

Midtown Mixed Use Area

0.77 square miles

Population Information



2016 Total
Population: 1,142

2016 Population by Gender

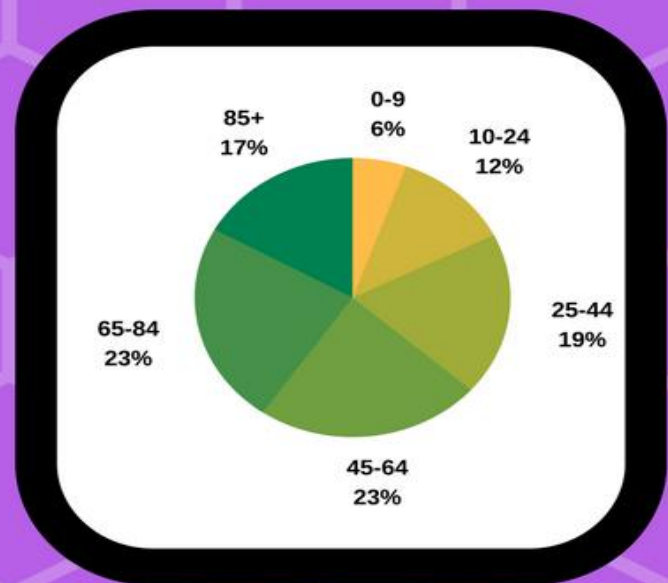


507

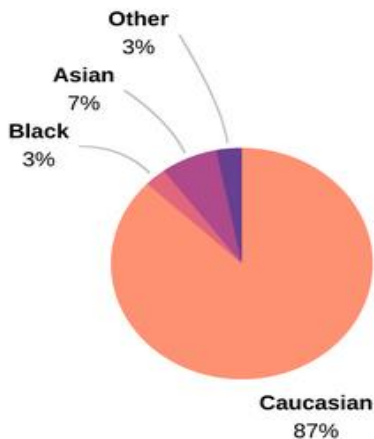


635

2016 Population by Age



2016 Population by Race/Ethnicity

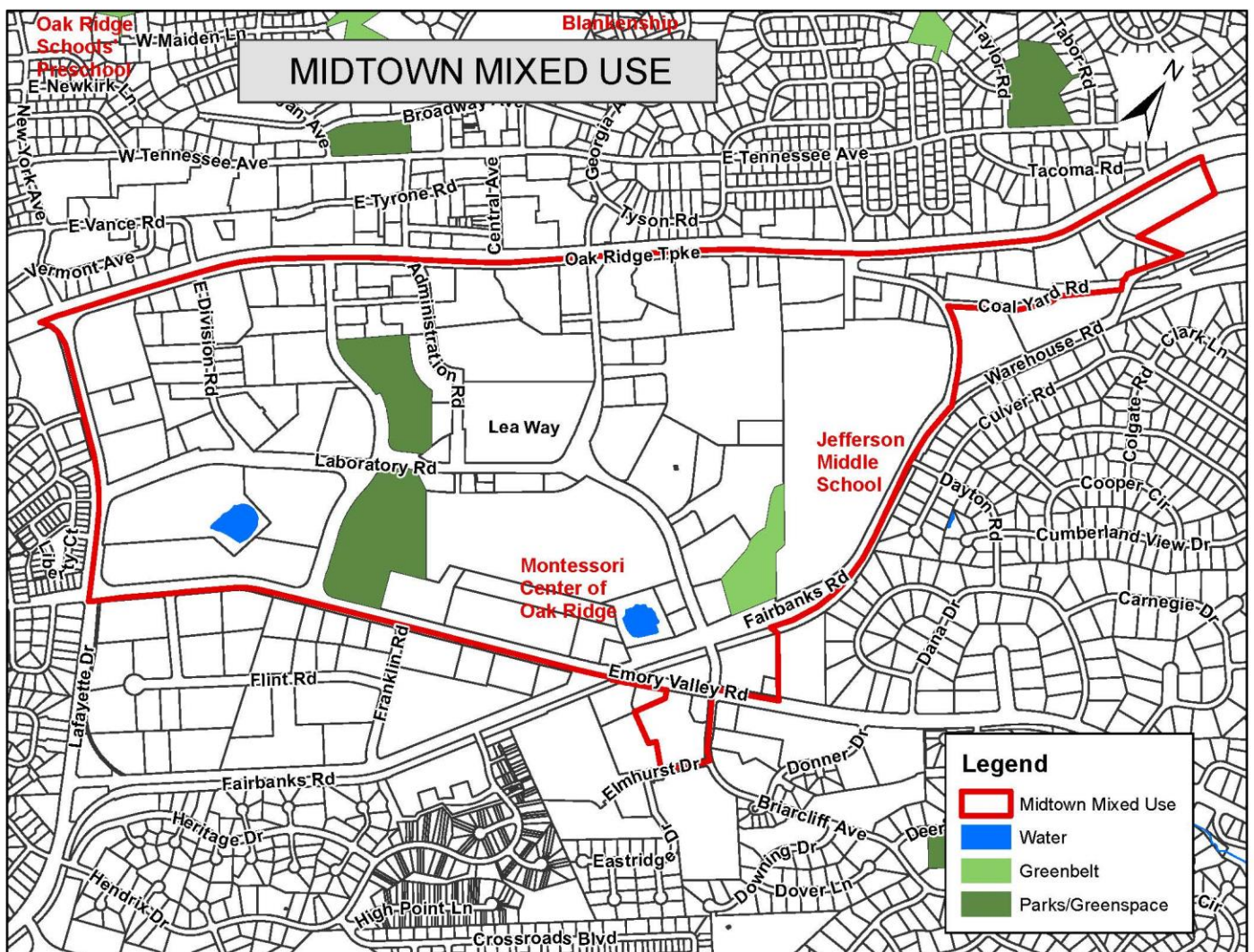


Median Household Age:
57.8 years old

Source: Oak Ridge Chamber of Commerce

MIDTOWN MIXED USE SUB-AREA

This area is home to an important collection of activities that are located south of the Oak Ridge Turnpike, east of Lafayette Drive and north of Emory Valley Road and Fairbanks Road. It includes a community college, a big-box retailer, a middle school, substantial apartment complexes, and modern office buildings. It will be described below by the southwest quadrant, the northwest quadrant, and a large triangular area that forms the east side of the sub-area.



Function, Character, and Zoning

The southwest quadrant of the sub-area is bounded by Emory Valley Road on the south, Lafayette Drive on the west, Laboratory Road on the north and Briarcliff Avenue on the east. The primary activities in this quadrant are:

- Bristol Park Apartment Homes, a large up-scale complex of two and three story buildings.
- Science Applications International Corporation, a large scale government services and technology support company.
- Carl Yearwood Park, a public facility, that has a ball field (softball or Little League) with off street parking and lights, a skateboard park, and open space.
- Brookdale, Oak Ridge, a senior living facility.
- Anderson County office facility.
- An assortment of small medical offices and clinics.
- A branch campus of the Roane State Community College. The campus, with two major buildings and off-street parking, is located on a large tract in the interior of the block. Access is provided off Briarcliff Avenue and Laboratory Road.



A variety of uses in the southwest quadrant of the area.

