

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 005.01, ANDERSON COUNTY TAX MAP 106A, GROUP C, FROM IND-2, INDUSTRIAL DISTRICT TO R-2, LOW-DENSITY RESIDENTIAL DISTRICT, WITH SAID PARCEL BEING BOUNDED BY MITCHELL ROAD, CENTRIFUGE WAY, SOUTH ILLINOIS AVENUE, AND MIDWAY LANE CONTAINING APPROXIMATELY 32.32 ACRES; AND AMENDING THE COMPREHENSIVE PLAN'S LAND USE PLAN MAP BY CHANGING THE DESIGNATION OF SAID PARCEL FROM B-P, BUSINESS PARK, TO M, MEDIUM DENSITY RESIDENTIAL.

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; 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 005.01 Map 106A, Group C (± 32.32 Acres)	Bounded by Mitchell Rd, Centrifuge Way, South Illinois Ave, and Midway Ln	IND-2, Industrial	R-2, Low Density Residential

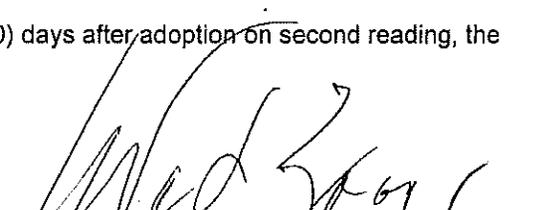
Section 2. The change shall be imposed upon said map and shall be as much a part of Ordinance No. 2 as if fully described therein.

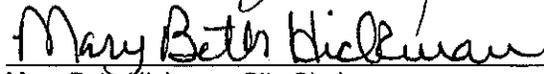
Section 3. The Comprehensive Plan's Land Use Plan Map is hereby amended, as a major amendment, by changing the designation of Parcel 005.01, Map 106A, Group C, totaling approximately 32.32 acres from B-P, Business Park, to M, Medium Density Residential.

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

Publication Date: 08/06/2018
Public Hearing: 09/10/2018
First Reading: 09/10/2018

Publication Date: 09/13/2018
Second Reading: 10/08/2018
Publication Date: 10/11/2018
Effective Date: 10/18/2018

Section 5.03 R-2, Two-, Three- and Four-Family Residential Districts

The following regulations shall apply in R-2 Two-, Three-, and Four-Family Districts.

(a) Permitted Principal Uses:

1. One family dwelling subject to regulations that apply to R-1 District.
2. Two-family dwelling, three-family dwelling, and four-family dwelling.

(b) Permitted Accessory Uses:

1. Private garage.
2. Garden house, tool house, swimming pool, playhouse, or greenhouse not used for commercial purposes.
3. A home occupation (see definition) appropriate to the character of the district in which it is located.
4. Rooms for the use of domestic employees of the owner, lessee, or occupant of the principal dwelling, but if such rooms meet the definition of a dwelling unit, the lot area requirements shall be met.
5. Not more than two rooms per dwelling unit may be used for boarders or roomers.
6. Community garage containing space for not more than six automobiles.
7. Signs (see Article XIV)
8. Automobile parking (see Section 11.02)
9. Any use customarily incidental to the permitted principal use. In case a question arises as to the degree of incidentalness or length of custom, the Board of Appeals shall rule.

(c) Uses Requiring Board of Appeals Permit:

1. Church, subject to conditions as shall require adequate front, side, and rear yards; appropriate location of off-street automobile parking and adequate provisions for the location of noisy activities on such quarter of the lot as to protect the character of the district.
2. Family day care home, child care center, and private education institution.

(Ord. No. 16-90 Revised Effective 7/5/90)

3. Public recreation uses such as parks, playgrounds, golf courses, ball fields, athletic fields, and stadiums; providing the proposed use will have adequate water supply, waste disposal, and other necessary facilities; and will not cause undue traffic congestion or create a traffic hazard.

