission approved the closing of the roundabout before additional tenant agreements had been negotiated.

Mayor Pro Tem Chinn stated that he appreciated the developer's hard work and that this plan is not perfect but it is a start and movement in the right directions.

Councilmember Callison stated that Crossland set unrealistic expectations that are now engrained on people's mind.

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

Ordinance No. 1-2019

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)**

Councilmember Callison moved for adoption of the ordinance, and Councilmember Smith seconded. The ordinance was adopted unanimously by board vote with Councilmembers Callison, Dodson, Hammond, Hope, Smith, Mayor Gooch and Mayor Pro Tem Chinn voting "Aye."

Ordinance No. 2-2019

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

Ordinance 3-2019

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 adoption of the ordinance, and Councilmember Smith seconded. Community Development Director answered questions from Council regarding the ordinance.

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

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.

Councilmember Callison moved for approval of the resolution, and Councilmember Hammond 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."

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.

Councilmember Callison moved for approval of the resolution, and Councilmember Smith seconded. Recreation and Parks Director Jon Hetrick 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."

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.

Councilmember Dodson moved for approval of the resolution, and Councilmember Hammond seconded. City Manager Mark Watson provided an overview of the resolution, and Government Affairs and Information Services Director Amy Fitzgerald answered questions from Council.

Councilmember Smith suggested that the issue of vouchers should be made a separate item within the Legislative Agenda.

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.

Mary Dixon, 192 Robertsville Road, addressed Council regarding an issue with the Oak Ridge Police Department and Anderson County Sheriff's Department.

ELECTIONS/APPOINTMENTS, ANNOUNCEMENTS AND SCHEDULING

Elections/Appointments

Election of City Council representative to the Oak Ridge Land Bank Corporation Board of Directors

Mayor Gooch moved that Councilmember Kelly Callison be reappointed as the Council representative, 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."

Election of City Council representative to the Anderson County Economic Development Association

Mayor Gooch moves that Mayor Pro Tem Rick Chinn be elected by acclamation, and Councilmember Dodson 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."

Confirmation of the appointment of Thomas Tuck to the Anderson County Development Corporation Board of Directors

Mayor Pro Tem Chinn moved that the Mayor's appointment of Thomas Tuck to the Anderson County Development Corporation Board of Directors be confirmed, and Councilmember Hope 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."

Confirmation of the appointment of Richard Chinn to the Anderson County Development Corporation Board of Directors

Councilmember Hope moved that the Mayor's appointment of Richard Chinn to the Anderson County Development Corporation Board of Directors be confirmed and Councilmember Dodson seconded. The motion was approved by voice vote with Councilmembers Callison, Dodson, Hammond, Hope, Smith and Mayor Gooch voting "Aye." Mayor Pro Tem Chinn abstained.

Confirmation of the appointment of Todd Wilson to the Oak Ridge Municipal Planning Commission

Councilmember Hope moved that the Mayor's appointment of Todd Wilson to the Oak Ridge Municipal Planning Commission be confirmed, and Councilmember Dodson 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."

Announcements

Councilmember Smith stated that she is following the activity of the Senior Advisory Board regarding the taxi coupon program, and she stated that the Senior Center will be sending out a survey regarding the program. She also said that other options are being explored, such as a volunteer driver program or an Uber program.

Scheduling

COUNCIL REQUESTS FOR NEW BUSINESS ITEMS OR FUTURE BRIEFINGS

Mayor Gooch requested a briefing on the process for requests for proposals on financial services for the City.

SUMMARY OF CURRENT EVENTS

CITY MANAGER'S REPORT

CITY ATTORNEY'S REPORT

ADJOURNMENT: 11:32 p.m.

FINANCE DEPARTMENT MEMORANDUM

19-02

DATE: January 25, 2019
TO: Mark S. Watson, City Manager
FROM: Janice E. McGinnis, Finance Director
SUBJECT: TAX EQUIVALENTS

Introduction

An item for City Council's consideration is a resolution that authorizes tax equivalent payments from the Electric Fund to the General Fund and to Anderson and Roane Counties and a tax equivalent payment from the Waterworks Fund to the General Fund.

Funding

Funding is budgeted and will be provided by the Electric and Waterworks Fund.

Review

Tennessee Code Annotated (TCA) authorizes and establishes guidelines for municipal operated utility systems to pay tax equivalent payments to the General Fund of the municipality. Basically, this is an in-lieu of property tax payment paid by the City's utility systems. This is comparable to the property taxes that a private business that provided a similar service would be required to pay the City.

The City Electric Fund's tax equivalent payment is calculated utilizing guidelines set forth in Sections 7-52-301 and 7-52-307 of the TCA and Section 2 – Terms and Conditions, Revision 1987, of the TVA contract. The tax equivalent is calculated utilizing the net asset value of the Electric System's physical plant (i.e. electric lines, land, traffic signals, street lights, vehicles and substations) on a cost basis and a three-year average of the system's operating revenues, excluding purchased power. The net asset value of the system's property is \$50,787,656 in the Anderson County portion of the City and \$7,797,565 in the Roane County portion of the City. Based on the calculations specified in Section 2 of the TVA contract, the tax equivalent payment from the Electric Fund for fiscal 2019 is \$2,161,883.35.

State law requires City Council to annually approve the amount of the Electric Fund's tax equivalent payments and to allocate 77.5% of the total tax equivalent to the City's General Fund, with the remaining 22.5% allocated to the county taxing jurisdictions. Computations in accordance with these formulas result in the following Electric Fund tax equivalent payments as follows:

Portion to Oak Ridge General Fund (77.5%)	\$1,675,459.60
Portion to Counties (22.5%)	
distributed based on plant value:	
Anderson County	421,681.81
Roane County	<u>64,741.94</u>
Total Electric Fund Tax Equivalent	<u>\$2,161,883.35</u>

The Waterworks Fund disburses tax equivalent payments to the City's General Fund under authorization of TCA 7-34-115. The code provides for a maximum tax equivalent payment to the General Fund not to exceed the amount of taxes payable on privately owned property of a similar nature. The tax equivalent payment can be established at any level below that maximum amount. There is no provision for the Waterworks Fund's tax equivalent payment to be shared with the counties. Tennessee code does require City Council to annually approve the Waterworks Fund tax equivalent payment. This calculation is based on the net book value of waterworks fixed assets at the public utility assessment ratio of 55%, which equates to the assessed value, at the City's equalized property tax rate per \$100 of assessed value. The amount of the tax equivalent payment will fluctuate each year based on the value of new assets added versus depreciation and changes in the appraisal ratio. The amount of tax equivalent on the waterworks system comparable to that of a private enterprise for fiscal 2019 is \$1,480,670.74.

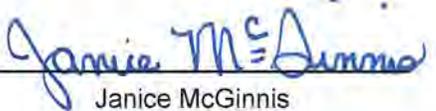
TCA 7-34-115 also provides for an equity investment charge payable to the General Fund from the waterworks system at a 6% per annum rate. The General Fund's initial investment in the Waterworks system at the 6% rate equates to an annual payment of \$250,445.25

The Waterworks Fund's payment to the General Fund would be \$1,731,115.99, which is the total of these two charges.

Recommendation

Adoption of the attached resolution is recommended reflecting the tax equivalent payment as provided for under State law.

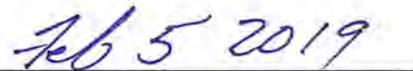
Attachment


Janice McGinnis

City Manager's Comments:

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


Mark S. Watson


Date

RESOLUTION

A RESOLUTION AUTHORIZING THE TRANSFER OF TAX EQUIVALENTS FROM THE ELECTRIC AND WATERWORKS FUNDS TO THE GENERAL FUND FOR THE FISCAL YEAR ENDING JUNE 30, 2019, AND TO AUTHORIZE DISTRIBUTION OF THE ELECTRIC FUNDS BETWEEN THE CITY OF OAK RIDGE AND ANDERSON AND ROANE COUNTIES IN ACCORDANCE WITH STATE LAW.

WHEREAS, Chapter 237 of the Public Acts of 1969 (Tennessee Code Annotated §7-52-301, §7-52-307, and §7-34-115) provides for the transfer of tax equivalents from the Electric Fund and the Waterworks Fund to the General Fund of the owning municipality; and

WHEREAS, said law further provides that the governing body of the municipality shall determine the amounts to be transferred for each fiscal year to the municipality's General Fund, not to exceed specified limits; and

WHEREAS, the City Council of the City of Oak Ridge now desires to establish such payment for the fiscal year ending June 30, 2019, and accordingly authorize its distribution between the City and Anderson and Roane Counties in accordance with State law.

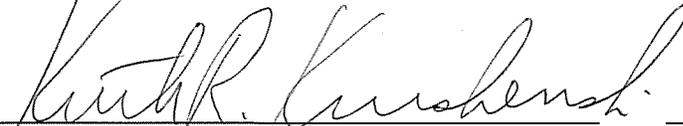
NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF OAK RIDGE, TENNESSEE:

That the City of Oak Ridge, Tennessee pay from its Electric Fund and its Waterworks Fund to the General Fund and that the Electric Funds then be distributed to the respective taxing jurisdictions, in accordance with Chapter 237 of the Public Acts of 1969, in the estimated amounts shown below:

<u>Electric Fund</u>	
City of Oak Ridge	\$1,675,459.60
Anderson County	421,681.81
Roane County	64,741.94
 <u>Waterworks Fund</u>	
City of Oak Ridge	\$1,731,115.99

This the 11th day of February 2019.

APPROVED AS TO FORM AND LEGALITY:



 Kenneth R. Krushenski, City Attorney

 Warren L. Gooch, Mayor

 Mary Beth Hickman, City Clerk

CITY CLERK MEMORANDUM
19-03

DATE: January 25, 2019
TO: Mark S. Watson, City Manager
FROM: Mary Beth Hickman, City Clerk
SUBJECT: **AMENDMENT OF CONVENTION AND VISITORS BUREAU/EXPLORE OAK RIDGE BYLAWS**

Introduction

An item for City Council's consideration is a resolution to amend the bylaws of the Oak Ridge Convention and Visitors Bureau/Explore Oak Ridge (CVB) Board of Directors by changing the qualifications required for the Hotel Representatives on the Board.

Background

On July 11, 2011, City Council passed Resolution 7-70-11, which added three new members to the Convention and Visitors Bureau board designated for the General Managers of three local hotel/motel establishments. The resolution stipulated that two members would be the General Managers of the top two hotel/motel establishments in Oak Ridge based upon the amount of actual hotel/motel occupancy tax collections for the prior fiscal year, and one member would be the General Manager from one of the remaining hotel/motel establishments.

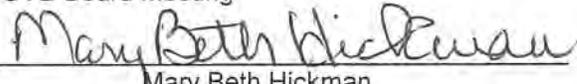
The past several years have seen recurring vacancies on the board due to turnover in the General Managers and decreased participation by the hotel industry due to the strict stipulations of the bylaws. In order to increase representation and participation by the hotel industry in Oak Ridge, on January 17, 2019, the Convention and Visitors Bureau/Explore Oak Ridge board approved a bylaws change which would amend the organization's bylaws to eliminate the requirement that two of the hotel representatives be from the two top grossing hotel/motel establishments based on hotel/motel occupancy in order to allow the hotel representatives to be from any hotel/motel establishment and make it possible for the representative to be the General Manager or the General Manager's designee. The waiver of the residency requirement previously put in place for hotel representatives will remain in effect. Attached to this memorandum is a letter from Katy Jett, Director of the Oak Ridge Convention and Visitors Bureau/Explore Oak Ridge, requesting approval of the bylaws change, along with a copy of the unapproved minutes from the board's January 17, 2019 meeting where the change was unanimously adopted.

Recommendation

Staff recommends approval of the attached resolution as presented.

Attachments:

Letter from Katy Jett, Director of the Convention and Visitors Bureau/Explore Oak Ridge
Copy of the unapproved minutes of the January 17, 2019 CVB Board Meeting
Resolution


Mary Beth Hickman

City Manager's Comments:

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


Mark S. Watson


Date

January 23, 2019

City of Oak Ridge
Attn: Mark Watson, City Manager

Dear Mr. Watson,

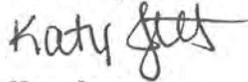
Explore Oak Ridge would like to request a change to the current Bylaws of our organization. The Board of Directors voted on the change on January 17, 2019.

Attached is a draft copy of the minutes to show where the board voted on the change.

If possible, we would like to get this on the February City Council Agenda .

Please feel free to contact me if necessary.

Sincerely,

A handwritten signature in black ink that reads "Katy Jett".

Katy Jett
President

Explore Oak Ridge
CVB minutes
Jan. 17, 2019

ATTENDANCE

Members: Alex Cruze (hotelier), Heather Brown (hotelier), Sue Frederick, Barbara Ferrell, Carol Smallridge, Owen Driskill, Rebecca Williams. Members absent, Naomi Asher.

Visitor in attendance: Jim Dodson
Staff in attendance: Katy Jett, President

APPROVAL OF MINUTES

Sue Frederick moved to approve the December 2019 minutes; Carol Smallridge seconded that motion. All voted to approve the minutes.

CHAIRPERSON'S REPORT

None, except a legal issue with a former board member, which will not affect the Board's work.

PRESIDENT'S REPORT

Katy Jett summarized achievements of Explore Oak Ridge in the last month, including Half-Marathon participation, which was down a bit. Next event is Nov. 16, 2019. Carol Smallridge asked if we post those events on the Anderson County Chamber calendar of events. Katy said Tilley is posting information all over.

Katy Jett discussed the budget, said CVB was under budget on almost all spending except for the consulting and creative category, because of the contract ending with IMEG. She has had to give them a letter to cease and desist posting on our pages. We are now out of that contract, and using Knoxville Graphic House.

Holiday Hours - Katy Jett reviewed proposed holiday hours, set by the Chamber. She said if there were special events, Explore Oak Ridge would remain open over the holidays. Board voted to approve holiday hours.

Barbara Ferrell moved to approve the president's report. Carol Smallridge seconded that motion; all approved.

UNFINISHED BUSINESS

March 19 is the 70th anniversary of the American Museum of Science and Energy. They will have a flag raising ceremony and sculpture reveal on March 23. Jim Dodson asked for help with the event.

Jan. 20 is Ed Westcott's 97th Birthday. Katy has pitched an article by Ray Smith to local news outlets, and the Knoxville News Sentinel is scheduled to run one.

Katy said two travel bloggers will be coming to Oak Ridge in May, and we are paying the expenses for one of them. He is writing about the National Parks. The state is also bringing in some media writers.

Rebecca Williams relayed a request from Celebrate Oak Ridge for Explore Oak Ridge to help sponsor "festival season" in Oak Ridge. By committing advertising dollars, EOR could promote the three participant festivals in June with one effort (Nine Lakes Wine Festival, Secret City Festival and Lavender Festival). Katy is meeting with Jana Martin, chair of Celebrate Oak Ridge, to discuss.

NEW BUSINESS

Sue Frederick moved to make the proposed change in the CVB bylaws, to say the following:

II. Organization

2.1 Board of Directors: The bureau will be governed by a Board of Directors consisting of ten (10) members appointed by City Council as follows: seven (7) members shall be residents at-large, three (3) members shall be the general manager of a local hotel/motel establishment or their designee.

Sue Frederick made a motion to approve the bylaw change. Barbara Ferrell seconded that motion. All members voted to approve the change and it was passed.

Owen Driskill adjourned the meeting at 4 p.m.

Respectfully submitted,

Rebecca Williams, secretary  date: 1/22/19

Owen Driskill, president _____ date: _____

RESOLUTION

A RESOLUTION AMENDING THE BYLAWS FOR THE OAK RIDGE CONVENTION AND VISITORS BUREAU TO CHANGE THE REQUIREMENTS FOR HOTEL/MOTEL MEMBERS.

WHEREAS, the Bylaws for the Oak Ridge Convention and Visitors Bureau (CVB) were last updated on July 11, 2011; and

WHEREAS, at their January 17, 2019 meeting, the CVB unanimously voted to amend Article II, Organization, Section 2.1, Board of Directors, of the Bylaws to change the requirements for hotel/motel members; and

WHEREAS, the proposed change removes the requirement that two of the members be from the top two local hotel/motels; and

WHEREAS, the proposed change also removes the requirement that the hotel/motel members be the general managers but instead allows the general managers to designate someone from their hotel in their place.

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

That Article II, Organization, Section 2.1, Board of Directors, of the Bylaws for the Oak Ridge Convention and Visitors Bureau is hereby amended as follows:

Delete the following:

The Bureau will be governed by a Board of Directors consisting of ten (10) members appointed by City Council as follows: seven (7) members shall be residents at-large, two (2) members shall be the general managers of the top local hotel/motel establishments based upon actual hotel/motel occupancy collections, and one (1) member shall be the general manager of one of the remaining local hotel/motel establishments.

Replace with the following:

The Bureau will be governed by a Board of Directors consisting of ten (10) members appointed by City Council as follows: seven (7) members shall be residents at-large and three (3) members shall be representatives of local hotel/motel establishments as designated by the general managers.

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

This the 11th day of February 2019.

APPROVED AS TO FORM AND LEGALITY:



Kenneth R. Krusherski, City Attorney

Warren L. Gooch, Mayor

Mary Beth Hickman, City Clerk

PUBLIC WORKS DEPARTMENT MEMORANDUM
19-06

DATE: January 18, 2019
TO: Mark S. Watson, City Manager
THROUGH: Shira A. McWaters, P.E., Public Works Director *SAM*
FROM: Roger Flynn, P.E., City Engineer
SUBJECT: **AMENDMENT #1 FOR TDOT GRANT CONTRACT #160097**

Introduction

An item for City Council's consideration is the recommendation to approve a resolution to amend TDOT Grant Contract #160097 for the purpose of rebudgeting funds from the Construction category to Engineering.

Funding

No cost is associated with this action.

Background

In 2015, the City of Oak Ridge Community Development Department, with help from the Public Works Department Engineering Division, prepared a Multimodal Grant Application and submitted it to TDOT through the Knoxville Regional Transportation Planning Organization. The purpose of the grant is to fund construction of new sidewalks, as well as ADA accessible ramps and crosswalks along Oak Ridge Turnpike. The total budget amount of the grant is \$975,812, with a 95/5 State/local split. Staff was successful in obtaining the grant and City Council approved acceptance of the grant at its August 8, 2016 meeting with resolution 8-52-2016.

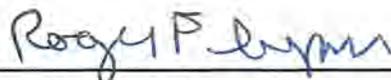
A review of the budget template of the estimated project cost submitted in 2015 shows that only \$45,000 was included for preliminary engineering, design, and the NEPA phase. These estimates were reflected in the actual TDOT contract with only \$55,000 allocated for engineering. You may recall from previous contracts for engineering services, fees of 15% to 18% for engineering services are common. For grant projects that require contracted inspection (CEI), another 15% of the total budget should be allocated. At the June 15, 2017 meeting, City Council approved resolution 06-0055-2017, awarding a professional engineering services contract with Kimley-Horn in the amount of \$175,300. The actual amount expected to be used is \$163,400. CEI cost is considered as part of construction costs and is not shown in engineering.

City staff learned of the issue when a recent reimbursement request for engineering fee to date was rejected by TDOT because the grant engineering budget had been expended. TDOT advised staff that this situation is common and worked to help revise the budget.

Recommendation

Staff recommends approval of Amendment #1 for TDOT Grant Contract #160097.

Attachment(s)
Proposed Amendment #1
Resolution



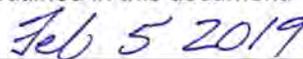
Roger Flynn, P.E.

City Manager's Comments:

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



Mark S. Watson



Date

**AMENDMENT ONE
OF GRANT CONTRACT 160097, PIN 123637.00**

This Grant Contract Amendment is made and entered by and between the State of Tennessee, Department of Transportation, hereinafter referred to as the "State" and City of Oak Ridge, hereinafter referred to as the "Grantee." It is mutually understood and agreed by and between said, undersigned contracting parties that the subject Grant Contract is hereby amended as follows:

1. Grant Contract Attachment 1 is deleted in its entirety and replaced with the new Attachment 1 for Amendment One attached hereto.
2. Required Approvals: The State is not bound by this Amendment until it is signed by the contract parties and approved by appropriate officials in accordance with applicable Tennessee laws and regulations (depending upon the specifics of this contract, said officials may include, but are not limited to, the Commissioner of Finance and Administration, the Commissioner of Human Resources, and the Comptroller of the Treasury).
3. Amendment Effective Date: The revisions set forth herein shall be effective _____. All other terms and conditions of this Grant Contract not expressly amended herein shall remain in full force and effect.

IN WITNESS WHEREOF,

CITY OF OAK RIDGE

WARREN L. GOOCH, MAYOR DATE

PRINTED NAME AND TITLE OF AGENCY SIGNATORY (above)

APPROVED AS TO FORM AND LEGALITY

AGENCY ATTORNEY

DEPARTMENT OF TRANSPORTATION:

JOHN SCHROER, COMMISSIONER DATE

APPROVED AS TO FORM AND LEGALITY

JOHN REINBOLD, GENERAL COUNSEL

ATTACHMENT 1 FOR AMENDMENT ONE

ATTACHMENT 1

GRANT BUDGET

Agreement Number: 160097
 Project Identification Number (PIN): 123637.00
 State Project Number: 01LPLM-S3-038

PHASE	GRANT CONTRACT	AGENCY PARTICIPATION	TOTAL PROJECT
NEPA	\$42,875.40	\$2,256.60	\$45,132.00
DESIGN	\$115,783.15	\$6,093.85	\$121,877.00
RIGHT OF WAY	\$0.00	\$0.00	\$0.00
CONSTRUCTION	\$758,862.85	\$39,940.15	\$798,803.00
TDOT ENGINEERING SERVICES	\$9,500.00	\$500.00	\$10,000.00
	0.00	0.00	0.00
	0.00	0.00	0.00
	0.00	0.00	0.00
	0.00	0.00	0.00
	0.00	0.00	0.00
	0.00	0.00	0.00
	0.00	0.00	0.00
	0.00	0.00	0.00
GRAND TOTAL	\$927,021.40	\$48,790.60	\$975,812.00

RESOLUTION

A RESOLUTION AMENDING THE CITY'S MULTIMODAL ACCESS GRANT (SIDEWALK IMPROVEMENTS PROJECT) FROM THE STATE OF TENNESSEE DEPARTMENT OF TRANSPORTATION TO REALLOCATE GRANT FUNDS.

WHEREAS, by Resolution 8-52-2016, the City accepted a Multimodal Access Grant (Contract No. 160097) from the State of Tennessee Department of Transportation (TDOT) in the estimated amount of \$927,021.40 for sidewalk, ADA-compliant ramps, and crosswalk improvements to the south side of the Oak Ridge Turnpike between Illinois Avenue and Fairbanks Road, with a local required match of approximately \$48,790.60; and

WHEREAS, the grant contract sets forth a Grant Budget by phase: NEPA, Design, Right of Way, Construction, and TDOT Engineering Services; and

WHEREAS, TDOT has proposed an amendment to the Grant Budget which reallocates funds from the Construction phase to the Engineering phase; and

WHEREAS, this amendment does not impact the total grant funds or the City's local match; and

WHEREAS, the City Manager recommends approval of the amendment.

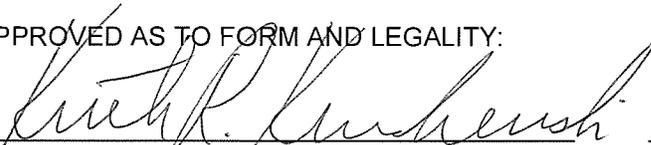
NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF OAK RIDGE, TENNESSEE:

That the recommendation of the City Manager is approved and the attached Amendment One of Grant Contract 160097, PIN 123637.00, is hereby approved.

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

This the 11th day of February 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
19-10**

DATE: January 22, 2019
TO: Mark S. Watson, City Manager
THROUGH: Wayne E. Blasius, Community Development Director 
FROM: Jennifer L. Williams, Planner
SUBJECT: TND MASTER PLAN AND AMENDMENT – SUBAREA F – THE PRESERVE AT CLINCH RIVER

Introduction

An item for City Council's consideration is an ordinance that will amend the TND Master Plan for the Preserve at Clinch River. This amendment is to Subarea F and will allow the developer, Smithbilt, to develop the property for both commercial and residential uses.

Funding

No funding is associated with this item.

Background

The existing master plan for the Preserve at Clinch River, then Rarity Ridge, was adopted in April of 2006. Subarea F, the location of the proposed amendment, has never been platted, and no Subarea Master Plan was ever approved. It contains 237.2 acres and is shown on the 2006 Master Plan as a Neighborhood Subarea. Smithbilt has proposed amending this Subarea to include both "Community Commercial" and "Neighborhood" lot types. This will allow them to construct a 12-hole golf facility, restaurant, golf store, and some residential uses on the property. A comparison of the existing and proposed development is below.

2006 Master Plan

Subarea Type: Neighborhood
Development Breakdown:
23.3 acres active recreation
85.7 acres preserve
591 Multifamily Units
Water Treatment Plant

Current Proposal

Subarea Type: Community Mixed Use/Neighborhood
Development Breakdown:
149.06 acres preserve
66.51 acres Community Commercial
14.28 acres Neighborhood
Water Treatment Plant

Subarea F is owned by Rialto (also known as RL REGI-TN OAK, LLC), but is under contract to be purchased by Smithbilt. A letter from Rialto to this effect has been included as an attachment.

Review

The main components required as part of the Master Plan are street locations, a breakdown of common open space, and a subarea type.

- Roads: No additional roads are proposed at this time.

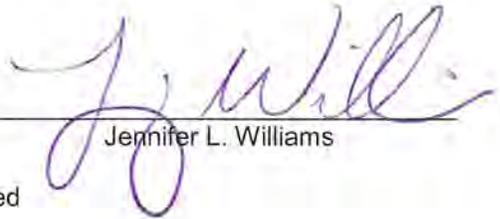
- Open Space: A large portion of the Subarea, around 149 acres, is devoted to the 'Preserve' category, with the only allowed development listed as camping sites, multi-use trails, hiking trails, and parking to serve trails. Much of this area is adjacent to the Clinch River and includes an identified archeological site. The amount of acreage proposed a "Preserve" area exceeds the 15% open space requirement.
- Subarea Type: Community Mixed Use and Neighborhood. The subarea type governs the subarea's allowed uses. The Neighborhood Subarea only allows for residential uses, and is shown for 14.28 acres of the site. The Community Mixed Use subarea, 66.51 acres, allows both commercial and residential uses. This will allow the developer the flexibility to develop home sites on the property in the future while still moving forward with construction a golf facility, restaurant, and store.

The Planning Commission considered this request at their January 17, 2019 meeting. The Planning Commission recommended **approval** of this item with the following conditions:

- Show all existing electrical utility easements.
- Show all existing electrical plant facilities.

Recommendation

Approval of the attached ordinance is recommended.



