

City of Oak Ridge City Blueprint Lakeview Residential 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

Lakeview Residential Area

725 acres

Population Information

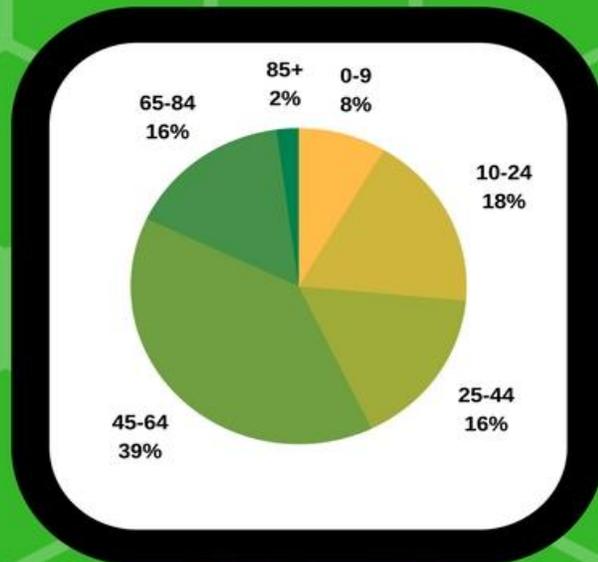


2016 Total
Population: 377

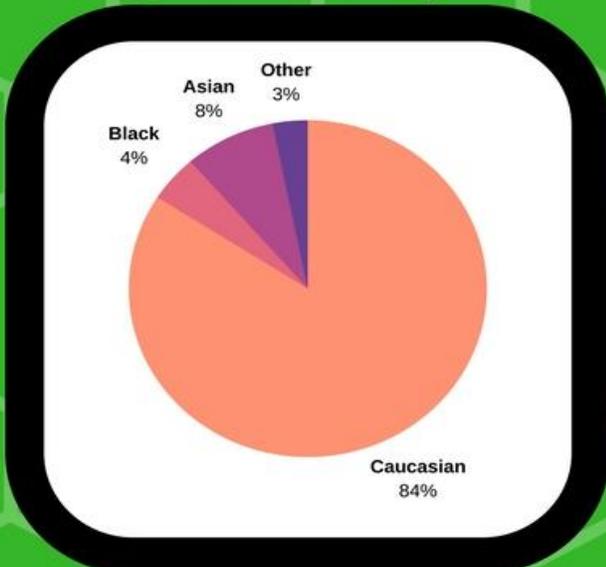
2016 Population by Gender



2016 Population by Age



2016 Population by Race/Ethnicity



Median Household Age:
49.40 years old

Lake View Residential Sub-area

The Lake View Residential sub-area occupies the southeastern edge of the Oak Ridge Municipal limits, roughly bounded by Melton Lake Drive to the east, Edgemoor Road to the south, and the UT Forest Resources AgResearch and Education Center to the north and west. It includes a mixture of 21st-century housing, platted residential lots and undeveloped land. While single-family detached homes are the predominant land use in the area, there are some examples of attached townhomes and multi-family residential development. The primary street connections are Rivers Run Boulevard, Rolling Links Boulevard, Centennial Bluff Boulevard, and Park Meade Drive. Between the panoramic views of Melton Lake around its perimeter and the rolling hills within the subdivisions, this sub-area features some of the most scenic vistas in the city. In addition, there are significant opportunities for outdoor recreation with the municipal golf course within the sub-area and the expansive Haw Ridge Park just across Edgemoor Road.



LIVABILITY AND BEAUTIFICATION

Challenges

Because of the relatively new, high-end housing stock that typifies the sub-area, the neighborhood does not face the same challenges as older portions of the city. The properties, with very few exceptions, are well-maintained and rarely in states of disrepair.



However, significant portions of the sub-area are either undeveloped or in varying stages of development. Access and connections are often blocked or nonexistent, which creates challenges for pedestrians and cyclists moving within the neighborhood. For example, access to the unimproved lots along Harbour Pointe Lane (pictured above) is restricted and much of the infrastructure is in need of repair.

Assets



As mentioned above, the housing stock in the Lakeview Residential sub-area is a tremendous asset. The median home value is \$333,185, while the median household income is \$110,797. The well-maintained properties add a sense of neighborhood stability and their quality construction contributes to the livability of the neighborhood.

