



**OAK RIDGE CITY COUNCIL  
REGULAR MEETING**

Municipal Building Courtroom

February 9, 2026 - 7:00 PM

**AGENDA**

**I. INVOCATION**

- a. Daniel Crosby, Second Counselor, Poplar Creek Ward, Church of Jesus Christ of Latter-day Saints

**II. PLEDGE OF ALLEGIANCE**

- a. David Schlessner - Oak Ridge High School Sophomore, Eagle Scout and member of Troop #45

**III. ROLL CALL**

**IV. PROCLAMATIONS AND PUBLIC RECOGNITIONS**

- a. Recognition of Jean Lantrip for Ten Years of Service as Chairperson of the Oak Ridge Housing Authority

**V. SPECIAL REPORTS**

**VI. CONSENT AGENDA**

- a. Approval of January 12, 2026 Regular Meeting Minutes  
[January 12, 2026 Regular\\_Meeting\\_Minutes.docx](#)
- b. [A Resolution to Apply and if Awarded Accept the State of Tennessee Rescue Squad Grant Resolution - Grant Application and Acceptance - Rescue Squad Grant.docx](#)
- c. [A Resolution Approving an Amendment to an Agreement with Transportation Control Systems in the Amount of \\$54,400 for Annual Maintenance for Traffic Signal Controllers, Central Traffic Signal Controller and Database 01282026\\_City of Oak Ridge Signal Timing Optimization Program -.pdf](#)  
[Sales Quotation\\_35931\\_20260129\\_35752PM.pdf](#)  
[Resolution - Amend Resolution 5-60-2025 - Annual Support and Maintenance for Traffic Control Equipment.docx](#)
- d. [A Resolution Approving a Contract in the Amount of \\$472,500 with Brewster Builders, Inc. for Mowing Services for Oak Ridge City Parks and Greenways Copy of FY2026-186 Mowing Services Parks and Greenways Abstract.xlsx](#)  
[Resolution - Parks and Greenways Mowing Contract - Brewster Builders Inc..docx](#)

- e. A Resolution Approving a Contract in the Amount of \$16,906.42 with KMF III Services, LLC. for Mowing Services at the Bethel Valley Industrial Park  
FY2026-190 Bid Abstract.pdf  
Bethel Valley Contract.pdf  
Resolution - Bethel Valley Mowing Contract - KMF III Services, LLC.docx
- f. A Resolution Approving a Contract in the Amount of \$60,237 with East United Services LLC for Mowing Services in the Heritage Center and Horizon Centers  
FY2026-191 Bid Abstract.pdf  
Heritage Center and Horizon Center ETTP.pdf  
Resolution - Heritage Center and Horizon Center ETTP Mowing Contract - East United Services, LLC.docx
- g. A Resolution Approving a Contract in the Amount of \$186,954.27 with East United Services, LLC. for Mowing Services in Non-Right-of-Way Areas.  
FY2026-193 Bid Abstract.pdf  
Non Right-of-Ways.pdf  
Resolution - Non-ROW Parcels Mowing Contract - East United Services, LLC.docx
- h. A Resolution Approving a Contract in the Amount of \$425,599.34 with Lawson Lawn Care Services, LLC. for Mowing Services in City Right-of-Ways and other public areas and easements.  
FY2026-192 Bid Abstract.pdf  
State Median and Right-of-Ways Contact.pdf  
Resolution - ROW Parcels Mowing Contract - Lawson Lawn Care Service, LLC.docx

#### VII. PUBLIC HEARINGS AND FIRST READING OF ORDINANCES

- a. Zoning Ordinance Text Amendment: Section 3.14 Night Clubs, Dance Clubs, Taverns, Clubs (private), and Lodges  
Section 3.14 Amendment Draft Text  
Ordinance - Zoning Section 3.14 - Amendment - Night Clubs.docx
- b. Amendment to City Code Section 8-607, Distance Requirement, Pertaining to Night Clubs, Dance Clubs, Taverns, Clubs (private), and Lodges  
Attachment - City Code Section 8-607 - Proposed for Deletion.docx  
Ordinance - City Code Section 8-607 - Distance Requirement - Deletion.docx

#### VIII. FINAL ADOPTION OF ORDINANCES

- a. Rezoning Request: ~146.1 Acres in the Heritage Center Industrial Park (Oklo) from FIR Federal Industry and Research District and IND-2 Industrial District to IND-3 Industrial District  
Rezoning Map  
Oklo Oak Ridge Zoning Application  
IND-3 Zoning Regulations  
Ordinance - Rezoning\_Certain\_Properties\_in\_Heritage\_Center\_Industrial\_Park\_-\_Oklo\_Project\_-\_IND-3 (3).docx
- b. Rezoning Request: Seven Parcels in the Heritage Center Industrial Park, FIR Federal Industry and Research District to IND-2 Industrial District.  
ETTP Batch Rezoning Map.pdf  
IND-2 Zoning.pdf  
Ordinance - Rezoning\_Certain\_Properties\_in\_Heritage\_Center\_Industrial\_Park\_-\_FIR\_to\_IND-2 (1).docx

- c. Rezoning Request: 100 Imperium Dr (Parcel Number 014 040.00), IND-2 Industrial District to B-2 General Business District  
Zoning Change Application Letter  
100\_Imperium\_DR\_AerialMap.pdf  
100\_Imperium\_DR\_Mailermap.pdf  
B-2 Zoning District.pdf  
Ordinance\_-\_Rezoning\_100\_Imperium\_Drive (2).docx
- d. Ratification of Rezoning Ordinances (Ordinance 19-2024, Ordinance 23-2024, Ordinance 2-2025, Ordinance 4-2025, Ordinance 25-2025, Ordinance 28-2025, Ordinance 33-2025, Ordinance 38-2025, and Ordinance 40-2025)  
Collective Ordinances for Ratification.pdf  
Ordinance\_-\_Ratification\_of\_Various\_Rezoning\_Ordinances.pdf
- e. Ratification of Ordinance 21-2025 (Rezoning for Lafayette Crossing)  
Prior Agenda Item for Ordinance 21-2025.pdf  
Ordinance 21-2025 - Rezoning Lafayette Crossing.pdf  
Ordinance\_-\_Ratification\_of\_Ordinance\_21-2025\_-\_Rezoning\_for\_Lafayette\_Crossing (1).docx
- f. Ratification of Ordinance 23-2025 (Rezoning for BWXT Property)  
Prior Agenda Item for Ordinance 23-2025.pdf  
Ordinance 23-2025 - Rezoning Horizon Development Area 5 - BWXT.pdf  
Ordinance\_-\_Ratification\_of\_Ordinance\_23-2025\_-\_Rezoning\_for\_Horizon\_Park\_Development\_Area\_5\_-\_BWXT.docx

## IX. RESOLUTIONS

- a. A Resolution to Approve a Contract in the Amount of \$121,000 with Sports Surface Pros, LLC for Conversion of Tennis Courts to Pickleball Courts and Resurfacing Tennis Courts  
FY2026-198 Bid Abstract.pdf  
Resolution - Pickleball Courts - Sports Surface Pros, LLC.docx
- b. A Resolution to Approve a Contract in the Amount of \$268,500 with Counsilman-Hunsaker & Associates, Inc. for the Design of New Mechanical Systems and Pool Shell Repairs at the Outdoor Pool  
Oak Ridge Design Agreement 01-26-26.pdf  
Resolution - Outdoor Pool Aquatic Design Services Contract - Counsilman-Hunsaker & Associates, Inc..docx
- c. A Resolution Approving a Contract in the Amount of \$455,350 with FlowPros, LLC of Noblesville, IN for Installation of AMI Water Meters  
FY2026-041 Bid Abstract.pdf  
Water Regions - AMI Exhibit.pdf  
Breakdown of AMI Meter Costs.pdf  
Resolution - AMI Water Meter Installation - Reduced Scope.docx
- d. A Resolution to Approve a Contract in the Amount of \$100,000 with Nixon Power Services Company for As-Needed Generator Repairs for the Water Distribution System  
Nixon Power Services As-Needed Generator Repairs Water System.pdf  
Resolution - Generator Repairs for Water - Nixon Power Services.docx
- e. A Resolution to Approve a Contract in the Amount of \$100,000 with Nixon Power Services Company for As-Needed Generator Repairs for the Wastewater Collection and Treatment System  
Nixon Power Services As-Needed Generator Repairs Sewer System.pdf

Resolution - Generator Repairs for Wastewater - Nixon Power Services.docx

- f. A Resolution Approving a Contract with Miller & Martin PLCC, in the Amount of \$250,000 for Legal Services Related to Electric and Other Utility Agreements.  
Resolution - Miller and Martin Contract - Legal Services for Electric and other Utility Agrs.docx

- g. Reauthorization of City of Oak Ridge Property Tax Incentive Program  
CP Redline - .pdf  
IDB Letter to City Manager- PILOT Policy 2026.pdf  
Resolution - 2026 PILOT Reauthorization Documents - Approval.pdf

X. APPEARANCE OF CITIZENS

ALL CITIZENS ARE GIVEN 3 MINUTES

XI. ELECTIONS/APPOINTMENTS, ANNOUNCEMENTS AND SCHEDULING

XII. COUNCIL REQUESTS FOR NEW BUSINESS ITEMS OR FUTURE BRIEFINGS

XIII. SUMMARY OF CURRENT EVENTS

- a. CITY MANAGER'S REPORT
- b. CITY ATTORNEY'S REPORT

XIV. ADJOURNMENT



**OAK RIDGE CITY COUNCIL MEETING**  
Municipal Building Courtroom

January 12, 2026

Minutes

The regular meeting of the City Council of the City of Oak Ridge, Tennessee convened at 7:00 p.m. on January 12, 2026 with Mayor Warren Gooch presiding.

**INVOCATION**

The invocation was given by Elder Henry Watson, Mt. Zion Baptist Church.

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Xavier Harper, Oak Ridge High School Senior and Member of Team USA in Tumbling and Trampoline.

**ROLL CALL**

Upon roll call the following Councilmembers were present: Mayor Pro Tem Jim Dodson; Councilmember Sean Gleason; Mayor Warren Gooch; Councilmember Derrick Hammond; Councilmember Charlie Hensley; Councilmember Charles J. Hope, Jr. and Councilmember Ellen Smith.

Also present were Randy Hemann, City Manager; Tammy Rackard, City Attorney; and Mary Beth Hickman, City Clerk.

**PROCLAMATIONS/PUBLIC RECOGNITIONS**

(NONE)

**SPECIAL REPORTS**

The Heritage Railroad Authority Annual Report was presented by Railroad Authority Chairman Gordon Fee and received for the record.

**ELECTIONS/APPOINTMENTS**

*Elect one (1) representative to the Anderson County Board of Equalization for a two-year term*

Dr. Mark Watson was elected by acclamation.

*Elect two (2) representatives to the Anderson County Economic Development Association Board for four-year terms*

Chip Dooley and Derek Guy were elected.

*Elect one (1) representative to the Art, Culture and History Alliance Advisory Board for a three-year term*

Joy Bonamarte was elected.

*Elect two (2) representatives to the Oak Ridge Beer Permit Board for three-year terms.*

Raynauld Cherry and Wende Doolittle were elected.

*Elect three (3) representatives to the Board of Building and Housing Code Appeals for three-year terms.*

Patrick McMillan, Todd Uebele, and Matt Widner were elected by acclamation.

*Elect three (3) at-large representatives to the Convention and Visitors Bureau/Explore Oak Ridge Board of Directors for three-year terms.*

Terry Domm, Larry Vance, and Rebecca Williams were elected.

*Elect three (3) hotel representatives to the Convention and Visitors Bureau/Explore Oak Ridge Board of Directors for one-year terms.*

Heather Brown, Jane Stabler, and Brittany Vige were elected by acclamation.

*Elect three (3) representatives to the Disability Advisory Board for two three-year terms and one balance of an unexpired term ending on December 31, 2026.*

Monica Johnson and Marian Wildgruber were elected to three-year terms, and Michael Blair was elected to the balance of an unexpired term.

*Elect four (4) representatives to the Environmental Quality Advisory Board for three-year terms.*

Nicholas Eidietis, Robin Graham, Regina Guy, and Joel Hewett were elected.

*Elect three (3) representatives to the Industrial Development Board for six-year terms.*

Peter Newby, Michael Russell, and Tim Stallings were elected.

*Elect one (1) representative to the Oak Ridge Housing Authority for a five-year term.*

Cindy Johnson was elected.

*Elect three (2) representatives to the Oak Ridge Land Bank Corporation Board of Directors for three-year terms*

Naomi Asher and Pam Moody were elected.

*Elect three (3) representatives to the Oak Ridge Municipal Planning Commission for two four-year terms and one balance of an unexpired term ending on December 31, 2027.*

Laura Carrington, Dave Snider, and Todd Wilson were elected.

*Elect three (3) representatives to the Personnel Advisory Board for three-year terms.*

Raynauld Cherry, Anne Garcia, and Lynette Waite were elected.

*Elect three (3) representatives to the Recreation and Parks Advisory Board for three-year terms.*

Doug Bataille, Ingrid Fletcher, and Braden Kanipes were elected.

*Elect one (1) representative to the Senior Advisory Board for three-year terms.*

Dr. Fay Martin was elected.

*Elect one (1) representative to the Trade Licensing Board for a three-year term.*

Wayne Garber was elected by acclamation.

*Elect five (5) representatives to the Traffic Safety Advisory Board for three-year terms.*

Kelly Chipps, Hope Cook, Kimberly DuCote, Robert Fortney, and Sean Taylor were elected.

### **CONSENT AGENDA**

The following item was removed from the Consent Agenda for discussion at the request of Councilmember Smith:

A RESOLUTION AMENDING THE GOALS AND OBJECTIVES OF THE OAK RIDGE LAND BANK CORPORATION (LAND BANK) AND AMENDING THE LAND BANK'S BYLAWS TO INCORPORATE THE UPDATED TO THE GOALS AND OBJECTIVES.

Councilmember Hensley moved for approval of the Consent Agenda as amended, and Mayor Pro Tem Dodson seconded. The motion was approved by voice vote with Councilmembers Gleason, Hammond, Hensley, Hope, Smith, Mayor Gooch and Mayor Pro Tem Dodson voting "Aye."

Approval of the December 15, 2025 City Council regular meeting minutes

### **Resolution No. 1-1-2026**

A RESOLUTION AUTHORIZING THE PURCHASE OF THE ANNUAL SUBSCRIPTION RENEWAL FOR SMARTWORKS MDM SOFTWARE FROM HARRIS COMPUTER SYSTEMS, CHICAGO, ILLINOIS, IN AN AMOUNT NOT TO EXCEED \$86,866.00.

### **Resolution No. 1-2-2026**

A RESOLUTION AUTHORIZING AN AGREEMENT WITH SPECTRA TECH, INC., OAK RIDGE, TENNESSEE, FOR CONSULTING SERVICES TO ASSESS THE CITY'S NEEDS FOR EMERGENCY RESPONSE TO NUCLEAR FUEL STORAGE IN AN AMOUNT NOT TO EXCEED \$60,000.00.

The next item discussed was the item that was removed from the Consent Agenda:

### **Resolution No. 1-3-2026**

A RESOLUTION AMENDING THE GOALS AND OBJECTIVES OF THE OAK RIDGE LAND BANK CORPORATION (LAND BANK) AND AMENDING THE LAND BANK'S BYLAWS TO INCORPORATE THE UPDATED TO THE GOALS AND OBJECTIVES.

Mayor Pro Tem Dodson moved for approval of the resolution, and Councilmember Hammond seconded. Planning and Development Director Jennifer Williams provided an overview of the resolution and answered questions from Council.

The resolution was approved unanimously by voice vote with Councilmembers Gleason, Hammond, Hensley, Hope, Smith, Mayor Gooch, and Mayor Pro Tem Dodson voting "Aye."

### **PUBLIC HEARINGS AND FIRST READING OF ORDINANCES**

AN ORDINANCE TO RATIFY ORDINANCE NOS. 19-2024, 23-2024, 2-2025, 4-2025, 25-2025, 28-2025, 33-2025, 38-2025, AND 40-2025 ALL OF WHICH AMEND ORDINANCE NO. 2, TITLED "THE ZONING ORDINANCE OF THE CITY OF OAK RIDGE, TENNESSEE," BY AMENDING THE ZONING MAP TO REZONE VARIOUS PARCELS AS SET FORTH BELOW, WHICH ORDINANCES WERE PREVIOUSLY APPROVED WITHOUT MEETING THE NEW 21-DAY LEGAL NOTICE PUBLICAATION TIMEFRAME SET FORTH IN TENNESSEE CODE ANNOTATED SECTION 13-7-203(A)

Mayor Pro Tem Dodson moved for approval of the ordinance, and Councilmember Hensley seconded. City Attorney Tammy Rackard provided an overview of the ordinance and answered questions from Council.

The ordinance was approved unanimously by voice vote with Councilmembers Gleason, Hammond, Hensley, Hope, Smith, Mayor Gooch, and Mayor Pro Tem Dodson voting "Aye."

AN ORDINANCE TO AMEND ORDINANCE NOT. 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 PARCELS 048.00, 049.00, 050.00, 051.00,

052.00, 053.00, 054.00, 055.00, AND 056.00 ANDERSON COUNTY TAX MAP 106A GROUP B, CONTAINING APPROXIMATELY 3.79 ACRES, FROM R-1-C/MDO, SINGLE FAMILY RESIDENTIAL DISTRICT, IN THE MANAHATTAN DISTRICT OVERLAY TO UB-2/PUD, UNIFIED GENERAL BUSINESS DISTRICT WITH A PLANNED UNIT DEVELOPMENT OVERLAY, SAID PARCLES BEING LOCATED AT THE CORNER OF LAFAYETTE DRIVE AND SOUTH ILLINOIS AVENUE.

Mayor Pro Tem Dodson moved for approval of the ordinance, and Councilmember Hensley seconded. City Attorney Tammy Rackard provided an overview of the ordinance and answered questions from Council.

The ordinance was approved by board vote with Councilmembers Gleason, Hensley, Hope, Mayor Gooch, and Mayor Pro Tem Dodson voting “Aye,” and Councilmembers Smith and Hammond voting “No.”

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 DEVELOPMENT AREA 5 IN HORIZON CENTER INDUSTRIAL PARK OFF RENOVARE BOULEVARD (ROANE COUNTY CONTROL MAP 021 PARCEL 002.04), CONTAINING APPROXIMATELY 96.5 ACRES, FROM IND-2, INDUSTRIAL TO IND-3 INDUSTRIAL.

Mayor Gooch moved to approve the ordinance, and Councilmember Hope seconded. City Attorney Tammy Rackard provided an overview of the ordinance and answered questions from Council.

The ordinance was approved by board vote with Councilmembers Gleason, Hensley, Hope, Mayor Gooch, and Mayor Pro Tem Dodson voting “Aye,” and Councilmembers Hammond and Smith voting “No.”

#### **FINAL ADOPTION OF ORDINANCES**

##### **Ordinance No. 1-2026**

AN ORDINANCE TO AMEND ORDINANCE NO. 27-85, TITLED “A PERSONNEL PLAN FOR EMPLOYEES OF THE CITY OF OAK RIDGE, TENNESSEE,” AS AMENDED BY AMENDING SECTION 6.2, TITLED “OVERTIME,” TO CREATE A NEW SUBSECTION C, TITLED “COMPENSATORY TIME,” TO ADDRESS THE OPTION OF COMPENSATORY TIME.

Councilmember Smith moved for adoption of the ordinance, and Councilmember Hensley seconded. Human Resources Director Eric Ault provided an overview of the ordinance and answered questions from Council.

The ordinance was adopted unanimously by board vote with Councilmembers Gleason, Hammond, Hensley, Hope, Smith, Mayor Gooch and Mayor Pro Tem Dodson voting “Aye.”

#### **RESOLUTIONS**

##### **Resolution No. 1-4-2026**

A RESOLUTION AUTHORIZING AN AGREEMENT WITH THE OLSON GROUP, LTD, ALEXANDRIA, VIRGINIA, FOR EMERGENCY MANAGEMENT CONSULTING SERVICES IN AN AMOUNT NOT TO EXCEED \$100,000.00.

Mayor Pro Tem Dodson moved for approval of the resolution, and Councilmember Hope seconded. Fire Chief Travis Solomon provided an overview of the resolution and answered questions from Council.

The resolution was approved unanimously by board vote with Councilmembers Gleason, Hammond, Hensley, Hope, Smith, Mayor Gooch and Mayor Pro Tem Dodson voting “Aye.”

##### **Resolution 1-5-2026**

A RESOLUTION ACCEPTING THE PROPOSAL OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION TO CONSTRUCT A PROJECT DESIGNATED AS FEDERAL PROJECT NO. STP-170(13), STATE PROJECT NO. 01024-1221-14 AND 01024-0221-14, DESCRIBED AS SR-170

(EDGE Moor ROAD) FROM SR-62 TO NEAR MELTON LAKE DRIVE.

Mayor Pro Tem Dodson moved for approval of the resolution, and Councilmember Smith seconded. Public Works Director Carey Aitken provided an overview of the resolution and answered questions from Council.

The resolution was approved unanimously by board vote with Councilmembers Gleason, Hammond, Hensley, Hope, Smith, Mayor Gooch and Mayor Pro Tem Dodson voting “Aye.”

**Resolution No. 1-6-2026**

A RESOLUTION ADOPTING THE CITY OF OAK RIDGE, TENNESSEE 2026 FEDERAL LEGISLATIVE AGENDA TO INFORM FEDERAL OFFICIALS OF KEY PROJECTS, POLICIES, AND PRIORITIES IN THE CITY OF OAK RIDGE, AND TO HELP SECURE FUNDING FOR AGREED UPON PRIORITIES OF THE COMMUNITY.

Councilmember Hope moved for approval of the resolution, and Councilmember Hammond seconded. Government Affairs Director Amy Fitzgerald provided an overview of the resolution and answered questions from Council.

Mayor Gooch moved to amend the legislative agenda to add the word “potentially” in front of the word “eligible” in item #1, second paragraph. Mayor Pro Tem Dodson seconded, and the motion was approved unanimously by voice vote.

The resolution was approved as amended by board vote with Councilmembers Gleason, Hammond, Hensley, Hope, Smith, Mayor Gooch and Mayor Pro Tem Dodson voting “Aye.”

**Resolution No. 1-7-2026**

A RESOLUTION AUTHORIZING THE PURCHASE OF FIFTEEN (15) VEHICLES FROM FORD OF MURFREESBORO FOR USE BY VARIOUS DEPARTMENTS UTILIZING THE STATE CONTRACT IN A TOTAL AMOUNT NOT TO EXCEED \$723,104.00.

Councilmember Hammond moved for approval of the resolution, and Councilmember Smith seconded. Finance Director Kari Bates provided an overview of the resolution and answered questions from Council.

The resolution was approved unanimously by board vote with Councilmembers Gleason, Hammond, Hensley, Hope, Smith, Mayor Gooch and Mayor Pro Tem Dodson voting “Aye.”

**Resolution No. 1-8-2026**

A RESOLUTION AUTHORIZING THE CITY TO ENGAGE DAVENPORT & COMPANY, LLC, NASHVILLE, TENNESSEE, TO CONDUCT STUDY AND DEVELOP A MODEL TO PROJECT REVENUES AND EXPENSES RELATED TO DEVELOPMENT PROJECTS IN THE ENERGY SECTOR; SAID PROJECT IN THE AMOUNT OF \$65,000.00 AND TO BE CONDUCTED UNDER THE TERMS OF THE MASTER PROFESSIONAL SERVICES AGREEMENT BETWEEN THE PARTIES AS APPROVED BY RESOLUTION 5-66-2025.

Mayor Pro Tem Dodson moved for approval of the resolution, and Councilmember Smith seconded.

The resolution was approved unanimously by board vote with Councilmembers Gleason, Hammond, Hensley, Hope, Smith, Mayor Gooch and Mayor Pro Tem Dodson voting “Aye.”

**APPEARANCE OF CITIZENS**

Martin McBride, 954 W. Outer Drive, Oak Ridge, addressed Council about how the Department of Energy could assist Oak Ridge with housing and tax base issues.

Jan Jakowski, 101 Cottage Court, Oak Ridge, addressed Council regarding the placement of a park in the Pointe Grand development.

Gloria Bowman, 106 Cottage Court, Oak Ridge, addressed Council regarding traffic in Wolf Creek subdivision and the lack of a stop sign coming down from Summit Townhomes.

Michael Wosneski, 108 Wolf Creek Way, Oak Ridge, addressed Council regarding traffic in Wolf Creek subdivision.

Tamara Fleischhaker, 166 Lisa's Way, Oak Ridge, addressed Council regarding traffic near the Summit Townhomes.

Nancy Taylor, 125 Wolf Creek Way, Oak Ridge, addressed Council about traffic issues in the Wolf Creek subdivision.

Doug Colclasure, 103 Monticello Road, Oak Ridge, reminded Council how much Oak Ridge residents value green space and the natural habitat of the city.

#### **ANNOUNCEMENTS AND SCHEDULING**

Councilmember Hensley announced he would be unable to attend the January work session.

#### **COUNCIL REQUESTS FOR NEW BUSINESS ITEMS OR FUTURE BRIEFINGS**

Several Council members requested an update on the Wolf Creek traffic issues raised during this meeting.

#### **SUMMARY OF CURRENT EVENTS**

(NONE)

#### **CITY MANAGER'S REPORT**

City Manager Randy Hemann provided a presentation to City Council outlining the status of current projects and recognizing new employees.

#### **CITY ATTORNEY'S REPORT**

(NONE)

**ADJOURNMENT:** 9:09 p.m.

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Mary Beth Hickman, City Clerk

APPROVED BY CITY COUNCIL  
February 9, 2026

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Warren L. Gooch, Mayor

**OAK RIDGE CITY COUNCIL MEMORANDUM**

DATE: February 09, 2026

TO: Randy Hemann, City Manager

FROM: Travis Solomon , Fire Chief

SUBJECT: A Resolution to Apply and if Awarded Accept the State of Tennessee Rescue Squad Grant

Introduction

The State of Tennessee offers a Rescue Squad grant program and as provider of rescue services within the boundaries of the City and Anderson/Roane county the Oak Ridge Fire Department may participate in the grant process. The Oak Ridge Fire Department is requesting grant funds for swift water rescue equipment with an initial estimated amount of \$100,000.

Funding

No local funding is required for this grant. This item was favorably received by the Budget and Finance Committee at the January 29, 2026 meeting.

Background

The Rescue Squad Grant Program was originally funded by Governor Lee and the General Assembly in 2022 for the purchase of lifesaving equipment by Tennessee rescue squads. Grant proceeds may be utilized to purchase equipment used by rescue squads for incident response and protect the lives of squad members. This year, a \$5 million allocation has been designated to support rescue squads and the communities they serve.

On September 24, 2025, the City was notified of being awarded the Federal Assistance to Firefighters Grant for training personnel in Swift/water rescue; however, no equipment and Personnel Protective Equipment (PPE) were awarded with the grant. In order to conduct the training with our equipment and provide water rescue services, this grant will be utilized to procure the equipment and PPE. The initial estimate of cost will be at least \$100,000.

Recommendation

Approval of the attached resolution is recommended.

Attachments:

[Resolution - Grant Application and Acceptance - Rescue Squad Grant.docx](#)





NUMBER \_\_\_\_\_

**RESOLUTION**

A RESOLUTION AUTHORIZING THE CITY TO APPLY FOR AND ACCEPT, IF AWARDED, A STATE OF TENNESSEE RESCUE SQUAD GRANT IN THE ESTIMATED AMOUNT OF \$100,000.00, WITH NO CITY MATCH REQUIREMENT, TO BE USED TO PURCHASE SWIFT WATER RESCUE EQUIPMENT.

WHEREAS, the State of Tennessee offers a Rescue Squad Grant Program for the purchase of lifesaving equipment to be used by rescue squads for incident response and to protect the lives of squad members; and

WHEREAS, as a provider of rescue services within the boundaries of the City and Anderson and Roane Counties, the Oak Ridge Fire Department is eligible to apply for and receive said grant funds; and

WHEREAS, the City desires to request grant funds from the Rescue Squad Grant Program in the estimated amount of \$100,000.00 to purchase swift water rescue equipment, including Personnel Protective Equipment (PPE), to be utilized by the Fire Department; and

WHEREAS, no local match is required; and

WHEREAS, this item was brought before the Budget and Finance Committee on January 29, 2026, which item was favorably received; and

WHEREAS, the City Manager recommends the City apply for this grant and accept the grant if awarded.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF OAK RIDGE, TENNESSEE:

That the recommendation of the City Manager is approved and the City is hereby authorized to apply for and accept, if awarded, grant funds from the State of Tennessee Rescue Squad Grant Program in an initial estimated amount of \$100,000.00 to be used by the Fire Department for the purchase of swift water rescue equipment including Personal Protective Equipment; said grant requiring no local match.

BE IT FURTHER RESOLVED that the Mayor and/or City Manager are hereby authorized to execute the appropriate legal instruments to accomplish the same.

This the 9th day of February 2026.

APPROVED AS TO FORM AND LEGALITY:

CITY OF OAK RIDGE, TENNESSEE

\_\_\_\_\_  
Tammy M. Rackard, City Attorney

\_\_\_\_\_  
Warren L. Gooch, Mayor

\_\_\_\_\_  
Mary Beth Hickman, City Clerk



**OAK RIDGE CITY COUNCIL MEMORANDUM**

DATE: February 09, 2026

TO: Randy Hemann, City Manager

FROM: Roger Flynn , Deputy Director

SUBJECT: A Resolution Approving an Amendment to an Agreement with Transportation Control Systems in the Amount of \$54,400 for Annual Maintenance for Traffic Signal Controllers, Central Traffic Signal Controller and Database

Introduction

An item for City Council's consideration is a resolution to amend resolution 05-00600-2025 for the purpose of establishing a means to purchase annual support and maintenance for traffic controllers and the central traffic signal master controller and database being installed as part of the CMAQ II project.

Background

In May 2025, the City Council was presented several resolutions that support Phase II of the City's Signal Timing Optimization Program. This work is funded by a Congestion Mitigation and Air Quality Improvement (CMAQ) grant provided by TDOT and the project is commonly referred to as CMAQ II.

The CMAQ II project provides new traffic signal equipment at fourteen (14) intersections along Oak Ridge Turnpike, construction of a new fiber ring to connect these signals and a new master controller to be installed in the city Central Service Complex. The master controller will also serve new signal equipment to be installed in the future at eleven (11) intersections along Illinois Avenue as part of the CMAQ III project.

The City Electric and Public Works Departments (Through Item IX.e on the May 2025 City Council Agenda) chose to purchase the controllers directly as opposed to including them in the construction contract. The purchase, which is reimbursable under the TDOT grant, included annual support and maintenance beginning after the first year through the fifth year of operation. Public Works has since realized the grant contract, TDOT contract #180088, runs

concurrent with the 550-day construction period. This means the grant will expire in June of 2026 before any annual maintenance is performed.

The annual support is similar to any other software license and maintenance agreement. The purpose of this request is to remove the annual maintenance from the equipment purchase and approve a separate five-year agreement for annual maintenance for a total cost of \$54,400.00.

Recommendation

Public Works and Electric Department recommend approval of the accompanying resolution for an amended agreement with Transportation Control Systems of Tampa, FL for five years of annual support maintenance.

Attachments:

[01282026\\_City of Oak Ridge Signal Timing Optimization Program -.pdf](#)

[Sales Quotation\\_35931\\_20260129\\_35752PM.pdf](#)

[Resolution - Amend Resolution 5-60-2025 - Annual Support and Maintenance for Traffic Control Equipment.docx](#)

**City of Oak Ridge Signal Timing Optimization Program – Phase II and Phase III**  
**Standard Software and Hardware Items for Pricing**

|                                                        | Base Package | Options | Custom |
|--------------------------------------------------------|--------------|---------|--------|
| Central & Integration (Initial System Deployment Cost) | \$137,210.00 | N/A     | N/A    |

Central & Integration (Beyond Initial System Deployment Cost)

|                                                            | Unit Cost | Extended Cost |
|------------------------------------------------------------|-----------|---------------|
| Populate/Configure GUI/Central Database for 14 Controllers | \$225.00  | \$3,150.00    |
| Supplemental Training (Hourly)                             | \$225.00  |               |
| Year 1 Annual Support Maintenance Contract                 |           | \$6,000.00    |
| Year 2 Annual Support Maintenance Contract                 |           | \$12,100.00   |
| Year 3 Annual Support Maintenance Contract                 |           | \$12,100.00   |
| Year 4 Annual Support Maintenance Contract                 |           | \$12,100.00   |
| Year 5 Annual Support Maintenance Contract                 |           | \$12,100.00   |

|                                                    | Unit Cost               |
|----------------------------------------------------|-------------------------|
| System Troubleshooting Support (Remote) -- Hourly  | Included in Maintenance |
| System Troubleshooting Support (On-Site) -- Hourly | Included in Maintenance |

|                                       | Unit Cost  | Extended Cost |
|---------------------------------------|------------|---------------|
| ATC Signal Controller for TS2 Cabinet | \$4,800.00 | \$67,200.00   |



# TRANSPORTATION CONTROL SYSTEMS

1100 South 86th Street Tampa, Florida 33619 800.886.2735 813.630.2800 www.tcstraffic.com

## SALES QUOTE #: 35931

QUOTE DATE: 01/29/26 3:54PM

Print Date: 01/29/26 3:57PM

PAGE 1 OF 2

### Quoted To

CITY OF OAK RIDGE, TN

garymont@oakridgetn.gov

### QUOTATION INFORMATION

Customer Code OAK100

Doc Owner

Document Date 01/29/26

Project References: OAK RIDGE SIGNAL TIMING OPTIMIZATION PROJECT - PHASE II AND PHASE III

| Item No. | Item Description                           | Qty Ord | Unit Price     | Ext. Price   |
|----------|--------------------------------------------|---------|----------------|--------------|
| ORDERED  | YEAR 1 ANNUAL SUPPORT MAINTENANCE CONTRACT | 1       | \$ 6,000.0000  | \$ 6,000.00  |
| ORDERED  | YEAR 2 ANNUAL SUPPORT MAINTENANCE CONTRACT | 1       | \$ 12,100.0000 | \$ 12,100.00 |
| ORDERED  | YEAR 3 ANNUAL SUPPORT MAINTENANCE CONTRACT | 1       | \$ 12,100.0000 | \$ 12,100.00 |
| ORDERED  | YEAR 4 ANNUAL SUPPORT MAINTENANCE CONTRACT | 1       | \$ 12,100.0000 | \$ 12,100.00 |
| ORDERED  | YEAR 5 ANNUAL SUPPORT MAINTENANCE CONTRACT | 1       | \$ 12,100.0000 | \$ 12,100.00 |

Quotation Totals And Terms On Next Page

**TERMS AND CONDITIONS FOR  
TRANSPORTATION CONTROL SYSTEMS, INC. (TCS) QUOTATIONS****1. SHIPPING CHARGES**

- All items are quoted FOB Warehouse.
- Orders delivered to AL, FL, GA, LA, MS, NC, SC, and TN over \$2,500 qualify for freight allowance.

**2. LEAD TIMES**

- Production schedules are determined after receipt of approved drawings and official release by the customer.

**3. ORDER ACCEPTANCE**

- Orders are subject to formal acceptance by TCS upon receipt of a valid purchase order.
- Customers must reference the TCS quote number on all purchase orders to ensure accurate processing.
- TCS reserves the right to refuse or modify any order at its discretion.

**4. PAYMENT TERMS**

- Payment terms are Net 30 Days for established accounts.
- Late payments may be subject to finance charges at the maximum rate permitted by law.

**5. TAXES**

- Tax calculations provided in quotes are estimates only.
- Actual sales tax will be charged based on the final ship-to address and applicable state and local tax laws.

**6. PRICING AND VALIDITY**

- Quotes are valid for 30 days from the date of issuance.
- Prices are subject to change if the order is not released within 60 days from the date of purchase order.
- All prices are subject to change due to governmental actions such as tariffs, duties, and regulatory changes.

**7. CANCELLATIONS & RETURNS**

- Orders cannot be canceled or modified without written approval from TCS.
- Returns are subject to restocking fees and prior authorization.

**8. LIMITATION OF LIABILITY**

- TCS shall not be liable for any indirect, incidental, or consequential damages arising from the sale, delivery, or use of the products.

**9. FORCE MAJEURE**

- TCS shall not be liable for delays or failure to perform due to causes beyond its reasonable control, including but not limited to acts of God, natural disasters, war, terrorism, governmental actions, labor strikes, pandemics, supply chain disruptions, or any other unforeseen events that prevent or hinder performance.

By placing an order with Transportation Control Systems, Inc., the customer agrees to these terms and conditions.

**Quotation Totals**

|                     |    |                     |
|---------------------|----|---------------------|
| Sub-Total           |    | \$ 54,400.00        |
| Freight             | \$ | 0.00                |
| Tax                 | \$ | 0.00                |
| <b>Total Amount</b> |    | <b>\$ 54,400.00</b> |

Signature \_\_\_\_\_

Date \_\_\_\_\_

**RESOLUTION**

A RESOLUTION TO AMEND RESOLUTION 5-60-2025 TO AUTHORIZE AN ANNUAL SUPPORT AND MAINTENANCE FOR TRAFFIC CONTROLLERS, A CENTRAL TRAFFIC SIGNAL MASTER CONTROLLER, AND DATABASE FROM TRANSPORTATION CONTROL SYSTEMS, INC., TAMPA, FLORIDA, FOR A TOTAL COST OF \$54,400.00 OVER A FIVE-YEAR TERM.

WHEREAS, by Resolution 5-60-2025, City Council authorized the purchase of traffic control equipment, including traffic controllers, a central traffic signal master controller, and a database, from Transportation Control Systems, Inc., for the Oak Ridge Signal Timing Optimization Program (CMAQ Phase II) Project in an amount not to exceed \$261,960.00; and

WHEREAS, the City chose to purchase the traffic control equipment for the CMAQ Phase II Project directly as opposed to including the equipment in the underlying construction contract; and

WHEREAS, the purchase, which is reimbursable under a TDOT grant, included annual support and maintenance beginning after the first year of operation, however, it is now realized the grant contract will expire before any annual maintenance is needed, therefore, the annual maintenance portion should be removed from the equipment purchase contract and a separate annual maintenance and support agreement be executed; and

WHEREAS, the total cost annual support and maintenance from Transportation Control Systems, Inc., is \$54,400.00 for a five-year term; and

WHEREAS, the City Manager recommends amending Resolution 5-60-2025 and executing a stand-alone contract with Transportation Control Systems, Inc., for support and maintenance.

NOW, THEREFORE, BE RESOLVED BY THE COUNCIL OF THE CITY OF OAK RIDGE, TENNESSEE:

That the recommendation of the City Manager is approved and Resolution 5-60-2025 is hereby amended to remove the support and maintenance component from the original purchase and to authorize an annual support and maintenance agreement with Transportation Control Systems, Inc., 1100 South 86<sup>th</sup> Street, Tampa, Florida 33619, for various traffic control equipment associated with the Congestion Mitigation and Air Quality Improvement (CMAQ) Phase II Project in the amount of \$54,400.00 for a five-year term.

BE IT FURTHER RESOLVED that the Mayor, City Manager, and Deputy City Manager are hereby authorized to execute the appropriate legal instruments to accomplish the same.

This the 9th day of February 2026.

APPROVED AS TO FORM AND LEGALITY:

\_\_\_\_\_  
Tammy M. Rackard, City Attorney

\_\_\_\_\_  
Warren L. Gooch, Mayor



---

Mary Beth Hickman, City Clerk

**OAK RIDGE CITY COUNCIL MEMORANDUM**

**DATE:** February 09, 2026

**TO:** Randy Hemann, City Manager

**FROM:** Jon Hetrick , Recreation & Parks Director

**SUBJECT:** A Resolution Approving a Contract in the Amount of \$472,500 with Brewster Builders, Inc. for Mowing Services for Oak Ridge City Parks and Greenways

Introduction

An item for City Council's consideration is a resolution to approve a contract with Brewster Builders, Inc. of Oneida, TN for mowing services for City parks and greenways in the amount of \$472,500.00 for the 2026 mowing season. The contract term is for one (1) year, with four (4) one-year renewal options.

Funding

Funding for the balance of the FY2026 is included in the adopted General Fund budget. Funding for the remainder of the contract will be requested in upcoming budget cycles.

Background

The current mowing contract for City parks and greenways expired on December 31, 2025. The City put out a formal request for bids for mowing services through December 31, 2026, with four (4) 1-year renewal options. The low bid received was from Brewster Builders, who have a commercial mowing subsidiary that has been active for five years. After checking references and discussing available equipment and personnel resources with the contractor, staff recommend Brewster Builders as the lowest qualified bidder. This item was reviewed by the City Council Budget & Finance Committee and was favorably received.

Recommendation

Staff recommend approval of the attached resolution.

Attachments:

[Copy of FY2026-186 Mowing Services Parks and Greenways Abstract.xlsx](#)

[Resolution - Parks and Greenways Mowing Contract - Brewster Builders Inc..docx](#)

CITY OF OAK RIDGE, TENNESSEE  
Abstract of Bids

FY2026-186  
DRAFT  
OPENING DATE: January 22, 2026, at 3:00 P.M.

|                                                                                                                                                                                                                                                                                      |      |     |                                                                               |               |                                                                                                 |               |                                                                                       |               |           |       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|-----|-------------------------------------------------------------------------------|---------------|-------------------------------------------------------------------------------------------------|---------------|---------------------------------------------------------------------------------------|---------------|-----------|-------|
| FOR ---<br>Mowing Services for Oak Ridge City Parks and Greenways                                                                                                                                                                                                                    |      |     | BIDDER:<br>Brewster Builders, Inc.<br>439 Industrial Lane<br>Oneida, TN 37841 |               | BIDDER:<br>East United Services, LLC<br>2425 Martin Luther King Jr. Ave.<br>Knoxville, TN 37915 |               | BIDDER:<br>Diversified Landscape Svcs, Inc.<br>205 Midway Lane<br>Oak Ridge, TN 37830 |               | BIDDER:   |       |
| DESCRIPTION                                                                                                                                                                                                                                                                          | ITEM | QTY | UNIT COST                                                                     | TOTAL         | UNIT COST                                                                                       | TOTAL         | UNIT COST                                                                             | TOTAL         | UNIT COST | TOTAL |
| PROVISION OF ALL LABOR, MATERIALS, SUPPLIES, TOOLS, EQUIPMENT, AND OTHER INCIDENTALS NECESSARY TO PROVIDE MOWING AND TRIMMING SERVICES FOR PARKS AND GREENWAYS LOCATED THROUGHOUT THE CITY PER THE SPECIFICATIONS AND MAPS PROVIDED BY THE OAK RIDGE RECREATION AND PARKS DEPARTMENT |      |     |                                                                               | \$ 472,500.00 |                                                                                                 | \$ 508,839.31 |                                                                                       | \$ 596,798.26 |           |       |
| TOTAL NOT-TO-EXCEED                                                                                                                                                                                                                                                                  |      |     |                                                                               | \$ 472,500.00 |                                                                                                 | \$ 508,839.31 |                                                                                       | \$ 596,798.26 |           | \$ -  |
| TERMS                                                                                                                                                                                                                                                                                |      |     |                                                                               |               |                                                                                                 |               |                                                                                       |               |           |       |
| DELIVERY                                                                                                                                                                                                                                                                             |      |     |                                                                               |               |                                                                                                 |               |                                                                                       |               |           |       |
| F.O.B.                                                                                                                                                                                                                                                                               |      |     |                                                                               |               |                                                                                                 |               |                                                                                       |               |           |       |
| VIA                                                                                                                                                                                                                                                                                  |      |     |                                                                               |               |                                                                                                 |               |                                                                                       |               |           |       |
| Advertised on the City's website for 36 days                                                                                                                                                                                                                                         |      |     |                                                                               |               |                                                                                                 |               |                                                                                       |               |           |       |
| OTHER BIDDERS CONTACTED:<br>Harris Lawn Care Service - Oak Ridge, TN<br>KMFIII Services, LLC - Knoxville, TN<br>Lawson Lawn Care Service - Oak Ridge, TN<br>J & M Lawncare - Sunbright, TN<br>Norwood's Landscaping - Oak Ridge, TN                                                  |      |     |                                                                               |               |                                                                                                 |               | BIDS OPENED AND RECORDED BY---                                                        |               |           |       |
|                                                                                                                                                                                                                                                                                      |      |     |                                                                               |               |                                                                                                 |               | Kendahl Moore<br>Acting Purchasing Manager                                            |               |           |       |
| REASON FOR AWARD:                                                                                                                                                                                                                                                                    |      |     | RECOMMEND AWARD BE MADE TO:                                                   |               |                                                                                                 |               | BIDS REVIEWED BY---                                                                   |               |           |       |
| ONLY BID RECEIVED                                                                                                                                                                                                                                                                    |      |     | Brewster Builders, Inc.<br>439 Industrial Lane<br>Oneida, TN 37841            |               |                                                                                                 |               | Dallas Dyce<br>Finance Manager                                                        |               |           |       |
| LOW PRICE                                                                                                                                                                                                                                                                            |      |     |                                                                               |               |                                                                                                 |               |                                                                                       |               |           |       |
| BETTER OR REQUIRED DESIGN                                                                                                                                                                                                                                                            |      |     |                                                                               |               |                                                                                                 |               |                                                                                       |               |           |       |
| EARLY DELIVERY                                                                                                                                                                                                                                                                       |      |     |                                                                               |               |                                                                                                 |               |                                                                                       |               |           |       |
| LOWEST TOTAL COST                                                                                                                                                                                                                                                                    |      |     |                                                                               |               |                                                                                                 |               |                                                                                       |               |           |       |

NUMBER \_\_\_\_\_

**RESOLUTION**

A RESOLUTION AWARDING A CONTRACT (FY2026-186) TO BREWSTER BUILDERS, INC., ONEIDA, TENNESSEE, FOR MOWING AND TRIMMING SERVICES FOR PARKS AND GREENWAYS FOR CALENDAR YEAR 2026 IN AN AMOUNT NOT TO EXCEED \$472,500.00.

WHEREAS, the City issued an invitation to bid for the furnishing of all labor, tools, materials, equipment, and supplies necessary for mowing and trimming services for parks and greenways; and

WHEREAS, the contract was bid for an initial term through December 31, 2026, with four (4) one-year automatic renewal options and the price adjusted based upon the Consumer Price Index upon each renewal; and

WHEREAS, this item was brought before the Budget and Finance Committee on January 29, 2026, which item was favorably received; and

WHEREAS, bids were received and publicly opened on January 22, 2026, with Brewster Buildings, Inc., submitting the lowest and best bid, which bid the City Manager recommends be accepted.

NOW, THEREFORE, BE RESOLVED BY THE COUNCIL OF THE CITY OF OAK RIDGE, TENNESSEE:

That the recommendation of the City Manager is approved, and award is hereby made to Brewster Builders, Inc., 439 Industrial Lane, Oneida, Tennessee 37841, for the furnishing of all labor, tools, materials, equipment, and supplies necessary for mowing and trimming services for parks and greenways; said award in strict accordance with FY2026-186, the required specifications, and the bid as publicly opened on January 22, 2026, and an amount not to exceed \$472,500.00 for the initial term.

BE IT FURTHER RESOLVED that the City Manager is hereby authorized to exercise the four (4) mutual renewal options (Calendar Years 2027, 2028, 2029, and 2030) with cost adjusted according to the Consumer Price Index, provided the contractor provides satisfactory services and sufficient funds are budgeted.

BE IT FURTHER RESOLVED that the Mayor, City Manager, and Deputy City Manager are hereby authorized to execute the appropriate legal instruments to accomplish the same.

This the 9th day of February 2026.

APPROVED AS TO FORM AND LEGALITY:

\_\_\_\_\_  
Tammy M. Rackard, City Attorney

\_\_\_\_\_  
Warren L. Gooch, Mayor

\_\_\_\_\_  
Mary Beth Hickman, City Clerk

**OAK RIDGE CITY COUNCIL MEMORANDUM**

DATE: February 09, 2026

TO: Randy Hemann, City Manager

FROM: Carey Aitken , Director

SUBJECT: A Resolution Approving a Contract in the Amount of \$16,906.42 with KMF III Services, LLC. for Mowing Services at the Bethel Valley Industrial Park

Introduction

An item for City Council's consideration is a resolution to approve a contract with KMF III Services LLC of Knoxville, TN for mowing services for mowing and landscaping services at the Bethel Valley Industrial Park as noted in the attached exhibit. The contract term is for one (1) year with four (4) one-year renewal options.

Funding

Funding for the balance of the FY2026 is included in the adopted budget. Funding for the remainder of the contract will be requested in upcoming budget cycles.

Background

The current mowing contract for these areas expired on December 31, 2025. The City of Oak Ridge solicited formal bids for mowing services within the Bethel Valley Industrial Park to include right-of-ways along Weinberg Drive, Culler Court, Larsen Court, Bethel Valley Road, and an additional vacant property. In addition, weed control, fertilizer, mulching, and other services are included within the bid contract to be completed on a set schedule. The low bid received was from KMF III Services LLC in the amount of \$16,906.42. After checking references and staff recommends KMF III Services LLCL as the lowest qualified bidder. This item was reviewed by the City Council Budget and Finance Committee and was favorably received.

Recommendation

Staff recommends approval of the attached resolution.

Attachments:

[FY2026-190 Bid Abstract.pdf](#)

[Bethel Valley Contract.pdf](#)

[Resolution - Bethel Valley Mowing Contract - KMF III Services, LLC.docx](#)

**CITY OF OAK RIDGE, TENNESSEE**  
**Abstract of Bids**

FY2026-190

OPENING DATE: January 22, 2026 at 3:15 P.M

|                                                                                                                                                                                                                                                                                                               |      |     |                                                                            |              |                                                                                                 |              |                                                                                                                                                                       |              |           |       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|-----|----------------------------------------------------------------------------|--------------|-------------------------------------------------------------------------------------------------|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-----------|-------|
| FOR ---<br>Mowing Services for Bethel Valley Industrial Park                                                                                                                                                                                                                                                  |      |     | BIDDER:<br>KMF III Services LLC<br>6111 Patriot Way<br>Knoxville, TN 37931 |              | BIDDER:<br>East United Services, LLC<br>2425 Martin Luther King, Jr. Ave<br>Knoxville, TN 37915 |              | BIDDER:<br>Town Creek, LLC<br>10400 Happy Hollow Road<br>Lenoir City, TN 37771                                                                                        |              | BIDDER:   |       |
| DESCRIPTION                                                                                                                                                                                                                                                                                                   | ITEM | QTY | UNIT COST                                                                  | TOTAL        | UNIT COST                                                                                       | TOTAL        | UNIT COST                                                                                                                                                             | TOTAL        | UNIT COST | TOTAL |
| FURNISH ALL LABOR, MATERIALS, TOOLS, AND EQUIPMENT NECESSARY TO PERFORM ALL WORK AND SERVICES REQUIRED FOR MOWING AND LANDSCAPING SERVICES FOR BETHEL VALLEY INDUSTRIAL PARK PER THE SPECIFICATIONS PROVIDED BY THE CITY OF OAK RIDGE PUBLIC WORKS DEPARTMENT                                                 |      |     |                                                                            | \$ 16,906.42 |                                                                                                 | \$ 18,363.00 |                                                                                                                                                                       | \$ 68,766.00 |           |       |
| TOTAL PRICE                                                                                                                                                                                                                                                                                                   |      |     |                                                                            | \$ 16,906.42 |                                                                                                 | \$ 18,363.00 |                                                                                                                                                                       | \$ 68,766.00 |           |       |
| CONTINGENCY                                                                                                                                                                                                                                                                                                   |      |     |                                                                            |              |                                                                                                 |              |                                                                                                                                                                       |              |           |       |
| TOTAL NOT-TO-EXCEED                                                                                                                                                                                                                                                                                           |      |     |                                                                            |              |                                                                                                 |              |                                                                                                                                                                       |              |           |       |
| TERMS                                                                                                                                                                                                                                                                                                         |      |     |                                                                            |              |                                                                                                 |              |                                                                                                                                                                       |              |           |       |
| DELIVERY                                                                                                                                                                                                                                                                                                      |      |     |                                                                            |              |                                                                                                 |              |                                                                                                                                                                       |              |           |       |
| F.O.B.                                                                                                                                                                                                                                                                                                        |      |     |                                                                            |              |                                                                                                 |              |                                                                                                                                                                       |              |           |       |
| VIA                                                                                                                                                                                                                                                                                                           |      |     |                                                                            |              |                                                                                                 |              |                                                                                                                                                                       |              |           |       |
| Advertised on the City's website for 36 days                                                                                                                                                                                                                                                                  |      |     |                                                                            |              |                                                                                                 |              |                                                                                                                                                                       |              |           |       |
| OTHER BIDDERS CONTACTED:<br>Harris Lawn Care Service - Oak Ridge, TN - Non-Responsive<br>Diversified Services Associates, Inc. - Oak Ridge, TN<br>East United Services - Knoxville, TN<br>Lawson Lawn Care Service - Oak Ridge, TN<br>J & M Lawncare - Sunbright, TN<br>Norwood's Landscaping - Oak Ridge, TN |      |     |                                                                            |              |                                                                                                 |              | BIDS OPENED AND RECORDED BY---<br><br>Kendahl Moore<br>Acting Purchasing Manager |              |           |       |
| REASON FOR AWARD:                                                                                                                                                                                                                                                                                             |      |     | RECOMMEND AWARD BE MADE TO:                                                |              |                                                                                                 |              | BIDS REVIEWED BY---                                                                                                                                                   |              |           |       |
| ONLY BID RECEIVED <input type="checkbox"/><br>LOW PRICE <input type="checkbox"/><br>BETTER OR REQUIRED DESIGN <input type="checkbox"/><br>EARLY DELIVERY <input type="checkbox"/><br>LOWEST TOTAL COST <input checked="" type="checkbox"/>                                                                    |      |     | KMF III Services LLC<br>6111 Patriot Way<br>Knoxville, TN 37931            |              |                                                                                                 |              | <br>Kari Bates<br>Finance Director                                               |              |           |       |

| <b>Bethel Valley Industrial Park</b>                                 |                  |                    |                 |                     |
|----------------------------------------------------------------------|------------------|--------------------|-----------------|---------------------|
|                                                                      | <b>Frequency</b> | <b>Annual Cuts</b> | <b>Cost/Cut</b> | <b>Annual Cost</b>  |
| <b>Mowing of Right of Ways</b>                                       | <b>Frequency</b> |                    |                 |                     |
| Weinberg Drive                                                       | 14 Days          | 17                 | \$ 97.85        | \$ 1,663.45         |
| Culler Court                                                         | 14 Days          | 17                 | \$ 36.05        | \$ 612.85           |
| Larsen Court                                                         | 14 Days          | 17                 | \$ 36.05        | \$ 612.85           |
| Bethel Valley Road (Entrances area only, 30ft each side of entrance) | 14 Days          | 17                 | \$ 56.65        | \$ 963.05           |
| Bushhog Vacant property                                              | Bi Monthly       | 4                  | \$ 772.50       | \$ 3,090.00         |
| <b>Landscaping</b>                                                   | <b>Frequency</b> |                    |                 |                     |
| Apply pre-emerge weed control                                        | 3 Times a year   | 3                  | \$ 575.77       | \$ 1,727.31         |
| Apply post-emerge weed control                                       | 3 Times a year   | 3                  | \$ 458.35       | \$ 1,375.05         |
| Clear Curb along Bethel Valley Rd and apply post-emerge weed control | Yearly           | 1                  | \$ 231.75       | \$ 231.75           |
| Trim and Prune Shrubs and Trees                                      | Yearly           | 1                  | \$ 1,629.46     | \$ 1,629.46         |
| Fertilize Trees and Shrubs                                           | Yearly           | 1                  | \$ 458.35       | \$ 458.35           |
| Mulch all Shrub and Tree Beds                                        | Yearly           | 1                  | \$ 2,163.00     | \$ 2,163.00         |
| Remove Tree saplings                                                 | Yearly           | 1                  | \$ 566.50       | \$ 566.50           |
| Weed all Shrub and Tree Beds                                         | Monthly          | 8                  | \$ 226.60       | \$ 1,812.80         |
|                                                                      |                  |                    |                 | <b>\$ 16,906.42</b> |



NUMBER \_\_\_\_\_

**RESOLUTION**

A RESOLUTION AWARDDING A CONTRACT (FY2026-190) TO KMF III SERVICES, LLC, KNOXVILLE, TENNESSEE, FOR MOWING OF BETHEL VALLEY INDUSTRIAL PARK FOR CALENDAR YEAR 2026 IN AN AMOUNT NOT TO EXCEED \$16,906.42.

WHEREAS, the City issued an invitation to bid for the furnishing of all labor, tools, materials, equipment, and supplies necessary for mowing and landscaping services within the Bethel Valley Industrial Park, including the provision of weed control, fertilizer, and mulching; and

WHEREAS, the contract was bid for an initial term through December 31, 2026, with four (4) one-year automatic renewal options and the price adjusted based upon the Consumer Price Index upon each renewal; and

WHEREAS, this item was brought before the Budget and Finance Committee on January 29, 2026, which item was favorably received; and

WHEREAS, bids were received and publicly opened on January 22, 2026, with KMF III Services, LLC, submitting the lowest and best bid, which bid the City Manager recommends be accepted.

NOW, THEREFORE, BE RESOLVED BY THE COUNCIL OF THE CITY OF OAK RIDGE, TENNESSEE:

That the recommendation of the City Manager is approved, and award is hereby made to KMF III Services, LLC, 6111 Patriot Way, Knoxville, Tennessee 37931, for the furnishing of all labor, tools, materials, equipment, and supplies necessary for mowing and landscaping services for Bethel Valley Industrial Park; said award in strict accordance with FY2026-190, the required specifications, and the bid as publicly opened on January 22, 2026, and an amount not to exceed \$16,906.42 for the initial term.

BE IT FURTHER RESOLVED that the City Manager is hereby authorized to exercise the four (4) mutual renewal options (Calendar Years 2027, 2028, 2029, and 2030) with cost adjusted according to the Consumer Price Index, provided the contractor provides satisfactory services and sufficient funds are budgeted.

BE IT FURTHER RESOLVED that the Mayor, City Manager, and Deputy City Manager are hereby authorized to execute the appropriate legal instruments to accomplish the same.

This the 9th day of February 2026.

APPROVED AS TO FORM AND LEGALITY:

\_\_\_\_\_  
Tammy M. Rackard, City Attorney

\_\_\_\_\_  
Warren L. Gooch, Mayor

\_\_\_\_\_  
Mary Beth Hickman, City Clerk

**OAK RIDGE CITY COUNCIL MEMORANDUM**

DATE: February 09, 2026

TO: Randy Hemann, City Manager

FROM: Carey Aitken , Director

SUBJECT: A Resolution Approving a Contract in the Amount of \$60,237 with East United Services LLC for Mowing Services in the Heritage Center and Horizon Centers

Introduction

An item for City Council's consideration is a resolution to approve a contract with East United Services LLC of Knoxville, TN for mowing and landscaping services at the Heritage Center and Horizon Center ETTP. The contract term is for one (1) year with four (4) one-year renewal options.

Funding

Funding for the balance of FY2026 is included in the adopted budget. Funding for the remainder of the contract will be requested in upcoming budget cycles.

