

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

Municipal Building Court Room
Thursday, December 14, 2017
5:30 p.m.

1. Roll Call
2. Approval of Agenda
3. Approval of Minutes
 - Regular Meeting October 19, 2017
 - Special-Called Meeting November 9, 2017
4. Consent Agenda
 - December Bond Report
5. Business Items
 - Rezoning: 101 Bus Terminal Road (Parcel ID: 100A C 001.00)
 - Request to rezone from current 0-2 to B-2
6. Other Items
7. Reports
 - City Blueprint: Kelly Duggan or Wayne Blasius
 - City Council: Hans Vogel
 - TSAB: Jane Shelton
 - Staff Report
8. Adjournment

Schedule of Upcoming Meetings

Work Session :	January 11, 2018; Municipal Building Training Room; 5:30 p.m
Business Meeting:	January 18, 2018; Municipal Building Court Room; 5:30 p.m
Blueprint Open House:	January 25, 2017; Scarboro Community Center; 5:30 p.m.

OAK RIDGE MUNICIPAL PLANNING COMMISSION
MINUTES

Meeting Date: October 19, 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 October 19, 2017. The meeting convened at 5:31 p.m. with Mr. Whitson presiding.

Members in Attendance: Charlie Hensley, Sharon Kohler, Claudia Lever, Zabrina Minor-Gregg, Jane Shelton, Hans Vogel, Stephen Whitson, and Todd Wilson. Staff Representatives – Kelly Duggan, Wayne Blasius

Members not in Attendance: Patrick McMillan and Benjamin Stephens

Visitors/Others: Brandy Zackery, Brett Rogers, Chris Swale, Bryan Mills, Ray Evans

Approval of Agenda: Motion to approve the agenda by Ms. Lever. Seconded by Mr. Hensley. Unanimous vote (8 – 0) to approve the agenda as presented.

Approval of Minutes: Motion by Ms. Lever to approve the September 21, 2017 minutes. Seconded by Ms. Kohler. Mr. Vogel noted a minor discrepancy in the minutes and asked that a correction should be made to the Zoning Ordinance Text Amendment section to reflect Ms. Minor-Gregg's abstention from voting and this would cause for a 7-0 vote to pass the motion. Motion by Ms. Minor-Gregg to approve the September 21, 2017 minutes with the aforementioned correction. Seconded by Mr. Vogel. Unanimous vote (8 – 0) to approve the September 21, 2017 minutes with the aforementioned correction.

Consent Agenda: Motion made by Mr. Vogel to approve the October Bond Report. Seconded by Ms. Kohler and followed by unanimous vote (8-0) to approve.

Business Items:

A. Rezoning Requests

Realty Link Rezoning and PUD

Staff explained that the request was to rezone the property (Map 099N, Group B, Parcel 003.00) to UB-2 PUD Overlay from its current zoning of RG-1 and O-2. This would be a rezoning approval as well as a preliminary PUD approval. Staff stated the site is approximately 7.436 acres and located at the intersection of S. Tulane Ave, Badger Avenue, and S. Illinois Ave. After review of this site, it was concluded that the UB-2 District is an appropriate zoning for this site. Upon review of the preliminary master plan for the PUD, this would call for the creation of two lots for retail space. Staff analysis has found that this is consistent with the current Comprehensive Plan as well as being compatible with existing land uses. 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. Setback lines shown on the Preliminary Plat will also need to be adjusted to reflect proximity to the new lot lines.
- If approved by the City Council, individual site plans meeting the design criteria such as landscaping and parking will be required for each building.

Staff note: This is the preliminary PUD approval that will then go to Council for two readings and then return to the Planning Commission for a final Master Plan approval. After this, there will be a site plan approval that will also return to commission for regulation compliance.