Jennifer L. Williams

Attachments: Current Master Plan (2006) with Subarea F Outlined
Rialto Letter
Master Plan Amendment
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

ORIGINAL DEVELOPMENT PERMISSIONS					
SECTION	ACRES	PERMITTED	RECYCLED	CONSERVED	OTHER OPEN SPACE
Subarea A	289.00	10.00	281.00	18,000.00	
Subarea B	487.00		281.00	18,000.00	
Subarea C	47.00				
Subarea D	100.00		74.00	26,000.00	
Subarea E	200.00		170.00	13,000.00	
Subarea F	200.00	30.00	170.00	236,000.00	
Subarea G	90.00		78.00		
Subarea H	20.00		18.00	200,000.00	
Subarea I	17.00		16.00	45,000.00	
Subarea J	210.00		191.00	448,000.00	
Subarea K	100.00		78.00		
Subarea L	100.00		270.00	28,000.00	
Subarea M	100.00		78.00	18,000.00	
Subarea N	100.00		78.00	18,000.00	
Subarea O	100.00		78.00	18,000.00	
Subarea P	100.00		78.00	18,000.00	
TOTAL	1,774.00	194.00	1,580.00	1,287,000.00	200,000.00
TOTAL DEVELOPABLE	2,078.00				

UPDATED DEVELOPMENT PERMISSIONS					
SECTION	ACRES	PERMITTED	RECYCLED	CONSERVED	OTHER OPEN SPACE
Subarea A	289.00	10.00	281.00	18,000.00	
Subarea B	487.00		281.00	18,000.00	
Subarea C	47.00				
Subarea D	100.00		74.00	26,000.00	
Subarea E	200.00		170.00	13,000.00	
Subarea F	200.00	30.00	170.00	236,000.00	
Subarea G	90.00		78.00		
Subarea H	20.00		18.00	200,000.00	
Subarea I	17.00		16.00	45,000.00	
Subarea J	210.00		191.00	448,000.00	
Subarea K	100.00		78.00		
Subarea L	100.00		270.00	28,000.00	
Subarea M	100.00		78.00	18,000.00	
Subarea N	100.00		78.00	18,000.00	
Subarea O	100.00		78.00	18,000.00	
Subarea P	100.00		78.00	18,000.00	
TOTAL	1,800.00	207.00	1,593.00	1,307,000.00	200,000.00
TOTAL DEVELOPABLE	2,000.00				

ORIGINAL OPEN SPACE SUMMARY					
SECTION	ACRES	PERMITTED	RECYCLED	CONSERVED	OTHER OPEN SPACE
Subarea A	182.00	17.00	165.00	17,000.00	
Subarea B	312.00	10.00	302.00	18,000.00	
Subarea C	47.00				
Subarea D	88.00	1.00	87.00	18,000.00	
Subarea E	162.00	1.00	161.00	13,000.00	
Subarea F	162.00	30.00	132.00	236,000.00	
Subarea G	90.00		78.00		
Subarea H	20.00		18.00	200,000.00	
Subarea I	17.00		16.00	45,000.00	
Subarea J	210.00		191.00	448,000.00	
Subarea K	100.00		78.00		
Subarea L	100.00		270.00	28,000.00	
Subarea M	100.00		78.00	18,000.00	
Subarea N	100.00		78.00	18,000.00	
Subarea O	100.00		78.00	18,000.00	
Subarea P	100.00		78.00	18,000.00	
TOTAL	1,804.00	87.00	1,717.00	1,324,000.00	200,000.00

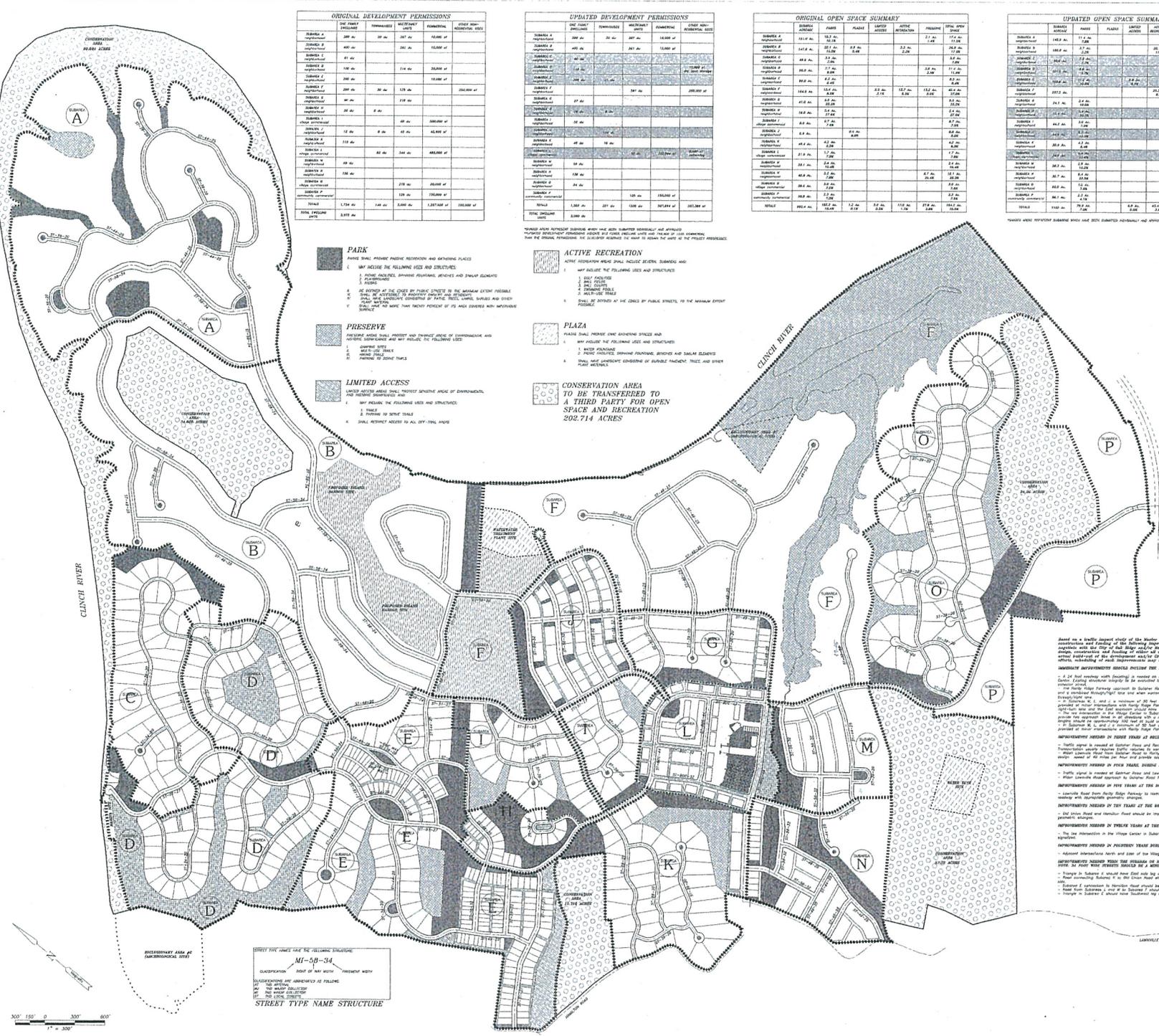
UPDATED OPEN SPACE SUMMARY					
SECTION	ACRES	PERMITTED	RECYCLED	CONSERVED	OTHER OPEN SPACE
Subarea A	182.00	17.00	165.00	17,000.00	
Subarea B	312.00	10.00	302.00	18,000.00	
Subarea C	47.00				
Subarea D	88.00	1.00	87.00	18,000.00	
Subarea E	162.00	1.00	161.00	13,000.00	
Subarea F	162.00	30.00	132.00	236,000.00	
Subarea G	90.00		78.00		
Subarea H	20.00		18.00	200,000.00	
Subarea I	17.00		16.00	45,000.00	
Subarea J	210.00		191.00	448,000.00	
Subarea K	100.00		78.00		
Subarea L	100.00		270.00	28,000.00	
Subarea M	100.00		78.00	18,000.00	
Subarea N	100.00		78.00	18,000.00	
Subarea O	100.00		78.00	18,000.00	
Subarea P	100.00		78.00	18,000.00	
TOTAL	1,804.00	87.00	1,717.00	1,324,000.00	200,000.00

NOTES:
1. A 10' easement for overhead power lines has been shown on the side of the road outside the road right of way.
2. A 10' easement has been provided on the north side of the 100' easement shown on the easement for overhead power lines.
3. A 10' easement along existing easements for water, electric, water supply and sewer has been provided for the utility easements and easements.
4. A utility easement has been provided on the City of Oak Ridge for the easement.
5. A 10' easement and one-half (1/2) 10' easement have been provided on the side of the road outside the road right of way for a 10' easement of 10' in this easement and for a 10' easement of 10' in this easement. The easement for the 10' easement and for the 10' easement are shown on the easement for the 10' easement and for the 10' easement.
6. The developer is responsible for providing utility, including, but not limited to, water, electric, water supply and sewer, and for providing utility for the 10' easement and for the 10' easement.
7. Historical utility easements for overhead power lines, water, electric, water supply and sewer, and for providing utility for the 10' easement and for the 10' easement are shown on the easement for the 10' easement and for the 10' easement.
8. An easement for overhead power lines, water, electric, water supply and sewer, and for providing utility for the 10' easement and for the 10' easement are shown on the easement for the 10' easement and for the 10' easement.

NOTES:
1. A 10' easement for overhead power lines has been shown on the side of the road outside the road right of way.
2. A 10' easement has been provided on the north side of the 100' easement shown on the easement for overhead power lines.
3. A 10' easement along existing easements for water, electric, water supply and sewer has been provided for the utility easements and easements.
4. A utility easement has been provided on the City of Oak Ridge for the easement.
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8. An easement for overhead power lines, water, electric, water supply and sewer, and for providing utility for the 10' easement and for the 10' easement are shown on the easement for the 10' easement and for the 10' easement.

- PARK**
PARKS SHALL PROVIDE PUBLIC RECREATION AND AMENITY PLACES
1. SHALL INCLUDE THE FOLLOWING USES AND STRUCTURES:
 - a. SOFTBALL
 - b. TENNIS
 - c. PLAY SETS
 - d. MULTI-USE TRAILS
 2. SHALL BE OPEN TO THE PUBLIC BY THE CITY OF OAK RIDGE.
- PRESERVE**
PARKS SHALL PROTECT THE HISTORIC AND SCIENTIFIC INTERESTS AND PRESERVE THE FOLLOWING USES AND STRUCTURES:
1. SHALL INCLUDE THE FOLLOWING USES AND STRUCTURES:
 - a. SOFTBALL
 - b. TENNIS
 - c. PLAY SETS
 - d. MULTI-USE TRAILS
 2. SHALL BE OPEN TO THE PUBLIC BY THE CITY OF OAK RIDGE.
- LIMITED ACCESS**
LIMITED ACCESS SHALL PROTECT SENSITIVE AREAS OF ENVIRONMENTAL AND HISTORIC INTERESTS AND SHALL INCLUDE THE FOLLOWING USES AND STRUCTURES:
1. SHALL INCLUDE THE FOLLOWING USES AND STRUCTURES:
 - a. SOFTBALL
 - b. TENNIS
 - c. PLAY SETS
 - d. MULTI-USE TRAILS
 2. SHALL BE OPEN TO THE PUBLIC BY THE CITY OF OAK RIDGE.

- ACTIVE RECREATION**
ACTIVE RECREATION AREAS SHALL INCLUDE SOFTBALL, TENNIS AND PLAY SETS.
1. SHALL INCLUDE THE FOLLOWING USES AND STRUCTURES:
 - a. SOFTBALL
 - b. TENNIS
 - c. PLAY SETS
 - d. MULTI-USE TRAILS
 2. SHALL BE OPEN TO THE PUBLIC BY THE CITY OF OAK RIDGE.
- PLAZA**
PLAZAS SHALL PROVIDE OPEN GATHERING SPACES AND SHALL INCLUDE THE FOLLOWING USES AND STRUCTURES:
1. SHALL INCLUDE THE FOLLOWING USES AND STRUCTURES:
 - a. SOFTBALL
 - b. TENNIS
 - c. PLAY SETS
 - d. MULTI-USE TRAILS
 2. SHALL BE OPEN TO THE PUBLIC BY THE CITY OF OAK RIDGE.
- CONSERVATION AREA TO BE TRANSFERRED TO A THIRD PARTY FOR OPEN SPACE AND RECREATION 202.714 ACRES**



STREET TYPE NAME STRUCTURE
Mf-5b-3d
CLASSIFICATION: SUBTYPE WITH THROUGH WITH
CLASSIFICATION AND ABREVIATION AS FOLLOWS:
STREET TYPE NAME STRUCTURE



1873 1873 1873

21 January 2019

Lennar Corporation
700 NW 107th Ave, Suite 300
Miami, FL 33172

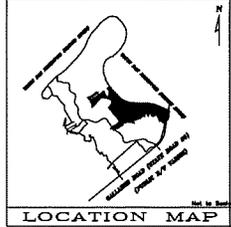
To whom it may concern:

Smithbilt Homes, and related entities are contracted to purchase all lots, infrastructure and raw land owned by RL REGI-TN OAK, LLC, owned by RL REGI Financial, LLC, owned by Lennar. Per the contract, Smithbilt has permission to inspect, alter, and/or improve any portion of the property holding RL REGI Financial, LLC and Lennar harmless of any issues that may arise.

Thank you,

A handwritten signature in black ink, appearing to read "Ben Scott", written over the printed name.

Ben Scott



PRESERVE
149.06 ACRES

PRESERVE AREAS SHALL PROTECT AND ENHANCE AREAS OF ENVIRONMENTAL AND HISTORIC SIGNIFICANCE AND MAY INCLUDE THE FOLLOWING USES:
 1. CHANGING BIRDS
 2. MUD-PILE TRAP
 3. HONEY TRAP
 4. PARKING TO SERVE TRAILS

COMMUNITY COMMERCIAL
66.51 ACRES

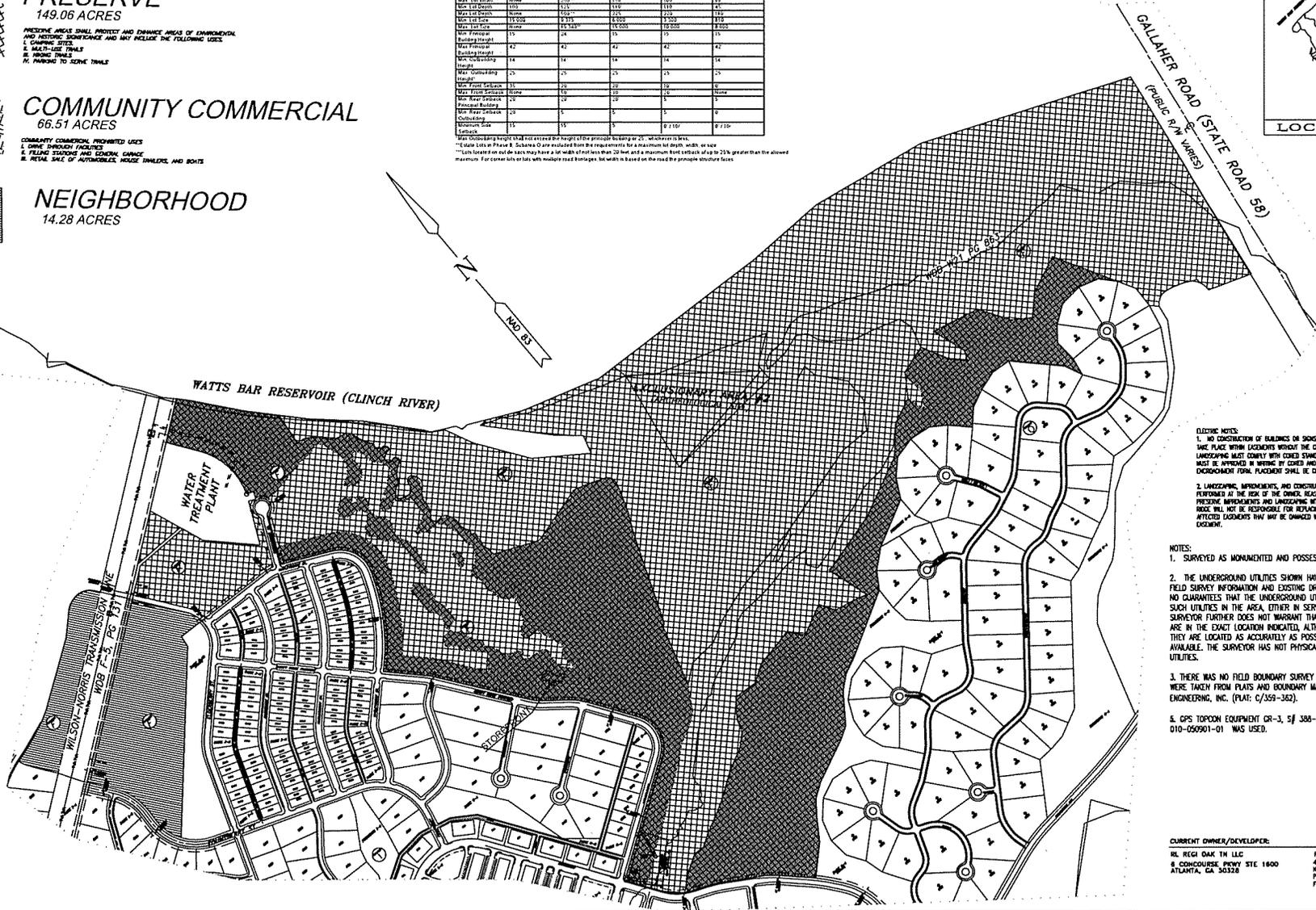
COMMUNITY COMMERCIAL, PROHIBITED USES:
 1. DRIVE THROUGH RESTAURANTS
 2. FILLING STATIONS AND GENERAL GARAGE
 3. RETAIL SALE OF AUTOMOBILES, HOUSE TRAILERS, AND BOATS

NEIGHBORHOOD
14.28 ACRES

Proposed New Table 8

Use	1/24/19	1/24/19	1/24/19	1/24/19	1/24/19
Max. Lot Width	35	35	35	35	35
Max. Lot Depth	150	150	150	150	150
Max. Lot Area	5250	5250	5250	5250	5250
Max. Lot Side	35.206	35.206	35.206	35.206	35.206
Max. Lot Area	12,121	12,121	12,121	12,121	12,121
Max. Frontage	15	15	15	15	15
Max. Frontage	42	42	42	42	42
Max. Frontage	14	14	14	14	14
Max. Frontage	25	25	25	25	25
Max. Frontage	31	31	31	31	31
Max. Frontage	12	12	12	12	12
Max. Frontage	12	12	12	12	12
Max. Frontage	15	15	15	15	15

Max. Side/Back Height shall not exceed 20' height of the principal building or 25' whichever is less.
 *Side lots in Phase B, Section D are excluded from the requirements for a maximum lot depth, width, or area.
 **Lots located on an out lot 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 by the principal structure faces.



ELECTRIC NOTES:
 1. 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 COVERED SHEDDING EASEMENT PROVISIONS. LANDSCAPING MUST BE APPROVED BY THE CITY AND PUBLIC WORKS IN AN EASEMENT ENCROACHMENT PERMITS. PLACEMENT SHALL BE COORDINATED WITH THE CITY.
 2. LANDSCAPING IMPROVEMENTS AND CONSTRUCTION WITHIN UTILITY EASEMENTS ARE PERMITTED AT THE DISCRETION OF THE OWNER. REASONABLE CARE WILL BE TAKEN BY UTILITIES TO PROTECT IMPROVEMENTS AND LANDSCAPING FROM SUBJECT EASEMENTS. THE CITY OF OAK RIDGE WILL NOT BE RESPONSIBLE FOR REPLACING OR REPAIRING IMPROVEMENTS WITHIN ATTACHED DOCUMENTS THAT MAY BE DAMAGED WHILE PERFORMING WORK WITHIN THE EASEMENT.

- NOTES:**
1. SURVEYED AS MONUMENTED AND POSSESSED.
 2. THE UNDERGROUND UTILITIES SHOWN HAVE NOT BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES.
 3. THERE WAS NO FIELD BOUNDARY SURVEY DONE. ALL CALLS AND DISTANCES WERE TAKEN FROM PLATS AND BOUNDARY MAPS DONE BY STERLING ENGINEERING, INC. (PLAT C/359-362).
 4. GPS TOPCON EQUIPMENT CR-3, S# 300-0326, S# 300-0337, AND P/N 010-050901-01 WAS USED.

CURRENT OWNER/DEVELOPER: WIL RICH OAK TN LLC
 61 CONCHOUSE PENNY SITE 1400
 ATLANTA, GA 30320

FUTURE OWNER/DEVELOPER: PRINCE LAND COMPANY, LLC
 4909 BALL RD.
 KNOXVILLE, TN 37931
 PHONE: (615) 434-7758
 FAX: (615) 913-8196

SOUTHLAND ENGINEERING CONSULTANTS, LLC
 GENERAL CIVIL & LAND SURVEYORS
 2808 BALL ROAD
 KNOXVILLE, TENNESSEE 37931
 PHONE: (615) 851-7754
 FAX: (615) 852-9999
 E-MAIL: info@southlandeng.com
 www.southlandeng.com

DESIGNED: MV
 DRAWN: SHS
 SCALE IN FEET: 1" = 250'

1/24/19	ELECTRIC NOTES	JS
1/24/19	ELECTRIC EASEMENTS	JS
1/24/19	SURVEYOR NOTES	JS
1/24/19	PROPOSED TABLE 2 UPDATED	JS
DATE	REVISION	APPD

HORIZONTAL: 1" = 250'
 DATE: 8-24-2019

MASTER PLAN
 AMENDMENT SECTION F
 SUB AREA COMMERCIAL MIX USE

MASTER PLAN CHANGES
 RECREATIONAL AREA
 RARITY RIDGE SUBDIVISION, PHASE III
 DISTRICT 3, ROANE COUNTY, TENNESSEE
 PARCEL/TAX ID: 039 002.01

SHS-9-27-18-MASTERPLAN
 SHEET 1 OF 1 SHEET
 COPYRIGHT 2018

TITLE

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

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

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

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

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

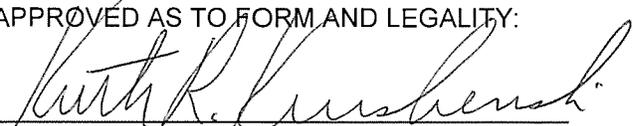
WHEREAS, a public hearing thereon has been held as required by law.

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

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

Section 2. This ordinance shall become effective ten (10) days after adoption on second reading, the welfare of the City of Oak Ridge requiring it.

APPROVED AS TO FORM AND LEGALITY:



Kenneth R. Krushenski, City Attorney

Warren L. Gooch, Mayor

Mary Beth Hickman, City Clerk

Public Hearing: _____
Publication Date: _____
First Reading: _____
Publication Date: _____
Second Reading: _____
Publication Date: _____
Effective Date: _____

**COMMUNITY DEVELOPMENT MEMORANDUM
CODE ENFORCEMENT DIVISION
19-03**

DATE: January 14, 2019

TO: Mark S. Watson, City Manager

THROUGH: Wayne E. Blasius, Community Development Director 

FROM: Arnold A. Blackwell, Code Enforcement Supervisor

RE: ORDINANCE AMENDMENT TO ADOPT THE 2018 INTERNATIONAL BUILDING CODE.

Introduction

An item for the agenda is one (1) ordinance amendment to the City Code to continue to maintain compliance with the requirements of the State of Tennessee Department of Commerce and Insurance, Division of Fire Prevention.

Funding

No funding is associated with this item.

Background

The State of Tennessee Department of Commerce and Insurance, Division of Fire Prevention has noted that cities may be seven (7) years behind the most current edition of the building and fire codes available. Currently, the City of Oak Ridge utilizes the 2012 International Building Code.

Several organizations encourage the adoption and enforcements of the most current codes, including: the International Code Council (ICC), the National Fire Protection Association (NFPA), the Insurance Services Organization (ISO) administrators of the Building Code Effective Grading System (BCEGS). City Staff is recommending the adoption of the 2018 International Building Code for compliance.

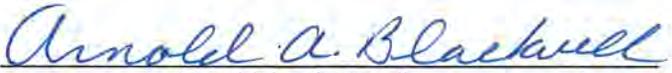
In addition to adopting the 2018 International Building Code, the Oak Ridge Fire Department has recommended making amendments to the automatic fire sprinkler system requirements as follows:

The 2012 International Building Code with amendments currently requires an automatic fire sprinkler system to be installed in buildings 10,000 square feet or greater. The 2018 International Building Code with amendments will require an automatic fire sprinkler system to be installed in buildings 5,000 square feet or greater.

Recommendation

Staff is proposing a 90-day grace period for implementation of the newly adopted codes. This will provide staff adequate time to schedule meetings with our development community and local contractors. This time will be used to share information and provide training to ensure a clear understanding of the revised code standards, and offer staff assistance during initial implementation.

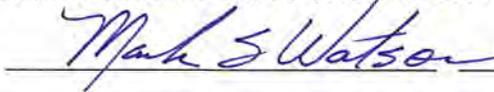
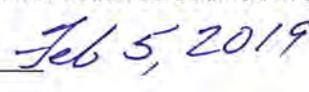
Approval of the attached ordinance is recommended.


Arnold A. Blackwell

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

TITLE

AN ORDINANCE TO AMEND TITLE 12, TITLED "BUILDING, UTILITY, ETC. CODES," CHAPTER 2, TITLED "BUILDING CODE," OF THE CODE OF ORDINANCES, CITY OF OAK RIDGE, TENNESSEE, BY DELETING SECTION 12-201, TITLED "BUILDING CODE ADOPTED," IN ITS ENTIRETY AND SUBSTITUTING THEREFOR A NEW SECTION 12-201, TITLED "BUILDING CODE ADOPTED," TO ADOPT THE 2018 EDITION INTERNATIONAL BUILDING CODE; AND TO AMEND SECTION 12-202, TITLED "AMENDMENTS," SUBSECTION (12), TITLED "SECTION 903, AUTOMATIC SPRINKLER SYSTEMS," TO CHANGE THE SQUARE FOOTAGE REQUIREMENTS.

WHEREAS, the City of Oak Ridge has adopted by reference the International Building Code, 2012 edition; and

WHEREAS, the current version of the International Building Code is now the 2018 edition; and

WHEREAS, the City desires to adopt the current edition of the International Building Code along with any necessary amendments thereto.

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

Section 1. Title 12, titled "Building, Utility, Etc. Codes," Chapter 2, titled "Building Code," of the Code of Ordinances, City of Oak Ridge, Tennessee, is hereby amended by deleting Section 12-201, titled "Building Code Adopted," in its entirety and substituting therefor a new Section 12-201, titled "Building Code Adopted," which new section shall read as follows:

Sec. 12-201. Building Code adopted.

The International Building Code, 2018 edition, including Appendices A, C, F, G, H and K, are hereby adopted by reference and shall become a part of this chapter as if copied herein verbatim, except as such code may be in conflict with other provisions of this chapter, in which event such other provisions of this chapter shall prevail.

Section 2. Title 12, titled "Building, Utility, Etc. Codes," Chapter 2, titled "Building Code," Section 12-202, titled "Amendments," of the Code of Ordinances, City of Oak Ridge, Tennessee, is hereby amended by deleting Subsection (12), titled "Section 903, Automatic Sprinkler Systems," in its entirety and substituting therefor a new Subsection (12), titled "Section 903, Automatic Sprinkler Systems," which new subsection shall read as follows:

Sec. 12-202. Amendments.

(12) Section 903, Automatic Sprinkler Systems. This section is hereby amended as follows:

(a) The square footage amounts referred to in certain sections of Section 903 are hereby deleted and replaced as follows:

(1) In Sections 903.2.1.1, 903.2.1.3, 903.2.1.4, 903.2.9.1, and 903.2.9.2 (requiring sprinkler systems to be installed at a square footage threshold), replace the number 12,000 with the number 5,000.

(2) In Sections 903.2.4, 903.2.7, and 903.2.9 (requiring sprinkler systems to be installed at a square footage threshold), replace the number 12,000 with the number 5,000, and replace the number 24,000 with the number 5,000.

- (3) In Section 903.2.3 (requiring sprinkler systems to be installed at a square footage threshold in Educational Occupancies), replace the number 12,000 with the number 5,000.
- (b) Section 903.2.13, Additional Sprinkler Requirements.
- (1) Sprinkler system in new construction. Except where more stringent requirements are stipulated elsewhere in the building code, all new commercial and residential buildings of five thousand (5,000) square feet or more shall be equipped with an approved automatic sprinkler system.
- (2) Sprinkler system in large additions to buildings. Any new addition, which is more than five thousand (5,000) square feet, connected to an existing building of any size, shall be equipped with an approved automatic fire sprinkler system. The new addition shall either:
- (a) Be separated from the existing building by two-hour or greater construction, or
 - (b) Have the sprinkler system extend to cover the existing construction as well as the new addition
- (3) Sprinkler system in additions to unsprinklered buildings. Any new addition that will increase the size of the complete facility (existing building plus new addition) to more than five thousand (5,000) square feet shall either:
- (a) Be separated from the existing construction by a non-penetrated, four-hour fire wall and have an automatic fire detection system installed in the new addition and the existing building; or
 - (b) Be separated from the existing construction by a two-hour or greater fire wall, and have an automatic fire sprinkler system installed in the new addition; or
 - (c) Have an automatic fire sprinkler system installed in the entire facility, both the new addition and the existing building.

The term "automatic fire sprinkler system" means a system meeting the requirements of the latest edition of the applicable National Fire Protection Association standard for the installation of sprinkler systems.

- (4) Fire sprinkler systems shall be installed when required by the City of Oak Ridge Standard Construction Requirements and Details, specifically Section 602(2), Adequate Fire Protection, which is reprinted here:

In any one or more of the conditions listed below, the developer or builder shall provide a means for adequate fire protection including but not limited to the installation of a domestic sprinkler system complying with applicable codes, the installation of an additional fire hydrant capable of supplying adequate flow, or the installation of a booster pump to increase flow to an acceptable level at the structure.

