

# City of Oak Ridge City Blueprint East 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

September 28, 2017



**UNDER CONSTRUCTION**  
CONTENT WILL BE AVAILABLE SOON

# East Side Residential Area

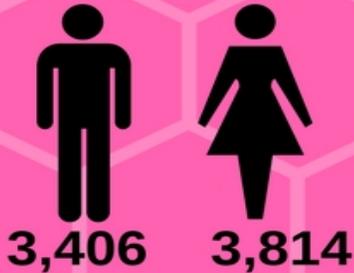
2,469 acres

## Population Information

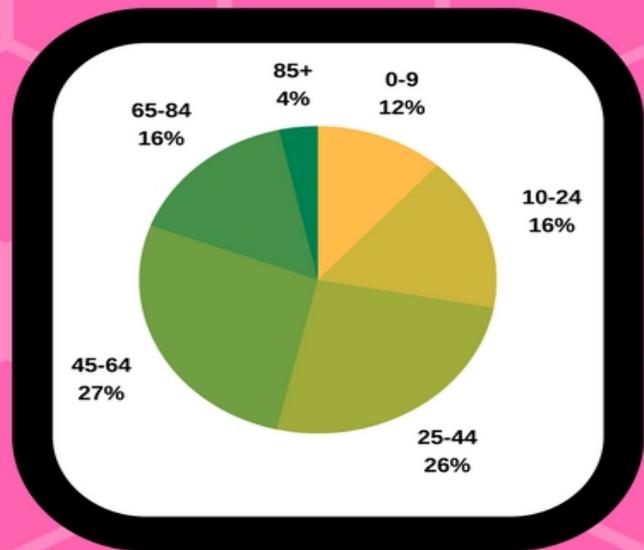


2016 Total  
Population: 7,219

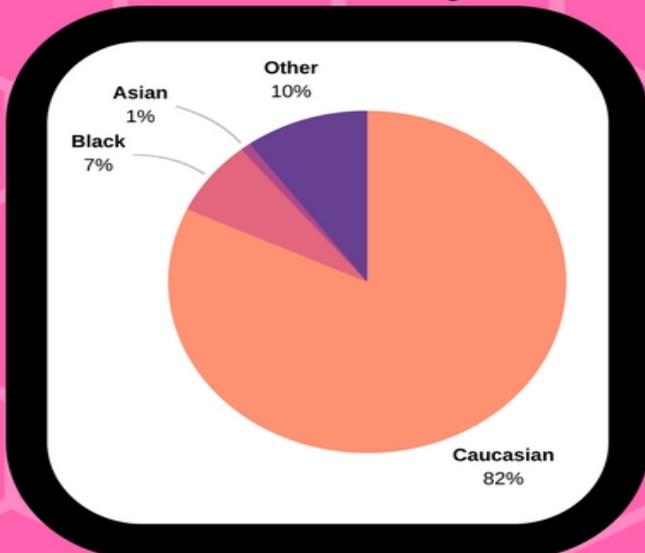
### 2016 Population by Gender



### 2016 Population by Age



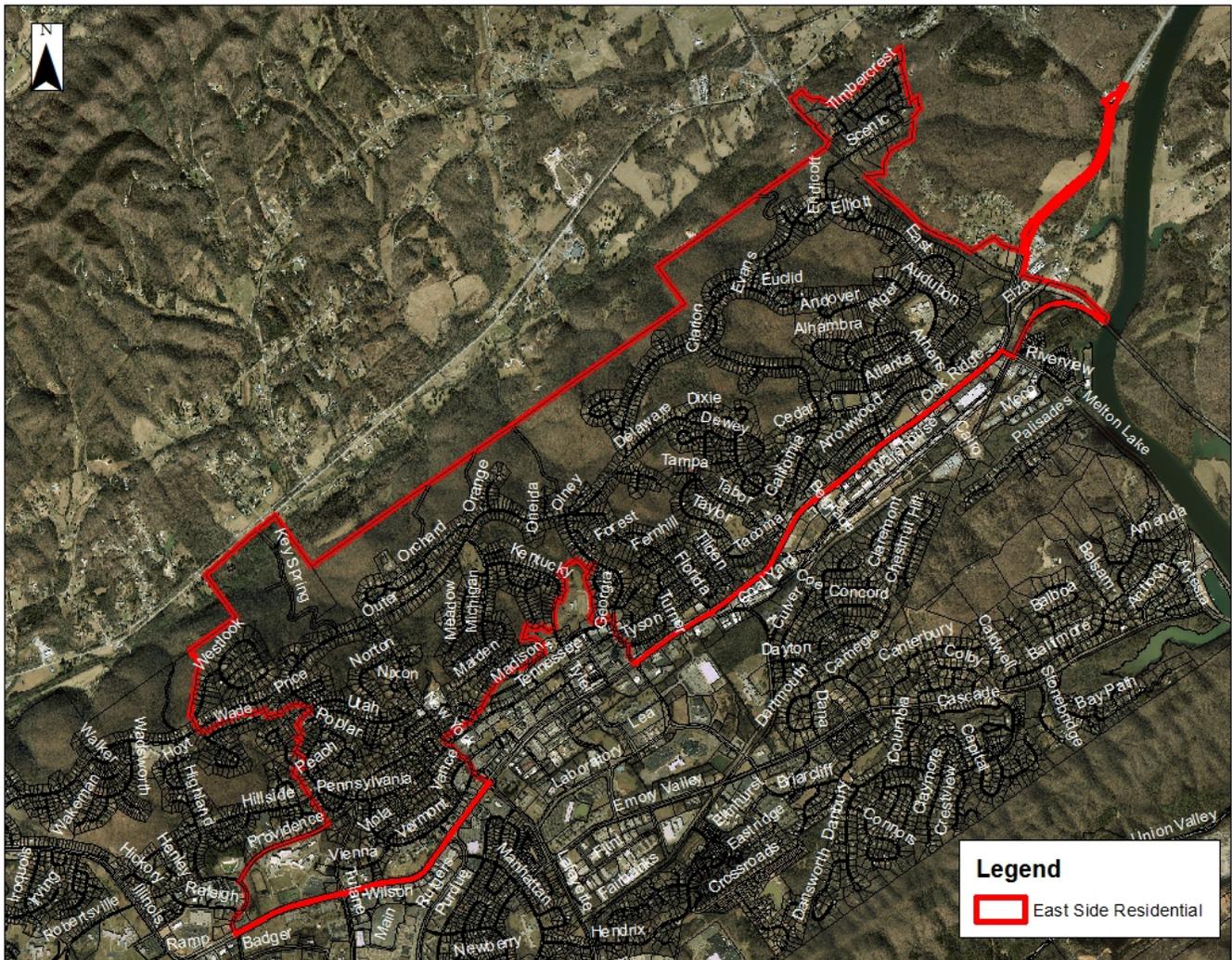
### 2016 Population by Race/Ethnicity



Median Household Age:  
42.00 years old

# East Side Residential Sub-area

The East Side Residential sub-area is located along the city's northeastern municipal limits. Diverse in its land use, topography and history, the sub-area consists primarily of single-family homes but also includes several multi-family land uses as well as commercial properties along Oak Ridge Turnpike. Given the size and scale of the diversity within the area, a multitude of challenges and opportunities exist for the sub-area. The area is historically residential with the majority of its single-family homes consisting of "legacy" housing constructed as part of the Manhattan Project.



# LIVABILITY AND BEAUTIFICATION

## Assets

The area has significant assets in livability and beautification. Large portions of property between residential areas are owned by the city as part of the greenbelt. These properties, totaling approximately 485 acres, serve as both buffers from adjoining areas but also as a means to enhance resident's quality of life through the retention of mature trees and the benefits of a natural environment. Due to the topography of the sub-area, several areas have serene views of the city and the unincorporated county.

Commercial properties along Oak Ridge Turnpike and within the sub-area can be an asset when properly developed and maintained. The sub-area has several neighborhood type commercial establishments as well as the businesses along Oak Ridge Turnpike. Likewise, the sub-area contains several churches which further enhance the social fabric.



## Challenges

Challenges for the sub-area include continued maintenance of the housing stock and codes enforcement. When properties fall into disrepair, they can have a significant detrimental impact on a neighborhood block. Continued code enforcement and encouragement of property owners to maintain their properties is necessary to encourage reinvestment and revitalization of the sub-area.