Ms. Shelton asked about doing a traffic study of the location as well as having an overall map of connectivity for the mall site. Sidewalks were also noted as being a possible necessity for connectivity. Ms. Minor-Gregg asked about a potential traffic impact study for the site. Staff referred to Public Works Department Representative, Bryan Mills. Mr. Mills has discussed this with the City Engineer who will require a traffic impact study and any suggestions or corrections will need to be addressed during site plan phase. Ms. Minor-Gregg asked staff if there are any nuisance screenings or buffers to be aware of before approval. Staff stated

that a Landscape Buffer D will be required due to a UB-2 district abutting an educational district (ORAU property). Another buffer option would be buffer F which is the most restrictive option for the developer. Mr. Vogel wanted clarification that Tulane Place is already a private street. Mr. Vogel wanted clarification as well on additional landscape islands for the number of parking spaces on the plan. Staff stated that landscaped islands would be required every 15 spaces, but the Planning Commission can require additional landscaping.

Ms. Shelton wanted to know if the street was sturdy enough to tolerate the new traffic and truckloads that will be coming into the retail center. Staff stated that Public Works will request any measures needed to remedy the issues from the developer. Mr. Hensley requested clarification of right-of-way measurements. Motion to recommend approval of the rezoning request was made by Mr. Hensley. An amended motion to recommend for conditional approval of the PUD overlay request was made by Ms. Minor-Gregg. The amended motion was seconded by Ms. Shelton. Mr. Hensley stated he believed the conditional items would be covered in site review meetings which Mr. Whitson asked staff to invite the developers to attend. Mr. Blasius noted that this was a preliminary review and that it was in its beginning stages so it might be better to be more general in requirements. After further discussion and recommendation from the developer, Mr. Brett Rogers, for more general conditions in this initial phase, the amended motion was followed by a unanimous vote (8-0) to conditionally approve the motion with the following conditions:

- The developer shall obtain the approval of the City Engineer for a Traffic Impact Study for the site and its vicinity. The developer shall implement all mitigation measures deemed necessary by the City Engineer. All expenses relating to study preparation and implementation will be borne by the developer.
- The developer shall provide a pedestrian connection to the Main Street development across Tulane Avenue and to the hotel development across Badger Avenue. The developer shall provide sidewalks along Badger Avenue.
- The developer shall provide nuisance screening deemed appropriate by the staff and the Planning Commission along the rear of the large grocery/retail building to create a buffer between the service area and adjacent uses.

349-351 S Illinois Ave

Staff explained that the request was to approve a site plan for 349-351 S. Illinois Ave, which is currently a vacant lot that measures approximately 1.4 acres. This property is currently zoned UB-2 and was included in Phase One of the PUD for Main Street. Below are staff comments from the site review meeting on October 9, 2017 along with responses from the applicant.

Regulation	Staff Comment	Applicant Comment	Waiver requested?
Section 13.02(e)(2)	Requires a shrub row at least 3' in height along the boundaries of any parking area visible from public or private streets.	We will add the shrubs as required along South Illinois and South Tulane Avenue frontages to help screen the parking areas from the street.	No.
Section 13.02(a)(3)	Requires that traffic circulation be "well-defined." The staff is concerned that there will be some confusion as patrons entering the site and queuing up in the drive-thru lane must cross on-coming traffic to do so.	We will add stop bars and stop signs at 2 locations as discussed with staff to better communicate vehicular right-of- ways within the site.	No.

Regulation	Staff Comment	Applicant Comment	Waiver requested?
Section 11.04(a)	Requires one loading space to be provided.	We do not feel the requirement for a designated loading space is important for the size of this site and building. Further we do not see that many of the nearby retail developments of similar size have been required to provide this designated loading area. Delivery trucks will pull in back of the building where they would block one lane while unloading. The lane they would block is not a public street and given the full 2-way vehicular circulation around the site, there is another route for cars to bypass the delivery truck.	Yes.
Section 13.02(g)(3)(c)	Requires that dumpster enclosures be constructed of wood and/or masonry.	The dumpster enclosure is 3 sides masonry. The 4th side is the painted corrugated metal deck instead of wood. Although the doors could clad with wood, we feel an equally attractive and more durable finish is the painted corrugated metal deck. As wood will tend to warp and splinter and break over time. Further please note that the painted corrugated metal deck will be consistent with rest of the new dumpster enclosures in the development.	Yes.
Section 13.02(f)(1)	Requires that landscaped beds be located along the building entries to "create a sense of the buildings in a natural setting."	Please see the revised Landscape plan L1 showing planting beds between shop spaces, in front of pilasters.	No.