The area also benefits from some of the most attractive views in the city. The Centennial Village apartments and properties along Melton Lake Drive overlook stunning vistas of Melton Lake, while the gentle topography within the sub-area creates picturesque landscapes.

ECONOMIC VITALITY AND HOUSING

Challenges



Housing is currently the primary economic driver in the Lakeview Residential sub-area. As noted previously, significant portions of the neighborhood are either completely undeveloped or in varying stages of development. Some of the infrastructure is incomplete and in need of repair, which creates challenges for prospective developers and/or home builders.

The lack of commercial development in the area creates some disadvantages in terms of economic development. The establishment of neighborhood-

based businesses within the area would create jobs and provide for a more walkable environment, both of which would foster economic viability.

Assets



One of the greatest assets in the area is housing diversity. There is a broad range of residential lot sizes and dwelling types, which ensures that the housing needs of residents at different stages of life (young professionals, growing families, empty nesters, retirees, etc.) are met. This also attracts a broader range of people to the area, which adds depth, interest and vitality to communities. In addition, there is significant evidence linking housing diversity to social interaction and a sense of safety among residents. These benefits would be strengthened if there was some commercial presence in the area, as proximity to neighborhood businesses is strongly correlated with pedestrian activity and healthier lifestyles.

TRANSPORTATION

Challenges



The Lakeview Residential sub-area has significant challenges when it comes to a transportation network. The western limit is bordered by the UT Forest Resources AgResearch and Education Center, and the southern and eastern boundaries are formed by two arterial roads: Melton Lake Drive and Edgemoor Road. There is a lack of connectivity between subdivisions within the sub-area, which creates heavy congestion at the intersection of the aforementioned arterial roads, particularly during peak hours. All vehicular traffic must first access one of these arterials before entering the other neighborhoods. This is a classic example of poor planning with regard to

interconnectivity. There is overwhelming evidence demonstrating that interconnected streets can help to disperse traffic, reduce travel distances and times, and promote pedestrian activity.

Another concern within the area is the lack of sidewalks within the neighborhoods. While sidewalks do exist in the Park Meade subdivision, there are none in Rolling Links. To promote more pedestrian activity and safety in the area, sidewalks should be encouraged where feasible in all future development.

Assets



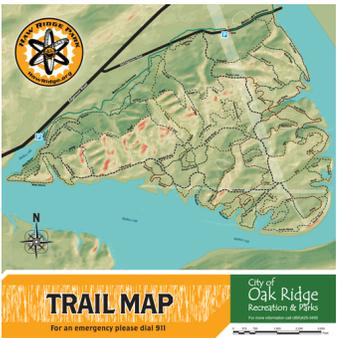
While the street pattern limits through vehicular traffic, this scenario greatly adds to the quiet ambiance of the neighborhood. The streets are largely used by residents within the sub-area, which is very appealing when perspective homeowners are looking for a quiet place to purchase.

Another significant asset of the Lakeview Residential area is its proximity to the Pellissippi Parkway. Residents traveling to Knoxville are not required to travel through the center of Oak Ridge and therefore congestion is limited with a resultant easy commute.

RECREATION



Recreational opportunities in and around the Lakeview Residential sub-area abound. Occupying approximately 175 acres within the neighborhood, Centennial Golf Course is regarded as “East Tennessee’s Premier Public Golf Course.” In addition to the well-maintained course, there is also a full-service practice facility and clubhouse.



Located just outside the sub-area on Edgemoor Road is Haw Ridge Park – a 780 acre park that was donated to the City of Oak Ridge by the Department of the Interior for recreational use. It lies on the shore of Melton Hill Lake and boasts over 28 miles of wooded dirt trails. It is used by hikers, trail runners, canoers (5 miles of shoreline), mountain bikers, and Nordic skiers. It is also a popular geocaching destination, and is populated by a wide variety of hardwoods, birds and other species. The park is also connected to the Melton Lake Greenway, which runs along the eastern boundary of the sub-area.

SCHOOLS

No schools are present in this area. School-age children are served by either Glenwood or Woodland Elementary and Jefferson Middle School as well as Oak Ridge High School. The existing schools adequately serve the school age population.

SAFETY

Challenges

Due to the distance from the center of Oak Ridge, emergency services have a greater distance to travel to attend to emergencies in the Lakeview Residential sub-area. Another issue is poor access to the water tower that serves the neighborhood in the northwest corner of the sub-area, adjacent to the Rogers Group quarry. It is currently accessed via a winding road reachable from Edgemoor, but a more direct connection, ideally from Melton Lake Drive, is required to increase safety in the case of an emergency. The lack of sidewalks does also create concern for pedestrian and bicyclists.