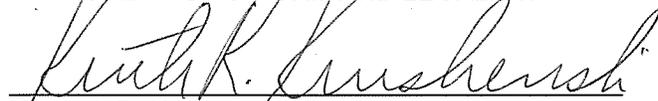
- (a) Any part of the building is more than five hundred (500) feet from a hydrant measured along an accessible roadway; or
 - (b) The nearest hydrant provides a water supply of less than five hundred (500) gpm in residential areas or one-thousand (1000) gpm in non-residential areas at twenty pounds per square inch residual pressure at periods of peak demand.
 - (c) The elevation difference between the highest floor of the referenced structure and the nearest hydrant prevents adequate water flow and pressure for fire protection at that structure.
- (5) Detection system or sprinkler system for smaller buildings. Except where more stringent requirements are stipulated in the building code, all buildings of greater than five thousand (5,000) square feet hereafter constructed shall be equipped with an automatic fire detection system, approved by the fire chief, using UL listed equipment, and monitored through an approved central station facility, or an approved automatic sprinkler system monitored as outlined above, except where four-hour non-penetrated fire walls divide the building into units of less than five thousand (5,000) square feet.
- (6) Open parking garages, exception to sprinkler requirement.
- (a) Open parking garage shall mean a structure, or portion thereof, that is used for the parking or storage of private motor vehicles with openings described as follows:
 - (i) For natural ventilation purposes, the exterior side of the structure shall have uniformly distributed openings on two (2) or more sides. The area of such openings in exterior walls on a tier must be at least twenty percent (20%) of the total perimeter wall area of each tier. The aggregate length of the openings considered to be providing natural ventilation shall constitute a minimum of forty percent (40%) of the perimeter of the tier. Interior walls shall be at least twenty percent (20%) open with uniformly distributed openings.
 - (ii) Exception. Openings are not required to be distributed over forty percent (40%) of the building perimeter where the required openings are uniformly distributed over two opposing sides of the building.
 - (b) An open parking garage shall not be required to be equipped with an approved automatic fire sprinkler system provided the following requirements are met:
 - (i) The open parking garage is above ground;
 - (ii) No space for human occupancy shall be located below, within or above the open parking garage except as ancillary to the operation of the open parking garage;

- (iii) Two (2) or more sides of the open parking garage shall be open and accessible to aerial fire apparatus;
 - (iv) Attached structure(s) shall be separated from the open parking garage by a wall with a minimum of a two-hour fire rating certified by a competent engineer;
 - (v) A standpipe system, meeting the requirements of NFPA 14, shall be provided with outlets no more than one hundred and thirty (130) feet from any point within the open parking garage;
 - (vi) A fire hydrant shall be provided within one hundred (100) feet of the fire department supply connection to the standpipe system; and
 - (vii) The open parking garage shall comply with all applicable requirements of the model codes adopted by the city.
- (c) Exception. If a model code adopted by the city requires the open parking garage to be equipped with an approved automatic sprinkler system, the provisions of this section shall not apply and the open parking garage shall be equipped with an approved automatic sprinkler system.

Section 3. There shall be a ninety (90) day grace period from the effective date of the ordinance to allow City Staff time to educate the development community and local contractors on the changes.

Section 4. This ordinance shall become effective ten (10) days after adoption on second reading, the welfare of the City of Oak Ridge requiring it.

APPROVED AS TO FORM AND LEGALITY:


Kenneth R. Krushenski, City Attorney

Warren L. Gooch, Mayor

Mary Beth Hickman, City Clerk

First Reading: _____
Publication Date: _____
Second Reading: _____
Publication Date: _____
Effective Date: _____

**COMMUNITY DEVELOPMENT MEMORANDUM
CODE ENFORCEMENT DIVISION
19-07**

DATE: January 14, 2019
TO: Mark S. Watson, City Manager
THROUGH: Wayne E. Blasius, Community Development Director 
FROM: Arnold A. Blackwell, Code Enforcement Supervisor
RE: ORDINANCE AMENDMENT TO ADOPT THE 2018 INTERNATIONAL FIRE CODE.

Introduction

An item for the agenda is one (1) ordinance amendment to the City Code to continue to maintain compliance with the requirements of the State of Tennessee Department of Commerce and Insurance, Division of Fire Prevention.

Funding

No funding is associated with this item.

Background

The State of Tennessee Department of Commerce and Insurance, Division of Fire Prevention has noted that cities may be seven (7) years behind the most current edition of the building and fire codes available. Currently, the City of Oak Ridge utilizes the 2012 International Fire Code.

Several organizations encourage the adoption and enforcements of the most current codes, including: the International Code Council (ICC), the National Fire Protection Association (NFPA), the Insurance Services Organization (ISO) administrators of the Building Code Effective Grading System (BCEGS). City Staff is recommending the adoption of the 2018 International Fire Code for compliance.

In addition to adopting the 2018 International Fire Code, the Oak Ridge Fire Department has recommended making amendments to the automatic fire sprinkler system requirements as follows:

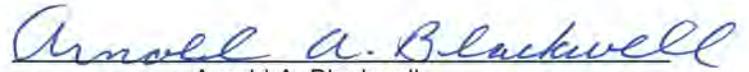
The 2012 International Fire Code with amendments currently requires an automatic fire sprinkler system to be installed in buildings 10,000 square feet or greater. The 2018 International Fire Code with amendments will require an automatic fire sprinkler system to be installed in buildings 5,000 square feet or greater.

Section 7-109 was amended by adding the sale of fireworks is prohibited within the City limits.

Recommendation

Staff is proposing a 90-day grace period for implementation of the newly adopted codes. This will provide staff adequate time to schedule meetings with our development community and local contractors. This time will be used to share information and provide training to ensure a clear understanding of the revised code standards, and offer staff assistance during initial implementation.

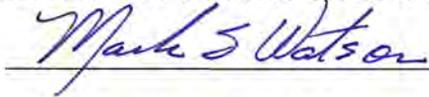
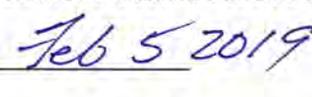
Approval of the attached ordinance is recommended.


Arnold A. Blackwell

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

ORDINANCE NO. _____

TITLE

AN ORDINANCE TO AMEND TITLE 7, TITLED "FIRE PROTECTION AND FIREWORKS," OF THE CODE OF ORDINANCES, CITY OF OAK RIDGE, TENNESSEE, BY DELETING SECTION 7-101, TITLED "INTERNATIONAL FIRE CODE ADOPTED," AND SUBSTITUTING THEREFOR A NEW SECTION 7-101, TITLED "INTERNATIONAL FIRE CODE ADOPTED," TO ADOPT THE INTERNATIONAL FIRE CODE, 2018 EDITION, AND TO AMEND THE FOLLOWING SECTIONS TO PROVIDE FOR THE NECESSARY AMENDMENTS: SECTION 7-104, TITLED "REVISIONS"; SECTION 7-105, TITLED "REPLACEMENTS"; SECTION 7-107, TITLED "GEOGRAPHIC LIMITS," SUBSECTION (1); SECTION 7-109, TITLED "FIREWORKS – DISCHARGE PROHIBITED WITHOUT PERMIT"; AND SECTION 7-110, TITLED "VIOLATIONS."

WHEREAS, the City of Oak Ridge has adopted by reference the International Fire Code, 2012 edition; and

WHEREAS, the current version of the International Fire Code is now the 2018 edition; and

WHEREAS, the City desires to adopt the current edition of the International Fire Code along with any necessary amendments thereto.

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

Section 1. Title 7, titled "Fire Protection and Fireworks," of the Code of Ordinances, City of Oak Ridge, Tennessee, is hereby amended by deleting Section 7-101, titled "International Fire Code Adopted," in its entirety and substituting therefor a new Section 7-101, titled "International Fire Code Adopted," which new section shall read as follows:

Sec. 7-101. International Fire Code adopted.

The International Fire Code, 2018 edition, and all subsequent amendments to the 2018 edition, are hereby adopted by reference and shall become a part of this chapter as if copied herein verbatim, except as such code may be in conflict with other provisions of this chapter, in which event the more stringent provision will prevail.

Section 2. Title 7, titled "Fire Protection and Fireworks," of the Code of Ordinances, City of Oak Ridge, Tennessee, is hereby amended by deleting Section 7-104, titled "Revisions," in its entirety and substituting therefor a new Section 7-104, titled "Revisions," which new section shall read as follows:

Sec. 7-104. Revisions.

The following sections of the International Fire Code are hereby revised:

- (1) Section 101.1. Insert: City of Oak Ridge, Tennessee for the name of the jurisdiction.
- (2) Section 112.4. Insert: \$0.00 for the first amount and \$50.00 for the second amount.
- (3) In addition to 507.5.1, the following requirements shall be required:
 - (a) Fire hydrants, where required; Residential.

The maximum distance between fire hydrants, measured along street centerlines, shall be 450 feet.

- (b) Fire hydrants, where required; Non-Residential.

On roadways, the maximum distance between fire hydrants, measured along street centerlines, shall be 1000 feet.
 - (c) Buildings required to have a sprinkler fire protection system installed, one accessible hydrant (either public or private) will be located not more than 100 feet from the fire department connection.
 - (d) For buildings over 10,000 square feet with a sprinkler system, there will be one accessible hydrant provided on each of two opposing sides of the building. The hydrant required for the sprinkler system may be counted as one of these hydrants. There shall be additional hydrants provided to meet the requirements as set forth in 507.5 distance between a hydrant and any part of the building first floor. [Example: A building of over 10,000 square feet area, sprinklered, would need a minimum of two hydrants (one within 100 feet of the sprinkler fire department connection and one on the opposing side of the building).]
 - (e) The hydrant(s) will be situated not less than two feet and not more than 10 feet from the curb of an access road, parking area, or public road. If situated in a parking area, there will be an area of NO PARKING marked around the hydrant for an area of 15 feet on all sides.
 - (f) Paved access roads shall be required to be within ten feet of each required fire hydrant.
- (4) In addition to access requirements per International Fire Code 503, paved access of a minimum of 20 feet in width shall be required within 100 feet of two sides of each non-residential building.
- (a) Emergency access to each side of all buildings three or more stories in height shall be provided by means of an unobstructed area of at least 12 feet in width which would support the weight of a fire ladder truck. This area is not required to be a permanent roadway, but must be accessible during an emergency. Prior to completion of grading and landscaping design, the Fire Department should be consulted.

Section 3. Title 7, titled "Fire Protection and Fireworks," of the Code of Ordinances, City of Oak Ridge, Tennessee, is hereby amended by deleting Section 7-105, titled "Replacements," in its entirety and substituting therefor a new Section 7-105 titled "Replacements," which new section shall read as follows:

Sec. 7-105. Replacements.

The square footage amounts referred to in certain sections of the International Fire Code are hereby deleted and replaced as follows:

- (1) In Sections 903.2.1.1, 903.2.1.3, and 903.2.1.4 of the International Fire Code (requiring sprinkler systems to be installed at a square footage threshold), replace the number 12,000 with the number 5,000.
- (2) In Section 903.2.3 of the International Fire Code (requiring sprinkler systems to be installed at a square footage threshold in Educational Occupancies), replace the number 12,000 with the number 5,000.

- (3) In Sections 903.2.4, and 903.2.7 of the International Fire Code (requiring sprinkler systems to be installed at a square footage threshold), replace the number 12,000 with the number 5,000, and replace the number 24,000 with the number 5,000.
- (4) In Sections 903.2.9, 903.2.9.1, and 903.2.10 of the International Fire Code (requiring sprinkler systems to be installed at a square footage threshold), replace the number 12,000 with the number 5,000.
- (5) Buildings over 5,000 square feet hereafter constructed shall be provided with a listed fire alarm system complying with all applicable codes and City Code Section 12-202(12)(b)(6) – Detection System or sprinkler system for smaller buildings.
 - (a) Fire alarm control panel or fire alarm remote annunciator must be located at the main entrance or other approved location by the fire official.

Section 4. Title 7, titled "Fire Protection and Fireworks," of the Code of Ordinances, City of Oak Ridge, Tennessee, is hereby amended by deleting Section 7-107, titled "Geographic Limits," Subsection (1), in its entirety and substituting therefor a new Section 7-107 titled "Geographic Limits," Subsection (1), which new subsection shall read as follows:

Sec. 7-107. Geographic Limits.

The geographic limits referred to in certain sections of the International Fire Code are hereby established as follows:

- (1) In addition to Section 5504.3.1.1, (geographic limits in which the storage of flammable cryogenic fluids in stationary containers is prohibited): All Zones (as defined in the City of Oak Ridge Zoning Ordinance) except IND1, IND2, IND3, FIR and IMDO.

Section 5. Title 7, titled "Fire Protection and Fireworks," of the Code of Ordinances, City of Oak Ridge, Tennessee, is hereby amended by deleting Section 7-109, titled "Fireworks – discharge prohibited without a permit," in its entirety and substituting therefor a new Section 7-109 titled "Fireworks – discharge prohibited without a permit," which new section shall read as follows:

Sec. 7-109. Fireworks – discharge prohibited without a permit.

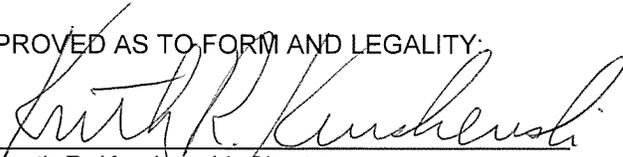
- (1) The discharge of fireworks is prohibited within the City Limits without a permit, as set forth in Chapter 56, Explosives and Fireworks, of the International Fire Code.
- (2) The sale of fireworks is prohibited within the City Limits.

Section 6. Title 7, titled "Fire Protection and Fireworks," Section 7-110, titled "Violations," of the Code of Ordinances, City of Oak Ridge, Tennessee, is hereby amended by deleting the reference to Section 109.3 in its entirety and substituting therefor a reference to Section 110.3.1, which is the correct reference for the 2018 edition of the code.

Section 7. There shall be a ninety (90) day grace period from the effective date of the ordinance to allow City Staff time to educate the development community and local contractors on the changes.

Section 8. 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: _____
Publication Date: _____
Second Reading: _____
Publication Date: _____
Effective Date: _____

**COMMUNITY DEVELOPMENT MEMORANDUM
CODE ENFORCEMENT DIVISION
19-08**

DATE: January 14, 2019
TO: Mark S. Watson, City Manager
THROUGH: Wayne E. Blasius, Community Development Director **WB**
FROM: Arnold A. Blackwell, Code Enforcement Supervisor
RE: ORDINANCE AMENDMENT TO ADOPT THE 2017 NATIONAL ELECTRICAL CODE.

Introduction

An item for the agenda is one (1) ordinance amendment to the City Code to continue to maintain compliance with the requirements of the State of Tennessee Department of Commerce and Insurance, Division of Fire Prevention.

Funding

No funding is associated with this item.

Background

The State of Tennessee Department of Commerce and Insurance, Division of Fire Prevention has noted that cities may be seven (7) years behind the most current edition of the building and fire codes available. Currently, the City of Oak Ridge utilizes the 2011 National Electrical Code.

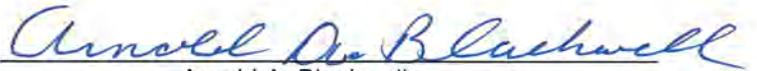
Several organizations encourage the adoption and enforcements of the most current codes, including: the International Code Council (ICC), the National Fire Protection Association (NFPA), the Insurance Services Organization (ISO) administrators of the Building Code Effective Grading System (BCEGS). City Staff is recommending the adoption of the 2017 National Electrical Code for compliance.

Article 210.12 (A) was amended as follows: Arc Fault Circuit Interrupters (AFCIs) shall be optional for bathrooms, laundry areas, garages, unfinished basements, which are portions or areas of the basement not intended as habitable rooms and limited to storage, work or similar area, and for branch circuits dedicated to supplying refrigeration equipment.

Recommendation

Staff is proposing a 90-day grace period for implementation of the newly adopted codes. This will provide staff adequate time to schedule meetings with our development community and local contractors. This time will be used to share information and provide training to ensure a clear understanding of the revised code standards, and offer staff assistance during initial implementation.

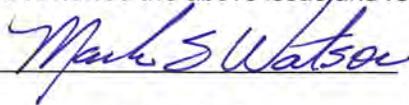
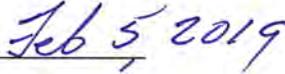
Approval of the attached ordinance is recommended.


Arnold A. Blackwell

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

ORDINANCE NO. _____

TITLE

AN ORDINANCE TO AMEND TITLE 12, TITLED "BUILDING, UTILITY, ETC. CODES," CHAPTER 4, TITLED "ELECTRICAL CODE," OF THE CODE OF ORDINANCES, CITY OF OAK RIDGE, TENNESSEE, BY DELETING SECTION 12-405, TITLED "ELECTRICAL CODE ADOPTED," IN ITS ENTIRETY AND SUBSTITUTING THEREFOR A NEW SECTION 12-405, TITLED "ELECTRICAL CODE ADOPTED; AMENDMENTS," IN ORDER TO ADOPT THE 2017 EDITION OF THE NATIONAL ELECTRICAL CODE AND ANY NECESSARY AMENDMENTS THERETO.

WHEREAS, the City of Oak Ridge has adopted by reference the National Electrical Code, 2011 edition, as set forth in City Code §12-405; and

WHEREAS, the current version of the National Electrical Code is now the 2017 edition, which in the future will be adopted for use by the State of Tennessee; and

WHEREAS, the City desires to adopt the current edition of the National Electrical Code along with any necessary amendments thereto.

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

Section 1. Title 12, titled "Building, Utility, Etc. Codes," Chapter 4, titled "Electrical Code," of the Code of Ordinances, City of Oak Ridge, Tennessee, is hereby amended by deleting Section 12-405, titled "Electrical Code Adopted," in its entirety and substituting therefor a new Section 12-405, titled "Electrical Code Adopted; Amendments," which new section shall read as follows:

Sec. 12-405. Electrical Code Adopted; Amendments.

(1) Adoption. The National Electrical Code, 2017 edition, is hereby adopted by reference and shall become a part of The Electrical Code of the City of Oak Ridge as if copied herein verbatim, except as such code may be in conflict with other provisions of The Electrical Code of the City of Oak Ridge, in which event such other provisions shall prevail.

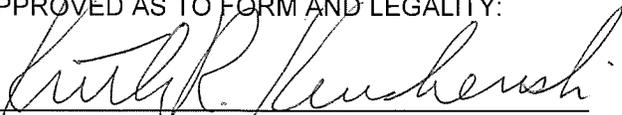
(2) Amendments. Article 210.12, Arc-Fault Circuit-Interrupter Protection. Subsection (A), Dwelling Units, shall be locally amended by numbering the exception at the end as "Exception 1" and adding the following additional exception:

"Exception 2. Notwithstanding the above, Arc Fault Circuit Interrupters (AFCIs) shall be optional for bathrooms, laundry areas, garages, unfinished basements, which are portions or areas of the basement not intended as habitable rooms and limited to storage, work or similar area, and for branch circuits dedicated to supplying refrigeration equipment. Should there be any conflict within this section as to application, this exception shall prevail."

Section 2. There shall be a ninety (90) day grace period from the effective date of the ordinance to allow City Staff time to educate the development community and local contractors on the changes.

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: _____
Publication Date: _____
Second Reading: _____
Publication Date: _____
Effective Date: _____

**COMMUNITY DEVELOPMENT MEMORANDUM
CODE ENFORCEMENT DIVISION
19-04**

DATE: January 14, 2019

TO: Mark S. Watson, City Manager

THROUGH: Wayne E. Blasius, Community Development Director 

FROM: Arnold A. Blackwell, Code Enforcement Supervisor

RE: ORDINANCE AMENDMENT TO ADOPT THE 2018 INTERNATIONAL MECHANICAL CODE.

Introduction

An item for the agenda is one (1) ordinance amendment to the City Code to continue to maintain compliance with the requirements of the State of Tennessee Department of Commerce and Insurance, Division of Fire Prevention.

Funding

No funding is associated with this item.

Background

The State of Tennessee Department of Commerce and Insurance, Division of Fire Prevention has noted that cities may be seven (7) years behind the most current edition of the building and fire codes available. Currently, the City of Oak Ridge utilizes the 2012 International Mechanical Code.

Several organizations encourage the adoption and enforcements of the most current codes, including: the International Code Council (ICC), the National Fire Protection Association (NFPA), the Insurance Services Organization (ISO) administrators of the Building Code Effective Grading System (BCEGS). City Staff is recommending the adoption of the 2018 International Mechanical Code for compliance.

Recommendation

Staff is proposing a 90-day grace period for implementation of the newly adopted codes. This will provide staff adequate time to schedule meetings with our development community and local contractors. This time will be used to share information and provide training to ensure a clear understanding of the revised code standards, and offer staff assistance during initial implementation.

Approval of the attached ordinance is recommended.

Arnold A. Blackwell
Arnold A. Blackwell

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 Feb 5 2019

Mark S. Watson

Date

ORDINANCE NO. _____

TITLE

AN ORDINANCE TO AMEND TITLE 12, TITLED "BUILDING, UTILITY, ETC. CODES," CHAPTER 13, TITLED "MECHANICAL CODE," OF THE CODE OF ORDINANCES, CITY OF OAK RIDGE, TENNESSEE, BY DELETING SECTION 12-1301, TITLED "MECHANICAL CODE ADOPTED," AND SUBSTITUTING THEREFOR A NEW SECTION 12-1301, TITLED "MECHANICAL CODE ADOPTED," TO ADOPT THE 2018 EDITION OF THE INTERNATIONAL MECHANICAL CODE.

WHEREAS, the City of Oak Ridge has adopted by reference the International Mechanical Code, 2012 edition, as set forth in City Code §12-1301; and

WHEREAS, the current version of the International Mechanical Code is now the 2018 edition; and

WHEREAS, the City desires to adopt the current edition of the International Mechanical Code along with any necessary amendments thereto.

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

Section 1. Title 12, titled "Building, Utility, Etc. Codes," Chapter 13, titled "Mechanical Code," of the Code of Ordinances, City of Oak Ridge, Tennessee, is hereby amended by deleting Section 12-1301, titled "Mechanical Code Adopted," in its entirety and substituting therefor a new Section 12-1301, titled "Mechanical Code Adopted," which new section shall read as follows:

Sec. 12-1301. Mechanical Code Adopted.

The International Mechanical Code, 2018 edition, is hereby adopted by reference and shall become a part of the mechanical code as if copied herein verbatim, except as such code may be in conflict with other provisions of the mechanical code, in which event such other provisions shall prevail.

Section 2. There shall be a ninety (90) day grace period from the effective date of the ordinance to allow City Staff time to educate the development community and local contractors on the changes.

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: _____
Publication Date: _____
Second Reading: _____
Publication Date: _____
Effective Date: _____

**COMMUNITY DEVELOPMENT MEMORANDUM
CODE ENFORCEMENT DIVISION
19-05**

DATE: January 14, 2019
TO: Mark S. Watson, City Manager
THROUGH: Wayne E. Blasius, Community Development Director 
FROM: Arnold A. Blackwell, Code Enforcement Supervisor
RE: ORDINANCE AMENDMENT TO ADOPT THE 2018 INTERNATIONAL PLUMBING CODE.

Introduction

An item for the agenda is one (1) ordinance amendment to the City Code to continue to maintain compliance with the requirements of the State of Tennessee Department of Commerce and Insurance, Division of Fire Prevention.

Funding

No funding is associated with this item.

Background

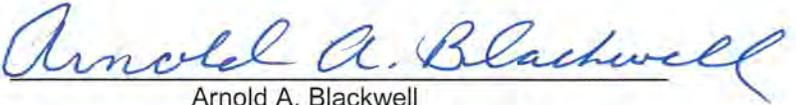
The State of Tennessee Department of Commerce and Insurance, Division of Fire Prevention has noted that cities may be seven (7) years behind the most current edition of the building and fire codes available. Currently, the City of Oak Ridge utilizes the 2012 International Plumbing Code.

Several organizations encourage the adoption and enforcements of the most current codes, including: the International Code Council (ICC), the National Fire Protection Association (NFPA), the Insurance Services Organization (ISO) administrators of the Building Code Effective Grading System (BCEGS). City Staff is recommending the adoption of the 2018 International Plumbing Code for compliance.

Recommendation

Staff is proposing a 90-day grace period for implementation of the newly adopted codes. This will provide staff adequate time to schedule meetings with our development community and local contractors. This time will be used to share information and provide training to ensure a clear understanding of the revised code standards, and offer staff assistance during initial implementation.

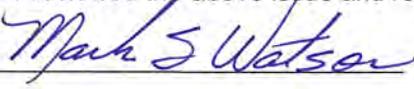
Approval of the attached ordinance is recommended.


Arnold A. Blackwell

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

ORDINANCE NO. _____

TITLE

AN ORDINANCE TO AMEND TITLE 12, TITLED "BUILDING, UTILITY, ETC. CODES," CHAPTER 7, TITLED "PLUMBING CODE - GENERALLY," OF THE CODE OF ORDINANCES, CITY OF OAK RIDGE, TENNESSEE, BY DELETING SECTION 12-705, TITLED "PLUMBING CODE ADOPTED," IN ITS ENTIRETY AND SUBSTITUTING THEREFOR A NEW SECTION 12-705, TITLED "PLUMBING CODE ADOPTED," IN ORDER TO ADOPT THE 2018 EDITION OF THE INTERNATIONAL PLUMBING CODE.

WHEREAS, the City of Oak Ridge has adopted by reference the International Plumbing Code, 2012 edition, as set forth in City Code §12-705; and

WHEREAS, the current version of the International Plumbing Code is now the 2018 edition; and

WHEREAS, the City desires to adopt the current edition of the International Plumbing Code.

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

Section 1. Title 12, titled "Building, Utility, Etc. Codes," Chapter 7, titled "Plumbing Code - Generally," of the Code of Ordinances, City of Oak Ridge, Tennessee, is hereby amended by deleting Section 12-705, titled "Plumbing Code Adopted," in its entirety and substituting therefor a new Section 12-705, titled "Plumbing Code Adopted," which new section shall read as follows:

Sec. 12-705. Plumbing Code Adopted.

The International Plumbing Code, 2018 edition, is hereby adopted by reference and shall become a part of the plumbing code as if copied herein verbatim, except as such code may be in conflict with other provisions of the plumbing code, in which event such other provisions shall prevail.

Section 2. There shall be a ninety (90) day grace period from the effective date of the ordinance to allow City Staff time to educate the development community and local contractors on the changes.

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: _____
Publication Date: _____
Second Reading: _____
Publication Date: _____
Effective Date: _____

**COMMUNITY DEVELOPMENT MEMORANDUM
CODE ENFORCEMENT DIVISION
19-06**

DATE: January 14, 2019

TO: Mark S. Watson, City Manager

THROUGH: Wayne E. Blasius, Community Development Director 

FROM: Arnold A. Blackwell, Code Enforcement Supervisor

RE: ORDINANCE AMENDMENT TO ADOPT THE 2018 INTERNATIONAL RESIDENTIAL CODE.

Introduction

An item for the agenda is one (1) ordinance amendment to the City Code to continue to maintain compliance with the requirements of the State of Tennessee Department of Commerce and Insurance, Division of Fire Prevention.

Funding

No funding is associated with this item.

Background

The State of Tennessee Department of Commerce and Insurance, Division of Fire Prevention has noted that cities may be seven (7) years behind the most current edition of the building and fire codes available. Currently, the City of Oak Ridge utilizes the 2012 International Residential Code.

Several organizations encourage the adoption and enforcements of the most current codes, including: the International Code Council (ICC), the National Fire Protection Association (NFPA), the Insurance Services Organization (ISO) administrators of the Building Code Effective Grading System (BCEGS). City Staff is recommending the adoption of the 2018 International Residential Code for compliance.

Section R311.7.9 Illumination. Change the section number referenced to R303.7 was removed. The 2018 International Residential code references the correct number.

Section R302.2 Townhouses. In the exception change 1-hour to 2-hour was removed. The 2018 International Residential Code addresses the 2 hour fire rated wall requirement.

Recommendation

Staff is proposing a 90-day grace period for implementation of the newly adopted codes. This will provide staff adequate time to schedule meetings with our development community and local contractors. This time will be used to share information and provide training to ensure a clear understanding of the revised code standards, and offer staff assistance during initial implementation.

