

# City of Oak Ridge City Blueprint Agricultural Low Density Residential Subarea Draft Plan

Prepared by the City of Oak Ridge

Municipal Planning Commission

Assistance provided by City of Oak Ridge

Community Development Department

January 25, 2018



**UNDER CONSTRUCTION**  
CONTENT WILL BE AVAILABLE SOON

# Agricultural Low Density Area

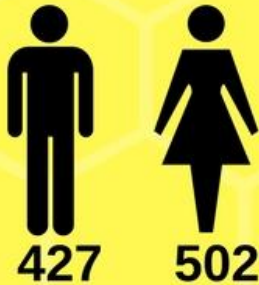
3.73 square miles

## Population Information

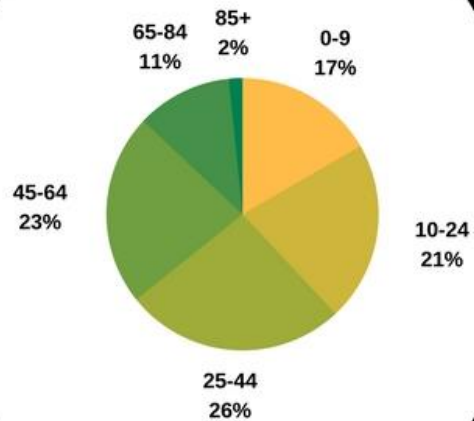


2016 Total  
Population: 929

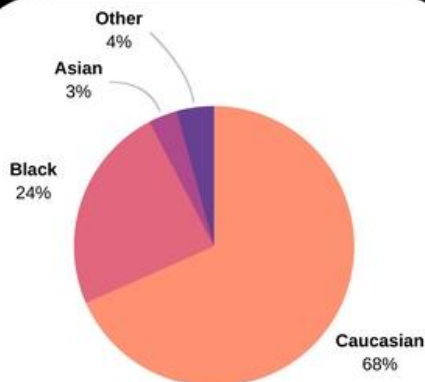
### 2016 Population by Gender



### 2016 Population by Age



### 2016 Population by Race/Ethnicity

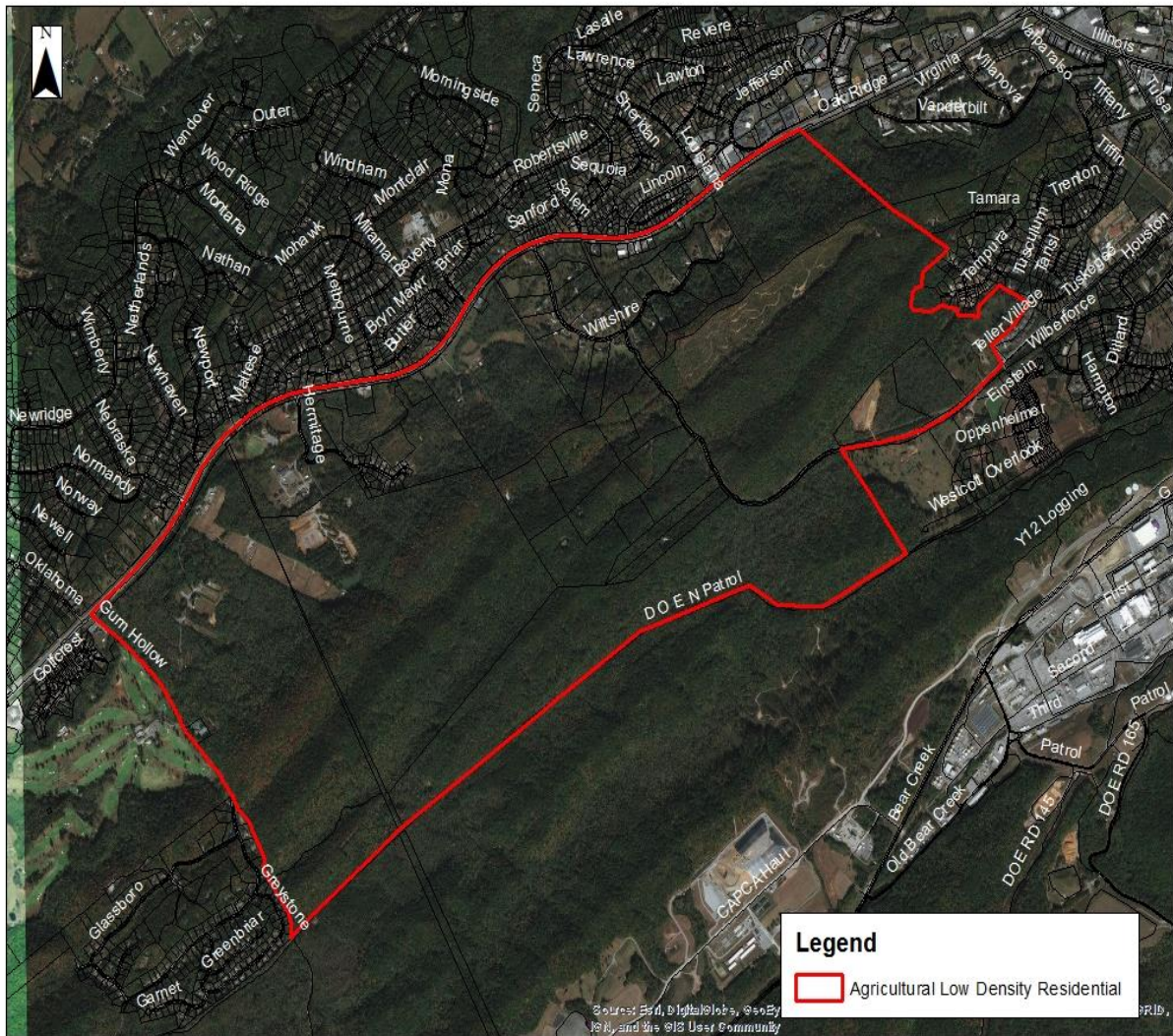


Median Household Age:  
33.30 years old

Source: Oak Ridge Chamber of Commerce

# AGRICULTURAL LOW DENSITY RESIDENTIAL SUB-AREA

This sub-area is south of the Oak Ridge Turnpike, between the Tuskegee Residential sub-area to the east and the Country Club/Southwood sub-area to the west. It is one of two sub-areas in the city with a large inventory of vacant land.



# Livability and Beautification

## Assets

There are two subdivisions in the sub-area. The Hermitage development south of the Oak Ridge Turnpike is just below the Big Turtle Park. It has approximately twenty middle income homes on Hermitage and another seven or eight vacant lots on Old Hickory Lane. Further to the east is Wiltshire Boulevard with a collection of twenty-six estate size properties. There are a few commercial and other non-residential properties on the south frontage of the Turnpike, but the area generally avoids the unsightly congestion associated with commercial strip development.



In this sub-area, and generally from Illinois Avenue west, the Turnpike is an efficient and attractive roadway providing a pleasing entrance into the city.

