

Oak Ridge Reservation Communities Alliance (ORRCA)

Thursday, December 11, 2025

Auditorium at the Oak Ridge Public Library

Meeting Minutes

Members Present: Anderson County Mayor Terry Frank, Roane County Executive Wade Creswell, and Oak Ridge Councilwoman Ellen Smith (proxy for Mayor Gooch)

Others Present: Attendee list attached

Mayor Frank called the meeting to order at 4:03 p.m.

Approval of Minutes: Councilwoman Smith made a motion, second by Executive Creswell, to approve the minutes of the September 19, 2025, meeting. Councilwoman Smith suggested that the minutes be modified to indicate that ORRCA's noted October 16th meeting was postponed because of the federal government shutdown. Motion carried by voice vote. Councilwoman Smith noted that DOE's Public Information meeting that was originally set for October 16th is now set for January 29, 2026.

Discussion/Action Items

- 1) Discussion was had about environmental standards on DOE transferred lands, particularly Carbon Rivers. Executive Creswell asked for "the strongest enforcement available from TDEC" to enforce cleanup of the Carbon Rivers site and other DOE transferred properties.
- 2) Councilwoman Smith moved to approve ORRCA's proposed FY27 work plans related to the Environmental Surveillance and Oversight Agreement (ESOA) and the Federal Facility Agreement (FFA). Motion was seconded by Executive Creswell. Councilwoman Smith, noted that she would like for ORRCA, at some point, to explore the impact to the workforce caused by ongoing changes related to the Oak Ridge Reservation. Motion carried by voice vote. (Approved Work Plans attached)
- 3) FY27 ESOA and FFA budgets were approved by ORRCA in May 2025. Information only.
- 4) Amy Fitzgerald (City of Oak Ridge) provided an update about the city's nuclear zoning project. Noting there is no model for such an ordinance, she said city planners, and Bass Barry and Sims, have drafted a zoning ordinance to establish a nuclear industrial overlay district. The City Planning Commission was scheduled to review the draft at its meeting this evening. Ms. Fitzgerald noted that, once finalized and approved, this zoning ordinance would only apply to transfers of federal property. (Draft attached)
- 5) Ms. Fitzgerald stated that the postponed November 13th celebration to mark the 10th anniversary of the Manhattan Project National Historical Park has been rescheduled for April 30, 2026, at the Oak Ridge Conference Center.

- 6) Roger Petrie (DOE) provided an update on the first phase of the NRD grants. Notifications of award have gone out, and the state is preparing contracts. Mr. Petrie said the application window for the second round of NRD grants likely will be sometime in the spring.

Public Comment Period

- 1) Doug Colclasure (Greenways Oak Ridge) commented on the importance of conserving a 300-plus acre parcel of hardwood forest on the Oak Ridge Reservation that is surrounded by development on three sides.
- 2) Roane County resident Luther Gibson thanked the ORRCA Board for its willingness to listen to the public's concerns about the Reservation.

Adjournment: The meeting was adjourned at 4:44 p.m.



December 11, 2025: Meeting at the Oak Ridge Public Library

PLEASE SIGN IN: (Name, Organization, Phone & Email Address)

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Luther Gibson	Roane Cty CITREI	865-882-2021	LUTHER.GIBSON@comcast.net
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Terry Frank	Anderson Co	865 457 6200	tfrank@andersoncountyttn.gov

**Work Plan for the Oak Ridge Reservation Communities Alliance (ORRCA)
Environmental Surveillance and Oversight Agreement (ESOA)
FY27 (July 1, 2026 thru June 30, 2027)**

Introduction:

The Environmental Surveillance Oversight Agreement (ESOA) is designed to assure the citizens of the State of Tennessee that the Department of Energy's (DOE) activities in Oak Ridge, Tennessee, are being performed in a manner that is protective of their health, safety, and environment. Through a program of independent environmental surveillance oversight and monitoring, the State of Tennessee (State) will advise and assess DOE's environmental surveillance program, working collaboratively with the Office of Science, National Nuclear Security Administration (NNSA), and DOE Environmental Management.