Background

The current mowing contract for these areas expired on December 31, 2025. The City of Oak Ridge solicited formal bids for mowing services to include all right-of-ways, bridges, and pump stations within both industrial parks as well as Fire Station #4. In addition, weed control, fertilizer, mulching, and other services are included within the bid contract to be completed on a set schedule. The low bid received was from East United Services LLC. in the amount of \$60,237.00. After checking references and staff recommends East United Services as the lowest qualified bidder. This item was reviewed by the City Council Budget & Finance Committee and was favorably received.

Recommendation

Staff recommends approval of the attached resolution.

Attachments:

[FY2026-191 Bid Abstract.pdf](#)

[Heritage Center and Horizon Center ETPP.pdf](#)

[Resolution - Heritage Center and Horizon Center ETPP Mowing Contract - East United Services, LLC.docx](#)

**CITY OF OAK RIDGE, TENNESSEE**  
**Abstract of Bids**

FY2026-191

OPENING DATE: January 22, 2026 at 3:15 P.M

|                                                                                                                                                                                                                                                              |      |     |                                                                                            |              |                                                                            |                                                                                                                                                                       |                                                                                |               |           |       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|-----|--------------------------------------------------------------------------------------------|--------------|----------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|---------------|-----------|-------|
| FOR ---<br>Mowing Services for Heritage and Horizon Centers                                                                                                                                                                                                  |      |     | BIDDER:<br>East United Services<br>2425 Martin Luther King, Jr. Ave<br>Knoxville, TN 37915 |              | BIDDER:<br>KMF III Services LLC<br>6111 Patriot Way<br>Knoxville, TN 37931 |                                                                                                                                                                       | BIDDER:<br>Town Creek, LLC<br>10400 Happy Hollow Road<br>Lenoir City, TN 37771 |               | BIDDER:   |       |
| DESCRIPTION                                                                                                                                                                                                                                                  | ITEM | QTY | UNIT COST                                                                                  | TOTAL        | UNIT COST                                                                  | TOTAL                                                                                                                                                                 | UNIT COST                                                                      | TOTAL         | UNIT COST | TOTAL |
| FURNISH ALL LABOR, MATERIALS, TOOLS, AND EQUIPMENT NECESSARY TO PERFORM ALL WORK AND SERVICES REQUIRED FOR MOWING AND LANDSCAPING SERVICES FOR HERITAGE AND HORIZON CENTERS PER THE SPECIFICATIONS PROVIDED BY THE CITY OF OAK RIDGE PUBLIC WORKS DEPARTMENT |      |     |                                                                                            | \$ 60,237.00 |                                                                            | \$ 81,023.00                                                                                                                                                          |                                                                                | \$ 311,964.00 |           |       |
| TOTAL PRICE                                                                                                                                                                                                                                                  |      |     |                                                                                            | \$ 60,237.00 |                                                                            | \$ 81,023.00                                                                                                                                                          |                                                                                | \$ 311,964.00 |           |       |
| CONTINGENCY                                                                                                                                                                                                                                                  |      |     |                                                                                            |              |                                                                            |                                                                                                                                                                       |                                                                                |               |           |       |
| TOTAL NOT-TO-EXCEED                                                                                                                                                                                                                                          |      |     |                                                                                            |              |                                                                            |                                                                                                                                                                       |                                                                                |               |           |       |
| TERMS                                                                                                                                                                                                                                                        |      |     |                                                                                            |              |                                                                            |                                                                                                                                                                       |                                                                                |               |           |       |
| DELIVERY                                                                                                                                                                                                                                                     |      |     |                                                                                            |              |                                                                            |                                                                                                                                                                       |                                                                                |               |           |       |
| F.O.B.                                                                                                                                                                                                                                                       |      |     |                                                                                            |              |                                                                            |                                                                                                                                                                       |                                                                                |               |           |       |
| VIA                                                                                                                                                                                                                                                          |      |     |                                                                                            |              |                                                                            |                                                                                                                                                                       |                                                                                |               |           |       |
| Advertised on the City's website for 36 days                                                                                                                                                                                                                 |      |     |                                                                                            |              |                                                                            |                                                                                                                                                                       |                                                                                |               |           |       |
| OTHER BIDDERS CONTACTED:<br>Diversified Services Associates, Inc. - Oak Ridge, TN<br>Harris Lawn Care Service - Oak Ridge, TN<br>Lawson Lawn Care Service - Oak Ridge, TN<br>J & M Lawncare - Sunbright, TN<br>Norwood's Landscaping - Oak Ridge, TN         |      |     |                                                                                            |              |                                                                            | BIDS OPENED AND RECORDED BY---<br><br>Kendahl Moore<br>Acting Purchasing Manager |                                                                                |               |           |       |
| REASON FOR AWARD:                                                                                                                                                                                                                                            |      |     | RECOMMEND AWARD BE MADE TO:                                                                |              |                                                                            | BIDS REVIEWED BY---                                                                                                                                                   |                                                                                |               |           |       |
| ONLY BID RECEIVED <input type="checkbox"/><br>LOW PRICE <input type="checkbox"/><br>BETTER OR REQUIRED DESIGN <input type="checkbox"/><br>EARLY DELIVERY <input type="checkbox"/><br>LOWEST TOTAL COST <input checked="" type="checkbox"/>                   |      |     | East United Services<br>2425 Martin Luther King, Jr. Ave<br>Knoxville, TN 37915            |              |                                                                            | <br>Dallas Dyce<br>Finance Manager                                               |                                                                                |               |           |       |

|                                                              | Frequency        | Annual Cuts | Cost/Cut | Annual Cost  |
|--------------------------------------------------------------|------------------|-------------|----------|--------------|
| <b>Heritage Center/EITP</b>                                  | <b>Frequency</b> |             |          |              |
| K-1000 Building 200 Heritage Center Blvd.                    | 14 Days          | 17          | 137      | \$ 2,329.00  |
| K-1007 Building 107 Heritage Center Blvd.                    | 14 Days          | 17          | 1000     | \$ 17,000.00 |
| K-1225 Building 403 Victorious Blvd. E                       | 14 Days          | 17          | 274      | \$ 4,658.00  |
| Fire Station #4 652 Enrichment Street                        | 14 Days          | 17          | 100      | \$ 1,700.00  |
| Americus Avenue                                              | 14 Days          | 17          | 50       | \$ 850.00    |
| Burchfield Road                                              | 14 Days          | 17          | 50       | \$ 850.00    |
| Chromium Street                                              | 14 Days          | 17          | 50       | \$ 850.00    |
| Europia Avenue                                               | 14 Days          | 17          | 50       | \$ 850.00    |
| Heritage Center Blvd                                         | 14 Days          | 17          | 50       | \$ 850.00    |
| Meritus Avenue                                               | 14 Days          | 17          | 50       | \$ 850.00    |
| Victorious Blvd W.                                           | 14 Days          | 17          | 50       | \$ 850.00    |
| Victorious Blvd E.                                           | 14 Days          | 17          | 50       | \$ 850.00    |
| <b>Heritage Center Landscaping</b>                           | <b>Frequency</b> |             |          |              |
| Apply pre-emerge weed control                                | 3 Times a year   | 3           | 150      | \$ 450.00    |
| Apply post-emerge weed control                               | 3 Times a year   | 3           | 125      | \$ 375.00    |
| Pruning Trees (Only at K-1000, K-1225, and Fire Station #4)  | 1 Time Year      | 1           | 50       | \$ 50.00     |
| Pruning Shrubs (Only at K-1000, K-1225, and Fire Station #4) | 4 Times Year     | 4           | 150      | \$ 600.00    |
| Removal Storm Debris                                         | 4 Times Year     | 4           | 50       | \$ 200.00    |
| Leaf Removal                                                 | 6 Times Year     | 6           | 150      | \$ 900.00    |
| Mulching (Only at K-1000 and Fire Station #4)                | 1 Times Year     | 1           | 1300     | \$ 1,300.00  |
| <b>Horizon Center Industrial Park</b>                        | <b>Frequency</b> |             |          |              |
| Novus Drive                                                  | 14 Days          | 17          | 100      | \$ 1,700.00  |
| Renovare Blvd.                                               | 14 Days          | 17          | 250      | \$ 4,250.00  |
| Imperium Drive                                               | 14 Days          | 17          | 100      | \$ 1,700.00  |
| Palladium Way                                                | 14 Days          | 17          | 50       | \$ 850.00    |
| Novitas Place                                                | 14 Days          | 17          | 300      | \$ 5,100.00  |
| Novus Drive Sewer Pump Station (Horizon Center West)         | 14 Days          | 17          | 50       | \$ 850.00    |
| Imperium Drive Sewer Pump Station (Horizon Center East)      | 14 Days          | 17          | 50       | \$ 850.00    |
| <b>Horizon Center Bridges</b>                                | <b>Frequency</b> |             |          |              |
| Imperium Drive Bridge                                        | 4 Times Year     | 4           | 200      | \$ 800.00    |
| Novus Drive Bridge                                           | 4 Times Year     | 4           | 200      | \$ 800.00    |
| <b>Horizon Center Landscaping</b>                            | <b>Frequency</b> |             |          |              |
| Apply pre-emerge weed control                                | 3 Times a year   | 3           | 600      | \$ 1,800.00  |
| Apply post-emerge weed control                               | 3 Times a year   | 3           | 600      | \$ 1,800.00  |
| Pruning Trees                                                | 1 Time Year      | 1           | 50       | \$ 50.00     |
| Pruning Shrubs                                               | 4 Times Year     | 4           | 150      | \$ 600.00    |
| Removal Storm Debris                                         | 4 Times Year     | 4           | 50       | \$ 200.00    |
| Leaf Removal                                                 | 6 Times Year     | 6           | 150      | \$ 900.00    |
| Mulching                                                     | 1 Times Year     | 1           | 1625     | \$ 1,625.00  |
|                                                              |                  |             |          | \$ 60,237.00 |

NUMBER \_\_\_\_\_

**RESOLUTION**

A RESOLUTION AWARDING A CONTRACT (FY2026-191) TO EAST UNITED SERVICES, LLC, KNOXVILLE, TENNESSEE, FOR MOWING AND LANDSCAPE SERVICES FOR HERITAGE CENTER INDUSTRIAL PARK AND HORIZON CENTER INDUSTRIAL PARK FOR CALENDAR YEAR 2026 IN AN AMOUNT NOT TO EXCEED \$60,237.00.

WHEREAS, the City issued an invitation to bid for the furnishing of all labor, tools, materials, equipment, and supplies necessary for mowing and landscaping services for Heritage Center Industrial Park and Horizon Center Industrial Park, including weed control, fertilizer, and mulching; and

WHEREAS, the contract was bid for an initial term through December 31, 2026, with four (4) one-year automatic renewal options and the price adjusted based upon the Consumer Price Index upon each renewal; and

WHEREAS, this item was brought before the Budget and Finance Committee on January 29, 2026, which item was favorably received; and

WHEREAS, bids were received and publicly opened on January 22, 2026, with East United Services, LLC, submitting the lowest and best bid, which bid the City Manager recommends be accepted.

NOW, THEREFORE, BE RESOLVED BY THE COUNCIL OF THE CITY OF OAK RIDGE, TENNESSEE:

That the recommendation of the City Manager is approved, and award is hereby made to East United Services, LLC, 2425 Martin Luther King Jr. Avenue, Knoxville, Tennessee 37915, for the furnishing of all labor, tools, materials, equipment, and supplies necessary for mowing and landscaping services for Heritage Center Industrial Park and Horizon Center Industrial Park; said award in strict accordance with FY2026-191, the required specifications, and the bid as publicly opened on January 22, 2026, and an amount not to exceed \$60,237.00 for the initial term.

BE IT FURTHER RESOLVED that the City Manager is hereby authorized to exercise the four (4) mutual renewal options (Calendar Years 2027, 2028, 2029, and 2030) with cost adjusted according to the Consumer Price Index, provided the contractor provides satisfactory services and sufficient funds are budgeted.

BE IT FURTHER RESOLVED that the Mayor, City Manager, and Deputy City Manager are hereby authorized to execute the appropriate legal instruments to accomplish the same.

This the 9th day of February 2026.

APPROVED AS TO FORM AND LEGALITY:

\_\_\_\_\_  
Tammy M. Rackard, City Attorney

\_\_\_\_\_  
Warren L. Gooch, Mayor

\_\_\_\_\_  
Mary Beth Hickman, City Clerk

**OAK RIDGE CITY COUNCIL MEMORANDUM**

DATE: February 09, 2026

TO: Randy Hemann, City Manager

FROM: Carey Aitken , Director

SUBJECT: A Resolution Approving a Contract in the Amount of \$186,954.27 with East United Services, LLC. for Mowing Services in Non Right-of-Way Areas.

Introduction

An item for City Council's consideration is a resolution to approve a contract with East United Services LLC of Knoxville TN for mowing services of areas such as treatment plants, animal shelter, fire stations, and other facilities as listed in the enclosed attachment. The contract term is for one (1) year with four (4) one-year renewal options.

Funding

Funding for the balance of the FY2026 is included in the adopted budget. Funding for the remainder of the contract will be requested in upcoming budget cycles.

Background

The current mowing contract for these areas expired on December 31, 2025. The City of Oak Ridge solicited formal bids for mowing non rights-of-way to include outlying parcels, cemeteries, sewer pump stations not located in the previous industrial parks, water booster stations and tanks, substations, treatment plants, animal shelter, fire stations, and other facilities as listed in the enclosed attachment. The low bid received was from East United Services LLC. After checking references and staff recommends East United Services LLC as the lowest qualified bidder. This item was reviewed by the City Council Budget & Finance Committee and was favorably received.

Recommendation

Staff recommends approval of the attached resolution.

Attachments:

[FY2026-193 Bid Abstract.pdf](#)

[Non Right-of-Ways.pdf](#)

[Resolution - Non-ROW Parcels Mowing Contract - East United Services, LLC.docx](#)





**CITY OF OAK RIDGE, TENNESSEE**  
**Abstract of Bids**

FY2026-193

OPENING DATE: January 22, 2026 at 3:15 P.M.

|                                                                                                                                                                                                                                                                           |      |     |                                                                                            |               |                                                                               |                                       |                                                                             |               |         |      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|-----|--------------------------------------------------------------------------------------------|---------------|-------------------------------------------------------------------------------|---------------------------------------|-----------------------------------------------------------------------------|---------------|---------|------|
| FOR ---<br>Mowing Services for Non-ROWS - City Facilities and Properties                                                                                                                                                                                                  |      |     | BIDDER:<br>East United Services<br>2425 Martin Luther King, Jr. Ave<br>Knoxville, TN 37915 |               | BIDDER:<br>Brewster Builders, Inc.<br>439 Industrial Lane<br>Oneida, TN 37841 |                                       | BIDDER:<br>Town Creek, LLC<br>10400 Happy Hollow Road<br>Lenoir City, 37771 |               | BIDDER: |      |
| DESCRIPTION                                                                                                                                                                                                                                                               | ITEM | QTY | UNIT COST                                                                                  | TOTAL         | UNIT COST                                                                     | TOTAL                                 | UNIT COST                                                                   | TOTAL         |         |      |
| FURNISH ALL LABOR, MATERIALS, TOOLS, AND EQUIPMENT NECESSARY TO PERFORM ALL WORK AND SERVICES REQUIRED FOR MOWING AND LANDSCAPING SERVICES FOR NON-ROWS - CITY FACILITIES AND PROPERTIES PER THE SPECIFICATIONS PROVIDED BY THE CITY OF OAK RIDGE PUBLIC WORKS DEPARTMENT |      |     |                                                                                            | \$ 186,954.27 |                                                                               | \$ 310,100.00                         |                                                                             | \$ 319,336.00 |         |      |
| TOTAL PRICE                                                                                                                                                                                                                                                               |      |     |                                                                                            | \$ 186,954.27 |                                                                               | \$ 310,100.00                         |                                                                             | \$ 319,336.00 |         | \$ - |
| CONTINGENCY                                                                                                                                                                                                                                                               |      |     |                                                                                            |               |                                                                               |                                       |                                                                             |               |         |      |
| TOTAL NOT-TO-EXCEED                                                                                                                                                                                                                                                       |      |     |                                                                                            |               |                                                                               |                                       |                                                                             |               |         |      |
| TERMS                                                                                                                                                                                                                                                                     |      |     |                                                                                            |               |                                                                               |                                       |                                                                             |               |         |      |
| DELIVERY                                                                                                                                                                                                                                                                  |      |     |                                                                                            |               |                                                                               |                                       |                                                                             |               |         |      |
| F.O.B.                                                                                                                                                                                                                                                                    |      |     |                                                                                            |               |                                                                               |                                       |                                                                             |               |         |      |
| VIA                                                                                                                                                                                                                                                                       |      |     |                                                                                            |               |                                                                               |                                       |                                                                             |               |         |      |
| Advertised on the City's website for 36 days                                                                                                                                                                                                                              |      |     |                                                                                            |               |                                                                               |                                       |                                                                             |               |         |      |
| OTHER BIDDERS CONTACTED:                                                                                                                                                                                                                                                  |      |     |                                                                                            |               |                                                                               | BIDS OPENED AND RECORDED BY---        |                                                                             |               |         |      |
| Diversified Services Associates, Inc. - Oak Ridge, TN                                                                                                                                                                                                                     |      |     |                                                                                            |               |                                                                               | Norwood's Landscaping - Oak Ridge, TN |                                                                             |               |         |      |
| KMFIII Services, LLC - Knoxville, TN                                                                                                                                                                                                                                      |      |     |                                                                                            |               |                                                                               | Kendahl Moore                         |                                                                             |               |         |      |
| Lawson Lawn Care Service - Oak Ridge, TN                                                                                                                                                                                                                                  |      |     |                                                                                            |               |                                                                               | Acting Purchasing Manager             |                                                                             |               |         |      |
| J & M Lawncare - Sunbright, TN                                                                                                                                                                                                                                            |      |     |                                                                                            |               |                                                                               |                                       |                                                                             |               |         |      |
| Norwood's Landscaping - Oak Ridge, TN                                                                                                                                                                                                                                     |      |     |                                                                                            |               |                                                                               |                                       |                                                                             |               |         |      |
| Harris Lawn Care Service - Oak Ridge, TN - Not responsive                                                                                                                                                                                                                 |      |     |                                                                                            |               |                                                                               |                                       |                                                                             |               |         |      |
| REASON FOR AWARD:                                                                                                                                                                                                                                                         |      |     | RECOMMEND AWARD BE MADE TO:                                                                |               |                                                                               | BIDS REVIEWED BY---                   |                                                                             |               |         |      |
| ONLY BID RECEIVED <input type="checkbox"/>                                                                                                                                                                                                                                |      |     | East United Services                                                                       |               |                                                                               | Dallas Dyce                           |                                                                             |               |         |      |
| LOW PRICE <input type="checkbox"/>                                                                                                                                                                                                                                        |      |     | 2425 Martin Luther King, Jr. Ave                                                           |               |                                                                               | Finance Manager                       |                                                                             |               |         |      |
| BETTER OR REQUIRED DESIGN <input type="checkbox"/>                                                                                                                                                                                                                        |      |     | Knoxville, TN 37915                                                                        |               |                                                                               |                                       |                                                                             |               |         |      |
| EARLY DELIVERY <input type="checkbox"/>                                                                                                                                                                                                                                   |      |     |                                                                                            |               |                                                                               |                                       |                                                                             |               |         |      |
| LOWEST TOTAL COST <input checked="" type="checkbox"/>                                                                                                                                                                                                                     |      |     |                                                                                            |               |                                                                               |                                       |                                                                             |               |         |      |

# Men Right-of-Way Hoarding

| Periods 048                                                                                | Frequency      | Annual Cuts | Cuts/Cut | Annual Cost   |
|--------------------------------------------------------------------------------------------|----------------|-------------|----------|---------------|
| Parcel 328 - Ambulance Building (184 Raleigh Road)                                         | 10 Days        | 23          | 58.5     | \$ 1,345.50   |
| Parcel 310 - Rhoda Avenue (Turnpikes)                                                      | 10 Days        | 23          | 292.5    | \$ 6,727.50   |
| Loyola Lane                                                                                | Monthly        | 8           | 58.5     | \$ 468.00     |
| Parcel 333.01 - Adams Lane                                                                 | Monthly        | 8           | 67.75    | \$ 702.00     |
| Robertson Road (Rhoda Lane Remediation Properties)                                         | 14 Days        | 17          | 174.5    | \$ 2,883.50   |
| Deer Lane at Commerce Park                                                                 | 2 Times/Year   | 2           | 1500     | \$ 3,000.00   |
| Commerce                                                                                   | Frequency      |             |          |               |
| #21 - East Fort, Newcastle Ln                                                              | 14 Days        | 17          | 29.25    | \$ 497.25     |
| #29 - Galbreath, Wender Circle                                                             | 14 Days        | 17          | 293.25   | \$ 4,475.25   |
| #30 - Robertson Baptist, Inquiries Road                                                    | 14 Days        | 17          | 117      | \$ 1,889.00   |
| #34 - Gamble, South Bikes Ave                                                              | 14 Days        | 17          | 29.25    | \$ 497.25     |
| #35 - Peck, Vienna Road                                                                    | 14 Days        | 17          | 117      | \$ 1,889.00   |
| #38 - Hoskins, Highway 61 Key Springs                                                      | 14 Days        | 17          | 29.25    | \$ 497.25     |
| #39 - Hunkins, Maple Lane                                                                  | 14 Days        | 17          | 29.25    | \$ 497.25     |
| #39 - Woods Chapel, Michigan at Outer Drive                                                | 14 Days        | 17          | 29.25    | \$ 497.25     |
| #42 - Walters, Georgia Ave                                                                 | 14 Days        | 17          | 29.25    | \$ 497.25     |
| #48 - Gamble, Tennessee Ave at California Avenue                                           | 14 Days        | 17          | 29.25    | \$ 497.25     |
| Sewer Pump Stations                                                                        | Frequency      |             |          |               |
| Enjoy Heights (Coe Road)                                                                   | 7 Days         | 33          | 58.5     | \$ 1,930.50   |
| Enjoy Valley                                                                               | 7 Days         | 33          | 67.75    | \$ 2,236.75   |
| East Plant                                                                                 | Monthly        | 8           | 351      | \$ 2,808.00   |
| Eastburn Lane                                                                              | Monthly        | 8           | 58.5     | \$ 468.00     |
| Greeland Drive                                                                             | 14 Days        | 17          | 29.25    | \$ 497.25     |
| Gum Hollow Road                                                                            | 14 Days        | 17          | 29.25    | \$ 497.25     |
| 122 Maywater Lane                                                                          | 14 Days        | 17          | 29.25    | \$ 497.25     |
| Park Meade (On Edgemoor Road)                                                              | Monthly        | 8           | 67.75    | \$ 702.00     |
| Pump House Road                                                                            | Monthly        | 8           | 67.75    | \$ 702.00     |
| Riding Units Boulevard                                                                     | 14 Days        | 17          | 67.75    | \$ 1,491.75   |
| Summit Ridge                                                                               | Monthly        | 8           | 58.5     | \$ 468.00     |
| Warehouse Road                                                                             | Monthly        | 8           | 58.5     | \$ 468.00     |
| Whippoorwill Drive                                                                         | Monthly        | 8           | 29.25    | \$ 234.00     |
| William Lane                                                                               | Monthly        | 8           | 29.25    | \$ 234.00     |
| CNP Station                                                                                | Monthly        | 8           | 58.5     | \$ 468.00     |
| Wolf Creek                                                                                 | 14 Days        | 17          | 58.5     | \$ 894.50     |
| Water Booster Stations and Tanks                                                           | Frequency      |             |          |               |
| Blake Avenue at Robertsville Road (Station)                                                | 10 Days        | 23          | 58.5     | \$ 1,345.50   |
| Pennsylvania Avenue at Vermont Avenue (Station)                                            | 10 Days        | 23          | 58.5     | \$ 1,345.50   |
| Delaware (Booster Station)                                                                 | 14 Days        | 17          | 143.25   | \$ 2,435.25   |
| Delaware (Water Tank)                                                                      | 14 Days        | 17          | 143.25   | \$ 2,435.25   |
| East Ridge (Wisconsin Booster Station)                                                     | 14 Days        | 17          | 117      | \$ 1,889.00   |
| East Ridge (Water Tank)                                                                    | 14 Days        | 17          | 117      | \$ 1,889.00   |
| East Ridge (Booster Station)                                                               | 14 Days        | 17          | 160.07   | \$ 2,734.79   |
| Louisiana (Water Tank)                                                                     | 14 Days        | 17          | 160.07   | \$ 2,734.79   |
| Orchard (Booster Station)                                                                  | 14 Days        | 17          | 102.37   | \$ 1,740.29   |
| Orchard (Water Tank)                                                                       | 14 Days        | 17          | 102.37   | \$ 1,740.29   |
| Realty Ridge (Water Tank)                                                                  | 14 Days        | 17          | 58.5     | \$ 894.50     |
| Summit Ridge (Booster Station)                                                             | 14 Days        | 17          | 29.25    | \$ 497.25     |
| Subscribers                                                                                | Frequency      |             |          |               |
| #300 California Ave                                                                        | 10 Days        | 23          | 67.75    | \$ 2,013.25   |
| #400 Lafayette Drive                                                                       | 21 Days        | 12          | 67.75    | \$ 1,053.00   |
| #500 Valley Court                                                                          | 21 Days        | 12          | 67.75    | \$ 1,053.00   |
| #600 Wilburforce                                                                           | 14 Days        | 17          | 585      | \$ 9,945.00   |
| 7700 Bear Creek Road                                                                       | Monthly        | 8           | 117      | \$ 995.00     |
| #800 Union Valley Road                                                                     | 21 Days        | 12          | 117      | \$ 1,404.00   |
| #600 Bluff Road                                                                            | 21 Days        | 12          | 117      | \$ 1,404.00   |
| ETTP Water                                                                                 | Frequency      |             |          |               |
| Water Tank                                                                                 | 14 Days        | 17          | 209.33   | \$ 3,558.61   |
| Water Treatment Plant                                                                      | 14 Days        | 17          | 488      | \$ 7,595.00   |
| Other Facilities                                                                           | Frequency      |             |          |               |
| Animal Shelter                                                                             | 10 Days        | 23          | 234      | \$ 5,382.00   |
| Central Services Complex                                                                   | 10 Days        | 23          | 585      | \$ 13,455.00  |
| Water Treatment Plant Y-12 (Roads, Tanks, Ponds, and Buildings)                            | 10 Days        | 23          | 610      | \$ 10,037.00  |
| Westo Water Treatment (Main Plant) and Monticary Road                                      | 10 Days        | 23          | 760.6    | \$ 17,481.50  |
| Emergency Booster Station Y-12 (Wheat and spray as needed)                                 | Monthly        | 8           | 117      | \$ 935.00     |
| Booster Station Y-12                                                                       | 10 Days        | 23          | 585      | \$ 13,455.00  |
| Valve Pits Y-12 (Storage Tanks, Raw and Finished Water Mains) (Wheat and spray as needed)  | Monthly        | 8           | 87.75    | \$ 702.00     |
| Raw Water Mains Cross Country Y-12 (Now from booster station to raw water booster station) | 3 times a year | 3           | 2000     | \$ 6,000.00   |
| Entrepreneur Building 1910 Commerce Park                                                   | 10 Days        | 23          | 204.75   | \$ 4,765.25   |
| Fire Station #1 - 2057 Oak Ridge Turnpike                                                  | 10 Days        | 23          | 175.5    | \$ 4,035.50   |
| Fire Station #2 - 609 Oak Ridge Turnpike                                                   | 10 Days        | 23          | 117      | \$ 2,691.00   |
| Fire Station #3 - 333 Ludger Drive                                                         | 10 Days        | 23          | 234      | \$ 5,382.00   |
| Grand Total of Bid:                                                                        |                |             |          | \$ 188,894.37 |

NUMBER \_\_\_\_\_

**RESOLUTION**

A RESOLUTION AWARDING A CONTRACT (FY2026-193) TO EAST UNITED SERVICES, LLC, KNOXVILLE, TENNESSEE, FOR MOWING OF NON-RIGHTS-OF-WAY PARCELS FOR CALENDAR YEAR 2026 IN AN AMOUNT NOT TO EXCEED \$186,954.27.

WHEREAS, the City issued an invitation to bid for the furnishing of all labor, tools, materials, equipment, and supplies necessary for mowing and landscaping services for non-rights-of-way parcels for City facilities and properties; and

WHEREAS, the contract was bid for an initial term through December 31, 2026, with four (4) one-year calendar year automatic renewal options and the price adjusted based upon the Consumer Price Index upon each renewal; and

WHEREAS, this item was brought before the Budget and Finance Committee on January 29, 2026, which item was favorably received; and

WHEREAS, bids were received and publicly opened on January 22, 2026, with East United Services, LLC, submitting the lowest and best bid, which bid the City Manager recommends be accepted.

NOW, THEREFORE, BE RESOLVED BY THE COUNCIL OF THE CITY OF OAK RIDGE, TENNESSEE:

That the recommendation of the City Manager is approved, and award is hereby made to East United Services, LLC, 2425 Martin Luther King Jr. Avenue, Knoxville, Tennessee 37915, for the furnishing of all labor, tools, materials, equipment, and supplies necessary for mowing and landscaping services for non-rights-of-way including parcels for City facilities and properties such as cemeteries, sewer pump stations, water booster stations and tanks, substations, treatment plans, animal shelter, and fire stations (excluding Fire Station 4 contained in another mowing contract); said award in strict accordance with FY2026-193, the required specifications, and the bid as publicly opened on January 22, 2026, and an amount not to exceed \$186,954.27 for the initial term.

BE IT FURTHER RESOLVED that the City Manager is hereby authorized to exercise the four (4) mutual renewal options (Calendar Years 2027, 2028, 2029, and 2030) with cost adjusted according to the Consumer Price Index, provided the contractor provides satisfactory services and sufficient funds are budgeted.

BE IT FURTHER RESOLVED that the Mayor, City Manager, and Deputy City Manager are hereby authorized to execute the appropriate legal instruments to accomplish the same.

This the 9th day of February 2026.

APPROVED AS TO FORM AND LEGALITY:

\_\_\_\_\_  
Tammy M. Rackard, City Attorney

\_\_\_\_\_  
Warren L. Gooch, Mayor

\_\_\_\_\_  
Mary Beth Hickman, City Clerk

**OAK RIDGE CITY COUNCIL MEMORANDUM**

DATE: February 09, 2026

TO: Randy Hemann, City Manager

FROM: Carey Aitken , Director

SUBJECT: A Resolution Approving a Contract in the Amount of \$425,599.34 with Lawson Lawn Care Services, LLC. for Mowing Services in City Right-of-Ways and other public areas and easements.

Introduction

An item for City Council's consideration is a resolution to approve a contract with Lawson Lawn Care Services LLC of Oak Ridge, TN for mowing services of areas including State Route Medians, City Right-of-Ways, The Preserve, City Easements, Bridges/Culverts, and Islands as shown in the attached exhibit. The contract term is for one (1) year with four (4) one-year renewal options.

Funding

Funding for the balance of the FY2026 is included in the adopted budget. Funding for the remainder of the contract will be requested in upcoming budget cycles.

Background

The current mowing contract for these areas expired on December 31, 2025. The City of Oak Ridge solicited formal bids for mowing services as described. The low bid received was from Lawson Lawn Care Services LLC. in the amount of \$425,599.34. After checking references and staff recommends Lawson Lawn Care Services as the lowest qualified bidder. This item was reviewed by the City Council Budget & Finance Committee and was favorably received.

Recommendation

Staff recommends approval of the attached resolution.

Attachments:

[FY2026-192 Bid Abstract.pdf](#)

[State Median and Right-of-Ways Contact.pdf](#)



**CITY OF OAK RIDGE, TENNESSEE**  
**Abstract of Bids**

FY2026-192

OPENING DATE: January 22, 2026 at 3:15 P.M

| FOR ---<br>Mowing Services for ROWs - State Roads, Medians, Etc.                                                                                                                                                                                                  |      |     | BIDDER:<br>Lawson Lawn Care Services<br>152 A Midway Lane<br>Oak Ridge, TN 37830 |               | BIDDER:<br>East United Services<br>2425 Martin Luther King, Jr. Ave<br>Knoxville, TN 37915 |                                       | BIDDER:   |       | BIDDER:   |       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|-----|----------------------------------------------------------------------------------|---------------|--------------------------------------------------------------------------------------------|---------------------------------------|-----------|-------|-----------|-------|
| DESCRIPTION                                                                                                                                                                                                                                                       | ITEM | QTY | UNIT COST                                                                        | TOTAL         | UNIT COST                                                                                  | TOTAL                                 | UNIT COST | TOTAL | UNIT COST | TOTAL |
| FURNISH ALL LABOR, MATERIALS, TOOLS, AND EQUIPMENT NECESSARY TO PERFORM ALL WORK AND SERVICES REQUIRED FOR MOWING AND LANDSCAPING SERVICES FOR ROWS - STATE ROADS, MEDIANS, ETC. PER THE SPECIFICATIONS PROVIDED BY THE CITY OF OAK RIDGE PUBLIC WORKS DEPARTMENT |      |     |                                                                                  | \$ 425,599.34 |                                                                                            | \$ 436,970.00                         |           |       |           |       |
| TOTAL PRICE                                                                                                                                                                                                                                                       |      |     |                                                                                  | \$ 425,599.34 |                                                                                            | \$ 436,970.00                         |           |       |           |       |
| CONTINGENCY                                                                                                                                                                                                                                                       |      |     |                                                                                  |               |                                                                                            |                                       |           |       |           |       |
| TOTAL NOT-TO-EXCEED                                                                                                                                                                                                                                               |      |     |                                                                                  |               |                                                                                            |                                       |           |       |           |       |
| TERMS                                                                                                                                                                                                                                                             |      |     |                                                                                  |               |                                                                                            |                                       |           |       |           |       |
| DELIVERY                                                                                                                                                                                                                                                          |      |     |                                                                                  |               |                                                                                            |                                       |           |       |           |       |
| F.O.B.                                                                                                                                                                                                                                                            |      |     |                                                                                  |               |                                                                                            |                                       |           |       |           |       |
| VIA                                                                                                                                                                                                                                                               |      |     |                                                                                  |               |                                                                                            |                                       |           |       |           |       |
| Advertised on the City's website for 36 days                                                                                                                                                                                                                      |      |     |                                                                                  |               |                                                                                            |                                       |           |       |           |       |
| OTHER BIDDERS CONTACTED:                                                                                                                                                                                                                                          |      |     |                                                                                  |               |                                                                                            | BIDS OPENED AND RECORDED BY---        |           |       |           |       |
| Diversified Services Associates, Inc. - Oak Ridge, TN                                                                                                                                                                                                             |      |     |                                                                                  |               |                                                                                            | Norwood's Landscaping - Oak Ridge, TN |           |       |           |       |
| East United Services - Knoxville, TN                                                                                                                                                                                                                              |      |     |                                                                                  |               |                                                                                            | Kendahl Moore                         |           |       |           |       |
| Harris Lawn Care Service - Oak Ridge, TN                                                                                                                                                                                                                          |      |     |                                                                                  |               |                                                                                            | Acting Purchasing Manager             |           |       |           |       |
| KMFIII Services, LLC - Knoxville, TN                                                                                                                                                                                                                              |      |     |                                                                                  |               |                                                                                            |                                       |           |       |           |       |
| Lawson Lawn Care Service - Oak Ridge, TN                                                                                                                                                                                                                          |      |     |                                                                                  |               |                                                                                            |                                       |           |       |           |       |
| J & M Lawncare - Sunbright, TN                                                                                                                                                                                                                                    |      |     |                                                                                  |               |                                                                                            |                                       |           |       |           |       |
| REASON FOR AWARD:                                                                                                                                                                                                                                                 |      |     | RECOMMEND AWARD BE MADE TO:                                                      |               |                                                                                            | BIDS REVIEWED BY---                   |           |       |           |       |
| ONLY BID RECEIVED                                                                                                                                                                                                                                                 |      |     | Lawson Lawn Care Services                                                        |               |                                                                                            | Kari Bates                            |           |       |           |       |
| LOW PRICE                                                                                                                                                                                                                                                         |      |     | 152 A Midway Lane                                                                |               |                                                                                            | Finance Director                      |           |       |           |       |
| BETTER OR REQUIRED DESIGN                                                                                                                                                                                                                                         |      |     | Oak Ridge, TN 37830                                                              |               |                                                                                            |                                       |           |       |           |       |
| EARLY DELIVERY                                                                                                                                                                                                                                                    |      |     |                                                                                  |               |                                                                                            |                                       |           |       |           |       |
| LOWEST TOTAL COST                                                                                                                                                                                                                                                 |      |     |                                                                                  |               |                                                                                            |                                       |           |       |           |       |

**State Route Medians, Right of Ways, The Preserve, Bridges/Culverts, Islands, and Sewer Easements.**

| <b>STATE ROUTE 942 - MEDIANS</b>                                 |                  |                    |                 |                    |
|------------------------------------------------------------------|------------------|--------------------|-----------------|--------------------|
|                                                                  | <b>Frequency</b> | <b>Annual Cuts</b> | <b>Cost/Cut</b> | <b>Annual Cost</b> |
| North Illinois Avenue - City Limits to West Outer Drive          | 10 Days          | 23                 | 83.22           | \$ 1,914.06        |
| South Illinois Avenue - Tulane Avenue to Solway Bridge           | 10 Days          | 23                 | 181.44          | \$ 4,173.12        |
| Oak Ridge Turnpike - Highway 61 to Bus Terminal Road             | 10 Days          | 23                 | 706.82          | \$ 16,256.86       |
| Oak Ridge Turnpike - Jefferson Avenue to Southwood               | 10 Days          | 23                 | 706.82          | \$ 16,256.86       |
| <b>CITY STREETS 943 - RIGHT-OF-WAYS</b>                          |                  |                    |                 |                    |
|                                                                  | <b>Frequency</b> |                    |                 |                    |
| Briarcliff Avenue                                                | 10 Days          | 23                 | 57.6            | \$ 1,324.80        |
| Broadway Avenue                                                  | 10 Days          | 23                 | 17.29           | \$ 397.67          |
| Centrifuge Way @ S. Illinois Ave. Interchange                    | 10 Days          | 23                 | 57.5            | \$ 1,322.50        |
| Central Avenue                                                   | 10 Days          | 23                 | 121.6           | \$ 2,796.80        |
| Emory Valley Road - Dana Drive to Lafayette Drive                | 10 Days          | 23                 | 379.37          | \$ 8,725.51        |
| Fairbanks Road                                                   | 10 Days          | 23                 | 268.43          | \$ 6,173.89        |
| Georgia Avenue                                                   | 10 Days          | 23                 | 65.09           | \$ 1,497.07        |
| Iroquois Road                                                    | 10 Days          | 23                 | 21.61           | \$ 497.03          |
| Jefferson Avenue                                                 | 10 Days          | 23                 | 161.59          | \$ 3,716.57        |
| Lafayette Drive, (Median and ROW)                                | 10 Days          | 23                 | 520.06          | \$ 11,961.38       |
| North Tulane Avenue                                              | 10 Days          | 23                 | 14.4            | \$ 331.20          |
| North Illinois Avenue - (ORTP to City of Oak Ridge Welcome Sign) | 10 Days          | 23                 | 493.05          | \$ 11,340.15       |
| Nebraska Avenue to Naples Lane                                   | 10 Days          | 23                 | 11.56           | \$ 265.88          |
| Oak Ridge Turnpike - (Highway 61 to Southwood Ln)                | 10 Days          | 23                 | 4279.94         | \$ 98,438.62       |
| Providence Road                                                  | 10 Days          | 23                 | 28.79           | \$ 662.17          |
| Raleigh Road                                                     | 10 Days          | 23                 | 16.45           | \$ 378.35          |
| Randolph Road                                                    | 10 Days          | 23                 | 13.7            | \$ 315.10          |
| Robertsville Road                                                | 10 Days          | 23                 | 167.6           | \$ 3,854.80        |
| Rutgers Avenue                                                   | 10 Days          | 23                 | 221.68          | \$ 5,098.64        |
| South Tulane Avenue                                              | 10 Days          | 23                 | 172.79          | \$ 3,974.17        |
| South Illinois Avenue                                            | 10 Days          | 23                 | 1450.23         | \$ 33,355.29       |
| Tuskegee Drive                                                   | 10 Days          | 23                 | 46.38           | \$ 1,066.74        |
| Tyler Road                                                       | 10 Days          | 23                 | 14.4            | \$ 331.20          |
| West Tennessee Avenue                                            | 10 Days          | 23                 | 27.39           | \$ 629.97          |
| Washburn Circle                                                  | 10 Days          | 23                 | 20.19           | \$ 464.37          |
| Wilson Street                                                    | 10 Days          | 23                 | 282.42          | \$ 6,495.66        |
| Main Street E                                                    | 10 Days          | 23                 | 266.75          | \$ 6,135.25        |
| Main Street W                                                    | 10 Days          | 23                 | 66.75           | \$ 1,535.25        |
| <b>CITY STREETS 943 - RIGHT-OF-WAYS</b>                          |                  |                    |                 |                    |
|                                                                  | <b>Frequency</b> |                    |                 |                    |
| Administration Road                                              | 14 Days          | 17                 | 17.47           | \$ 296.99          |
| Centrifuge Way                                                   | 14 Days          | 17                 | 54.7            | \$ 929.90          |
| Bus Terminal Road                                                | 14 Days          | 17                 | 17.29           | \$ 293.93          |
| Davidson Lane                                                    | 14 Days          | 17                 | 203.56          | \$ 3,460.52        |
| Emory Valley/Melton Lake Drive to Dana Drive                     | 14 Days          | 17                 | 572.97          | \$ 9,740.49        |
| Laboratory Road                                                  | 14 Days          | 17                 | 57.6            | \$ 979.20          |

|                                                       |                  |    |         |              |
|-------------------------------------------------------|------------------|----|---------|--------------|
| Monterey Road                                         | 14 Days          | 17 | 86.9    | \$ 1,477.30  |
| Tusculum Road                                         | 14 Days          | 17 | 35.31   | \$ 600.27    |
| East Tulsa Road                                       | 14 Days          | 17 | 79.41   | \$ 1,349.97  |
| Tulsa Road                                            | 14 Days          | 17 | 79.41   | \$ 1,349.97  |
| Tuskegee Drive                                        | 14 Days          | 17 | 198.64  | \$ 3,376.88  |
| Wiberforce Avenue                                     | 14 Days          | 17 | 97.39   | \$ 1,655.63  |
| Commerce Park Drive                                   | 14 Days          | 17 | 429.2   | \$ 7,296.40  |
| Chesapeake Drive                                      | 14 Days          | 17 | 32.05   | \$ 544.85    |
| Clover Court                                          | 14 Days          | 17 | 32.05   | \$ 544.85    |
| Clearview Court                                       | 14 Days          | 17 | 32.05   | \$ 544.85    |
| <b>CITY STREETS 943 - RIGHT-OF-WAYS</b>               | <b>Frequency</b> |    |         |              |
| Bethel Valley Road                                    | 21 Days          | 12 | 1828.14 | \$ 21,937.68 |
| Jefferson Avenue                                      | 21 Days          | 12 | 25.95   | \$ 311.40    |
| Jefferson Circle                                      | 21 Days          | 12 | 57.6    | \$ 691.20    |
| Jefferson Court                                       | 21 Days          | 12 | 14.4    | \$ 172.80    |
| Manhattan Avenue (S. Purdue Avenue to Rutgers Avenue) | 21 Days          | 12 | 43.22   | \$ 518.64    |
| Melton Lake Drive                                     | 21 Days          | 12 | 1247.46 | \$ 14,969.52 |
| North Purdue Avenue (behind shopping center)          | 21 Days          | 12 | 25.81   | \$ 309.72    |
| Quincy @ South Purdue Avenue                          | 21 Days          | 12 | 57.6    | \$ 691.20    |
| ORAU Way                                              | 21 Days          | 12 | 24.25   | \$ 291.00    |
| South Benedict Avenue                                 | 21 Days          | 12 | 35.98   | \$ 431.76    |
| Tyrone Road- (East and West)                          | 21 Days          | 12 | 38.02   | \$ 456.24    |
| Scarboro Road                                         | 21 Days          | 12 | 976.21  | \$ 11,714.52 |
| Union Valley Road                                     | 21 Days          | 12 | 41.12   | \$ 493.44    |
| Valley Court                                          | 21 Days          | 12 | 43.22   | \$ 518.64    |
| Summit Drive                                          | 21 Days          | 12 | 106.54  | \$ 1,278.48  |
| Mitchell Road                                         | 21 Days          | 12 | 33.29   | \$ 399.48    |
| <b>CITY STREETS 943 - RIGHT-OF-WAYS</b>               | <b>Frequency</b> |    |         |              |
| Adelphi Road                                          | Monthly          | 8  | 14.09   | \$ 112.72    |
| Alger Road                                            | Monthly          | 8  | 20.18   | \$ 161.44    |
| Amanda Drive                                          | Monthly          | 8  | 14.09   | \$ 112.72    |
| Athens Road                                           | Monthly          | 8  | 14.09   | \$ 112.72    |
| Atlanta Road                                          | Monthly          | 8  | 14.09   | \$ 112.72    |
| Badger Avenue                                         | Monthly          | 8  | 24.91   | \$ 199.28    |
| Belgrade Road                                         | Monthly          | 8  | 41.12   | \$ 328.96    |
| Bogola Road                                           | Monthly          | 8  | 24.91   | \$ 199.28    |
| Cairo Lane                                            | Monthly          | 8  | 27.78   | \$ 222.24    |
| California Avenue                                     | Monthly          | 8  | 17.29   | \$ 138.32    |
| Calvin Lane                                           | Monthly          | 8  | 67.23   | \$ 537.84    |
| Coal Yard Road                                        | Monthly          | 8  | 43.22   | \$ 345.76    |
| Coe Road                                              | Monthly          | 8  | 78.95   | \$ 631.60    |
| Danbury                                               | Monthly          | 8  | 14.81   | \$ 118.48    |
| Downing Drive                                         | Monthly          | 8  | 14.81   | \$ 118.48    |
| Dresden Road                                          | Monthly          | 8  | 43.22   | \$ 345.76    |



|                                                    |                  |   |         |              |
|----------------------------------------------------|------------------|---|---------|--------------|
| Edgemoor Road                                      | Monthly          | 8 | 1828.14 | \$ 14,625.12 |
| Elza Gate Road (Turnpike to overpass)              | Monthly          | 8 | 27.48   | \$ 219.84    |
| Endicott Lane                                      | Monthly          | 8 | 44.94   | \$ 359.52    |
| Flint Road                                         | Monthly          | 8 | 11.56   | \$ 92.48     |
| Fordham Road                                       | Monthly          | 8 | 14.4    | \$ 115.20    |
| Franklin Road                                      | Monthly          | 8 | 46.53   | \$ 372.24    |
| Florida Avenue                                     | Monthly          | 8 | 27.39   | \$ 219.12    |
| Gum Hollow Road                                    | Monthly          | 8 | 201.01  | \$ 1,608.08  |
| Glassboro Drive                                    | Monthly          | 8 | 47.23   | \$ 377.84    |
| Hampton Road                                       | Monthly          | 8 | 35.88   | \$ 287.04    |
| Hendrix Drive                                      | Monthly          | 8 | 28.79   | \$ 230.32    |
| Heritage Drive                                     | Monthly          | 8 | 52.2    | \$ 417.60    |
| Hermitage Boulevard                                | Monthly          | 8 | 46.57   | \$ 372.56    |
| Old Hickory Court                                  | Monthly          | 8 | 44.94   | \$ 359.52    |
| Highland Avenue (ditch at Highland @ Robertsville) | Monthly          | 8 | 106.74  | \$ 853.92    |
| Hillside Road at Henley                            | Monthly          | 8 | 18.82   | \$ 150.56    |
| Highpoint Lane                                     | Monthly          | 8 | 22.03   | \$ 176.24    |
| Incline Lane                                       | Monthly          | 8 | 37.71   | \$ 301.68    |
| Ingrahm Lane                                       | Monthly          | 8 | 44.94   | \$ 359.52    |
| Johnson Road                                       | Monthly          | 8 | 44.94   | \$ 359.52    |
| Meco Lane                                          | Monthly          | 8 | 43.19   | \$ 345.52    |
| Montana Avenue                                     | Monthly          | 8 | 44.63   | \$ 357.04    |
| Morningside Drive                                  | Monthly          | 8 | 43.19   | \$ 345.52    |
| Oaklahoma Avenue (Turnpike to Westover)            | Monthly          | 8 | 44.63   | \$ 357.04    |
| Rolling Links Boulevard                            | Monthly          | 8 | 52.8    | \$ 422.40    |
| Talmeda Road                                       | Monthly          | 8 | 28.79   | \$ 230.32    |
| Tiffin Drive                                       | Monthly          | 8 | 47.23   | \$ 377.84    |
| Vanderbilt Drive, (East and West)                  | Monthly          | 8 | 40.32   | \$ 322.56    |
| Valparaiso Road                                    | Monthly          | 8 | 37.36   | \$ 298.88    |
| West Outer Drive at North Walker Lane              | Monthly          | 8 | 14.39   | \$ 115.12    |
| West Outer Drive at Warwick Lane                   | Monthly          | 8 | 14.39   | \$ 115.12    |
| West Outer Drive at Mississippi Avenue             | Monthly          | 8 | 17.43   | \$ 139.44    |
| West Outer Drive (Far West)                        | Monthly          | 8 | 21.61   | \$ 172.88    |
| Waddell/Wabash Lane                                | Monthly          | 8 | 18.82   | \$ 150.56    |
| Warehouse Road                                     | Monthly          | 8 | 253.16  | \$ 2,025.28  |
| Westoverlook Drive                                 | Monthly          | 8 | 28.37   | \$ 226.96    |
| Wiltshire Drive                                    | Monthly          | 8 | 124.99  | \$ 999.92    |
| Wisconsin Avenue                                   | Monthly          | 8 | 27.39   | \$ 219.12    |
| Park Meade Drive                                   | Monthly          | 8 | 36.3    | \$ 290.40    |
| Park Meade Place                                   | Monthly          | 8 | 36.3    | \$ 290.40    |
| Michigan Avenue                                    | Monthly          | 8 | 36.3    | \$ 290.40    |
| Netherlands Road                                   | Monthly          | 8 | 184.63  | \$ 1,477.04  |
| Oak Ridge Turnpike @ Southwood Guardrails          | Monthly          | 8 | 129.38  | \$ 1,035.04  |
| <b>CITY STREETS 943 - RIGHT-OF-WAYS</b>            | <b>Frequency</b> |   |         |              |

|                                                             |                  |    |         |             |
|-------------------------------------------------------------|------------------|----|---------|-------------|
| Brisbane Road                                               | 3 Times/Year     | 3  | 54.8    | \$ 164.40   |
| Cumberland View Drive                                       | 3 Times/Year     | 3  | 54.8    | \$ 164.40   |
| Incline Drive (creek banks)                                 | 4 Times/Year     | 4  | 1295.74 | \$ 5,182.96 |
| Jefferson Terminal Road                                     | 3 Times/Year     | 3  | 34.57   | \$ 103.71   |
| Mississippi Avenue (kudzu area)                             | 3 Times/Year     | 3  | 21.6    | \$ 64.80    |
| Orkney Road (off Orchard Road)                              | Twice/Year       | 2  | 75.62   | \$ 151.24   |
| Park Meade Drive (week eat hillside)                        | 3 Times/Year     | 3  | 86.7    | \$ 260.10   |
| Tuskegee Avenue (gravel extension)                          | Yearly           | 1  | 1059.22 | \$ 1,059.22 |
| West Bear Creek Road (Hwy #58 to East of Enerergy Solutons) | 3 Times/Year     | 3  | 650     | \$ 1,950.00 |
| <b>ISLANDS</b>                                              | <b>Frequency</b> |    |         |             |
| Providence Road @ Pennsylvania Ave.                         | 10 Days          | 23 | 10.41   | \$ 239.43   |
| Robertsville Road @ Iroquois Road                           | 10 Days          | 23 | 18.87   | \$ 434.01   |
| Vermont Avenue @ Pennsylvania Avenue                        | 10 Days          | 23 | 14.12   | \$ 324.76   |
| Viking Road @ Vermont Avenue                                | 10 Days          | 23 | 14.12   | \$ 324.76   |
| Barrington Drive                                            | 14 Days          | 17 | 57.6    | \$ 979.20   |
| S. Benidict Avenue                                          | 14 Days          | 17 | 21.61   | \$ 367.37   |
| Bennett Lane                                                | 14 Days          | 17 | 13.08   | \$ 222.36   |
| Bettis Lane                                                 | 14 Days          | 17 | 21.61   | \$ 367.37   |
| Commerce Park Drive                                         | 14 Days          | 17 | 172     | \$ 2,924.00 |
| Delaware Avenue @ California Avenue                         | 14 Days          | 17 | 28.79   | \$ 489.43   |
| Morris Lane                                                 | 14 Days          | 17 | 14.08   | \$ 239.36   |
| Nasson Lane                                                 | 14 Days          | 17 | 14.08   | \$ 239.36   |
| Niagara Lane                                                | 14 Days          | 17 | 14.08   | \$ 239.36   |
| Paine Lane                                                  | 14 Days          | 17 | 14.08   | \$ 239.36   |
| Paris Lane                                                  | 14 Days          | 17 | 14.08   | \$ 239.36   |
| Park Lane                                                   | 14 Days          | 17 | 14.08   | \$ 239.36   |
| Phillips Lane                                               | 14 Days          | 17 | 14.08   | \$ 239.36   |
| Pratt Lane                                                  | 14 Days          | 17 | 14.08   | \$ 239.36   |
| 127 S. Alabama Road                                         | 14 Days          | 17 | 14.37   | \$ 244.29   |
| Triangle 2-Bethel Valley Road at Solway Bridge              | 21 Days          | 12 | 59.46   | \$ 713.52   |
| Carleton Lane                                               | Monthly          | 8  | 28.79   | \$ 230.32   |
| Olean Road                                                  | Monthly          | 8  | 18.87   | \$ 150.96   |
| <b>The Preserve</b>                                         | <b>Frequency</b> |    |         |             |
| Broadberry Avenue (Hwy #58 to Fallberry Street)             | Monthly          | 8  | 689.9   | \$ 5,519.20 |
| Broadberry Avenue (Fallberry Street to Pineberry West Road) | Monthly          | 8  | 342.2   | \$ 2,737.60 |
| Cedarberry Street                                           | Monthly          | 8  | 65.71   | \$ 525.68   |
| Fountberry Street                                           | Monthly          | 8  | 65.71   | \$ 525.68   |
| Galeberry Street                                            | Monthly          | 8  | 191.46  | \$ 1,531.68 |
| Hatleyberry Street                                          | Monthly          | 8  | 191.46  | \$ 1,531.68 |
| Hiddenberry Street                                          | Monthly          | 8  | 76.21   | \$ 609.68   |
| Littonberry Street                                          | Monthly          | 8  | 105.02  | \$ 840.16   |
| Parkberry Street                                            | Monthly          | 8  | 86.21   | \$ 689.68   |
| Pineberry East Road                                         | Monthly          | 8  | 225.97  | \$ 1,807.76 |
| Pineberry West Road                                         | Monthly          | 8  | 116.53  | \$ 932.24   |

|                                                 |                  |   |        |             |
|-------------------------------------------------|------------------|---|--------|-------------|
| Sweetberry Street                               | Monthly          | 8 | 68.95  | \$ 551.60   |
| Hillberry Road                                  | Monthly          | 8 | 174.16 | \$ 1,393.28 |
| Juniperberry Road                               | Monthly          | 8 | 174.16 | \$ 1,393.28 |
| West Rarity Ridge Parkway                       | Monthly          | 8 | 265.25 | \$ 2,122.00 |
| <b>BRIDGES/CULVERTS</b>                         | <b>Frequency</b> |   |        |             |
| Elza Gate Overpass                              | Monthly          | 8 | 7.23   | \$ 57.84    |
| Gum Hollow Road                                 | Monthly          | 8 | 7.23   | \$ 57.84    |
| Monterey Road                                   | Monthly          | 8 | 7.23   | \$ 57.84    |
| Wiltshire Drive                                 | Monthly          | 8 | 7.23   | \$ 57.84    |
| Oak Ridge Turnpike and Jefferson Avenue         | Monthly          | 8 | 7.23   | \$ 57.84    |
| Oak Ridge Turnpike and Illinois Avenue          | Monthly          | 8 | 7.23   | \$ 57.84    |
| Robertsville Road at Iroquois Road              | Monthly          | 8 | 7.23   | \$ 57.84    |
| Robertsville Road at Jefferson                  | Monthly          | 8 | 7.23   | \$ 57.84    |
| South Illinois at East Fork Poplar Creek        | Monthly          | 8 | 7.23   | \$ 57.84    |
| ORAU Way @ Badger Avenue                        | Monthly          | 8 | 7.23   | \$ 57.84    |
| Briarcliff Avenue (East/West)                   | Monthly          | 8 | 7.23   | \$ 57.84    |
| South Columbia Drive                            | Monthly          | 8 | 7.23   | \$ 57.84    |
| Stone Bridge Way                                | Monthly          | 8 | 7.23   | \$ 57.84    |
| Bay Path Drive                                  | Monthly          | 8 | 7.23   | \$ 57.84    |
| Oak Ridge Turnpike at Georgia Avenue            | Monthly          | 8 | 7.23   | \$ 57.84    |
| Oak Ridge Turnpike at Dresden Road              | Monthly          | 8 | 7.23   | \$ 57.84    |
| Oak Ridge Turnpike at Milt Dickens              | Monthly          | 8 | 7.23   | \$ 57.84    |
| Warehouse Road at Coal Yard Road                | Monthly          | 8 | 7.23   | \$ 57.84    |
| Athens Road at Atlanta Road                     | Monthly          | 8 | 7.23   | \$ 57.84    |
| <b>EPA REQUIREMENTS (22680) SEWER EASEMENTS</b> | <b>Frequency</b> |   |        |             |
| Pumphouse Road Sewer Easement                   | 2 Times/Year     | 2 | 1296.5 | \$ 2,593.00 |
| Turtle Park Sewer Easement                      | 2 Times/Year     | 2 | 1296.5 | \$ 2,593.00 |

**TOTAL**

**\$ 425,599.34**

NUMBER \_\_\_\_\_

**RESOLUTION**

A RESOLUTION AWARDING A CONTRACT (FY2026-192) TO LAWSON LAWN CARE SERVICE, LLC, OAK RIDGE, TENNESSEE, FOR MOWING OF STATE ROUTE MEDIANS, RIGHTS-OF-WAY, EASEMENTS, BRIDGES/CULVERTS, AND ISLANDS PARCELS FOR CALENDAR YEAR 2026 IN AN AMOUNT NOT TO EXCEED \$425,599.34.

WHEREAS, the City issued an invitation to bid for the furnishing of all labor, tools, materials, equipment, and supplies necessary for mowing and landscaping services for rights-of-way parcels; and

WHEREAS, the contract was bid for an initial term through December 31, 2026, to place this contract on the calendar year, with four (4) one-year calendar year automatic renewal options and the price adjusted based upon the Consumer Price Index upon each renewal; and

WHEREAS, this item was brought before the Budget and Finance Committee on January 29, 2026, which item was favorably received; and

WHEREAS, bids were received and publicly opened on January 22, 2026, with Lawson Lawn Care Service, LLC, submitting the lowest and best bid, which bid the City Manager recommends be accepted.

