CITY CLERK MEMORANDUM
20-12

DATE: June 25, 2020

TO: Honorable Mayor and Members of City Council

FROM: Mary Beth Hickman, City Clerk

SUBJECT: SPECIAL MEETING OF CITY COUNCIL

At the request of Mayor Warren Gooch, and in accordance with Article II, Section 2, of the Charter of the City of Oak Ridge, Tennessee, a special meeting of City Council is hereby called for **Monday, July 20, 2020 at 7:00 p.m.** in the Municipal Building Courtroom, 200 S. Tulane Avenue. The meeting will be limited to consideration of the following:

- **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 003.11, TAX MAP 099L, GROUP A, FROM UB-2/PUD, UNIFIED GENERAL BUSINESS WITH A PLANNED UNIT DEVELOPMENT OVERLAY, TO B-2/PUD, GENERAL BUSINESS WITH A PLANNED UNIT DEVELOPMENT OVERLAY, AND TO AMEND THE MAIN STREET OAK RIDGE PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN TO ADD SELF-STORAGE FACILITIES TO SAID PARCEL. (A public hearing will be held prior to consideration.)**

In accordance with the City Charter, matters transacted at this special meeting shall be limited to the subjects recited in the notice of the meeting.

Mary Beth Hickman

cc: Mark S. Watson, City Manager
Kenneth R. Krushenski, City Attorney
Department Directors
The Oak Ridger
Oak Ridge Today
The Knoxville News Sentinel
BBB Communications
DATE: June 25, 2020
TO: Mary Beth Hickman, City Clerk
FROM: Warren L. Gooch, Mayor
SUBJECT: SPECIAL CITY COUNCIL MEETING

In accordance with Article II, Section 2 of the Charter of the City of Oak Ridge, you are hereby requested to call a special meeting of the Oak Ridge City Council for Monday, July 20, 2020 at 7:00 p.m. in the Municipal Building Courtroom, 200 S. Tulane Avenue. This meeting will be limited to consideration of the following:

- 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 003.11, TAX MAP 099L, GROUP A, FROM UB-2/PUD, UNIFIED GENERAL BUSINESS WITH A PLANNED UNIT DEVELOPMENT OVERLAY, TO B-2/PUD, GENERAL BUSINESS WITH A PLANNED UNIT DEVELOPMENT OVERLAY; AND TO AMEND THE MAIN STREET OAK RIDGE PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN TO ADD SELF-STORAGE FACILITIES TO SAID PARCEL. (A public hearing will be held prior to consideration.)

[Signature]
Warren L. Gooch, Mayor
OAK RIDGE CITY COUNCIL
SPECIAL MEETING

Municipal Building Courtroom
Monday, July 20, 2020

7:00 p.m.

AGENDA

I. ROLL CALL

II. PUBLIC HEARING AND FIRST READING 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 PARCEL 003.11, TAX MAP 099L, GROUP A, FROM UB-2/PUD, UNIFIED GENERAL BUSINESS WITH A PLANNED UNIT DEVELOPMENT OVERLAY, TO B-2/PUD, GENERAL BUSINESS WITH A PLANNED UNIT DEVELOPMENT OVERLAY; AND TO AMEND THE MAIN STREET OAK RIDGE PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN TO ADD SELF-STORAGE FACILITIES TO SAID PARCEL. (A public hearing will be held prior to consideration.)

III. ADJOURNMENT
DATE: July 14, 2020
TO: Mayor and City Council
FROM: Mark S. Watson, City Manager
SUBJECT: ORDINANCE TO REZONE PROPERTY IN THE MAIN STREET OAK RIDGE PUD, FROM UB-2 TO B-2

Introduction
An item for the City Council to consider is an ordinance allowing for the rezoning of property in the Main Street Oak Ridge PUD to change from UB-2 zoning to B-2 zoning. The proposal is for 2.9 acres of land adjacent to the current Walmart property in Oak Ridge and along Rutgers Avenue be considered for the change. Said change will allow the use of the property for the intended activity of a storage facility as allowed under the provisions of B-2 zoning.

Funding
No funding impacts are anticipated with this change.

