

**OAK RIDGE MUNICIPAL PLANNING COMMISSION
MARCH 2017
AGENDA
REGULAR MEETING**

Municipal Building Training Room
Thursday, March 16, 2017
5:30 p.m.

1. Roll Call
2. Approval of Agenda
3. Approval of Minutes
 - Regular Meeting February 16, 2017
4. Consent Agenda
 - March Bond Report
5. Business Items
 - A. Zoning Approvals
 - Azalea Place rezoning application
 - B. Subdivision Approvals
 - Abandonment of a portion of W. Madison Lane
6. Other Items
7. Reports
 - City Blueprint: Next Steps Meeting Update
 - City council: Hans Vogel
 - TSAB: Jane Shelton
 - Staff Report
8. Adjournment

Schedule of Upcoming Meetings

Policy Work Session:	March 23, 2017; Municipal Building Court Room; 5:30 p.m
Work Session:	April 13, 2017; Municipal Building Court Room; 5:30 p.m.
Regular Meeting:	April 20, 2017; Municipal Building Court Room; 5:30 p.m
Policy Work Session:	April 27, 2017; Municipal Building Court Room; 5:30 p.m

OAK RIDGE MUNICIPAL PLANNING COMMISSION
MINUTES

Meeting Date: February 16, 2017

Call to Order: The regular meeting of the Oak Ridge Municipal Planning Commission (Planning Commission) was held in the Municipal Building, Oak Ridge, TN on February 16, 2017. The meeting convened at 5:30 p.m. with Mr. Whitson presiding.

Members in Attendance: Charlie Hensley, Sharon Kohler, Claudia Lever, Patrick McMillan, Zabrina Minor-Gregg, Jane Shelton, Benjamin Stephens, Stephen Whitson, Hans Vogel, and Todd Wilson. Staff Representatives – Kathryn Baldwin and Jordan Clark

Members not in Attendance: all in attendance

Visitors/Others: Jim Dodson (City Council/Schools) and Emily Rios (ORUD)

Approval of Agenda: Unanimous vote (10 – 0) to approve the agenda as presented.

Approval of Minutes: Motion by Ms. Lever to approve the January 19, 2017 minutes. Seconded by Ms. Minor-Gregg and followed by unanimous vote (10 – 0) to approve.

Consent Agenda: Motion made by Mr. Hensley to approve the February Bond Report. Seconded by Mr. Vogel and followed by unanimous vote (10-0) to approve.

Business Items:

A. Rezoning Application: Protomet (1010 Larson Drive) Contact: Jeff Bohannon

Motion was made by Mr. Hensley to approve rezoning the land from FIR designation to IND-2 as requested by applicant. Mr. Stephens seconded. The motion was approved by unanimous vote (10-0).

Staff Review/Comments:

Date: February 10, 2017

Property Owner: Jeff Bohanan

Location: 1010 Larson Drive

Zoning: Rezone Map 111G, Group B, Parcel 018.03 from FIR to IND-2

Approximate Area: 19.476 acres

Existing Land Use: The property under consideration for rezoning was transferred from the Department of Energy (DOE) through the Oak Ridge Industrial Development Board (IDB) to Protomet for expansion of the current site operated in the Bethel Valley Industrial Park.

- a. **Access:** The subject property has access from Larson Drive. The access will not be affected.
- b. **Utilities:** Existing utilities will be expanded to serve property
- c. **Adjacent Land Uses, Type of Development, & Zoning:**

North:	Bethel Valley Road ROW
South:	Department of Energy FIR
West:	Department of Energy FIR
East:	Bethel Valley Industrial Park IND-2

Comprehensive Plan: The proposed rezoning will not require amending the Land Use Plan Map.

The following criteria were used to evaluate the rezoning request:

- 1) **Is the proposed zoning district consistent with the City’s Comprehensive Plan?**

Yes

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

No, the property transferred from DOE is currently zoned Federal Industry and Research (FIR). The most significant change is from a DOE industrial use to a private industrial use. This will also expand the footprint of the Bethel Valley Industrial Park and increase the taxable status of the property.

- 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?**

The proposed IND-2 zoning is consistent with the character of the surrounding area.

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

No, this is an extension of the adjacent industrial zoning and land use.

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

Streets and utilities are adequate to serve the proposed IND-2 zoning district.

- 6) **Would the requested rezoning have environmental impacts?**

The rezoning will result in an increase of impervious area with a corresponding increase in storm water runoff. The site will be required to meet the new MS-4 Storm Water Management Ordinance. Compliance will be addressed during the Site Review process.

Conclusion & Planning Staff Recommendation:

Staff recommends approval of the request to rezone the subject property from FIR Federal Industry and Research to IND-2 Industrial District.

Other Items

A. Traffic Safety Advisory Board Representative Election

Motion was made by Mr. Hensley to elect Ms. Shelton to remain as TSAB representative. Ms. Lever seconded. The motion was approved by unanimous vote (10-0).

Adjournment: Motion was made by Mr. Vogel to adjourn the meeting prior to Blueprint Report. Motion was seconded by Mr. Stephens. The meeting was adjourned at 5:44 p.m.

Reports

A. Staff Report – City Blueprint Kick-Off Event

Ms. Baldwin discussed the many responses to the event and how they were categorized. The responses have been presented on the City webpage as well as social media outlets. Those that registered at the event were sent an email with the link so they could view the responses.