NOW, THEREFORE, BE RESOLVED BY THE COUNCIL OF THE CITY OF OAK RIDGE, TENNESSEE:

That the recommendation of the City Manager is approved, and award is hereby made to Lawson Lawn Care Service, LLC, 152-A Midway Lane, Oak Ridge, Tennessee 37830, for the furnishing of all labor, tools, materials, equipment, and supplies necessary for mowing and landscaping services for State Route medians, City rights-of-way, The Preserve, City easements, bridges/culverts, and islands; said award in strict accordance with FY2026-192, the required specifications, and the bid as publicly opened on January 22, 2026, and an amount not to exceed \$425,599.34 for the initial term.

BE IT FURTHER RESOLVED that the City Manager is hereby authorized to exercise the four (4) mutual renewal options (Calendar Years 2027, 2028, 2029, and 2030) with cost adjusted according to the Consumer Price Index, provided the contractor provides satisfactory services and sufficient funds are budgeted.

BE IT FURTHER RESOLVED that the Mayor, City Manager, and Deputy City Manager are hereby authorized to execute the appropriate legal instruments to accomplish the same.

This the 9th day of February 2026.

APPROVED AS TO FORM AND LEGALITY:

\_\_\_\_\_  
Tammy M. Rackard, City Attorney

\_\_\_\_\_  
Warren L. Gooch, Mayor

\_\_\_\_\_

Mary Beth Hickman, City Clerk

**OAK RIDGE CITY COUNCIL MEMORANDUM**

DATE: February 09, 2026

TO: Randy Hemann, City Manager

FROM: Jennifer Williams , Planning and Development Director

SUBJECT: Zoning Ordinance Text Amendment: Section 3.14 Night Clubs, Dance Clubs, Taverns, Clubs (private), and Lodges

SUPPORTING DEPARTMENT: Legal

Introduction

An item for City Council's consideration is a Zoning Ordinance text amendment to Section 3.14 of the Zoning Ordinance, which is the section that regulates night clubs, dance clubs, taverns, clubs (private), and lodges. Its companion City Code provision (§8-607), pertaining to the distance between such establishments, is proposed for deletion, and is covered under a separate agenda item.

Funding

There is no funding associated with this item.

Background

The proposed Zoning Ordinance text amendment is related to Section 3.14 of the code, which regulates uses including night clubs, dance clubs, taverns, clubs (private), and lodges.

The proposed amendment will:

- *Remove the prohibition of outdoor activities at these properties* . Currently, the only outdoor activity allowed at a tavern, night club, etc. is parking. This prohibition eliminates the ability for businesses to have outdoor patios or activity areas, which in many cases is a desirable use.
- *Remove a reference to a City Code prohibiting the use of 'profane, vulgar, or indecent language'*. The City Code prohibiting profane language is still in effect, but is requested to be removed as it is not related to land use or zoning.
- *Remove distance requirements to schools, place of worship, residences, or other similar establishments*. Removing this section of code is particularly important for the City's D-1 Zoning District, which may include a mix of uses where residences and commercial uses are located in the same building.

The proposed changes in this code do not mean night clubs, dance clubs, taverns, clubs (private), and lodges will be unregulated. If adopted, these uses are still required to follow all the requirements of the City's alcohol code. Additionally, the only zone where these uses are allowed by right is the D-1 Downtown District. In the B-2 and UB-2 Districts, these uses require approval from the Board of Zoning Appeals. In Section 3.14, the Board of Zoning Appeals is directed to, "consider whether or not the proposed establishment is detrimental to adjacent properties; the impact on the neighborhood, such as noise, excessive lighting, traffic, and hours of operation; and is empowered to deny the use outright or "impose or require additional restrictions and conditions (for example, buffers) as may be necessary to protect the health and safety of employees and residents in the community, and to protect the value and use of property in the general neighborhood."

At their May 15, 2025 meeting, the Planning Commission voted 8-0 to recommend approval of the zoning ordinance text amendment. The recommendation is coming to City Council now that a necessary companion ordinance amending City Code §8-607 is ready.

#### Recommendation

Approval of the attached ordinance is recommended.

#### Attachments:

[Section 3.14 Amendment Draft Text](#)

[Ordinance - Zoning Section 3.14 - Amendment - Night Clubs.docx](#)

## Proposed Zoning Text Amendments

### **Section 3.14 Night Clubs, Dance Clubs, Taverns, Clubs (private), and Lodges**

As of May 13, 1999, the following supplementary provisions shall apply to night clubs, dance clubs, taverns, clubs (private), lodges and similar uses in each respective zone whenever reviewed by the Board of Zoning Appeals, the Planning Commission or City staff for a special exception, site review, or Certificate of Occupancy.

- ~~(a) — No outside activities other than parking shall be located on the site. Temporary outdoor events shall only be allowed under the provisions of City Code §11-302. All outdoor storage shall be enclosed.~~
- (b) If the location of the proposed establishment requires a Board of Zoning Appeals permit, the Board of Zoning Appeals shall consider whether or not the proposed establishment is detrimental to adjacent properties; the impact on the neighborhood, such as noise, excessive lighting, traffic, and hours of operation; and may impose or require additional restrictions and conditions (for example, buffers) as may be necessary to protect the health and safety of employees and residents in the community, and to protect the value and use of property in the general neighborhood.
- (c) Compliance with all other applicable City ordinances is required. (For example, City Code §11-302 prohibits unlawful noises, ~~and City Code Title 8 Alcoholic Beverages discusses alcoholic beverages; and City Code §11-502 prohibits profane, vulgar or indecent language.~~)
- ~~(d) — The applicant shall demonstrate that no pre-existing schools, places of worship within residential zoning districts, other existing night clubs, dance clubs, taverns, clubs (private), lodges or similar establishments, or residential dwelling units are located within 250 feet of the proposed establishment. Measurements shall be made from the property line of the proposed establishment and from the property line of any separate parking lots to be used by the proposed establishment to the property line of pre-existing schools; places of worship; other existing night clubs, dance clubs, taverns, clubs (private), lodges or similar establishments; or residential dwellings.~~

~~(Ord. No. 27-08 Revised Effective 10/2/08)~~

**Recommended by Planning Commission May, 2025**



TITLE

AN ORDINANCE TO AMEND ORDINANCE NO. 2, TITLED "THE ZONING ORDINANCE OF THE CITY OF OAK RIDGE, TENNESSEE," BY DELETING SECTION 3.14, TITLED "NIGHT CLUBS, DANCE CLUBS, TAVERNS, CLUBS (PRIVATE), AND LODGES," AND SUBSTITUTING THEREFOR A NEW SECTION 3.14 OF THE SAME TITLE FOR THE PURPOSE OF REMOVING THE PROHIBITION ON OUTDOOR ACTIVITIES, REMOVING A REFERENCE TO A CITY CODE PROVISION THAT IS NOT LAND USE RELATED, AND REMOVING DISTANCE REQUIREMENTS.

WHEREAS, city staff proposes to amend the Zoning Ordinance related to night clubs, dance clubs, taverns, clubs (private), and lodges; and

WHEREAS, staff proposes to amend Zoning Ordinance §3.14 with respect to three items: (1) removal of the prohibition of outdoor activities (ex. outdoor patios), (2) removal of the reference to City Code §11-502 regarding profanity which is still in effect but is not related to land use or zoning, and (3) removing the distance requirement applicable to these uses as it is particularly important to the D-1 Downtown District which includes mixed use that may include residences and commercial uses located within the same building; and

WHEREAS, the proposed revisions do not mean night clubs, dance clubs, taverns, clubs (private), and lodges will be unregulated as they are still required to follow the City Code provisions on alcoholic beverages and are only a use of right in the D-1 Downtown District, with approval required by the Board of Zoning Appeals for such uses in B-2 and UB-2 business districts; and

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; and

WHEREAS, a public hearing thereon has been held as required by law; and

WHEREAS, this ordinance also requires a companion ordinance to remove the distance language from City Code §8-607.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OAK RIDGE, TENNESSEE:

Section 1. Ordinance No. 2, titled "The Zoning Ordinance of the City of Oak Ridge, Tennessee," Article III, titled "General Provisions," is hereby amended by deleting Section 3.14, titled "Night Clubs, Dance Clubs, Taverns, Clubs (private), and Lodges," in its entirety and substituting therefor a new Section 3.14, titled "Night Clubs, Dance Clubs, Taverns, Clubs (private), and Lodges," which shall read as follows:

Section 3.14. Night Clubs, Dance Clubs, Taverns, Clubs (private), and Lodges.

As of May 13, 1999, the following supplementary provisions shall apply to night clubs, dance clubs, taverns, clubs (private), lodges, and similar uses in each respective zone whenever reviewed by the Board of Zoning Appeals, the Planning Commission or City staff for a special exception, site review, or Certificate of Occupancy.

- (a) If the location of the proposed establishment requires a Board of Zoning Appeals permit, the Board of Zoning Appeals shall consider whether or not the proposed establishment is detrimental to adjacent properties; the impact on the neighborhood, such as noise, excessive lighting, traffic, and hours of operation; and may impose or require additional restrictions and conditions (for example, buffers) as may be necessary to protect the health and safety of employees and residents in the community, and to protect the value and use of property in the general neighborhood.
- (b) Compliance with all other applicable City ordinances is required. (For example, City Code §11-302 prohibits unlawful noises, and City Code Title 8 Alcoholic Beverages discusses alcoholic beverages).

Section 2. 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:

\_\_\_\_\_  
Tammy M. Rackard, City Attorney

\_\_\_\_\_  
Warren L. Gooch, Mayor

\_\_\_\_\_  
Mary Beth Hickman, City Clerk

Public Hearing: \_\_\_\_\_  
Publication Date: \_\_\_\_\_  
First Reading: \_\_\_\_\_  
Publication Date: \_\_\_\_\_  
Second Reading: \_\_\_\_\_  
Publication Date: \_\_\_\_\_  
Effective Date: \_\_\_\_\_

**OAK RIDGE CITY COUNCIL MEMORANDUM**

**DATE:** February 09, 2026

**TO:** Honorable Mayor and City Council

**FROM:** Tammy Rackard , City Attorney

**SUBJECT:** Amendment to City Code Section 8-607, Distance Requirement, Pertaining to Night Clubs, Dance Clubs, Taverns, Clubs (private), and Lodges

**SUPPORTING DEPARTMENT:** Planning and Development

Introduction

An item for the agenda is an ordinance to delete City Code §8-607, Distance Requirement, pertaining to distance requirements between night clubs, dance clubs, taverns, clubs (private), and lodges from schools, places of worship, and other existing night clubs, dance clubs, taverns, clubs (private), and lodges as set forth in Zoning Ordinance §3.14.

Background

City Code §8-607 is a companion ordinance to Zoning Ordinance §3.14. In a prior agenda item, City Council considered removal of certain provisions from Zoning Ordinance §3.14, Night Clubs, Dance Clubs, Taverns, Clubs (private), and Lodges, pertaining to distance requirements (as well as other amendments). City Code §8-607 is in place solely as a reference to the distance requirements in Zoning Ordinance §3.14 and requires removal if/when Zoning Ordinance §3.14 is amended.

The removal of this section was discussed with and approved by the Oak Ridge Beer Permit Board during meetings discussing overall changes to the City's beer provisions. As referenced in the January work session packet, there is a plan to reorganize Title 8, Alcoholic Beverages, in its entirety to make the title more reader friendly and to condense the number of chapters into three - liquor, beer, and wine at retail. The revisions to liquor still have outstanding questions, however, the Legal Department and Planning and Development Department wanted to move forward with this change rather than wait for that project's completion.

Recommendation

Approval of the attached ordinance is recommended if the companion ordinance to amend Zoning Ordinance §3.14 is approved.

Attachments:

[Attachment - City Code Section 8-607 - Proposed for Deletion.docx](#)



## Proposed City Code Amendment

Deletion of Section 8-607 if Zoning Ordinance §3-14(d) is removed as recommended by the Planning Commission

### City Code §8-607. Distance requirement.

- (1) Effective May 13, 1999, section 3.14(d) of the zoning ordinance contains a distance requirement that is applicable to night clubs, dance clubs, taverns, clubs (private), lodges and similar uses, as those terms are defined in the zoning ordinance. This section requires that no pre-existing school; place of worship; other existing night club, dance club, tavern, club (private), lodge or similar establishment; or residential dwelling unit be located within two hundred fifty (250) feet of the proposed establishment.
- (2) This distance requirement is applicable in the event an establishment is being reviewed by the board of zoning appeals, the planning commission, or city staff for a special exception, site review, or a certificate of occupancy. For establishments with existing beer permits, this distance requirement cannot be applied retroactively to revoke a valid beer permit. For establishments seeking a beer permit, this distance requirement must be applied in accordance with Tennessee Code Annotated, § 57-5-109 regarding proximity to schools, churches, and places of public gathering. (as added by Ord. #7-05, June 2005)

ORDINANCE NO. \_\_\_\_\_

TITLE

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES, CITY OF OAK RIDGE, TENNESSEE, TITLE 8, TITLED "ALCOHOLIC BEVERAGES," CHAPTER 6, TITLED "BEER AND OTHER LIGHT BEVERAGES-GENERALLY," TO DELETE CITY CODE §8-607, TITLED "DISTANCE REQUIREMENT," IN ITS ENTIRETY WITHOUT REPLACEMENT DUE TO THE COMPANION ZONING ORDINANCE PROVISION (SECTION 3.14) BEING AMENDED TO REMOVE THE DISTANCE REQUIREMENT FOR NIGHT CLUBS, DANCE CLUBS, TAVERNS, CLUBS (PRIVATE), AND LODGES.

WHEREAS, City Code §8-607 sets forth a reference to the distance requirement imposed by Zoning Ordinance §3.14 on night clubs, dance clubs, taverns, clubs (private), and lodges; and

WHEREAS, an amendment to Zoning Ordinance §3.14 has been approved by City Council which removed the distance requirement applicable to such uses; and

WHEREAS, the amendment to Zoning Ordinance §3.14 now necessitates an amendment to the City Code to remove City Code §8-607 which was put in place only as a reference to the zoning requirement; and

WHEREAS, the City Attorney recommends approval of this amendment to the City Code.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF OAK RIDGE, TENNESSEE:

Section 1. Title 8, titled "Alcoholic Beverages," Chapter 6, titled "Beer and Other Light Alcoholic Beverages," of the Code of Ordinances, City of Oak Ridge, Tennessee, is hereby amended by deleting Section 8-607, titled "Distance Requirement," in its entirety without replacement.

Section 2. 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:

\_\_\_\_\_  
Tammy M. Rackard, City Attorney

\_\_\_\_\_  
Warren L. Gooch, Mayor

\_\_\_\_\_  
Mary Beth Hickman, City Clerk

First Reading: \_\_\_\_\_  
Publication Date: \_\_\_\_\_  
Second Reading: \_\_\_\_\_  
Publication Date: \_\_\_\_\_  
Effective Date: \_\_\_\_\_

**OAK RIDGE CITY COUNCIL MEMORANDUM**

DATE: February 09, 2026

TO: Randy Hemann, City Manager

FROM: Jennifer Williams , Planning and Development Director

SUBJECT: Rezoning Request: ~146.1 Acres in the Heritage Center Industrial Park (Oklo) from FIR Federal Industry and Research District and IND-2 Industrial District to IND-3 Industrial District

Introduction

An item for City Council's consideration is an ordinance to rezone an approximately 146.1 acre area in the Heritage Center Industrial Park. The request has been submitted by the expected future owner of these parcels - Oklo. The zoning change is from FIR Federal Industry and Research District and IND-2 Industrial District to IND-3 Industrial District.

Funding

There is no funding associated with this rezoning request.

Background

A rezoning application has been submitted by Oklo, a nuclear company who is expected to soon own an approximately 146.1-acre area in the Heritage Center Industrial Park. The total area to be rezoned includes the following six parcels. Current ownership of these parcels is split between the City of Oak Ridge and Heritage Center LLC (CROET), and the properties have a mix of IND-2 and FIR zoning.

- Parcel 030 001.09 (City of Oak Ridge)
- Parcel 030 001.10 (City of Oak Ridge)
- Parcel 030 001.11 (Heritage Center, LLC)
- Parcel 030 001.12 (City of Oak Ridge)
- Parcel 030 001.46 (Heritage Center, LLC)
- Parcel 030 001.47 (City of Oak Ridge)

According to their application documents, the proposed use of the property is for an advanced nuclear fuel recycling facility. Later phases of development may also include fuel fabrication, manufacturing, and power generation. Some of these uses, as well as the associated NAICS code of 325180, require the IND-3 zoning designation. Some uses, such as the recycling of nuclear material, currently require an additional layer of approval from the Board of Zoning Appeals if the property is ultimately rezoned.

The United States Department of Energy (DOE) owns an additional 101.89 acre portion of

property that will most likely be deeded to Oklo in the future. Because the property is still under federal ownership and zoned FIR, staff has recommended rezoning that property at a future date, after the transfer is complete.

#### Analysis

The following criteria were used to evaluate the rezoning request:

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

The change from one industrial district to another does not require a change in land use classification.

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

The area under consideration has been in the process of re-industrializing for a number of years. The transfer of the effected properties to Oklo continues the re-industrialization process as well as the growth of new nuclear industries in Oak Ridge, many of which require an IND-3 zone to operate.

#### **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 Heritage Center Industrial Park is a heavily industrial area, and the proposed use and uses permitted within the IND-3 district are in line with that industrial nature. Additionally, it is in a relatively isolated area, heavily buffered from any residential development by other industrial properties, conservation areas, and/or federally owned property. As such it is particularly suited for heavier duty industrial users.

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

No. Not only is the 146-acre area large enough to warrant its own zoning designation, the property is located within an industrial park and is adjacent to other industrially zoned sites.

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

Located in a planned industrial park off a major highway, there are adequate roadways to serve this site. Utility service is also available and will be extended to meet the project's needs as the site continues to develop.

#### **Would the requested rezoning have environmental impacts?**

Development of this property will result in clearing and grading of currently vegetated property. Environmental impacts will be thoroughly studied and monitored during the site plan, permitting, and construction phases 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 and Nuclear Regulatory Commission (NRC).

A final consideration is the recently drafted Nuclear Industrial Overlay (NIO) zone that was discussed by Council at a recent work session. If the overlay district is eventually adopted by



City Council, this property and its proposed end user, Oklo, would be eligible to be rezoned to IND-2 with an NIO overlay. However, the overlay zone is not complete, and Oklo has requested a rezoning to IND-3 to allow them to move forward in the meantime.

At their November 20th meeting, the Planning Commission voted 7-0 to recommend approval of the rezoning request.

Recommendation

Approval of the attached ordinance is recommended.

Attachments:

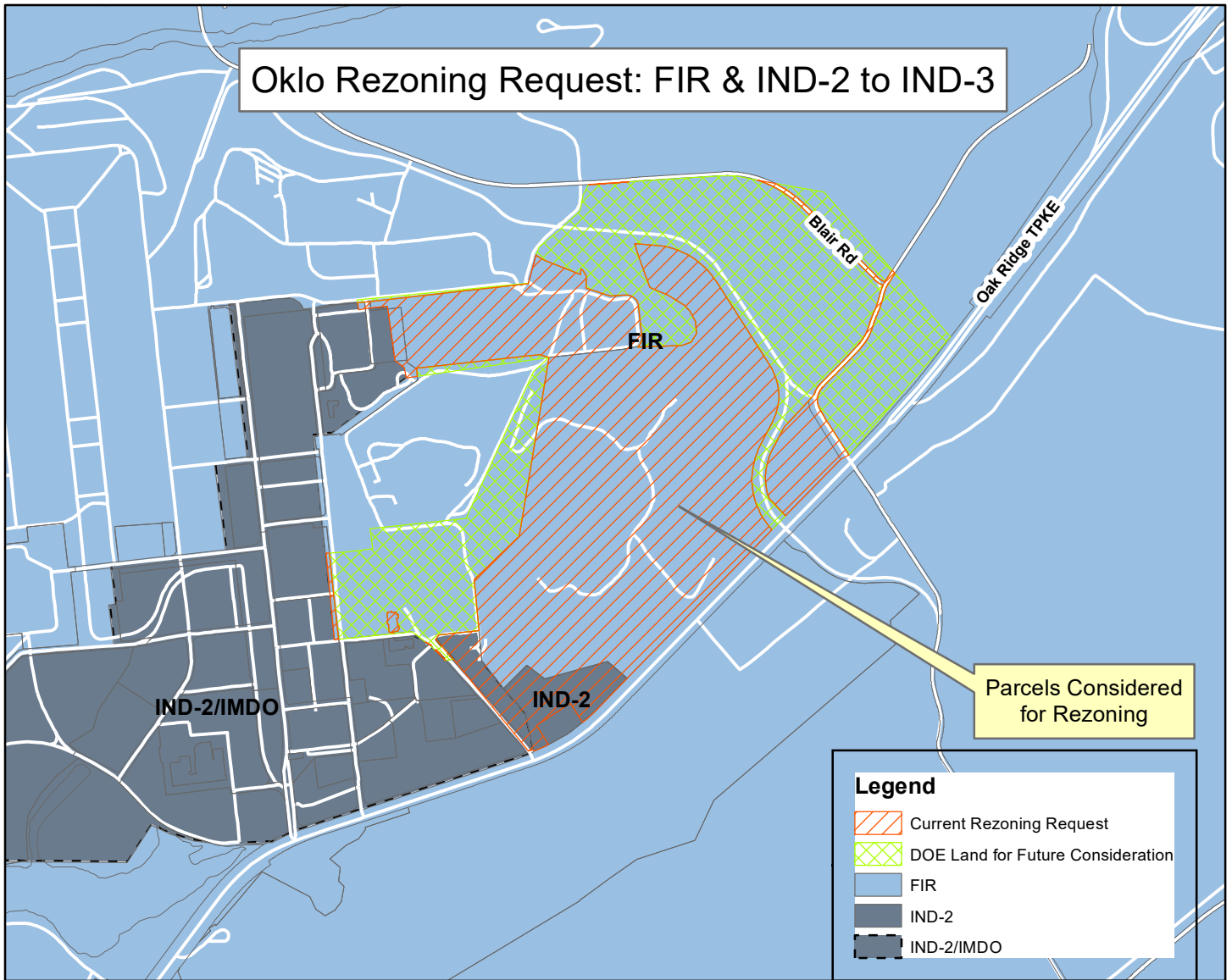
[Rezoning Map](#)

[Oklo Oak Ridge Zoning Application](#)

[IND-3 Zoning Regulations](#)

[Ordinance\\_-\\_Rezoning\\_Certain\\_Properties\\_in\\_Heritage\\_Center\\_Industrial\\_Park\\_-\\_Oklo\\_Project\\_-\\_IND-3 \(3\).docx](#)

# Oklo Rezoning Request: FIR & IND-2 to IND-3





**TO: City of Oak Ridge Municipal Planning Commission**  
**FROM: Evan Taranta, Director of State & Local Government Relations, Oklo**  
**DATE: October 27, 2025**  
**RE: Application to Zone Fuel Recycling Facility Site to IND-3**

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### **Oklo's Zoning Request**

Oklo respectfully requests that the Oak Ridge Municipal Planning Commission rezone approximately 248 acres identified in the parcel map on page 2 to IND-3. This zoning designation is necessary to enable Oklo's proposed Advanced Fuel Recycling Facility, a Federally licensed, heavy industrial operation that will recycle used nuclear fuel into new fuel for advanced reactors. The IND-3 classification aligns with the City's vision to reindustrialize former U.S. Department of Energy (DOE) land within the Heritage Center and supports a major private-sector investment that will bring skilled jobs and long-term economic benefit to the region.

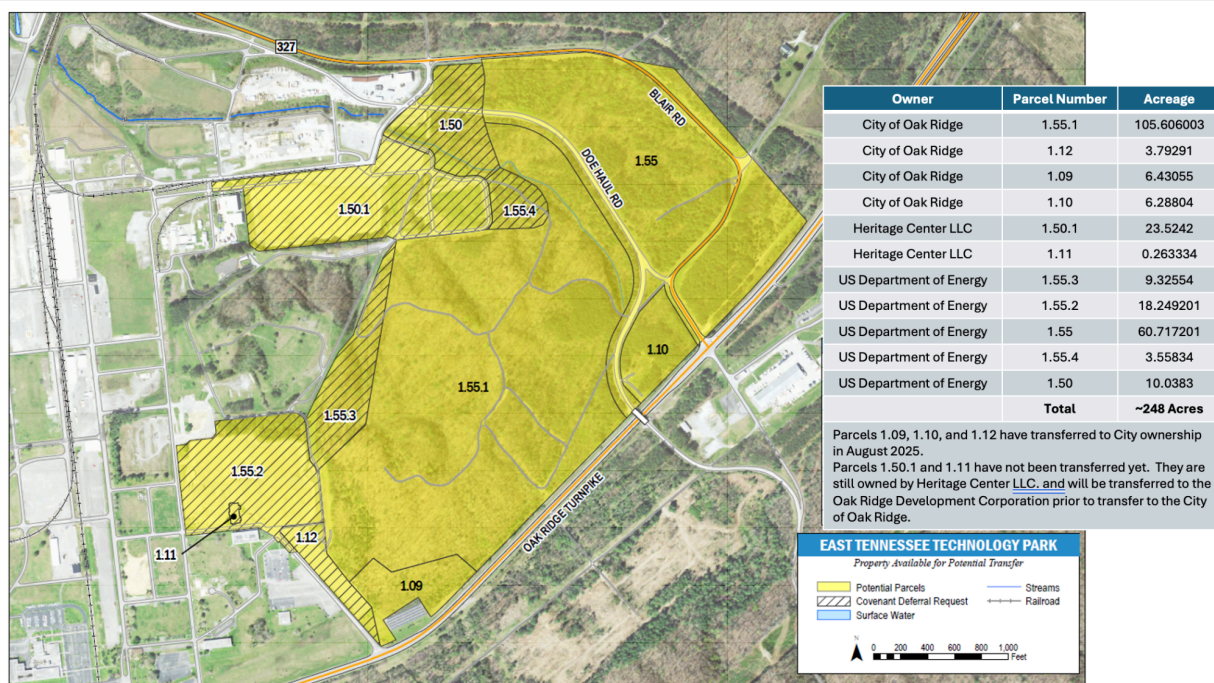
### **Executive Summary**

Oklo, an advanced nuclear technology company, plans to design, build, and operate a fuel recycling facility in Tennessee as the first phase of an Advanced Fuel Center. Oklo's fuel recycling facility aims to turn used fuel from the light water reactor fleet into fuel for its powerhouses and potentially other advanced reactors. The Advanced Fuel Center may also include fuel fabrication, manufacturing, and power generation in later phases.

Much of the land on which the facility is sited—currently owned by the Federal government but in the process of being transferred to the City of Oak Ridge for Oklo's use—is zoned as Federal Industry and Research (FIR). Other parcels owned by Heritage Center LLC are being transferred to the City of Oak Ridge as well. It is Oklo's understanding that the City of Oak Ridge intends to zone most of the legacy DOE land to IND-2 once it takes control of the acreage. However, Oklo's proposed use of the land would require IND-3 designation. Oklo respectfully requests that the municipal planning commission zone the property it already owns to IND-3 as soon as possible and the remaining parcels to IND-3 upon transfer to the City of Oak Ridge.

### **Site Details**

The fuel recycling facility will be adjacent to the current Heritage Center on a site of approximately 248 acres, as presented in the enclosed parcel map. The site is made up of primarily undeveloped woodland hills, with a few of the parcels being former K-25 sites that are entirely inactive. Current property owners include the City of Oak Ridge, DOE, and Heritage Center LLC. Industrial neighbors include Kairos Power, NANO Nuclear Energy, BWXT, TRISO-X, and Standard Nuclear.



Oklo's project is an opportunity to reindustrialize the land in a way that provides considerable benefit to the local and regional economy.

### Recycling Technology and Use of the Property

At the fuel recycling facility, which will be licensed by the U.S. Nuclear Regulatory Commission, Oklo will recycle used nuclear fuel from the light water reactor fleet into new fuel for advanced reactors such as Oklo's Aurora powerhouse. Used nuclear fuel still contains the majority of its potential energy, and recycling it recovers the energy-dense metal fuel that can still generate power, reducing the final waste volume and shrinking the toxicity timeframe. New fuel will be fabricated into fuel assemblies that will power reactors. At some point in the future, Oklo may pursue the fabrication of fuel from fresh enriched uranium sources at this center as well.

Oklo will use advanced pyroprocessing for partitioning the used fuel. Pyroprocessing is a modern alternative to the legacy aqueous-based methods. It does not separate out a pure stream of plutonium, nor does it create large liquid waste streams. It requires a smaller land footprint, and it is a lower hazard operation. However, the project qualifies as heavy industrial use that does involve radioactive and hazardous material.

### **Justification for IND-3 Zoning Request**

Oklo's planned use of the site falls under the IND-3 designation and aligns with the general description provided in the zoning ordinance below. This category provides for the most flexibility in use and prevents the development of certain projects nearby that could pose health or safety risks to the public. The facility will also require the transportation of used nuclear fuel, interim storage onsite as it awaits recycling, and potentially long-term storage of a small quantity of high-level waste until the Federal government picks it up for disposal.

#### **Section 8.03    IND-3, Industrial Districts**

##### **(a)      General Description:**

The IND-3, heavy industrial district is established in order to provide sites for activities which involve major transportation terminals, and manufacturing facilities that have a greater impact on the surrounding area than industries found in the IND-2 District. Manufacturing or other enterprises with significant external effects, or which pose significant risks due to the involvement of explosives, radioactive materials, poisons, pesticides, herbicides, or other hazardous materials in the manufacturing or other process. It is the intent of this district to provide an environment for industries that are unencumbered by nearby residential, institutional or commercial development.

Importantly, the zoning ordinance expressly identifies IND-3 as the proper designation for this type of activity. Oklo understands that this designation may require an approval from the Zoning Board of Appeals.

2.      Hazardous and nuclear material collection, recycling, treatment or disposal and storage areas. (NAICS #'s 562112 and 562211)

Oklo is aware that any future reactors built on the site may require additional zoning changes and approval from the City of Oak Ridge.

### **Timing and Concurrence from Owners**

It is Oklo's understanding that the Federal property transactions to the City of Oak Ridge may not be complete for a few months. Oklo requests that the zoning process take place concurrently with the ownership transfer so Oklo can begin work when the transaction is complete. Oklo is in the process of formalizing consent from the existing owners to move forward with the IND-3 designation that triggers upon transfer. This documentation will be provided to the planning commission as soon as it is obtained. Alternatively, if the concurrent approach is not possible, Oklo supports a two-phase approach to zoning the property that includes all city owned land in the first phase and non city-owned land in the second phase.

### **About Oklo**

Oklo is deploying advanced fast fission power plants to deliver clean, reliable, and affordable energy at scale, establishing a domestic supply chain for critical radioisotopes and advancing nuclear fuel recycling to convert nuclear waste into clean energy. Oklo was the first to receive a site use permit from DOE for a commercial advanced fission plant, was awarded fuel from Idaho National Laboratory, and submitted the first custom combined license application for an

advanced reactor to the NRC. Oklo is also developing advanced fuel recycling technologies in collaboration with DOE and U.S. National Laboratories.

**Contact Information**

Oklo looks forward to working with the City of Oak Ridge and the planning commission on this request and would be happy to provide additional information in upcoming work sessions. Oklo would like to proceed expeditiously with these approvals so that the company may begin hiring a local workforce and investing into the project with certainty.

Evan Taranta – Director, State & Local Government Relations, Oklo  
[evan@oklo.com](mailto:evan@oklo.com)

Ed Petit de Mange – Senior Director, Fuel Recycling, Oklo  
[ed@oklo.com](mailto:ed@oklo.com)

Section 8.03 IND-3, Industrial Districts

(a) General Description:

The IND-3, heavy industrial district is established in order to provide sites for activities which involve major transportation terminals, and manufacturing facilities that have a greater impact on the surrounding area than industries found in the IND-2 District. Manufacturing or other enterprises with significant external effects, or which pose significant risks due to the involvement of explosives, radioactive materials, poisons, pesticides, herbicides, or other hazardous materials in the manufacturing or other process. It is the intent of this district to provide an environment for industries that are unencumbered by nearby residential, institutional or commercial development.

(b) Permitted Principal Uses:

1. All permitted principal uses within the IND-2 District (Section 8.02(b))  
(Ord. No. 21-2022 Added Effective 11/24/2022)
2. Manufacturing, heavy (NAICS Major Groups 31-33 and 562), excluding slaughtering plants (3116), paper or pulp mills (3221) and uses in Section 8.03(d) that require BZA approval.
3. Warehousing and wholesaling facilities, including truck and rail service terminals. (NAICS #'s 42, 482, 483, 484, 485, 4882 and 493)
4. Heliports.  
  
(Ord. No. 19-99 Revised Effective 8/26/99)
5. Public utility facilities with or without storage yards. (NAICS #'s 22112, 2212, and 2213).
6. Broadcasting and telecommunications towers.
7. Research and development with or without outside storage or operations.
8. Airports  
(Ord. No. 13-2017 Revised Effective 10/19/17)
9. Data Centers, but not High-Intensity Data Centers  
(Ord. No. 21-2022 Added Effective 11/24/2022)

(c) Permitted Accessory Uses:

1. Any use customarily incidental to the permitted principal uses.
2. Signs (see Article XIV)
3. Automobile parking (see Section 11.02)

- (d) Special Exception Requiring Board of Zoning Appeals Approval: (Ord. 5-2014 Revised Effective 6/12/2014)

The judgment of the Board of Appeals will be guided by a desire to encourage industrial development in order to improve the basic economy. Such interest will include the promotion of orderly industrial districts containing industries compatible with each other. Judged against this interest will be considerations of the effect of the industry on the environs and the general character of the entire community. Before issuing a permit, consideration will be given to probabilities that the proposed industrial use may violate the regulations of Article XII and Article XIII Sections 13.01 through 13.06; but the issuance of a zoning compliance permit or a certificate of occupancy shall not waive the subsequent enforcement of Article XII and Article XIII Sections 13.01 through 13.06. The Environmental Quality Advisory Board and Fire Department will be consulted in such reviews as needed.

At the discretion of the Board of Zoning Appeals or City staff, an applicant may be asked for additional information or studies if the proposed use has the potential to have significant external impacts or may violate the provisions of Article XII. If required, such studies must provide thorough measurements and analysis of potential emissions such as noise or light, recommendations for the mitigation of negative impacts, and demonstrate that the uses can achieve compliance with applicable local, state, and/or federal requirements.

(Ord. No. 21-2022 Added Effective 11/24/2022)

The following use or similar and no more objectionable use may be permitted:

1. Nonhazardous waste recycling centers. (NAICS # 562920)
2. Hazardous and nuclear material collection, recycling, treatment or disposal and storage areas. (NAICS #'s 562112 and 562211)

When allowed, these facilities shall be subject to the following requirements:

- a. The use shall comply with all federal regulations and state regulations including the Tennessee Solid Waste Management Act for design, siting, construction materials, treating, and monitoring.
- b. The use shall be located at least 1,500 feet from any residential property.

(Ord. No. 19-99 Revised Effective 8/26/99)

- c. The area shall be enclosed by a fence or wall at least six (6) feet high. Entrance and exit shall be through a gate, which shall be locked during non-business hours. A landscape screen shall be provided in conformance with Article XIII.
- d. Maps and engineering drawings shall be provided showing proposed drainage, proposed sewer system design, the depth of



the water table, soil composition, all existing surface water, and all existing uses within 1/4 mile of the property line.

- e. The Board of Zoning Appeals may deny the permit when the use would be materially detrimental to adjacent properties or may add any conditions or safeguards to the permit it feels necessary in order to protect the health and welfare of citizens.

- 3. Incinerators. (NAICS #562213)
- 4. Landfills. (NAICS #562212)
- 5. Tank storage of bulk oil and gasoline and the mixture or bulk storage of natural gas, subject to the proper precautions as to location and otherwise, to prevent fire and explosion hazards.
- 6. Power plants.
- 7. A single dwelling unit as quarters for a watchman, caretaker, or custodian on the premises.
- 8. High-Intensity Data Centers  
(Ord. No. 21-2022 Added Effective 11/24/2022)

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

Maximum Usable Floor Area to Lot Area: 60%

Minimum Required Setback Dimensions in Feet: Front - 30 ft., Side - 25 ft., Rear - 25 ft.

Maximum height in feet: None

Maximum height in stories: None

(f) Sampling Port Requirements:

Adequate sampling locations and access facilities shall be provided for sampling at every stack or other conduit discharging waste products into the air.

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

(Ord. No. 19-99 Revised Effective 8/26/99)

**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 ZONING ORDINANCE BY CHANGING THE ZONING DISTRICTS OF ROANE COUNTY TAX MAP 030 PARCELS 001.09 AND 001.12, FROM IND-2, INDUSTRIAL, TO IND-3, INDUSTRIAL, AND ROANE COUNTY TAX MAP 030 PARCELS 001.10, 001.11, 001.46, AND 001.47, FROM FIR, FEDERAL INDUSTRY AND RESEARCH, TO IND-3, INDUSTRIAL; SAID PARCELS TOTALING APPROXIMATELY 146 ACRES.

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; and

WHEREAS, a public hearing thereon has been held as required by law.

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:

| <u>Parcel</u>                                                    | <u>Property Description</u>                                                                                   | <u>Present Zoning District</u>        | <u>New Zoning District</u> |
|------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|---------------------------------------|----------------------------|
| Parcel 001.09,<br>Roane County Tax<br>Map 030, ± 6.43 acres      | Heritage Center<br>Industrial Park<br>at corner of<br>Victorious Blvd E<br>and Hwy 58                         | IND-2, Industrial                     | IND-3, Industrial          |
| Parcel 001.12,<br>Roane County Tax<br>Map 030, ± 3.79 acres      | Heritage Center<br>Industrial Park<br>borders Victorious<br>Blvd E                                            | IND-2, Industrial                     | IND-3, Industrial          |
| Parcel 001.10,<br>Roane County Tax<br>Map 030, ± 6.29 acres      | Heritage Center<br>Industrial Park<br>on Hwy 58 bordered<br>by Blair Road and<br>Haul Road                    | FIR, Federal Industry<br>and Research | IND-3, Industrial          |
| Parcel 001.11,<br>Roane County Tax<br>Map 030, ± 0.26 acres      | Heritage Center<br>Industrial Park<br>on 5 <sup>th</sup> Street<br>(K-1008-F)                                 | FIR, Federal Industry<br>and Research | IND-3, Industrial          |
| Parcel 001.46,<br>Roane County Tax<br>Map 030, ± 23.54<br>acres  | Heritage Center<br>Industrial Park<br>on Zirconium Street                                                     | FIR, Federal Industry<br>and Research | IND-3, Industrial          |
| Parcel 001.47,<br>Roane County Tax<br>Map 030, ± 105.61<br>acres | Heritage Center<br>Industrial Park<br>on Hwy 58 between<br>Haul Rd and Victorious<br>Blvd E (Airport Tract A) | FIR, Federal Industry<br>and Research | IND-3, Industrial          |

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

Section 3. 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:

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Tammy M. Rackard, City Attorney

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Warren L. Gooch, Mayor

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Mary Beth Hickman

|                   |                   |
|-------------------|-------------------|
| First Reading:    | <u>12/15/2025</u> |
| Publication Date: | <u>12/16/2025</u> |
| Publication Date: | <u>01/14/2026</u> |
| Public Hearing:   | <u>02/09/2026</u> |
| Second Reading:   | <u>02/09/2026</u> |
| Publication Date: | _____             |
| Effective Date:   | _____             |

**OAK RIDGE CITY COUNCIL MEMORANDUM**

DATE: February 09, 2026

TO: Randy Hemann, City Manager

FROM: Travis Estep

THROUGH: Jennifer Williams, Planning and Development Director

SUBJECT: Rezoning Request: Seven Parcels in the Heritage Center Industrial Park, FIR Federal Industry and Research District to IND-2 Industrial District.

Introduction

Seven Parcels in the Heritage Center Industrial Park are being considered for administrative rezoning: ~4.93 acre property (Parcel Number 029 010.03); ~11.63 acre property (Parcel Number 029 010.19); ~32.53 acre property (Parcel Number 029 010.20); ~2.22 acre property (Parcel Number 029 010.02); ~0.51 acre property (Parcel Number 029 010.18); ~2.25 acre property (Parcel Number 030 001.36); and ~2.92 acre property (Parcel Number 030 001.05). This is a staff-originated rezoning request from FIR Federal Industry and Research District to IND-2 Industrial District as these parcels are no longer under federal ownership.

Funding

There is no funding associated with this item.

Background

Historically, these properties in the Heritage Center Industrial Park were federally owned industrial/research lands but are no longer governmentally owned. As such, having the FIR Zoning District designation is no longer applicable. Rezoning these parcels to the IND-2 Industrial District designation provides the most logical base zoning classification for the projected future uses of this area for any prospective future development of these properties.

Recommendation

Staff recommends voting to approve the rezoning of the seven parcels from FIR to IND-2. The Planning Commission voted to recommend approval of this batch rezoning to the City Council unanimously at their November meeting.

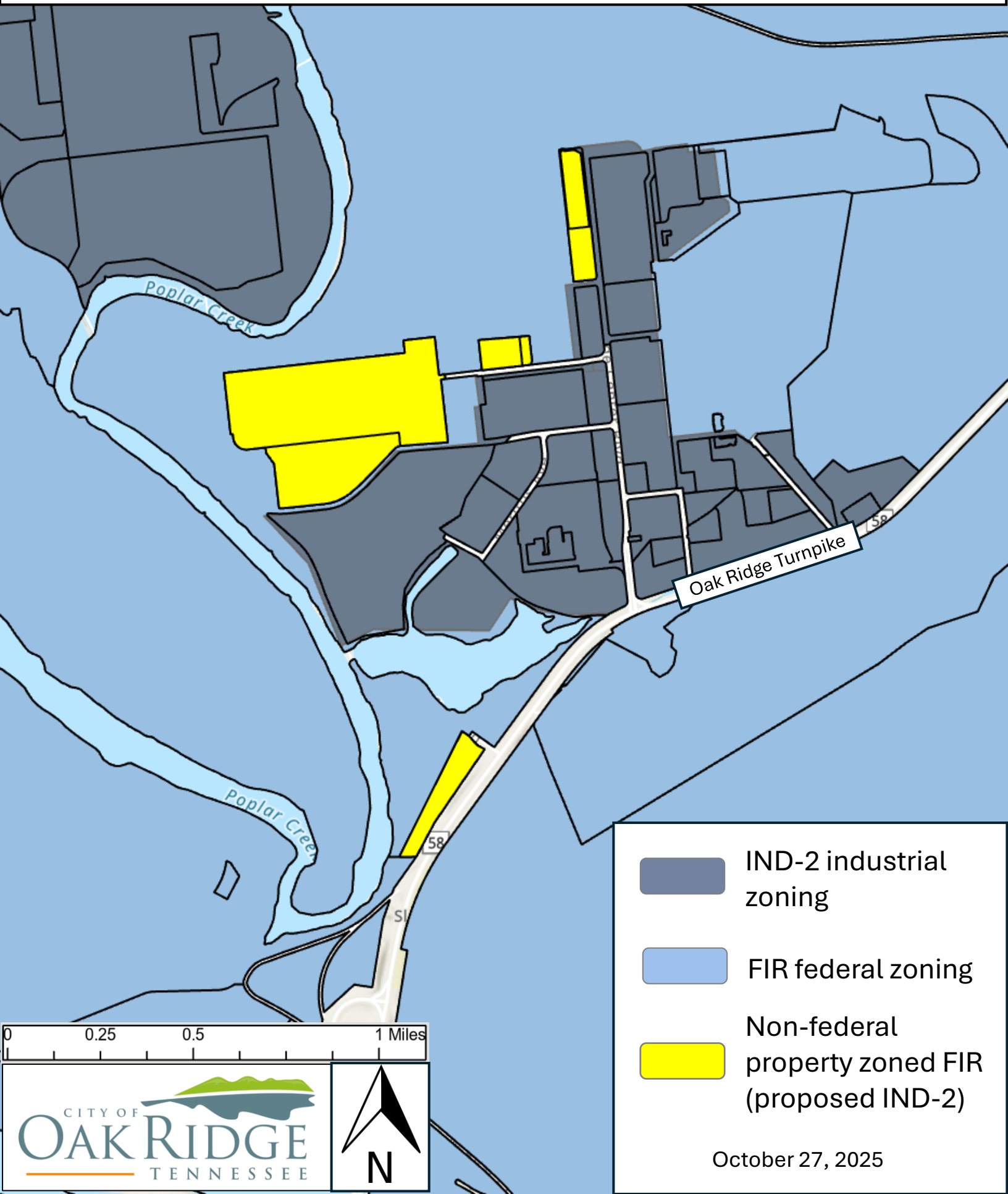
Attachments:

[ETTP Batch Rezoning Map.pdf](#)

[IND-2 Zoning.pdf](#)

Ordinance\_-\_Rezoning\_Certain\_Properties\_in\_Heritage\_Center\_Industrial\_Park\_-\_FIR\_to\_IND-2  
(1).docx

# East Tennessee Technology Park Rezoning



October 27, 2025

- c. The Board of Zoning Appeals may deny the permit when the use would be materially detrimental to adjacent properties or may add any conditions or safeguards to the permit it feels necessary in order to protect the health and welfare of citizens.

(Ord. No. 2-2024 Added Effective 01/18/2024)

(c) Area, Height, Bulk, and Placement Regulations

Maximum Usable Floor Area to Lot Area: 50%.

Minimum Required Setback Dimensions in Feet: Front - 30 ft.; Side - 25 ft.; Rear – 0 ft.

Maximum Height in Feet: 40.

Maximum Height in Stories: 3.

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

(Ord. No. 19-99 Revised Effective 8/26/99)

Section 8.02 IND-2, Industrial Districts

The following regulations shall apply in IND-2, Industrial Districts.

(a) General Description

The IND-2, general industrial district is established to provide areas in which the principal use of land is for processing, manufacturing, assembling, fabrication and for warehousing. The IND-2 district provides for enterprises in which goods are generally mass produced from raw materials on a large scale through use of an assembly line or similar process, usually for sale to wholesalers or other industrial or manufacturing uses. Medium industry produces moderate external effects such as smoke, noise, soot, dirt, vibration, odor, etc. These uses do not depend primarily on frequent personal visits of customers or clients, but usually require good accessibility to major street, rail, water or air transportation routes. Such uses have some adverse effects on surrounding properties and are not normally associated with, nor compatible with, residential, institutional, or retail commercial uses.

(Ord No. 19-99 Revised Effective 8/26/99)

(b) Permitted Principal Uses:

1. Manufacturing (selected industries) – Those manufacturing industries defined by the following NAICS Codes are permitted.

| Major Group | Exceptions                            | Short Title                |
|-------------|---------------------------------------|----------------------------|
| 311, 3121   | (except 3116, Animal Slaughtering and | Food and beverage products |

|                                             |                                                                                                                                                                                                                           |                                              |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|
|                                             | <b>Processing)</b>                                                                                                                                                                                                        |                                              |
| <b>313, 314</b>                             |                                                                                                                                                                                                                           | <b>Textile mill products</b>                 |
| <b>315</b>                                  |                                                                                                                                                                                                                           | <b>Apparel and other textile products</b>    |
| <b>316</b>                                  | <b>(except 3161, Leather and Hide Tanning &amp; Finishing)</b>                                                                                                                                                            | <b>Leather and leather products</b>          |
| <b>321</b>                                  | <b>(except 321114, Wood Preservation, 3212, Veneer, Plywood, and Engineered Wood Product Manufacturing)</b>                                                                                                               | <b>Lumber and wood products</b>              |
| <b>322</b>                                  | <b>(except 3221, Pulp, Paper, &amp; Paperboard Mills)</b>                                                                                                                                                                 | <b>Paper and allied products</b>             |
| <b>323</b>                                  |                                                                                                                                                                                                                           | <b>Printing</b>                              |
| <b>326</b>                                  | <b>(except 32621, Tire Manufacturing)</b>                                                                                                                                                                                 | <b>Rubber and misc. plastics products</b>    |
| <b>332</b>                                  |                                                                                                                                                                                                                           | <b>Fabricated metal products</b>             |
| <b>333</b>                                  |                                                                                                                                                                                                                           | <b>Machinery manufacturing</b>               |
| <b>334, 335</b>                             |                                                                                                                                                                                                                           | <b>Electronic equipment &amp; appliances</b> |
| <b>336</b>                                  |                                                                                                                                                                                                                           | <b>Transportation equipment</b>              |
| <b>337</b>                                  |                                                                                                                                                                                                                           | <b>Furniture &amp; related products</b>      |
| <b>338</b>                                  |                                                                                                                                                                                                                           | <b>Miscellaneous manufacturing</b>           |
| <b>Industry Numbers: 3271, 3272, 327991</b> |                                                                                                                                                                                                                           | <b>Stone, clay and glass manufacturing</b>   |
| <b>331</b>                                  | <b>(except 33111, Iron &amp; Steel Mills, 331112, Electrometallurgical Ferroalloy Product Manufacturing, 331311, Alumina Refining, 331312, Primary Alumina Production, 33141, Nonferrous Metal Smelting and Refining)</b> | <b>Metal Industries</b>                      |

(Ord No. 19-99 Revised Effective 8/26/99)

2. Warehousing and wholesaling facilities, including truck and rail service terminals and related facilities. (NAICS #'s 42, 482, 483, 484, 485, 4882 and 493)
3. Offices, administrative, technical, and professional services.  
(Ord. No. 11-06 Revised Effective 8/3/06)



4. Public utility facilities, with or without storage yards. (NAICS #'s 22112, 2212, and 2213)
5. Broadcasting, Publishing, Recording and Telecommunications. (NAICS #'s 511, 512, 513 and 514)
6. Storage facilities for coal, coke, building material, sand, gravel, stone, lumber, open storage of construction contractor's equipment and supplies and junk yards, provided such use is entirely enclosed within an eight (8) foot obscuring fence or wall, or otherwise so located as not to be obnoxious to the orderly appearance of the district.
7. Medical Isotope Manufacturing that the staff has determined to be in conformance with the narrative description of this district.  
(Ord. No. 23-00 Revised Effective 9/15/00)
8. Kennel  
(Ord. No. 18-04 Revised Effective 10/14/04)
9. Data Centers, but not High-Intensity Data Centers  
(Ord. No. 21-2022 Added Effective 11/24/2022)

(c) Permitted Accessory Uses

1. Any use customarily incidental to the permitted principal uses.
2. Signs (see Article XIV).  
(Ord. No. 31-86 Revised Effective 1/1/87)
3. Automobile parking (see Section 11.02).
4. A single dwelling unit as quarters for a watchman, caretaker, or custodian on the premises.

(d) Special Exception Requiring Board of Zoning Appeals Approval: (Ord. 5-2014 Revised Effective 6/12/2014)

The judgment of the Board of Appeals will be guided by a desire to encourage industrial development in order to improve the basic economy. Such interest will include the promotion of orderly industrial districts containing industries compatible with each other. Judged against this interest will be considerations of the effect of the industry on the environs and the general character of the entire community. Before issuing a permit, consideration will be given to probabilities that the proposed industrial use may violate the regulations of Article XII and Article XIII Sections 13.01 through 13.06; but the issuance of a zoning compliance permit or a certificate of occupancy shall not waive the subsequent enforcement of Article XII and Article XIII Sections 13.01 through 13.06.

At the discretion of the Board of Zoning Appeals or City staff, an applicant may be asked for additional information or studies if the proposed use has the potential to

have significant external impacts or may violate the provisions of Article XII. If required, such studies must provide thorough measurements and analysis of potential emissions such as noise or light, recommendations for the mitigation of negative impacts, and demonstrate that the uses can achieve compliance with applicable local, state, and/or federal requirements.

(Ord. No. 21-2022 Added Effective 11/24/2022)

The following use or similar and no more objectionable use may be permitted:

1. Nonhazardous solid waste transfer station and recycling center, provided such use is entirely enclosed within an eight (8) foot obscuring fence or wall, or otherwise so located as not to be obnoxious to the orderly appearance of the district.
2. Heliport.
3. Transitional Accessory Uses (see Section 4.08 for Criteria).

(Ord No. 4-98 Revised Effective 1/15/98)

4. Hazardous and nuclear material collection, recycling, treatment or disposal and storage areas. (NAICS #'s 562112 and 562211)

When allowed, these facilities shall be subject to the following requirements:

- a. The use shall comply with all federal regulations and state regulations including the Tennessee Solid Waste Management Act for design, siting, construction materials, treating, and monitoring.
- b. The use shall be located at least 1,500 feet from any residential property.
- c. The area shall be enclosed by a fence or wall at least six (6) feet high. Entrance and exit shall be through a gate, which shall be locked during non-business hours. A landscape screen shall be provided in conformance with Article XIII.
- d. Maps and engineering drawings shall be provided showing proposed drainage, proposed sewer system design, the depth of the water table, soil composition, all existing surface water, and all existing uses within 1/4 mile of the property line.
- e. The Board of Zoning Appeals may deny the permit when the use would be materially detrimental to adjacent properties or may add any conditions or safeguards to the permit it feels necessary in order to protect the health and welfare of citizens.

(Ord. No. 19-99 Revised Effective 8/26/99)

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

Maximum Usable Floor Area to Lot Area: 60%.

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

Maximum Height in Feet: None.

Maximum Height in Stories: None.

(f) Sampling Port Requirements

Adequate sampling locations and access facilities shall be provided for sampling at every stack or other conduit discharging waste products into the air.

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

(Ord. No. 19-99 Revised Effective 8/26/99)

Section 8.03 IND-3, Industrial Districts

(a) General Description:

The IND-3, heavy industrial district is established in order to provide sites for activities which involve major transportation terminals, and manufacturing facilities that have a greater impact on the surrounding area than industries found in the IND-2 District. Manufacturing or other enterprises with significant external effects, or which pose significant risks due to the involvement of explosives, radioactive materials, poisons, pesticides, herbicides, or other hazardous materials in the manufacturing or other process. It is the intent of this district to provide an environment for industries that are unencumbered by nearby residential, institutional or commercial development.

(b) Permitted Principal Uses:

1. All permitted principal uses within the IND-2 District (Section 8.02(b))  
(Ord. No. 21-2022 Added Effective 11/24/2022)
2. Manufacturing, heavy (NAICS Major Groups 31-33 and 562), excluding slaughtering plants (3116), paper or pulp mills (3221) and uses in Section 8.03(d) that require BZA approval.
3. Warehousing and wholesaling facilities, including truck and rail service terminals. (NAICS #'s 42, 482, 483, 484, 485, 4882 and 493)
4. Heliports.

(Ord. No. 19-99 Revised Effective 8/26/99)

**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 ROANE COUNTY TAX MAP 029, PARCELS 010.02, 010.03, 010.18, 010.19, AND 010.20, AND ROANE COUNTY TAX MAP 030, PARCELS 001.05 AND 001.36, TOTALING APPROXIMATELY 56.99 ACRES, FROM FIR, FEDERAL INDUSTRY AND RESEARCH, TO IND-2, INDUSTRIAL.

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; 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 part of Ordinance No. 2, as amended, are revised as follows:

|                                                              |                                                                                                             |                                       |                   |
|--------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|---------------------------------------|-------------------|
| Roane County Tax<br>Map 029, Parcel<br>010.02, ± 2.22 acres  | Heritage Center<br>Industrial Park at<br>750 Enrichment St<br>(Fire Station 4)                              | FIR, Federal Industry<br>and Research | IND-2, Industrial |
| Roane County Tax<br>Map 029, Parcel<br>010.03, ± 4.93 acres  | Heritage Center<br>Industrial Park on<br>St Hwy 58 bordered<br>by Burchfield Rd and<br>Railroad             | FIR, Federal Industry                 | IND-2, Industrial |
| Roane County Tax<br>Map 029, Parcel<br>010.18, ± 0.51 acres  | Heritage Center<br>Industrial Park<br>Adjacent to Fire Station                                              | FIR, Federal Industry<br>and Research | IND-2, Industrial |
| Roane County Tax<br>Map 029, Parcel<br>010.19, ± 11.63 acres | Heritage Center<br>Industrial Park<br>between Enrichment<br>St and Perimeter Rd                             | FIR, Federal Industry<br>and Research | IND-2, Industrial |
| Roane County Tax<br>Map 029, Parcel<br>010.20, ± 32.53 acres | Heritage Center<br>Industrial Park<br>between Enrichment<br>St and Perimeter Rd                             | FIR, Federal Industry<br>and Research | IND-2, Industrial |
| Roane County Tax<br>Map 030, Parcel<br>001.05, ± 2.92 acres  | Heritage Center<br>Industrial Park<br>bordered by Heritage<br>Center Blvd, Zirconium<br>Rd and the Railroad | FIR, Federal Industry<br>and Research | IND-2, Industrial |
| Roane County Tax<br>Map 030, Parcel<br>001.36, ± 2.25 acres  | Heritage Center<br>Industrial Park<br>Center Blvd and the<br>Railroad                                       | FIR, Federal Industry<br>and Research | IND-2, Industrial |

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

Section 3. 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:

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Tammy M. Rackard, City Attorney

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Warren L. Gooch, Mayor

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Mary Beth Hickman, City Clerk

|                   |                   |
|-------------------|-------------------|
| First Reading:    | <u>12/15/2025</u> |
| Publication Date: | <u>12/16/2025</u> |
| Publication Date: | <u>01/14/2026</u> |
| Public Hearing:   | <u>02/09/2026</u> |
| Second Reading:   | <u>02/09/2026</u> |
| Publication Date: | _____             |
| Effective Date:   | _____             |

**OAK RIDGE CITY COUNCIL MEMORANDUM**

DATE: February 09, 2026

TO: Randy Hemann, City Manager

FROM: Travis Estep

THROUGH: Jennifer Williams, Planning and Development Director

SUBJECT: Rezoning Request: 100 Imperium Dr (Parcel Number 014 040.00), IND-2 Industrial District to B-2 General Business District

Introduction

Applicant has requested the property, ~11.59 acres, at 100 Imperium Drive be rezoned from the existing IND-2 Industrial Zoning District designation to B-2 General Business Zoning District.

Funding

There is no funding associated with this item.

Background

This ~11.59 acre property is located at the intersection of Oak Ridge Turnpike and Imperium Drive in the Horizon Center and has an IND-2 zoning designation. This parcel is separated from the rest of the Horizon Center parcels by greenbelt land--as such, this parcel with a B-2 Zoning District classification would function as an additional buffer between the industrially-zoned parcels of the Horizon Center and the highway.

Recommendation

Staff recommends voting to approve the rezoning of 100 Imperium Dr from IND-2 to B-2. The Planning Commission voted to recommend approval to the City Council unanimously at their November meeting.

Attachments:

[Zoning Change Application Letter](#)

[100\\_Imperium\\_DR\\_AerialMap.pdf](#)

[100\\_Imperium\\_DR\\_Mailmap.pdf](#)

[B-2 Zoning District.pdf](#)



October 20, 2025

Jennifer Williams  
City of Oak Ridge Planning & Development  
200 South Tulane Avenue  
Municipal Building  
Oak Ridge, TN 37830

RE: Rezoning Request — Horizon Center

Ms. Williams,

I, Richard Chinn, Jr., am the authorized representative of R&R Enterprises, the owner of the property located at the intersection of Oak Ridge Turnpike (highway 95) and Imperium Way in Oak Ridge, Tennessee. This letter serves as formal request to the rezoning the aforementioned property from IND-2 to B-2.