In implementation of ESOA, the State will cooperate and coordinate with DOE, other federal agencies, and local governments. The State is committed to maintaining a direct and open relationship with local governments including the city and county governments and local government organizations such as the Oak Ridge Reservation Communities Alliance (ORRCA). The State will administer as sub-grant to Anderson County Government to support local governments participation in ORRCA under the Tennessee Oversight Interlocal Agreement (TOIA).

For the purposes of this work plan, the term DOE shall include the National Nuclear Security Administration (NNSA).

Scope of Services:

1. The Grantee shall support implementation of the Environmental Surveillance Oversight Interlocal Agreement (ESOIA)

The ESOIA will serve as the framework for the operation of ORRCA. ORRCA will conduct outreach and educational activities to the public and potentially affected local governments in to help assure the citizens of the affected local government that the U.S. Department of Energy's (DOE) activities are being performed in a manner that is protective of their health, safety, and environment. For the purposes of this work plan, the term DOE shall include the National Nuclear Security Administration (NNSA).

ORRCA serves as a key interface for ongoing collaboration on clean up, reuse, and planning and response issues. ORRCA collaborates among regional local governments to promote a better understanding of the continued operations of the ORR facilities.

The State's annual environmental monitoring reports, along with the DOE Environmental Monitoring Plan (EMP), and the Annual Site Environmental Report (ASER) will serve as guiding documents.

During FY27, emphasis will be placed on better aligning local government collaboration in the DOE/State program.

2. The Grantee shall promote local government involvement and public awareness in the continued operations of the Oak Ridge Reservation facilities

ORCCA will continue to collaborate among the regional local governments to promote better understanding of the continued operations of the Oak Ridge Reservation facilities. Participation with DOE, EPA, and TDEC officials in meetings, such as those listed in this plan as “Upcoming Meetings of Interest,” will be instrumental in educating local officials in support of the grant scope.

During FY27 emphasis will be placed on:

- Enhancing communication with DOE, EPA, and TDEC regarding local priorities and concerns related to Environmental Monitoring Priorities and Budgets
- Improving local government as well as community understanding of how environmental monitoring is conducted on the ORR
- Engaging in assessment and review, and relaying information to the public regarding the evaluation of activities related to the National Historic Preservation Act and the Manhattan Project National Historical Park
- Work with NNSA and DOE entities to facilitate public meetings and engage the public, as well as coordinate a local delegation trip to Washington, D.C. to discuss and learn about ongoing and planned CERCLA cleanup and other environmental aspects at facilities. No funding will be expended on lobbying activities for the local delegation trip to Washington, D.C.

3. The Grantee shall disseminate accurate information concerning present or proposed activities related to continued operations of the Oak Ridge Reservation facilities.

During FY27 emphasis will be placed on:

- Continuing to improve public education through dissemination of current information on ORRCA’s website
- Continuing to enhance public education about the quality of the natural environment in Oak Ridge and host counties through a coordinated communications program focusing on the Oak Ridge Corridor
- Continuing to educate local officials and other stakeholders from other DOE sites about ORR facilities and activities
- Exploring new methodologies for public outreach
- Beginning direct engagement with local school systems
- Changing meeting locations to reach new sectors of the public and provide interactive engagement

4. The Grantee shall identify local concerns and issues relevant to the operation of the Oak Ridge Reservation and environs and present concerns to the State of Tennessee and the Department of Energy during the selection of annual work and budget priorities.

ORCCA will continue to engage with the State and DOE to improve understanding of local government and community concerns.

During FY27 emphasis will be placed on:

- Modernization of water and wastewater infrastructure needed to support the ongoing DOE missions on the Oak Ridge Reservation
- Participation in site planning to promote the ongoing reindustrialization of ETTP
- Transfer of excess/underutilized property for economic and community development

5. The Grantee shall prepare special studies and reports, as needed, to educate local officials, further public information, and facilitate transfer of excess property.