Approval of the attached ordinance is recommended.

Arnold A. Blackwell

Arnold A. Blackwell

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 Feb 2, 2019

Mark S. Watson

Date

ORDINANCE NO. _____

TITLE

AN ORDINANCE TO AMEND TITLE 12, TITLED "BUILDING, UTILITY, ETC. CODES," CHAPTER 11, TITLED "RESIDENTIAL CODE," OF THE CODE OF ORDINANCES, CITY OF OAK RIDGE, TENNESSEE, BY DELETING SECTION 12-1101, TITLED "RESIDENTIAL CODE," IN ITS ENTIRETY AND SUBSTITUTING THEREFOR A NEW SECTION 12-1101, TITLED "RESIDENTIAL CODE," TO ADOPT THE 2018 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE; AND TO AMEND SECTION 12-1102, TITLED "AMENDMENTS," TO UPDATE THE NECESSARY AMENDMENTS THERETO BY DELETING THE SUBSECTIONS ON TOWNHOUSES AND ILLUMINATION, AND BY CORRECTED THE SECTION REFERENCE PERTAINING TO SEWER DEPTH.

WHEREAS, the City of Oak Ridge has adopted by reference the International Residential Code, 2012 edition, as set forth in City Code §12-1101; and

WHEREAS, the current version of the International Residential Code is now the 2018 edition; and

WHEREAS, the City desires to adopt the current edition of the International Residential Code along with any necessary amendments thereto.

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

Section 1. Title 12, titled "Building, Utility, Etc. Codes," Chapter 11, titled "Residential Code," of the Code of Ordinances, City of Oak Ridge, Tennessee, is hereby amended by deleting Section 12-1101, titled "Residential Code Adopted," in its entirety and substituting therefor a new Section 12-1101, titled "Residential Code Adopted," which new section shall read as follows:

Sec. 12-1101. Residential Code Adopted.

The International Residential Code, 2018 edition, is hereby adopted by reference and shall become a part of this chapter as if copied herein verbatim, except as such code may be in conflict with other provisions of this chapter, in which event such other provisions of this chapter shall prevail. This code shall apply to one- and two-family dwellings as outlined in Section R101.2 after adoption of this ordinance.

Section 2. Title 12, titled "Building, Utility, Etc. Codes," Chapter 11, titled "Residential Code," Section 12-1102, titled "Amendments," of the Code of Ordinances, City of Oak Ridge, Tennessee, is hereby amended by deleting Subsection (11), titled "Section R302.2 Townhouses," in its entirety without replacement.

Section 3. Title 12, titled "Building, Utility, Etc. Codes," Chapter 11, titled "Residential Code," Section 12-1102, titled "Amendments," of the Code of Ordinances, City of Oak Ridge, Tennessee, is hereby amended by deleting Subsection (14), titled "Section R311.7.9 Illumination," in its entirety without replacement.

Section 4. Title 12, titled "Building, Utility, Etc. Codes," Chapter 11, titled "Residential Code," Section 12-1102, titled "Amendments," of the Code of Ordinances, City of Oak Ridge, Tennessee, is hereby amended by deleting Subsection (19), titled "Section P2603.6.1 Sewer Depth," in its entirety and substituting therefor a new Subsection (19), titled "Section P2603.5.1 Sewer Depth," which new subsection shall read as follows:

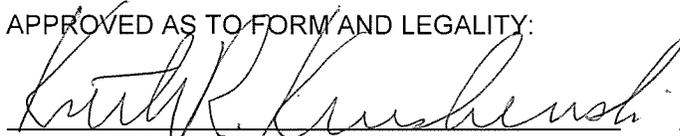
Sec. 12-1102. Amendments.

- (19) Section P2603.5.1, Sewer Depth. Section P2603.5.1 is hereby amended by inserting the number "twelve inches" in two places for the missing number.

Section 5. There shall be a ninety (90) day grace period from the effective date of the ordinance to allow City Staff time to educate the development community and local contractors on the changes.

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

First Reading: _____
Publication Date: _____
Second Reading: _____
Publication Date: _____
Effective Date: _____

FINAL ADOPTION
OF
ORDINANCES

CITY COUNCIL MEMORANDUM

19-06

DATE: February 8, 2019
TO: Honorable Mayor and Members of City Council
FROM: Mark S. Watson, City Manager
SUBJECT: AMENDED REZONING AND PUD REQUEST
PROPOSED APARTMENTS AT SOUTH TULANE AVENUE

Introduction

An item for the City Council's consideration is the request for use of an Alternative #1 site plan for the proposed 217-unit apartment complex at 300 South Tulane Avenue.

Funding

No funding is required to approve this request.

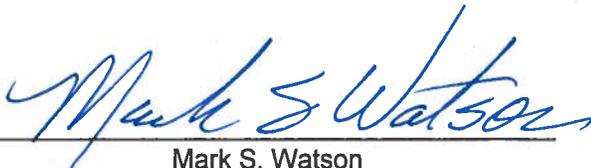
Background

The City Council is considering a rezoning and PUD request for the property located just south of the Oak Ridge City Hall. A PUD plan has previously been submitted for consideration and approved by the Planning Commission. The applicant is Daniel Smith, developer from Knoxville, who has worked to make a 217-unit apartment complex be successfully developed.

Subsequent to the City Council's approval on first reading at their January 2019 meeting, further review has occurred between staff and Mr. Smith regarding the roadway that originally split the complex. The improved road would have been four-lane (2 parking and 2 through lanes) with turning lanes on S. Tulane. Further examination discussed the feasibility of having cross traffic going through the complex. The developer has brought forward a site plan that will shift buildings to the north and adjacent to the City Hall parking lot. This has the desired effect of saving more trees to the south of the property, creating an entrance on the south side of the property, reducing the amount of grading required of the site. It will also allow more coordination of the buildout with the RealtyLink property to the south.

Recommendation

The changes in the Alternative have been determined to not be significantly different than the previous proposal. It is asked for the City Council to approve the PUD and rezoning on second reading with the use of this plan to be identified as Alternative #1.


Mark S. Watson

Attachment:

Mainstreet Capital Partners LLC

PO BOX 50124
Knoxville, TN 37902
865-406-0938

Mark Watson
Office of City Manager
Municipal Building
200 South Tulane Avenue
Oak Ridge, TN 37830
Via MWatson@oakridgetn.gov

2.11.19

Re: Revision to PUD for Tulane Avenue Apartments

Dear Mr. Watson,

Please find attached to this letter a copy of the revised conceptual unit development overlay for item VIII(a) on the agenda for the February 11, 2019 City Council Meeting.

The revised overlay only pertains to the 10-acre portion of parcel 002.00, Anderson County Tax Map 099N, Group B.

As forecasted at the previous reading, the revised overlay makes the following changes:

1. The proposed public road connecting Tulane and Badger Avenue is removed;
2. The future phase "mixed-use area" is moved from the site's north boundary to its south;
3. The size of the future mixed-use area is decreased by about 40%;
4. The amount of green space and tree preservation is increased substantially; and
5. A bike path along the north boundary of the site was added to increase connectivity from the Mall to the Park (the total community-focused area is 1.68 acres).

The number of buildings and apartment units on the site have not changed. We added a small amount of new parking spaces.

While the foregoing changes do not substantially impact the intensity and use of the site, we believe that the minor changes do provide a marked improvement to the previous conceptual overlay and would ask that the revised overlay be considered for approval at the February 11, 2019 Oak Ridge City Council meeting.

Sincerely Yours,

DocuSigned by
James Smith
201802181608043
Daniel Smith, Esq.
PO BOX 50124
Knoxville, TN 37902
(Direct) 865-406-0938

**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:

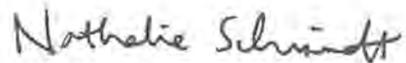
- The variance for internal setback should specify "10' from back of curb" or similar, for the lack of a property line or other known reference point.
- The PUD Plan shall reflect an extension of the sidewalk along the length of Badger Ave in Lot 2, in coordination with the future development of surrounding 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.

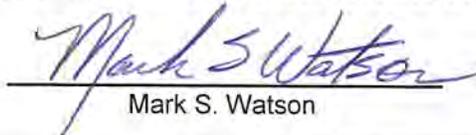
Attachments: Application for PUD Preliminary Master Plan
Clarification of Request for Rezoning by RealtyLink
UB-2/PUD Master Plan, Sheet C3.0 drawn by GBS Engineering, dated 12/10/2018
Set of Site Development Plans and Elevations, dated 12/10/2018
Proposed Ordinance



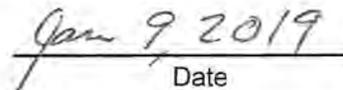
Nathalie A. Schmidt, AICP, Senior Planner

City Manager's Comments:

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



Mark S. Watson



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. 564-0185
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 THE 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: 11-5-11

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


REALTYLINK
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!](#)



Vicinity Map NTS

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		LEGEND	
--- P.O.B.	WALKER EDGE	--- P.O.B.	WALKER EDGE	--- CLEANSITE	CITY
EX CD □	PROPERTY LINE	EX CD □	PROPERTY LINE	--- SANITARY MANHOLE	--- SANITARY
EX CD □	POINT OF BEGINNING	EX CD □	POINT OF BEGINNING	--- SAN W/LINES	---
EX CD □	BEET TRACE	EX CD □	BEET TRACE	--- OIL/WATER SEPARATION	---
EX CD □	BEET PROTECTION	EX CD □	BEET PROTECTION	--- AIR LINES	---
EX CD □	OUTLET PROTECTION	EX CD □	OUTLET PROTECTION	--- RAINWATER LEADERS	---
EX CD □	CATCH BASIN	EX CD □	CATCH BASIN	--- CANOPY DRAINS	---
EX CD □	CURB INLET	EX CD □	CURB INLET	--- WATER METER	--- WM
EX CD □	DRAINAGE MANHOLE	EX CD □	DRAINAGE MANHOLE	--- WATER VALVE	---
EX CD □	REINFORCED CONCRETE PIPE	EX CD □	REINFORCED CONCRETE PIPE	--- FIRE HYDRANT	---
EX CD □	CONCREGATED METAL PIPE	EX CD □	CONCREGATED METAL PIPE	--- WATER LINES	---
EX CD □	MONITORING WELL	EX CD □	MONITORING WELL	--- OVERHEAD TELEPHONE	---
EX CD □	SPOT AREA VALVE	EX CD □	SPOT AREA VALVE	--- UNDERGROUND TELEPHONE	---
EX CD □	CURB SPOT AREA VALVE	EX CD □	CURB SPOT AREA VALVE	--- TELEPHONE BOX	--- TEL
EX CD □	1 FT CONTOUR	EX CD □	1 FT CONTOUR	--- ELECTRIC BOX	---
EX CD □	2 FT CONTOUR	EX CD □	2 FT CONTOUR	--- 12" DIAMETER WOOD POWER POLE	--- 12"
EX CD □	3 FT CONTOUR	EX CD □	3 FT CONTOUR	--- CITY STRUCTURE	---
EX CD □	STREET CURB & GUTTER	EX CD □	STREET CURB & GUTTER	--- METAL LIGHT POLE	---
EX CD □	HEAVY DUTY CURB & GUTTER	EX CD □	HEAVY DUTY CURB & GUTTER	--- 10" X 10" CONCRETE POWER POLE	---
EX CD □	EXTENDED CURB	EX CD □	EXTENDED CURB	--- 12" X 14" CONCRETE LIGHT POLE	---
EX CD □	VERTICAL CURB	EX CD □	VERTICAL CURB	--- OVERHEAD ELECTRIC	---
EX CD □	EXISTING PAVEMENT TO BE REMOVED	EX CD □	EXISTING PAVEMENT TO BE REMOVED	--- UNDERGROUND ELECTRIC	---
EX CD □	PAVEMENT PARKING AREA	EX CD □	PAVEMENT PARKING AREA	--- GAS VALVE	---
EX CD □	AUTO ASPHALT PAVEMENT	EX CD □	AUTO ASPHALT PAVEMENT	--- GAS METER	--- GM
EX CD □	1.5" ASPHALT OVERLAY	EX CD □	1.5" ASPHALT OVERLAY	--- GAS LINE	---
EX CD □	5.0" DUTY TRUCK ASPHALT	EX CD □	5.0" DUTY TRUCK ASPHALT	--- AQUATIC LIFE BUFFER	---
EX CD □	HEAVY DUTY TRUCK ASPHALT	EX CD □	HEAVY DUTY TRUCK ASPHALT	--- TOP OF STREAM BANK	---
EX CD □	CONCRETE	EX CD □	CONCRETE		
EX CD □	PERMEABLE PAVERS	EX CD □	PERMEABLE PAVERS		

DRAWING INDEX

NO.	CD	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 (LD-2)

- FRONT YARD BUILDING SETBACK VARIANCE ALONG BRADGER AVENUE AND SOUTH TULANE AVENUE FROM 50' TO 25'
- FRONT YARD BUILDING SETBACK VARIANCE ALONG POSSIBLE MAINSTREET FROM 50' TO 15'
- PARKING VARIANCE FOR MULTI-FAMILY FROM 10 SPACES PER UNIT TO 15 SPACES PER UNIT
- PARKING VARIANCE FOR FUTURE PHASE II FROM 9 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.
- CORDES, 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 LD-2 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 LD-2 ZONING.
- SEE THE VARIANCES REQUESTED ABOVE.
- IF THE PROPOSED REZONING AND VARIANCES ARE APPROVED, WE ARE SHOWING THE CORRECT BUILDING SETBACK ON DRAWING C0.0. WE WILL BE SUBDIVIDING THIS PARCEL INTO 3 TRACTS AS SHOWN ON THE 0.0 PLAN.
- 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. THEREFORE, THERE WILL ALSO BE A LETTER FROM THE CURRENT PROPERTY OWNER STATING THEY ARE AWARE OF RECEIVING A PUD.
- WE WILL PROVIDE A LETTER FROM THE CURRENT PROPERTY OWNER STATING THEY ARE AWARE OF RECEIVING A PUD.



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:	TIF	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

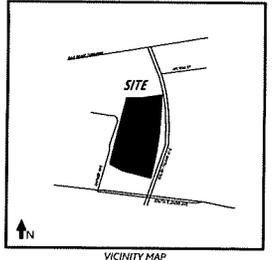
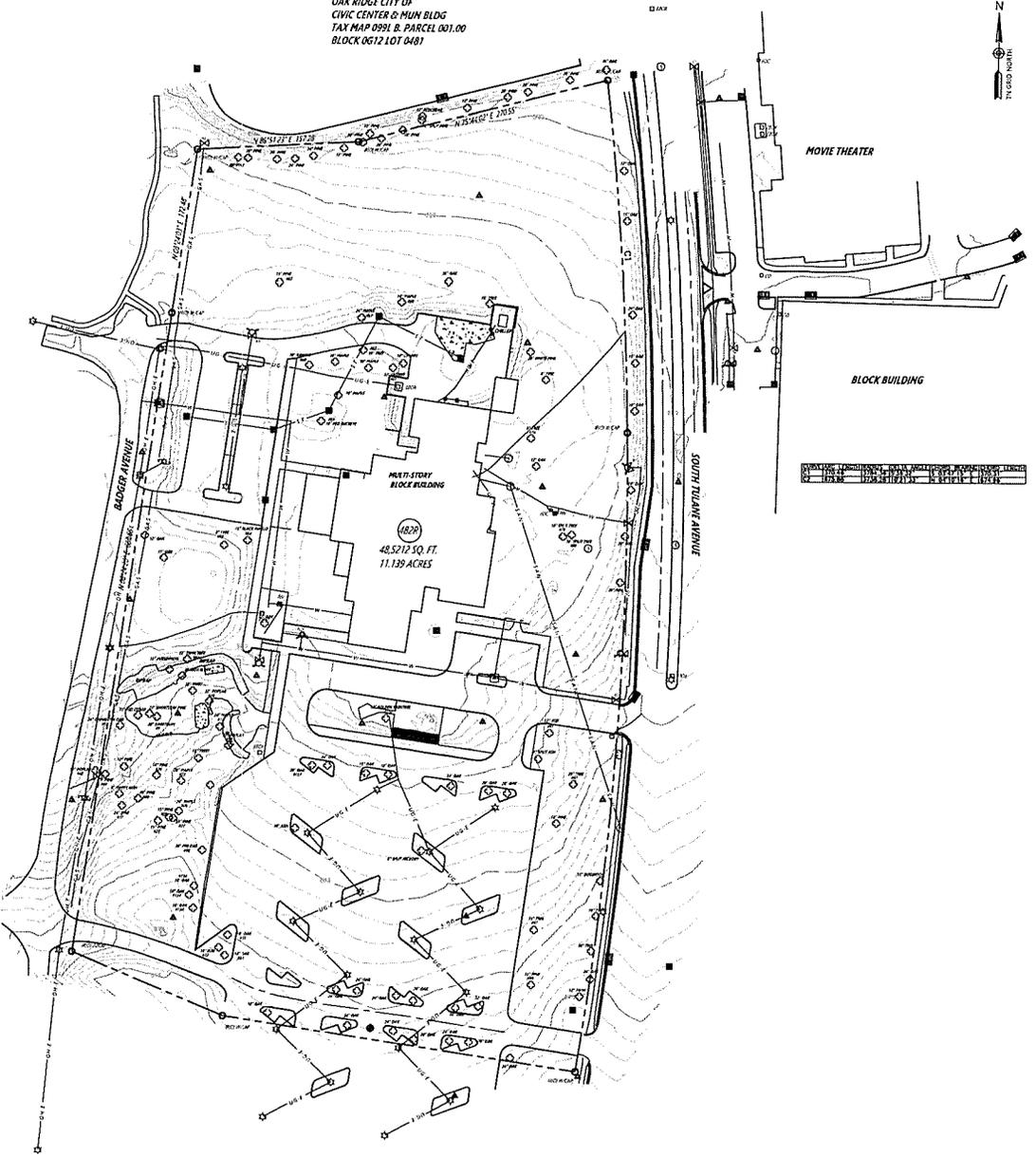
C0.0

NOTES

1. SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY WHOSE SIGNATURE APPEARS UPON THIS SURVEY.
2. PARCEL NUMBERS SHOWN AS THIS JOB REFER TO TAX MAP 099M.B. ANDERSON COUNTY, TENNESSEE.
3. ALL DISTANCES WERE MEASURED WITH EDM EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
4. THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "X" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRMS PAPER NUMBER 4701100199, DATED 01/12/2007.
5. THIS SURVEYOR WAS NOT PROVIDED WITH A TITLE COMMITMENT, THEREFORE THE PROPERTY SOURCE TO THE FRONTING OF A UNASSIGNED TRAIL SEARCH.
6. PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE EXISTING GROUND (ELEVATION), THE OWNER AND/OR CONTRACTOR SHOULD ASSUME RESPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND GAS LINES, TELEPHONE LINES, ELECTRIC CABLES, WATER LINES, ETC. TO AVOID ANY HAZARD OR CONFLICT. IN TENNESSEE, IT IS A REQUIREMENT, PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, THAT PROPERTY OWNERS ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) WORKING DAYS PRIOR TO THE DATE ON WHICH EXCAVATION TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. CALL 811 FOR A ONE CALL CENTER.
7. UTILITIES SHOWN WERE TAKEN FROM FIELD LOCATIONS THAT WERE APPARENT AND CORDED FROM APPROPRIATE GOVERNING AGENCIES MAPS AND ARE APPROXIMATE AT BEST. THERE MAY BE UTILITIES, THE EXISTENCE OF WHICH IS UNKNOWN TO THE SURVEYOR.
8. TOPOGRAPHIC INFORMATION WAS OBTAINED BY RANDOM STAKES PER FIELD SURVEY; CONTOUR INTERVAL IS ONE (1) FOOT, DATUM BASED ON NAVD83.
9. ALL DEED & PLAT REFERENCES ARE MADE TO THE REGISTER'S OFFICE OF ANDERSON COUNTY, TENNESSEE.
10. SURVEY FIELD DATA COLLECTED ON JULY 27th 2018.
11. SCHEDULES OF BUILDING HAS BEEN LOCATED BASED ON AERIAL PHOTOGRAPHY.

• SEE PLAN OF MAG. ELEV. 879.13

OAK RIDGE CITY OF
CIVIC CENTER & MUN BLDG
TAX MAP 099L.B. PARCEL 007.00
BLOCK 0612 LOT 0481



0	25	50	75	100	125	150
GRAPHIC SCALE						

TN OAK RIDGE ILLINOIS, LLC
TAX MAP 099M.B. PARCEL 003.00
D.B. 1672 PG. 1239
P.B. 9 PG. 1278

LEGEND

PARCEL NO.	(11)
LOT NO.	(12)
ADJACENT LOT	(13)
ADJACENT LOT	(14)
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ADJACENT LOT	(96)
ADJACENT LOT	(97)
ADJACENT LOT	(98)
ADJACENT LOT	(99)
ADJACENT LOT	(100)

6518 REGISTERED LAND SURVEYOR
KNOXVILLE, TENNESSEE
9612 873-6863

MAIN STREET CAPITAL PARTNERS, LLC
810 HINLEY STREET
KNOXVILLE, TN 37923
615-404-0518

BOUNDARY AND TOPOGRAPHIC SURVEY

AMERICAN MUSEUM OF SCIENCE & ENERGY

TAX MAP 099M.B. PARCEL 002.00
OAK RIDGE, ANDERSON COUNTY, TENNESSEE

PROJECT NO. 554318012

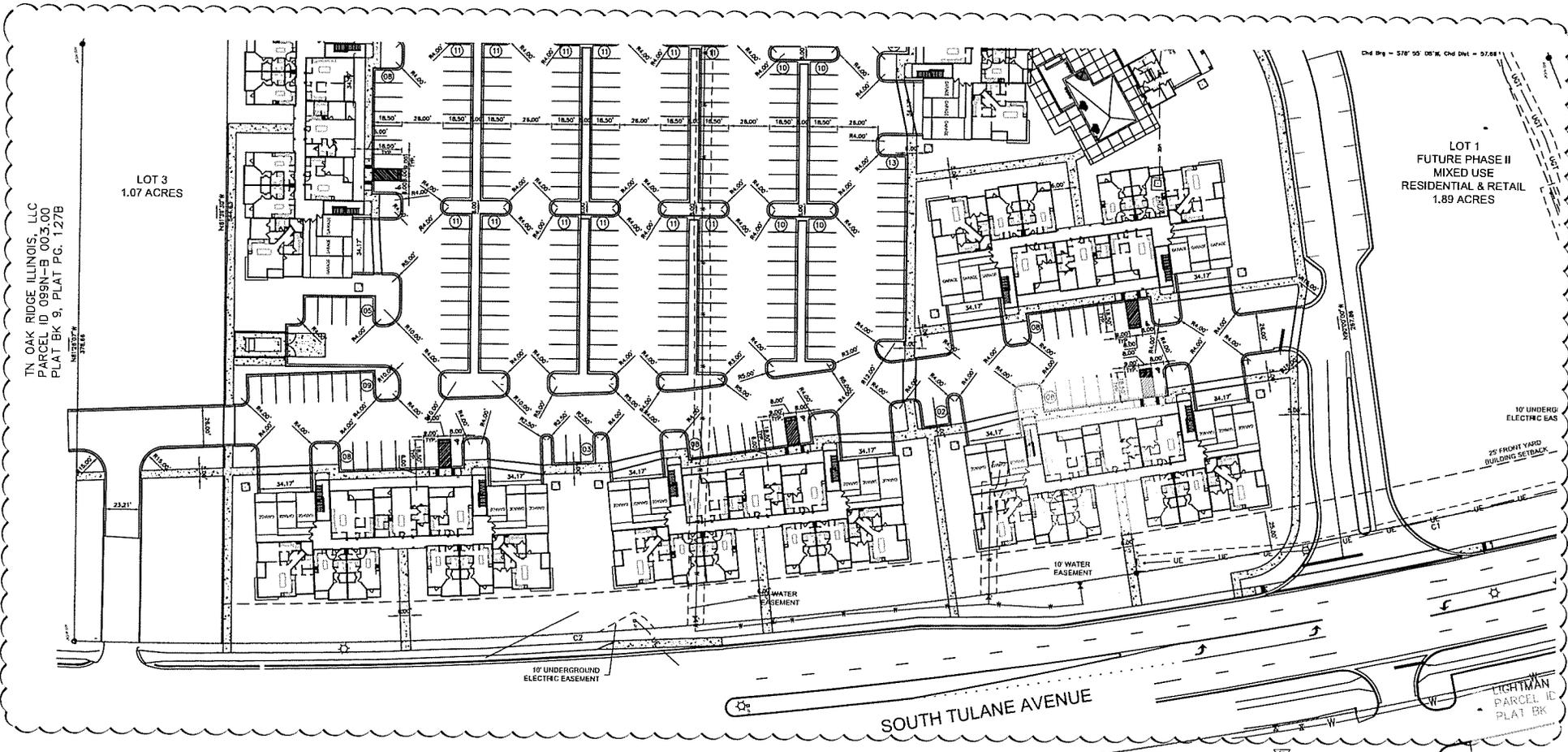
DATE 07/27/2018

BY: ROBERT D. SANDERS JR., TTY Reg. Surveyor No. 1597

Scale: 1" = 40'

S1.0

DRAWN BY: TYPUS NORTH



TN, OAK RIDGE ILLINOIS, LLC
 PARCEL ID 089N-B 003.00
 PLAT BK 9, PLAT PG. 127B

LOT 3
 1.07 ACRES

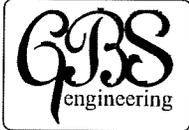
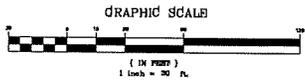
LOT 1
 FUTURE PHASE II
 MIXED USE
 RESIDENTIAL & RETAIL
 1.89 ACRES

SOUTH TULANE AVENUE

LIGHTMAN
 PARCEL ID
 PLAT BK



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



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

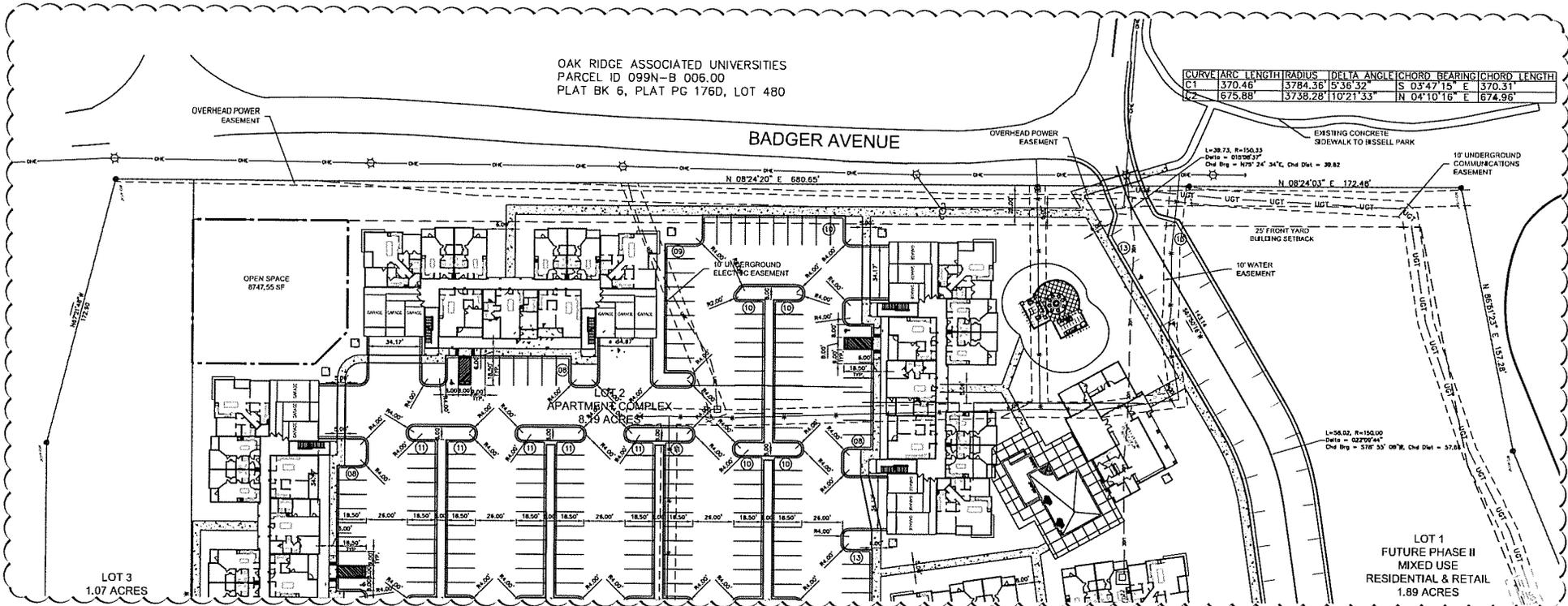


REV.	DESCRIPTION	BY	DATE
A	Revised per City Comments	THF	11/08/2018
B	Revised per City Comments	MAB	12/10/2018
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-	-	-	-
-	-	-	-