The northwest quadrant of the sub-area is bounded on the north by the Oak Ridge Turnpike, on the west by Lafayette Drive and on the south and east by Laboratory Road. There are several local streets within the quadrant. The major activities in this quadrant are:

- The First Presbyterian Church, the Cumberland Presbyterian Church and the Unitarian Church.
- Several fast food restaurants on the Oak Ridge Turnpike.
- An auto dealership on the Oak Ridge Turnpike.
- A funeral home.
- Older shopping centers with frontage or access onto Oak Ridge Turnpike and Division Street.
- Several office buildings with a variety of tenants, especially medical offices.
- A Federal Office building.
- Offices of the Department of Energy and the Office of the DOE Inspector General.



Views in the northwest quadrant of the study area.

The eastern section of the sub-area is bounded on the north by the Oak Ridge Turnpike, on the west by Laboratory Road/Briarcliff Avenue, and on the south and east by Fairbanks Road. The significant uses of land in this area are:

- A Home Depot located in the center of the triangle, with access off the Oak Ridge Turnpike and Laboratory Road.
- Jefferson Middle School.
- Office and commercial buildings along the Turnpike frontage and offices around the perimeter of the area.
- Two automobile dealerships in this segment of the Turnpike.
- NuSAFE, a manufacturer of radiation detection and measuring systems, ACSI, a large scale engineering firm, and Offices of the Social Security Administration on the Turnpike.



A wide variety of uses share the same area.

The sub-area also includes a small appendage south of Emory Valley Road at Briarcliff Avenue. It contains a neighborhood shopping center that serves the Emory Valley Residential Sub-area as well as passing traffic on Emory Valley Road.



The neighborhood shopping center on Emory Valley Road at Briarcliff Avenue.

The zoning in the sub-area is fine-grained, i.e. it has a mix of small districts of residential, office, commercial and industrial classifications reflecting the mix of land uses in the area.

