

City of Oak Ridge City Blueprint Palisades 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

Palisades Area

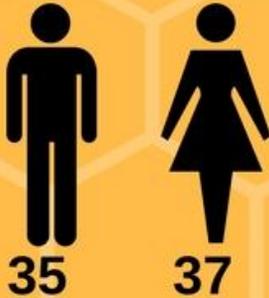
68.413 acres

Population Information

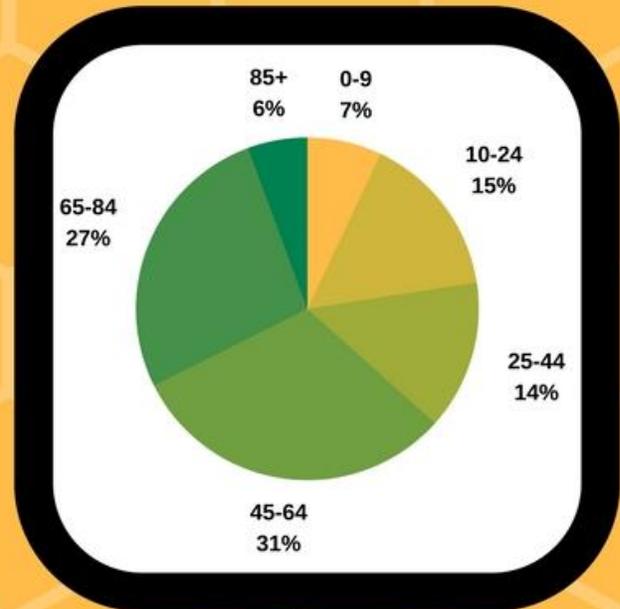


2016 Total
Population: 71

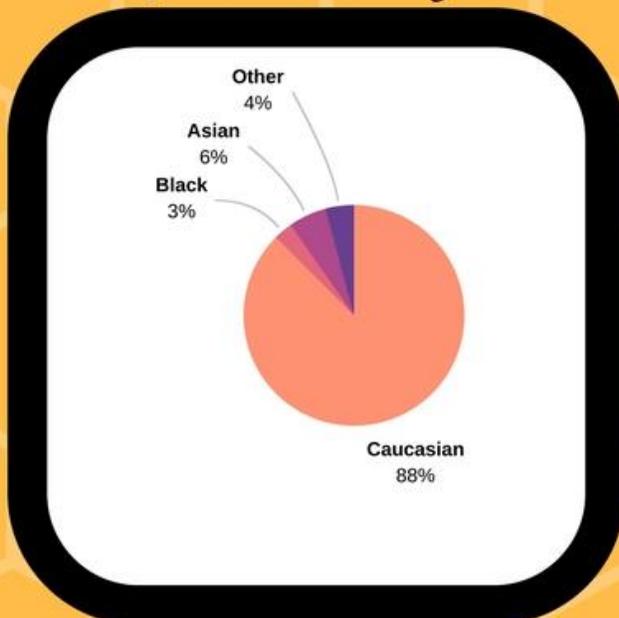
2016 Population by Gender



2016 Population by Age



2016 Population by Race/Ethnicity



Median Household Age:
54.50 years old

PALISADES SUB-AREA

The Palisades sub-area occupies the northeast corner of Oak Ridge, just below the intersection of the Oak Ridge Turnpike and Melton Lake Drive. The sub-area consists of several residential subdivisions: The Palisades, The Rivers, and Rivers Edge. All are within walking distance of the Melton Lake recreational area.

The sub-area is comprised of residential development ranging from large single-family estates to attached dwellings. Homes were constructed over a period of approximately 20 years and range from 2-story brick homes from the 90s to smaller, frame-construction cottages built in the first decade of the 21st century. While there are no commercial establishments within the sub-area, there are several adjacent businesses along Oak Ridge Turnpike and Warehouse Road.



LIVABILITY AND BEAUTIFICATION

Assets

The Palisades sub-area has a wide array of assets. As previously mentioned, the area is located adjacent to the Melton Lake 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 Melton Lake Greenway runs the entirety of Melton Lake Drive, providing a multi-modal path from the neighborhood streets to the Oak Ridge Turnpike, Emory Valley Road, and Edgemoor Road.



In addition to the recreational opportunities, the Palisades sub-area is overall very well-maintained. The homes are well-kept, as are the lawns and streets. The subdivisions also benefit from their relatively isolated character with dead end streets that create a safe, low-traffic environment for families.

Challenges

Because of the newer housing stock that characterizes the neighborhoods, the sub-area 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.

ECONOMIC VITALITY AND HOUSING

Assets

There are a wide variety of assets in the sub-area in terms of economic development and housing. As previously mentioned, housing stock is relatively newer and well-maintained. Median home values are high and the vacancy rate is non-existent. There is some level of housing diversity in the area, with dwellings ranging from large estates to attached garden homes. This provides housing option for a variety of residents, from established professionals to young families and retirees.