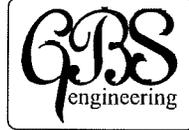
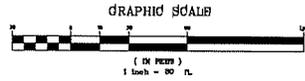
TITLE:	SITE LAYOUT PLAN	DRAWN BY:	THF	SHEET NO.:
LOCATION:	S Tulane Avenue Oakridge, Tennessee 37831 Parcel ID 089N B 002.00	CHECKED BY:	MAB	C3.1
Owner:	Mainstreet Capital Partners, LLC	FILE NAME:	2173 - C3.0	
		JOB NUMBER:	2173	
		ISSUE DATE:	10/31/2018	

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"

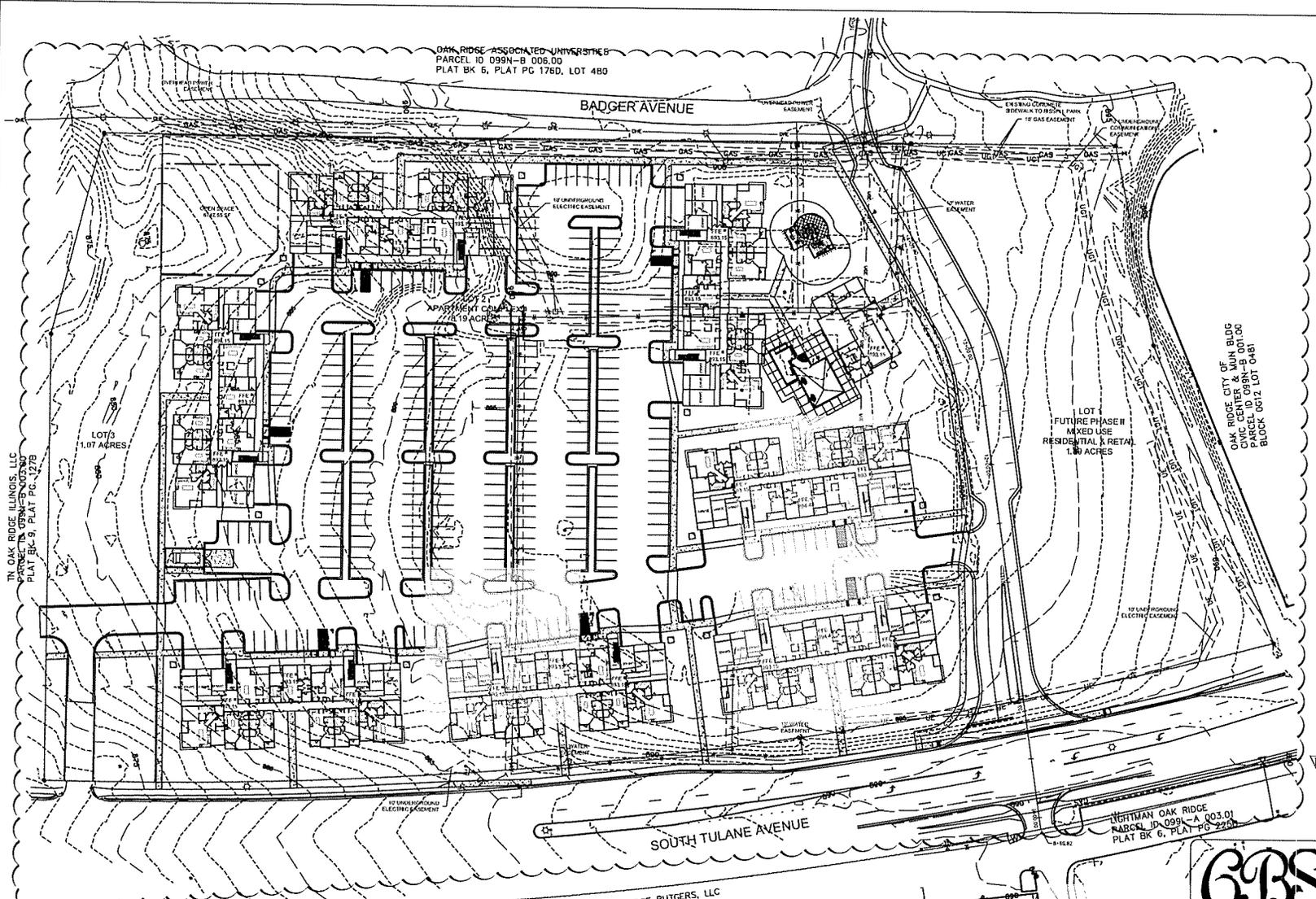


1313 Kalmia Road
 Knoxville, TN 37909
 Phn: 865.566.0185
 Fax: 888.485.7005



REV	DESCRIPTION	BY	DATE
A	Revised per City Comments	TIF	11-06-2018
B	Revised per City Comments	MAB	12-10-2018
-	-	-	-
-	-	-	-

TITLE:	SITE LAYOUT PLAN	DRAWN BY:	TIF	SHEET NO.:
LOCATION:	5 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 099N-B 006.00
 PLAT BK 6, PLAT PG 176D, LOT 480

BADGER AVENUE

SOUTH TULANE AVENUE

TN OAK RIDGE ILLINOIS, LLC
 PARCEL ID 099N-B 001.56
 PLAT BK 9, PLAT PG 127B

LOT 3
 1.07 ACRES

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

LOT 2
 FUTURE PHASE I
 MIXED USE
 RESIDENTIAL & RETAIL
 1.80 ACRES

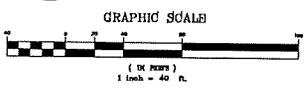
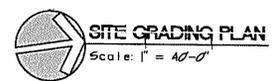
TN OAK RIDGE RUTGERS, LLC
 PARCEL ID 099L-A 003.09
 PLAT BK 9, PLAT PG 163A, LOT 485.07

UNITED STATES POSTAL SERVICE
 PARCEL ID 099L-A 038.00
 BLOCK OH13, LOT 485B

NOTER
 SEE DRAWINGS C4.1 PROPOSED ROAD
 CENTERLINE PROFILE



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



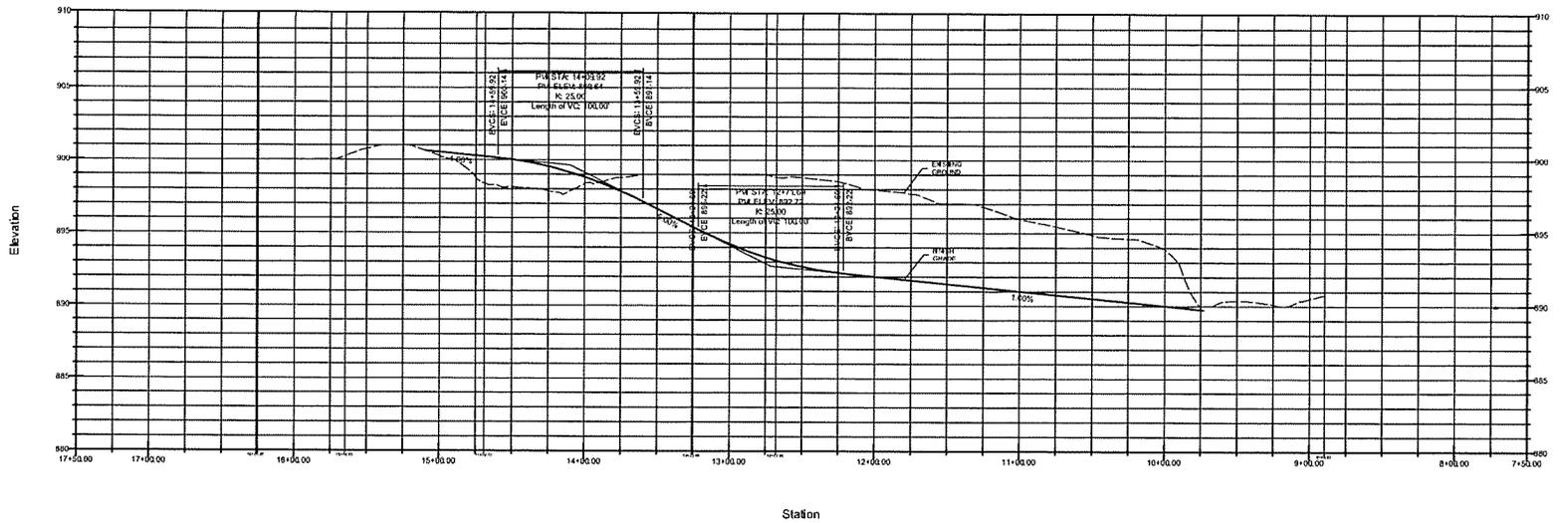
SEE COVER SHEET FOR LEGEND



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

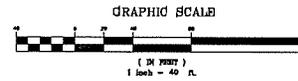
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LOCATION:	S TULANE AVENUE OAK RIDGE, TENNESSEE 37831 PARCEL ID 099N B 002.00	CHECKED BY:	-	FILE NAME:	2173 - C4.0
Owner:	Mainstreet Capital Partners, LLC	JOB NUMBER:	2173	ISSUE DATE:	10/31/2018

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



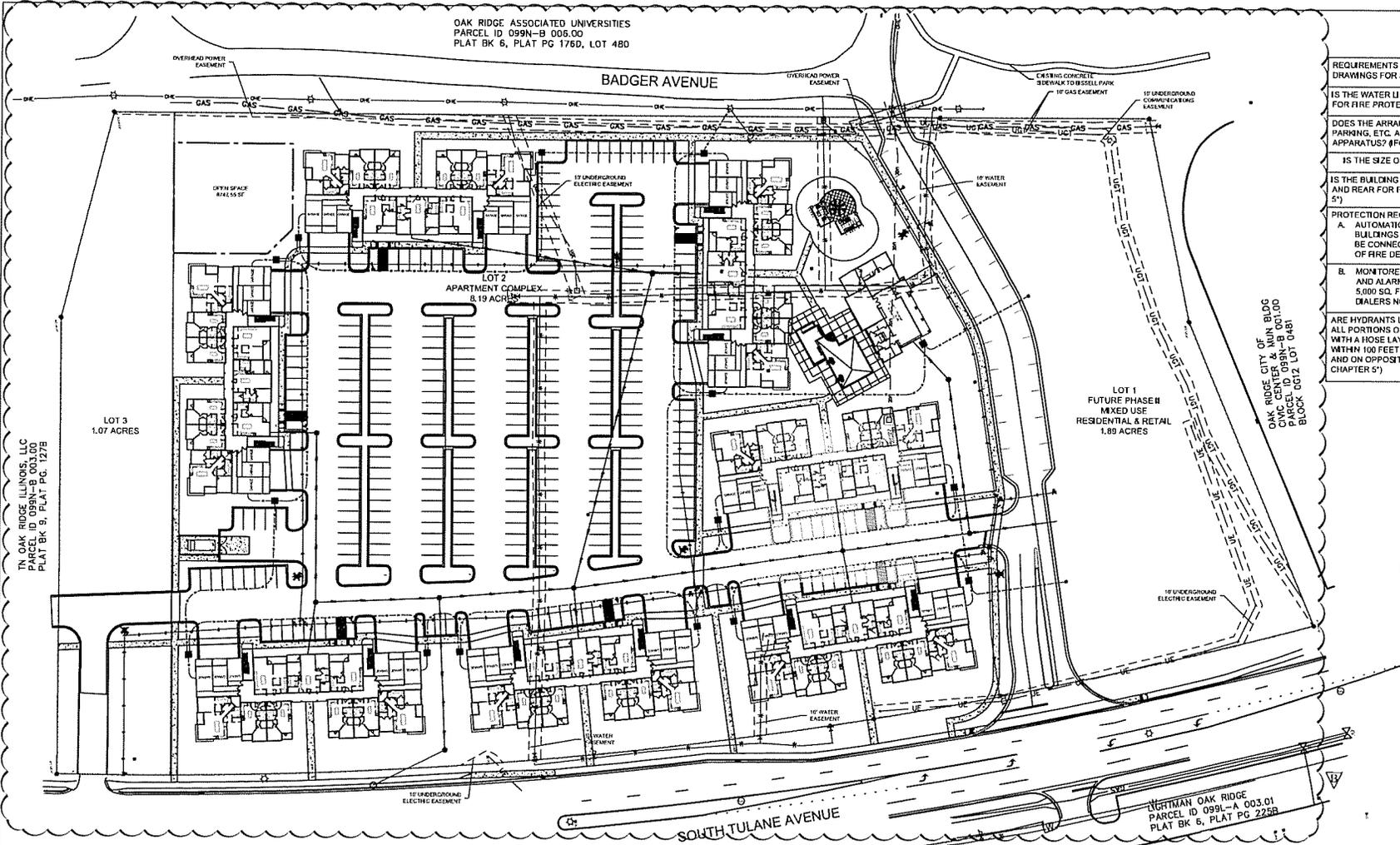
REV.	DESCRIPTION	BY	DATE
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TITLE: MAINSTREET CENTERLINE PROFILE	DRAWN BY: -	SHEET NO.
LOCATION: S TULANE AVENUE OAK RIDGE, TENNESSEE 37831 PARCEL ID 099N D 002.00	CHECKED BY: -	C4.1
Owner: Mainstreet Capital Partners, LLC	FILE NAME: 2173 - C4.0 JOB NUMBER: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

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

BADGER AVENUE



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 (COR9-30.11')	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 9-30.11')	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:
 1. 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 CODED AND PUBLIC WORKS VIA AN EASEMENT ENCROACHMENT FORM. PLACEMENT SHALL BE COORDINATED WITH CITY.
 2. 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.

TN OAK RIDGE ILLINOIS, LLC
 PARCEL ID 099N-B 003.00
 PLAT BK 9, PLAT PG. 127F

LOT 3
 1.07 ACRES

LOT 2
 APARTMENT COMPLEX
 8.19 ACRES

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

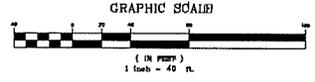
OAK RIDGE CITY & MUN BLDG
 CIVIC CENTER 099N-B 001.00
 BLOCK 0012, LOT 0481

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

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 0H13, LOT 485B

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

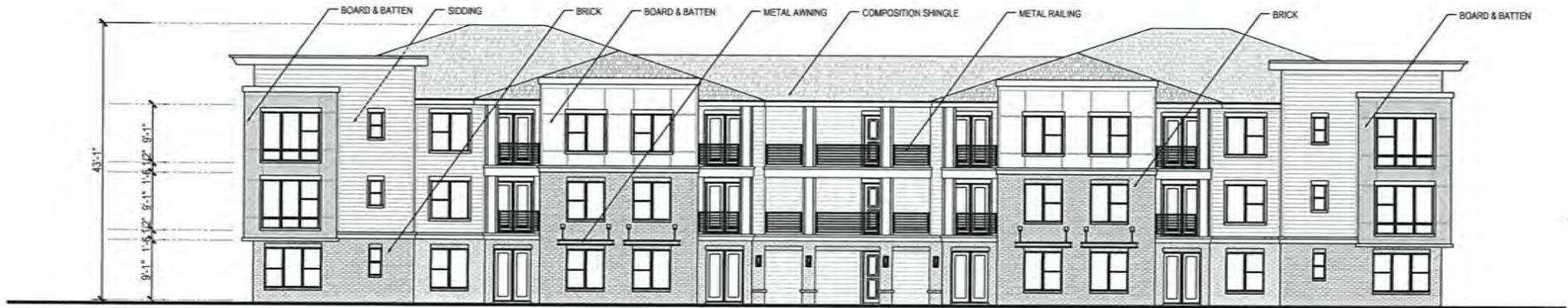


REV	DESCRIPTION	BY	DATE
A	Revised per City Comments	MAB	11/08/2018
B	Revised per City Comments	MAB	12/10/2018
-	-	-	-
-	-	-	-
-	-	-	-

TITLE: OVERALL SITE UTILITY PLAN	DRAWN BY: TIF	SHEET NO.:
LOCATION: S Tulane Avenue Oakridge, Tennessee 37831 Parcel ID 099N B002.00	CHECKED BY: MAB	
Owner: Mainstreet Capital Partners, LLC	FILE NAME: 2173 - C6.0	
	JOB NUMBER: 2173	
	ISSUE DATE: 10/31/2018	



C6.0



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION

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



JUMPHREYS & PARTNERS ARCHITECTS, L.P.
339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.jumphreys.com

NEXT STEP DEVELOPMENT, LLC

ELEVATIONS

July 16, 2018

OAK RIDGE APARTMENTS
Oak Ridge, TX
HPAF 1806

A412

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FRONT ELEVATION



REAR 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, TO 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

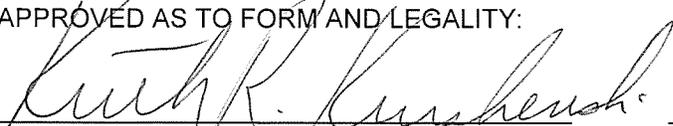
Section 2. The change shall be imposed upon said map and shall be as much a part of Ordinance No. 2 as if fully described therein.

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: 01/14/2019
First Reading: 01/14/2019
Publication Date: 01/17/2019
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.

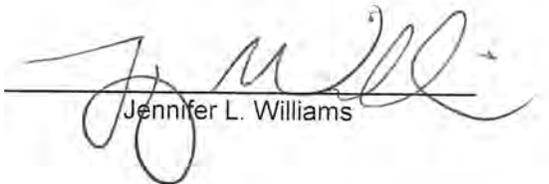
The Planning Commission unanimously to recommend **approval** of this rezoning request at their December 20, 2018 meeting based on the following factors:

- 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

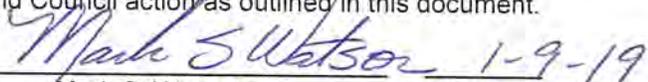
Approval of the attached ordinance is recommended.


Jennifer L. Williams

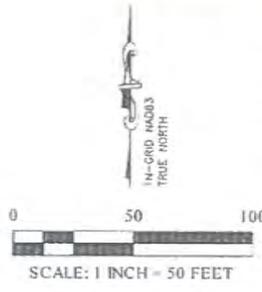
Attachments: Proposed Ordinance

City Manager's Comments:

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

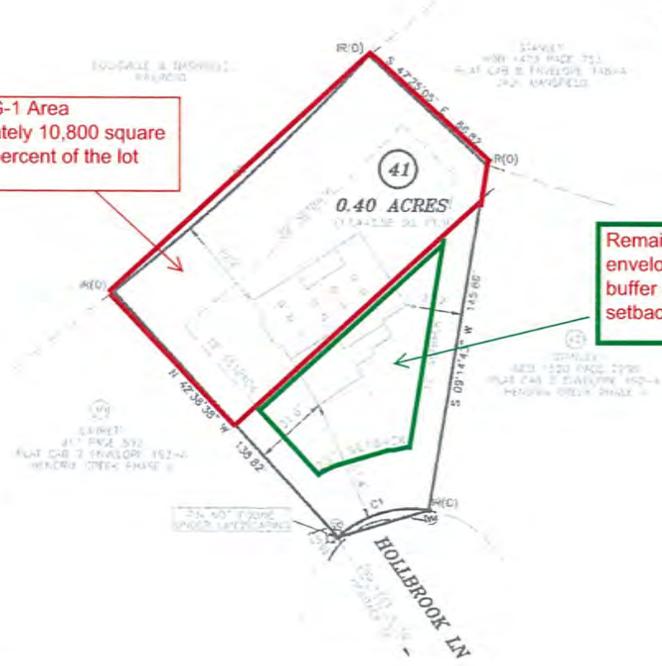

Mark S. Watson 1-9-19
Date

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	40.80'	45.00'	51°57'10"	S 73°00'39" W	39.42'
C2	144.91'	935.12'	8°57'35"	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
 - ⊞ LIGHT POLE
 - ⊞ TRANSFORMER
 - ⊞ WATER METER
 - ⊞ SANITARY SEWER MANHOLE
 - ⊞ CABLE PEDESTAL
 - LS LANDSCAPE

- NOTES**
- PROPERTY OWNERS (CURRENT)
ERRY & ANNE GARRATT
109 HOLLBROOK LN
OAK RIDGE, TN 37830
 - SURVEY REQUESTED BY
SUE LASKY
(731)567-4186
 - 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 HEREIN 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 1 SURVEY AND THE RATIO OF PRECISION THE UNADJUSTED SURVEY IS NOT LESS THAN 1:10,000 AS SHOWN HEREIN 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 1004 INSET -- GROUP A

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

DETD BY & PAGE 1006-291 SCALE 1"=50'

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

MAP C&B -- SLIDE -- DRAWN BY M.L.R.

SURVEYOR NAME HENDRIX CREEK PHASE I 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:

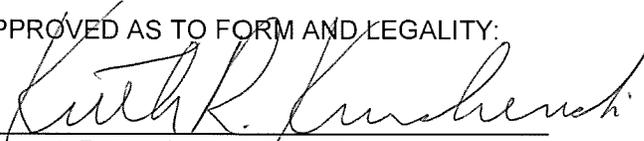
Section 1. The district boundaries of the zoning map attached to and made a part of Ordinance No. 2, as amended, are revised in the following particulars:

<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

Publication Date: 12/28/2018
Public Hearing: 01/14/2019
First Reading: 01/14/2019
Publication Date: 01/17/2019
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

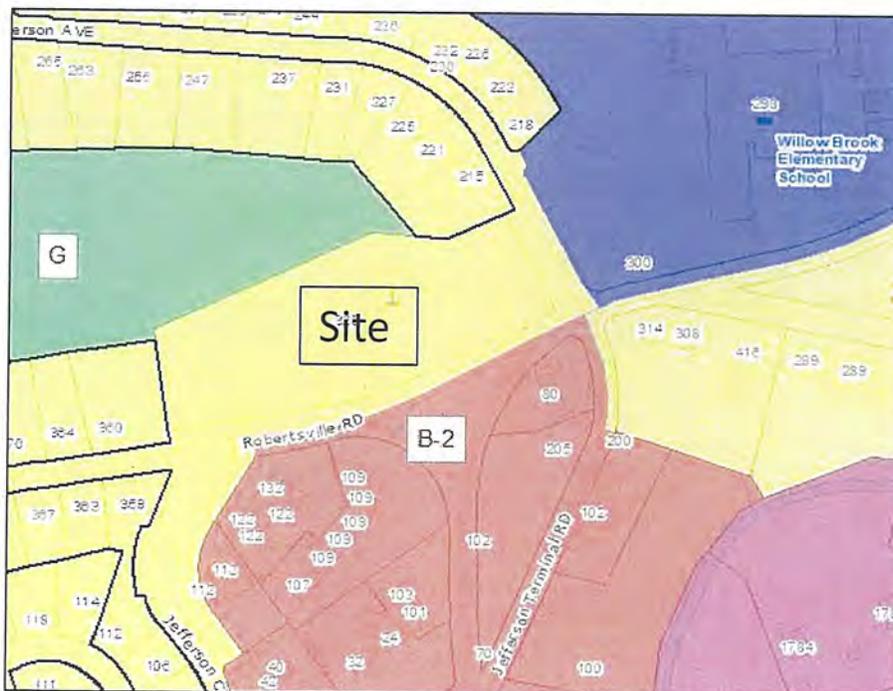
An item for City Council's consideration is an ordinance to rezone Anderson County Tax Map 099P, Group C, Parcel 025.00 from R-2 Low Density Residential District to R-3 Medium Density Residential District.

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.

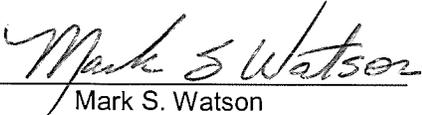


Jennifer L. Williams

Attachments: Proposed Ordinance

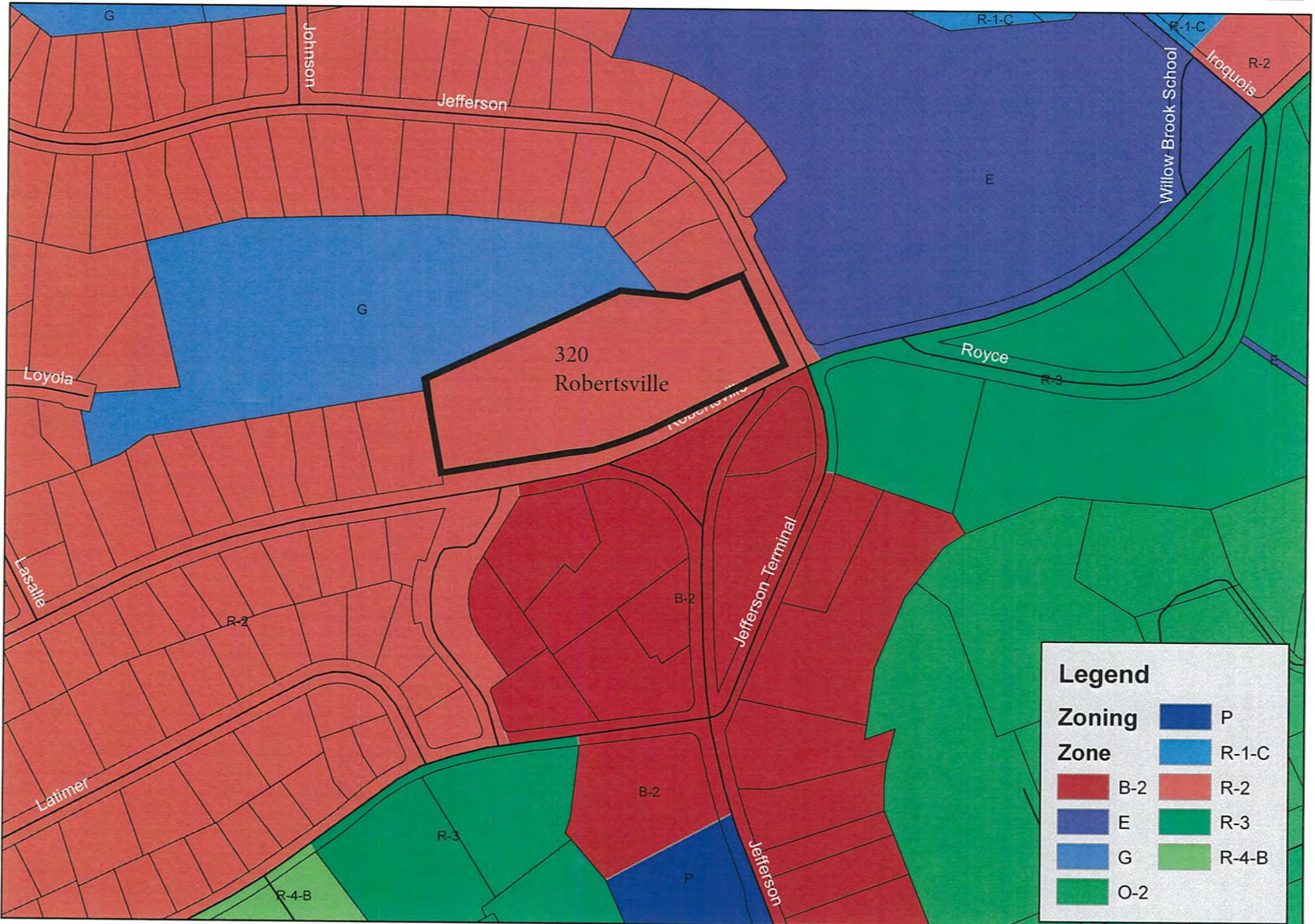
City Manager's Comments:

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: 01/14/2019
 First Reading: 01/14/2019
 Publication Date: 01/17/2019
 Second Reading: _____
 Publication Date: _____
 Effective Date: _____

RESOLUTIONS

**COMMUNITY DEVELOPMENT MEMORANDUM
18-55**

DATE: December 19, 2018
TO: Mark S. Watson, City Manager
THROUGH: Wayne E. Blasius, Community Development Director *WES*
FROM: Jennifer L. Williams, Planner
SUBJECT: LAND USE PLAN AMENDMENT – 320 ROBERTSVILLE ROAD

Introduction

An item for City Council's consideration is a resolution to amend the Comprehensive Land Use Plan for Anderson County Tax Map 099P, Group C, Parcel 025.00 from 'L' Low Density Residential to 'M' Medium Density Residential.