B. City Council Actions- No report.

C. TSAB – No report

D. Anderson and Roane County Regional Planning Commissions (Staff) – No Report

Chairman
Oak Ridge Municipal Planning Commission

Date of Approval

STAFF STATUS ON BONDS –MARCH 2017
ORIGINAL BOND AMOUNT IN PARENTHESES ()
NEW BONDS OR CHANGES IN BOND

SUBDIVISION OR RESUBDIVISION	ORIGINAL & PRESENT BOND AMOUNT	BOND EXPIRATION DATES AND NO. OF EXTENSIONS
Rarity Ridge, Phase 7, Subarea "G" Completion of Infrastructure	(\$1,151,156), 6/06 \$460,462 (40%)	6/07(1 st), 6/08(2 nd), 6/09(3 rd),10/09(4 th), 6/2010(5 th),12/9/2010(6 th), 12/9/11(7 th) 12/9/2012(8 th), 12/10/13(9 th), 12/9/14(10 TH), 12/9/15(11 th), 12/9/16(12 TH)
Rarity Ridge, Phase 7, Subarea "I" Completion of Infrastructure	(\$1,679,294), 6/06 \$661,325 (40%)	6/07(1 st), 6/08(2 nd), 6/09(3 rd),10/09(4 th), 6/2010(5 th),12/9/2010(6 th), 12/9/11(7 th) 12/9/2012(8 th),12/10/13(9 th), 12/9/14(10 TH), 12/9/15(11 th), 12/9/16 (12 TH)
Rarity Ridge, Phase 7, Subarea "K" Completion of Infrastructure	(\$1,472,838), 6/06 \$671,717 (40%)	6/07(1 st), 6/08(2 nd), 6/09(3 rd),10/09(4 th), 6/2010(5 th),12/9/2010(6 th), 12/9/11(7 th) 12/9/2012(8 th), 12/10/13(9 th), 12/9/14(10 TH), 12/9/15(11 th), 12/9/16(12 TH)
Rarity Ridge, Phase 8, Section O Completion of Infrastructure	(\$1,487,288), 5/07 \$715,656 (40%)	5/08(1 st), 5/09(2 nd), 5/2010(3 rd), 10/2010(4 th), 12/6/2010(5 th), 12/10/2011(6 th) 12/10/2012(8 th), 12/10/13(9 th), 12/10/14(10 TH), 12/9/15(11 th), 12/9/16 (12 TH)
Rarity Oaks, Phase I Completion of Infrastructure	(\$3,664,666), 11/06 \$1465,866 (40%) COR has a lien on property	11/07(1 st), 11/08(2 nd), 4/09(3 rd), 9/09(4 th), April 1, 2010(5 th),Oct 1, 2010(6 th) Feb. 2012
Crossroads at Wolf Creek Completion of Infrastructure	(\$1,568,858) Reduced Bond to \$627,543.00(40%) waiting for LOC from bank	2/09(1 st), 2/2010(2 ND),2/2011(3 rd),2/2012(4 TH), 2/2013(5 TH), 2/2014(6 th), 2/2015(7 th), 2/2016(8 th), 2/2017 Annual Renewal
Groves Park Commons, Phase 1A Completion of Infrastructure	(\$225,000) LOC #970	9/09 (1 ST), Sept. 2010(2 ND)9/15/11(3 RD), 9/15/2012 (4 th),9/15/2012(5 th), 9/15/2014 (6 th) 9/15/2015(7 th)
Centennial Village, Phase 2A Completion of Infrastructure (Did not renewal bond)	(\$82,440)	11/09 (1 st), Oct. 2010(2 ND), 11/21/11(3 RD) 11/21/12(4 th), 11/21/13(5 th), 11/21/14(6 th) 11/21/15(7 th), 11/21/16
Centennial Village, Harbour Pointe, Phase B (First Volunteer Bank) Completion of Infrastructure	(\$154,850)	11/09 (1 st),Nov. 2010(2 nd), July 16,2011(3 rd) July 16, 2012(4 th), July 16, 2013(5 th), July 16, 2014(6 th), July 16, 2015(7 th) July 16, 2016(8 th), July 16, 2017
Centennial Bluff, Phase I Centennial Bluff, Phase II Completion of Infrastructure	(\$830,000) Ins. bond 332,000 (40%)	11/09(1 st),Oct. 2010(2 nd), 11/1/2011(3 rd) Nov. 1, 2012(4 th), Nov. 1 2013(5 th), Nov.1 2014(6 th), Nov. 1 2015 (7 th) Nov.1, 2016 (8 th), Nov. 1 2017 Annual Renewal
Lot 6 (Block 19CL) Resubdivision, Country Club Estates Completion of sewer lateral	(2,500) 6/4/06 Cash	
Lot 8 "E"(Block 17CL) Resubdivision, Brisbane Road, Completion of sewer and water laterals	(\$7,500) 1/11/05 Letter of Credit	1/11/2013 Annual Renewal
Resubdivision of Lots 17 and 2 (Block 18CJ) (Completion of sewer lateral)	(\$1,000) 10/5/04 COD	
Lots 4 and 5 Resubdivision, Westwood Section 1B (Completion of water lateral)	(\$1,500) 9/24/03 Cash	
R & R Enterprises, Parcels 505 and 585.07 (OR Turnpike & Fairbanks) Completion of water and sewer laterals	(\$15,000) 8/8/07 Letter of Credit	8/2012 Annual Renewal

SMB Group LLC Resubdivision of Lot 10, Blk. 19BZ Completion of water and sewer laterals	(\$1,500) 6/29/09 Cash	
Heritage Center ED-5 East Resubdivision of Lot 2 into 2 & 3 Installation of 6" sewer lateral	Cash bond \$2,500.00 posted on 2/25/15	<u>Feb. 25, 2015</u>
Heritage Center ED-8B & ED-9B Resubdivision of Lot 1.13(ED-8B) with ED-9B into ED-8B-1 and ED-9B-1 Installation of 1" water lateral to serve ED-9B-1 and recording of waterline easement from DOE/Heritage Center to the COR	\$2,500.00 Nov. 29, 2011 Cash	Nov. 29, 2012
Heritage Center ED-8D Resubdivision of ED-8D into ED-8D1, ED-8D2 and ED-8D3 Installation of 2" water main to serve ED- 8D2 and ED-8D1.	\$3,025.00 May 31, 2012 Cashier's Check	May 31, 2013
TN Oak Ridge Rutgers, LLC. Resubdivision of Parcel 485.07 into eight (8) new lots and abandon one lot. Tax Map 099L A 003.00 and 099L A 036.00. Installation of water and sewer to 3 lots. Land Disturbance Bond	\$75,000.00 January 28, 2016 Insurance Bond \$30,000.00 Phase 1 (LDB) Insurance Bond 7/5/2016	 7/5/2016

STAFF REVIEW OF REZONING REQUEST

Date: 3/10/2017
Property Owner: Oak Ridge Senior Living, LLC
Location: 203 Michigan Avenue, W. Madison Ln., 139 & 141 W. Madison Ln.
Zoning: Rezone Map 100A, Group A, Parcels 040.00, 041.00, 042.00 & 043.00 from R-3 to R-3 Planned Unit Development (PUD) Overlay

Approximate Area: 5.62 acres

Existing Land Use: The property under consideration for rezoning is currently four existing parcels.

040.00 – 203 Michigan Ave. - Vacant – Contains two existing graded access areas with access onto W. Madison utilized by a prior land use. The previous building, First Christian Church, was demolished in 2005.

041.00 – 141 W. Madison Ln - Contains an existing single family residence to be demolished as part of the project.

042.00 – 139 W. Madison Ln. - Contains an existing single family residence to be demolished as part of the project

043.00 – W. Madison Ln. - Parking lot.

Oak Ridge Senior Living, LLC acquired the properties on 12/20/2016.

- a. Access: The properties have access from W. Madison Ln. and Michigan Avenue.
- b. Utilities: Existing utilities will be expanded to serve property
- c. Adjacent Land Uses, Type of Development, & Zoning:

North: Single Family Residential – R1-C MDO & R-3

South: Parking lot and medical offices – R-3 & B-1

East: ROW and the Jewish Congregation of Oak Ridge facility – R-3

West: Single Family Residential - R1-C MDO

Comprehensive Plan: The proposed rezoning will not require amending the Land Use Plan Map.

The following criteria were used to evaluate the rezoning request:

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

Yes

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

The adjacent properties to the south are primarily utilized by the Methodist Medical Center or ancillary uses. Likewise, the largest portion within the proposed rezoning has been vacant for approximately 12 years. With the consolidation of ownership for the properties on W. Madison Ln., only one property remains that would utilize W. Madison

for access. Consequently, substantial changes have occurred which justify an alternative zoning.

- 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?**

The base zoning for the property remains R-3. The PUD overlay will allow for a more flexible and diversified development which allows for shared parking and an established architectural character. Adjacent zoning and land uses to the south are compatible with and of the same character as the proposed development. The property to the north is zoned R-1-C and is limited to single-family detached homes. The property in question is one of transition and actions will be necessary to limit negative off-site visual impacts. This will be accomplished by requiring a heavy vegetative buffer. In addition, the lower topographic grades of the Azalea Place property will allow the development to occur below the line of sight for the adjacent residential property. In addition the land uses identified have limited off-site impact with regard to noise and vehicular traffic generated. Activity associated with an assisted living facility is limited in this respect. In addition medical office facilities are typically low level uses and do not operate in the evening hours or during weekends. In addition, the scale and mass of these buildings will be mitigated by the vegetative buffer, attractive building materials and location on lower topographic grades.