During FY27 emphasis will be placed on:

- Review and assessment of monitoring and surveillance programs for all applicable media (i.e., air, surface water, soil, sediments, groundwater, precipitation, food crops, fish and wildlife, and biological systems)
- Providing a local government mechanism for input into DOE's budgetary and programmatic priorities
- Reviewing and communicating to the public information regarding the ORRCA's assessment of Department of Energy/Office of Science permits
- Facilitating transfer of excess properties, including necessary studies and planning
- Researching and implementing new outreach technologies

6. Federal, State, Local Government and Public Interaction

ORCCA serves as a key interface for ongoing collaboration on reuse, and planning and environmental response issues. ORRCA collaborates among regional local governments to promote a better understanding of the continued operations of the ORR facilities.

In implementation of the ESOA Work Plan, ORRCA members will cooperate and coordinate with TDEC, DOE, other federal and state agencies, and other local governments. Activities will involve coordination with DOE and the public on both a local and national level, as well as participation in organizations such as the Energy Communities Alliance.

7. After-Emergency Environmental Response Actions

ORRCA may support TDEC Division of Remediation-Oak Ridge personnel in disseminating public health advisories pertaining to East Fork Poplar Creek and other area reservoirs/rivers.

8. Training

ORRCA members' staff will maintain the necessary programs, equipment, training, and procedures to support ESOA activities in a safe manner.

ORRCA will manage an intern program to further educate local officials and the public, as well as participate in preparing special studies and reports.

9. Meetings of Interest:

- a. Oak Ridge Site Specific Advisory Board Annual Meeting – August 2026
- b. Manhattan Project National Historical Park Cities' Meeting - TBD
- c. DOE Intergovernmental Meeting - TBD
- d. ECA New Nuclear Initiative Forum—April 21-23, 2026 in Augusta, GA
- e. Moving Nuclear Projects Forward: What to Know about Hosting Nuclear Waste Facilities – February 5 & 6, 2026 in Oak Ridge, TN

**Work Plan for the Oak Ridge Reservation Communities Alliance (ORRCA) Federal Facility Agreement (FFA)
FY27 (July 1, 2026 thru June 30, 2027)**

Introduction:

DOE values the formal, routine, and structured involvement of the public, including but not limited to Federal and State regulators, Tribal Governments, local government officials, community groups, and EM Site-Specific Advisory Board (SSAB) members. Appropriately and effectively communicating priorities and risk and maintaining productive relationships with local governments and communities are key success factors in meeting DOE mission goals.

The Tennessee Oversight Interlocal Agreement (TOIA) is a collaborative agreement among the counties of Anderson, Knox, Morgan, Roane, and the City of Oak Ridge, as well as the Tennessee Department of Environment and Conservation (TDEC). This agreement was established to enhance the local government's engagement with the U.S. Department of Energy (DOE) and the National Nuclear Security Administration (NNSA). The TOIA aims to provide a mechanism for ongoing review and study of DOE's environmental programs at the Oak Ridge Reservation (ORR), a forum for communication about environmental issues. It also positions statements on policies, projects, issues, and studies related to the ORR as needed.

For the purposes of this work plan, the term DOE shall include the National Nuclear Security Administration (NNSA).

Scope of Services:

1. The Grantee shall support implementation of the Federal Facilities Agreement (FFA)

At the U.S. Department of Energy's (DOE) annual Intergovernmental Meeting held in November 2018, a discussion was held among ORRCA, DOE and the State of Tennessee representatives to identify priorities for clean-up of the Oak Ridge Reservation. The parties agreed that ORRCA would continue to serve as a key interface for ongoing collaboration on cleanup matters.

As this collaborative effort continues during FY27, ORRCA will serve as liaison to TDEC for the purposes of responding to local governments' and community's concerns, specific to FFA and Environmental Management activities. The FY27 TDEC Work Plan and the FY 2025 – 2026 Federal Facility Agreement Milestones Appendix E will serve as a guide for ORRCA specific engagement in support of disseminating information pertaining to environmental management clean-up scope and deadlines.

2. The Grantee shall promote local government involvement and public awareness, and community engagement in the Oak Ridge Reservation (ORR) environmental restoration process.

ORCCA will continue to collaborate among the regional local governments to promote better understanding of the cleanup of the Oak Ridge Reservation facilities, including the environmental

management program. Participation with DOE, EPA, and TDEC officials in meetings, such as those listed in this plan as “Upcoming Meetings of Interest,” will be instrumental in educating local officials in support of the grant scope.