## Challenges

Managing development along the Oak Ridge Turnpike will be a long term challenge. It is currently an efficient traffic artery. It is also a scenic corridor. There is nice landscaping in the public right-of-way and on some private property adjoining the right-of-way. There is relatively little sign clutter. The city can expect pressure to rezone frontage properties for commercial purposes. This will create the potential for visual clutter and introduction of turning movements that will slow traffic.

# Economic Vitality and Housing

## Assets

The sub-area has two subdivisions. Both are modern well maintained developments. The Hermitage Boulevard area has several vacant lots and room to expand further. Wiltshire Drive is a large lot development with very large homes. A few parcels are vacant. Both developments have direct access to the Oak Ridge Turnpike and from there access to the major employers in the region.

The commercial development in the sub-area consists of two enclaves on the south side of the Turnpike. None of them are major employers. There is a lube shop, a vacant store building, a towing service, a Dollar General Store, and a Weigel's convenience store/gasoline sales outlet.



The primary asset in the area is the inventory of vacant land, discussed in more depth below.

## Challenges

The frontage of land along the Oak Ridge Turnpike includes many parcels that are undeveloped or occupied by housing. These conditions and the high volume of traffic on the turnpike will create pressure for amendments to the zoning ordinance to increase the number of commercial sites.



# Transportation

## Assets

This sub-area generates relatively little traffic because of its predominately undeveloped state. It is well served with the Oak Ridge Turnpike.