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

No, the zoning places the PUD overlay onto the property. The base zoning remains the same.

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

Streets and utilities are adequate to serve the proposed PUD overlay and proposed development.

- 6) Would the requested rezoning have environmental impacts?**

The rezoning will result in an increase of impervious area with a corresponding increase in storm water runoff. The site will be required to meet the new MS-4 Storm Water Management Ordinance. Compliance will be addressed during the Site Review process.

Conclusion & Planning Staff Recommendation:

Staff recommends approval of the request to rezone the subject property from R-3 Medium Density Residential to R-3 with a Planned Unit Development (PUD) overlay.

STAFF REVIEW OF PRELIMINARY MASTER PUD PLAN

The Preliminary PUD Plan proposes the creation of 5 lots. The proposed uses for the PUD are as follows:

- Business and Professional offices
- Hospital, clinic, mental health clinic and related medical office uses
- Assisted living facilities, independent living facilities, nursing homes and retirement centers
- Duplex
- Single family attached dwellings with no more than 8 contiguous units

The preliminary PUD plan as proposed meets the requirements of the Zoning Ordinance. In evaluation of a PUD, the following criteria are prescribed by the Zoning Ordinance:

- Will be consistent with the currently effective Comprehensive Plan as well as any special Master Plan for the area

Staff comments: The plan is consistent with the Comprehensive Plan.

- Is likely to be compatible with the development permitted under the general development provisions of the Zoning Ordinance

Staff comments: The PUD is compatible with development permitted under the provisions of the Zoning Ordinance as well as general development patterns in the area.

- Will not significantly interfere with the use and the enjoyment of other land in the vicinity

Staff comments: Oak Ridge Senior Living LLC owns all but one lot which currently utilizes W. Madison Lane. The proposed development would utilize this road thereby isolating access and land uses to the existing road. Given this scenario as well as adherence to landscape buffering requirements, particularly to the north and west, the proposal is not expected to significantly interfere with the use and enjoyment of other land in close proximity.

Staff recommends approval of the PUD Master Plan subject to the following:

- A plat will need to be filed which creates the lots as proposed in addition to reflecting the revised street length of W. Madison Ln as well as public acceptance of the new turnaround.
- If approved by the City Council, individual site plans meeting the design criteria such as landscaping and parking will be required for each building.
- The overall development is less than 30 acres in size. Given the relatively small scale of the PUD, staff recommends the Planning Commission waive the requirement for a final master plan.

Pinnacle & Partners
1523 Teton Ln
Knoxville, TN 37922

March 8, 2017

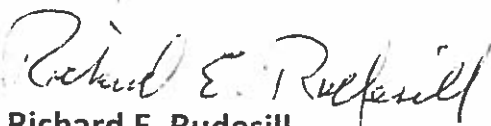
Ms. Katheryn Baldwin
Director Community Development and
All Members of the Oak Ridge Planning Commission
Oak Ridge City Hall
Oak Ridge, TN 37830

In re:
Site Plan for Azalea Place – Received 2/27/2017 –
Proposed rezoning to PUD Overlay with R-3 base zoning,
street abandonment and PUD plan on West Madison Ln

Ladies and Gentlemen:

Under our development contract I am authorized by the Owners of the subject property captioned above to commit that all interested parties as Owners are willing to abide by the approved Master Plan as submitted for consideration by the Oak Ridge Planning Commission.