Similar challenges exist to the commercial properties along Oak Ridge Turnpike. Commercial land uses may have a negative impact on adjoining residential properties due to noise, lighting and general increase of activity.



# ECONOMIC VITALITY AND HOUSING

## Assets

The sub-area does have a diversity in housing stock. While single-family residential is the largest land use, Castlewood Condominiums and other multi-family properties are also there. Likewise, the sub-area does consist of newer construction in addition to legacy housing with several properties, particularly in the Tanglewood Subdivision, being constructed in the 1970s and 1980s.

In addition to the commercial properties on Oak Ridge Turnpike, there are a number of smaller scale, neighborhood-based commercial properties located within the sub-area. A convenience store is located on Arkansas Avenue and a small strip commercial property is located on New York Avenue across from the Board of Education's Administrative building and another on E. Tennessee Avenue. These properties provide an opportunity for small scale commercial enterprises catering to the needs of a local population.



## Challenges

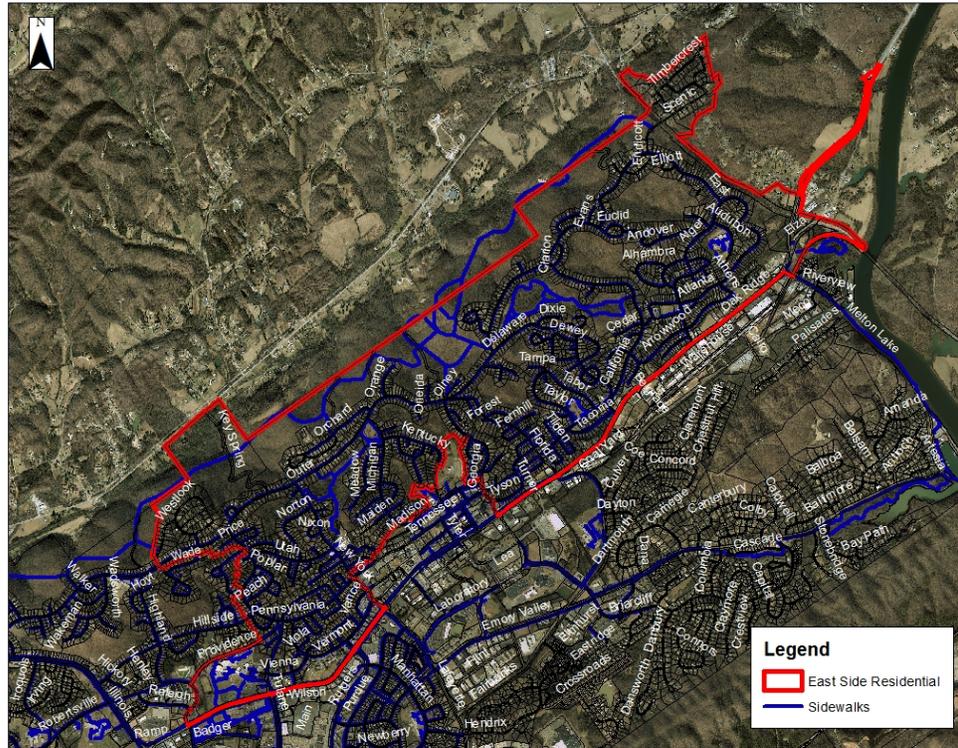
Maintenance and revitalization of the housing stock is the key challenge in the sub-area. The majority of the housing stock is considered "legacy housing" constructed as part of the Manhattan Project. Many of these properties are well maintained and cared for by their owners. However, a large number have also fallen into disrepair for maintenance of the structure itself and overall property upkeep. These issues combined with a significant amount of rental homes can lead to disinvestment in areas resulting in a blighted conditions.

# TRANSPORTATION

## Assets

Sidewalks do exist in most of the sub-area on at least one side of the street. The sidewalks provide pedestrian connections within the sub-area as well as to the commercial properties along Oak Ridge Turnpike.

The curvilinear street pattern in the majority of the sub-area provides for a diversity in the views and generally the street network has a number of connections around the preserved greenspace.



## Challenges

For non-vehicular users, transportation challenges include the need for repair of the existing sidewalk system, and improvement of other pedestrian needs such as crosswalks and safety signage.

