

City of Oak Ridge City Blueprint Emory Valley/Briarcliff Subarea Draft Plan

Prepared by the City of Oak Ridge

Municipal Planning Commission

Assistance provided by City of Oak Ridge

Community Development Department

August 24, 2017



UNDER CONSTRUCTION
CONTENT WILL BE AVAILABLE SOON

Emory Valley/Briarcliff Area

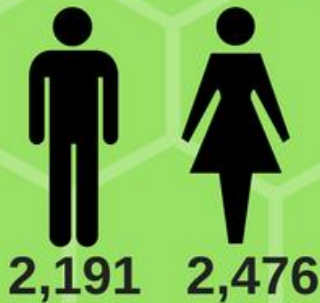
2.65 square miles

Population Information

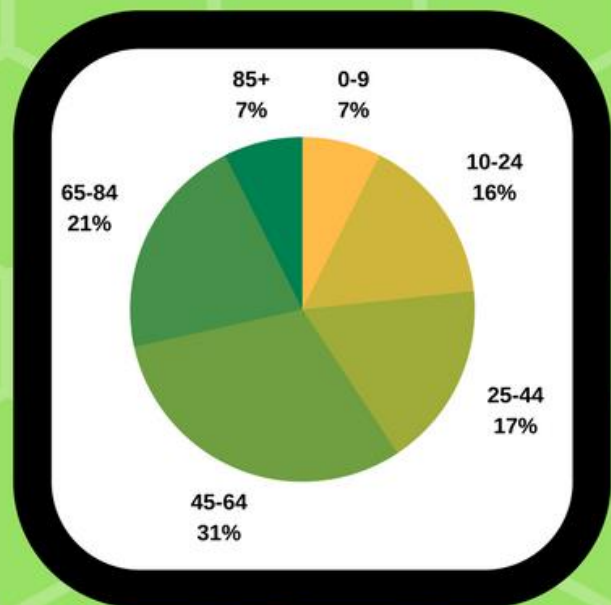


2016 Total
Population: 4,667

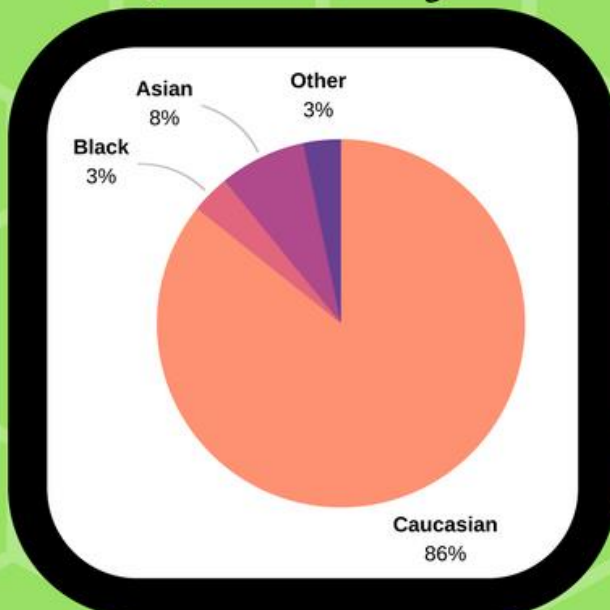
2016 Population by Gender



2016 Population by Age



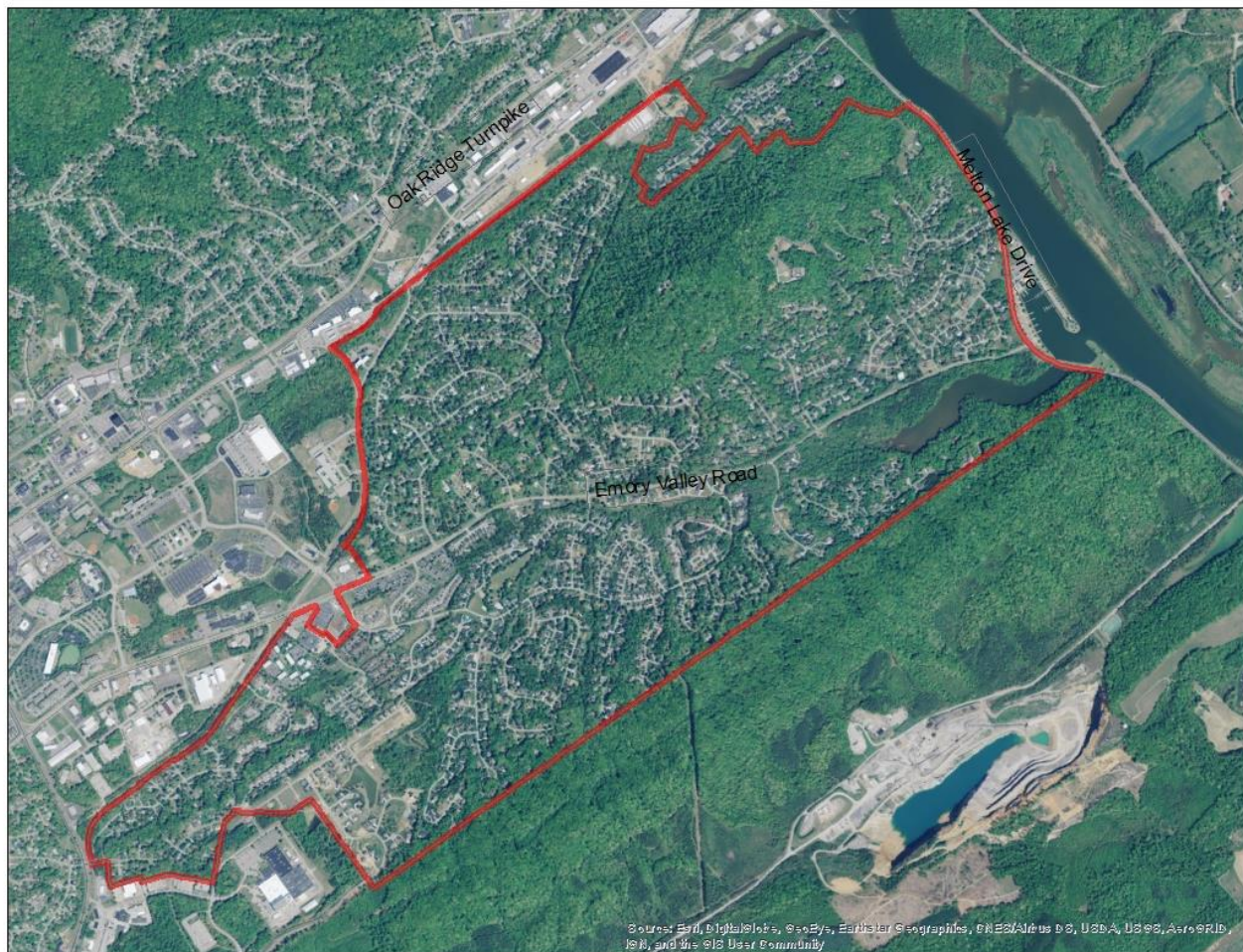
2016 Population by Race/Ethnicity



Median Household Age:
52 years old

EMORY VALLEY/BRIARCLIFF SUB-AREA

The Emory Valley/Briarcliff Sub-area is a post-World War II residential area on the eastern edge of the Oak Ridge Municipal limits. The area consists of platted residential subdivisions with construction ranging from the 1970s to 2000s with additional building taking place post 2010. Neighborhood based commercial entities are also appropriately located in key areas. The sub-area is approximately bordered by Melton Lake Drive to the east, the former CSX rail line to the north, Fairbanks road to the west and the UT Forest Resources AgResearch and Education Center property to the south. The area is defined heavily by its locational advantages with access to retail and commercial opportunities in close proximity as well as the immense recreational opportunities along Melton Lake Drive. Moreover, land uses in the sub-area are predominantly residential at various densities serviced by retail and commercial areas on its periphery.



Sources: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

LIVABILITY AND BEAUTIFICATION

Assets



The Emory Valley/Briarcliff sub-area has a wide array of assets. The area is located adjacent to the Melton Lake Drive recreational area which offers Melton Lake, a greenway and a city park. In addition, the Melton Lake area includes a world class rowing venue and hosts a variety of events throughout the year. The Emory Valley Greenway runs the entirety of Emory Valley

Road providing a multi-modal path from the neighborhood streets to Melton Lake Drive.

In addition to the recreational opportunities, the Emory Valley/Briarcliff sub-area is in close proximity to the primary commercial core of Oak Ridge. The neighborhoods also benefit from the relative homogeneous nature of both their land use and larger lot sizes.

Challenges

As an established residential neighborhood, the Emory Valley/Briarcliff sub-area with newer housing stock does not face the same type of challenges as older portions of the city. With the stock of relatively newer and maintained housing, blighted conditions rarely exist; therefore, the continued challenge is maintenance and stability in the neighborhood to ensure the area continues to be viable.