Background
The City of Oak Ridge Community Development Department has provided oversight and modifications to the proposed development of 58.54 acres known as the Oak Ridge Main Street Project. The project began its work in 2015 and is now in process to begin Phase II-A for development. In the southeast portion of the project site, now covered by a Planned Unit Development (PUD), a 2.19 acre, undeveloped, and former parking lot site of the former Mall is located along Rutgers Avenue. The site also backs up to the delivery and loading dock areas of the current Walmart store. The project has been in a continuous stage of development and adaptation to retail market demands, planning initiatives for Wilson Street and site location for the facility.

The adjacent zoning to the proposed site is B-2 on the Walmart property. This will allow the usage of a proposed storage facility within the zoning category. The proposed site as part of the PUD Overlay district for the 58.54 acre tract is zoned UB-2. This zoning does not allow for the provision of storage facilities within the zoning category. When previously proposed, the storage location was adjacent to a planned mixed-use area and a main entrance to the development. The PUD Master Plan was amended in 2019, closing the main access point and relocating mixed use areas north to Wilson street. Now the self-storage location is separated from the frontal developments of the project and has much less impact on the rest of the existing planned development areas. It also provides buffering from the delivery areas on the south and west portions of the 2.9 acre tract. Rather than amending the PUD Overlay regulations, it is appropriate by planning standards to consider the addition and connection of self-storage site with that of the Walmart B-2 site.

Further factors for consideration in the consideration is the screening of the loading areas of the buildings to the south and west of the site which is a requirement of the Main Street PUD. The property taxes for the proposed storage unit will add approximately $60,000 in additional tax dollars to pay off the tax
increment finance district. Market conditions have changed with the COVID-19 virus and this project, along with the completion of the Main Street Phase II-A, will further activate the site and retail interest which is critical for sales tax generation and future retail leases. RealtyLink has identified that there is a market demand for the project and the financing is available for the project.

Recommendation

The Planning Commission recommended denial of the request. The City Manager and city staff recommend approval of the zoning request and passage of the ordinance.

Mark S. Watson
Mark S. Watson
DATE: July 14, 2020
TO: Mark S. Watson, City Manager
THROUGH: Wayne E. Blasius, Community Development Director
FROM: Nathalie A. Schmidt, Senior Planner
SUBJECT: REQUEST TO REZONE ONE PARCEL (099L A 003.11) FROM UB-2/PUD TO B-2/PUD, AND TO AMEND THE PRELIMINARY MASTER PLAN FOR THE MAIN STREET PLANNED UNIT DEVELOPMENT TO ALLOW SELF-STORAGE USE

Introduction

An item for City Council's consideration is an ordinance to rezone a single 2.19-acre parcel on Rutgers Avenue, Anderson County Tax Map 99L, Group A, Parcels 003.11, from UB-2/PUD, Unified General Business with a Planned Unit Development overlay to B-2/PUD, General Business with a Planned Unit Development overlay, and to subsequently amend the Planned Unit Development Master Plan for the Main Street Oak Ridge PUD, involving Parcels 003.04, 003.05, 003.06, 003.08, 003.09, 003.11, 003.12, and 003.13, approximately 58.54 acres bordered by Rutgers Avenue, South Illinois Avenue, South Tulane Avenue, and Oak Ridge Turnpike, for the purpose of allowing self-storage use on the 2.19-acre parcel.

Funding

No funding is necessary to approve this request.

Background

A change to the base zoning designation (UB-2 to B-2) within a planned development necessitates a change to the existing PUD Master Plan, which provides additional zoning regulation for the land use, density, and design of the development. The base zoning designation and the PUD zoning overlay work together to regulate development of the property.

Self-storage use is permitted in any B-2 district by special exception. Uses which require special exception approval may be allowed within PUDs provided that the location, nature and extent of such activities are approved initially by the Planning Commission and by City Council as part of the Master Plan or any subsequent amendment.

The shaded parcels, plus the hotel at the corner of Wilson Street, are within the PUD. The highlighted parcel facing Rutgers Ave is the 2.19-acre property.
The planned development known as Main Street Oak Ridge resulted from negotiations to develop a retail-driven, multi-use project under the Economic Impact Plan for the Redevelopment of the Oak Ridge Mall Economic Development Area, and a Tax Increment Finance (TIF) District created in 2013.

In 2015, the properties were rezoned from B-2 to UB-2 and a mixed-use PUD Master Plan was adopted. At the same time, the City amended the Zoning Ordinance to permit multifamily use in UB-2 Districts and to eliminate several commercial uses that would not promote a viable downtown, including warehouse and storage.