The staff recommends approval of the site plan and granting of the requested loading and dumpster enclosure waivers, with the following provisos:

- The developer shall post a maintenance bond for two years from the date of the issuance of the Certificate of Occupancy as surety that the landscaping at the site will be adequately maintained.
- The developer shall meet all requirements of the Department of Public Works and the City of Oak Ridge Electric Department, particularly as they apply to the proposed primary power route, prior to final site plan approval.

Mr. Rogers asked for clarification as to why a two-year landscape bond was required. Staff stated that the two year bond was a requirement of the zoning ordinance when a permanent irrigation system is not installed. Ms. Shelton stated that there were multiple issues in the past that caused this requirement to be added to the ordinance. Ms. Minor-Gregg asked for details of traffic patterns and traffic flow of the area. Mr. Mills stated that several options had been proposed and the developer had chosen to use a two-way movement with two stop signs and a stop bar. Ms. Minor-Gregg asked about drive-thru area and if there was discussion of traffic backing up in to the main street development. Mr. Mills stated that Public Works found the current proposal

plan was adequate for traffic flow. Motion for approval of the site plan with granting with requested waivers for loading spaces and dumpster enclosure with staff provisos as listed in these minutes was made by Mr. Hensley. The motion was seconded by Ms. Minor-Gregg followed by a vote of 7-1 to approve the motion with staff provisos with Ms. Shelton opposing due to traffic safety concerns.

Other Items: None

Reports

- A. City Blueprint** – Mr. Blasius reminded members of the upcoming Midtown Residential subarea meeting at Robertsville Middle School on October 26, 2017.
- B. City Council** – Mr. Vogel updated Board on Edgemoor Road TPO state project multi-year phased project. Mr. Vogel updated Board on Wilson Street transfer to City control. Mr. Whitson asked Mr. Vogel to update Board on Council's desire for communication on Blueprint process.
- C. TSAB** - Ms. Shelton forwarded Blueprint comments to TSAB for review and further discussion.
- D. Staff Report** – Mr. Blasius had no report.

Adjournment: Motion was made by Ms. Minor-Gregg to adjourn the meeting. Motion was seconded by Mr. Wilson. The meeting was adjourned at 6:47 p.m.

Chairman
Oak Ridge Municipal Planning Commission

Date of Approval

OAK RIDGE MUNICIPAL PLANNING COMMISSION
SPECIAL CALLED MEETING MINUTES

Meeting Date: November 9, 2017

Call to Order: The special-called meeting of the Oak Ridge Municipal Planning Commission (Planning Commission) was held in the Municipal Building, Oak Ridge, TN on November 9, 2017. The meeting convened at 5:31 p.m. with Mr. Whitson presiding.

Members in Attendance: Sharon Kohler, Claudia Lever, Zabrina Minor-Gregg, Patrick McMillan, Jane Shelton, Benjamin Stephens, Hans Vogel, Stephen Whitson, and Todd Wilson. Staff Representatives – Kelly Duggan, Wayne Blasius

Members not in Attendance: Charlie Hensley

Visitors/Others: see visitor log

Approval of Agenda: Motion to approve the agenda by Ms. Minor-Gregg. Seconded by Mr. Stephens. Unanimous vote (9 – 0) to approve the agenda as presented.