During FY27 emphasis will be placed on:

- Engagement on the balance of East Tennessee Technology Park cleanup
- Work with NNSA and DOE entities to facilitate public meetings and engage the public, as well as coordinate a local delegation trip to Washington, D.C. to discuss and learn about ongoing and planned CERCLA cleanup and other environmental aspects at facilities. No funding will be expended on lobbying activities for the local delegation trip to Washington, D.C.
- Public education and outreach to dispel negative environmental perceptions about Oak Ridge, and to communicate opportunities for reindustrialization, workforce and economic development, and recreation in the Oak Ridge Corridor
- Improving local officials’ and the public’s understanding of regulatory waivers and the cost/benefit of this approach for the cleanup of the ORR
- Improving local officials’ and the public’s understanding of the development and application of the Waste Acceptance Criteria for on-site waste disposal, particularly for mercury-contaminated materials
- Improving local officials’ and the public’s understanding of DOE’s policy of integrating NEPA values into CERCLA, and associated costs/benefits
- Enhancing communication with DOE, EPA, and TDEC regarding local priorities and concerns related to Environmental Management Projects, Priorities and Budgets
- Improving understanding of Federal Facility Agreement (FFA) process and milestones
- Engaging in Environmental Management activities related to compliance with the National Historic Preservation Act and the Manhattan Project National Historical Park

3. The Grantee shall disseminate accurate and information concerning present or proposed activities related to continued operations of the Oak Ridge Reservation facilities.

During FY27 emphasis will be placed on:

- Disseminating current and accurate information about the reindustrialization program at the East Tennessee Technology Park, including the availability of property for beneficial reuse
- Continuing to improve public education through dissemination of current and accurate information on ORRCA’s website
- Continuing to enhance public education about the quality of the natural environment in Oak Ridge and host counties through a coordinated communication program
- Continuing to educate local officials and other stakeholders from other DOE sites about environmental management of ORR facilities and activities, including participation in the Energy Communities Alliance

4. The Grantee shall identify local concerns and issues relevant to the environmental management of the Oak Ridge Reservation and environs and present concerns to the State of Tennessee and the Department of Energy during the selection of annual work

and budget priorities.

ORCCA will continue to engage with the State and DOE to improve understanding of local government and community concerns.

During FY27, ORCCA emphasis will be placed on:

- CERCLA's Natural Resources Damages Assessment study for the ORR
- DOE's Strategic Plan for Mercury, including source reduction, treatment, storage and promotion of off-site disposal of mercury contaminated waste and soils
- Continued emphasis on disseminating information regarding off-site impacts, particularly groundwater issues
- Modernization of water and wastewater infrastructure needed to support the ongoing DOE missions on the Oak Ridge Reservation
- Participation in the ongoing reindustrialization of ETTP
- Schedule for shipments to the WIPP facility in New Mexico
- Expediting studies related to treatment and reduction of mercury
- Risk Communication, including signage and other public communications
- Environmental Management activities that will help facilitate and expedite interpretation of historic properties

5. The Grantee shall prepare special studies and reports, as needed, to educate local officials and further public information.

During FY27, emphasis will be placed on:

- Conducting a systematic review of the City of Oak Ridge's Zoning Ordinance and the application of nuclear industrial zoning to former DOE real property
- Review and assessment of projects related to the cleanup of the Oak Ridge Reservation and related off-site activities such as restoration of groundwater and fish
- Providing a local government mechanism for input into DOE's budgetary and programmatic priorities
- Continue to provide input into how financial performance bonds are assessed on companies which store and treat DOE waste
- Legislative, regulatory, and administrative activities at the Federal and State levels related to the storage, transportation and permanent disposal of nuclear waste
- Begin direct engagement with local school systems to educate about the field of environmental management

6. Training

ORRCA members' personnel are required to complete state specific training annually to familiarize themselves with CERCLA and the ORR-wide cleanup efforts as well as certifications to perform their work. Staff will pursue professional and technical training as needed to maintain the skills and knowledge required to fulfill the responsibilities of the ORRCA work plan.