In 2019, the current owner-developer amended the 2015 PUD Master Plan to replace planned multifamily units with retail stores. The configuration closes an access point from Rutgers Ave and allows back-of-house loading and service areas to face Rutgers Ave until two vacant parcels facing Rutgers Ave, including the subject property, are also developed. Future mixed use areas are newly identified along Wilson Street.

Following the 2019 amendment, construction of Phase II-A began in March and was delayed due to the COVID-19 pandemic. This Phase was approved to include over 80,000 square feet of new retail space, most notably between JC Penney and PetSmart; sidewalks and crosswalks; landscaped open space; and improved surface parking on approximately 13.8 acres; plus, new sidewalks and crosswalks in the Phase I project area. The developer has indicated that some building and site improvements in this phase may not be completed until the next phase, due to costs. The developer has also indicated that the current request to amend the PUD for self-storage is related to construction of Phase II-A.

**Analysis**

Certain criteria for approval apply to the rezoning request, as follows:

- **UB-2 to B-2 Rezoning**: Changing a base zoning district affects allowable types of land uses as well as density, height and setbacks. Therefore, a rezoning is evaluated based on whether the proposed change is consistent with City-approved plans, whether uses permitted in the district are consistent with the use and character of surrounding properties or districts, and whether there will be adequate public facilities for future development.

- **PUD Overlay Amendment**: Changing an adopted PUD should demonstrate consistency with the character and intent of the original PUD approval. Generally, a PUD Amendment is evaluated based on whether a high standard is maintained for the protection and preservation of environmentally sensitive lands, well-planned living, working and shopping environments, and the timely provision of essential utilities and streets. *(Zoning Ordinance, Section 9.05(a) General Provisions)*

- **PUD Overlay Amendment to Allow Storage Use**: The selection of uses permitted within any particular PUD is guided by the appropriateness of each use based on the intended function of the PUD, the unique nature of the property surrounding each development, and consistency with any adopted area Master Plan that may be applicable to the proposed site. *(Section 9.05(w)(1)(b))*
Planning Commission Recommendation

At their regular business meeting on June 18th, 2020, the Planning Commission voted 8-2 (no votes: Hensley, Stephens) to recommend disapproval of the rezoning request. The decision is based upon finding that the change to the underlying zoning and the PUD Master Plan is not consistent with the City's desire to create a vibrant city center that can be a gathering place for Oak Ridge.

In their decision, the Planning Commission found that policies and strategies in the current (1988) Comprehensive Plan, and plans over the following decades, are still relevant and important to the community. The Planning Commission identifies guiding principles to help shape a vibrant city center, such as urban development, walkability, and connecting to natural assets and neighborhoods.

Public comments were submitted to the Planning Commission, beginning in early May, when two self-storage text amendments were presented to City Council. Over the course of five Planning Commission meetings, seventy-two (72) written comments were received; with 94% stating that storage would not be appropriate in the downtown area (6% remained neutral). Twenty-four (24) people attended the meeting on June 18 to offer their comments in person. Planning Commission work sessions and business meetings have been live-streamed and recorded and can be found on the City's website.

Process

City Council may act to approve, conditionally approve, or disapprove the request based on the criteria provided above (see Analysis) for Rezoning and Amending a PUD Overlay. An ordinance is attached for consideration.

Attachments:

Applicant's submittal for the Rezoning Request

Signed application forms to Rezone and to Amend the PUD Master Plan, received 5-18-20
Proposed PUD Master Plan Revision, Sidewalk & Open Space Exhibits by Arnold Consulting, each dated 6-08-20 (received 6-09-20)
Self-storage, LOD Exterior Elevations by COR 3 Design, LLC, Sheet LOD5.01, received 6-09-20
Main Street PUD - Self Storage Design Standards, received 6-09-20
Photos of a similar, recently constructed storage building

Supporting information

Oak Ridge Zoning Map of the vicinity
Table of Uses permitted in B-2, UB-2, and Main Street PUD
PUD Master Plan & Sidewalk Exhibit, Approved by City Council 5-24-2019
Public Comments submitted to the Planning Commission between 5-12-20 – 6-18-20
Ordinance
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
ZONING CHANGE REQUEST