Business Items:

A. Subdivision Plat of the Oak Ridge City Center Subdivision – Dedication of Wilson Street, Main Street West, and Main Street East

Staff summarized its report and recommendation. Ms. Lever made a motion to accept the staff's recommendation to approve the resubdivision plat and forward the dedication to City Council with a recommendation for acceptance, subject to the following provisos:

1. The applicant shall comply with all the comments from the Community Development Department, the Department of Public Works, and the City of Oak Ridge Electric Department prior to recordation of the Final Plat.
2. The applicant shall correct all deficiencies outlined in the punch list created by the Department of Public Works prior to acceptance by Council.
3. Acceptance by City Council shall begin a 3-year warranty bond for materials and workmanship within the subject rights-of-way.

The motion was seconded by Mr. Stephens, and the matter was open for discussion.

Several commissioners expressed concern about the number of items that were still outstanding, both from the city staff comments about the plat itself and the punch list outlining deficiencies for the roads and infrastructure. Ms. Shelton asked why the process was so rushed. Mr. Blasius responded that the developer had invested 1.8 million in the infrastructure and were understandably eager to be reimbursed the 1.5 million that the dedication would allow.

Shira McWaters, Director of the Department of Public Works, stated that the outstanding items on the punch list were relatively minor and that her department had no issue with accepting the streets. Jack Suggs, Director of the City of Oak Ridge Electric Department (CORED), echoed Ms. McWaters' assertion, stating that the outstanding CORED issues were minor and should not delay the acceptance.

Mr. Blasius suggested the following amended language to proviso #2 that would allow Council to proceed with the acceptance prior to all punch list items having been remedied: "The applicant shall correct all items outlined in city department punch lists to a level reviewed and approved by city staff prior to acceptance by Council."

Ms. Lever amended her motion to reflect the language suggested by Mr. Blasius. Mr. Stephens accepted the amended motion. The amended motion passed unanimously (9-0).

Adjournment: Motion was made by Ms. Minor-Gregg to adjourn the meeting. Motion was seconded by Ms. Kohler. The meeting was adjourned at 6:10 p.m.

Chairman
Oak Ridge Municipal Planning Commission

Date of Approval

STAFF STATUS ON BONDS –DECEMBER 2017
ORIGININAL 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), 12/9/17(13th)
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), 12/9/17(13th)
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), 12/9/17(13th)
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

CITY OF OAK RIDGE
ZONING CHANGE REQUEST

Application to Amend Zoning Map

NAMES OF APPLICANTS	ADDRESSES WITH ZIP CODES	DAYTIME PHONE NO'S W/AREA CODE	
1. <u>Tacala TN Corp</u>	<u>3750 Corporate Woods Dr</u> <u>Vestavia Hills, AL 35242</u>	<u>205 443 9670</u>	
2.			
3.			

Present Zoning Classification of the Area: O-2 Office Districts

Requested Zoning Classification of the Area: B-2 General Business Districts

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.)

Parcel ID - 100A C 001.00

Intersection of Oak Ridge TPKE and Bus Terminal Road SE quad
02 018CE 018CE49500 000

Reasons why proposed zoning is more appropriate: Surrounding properties are zoned B-2
in the area. B-2 would provide zoning for similar restaurants

Land use in acres: Approx 1.10 Acre

Specific plans for development if rezoned (if known): Fast food restaurant w/drive thru
(Taco Bell)

The applicant is 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.

Vintage Development Corporation

Date: 29 November 2017

Signed By: [Signature] President
Owner

800 S. Gay Street, Suite 1405, Knoxville, Tennessee 37929
Address

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: November 29, 2017

[Signature]
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.

STAFF REVIEW OF REZONING REQUEST

Date: 12/12/17

Property Owner: Vintage Development Corporation

Location: 101 Bus Terminal Rd

Zoning: Rezone Map 100A, Group C, Parcel 001.00 from O-2 Office District to B-2 General Business District

Approximate Area: 1.1 acres

Existing Land Use: The property contains an existing structure which is used for the Anderson County General Sessions Court Clerk.