If you have any questions or require further confirmation, please do not hesitate to contact me directly.

Thank you for your attention to this matter.

Sincerely,

Richard G. Chinn, Jr.

[rick@rrproperties.com](mailto:rick@rrproperties.com)





## REZONING REQUEST MAP

An ~.11.59 acre property, 100 Imperium Drive (Parcel number 014 040.00).  
The request is to rezone the property from IND-2 Industrial District to B-2 General Business District.





## REZONING REQUEST MAP

An ~.11.59 acre property, 100 Imperium Drive (Parcel number 014 040.00).  
The request is to rezone the property from IND-2 Industrial District to B-2 General Business District.



and safe facilities for related pedestrian traffic and by the utilization of pedestrian areas, malls, sidewalks, islands, parkways, and similar features.

(Ord. No. 27-08 Revised Effective 10/2/08)

2. Vehicle Access and Traffic Control

Access and traffic control regulations set forth in Article XI, Off Street Parking and Loading Requirements, shall apply in B-1 Districts.

(Ord. No. 7-90 Revised Effective 3/22/90)

3. Buffer areas

A buffer or landscaped area shall be required along any part of the perimeter of the B-1 District when it abuts lands zoned for residential use, the width not to be less than the appropriate setback of the adjacent zone. The Planning Commission shall make this determination.

(f) Administration

Issuance of Zoning Compliance Permits for use, excavation, addition, alteration, construction, or reconstruction within B-1 Neighborhood Business Districts shall require review and approval of plans and specifications for the development of the entire district by the Planning Commission, or portion thereof in cases where there are multiple ownerships within the proposed new district.

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

(g) Zoning Compliance Permit

Zoning Compliance Permit applications, together with accompanying development plans and specifications shall include the names and addresses of all owners of property located within the particular B-1 Neighborhood Business District.

Zoning Compliance Permits shall be issued upon approval of development plans by the Planning Commission; however, all such Zoning Compliance Permits shall clearly state that a Certificate of Occupancy will not be issued for any use or activity within the district until all accessways, marginal roads, screen planting and landscaping pertinent to the area then being developed have been completed.

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 7.03 B-2, General Business Districts

The following regulations shall apply in B-2 General Business Districts.

(a) Permitted Principal Uses:

1. Any retail business, whose principal activity is the sale of new

merchandise in an enclosed building.

2. Open air business use as follows:
  - a. Retail sale of trees, shrubbery, plants, flowers, seed, top soil, humus, fertilizer, trellises, lawn furniture, playground equipment and other home garden supplies and equipment.
  - b. Retail sale of fruit and vegetables.
  - c. Retail sale of automobiles, house trailers and boats.
  - d. Tennis courts, archery courts, shuffleboard, horseshoe courts, miniature golf, children's amusement park, theater, or similar recreation uses.
  - e. Rental services for bicycles, trailers, motor vehicles, or home improvement.
  - f. Transient circuses, carnivals, or exhibitions, providing the proposed use will have adequate water supply, waste disposal and other necessary facilities, including off-street parking, and will not cause undue traffic congestion or create a traffic hazard, and further providing that such use is located at least four hundred (400) feet from the nearest residential district line.
3. Office building uses resulting from any of the following occupations: professional services, business services, accounting, banking, drafting, and graphic arts. (Ord. No 5-2014 Revised Effective 6/12/2014)
4. 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 that require a retail adjunct of no more objectionable character subject to the following provisions: not more than five (5) persons shall be employed at any time in the manufacturing or processing activities of such establishments.
5. Restaurant, tea room, cafe, or other place serving food or beverage.
6. Enclosed theater, radio and television studio, assembly hall, concert hall, dance hall, bowling alley, skating rink, or similar recreation use or place of assembly.
7. Service establishments such as:
  - Laundromat
  - Dry cleaning
  - Shoe repair and shoe shine shops
  - Barber shops
  - Beauty shops

8. Church, school, public library.
9. Clinic, mental health clinic, but excluding penal or correctional institutions.  
(Ord. No. 11-06, Revised Effective 8/3/06)
10. 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.
11. Filling station, off-street parking lot, and general garage.
12. 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.
13. Mortuary establishment.
14. Bus passenger station.
15. Commercial greenhouse or nursery.
16. Hotel, motel, or tourist home.  
(Ord. No. 6-99 Revised Effective 5/13/99)
17. Research laboratory including incidental pilot plant processing operations that will not be incompatible with the general business character of the district and will not create any more dangerous or objectionable elements than are characteristic of other uses expressly permitted.
18. Family day care home, child care center, and private education institution.  
(Ord. No. 16-90 Revised Effective 7/5/90)
19. Adult entertainment establishment, as defined and subject to the regulations set forth in Chapter 7 of the Code of Ordinances, City of Oak Ridge, Tennessee.  
(Ord. No. 17-99 Revised Effective 8/26/99)
20. Escort services, as defined and subject to the regulations set forth in Chapter 7 of the Code of Ordinances, City of Oak Ridge, Tennessee.
21. Massage establishments, as defined and subject to the regulations set forth in Chapter 7 of the Code of Ordinances, City of Oak Ridge, Tennessee.  
(Ord. No. 17-99 Revised Effective 8/26/99)
22. Veterinary clinic and small animal hospital, provided there be no animal

pens or runs outside the building.

(Ord. No. 11-06 Revised Effective 8/03/06)

23. Fitness and Recreational Centers

(Ord. No. 5-2016 Added Effective 6/23/16)

24. Mixed Use Developments provided the following are met:

- a. Other than residential uses, only those uses already permitted within the B-2 district will be allowed.
- b. Regardless of project scale, any change in use resulting in a mixed use development shall be required to submit a Site Development Plan to the Planning Commission for review in accordance with Section 16.11. In reviewing a mixed use development proposal, the Planning Commission must consider the project's relationship to the surrounding area in addition to the standards listed in this section. Projects should promote pedestrian activity and mobility and be compatible in mass and scale to other nearby developments.
- c. All mixed use proposals must maintain some nonresidential function directly accessible from a street. The Planning Commission may waive this requirement if the applicant demonstrates that their proposal is compatible with the definition of a mixed use development and the other standards in this section.
- d. All applicable building and fire codes must be met.

(Ord. No. 3-2019 Revised Effective 1/24/2019)

(Ord. No. 1-2025 Revised Effective 1/23/25)

25. Food Truck Parks

(Ord. No. 7-2023 Added Effective 06/22/2023)

(b) Permitted Accessory Uses:

1. Any use customarily incidental to permitted principal uses.
2. Signs (see Article XIV).

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

3. Automobile parking (see Section 11.02).

4. A single dwelling unit as quarters for a watchman, caretaker or custodian on the premises.

(c) Special Exception Requiring Board of Zoning Appeals Approval: (Ord. 5-2014 Revised Effective 6/12/2014) Under such conditions as the Board of Appeals may

impose to ensure that the following uses will not cause undue traffic congestion; create a traffic hazard; or otherwise impair the public health, safety, morals, convenience, comfort, prosperity, or other aspects of the general welfare.

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. Public museum.
3. 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.
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. Self-Storage Facility, as regulated by Section 3.37, provided there shall be no outdoor storage.

(Ord. 3-2020 Revised Effective 6/18/2020)

6. Outdoor theater or golf driving range.
7. (Ord. No. 9-2020 Deleted Effective 10/22/2020)
8. 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.
9. Helicopter passenger station.
10. Transitional Accessory Uses (see Section 4.08 for Criteria).

(Ord No. 4-98 Revised Effective 1/15/98)

11. Light manufacturing provided that the Board, in addition to the conditions in Subsection 7.03 (c) above, shall apply the following criteria in reviewing the appropriateness of the proposal:
  - a. If the proposed developed portion of the property is within 300 feet of a residential zone, buffer screening to mitigate potential impacts on the residential area may be required.
  - b. In addition to being Light Manufacturing, the proposed business shall be compatible in use and appearance with B-2 office/retail uses, with regard to the following performance characteristics: parking, the production of smoke, dust, dirt, fly ash, noise, light,

glare, heat, odor, gases, radiation, vibration, and the safe use or storage of hazardous materials (See Section 6-501-510 for city-wide limits).

- c. All proposed Light Manufacturing uses must submit information on their proposed use and storage of hazardous materials to be reviewed by the Fire Department; the Department's recommendations must be made to the Board before final action is taken.

(Ord. No. 2-99 Revised Effective 3/11/99)

- 12. Night Clubs, Dance Clubs, Taverns, Clubs (private), Lodges and Similar Uses.

(Ord No. 6-99 Revised Effective 5/13/99)

- 13. Towers

(Ord. No. 2-00 Revised Effective 1/13/00)

- 14. Indoor Shooting Range

(Ord. No. 5-2014 Added Effective 9/18/14)

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

Maximum Usable Floor Area to Lot Area: 100%.

Minimum size of District: None.

Minimum Required Setback Dimensions in Feet: Front - 20 ft.; Side - 0 ft.; Rear - 0 ft.

(Ord. No. 11-93 Revised Effective 5/13/93)

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 7.04 UB-2, Unified General Business Districts

The following regulations shall apply in UB-2, Unified General Business District.

- (a) Permitted Principal Uses:

- 1. Any retail business, whose principal activity is the sale of merchandise in an enclosed building.
- 2. Office building uses resulting from any of the following occupations: professional services, business services, accounting, banking, drafting, and graphic arts (Ord. No. 5-2014 Revised Effective 6/12/14)



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 040.00, ROANE COUNTY TAX MAP 014 (100 IMPERIUM DRIVE), CONTAINING APPROXIMATELY 11.59 ACRES, FROM IND-2, INDUSTRIAL DISTRICT, TO B-2, GENERAL BUSINESS DISTRICT.

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; 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:

| <u>Parcel</u>                                            | <u>Property Description</u>                                                             | <u>Present Zoning District</u> | <u>New Zoning District</u> |
|----------------------------------------------------------|-----------------------------------------------------------------------------------------|--------------------------------|----------------------------|
| Roane County Tax Map 014, Parcel 040.00<br>± 11.59 acres | 100 Imperium Drive in Horizon Center Industrial Park (Oak Ridge Turnpike road frontage) | IND-2, Industrial              | B-2, General Business      |

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

Section 3. 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:

\_\_\_\_\_  
Tammy M. Rackard, City Attorney

\_\_\_\_\_  
Warren L. Gooch, Mayor

\_\_\_\_\_  
Mary Beth Hickman, City Clerk

First Reading: 12/15/2025  
Publication Date: 12/16/2025  
Publication Date: 01/24/2026  
Public Hearing: 02/09/2026  
Second Reading: 02/09/2026  
Publication Date: \_\_\_\_\_  
Effective Date: \_\_\_\_\_

**OAK RIDGE CITY COUNCIL MEMORANDUM**

DATE: February 09, 2026

TO: Honorable Mayor and City Council

FROM: Tammy Rackard , City Attorney

SUBJECT: Ratification of Rezoning Ordinances ( Ordinance 19-2024, Ordinance 23-2024, Ordinance 2-2025, Ordinance 4-2025, Ordinance 25-2025, Ordinance 28-2025, Ordinance 33-2025, Ordinance 38-2025, and Ordinance 40-2025)

SUPPORTING DEPARTMENT: Planning and Development

Introduction

An item for the agenda is an ordinance to ratify nine rezoning ordinances: Ordinance 19-2024, Ordinance 23-2024, Ordinance 2-2025, Ordinance 4-2025, Ordinance 25-2025, Ordinance 28-2025, Ordinance 33-2025, Ordinance 38-2025, and Ordinance 40-2025.

Background

These nine rezoning ordinances are brought back to City Council for ratification/reapproval due to the public hearing timeframe not being met when the ordinances were originally approved. Tennessee Code Annotated §13-7-203(a) now requires a 21-day legal notice publication for a public hearing to rezone property and these ordinances were published under the old 15-day legal notice publication timeframe. This error makes these ordinances void and requires reapproval (or ratification) to make the zoning changes valid.

These ordinances were all approved by City Council unanimously so no additional supporting information is provided other than copies of the ordinances as previously approved.

Recommendation

Approval of the attached ordinance is recommended.

Attachments:

[Collective Ordinances for Ratification.pdf](#)

[Ordinance\\_-\\_Ratification\\_of\\_Various\\_Rezoning\\_Ordinances.pdf](#)

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 048.01, ANDERSON COUNTY TAX MAP 104E GROUP A, CONTAINING APPROXIMATELY 3.48 ACRES, FROM R-1-C/MDO, SINGLE FAMILY RESIDENTIAL DISTRICT WITH A MANHATTAN DISTRICT OVERLAY, TO R-3, MEDIUM DENSITY RESIDENTIAL DISTRICT; SAID PARCEL BEING LOCATED OFF THE OAK RIDGE TURNPIKE NEAR BERMUDA ROAD.

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; 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:

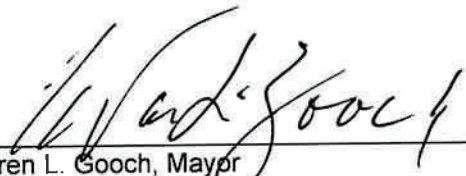
| <u>Property Description</u>                             | <u>Location</u>                                 | <u>Present Zoning District</u>                                               | <u>New Zoning District</u>                  |
|---------------------------------------------------------|-------------------------------------------------|------------------------------------------------------------------------------|---------------------------------------------|
| Parcel 048.01<br>Map 104E,<br>Group A<br>(± 3.48 Acres) | Off the Oak Ridge Turnpike<br>near Bermuda Road | R-1-C/MDO, Single<br>Family Resident with a<br>Manhattan District<br>Overlay | R-3, Medium Density<br>Residential District |

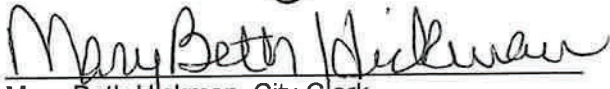
Section 2. The change shall be imposed upon said map and shall be as much a part of Ordinance No. 2 as if fully described therein.

Section 3. 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:

  
\_\_\_\_\_  
Tammy M. Rackard, City Attorney

  
\_\_\_\_\_  
Warren L. Gooch, Mayor

  
\_\_\_\_\_  
Mary Beth Hickman, City Clerk

Publication Date: 9-27-2024  
Public Hearing: 10-14-2024  
First Reading: 10-14-2024  
Publication Date: 10-15-2024  
Second Reading: 11-11-2024  
Publication Date: 11-12-2024  
Effective Date: 11-21-2024

**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 021.00 ANDERSON COUNTY TAX MAP 087N GROUP C, AND PARCELS 001.00 AND 002.00, ANDERSON COUNTY TAX MAP 094D GROUP A, CONTAINING APPROXIMATELY 12.6 ACRES, FROM RG-1, RESIDENTIAL, OPEN SPACE, AND RESERVE DISTRICT, TO R-3/PUD, MEDIUM DENSITY RESIDENTIAL DISTRICT WITH A PLANNED UNIT DEVELOPMENT OVERLAY, AND APPROVING THE ASSOCIATED PLANNED UNIT DEVELOPMENT PRELIMINARY MASTER PLAN; SAID PARCELS BEING LOCATED OFF EASTBURN LANE AND THE OAK RIDGE TURNPIKE.

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; 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:

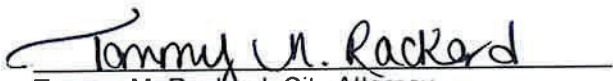
| <u>Property Description</u>                                                                                        | <u>Location</u>                                    | <u>Present Zoning District</u>                          | <u>New Zoning District</u>                                                                       |
|--------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|---------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| Parcel 021.00<br>Map 087N,<br>Group C; and<br>Parcels 001.00 and<br>002.00, Map 094D,<br>Group A<br>(± 12.6 Acres) | Off Eastburn Lane<br>and the Oak Ridge<br>Turnpike | RG-1, Residential<br>Open Space and<br>Reserve District | R-3/PUD, Medium<br>Density Residential<br>District with a Planned<br>Unit Development<br>Overlay |

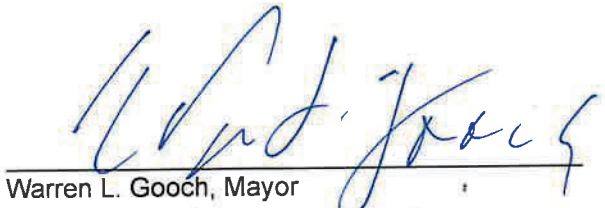
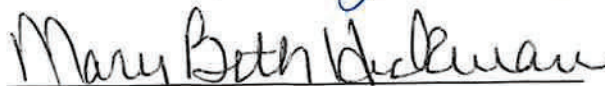
Section 2. The change shall be imposed upon said map and shall be as much a part of Ordinance No. 2 as if fully described therein.

Section 3. The Planned Unit Development Preliminary Master Plan for the development as shown on the attached drawing, submitted by Ardurra, dated October 18, 2024, and labeled as "Oak Ridge Townhomes," is hereby approved.

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:

  
Tammy M. Rackard, City Attorney

  
Warren L. Gooch, Mayor  
  
Mary Beth Hickman, City Clerk

|                   |                   |
|-------------------|-------------------|
| First Reading:    | <u>11/11/2024</u> |
| Publication Date: | <u>11/12/2024</u> |
| Publication Date: | <u>11/22/2024</u> |
| Public Hearing:   | <u>12/09/2024</u> |
| Second Reading:   | <u>12/09/2024</u> |
| Publication Date: | <u>12/10/2024</u> |
| Effective Date:   | <u>12/19/2024</u> |

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 PARCELS 033.00 ND 034.00 ANDERSON COUNTY TAX MAP 105D GROUP A, CONTAINING APPROXIMATELY 2.65 ACRES, FROM RG-1, RESIDENTIAL, OPEN SPACE, AND RESERVE DISTRICT, TO B-2, GENERAL BUSINESS DISTRICT; SAID PARCELS BEING LOCATED AT 11 AND 13 WILBERFORCE AVENUE.

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; 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>        |
|----------------------------------------------------------------------|------------------------------------|---------------------------------------------------------|-----------------------------------|
| Parcels 033.00<br>And 034.00, Map<br>105D, Group A<br>(± 2.65 Acres) | 11 and 13<br>Wilberforce<br>Avenue | RG-1, Residential<br>Open Space and<br>Reserve District | B-2, General<br>Business District |

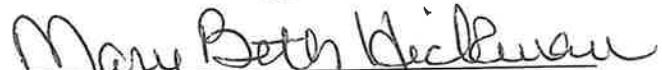
Section 2. The change shall be imposed upon said map and shall be as much a part of Ordinance No. 2 as if fully described therein.

Section 3. 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:

  
Tammy M. Rackard, City Attorney

  
Warren L. Gooch, Mayor

  
Mary Beth Hickman, City Clerk

First Reading: 12/09/2024  
Publication Date: 12/10/2024  
Publication Date: 12/27/2024  
Public Hearing: 01/13/2025  
Second Reading: 01/13/2025  
Publication Date: 01/14/2025  
Effective Date: 01/23/2025

**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 039.00 ANDERSON COUNTY TAX MAP 100A GROUP C, CONTAINING APPROXIMATELY 3.6 ACRES, FROM R-3/PUD, MEDIUM DENSITY RESIDENTIAL DISTRICT WITH A PLANNED UNIT DEVELOPMENT OVERLAY, TO R-3, MEDIUM DENSITY RESIDENTIAL DISTRICT; SAID PARCEL BEING LOCATED AT 113 LAFAYETTE DRIVE.

WHEREAS, the following change has been submitted for approval or disapproval to the Oak Ridge Municipal Planning Commission and the Commission has recommended approval of the same subject to a traffic impact study; and

WHEREAS, no traffic impact study has been conducted by the applicant as the maximum density for the residential development is limited to twelve (12) units per acre which does not meet the City's Subdivision Regulations' threshold for requiring such study; and

WHEREAS, further, Tennessee Code Annotated §13-7-201 does not authorize conditional or contract zoning (which requiring a traffic impact study in this case would fall under) as it is only allowed by statute in two counties, neither of which is Anderson; 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:

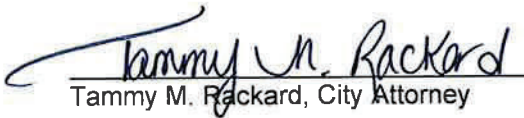
Section 1. The district boundaries of the zoning map attached to and made a part of Ordinance No. 2, as amended, are revised in the following particulars:

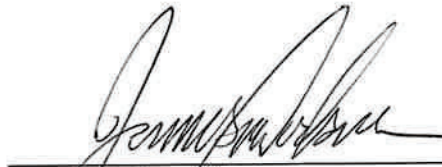
| <u>Property Description</u>                               | <u>Location</u>        | <u>Present Zoning District</u>                                                                   | <u>New Zoning District</u>                     |
|-----------------------------------------------------------|------------------------|--------------------------------------------------------------------------------------------------|------------------------------------------------|
| Parcel 039.00<br>Tax Map 100A<br>Group C<br>(± 3.6 Acres) | 113 Lafayette<br>Drive | R-3/PUD, Medium<br>Density Residential<br>District with a Planned<br>Unit Development<br>Overlay | R-3, Medium<br>Density Residential<br>District |

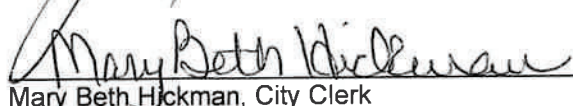
Section 2. The change shall be imposed upon said map and shall be as much a part of Ordinance No. 2 as if fully described therein.

Section 3. 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:

  
Tammy M. Rackard, City Attorney

  
James Dodson, Mayor Pro Tem

  
Mary Beth Hickman, City Clerk

|                   |                  |
|-------------------|------------------|
| First Reading:    | <u>2/10/2025</u> |
| Publication Date: | <u>2/11/2025</u> |
| Publication Date: | <u>2/21/2025</u> |
| Public Hearing:   | <u>3/10/2025</u> |
| Second Reading:   | <u>3/10/2025</u> |
| Publication Date: | <u>3/11/2025</u> |
| Effective Date:   | <u>3/20/2025</u> |



**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 FOUR (4) PARCELS LOCATED AT 104, 105, 106, AND 111 INN LANE (ANDERSON COUNTY CONTROL MAP 105D GROUP A PARCELS 008.00, 009.00, 010.00, AND 012.00), CONTAINING APPROXIMATELY 7.76 TOTAL ACRES, FROM B-2, GENERAL BUSINESS DISTRICT, TO R-4, HIGH 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 at their July 17, 2025, meeting; 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:

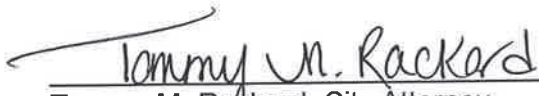
Section 1. The district boundaries of the zoning map attached to and made a part of Ordinance No. 2, as amended, are revised in the following:

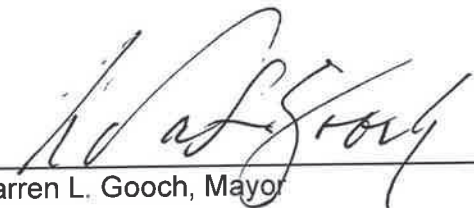
| <u>Parcel</u>                                                         | <u>Property Description</u> | <u>Present Zoning District</u> | <u>New Zoning District</u>    |
|-----------------------------------------------------------------------|-----------------------------|--------------------------------|-------------------------------|
| Anderson County Control Map 105D Group A, Parcel 008.00, ± 0.24 acres | 104 Inn Lane                | B-2, General Business District | R-4, High Density Residential |
| Anderson County Control Map 105D Group A, Parcel 009.00, ± 5.15 acres | 106 Inn Lane                | B-2, General Business District | R-4, High Density Residential |
| Anderson County Control Map 105D Group A, Parcel 010.00, ± 2.06 acres | 111 Inn Lane                | B-2, General Business District | R-4, High Density Residential |
| Anderson County Control Map 105D Group A, Parcel 012.00, ± 0.31 acres | 105 Inn Lane                | B-2, General Business District | R-4, High Density Residential |

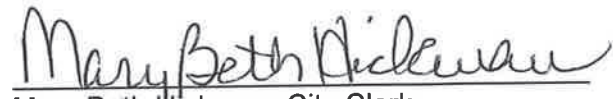
Section 2. The changes shall be imposed upon said map and shall be as much a part of Ordinance No. 2 as if fully described therein.

Section 3. 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:

  
\_\_\_\_\_  
Tammy M. Rackard, City Attorney

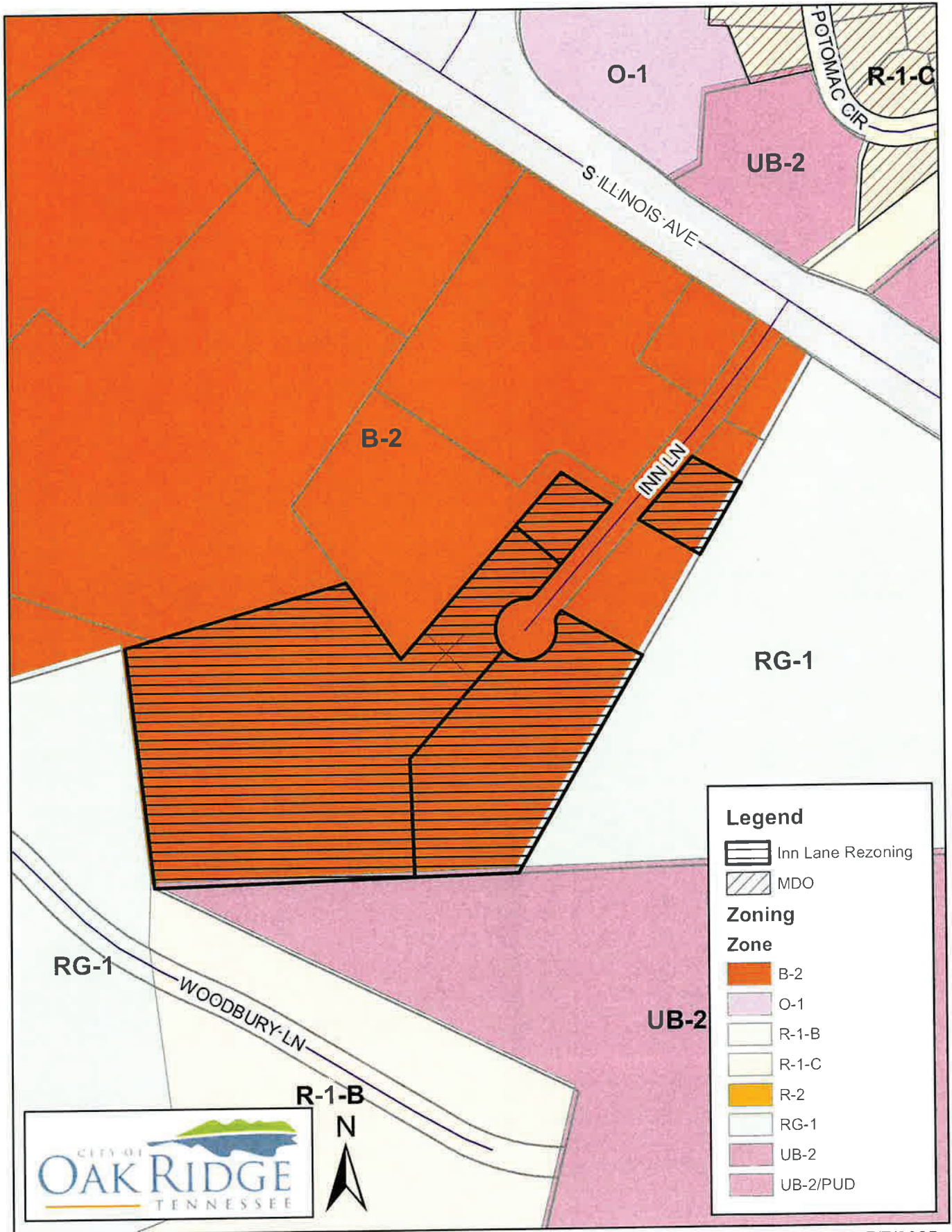
  
\_\_\_\_\_  
Warren L. Gooch, Mayor

  
\_\_\_\_\_  
Mary Beth Hickman, City Clerk

First Reading: 08/11/2025  
Publication Date: 08/12/2025  
Publication Date: 08/22/2025  
Public Hearing: 09/08/2025  
Second Reading: 09/08/2025  
Publication Date: 09/09/2025  
Effective Date: 09/18/2025

<sup>1</sup> Note: There is a discrepancy between the State's GIS data and the City's GIS data for the property address for Parcel 105D A 010.00. The property address for each parcel is from the City's GIS data and is informational as it is the parcel that is being rezoned. The acreage for each parcel was obtained from the State of Tennessee's GIS data.

# Rezoning Request - Inn Lane B-2 to R-4



Date: 7/7/2025

**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 ANDERSON COUNTY TAX MAP 099G, GROUP A, PARCEL 047.00, LOCATED AT 624 W OUTER DRIVE, CONTAINING APPROXIMATELY 0.27 ACRES, FROM R-2, LOW-DENSITY RESIDENTIAL DISTRICT IN THE MANHATTAN DISTRICT OVERLAY (MDO), TO B-1, NEIGHBORHOOD BUSINESS DISTRICT.

WHEREAS, the following has been submitted for approval or disapproval to the Oak Ridge Municipal Planning Commission and the Commission has approved the same; and

WHEREAS, a public hearing thereon has been held as required by law.

NOW, THEREFORE, BE 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 047.00<br>Anderson County<br>Map 099G, Group A<br>(± .027 acres) | 624 W Outer Drive | R-2, Low-Density<br>Residential District<br>in the Manhattan District<br>Overlay (MDO) | B-1, Neighborhood<br>Business District |

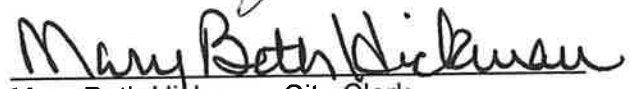
Section 2. The change shall be imposed upon said map and shall be as much a part of Ordinance No. 2 as if fully described therein.

Section 3. 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:

  
Tammy M. Rackard, City Attorney

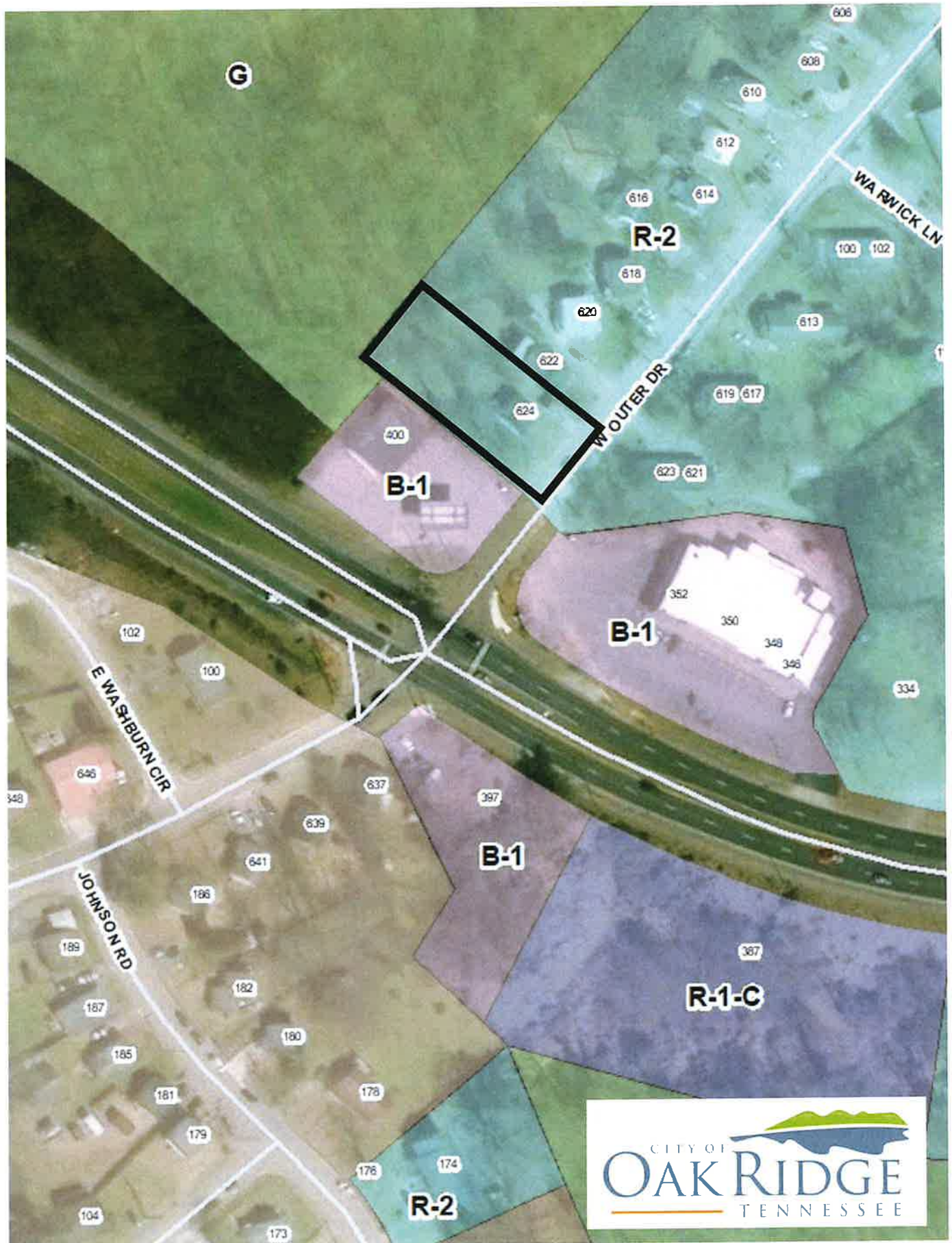
  
Warren L. Gooch, Mayor

  
Mary Beth Hickman, City Clerk

First Reading: 09/08/2025  
Publication Date: 09/09/2025  
Public Hearing: 10/13/2025  
Second Reading: 10/13/2025  
Publication Date: 10/14/2025  
Effective Date: 10/23/2025



# Rezoning Request: 624 W Outer Dr / R-2 to B-1



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 A PORTION OF PARCEL 038.00 ANDERSON COUNTY TAX MAP 106A GROUP B (106 PRATT LANE), CONTAINING APPROXIMATELY 0.58 ACRES, FROM R-1-C/MDO, SINGLE FAMILY RESIDENTIAL DISTRICT, IN THE MANHATTAN DISTRICT OVERLAY, TO UB-2/PUD, UNIFIED GENERAL BUSINESS DISTRICT WITH A PLANNED UNIT DEVELOPMENT OVERLAY, AND APPROVING THE ASSOCIATED PLANNED UNIT DEVELOPMENT PRELIMINARY MASTER PLAN PROVIDED CERTAIN CONDITIONS ARE MET; SAID PLANNED UNIT DEVELOPMENT BEING LOCATED AT THE CORNER OF LAFAYETTE DRIVE AND SOUTH ILLINOIS AVENUE.

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 being met by the property owner; 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 and made part of Ordinance No. 2, as amended, are revised as follows:

| <u>Property Description</u>                                                                 | <u>Location</u> | <u>Present Zoning District</u>                                         | <u>New Zoning District</u>                                                 |
|---------------------------------------------------------------------------------------------|-----------------|------------------------------------------------------------------------|----------------------------------------------------------------------------|
| A portion of Parcel 038.00 Anderson County Tax Map 106A, Group B, ± 0.58 acres <sup>1</sup> | 106 Pratt Lane  | R-1-C/MDO, Single Family Residential in the Manhattan District Overlay | UB-2/PUD, Unified General Business with a Planned Unit Development Overlay |

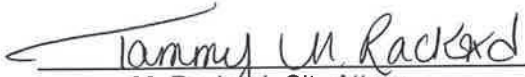
Section 2. The change shall be imposed upon said map and shall be as much a part of Ordinance No. 2 as if fully described therein.

Section 3. The revised Planned Unit Development Preliminary Master Plan for *Lafayette Crossing* as shown on Will Robinson & Associates drawings dated September 9, 2025, is hereby approved subject to the following conditions being met by the property owner:

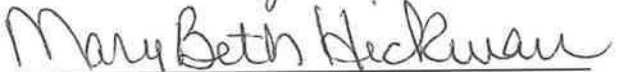
- a. Work with engineering staff to identify the best possible design for safety at the right-in/right-out entrance on Lafayette Drive.
- b. Add a vegetative, evergreen buffer along Paris Lane to reduce the impact of the development on residents across the street.
- c. Vehicle access onto Pratt Lane shall be prohibited.
- d. Building façades facing South Illinois Avenue will be designed with a similar appearance to a front façade, avoiding extensive blank walls.

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:

  
Tammy M. Rackard, City Attorney

  
Warren L. Gooch, Mayor

  
Mary Beth Hickman

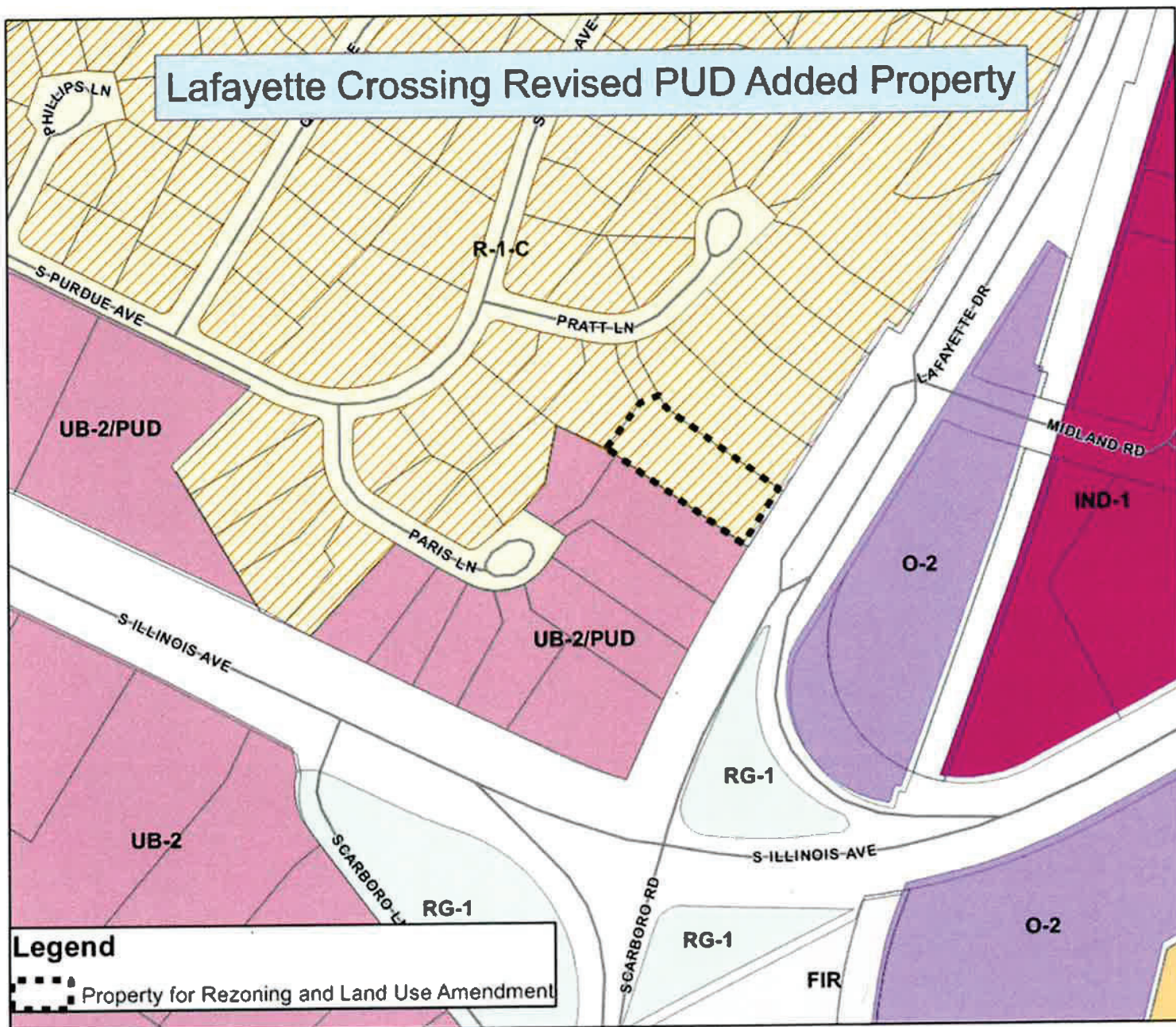
Publication Date: 09/25/2025  
First Reading: 10/13/2025  
Public Hearing: 10/13/2025  
Publication Date: 10/14/2025  
Second Reading: 11/10/2025  
Publication Date: 11/11/2025  
Effective Date: 11/20/2025

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<sup>i</sup> The portion of the parcel to be re-zoned is shown on the attached map titled "Lafayette Crossing Revised PUD Added Property." The portion not being re-zoned retains the zoning designation of R-1-C/MDO which is the portion connecting to Pratt Lane.



## Lafayette Crossing Revised PUD Added Property





**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 043.00 ANDERSON COUNTY TAX MAP 094F GROUP E, CONTAINING APPROXIMATELY 4.19 ACRES, FROM IND-1, INDUSTRIAL DISTRICT, TO B-2, GENERAL BUSINESS DISTRICT; SAID PARCEL BEING LOCATED AT 317 BELGRADE ROAD.

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; and

WHEREAS, a public hearing thereon has been held as required by law.

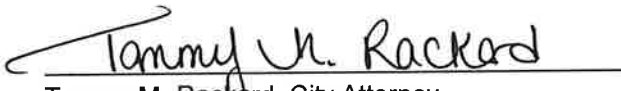
Section 1. The district boundaries of the zoning map attached to and made a part of Ordinance No. 2, as amended, are revised in the following particulars:

| <u>Property<br/>Description</u>                                           | <u>Location</u>   | <u>Present Zoning<br/>District</u> | <u>New Zoning<br/>District</u>   |
|---------------------------------------------------------------------------|-------------------|------------------------------------|----------------------------------|
| Parcel 043.00<br>Anderson County Tax<br>Map 094F, Group E<br>± 4.19 acres | 317 Belgrade Road | IND-1 Industrial<br>District       | B-2 General Business<br>District |

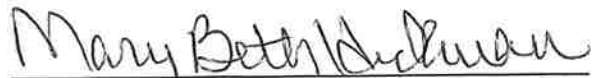
Section 2. The change shall be imposed upon said map and shall be as much a part of Ordinance No. 2 as if fully described therein.

Section 3. 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:

  
Tammy M. Rackard, City Attorney

  
Warren L. Gooch, Mayor

  
Mary Beth Hickman, City Clerk

First Reading: 11/10/2025  
Publication Date: 11/11/2025  
Publication Date: 11/28/2025  
Public Hearing: 12/15/2025  
Second Reading: 12/15/2025  
Publication Date: 12/16/2025  
Effective Date: 12/25/2025

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 006.00 ANDERSON COUNTY TAX MAP 099N GROUP B, CONTAINING APPROXIMATELY 10.44 ACRES, FROM E, EDUCATION AND RESEARCH DISTRICT AND O-2 OFFICE DISTRICT, TO R-4/PUD HIGH DENSITY RESIDENTIAL DISTRICT, AND APPROVING THE ASSOCIATED PLANNED UNIT DEVELOPMENT PRELIMINARY MASTER PLAN PROVIDED CERTAIN CONDITIONS ARE MET; SAID PARCEL BEING LOCATED AT 110 BADGER AVENUE.

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 being met by the property owner; 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 and made part of Ordinance No. 2, as amended, are revised as follows:

| <u>Property<br/>Description</u>                                            | <u>Location</u>   | <u>Present Zoning<br/>District</u>                               | <u>New Zoning<br/>District</u>                                                             |
|----------------------------------------------------------------------------|-------------------|------------------------------------------------------------------|--------------------------------------------------------------------------------------------|
| Parcel 006.00<br>Anderson County Tax<br>Map 099N, Group B<br>± 10.44 acres | 110 Badger Avenue | E, Education and<br>Research District<br>and O-2 Office District | R-4/PUD High Density<br>Residential District with<br>a Planned Unit<br>Development Overlay |

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 Planned Unit Development Preliminary Master Plan for *Badger Avenue Townhomes* as shown on Site Incorporated's attached drawings, original issue date October 3, 2025 and revisions dated October 8, 2025 and October 10, 2025, is hereby approved subject to the following conditions being met by the property owner:

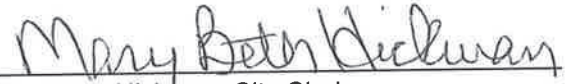
- a. Confirmation of the completion and recording of the survey regarding right-of- way (ROW) abandonment for Badger Avenue.
- b. Verification of parking minimums being met for both townhomes without garages/driveways and the "Clubhouse/Pool" facilities.

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:

  
Tammy M. Rackard, City Attorney

  
Warren L. Gooch, Mayor

  
Mary Beth Hickman, City Clerk

|                   |                   |
|-------------------|-------------------|
| First Reading:    | <u>11/10/2025</u> |
| Publication Date: | <u>11/11/2025</u> |
| Publication Date: | <u>11/28/2025</u> |
| Public Hearing:   | <u>12/15/2025</u> |
| Second Reading:   | <u>12/15/2025</u> |
| Publication Date: | <u>12/16/2025</u> |
| Effective Date:   | <u>12/25/2025</u> |

**TITLE**

AN ORDINANCE TO RATIFY ORDINANCE NOS. 19-2024, 23-2024, 2-2025, 4-2025, 25-2025, 28-2025, 33-2025, 38-2025, AND 40-2025 ALL OF WHICH AMEND ORDINANCE NO. 2, TITLED "THE ZONING ORDINANCE OF THE CITY OF OAK RIDGE, TENNESSEE," BY AMENDING THE ZONING MAP TO REZONE VARIOUS PARCELS AS SET FORTH BELOW, WHICH ORDINANCES WERE PREVIOUSLY APPROVED WITHOUT MEETING THE NEW 21-DAY LEGAL NOTICE PUBLICATION TIMEFRAME SET FORTH IN TENNESSEE CODE ANNOTATED §13-7-203(A)

WHEREAS, Ordinance 19-2024, amended 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 048.01 Anderson County Tax Map 104E Group A, containing approximately 3.48 acres, from R-1-C/MDO, Single Family Residential District with a Manhattan District Overlay, to R-3, Medium Density Residential District; said parcel being located off the Oak Ridge Turnpike near Bermuda Road; and

WHEREAS, Ordinance 23-2024, amended 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 021.00 Anderson County Tax Map 087N Group C and Parcels 001.00 and 002.00 Anderson County Tax Map 094D Group A, containing approximately 12.6 acres, from RG-1, Residential, Open Space, and Reserve District, to R-3/PUD, Medium Density Residential District with a Planned Unit Development Overlay, and approving the associated Planned Unit Development Preliminary Master Plan; said parcels being located off Eastburn Lane and the Oak Ridge Turnpike; and

WHEREAS, Ordinance 2-2025, amended 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 Parcels 033.00 and 034.00 Anderson County Tax Map 105D Group A, containing approximately 2.65 acres, from RG-1, Residential, Open Space, and Reserve District, to B-2, General Business District; said parcels being located at 11 and 13 Wilberforce Avenue; and

WHEREAS, Ordinance 4-2025, amended 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 039.00 Anderson County Tax Map 100A Group C, containing approximately 3.6 acres, from R-3/PUD, Medium Density Residential District with a Planned Unit Development Overlay, to R-3, Medium Density Residential; said parcel being located at 113 Lafayette Drive; and

WHEREAS, Ordinance 25-2025, amended 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 Parcels 008.00, 009.00, 010.00, and 012.00 Anderson County Tax Map 105D Group A, containing approximately 7.76 acres, from B-2, General Business District, to R-4, High Density Residential District; said parcels being located at 104, 105, 106, and 111 Inn Lane; and

WHEREAS, Ordinance 28-2025, amended 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 047.00 Anderson County Tax Map 099G Group A, containing 0.27 acres, from R-2/MDO, Low-Density Residential District with a Manhattan District Overlay, to B-1, Neighborhood Business District; said parcel being located at 624 W. Outer Drive; and

WHEREAS, Ordinance 33-2025, amended 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 a portion of Parcel 038.00 Anderson County Tax Map 106A Group B, containing approximately 0.58 acres, from R-1-C/MDO, Single Family Residential District with a Manhattan District Overlay, to UB-2/PUD, Unified General Business District with a Planned Unit Development Overlay, said parcel being located at 106 Pratt Lane, and approving the associated Planned Unit Development Preliminary Master Plan; said Planned Unit Development being located at the corner of Lafayette Drive and South Illinois Avenue (Lafayette Crossing); and

WHEREAS, Ordinance 38-2025, amended 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 043.00 Anderson County Tax Map 094F Group E, containing approximately 4.19 acres, from IND-1, Industrial District, to B-2, General Business District; said parcel being located at 317 Belgrade Road; and

WHEREAS, Ordinance 40-2025, amended 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 006.00 Anderson County Tax Map 099N Group B, containing approximately 10.44 acres, from E, Education and Research District and O-2, Office District, to R-4/PUD, High Density Residential District with a Planned Unit Development District Overlay, and approving the associated Planned Unit Development Preliminary Master Plan; said parcel being located at 110 Badger Avenue; and

WHEREAS, all ordinances referenced above were approved by City Council unanimously at their respective meetings, however, the public hearings thereon were advertised meeting a 15-day legal notice requirement and not the new 21-day legal notice requirement as set forth in Tennessee Code Annotated §13-7-203(a); and

WHEREAS, failure to comply with the procedural requirement of the legal notice publication timeframe renders the rezoning ordinances invalid; and

WHEREAS, these matters are being brought back to City Council for approval/ratification with the proper legal notice publication timeframe for the public hearing on second reading; and

WHEREAS, the following changes have been submitted for approval or disapproval to the Oak Ridge Municipal Planning Commission and the Commission has approved 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:

| <u>Property Description</u>                                                                                                               | <u>Location</u>                                    | <u>Present Zoning District</u>                                                                   | <u>New Zoning District</u>                                                                       |
|-------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|--------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| Parcel 048.01<br>Anderson County<br>Tax Map 104E,<br>Group A<br>(± 3.48 Acres)                                                            | Off the Oak Ridge Turnpike<br>near Bermuda Road    | R-1-C/MDO, Single<br>Family Resident with a<br>Manhattan District<br>Overlay                     | R-3, Medium Density<br>Residential District                                                      |
| Parcel 021.00<br>Anderson County<br>Tax Map 087N,<br>Group C; and<br>Parcels 001.00 and<br>002.00, Map 094D,<br>Group A<br>(± 12.6 Acres) | Off Eastburn Lane<br>and the Oak Ridge<br>Turnpike | RG-1, Residential<br>Open Space and<br>Reserve District                                          | R-3/PUD, Medium<br>Density Residential<br>District with a Planned<br>Unit Development<br>Overlay |
| Parcels 033.00<br>and 034.00, Anderson<br>County Tax Map<br>105D, Group A<br>(± 2.65 Acres)                                               | 11 and 13<br>Wilberforce<br>Avenue                 | RG-1, Residential<br>Open Space and<br>Reserve District                                          | B-2, General<br>Business District                                                                |
| Parcel 039.00<br>Anderson County<br>Tax Map 100A<br>Group C<br>(± 3.6 Acres)                                                              | 113 Lafayette<br>Drive                             | R-3/PUD, Medium<br>Density Residential<br>District with a Planned<br>Unit Development<br>Overlay | R-3, Medium<br>Density Residential<br>District                                                   |
| Parcel 008.00<br>Anderson County<br>Tax Map 105D<br>Group A<br>(± 0.24 acres)                                                             | 104 Inn Lane                                       | B-2, General<br>Business District                                                                | R-4, High Density<br>Residential                                                                 |
| Parcel 009.00<br>Anderson County<br>Tax Map 105D<br>Group A<br>(± 5.15 acres)                                                             | 106 Inn Lane                                       | B-2, General<br>Business District                                                                | R-4, High Density<br>Residential                                                                 |
| Parcel 010.00<br>Anderson County<br>Tax Map 105D<br>Group A<br>(± 2.06 acres)                                                             | 111 Inn Lane                                       | B-2, General<br>Business District                                                                | R-4, High Density<br>Residential                                                                 |

|                                                                                                         |                   |                                                                                          |                                                                                            |
|---------------------------------------------------------------------------------------------------------|-------------------|------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|
| Parcel 012.00<br>Anderson County<br>Tax Map 105D<br>Group A<br>(± 0.31 acres)                           | 105 Inn Lane      | B-2, General<br>Business District                                                        | R-4, High Density<br>Residential                                                           |
| Parcel 047.00<br>Anderson County<br>Tax Map 099G<br>Group A<br>(± .027 acres)                           | 624 W Outer Drive | R-2, Low-Density<br>Residential District<br>with a Manhattan District<br>Overlay (MDO)   | B-1, Neighborhood<br>Business District                                                     |
| A portion of Parcel<br>038.00 Anderson<br>County Tax Map<br>106A Group B<br>(± 0.58 acres) <sup>i</sup> | 106 Pratt Lane    | R-1-C/MDO, Single<br>Family Residential<br>with a Manhattan District<br>District Overlay | UB-2/PUD, Unified<br>General Business with<br>Planned Unit<br>Development Overlay          |
| Parcel 043.00<br>Anderson County<br>Tax Map 094F<br>Group E<br>(± 4.19 acres)                           | 317 Belgrade Road | IND-1, Industrial<br>District                                                            | B-2, General<br>Business District                                                          |
| Parcel 006.00<br>Anderson County<br>Tax Map 099N<br>Group B<br>(± 10.44 acres)                          | 110 Badger Avenue | E, Education and<br>Research District and<br>O-2 Office District                         | R-4/PUD High Density<br>Residential District<br>with a Planned Unit<br>Development Overlay |

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 Planned Unit Development Preliminary Master Plan for the development off Eastburn Lane and the Oak Ridge Turnpike as shown on the attached drawing submitted by Ardurra, dated October 18, 2024, and labeled as “Oak Ridge Townhomes,” is hereby approved.

Section 4. The revised Planned Unit Development Preliminary Master Plan for *Lafayette Crossing* as shown on Will Robinson & Associates drawings dated September 9, 2025, is hereby approved subject to the following conditions being met by the property owner:

- a. Work with engineering staff to identify the best possible design for safety at the right-in/right-out entrance on Lafayette Drive.
- b. Add a vegetative, evergreen buffer along Paris Lane to reduce the impact of the development on residents across the street.
- c. Vehicle access onto Pratt Lane shall be prohibited.
- d. Building façades facing South Illinois Avenue will be designed with a similar appearance to a front façade, avoiding extensive blank walls.

Section 5. The Planned Unit Development Preliminary Master Plan for *Badger Avenue Townhomes* as shown on Site, Incorporated's drawings, original issue date October 3, 2025, is hereby approved subject to the following conditions being met by the property owner:

- a. Confirmation of the completion and recording of the survey regarding ROW abandonment for Badger Avenue.
- b. Verification of parking minimums being met for both townhomes without garages/driveways and the "Clubhouse/Pool" facilities.

Section 6. 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:

\_\_\_\_\_  
Tammy M. Rackard, City Attorney

\_\_\_\_\_  
Warren L. Gooch, Mayor

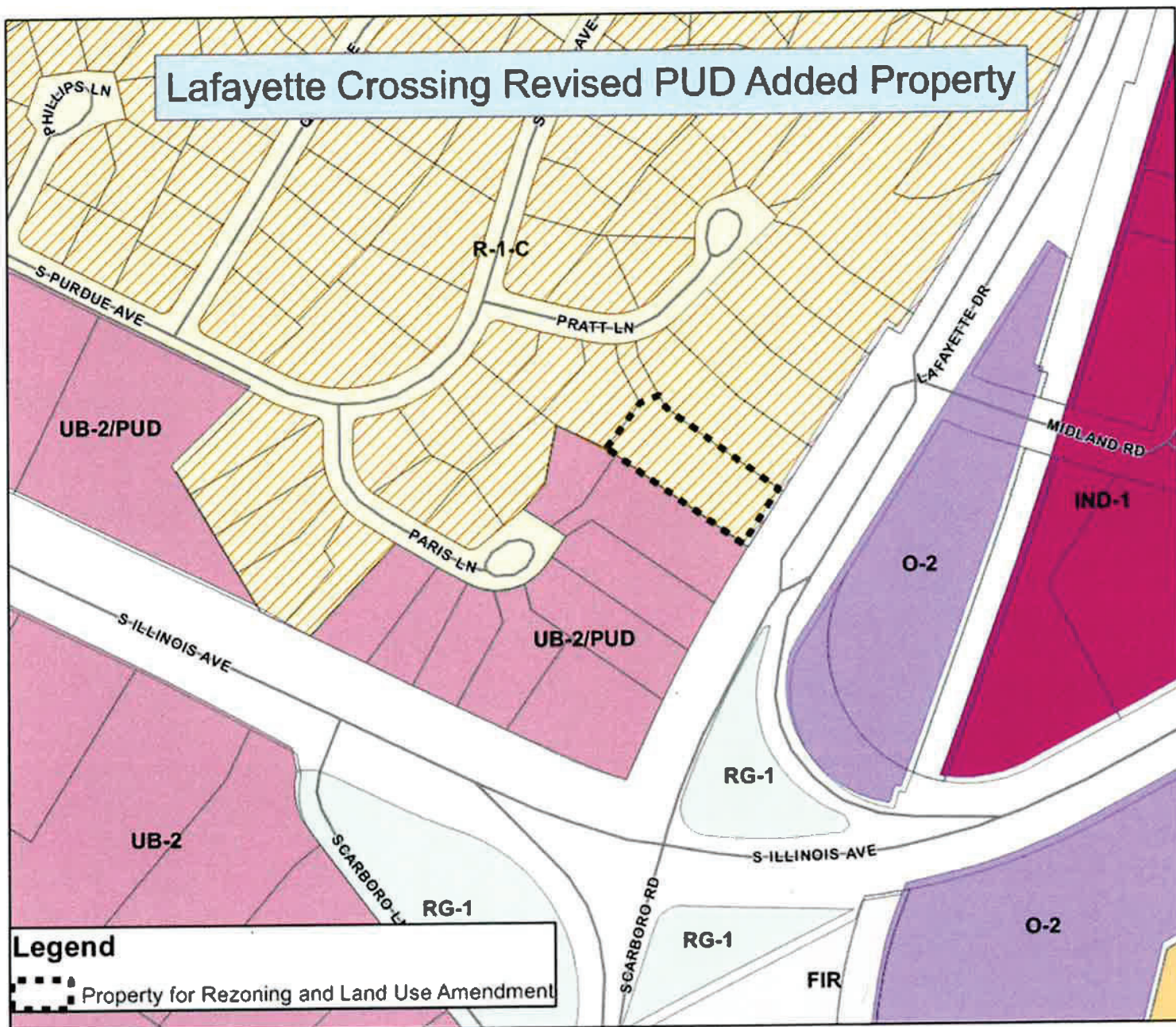
\_\_\_\_\_  
Mary Beth Hickman, City Clerk

First Reading: 01/12/2026  
Publication Date: 01/13/2026  
Publication Date: 02/09/2026  
Public Hearing: 02/09/2026  
Second Reading: \_\_\_\_\_  
Publication Date: \_\_\_\_\_  
Effective Date: \_\_\_\_\_

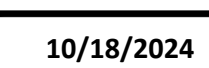
<sup>i</sup> The portion of the parcel to be re-zoned is shown on the attached map titled "Lafayette Crossing Revised PUD Added Property." The portion not being re-zoned retains the zoning designation of R-1-C/MDO which is the portion connecting to Pratt Lane.