Application to Amend Zoning Map

<table>
<thead>
<tr>
<th>NAMES OF APPLICANTS</th>
<th>ADDRESSES WITH ZIP CODES</th>
<th>DAYTIME PHONE NO'S W/AREA CODE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. TN Oak Ridge Rutgers LLC</td>
<td>201 Riverplace, Ste 400, Greenville, SC, 29601</td>
<td>864-991-2466</td>
</tr>
<tr>
<td>2.</td>
<td></td>
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<tr>
<td>3.</td>
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</tbody>
</table>

Present Zoning Classification of the Area: UB-2 PUD
Requested Zoning Classification of the Area: B-2 PUD

Description of area to be rezoned: (Use Anderson or Roane County tax map numbers where possible as well as City of Oak Ridge Michael Baker Lot and Block numbers.)

Main Street Oak Ridge Master Plan - Parcel 003.00 Tax ID 009L A and Parcel 036.00 Tax ID 009L A

Only parcel 009L A 003.11 (Lot 485.49), with frontage on Rutgers Avenue, is proposed to be rezoned to B-2. The remaining area within the PUD will remain UB-2. (added by NS)

Reasons why proposed zoning is more appropriate: The adjacent property (Wal-Mart) is zoned as B-2. While the PUD designation allows for the mixed use as shown on the attached, the underlying B-2 zone would provide continuity with the adjacent property

Land use in acres: 51.9 acres (See Master Plan for breakdown of uses) 2.19 acres proposed to be rezoned (added by NS)

Specific plans for development if rezoned (if known): See attached Master Plan for the multiple uses and areas which they are allowed.

The applicant is not the fee owner of the property for which application is made. (If applicant is NOT the fee owner, the following is to be signed by the owner.)

The undersigned, as fee owner of the above described property, is aware of the applicant's intent to make application to amend the Zoning Map as stated and is acting in my behalf in making this request.

Date: ___________________________ Signed: ___________________________ Owner

In making application to amend the Zoning Map, the applicant states that the information given is, to the best of his/her knowledge, true and accurate. It is understood and agreed by the applicant that any error, misstatement or misrepresentation of fact, either with or without intention on his/her part, shall constitute sufficient grounds for denial of this request.

Date of Filing: 5-18-2020

Signature of Applicant

Area Map: Upon request, this application must be accompanied by a map prepared by a civil engineer, surveyor or other competent person showing all lots and streets in the area requested to be rezoned and the surrounding area within at least 300 feet. Scale of this map is to be 1" equals 100 feet.
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: Parcel 003.00 Tax ID 099-L A and Parcel 036.00 Tax ID 099-L A - Main Street Oak Ridge PUD Master Plan

Owner: TN Oak Ridge Rutgers, LLC
Address: 550 South Main Street, Suite 300, Greenville, SC 29601
Telephone No. (864) 263-5425

Name of Agent/Engineer/Surveyor: Arnold Consulting Engineering Services, Inc.
Address: P.O. Box 1138, Bowling Green, KY 42102
Telephone No. (270) 780-9445

General description of project: 1) To amend underlying zoning from UB-2 PUD to R-2 PUD, 2) To amend the approved PUD to show self-storage.

Zoning Designation of Property: UB-2 PUD

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

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

ARE ANY VARIANCES REQUESTED AS PART OF THIS PROPOSAL?

_____ YES (Attach letter detailing each, and its justification)

X NO

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

SIGNATURE OF AGENT: __________________________

I authorize
Daniel Whitley - Arnold Consulting Engineering Services to serve as my agent.

SIGNATURE OF OWNER: __________________________

DATE: 5/18/2020

City of Oak Ridge Community Development Dept. Site Representative

Received complete application 5/19/2020_NS
MAIN STREET PUD – SELF STORAGE DESIGN STANDARDS

1. Minimum lot size shall be two (2) acres.

2. The facility must contain at least 60,000 SF of space including office and support areas and must be a minimum of two stories.

3. Activities within the facility shall be limited to the rental of storage space and the administration and maintenance of the facility. Storage areas shall not be used as workshops or hobby shops, manufacturing and commercial activity.