- a. Access: The parcel currently has access to Bus Terminal Rd and Milan Way. Additional access is also provided from Oak Ridge Turnpike via the adjacent parcel to the east, which shares a parking area with the subject parcel.



- b. Utilities: Utilities are present and available to the site. The specifics regarding site development and potential conflicts with existing utilities will be addressed during the site plan approval process.

c. Adjacent Land Uses, Type of Development, & Zoning:

North: O-2 Office District – Medical Center
South: O-2 Office District – Bell South Building
East: Oak Ridge Electric Department Substation - P Parking District
West: B-2 Business District – Medical clinic/Multi-tenant retail shopping mall

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. The Comprehensive Plan encourages commercial development along the city's existing commercial corridors, particularly Oak Ridge Turnpike. The requested B-2 Business District is the most appropriate zoning designation to meet this goal, as it allows for a wide variety of commercial uses that are "medium intensity."

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

There is a mixture of office/medical uses in the immediate vicinity of the subject property. The uses on the south side of the Oak Ridge Turnpike are predominantly commercial in nature, while the uses on the north side are predominantly office in nature. The rezoning would support the existing land use patterns.

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 requested B-2 zoning designation is in character with the area. Oak Ridge Turnpike is a primary commercial corridor for the city. Many of properties along the Turnpike already share a commercial zoning designation.

In the immediate vicinity, there is a vibrant mix of office/medical uses and commercial uses that provide goods and services for professionals that work in the area. This grouping of compatible uses promotes pedestrian activity and provides more opportunities for social interaction, which should be encouraged.

Uses permitted in the B-2 district include:

1. Retail businesses
2. Open-air businesses (automobile sales, farmer's markets, nurseries, recreational uses, etc.)
3. Office uses
4. Restaurants
5. Service establishments
6. Churches, schools and libraries
7. Clinics
8. Filling stations

- 9. Mortuaries
- 10. Hotels
- 11. Veterinary clinics

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

No. There is a B-2 zoning district immediately across Bus Terminal Rd. Therefore, the zoning change is merely an extension of that adjacent district. There is also a B-2 district within the same block as the subject site, as well as on the north side of the Oak Ridge Turnpike.

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

The property was previously developed and is currently served by necessary facilities and services.

6) Would the requested rezoning have environmental impacts?

The property is already substantially developed. Any redevelopment which would result in additional impervious surface area with a corresponding increase in stormwater runoff would be required to meet the city's MS4 stormwater management ordinance.