Sincerely yours,



Richard E. Rudesill
Managing Partner

Azalea Place

Design Guidelines

Azalea Place

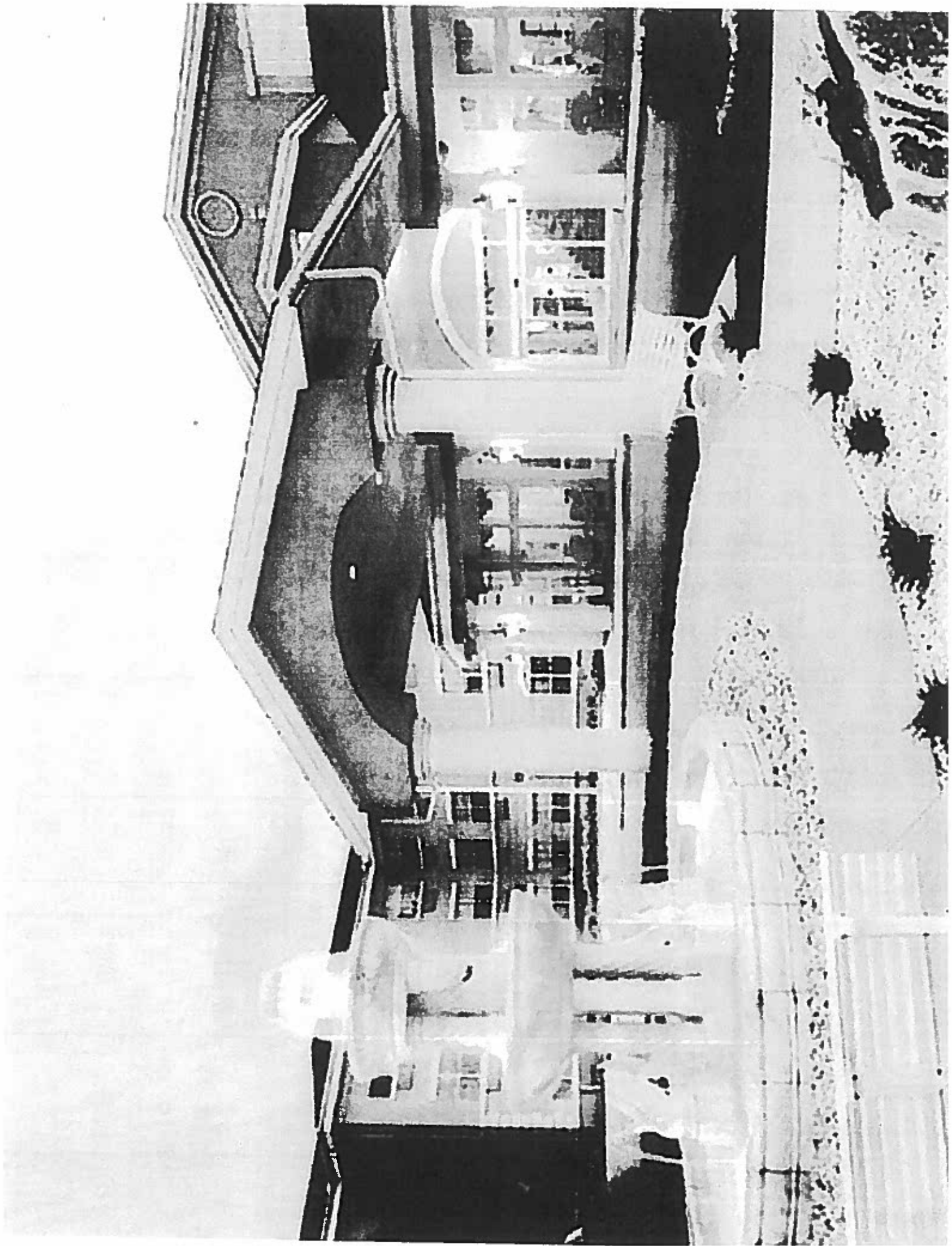
Oak Ridge, Tennessee

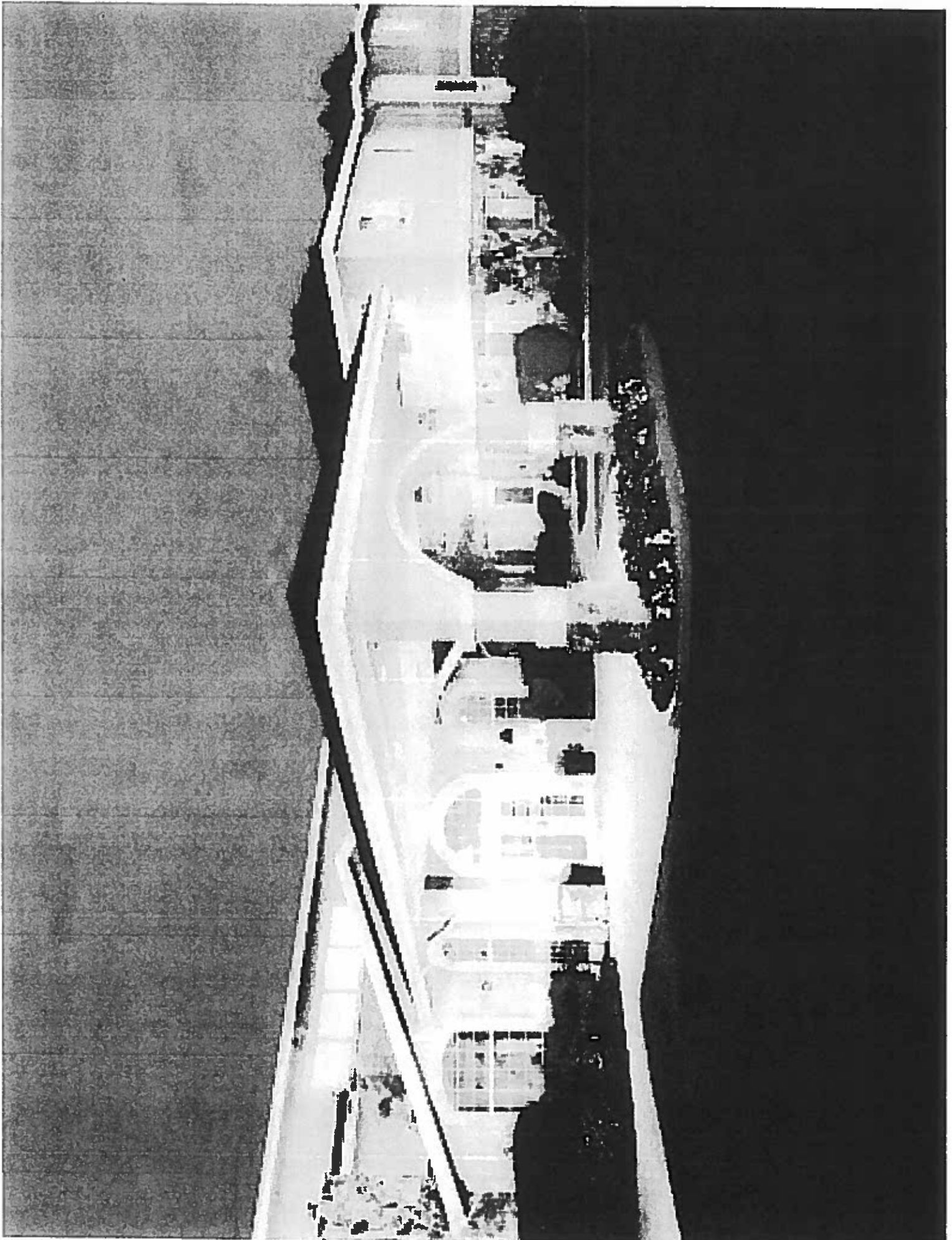
Date: March 9, 2017

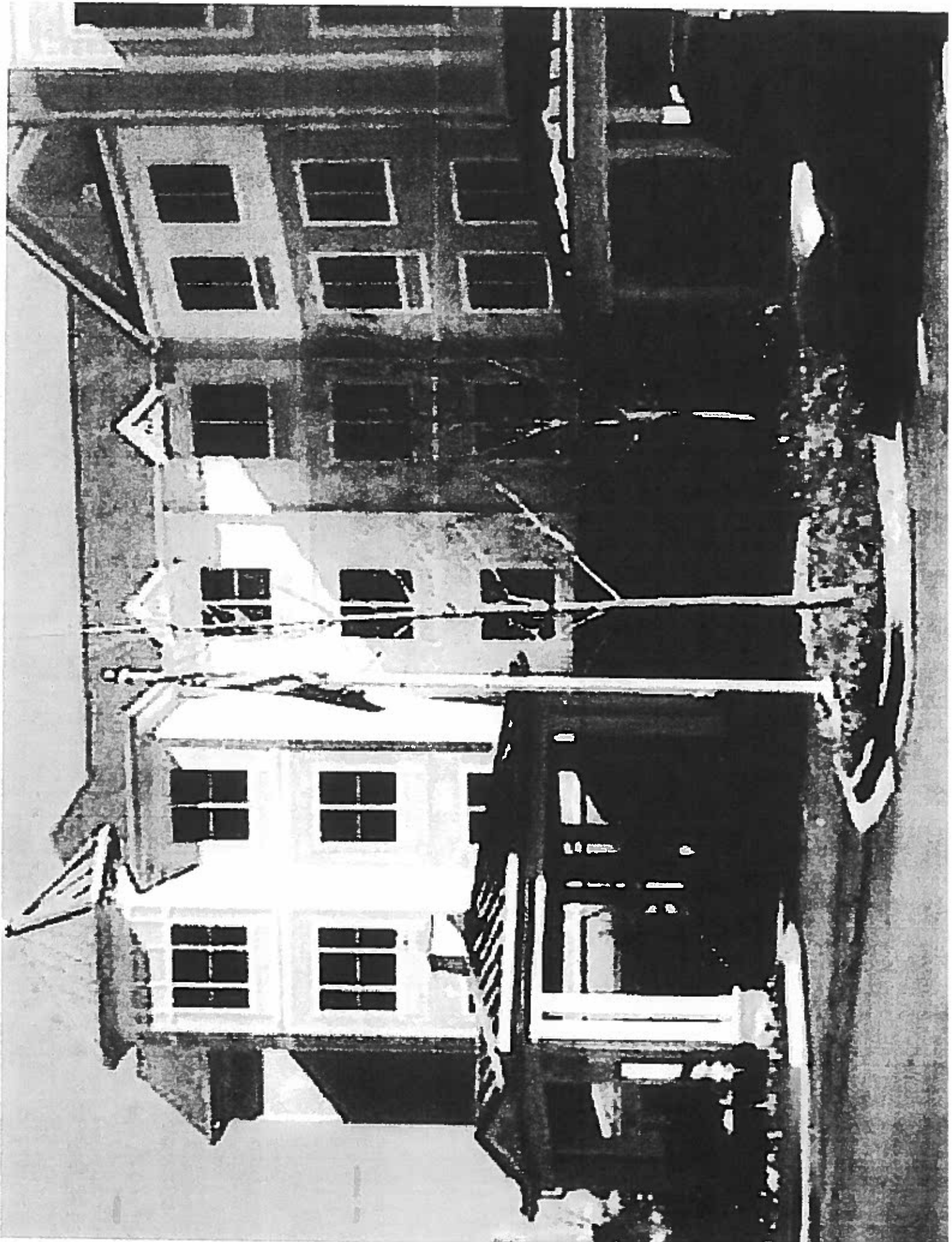
Randolph Architecture, LLC
9724 Kingston Pike, Suite 305B
Knoxville, Tennessee 37922
865.357.3750