Funding

No funding is associated with this item.

Background

This Land Use Plan amendment coincides with a rezoning of the property from R-2 to R-3. Currently, the property is identified as 'L' Low Density Residential. The rezoning to R-3 requires a change to 'M' Medium Density Residential. The petitioned site is located in a transitional area between legacy housing and the Jefferson shopping and office area. Also located immediate area are the Willow Brook School and a portion of the Greenbelt. Because of this mix of uses, commercial, residential, and educational land use designations are all located nearby.



The property is currently for sale, and the applicant has stated that the rezoning and Land Use Plan amendment will allow the property to be marketed for a greater number of uses. The property's current uses as a church and non-profit offices are only allowed in the R-2 District as a use permitted on review, making the property difficult to sell.

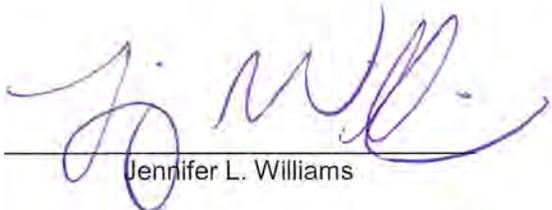
Review

The Planning Commission considered this Land Use Plan amendment at their November 15, 2018 meeting.

The Planning Commission voted unanimously to recommend **approval** of an amendment to the Land Use Map for this site from 'L' Low Density Residential to 'M' Medium Density Residential.

Recommendation

Approval of the attached resolution is recommended.

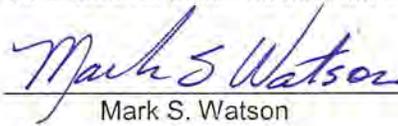
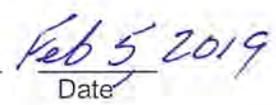


Jennifer L. Williams

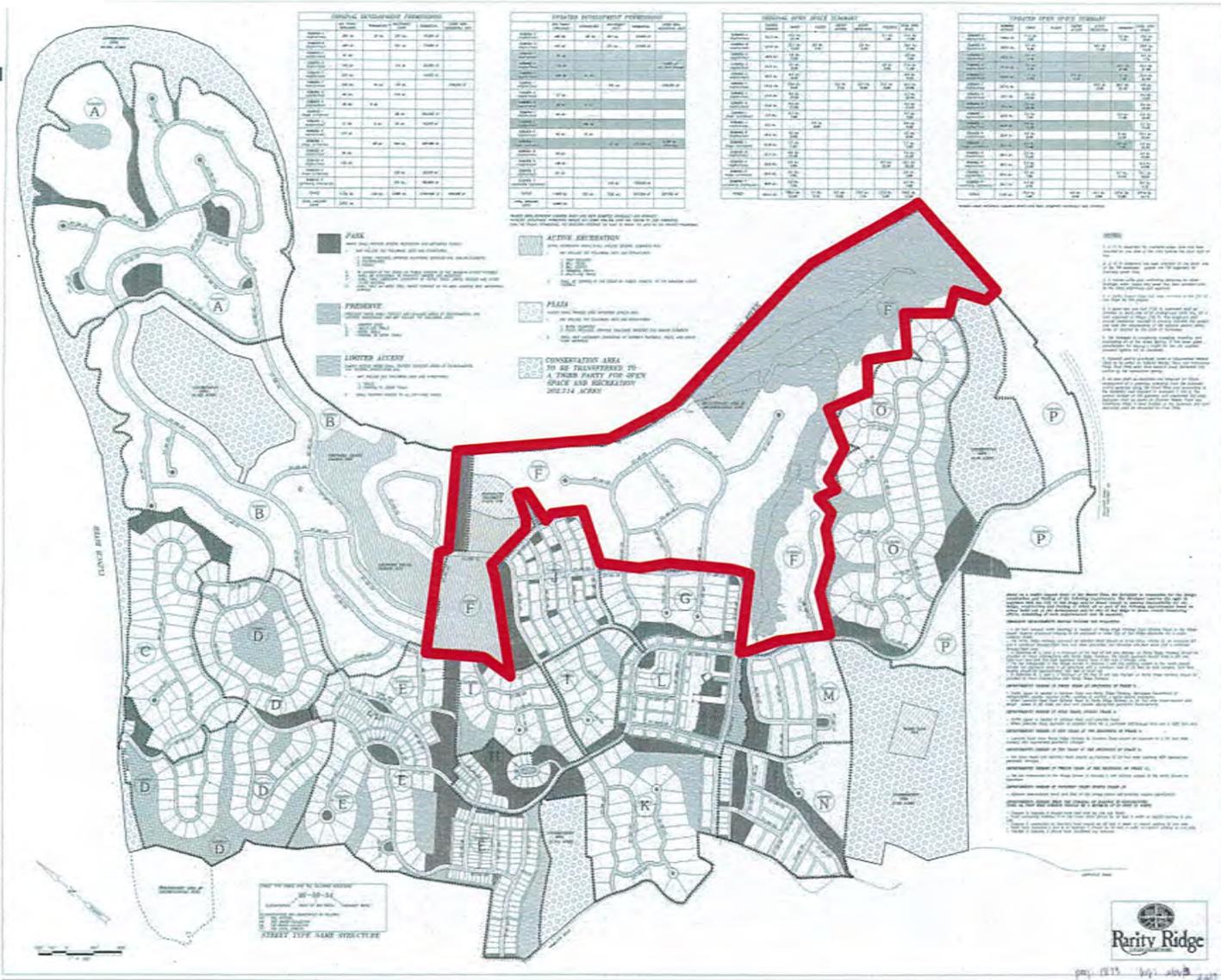
Attachments: Proposed Resolution

City Manager's Comments:

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

Mark S. Watson Date



STERLING
 CIVIL ENGINEERING
 1000 W. MAIN ST.
 SUITE 100
 OAK RIDGE, TN 37830
 (615) 521-1111
 www.sterlingcivil.com

UPDATED MASTER PLAN FOR
RARITY RIDGE
 OAK RIDGE DEVELOPMENT COMPANY, LLC

MASTER

DATE: 10/10/14
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: 4214
 SHEET NO: 4214

21 January 2019

Lennar Corporation
700 NW 107th Ave, Suite 300
Miami, FL 33172

To whom it may concern:

Smithbilt Homes, and related entities are contracted to purchase all lots, infrastructure and raw land owned by RL REGI-TN OAK, LLC, owned by RL REGI Financial, LLC, owned by Lennar. Per the contract, Smithbilt has permission to inspect, alter, and/or improve any portion of the property holding RL REGI Financial, LLC and Lennar harmless of any issues that may arise.

Thank you,



Ben Scott



PRESERVE
149.06 ACRES

PRESERVE AREAS SHALL PROTECT AND DRAINAGE AREAS OF ENVIRONMENTAL AND HISTORIC SIGNIFICANCE AND MAY INCLUDE THE FOLLOWING USES:
 1. DRIVING TRAILS
 2. MOUNTAIN TRAILS
 3. TRAILING TRAILS
 4. PARKING TO SERVE TRAILS



COMMUNITY COMMERCIAL
66.51 ACRES

COMMUNITY COMMERCIAL PROHIBITED USES:
 1. DRIVE THROUGH FACILITIES
 2. FUELING STATIONS AND GENERAL GARAGE
 3. RETAIL SALE OF AUTOMOBILES, HOUSE TRAILERS, AND BOATS

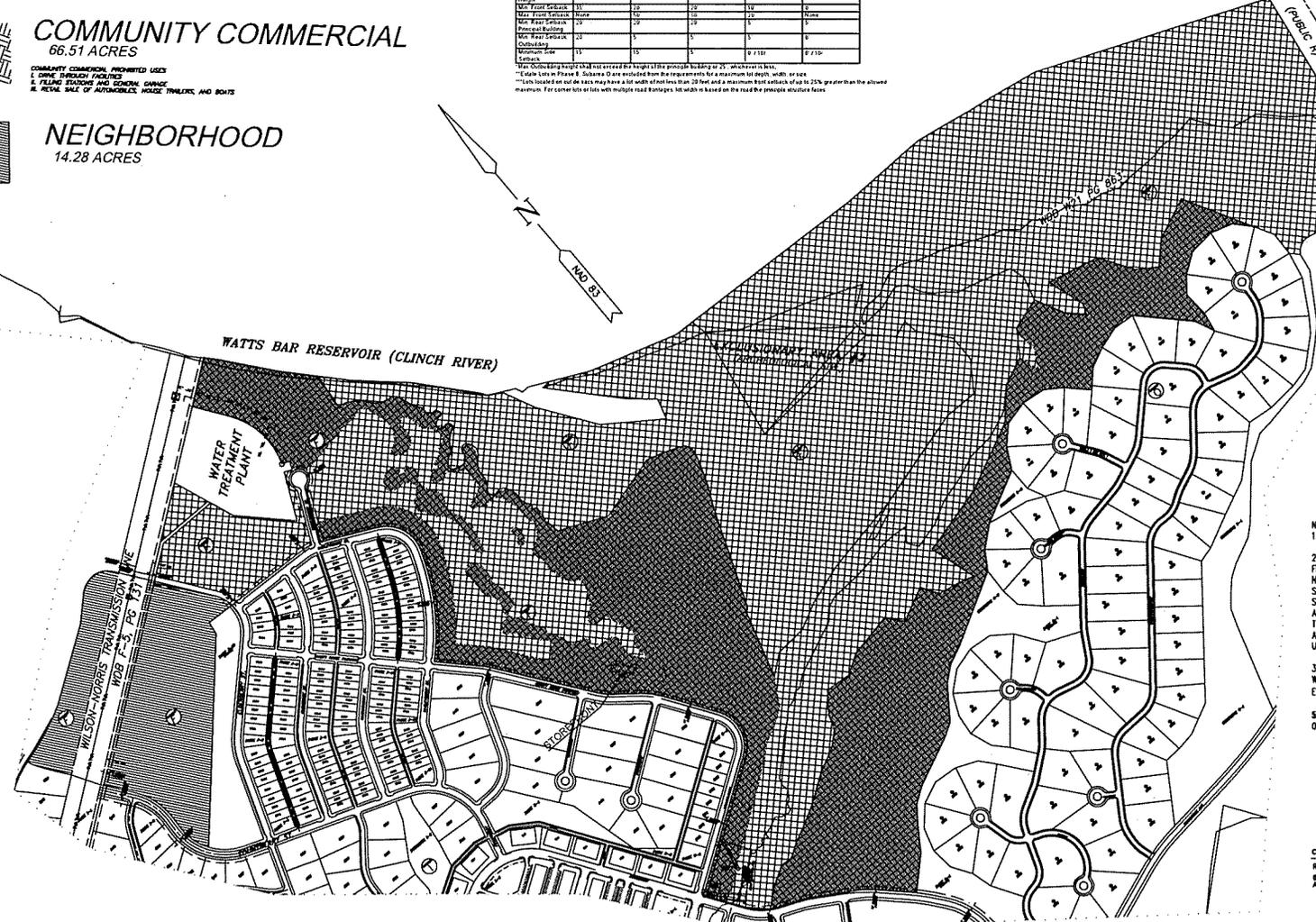
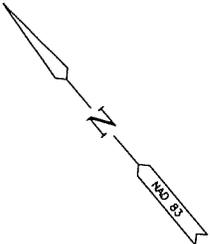


NEIGHBORHOOD
14.28 ACRES

Proposed New Table 1

	Office	College	College	College	Residential
Min Lot Area	25	25	25	25	25
Max Lot Area	None	2500	2500	2500	2500
Min Lot Width	10	25	25	25	25
Max Lot Area	15,000	15,000	15,000	15,000	15,000
Max Lot Area	None	15,000	15,000	15,000	15,000
Min Frontage	15	24	15	15	15
Max Frontage	42	42	42	42	42
Min Side Setback	14	14	14	14	14
Max Side Setback	25	25	25	25	25
Min Front Setback	15	15	15	15	15
Max Front Setback	10	10	10	10	10
Min Rear Setback	10	10	10	10	10
Max Rear Setback	20	5	5	5	5
Minimum Side	15	15	15	15	15
Lot Area					1710

Max Outbuilding Height shall not exceed 20' height of the proposed building or 25' whichever is less.
 *Callout Code in Phase 2. Section 12 are recorded for the requirements for maximum lot area, width, or area.
 *Lot location and set back 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 proposed structure faces.



ELECTRIC NOTES:
 1. NO CONSTRUCTION OF BUILDINGS OR SIGNS OR INSTALLATION OF LANDSCAPING SHALL TAKE PLACE WITHIN EXISTING WITHIN THE CITY OF ONE BLOCK'S WRITTEN APPROVAL. LANDSCAPING SHALL COMPLY WITH CODED STANDARD (EXCEPT RECREATIONAL). LANDSCAPING MUST BE APPROVED IN WRITING BY CODED AND PUBLIC WORKS IN AN EXISTING DECISION-MAKING FORM. PLACEMENT SHALL BE COORDINATED WITH THE CITY.
 2. LANDSCAPING, IMPROVEMENTS, AND CONSTRUCTION WITHIN UTILITY EASEMENTS ARE PERFORMED AT THE RISK OF THE OWNER. REASONABLE CARE WILL BE TAKEN BY UTILITIES TO PREVENT IMPROVEMENTS AND CONSTRUCTION WITHIN UTILITY EASEMENTS. THE CITY OF ONE BLOCK WILL NOT BE RESPONSIBLE FOR REPLACING OR REPAIRING IMPROVEMENTS WITHIN PROTECTED EASEMENTS THAT MAY BE DAMAGED WHILE PERFORMING WORK WITHIN THE EASEMENT.

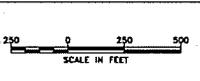
- NOTES:**
1. SURVEYED AS MONUMENTED AND POSSESSED.
 2. THE UNDERGROUND UTILITIES SHOWN HAVE NOT BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES.
 3. THERE WAS NO FIELD BOUNDARY SURVEY DONE. ALL CALLS AND DISTANCES WERE TAKEN FROM PLATS AND BOUNDARY MAPS DONE BY STERLING ENGINEERING, INC. (PLAT: C/359-362).
 4. GPS TOPCON EQUIPMENT GR-3, SF 388-0328, SF 368-0337, AND P/M 010-050901-01 WAS USED.

CURRENT OWNER/DEVELOPER: R. REGI DAK TR LLC
 8 CONCORDEE PARK ST 1800
 ATLANTA, GA 30328

FUTURE OWNER/DEVELOPER: PRIMOS LAND COMPANY, LLC
 4008 BULL RD.
 KNOXVILLE, TN 37951
 PHONE: (615) 484-7758
 FAX: (615) 483-8699

SOUTELAND ENGINEERING CONSULTANTS, LLC
 GENERAL OFFICE & LAND SURVEYING
 4008 BULL ROAD
 KNOXVILLE, TENNESSEE 37951
 PHONE: (615) 484-7758
 FAX: (615) 483-8699
 E-MAIL: info@southlandeng.com
 www.southlandeng.com

DESIGNED BY: MVT
 DRAWN BY: SHS



REV	DATE	DESCRIPTION	APP'D
1/24/19		ELECTRIC NOTES	JS
1/24/19		ELECTRIC EASEMENTS	JS
1/24/19		SURVEYOR NOTES	JS
1/24/19		PROPOSED TABLE 2 UPDATED	JS

HORIZONTAL: 1" = 250'
 DATE: 6-24-2019

MASTER PLAN
 AMENDMENT SECTION F
 SUB AREA COMMERCIAL MIX USE

MASTER PLAN CHANGES
 RECREATIONAL AREA
 RARITY RIDGE SUBDIVISION, PHASE III
 DISTRICT 3, ROANE COUNTY, TENNESSEE
 PARCEL/TAX ID: 039 002.01

SHS-9-27-18-MASTERPLAN
 SHEET 1 OF 1 SHEET

COPYRIGHT 2019

RESOLUTION

A RESOLUTION AMENDING THE COMPREHENSIVE PLAN'S LAND USE PLAN MAP FOR PARCEL 025.00, ANDERSON COUNTY TAX MAP 099P, GROUP C, LOCATED AT 320 ROBERTSVILLE ROAD, FROM L, LOW DENSITY RESIDENTIAL, TO M, MEDIUM DENSITY RESIDENTIAL.

WHEREAS, the City of Oak Ridge has heretofore adopted a Comprehensive Plan to serve as a guide to address the community's major concerns, and to promote and achieve quality community growth and development, and adopted a Land Use Plan Map as a part thereof on April 29, 1991; and

WHEREAS, when a parcel is rezoned and the new zoning designation is not in accordance with the Land Use Plan Map, the Land Use Plan Map must be amended to avoid the nonconformity; and

WHEREAS, Parcel 025.00, Anderson County Tax Map 099P, Group C, located at 320 Robertsville Road, has been rezoned from R-2, Low Density Residential, to R-3, Medium Density Residential; and

WHEREAS, this change in zoning designation will result in an amendment to the Land Use Plan Map; and

WHEREAS, at their November 15, 2018 meeting, the Oak Ridge Municipal Planning Commission recommended an amendment to the Land Use Plan Map for said parcel from L, Low Density Residential, to M, Medium Density Residential.

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

That the Comprehensive Plan's Land Use Plan Map is hereby amended by changing the designation Parcel 025.00, Anderson County Tax Map 099P, Group C, located at 320 Robertsville Road, from L, Low Density Residential, to M, Medium Density Residential.

BE IT FURTHER RESOLVED that this resolution shall become effective ten (10) days after approval to coincide with the rezoning ordinance associated with the parcel.

This the 11th day of February 2019.

APPROVED AS TO FORM AND LEGALITY:



Kenneth R. Krushenski, City Attorney

Warren L. Gooch, Mayor

Mary Beth Hickman, City Clerk

PUBLIC WORKS DEPARTMENT MEMORANDUM
19-07

DATE: January 23, 2019
TO: Mark S. Watson, City Manager
FROM: Shira A. McWaters, P.E., Public Works Director
SUBJECT: PROPOSAL FOR PROFESSIONAL SERVICES – ROBERTSVILLE MIDDLE SCHOOL ROOF REPLACEMENT

Introduction

An item for City Council's consideration is the recommendation of a professional services agreement, in a not to exceed amount of \$60,945, with RoofConnect®, National Roofing Services, Sheridan, AR, for design, bid, construction administration and part time resident observation services for the replacement of the Robertsville Middle School roof.

Funding

Funding is available in the Capital Projects Fund.

Background/ Consideration

A city-wide roofing study was completed by RoofConnect® in December 2017, which recommended a projected \$12 million in roof replacement over the next 10 to 12 years. The existing roof on the Robertsville Middle School is at the end of its useful life and requires replacement. In addition, several improvements at this school have been completed as part of the energy savings project. Replacement of this roof will help protect the structure of the school and its interior, including the recently replaced assets associated with the energy project.

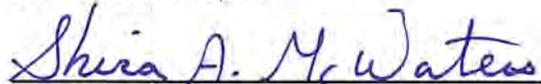
The not to exceed fee in the proposal is \$60,945, which includes field investigation services, preparation of construction documents, bidding services, construction administration, and part-time resident observation services. The proposed part-time residential observation services is for one (1) day per week. We recommend an additional allowance, only to be used if needed and approved by the City, of \$10,000 for additional professional services and additional observation services that may be needed based on the condition of the roof's underlayment, which is unknown at this time. The additional allowance will allow the City to add additional days for inspections, project meetings, etc., if needed.

Recommendation

A written proposal was received from RoofConnect® to provide design, bid, construction administration, and part-time resident observation for this project. Based on the review of the scope of work and submitted cost proposal, Staff recommends a Professional Service Agreement with RoofConnect®. Adoption of the attached resolution is recommended.

Attachment(s)

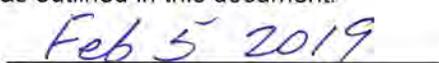
RoofConnect® proposal and Robertsville Middle School Roof Evaluation Report.
Resolution


Shira A. McWaters, P.E.

City Manager's Comments:

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


Mark S. Watson


Date

January 18, 2019

Ms Shira McWaters
Public Works Department Director
City of Oak Ridge
100 Woodbury Lane P.O. Box 1
Oak Ridge, TN 3783-0001

Re: Robertsville Middle School Roof Consulting Services

RoofConnect is proposing to provide the following scope of services.

1. Field Investigation Services:

- a. **Interviews** with the key project and site personnel to discuss the site conditions, proposed construction activities, ground level staging, site work restrictions, and other construction related items.
- b. **Collect/Copy** existing building drawings applicable to the planned roofing activities.
- c. **Review** available documents and information including existing construction drawings to assist with the field investigation and preparation of new construction documents.
- d. **Visual Observations** of readily accessible components of the roof and adjoining wall systems to determine as-built construction conditions including:
 - i. Verify type, size, and condition of the drainage components to verify with local code requirements
 - ii. Roof top equipment covers and housings from a perspective of watertight integrity
 - iii. Exterior building walls and conditions; if issues related to the exterior walls are identified, RoofConnect will advise Owner's representative of concerns.
 - iv. Roof deck and supporting structural components to identify visual deficiencies. This will not be a structural evaluation. *If structural issues are identified during the field investigation that require the onsite services of a structural engineer, RoofConnect will provide a proposal for those services separate from this proposal.*
- e. **Destructive Investigation** of field and typical flashing details to verify as-built construction conditions at locations determined by RoofConnect.
- f. **Sketches** will be prepared in the field to allow for the preparation of a scaled roof plan to show roof perimeters, locations of roof penetrations, and to prepare construction details showing construction conditions at typical roof perimeters and penetrations for the new roof components.
- g. **Sustainability Review** of existing roofing components to determine if components can be reused after construction to reduce project costs. RoofConnect cannot guarantee that any of the components may be reused.
- h. **Code Review Meeting** with local code officials to verify requirements for the roofing products. This will include energy, drainage, and other local code requirements for the work.
- i. **Material Manufacturer Interviews** to review roofing materials and systems as options for the new roofing systems to meet all applicable code and client requirements. Additionally, warranty options and costs will be reviewed for the various roofing systems.
- j. **Written Recommendations** in a summary letter will be prepared which will include results of our field services and recommendations with more accurate construction estimates.

2. Construction Documents; Based on the approved design criteria, the roof survey, and confirmed budget, RoofConnect will prepare construction documents to use for competitive bidding. The construction documents



will be prepared in general accordance with the Construction Specification Institute (CSI) formats, which are the current industry standard. Front end documents including bidding forms, contract conditions, and contract forms may be provided by the Owner. The documents may include the following:

- a. Roof plans indicating dimensions, roof equipment, roof drains, slopes and flashings
- b. Project specific detailed scope of work
- c. Project specific roofing details indicating roofing system design, metal flashings, miscellaneous carpentry, drain connections, etc.
- d. Project technical specifications detailing requirements for roofing materials and methods of construction, warranty and schedule issues.

The construction documents shall be prepared by a Registered Roof Consultant (RRC as certified by RCI, Inc.).

3. Bidding Services; RoofConnect will assist with the bidding process. We will invite pre-qualified contractors, attend one pre-bid meeting on behalf of the client, issue meeting minutes, respond to inquiries during the bidding period, review the bids, and make recommendations for award. After Client negotiates and awards the construction contract to the successful bidder, RoofConnect will provide project administration services as outlined below.

4. Project Administration and Closeout Services;

- a. Review Contractor's construction schedule
- b. Review Contractor's submittals for compliance with specification documents
- c. Conduct/attend one pre-construction meeting
- d. Review change orders for client approval
- e. Assist Owner with the following close-out items:
 - i. Punch list inspection at substantial completion of Work
 - ii. Final inspection with manufacturer's representative to confirm warranty compliance
 - iii. Review Contractor Provided As-Built Drawings

5. Rooftop Construction Observation Services: RoofConnect proposes to provide periodic on-site observation services during construction activities. While on site, RoofConnect will observe and document the contractor's construction activities. The observation will promote quality and verify that the work is completed in compliance with the approved construction documents. Field reports will be prepared during the site visits and the reports will be reviewed by our local site personnel. The information in the reports typically include:

- a. Roofing contractor crew size
- b. General weather conditions
- c. General roof area where work was observed
- d. General description of observed work
- e. Approximate quantities of roof components installed
- f. Documentation of "Unit Price" work items
- g. Photographic documentation
- h. Open construction items requiring resolution

With periodic observation, RoofConnect will only be able to observe roof construction for some of the construction activities. RoofConnect will not be able to report on the quality or methods of construction for work completed while we are not onsite. With periodic observation, the time and days of the site visits will be scheduled to coincide with the installation of key components or construction milestones. RoofConnect can also provide a scope and fee schedule for full-time observation services.



6. **Project Close Documentation;** RoofConnect will assist Owner in obtaining copies of information pertaining to the project including:
- a. Specifications/Drawings
 - b. Reports documenting construction work during site visits
 - c. Final Inspection Report
 - d. Manufacturer's and Contractor's Warranty Documents

Project Schedule

RoofConnect will provide target completion dates when the project is authorized as outlined in the "Project Authorization" section of this proposal. The completion of our fieldwork will be impacted by weather variables which could impact our completion schedule. The construction documents can generally be completed within two to four weeks after agreement on the final scope of work.

Special Project Conditions

The pricing offered for our services is based upon RoofConnect personnel being able to work continuously without interruption to complete the planned work during one mobilization. Delays due to site shut downs or work restrictions beyond RoofConnect's control once at the site will impact pricing. We are proposing to complete the fieldwork with one or two people on site. If the client has site specific work requirements or more restrictive safety protocols that require additional personnel or safety requirements, then these policies must be communicated to us during the proposal phase.

Client will need to arrange for our access to the property and the buildings as required to complete these services. RoofConnect shall not be liable for any delays or additional costs as a result of our inability to access the site during the requested/authorized work hours. The fees shown below do not include any costs for background checks, drug screening, or on-site safety training requirements that may delay the completion of our work.

The following other work conditions shall apply to our services and fees for this project:

- Access to all roofs can be achieved through existing stairs, roof hatches, or wall mounted ladders.
- If roof access requires the use of aerial lifts, the Client shall provide the aerial lifts and the lifts will be operated by Client personnel. RoofConnect will provide OSHA approved fall protection harnesses and lanyards.
- To ensure that sealed drawings can be provided, existing building drawings (architectural, structural, etc.) shall be provided to us to gather the information necessary to provide an engineer's seal. If existing building drawings do not exist, RoofConnect may not be able to provide sealed drawings without providing additional services to create the necessary drawings. We will provide a separate proposal with the additional scope of work fees.
- Our services SHALL NOT INCLUDE the preparation of structural drawings to determine the existing load capacities of the structure if the necessary structural drawings are not available.



Scope of Services Pricing

RoofConnect proposes to provide the outlined scope of services based on the following schedule:

Service Description	Fee
Field Investigation and Preparation of Construction Documents	\$35,040
Pre-Bid Meeting, Bid Analysis, Recommendation for Award	\$5,275
Submittal Review	\$2,825
Pre-Construction Meeting and Meeting Minutes	\$3,240
Punch List Inspection & Report	\$3,825
Final Inspection & Report	\$4,000
Project Closeout Activities	\$3,180
Onsite Roof Observation Services	\$3,560
Total for Construction Document, and Project Administration Services	\$60,945

include the site time, report preparation time, travel, and other associated fees to complete the work. If requested, our Roof Observer can attend a Project Meeting with the Owner during our site visits.

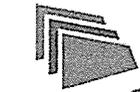
Notes

1. Proposal includes all management, labor, equipment, fees and associated expenses. The pricing offered in this proposal is based on the Insurance Limits outlined in Section 9 of the Standard Provisions. **If additional coverage is required, RoofConnect will amend the pricing to reflect the additional cost.**
2. Refer to RoofConnect's terms and conditions for specific items that govern our service.
3. Client is responsible for providing OSHA approved roof access to the roofs.

We appreciate the opportunity to provide a proposal for these services and look forward to the opportunity to continue to serve as your Professional Building Envelope Consultant. The following pages contain the Project Authorization, a Client Project Information sheet, and our Standard Provisions for services. Please review all of the information and feel free to contact us if you have any questions.