The City owned equalization basin on Emory Valley Road serves as an area for improvement along the entrance into the sub-area. Likewise, continued visual improvements of adjacent commercial areas would serve as an improvement for entry into the neighborhood.



ECONOMIC VITALITY and HOUSING

Assets

The sub-area has a wide array of assets in economic vitality and housing. The housing stock is relatively newer and well maintained. Median home values are high and the number of houses on the market remain low despite high demand. Moreover, many areas contain uniquely designed and constructed houses which offer a variety of housing styles. Housing diversity is also present in the sub-area with condos, townhomes, duplexes and apartments catering to renters and those wishing to downsize. A variety of price points for single family homes are also present.



The sub-area is positioned to take advantage of the retail and commercial opportunities within Oak Ridge. Adjacent to the sub-area is a neighborhood shopping center containing a grocery store, dry cleaner, and other smaller scale community services. A gas station is also located nearby. The

Melton Lake Drive area also has a casual restaurant. All of these facilities are within a safe and convenient travel distance either via car or usage of the greenway and sidewalk system.

Challenges

The neighborhood is generally stable and built out resulting in few significant challenges to economic vitality and housing. As some of the older homes are beginning to turn over from first generation owners to second and sometimes third generation buyers, the continued challenge will be maintenance and upkeep. Likewise, continued attention to maintenance and environmental codes within the entire sub-area is necessary to maintain home values and perpetuate the desirability of the area.



TRANSPORTATION

Assets

The transportation system within the sub-area is well developed. Emory Valley Road serves as the primary arterial through the neighborhood with local streets branching off of the main road. Briarcliff Avenue and Fairbanks also serve as critical connectors. The Emory Valley Greenway serves as vital pedestrian and bicycle route for the sub-area. The street system also benefits from a degree of interconnectivity allowing for generous varieties of travel paths to various destinations.

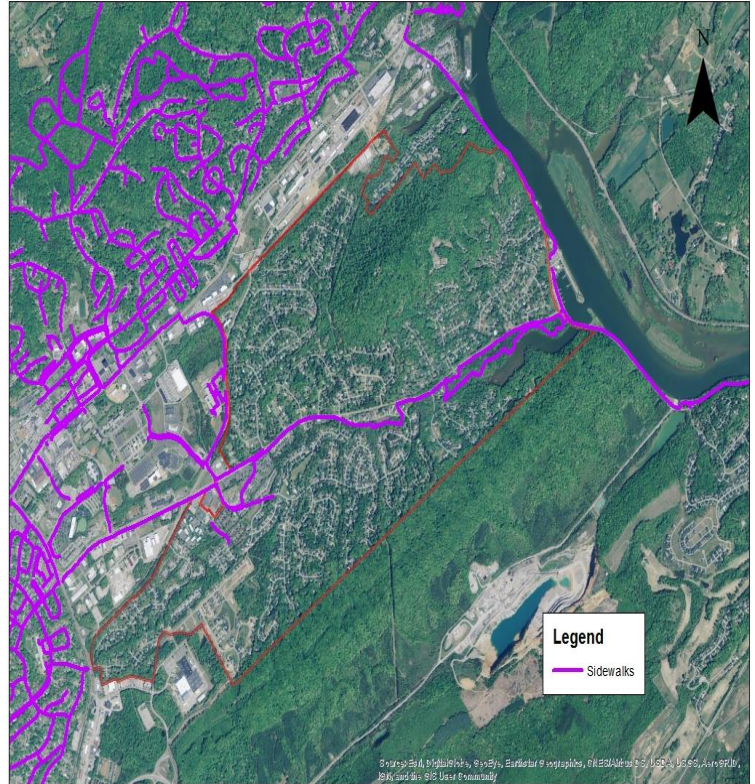
The pedestrian opportunities will be further enhanced with the successful completion of a proposed Rails to Trails project for the old CSX rail line that borders the sub-area.

One of the greatest assets for the neighborhood are the connections with the primary commercial core for the city and Melton Lake. Likewise, access to TN-62 which eventually provides a connection to Interstate 40 is also within a short distance of the sub-area.