For motorists, the transportation challenges include the need for evaluation of intersections. In order to facilitate safer movement of vehicles combined with pedestrians, the conversion of some intersections to four-way stops or potentially “mini-roundabouts” may be useful. Moreover, on-street parking is often required for several properties.

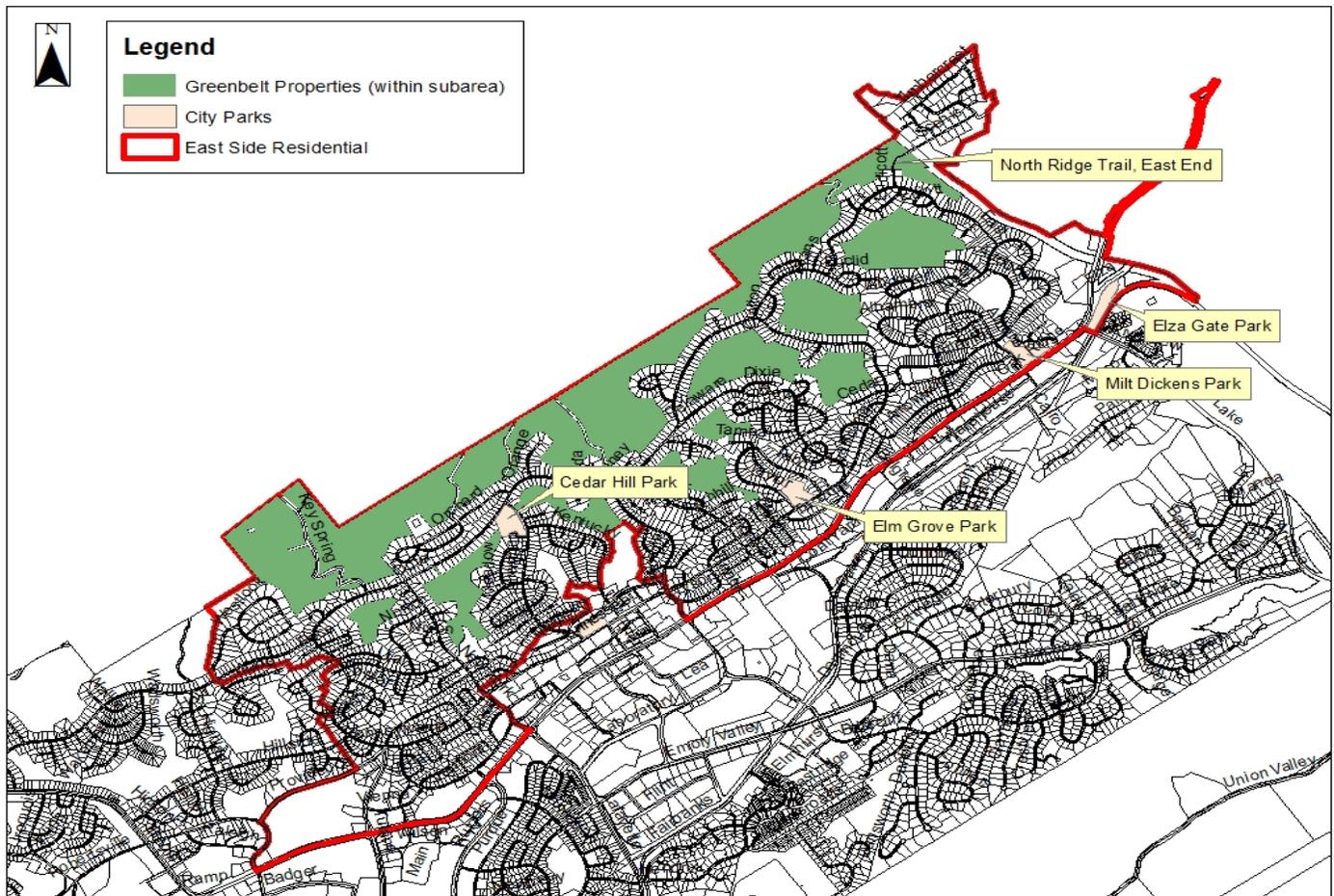
Due to the topography of the residential areas, challenges exist with speed of traffic passing through areas. Combined with the curvilinear nature of the streets on a significant grade, site distance and on-street parking can result in safety challenges.