4. Access to individual storage units shall be both internal and external to the structure.

5. The exterior of indoor storage buildings shall meet the following design standards:
   i. All floors shall contain a minimum glazed area of thirty-three percent (33%) on front entry façade. Display windows may count for a portion of the transparency.
   ii. Entrances and windows shall include recessed or projecting elements to create shadow and articulation.
   iii. Front façade shall be designed to be viewed from multiple directions with consistent materials and treatments visible from a public street.
   iv. Blank facades, particularly those that appear large and monotonous relative to surrounding development, are not permitted to be visible from public streets or surrounding residential properties.
   v. The exterior of the building shall have an architectural treatment similar to other commercial/retail buildings within the Main Street PUD Allowable finishes include a combination of brick veneer, EIFS (exterior insulation and finish system), architectural CMU infill and architectural metal panels.

6. Except in areas of the façade with fenestrations, all doors of individual storage units, as well as loading and unloading areas shall be adequately screened from public streets and adjacent properties and shall adhere to Landscaping and Design Standards, Article XIII of this ordinance.

7. Retail component: A self-storage facility may have a retail component as a part of the rental office. This component may be devoted to the rental and sale of retail items used for moving and storage including but not limited to hand trucks, cartons, tape, and packing materials. Additional retail components not directly related to the self-storage facility are allowed and encouraged where appropriate but not are required.

Received by
Community Development
6.09.2020
Recent self-storage development by RealtyLink in Simpsonville, SC
Recent self-storage development by RealtyLink in Simpsonville, SC
<table>
<thead>
<tr>
<th>Land Use Classification</th>
<th>B-2 Districts</th>
<th>UB-2 Districts</th>
<th>Main Street PUD Overlay</th>
</tr>
</thead>
<tbody>
<tr>
<td>Any retail business, whose principal activity is the sale of new merchandise in an enclosed building.</td>
<td>P</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Open air retail sale of trees, shrubbery, plants, flowers, seed, top soil, humus, fertilizer, trellises, lawn furniture, playground equipment and other home garden supplies and equipment.</td>
<td>P</td>
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<tr>
<td>Open air retail sale of fruit and vegetables.</td>
<td>P</td>
<td>P</td>
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<tr>
<td>Open air retail sale of automobiles, house trailers and boats.</td>
<td>P</td>
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<tr>
<td>Open air business tennis courts, archery courts, shuffleboard, horseshoe courts, miniature golf, children's amusement park, theater, or similar recreation uses.</td>
<td>P</td>
<td>P</td>
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<tr>
<td>Open air rental services for bicycles, trailers, motor vehicles, or home improvement.</td>
<td>P</td>
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<tr>
<td>Open air transient circuses, carnivals, or exhibitions, ...</td>
<td>P</td>
<td>P</td>
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<tr>
<td>Office building uses resulting from any of the following occupations: professional services, business services, accounting, banking, drafting, and graphic arts.</td>
<td>P</td>
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<tr>
<td>Office, showroom and workshop of a plumber, electrician, decorator, dressmaker, tailor, baker, printer, upholsterer, or an establishment doing photographic reproduction, laundering, dyeing, cleaning, radio or home appliance repair, and similar establishments ...</td>
<td>P</td>
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<tr>
<td>Restaurant, tea room, cafe, or other place serving food or beverage.</td>
<td>P</td>
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<tr>
<td>Enclosed theater, radio and television studio, assembly hall, concert hall, dance hall, bowling alley, skating rink, or similar recreation use or place of assembly.</td>
<td>P</td>
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<tr>
<td>Service establishments such as: laundromat, dry cleaning, shoe repair and shoe shine shops, barber shops, beauty shops.</td>
<td>P</td>
<td>P</td>
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<td>Church, school, public library.</td>
<td>P</td>
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<tr>
<td>Clinic, mental health clinic, but excluding penal or correctional institutions.</td>
<td>P</td>
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<tr>
<td>Community buildings and meeting rooms, nonprofit school, religious, educational, charitable, philanthropic, civic, or professional club except where a principal activity thereof is a service customarily carried on as a business.</td>
<td>P</td>
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<tr>
<td>Filling station, off-street parking lot, and general garage.</td>
<td>P</td>
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<tr>
<td>Public and semipublic uses: Municipal use, state or federal uses, public utility building, telephone exchange, electric transmission towers, pumping station, gas regulation station, transformer station with service yard but without storage yard.</td>
<td>P</td>
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<tr>
<td>Mortuary establishment.</td>
<td>P</td>
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<tr>
<td>Bus passenger station.</td>
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<tr>
<td>Commercial greenhouse or nursery.</td>
<td>P</td>
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<tr>
<td>Hotel, motel, or tourist home.</td>
<td>P</td>
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<td>Research laboratory including incidental pilot plant processing operations ...</td>
<td>P</td>
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<tr>
<td>Family day care home, child care center, and private education institutions.</td>
<td>P</td>
<td>P</td>
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<tr>
<td>Adult entertainment establishment.</td>
<td>P</td>
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<tr>
<td>Escort services.</td>
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<td>Massage establishments.</td>
<td>P</td>
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<tr>
<td>Veterinary clinic and small animal hospital, no outdoor pens or runs.</td>
<td>P</td>
<td>S</td>
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<tr>
<td>Fitness and Recreational Centers. (added 2016)</td>
<td>P</td>
<td>P</td>
<td></td>
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<tr>
<td>Mixed Use Developments provided ... (added 2014)</td>
<td>P</td>
<td>P</td>
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<tr>
<td>Public museum.</td>
<td>P</td>
<td>P</td>
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<tr>
<td>Public recreation uses such as parks, playgrounds, golf courses, ball fields, athletic fields, and stadiums; ...</td>
<td>S</td>
<td>S</td>
<td>P (parks only)</td>
</tr>
<tr>
<td>Multifamily dwellings when part of an overall PUD zone designation. (added 2015)</td>
<td>S</td>
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<tr>
<td>Hospital, ...</td>
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<td>Cemetery, ...</td>
<td>S</td>
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<tr>
<td>Self-storage facility, no outdoor storage.</td>
<td>S</td>
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<tr>
<td>Outdoor theater or golf driving range.</td>
<td>S</td>
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<tr>
<td>Depot for the collection and delivery of articles and merchandise, including facilities for the storage and servicing of vehicles and equipment used in connection therewith.</td>
<td>S</td>
<td>S</td>
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<tr>
<td>Helicopter passenger station.</td>
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<tr>
<td>Transitional Accessory Uses.</td>
<td>S</td>
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<tr>
<td>Light manufacturing ...</td>
<td>S</td>
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<tr>
<td>Night Clubs, Dance Clubs, Taverns, Clubs (private), Lodges and similar Uses.</td>
<td>S</td>
<td>S</td>
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<tr>
<td>Towers.</td>
<td>S</td>
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<tr>
<td>Indoor Shooting Range. (added 2014)</td>
<td>S</td>
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<td></td>
</tr>
</tbody>
</table>