## Lafayette Crossing Revised PUD Added Property



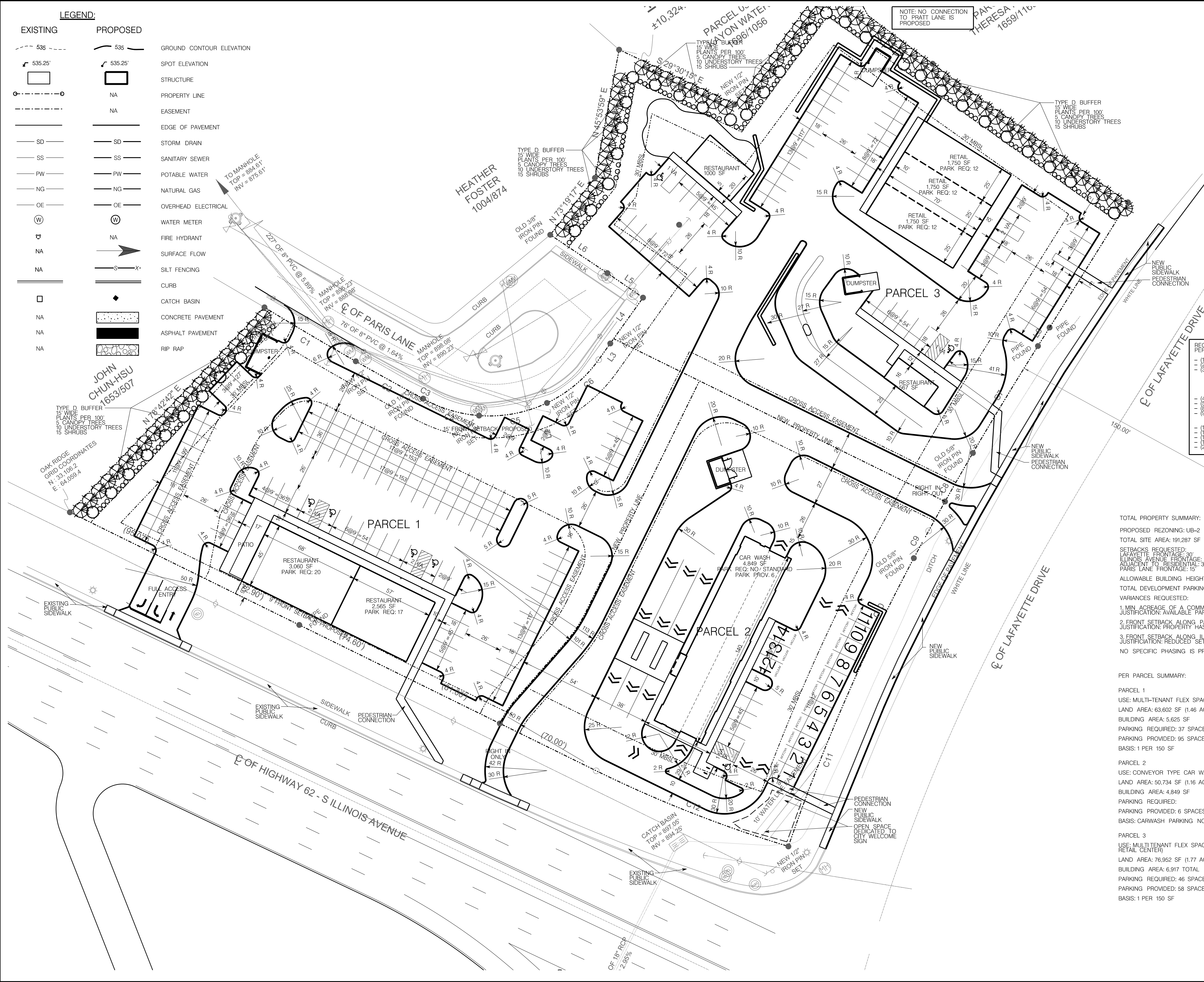






LEGEND:

| EXISTING | PROPOSED |                          |
|----------|----------|--------------------------|
| 535      | 535      | GROUND CONTOUR ELEVATION |
| 535.25'  | 535.25'  | SPOT ELEVATION           |
|          |          | STRUCTURE                |
|          | NA       | PROPERTY LINE            |
|          | NA       | EASEMENT                 |
|          |          | EDGE OF PAVEMENT         |
| SD       | SD       | STORM DRAIN              |
| SS       | SS       | SANITARY SEWER           |
| PW       | PW       | POTABLE WATER            |
| NG       | NG       | NATURAL GAS              |
| OE       | OE       | OVERHEAD ELECTRICAL      |
| W        | W        | WATER METER              |
|          | NA       | FIRE HYDRANT             |
| NA       |          | SURFACE FLOW             |
| NA       | S-X      | SILT FENCING             |
|          |          | CURB                     |
|          |          | CATCH BASIN              |
| NA       |          | CONCRETE PAVEMENT        |
| NA       |          | ASPHALT PAVEMENT         |
| NA       |          | RIP RAP                  |



- REQUESTED PERMITTED USES (FULL DEFINITION PER SECTION 7.04 OF THE ZONING ORDINANCE):
- 1.1 RETAIL BUSINESS
  - 1.2 OFFICE BUILDING
  - 1.3 OFFICE SHOWROOM OR WORKSHOP OF A PLUMBER, ELECTRICIAN, DECORATOR, DRESSMAKER, TAILOR, BAKER, PRINTER, UPHOLSTERER, EMBROIDER, PHOTOGRAPHIC REPRODUCTION, LAUNDRY, DYEING, CLEANING, RADIO, OR HOME APPLIANCE REPAIR
  - 1.4 RESTAURANT, TEA ROOM, OR CAFE
  - 1.5 SERVICE ESTABLISHMENT
  - 1.6 CLINIC OR MENTAL HEALTH CLINIC
  - 1.7 COMMUNITY BUILDING, NONPROFIT SCHOOL, RELIGIOUS, EDUCATIONAL, CHARITABLE, PHILANTHROPIC, CITY OR PROFESSIONAL CLUB
  - 1.8 HOTEL, MOTEL, OR TOURIST ROOMS
  - 1.9 FITNESS AND RECREATION CENTER
  - 1.10 PUBLIC OR SEMIPUBLIC USES
  - 1.11 MIXED USE DEVELOPMENT

TOTAL PROPERTY SUMMARY:

PROPOSED REZONING: UB-2

TOTAL SITE AREA: 191,287 SF (4.39 ACRE)

SETBACKS REQUESTED:

- LAFAYETTE FRONTAGE: 30'
- ILLINOIS AVENUE FRONTAGE: 9'
- ADJACENT TO RESIDENTIAL: 30'
- PARIS LANE FRONTAGE: 15'

ALLOWABLE BUILDING HEIGHT: 35'

TOTAL DEVELOPMENT PARKING: 74 SPACES

VARIANCES REQUESTED:

- 1. MIN. ACREAGE OF A COMMERCIAL PUD VARIANCE FROM 5 ACRE TO 4.39 ACRE JUSTIFICATION: AVAILABLE PARCEL SIZE IS LESS THAN 5 ACRE
- 2. FRONT SETBACK ALONG PARIS LANE VARIANCE FROM 30' TO 15' JUSTIFICATION: PROPERTY HAS A LEGAL HARDSHIP OF DUAL FRONT YARDS
- 3. FRONT SETBACK ALONG ILLINOIS AVENUE FROM 30' TO 9' JUSTIFICATION: REDUCED SETBACK WILL CREATE NEW URBANISM STREET FRONTAGE

NO SPECIFIC PHASING IS PROPOSED FOR THIS PROJECT

PER PARCEL SUMMARY:

PARCEL 1

USE: MULTI-TENANT FLEX SPACE (ANTICIPATED ALL RESTAURANTS)

LAND AREA: 63,602 SF (1.46 ACRE)

BUILDING AREA: 5,625 SF

PARKING REQUIRED: 37 SPACES

PARKING PROVIDED: 95 SPACES

BASIS: 1 PER 150 SF

PARCEL 2

USE: CONVEYOR TYPE CAR WASH

LAND AREA: 50,734 SF (1.16 ACRE)

BUILDING AREA: 4,849 SF

PARKING REQUIRED:

PARKING PROVIDED: 6 SPACES

BASIS: CARWASH PARKING NOT ADDRESSED BY ORDINANCE

PARCEL 3

USE: MULTI-TENANT FLEX SPACE (PROPOSED COFFEE SHOP, BEER GARDEN, AND RETAIL CENTER)

LAND AREA: 76,952 SF (1.77 ACRE)

BUILDING AREA: 6,917 TOTAL

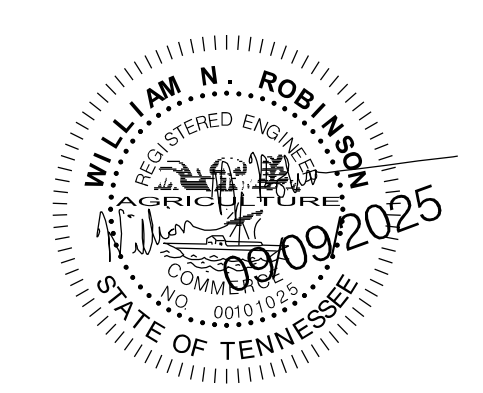
PARKING REQUIRED: 46 SPACES

PARKING PROVIDED: 58 SPACES

BASIS: 1 PER 150 SF

**WILL ROBINSON**  
**& ASSOCIATES**

1248 N. Shorewood Ln  
Caryville, TN 37714  
(865) 386-4200  
will@wracivil.com



Planned Unit Development Masterplan for:

**Lafayette Crossing**

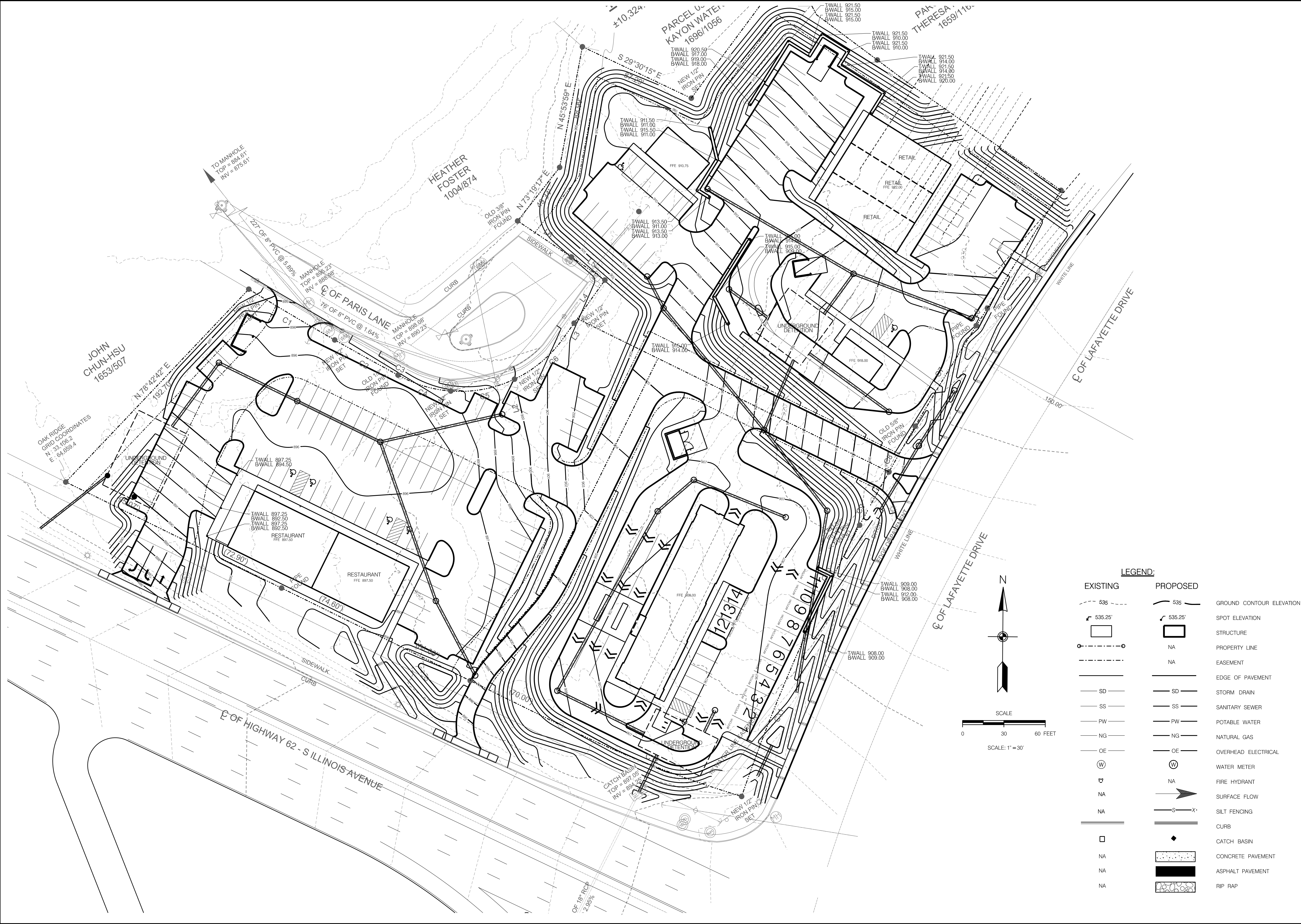
Illinois Avenue  
Oak Ridge, TN

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| REVISIONS:  |          |
| DRAWN:      | WNR      |
| CHECKED:    | WNR      |
| DATE:       | 09092025 |
| FILE NAME:  |          |
| PROJECT NO: |          |

**PL01**

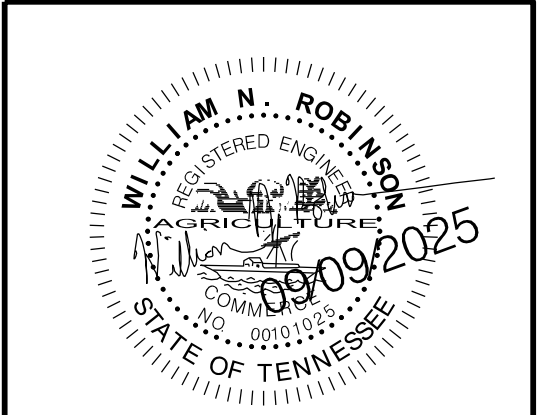
SITE LAYOUT PLAN  
DRAWING





**WILL ROBINSON  
& ASSOCIATES**

1248 N. Shorewood Ln  
Caryville, TN 37714  
(865) 386-4200  
will@wracivil.com



Planned Unit Development Masterplan for:  
**Lafayette Crossing**

Illinois Avenue  
Oak Ridge, TN

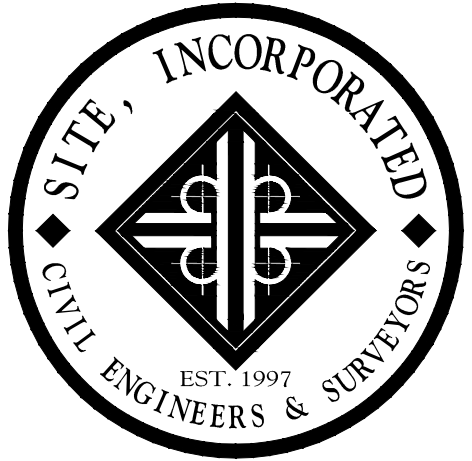
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| CHECKED:    | WNR      |
| DATE:       | 09092025 |
| FILE NAME:  |          |
| PROJECT NO: |          |

**PL02**

SITE GRADING PLAN  
DRAWING





PRELIMINARY

# Badger Avenue Townhomes

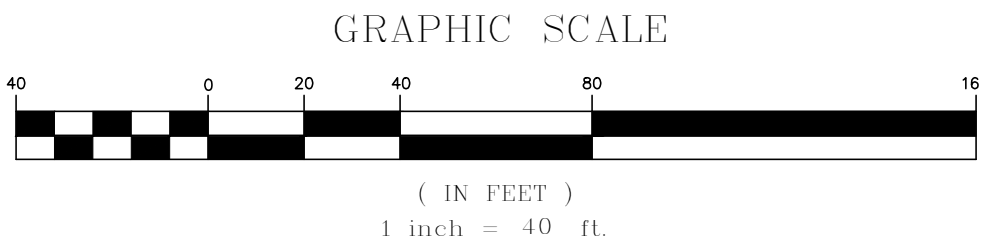
Orau Way and Badger Avenue  
Oak Ridge, Tennessee 37830

# REVISIONS

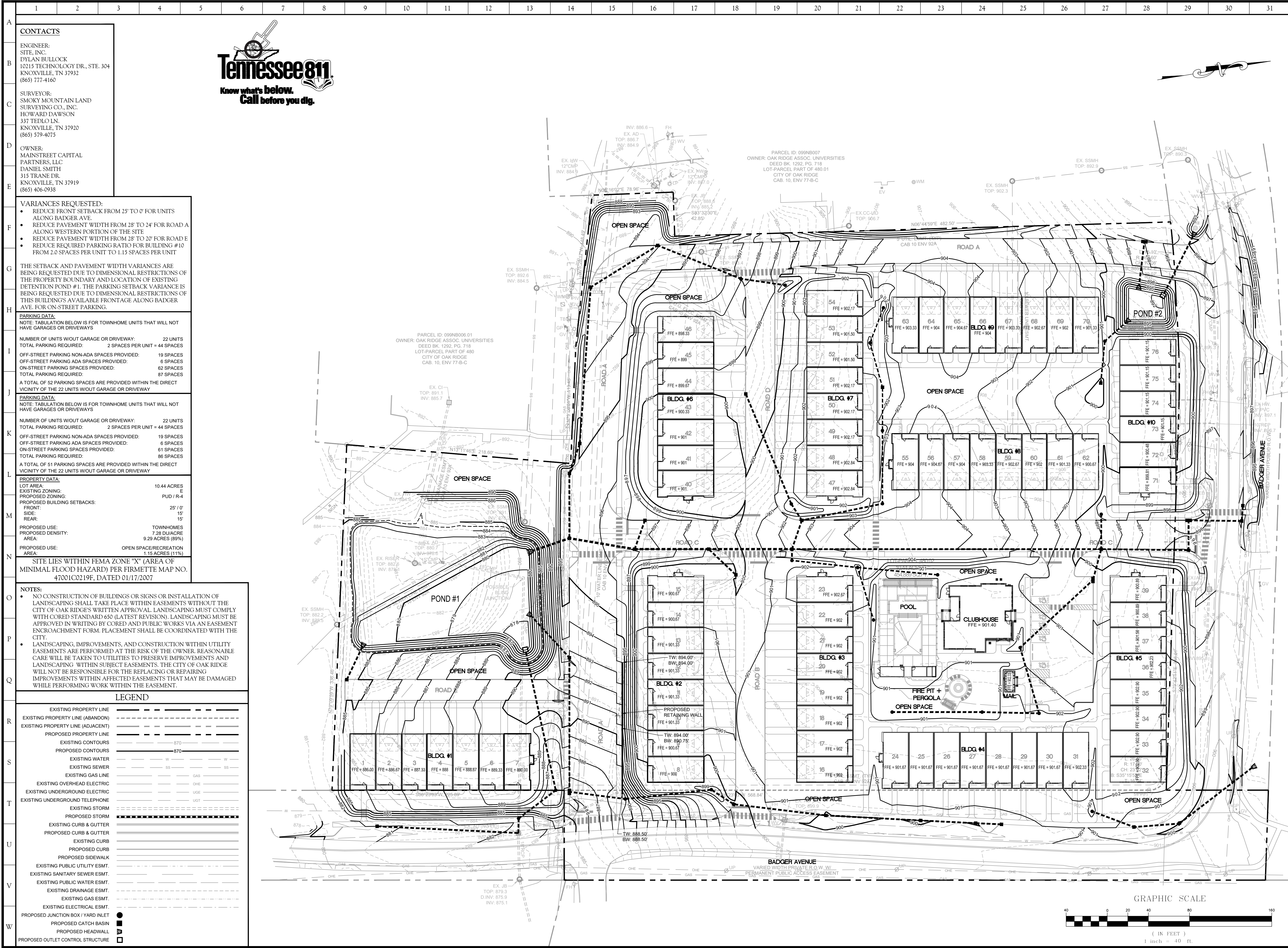
[illegible]SITE PROJECT#: 2042-P4

FILE: Layout

# C1.0







CONTACTS

ENGINEER:  
SITE, INC.  
DYLAN BULLOCK  
10215 TECHNOLOGY DR., STE. 304  
KNOXVILLE, TN 37932  
(865) 777-4160

SURVEYOR:  
SMOKY MOUNTAIN LAND  
SURVEYING CO., INC.  
HOWARD DAWSON  
337 TEDLO LN.  
KNOXVILLE, TN 37920  
(865) 579-4075

OWNER:  
MAINSTREET CAPITAL  
PARTNERS, LLC  
DANIEL SMITH  
315 TRANE DR.  
KNOXVILLE, TN 37919  
(865) 406-0935

VARIANCES REQUESTED:

- REDUCE FRONT SETBACK FROM 25' TO 0' FOR UNITS ALONG BADGER AVE.
- REDUCE PAVEMENT WIDTH FROM 28' TO 24' FOR ROAD A ALONG WESTERN PORTION OF THE SITE
- REDUCE PAVEMENT WIDTH FROM 28' TO 20' FOR ROAD E
- REDUCE REQUIRED PARKING RATIO FOR BUILDING #10 FROM 2.0 SPACES PER UNIT TO 1.15 SPACES PER UNIT

THE SETBACK AND PAVEMENT WIDTH VARIANCES ARE BEING REQUESTED DUE TO DIMENSIONAL RESTRICTIONS OF THE PROPERTY BOUNDARY AND LOCATION OF EXISTING DETENTION POND #1. THE PARKING SETBACK VARIANCE IS BEING REQUESTED DUE TO DIMENSIONAL RESTRICTIONS OF THIS BUILDING'S AVAILABLE FRONTAGE ALONG BADGER AVE. FOR ON-STREET PARKING.

**PARKING DATA:**  
NOTE: TABULATION BELOW IS FOR TOWNHOME UNITS THAT WILL NOT HAVE GARAGES OR DRIVEWAYS

NUMBER OF UNITS W/OUT GARAGE OR DRIVEWAY: 22 UNITS  
TOTAL PARKING REQUIRED: 2 SPACES PER UNIT = 44 SPACES

OFF-STREET PARKING NON-ADA SPACES PROVIDED: 19 SPACES  
OFF-STREET PARKING ADA SPACES PROVIDED: 6 SPACES  
ON-STREET PARKING SPACES PROVIDED: 62 SPACES  
TOTAL PARKING REQUIRED: 67 SPACES

A TOTAL OF 52 PARKING SPACES ARE PROVIDED WITHIN THE DIRECT VICINITY OF THE 22 UNITS W/OUT GARAGE OR DRIVEWAY

**PARKING DATA:**  
NOTE: TABULATION BELOW IS FOR TOWNHOME UNITS THAT WILL NOT HAVE GARAGES OR DRIVEWAYS

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TOTAL PARKING REQUIRED: 86 SPACES

A TOTAL OF 51 PARKING SPACES ARE PROVIDED WITHIN THE DIRECT VICINITY OF THE 22 UNITS W/OUT GARAGE OR DRIVEWAY

**PROPERTY DATA:**

|                             |                       |
|-----------------------------|-----------------------|
| LOT AREA:                   | 10.44 ACRES           |
| EXISTING ZONING:            | E                     |
| PROPOSED ZONING:            | PUD / R-4             |
| PROPOSED BUILDING SETBACKS: |                       |
| FRONT:                      | 25' / 0'              |
| SIDE:                       | 15'                   |
| REAR:                       | 15'                   |
| PROPOSED USE:               | TOWNHOMES             |
| PROPOSED DENSITY:           | 7.28 DU/ACRE          |
| AREA:                       | 9.29 ACRES (89%)      |
| PROPOSED USE:               | OPEN SPACE/RECREATION |
| AREA:                       | 1.15 ACRES (11%)      |

SITE LIES WITHIN FEMA ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) PER FIRMEETTE MAP NO. 47001C0219F, DATED 01/17/2007

NOTES:

- NO CONSTRUCTION OF BUILDINGS OR SIGNS OR INSTALLATION OF LANDSCAPING SHALL TAKE PLACE WITHIN EASEMENTS WITHOUT THE CITY OF OAK RIDGE'S WRITTEN APPROVAL. LANDSCAPING MUST COMPLY WITH CORED STANDARD 650 (LATEST REVISION). LANDSCAPING MUST BE APPROVED IN WRITING BY CORED AND PUBLIC WORKS VIA AN EASEMENT ENCROACHMENT FORM. PLACEMENT SHALL BE COORDINATED WITH THE CITY.
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LEGEND

|                                    |         |
|------------------------------------|---------|
| EXISTING PROPERTY LINE             | ---     |
| EXISTING PROPERTY LINE (ABANDON)   | - - - - |
| EXISTING PROPERTY LINE (ADJACENT)  | - . - . |
| PROPOSED PROPERTY LINE             | ---     |
| EXISTING CONTOURS                  | ---     |
| PROPOSED CONTOURS                  | ---     |
| EXISTING WATER                     | ---     |
| EXISTING SEWER                     | ---     |
| EXISTING GAS LINE                  | ---     |
| EXISTING OVERHEAD ELECTRIC         | ---     |
| EXISTING UNDERGROUND ELECTRIC      | ---     |
| EXISTING UNDERGROUND TELEPHONE     | ---     |
| EXISTING STORM                     | ---     |
| PROPOSED STORM                     | ---     |
| EXISTING CURB & GUTTER             | ---     |
| PROPOSED CURB & GUTTER             | ---     |
| EXISTING CURB                      | ---     |
| PROPOSED CURB                      | ---     |
| PROPOSED SIDEWALK                  | ---     |
| EXISTING PUBLIC UTILITY ESMT.      | ---     |
| EXISTING SANITARY SEWER ESMT.      | ---     |
| EXISTING PUBLIC WATER ESMT.        | ---     |
| EXISTING DRAINAGE ESMT.            | ---     |
| EXISTING GAS ESMT.                 | ---     |
| EXISTING ELECTRICAL ESMT.          | ---     |
| PROPOSED JUNCTION BOX / YARD INLET | ●       |
| PROPOSED CATCH BASIN               | ■       |
| PROPOSED HEADWALL                  | ▤       |
| PROPOSED OUTLET CONTROL STRUCTURE  | □       |



EST. 1997

CIVIL ENGINEERS & SURVEYORS

SITE, INCORPORATED

CIVIL ENGINEERS & SURVEYORS

10215 Technology Drive, Suite 304  
Knoxville, TN 37932  
Phone: (865) 777-4160  
www.site-incorporated.com

PRELIMINARY

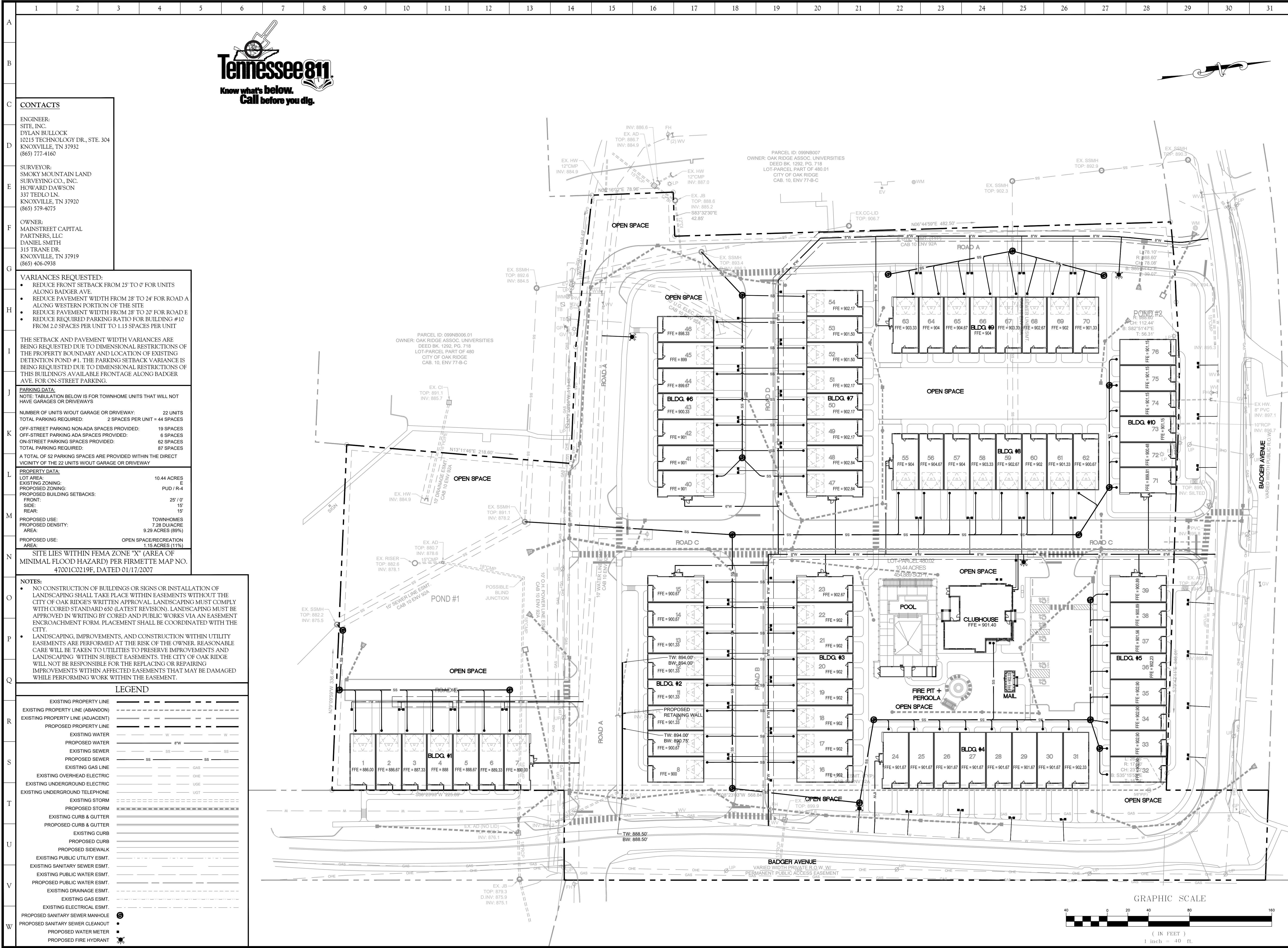
PUD Preliminary Master Plan - Sheet 2 of 3

# Badger Avenue Townhomes

Orau Way and Badger Avenue  
Oak Ridge, Tennessee 37830

| REVISIONS |            |                            |
|-----------|------------|----------------------------|
| NO.       | DATE       | COMMENTS                   |
|           | 10/08/2025 | OR Comments & Coordination |
|           | 10/10/2025 | Coordination               |
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**CONTACTS**

ENGINEER:  
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|                                                                                                               |                               |
|---------------------------------------------------------------------------------------------------------------|-------------------------------|
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**PROPERTY DATA:**

|                             |                       |
|-----------------------------|-----------------------|
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SITE LIES WITHIN FEMA ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) PER FIRMETTE MAP NO. 47001C0219F, DATED 01/17/2007

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**LEGEND**

|                                   |     |
|-----------------------------------|-----|
| EXISTING PROPERTY LINE            | --- |
| EXISTING PROPERTY LINE (ABANDON)  | --- |
| EXISTING PROPERTY LINE (ADJACENT) | --- |
| PROPOSED PROPERTY LINE            | --- |
| EXISTING WATER                    | --- |
| PROPOSED WATER                    | --- |
| EXISTING SEWER                    | --- |
| PROPOSED SEWER                    | --- |
| EXISTING GAS LINE                 | --- |
| EXISTING OVERHEAD ELECTRIC        | --- |
| EXISTING UNDERGROUND ELECTRIC     | --- |
| EXISTING UNDERGROUND TELEPHONE    | --- |
| EXISTING STORM                    | --- |
| PROPOSED STORM                    | --- |
| EXISTING CURB & GUTTER            | --- |
| PROPOSED CURB & GUTTER            | --- |
| EXISTING CURB                     | --- |
| PROPOSED CURB                     | --- |
| PROPOSED SIDEWALK                 | --- |
| EXISTING PUBLIC UTILITY ESMT.     | --- |
| EXISTING SANITARY SEWER ESMT.     | --- |
| EXISTING PUBLIC WATER ESMT.       | --- |
| PROPOSED PUBLIC WATER ESMT.       | --- |
| EXISTING DRAINAGE ESMT.           | --- |
| EXISTING GAS ESMT.                | --- |
| EXISTING ELECTRICAL ESMT.         | --- |
| PROPOSED SANITARY SEWER MANHOLE   | ●   |
| PROPOSED SANITARY SEWER CLEANOUT  | ●   |
| PROPOSED WATER METER              | ●   |
| PROPOSED FIRE HYDRANT             | ●   |

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CIVIL ENGINEERS & SURVEYORS

10215 Technology Drive, Suite 304  
Knoxville, TN 37932  
Phone: (865) 777-4160  
www.site-incorporated.com

PRELIMINARY

PUD Preliminary Master Plan - Sheet 3 of 3

# Badger Avenue Townhomes

Orau Way and Badger Avenue  
Oak Ridge, Tennessee 37830

| NO. | DATE       | COMMENTS                   |
|-----|------------|----------------------------|
| 1   | 10/08/2023 | OR Comments & Coordination |
| 2   | 10/10/2023 | Coordination               |

ORIGINAL ISSUE: 10/08/2023

SITE PROJECT#: 2042-P4

FILE: Layout

# C1.2



**OAK RIDGE CITY COUNCIL MEMORANDUM**

DATE: February 09, 2026

TO: Honorable Mayor and City Council

FROM: Tammy Rackard , City Attorney

SUBJECT: Ratification of Ordinance 21-2025 (Rezoning for Lafayette Crossing)

SUPPORTING DEPARTMENT: Planning and Development

Introduction

An item for the agenda is an ordinance to ratify the rezoning portion of Ordinance 21-2025. Ordinance 21-2025 approved a Planned Unit Development (PUD) Preliminary Master Plan and rezoning request for nine properties at the corner of Lafayette Drive and S Illinois Avenue (Lafayette Crossing). The request involved rezoning an approximately 3.79-acre area from R-1-C/MDO Single Family Residential District in the Manhattan District Overlay to UB-2/PUD Unified General Business District with a Planned Unit Development Overlay.

Background

Ordinance 21-2025 is brought back to City Council for ratification/reapproval due to the public hearing timeframe not being met when the ordinance was originally approved on July 14, 2025. Tennessee Code Annotated §13-7-203(a) now requires a 21-day legal notice publication for a public hearing to rezone property and this ordinance had an 18-day legal notice publication timeframe. This error makes Ordinance 21-2025 void and requires reapproval (or ratification) to make the zoning change valid. The PUD approval portion of Ordinance 21-2025 is not contained in the attached ordinance for approval because it was modified by subsequent City Council action and is part of the collective ratification ordinance previously placed on City Council's agenda.

Due to Ordinance 21-2025 not being approved unanimously, this ordinance has been removed from the collective ratification ordinance previously placed on the agenda so councilmembers may preserve their original votes if desired. The official public hearing will be held on second reading.

For informational purposes, the original memo submitted on second reading for Ordinance 21-2025 is included as an attachment to this memo along with its original attachments (exclusive of the unsigned ordinance documents). The other attachment to this memo is Ordinance 21-2025 as approved by City Council on July 14, 2025.

Recommendation



Approval of the attached ordinance is recommended.

Attachments:

[Prior Agenda Item for Ordinance 21-2025.pdf](#)

[Ordinance 21-2025 - Rezoning Lafayette Crossing.pdf](#)

[Ordinance\\_-\\_Ratification\\_of\\_Ordinance\\_21-2025\\_-\\_Rezoning\\_for\\_Lafayette\\_Crossing \(1\).docx](#)

OAK RIDGE CITY COUNCIL MEMORANDUM

DATE: July 14, 2025

TO: Randy Hemann, City Manager

FROM: Jennifer Williams , Planning and Development Director

SUBJECT: Rezoning Request and PUD Preliminary Master Plan: Corner of Lafayette Drive and S Illinois Avenue (Parcel numbers 106A B - 048.00, 049.00, 050.00, 051.00, 052.00, 053.00, 054.00, 055.00, 056.00) R-1-C Single Family Residential District in the Manhattan District Overlay to UB-2 Unified General Business District with a Planned Unit Development (PUD) Overlay

SUPPORTING DEPARTMENT: -None-

Introduction

An item for City Council's consideration is a Planned Unit Development (PUD) Preliminary Master Plan and rezoning request for nine properties at the corner of Lafayette Drive and S Illinois Avenue. The request involves rezoning an approximately 3.79-acre area from R-1-C Single Family Residential District in the Manhattan District Overlay to UB-2 Unified General Business District with a Planned Unit Development (PUD) Overlay.

Funding

There is no funding associated with this item.

Background

**\*\*Update for second reading\*\***

Since first reading on this item, the City's Traffic Safety Advisory Board has reviewed the three requested entrance points on Lafayette and S Illinois Avenue and made the following recommendation:

1. Recommends approval of the full access point on S Illinois Avenue.
2. Recommends approval of the right-in/right-out point on Lafayette Drive, recommending the developer work with Engineering staff on the final design.
3. Recommends the proposed right-in/right-out access point on S Illinois Avenue be redesigned as right-in only access point.

City Engineering staff is in favor of TSAB's recommendation.

---

A Planned Unit Development Preliminary Master Plan has been submitted by R&R Properties

and Boghani Properties, the owners of nine lots at the corner of Lafayette Drive and S Illinois Avenue. The request proposes to rezone the properties from their current designation of R-1-C Single Family Residential District in the Manhattan District Overlay to UB-2 Unified General Business District with a Planned Unit Development (PUD) overlay.

The proposed PUD Preliminary Master Plan, included in the attachments, shows 6 total businesses and associated parking, vehicle and pedestrian routes, etc. The listed businesses include:

- A 3-tenant building with a proposed use as restaurants
- A car wash
- A restaurant building with a proposed use as a coffee shop
- A restaurant building with a proposed use as a beer garden

#### Development Overview and Analysis:

Below is a general overview of the proposed development and its conformance with existing zoning regulations.

#### *Variance Requests*

Planned Unit Developments typically include variances from Zoning Ordinance standards. In this case, two variances have been requested:

1. **Section 9.05(w)** of the Zoning Ordinance requires a minimum of 5 acres for commercial PUDs. Because this site is 3.79 acres, a variance from this requirement has been requested.
2. **Section 7.04(d)** of the Zoning Ordinance establishes setback requirements for the UB-2 zoning district. The applicant is requesting a reduced setback, from 30' to 15', along Paris Lane.

#### *Land Use*

All Planned Unit Development Master Plans are required to identify allowable uses within the development, and are limited to those uses permitted in the underlying zone district, which in this case is UB-2. Any changes to the identified uses would require a recommendation from the Planning Commission and action by City Council. The only uses currently listed in the PUD are restaurants, a coffee shop, a beer garden, and a car wash. The term "multi-tenant flex space" is also used, but is not defined.

#### *Property Lines*

The existing nine properties will require lot line adjustments to accommodate the proposed commercial buildings. Such lot line adjustments do not have to be complete to approve a PUD master plan, but will be required prior to construction of any buildings.

#### *Setbacks*

Proposed setbacks are shown below. As noted, one variance is requested to reduce the setback on Paris Lane from 30' to 15'.

- Front (street facing): 30'
- Paris Lane: 15'
- Side: 30' when abutting another zone, 0' when abutting a UB-2 zone
- Rear: 30' when abutting another zone, 0' when abutting a UB-2 zone

In addition to UB-2 setbacks, Section 9.05(w)(C) of the Zoning Ordinance requires nonresidential PUDs abutting residential property to have a minimum setback of 30'. This

requirement is met, with the exception of the variance request along Paris Lane.

#### *Roads and Access*

The proposed development shows a total of 4 access points from three separate roads.

These include:

- A right in/right out only access on Lafayette Drive
- A right in/right out only on S Illinois Avenue
- A full access on S Illinois Avenue
- A full access point on Paris Lane

City engineering staff is not in favor of the right-in/right-out access points on S Illinois and Lafayette due to potential safety issues associated with each access point. Safety concerns include the existing roadway configuration, short distance to existing traffic light, traffic patterns, and site distance issues caused by topography at the intersection. These issues are of particular concern for the right-in/right-out on S Illinois.

#### *Parking*

Zoning Ordinance **Section 11.02** establishes parking requirements for various uses. For restaurants, the requirement is 1 space per 150 square feet of usable floor area. For other commercial uses, the requirement is 1 space per 250 square feet of usable floor area. The proposed PUD exceeds parking requirements for the uses proposed.

#### *Sidewalks*

Zoning Ordinance **Section 16.16(j)** requires new sidewalks on Lafayette Drive. These are shown in the PUD submittal, along with interior pedestrian walkways adjacent to buildings and parking. Pedestrian connections are also shown from the development to Lafayette Drive and to existing sidewalks on S Illinois Avenue.

#### *Buffering/Landscaping*

Because the proposed PUD abuts a neighborhood, **Section 13.02(f)** of the Zoning Ordinance requires a minimum buffer type 'D'. The buffer D illustration is included in the attachments.

In addition, **Section 9.05(w)(c)** requires a commercial PUD boundary with residential property to provide, "continuous screening along the extent of the boundary of the said districts. Such screening shall be of wood, brick or decorative block with landscaping to soften the effect, or it shall be of such plant materials as will provide a year-round evergreen screening...not less than six (6) feet in height". A 6' tall wooden fence is shown adjacent to residential properties. A row of evergreen vegetative screening is shown along Paris Lane.

#### *Conformance with Adopted Plans*

Any rezoning request should be guided by relevant adopted plans. Additionally, Zoning Ordinance **Section 9.05(w)(1)(b)** directs Planning Commission and City Council to use "Consistency with any adopted area Master Plan that may be applicable to the proposed site" when determining the appropriateness a nonresidential PUD.

As noted, a Land Use Map amendment will be needed to allow this PUD. In addition, the impacted properties are included in a 2007 S Illinois Avenue Corridor study, the text of which is included in the attachments. For this area, the study recommended:

- Zoning District: R-3 Medium Density Residential District with a PUD overlay
- Uses: 1-4 family dwelling units and office uses

- Access: neighborhood streets – danger of proximity to S Illinois/Lafayette interchange cited
- High levels of pedestrian connectivity

#### Planning Commission Recommendation

**Section 9.05(e)** of the Zoning Ordinance allows the Planning Commission to recommend approval, conditional approval, or denial of a Planned Unit Development Preliminary Master Plan. At their business meeting on May 15, 2025 the Planning Commission voted 7-1 to recommend conditional approval of the Lafayette Crossing Planned Unit Development with the following conditions:

- Work with engineering staff to identify the best possible design for safety at the right-in/right-out entrance Lafayette Drive.
- In addition to the proposed fence, increase the buffer shown along shared property lines with residential developments to the full 'Type D' buffer as prescribed by the Zoning Ordinance.
- Add a vegetative, evergreen buffer along Paris Lane to reduce the impact of the development on residents across the street.
- Create internal pedestrian routes between non-auto-oriented uses.
- Provide a full list of permitted uses, clarifying the scope of uses permitted. The term 'multi-tenant flex space' is unclear as to what uses will actually be allowed.

The above five conditions are reflected in the attached ordinance. A sixth condition, to remove the eastern-most right-in/right-out access point on S Illinois Avenue, was recommended to the Planning Commission by Public Works and Planning & Development staff. The Planning Commission voted 6-2 to remove the recommendation from the list of conditions, and it is not included in the attached ordinance.

#### Recommendation

Approval of the attached ordinance is recommended.

#### Attachments:

[Lafayette Crossing PUD Preliminary Master Plan](#)

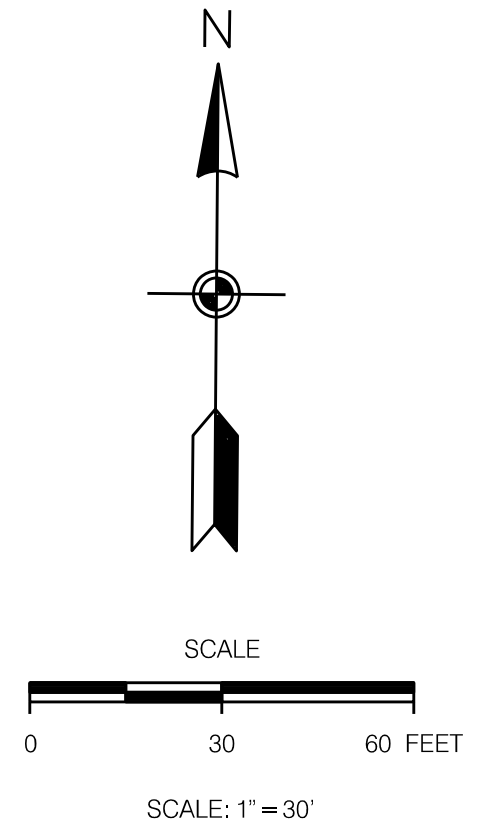
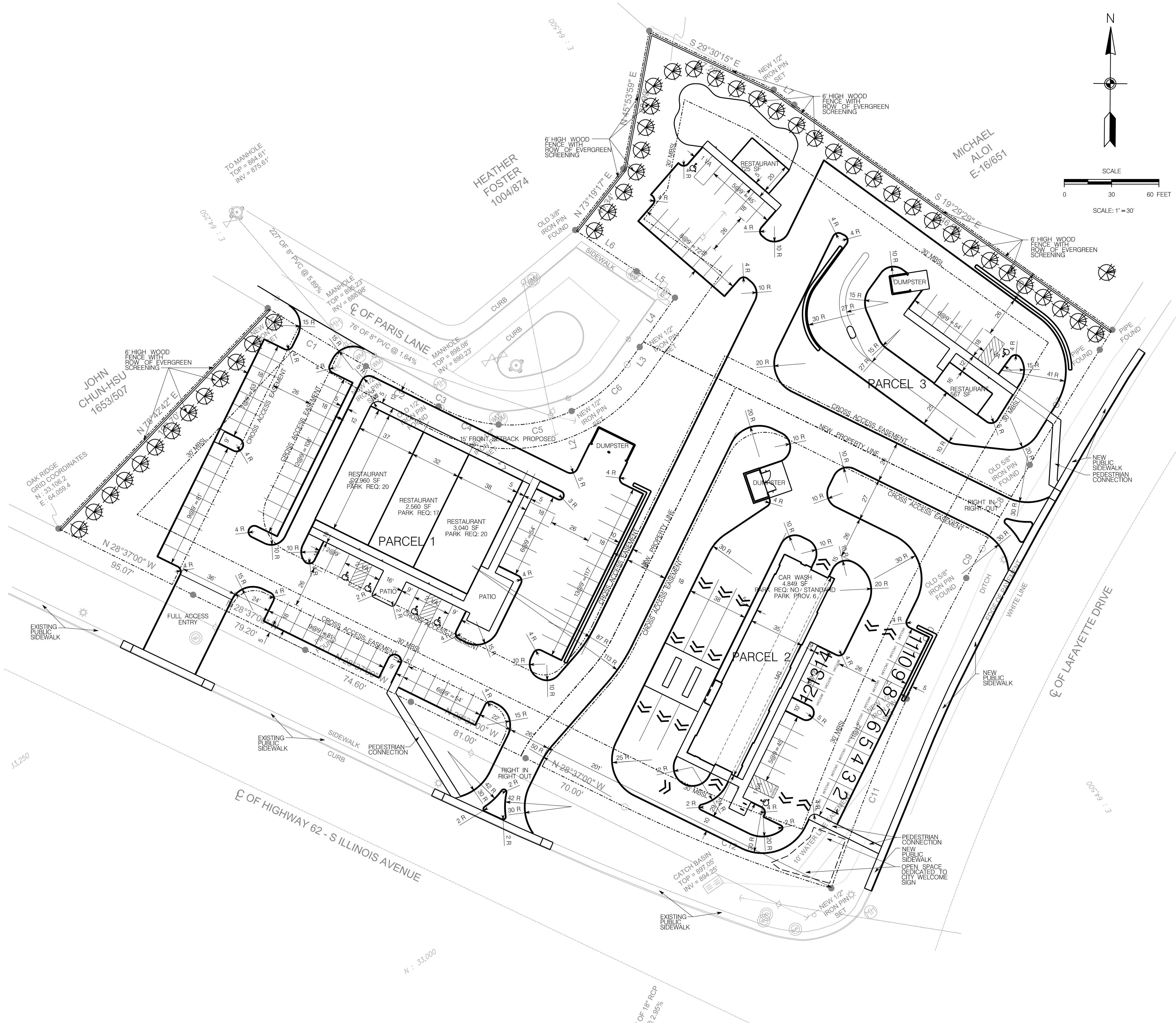
[Lafayette Crossing PUD Zoning Map](#)

[Buffer Type D](#)

[Ordinance\\_-\\_Rezoning\\_and\\_PUD\\_Preliminary\\_Master\\_Plan\\_-\\_Lafayette\\_Crossing](#)

[Substitute\\_Ordinance\\_-\\_Rezoning\\_and\\_PUD\\_Preliminary\\_Master\\_Plan\\_-\\_Lafayette\\_Crossing.docx](#)





| LEGEND:  |          |                          |
|----------|----------|--------------------------|
| EXISTING | PROPOSED |                          |
|          |          | GROUND CONTOUR ELEVATION |
|          |          | SPOT ELEVATION           |
|          |          | STRUCTURE                |
|          |          | PROPERTY LINE            |
|          |          | EASEMENT                 |
|          |          | EDGE OF PAVEMENT         |
|          |          | STORM DRAIN              |
|          |          | SANITARY SEWER           |
|          |          | POTABLE WATER            |
|          |          | NATURAL GAS              |
|          |          | OVERHEAD ELECTRICAL      |
|          |          | WATER METER              |
|          |          | FIRE HYDRANT             |
|          |          | SURFACE FLOW             |
|          |          | SILT FENCING             |
|          |          | CURB                     |
|          |          | CATCH BASIN              |
|          |          | CONCRETE PAVEMENT        |
|          |          | ASPHALT PAVEMENT         |
|          |          | RIP RAP                  |

TOTAL PROPERTY SUMMARY:  
PROPOSED REZONING: UB-2  
TOTAL SITE AREA: 164,899 SF (3.79 ACRE)  
SETBACKS REQUESTED:  
LAFAYETTE FRONTAGE: 30'  
ILLINOIS AVENUE FRONTAGE: 30'  
ADJACENT TO RESIDENTIAL: 30'  
PARIS LANE FRONTAGE: 15'  
ALLOWABLE BUILDING HEIGHT: 35'  
TOTAL DEVELOPMENT PARKING: 74 SPACES  
VARIANCES REQUESTED:  
1. MIN. ACREAGE OF A COMMERCIAL PUD VARIANCE FROM .5 ACRE TO 3.79 ACRE  
JUSTIFICATION: AVAILABLE PARCEL SIZE IS LESS THAN 5 ACRE  
2. FRONT SETBACK ALONG PARIS LANE VARIANCE FROM .30' TO .15'  
JUSTIFICATION: PROPERTY HAS A LEGAL HARDSHIP OF DUAL FRONT YARDS  
NO SPECIFIC PHASING IS PROPOSED FOR THIS PROJECT

PER PARCEL SUMMARY:

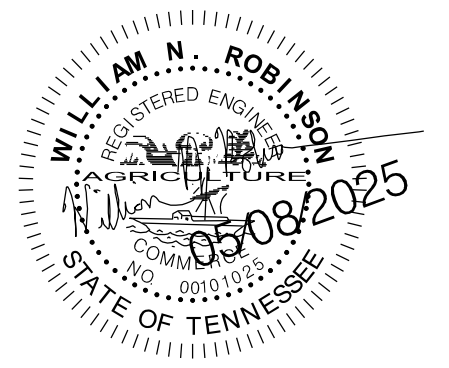
PARCEL 1  
USE: MULTI-TENANT FLEX SPACE (ANTICIPATED ALL RESTAURANTS)  
LAND AREA: 63,659 SF (1.46 ACRE)  
BUILDING AREA: 8,660 SF  
PARKING REQUIRED: 57 SPACES  
PARKING PROVIDED: 70 SPACES  
BASIS: 1 PER 150 SF

PARCEL 2  
USE: CONVEYOR TYPE CAR WASH  
LAND AREA: 50,734 SF (1.16 ACRE)  
BUILDING AREA: 4,849 SF  
PARKING REQUIRED:  
PARKING PROVIDED: 6 SPACES  
BASIS: CARWASH PARKING NOT ADDRESSED BY ORDINANCE

PARCEL 3  
USE: MULTITENANT FLEX SPACE (PROPOSED COFFEE SHOP AND BEER GARDEN)  
LAND AREA: 50,506 SF (1.16 ACRE)  
BUILDING AREA: 1,191 TOTAL  
PARKING REQUIRED: 8 SPACES  
PARKING PROVIDED: 21 SPACES  
BASIS: 1 PER 150 SF

**WILL ROBINSON  
& ASSOCIATES**

1248 N. Shorewood Ln  
Caryville, TN 37714  
(865) 386-4200  
will@wrcivil.com



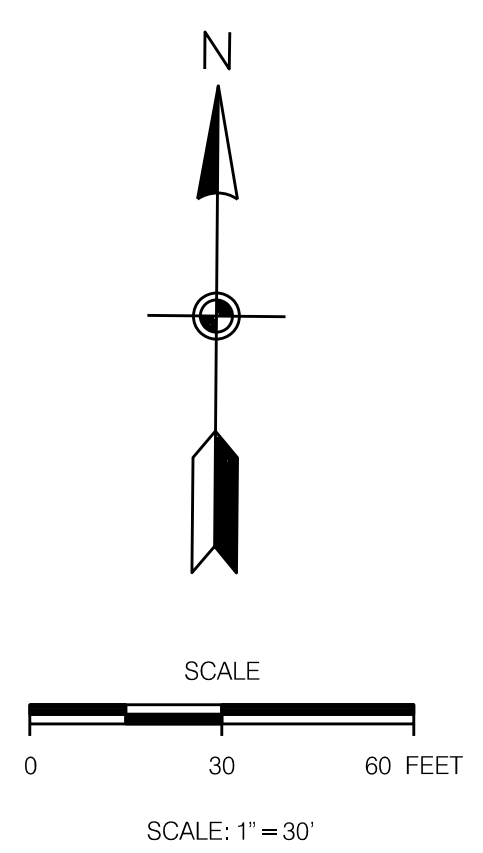
Planned Unit Development Masterplan for:  
**Lafayette Crossing**  
Illinois Avenue  
Oak Ridge, TN

REVISIONS:

DRAWN: WNR  
CHECKED: WNR  
DATE: 05082025  
FILE NAME:  
PROJECT NO:

**PL01**  
CONCEPT LAYOUT PLAN  
DRAWING

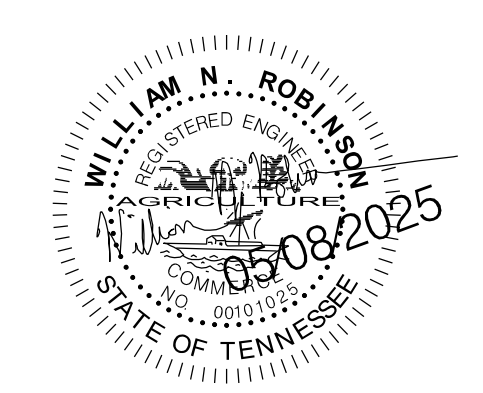




| LEGEND:  |          |                          |
|----------|----------|--------------------------|
| EXISTING | PROPOSED |                          |
|          |          | GROUND CONTOUR ELEVATION |
|          |          | SPOT ELEVATION           |
|          |          | STRUCTURE                |
|          |          | PROPERTY LINE            |
|          |          | EASEMENT                 |
|          |          | EDGE OF PAVEMENT         |
|          |          | STORM DRAIN              |
|          |          | SANITARY SEWER           |
|          |          | POTABLE WATER            |
|          |          | NATURAL GAS              |
|          |          | OVERHEAD ELECTRICAL      |
|          |          | WATER METER              |
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|          |          | SURFACE FLOW             |
|          |          | SILT FENCING             |
|          |          | CURB                     |
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|          |          | CONCRETE PAVEMENT        |
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|          |          | RIP RAP                  |

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& ASSOCIATES**

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will@wrcivil.com



Planned Unit Development Masterplan for:  
**Lafayette Crossing**

Illinois Avenue  
Oak Ridge, TN

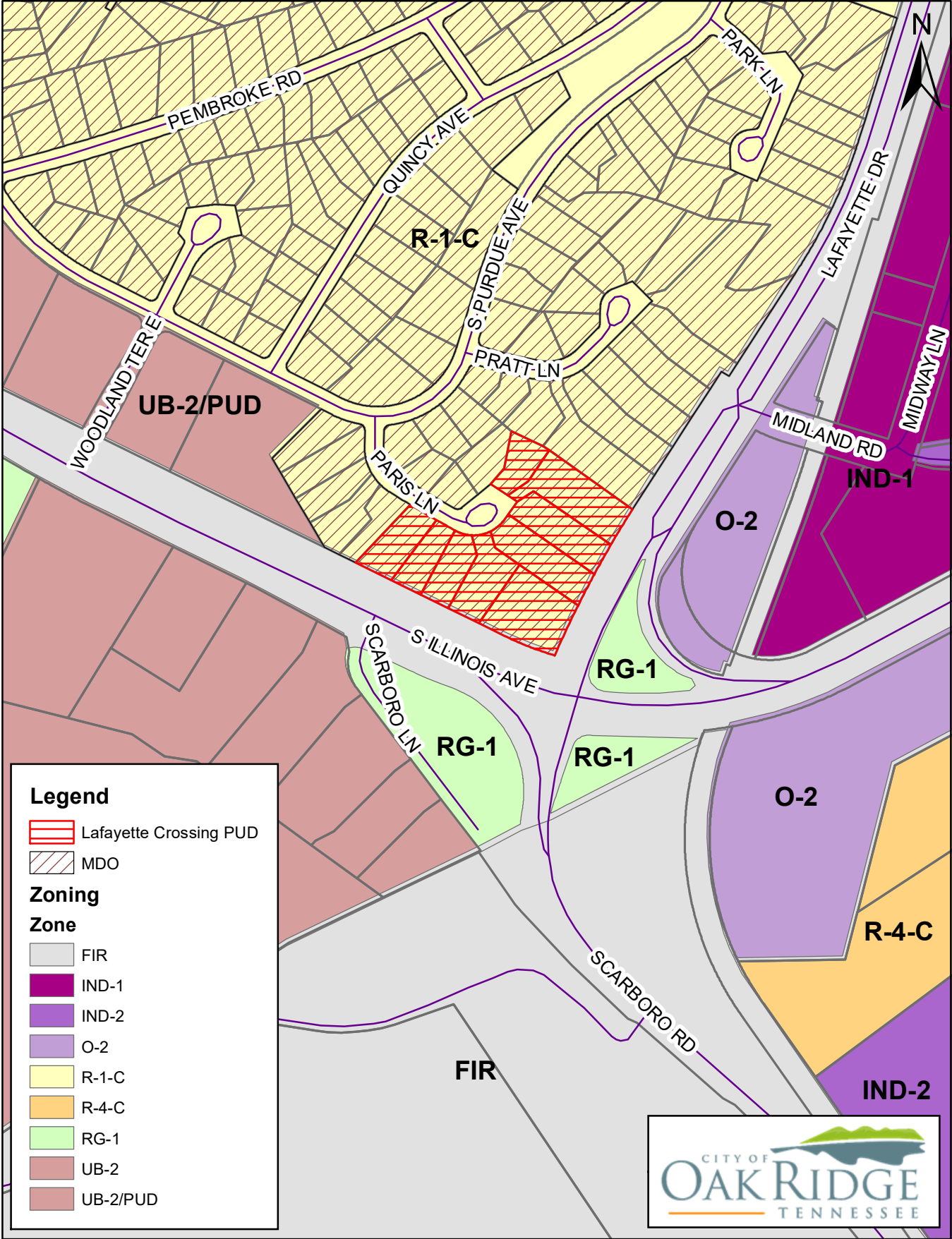
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DRAWN: WNR  
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DATE: 05082025  
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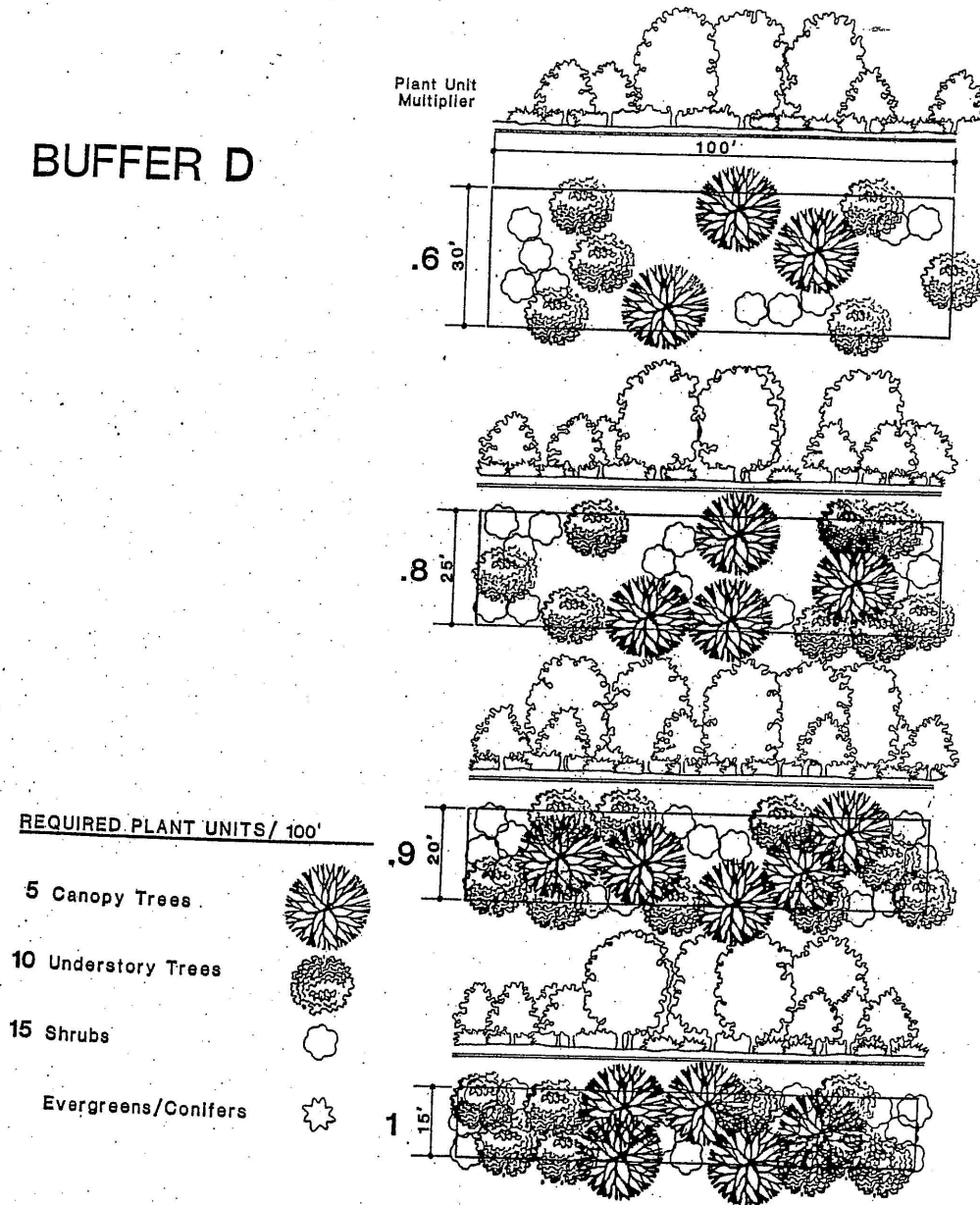
**PL02**  
CONCEPT LAYOUT PLAN  
DRAWING



Rezoning Request - Lafayette Crossing  
R-1-C MDO to UB-2 PUD



# BUFFER D



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 PARCELS 048.00, 049.00, 050.00, 051.00, 052.00, 053.00, 054.00, 055.00, AND 056.00 ANDERSON COUNTY TAX MAP 106A GROUP B, CONTAINING APPROXIMATELY 3.79 ACRES, FROM R-1-C/MDO, SINGLE FAMILY RESIDENTIAL DISTRICT, IN THE MANHATTAN DISTRICT OVERLAY, TO UB-2/PUD, UNIFIED GENERAL BUSINESS DISTRICT WITH A PLANNED UNIT DEVELOPMENT OVERLAY, AND APPROVING THE ASSOCIATED PLANNED UNIT DEVELOPMENT PRELIMINARY MASTER PLAN PROVIDED CERTAIN CONDITIONS ARE MET; SAID PARCELS BEING LOCATED AT THE CORNER OF LAFAYETTE DRIVE AND SOUTH ILLINOIS AVENUE.