Meetings of Interest, which will allow for networking with DOE, local government

representatives, and regulatory officials as well as environmental cleanup professionals

- a. ECA New Nuclear Initiative Forum—TBD
- b. Oak Ridge Site Specific Advisory Board Annual Meeting – August 2026
- c. Manhattan Project National Historical Park Cities’ Meeting – TBD
- d. National Cleanup Workshop 2026 – September 14-16, 2026, in Arlington, VA
- e. DOE Intergovernmental Meeting---TBD
- f. Waste Management Symposia (WMS) - March 7-11, 2027 in Phoenix, AZ
- g. National Governors Association - TBD

MEMORANDUM

To: Amy Fitzgerald, City of Oak Ridge
From: Gregory T. Young, Bass Berry & Sims, PLC
Date: DRAFT
Re: Nuclear Industrial Zoning Ordinance Project

Introduction & Background

This City of Oak Ridge (City) recently inquired about the adoption of an amendment to the City's Zoning Ordinance to establish a nuclear industrial overlay (NIO) district. This memo provides a draft ordinance for future consideration by the City. The City seems best served to consider an ordinance that fully respects federal preemption of most nuclear related activities. The City should narrowly focus its efforts on traditional land use and economic development considerations that do not involve radiological safety concerns.

The City and the surrounding area are experiencing significant growth in nuclear related industry. The City generally welcomes this economic development, and this area leads the nation in nuclear research and development. In October 2024, the Tennessee Nuclear Energy Advisory Council issued its final report that included a recommendation that:

The Governor should direct the TNECD Commissioner or designee to coordinate with the U.S. Department of Energy, TVA, the Tennessee Department of Environment & Conservation (TDEC), Roane County, Anderson County, the City of Oak Ridge, and other stakeholders to ensure resources, area master planning, and available land are focused to be attractive to nuclear companies. A specific plan should be developed to inventory, prepare, and make available currently underutilized property in key areas.

The City is conducting this NIO district evaluation to support that recommendation. Based on conversations with City personnel, the City's objectives in creating a NIO district would be: (i) facilitating the ongoing orderly economic development of nuclear related industry; (ii) ensuring that City services can be adequately supplied to new nuclear economic development; (iii) providing adequate infrastructure (utilities, roads, etc.) to support nuclear industry economic development; (iv) mitigating potential negative environmental and land use impacts upon current City residents and businesses; and (v) maintaining a sustainable tax and revenue base to support existing and future municipal operations.

Draft Ordinance

Ordinance No. _____

TITLE

AN ORDINANCE TO AMEND ORDINANCE NO. _____ TITLED:
" _____ "

WHEREAS, the City has experienced significant growth with respect to nuclear related industry and desires to continue such economic development in an orderly manner;

WHEREAS, the City desires that it continue to provide adequate municipal services and resources to facilitate nuclear related economic growth;

WHEREAS, the City seeks to ensure that adequate infrastructure and utilities exist to facilitate nuclear related economic growth;

WHEREAS, the City recognizes the priority that the State of Tennessee has placed upon the ongoing development and growth of the nuclear industry in this region, asking that the City and other stakeholders ensure resources, area master planning, and available land are focused to be attractive to nuclear companies;

WHEREAS, the City understands that the United States Department of Energy owns surplus property at the Oak Ridge Reservation that it may desire transfer to facilitate reindustrialization and new economic development involving nuclear related industry;

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

Section 1. That the Zoning Code of the City of Oak Ridge, Tennessee is hereby amended in all respects necessary to insert the following new definitions in Article II in the appropriate alphabetical order:

"Long-Term Nuclear Waste Storage" means **[reference standards of the NRC]**.

"Nuclear-Related Uses" means any use within the following NAICS Codes; provided, however, that ancillary uses of nuclear material for approved medical treatment and business with small amounts of nuclear material are excluded.