4. Municipal uses, state or federal uses, public school, public library, public museum, public utility building, telephone exchange, transformer station, and electrical transmission towers; providing such use will promote the general welfare of the community and will have no material adverse effect upon the district in which it is located.
5. Hospital, provided that the lots shall have two thousand five hundred (2,500) square feet for each bed in such hospital, and precautions of building location and other precautions necessary to preserve the character of the district.
6. Cemetery, providing such use will have a minimum lot area of 200,000 square feet, will have a setback of fifty (50) feet from all property lines in which monuments and all other structures are prohibited and will not cause undue traffic congestion, or create a traffic hazard.
7. Radio transmission tower and station, providing such use does not create a safety hazard to air traffic nor to surrounding uses, nor create electromagnetic interference in violation of Federal Communication Commission codes.
8. Permanent group care facilities and transient group care facilities.
(Ord. No. 6-84 Revised Effective 4/5/84)
9. Transitional Accessory Uses (see Section 4.08 for Criteria).
(Ord No. 4-98 Revised Effective 1/15/98)

(d) Area, Height, Bulk, and Placement Regulations:

Maximum Usable Floor Area to Lot Area: 25%.

Minimum Size of Lot per Dwelling Unit: 4,000 sq. ft. in area.

Minimum Lot Width: 45 feet.

Minimum Required Setback Dimensions in Feet: Front - 25 ft.; Each Side - 8 ft.; Rear - 30 ft.

Maximum Height in Feet: 35.

Maximum Height in Stories: 2-1/2.

(Ord. No. 20-93 Revised Effective 8/19/93)

NOTE: See Articles XIII and XVI of this Ordinance for applicable site plan review regulations.

(Ord. No. 25-93 Revised Effective 9/30/93)

Section 5.04 R-3, Multiple-Family Residential and Hotel Districts

The following regulations shall apply in R-3 Multiple-Family and Hotel Districts.

(a) Permitted Principal Uses:

1. One-family dwelling subject to regulations that apply to R-1 Districts.
2. Two-family dwelling, three-family dwelling, and four-family dwelling subject to regulations that apply to R-2 Districts.
3. Multiple-family dwelling.
4. Church, school, public library, and public museum.
5. Convent, dormitory, fraternity or sorority house.
6. Hotel, motel, or tourist home.
7. Office building uses resulting from any of the following occupations: executive, administrative, professional, accounting, banking, writing, clerical, stenographic, graphic art, and sales provided that there shall be no display of any actual product for sale.
8. Hospital, clinic, mental health clinic, and related medical office uses, convalescent home, but excluding animal hospital, penal or correctional institutions.
9. Community buildings and meeting rooms, non-profit school, religious, educational, charitable, philanthropic, civic, or professional club except where a principal activity thereof is a service customarily carried on as a business.
10. Permanent group care facilities

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

(b) Permitted Accessory Uses:

1. Any use customarily incidental to the permitted principal uses, including office uses having to do with the management and administration of any permitted principal use.
2. Signs (see article XIV)

(Ord. No. 31-86 Revised Effective 1/1/87)

3. Automobile parking (see Section 11.02)

(c) Uses Requiring Board of Appeals Permit:

1. Public recreation uses such as parks, playgrounds, golf courses, ball fields, athletic fields, and stadiums; providing the proposed use will have adequate water supply, waste disposal, and other necessary facilities; and will not cause undue traffic congestion or create a traffic hazard.

2. Municipal uses, state or federal uses, public utility building, telephone exchange, transformer station, and electrical transmission towers; providing such use will promote the general welfare of the community and will have no material adverse effect upon the district in which it is located.
3. Radio transmission tower and station, providing such use does not create a safety hazard to air traffic nor to surrounding uses, nor provide electromagnetic interference in violation of Federal Communication Commission codes.
4. Cemetery, providing such use will have a minimum lot area of 200,000 square feet, will have a setback of fifty (50) feet from all property lines in which monuments and all other structures are prohibited and will not cause undue traffic congestion, or create a traffic hazard.
5. Family day care home, child care center, and private education institution.
(Ord. No. 16-90 Revised Effective 7/5/90)
6. Transient group care facilities.
(Ord. No. 6-84 Revised Effective 4/5/84)
7. Transitional Accessory Uses (see Section 4.08 for Criteria)
(Ord. No. 4-98 Revised Effective 1/15/98)
8. Assisted-Care Living Facilities
(Ord. No. 16-98 Revised Effective 5/28/98)

(d) Area, Height, Bulk, and Placement Regulations:

Maximum Usable Floor Area to Lot Area: 25%.

Minimum Size of Lot per Principal Building: 4,000 sq. ft. in area.

Minimum Required Setback Dimensions in Feet: Front - 25 ft.; Least One Side - 10 ft., Total of Two Sides - 20 ft.; Rear - 30 ft.

Maximum Height in Feet: 55.

Maximum Height in Stories: 6.

NOTE: See Articles XIII and XVI of this ordinance for applicable site plan review regulations.