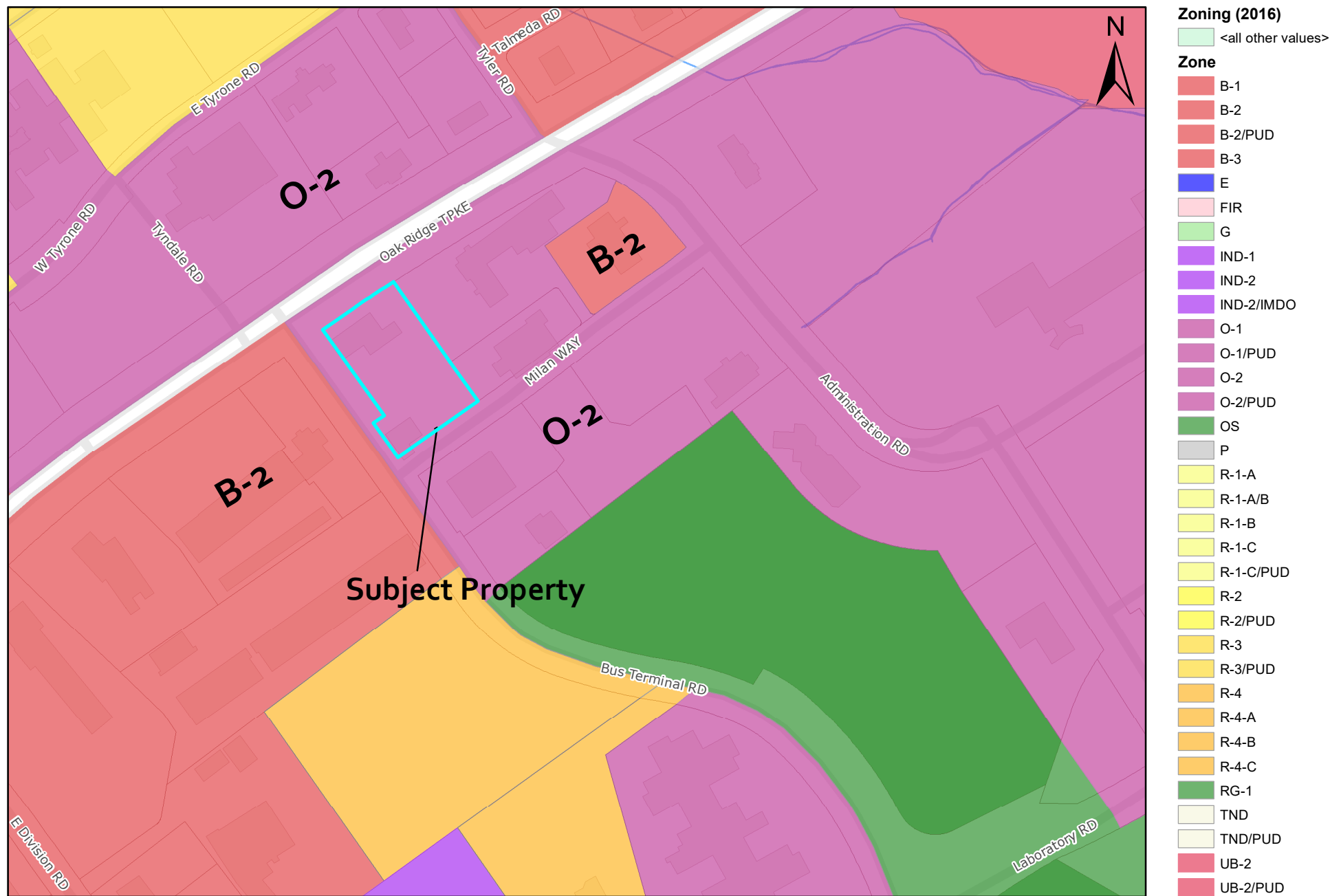
Conclusion & Planning Staff Recommendation:

Staff recommends approval of this rezoning request. There is an existing B-2 district immediately across Bus Terminal Rd, so the zoning change would effectively extend that district. Further, the majority of the office uses in the immediate vicinity are on the north side of the Oak Ridge Turnpike, and properties on the south side are predominantly commercial in nature. Therefore the request would support and enhance the existing land use development pattern in the area.

The applicant has stated the intended use of the property is for a drive-thru restaurant, however, the Planning Commission should consider the possibility of any uses allowed in the B-2 zoning district when evaluating the request. Any significant re-development of the site would have to comply with the city's landscaping and design regulations, which would constitute an aesthetic and environmental improvement for the character of the area.

101 Bus Terminal Rd Zoning Change - Current Zoning

12/8/17



101 Bus Terminal Rd Zoning Change - Aerial

12/8/17



OAK RIDGE MUNICIPAL PLANNING COMMISSION
Work Session

Municipal Building – Training Room
Thursday, December 14, 2017
Immediately following the Business Meeting

AGENDA

- I. Call to Order: Steve Whitson, Chairman
- II. Capital Improvements Program (CIP) for FY 2019-2024:
 - A. Presentation: Wayne Blasius, Director, Community Development Dept
 - i. Recreation and Parks: Jon Hetrick
 - ii. Board of Education: Allen Thacker
 - iii. Electric Department: Jack Suggs
 - iv. Fire Department: Darryl Kerley
 - v. Public Works: Shira McWaters
 - B. Priorities List discussion
- III. Adjournment