221113 Electric power generation, nuclear
221113 Power generation, nuclear electric
237130 Nuclear power plant construction
237990 Nuclear waste disposal site construction
325180 Nuclear fuel scrap reprocessing
325180 Nuclear fuels, inorganic, manufacturing
325412 Nuclear medicine (e.g., radioactive isotopes) preparations
manufacturing
332313 Nuclear shielding, fabricated metal plate work, manufacturing
332410 Nuclear control drive mechanisms manufacturing
332410 Nuclear reactor steam supply systems manufacturing
332410 Nuclear reactors control rod drive mechanisms manufacturing
332410 Nuclear reactors manufacturing
332410 Reactors, nuclear, manufacturing
332420 Nuclear waste casks, heavy gauge metal, manufacturing
332911 Nuclear application valves manufacturing
332911 Valves for nuclear applications manufacturing
334517 Nuclear irradiation equipment manufacturing
334519 Count rate meters, nuclear radiation, manufacturing
334519 Nuclear instrument modules manufacturing
334519 Pulse analyzers, nuclear monitoring, manufacturing
334519 Sample changers, nuclear radiation, manufacturing
334519 Scalers, nuclear radiation, manufacturing
334519 Spectrometers (e.g., liquid scintillation, nuclear) manufacturing
334519 Whole body counters, nuclear, manufacturing
541690 Nuclear energy consulting services
562112 Radioactive waste collecting and/or local hauling
926130 Nuclear energy inspection and regulation offices

"NRC" means the U.S. Nuclear Regulatory Commission.

Section 2. That the Zoning Code of the City of Oak Ridge, Tennessee is hereby amended in all respects necessary to create a new Section 9.11 as follows:

Section 9.11 Nuclear Industry Overlay (NIO)

(a) Purpose Statement (Intent). The City of Oak Ridge (the "City") recognizes that the regulation of nuclear industry is primarily governed by federal agencies, including the NRC, and that significant aspects of nuclear activities are subject to federal preemption. Nuclear-related industry represents an ongoing opportunity for the City of Oak Ridge to attract long-term investment and high-skilled employment while ensuring municipal services, infrastructure, local planning and emergency response capabilities are adequate to address the scale and nature of these operations. Therefore, the City finds it necessary and advisable to adopt

land use standards, in alignment with the Oak Ridge Comprehensive Plan, that balance the potential benefits of nuclear-related industry development with the need to protect public safety, preserve environmental quality, promote long term economic development, and ensure compatibility with surrounding land uses.

The Nuclear Industrial Overlay Zone is intended to provide a land use regulatory framework for the siting and operation of nuclear-related industry. Specific objectives of this zoning include the following:

- i. Respect federal preemption by regulating only those aspects of the nuclear industry that are clearly within the City's authority such as land use compatibility, local infrastructure planning, emergency response coordination, and economic development (including the negotiation of host community agreements).
 - ii. Protect public health and safety by ensuring that land use decisions account for the City's capacity to provide municipal services, infrastructure and utilities, and an adequate capacity to respond to potential incidents or hazards.
 - iii. Ensure compatibility with adjacent uses by requiring adequate setbacks and careful review of accessory uses.
 - iv. Support transparency and enhanced understanding of federal land use controls and deed restrictions associated with former cleanup sites and reindustrialized properties to accommodate business while maintaining a safe environment.
- (b) Applicability. The NIO district will be available only for properties within the IND-2 district. This NOI district will apply only within the boundaries identified as NIO on the official zoning maps of Oak Ridge in accordance with the provisions of Section 4.05 of this code.
- (c) Exclusive District. Notwithstanding anything to the contrary in this code, no Nuclear-Related Uses are permitted except within the boundaries identified as NIO on the official zoning maps of Oak Ridge.
- (d) Permitted Principal Uses. Except as otherwise set forth in subsection (d) below, all Nuclear-Related Uses are permitted, including those related to both nuclear fission and fusion and businesses that manufacture, compound, treat, or store nuclear material or use such materials for energy generation. Ancillary uses of nuclear material for approved medical treatment and business with small amounts of nuclear material are also permitted. All other permitted uses in IND-2 shall be

permitted by right in the NIO district. Specific Nuclear-Related Uses principal permitted uses include the following:

- i. Nuclear fuel cycle facilities
- ii. Nuclear fuel processing facilities
- iii. Nuclear fuel recovery facilities, without long term storage
- iv. Radioactive waste treatment facilities
- v. Test and demonstration nuclear reactors
- vi. Operational nuclear reactors

(d) Permitted Accessory Uses. The following uses are permitted as an accessory to the principal uses described above.