Challenges

Transportation challenges for the sub-area include pedestrian safety and traffic generation due to activities along Melton Lake Drive. While most of the neighborhoods in the sub-area do not contain an internal sidewalk system, the status of low-traffic neighborhood roads generally allows for the peaceful coexistence of pedestrians and motorists. Traffic calming options may be explored on the more heavily trafficked major roads such as Briarcliff Avenue and Fairbanks where appropriate. However, due to the volume of traffic on Emory Valley Road, those wishing to cross it often find it difficult.

The signalized intersection at Briarcliff Avenue and Emory Valley Road would also benefit from specific turn signals. Realignment of the intersection would also aid with turning angles. The greatest challenge for pedestrians in the sub-area is safe access to the amenities along Melton Lake. Striped and signalized pedestrian crossings are present but often lack the ability to effectively slow traffic. Improvements, which promote both real and perceived safety for pedestrians crossing Melton Lake Drive, are greatly needed. Likewise, there is a great need of improvements for pedestrians crossing Emory Valley Road as well as a broader extension of the sidewalks system in certain places.



RECREATION

Assets

The sub-area benefits from some of the most ample recreational opportunities in the city. Melton Lake Drive contains a municipal park, lakefront recreational opportunities and the Melton Lake Greenway. The Emory Valley Greenway also runs through the southern portion of the sub-area which provides access to the lakefront along with a means of non-automobile travel.



Challenges

Continued interconnectivity and access to recreational assets should be explored. With the development and construction of the proposed CSX greenway, another connection to the Melton Lake Greenway will be established. This connection will also provide easier access for residents in the northwestern portion of the sub-area to the lakefront.

There also exists an opportunity for additional recreational development of a 22 acre city owned property situated between the Crossroads at Wolf Creek Subdivision, Emory Valley Subdivision and the Briarcliff Place subdivision. Development of a trail system on this property could add to the already abundant recreational opportunities while also increasing connectivity between the three neighborhoods.

SCHOOLS

Assets

The school age population of the sub-area attend the Oak Ridge City School system. Woodland Elementary serves the sub-area's K-4 population. Jefferson Middle School serves 5-8. High school students attend Oak Ridge High School. These schools are not located within the sub-area but Woodland and Jefferson are within a short commute. Those living on the northwestern portion of the sub-area are within walking distance of Jefferson Middle. Connectivity and access to Jefferson Middle will be greatly enhanced with the completion of the CSX Rails to Trails.

Challenges

The closest school to the sub-area is Jefferson Middle School on Fairbanks Avenue. Consequently, the opportunity for school aged children to walk to school is somewhat limited although middle school aged children living on the northern portion of the sub-area could feasibly walk to school.

SAFETY

Assets

The sub-area's residential streets are defined by interconnectivity. With the ability for trips to take a variety of routes, few traffic issues exist within the actual residential areas. As such, residents can typically walk and bike on these streets despite the absence of sidewalks.

Challenges

Crosswalks across Melton Lake Drive should be improved to provide safer pedestrian access to the lakefront.

Likewise, improvements of crosswalks and expansion of sidewalks along Emory Valley Road would improve safety concerns in the area.



FINDINGS and RECOMMENDATIONS

- Explore additional safety measures for the crossing of Melton Lake Drive from the Emory Valley Greenway and Amanda Drive.
- Improve crosswalks along Emory Valley Road and maintenance of existing greenways.
- Continuation of enforcement of city codes and maintenance of existing housing.
- Promote redevelopment of existing commercial properties on the periphery of the sub-area. In doing so, such redevelopment should employ strong design standards complimentary to the adjacent residential areas.
- Address long term solutions for parking generated by activities along Melton Lake Drive.
- Investigate the redesign of the traffic light at Briarcliff and Emory Valley Road to include turn arrows as well as improved turning angles.
- Analyze feasibility of using city owned property for recreational purposes.

Emory Valley/Briarcliff Area

2.65 square miles

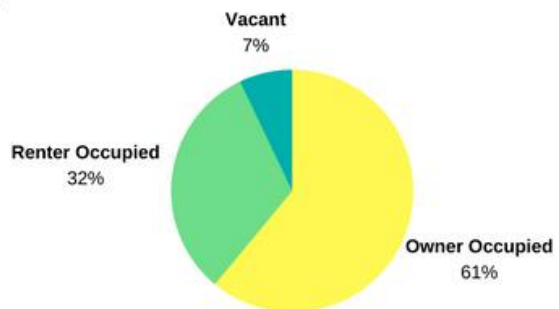
Housing Information

2016 Average Family Size:

2.76



2016 Housing Unit Information



Median Home Value:
\$260,156

2016 Households by Income



Median Household Income
\$77,770