Respectfully,

Ralph Velasquez
 Ralph Velasquez
 Federal Business Manager
 RoofConnect



RoofConnect®

NATIONAL ROOFING SERVICES

Project Authorization

I hereby accept the scope of services quotation and by my signature; I bind the corporation for the costs of these services. Unless agreed to prior to contract execution, the invoicing schedule shall be as follows:

- Invoice for Construction Documents at delivery of draft documents to Owner.
- Invoice for Project Administration and Roof Observation services on a monthly basis.

The pricing offered in this proposal was based on the information listed in this proposal and is valid for 90 days from the proposal date. After 90 days, RoofConnect reserves the right to review our pricing and revise our proposed scope and services prior to executing the proposal. The signature below signifies that the party has read and comprehends the above proposal as well as the attached Terms and Conditions documents which governs the specifics of our services:

Initial Authorized Service

Field Services and Construction Documents	_____	(\$35,040)
Bidding Services	_____	(\$5,275)
Submittal Review	_____	(\$2,825)
Pre-Construction Meeting	_____	(\$3,240)
Punch List Inspection & Report	_____	(\$3,825)
Final Inspection & Report	_____	(\$4,000)
Project Closeout Services	_____	(\$3,180)
Roof Observation Services	_____	(\$3,560)

Client Authorization:

Date:



ROOF EVALUATION REPORT

Robertsville Middle School

1403 Oak Ridge Turnpike
Oak Ridge, TN 37830

Inspection Date: October 31, 2017



General Info:

Site Information:

Name: Robertsville Middle
Address: 1403 Oak Ridge Turnpike
 Oak Ridge, TN 37830

Site
Contact:
Phone:

Owner/Client Information:

Name: Oak Ridge School
Address: 200 South Tulane Avenue
 Oak Ridge, TN 37830

Contact:
Phone:

Site Overview:





<u>Map #</u>	<u>Roof Type, Manufacturer, Attachment</u>	<u>Size</u>	<u>Est. Remaining Life</u>
1	PUF	27,000 sqft.	0 – 2 years
2	PUF	12,000 sqft.	"
3	PUF	14,700 sqft.	"
4	PUF	800 sqft.	"
5	PUF	600 sqft.	"
6	PUF	2,300 sqft.	"
7	PUF	5,500 sqft.	0 – 2 years
8	Metal Panel – Standing Seam	11,500 sqft.	0 – 2 years
9	Metal Panel – Standing Seam	1,000 sqft.	"
10	3-tab Shingle	7,500 sqft.	2 – 4 years
11	PUF	600 sqft.	0 – 2 years
12	PUF	1,100 sqft.	"
13	PUF	450 sqft.	"
14	PUF	3,000 sqft.	"

Roof Composition:

PUF Sections:
 Concrete Deck
 2 ½" EPS
 2 ½" ISO
 ½" Wood Fiber
 EPDM
 PUF – 2"



Condition Summary:

PUF Sections:

	<u>Qty</u>	<u>Type, Condition, Size, Location, etc.</u>
Drainage:		
- Roof Drains	24	Foam flashing detail is in poor condition
Base Flashings (Walls):		
		Foam flashing detail is in poor condition
Metal Components:		
- Edge Metal/Gravel Stop		24-gauge steel
o Physical Condition		Fair condition,
o Strip in Detail		Foam is installed to the roof edge
Penetrations:		
- Curbs	8	Abandoned curbs (5'x5')
- Pipes/VTR	30	11 Vent stacks, 19 pipe boots
o Pipe/VTR Condition		Surface rust noted on metal pipes/vtr
- Pitch Pans		N/A
- Curbed Vents	21	Various sizes
o Vent Condition		Surface rust noted
Roof Surface (Field):		
o Ponding Water		Saturated foam throughout the roof
o Holes/Cuts		Severe ponding water noted
o Physical Condition		Numerous blisters, cuts, tears, holes
Miscellaneous Equipment:		
o Gas Lines		N/A
o Electrical Conduit		N/A
o Satellites	2	



Shingle Section

Shingle Type: 3-tab Shingle (unknown manufacturer)
Estimated # of layers: 1
Physical condition:
- granule loss Moderate granule loss noted
- splitting/cracking No
- nail pops None found
- vegetation growth/staining Yes, staining
- exposed fiberglass Yes, at shingle edges
- broken shingles Yes
- missing tabs Yes
- blistering None
- hail damage None found
- notes Shingles are beginning to dry out and become brittle

Hip and Ridge Shingles: Fair condition; some exposed nails were found.

Decking

Type: Plywood
Soft/Deflected decking: None found

Ventilation

Type: No ridge vent, no static vents
Adequate amount: Inadequate

Notes:

Eaves/Edge

Type: Gutter edge and rake edge – metal drip edge
Attachment Secure
Condition: Fair condition

Flashing

Type: Step flashing with coping metal at rake walls (see photos)
Metal type: Coping – 24-gauge “kynar” steel, step flashing - aluminum
Condition: Fair condition; some repairs noted at step flashing

Gutters/Drainage

Metal Type: 24-gauge “kynar” steel – residential style gutter/downspout
Attachment: Gutter spikes into fascia
Physical Condition: Fair condition

Vents/Penetrations

Type: 2 curbed vents, fair condition



Standing Seam Metal Roof

Physical condition

- holes None found
- oil canning Yes
- rust Severe rust noted on entire roof
- vegetation growth/staining Minor staining noted
- notes

Ridge

Typical ridge cap detail, no ventilation

Edge

- Type: Gutter edge with metal drip edge
- Attachment: Some loose gutters, drip edge noted
- Condition: Fair to poor condition with rust found

Flashing

- Type: Side wall detail with counter flashing and coping metal
- Metal type: Coping – 24-gauge “kynar” steel, counter flashing – 24-gauge “kynar” steel
- Condition: Poor condition, loose coping, loose fasteners at counter flashing

Gutters/Drainage

- Metal Type: 24-gauge “kynar” steel
- Attachment: Gutter straps fastened into fascia with edge metal cut around strap
- Physical Condition: Fair condition; rust noted

Vents/Penetrations

- Type: None

Photos:



Photo #3 –
Blisters/holes



Photo #4 – Close up



Photo #5 – Blisters,
ponding water



Photo #6 –



Photo #7 – Shingle roof



Photo #8 – Overview



Photo #9 – Severe rust on metal panels.

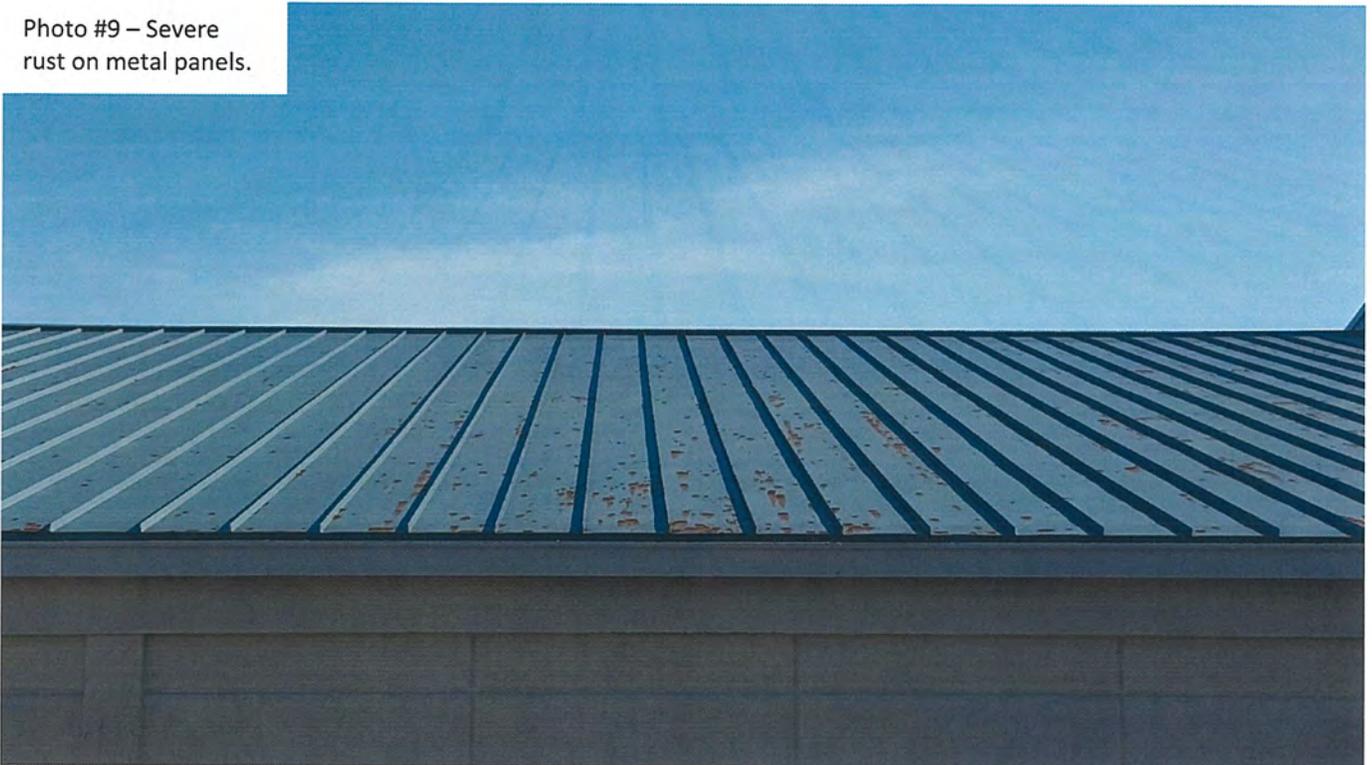


Photo #10 – Opening where panel & edge metal. Open crimp.

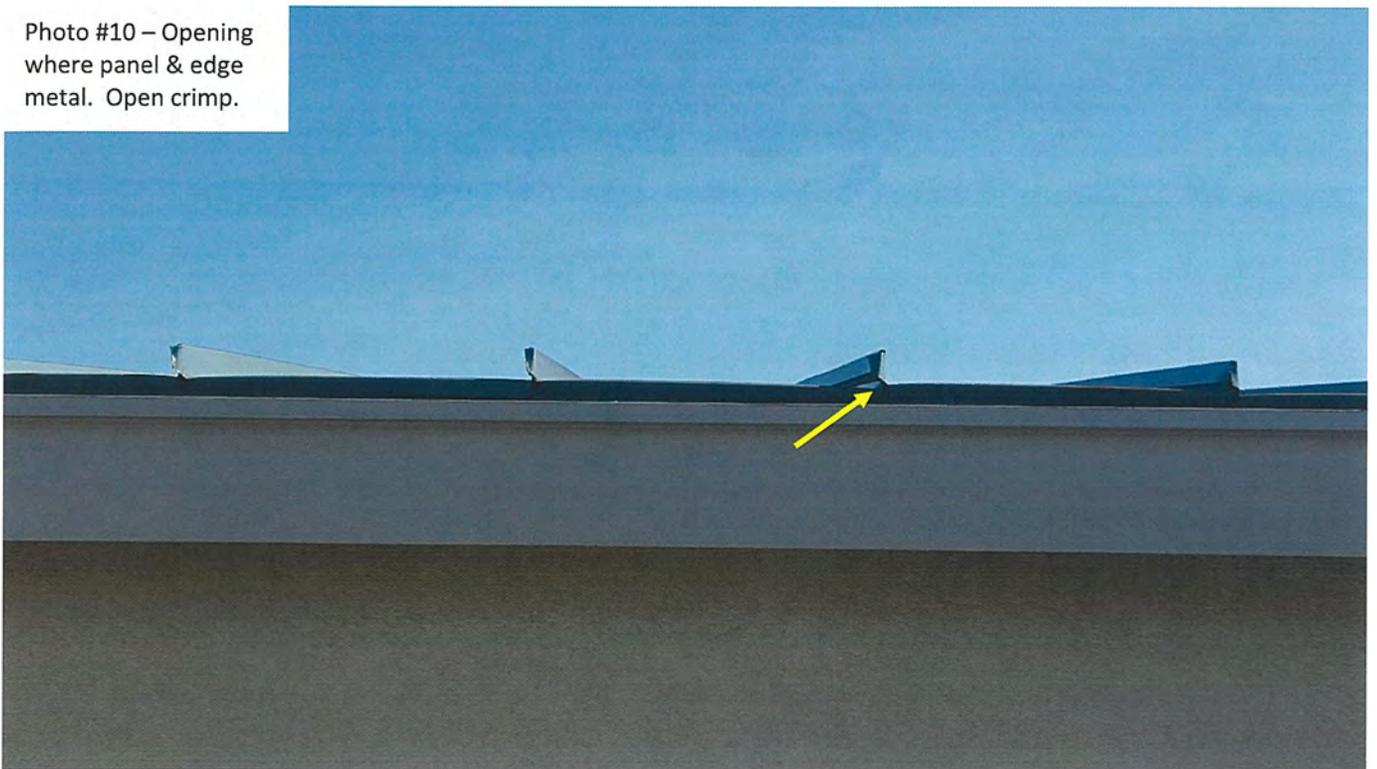


Photo #11 – Edge wall detail. Loose coping.

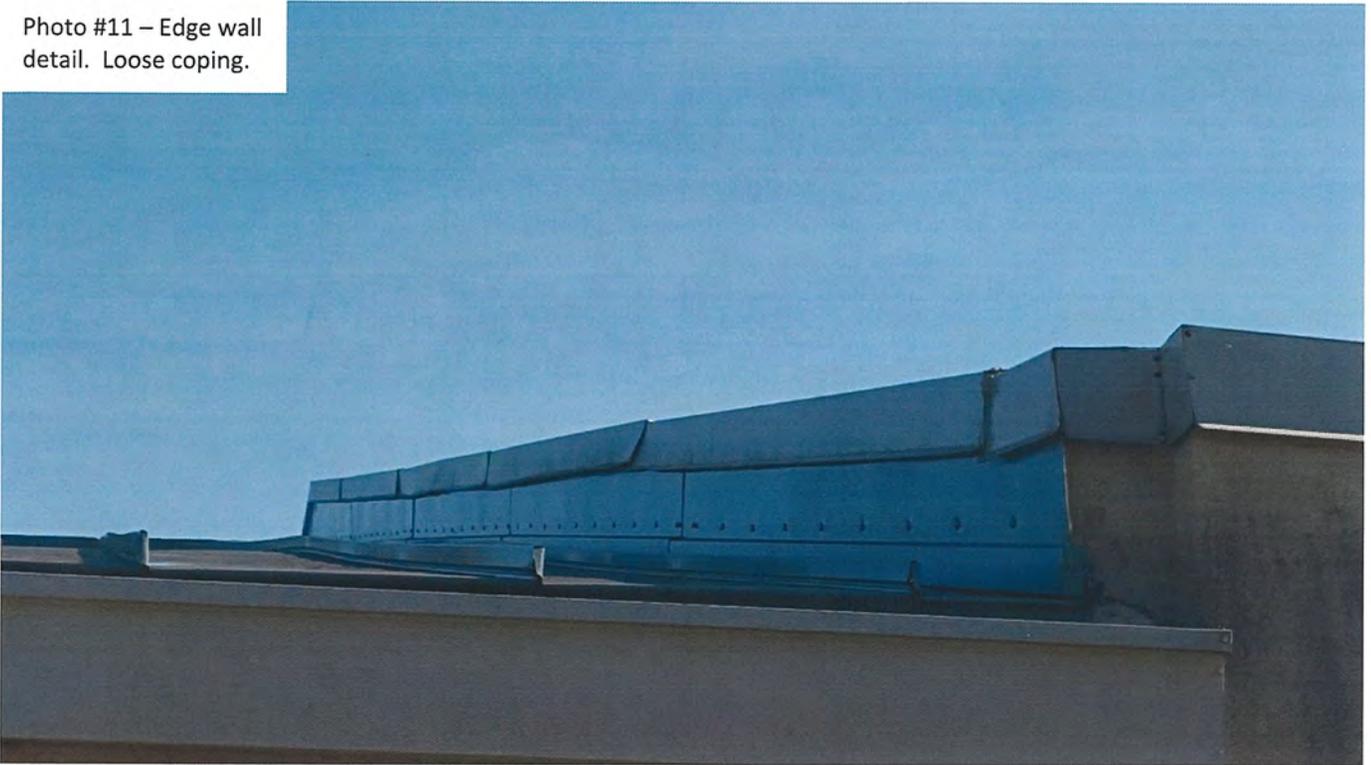


Photo #12 – Severe rust on metal panels.



Photo #13 – Fastener
is pushing through
metal panel.
Noe – Oil canning



Photo #14 – Severe
rust on metal panels.



Photo #15 – Severe rust on metal panels.



Photo #16 – Close up of edge/gutter





Defects:

1. Saturated foam.
2. Numerous holes, blisters, cuts, et.
3. Severe surface rust.
4. Loose coping metal.
5. Opening at edge metal/panel joint with open crimp.

Notes:

The foam roof sections are in poor condition. A majority of the roof is saturated, blistering, or has holes/cut or some combination of all. The foam roof was installed on top of an EPDM membrane. As such, a full tear off down to the deck is required.

The metal roof sections have severe rust, oil canning, and poor edge and wall flashing details.

Recommendations:

1. Full roof replacement is needed as soon as possible.
2. Attempt to repair specific leak as they occur. We do not recommend attempting to repair the defects as they will not help extend the life of the roof.

Replacement Considerations:

1. Several curbs/penetrations appear to be abandoned. Removing any unnecessary roof top equipment is recommended.
2. Building code requires a full tear off down to deck.
3. Replace or treat vents/pipes that are rusting.

Budget Information:

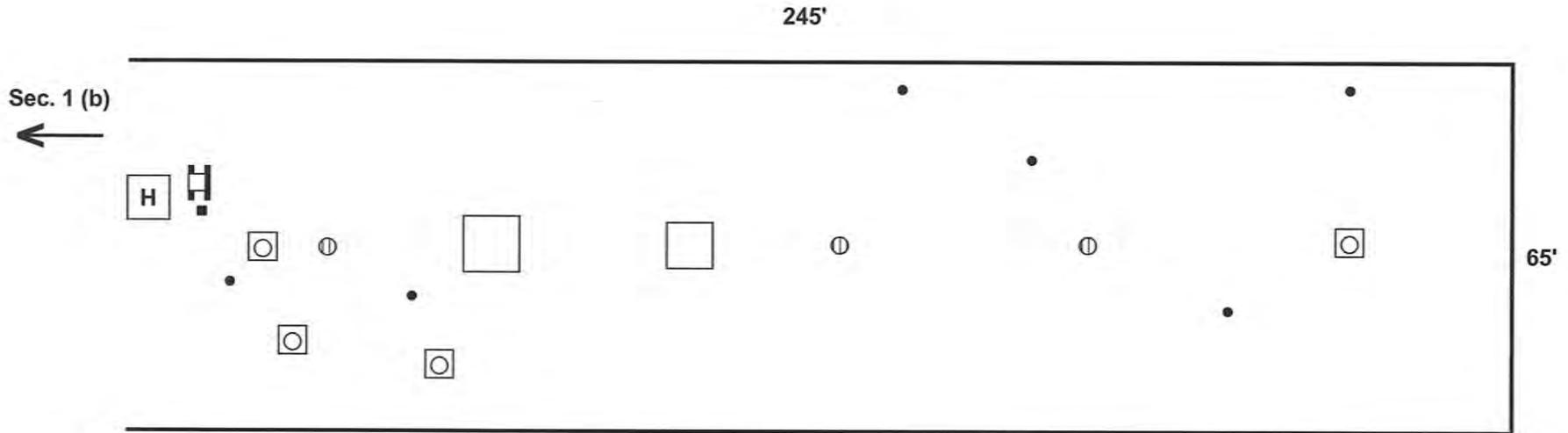
Roof Replacement:

*The following budget numbers are for budgetary purposes only and are based on current material and labor costs. No inflation has been included. Pricing is subject to various factors including, but not limited to, time of year the project is completed, prices of manufacturing components, etc.

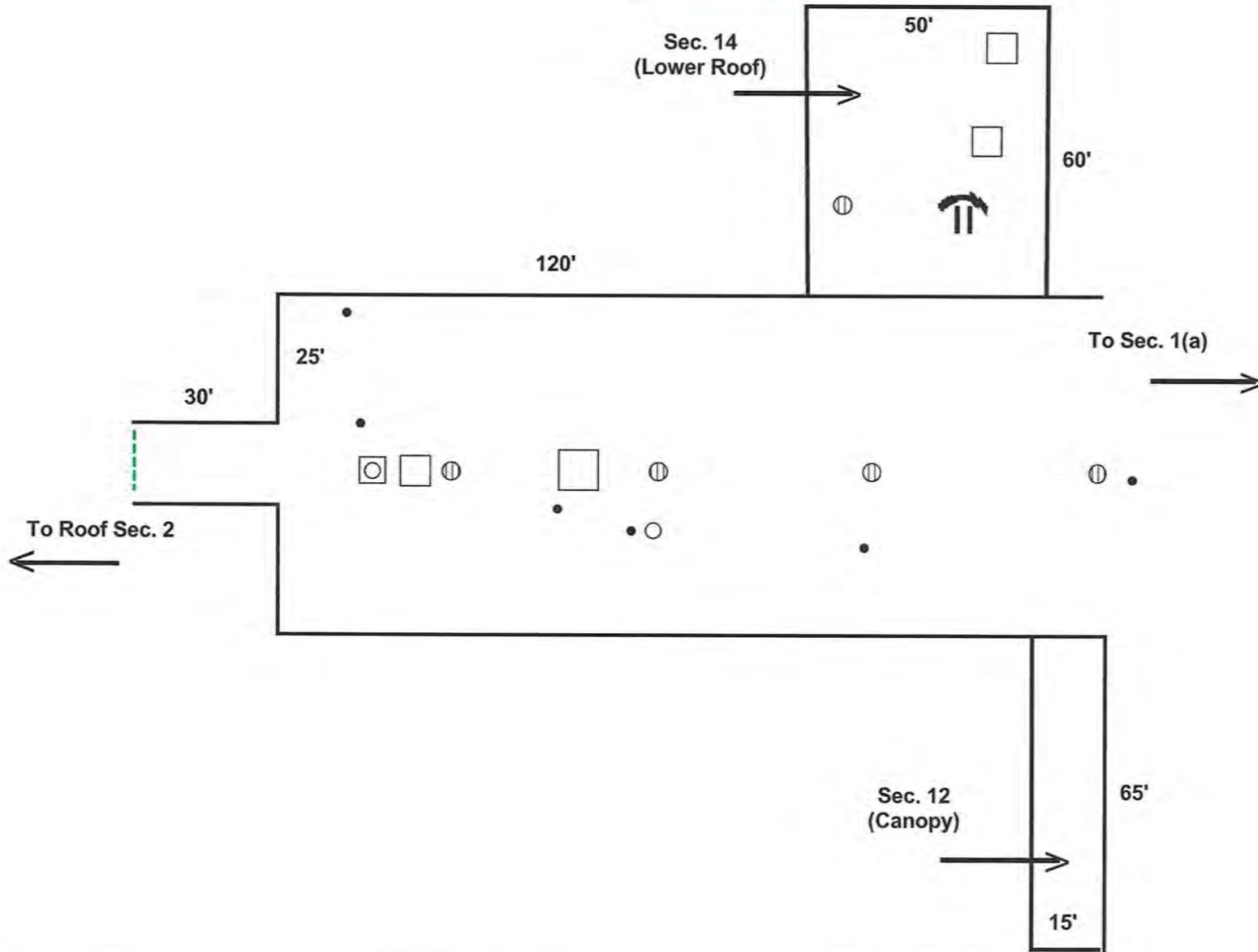
PUF - Full roof replacement (full tear off down to decking) – \$750,000

Shingle – Full replacement (tear off down to decking) - \$21,000

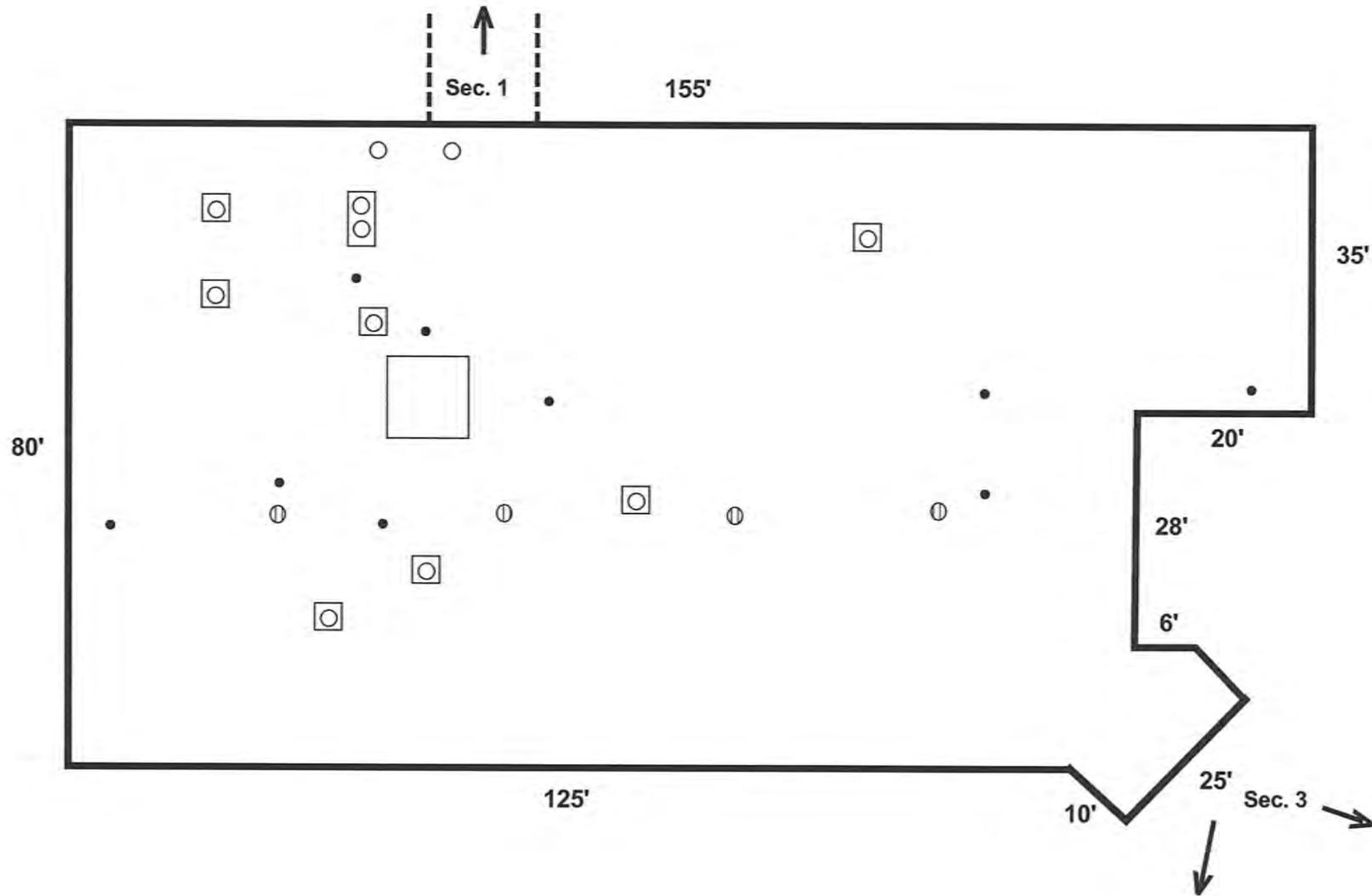
Metal – Retro fit (flute fill with TPO) - \$240,000



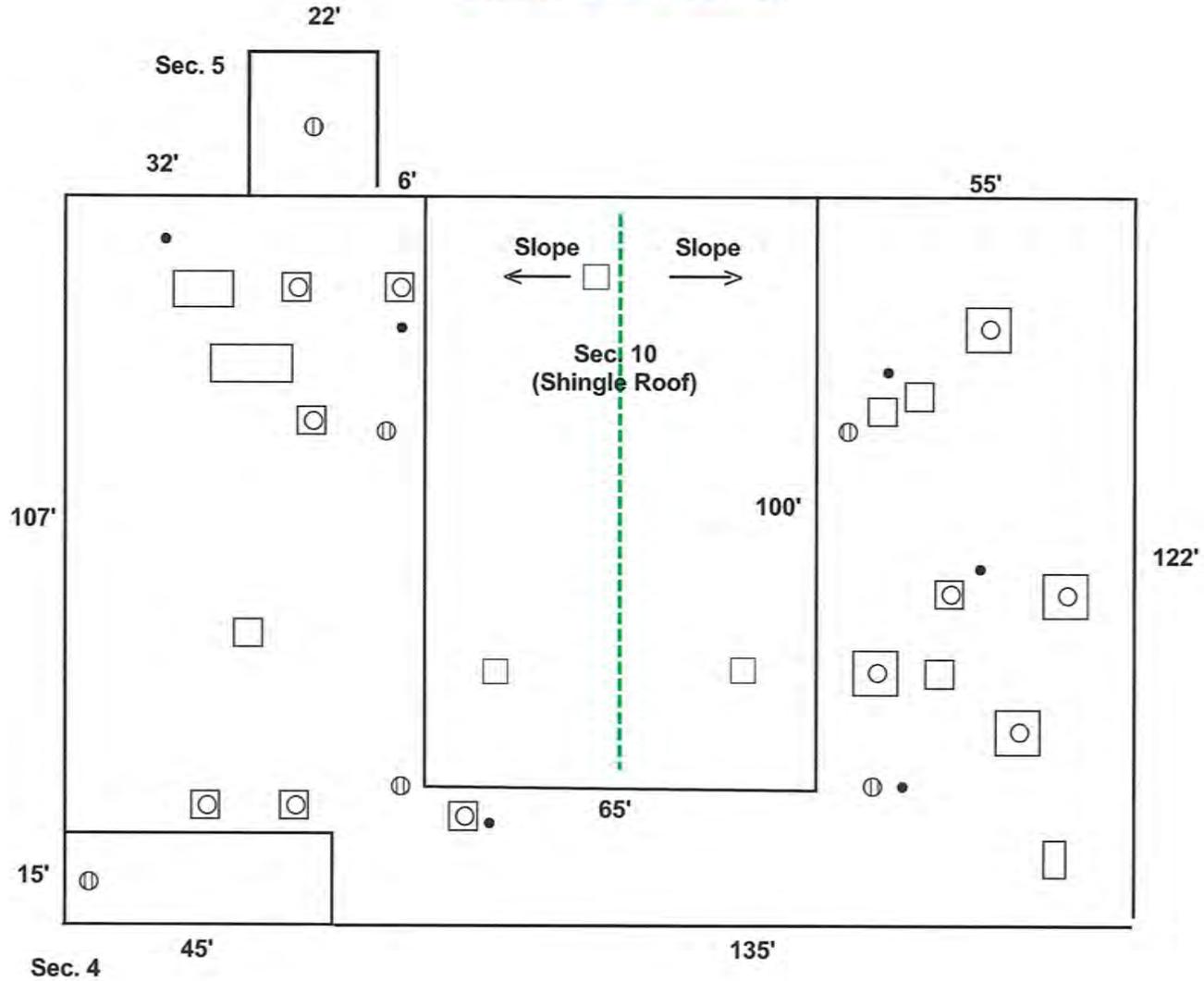
Site:	Robertsville Middle Sec. 1(a)		
Title:	Roof Drawing		
	 - Hatch  - Pipe Boot	 - Pitch Pan  - Curbed Vent  - Drain	 - Curb  - Unit on Sleeper (Not flashed into roof)



Site:	Robertsville Middle Sec. 1(b), 12, 14		
Title:	Roof Drawing		
	- Drain - Satellite	- Pipe Boot - Vent Stack - Curbed Vent	- Curb - Expansion Joint



Site:	Robertsville Middle Sec. 2	
Title:	1 st Floor Office Remodel	
	 - Curbed Vent  - Drain	 - Curb  - Pipe Boot  - Vent Stack



Site:	Robertsville Middle Sec. 3, 4, 5, & 10	
Title:	Roof Drawing	
	<ul style="list-style-type: none"> --- - Ridge • - Pipe Penetration ⓪ - Drain 	<ul style="list-style-type: none"> □ - Curb Ⓛ - Curbed Vent

RESOLUTION

A RESOLUTION AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT WITH ROOFCONNECT®, SHERIDAN, ARKANSAS, FOR SERVICES RELATED TO THE ROBERTSVILLE MIDDLE SCHOOL ROOF REPLACEMENT PROJECT IN AN AMOUNT NOT TO EXCEED \$60,945.00 AND AUTHORIZING THE CITY MANAGER TO SIGN CHANGE ORDERS UP TO \$10,000.00 FOR ADDITIONAL SERVICES, IF NEEDED, WHICH ARISE DURING THE CONSTRUCTION PROJECT.