# RECREATION

Several city owned parks are located within the sub-area. Cedar Hill Park is located on the western portion of the Sub-area. Elm Grove Park is located in the middle of the sub-area along Tennessee Avenue. Milt Dickens Park and Elza Gate Park are located on the eastern portion of the sub-area.



The North Ridge Trail is a 7.7 mile (one-way) trail that runs along the northern part of the sub-area. Ancillary trails provide an additional 2.6 miles. The trail runs through city owned green belt properties. Glenwood Elementary also offers recreational opportunities with significant open space and playground equipment.



# SCHOOLS

Glenwood Elementary School and Oak Ridge High School are located within the sub-area. As part of the excellent Oak Ridge City School system, both schools offer opportunities for the sub-area residents.



# SAFETY

## Assets

The East Side Residential sub-area has an excellent, well-connected street pattern and pedestrian opportunities. There are numerous ways to travel both in and out and within the area. Sidewalks on at least one side of the street provide pedestrian opportunities.

## Challenges

Continued challenges from aging infrastructure will impact safety in the Sub-area. The deterioration of sidewalks may discourage pedestrian travel or make it hazardous. Likewise, the older street network will need to be maintained. Due to the curvilinear street pattern, on-street parking can also be a safety issue due to sight distance limitations.



Blighted housing within the sub-area can also have detrimental impact on property values and increase crime. Efforts to promote improvement in property maintenance and reinvestment can help to confront these challenges.

# FINDINGS AND RECOMMENDATIONS

- Clearly delineate city-owned greenbelt properties within the sub-area to avoid infringement by neighboring properties
- Purchase and remove blighted housing that is beyond repair
- Promote the revitalization of the housing stock; explore funding options for incentive programs
- Continue code enforcement of environmental violations and inoperable vehicle removal
- Explore traffic safety improvements at major intersections for both vehicles and pedestrians
- Repair and maintain the existing sidewalk network and include pedestrian crossings at street crossings
- Explore connecting the North Ridge Trail to the proposed Rails to Trails beginning point at Elza Gate Park. The connecting trail could be a potential rails with trails project in conjunction with a portion of the existing railroad property.
- Continue plans for improvement of the intersection at Pennsylvania, N. Tulane, Pasadena and Providence through a roundabout
- For smaller, neighborhood based commercial properties, promote redevelopment and investment. Encourage neighborhood businesses to locate in these properties.
- For commercial properties along Oak Ridge Turnpike, promote continued maintenance. When properties are redeveloped, ensure adequate screening is in place for adjacent residential properties.
- Promote redevelopment of large property at the end of Eastburn Lane to residential use and a potential secondary connection to Oak Ridge Turnpike.

# East Side Residential Area

2,469 acres

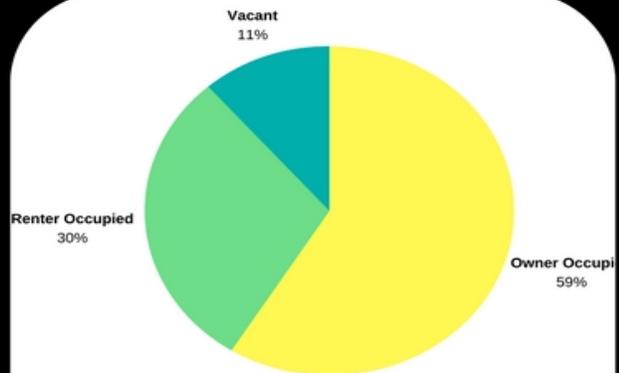
## Housing Information

2016 Average Family Size:

2.89

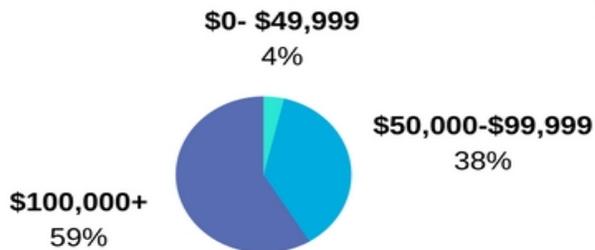


2016 Housing Unit Information



Median Home Value:  
\$113,237

2016 Households by  
Income



Median Household Income  
\$48,797