

OAK RIDGE CITY COUNCIL MEMORANDUM

DATE: January 09, 2023

TO: Mark S. Watson, City Manager

FROM: Jennifer Williams , Senior Planner

SUBJECT: Rezoning Request: Parcel 106A C 005.01, R-2 Low Density Residential District to R-4 High Density Residential District

SUPPORTING DEPARTMENT: Public Works

Introduction

An item for City Council's consideration is an ordinance amending ordinance no. 2 to rezone Parcel 106A C 005.01 off Mitchell Road, S Illinois Avenue, and Centrifuge Way from R-2 Low Density Residential District to R-4 High Density Residential District.

Funding

There is no funding associated with this item.

Background

The proposed rezoning request is for an approximately 32.32-acre parcel between S Illinois Avenue, Mitchell Road, and Centrifuge Way. The parcel was zoned IND-2 until 2018, when it was rezoned to R-2 Low Density Residential District for a prospective residential development. The 2018 development never materialized, and the property is now for sale. The rezoning applicants, who are potential purchasers of the property, have requested a zoning designation of R-4 High Density Residential. According to the letter submitted with the application, the intended use of the property is a multifamily (apartment) development. Preliminary concept drawings show a development of ~400 apartments, although any use allowed in the R-4 zoning district would be permitted if the rezoning is approved.

Updated Information since First Reading

At their April 21, 2022 meeting, the Oak Ridge Planning Commission voted unanimously to recommend approval of the rezoning request. Council voted unanimously to approve the ordinance on first reading at their May 9th, 2022 meeting. However, there were questions at that meeting regarding traffic and the impact to Mitchell Road and the Midway/Lafayette intersection.

Since the May 9th meeting, the developer has completed and submitted a Traffic Impact Study on this site, which is included in the attachments. The study, conducted by engineering firm Fulghum MacIndoe, focuses on potential trip generation from a new apartment complex and its impact on surrounding roadways and intersections. Upgrades to existing roadways recommended by the study include (1) extending the length of the southbound left turn lane onto Midway Lane from Lafayette Drive from 100 feet to 175 feet and (2) re-striping Midway Lane. If the apartment complex project is approved, the developer would be expected to fund these improvements. The study considered, but ultimately did not recommend, several other improvements. A new northbound right turn lane onto Midway Lane from Lafayette Drive was noted as 'warranted' per TDOT standards, but not recommended as necessary to accommodate the development. A traffic signal Midway/Lafayette intersection was also not recommended due to its proximity to the S Illinois/Lafayette intersection. The City Engineer has also reviewed this study, and generally concurs with its findings.

Analysis

The following criteria were used to evaluate the rezoning request:

Is the proposed zoning district consistent with the City's Comprehensive Plan?

The City's Land Use Map was changed to allow for residential development as part of the 2018 rezoning.

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

The most substantial change to the area near the proposed development is the rezoning of the Summit from Industrial/Office to Residential. The residential zoning will include both single family and multifamily development. Another change in the character of the area occurred with the approved 2018 rezoning to R-2.

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 surrounding area already includes a mix of commercial, industrial and residential development, and the proposed district will enhance its diversity of uses. In addition, landscape buffers will be required along the site's perimeter, and will ensure that future residents are protected from any adverse impacts associated with the adjacent industrial uses.

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

The district will be 32 acres, and therefore expansive enough to warrant a zoning designation that differs from adjacent districts. As noted previously, there are other residential developments in the immediately adjacent area.

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

Road access and utility services, though not currently extended to the site itself, are available. Access to and from the adjacent arterial, S. Illinois Avenue, is readily available via the Centrifuge Way interchange. A second access point is available off Mitchell Road. Additionally, a Traffic Impact Study will be required as part of the Site Plan review process.

Would the requested rezoning have environmental impacts?

Environmental impacts will be thoroughly studied during the Site Plan phase of the project. The development would be required to comply with the City's Stormwater Ordinance and all requirements of the Tennessee Department of Environment and Conservation.

Recommendation

Approval of the attached ordinance is recommended.

Attachments:

[Mitchell Road Rezoning Map.pdf](#)

[Compass Ventures -Zoning Map Amendment Request \(3\).pdf](#)

[Property Owner Permission Letter.pdf](#)

[Conceptual Multifamily Development Layout.pdf](#)

[Mitchell Road Apts TIS_20220712 \(Traffic Study\).pdf](#)

[Ordinance_-_Rezoning_Parcel_106A_C_005.01 \(2\).docx](#)