Condition

Most of the buildings in his sub-area are relatively modern and well maintained. Landscaping is well maintained and parking lots are paved and lined. A few buildings can be identified as older structures because of their design and materials, but for the most part they are suitably maintained. The marginal exception is an older multi-tenant building on Division just off the Turnpike that has several vacant stalls.

Signage is individualized to each structure or use except for a few shopping centers and office buildings. The area is not cluttered; neither is it particularly well-coordinated visually.

Transportation

The sub-area has good access from its arterial border streets: the Oak Ridge Turnpike, Lafayette Drive, Emory Valley Road and Fairbanks Road. Laboratory Road serves as the internal collector. Travel distances from local internal streets to any one or more of these major streets is short. The primary traffic generators in the sub-area all have direct access to one or more of the border streets.

Safety

As a primarily commercial area with retail sales and office uses this sub-area poses no special safety issues. There is a branch fire station in the area fronting on the Oak Ridge Turnpike. The Roane State Community College campus has its own security.

Findings, Recommendations and Place Making

This sub-area houses a significant part of the commercial activity in Oak Ridge. Home Depot is a major big-box retailer. There are offices and numerous retail sales establishments. There are also two major public institutions, Jefferson Middle School and a branch of Roane State Community College. All these activities are housed in relatively modern and attractive settings. In all these ways the area is an asset to the city.

There is a way in which this sub-area manifests a distinctive characteristic of the city, but perhaps more pronounced here than in most other parts of the city. The area contains a mix of uses: commercial, residential and institutional. There is little or no conflict among adjacent land uses. Each property is sufficiently large and screened from its neighbors to mitigate adverse impacts one neighbor might have on another. This is a good thing and it makes the area visually pleasant. But it also breaks up connectivity and interaction. Each parcel tends to be an entity unto itself. The net result of these characteristics is a development pattern that is more suburban than urban and more isolated than dynamic.

The passage of time will bring incremental changes to this sub-area. Old buildings will be replaced, existing structures will be remodeled or expanded. New uses will be introduced on vacant parcels. It is recommended that the site reviews that will occur in the approval of these events give special attention to issues of connectivity, functional relationships and visual compatibility. The aim should be to enhance interaction among nearby land uses as well as achieve some level of attractiveness on each site.

To give a hypothetical example, there is a set of parcels in the space fronting the Oak Ridge Turnpike between East Division Road and Administration Road that contains several older buildings, some with quite a bit of vacant space. It includes some frame buildings used by Anderson County and the Security Square Shopping Center. If these parcels were consolidated into one ownership it would be a potential redevelopment site for new mixed use development, including residential, office and retail uses. It is directly across the Turnpike from the Methodist Medical Center, a potentially prime location for commercial and residential uses.

Midtown Mixed Use Area

0.77 square miles

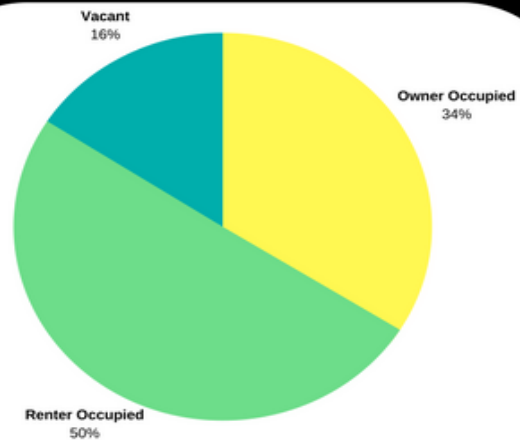
Housing Information

2016 Average Family Size:

2.79

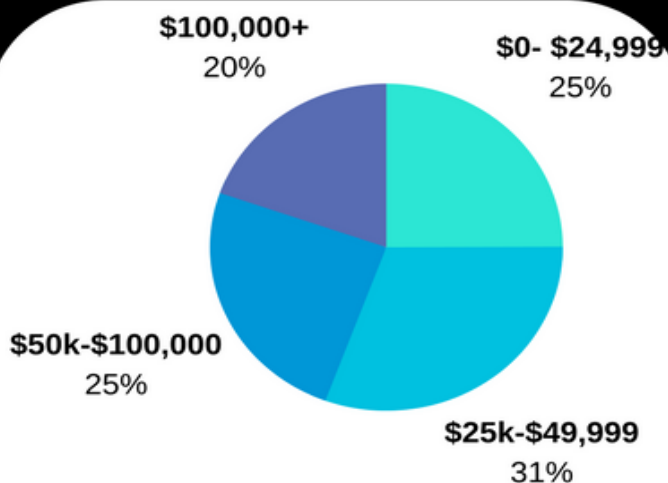


2016 Housing Unit Information



2016 Households by Income

Median Home Value:
\$218,750



Median Household Income:
\$43,611