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 being met by the property owner; and

WHEREAS, the Traffic Safety Advisory Board reviewed the requested access points and recommended approval with certain conditions being met by the property owner; 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 and made part of Ordinance No. 2, as amended, are revised as follows:

| <u>Property Description</u>                                                                                                                               | <u>Location</u>                                       | <u>Present Zoning District</u>                                                  | <u>New Zoning District</u>                                                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|---------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Parcels 048.00<br>049.00, 050.00,<br>051.00, 052.00,<br>053.00, 054.00,<br>055.00, and 056.00<br>Anderson County Tax<br>Map 106A, Group B<br>± 3.79 acres | Corner of Lafayette<br>Drive and S Illinois<br>Avenue | R-1-C/MDO, Single<br>Family Residential<br>in the Manhattan<br>District Overlay | UB-2/PUD, Unified<br>General Business with a<br>Planned Unit Development<br>Overlay |

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 Planned Unit Development Preliminary Master Plan for *Lafayette Crossing* as shown on Will Robinson & Associates drawings dated May 13, 2025, is hereby approved subject to the following conditions being met by the property owner:

- a. Work with engineering staff to identify the best possible design for safety at the right-in/right-out entrance on Lafayette Drive.
- b. Redesign the proposed right-in/right-out access point on South Illinois Avenue to be a right-in only access point.

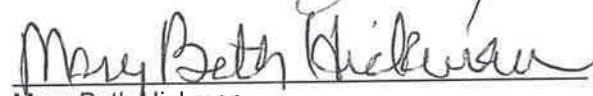
- c. In addition to the proposed fence, increase the buffer shown along shared property lines with residential developments to the full 'Type D' buffer as prescribed by the Zoning Ordinance.
- d. Add a vegetative, evergreen buffer along Paris Lane to reduce the impact of the development on residents across the street.
- e. Create internal pedestrian routes between non-auto-oriented uses.
- f. Provide a full list of permitted uses, clarifying the scope of uses permitted. The term 'multi-tenant flex space' is unclear as to what uses will actually be allowed.

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:

  
Tammy M. Rackard, City Attorney

  
Warren L. Gooch, Mayor

  
Mary Beth Hickman

|                   |                   |
|-------------------|-------------------|
| First Reading:    | <u>06/09/2025</u> |
| Publication Date: | <u>06/10/2025</u> |
| Publication Date: | <u>06/26/2025</u> |
| Second Reading:   | <u>07/14/2025</u> |
| Public Hearing:   | <u>07/14/2025</u> |
| Publication Date: | <u>07/15/2025</u> |
| Effective Date:   | <u>07/24/2025</u> |

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 PARCELS 048.00, 049.00, 050.00, 051.00, 052.00, 053.00, 054.00, 055.00, AND 056.00 ANDERSON COUNTY TAX MAP 106A GROUP B, CONTAINING APPROXIMATELY 3.79 ACRES, FROM R-1-C/MDO, SINGLE FAMILY RESIDENTIAL DISTRICT, IN THE MANHATTAN DISTRICT OVERLAY, TO UB-2/PUD, UNIFIED GENERAL BUSINESS DISTRICT WITH A PLANNED UNIT DEVELOPMENT OVERLAY; SAID PARCELS BEING LOCATED AT THE CORNER OF LAFAYETTE DRIVE AND SOUTH ILLINOIS AVENUE.

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 being met by the property owner on the associated Planned Unit Development Preliminary Master Plan; 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 and made part of Ordinance No. 2, as amended, are revised as follows:

| <u>Property Description</u>                                                                                                                               | <u>Location</u>                                       | <u>Present Zoning District</u>                                                  | <u>New Zoning District</u>                                                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|---------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Parcels 048.00<br>049.00, 050.00,<br>051.00, 052.00,<br>053.00, 054.00,<br>055.00, and 056.00<br>Anderson County Tax<br>Map 106A, Group B<br>± 3.79 acres | Corner of Lafayette<br>Drive and S Illinois<br>Avenue | R-1-C/MDO, Single<br>Family Residential<br>in the Manhattan<br>District Overlay | UB-2/PUD, Unified<br>General Business with a<br>Planned Unit Development<br>Overlay |

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. 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:

\_\_\_\_\_  
Tammy M. Rackard, City Attorney

\_\_\_\_\_  
Warren L. Gooch, Mayor

\_\_\_\_\_  
Mary Beth Hickman

First Reading: 01/12/2026  
Publication Date: 01/13/2026

|                   |                             |
|-------------------|-----------------------------|
| Publication Date: | <u>01/16/2026</u>           |
| Public Hearing:   | <u>02/09/2026</u>           |
| Second Reading:   | <u>02/09/2026</u>           |
| Publication Date: | <u>                    </u> |
| Effective Date:   | <u>                    </u> |

**OAK RIDGE CITY COUNCIL MEMORANDUM**

DATE: February 09, 2026

TO: Honorable Mayor and City Council

FROM: Tammy Rackard , City Attorney

SUBJECT: Ratification of Ordinance 23-2025 (Rezoning for BWXT Property)

SUPPORTING DEPARTMENT: Planning and Development

Introduction

An item for the agenda is an ordinance to ratify Ordinance 23-2025. Ordinance 23-2025 approved a rezoning request for Parcel 002.04 Roane County Tax Map 021 Parcel 002.04 containing approximately 96.5 acres off Renovare Boulevard in Horizon Center Industrial Park (also known as Development Area 5) from IND-2 to IND-3. This is the property currently under construction by BWXT.

Background

Ordinance 23-2025 is brought back to City Council for ratification/reapproval due to the public hearing timeframe not being met when the ordinance was originally approved on August 19, 2025. Tennessee Code Annotated §13-7-203(a) now requires a 21-day legal notice publication for a public hearing to rezone property and this ordinance was published with a 15-day legal notice publication timeframe. This error makes Ordinance 23-2025 void and requires reapproval (or ratification) to make the zoning change valid.

Due to Ordinance 23-2025 not being approved unanimously, this ordinance has been removed from the collective ratification ordinance previously placed on the agenda so councilmembers may preserve their original votes if desired. The official public hearing will be held on second reading.

For informational purposes, the original memo submitted on second reading for Ordinance 23-2025 is included as an attachment to this memo along with its original attachments (exclusive of the unsigned ordinance document). The other attachment to this memo is Ordinance 23-2025 as approved by City Council on August 19, 2025.

Recommendation

Approval of the attached ordinance is recommended.

Attachments:

[Prior Agenda Item for Ordinance 23-2025.pdf](#)



[Ordinance 23-2025 - Rezoning Horizon Development Area 5 - BWXT.pdf](#)

[Ordinance\\_-\\_Ratification\\_of\\_Ordinance\\_23-2025\\_-\\_Rezoning\\_for\\_Horizon\\_Park\\_Development\\_Area\\_5\\_-\\_BWXT.docx](#)

**OAK RIDGE CITY COUNCIL MEMORANDUM**

DATE: August 19, 2025

TO: Randy Hemann, City Manager

FROM: Jennifer Williams , Planning and Development Director

SUBJECT: Rezoning Request: Renovare Boulevard Parcel 021 002.04 from IND-2 Industrial District to IND-3 Industrial District

Introduction

An item for City Council's consideration is a rezoning request for an ~96.5 acre property on Renovare Boulevard in the Horizon Center Industrial Park, also known as development area 5. The request is to rezone the property from IND-2 Industrial District to IND-3 Industrial District.

Funding

There is no funding associated with this item.

Background

Earlier this year, BWX Technologies, Inc., also known as BWXT, purchased Horizon Center development area 5 from the Industrial Development Board. BWXT is a nuclear company with plans to establish a facility for the manufacturing of centrifuge assemblies in Oak Ridge. According to the letter submitted with the application by consulting firm Edgewater Technical Associates, "The Phase 1 building will fall under the Industrial 2 Zoning Requirements; however, future manufacturing buildings will cross into the Industrial 3 requirements specifically pertaining to radioactive materials." This includes the enrichment of uranium, NACIS code 325180, which requires a rezoning to IND-3 under the current zoning code.

City Council voted to approve this request on first reading in June. At their July 14, 2025 meeting a motion to approve the rezoning request failed on second reading by a vote of 3-3. Those voting against the request cited support for the project, but a desire to amend the IND-2 zoning district to allow 'uranium enrichment' as a permitted use instead of rezoning the property. Staff was directed to explore a zoning ordinance text amendment. After reviewing options for zoning and discussing the item at their July 29th work session, Council has requested the rezoning be placed back on the agenda for consideration.

Recommendation

At their May 15th meeting, the Planning Commission voted 8-0 to recommend approval of the rezoning request. Approval of the attached ordinance is recommended.

Attachments:

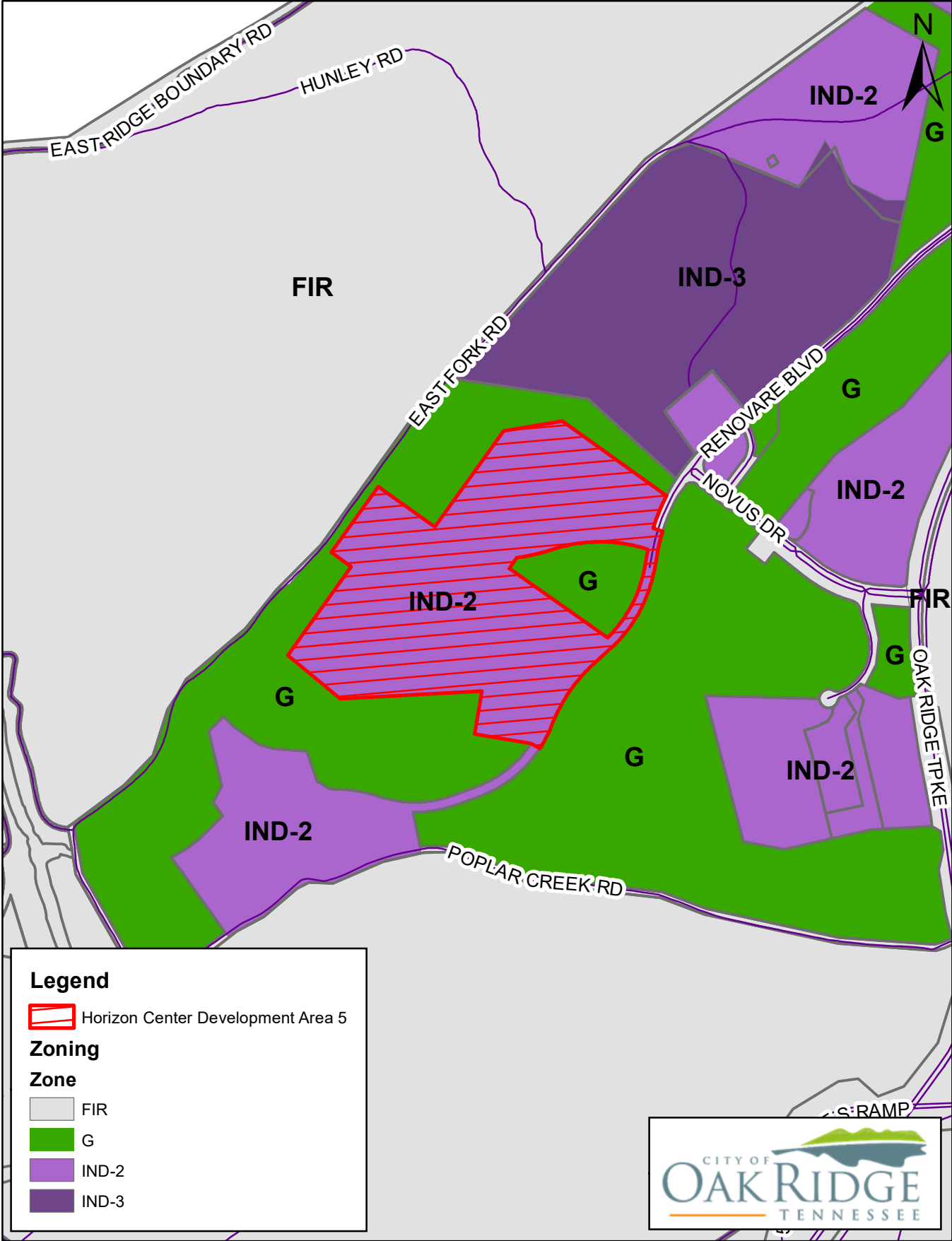
Horzion Center Area 5 Zoning Map

Applicant Rezoning Letter

IND-3 Zoning Regulations

Ordinance\_-\_Rezoning\_Parcel\_021\_002.04\_-\_Development\_Area\_5\_Horizon\_Center\_-\_Renovare\_Bldv (3).docx

Rezoning Request - Parcel 021 002.04  
IND-2 to IND-3





**Edgewater Technical Associates, LLC**

132 Mitchell Rd.  
Oak Ridge, TN 37830  
(865) 272-3718

---

April 3, 2025  
Re-Zoning Horizon Center Lot 5 Parcel 002.04  
Letter No. 4300160544-LTR-0023

City of Oak Ridge  
200 S Tulane Ave  
Oak Ridge, TN 37830

RE: Planning Application Submittal – Rezoning Horizon Center Lot 5 from Industrial 2 to Industrial 3

To Whom it May Concern,

Edgewater is requesting Horizon Center Lot 5 Parcel ID 002.04 be rezoned from Industrial 2 to Industrial 3. Our client is currently in the process of purchasing Lot 5 and has plans to construct multiple buildings that will perform advanced manufacturing activities related to the Nuclear Industry. The Phase 1 building will fall under the Industrial 2 Zoning Requirements; however, future manufacturing buildings will cross into the Industrial 3 requirements specifically pertaining to radioactive materials.

Our goal is to mitigate any future zoning impacts with the phase construction approach and will coordinate with the city on any requirements that will need to be filled in the planning, execution, and commission stages of these buildings. The current details regarding the processes that will be conducted in these facilities are classified but can be explained in an unclassified environment by foregoing specific details on the manufacturing process once our client publicly announces the project.

We are extremely excited to bring this project to the City of Oak Ridge and look forward to working closely together as we go through the planning phase. If there are any questions, please feel free to contact me.

Sincerely,  
*Andrew Houston*  
Andrew Houston  
Project Manager  
865-895-7900  
Andrew.Houston@edgewatertech.net  
Edgewater Technical Associates, LLC

Section 8.03 IND-3, Industrial Districts

(a) General Description:

The IND-3, heavy industrial district is established in order to provide sites for activities which involve major transportation terminals, and manufacturing facilities that have a greater impact on the surrounding area than industries found in the IND-2 District. Manufacturing or other enterprises with significant external effects, or which pose significant risks due to the involvement of explosives, radioactive materials, poisons, pesticides, herbicides, or other hazardous materials in the manufacturing or other process. It is the intent of this district to provide an environment for industries that are unencumbered by nearby residential, institutional or commercial development.

(b) Permitted Principal Uses:

1. All permitted principal uses within the IND-2 District (Section 8.02(b))  
(Ord. No. 21-2022 Added Effective 11/24/2022)
2. Manufacturing, heavy (NAICS Major Groups 31-33 and 562), excluding slaughtering plants (3116), paper or pulp mills (3221) and uses in Section 8.03(d) that require BZA approval.
3. Warehousing and wholesaling facilities, including truck and rail service terminals. (NAICS #'s 42, 482, 483, 484, 485, 4882 and 493)
4. Heliports.  
  
(Ord. No. 19-99 Revised Effective 8/26/99)
5. Public utility facilities with or without storage yards. (NAICS #'s 22112, 2212, and 2213).
6. Broadcasting and telecommunications towers.
7. Research and development with or without outside storage or operations.
8. Airports  
(Ord. No. 13-2017 Revised Effective 10/19/17)
9. Data Centers, but not High-Intensity Data Centers  
(Ord. No. 21-2022 Added Effective 11/24/2022)

(c) Permitted Accessory Uses:

1. Any use customarily incidental to the permitted principal uses.
2. Signs (see Article XIV)
3. Automobile parking (see Section 11.02)

- (d) Special Exception Requiring Board of Zoning Appeals Approval: (Ord. 5-2014 Revised Effective 6/12/2014)

The judgment of the Board of Appeals will be guided by a desire to encourage industrial development in order to improve the basic economy. Such interest will include the promotion of orderly industrial districts containing industries compatible with each other. Judged against this interest will be considerations of the effect of the industry on the environs and the general character of the entire community. Before issuing a permit, consideration will be given to probabilities that the proposed industrial use may violate the regulations of Article XII and Article XIII Sections 13.01 through 13.06; but the issuance of a zoning compliance permit or a certificate of occupancy shall not waive the subsequent enforcement of Article XII and Article XIII Sections 13.01 through 13.06. The Environmental Quality Advisory Board and Fire Department will be consulted in such reviews as needed.

At the discretion of the Board of Zoning Appeals or City staff, an applicant may be asked for additional information or studies if the proposed use has the potential to have significant external impacts or may violate the provisions of Article XII. If required, such studies must provide thorough measurements and analysis of potential emissions such as noise or light, recommendations for the mitigation of negative impacts, and demonstrate that the uses can achieve compliance with applicable local, state, and/or federal requirements.

(Ord. No. 21-2022 Added Effective 11/24/2022)

The following use or similar and no more objectionable use may be permitted:

1. Nonhazardous waste recycling centers. (NAICS # 562920)
2. Hazardous and nuclear material collection, recycling, treatment or disposal and storage areas. (NAICS #'s 562112 and 562211)

When allowed, these facilities shall be subject to the following requirements:

- a. The use shall comply with all federal regulations and state regulations including the Tennessee Solid Waste Management Act for design, siting, construction materials, treating, and monitoring.
- b. The use shall be located at least 1,500 feet from any residential property.

(Ord. No. 19-99 Revised Effective 8/26/99)

- c. The area shall be enclosed by a fence or wall at least six (6) feet high. Entrance and exit shall be through a gate, which shall be locked during non-business hours. A landscape screen shall be provided in conformance with Article XIII.
- d. Maps and engineering drawings shall be provided showing proposed drainage, proposed sewer system design, the depth of



the water table, soil composition, all existing surface water, and all existing uses within 1/4 mile of the property line.

- e. The Board of Zoning Appeals may deny the permit when the use would be materially detrimental to adjacent properties or may add any conditions or safeguards to the permit it feels necessary in order to protect the health and welfare of citizens.

- 3. Incinerators. (NAICS #562213)
- 4. Landfills. (NAICS #562212)
- 5. Tank storage of bulk oil and gasoline and the mixture or bulk storage of natural gas, subject to the proper precautions as to location and otherwise, to prevent fire and explosion hazards.
- 6. Power plants.
- 7. A single dwelling unit as quarters for a watchman, caretaker, or custodian on the premises.
- 8. High-Intensity Data Centers  
(Ord. No. 21-2022 Added Effective 11/24/2022)

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

Maximum Usable Floor Area to Lot Area: 60%

Minimum Required Setback Dimensions in Feet: Front - 30 ft., Side - 25 ft., Rear - 25 ft.

Maximum height in feet: None

Maximum height in stories: None

(f) Sampling Port Requirements:

Adequate sampling locations and access facilities shall be provided for sampling at every stack or other conduit discharging waste products into the air.

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

(Ord. No. 19-99 Revised Effective 8/26/99)

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 DEVELOPMENT AREA 5 IN HORIZON CENTER INDUSTRIAL PARK OFF RENOVARE BOULEVARD (ROANE COUNTY CONTROL MAP 021 PARCEL 002.04), CONTAINING APPROXIMATELY 96.5 ACRES, FROM IND-2, INDUSTRIAL, TO IND-3, INDUSTRIAL.

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 at their May 15, 2025 meeting; 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:

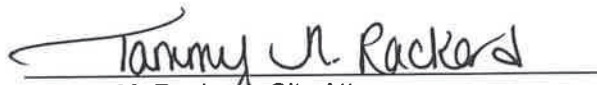
Section 1. The district boundaries of the zoning map attached to and made a part of Ordinance No. 2, as amended, are revised in the following:

| <u>Parcel</u>                                                     | <u>Property Address</u>                                                       | <u>Present Zoning District</u> | <u>New Zoning District</u> |
|-------------------------------------------------------------------|-------------------------------------------------------------------------------|--------------------------------|----------------------------|
| Roane County<br>Control Map 021<br>Parcel 002.04,<br>± 96.5 acres | Renovare Boulevard<br>Development Area 5<br>Horizon Center<br>Industrial Park | IND-2, Industrial              | IND-3, Industrial          |

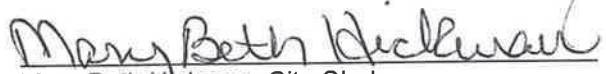
Section 2. The changes shall be imposed upon said map and shall be as much a part of Ordinance No. 2 as if fully described therein.

Section 3. 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:

  
Tammy M. Rackard, City Attorney

  
Warren L. Gooch, Mayor

  
Mary Beth Hickman, City Clerk

|                               |                   |
|-------------------------------|-------------------|
| First Reading:                | <u>06/09/2025</u> |
| Publication Date:             | <u>06/10/2025</u> |
| Official Public Hearing:      | <u>07/14/2025</u> |
| Publication Date for Hearing: | <u>06/26/2025</u> |
| Second Reading (failed):      | <u>07/14/2025</u> |
| First Reading (repeated):     | <u>08/11/2025</u> |
| Publication Date:             | <u>08/12/2025</u> |
| Publication Date for Hearing: | <u>08/04/2025</u> |
| Public Hearing:               | <u>08/19/2025</u> |
| Second Reading:               | <u>08/19/2025</u> |
| Publication Date:             | <u>08/25/2025</u> |
| Effective Date:               | <u>08/29/2025</u> |

**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 DEVELOPMENT AREA 5 IN HORIZON CENTER INDUSTRIAL PARK OFF RENOVARE BOULEVARD (ROANE COUNTY CONTROL MAP 021 PARCEL 002.04), CONTAINING APPROXIMATELY 96.5 ACRES, FROM IND-2, INDUSTRIAL, TO IND-3, INDUSTRIAL.

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| <u>Parcel</u>                                                     | <u>Property Address</u>                                                       | <u>Present Zoning District</u> | <u>New Zoning District</u> |
|-------------------------------------------------------------------|-------------------------------------------------------------------------------|--------------------------------|----------------------------|
| Roane County<br>Control Map 021<br>Parcel 002.04,<br>± 96.5 acres | Renovare Boulevard<br>Development Area 5<br>Horizon Center<br>Industrial Park | IND-2, Industrial              | IND-3, Industrial          |

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Section 3. 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:

\_\_\_\_\_  
Tammy M. Rackard, City Attorney

\_\_\_\_\_  
Warren L. Gooch, Mayor

\_\_\_\_\_  
Mary Beth Hickman, City Clerk

First Reading: 01/12/2026  
 Publication Date: 01/13/2026  
 Publication Date: 01/16/2026  
 Public Hearing: 02/09/2026  
 Second Reading: 02/09/2026  
 Publication Date: \_\_\_\_\_  
 Effective Date: \_\_\_\_\_

**OAK RIDGE CITY COUNCIL MEMORANDUM**

**DATE:** February 09, 2026

**TO:** Randy Hemann, City Manager

**FROM:** Jon Hetrick , Recreation & Parks Director

**SUBJECT:** A Resolution to Approve a Contract in the Amount of \$121,000 with Sports Surface Pros, LLC for Conversion of Tennis Courts to Pickleball Courts and Resurfacing Tennis Courts

Introduction

An item for the City Council's consideration is a resolution to approve a contract to Sports Surface Pros, LLC of Lake Forest, IL in an amount not to exceed \$121,000.00. The contract scope consists of converting three (3) tennis courts to dedicated pickleball courts and refinishing the remaining eleven (11) tennis courts at the Oak Ridge High School tennis facility.

Funding

Funding for pickleball improvements and tennis court resurfacing is included in the FY2026 Capital Improvement Fund.

Background

In response to the rapid growth of the sport of pickleball and high demand for pickleball court space, City staff recommend converting three tennis courts at the Oak Ridge High School tennis facility to dedicated pickleball courts. Work will include removing the tennis nets and resurfacing the courts with pickleball lines. Court nets meeting pickleball specifications will also be added but are outside the scope of this contract. The remaining courts at the tennis facility will be refinished, including crack repair, leveling and resurfacing. The resurfaced courts will provide renewed playing surfaces for the Oak Ridge High School tennis team and the general public. Funding for the work is included in the FY2026 Capital Fund.

Two (2) bids were received for the project. The low bidder was Sports Surface Pros, LLC of Lake Forest, IL in the amount of \$121,000.00. The second bid received was furnished by Baseline Sports Construction, LLC of Knoxville, TN in the amount of \$142,607.00. Sports Surface Pros, LLC is recommended as the lowest qualified bidder. The firm has previously performed tennis court resurfacing for the City at the Jackson Square Tennis Courts. This item was discussed at the January Budget and Finance Committee and received a favorable response.

Recommendation

Staff recommend approval of the attached resolution.

Attachments:

[FY2026-198 Bid Abstract.pdf](#)

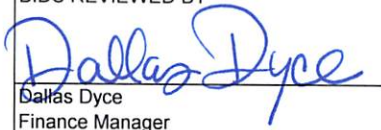
[Resolution - Pickleball Courts - Sports Surface Pros, LLC.docx](#)

# CITY OF OAK RIDGE, TENNESSEE

## Abstract of Bids

FY2026-198

OPENING DATE: January 22, 2026 at 2:00 P.M.

| FOR ---<br>Resurfacing and Conversion of Existing Tennis Courts to Pickleball Courts                                                                                                                                                                                                                                                                                              |           |          | BIDDER:<br>Sport Surface Pros, LLC<br>736 N Western Ave<br>Lake Forest, IL 60045 |               | BIDDER:<br>Baseline Sports Const. LLC<br>3600 Henson Road<br>Knoxville, TN 37921                                |               | BIDDER:   |                                                                                                                                                                       | BIDDER:   |       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|----------|----------------------------------------------------------------------------------|---------------|-----------------------------------------------------------------------------------------------------------------|---------------|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-------|
| DESCRIPTION                                                                                                                                                                                                                                                                                                                                                                       | ITEM      | QUANTITY | UNIT COST                                                                        | TOTAL         | UNIT COST                                                                                                       | TOTAL         | UNIT COST | TOTAL                                                                                                                                                                 | UNIT COST | TOTAL |
| PROVISION OF ALL LABOR, MATERIALS, SUPPLIES, TOOLS, EQUIPMENT, AND OTHER INCIDENTALS NECESSARY TO RESURFACE AND CONVERT EXISTING TENNIS COURTS TO PICKLEBALL COURTS AT THE OAK RIDGE HIGH SCHOOL TENNIS COURTS, LOCATED AT 1450 OAK RIDGE TURNPIKE, OAK RIDGE, TENNESSEE, IN ACCORDANCE WITH THE SPECIFICATIONS PROVIDED BY THE CITY OF OAK RIDGE RECREATION AND PARKS DEPARTMENT | Resurface | 1        |                                                                                  | \$ 44,000.00  |                                                                                                                 | \$ 39,374.00  |           |                                                                                                                                                                       |           |       |
|                                                                                                                                                                                                                                                                                                                                                                                   | Option 1  | 1        |                                                                                  | \$ 21,000.00  |                                                                                                                 | \$ 30,051.00  |           |                                                                                                                                                                       |           |       |
|                                                                                                                                                                                                                                                                                                                                                                                   | Option 2  | 1        |                                                                                  | \$ 56,000.00  |                                                                                                                 | \$ 73,182.00  |           |                                                                                                                                                                       |           |       |
| TOTAL NOT-TO-EXCEED                                                                                                                                                                                                                                                                                                                                                               |           |          |                                                                                  | \$ 121,000.00 |                                                                                                                 | \$ 142,607.00 |           | \$ -                                                                                                                                                                  |           | \$ -  |
| TERMS                                                                                                                                                                                                                                                                                                                                                                             |           |          |                                                                                  |               |                                                                                                                 |               |           |                                                                                                                                                                       |           |       |
| DELIVERY                                                                                                                                                                                                                                                                                                                                                                          |           |          |                                                                                  |               |                                                                                                                 |               |           |                                                                                                                                                                       |           |       |
| F.O.B.                                                                                                                                                                                                                                                                                                                                                                            |           |          |                                                                                  |               |                                                                                                                 |               |           |                                                                                                                                                                       |           |       |
| VIA                                                                                                                                                                                                                                                                                                                                                                               |           |          |                                                                                  |               |                                                                                                                 |               |           |                                                                                                                                                                       |           |       |
| Advertised on the City's website for 31 days<br>OTHER BIDDERS CONTACTED:                                                                                                                                                                                                                                                                                                          |           |          |                                                                                  |               |                                                                                                                 |               |           |                                                                                                                                                                       |           |       |
| <b>REASON FOR AWARD:</b><br>ONLY BID RECEIVED <input type="checkbox"/><br>LOW PRICE <input type="checkbox"/><br>BETTER OR REQUIRED DESIGN <input type="checkbox"/><br>EARLY DELIVERY <input type="checkbox"/><br>LOWEST TOTAL COST <input checked="" type="checkbox"/>                                                                                                            |           |          |                                                                                  |               | <b>RECOMMEND AWARD BE MADE TO:</b><br><br>Sport Surface Pros, LLC<br>736 N Western Ave<br>Lake Forest, IL 60045 |               |           | BIDS OPENED AND RECORDED BY---<br><br>Kendahl Moore<br>Acting Purchasing Manager |           |       |
|                                                                                                                                                                                                                                                                                                                                                                                   |           |          |                                                                                  |               |                                                                                                                 |               |           | BIDS REVIEWED BY---<br><br>Dallas Dyce<br>Finance Manager                        |           |       |

NUMBER \_\_\_\_\_

**RESOLUTION**

A RESOLUTION AWARDING A CONTRACT (FY2026-198) TO SPORT SURFACE PROS, LLC, LAKE FOREST, ILLINOIS, FOR THE CONVERSION OF THREE (3) TENNIS COURTS TO PICKLEBALL COURTS AND THE RESURFACING OF THE REMAINING ELEVEN (11) TENNIS COURTS AT THE OAK RIDGE HIGH SCHOOL FACILITY IN A TOTAL AMOUNT NOT TO EXCEED \$121,000.00.

WHEREAS, due to the high demand for designated pickleball court space, City staff recommended converting three (3) tennis courts at the Oak Ridge High School tennis court facility to pickleball courts and resurfacing the remaining eleven (11) tennis courts; and

WHEREAS, the City issued an invitation to bid for the furnishing of all labor, tools, materials, equipment, and supplies necessary for the pickleball and tennis court resurfacing project; and

WHEREAS, this item was brought before the Budget and Finance Committee on January 29, 2026, which item was favorably received; and

WHEREAS, bids were received and publicly opened on January 22, 2026, with Sport Surface Pros, LLC, submitting the lowest and best bid, which bid the City Manager recommends be accepted.

NOW, THEREFORE, BE RESOLVED BY THE COUNCIL OF THE CITY OF OAK RIDGE, TENNESSEE:

That the recommendation of the City Manager is approved, and award is hereby made to Sport Surface Pros, LLC, 736 N. Western Avenue, Lake Forest, Illinois 60045, for the furnishing of all labor, tools, materials, equipment, and supplies necessary for the conversion of three (3) tennis courts to pickleball courts and the resurfacing of the remaining eleven (11) tennis courts at the Oak Ridge High School facility; said award in strict accordance with FY2026-198, the required specifications, and the bid as publicly opened on January 22, 2026, and an amount not to exceed \$121,000.00.

BE IT FURTHER RESOLVED that the Mayor, City Manager, and Deputy City Manager are hereby authorized to execute the appropriate legal instruments to accomplish the same.

This the 9th day of February 2026.

APPROVED AS TO FORM AND LEGALITY:

\_\_\_\_\_  
Tammy M. Rackard, City Attorney

\_\_\_\_\_  
Warren L. Gooch, Mayor

\_\_\_\_\_  
Mary Beth Hickman, City Clerk



**OAK RIDGE CITY COUNCIL MEMORANDUM**

**DATE:** February 09, 2026

**TO:** Randy Hemann, City Manager

**FROM:** Jon Hetrick , Recreation & Parks Director

**SUBJECT:** A Resolution to Approve a Contract in the Amount of \$268,500 with Counsilman-Hunsaker & Associates, Inc. for the Design of New Mechanical Systems and Pool Shell Repairs at the Outdoor Pool

Introduction

An item for City Council's consideration is a resolution to award a contract to Counsilman-Hunsaker & Associates, Inc. of St. Louis, MO for aquatic design services in an amount not to exceed \$268,500.00.

City staff are seeking the services of a qualified consultant to design new mechanical systems to replace aging infrastructure and address pool shell water loss at the outdoor pool. Services include providing plans for the installation of a PVC liner for the large pool and kiddie pool, concrete surface repair to prepare the pool shell surfaces for the installation of the PVC liner, the design of new pumps, filters, chemical treatment and chemical monitoring systems for the large pool and kiddie pool, improvements to the large pool circulation system for better distribution of treated water, and other improvements to meet current code requirements for health, safety and accessibility. Work includes providing stamped drawings and specifications, bidding assistance and project management assistance.

Funding

Funding for pool improvement design is included in the FY2026 Capital Improvement Fund.

Background

The Oak Ridge Outdoor Pool is an iconic community landmark and immensely popular summer amenity. Last remodeled in 1993, the pool is in need of significant maintenance in order to continue to serve the public. The adjacent kiddie pool, constructed in 2005, is also in need of major maintenance. Feedback from previous discussions about the future of the outdoor pool indicates a strong desire to maintain the pool in its current configuration. Updating the pool with improved mechanical and filtration systems and addressing water loss issues will enhance the ability of staff to reliably provide a safe swimming environment and improve operational efficiency.

Counsilman-Hunsaker is one of the pre-eminent aquatic design firms in the United States. The firm, acting as a sub-consultant, completed an engineering study of the pool in 2016 and

assisted with design options for the pool evaluation conducted in 2024. Given their position in the aquatics industry and their specific experience with the Oak Ridge Outdoor Pool, they are uniquely qualified to provide the required engineering design work for this project.

A request for funding for implementation of the design work has been included in the FY2027 Capital Fund Project Fund. It is the goal of staff to begin implementation of the improvements following the 2026 outdoor pool season, with work to be complete in time to re-open for the 2027 pool season. The proposal has been reviewed by the City Council Budget & Finance Committee and has received a favorable response.

Recommendation

Staff recommend approval of the attached resolution.

Attachments:

[Oak Ridge Design Agreement 01-26-26.pdf](#)

[Resolution - Outdoor Pool Aquatic Design Services Contract - Counsilman-Hunsaker & Associates, Inc..docx](#)



THIS AGREEMENT is made and entered into at ST. LOUIS, MISSOURI, this 29<sup>th</sup> day of December, 2025, by and between City of Oak Ridge, Tennessee hereinafter referred to as the "Client", with an address of 200 South Tulane Avenue, Oak Ridge, Tennessee, 37830 and COUNSLIMAN-HUNSAKER & ASSOCIATES, INC. D/B/A COUNSLIMAN-HUNSAKER, a Missouri Corporation, doing business at 12851 Manchester Rd, Suite 120, St. Louis, MO 63131, hereinafter referred to as the "Consultant."

WHEREAS the Client intends to design and develop an aquatic facility at the CITY OF OAK RIDGE OUTDOOR POOL, in Oak Ridge, Tennessee, hereinafter referred to as the "Project" and,

WHEREAS, the Consultant is a consultant possessing expertise in the field of swimming pool design and engineering, and

WHEREAS the Client desires to retain the Consultant as its independent contractor for purposes of planning, design, and engineering swimming pool(s).

NOW, THEREFORE, in consideration of the covenants and agreements herein contained, the parties hereto agree as follows

- I. SERVICES: The Client hereby retains the Consultant as its swimming pool design consultant for the Project, which includes:
- A. A new PVC pool liner for the multipurpose pool and the children's pool
  - B. Concrete surface repair required to accept the PVC pool liner for the multipurpose pool and children's pool.
  - C. New wedge anchors and pool ladders for the multipurpose pool.
  - D. New ADA-compliant pool lifts for the multipurpose pool.
  - E. The replacement and addition of depth markers and warning signs for the multipurpose pool and children's pool.
  - F. Removal of the existing filtration, chemical treatment, and chemical monitoring systems for the multipurpose pool and children's pool.
  - G. Design of the new filtration, chemical treatment, and chemical monitoring systems for the multipurpose pool and children's pool. This includes reconnection to existing exposed suction and return piping in the outdoor filter areas (i.e., no new underground piping between the pool and the pool equipment area).

- H. Replacement of existing main drains in the deep (13'-0") area. This includes reconnection to the existing pipes.
  - I. The design of two (2) additional main drains and associated piping.
  - J. Modifications, including demo details, structural design, and new piping connecting the existing four (4) mid-pool sumps currently utilized for hydrostatic relief to the new main drains in the multipurpose pool.
  - K. New VGB (Virginia Graeme Baker) main drain covers for the children's pool.
  - L. Demo and/or disconnection of existing electrical connections and controls for pool recirculation equipment.
  - M. Electrical design of power and distribution to new recirculation equipment (pumps, VFDs, chemical feeders, chemical monitors, bonding per NEC 680).
  - N. Alternate #1 - Expansion of the multipurpose pool island, including structural design and electrical bonding of the pool steel per NEC 680.
  - O. Alternate #2 – The addition of floor inlets in the deep areas of the multipurpose pool, including demolition details, structural design, and electrical bonding of the pool steel. Demo and replacement of small portions of the pool deck will also be part of this alternate.
- II. The scope of the services to be provided by the Consultant pursuant to this Agreement shall also include:

#### DESIGN DEVELOPMENT PHASE

##### (2) 1-day site visits

- A. Provide Design Development drawings for the pool(s) showing markings and features in plan and section.
- B. Provide plan and elevation of pool filter areas and chemical rooms showing pumps, filters, and water chemistry equipment to verify size of space. Indicate where electrical and plumbing coordination items are located.
- C. Provide outline specifications for Division 13 - Swimming Pool.
- D. Consult with the city's Project Manager to provide an opinion of probable construction cost for the swimming pool renovations and answer questions regarding estimated cost data for the Project. The Consultant does not guarantee opinion of probable costs.
- E. Provide structural design of pool-related renovations
  - 1. Prepare Design Development drawings for the pool and filter area renovations
  - 2. Prepare outline specifications for swimming pool structural items.
- F. Provide electrical design of pool equipment.
  - 1. Provide Design Development documents of electrical requirements for the pool mechanical equipment.
  - 2. Prepare an electrical outline specification of electrical-related pool items.
- G. Provide product cut sheets to the Client for review and design team's use.
- H. Review applicable State and Local Health Codes relating to swimming pool design and construction.
- I. Consult with the city for coordination of design and engineering issues.

- J. Meet with the city to discuss the design of the Project.

CONSTRUCTION DOCUMENTS PHASE

(2) 1-day coordination site visit(s)

- A. Provide swimming pool drawings (AQ sheets) and submit to the Client following the general format shown below. (Refer to attachments for description of Consultant's work and interface with engineering disciplines and the Client.)
1. Demolition Plan and Details
    - a. Filter areas
    - b. Pool slab areas for new inlets and main drains
    - c. Pool concrete repair areas
    - d. Pool deck areas related to new pool piping routing
  2. Multipurpose Pool Site Plan
    - e. Design data
    - f. General notes
    - g. Reference notes
  3. Multipurpose Pool Plans and Sections
    - a. Face-to-face dimensions of the structure(s)
    - b. Transverse sections
    - c. Longitudinal sections
    - d. Depth dimensions
    - e. Wall markings
    - f. Pool ladders
    - g. Stair entries, if required
    - h. Inlet locations
    - i. Main drain locations
    - j. Pool markings
    - k. Location of depth markings and warning signs
    - l. Depth marker schedule
    - m. Construction plan of the pool
  4. Multipurpose Pool Deck Equipment Plan
    - a. Equipment plan
    - b. Equipment schedule
    - c. Ladder Anchors
    - d. Pool ladders
    - e. Other miscellaneous pool equipment
  5. Existing Diving Board and Details

- a. Plan of re-mounting the existing diving stand (if needed)
  - b. Elevation of diving stand
- 6. Multipurpose Pool Details
  - a. Existing perimeter overflow system details
  - b. Pool ladders
  - c. Entry/exit stairs
  - d. Depth markers
  - e. Targets and lane markers
  - f. Stair nosing detail
  - g. Handicap lifts and anchors
  - h. Wedge anchor
- 7. Children's Pool Plan and Sections
  - a. Pool plan
  - b. Floor contour lines
  - c. Depth dimensions
  - d. Location of depth markings and warning signs
  - e. Equipment schedule
  - f. Transverse section
  - g. Longitudinal sections
- 8. Piping Plan
  - a. Plan of the pool(s)
  - b. Filter area and chemical room locations
  - c. Location of under-floor piping and sizes
- 9. Pool Mechanical Areas Plans and Sections
  - a. Pool mechanical area piping plan
  - b. Filtration equipment
  - c. Recirculation equipment
- 10. Piping and Pool Mechanical Room Details
  - a. Main outlets and hydrostatic relief valves
  - b. Backwash and pool draining piping into existing retention systems
  - c. Pump detail(s)
  - d. Variable frequency drive detail
  - e. Pipe hangers and supports
  - f. Flow meters
  - g. Water level controller
  - h. Fill funnel or direct fill connection

- i. Water supply inlet
  - j. Static water line inlet
  - k. Water chemistry controller
  - l. Schematic of water treatment system
  - m. pH adjustment equipment
  - n. Primary sanitation feed equipment
- B. Structural design and details
  - 1. Filter area slabs
  - 2. Pool main drains
  - 3. Pool inlet trenches in pool slab
  - 4. Pool island expansion
  - 5. Pool deck replacement, where required.
- C. Provide electrical design of the pool equipment.
  - 1. Provide Construction Documents of electrical requirements for the pool mechanical equipment, and NEC 680 bonding of pool renovation areas.
- D. Provide specifications for Division 13, Section 131100 Swimming Pool. (Refer to attachments for description of Consultant's work and interface with engineering consultants and the Client.)
  - 1. Specifications shall include sections for:
    - a. General swimming pool and equipment
    - b. Swimming pool interior finishes, to include plaster/tile, as required
    - c. Cast in place pool and filter area concrete
- E. Coordinate AQ construction drawings and specifications with Client's Project Manager.
- F. Provide progress sets of AQ sheets and specifications if requested by Client at the following design intervals:
  - 1. 50%
  - 2. 90% to 99%
  - 3. 100% (bid)
- G. Review 90% to 100% completion set of construction documents (if requested) prepared by Client's and consulting engineers for swimming pool issues.
- H. Consult with the City's Construction Manager in providing an opinion of probable construction cost for the swimming pool(s) and answer questions regarding estimate data for the Project. The Consultant does not guarantee the opinion of probable costs.
- I. Provide signed and sealed construction documents by a licensed Professional Engineer in the State of Tennessee.
- J. Support this phase of the design with open communication.

#### BID PHASE

No site visits



- A. Address bidders' inquiries and furnish addenda items to the Client to clarify drawings and specifications, if required.
- B. Evaluate licensed pool subcontractor bids and provide recommendation for award of a construction contract to the Client.
- C. Evaluate any substitutes proposed by the contractor.

#### CONSTRUCTION ADMINISTRATION PHASE

##### (8) 1-day site visits

- A. Review submittals (shop drawings, product information and requested substitutions by manufacturers and/or contractors) with regard to the pools and their related systems.
- B. Render opinions and interpret construction documents relative to disagreements between the contractor and the Client.
- C. Review contractor's payment applications for conformity to work completed and determine if the quality of work is in accordance with the construction documents.
- D. Observe construction of the aquatic related items during specific milestones throughout construction and submit a report following each site visit.
- E. Provide final observation of the aquatic facility to confirm that the pool and its related equipment have been installed as designed and specified. Submit a final punch list.
- F. Review the contractor's as-built drawings as well as the operations and maintenance manuals for substantial completion.
- G. Maintain open lines of communication for the discussion of questions and issues as they arise in the development of the Project.
- H. The Consultant shall prepare a set of reproducible record drawings for its work showing significant changes in the work made during construction based on marked-up prints, drawings and other data furnished by the Contractor to the Consultant. The Consultant makes no representation as to the compatibility of these files with others hardware or software beyond the specified release of the referenced specifications.

- III. DRAWINGS: All of the drawings, and specifications, prepared by the Consultant as instruments of service are and shall be the joint property of the Consultant and the client whether the Project for which they are made is completed or not. Provided that the Client pays all amounts due and payable to the Consultant hereunder, the Client shall be permitted to retain copies, including reproducible copies of the drawings and specifications, and shall have a non-exclusive limited license to use such for the sole purpose of constructing and operating the Project and no other purpose. All drawings prepared by the Consultant will be issued in PDF format.

The Client acknowledges that the work, plans and specifications to be prepared by the Consultant for the swimming pool design of this Project shall not be based on one supplier in nature, and shall be fit for their intended purpose unless in the opinion of the Consultant there are no equal products available.

Except for reference and coordination purposes in connection with future additions or alterations to the Project, the drawings, specifications and other documents prepared by the Consultant are instruments of the service for use solely with respect to the Project and, unless otherwise provided, the Consultant shall be deemed the author of all such instruments and shall retain all common law, statutory and other reserved rights, including copyright. The Consultant's drawings, specifications or documents shall not be used by the Client or permitted

by the Client to be used by others on other projects except with the Consultant's prior written agreement, which may be withheld in the Consultant's sole discretion, and with appropriate compensation to the Consultant.

- IV. AGENCY REVIEW AND APPROVAL OF PLANS AND SPECIFICATIONS: All permits that are to be obtained from health departments and jurisdictional authorities by the Client, relating to the work completed by the Consultant shall be done with the Consultant's assistance in filling out forms and answering questions. Once an authorized representative of a regulatory agency having jurisdiction over the Project including, but not limited to the health department approves the original design, the Consultant will not be required to revise or address any design changes or field modifications with enactment or revision of codes, laws or regulations or official interpretations, which necessitate changes to the previously prepared instruments of service; provided the Consultant will work with the design team in determining a solution at an agreed upon charge for such services. All necessary notices, obtaining all permits and payment of all government fees, and other costs in connection with construction related work, including filing all necessary drawings, preparation of all documents and obtaining all necessary approvals of governmental departments having jurisdiction for the purpose of construction completion and occupancy shall not be the responsibility of the Consultant.

- V. RELEASE: The Client hereby releases the Consultant from any and all claims, now existing or hereafter made, as a result of, construction means, methods, techniques, sequences or procedures, and shall not be responsible for the acts or omissions of any contractor, subcontractor or any other person performing any of the construction work on the Project or for the failure of any of them to carry out the work as set forth in the plans and specifications to be prepared by the Consultant. However, if during the field observation the Consultant becomes aware of an act or omission, or a failure by a contractor, subcontractor or any other person performing any of the construction work, to carry out the work in accordance with the plans and specifications, the Consultant shall bring same to the attention of the Client; provided the Consultant has no obligation to do so or liability hereunder for the failure to do so.

The Consultant makes no warranty, guaranty, or certification; expressed or implied, as to its findings, recommendations, plans, specifications, or professional advice. The Consultant will endeavor to perform services in accordance with the generally accepted standards of practice in effect at the time of performance. The Client recognizes that neither the Consultant nor its sub consultants owe a fiduciary responsibility to the Client. Except as expressly set forth herein, the consultant makes no representations, warranties, or conditions of any kind, whether oral or written, whether express, implied, or arising by statute, custom, course of dealing or trade usage, with respect to the subject matter of this agreement or in connection with this agreement. The consultant specifically disclaims any and all implied warranties or conditions of merchantability and fitness for a particular purpose. The terms of this Paragraph IV shall survive termination of this Agreement and completion of the Project.

- VI. EXCLUSIONS: (Provided by Client)

- A. Daily project management and scheduling.
- B. Site security.
- C. Site access and construction staging location plan.
- D. Site perimeter fencing repair and/or replacement.
- E. Repair work to parking lots, if required.

- F. Modifications to existing buildings and structures.
  - G. Complete pool deck replacement, unless noted explicitly within Part I.
  - H. Location services for all primary electrical feeds, sanitary and storm system piping, and fresh water supply.
  - I. Geotechnical services required for the project.
  - J. Pipe routing between filter areas and pools, unless noted explicitly within Part I.
  - K. Site dewatering.
  - L. Landscaping and site work.
  - M. Trash and construction debris removal.
- VII. HOLD HARMLESS: The Client agrees to and shall hold harmless, indemnify, and defend the Consultant from all claims, liability, losses, or damages relating to the items listed in Part VI of this proposal.

To the fullest extent permitted by law, and notwithstanding any other provision of this Agreement, the total liability, in the aggregate, of the Consultant and the Consultant's officers, directors, partners, employees, agents and Consultant's subconsultants, and any of them, to the Client, and anyone claiming by, through or under the Client for any and all claims, losses, costs, or damages whatsoever arising out of, resulting from, or in a anyway related to the services performed by the Consultant hereunder including without limitation related to any drawings, specifications, reports, conclusions and recommendations provided by the Consultant, shall not exceed the total compensation received by the Consultant under this Agreement. It is intended that this limitation apply to any and all liability or cause of action, however alleged or arising, unless otherwise prohibited by law. Notwithstanding anything contained herein to the contrary, in no event will the Consultant be liable for any indirect, special, incidental, consequential, exemplary or punitive damages or costs of procurement of substitute goods or services arising out of or related to this Agreement, including but not limited to damages for lost data, revenue or profits, however caused and arising under any theory of liability, including but not limited to contract or tort (including products liability, strict liability and negligence), and whether or not such party was or should have been aware or advised of the possibility of such damage. The terms of this Paragraph V shall survive termination of this Agreement and completion of the Project.

- VIII. FEES: The Consultant's fee shall be a lump sum of **\$268,500**, including **twelve (12)** site visits. Travel expenses are included in this lump sum.

- IX. PAYMENT SCHEDULE: The Consultant shall be paid monthly based on percentage complete for the following phases:

|                                   |           |
|-----------------------------------|-----------|
| Design Development Phase          | \$126,000 |
| Construction Documents Phase      | \$102,500 |
| Bid Phase                         | \$ 5,000  |
| Construction Administration Phase | \$ 35,000 |

The Consultant shall submit monthly invoices for services based upon the percentage of the Consultant's services completed at the time of billing. The Client shall make payments to the Consultant within thirty (30) days of the invoice date. The Consultant may, after giving seven

(7) days written notice to the Client, suspend services until payment is made in full of all past due invoices for this Project.

Should any additional tasks be required to be performed by the Consultant which are not expressly set forth in Paragraph I of this Agreement, including without limitation opinion of probable costs or re-design of pool shapes, features, or systems due to program change by the Client, the Consultant will execute such tasks when authorized by the Client and will be compensated for same as additional services according to the Additional Services Fee Schedule in Paragraph IX.

X. PROJECT SCHEDULE: Should the Project phase schedule be delayed, through no fault of the Consultant, the Consultant's schedule will be extended commensurate with the delays created by others.

XI. ADDITIONAL SERVICES: All additional services must be authorized in writing. The Consultant shall be paid for additional services according to the following fee schedule (if not listed as a lump sum):

|                            |                   |
|----------------------------|-------------------|
| Principal                  | \$285.00/hour     |
| Director                   | \$250.00/hour     |
| Project Manager            | \$220.00/hour     |
| Project Engineer/Architect | \$185.00/hour     |
| Design Associate           | \$155.00/hour     |
| Administrative             | \$90.00/hour      |
| Site Visit                 | \$1,800.00 /day * |

\* Excluding travel expenses

XII. MISCELLANEOUS: This Agreement constitutes the entire understanding between the parties and cannot be modified except by their mutual written consent. In the event of a conflict between this Agreement and the terms of any other agreement or document pertaining to the Project, the terms and provisions of this Agreement will govern.

The terms of this Agreement are enforceable by the parties but are not enforceable by any third party. Nothing contained herein shall, or shall be construed, to create any rights in any third party.

Any notice or other communication required or permitted hereunder shall be in writing and shall be delivered personally or sent by certified, registered, or express mail, postage prepaid. Any such notice shall be deemed given on the date delivered personally, or if mailed, three (3) days after the date of deposit in the United States mail, addressed to the Client or the Consultant, as applicable, at the address set forth above.

If any provision or portion thereof, of this Agreement is found to be invalid, unlawful, or unenforceable to any extent, such provision of this Agreement will be enforced to the maximum extent permissible by applicable law so as to affect the intent of the parties, and the remainder of this Agreement will continue in full force and effect. The parties will negotiate in good faith an enforceable substitute provision for any invalid or unenforceable provision that most nearly achieves the intent and economic effect of such provision.

All provisions of this Agreement that, judging by their terms and context, are intended to survive, shall survive the termination of this Agreement.

This Agreement may be executed and delivered by facsimile and the parties agree that such facsimile execution and delivery will have the same force and effect as delivery of an original document with original signatures, and that each party may use such facsimile signatures as evidence of the execution and delivery of this Agreement by all parties to the same extent that an original signature could be used.