## Challenges

The development of the interior vacant land in this sub-area will require careful placement of collector streets to get interior traffic back to the Oak Ridge Turnpike in an effective way. This might be accomplished by the westward extension of Tuskegee Drive to Gum Hollow Road, but more detailed study is needed to be sure.

# Recreation

## Assets

The Big Turtle Park on the Oak Ridge Turnpike provides excellent recreation facilities for the sub-area. It includes climbing apparatus, ball fields, and picnic areas.



## Challenges

Some of the structures in the park are showing their age.

# Schools

## Assets

There are no public schools in the sub-area. It is served by Linden Elementary School, Robertsville Junior High and Oak Ridge High School.

## Safety

There are sidewalks and bicycle lanes on the Oak Ridge Turnpike. The few existing streets within the sub-area are such low volume traffic lanes that neither sidewalks nor cycle lanes are needed or wanted, with the possible exception of sidewalks on Hermitage Lane.

## Vacant Lands

The vacant land in this sub-area has several characteristics that make it attractive for development. It is relatively close to the center of the city. It can be connected with existing city utility systems, although East Fork Ridge will be a challenge for sewers. Much of the landscape is covered with mature hardwood forest and has very good scenic qualities.

There are also challenges associated with the development of this area. East Fork Ridge creates an east-west swath of steep slopes through the middle of the area. The provisions of the zoning ordinance and subdivision regulations should be used to protect the scenic and environmental qualities of these highlands. Even with that, there is danger of the tops of the ridges being compromised. The current proposal for a transmission line across the crest of Pine Ridge to service DOE facilities is an example of how quickly views that are important to many citizens can be altered. There is also a danger of flooding in the relatively level land near East Fork Creek.

## Findings and Recommendations

The sub-area is a mostly undeveloped landscape fronting the south side of the Oak Ridge Turnpike. It links well to the city through the Turnpike and other city infrastructure. Its location will generate pressure to develop land when the market for more housing or commercial services presents itself.

It is recommended that:

- The city use its policies and regulatory powers to resist the pressure to allow the Oak Ridge Turnpike to become a “strip commercial” development in this sub-area,
- A study be made of the prospects for all east-west collector street and key public utilities, in the corridor south of East Fork Ridge, and
- The city use its regulatory powers aggressively to minimize environmental damage of development of East Fork Ridge and study the potential of protecting ridge tops with conservation easements, density transfer arrangements, or other legal means.

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3.73 square miles

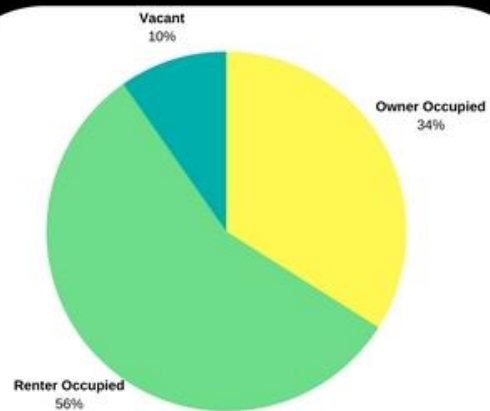
## Housing Information

2016 Average Family Size:

2.98

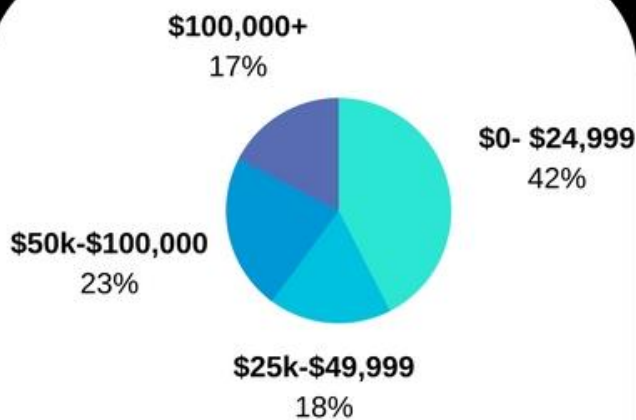


2016 Housing Unit Information



2016 Households by Income

Median Home Value:  
\$167,763



Median Household Income:  
\$60,408