Prepared 8/11/2020 by staff, based on the City of Oak Ridge, TN, Zoning Ordinance
ORDINANCE NO. __________

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 003.11, TAX MAP 099L, GROUP A, FROM UB-2/PUD, UNIFIED GENERAL BUSINESS WITH A PLANNED UNIT DEVELOPMENT OVERLAY, TO B-2/PUD, GENERAL BUSINESS WITH A PLANNED UNIT DEVELOPMENT OVERLAY; AND TO AMEND THE MAIN STREET OAK RIDGE PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN TO ADD SELF-STORAGE FACILITIES TO SAID PARCEL.

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

<table>
<thead>
<tr>
<th>Property Description</th>
<th>Location</th>
<th>Present Zoning District</th>
<th>New Zoning District</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcel 003.11</td>
<td>S. Rutgers Avenue</td>
<td>UB-2/PUD, Unified</td>
<td>B-2/PUD, General</td>
</tr>
<tr>
<td>Tax Map 099L Group A</td>
<td>(north of Walmart)</td>
<td>General Business</td>
<td>Business with a</td>
</tr>
<tr>
<td>± 2.19 acres</td>
<td></td>
<td>with a Planned Unit</td>
<td>Planned Unit</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Development Overlay</td>
<td>Development Overlay</td>
</tr>
</tbody>
</table>

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. That the Main Street Oak Ridge Planned Unit Development is hereby amended as set forth on the attached drawings submitted by Arnold Consulting Engineering Services, Inc., dated June 8, 2020, titled "PUD Master Plan at Oak Ridge City Center, Master Plan Revision"; "PUD Master Plan at Oak Ridge City Center, PUD Sidewalk Exhibit"; and "PUD Master Plan at Oak Ridge City Center, PUD Open Space Exhibit", the drawing submitted by COR3 Design LLC, titled "LOD Exterior Elevations," Sheet Number LOD5.01, dated May 27, 2020; and Main Street PUD – Self Storage Design Standards, received June 9, 2020.

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