While there is no commercial development directly within the subarea, there are many adjacent businesses that serve the neighborhoods. Calhoun's restaurant is directly adjacent to The Rivers subdivision on Melton Lake Drive, and offers beautiful views of the river in a casual neighborhood-based setting. Oak Ridge Turnpike offers a wide array of commercial uses and is easily accessible from Melton Lake Drive. Directly across Melton Lake Drive from River's Edge subdivision is Warehouse Road, which includes several warehouse structures that are ripe for

adaptive reuse. 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. The continued challenge going forward 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

Both connector streets serving the subdivisions – Oak Ridge Turnpike and Melton Lake Drive – are major arterials that are easily accessible via car or alternative modes of transportation. Melton Lake Drive includes a well-developed greenway running all the way down and through Edgemoor Road to the south. This provides a safe multi-modal path to the Emory Valley Area and its extensive greenway system, as well as the Centennial development at the southeast corner of the city. 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 begins at Elza Gate Park and borders River’s Edge subdivision. Once complete, it will connect the north terminus of the Melton Lake Greenway with one of the city’s largest employers – Y-12 National Security Complex.



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.

The greatest challenge for pedestrians in the sub-area is safe access to the commercial uses on Oak Ridge Turnpike. There is currently no pedestrian crossing at the intersection of Melton Lake Drive and Oak Ridge Turnpike, which limits the demand for pedestrian-

oriented businesses in the area. Similarly, residents of the Palisades subdivision currently have no safe pedestrian access to the amenities along Melton Lake. A striped and signalized pedestrian crossing could effectively slow traffic and promote interaction between neighbors and those recreational opportunities.

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. Elza Gate Park creates the northeast border of the sub-area, and it is the proposed northern terminus of the CSX Rails to Trails Greenway.

Challenges

Safer pedestrian 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 subarea to Warehouse Road, Jefferson Middle School, commercial uses at the intersection of Fairbanks Road and Emory Valley Road, and Y-12.

SCHOOLS

No school facilities exist in the Palisades sub-area. Public Schools available include Glenwood Elementary, Jefferson Middle and Oak Ridge High School. Connectivity and access to Jefferson Middle will be greatly enhanced with the completion of the CSX Rails to Trails.

SAFETY

Assets

The sub-area's residential streets are defined by their dead-end nature, which makes for a relatively quiet, low-traffic environment. This provides a sense of safety and a level of familiarity between residents. In addition, vehicular habits are consistent when an individual is familiar with an area. Traffic speeds are slower, residents know the houses where children live and play or where the elderly walk. Also, residents are watchful of their neighbors' homes and are familiar with their habits to recognize when an activity is out of the norm.

Challenges

Crosswalks across the Oak Ridge Turnpike and Melton Lake Drive should be established to provide safer pedestrian access to commercial uses and the lakefront.



FINDING and RECOMMENDATIONS

- Establish crosswalks across the Oak Ridge Turnpike at Elza Gate, and linking the Palisades neighborhood to the Melton Lake recreation area.
- Continue to enforce city codes to ensure maintenance of existing housing.
- Promote redevelopment of existing commercial properties on the periphery of the sub-area, particularly along Warehouse Road. 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.

Palisades Area

68.413 acres

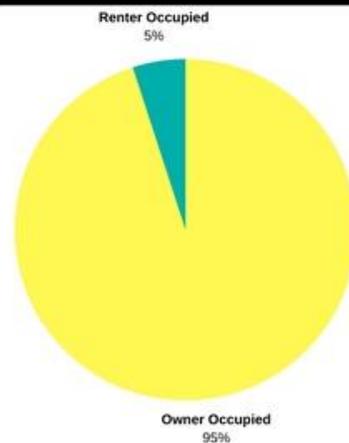
Housing Information

2016 Average Family Size:

2.10



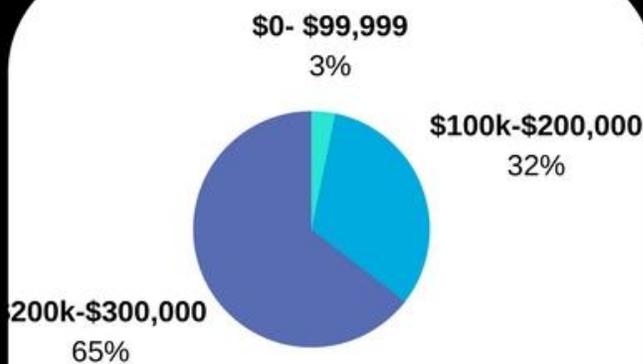
2016 Housing Unit Information



Median Home Value:

\$238,636

2016 Households by Income



Median Household Income

\$107,040