IN WITNESS WHEREOF, the parties have hereunto set their hands on the day and year first above written.

ACCEPTED:  
COUNSILMAN/HUNSAKER  
& ASSOCIATES, INC.  
D/B/A COUNSILMAN-HUNSAKER

City of Oak Ridge, Tennessee



\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

Cary A. Dennis – Project Director

\_\_\_\_\_  
Printed Name & Title

December 29, 2025

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

Client Information:  
City of Oak Ridge, Tennessee  
200 South Tulane Avenue  
Oak Ridge, Tennessee, 37830

NUMBER \_\_\_\_\_

**RESOLUTION**

A RESOLUTION AUTHORIZING AN AGREEMENT WITH COUNSILMAN-HUNSAKER & ASSOCIATES, INC., ST. LOUIS, MISSOURI, FOR AQUATIC DESIGN SERVICES FOR THE OUTDOOR POOL IN A TOTAL AMOUNT NOT TO EXCEED \$268,500.00.

WHEREAS, the City is in need of a qualified consultant to design new mechanical and filtration systems to replace aging infrastructure and address pool shell water loss at the Oak Ridge Outdoor Pool in order to continue to meet current code requirements for health, safety, and accessibility; and

WHEREAS, the qualified consultant will provide stamped drawings and specifications, bidding assistance, and project management assistance; and

WHEREAS, Counsilman-Hunsaker, one of the pre-eminent aquatic design firms in the country, previously completed an engineering study of the Outdoor Pool in 2016 and assisted with design options for the pool evaluation conducted in 2024, making the firm uniquely qualified to provide the required engineering design work for this project; and

WHEREAS, this item was brought before the Budget and Finance Committee on January 29, 2026, which item was favorably received; and

WHEREAS, the City Manager recommends the approval of an agreement with Counsilman-Hunsaker for aquatic design services.

NOW, THEREFORE, BE RESOLVED BY THE COUNCIL OF THE CITY OF OAK RIDGE, TENNESSEE:

That the recommendation of the City Manager is approved, and the City is hereby authorized to enter into a professional services agreement with Counsilman-Hunsaker & Associates, Inc., 12851 Manchester Road, Suite 120, St. Louis, Missouri 63131, for aquatic design services for the Oak Ridge Outdoor Pool in an amount not to exceed \$268,500.00.

BE IT FURTHER RESOLVED that the Mayor, City Manager, and Deputy City Manager are hereby authorized to execute the appropriate legal instruments to accomplish the same.

This the 9th day of February 2026.

APPROVED AS TO FORM AND LEGALITY:

\_\_\_\_\_  
Tammy M. Rackard, City Attorney

\_\_\_\_\_  
Warren L. Gooch, Mayor

\_\_\_\_\_  
Mary Beth Hickman, City Clerk

**OAK RIDGE CITY COUNCIL MEMORANDUM**

DATE: February 09, 2026

TO: Randy Hemann, City Manager

FROM: Carey Aitken , Director

SUBJECT: A Resolution Approving a Contract in the Amount of \$455,350 with FlowPros, LLC of Noblesville, IN for Installation of AMI Water Meters

Introduction

An item for City Council consideration is a resolution authorizing the City to enter into a partial bid award to contract with FlowPros to install 7,650 meters in the amount of \$455,350 which includes the installation of, and incidental costs associated with those installations as specified in the bid package.

AMI meters are designed to provide integration with utility billing software, real-time usage monitoring, accurate data collection, and reduced operating costs. It also has the capability to detect pressure fluctuations and potential water leaks.

Background

For several years, the Electric and Public Works Departments have worked toward integrating AMI technology into its utility metering. The issue that stalled the project was software constraints that prevented the metering software from talking to the billing software. In April of 2021, Deputy City Manager Suggs presented Council with resolution 4-37-2021 approving the contracts for an AMI pilot project once the software issues were resolved. Specifically, the first contracts were with Sensus USA Corporation for the supply of AMI meters, Smartworks Utilities for data management, and N. Harris Computer Corporation (Cayenta) for integration services.

In 2022, eight water and electric meters and two base stations were installed as part of the pilot project. This pilot proved to be successful and within the first week of operation a water leak was detected that was able to be quickly repaired. At present, Public Works has 646 water meters installed and functioning as part of the original AMI pilot program.



In June 2023, City Council approved via resolution 6-75-2023 the purchase of both electric and water meters to fully implement AMI metering. Public Works purchased 13,651 residential size water meters and 835 larger diameter meters for business applications. This purchase was made to avoid future cost increases due to supply chain issues. Public Works is currently storing these meters in a rented warehouse space near AMSE.

Public Works recently solicited via sealed bid, services to install 14,000 water meters within an 18-month timeframe. FlowPros was the successful low bidder at a contract price of \$999,992.03. In addition to exchanging the existing meter for an AMI meter, the installation requires modification of the meter box and installation of the transmitter antenna and any repairs in the meter box that may be needed.

The older communities within Oak Ridge utilized materials to install water meters that have galvanized iron waterlines, varying meter setters, and other connections, fittings, and adapters that are not utilized in current water meter installation. Therefore, additional work is necessary to install AMI meters in these locations.

To address the large project cost, the Public Works Department will utilize internal staff to complete installations of the meters in the older communities allowing the contractor to focus on the other regions within the distribution system. This will reduce the number of meters to be installed by FlowPros to 7,650 and the awarded contract to \$455,350 (to cover both the installation of the AMI meter and any incidental expenses as specified in the bid package). This item was discussed at the January Budget and Finance meeting.

#### Recommendation

Staff recommends approval of the attached resolution.

#### Attachments:

[FY2026-041 Bid Abstract.pdf](#)

[Water Regions - AMI Exhibit.pdf](#)

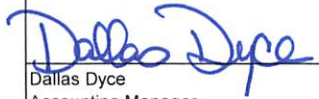
[Breakdown of AMI Meter Costs.pdf](#)

[Resolution - AMI Water Meter Installation - Reduced Scope.docx](#)

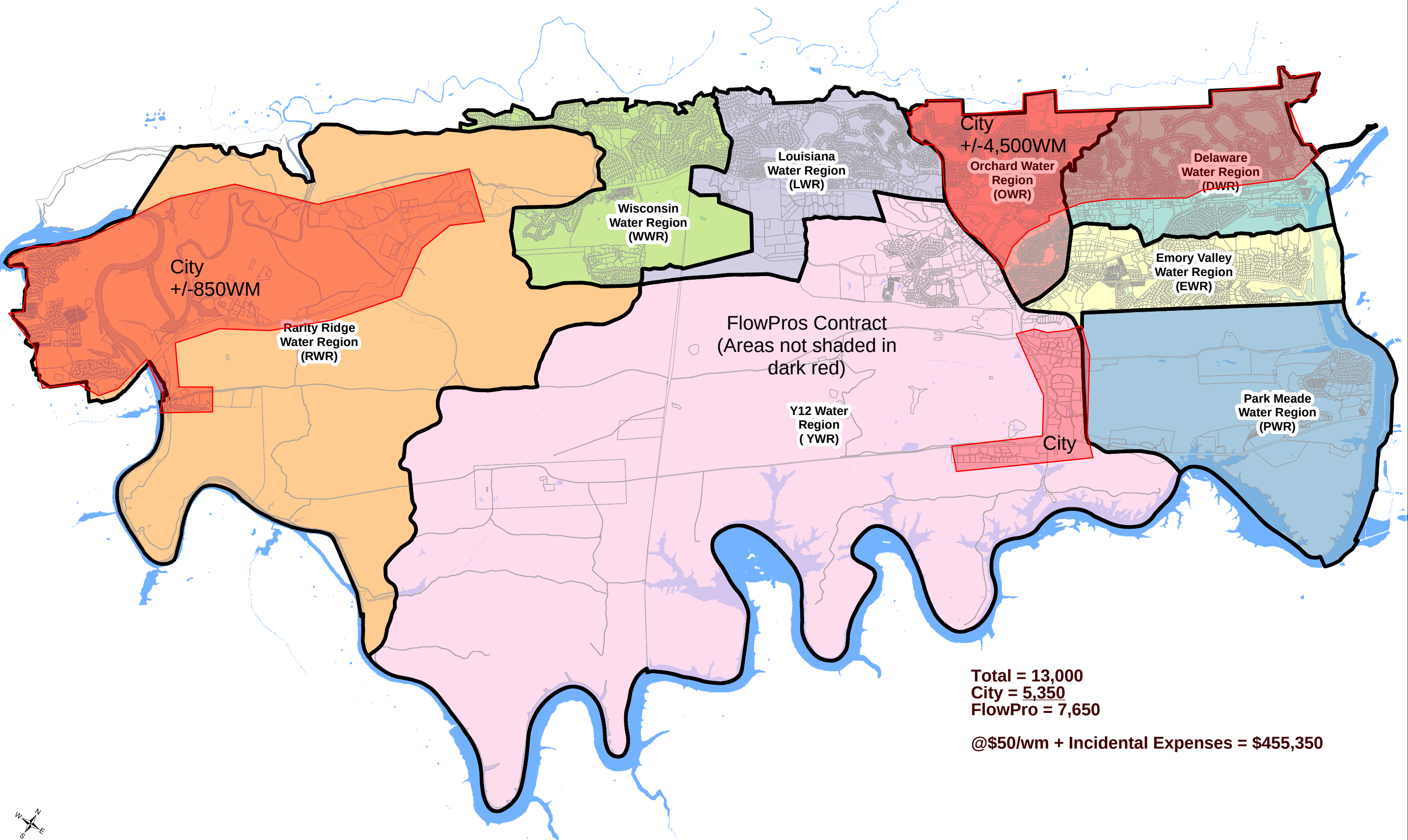
**CITY OF OAK RIDGE, TENNESSEE**  
**Abstract of Bids**

FY2026-041

OPENING DATE: October 30, 2025 at 10:00 A.M.

| FOR ---<br>AMI Water Meter Replacement Citywide                                                                                                                                                                                                                                   |      |          | BIDDER:<br>FlowPros, LLC<br>605 Sheridan Rd, Ste 100<br>Noblesville, IN 46060 |                                                                                                                | BIDDER:<br>Pedal Valves, Inc.<br>13625 River Road<br>Luling, LA 70070 |                                                                                                                                                                      | BIDDER:                                                                                                                                           |       | BIDDER:   |       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|----------|-------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|-------|-----------|-------|
| DESCRIPTION                                                                                                                                                                                                                                                                       | ITEM | QUANTITY | UNIT COST                                                                     | TOTAL                                                                                                          | UNIT COST                                                             | TOTAL                                                                                                                                                                | UNIT COST                                                                                                                                         | TOTAL | UNIT COST | TOTAL |
| FURNISH ALL LABOR, MATERIALS, TOOLS,<br>AND EQUIPMENT NECESSARY TO<br>PERFORM ALL WORK AND SERVICES<br>REQUIRED FOR OAK RIDGE AMI WATER METER<br>REPLACEMENT PER THE SPECIFICATIONS<br>PROVIDED BY THE CITY OF OAK RIDGE PUBLIC<br>WORKS DEPARTMENT                               | 1    | 14,000   | \$ 50.00                                                                      | \$ 700,000.00                                                                                                  | \$ 77.95                                                              | \$ 1,091,300.00                                                                                                                                                      |                                                                                                                                                   |       |           |       |
|                                                                                                                                                                                                                                                                                   | 2    | 4,200    | \$ 10.00                                                                      | \$ 42,000.00                                                                                                   | \$ 15.00                                                              | \$ 63,000.00                                                                                                                                                         |                                                                                                                                                   |       |           |       |
|                                                                                                                                                                                                                                                                                   | 3    | 3,500    | \$ 31.18                                                                      | \$ 109,129.46                                                                                                  | \$ 75.00                                                              | \$ 262,500.00                                                                                                                                                        |                                                                                                                                                   |       |           |       |
|                                                                                                                                                                                                                                                                                   | 4    | 1,500    | \$ 12.47                                                                      | \$ 18,707.91                                                                                                   | \$ 50.00                                                              | \$ 75,000.00                                                                                                                                                         |                                                                                                                                                   |       |           |       |
|                                                                                                                                                                                                                                                                                   | 5    | 2,500    | \$ 12.47                                                                      | \$ 31,179.85                                                                                                   | \$ 175.00                                                             | \$ 437,500.00                                                                                                                                                        |                                                                                                                                                   |       |           |       |
|                                                                                                                                                                                                                                                                                   | 6    | 2,500    | \$ 3.12                                                                       | \$ 7,794.96                                                                                                    | \$ 50.00                                                              | \$ 125,000.00                                                                                                                                                        |                                                                                                                                                   |       |           |       |
|                                                                                                                                                                                                                                                                                   | 7    | 2,500    | \$ 12.47                                                                      | \$ 31,179.85                                                                                                   | \$ 150.00                                                             | \$ 375,000.00                                                                                                                                                        |                                                                                                                                                   |       |           |       |
|                                                                                                                                                                                                                                                                                   | 8    | 3,000    | \$ 20.00                                                                      | \$ 60,000.00                                                                                                   | \$ 25.00                                                              | \$ 75,000.00                                                                                                                                                         |                                                                                                                                                   |       |           |       |
|                                                                                                                                                                                                                                                                                   | 9    | 14,000   | \$ -                                                                          | \$ -                                                                                                           | \$ 5.00                                                               | \$ 70,000.00                                                                                                                                                         |                                                                                                                                                   |       |           |       |
| Contingency                                                                                                                                                                                                                                                                       |      |          |                                                                               |                                                                                                                |                                                                       |                                                                                                                                                                      |                                                                                                                                                   |       |           |       |
| <b>TOTAL NOT-TO-EXCEED</b>                                                                                                                                                                                                                                                        |      |          |                                                                               | \$ 999,992.03                                                                                                  |                                                                       | \$ 2,574,300.00                                                                                                                                                      |                                                                                                                                                   | \$ -  |           | \$ -  |
| TERMS                                                                                                                                                                                                                                                                             |      |          |                                                                               |                                                                                                                |                                                                       |                                                                                                                                                                      |                                                                                                                                                   |       |           |       |
| DELIVERY                                                                                                                                                                                                                                                                          |      |          |                                                                               |                                                                                                                |                                                                       |                                                                                                                                                                      |                                                                                                                                                   |       |           |       |
| F.O.B.                                                                                                                                                                                                                                                                            |      |          |                                                                               |                                                                                                                |                                                                       |                                                                                                                                                                      |                                                                                                                                                   |       |           |       |
| VIA                                                                                                                                                                                                                                                                               |      |          |                                                                               |                                                                                                                |                                                                       |                                                                                                                                                                      |                                                                                                                                                   |       |           |       |
| Advertised on the City's website for 29 days                                                                                                                                                                                                                                      |      |          |                                                                               |                                                                                                                |                                                                       |                                                                                                                                                                      |                                                                                                                                                   |       |           |       |
| <b>OTHER BIDDERS CONTACTED:</b><br>Civil Work, LLC<br>Concord US, Inc.<br>Core and Main<br>Integrity Water and Energy<br>Ironwood Construction<br>Second Sight Systems                                                                                                            |      |          |                                                                               |                                                                                                                |                                                                       | BIDS OPENED AND RECORDED BY---<br><br>Kendahl Moore<br>Acting Purchasing Manager |                                                                                                                                                   |       |           |       |
| <b>REASON FOR AWARD:</b><br>ONLY BID RECEIVED <input type="checkbox"/><br>LOW PRICE <input checked="" type="checkbox"/><br>BETTER OR REQUIRED DESIGN <input type="checkbox"/><br>EARLY DELIVERY <input type="checkbox"/><br>LOWEST TOTAL COST <input checked="" type="checkbox"/> |      |          |                                                                               | <b>RECOMMEND AWARD BE MADE TO:</b><br><br>FlowPros, LLC<br>605 Sheridan Road, Ste 100<br>Noblesville, IN 46060 |                                                                       |                                                                                                                                                                      | BIDS REVIEWED BY---<br><br>Dallas Dyce<br>Accounting Manager |       |           |       |

# OAK RIDGE WATER REGIONS



Total = 13,000  
City = 5,350  
FlowPro = 7,650  
@\$50/wm + Incidental Expenses = \$455,350

**City of Oak Ridge, Tennessee  
AMI Water Meter Exchange  
BID FORM**

| <b>Item</b> | <b>Description</b>                                                                                                                                          | <b>Qty.</b> | <b>Unit</b> | <b>Unit Cost</b> | <b>Total Cost</b> |
|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------------|------------------|-------------------|
| 1           | Replace Water Meters, Lid, Transmitter, and determine pipe material on homeowner and City side of meter box.<br>(5/8" – 2") assumes 3 site visits as needed | 7,650       | EA          | \$50.00          | \$382,500         |
| 2           | Clean out Water Meter Box                                                                                                                                   | 500         | EA          | \$10.00          | \$5,000           |
| 3           | Replace Water Meter Box                                                                                                                                     | 800         | EA          | \$31.18          | \$24,944          |
| 4           | Hydro-Vac Meter Box                                                                                                                                         | 400         | EA          | \$12.47          | \$4,988           |
| 5           | Cut concrete or asphalt to replace meter box backfill with stone (City will replace hard surface).                                                          | 500         | EA          | \$12.47          | \$6,235           |
| 6           | Additional site visits over 3 to replace water meter, lid, and Transmitter                                                                                  | 900         | EA          | \$3.12           | \$2,808           |
| 7           | Repair Leak, Replace broken Yoke, etc.                                                                                                                      | 500         | EA          | \$12.47          | \$6,235           |
| 8           | Change out just Meter Lid and add/connect Antenna (No Meter change out)                                                                                     | 1,132       | EA          | \$20.00          | \$22,640          |
| 9           | Close out Service Order and uploaded data to City tablet/software                                                                                           | 14,000      | EA          | \$0              | \$0               |

**TOTAL = \$455,350**

**RESOLUTION**

A RESOLUTION AWARDDING A CONTRACT TO FLOWPROS, LLC, NOBLESVILLE, INDIANA, FOR THE INSTALLATION OF NEW ADVANCED METERING INFRASTRUCTURE (AMI) WATER METERS IN AN AMOUNT NOT TO EXCEED \$455,350.00.

WHEREAS, in 2022, the City began implementation of an Advanced Metering Infrastructure (AMI) pilot project which proved to be successful overall and, at present, the City has 646 functioning water meters installed as part of the original AMI pilot program; and

WHEREAS, by Resolution 6-75-2023, City Council authorized the purchase of electric and water meters for the full implementation of AMI metering, after which time the City purchased 13,651 residential size water meters and 835 larger diameter water meters for business applications in order to avoid future cost increases due to supply chain issues and is renting warehouse space for the storage of said meters; and

WHEREAS, the City does not have sufficient personnel available to install all of these meters, therefore, the City solicited sealed bids for the installation of said meters within an 18-month timeframe; and

WHEREAS, bids were received and publicly opened on October 30, 2025, with FlowPros LLC, Noblesville, Indiana, submitting the lowest and best bid; and

WHEREAS, materials utilized within the older communities in the City, including galvanized iron waterlines, varying meter setters, and other connections, fittings, and adapters that are not utilized in current water meter installation, will require additional work to install AMI meters at these locations; and

WHEREAS, to prevent increased project costs, Public Works will utilize internal staff for installation of AMI meters in older neighborhoods thereby reducing the installations needed by FlowPros to approximately 7,650 AMI meters; and

WHEREAS, City Manager recommends the Contract with FlowPros LLC be accepted with the reduced scope.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF OAK RIDGE, TENNESSEE:

That the recommendation of the City Manager is approved, and award is hereby made to FlowPros, LLC, 605 Sheridan Road, Suite 100, Noblesville, Indiana 46060, for the installation of new AMI water meters; said award in strict accordance with FY2026-041, the required specifications, and the bid as submitted and publicly opened on October 30, 2025, and the reduced scope as negotiated with the contractor, and in an amount not to exceed \$455,350.00.

BE IT FURTHER RESOLVED that the City does not expect to use all possible items that were referenced in the bid form, therefore, no contingency funds are requested.

BE IT FURTHER RESOLVED that the Mayor and/or City Manager are hereby authorized to execute the appropriate legal instruments to accomplish the same.

This the 9th day of February 2026.

APPROVED AS TO FORM AND LEGALITY:

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Tammy M. Rackard, City Attorney

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Warren L. Gooch, Mayor

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Mary Beth Hickman, City Clerk

**OAK RIDGE CITY COUNCIL MEMORANDUM**

DATE: February 09, 2026

TO: Randy Hemann, City Manager

FROM: Carey Aitken , Director

SUBJECT: A Resolution to Approve a Contract in the Amount of \$100,000 with Nixon Power Services Company for As-Needed Generator Repairs for the Water Distribution System

Introduction

The City has on ongoing need to maintain and repair generators as needed in order to respond to power outages. These generators are crucial to meeting customer and regulatory service requirements.

Funding

Funding for these services are approved in the FY2026 budget and will be included in future budgets as required.

Background

Nixon Power Services has worked within the City of Oak Ridge to help maintain City generators and they have provided excellent service. The City requests increasing the contract for services to repair and maintain generators for water facilities due to increased material and labor costs for said services. The contract to be awarded shall be billed at agreed upon rates as attached to the contract documents in an "as needed" capacity not to exceed \$100,000.

This item was presented at the January Budget and Finance committee meeting and received a favorable response.

Recommendation

Staff recommends approval of the attached resolution.

Attachments:

[Nixon Power Services As-Needed Generator Repairs Water System.pdf](#)

[Resolution - Generator Repairs for Water - Nixon Power Services.docx](#)



Contractor: Nixon Power Services Co.Project: Water Distribution Generator Rp


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**CONTRACT REQUEST FORM**


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**PLEASE READ AND COMPLY:** This form is required for all contracts, amendments, change orders, and reviews of Terms & Conditions. Submit via email to [cparrish@oakridgetn.gov](mailto:cparrish@oakridgetn.gov).

**TIMING:** Allow 10 business days for contracts/amendments to be prepared and sent to the contractor for signature. For third-party vendor contracts being reviewed by Legal, allow 15 business days. If this timeline does not meet with your preferred schedule, call the Legal Department (ext. 3530) prior to submitting this form to see if your timeline can be accommodated, which would require your other pending contracts to be re-prioritized.

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**Department Contact Person:**Name: Jim RobertsEmail: jroberts@oakridgetn.govTitle: Waterworks Maintenance SupervisorPhone: (865) 900-5003**Contractor Information:**Name: Nixon Power Services CompanyContact Name: Kaelan LaneAddress: 1612 Highway 75Title: Customer Service ManagerBlountville, TN 37617Email: klane@nixonpower.comPhone: (423) 254-6759**Compensation:**Amount: \$ 100,000.00If over \$50,000 list Council meeting date: FEB 9, 2025Resolution #: \_\_\_\_\_  
(If Already Approved)

How is compensation to be paid (select one)?

☐

Completion of Work

☐

Monthly progress payments

☒Other (explain As Needed contract. When work is preformed a)Is this amount currently in your appropriated budget? Yes ☒ No ☐If yes, from which line item/Charge Code? WW421-MT-BOMW

If no, finance will reach out to schedule a meeting to discuss the budget amendment that will be required to fund this project.

**Finance Notes:**

Contractor: Nixon Power Services Co.  
Project: Water Distribution Generator Rp

**Renewable?**

Are you requesting to have renewal options? Select one: Yes ☒ No ☐

If Yes, provide justification for renewals: Nixon Power Services Company has extensive historical knowledge base of the City's distribution System 

No. of Renewals Requested: 4 Select One: City Sole Optional: ☐ Mutual: ☒

Will there be a yearly Consumer Price Index (CPI) Adjustment: Yes ☒ No ☐

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**SELECTION PROCESS**

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If total compensation is **less than \$10,000.00** enter a description of the process used to select contractor:

If total compensation is **between \$10,000.00 ≤ \$50,000.00** enter a description of the process used to select contractor:

If **over \$50,000.00**, City Council approval is required. Additionally, a competitive sealed bid process is required along with public advertisement. Document your compliance with the competitive sealed bid process below OR check one of the following "bid waived" options and provide more detail below:

☐ Emergency §5-413.1

☒ Sole source §5-413.2

☐ Utilities §5-413.3

☐ State contract §5-413.4

☐ Other govt contract §5-413.5

☐ Purchasing cooperative §5-413.6

☐ Professional services

☐ Council waived bid §5-412

Nixon Power Services Company is the exclusive manufacturer's representative for Kohler Generators. These generators are used throughout the water distribution system. Nixon Power also holds the contract for servicing, inspecting, and load testing the generators in the field. Under this contract, they are authorized to perform repairs as needed.

As a reminder, the factors for determining "lowest responsible bidder" are set forth in City Code §5-409 and include price, abilities, timing, experience, quality, financial resources, availability, maintenance and warranty, any conditions of the bid, proprietary features of bid, and overall responsiveness to the City's needs.

Contractor: Nixon Power Services Co.  
Project: Water Distribution Generator Rp

**Commencement/Completion of Work:**

By what date do you need the contract to begin? 02/01/2026 2128126

When must the Contractor's work be completed? \_\_\_\_\_

**Scope of Work/Specifications/Proposal:**

Enter a brief description of the scope of work regardless of any attachments.

**Amendments/Change Orders:**

Is this a request for an amendment, change order, or change directive?

Yes ☐ No ☐ Existing Contract Number: \_\_\_\_\_

Original Total Amount of Contract: \_\_\_\_\_

Additional Monies Being Added: \_\_\_\_\_

Changes to Scope of the Work:

Enter a brief description of the change in scope of work regardless of any attachments.

This contract is for as needed repairs of the Kohler generators in the City's water distribution system. These generators are required to provide power to the water distribution systems pump stations when commercial power is not available.

---

**ATTACHMENTS**

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Attach all available:

- Requests for Proposals
- Requests for Qualifications
- Specifications, Maps, and Detailed Plans
- Contractor's Dated Proposal

Contractor: Nixon Power Systems Co.  
Project: Water Distribution Generator Repair

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### CONSTRUCTION PROJECTS

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#### THIS SECTION REQUIRED ONLY FOR CONSTRUCTION CONTRACT REQUESTS:

For purposes of this section, a "construction contract" is a contract that involves the construction, alteration, or repair (including painting or decorating) of a public building or public work (meaning it serves the interests of the general public).

#### Federal Funding:

Is this construction contract being paid in full or in part with federal funds (select one)?

Yes ☐ No ☒

If yes, your contract will be required to comply with Davis-Bacon wage requirements which requires additional contract provisions. Failure to advise the Legal Department of the use of federal funds upfront can result in the loss of federal funds for this project. Failure to comply with Davis-Bacon requirements is a serious offense and can result in the City losing its federal funding citywide.

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### GRANTS

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#### THIS SECTION REQUIRED ONLY FOR GRANT FUNDED CONTRACT REQUESTS:

#### Grant Funding:

Is this contract paid in full or in part by grant funds? Yes ☐ No ☒

If yes, provide grant contract number/information: \_\_\_\_\_

Resolution # for City Council Acceptance of Grant: \_\_\_\_\_

Expenditure/Job Costing Code: \_\_\_\_\_

Signature required for all requests funded partially or in full by a grant.

By my signature below, I am confirming the City's grant requirements have been met.

Grants and Compliance Coordinator: \_\_\_\_\_ Date: \_\_\_\_\_

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### SIGNATURES

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#### THIS SECTION REQUIRED FOR ALL CONTRACT & AMENDMENT REQUESTS:

By my signature below, I am confirming the City's purchasing requirements have been met.

Requesting Employee: Tom Pelt

Date: 12-16-25

Department Approval: Carey Nithen

Date: 12/16/25

Finance Approval: Ken B. A. B.

Date: 15 Dec 25

(Required for all requests \$10,000.00 and higher)



## Emergency Standby Power System

City of Oak Ridge  
200 Monterey Rd  
Oak Ridge, TN 37830

To whom it may concern,

Nixon Power services offers time and material repairs with the following rates:

Labor and Travel - \$185.00/hour  
Mileage - \$3.75/mile round trip from our Knoxville hub  
Overtime - \$277.50/hour  
Sundays & Holidays - \$370.00/hour  
Technology fee - \$40.00  
Environmental fee – varies with each invoice

If you have any questions or concerns, please reach out to one of the following:

Brian Rhodes - Technician  
423-766-0664

Akeshia Lambert – Operations Manager  
423-383-7910

Kaelan Lane – Customer Service Manager  
423-254-6759

Thank you,

*Kaelan Lane*

NUMBER \_\_\_\_\_

**RESOLUTION**

A RESOLUTION AWARDDING A CONTRACT TO NIXON POWER SERVICES COMPANY, BLOUNTVILLE, TENNESSEE, FOR AN AS-NEEDED SERVICES CONTRACT TO REPAIR KOHLER GENERATORS USED IN THE CITY'S WATER DISTRIBUTION SYSTEM IN AN AMOUNT NOT TO EXCEED \$100,000.00.

WHEREAS, the City is in need of an as-needed contract for repairs to the Kohler generators used in the water distribution system; and

WHEREAS, the generators are required to provide power to the distribution system when commercial power is not available; and

WHEREAS, Nixon Power Services Company is the exclusive representative for Kohler Generators; and

WHEREAS, this item was brought before the Budget and Finance Committee on January 29, 2026, which item was favorably received; and

WHEREAS, the City Manager recommends awarding a contract to Nixon Power Services Company.

NOW, THEREFORE, BE RESOLVED BY THE COUNCIL OF THE CITY OF OAK RIDGE, TENNESSEE:

That the recommendation of the City Manager is approved, and award is hereby made to Nixon Power Services Company, 1612 Highway 75, Blountville, Tennessee 37617, for the as-needed repair of Kohler generators used in the City's water distribution system in an amount not to exceed \$100,000.00 for the initial term year.

BE IT FURTHER RESOLVED that the City Manager is hereby authorized to execute up to four (4) additional one-year renewal terms upon the same conditions upon satisfactory services and if budgeted funds are available.

BE IT FURTHER RESOLVED that the Mayor, City Manager, and Deputy City Manager are hereby authorized to execute the appropriate legal instruments to accomplish the same.

This the 9th day of February 2026.

APPROVED AS TO FORM AND LEGALITY:

\_\_\_\_\_  
Tammy M. Rackard, City Attorney

\_\_\_\_\_  
Warren L. Gooch, Mayor

\_\_\_\_\_  
Mary Beth Hickman, City Clerk

**OAK RIDGE CITY COUNCIL MEMORANDUM**

DATE: February 09, 2026

TO: Randy Hemann, City Manager

FROM: Carey Aitken , Director

SUBJECT: A Resolution to Approve a Contract in the Amount of \$100,000 with Nixon Power Services Company for As-Needed Generator Repairs for the Wastewater Collection and Treatment System

Introduction

The City has on ongoing need to maintain and repair generators as needed in order to respond to power outages. These generators are crucial to meeting customer and regulatory service requirements.

Funding

Funding for these services are approved in the FY2026 budget and will be included in future budgets as required.

Background

Nixon Power Services has worked within the City of Oak Ridge to help maintain City generators and they have provided excellent service. The City requests increasing the contract for services to repair and maintain generators for wastewater facilities due to increased material and labor costs for said services. The contract to be awarded shall be billed at agreed upon rates as attached to the contract documents in an "as needed" capacity not to exceed \$100,000.

This item was presented at the January Budget and Finance committee meeting and received a favorable response.

Recommendation

Staff recommends approval of the attached resolution.

Attachments:

[Nixon Power Services As-Needed Generator Repairs Sewer System.pdf](#)

[Resolution - Generator Repairs for Wastewater - Nixon Power Services.docx](#)



Contractor: Nixon Power Services Co.Project: Collection System Generator Rp


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**CONTRACT REQUEST FORM**


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**PLEASE READ AND COMPLY:** This form is required for all contracts, amendments, change orders, and reviews of Terms & Conditions. Submit via email to [cparrish@oakridgetn.gov](mailto:cparrish@oakridgetn.gov).

**TIMING:** Allow 10 business days for contracts/amendments to be prepared and sent to the contractor for signature. For third-party vendor contracts being reviewed by Legal, allow 15 business days. If this timeline does not meet with your preferred schedule, call the Legal Department (ext. 3530) prior to submitting this form to see if your timeline can be accommodated, which would require your other pending contracts to be re-prioritized.

---

**Department Contact Person:**

Name: Jim Roberts  
 Title: Waterworks Maintenance Supervisor

Email: jroberts@oakridgetn.gov  
 Phone: (865) 900-5003

**Contractor Information:**

Name: Nixon Power Services Company  
 Address: 1612 Highway 75  
Blountville, TN 37617

Contact Name: Kaelan Lane  
 Title: Customer Service Manager  
 Email: klane@nixonpower.com  
 Phone: (423) 254-6759

**Compensation:**Amount: \$ 100,000.00

If over \$50,000 list Council meeting date: FEB 9, 2026 Resolution #: \_\_\_\_\_  
 (If Already Approved)

How is compensation to be paid (select one)?

- ☐ Completion of Work
 ☐ Monthly progress payments  
☒ Other (explain As Needed contract. When work is preformed at)

Is this amount currently in your appropriated budget? Yes ☒ No ☐

If yes, from which line item/Charge Code? WW421 - PSMT

If no, finance will reach out to schedule a meeting to discuss the budget amendment that will be required to fund this project.

**Finance Notes:**

Contractor: Nixon Power Services Co.  
Project: Collection System Generator Rp

**Renewable?**

Are you requesting to have renewal options? Select one: Yes ☒ No ☐

If Yes, provide justification for renewals: Nixon Power Services Company has extensive historical knowledge base of the City's distribution System +

No. of Renewals Requested: 4 Select One: City Sole Optional: ☐ Mutual: ☒

Will there be a yearly Consumer Price Index (CPI) Adjustment: Yes ☒ No ☐

---

**SELECTION PROCESS**

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If total compensation is **less than \$10,000.00** enter a description of the process used to select contractor:

If total compensation is **between \$10,000.00 ≤ \$50,000.00** enter a description of the process used to select contractor:

If **over \$50,000.00**, City Council approval is required. Additionally, a competitive sealed bid process is required along with public advertisement. Document your compliance with the competitive sealed bid process below OR check one of the following "bid waived" options and provide more detail below:

- |                                                       |                                                          |
|-------------------------------------------------------|----------------------------------------------------------|
| <input type="checkbox"/> Emergency §5-413.1           | <input checked="" type="checkbox"/> Sole source §5-413.2 |
| <input type="checkbox"/> Utilities §5-413.3           | <input type="checkbox"/> State contract §5-413.4         |
| <input type="checkbox"/> Other govt contract §5-413.5 | <input type="checkbox"/> Purchasing cooperative §5-413.6 |
| <input type="checkbox"/> Professional services        | <input type="checkbox"/> Council waived bid §5-412       |

Nixon Power Services Company is the exclusive manufacturer's representative for Kohler Generators. These generators are used throughout the Wastewater Collection system and Wastewater Plants. Nixon Power also holds the contract for servicing, inspecting, and load testing the generators in the field. Under this contract, they are authorized to perform repairs as needed.

As a reminder, the factors for determining "lowest responsible bidder" are set forth in City Code §5-409 and include price, abilities, timing, experience, quality, financial resources, availability, maintenance and warranty, any conditions of the bid, proprietary features of bid, and overall responsiveness to the City's needs.

Contractor: Nixon Power Services Co.  
Project: Collection System Generator Rp

**Commencement/Completion of Work:**

By what date do you need the contract to begin?

02/01/2026

2128124

When must the Contractor's work be completed?

**Scope of Work/Specifications/Proposal:**

Enter a brief description of the scope of work regardless of any attachments.

**Amendments/Change Orders:**

Is this a request for an amendment, change order, or change directive?

Yes ☐

No ☐

Existing Contract Number: \_\_\_\_\_

Original Total Amount of Contract: \_\_\_\_\_

Additional Monies Being Added: \_\_\_\_\_

Changes to Scope of the Work:

Enter a brief description of the change in scope of work regardless of any attachments.

This contract is for as needed repairs of the Kohler generators in the City's Wastewater system and Wastewater Plants. These generators are required to provide power to the collection systems pump stations and Wastewater Plants when commercial power is not available.

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**ATTACHMENTS**

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Attach all available:

- Requests for Proposals
- Requests for Qualifications
- Specifications, Maps, and Detailed Plans
- Contractor's Dated Proposal

Contractor: Nixon Power Systems Co.  
Project: Collection System Generator Repair

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### CONSTRUCTION PROJECTS

---

#### THIS SECTION REQUIRED ONLY FOR CONSTRUCTION CONTRACT REQUESTS:

For purposes of this section, a "construction contract" is a contract that involves the construction, alteration, or repair (including painting or decorating) of a public building or public work (meaning it serves the interests of the general public).

#### Federal Funding:

Is this construction contract being paid in full or in part with federal funds (select one)?

Yes ☐ No ☒

If yes, your contract will be required to comply with Davis-Bacon wage requirements which requires additional contract provisions. Failure to advise the Legal Department of the use of federal funds upfront can result in the loss of federal funds for this project. Failure to comply with Davis-Bacon requirements is a serious offense and can result in the City losing its federal funding citywide.

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### GRANTS

---

#### THIS SECTION REQUIRED ONLY FOR GRANT FUNDED CONTRACT REQUESTS:

#### Grant Funding:

Is this contract paid in full or in part by grant funds? Yes ☐ No ☒

If yes, provide grant background and/or information: \_\_\_\_\_

Resolution # for City Council Acceptance of Grant: \_\_\_\_\_

Expenditure/Job Costing Code: \_\_\_\_\_

**Signature required for all requests funded partially or in-full by a grant.**

By my signature below, I am confirming the City's grant requirements have been met.

Grants and Compliance Coordinator: \_\_\_\_\_ Date: \_\_\_\_\_

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### SIGNATURES

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#### THIS SECTION REQUIRED FOR ALL CONTRACT & AMENDMENT REQUESTS:

By my signature below, I am confirming the City's purchasing requirements have been met.

Requesting Employee: [Signature]

Date: 12-16-25

Department Approval: [Signature]

Date: 12/16/25

Finance Approval: [Signature]  
(Required for all requests \$10,000.00 and higher)

Date: 12 Dec 25



## Emergency Standby Power System

City of Oak Ridge  
200 Monterey Rd  
Oak Ridge, TN 37830

To whom it may concern,

Nixon Power services offers time and material repairs with the following rates:

Labor and Travel - \$185.00/hour  
Mileage - \$3.75/mile round trip from our Knoxville hub  
Overtime - \$277.50/hour  
Sundays & Holidays - \$370.00/hour  
Technology fee - \$40.00  
Environmental fee – varies with each invoice

If you have any questions or concerns, please reach out to one of the following:

Brian Rhodes - Technician  
423-766-0664

Akeshia Lambert – Operations Manager  
423-383-7910

Kaelan Lane – Customer Service Manager  
423-254-6759

Thank you,

*Kaelan Lane*

NUMBER \_\_\_\_\_

**RESOLUTION**

A RESOLUTION AWARDING A CONTRACT TO NIXON POWER SERVICES COMPANY, BLOUNTVILLE, TENNESSEE, FOR AN AS-NEEDED SERVICES CONTRACT TO REPAIR KOHLER GENERATORS USED IN THE CITY'S WASTEWATER COLLECTION SYSTEM AND WASTEWATER PLANTS IN AN AMOUNT NOT TO EXCEED \$100,000.00.

WHEREAS, the City is in need of an as-needed contract for repairs to the Kohler generators used in the wastewater collection system and wastewater plants; and

WHEREAS, the generators are required to provide power to the collection system pump stations and plants when commercial power is not available; and

WHEREAS, Nixon Power Services Company is the exclusive representative for Kohler Generators; and

WHEREAS, this item was brought before the Budget and Finance Committee on January 29, 2026, which item was favorably received; and

WHEREAS, the City Manager recommends awarding a contract to Nixon Power Services Company.

NOW, THEREFORE, BE RESOLVED BY THE COUNCIL OF THE CITY OF OAK RIDGE, TENNESSEE:

That the recommendation of the City Manager is approved, and award is hereby made to Nixon Power Services Company, 1612 Highway 75, Blountville, Tennessee 37617, for the as-needed repair of Kohler generators used in the City's wastewater collection system and wastewater plants in an amount not to exceed \$100,000.00 for the initial term year.

BE IT FURTHER RESOLVED that the City Manager is hereby authorized to execute up to four (4) additional one-year renewal terms upon the same conditions upon satisfactory services and if budgeted funds are available.

BE IT FURTHER RESOLVED that the Mayor, City Manager, and Deputy City Manager are hereby authorized to execute the appropriate legal instruments to accomplish the same.

This the 9th day of February 2026.

APPROVED AS TO FORM AND LEGALITY:

\_\_\_\_\_  
Tammy M. Rackard, City Attorney

\_\_\_\_\_  
Warren L. Gooch, Mayor

\_\_\_\_\_  
Mary Beth Hickman, City Clerk

**OAK RIDGE CITY COUNCIL MEMORANDUM**

DATE: February 09, 2026

TO: Randy Hemann, City Manager

FROM: Tom Pessemier , Deputy City Manager

THROUGH: Tom Pessemier, Deputy City Manager

SUBJECT: A Resolution Approving a Contract with Miller & Martin PLCC, in the Amount of \$250,000 for Legal Services Related to Electric and Other Utility Agreements.

SUPPORTING DEPARTMENT: Public Works

Introduction

An item for the February 9th City Council meeting agenda is a resolution authorizing a Contact in the amount of \$250,000 for legal services for electric and other utility agreements.

Funding

Funding will come from the Electric and Public Works operating budgets.

Background

The City of Oak Ridge will provide electric services to new industrial clients and has a number of other utility related agreements and contracts that will be necessary in the near future. At this time staff believes that the services needed will not last more than 2-3 years and believes that specialized legal services are required.

Each new service point for the City will require unique agreements that meet the customer needs and TVA requirements. Each agreement will be unique and have significant financial impact on all of the parties. Customer's have unique requirements in power quality, quantity, reliability and timing. Lead times on equipment are very long 2-3 years in many cases. The City and Customer's need certainty and financial protections in order to ensure timely delivery and cost recovery for the City. In addition, there will likely need to be parallel agreements between the City and TVA or between all related parties.

The City also has a number of other utility legal needs including the proposal by WOW fiber that need significant legal services that are unusual. It is likely that the City will utilize Miller and Martin services for other utility related agreements in the future.

Miller & Martin was selected following the City's recent formal Request for Qualifications



(RFQ) process for these services. Proposals were thoroughly reviewed by a selection team. Based on this competitive evaluation, Miller and Martin was determined to be the most qualified firm. The selection team noted that Miller and Martin's depth in electrical agreements set them apart.

The City intends to enter into a Master Services Agreement with Miller & Martin for an initial two-year term, with the option for two (2) two-year extension, for a maximum term of six years. This Agreement will establish the general terms and conditions for services and will streamline approval of project-specific scopes and fee proposals. Passage of this resolution authorizes the City Manager to execute the Master Services Agreement and related documents as prepared by the Legal Department. The funding noted is the amount estimated for the first term of two years. If this agreement is extended an amendment to this resolution for additional funding will likely be required.

This item was reviewed at the January 29th Budget and Finance Committee meeting, and was favorably received.

Recommendation

Staff recommends approval of the attached resolution.

Attachments:

[Resolution - Miller and Martin Contract - Legal Services for Electric and other Utility Agrs.docx](#)

**RESOLUTION**

A RESOLUTION AUTHORIZING AN AGREEMENT WITH MILLER & MARTIN PLLC, CHATTANOOGA, TENNESSEE, FOR LEGAL SERVICES ASSOCIATED WITH ELECTRIC AND OTHER UTILITY AGREEMENTS IN AN AMOUNT NOT TO EXCEED \$250,000.00 FOR THE INITIAL TWO-YEAR TERM.

WHEREAS, the City issued a Request for Qualifications (RFQ) for on-call legal services related to electric and other utility agreements; and

WHEREAS, submitted responses were reviewed by a selection team with Miller & Martin PLLC, Chattanooga, Tennessee, selected as the most qualified and responsive firm to provide such services; and

WHEREAS, Miller & Martin has extensive relevant work experience to assist the City with on-going and upcoming major projects that involve complex utility, local government, economic development, and Tennessee Valley Authority (TVA) considerations; and

WHEREAS, this item was brought before the Budget and Finance Committee on January 29, 2026, which item was favorably received; and

WHEREAS, the City Manager recommends entering into an agreement with Miller & Martin PLLC.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF OAK RIDGE, TENNESSEE:

That the recommendation of the City Manager is approved and the City is hereby authorized to execute an agreement with Miller & Martin PLLC, Chattanooga, Tennessee, for on-call legal services related to electric and other utility agreements in an amount not to exceed \$250,000.00; said agreement for an initial two-year term with two (2) options to renew for additional two-year terms.

BE IT FURTHER RESOLVED that the initial budgeted funding of \$250,000.00 is intended for the initial two-year term of the agreement and, upon satisfactory services of Miller & Martin PLLC, the City anticipates a future request to City Council for additional funding and authorization for the City Manager to execute the renewal option upon the same terms and conditions should services be satisfactory and budgeted funds be available.

BE IT FURTHER RESOLVED that the Mayor, City Manager, and Deputy City Manager are hereby authorized to execute the appropriate legal instruments to accomplish the same.

This the 9th day of February 2026.

APPROVED AS TO FORM AND LEGALITY:

\_\_\_\_\_  
Tammy M. Rackard, City Attorney

\_\_\_\_\_  
Warren L. Gooch, Mayor

\_\_\_\_\_  
Mary Beth Hickman, City Clerk

**OAK RIDGE CITY COUNCIL MEMORANDUM**

DATE: February 09, 2026

TO: Honorable Mayor and City Council

FROM: Randy Hemann , City Manager

SUBJECT: Reauthorization of City of Oak Ridge Property Tax Incentive Program

SUPPORTING DEPARTMENT: City Manager

Introduction

An item for City Council consideration is a resolution adopting the 2026 PILOT Policies for the City's property tax incentive program for the period of February 9, 2026 to February 9, 2030. This policy replaces the policy that was extended at the December 15, 2025 City Council Meeting to run through March 31, 2026. The new policy was developed over a period of several months and discussion at multiple work sessions and includes a tiered approach as well as encouraging multi-family residential in targeted areas. Staff is appreciative of City Council input and direction throughout the development of the new policy.

Funding

There is no direct funding associated with this item.

Background

By Resolution 12-105-2020, City Council adopted property tax incentive program documents used by the IDB in determining tax abatements and payments in lieu of taxes (PILOT) for qualifying entities. This document is referred to as the 2021 PILOT Reauthorization document and had an original expiration date of December 31, 2023.

Major revisions were made to the 2021 PILOT Reauthorization document in 2022 as approved by City Council with Resolution 11-131-2022. These revisions included providing a mechanism to encourage job retention and restricting credits available to commercial housing. The changes were recommended by the IDB and then adopted by City Council. Further, to reduce incentive competition among our neighboring jurisdictions, it is essentially similar to programs approved by both Roane and Anderson Counties. No changes were made at that time to the expiration date of the program. With Resolutions 12-153-2023 and 12-173-2024, the program was extended through December 31, 2024 and December 31, 2025, respectively, without any other modification.

The proposed 2026 policy was developed over a period of several months and discussion at multiple work sessions and includes a tiered approach as well as encouraging multi-family residential in targeted areas. The maps of targeted areas reflect City Council input and include the following areas: Property on the Oak Ridge Turnpike across from the Heritage Center, area around Louisiana to Robertsville, Grove Center, Wilson Street Corridor, Jackson Square/Federal Building, S. Illinois/Tuskegee, and commercial frontage at the Preserve. The policy will take effect February 9, 2026 and expire February 9, 2030. On February 2, 2026 the policy was reviewed by the IDB and the IDB voted to request the policy be presented to City Council for approval.

Recommendation

Staff recommends approval of the attached resolution.

Attachments:

[CP Redline - .pdf](#)

[IDB Letter to City Manager- PILOT Policy 2026.pdf](#)

[Resolution - 2026 PILOT Reauthorization Documents - Approval.pdf](#)

# **CITY OF OAK RIDGE, TENNESSEE PROPERTY TAX INCENTIVE PROGRAM POLICIES AND PROCEDURES**

## **Section I. General Purpose and Objectives**

The City of Oak Ridge, Tennessee (the “City”) is committed to improving its local business environment and economy. In furtherance of this objective, the City has established, in cooperation with The Industrial Development Board of the City of Oak Ridge, Tennessee (the “IDB”), a program to provide economic incentives to qualifying entities based on payments in lieu of taxes (a “PILOT”). A PILOT generally results in a reduction in the amount that a party would pay in local property taxes thereby providing an incentive to that party. This program is intended to attract and retain, on a basis competitive with other cities in Tennessee, businesses that provide the types of employment, capital investment, community involvement and financial impact sought by the City for its citizens.

The City has adopted these Policies and Procedures to guide the IDB in considering and evaluating on a case-by-case basis whether particular projects in the City will be eligible for a PILOT incentive. These Policies and Procedures should not be construed to require the City or the IDB to approve any PILOT incentive. Granting a PILOT incentive is solely within the discretion of the IDB acting within the parameters of these Policies and Procedures. In order, however, to inform potential applicants for PILOT incentives of the specific criteria that the IDB will consider in evaluating applications for PILOT incentives, the City and the IDB have adopted these Policies and Procedures to provide guidelines for evaluating requests for PILOT incentives.

The IDB is a public nonprofit corporation that was established pursuant to the Tennessee Industrial Development Corporation Act (the “Act”), Tenn. Code Ann. §§7-53-101 et seq. The IDB’s statutory purposes include owning and leasing certain real and personal properties, which will have the effect of maintaining and increasing employment and otherwise promoting new industry, commerce and trade in Tennessee and, in particular, the City. The IDB will conduct its activities consistent with the provisions of the Act and the intent of the City as set forth in these Policies and Procedures

Pursuant to the Act, the City is authorized to delegate to the IDB the authority to negotiate and accept PILOTs. The City Council of the City has adopted a resolution (the “Delegation Resolution”) adopting these Policies and Procedures and delegating to the IDB the authority to negotiate and accept PILOTs consistent with the terms in the Policies and Procedures. The IDB is not authorized to negotiate and accept PILOTs that are not consistent with these Policies and Procedures.

The City is located within both Anderson County and Roane County. Both Anderson County and Roane County have created their own industrial development boards pursuant to the Act. Pursuant to the Act, the IDB is authorized to provide PILOT incentives that affect both City property taxes and property taxes of the applicable County, and the industrial development boards of each County may also provide PILOT incentive both within the corporate limits of the City and elsewhere in each County. The City expects to enter into intergovernmental agreements with both Anderson County and Roane County with respect to providing PILOT incentives within the corporate limits of the City.

## Section II. Definitions

For purposes of these Policies and Procedures, and in addition to other terms defined herein, the following terms shall have the following meanings:

~~“AI Data Center” means a specialized data facility engineered for the unique, high-demand infrastructure required to train and deploy artificial intelligence models.~~

“**Applicant**” means the Person applying to the IDB for a PILOT incentive with respect to a Project.

“**Application**” means the application submitted to the IDB by an Applicant to receive a PILOT incentive.

“**City Manager**” means the person serving in the role of the city manager of the City from time to time, or such person delegated to act on behalf of the city manager.

“**Data Center**” means a specialized data facility engineered for the unique, high-demand infrastructure required to train and deploy artificial intelligence models.

“**IDB**” means The Industrial Development Board of the City of Oak Ridge, Tennessee.

“**Lease Agreement**” means the lease agreement(s) between the Applicant and the IDB pursuant to which the IDB leases a Project to the Applicant and agrees upon the terms of a PILOT incentive.

“**Local Federal and State Facilities**” means the facilities located in the City that are owned or controlled by the federal or state government including the Oak Ridge National Laboratory and the Y-12 National Security Complex.

“**Nuclear Industry**” means the sourcing, research, development and production of products and/or performing services within the business sector that utilizes nuclear reactions or manipulation to produce electricity and/or other products.

“**Payment-in-Lieu-of Taxes**” or “**PILOT**” means payments established by a IDB to be made in lieu of ad valorem (land, building and/or equipment) taxes with respect to a Project.

“**Person**” means any individual, sole proprietorship, corporation, limited liability company (LLC), association, partnership (general, limited, or limited liability partnership), organization, business, trustee, individual or government or political subdivision thereof or any governmental agency, with the legal authority to submit an application for a PILOT incentive.

“**PILOT Term**” means the period of time, in years, during which a PILOT incentive is in effect pursuant to a Lease Agreement.

“**Project**” means the acquisition, construction and/or improvement of land, buildings, structures, machinery, equipment and related improvements as described in an Application. A Project may include any expansion to the initial facility that placed in service by the Applicant provided that the Applicant commits to commence such expansion within three (3) years of the execution of the Applicant’s Lease Agreement. A Project may include personal property except for multi-family residential rental facilities and hotels, as to which personal property shall not be eligible for a PILOT incentive.

“**Speculative Buildings**” means construction of a building with no formal commitment from an end user for the finished building.

“**Targeted Development Area**” means ~~an~~any area within the City that has been designated by the City Council as an area of focus for development or redevelopment. The Targeted Development Areas as of the date of the approval of these Policies and Procedures by the City Council ~~is~~are shown on the maps attached hereto collectively as Appendix A.

“**Technology Company**” means an Applicant whose primary business purpose, as determined by the City Manager, is the implementation and/or development of emerging and/or unique technologies that will promote innovation and/or economic development.

### **Section III. Eligible Projects**

The following types of Projects shall be eligible for a PILOT incentive and are referred to herein as **Tier 1 Projects**:

- Projects the primary utilization of which will be in the Nuclear Industry including Projects that provide goods and/or services that are primarily for use in the Nuclear Industry
- Projects to be primarily utilized by one or more Technology Companies
- ~~AI~~-Data Centers that support other Tier 1 Projects and/or Local Federal and State Facilities
- Projects to be primarily utilized by one or more businesses whose primary purpose is to commercialize technology developed at Local Federal and State Facilities or at other Tier 1 Projects
- Expansions of existing Tier 2 Projects that manufacture goods that are already located in the City
- New multi-family residential rental facilities that also contain commercial rental space for businesses that serve the general public, which commercial rental space will not be less than 10% nor exceed 30% of the square footage of the Project
- Certain office facilities that support Tier 1 Projects as described below

The following types of Projects shall be eligible for a PILOT incentive and are referred to herein as **Tier 2 Projects**:

- Projects (other than Tier 1 Projects) that manufacture goods
- Speculative Buildings, the primary utilization of which is to be entities that would otherwise qualify as Tier 1 Projects
- New multi-family residential rental facilities in Targeted Development Areas
- Projects that otherwise would not qualify as a Tier 1, Tier 2 or Tier 3 Project that will facilitate, in the determination of the City Manager, the redevelopment of a brownfield area or a Targeted Development Area
- Certain office facilities that support Tier 2 Projects as described below

The following types of Projects shall be eligible for a PILOT incentive and are referred to herein as **Tier 3 Projects**:

- Retail projects the primary tenant(s) in which are not presently located in the City and that are not expected to result in materially reduced sales at existing retail businesses in the City, provided the City Manager determines that such retail project would not locate in the City unless a PILOT is provided to the project
- Hotels that provide limited or full services and are generally considered in the hotel industry to be rated “3 star” or above provided the City Manager determines that hotel



occupancy rates in the City demonstrate that additional hotel capacity is needed to support economic development in the City

- New multi-family residential rental facilities that otherwise do not comply with the requirements of a Tier 1 or Tier 2 Project.

Notwithstanding the foregoing, a Project shall not be an eligible Project for a PILOT incentive unless (i) the projected capital expenditures relating to the Project meet the minimum Capital Expenditures shown in Table 1 under Section IV below for the type of Project (if applicable) and (ii) the projected number of jobs to be created by the Project is not less than the minimum number of jobs shown in Table 1 under Section IV below for the type of Project (if applicable). Moreover, the following types of Projects shall not be eligible for a PILOT incentive:

- Crypto currency (including bitcoin) mining facilities
- Warehouse and/or distribution facilities (unless the primary purpose is to support an eligible Tier 1 or Tier 2 Project)
- Office facilities other than office facilities to be primarily used by tenants engaged in activities that are in support of or ancillary to Tier 1 or Tier 2 Projects if the City Manager determines that office space occupancy rates in the City demonstrate a need for additional office facilities

#### **Section IV. PILOT Incentive Term and Abatement**

The term that a PILOT incentive will be provided shall be equal to the construction period for the Project, as set forth in the Lease Agreement, plus the applicable term for the tax incentive as determined pursuant to this Section and Section VII below. The maximum authorized term for a PILOT, after the construction period, for a PILOT incentive is shown in Table 1 below for each Tier of Project. The actual term of the PILOT incentive shall be based upon a recommendation of the City Manager to the IDB as provided in Section VII below subject to such maximum term.

The amount of the annual PILOT paid pursuant to a Lease Agreement shall be equal to a base amount plus a percentage of the taxes that would otherwise be payable with respect to the applicable Project in excess of the base amount as is provided below. The base amount shall be equal to the property taxes payable with respect to property on which the Project will be located prior to the approval of the PILOT incentive. The portion of the PILOT that is a percentage of the taxes that would otherwise be payable with respect to the Project in excess of the base amount shall depend on which applicable Tier for the Project and shall not result in the PILOT incentive exceeding the maximum tax reduction set forth in Table 1 below. The actual percentage for purposes of determining the PILOT incentive shall be based upon a recommendation of the City Manager to the IDB as provided in Section VII below, with the City Manager's recommendation being primarily based upon, particularly in the case of manufacturing or similar projects, the amount of capital expenditures relating to the Project, provided, however, that the City may consider such other factors such as job creation and wages that the City Manager deems relevant. All PILOT payments shall be payable to the City and the applicable County based upon their relative tax amounts that would otherwise be payable.

Table 1: Incentive Parameters:

| <b>Tier</b>   | <b>Minimum Capital Expenditure<br/>(exclusive of real property acquisition costs)</b> | <b>Minimum Jobs<br/>(FTEs)</b> | <b>Maximum PILOT Term<br/>(after completion)</b> | <b>Maximum Tax Reduction<br/>(% Abatement above base taxes)</b> |
|---------------|---------------------------------------------------------------------------------------|--------------------------------|--------------------------------------------------|-----------------------------------------------------------------|
| <b>Tier 1</b> | \$10,000,000                                                                          | 15                             | 15 years                                         | Up to 50% (Tier 1                                               |

|                            |                                                                    |                              |          |                                                                |
|----------------------------|--------------------------------------------------------------------|------------------------------|----------|----------------------------------------------------------------|
|                            |                                                                    |                              |          | multi-family follows special schedule below)                   |
| <b>Tier 2</b>              | \$10,000,000                                                       | 15                           | 10 years | Up to 40% (Tier 2 multi-family follows special schedule below) |
| <b>Tier 3</b>              | \$10,000,000                                                       | 15 (not required for hotels) | 5 years  | Up to 30% (Tier 3 multi-family follows special schedule below) |
| <b>Tier 1 Multi-Family</b> | No minimum capital expenditure requirement but minimum of 80 units | Not required                 | 10 years | 100% (Years 1–2), 80% (3–4), 60% (5–6), 40% (7–8), 20% (9–10)  |
| <b>Tier 2 Multi-Family</b> | No minimum capital expenditure requirement but minimum of 80 units | Not required                 | 10 years | Up to 30%                                                      |
| <b>Tier 3 Multi-Family</b> | No minimum capital expenditure requirement but minimum of 80 units | Not required                 | 5 years  | Up to 30%                                                      |

Multi-family residential rental projects that have received an allocation for federal low-income housing tax credits from the Tennessee Housing Development Agency shall not be treated as Tier 2 or Tier 3 Project but shall be eligible for a maximum term of the PILOT incentive of 15 years after Project completion and an abatement of all real property taxes other than the base taxes described above.