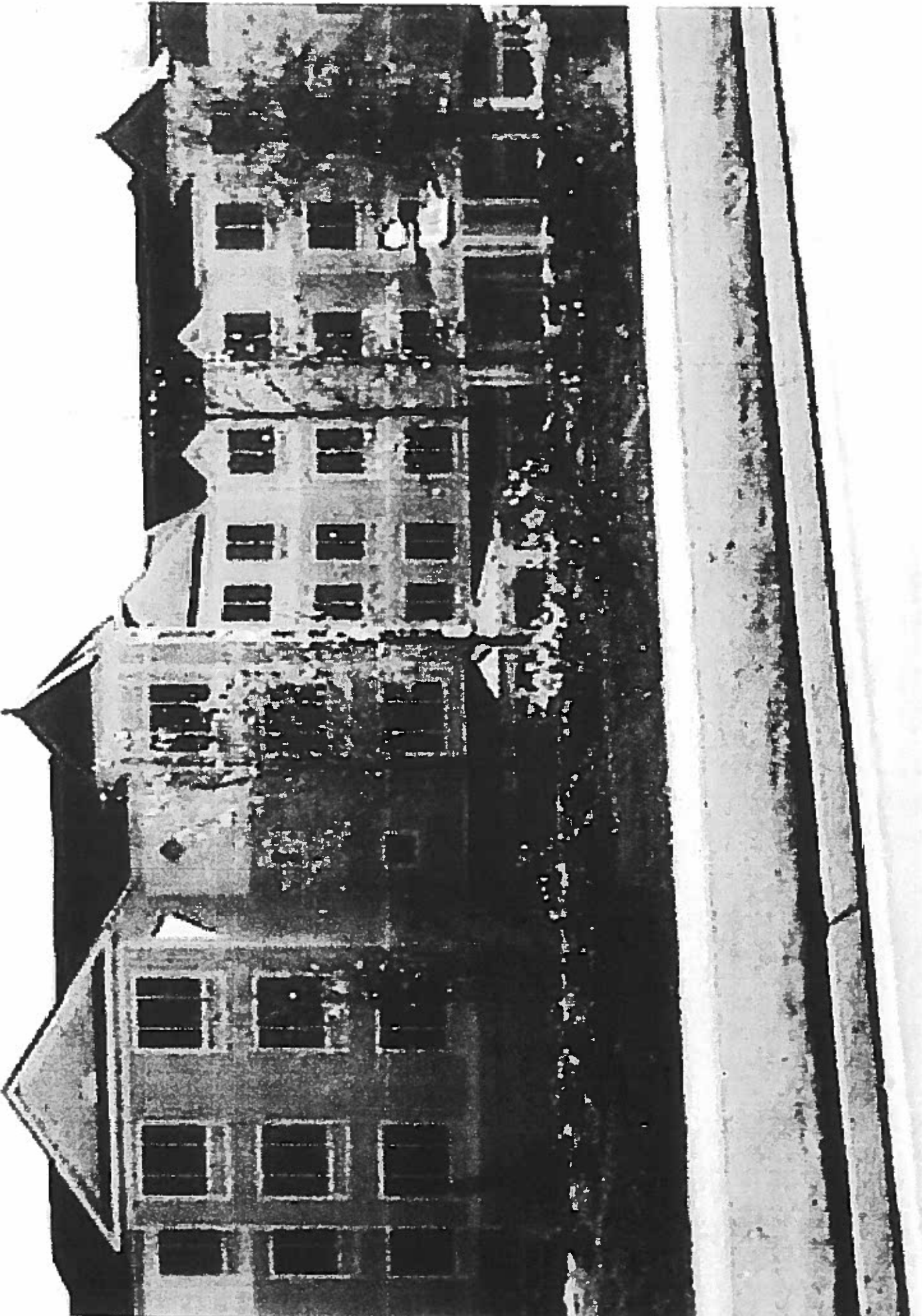
Images For:

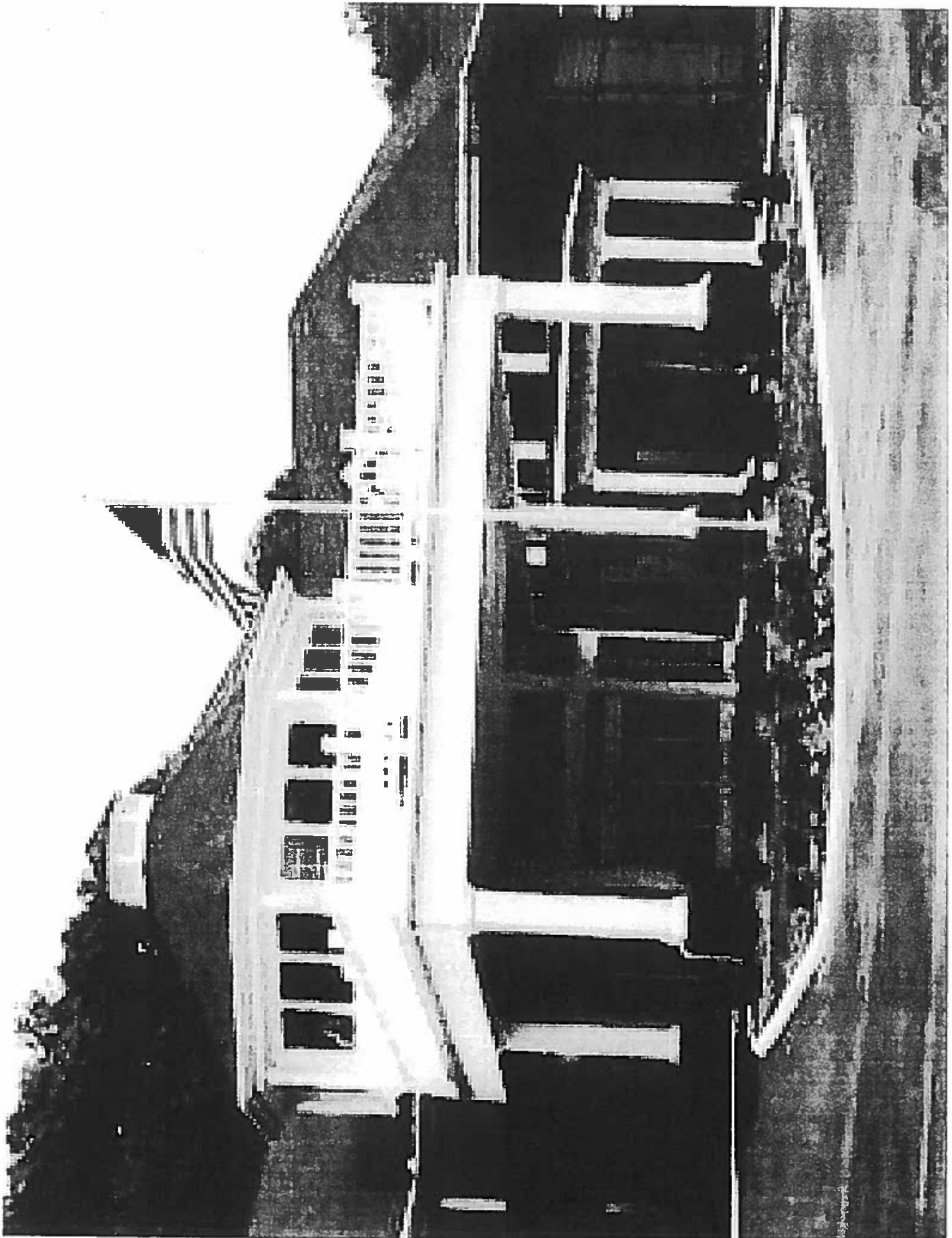
Assisted Living Facility











Azalea Place

Oak Ridge, Tennessee

Date: March 9, 2017

Randolph Architecture, LLC
9724 Kingston Pike, Suite 305B
Knoxville, Tennessee 37922
865.357.3750

Recommendations For:

Exterior Building Materials

Building Materials:

ELEMENT	RECOMMENDED	NOT RECOMMENDED
Façade	Common Red Brick Bare (consistent tone) Painted (approved color) Special Masonry Units Textured Concrete Block Colored Concrete Block Split-faced Block Natural Stone / Imitation Stone Wood Clapboard Wood Shingle Metal Panels EIFS	Multi-colored Brick Imitation Brick Siding Plain (bare) Concrete Masonry Units Asphalt Siding
Trim	Wood (Painted or Stained) Finished Grade Aluminum	Bare Wood Lumber Grade
Windows	Anodized Aluminum Frame Approved Color Wood Frame Painted or Stained Approved Color Vinyl Clad Exposed Lintels (over openings) Brick Limestone Colored Concrete Clear, Etched or Frosted Glass Stained Glass	Steel Plate or Angle Mirrored Glass
Roof	Natural Slate Standing Seam Metal Small Seam Width, Approved Color Asphalt Shingles Parapet Caps / Chimney Caps Stone, Pre-Cast Concrete or Limestone	
Other	Canvas Awnings 3 color maximum, approved colors Walkway Pavers/sidewalk Stamped or Poured Concrete Brick or Colored Paving Stone	Plastic Awnings Asphalt walkways