Assets



Due to the lack of connectivity within the area and predominantly residential development, Lakeview Residential has the feel of a neighborhood with residents who are familiar with each other and typical daily habits and activities. This creates a sense of community that increases the perception of safety.

FINDINGS AND RECOMMENDATIONS

- Encourage new investment in undeveloped areas by working with developers to resolve outstanding infrastructure issues expediently
- Promote neighborhood-based businesses
- Ensure that future development supports pedestrian activity through sidewalk improvements
- Ensure interconnectivity between subdivisions as often as possible
- Partner with The Department of Public Works to conduct a Traffic Impact Analysis to study ways to alleviate congestion along Melton Lake Drive and Edgemoor Road
- Establish better access to the water tower

Lakeview Residential Area

725 acres

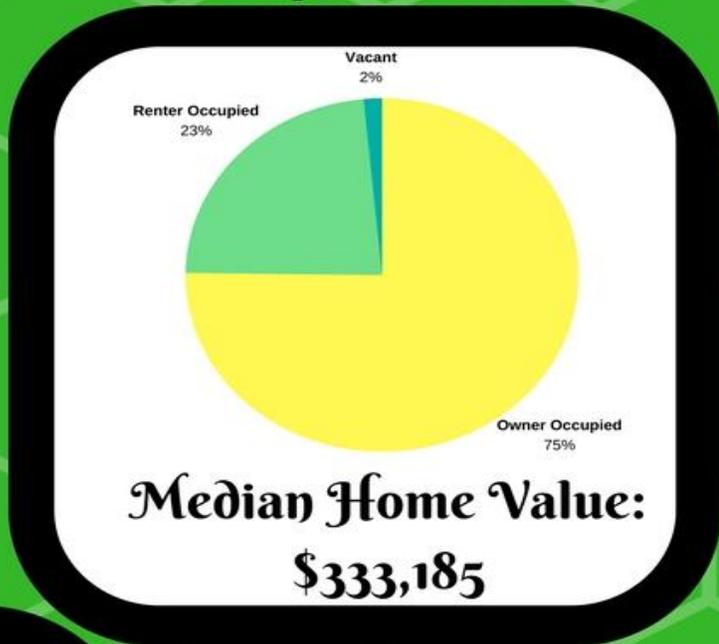
Housing Information

2016 Average Family Size:

2.88



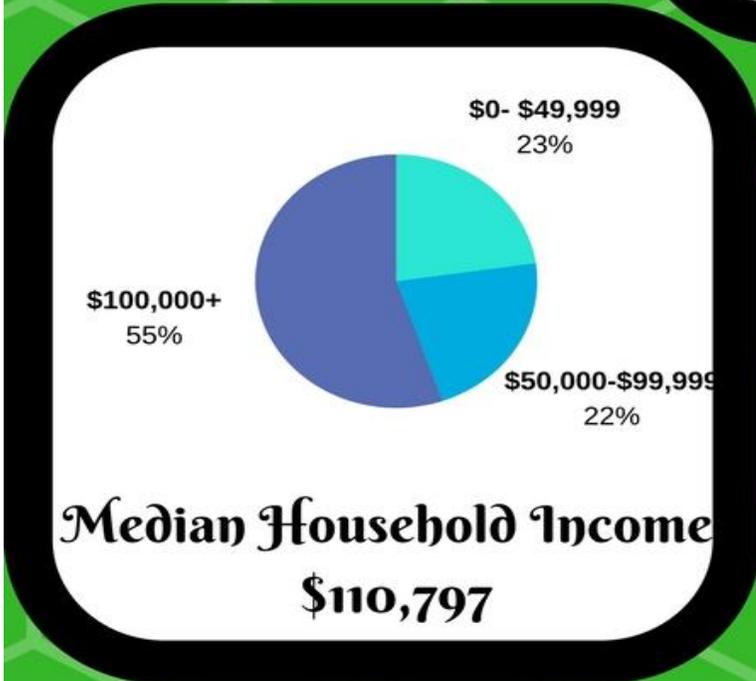
2016 Housing Unit Information



Median Home Value:

\$333,185

2016 Households by Income



Median Household Income

\$110,797