- i. Secure storage of raw nuclear materials used in support of or created as a byproduct of the permitted uses, excluding Long-Term Nuclear Waste Storage. Said material must not be kept on site for extended periods of time beyond the material's functional use. Said material must be stored on site of the approved business. No additional raw nuclear materials or spent fuel from outside operations can be brought to or stored on site unless serving as input to the permitted use.
- ii. Secure storage of spent nuclear fuel for the purpose of creating new fuel, excluding Long-Term Nuclear Waste Storage. Spent fuel from that specific process will be stored on site of that business. No additional raw nuclear materials or spent fuel from outside operations can be brought to or stored on site unless serving as input to the permitted use.
- iii. Offices, laboratories and other administrative activities generally considered as ancillary to and in support of the principal permitted uses.
- iv. Municipal or public utility facilities need in support of principal permitted uses.
- v. Signs (see Article XIV)
- vi. Automobile parking (see Section 11.02)
- vii. Dwelling unit as quarters for required security or technical staff on the premises, so long as necessary and appropriate safeguards are in place for the health and welfare of said personnel.
- viii. Any use customarily incidental to the principal permitted uses.

(e) Prohibited Uses. The following uses are prohibited:

- i. Any use not in strict compliance with laws, regulations, standards, order or other legal requirements of the NRC, U.S. Department of

Energy, or the Tennessee Department of the Environment and Conservation.

- ii. Any Long-Term Nuclear Waste Storage.

(f) Area, Height, Bulk, and Placement Regulations. All applicable rules and regulations (standards for density, lot size, height, etc.) for the IND-2 district shall apply in the NIO district; provided, however, that in the event of any conflict between the IND-2 rules and regulations and any applicable NRC siting standards, the NRC standards shall control.

(g) Special Requirements.

- i. Security Plan and Hazard Assessment: As part of the site plan approval process under subsection (h) below, an applicant must submit documentation demonstrating compliance with NRC security regulations and hazard assessment requirements.
- ii. Waste storage and disposal: No Long-Term Nuclear Waste Storage or disposal of nuclear waste is permitted within the NIO district. Any short-term waste storage must comply with applicable state or federal regulations and located in secure areas not accessible by the general public.
- iii. Financial Assurance: As part of the site plan approval process under subsection (h) below, an applicant must submit documentation demonstrating the applicant's plan for providing such cash deposits, bonds, or other financial assurances as may be required by applicable state or federal governmental agencies for any nuclear material that is used in connection with facility operations.
- iv. Performance Criteria: All other performance criteria shall meet the requirements identified for the IND-2 base zone district. However, compliance may be met off-site within the general vicinity of the principal building. In the event an applicant achieves minimum performance criteria offsite on a privately held lot of record, a legal instrument must be filed in the register of deeds office encumbering the property on which the performance criteria is met in perpetuity. In the event an applicant achieves minimum performance criteria offsite on a private lot held in common, a property owners association must be chartered with the State of Tennessee, Covenants, Conditions and Restrictions (CC&Rs) must be recorded in the Register of Deeds office. The recording information for the Property Owners Association and the CC&Rs shall be referenced on the recorded plat creating a buildable lot within the NIO district.

(h) Site Plan Approval Required. Any development or redevelopment for Nuclear-Related Uses within the NIO district shall be subject to the site plan review and approval requirements of Article XVI.

Section 3. That the Zoning Code of the City of Oak Ridge, Tennessee is hereby amended in all respects necessary to delete Section 8.02(d)() in its entirety and to insert in lieu thereof the following:

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

Section 4. That the Zoning Code of the City of Oak Ridge, Tennessee is hereby amended in all respects necessary to delete Section 8.03(d)(2) in its entirety and to insert in lieu thereof the following:

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

Section 5. That this ordinance shall be effective immediately.

APPROVED AS TO FORM AND LEGALITY

Tammy Rackard, City Attorney

Warren L. Gooch, Mayor

Mary Beth Hickman, City Clerk

First Reading: _____
Publication Date: _____
Second Reading: _____
Publication Date: _____
Effective Date: _____