## **Section V. Post-Closing Compliance and Monitoring**

Through the implementation of the PILOT incentive program pursuant to these Policies and Procedures, the IDB intends to produce substantial and measurable changes and improvements to and for the economic and commercial environment of the City. Accordingly, each Lease Agreement with an Applicant will contain, in the manner determined by the IDB, in consultation with the City Manager, certain commitments relating to economic development as to which the Applicant's Project will be evaluated. In most cases, this evaluation will be based upon job creation, wage levels and capital expenditures, but when the primary purpose of the Project does not relate to job creation (such as multi-family residential projects or hotels), different metrics for compliance will be used. The IDB will annually (or at such other times as it deems appropriate) evaluate each Project receiving a PILOT incentive to ensure compliance with the Lease Agreement applicable to the Project, including compliance with economic development commitments. A failure to comply with such commitments will result in a reduction or elimination of the PILOT incentive as will be provided in the Lease Agreement.

In order to assist the IDB in determining compliance with the Lease Agreements and in gathering information to help the IDB evaluate the effectiveness of its PILOT program, each Person who is a party to a Lease Agreement with the respective IDB shall provide to the IDB certain information in the manner described in the Lease Agreement, which information shall

include, but not be limited to, information necessary to determine whether the Applicant is in compliance with its economic development commitments.

**Section VI. Fees**

The following fees will be payable by the Applicant in connection with any PILOT incentive.

1. **Application Fees** - An Application fee must be submitted with each completed Application. The Application Fee shall be calculated using the following chart:

| <b><u>Estimated Project Capital Expenditures<br/>at the Time of Application</u></b> | <b><u>Application Fee</u></b> |
|-------------------------------------------------------------------------------------|-------------------------------|
| Less than \$100,000,000                                                             | \$5,000                       |
| \$100,000,000 or more but less than \$1,000,000,000                                 | \$10,000                      |
| \$1,000,000,000 or more                                                             | \$15,000                      |

2. **Closing Fees** - A closing fee computed by the City’s staff as described in this paragraph will be paid to the respective IDB prior to or at the execution of the Lease Agreement. Closing fees for PILOT incentives are based on the benefits that an Applicant will receive (i.e. value of the tax savings over the applicable PILOT Term) rather than on the total Project investment. The closing fee for a PILOT incentive transaction with the IDB will be 5% of the expected tax savings for the Applicant, as estimated by City’s staff, with a minimum closing fee of \$1,500 and a maximum fee of \$50,000. The Applicant receiving the PILOT incentive will also be responsible for paying expenses of the IDB relating to the transaction (i.e. attorney’s fees, publication fees, etc.).

3. **Lease Amendments** - If an Applicant requests an amendment to an existing Lease Agreement, the Applicant will pay a fee of \$1,000 at the time of the request.

4. **Assignment Fee** - If the IDB approves the assignment of a Lease Agreement, the Applicant shall pay an assignment fee of 1% of the tax savings for the assignee following such assignment, as estimated by the IDB, for the first \$1,000,000 of projected savings and 1/2% of the projected savings in excess of \$1,000,000 with a minimum fee of \$4,000 and a maximum fee of \$25,000. The Applicant shall also be responsible for all expenses, including attorney’s fees incurred by the IDB, in connection with such assignment.

## **Section VII. Application and Approval Process**

An Application shall initiate the process for requesting a PILOT incentive by submitting an Application in ~~the~~ form ~~attached hereto as Appendix B~~ to be prepared by City staff and the IDB to the City Manager and the IDB. Upon the receipt of such Application, the City Manager shall determine whether the Applicant's Project is eligible for a PILOT incentive and whether such PILOT incentive is in the best interests of the City. If the City Manager makes such determination, the City Manager shall develop a summary of terms relative to the PILOT incentive and will submit such terms to the Applicant. Such summary of terms shall include the recommended PILOT term and percentage of abatement of taxes to be achieved through the PILOT incentive. This summary of terms is not binding on the City or the IDB. If the Applicant approves such summary of terms, the City Manager shall provide the summary to the IDB and request the IDB to approve the necessary documentation, including the Lease Agreement, to implement the PILOT incentive. Such documentation shall be prepared by counsel to the IDB and the City for review by the Applicant and its counsel. ~~The process for applying for and implementing a PILOT incentive is described in more detail in Appendix C.~~

## **Section VIII. Support of Economic Development**

Recipients of PILOT incentives will be expected to assist with economic development and support job growth in the City. Therefore, each Lease Agreement will set forth certain requirements and/or expectations with respect to economic development engagement by the recipient of the PILOT incentive. For example, a recipient of a PILOT incentive may be required to provide externships to local educators and/or internships for high school students, TCAT students, other college students and/or students enrolled in other trade programs. Recipients of PILOT incentives shall also be expected to participate in local job fairs. Any requirements or expectations of the type described in this Section will be set forth in the Lease Agreement.

## **Section IX. Assignment of Lease Agreement**

Lease Agreements will not be assignable without the prior consent of the IDB. An Applicant seeking an assignment of an Agreement shall confer with the IDB to determine the proper procedure in the specific transaction. The IDB, in consultation with the City Manager, will then determine whether the assignment will be approved or whether a new Application should be filed by the assignee.

## **Section X. Build-to-Suit Projects**

The City and the IDB acknowledge that certain Projects may be constructed under a "build-to-suit" delivery method for use by a tenant. While the developer of the Project may not be an eligible Applicant on its own for a PILOT incentive, the ultimate user of the Project may be an eligible Applicant for a PILOT incentive under these Policies and Procedures. Such Projects shall be considered for a PILOT incentive under these Policies and Procedures, provided that the Applicant demonstrates that the benefits of the PILOT incentive shall run in favor of the Person that is undertaking a business that is eligible for a PILOT incentive. In such cases, the developer of the Project as well as the Person that will be the ultimate tenant of the Project should jointly apply for the PILOT incentive. In such cases, a separate Lease Agreement may be entered into for real property improvements with the developer, with a separate Lease Agreement with the ultimate tenant for equipment.

## **Section XI. Expansion of Existing Projects**

An existing business in the City that desires to expand its facilities may be eligible for a PILOT incentive if the proposed expansion in and of itself would constitute an eligible Project for a

PILOT incentive. Such expansions are unique to document appropriately if the expansion is located on the same tax parcel as existing improvements. In such cases, the entire tax parcel will need to be conveyed to the IDB in order to provide the PILOT incentive. No reduction in taxes would be provided, however, through the PILOT incentive for existing facilities (with the Applicant agreeing to make a PILOT payment equal to the taxes on such facilities), and the PILOT incentive would only apply to the expansion.

## **Section XII. Other Incentives**

If the Applicant takes any action, including receiving any incentive or seeking the change in any method of taxation either administratively or by legislation, from any other governmental entity that adversely affect the City or the relevant County, including any incentive or change from the state or federal government, such action may disqualify the Applicant from consideration for a PILOT incentive or, at the option of the City and the IDB, reduce the amount of the PILOT incentive available to the Applicant pursuant to the Lease Agreement.

## **Section XIII. Interpretation and Implementation of Policies and Procedures**

The City Manager, in consultation with the City Attorney, is authorized to provide interpretations and clarifications of these Policies and Procedures to the IDB, which interpretations and clarifications shall be conclusive and can be relied upon by the IDB. Additionally, the City Manager is authorized to retain third-party consultants (at the expense of the Applicant) to determine compliance with these Policies and Procedures, including, but not limited to, consultants to evaluate hotel occupancy rates, the necessity of PILOT incentives for retail projects and the need for additional office space to support Tier 1 and Tier 2 Projects.

## **Section XIV. Environmental Report Requirements**

Each Applicant shall submit with its Application the most recent Phase I Environmental Site Assessment Report (unless the Project consists only of new equipment) with respect to the proposed Project site. All such reports must grant to the IDB the right to rely on such reports. All Phase I Environmental Site Assessments submitted to the IDB should substantially conform to the ASTM standards. An Environmental Assessment or Environmental Impact Statement performed by or on behalf of the U.S. Department of Energy may substitute for an Environmental Site Assessment. The environmental contamination of a Project site may be a basis for rejecting an Application if the IDB's counsel advises the IDB that the respective IDB or the City would have any obligation to remediate the contamination if the IDB acquires the Project site.

## **Section XV. Miscellaneous**

These Policies and Procedures shall not be construed to create any type of contract or agreement between the IDB or the City and any third party, including any Applicant. Notwithstanding any provision of these Policies and Procedures to the contrary, the IDB retains the right, in its sole discretion, not to enter into any Lease Agreement with any Applicant and not to approve any Application for a PILOT incentive. If any Applicant does not enter into a Lease Agreement within six (6) months of the adoption of a resolution by the Board of Directors of the IDB authorizing such Lease Agreement, the Applicant must then provide the IDB a written report detailing the status of the Applicant's Project and whether the Applicant still intends to close on the approved PILOT incentive. If any Applicant does not enter into a Lease Agreement with respect to a proposed Project within one year of the adoption of a resolution by the Board of Directors of the IDB authorizing such Lease Agreement, that Applicant's Application shall be deemed to be withdrawn, and the Applicant shall be required to resubmit a new Application if the Applicant wants the IDB to continue to consider the Applicant's Project for a PILOT incentive.

## **Section XVI. Conflicts of Interest**

Each director of the IDB shall be responsible for disclosing any material interest that he or she may have in or with a Project or an Applicant or any financing source for a Project. Any IDB director having any material interest in or with a Project or an Applicant or financing source for a Project shall submit to the IDB's counsel an explanation of that interest, and the IDB's counsel shall advise both the IDB and IDB director whether the director should recuse himself or herself from consideration of the Application. Such recommendation of the IDB's counsel shall be conclusive. If recusal is recommended, the IDB will then consider the Application without participation from the director or directors who recuse themselves.

To avoid conflicts of interests, the IDB's counsel will disclose to the IDB if he has a professional legal relationship with or material interest in a Project or an Applicant or any financing source for the Project, and in the event of such a conflict involving the IDB's counsel, the IDB will retain special counsel to represent it in connection with the particular Project being considered. The IDB, however, may waive any such conflict in appropriate circumstances.

## **Section XVII. Effective Period of Policies and Procedures**

The City Manager and IDB may negotiate PILOT incentives and enter into pursuant to these Policies and Procedures for a period of time as is authorized by the City Council in the Delegation Resolution as such resolution may be amended from time to time. After such date, the IDB shall not be authorized to enter into a Lease Agreement that provides for PILOT incentives pursuant to these Policies and Procedures unless authorized to do so by the City Council of the City.

## **Section XVIII. Modifications**

No amendment to these Policies shall be effective unless such amendment has been approved by the City Council and the Board of Directors of the IDB.

**~~LIST OF APPENDICES:~~**

**APPENDIX A – TARGETED DEVELOPMENT AREAS**

**~~APPENDIX B – APPLICATION FORM~~**

**~~APPENDIX C – SUMMARY OF PILOT APPLICATION AND APPROVAL PROCESS~~**

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|                                                                                                                               |    |
|-------------------------------------------------------------------------------------------------------------------------------|----|
| <b>Summary report:</b><br><b>Litera Compare for Word 11.13.0.54 Document comparison done on</b><br><b>2/4/2026 9:29:43 AM</b> |    |
| <b>Style name:</b> Default Style                                                                                              |    |
| <b>Intelligent Table Comparison:</b> Active                                                                                   |    |
| <b>Original DMS:</b> iw://bassberry.cloudimanage.com/bbs/48572718/8 - 2025 Oak Ridge IDB PILOT Policies.docx                  |    |
| <b>Modified DMS:</b> iw://bassberry.cloudimanage.com/bbs/48572718/9 - 2026 Oak Ridge IDB PILOT Policies.docx                  |    |
| <b>Changes:</b>                                                                                                               |    |
| <u>Add</u>                                                                                                                    | 10 |
| <del>Delete</del>                                                                                                             | 13 |
| <del>Move From</del>                                                                                                          | 0  |
| <u>Move To</u>                                                                                                                | 0  |
| <u>Table Insert</u>                                                                                                           | 0  |
| <del>Table Delete</del>                                                                                                       | 0  |
| <u>Table moves to</u>                                                                                                         | 0  |
| <del>Table moves from</del>                                                                                                   | 0  |
| Embedded Graphics (Visio, ChemDraw, Images etc.)                                                                              | 0  |
| Embedded Excel                                                                                                                | 0  |
| Format changes                                                                                                                | 0  |
| <b>Total Changes:</b>                                                                                                         | 23 |



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## Board of Directors

David E. Wilson  
Chairman

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Adam Vann

Samantha W. Royster  
Executive Assistant

February 3, 2026

Mr. Randy Hemann, City Manager  
City of Oak Ridge  
200 S. Tulane Avenue  
Oak Ridge, TN 37830

RE: Property Tax Incentive Program Policies and Procedures

Mr. Hemann:

At a regular meeting held on February 2, 2026, the Industrial Development Board reviewed the final revisions to the proposed Property Tax Incentive Program Policies and Procedures intended to replace the 2021 PILOT Reauthorization Policy and Procedures that expires March 31, 2026.

The IDB believes the new Policy guidelines will help attract and retain business that best benefit the Oak Ridge economy, and we resolve to work within the authority granted under the Policy to offer tax incentives to new and existing companies in Oak Ridge.

The Board voted to accept the new Policy as revised and respectfully requests that you present it to City Council for approval at their next meeting.

Kind regards,

A handwritten signature in blue ink, appearing to read "David E. Wilson".

David E. Wilson,  
Chairman

**RESOLUTION**

A RESOLUTION APPROVING POLICIES AND PROCEDURES FOR A PROPERTY TAX INCENTIVE PROGRAM RELATING TO THE NEGOTIATION AND ACCEPTANCE OF PAYMENTS IN LIEU OF AD VALOREM TAX WITH RESPECT TO CERTAIN FACILITIES LOCATED IN THE CITY OF OAK RIDGE, TENNESSEE, AND FINDING THAT SUCH PAYMENTS ARE DEEMED TO BE IN FURTHERANCE OF THE PUBLIC PURPOSES OF THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF OAK RIDGE AS DEFINED IN TENNESSEE CODE ANNOTATED SECTION 7-53-305.

WHEREAS, the City Council (the "Governing Body") of the City of Oak Ridge, Tennessee (the "City") has met pursuant to proper notice; and

WHEREAS, the City has previously authorized the incorporation of The Industrial Development Board of the City of Oak Ridge (the "Board") as an industrial development board duly organized and existing under the provisions of Title 53 of Chapter 7, Tennessee Code Annotated (the "Act"); and

WHEREAS, there has been presented to the Governing Body Policies and Procedures for a Property Tax Incentive Program, a copy of which is attached hereto as Exhibit A, relating to certain types of projects described in the Policies and Procedures; and

WHEREAS, pursuant to the Policies and Procedures, the Board will be authorized to negotiate and accept from lessees payments in lieu of ad valorem taxes as provided in and subject to the limitations of such Policies and Procedures; and

WHEREAS, Tennessee Code Annotated §7-53-305(b) authorizes the City to delegate to the Board the authority to negotiate and accept from the lessees of the Board payments in lieu of ad valorem tax upon the finding that such payments are deemed to be in furtherance of the public purposes of the Board as defined in said Code Section, and the Governing Body is authorized to make the same delegation to the Board; and

WHEREAS, the Governing Body desires to approve the Policies and Procedures and to delegate to the Board the authority to negotiate and accept from lessees of the Board payment in lieu of ad valorem taxes in accordance with such Policies and Procedures.

NOW, THEREFORE, BE RESOLVED BY THE COUNCIL OF THE CITY OF OAK RIDGE, TENNESSEE:

1. The Governing Body hereby finds that the negotiation and acceptance by the Board of payments in lieu of ad valorem taxes consistent with the Policies and Procedures are deemed to be in furtherance of the public purposes of the Board as defined in Tennessee Code Annotated §7-53-305, and the Governing Body hereby consents to the Board negotiating and accepting such payments in lieu of ad valorem taxes from lessees in accordance with and subject to the limitations of the Policies and Procedures.
2. The Governing Body hereby approves the Policies and Procedures hereby attached as Exhibit A.
3. The Governing Body hereby determines pursuant to Section XVII of the Policies and Procedures that the Policies and Procedures shall be in effect until February 9, 2030, unless extended by the Body.

4. The City Manager is hereby authorized and directed to execute and deliver such other recommendation letters, documents, certificates and instruments and to take all such further action as they may consider necessary or desirable in connection with the consummation of the transactions described herein.
5. All other acts of the Governing Body and the officers of City which are in conformity with the purposes and intent of this resolution are hereby approved, ratified and confirmed in all respects.
6. The upon approval of this resolution, Resolution 12-165-2025 is superseded which resolution extended the 2021 PILOT Reauthorization Documents through March 31, 2026.
7. All other resolutions and orders, or parts thereof, in conflict with the provisions of this resolution are, to the extent of such conflict, hereby repealed, and this resolution shall be in immediate effect from and after its adoption.

BE IT FURTHER RESOLVED that the Mayor and City Manager are hereby authorized to execute the appropriate legal instruments to accomplish the same.

This 9th day of February 2026.

APPROVED AS TO FORM AND LEGALITY:

\_\_\_\_\_  
Tammy M. Rackard, City Attorney

\_\_\_\_\_  
Warren L. Gooch, Mayor

\_\_\_\_\_  
Mary Beth Hickman, City Clerk

## EXHIBIT A

### PILOT PAYMENTS

|                                               | <b>Annual PILOT Payments</b><br>(Percentage of the ad valorem taxes that<br>would otherwise be payable with respect to<br>the Property if such Property were owned<br>by the Developer) |
|-----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Construction Period<br/>(18-20 months)</b> | 0%                                                                                                                                                                                      |
| <b>Years 1-2</b>                              | 0%                                                                                                                                                                                      |
| <b>Years 3-4</b>                              | 20%                                                                                                                                                                                     |
| <b>Years 5-6</b>                              | 40%                                                                                                                                                                                     |
| <b>Years 7-8</b>                              | 60%                                                                                                                                                                                     |
| <b>Years 9-10</b>                             | 80%                                                                                                                                                                                     |
| <b>Years 11 and beyond</b>                    | 100%                                                                                                                                                                                    |

# **CITY OF OAK RIDGE, TENNESSEE PROPERTY TAX INCENTIVE PROGRAM POLICIES AND PROCEDURES**

## **Section I. General Purpose and Objectives**

The City of Oak Ridge, Tennessee (the "City") is committed to improving its local business environment and economy. In furtherance of this objective, the City has established, in cooperation with The Industrial Development Board of the City of Oak Ridge, Tennessee (the "IDB"), a program to provide economic incentives to qualifying entities based on payments in lieu of taxes (a "PILOT"). A PILOT generally results in a reduction in the amount that a party would pay in local property taxes thereby providing an incentive to that party. This program is intended to attract and retain, on a basis competitive with other cities in Tennessee, businesses that provide the types of employment, capital investment, community involvement and financial impact sought by the City for its citizens.

The City has adopted these Policies and Procedures to guide the IDB in considering and evaluating on a case-by-case basis whether particular projects in the City will be eligible for a PILOT incentive. These Policies and Procedures should not be construed to require the City or the IDB to approve any PILOT incentive. Granting a PILOT incentive is solely within the discretion of the IDB acting within the parameters of these Policies and Procedures. In order, however, to inform potential applicants for PILOT incentives of the specific criteria that the IDB will consider in evaluating applications for PILOT incentives, the City and the IDB have adopted these Policies and Procedures to provide guidelines for evaluating requests for PILOT incentives.

The IDB is a public nonprofit corporation that was established pursuant to the Tennessee Industrial Development Corporation Act (the "Act"), Tenn. Code Ann. §§7-53-101 et seq. The IDB's statutory purposes include owning and leasing certain real and personal properties, which will have the effect of maintaining and increasing employment and otherwise promoting new industry, commerce and trade in Tennessee and, in particular, the City. The IDB will conduct its activities consistent with the provisions of the Act and the intent of the City as set forth in these Policies and Procedures

Pursuant to the Act, the City is authorized to delegate to the IDB the authority to negotiate and accept PILOTs. The City Council of the City has adopted a resolution (the "Delegation Resolution") adopting these Policies and Procedures and delegating to the IDB the authority to negotiate and accept PILOTs consistent with the terms in the Policies and Procedures. The IDB is not authorized to negotiate and accept PILOTs that are not consistent with these Policies and Procedures.

The City is located within both Anderson County and Roane County. Both Anderson County and Roane County have created their own industrial development boards pursuant to the Act. Pursuant to the Act, the IDB is authorized to provide PILOT incentives that affect both City property taxes and property taxes of the applicable County, and the industrial development boards of each County may also provide PILOT incentive both within the corporate limits of the City and elsewhere in each County. The City expects to enter into intergovernmental agreements with both Anderson County and Roane County with respect to providing PILOT incentives within the corporate limits of the City.

## Section II. Definitions

For purposes of these Policies and Procedures, and in addition to other terms defined herein, the following terms shall have the following meanings:

**“Applicant”** means the Person applying to the IDB for a PILOT incentive with respect to a Project.

**“Application”** means the application submitted to the IDB by an Applicant to receive a PILOT incentive.

**“City Manager”** means the person serving in the role of the city manager of the City from time to time, or such person delegated to act on behalf of the city manager.

**“Data Center”** means a specialized data facility engineered for the unique, high-demand infrastructure required to train and deploy artificial intelligence models.

**“IDB”** means The Industrial Development Board of the City of Oak Ridge, Tennessee.

**“Lease Agreement”** means the lease agreement(s) between the Applicant and the IDB pursuant to which the IDB leases a Project to the Applicant and agrees upon the terms of a PILOT incentive.

**“Local Federal and State Facilities”** means the facilities located in the City that are owned or controlled by the federal or state government including the Oak Ridge National Laboratory and the Y-12 National Security Complex.

**“Nuclear Industry”** means the sourcing, research, development and production of products and/or performing services within the business sector that utilizes nuclear reactions or manipulation to produce electricity and/or other products.

**“Payment-in-Lieu-of Taxes” or “PILOT”** means payments established by a IDB to be made in lieu of ad valorem (land, building and/or equipment) taxes with respect to a Project.

**“Person”** means any individual, sole proprietorship, corporation, limited liability company (LLC), association, partnership (general, limited, or limited liability partnership), organization, business, trustee, individual or government or political subdivision thereof or any governmental agency, with the legal authority to submit an application for a PILOT incentive.

**“PILOT Term”** means the period of time, in years, during which a PILOT incentive is in effect pursuant to a Lease Agreement.

**“Project”** means the acquisition, construction and/or improvement of land, buildings, structures, machinery, equipment and related improvements as described in an Application. A Project may include any expansion to the initial facility that placed in service by the Applicant provided that the Applicant commits to commence such expansion within three (3) years of the execution of the Applicant’s Lease Agreement. A Project may include personal property except for multi-family residential rental facilities and hotels, as to which personal property shall not be eligible for a PILOT incentive.

**“Speculative Buildings”** means construction of a building with no formal commitment from an end user for the finished building.

**“Targeted Development Area”** means any area within the City that has been designated by the City Council as an area of focus for development or redevelopment. The Targeted Development Areas as of the date of the approval of these Policies and Procedures by the City Council are shown on the maps attached hereto collectively as Appendix A.



**“Technology Company”** means an Applicant whose primary business purpose, as determined by the City Manager, is the implementation and/or development of emerging and/or unique technologies that will promote innovation and/or economic development.

### **Section III. Eligible Projects**

The following types of Projects shall be eligible for a PILOT incentive and are referred to herein as **Tier 1 Projects**:

- Projects the primary utilization of which will be in the Nuclear Industry including Projects that provide goods and/or services that are primarily for use in the Nuclear Industry
- Projects to be primarily utilized by one or more Technology Companies
- Data Centers that support other Tier 1 Projects and/or Local Federal and State Facilities
- Projects to be primarily utilized by one or more businesses whose primary purpose is to commercialize technology developed at Local Federal and State Facilities or at other Tier 1 Projects
- Expansions of existing Tier 2 Projects that manufacture goods that are already located in the City
- New multi-family residential rental facilities that also contain commercial rental space for businesses that serve the general public, which commercial rental space will not be less than 10% nor exceed 30% of the square footage of the Project
- Certain office facilities that support Tier 1 Projects as described below

The following types of Projects shall be eligible for a PILOT incentive and are referred to herein as **Tier 2 Projects**:

- Projects (other than Tier 1 Projects) that manufacture goods
- Speculative Buildings, the primary utilization of which is to be entities that would otherwise qualify as Tier 1 Projects
- New multi-family residential rental facilities in Targeted Development Areas
- Projects that otherwise would not qualify as a Tier 1, Tier 2 or Tier 3 Project that will facilitate, in the determination of the City Manager, the redevelopment of a brownfield area or a Targeted Development Area
- Certain office facilities that support Tier 2 Projects as described below

The following types of Projects shall be eligible for a PILOT incentive and are referred to herein as **Tier 3 Projects**:

- Retail projects the primary tenant(s) in which are not presently located in the City and that are not expected to result in materially reduced sales at existing retail businesses in the City, provided the City Manager determines that such retail project would not locate in the City unless a PILOT is provided to the project
- Hotels that provide limited or full services and are generally considered in the hotel industry to be rated “3 star” or above provided the City Manager determines that hotel occupancy rates in the City demonstrate that additional hotel capacity is needed to support economic development in the City
- New multi-family residential rental facilities that otherwise do not comply with the requirements of a Tier 1 or Tier 2 Project.

Notwithstanding the foregoing, a Project shall not be an eligible Project for a PILOT incentive unless (i) the projected capital expenditures relating to the Project meet the minimum Capital

Expenditures shown in Table 1 under Section IV below for the type of Project (if applicable) and (ii) the projected number of jobs to be created by the Project is not less than the minimum number of jobs shown in Table 1 under Section IV below for the type of Project (if applicable). Moreover, the following types of Projects shall not be eligible for a PILOT incentive:

- Crypto currency (including bitcoin) mining facilities
- Warehouse and/or distribution facilities (unless the primary purpose is to support an eligible Tier 1 or Tier 2 Project)
- Office facilities other than office facilities to be primarily used by tenants engaged in activities that are in support of or ancillary to Tier 1 or Tier 2 Projects if the City Manager determines that office space occupancy rates in the City demonstrate a need for additional office facilities

#### **Section IV. PILOT Incentive Term and Abatement**

The term that a PILOT incentive will be provided shall be equal to the construction period for the Project, as set forth in the Lease Agreement, plus the applicable term for the tax incentive as determined pursuant to this Section and Section VII below. The maximum authorized term for a PILOT, after the construction period, for a PILOT incentive is shown in Table 1 below for each Tier of Project. The actual term of the PILOT incentive shall be based upon a recommendation of the City Manager to the IDB as provided in Section VII below subject to such maximum term.

The amount of the annual PILOT paid pursuant to a Lease Agreement shall be equal to a base amount plus a percentage of the taxes that would otherwise be payable with respect to the applicable Project in excess of the base amount as is provided below. The base amount shall be equal to the property taxes payable with respect to property on which the Project will be located prior to the approval of the PILOT incentive. The portion of the PILOT that is a percentage of the taxes that would otherwise be payable with respect to the Project in excess of the base amount shall depend on which applicable Tier for the Project and shall not result in the PILOT incentive exceeding the maximum tax reduction set forth in Table 1 below. The actual percentage for purposes of determining the PILOT incentive shall be based upon a recommendation of the City Manager to the IDB as provided in Section VII below, with the City Manager's recommendation being primarily based upon, particularly in the case of manufacturing or similar projects, the amount of capital expenditures relating to the Project, provided, however, that the City may consider such other factors such as job creation and wages that the City Manager deems relevant. All PILOT payments shall be payable to the City and the applicable County based upon their relative tax amounts that would otherwise be payable.

Table 1: Incentive Parameters:

| <b>Tier</b>   | <b>Minimum Capital Expenditure (exclusive of real property acquisition costs)</b> | <b>Minimum Jobs (FTEs)</b> | <b>Maximum PILOT Term (after completion)</b> | <b>Maximum Tax Reduction (% Abatement above base taxes)</b>    |
|---------------|-----------------------------------------------------------------------------------|----------------------------|----------------------------------------------|----------------------------------------------------------------|
| <b>Tier 1</b> | \$10,000,000                                                                      | 15                         | 15 years                                     | Up to 50% (Tier 1 multi-family follows special schedule below) |
| <b>Tier 2</b> | \$10,000,000                                                                      | 15                         | 10 years                                     | Up to 40% (Tier 2 multi-family follows special schedule below) |

|                            |                                                                    |                              |          |                                                                |
|----------------------------|--------------------------------------------------------------------|------------------------------|----------|----------------------------------------------------------------|
| <b>Tier 3</b>              | \$10,000,000                                                       | 15 (not required for hotels) | 5 years  | Up to 30% (Tier 3 multi-family follows special schedule below) |
| <b>Tier 1 Multi-Family</b> | No minimum capital expenditure requirement but minimum of 80 units | Not required                 | 10 years | 100% (Years 1–2), 80% (3–4), 60% (5–6), 40% (7–8), 20% (9–10)  |
| <b>Tier 2 Multi-Family</b> | No minimum capital expenditure requirement but minimum of 80 units | Not required                 | 10 years | Up to 30%                                                      |
| <b>Tier 3 Multi-Family</b> | No minimum capital expenditure requirement but minimum of 80 units | Not required                 | 5 years  | Up to 30%                                                      |

Multi-family residential rental projects that have received an allocation for federal low-income housing tax credits from the Tennessee Housing Development Agency shall not be treated as Tier 2 or Tier 3 Project but shall be eligible for a maximum term of the PILOT incentive of 15 years after Project completion and an abatement of all real property taxes other than the base taxes described above.

### **Section V. Post-Closing Compliance and Monitoring**

Through the implementation of the PILOT incentive program pursuant to these Policies and Procedures, the IDB intends to produce substantial and measurable changes and improvements to and for the economic and commercial environment of the City. Accordingly, each Lease Agreement with an Applicant will contain, in the manner determined by the IDB, in consultation with the City Manager, certain commitments relating to economic development as to which the Applicant's Project will be evaluated. In most cases, this evaluation will be based upon job creation, wage levels and capital expenditures, but when the primary purpose of the Project does not relate to job creation (such as multi-family residential projects or hotels), different metrics for compliance will be used. The IDB will annually (or at such other times as it deems appropriate) evaluate each Project receiving a PILOT incentive to ensure compliance with the Lease Agreement applicable to the Project, including compliance with economic development commitments. A failure to comply with such commitments will result in a reduction or elimination of the PILOT incentive as will be provided in the Lease Agreement.

In order to assist the IDB in determining compliance with the Lease Agreements and in gathering information to help the IDB evaluate the effectiveness of its PILOT program, each Person who is a party to a Lease Agreement with the respective IDB shall provide to the IDB certain information in the manner described in the Lease Agreement, which information shall include, but not be limited to, information necessary to determine whether the Applicant is in compliance with its economic development commitments.

### **Section VI. Fees**

The following fees will be payable by the Applicant in connection with any PILOT incentive.

1. **Application Fees** - An Application fee must be submitted with each completed Application. The Application Fee shall be calculated using the following chart:

| <b><u>Estimated Project Capital Expenditures<br/>at the Time of Application</u></b> | <b><u>Application Fee</u></b> |
|-------------------------------------------------------------------------------------|-------------------------------|
| Less than \$100,000,000                                                             | \$5,000                       |
| \$100,000,000 or more but less than \$1,000,000,000                                 | \$10,000                      |
| \$1,000,000,000 or more                                                             | \$15,000                      |

2. **Closing Fees** - A closing fee computed by the City's staff as described in this paragraph will be paid to the respective IDB prior to or at the execution of the Lease Agreement. Closing fees for PILOT incentives are based on the benefits that an Applicant will receive (i.e. value of the tax savings over the applicable PILOT Term) rather than on the total Project investment. The closing fee for a PILOT incentive transaction with the IDB will be 5% of the expected tax savings for the Applicant, as estimated by City's staff, with a minimum closing fee of \$1,500 and a maximum fee of \$50,000. The Applicant receiving the PILOT incentive will also be responsible for paying expenses of the IDB relating to the transaction (i.e. attorney's fees, publication fees, etc.).

3. **Lease Amendments** - If an Applicant requests an amendment to an existing Lease Agreement, the Applicant will pay a fee of \$1,000 at the time of the request.

4. **Assignment Fee** - If the IDB approves the assignment of a Lease Agreement, the Applicant shall pay an assignment fee of 1% of the tax savings for the assignee following such assignment, as estimated by the IDB, for the first \$1,000,000 of projected savings and 1/2% of the projected savings in excess of \$1,000,000 with a minimum fee of \$4,000 and a maximum fee of \$25,000. The Applicant shall also be responsible for all expenses, including attorney's fees incurred by the IDB, in connection with such assignment.

## **Section VII. Application and Approval Process**

An Application shall initiate the process for requesting a PILOT incentive by submitting an Application in a form to be prepared by City staff and the IDB to the City Manager and the IDB. Upon the receipt of such Application, the City Manager shall determine whether the Applicant's Project is eligible for a PILOT incentive and whether such PILOT incentive is in the best interests of the City. If the City Manager makes such determination, the City Manager shall develop a summary of terms relative to the PILOT incentive and will submit such terms to the Applicant. Such summary of terms shall include the recommended PILOT term and percentage of abatement of taxes to be achieved through the PILOT incentive. This summary of terms is not binding on the City or the IDB. If the Applicant approves such summary of terms, the City Manager shall provide the summary to the IDB and request the IDB to approve the necessary documentation, including the Lease Agreement, to implement the PILOT incentive. Such documentation shall be prepared by counsel to the IDB and the City for review by the Applicant and its counsel.

## **Section VIII. Support of Economic Development**

Recipients of PILOT incentives will be expected to assist with economic development and support job growth in the City. Therefore, each Lease Agreement will set forth certain requirements and/or expectations with respect to economic development engagement by the recipient of the PILOT incentive. For example, a recipient of a PILOT incentive may be required to provide externships to local educators and/or internships for high school students, TCAT students, other college students and/or students enrolled in other trade programs. Recipients of PILOT incentives shall also be expected to participate in local job fairs. Any requirements or expectations of the type described in this Section will be set forth in the Lease Agreement.

## **Section IX. Assignment of Lease Agreement**

Lease Agreements will not be assignable without the prior consent of the IDB. An Applicant seeking an assignment of an Agreement shall confer with the IDB to determine the proper procedure in the specific transaction. The IDB, in consultation with the City Manager, will then determine whether the assignment will be approved or whether a new Application should be filed by the assignee.

## **Section X. Build-to-Suit Projects**

The City and the IDB acknowledge that certain Projects may be constructed under a "build-to-suit" delivery method for use by a tenant. While the developer of the Project may not be an eligible Applicant on its own for a PILOT incentive, the ultimate user of the Project may be an eligible Applicant for a PILOT incentive under these Policies and Procedures. Such Projects shall be considered for a PILOT incentive under these Policies and Procedures, provided that the Applicant demonstrates that the benefits of the PILOT incentive shall run in favor of the Person that is undertaking a business that is eligible for a PILOT incentive. In such cases, the developer of the Project as well as the Person that will be the ultimate tenant of the Project should jointly apply for the PILOT incentive. In such cases, a separate Lease Agreement may be entered into for real property improvements with the developer, with a separate Lease Agreement with the ultimate tenant for equipment.

## **Section XI. Expansion of Existing Projects**

An existing business in the City that desires to expand its facilities may be eligible for a PILOT incentive if the proposed expansion in and of itself would constitute an eligible Project for a PILOT incentive. Such expansions are unique to document appropriately if the expansion is located on the same tax parcel as existing improvements. In such cases, the entire tax parcel will need to be conveyed to the IDB in order to provide the PILOT incentive. No reduction in taxes would be provided, however, through the PILOT incentive for existing facilities (with the Applicant agreeing to make a

PILOT payment equal to the taxes on such facilities), and the PILOT incentive would only apply to the expansion.

## **Section XII. Other Incentives**

If the Applicant takes any action, including receiving any incentive or seeking the change in any method of taxation either administratively or by legislation, from any other governmental entity that adversely affect the City or the relevant County, including any incentive or change from the state or federal government, such action may disqualify the Applicant from consideration for a PILOT incentive or, at the option of the City and the IDB, reduce the amount of the PILOT incentive available to the Applicant pursuant to the Lease Agreement.

## **Section XIII. Interpretation and Implementation of Policies and Procedures**

The City Manager, in consultation with the City Attorney, is authorized to provide interpretations and clarifications of these Policies and Procedures to the IDB, which interpretations and clarifications shall be conclusive and can be relied upon by the IDB. Additionally, the City Manager is authorized to retain third-party consultants (at the expense of the Applicant) to determine compliance with these Policies and Procedures, including, but not limited to, consultants to evaluate hotel occupancy rates, the necessity of PILOT incentives for retail projects and the need for additional office space to support Tier 1 and Tier 2 Projects.

## **Section XIV. Environmental Report Requirements**

Each Applicant shall submit with its Application the most recent Phase I Environmental Site Assessment Report (unless the Project consists only of new equipment) with respect to the proposed Project site. All such reports must grant to the IDB the right to rely on such reports. All Phase I Environmental Site Assessments submitted to the IDB should substantially conform to the ASTM standards. An Environmental Assessment or Environmental Impact Statement performed by or on behalf of the U.S. Department of Energy may substitute for an Environmental Site Assessment. The environmental contamination of a Project site may be a basis for rejecting an Application if the IDB's counsel advises the IDB that the respective IDB or the City would have any obligation to remediate the contamination if the IDB acquires the Project site.

## **Section XV. Miscellaneous**

These Policies and Procedures shall not be construed to create any type of contract or agreement between the IDB or the City and any third party, including any Applicant. Notwithstanding any provision of these Policies and Procedures to the contrary, the IDB retains the right, in its sole discretion, not to enter into any Lease Agreement with any Applicant and not to approve any Application for a PILOT incentive. If any Applicant does not enter into a Lease Agreement within six (6) months of the adoption of a resolution by the Board of Directors of the IDB authorizing such Lease Agreement, the Applicant must then provide the IDB a written report detailing the status of the Applicant's Project and whether the Applicant still intends to close on the approved PILOT incentive. If any Applicant does not enter into a Lease Agreement with respect to a proposed Project within one year of the adoption of a resolution by the Board of Directors of the IDB authorizing such Lease Agreement, that Applicant's Application shall be deemed to be withdrawn, and the Applicant shall be required to resubmit a new Application if the Applicant wants the IDB to continue to consider the Applicant's Project for a PILOT incentive.

## **Section XVI. Conflicts of Interest**

Each director of the IDB shall be responsible for disclosing any material interest that he or she may have in or with a Project or an Applicant or any financing source for a Project. Any IDB director

having any material interest in or with a Project or an Applicant or financing source for a Project shall submit to the IDB's counsel an explanation of that interest, and the IDB's counsel shall advise both the IDB and IDB director whether the director should recuse himself or herself from consideration of the Application. Such recommendation of the IDB's counsel shall be conclusive. If recusal is recommended, the IDB will then consider the Application without participation from the director or directors who recuse themselves.

To avoid conflicts of interests, the IDB's counsel will disclose to the IDB if he has a professional legal relationship with or material interest in a Project or an Applicant or any financing source for the Project, and in the event of such a conflict involving the IDB's counsel, the IDB will retain special counsel to represent it in connection with the particular Project being considered. The IDB, however, may waive any such conflict in appropriate circumstances.

#### **Section XVII. Effective Period of Policies and Procedures**

The City Manager and IDB may negotiate PILOT incentives and enter into pursuant to these Policies and Procedures for a period of time as is authorized by the City Council in the Delegation Resolution as such resolution may be amended from time to time. After such date, the IDB shall not be authorized to enter into a Lease Agreement that provides for PILOT incentives pursuant to these Policies and Procedures unless authorized to do so by the City Council of the City.

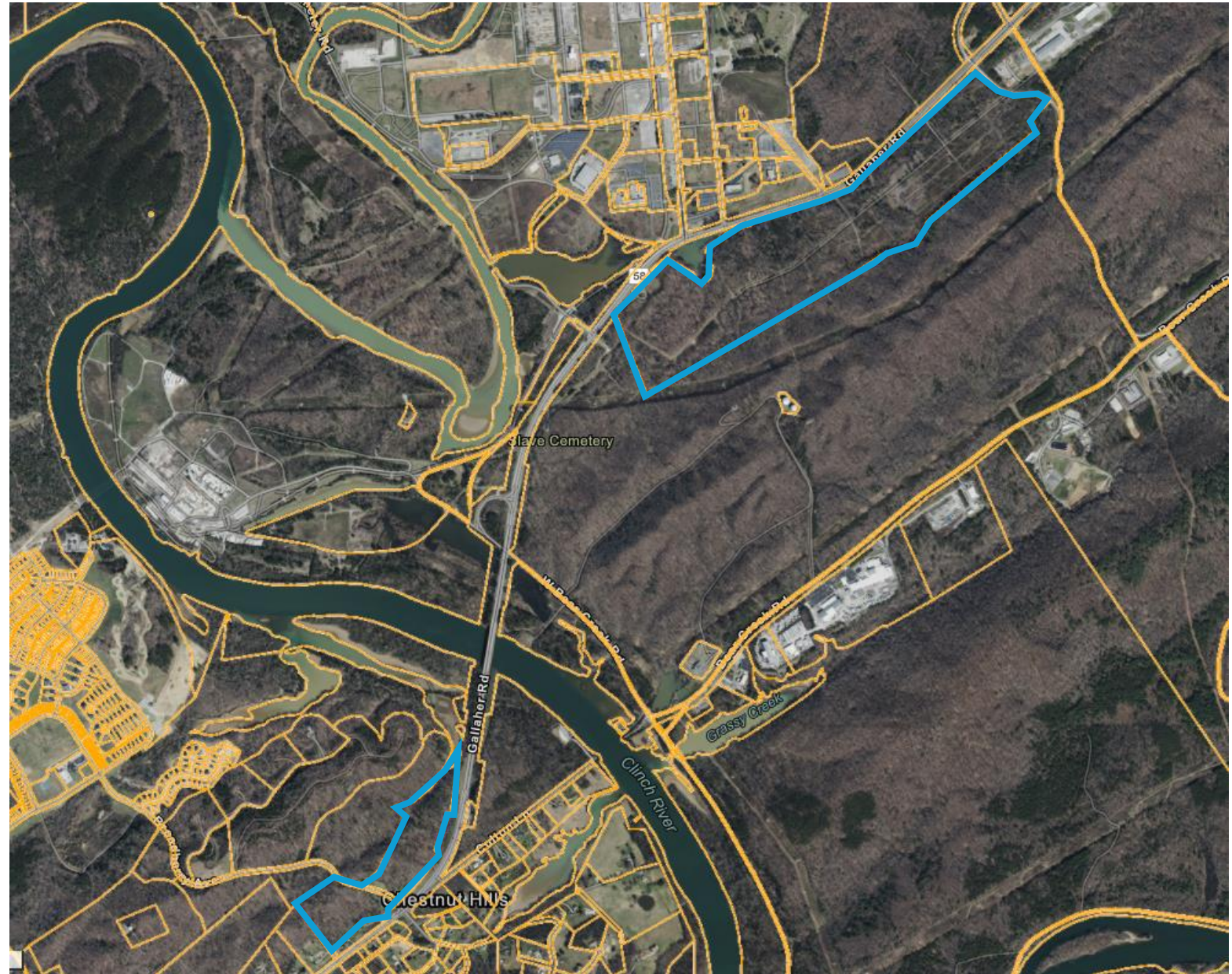
#### **Section XVIII. Modifications**

No amendment to these Policies shall be effective unless such amendment has been approved by the City Council and the Board of Directors of the IDB.

## **APPENDIX A – TARGETED DEVELOPMENT AREAS**

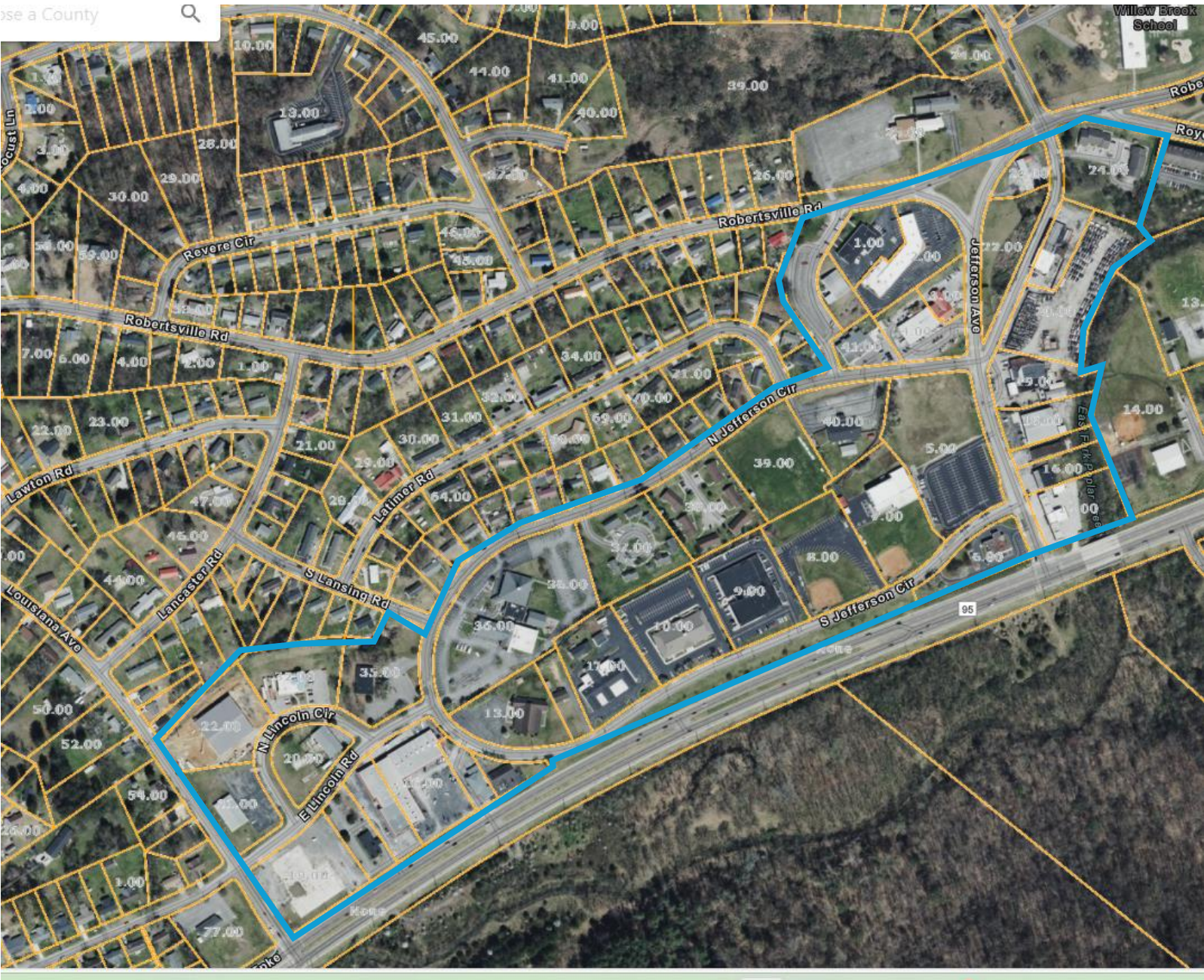


Change 1: McCormick  
Property (Preserve  
section slightly changed)



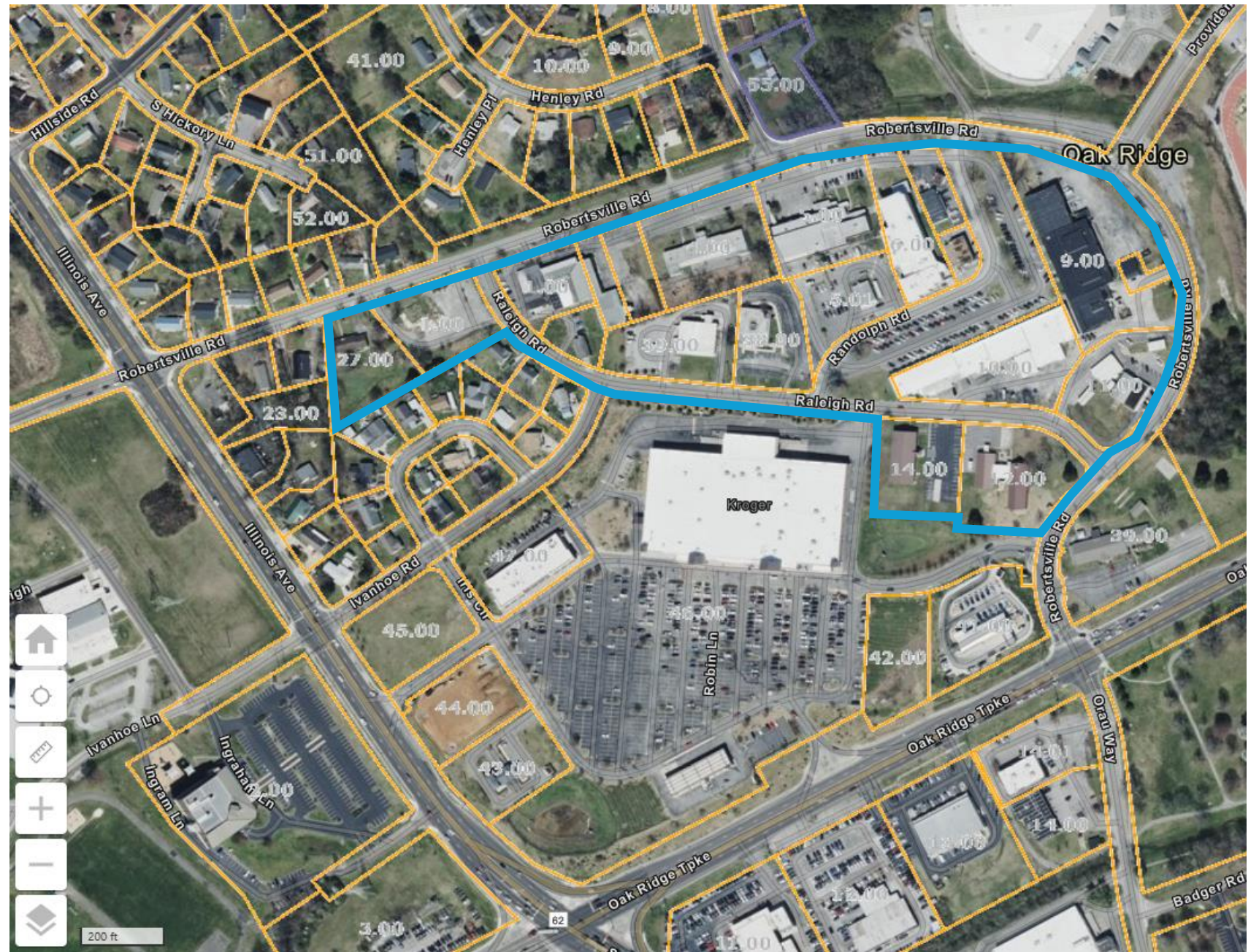


Change new (new map):  
Louisiana to Robertsville



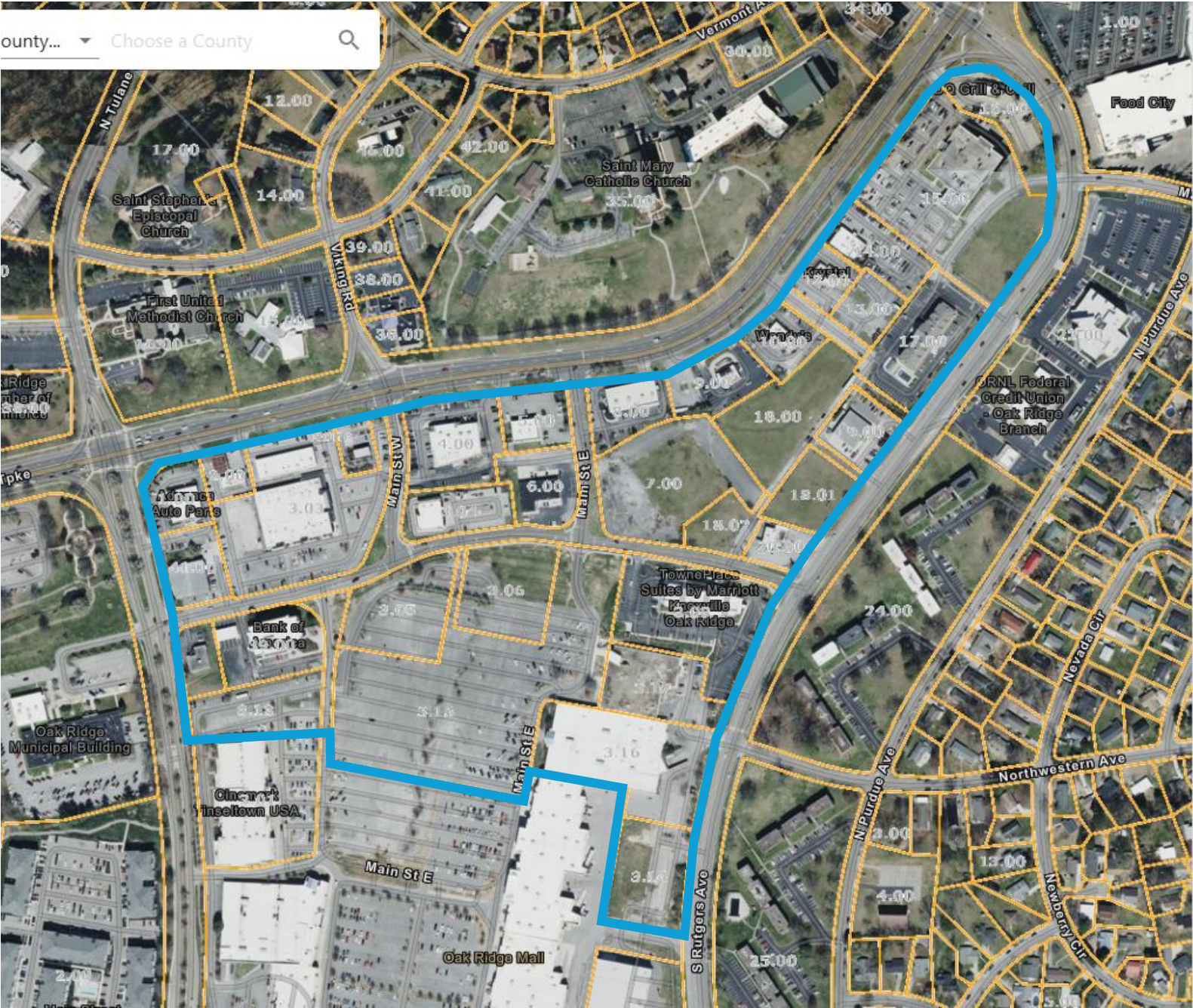


Area 1: Groves Center – pretty well follows Comp Plan small area outline.



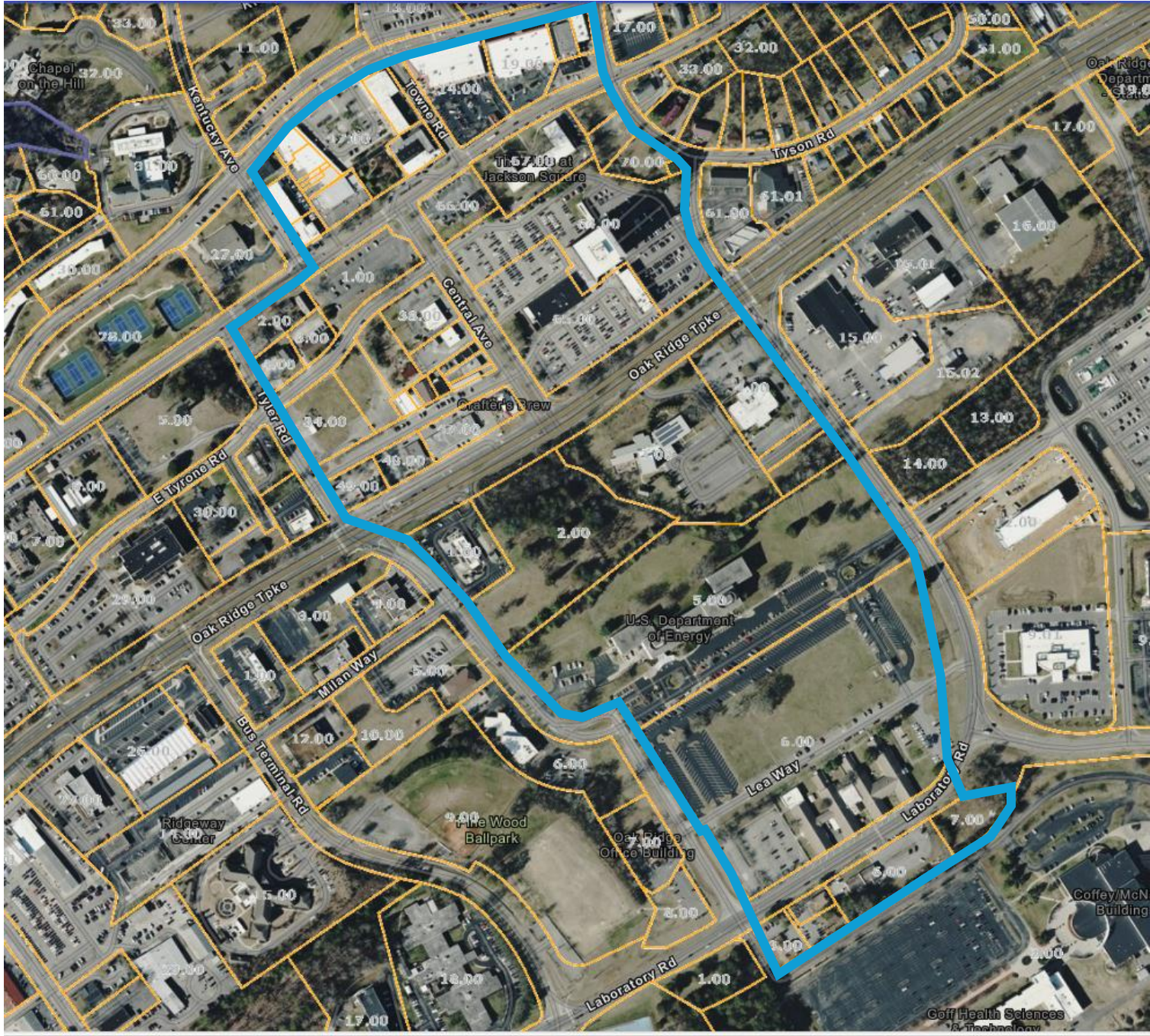


Area 2: Wilson St Corridor  
/ Town Center





Area 3: Jackson Square /  
Federal Building





Area 4: S Illinois / Tuskegee





Area 5: Commercial  
Frontage at the Preserve

