

# City of Oak Ridge City Blueprint West Side 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

# West Side Residential Area

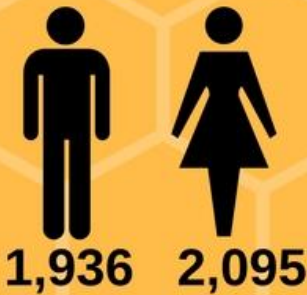
3.22 square miles

## Population Information

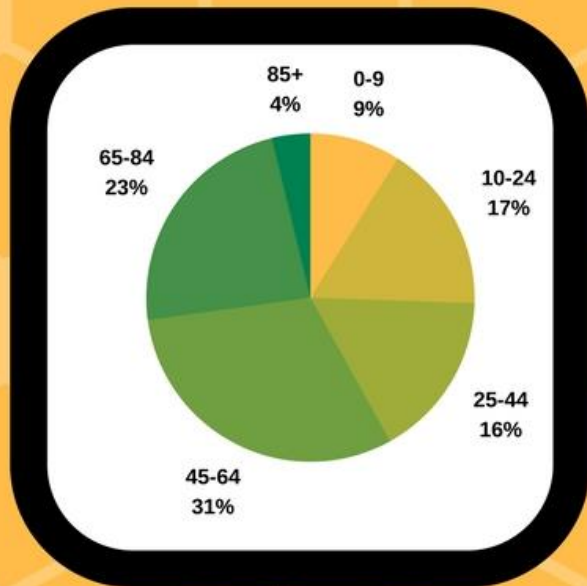


2016 Total  
Population: 4,031

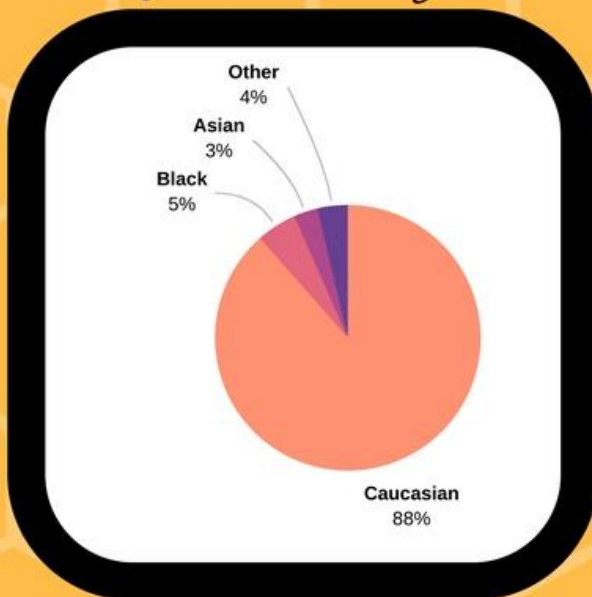
### 2016 Population by Gender



### 2016 Population by Age



### 2016 Population by Race/Ethnicity



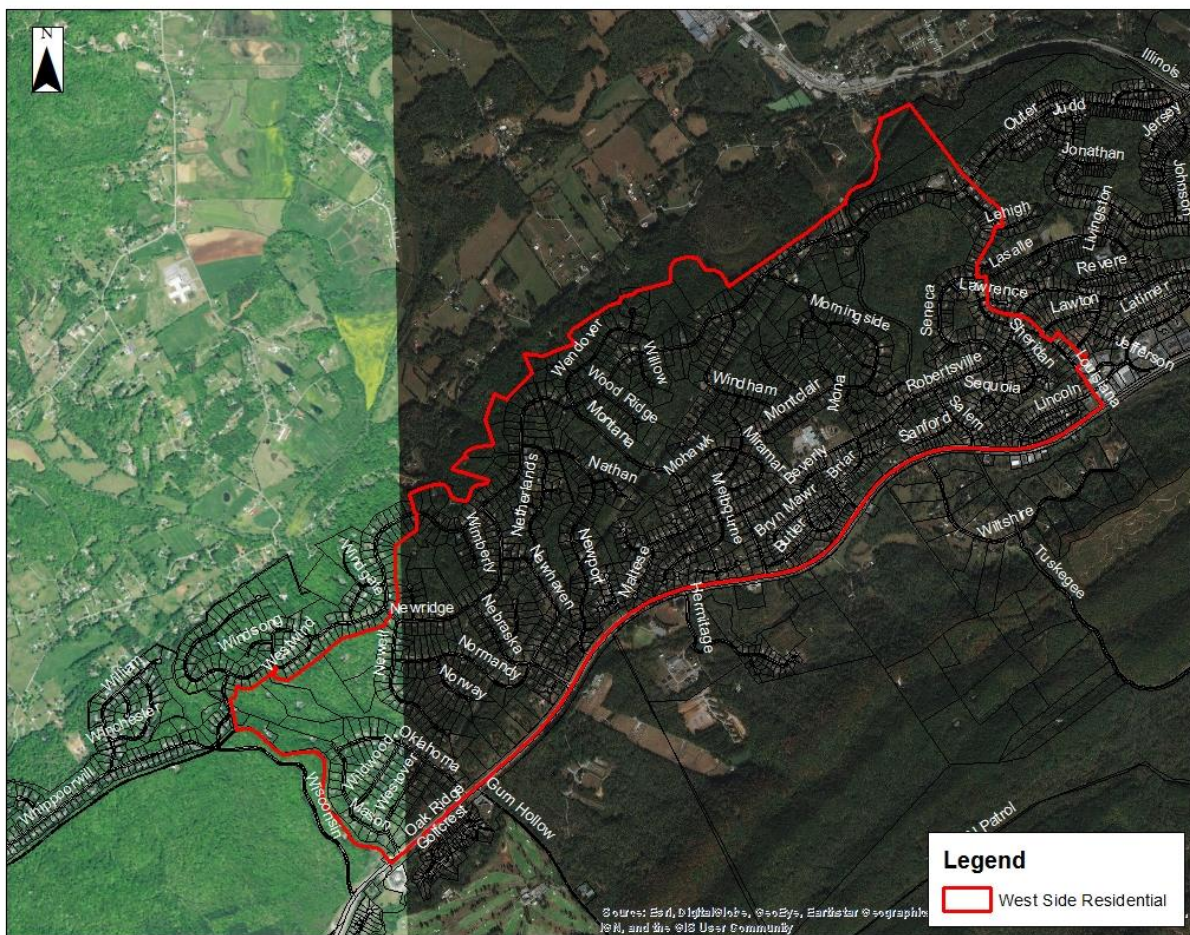
Median Household Age:  
51.30 years old

Source: Oak Ridge Chamber of Commerce



# WEST SIDE RESIDENTIAL SUB-AREA

The West Side sub-area is a large residential neighborhood that lies north of the Oak Ridge Turnpike between Louisiana Avenue and Wisconsin Avenue. It is most of the northwest quadrant of the city and almost entirely residential development and greenbelt. Compared to the other residential areas of the city it is mostly middle, upper-middle and high quality development. West Side Residential occupies the south and eastern slope of Blackoak Ridge, the major topographic feature that defines the north side of the city. The topography varies from gently rolling to very steep slopes.



# Livability and Beautification

## Assets

The West Side is an attractive neighborhood. Homes are well constructed and landscaped, maintenance is good. The greenbelt and other open spaces are heavily wooded with mature hardwoods and many homeowners have preserved mature trees on their individual parcels. There are many pleasant views, at close range near homes or streets and very nice vistas at nearby ridge tops. The curvilinear street pattern fits the roads and houses naturally into the landscape. The visual impression of the streetscape is pleasing, even where the individual houses are of commonplace design. Many are much better than commonplace.



## Challenges

There are a very few houses that stand out from the normal pattern because of inadequate maintenance or cluttered yards. There are not enough of them to pose a serious threat of blight in the neighborhood, but they do merit the continued attention of code enforcement.

A byproduct of the large number of mature trees is substantial leaf collections on the ground in the fall. The fall is also a time of lower levels of rainfall. A fire in the inner block greenbelts or a major house fire at this time could be a serious challenge for the Oak Ridge Fire department because of the speed with which it could spread. The combination of abundant trees and steep slopes would make their work difficult.



# Economic Vitality and Housing

## Assets

The West Side is a bedroom community. The residents drive elsewhere to earn their livelihoods. Relatively quick access to the Oak Ridge Turnpike from within the neighborhood provides ready access to jobs in the city or region.