Azalea Place

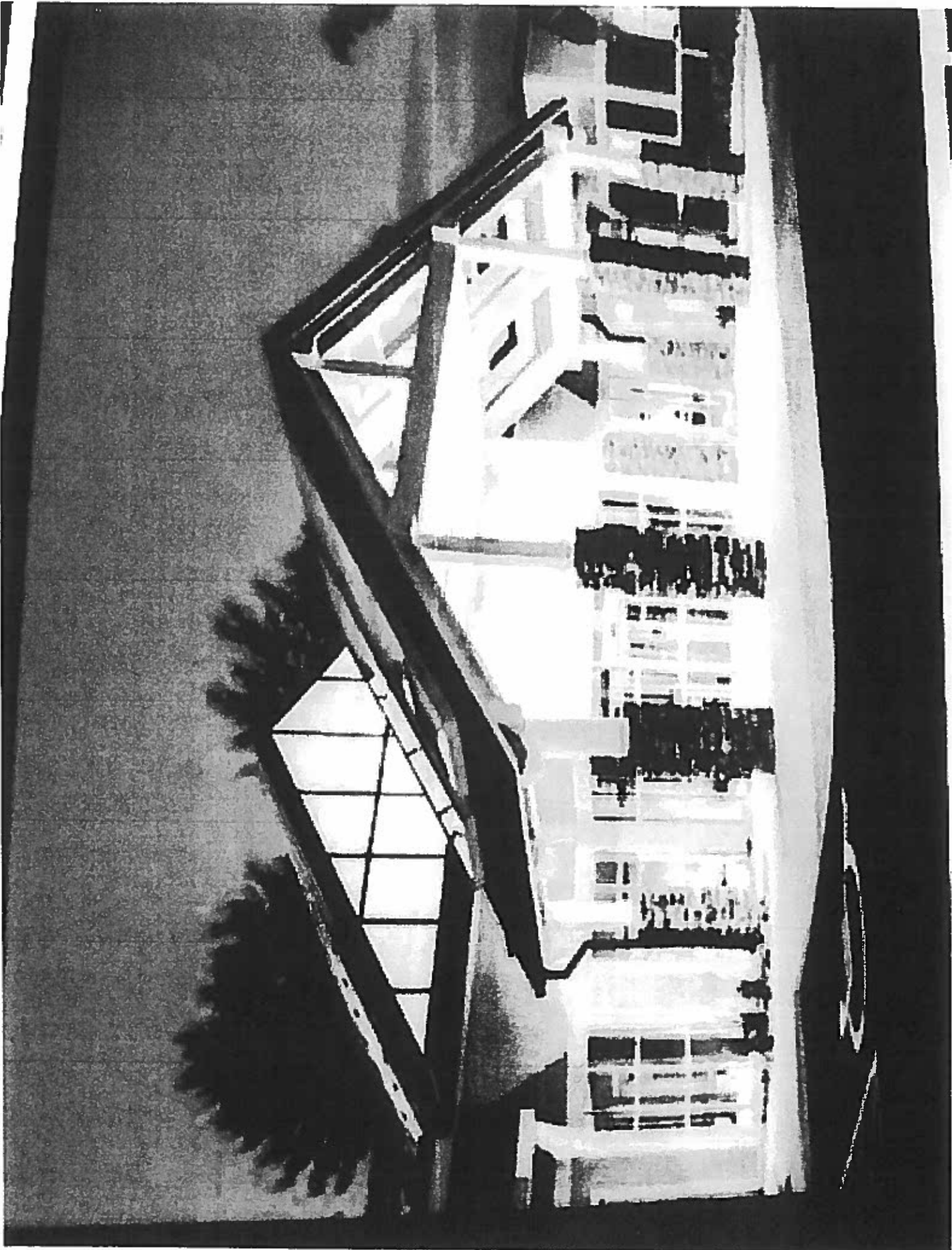
Oak Ridge, Tennessee

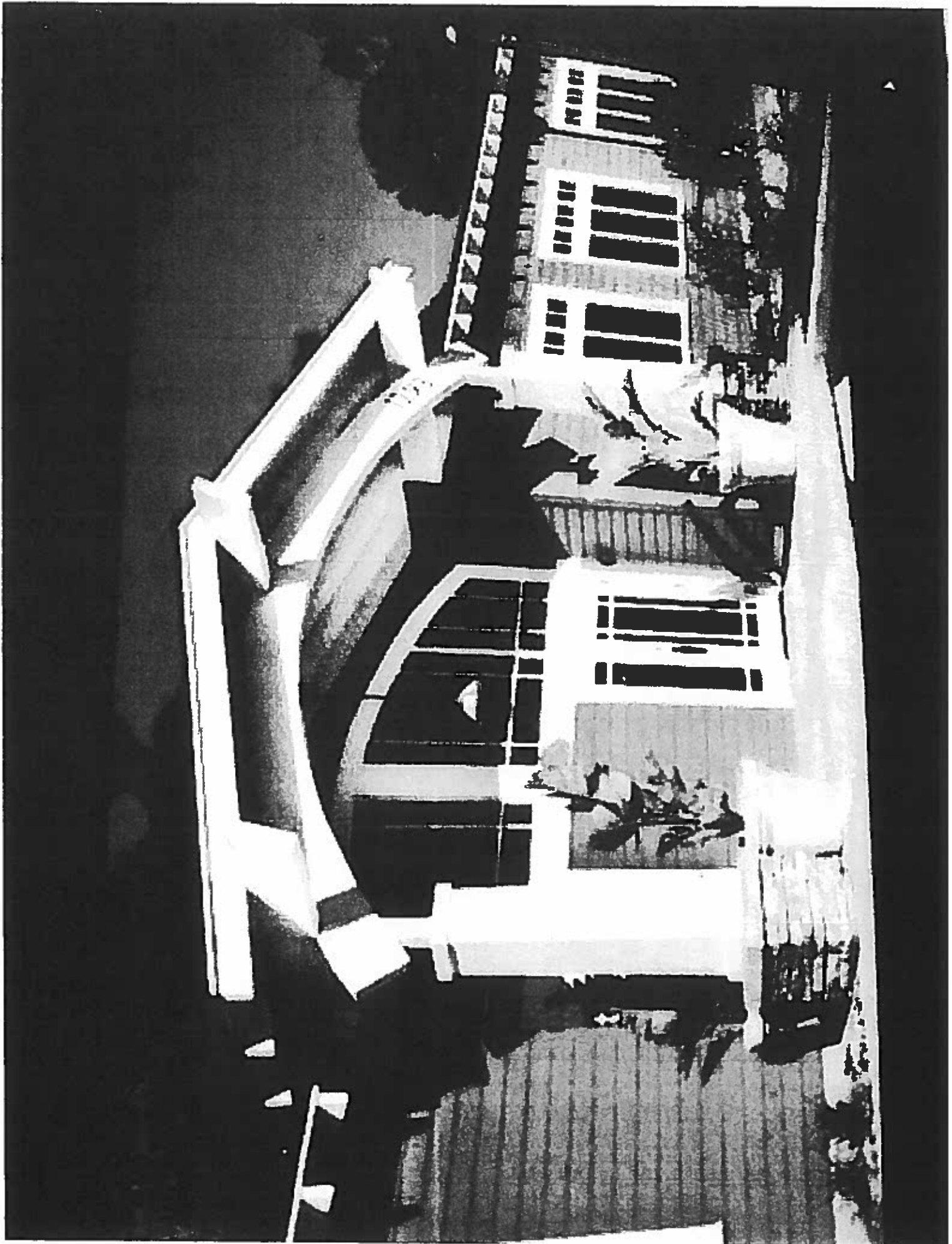
Date: March 9, 2017

Randolph Architecture, LLC
9724 Kingston Pike, Suite 305B
Knoxville, Tennessee 37922
865.357.3750

Images For:

Future Office Park/MOB





Azalea Place Planned Unit Development



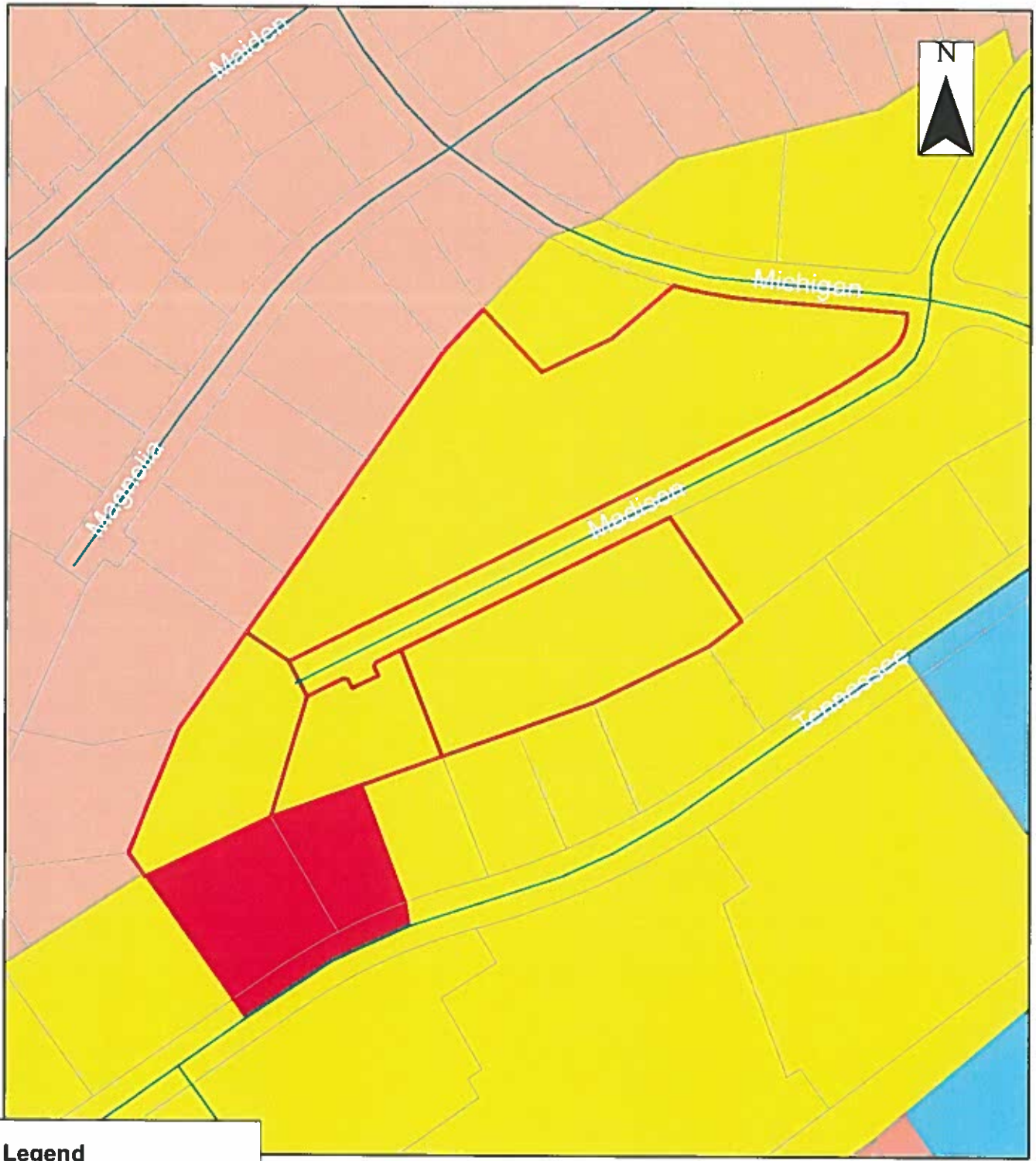
This map was prepared by the City of Oak Ridge Community Development Department. The map is for illustrative purposes only and is not an engineering map or survey.