WHEREAS, in late 2017, the City contracted with RoofConnect® of Sheridan, Arkansas, to conduct a roofing study for city and school facilities; and

WHEREAS, said study showed the roof at Robertsville Middle School is at the end of its useful life and is in need of replacement; and

WHEREAS, replacement of the Robertsville Middle School roof will also serve to help protect the structure and its interior which has recently undergone improvements as part of the City and School overall energy improvements project; and

WHEREAS, RoofConnect® has submitted a proposal to provide the following services for this project: field investigation, construction document preparation, pre-bid and bidding assistance, project administration and closeout, construction observation, and project close documentation; and; and

WHEREAS, the City Manager recommends approval of a professional services agreement with RoofConnect® for these services.

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 a Professional Services Agreement with RoofConnect®, P.O. Box 908, 44 Grant 65, Sheridan, Arkansas 72150, to provide field investigation, construction document preparation, pre-bid and bidding assistance, project administration and closeout, construction observation, and project close documentation services for the Robertsville Middle School roof replacement project is hereby approved in an amount not to exceed \$60,945.00.

BE IT FURTHER RESOLVED that the City Manager is authorized to execute amendments and change orders in an amount up to \$10,000.00 over the contract price for additional services, if needed, which arise during the construction project such as additional professional services and observation services based upon the condition of the roof's underlayment which is unknown at this time.

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

This the 11th day of February 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
19-01

DATE: February 4, 2018
TO: Mark S. Watson, City Manager
FROM: Jonathan W. Hetrick, Recreation & Parks Director
SUBJECT: PEACE BELL PAVILION CONTRACT AMENDMENT – ADDITIONAL SERVICES IN THE AMOUNT OF \$47,621.00

Introduction

An item for the agenda is an amendment to the contract between the City of Oak Ridge and First Place Finish, Inc. (FY2018-016) for construction of the Friendship Bell Peace Pavilion. The amendment would fund a change order to the project scope for additional electrical infrastructure and lighting in the amount of \$47,621.00.

Funding

Funding for this amendment will be provided by donated funds received by the Peace Bell Rebuild Committee of the Recreation & Parks Advisory Board. The funds are held by the Oak Ridge Rotary Club Community Fund.

Consideration

At the time of the bid opening for the Friendship Bell Peace Pavilion project it was determined that the lowest responsible bid exceeded the current available funds for the project. As a result, a number of items were removed from the scope of work to bring the budget within estimates of available funding (including but not limited to lighting infrastructure and fixtures).

As a result of additional fundraising and a reduction in other costs outside the scope of this contract, the Peace Bell Rebuild Committee determined during construction that there was adequate funding to return the lighting infrastructure and fixtures (that had been removed from the original scope) into the project scope. At the request of the committee, the contractor proceeded with the additional work.

Recommendation

Approval of the attached resolution is recommended.


Jonathan W. Hetrick

Attachments: Change Order

City Manager's Comments:

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


Mark S. Watson Feb 5 2019
Date

First Place Finish, Inc.



Oak Ridge, TN 37830
Phone 865.482.1959 Fax 865.482.1969

Date: October 27, 2018

TO: Jon Hetrick; City of Oak Ridge, TN

PROJECT: City of Oak Ridge International Friendship Bell

RE: Change Order ADD Light Fixtures Material & Install

Additional Scope of Work to install light fixtures:

Includes:

All labor, supervision, permits, equipment, fixtures, bulbs, wiring & misc. connections to owner supplied power source.

In-Slab at Structure

Qty = 5 Structure In Slab BEGA Part #77 146 9.7W

In-Bollards

Qty = 6 Donor Plaque Home Depot LED

In-Slab at Bollards

Qty = 12 Monument Sign BEGA Part #77 145

Plexi Glass

Structure

Qty = 5 Trellis Accent WAC Lighting WP-LED 529-40-ABK

Qty = 8 Bell Accent WAC Lighting WP – LED 514-40-ABK

Steel Tube Modification - Holes cut onsite

Electrical Lights TOTAL \$47,621.00

RESOLUTION

A RESOLUTION TO AMEND THE CONTRACT (FY2018-016) WITH FIRST PLACE FINISH, INC., OAK RIDGE, TENNESSEE, FOR CONSTRUCTION OF THE STRUCTURE TO SUPPORT THE INTERNATIONAL FRIENDSHIP BELL AND ASSOCIATED SITE WORK; SAID AMENDMENT IN THE AMOUNT OF \$47,621.00.

WHEREAS, by Resolution 9-106-2017, City Council approved a contract with First Place Finish, Inc., Oak Ridge, Tennessee, to construct a new structure to support the International Friendship Bell and associated site work, subject to successful negotiations to reduce the scope of work to meet available funding in an amount not to exceed \$440,000.00; and

WHEREAS, negotiations to reduce the scope of work were successful and the City issued a notice to proceed to First Place Finish on November 6, 2017, in the amount of \$427,746.00; and

WHEREAS, this project was funded through a grant from the Japan World Exposition 1970 Commemorative Fund and through donations received by the Peace Bell Rebuild Committee, which donated funds were and are being held by the Oak Ridge Rotary Club; and

WHEREAS, during construction, First Place Finish was directed by the Peace Bell Rebuild Committee to perform additional services amounting to \$47,621.00 and there are sufficient donated funds held by the Oak Ridge Rotary Club to cover this additional cost; and

WHEREAS, the contract with First Place Finish needs to be amended to account for the additional services and associated compensation, which amendment the City Manager recommends be accepted.

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 contract (FY2018-016) between the City and First Place Finish, Inc., for the construction of a structure (pavilion) to support the International Friendship Bell and associated site work is hereby amended in the amount of \$47,621.00 to cover the additional services that have been provided for completion of the project.

BE IT FURTHER RESOLVED that approval of the amendment is subject to the City's receipt of funds raised by the Peace Bell Rebuild Committee and held by the Oak Ridge Rotary Club in order to cover this additional cost.

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

This the 11th day of February 2019.

APPROVED AS TO FORM AND LEGALITY:



 Kenneth R. Krushenski, City Attorney

 Warren L. Gooch, Mayor

 Mary Beth Hickman, City Clerk

CITY COUNCIL MEMORANDUM
19-03

DATE: February 4, 2019
TO: Honorable Mayor and Members of City Council
FROM: Mark S. Watson, City Manager
SUBJECT: OAK RIDGE GATEWAY PROJECT

Introduction

An item for City Council's consideration is a resolution authorizing the City to enter into a Local Agency Project Agreement with the State of Tennessee, Department of Transportation (TDOT) in the amount of \$500,000.00 for the Oak Ridge Gateway Project on S. Illinois Avenue (Hwy. 62) in the vicinity of the Bethel Valley Road split.

Funding

The State of Tennessee's budget for FY 2019 includes a direct appropriation grant in the amount of \$500,000.00 for this project. The City of Oak Ridge will utilize the grant for construction of a new gateway monument entryway into the City, which must be completed by July 31, 2023.

Background

The City of Oak Ridge consists of 70 square miles of community, sometimes involving large heavily wooded areas between populated centers. In 2017, the City contracted with the East Tennessee Design Center (ETDC) to develop a concept of creating an identifiable entryway into the south side of the City near the north end of the Solway Bridge and the Bethel Valley Road split. TDOT has granted a license for a parcel of land within the split for an approved structure, utilizing the above funding.

The design will be under development upon approval of the agreement between the City of Oak Ridge and the Tennessee Department of Transportation (TDOT). Hedstrom Design, who originally was involved with the ETDC project, will be developing the final design of the project. The attached drawing is the original vision for the project, which will be an initial phase of a three-part project. The purpose of the project is to establish an arrival point into our community, which can be confusing to those visiting and those commuting through our City.

Recommendation

Approval of the attached resolution is recommended.


Mark S. Watson

Attachments: Oak Ridge Gateway Project Drawing
Resolution



OAK RIDGE GATEWAY PROJECT



RESOLUTION

A RESOLUTION TO AUTHORIZE THE CITY TO ENTER INTO A LOCAL AGENCY PROJECT AGREEMENT WITH THE STATE OF TENNESSEE DEPARTMENT OF TRANSPORTATION IN THE AMOUNT OF \$500,000.00 FOR THE OAK RIDGE GATEWAY PROJECT.

WHEREAS, the State of Tennessee's budget for Fiscal Year 2019 includes a direct appropriation grant payable to the City of Oak Ridge in the amount of \$500,000.00 to be used for acquisition and installation of the Oak Ridge Gateway Project – ORNL Monument Interstate Signs; and

WHEREAS, the Oak Ridge Gateway Project is a project to construct an entrance monument to Oak Ridge on S. Illinois Avenue in the vicinity of the Bethel Valley Road split; and

WHEREAS, the entrance monument will improve community perception and increase community and corporate pride; and

WHEREAS, the City Manager recommends acceptance of the direct appropriation grant for this purpose.

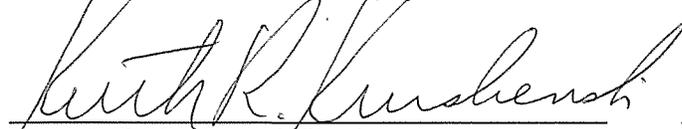
NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF OAK RIDGE, TENNESSEE:

That the recommendation of the City Manager is approved and the City is hereby authorized to enter into a Local Agency Project Agreement with the State of Tennessee Department of Transportation to construct the Oak Ridge Gateway Project in the amount of \$500,000.00.

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

This the 11th day of February 2019.

APPROVED AS TO FORM AND LEGALITY:



Kenneth R. Krushenski, City Attorney

Warren L. Gooch, Mayor

Mary Beth Hickman, City Clerk

CITY COUNCIL MEMORANDUM
19-04

DATE: February 5, 2019

TO: Honorable Mayor and Members of City Council

FROM: Mark S. Watson, City Manager

SUBJECT: A RESOLUTION APPROVING THE RECOMMENDATION OF THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF OAK RIDGE (IDB) FOR MAINSTREET CAPITAL PARTNERS, LLC, APARTMENT PROJECT AND DELEGATING TO THE IDB AUTHORITY TO ENTER INTO A PAYMENT IN LIEU OF TAX (PILOT) ABATEMENT FOR THE PROJECT

Introduction

An item for the City Council's consideration is a resolution from the Industrial Development Board (IDB) for a PILOT project. The project involves the establishment of a 217-unit apartment complex on land occupied by the DOE and former AMSE museum. The IDB and the City Manager have recommended consideration of a 20-year PILOT with conditions.

Funding

The proposed site is within the Tax Increment Financing (TIF) district established for the Oak Ridge Main Street project. A PILOT will forgo full tax limits on the project and land and adjusted lower to meet financial projections for the project. Initially, tax contributions will be made by the developer for \$20,320 in each year prior to issuance of Certificate of Occupancy. In years 1-15, a \$100,000 PILOT payment will be made. In Years 16-20, an escalating \$175,000 to \$475,000 will be paid. All financial plans are subject to approval by the City, RealtyLink, TIF lenders, IDB, and Daniel Smith, developer.

Background

For the past several months, the City has been reviewing plans for a proposed apartment complex in the center city. Knoxville developer Daniel Smith has proposed a 217 unit complex on approximately ten (10) acres south of City Hall that contains the former AMSE museum. A PUD plan has already been approved on first reading by the City Council. The proposed project is to be guaranteed by HUD finance instruments and will help to bring the facility into better financial status.

The Oak Ridge Main Street site was the original site to consider apartment living in the downtown core on the 65 acres planned by RealtyLink and Crosland. Three attempts have been made with differing apartment developers at the Main Street site. Each time they had projects that would not be financially viable. The current project has been submitted to Housing and Urban Development (HUD) for review over the coming months. Final financial numbers will be needed by the developer for that HUD review, thus the City and the IDB are taking action to move forward and clarify for the developer. Because this proposal exceeds the limits of the IDB, the matter is being brought to City Council for approval.

The IDB met on February 4, 2019, and discussed the project with the developer and TIF lenders present. The attached resolution has been developed for City Council consideration with conditions outlined for approval of the PILOT. Please recall that bank lender approval is essential because of the prior

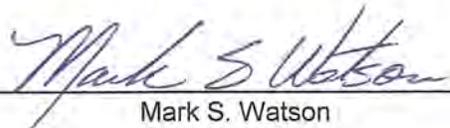
agreement with RealtyLink on the recovery of TIF proceeds. RealtyLink likewise must concur with the agreement and must amend the current Property Transfer Agreement they have with the City since this conveyance exceeds thirty-three percent (33%) that the Property Transfer Agreement permitted to be subdivided.

Approval will allow the apartment developer to proceed with HUD review and solidify his financial proposals to the agency. In the meantime, further changes will be reviewed by the City to be brought forward for consideration at the March City Council meeting or a special meeting if required sooner.

Finally, the City Council should note this PILOT is reserved only for this specific project and should not be the expectation of any future similar projects under the same terms and timetables.

Recommendation

Approval of the attached resolution is recommended.



Mark S. Watson

Attachment

RESOLUTION

A RESOLUTION APPROVING THE RECOMMENDATION OF THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF OAK RIDGE (IDB) FOR MAINSTREET CAPITAL PARTNERS, LLC, APARTMENT PROJECT AND DELEGATING TO THE IDB AUTHORITY TO ENTER INTO A PAYMENT IN LIEU OF TAX (PILOT) ABATEMENT FOR THE PROJECT.

WHEREAS, in an effort to generate economic growth within the City of Oak Ridge, Tennessee (the "City"), the City developed economic incentives for use by The Industrial Development Board of the City of Oak Ridge (the "IDB") as a guideline for tax abatements for qualifying entities; and

WHEREAS, by Resolution 11-120-2017, City Council approved the 2017 PILOT (Payment in Lieu of Tax) Reauthorization documents for use by the IDB as a guideline for tax abatements and payments in lieu of taxes for qualifying entities in Oak Ridge for the period of January 1, 2018 through December 31, 2020; and

WHEREAS, Mainstreet Capital Partners, LLC, filed an application with the IDB for a PILOT, which PILOT exceeds the authority of the IDB under the 2017 PILOT Reauthorization documents to give final approval and requires City Council approval; and

WHEREAS, City Council has authority to give approval and delegate to the IDB authority to enter into the recommended PILOT under the terms and conditions set forth below upon finding that such PILOT is deemed to be in furtherance of the public purposes of the IDB; and

WHEREAS, on February 4, 2019, the IDB approved a resolution to recommend approval of a PILOT with Mainstreet Capital Partners, LLC, as set forth below, which PILOT the City Manager recommends be approved by City Council.

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

That the City Council hereby finds that the negotiation and acceptance by the IDB of payments in lieu of ad valorem taxes consistent with this resolution are deemed to be in furtherance of the public purposes of the IDB as defined in Tennessee Code Annotated Section 7-53-305, and City Council hereby consents and delegates to the IDB the right to negotiate and accept such payments from Mainstreet Capital Partners, LLC in accordance with the terms of this resolution.

BE IT FURTHER RESOLVED the recommendations of the City Manager and the Industrial Development Board for the City of Oak Ridge (IDB) are approved and a Payment in Lieu of Taxes (PILOT) abatement incentive for Mainstreet Capital Partners, LLC, for a twenty (20) year term plus a reasonable construction period is hereby approved with an annual payment of \$20,320.00 during the construction period, an annual payment of \$100,000.00 for each of the fifteen (15) years thereafter, a payment of \$175,000.00 for the sixteenth (16th) year, a payment of \$250,000.00 for the seventeenth (17th) year, a payment of \$325,000.00 for the eighteenth (18th) year, a payment of \$400,000.00 for the nineteenth (19th) year, and a payment of \$475,000.00 for the twentieth (20th) year subject to the following conditions as set forth by the IDB:

Condition #1: Because any changes to the planned development within the TIF District affects the cash flows available to repay the TIF loan, the Main Street Oak Ridge Development TIF lenders agree to a PILOT program for Mainstreet Capital Partners, LLC subject to the agreement of all parties to the following two conditions or other agreed upon terms and conditions:

- a. The TIF loan funds originally allocated for development of apartments will not be advanced by the Lenders to the Developer but could be advanced

directly into the Collateral Reserve Account until the final reconciliation requirements (the "true-up") are determined on or before February 28, 2021 as necessitated by the original TIF loan agreements.

- b. Upon transfer of the parcel(s) subject to the PILOT contemplated herein, the seller will place sufficient funds into the Collateral Reserve Account to ensure the TIF Loan is repaid no later than TIF Year 20 (as required in the Supplemental Loan Agreement). This amount shall be no less than \$750,000 based upon the current estimates of the reconciliation amount that will be required within 30 days of February 28, 2021.

Condition #2: That the Oak Ridge City Council approve amendments to Section 5 of the Agreement for Transfer of Real Property, dated December 29, 2016, between the City of Oak Ridge and TN Oak Ridge Illinois, LLC, to allow for the conveyance of more than thirty-three percent (33%) of the former American Museum of Science and Energy (AMSE) property to Mainstreet Capital Partners, LLC.

Condition #3: That a portion of the former AMSE property (approximately 10+/- acres) is conveyed from TN Oak Ridge Illinois, LLC, (or their successor in interest) to Mainstreet Capital Partners, LLC.

Condition #4: That a portion of the former AMSE property (approximately 10+/- acres) be rezoned to UB-2 with a PUD overlay.

Condition #5: The ability of Mainstreet Capital Partners, LLC to obtain FHA insured mortgage loan financing or guarantee under HUD's Multi-Family Housing Program Section 221(d)(4).

BE IT FURTHER RESOLVED that City Council hereby delegates authority to the IDB to enter into the PILOT abatement for this project as outlined in this resolution.

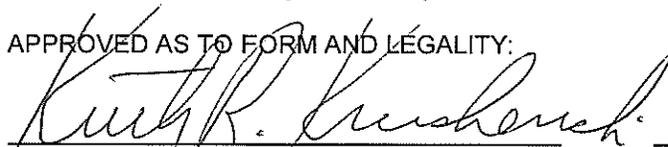
BE IT FURTHER RESOLVED that the terms of the above-referenced PILOT are reserved for this specific project and approval of the PILOT does not create an expectation for a similar PILOT for any future similar project(s).

BE IT FURTHER RESOLVED that the February 4, 2019 resolution of the IDB is attached hereto as an exhibit.

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 11th day of February 2019.

APPROVED AS TO FORM AND LEGALITY:



Kenneth R. Krushenski, City Attorney

Warren L. Gooch, Mayor

Mary Beth Hickman, City Clerk

**RESOLUTION REGARDING THE PILOT APPLICATION
FOR MAINSTREET CAPITAL PARTNERS, LLC**

WHEREAS, Mainstreet Capital Partners, LLC, filed an application with the Industrial Development Board (IDB) of the City of Oak Ridge which was presented and approved by Resolution of the IDB Special Projects Committee on January 31, 2019.

WHEREAS, the PILOT exceeds the authority of the IDB to give final approval to the PILOT, and must have City Council approval.

WHEREAS, the IDB only has authority to make a Limited recommendation to City Council to take action on this PILOT Resolution for only this one specific applicant.

THEREFORE, the following Resolution is recommended to be presented to City Council.

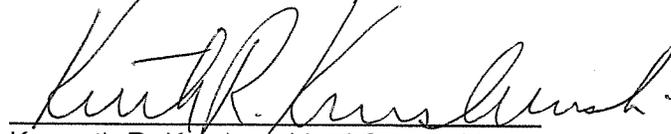
Resolution of the Board of Directors of The Industrial Development Board of the City of Oak Ridge, Tennessee recommending Oak Ridge City Council approve a PILOT abatement incentive for Mainstreet Capital Partners, LLC for a twenty (20) year term plus a reasonable construction period with an annual payment of \$20,320 during the construction period, an annual payment of \$100,000 for each of the fifteen (15) years thereafter, a payment of \$175,000 for the sixteenth (16th) year, a payment of \$250,000 for the seventeenth (17th) year, a payment of 325,000 for the eighteenth (18th) year, a payment of \$400,000 for the nineteenth (19th) year and a payment of \$475,000 for the twentieth (20th) year subject to the following conditions:

1. Because any changes to the planned development within the TIF District affects the cash flows available to repay the TIF loan, the Main Street Oak Ridge Development TIF lenders agree to a PILOT program for Mainstreet Capital Partners, LLC subject to the agreement of all parties to the following two conditions or other agreed upon terms and conditions:
 - a. The TIF loan funds originally allocated for development of apartments will not be advanced by the Lenders to the Developer but could be advanced directly into the Collateral Reserve Account until the final reconciliation requirements (the "true-up") are determined on or before February 28, 2021 as necessitated by the original TIF loan agreements.
 - b. Upon transfer of the parcel(s) subject to the PILOT contemplated herein, the seller will place sufficient funds into the Collateral Reserve Account to ensure the TIF Loan is repaid no later than TIF Year 20 (as required in the Supplemental Loan Agreement). This amount shall be no less than \$750,000 based upon the current estimates of the reconciliation amount that will be required within 30 days of February 28, 2021.
2. That the Oak Ridge City Council approve amendments to Section 5 of the Agreement for Transfer of Real Property, dated December 29, 2016, between the City of Oak Ridge and TN Oak Ridge Illinois, LLC, to allow for the conveyance of more than thirty-three percent (33%) of the former AMSE property to Mainstreet Capital Partners, LLC

3. That a portion of the former AMSE property (approximately 10+/- acres) is conveyed from TN Oak Ridge Illinois, LLC, (or their successor in interest) to Mainstreet Capital Partners, LLC
4. That a portion of the former AMSE property (approximately 10+/- acres) be rezoned to UB-2 with a PUD overlay
5. The ability of Mainstreet Capital Partners, LLC to obtain FHA insured mortgage loan financing or guarantee under HUD's Multi-Family Housing Program Section 221(d)(4)

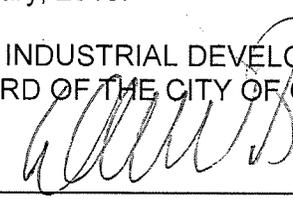
Approved and adopted this 4th day of February, 2019.

APPROVED:



Kenneth R. Krushenski, of Counsel to
The Industrial Development Board

THE INDUSTRIAL DEVELOPMENT
BOARD OF THE CITY OF OAK RIDGE

By: 
David E. Wilson, Chairman

Attested:


Phillip S. Yager, Secretary to the Board

CITY
MANAGER'S
REPORT

CITY COUNCIL MEMORANDUM
19-05

DATE: February 6, 2019
TO: Honorable Mayor and Members of City Council
FROM: Mark S. Watson, City Manager
SUBJECT: CITY MANAGER'S REPORT

**Communication of City of Oak Ridge Positions on
Issues Related to TVA's Bull Run Fossil Plant**

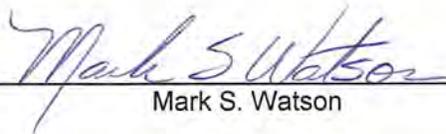
Council Action Recommended: Approval of City Manager's Recommendation.

On December 10, 2018, City Council approved Resolution Number 12-109-2018 authorizing the transmittal of comments to the Tennessee Valley Authority (TVA) on the agency's Draft Potential Bull Run Fossil Plant Retirement Environmental Assessment (TVA Project 2018-35). The comments have been submitted to the agency.

Since the December meeting, staff has received notice that TVA submitted an application for a Department of the Army Permit pursuant to Section 404 of the Clean Water Act. The TVA is proposing "to impact 3,300 linear feet of intermittent stream, 575 linear feet of ephemeral stream, and 0.3 acres of wetland in association with the construction of a coal combustion residuals (CCR) landfill and attendant features (haul road) at the Bull Run Fossil Plant."

TVA stated in the application that "The purpose of this action is to support the need for additional capacity for the long-term management of CCR at Bull Run Fossil Plant. Additional storage capacity would also enable TVA to continue operations at Bull Run Fossil Plant as planned and would be consistent with TVA's voluntary commitment to convert wet CCR management systems to dry systems."

Given the possibility that actions may be taken by TVA and/or the U.S. Army Corps of Engineers prior to the March meeting of City Council, I recommend that the City Council authorize the City Manager to communicate with TVA, the Army Corps of Engineers, the Tennessee Department of Environment and Conservation, and other relevant stakeholders, the concerns and positions of the City, including the potential impacts associated with the possible closure of the Bull Run Plant.



Mark S. Watson