Housing in the sub-area is entirely single family detached units. There is a broad range of sizes and values in the inventory. A few houses appear to be post-WWII two bedroom, one bath units. Many more houses were built in the sixties and seventies, three or four bedroom houses in the range of 1,300-3,500 square feet. A very substantial number of houses are larger and more expensive. In general, the size and value of houses increases as you move up the slope of the ridge, or move west.



# Transportation

## Assets

The Oak Ridge Turnpike and West Outer Drive provide for continuous east-west movement across the neighborhood. Louisiana Avenue, Montana Avenue and Wisconsin Avenue provide for north-south movement between the turnpike and Outer Drive. The minor residential streets within the neighborhood conveniently connect to one of these collectors.

## Challenges

There are no sidewalks in the sub-area except for a few near the Linden Elementary School. Given the predominance of relatively large lots and steep slopes, it is an open question whether the majority of residents would want sidewalks installed now. As elsewhere, there is no public bus service. It is not clear that bus service would be used if offered.

# Recreation

There are no public parks in the West End neighborhood. There is playground equipment available for students at Linden Elementary School. Big Turtle Park is available across the Oak Ridge Turnpike.

# Schools

Linden Elementary School serves the sub-area from its central location on Robertsville Road. Older children attend Robertsville Middle School or Oak Ridge High School as appropriate.



## Safety

The West Side Residential sub-area is a reasonably safe neighborhood. The only visible safety issues are the hazards of speeding and turning movements on and off of the Oak Ridge Turnpike and the conflict between pedestrians and vehicles on residential streets where there are no sidewalks. There are sidewalks on the Turnpike. The Turnpike tends to invite some speeding, but it is a four lane thoroughfare with a median or a center turn lane and well defined turning lanes at intersections. Some residents would probably welcome sidewalks, but some would also not like to have their front landscaping disturbed. Neither issue appears to be of much urgency.

## Findings and Recommendations

The West Side Residential sub-area is an attractive residential neighborhood. It is almost entirely a single family area with no commercial services or multi-family housing. Shopping and employment opportunities are a short distance away via the Oak Ridge Turnpike. Well maintained housing in a broad range of sizes and prices are present along pleasant residential streets. It is quite wooded in greenbelt areas and among the houses as well. Residents of the area might appreciate provision of a public park, but there is little level ground for ball fields or similar recreation.



# West Side Residential Area

3.22 square miles

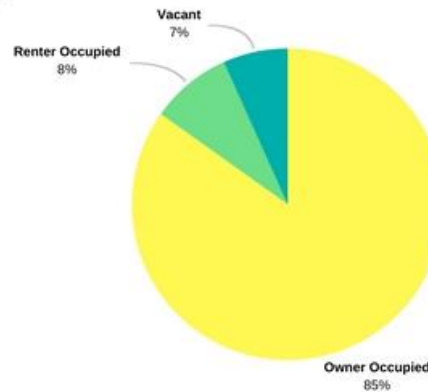
## Housing Information

2016 Average Family Size:

2.86



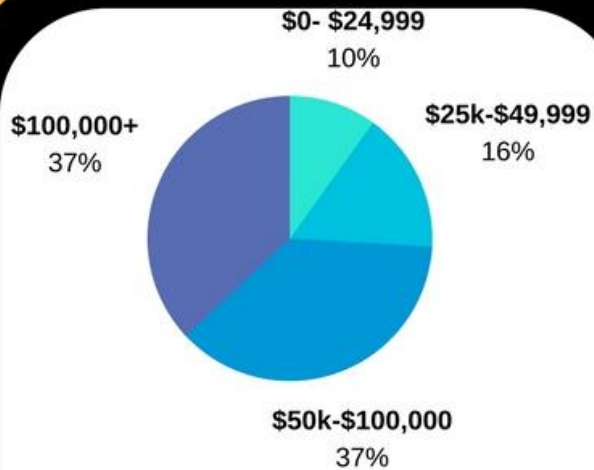
2016 Housing Unit Information



Median Home Value:

\$196,049

2016 Households by Income



Median Household Income:

\$80,573

Source: Oak Ridge Chamber of Commerce