Legend

 Azalea Place Properties



Azalea Place Planned Unit Development - Current Zoning



Legend

 Azalea Place Properties

Zoning

 B-1

 B-2

 O-2


 R-1-C

 R-3

This map was prepared by the City of Oak Ridge Community Development Department.

The map is for illustrative purposes only and is not an engineering map or survey.

0 75 150 300 Feet



COMMUNITY DEVELOPMENT MEMORANDUM

TO: Oak Ridge Municipal Planning Commission

FROM: Jordan Clark, Senior Planner for Kathryn Baldwin, Community Development Director

DATE: March 9, 2017

SUBJECT: W. Madison Ln. Abandonment

A request has been received to abandon a portion of a city street, W. Madison Lane. The street is currently a dead-end street terminating at private property. The portion requested for abandonment is at the end of the street.

The request has been made due to the adjoining properties coming under common ownership by Oak Ridge Senior Living LLC. The owner is proposing a Planned Unit Development which would utilize the abandoned ROW. If abandoned, the entirety of the area would revert to the adjoining properties, all owned by Oak Ridge Senior Living LLC. A plat subdividing the property will be filed as part of the PUD's development, a condition of which is an adequate public turnaround be retained. The cost of the plat and updated deeds as well as the public turnaround will be borne by the owner.

Community Development staff reviewed the request and identified the following findings of fact and recommendation:

- The current road is a dead-end which terminates at property now under common ownership.
- Given the existing development of adjacent property to the east of the proposed abandonment, a future connection of E. Newkirk Ln. (to the west of the development) and W. Madison Ln. is infeasible.

Staff recommends approval of the request to abandon 7,495 square feet of W. Madison Lane to be executed upon submission of a subdivision plat for the properties and adequate completion of a public turnaround as proposed on the PUD Master Plan.

Patrick L. White
Attorney at Law
1817 Thoreau Lane
Knoxville, TN 37922
PatrickLWhiteLaw@comcast.net
865-407-7157

February 27, 2017

Kathryn G. Baldwin AICP
Community Development Director
200 S. Tulane Avenue
City of Oak Ridge, TN 37830

RE: Oak Ridge Senior Living, LLC
60 Unit ALF
West Madison Lane Property

Dear Ms. Baldwin:

Thank you for reviewing the road issue regarding West Madison Lane. If you could please set on the City Commission docket for consideration, the abandonment by the City of a portion of West Madison Lane, as previously discussed with you by Mr. Gene Rudesill. I currently own both sides of West Madison Lane beginning at a point just west of Michigan Avenue, past the Jewish Center. The pertinent tax parcels are Anderson County map 100AA, parcels 40,41,42 & 43.

It is our intention to develop the property into a 60 bed ALF in the middle of the six acre tract. The attached survey plat map prepared by Chris Sharp delineates the subdivision and also shows the portion of the road at the very end of West Madison Lane for which we are requesting the City of Oak Ridge to abandon and convey over to Oak Ridge Senior Living, LLC.

Thanks for your help, please let me know if you have any questions.

Sincerely,



Patrick L. White

LEGAL DESCRIPTION

R.O.W. ABANDONMENT

Situated in the Second Civil District of Anderson County, Tennessee and within the City of Oak Ridge and more particularly described as follows:

To find the point of BEGINNING, commence at an existing iron pin at the intersection of the west right-of-way line of Michigan Avenue and the north right-of-way line of W. Madison Avenue, thence South 79 degrees 00 minutes West, 56.41 feet to an existing iron pin; thence along a curve having an arc distance of 159.21 feet, a radius of 471.67 feet, and a chord bearing and distance of South 88 degrees 41 minutes West, 158.46 feet to a point; thence North 81 degrees 39 minutes West, 220.78 to a point; thence North 81 degrees 39 minutes West, 197.12 feet to the POINT OF BEGINNING; thence South 8 degrees 8 minutes West, 45.37 feet to a point; thence North 81 degrees 52 minute West, 60.98 feet to a point; thence along a curve having an arc distance of 9.42 feet, a radius of 6.00 feet, and a chord bearing and distance of South 53 degrees 8 minutes West, 8.49 feet to a point; thence South 8 degrees 8 minutes West, 9.00 feet to a point; thence North 81 degrees 52 minutes West, 34.00 feet to a point; thence North 8 degrees 8 minutes East, 9.00 feet to a point; thence along a curve having an arc distance of 9.42 feet, a radius of 6.00 feet, and a chord bearing and distance of North 36 degrees 52 minutes West, 8.49 feet to a point; thence North 81 degrees 52 minutes West, 46.00 feet to a point; thence North 8 degrees 53 minutes East, 45.92 feet to a point; thence South 81 degrees 39 minutes East, 152.39 feet to a point, the POINT OF BEGINNING, containing 7,495 square feet or 0.17 acres, according to survey by Urban Engineering, Inc., 11852 Kingston Pike, Farragut, TN 37934 (surveyor James L. Hill, RLS # 2440), dated April 2, 2014.

MICHIGAN AVE

LOT ④
0.63 Acres
27,607 SQ. FT.

LOT ③
1.05 Acres
45,940 SQ. FT.

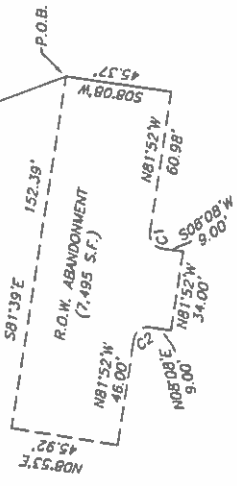
LOT ②
1.00 Acres
43,549 SQ. FT.

LOT ⑤
0.74 Acres
32,204 SQ. FT.

H. MADISON LN

PROPOSED
PROPERTY LINE
(M.P.)

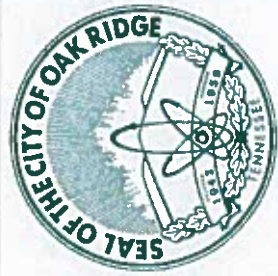
LOT ①
2.21 Acres
96,354 SQ. FT.



R.O.W. ABANDONMENT EXHIBIT
OAK RIDGE ASSISTED LIVING
ANDERSON COUNTY
TENNESSEE
GROUP 'A'
PARCELS 41, 42, 43 & 44
FEBRUARY 27, 2017

CURVE TABLE		
CURVE NO.	RADIUS	CHORD BEARING & DISTANCE
C1	6.00'	$S53^{\circ}08'W$ 8.49'
C2	6.00'	$N36^{\circ}52'W$ 8.49'





CITY BLUEPRINT TIMELINE

MARCH 9, 2017

Identified and toured the sub-areas of the City.

2016

Spring and Summer

Prepared for the kick-off event that was held on January 27, 2017. Distributed flyers, sent out press releases, and used social media outlets to get the word out about our event and its purpose.

Fall and Winter

2016-2017

Draft Blueprint by each individual Board or Committee

2017

Spring

Summer and Fall

2017

Finalize draft and hold public hearings

Send to City Council for approval and adoption.

2017

Winter