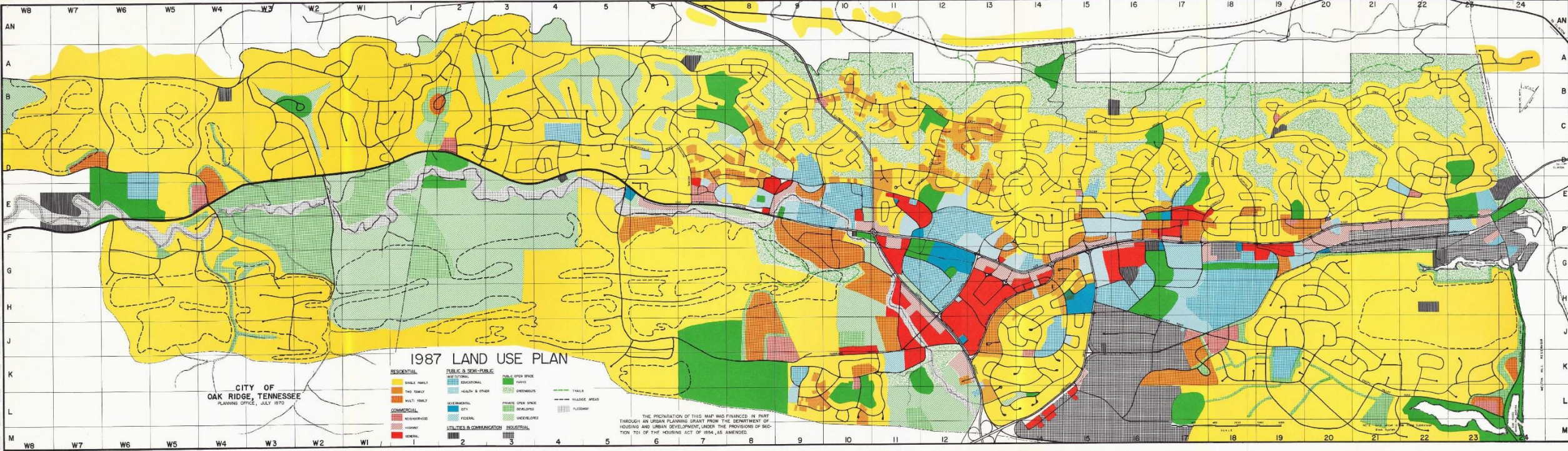




UPDATING THE OAK RIDGE COMPREHENSIVE PLAN

APRIL 26, 2022 *presentation to* THE BRIDGE, OAK RIDGE CHAMBER OF COMMERCE

Nathalie Schmidt, Senior Planner
Planning and Development Department



RESIDENTIAL

- SINGLE FAMILY
- TWO FAMILY
- MULTI FAMILY

COMMERCIAL

- NEIGHBORHOOD
- HIGHWAY
- GENERAL

PUBLIC & SEMI-PUBLIC

- INSTITUTIONAL**
- EDUCATIONAL
 - HEALTH & OTHER

- GOVERNMENTAL**
- CITY
 - FEDERAL

UTILITIES & COMMUNICATION

-

PUBLIC OPEN SPACE

- PARKS
- GREENBELTS
- PRIVATE OPEN SPACE
- DEVELOPED
- UNDEVELOPED

INDUSTRIAL

-

- TRAILS
- HILLSIDE AREAS
- FLOODWAY



CITYBLUEPRINT

CITY OF OAK RIDGE

A citywide vision and guide for future
growth and development in Oak Ridge.



<http://oakridgeblueprint.info>



The City Blueprint, adopted in 2019, was intended to be the vision for Oak Ridge direction.



The intention of the *City Blueprint*, in brief, is to **GROW OAK RIDGE.**

That does not mean aimless, headlong growth at all costs, but rather smart, efficient, fortifying growth that improves quality of life, while broadening and widening our tax base.

During the two year process, we heard from nearly 1000 people – and they had **MANY** different ideas! That said, we distilled a few fundamental things that seemed to be repeated regularly, and to resonate with most.



CITY BLUEPRINT - OAK RIDGE VALUES

The values speak to the community's overwhelming aspiration to be "Uniquely Oak Ridge"

Technology, Innovation, and Science

- Oak Ridge was "born to innovate"
- Continues to attract international research and projects that cause advances in science

Education

- Carrying on the tradition of strong support for a high-quality public school system
- Promoting learning experiences and innovative techniques for all teachers and students

Natural Assets

- Widespread appreciation for local natural areas
- Desire to protect, enhance and expand these areas

28 | OAK RIDGE CITY BLUEPRINT | APPROVED MAY 2015

OAK RIDGE VALUES

During the Blueprint process, there were several recurring themes, which provide a picture of what Oak Ridgers hold dear. These themes have been dubbed the "VALUES" upon which the Blueprint Plan is built.

Natural Assets
There is widespread appreciation for the greenbelts, trails, the river, creeks, and scenic vistas that are part of the everyday experience of living in Oak Ridge. Their protection, enhancement and expansion are important to our community, and are an emphasis of this plan.

Technology, Innovation, and Science
Oak Ridge grew out of science and innovation, and that is still the underpinning of our economy and our very identity. We were "Born to Innovate."

The interesting thing is that Oak Ridge, at its inception, was a place where incredibly smart, creative young people came from around the globe to do amazing work that changed the world. That remains the case yet today.

Being Uniquely Oak Ridge...
We heard from people throughout the process that Oak Ridge needs to be distinct from surrounding cities. It is not just pride in the physical city. It is pride in our history, our landscape, the arts, and the contribution we have made and continue to make to the world of science. Part of what continues to make Oak Ridge unique is population diversity among age, race, religion, culture, language, education, and income levels. The diversity that has been present since the Manhattan Project has shaped a culture of tolerance and altruism. One does not have to be born here to be an Oak Ridger, a concept that redefines "community."

Oak Ridge was an extraordinary place when it was the core element of the Manhattan Project – it is an extraordinary place today.

UT Arboretum (Photo by Roy Smith)

AMSE
AMERICAN MANUFACTURING SOCIETY OF EAST TENNESSEE

OAKRIDGE.TN.GOV/ONLINE/BLUEPRINT

OUR VALUES AND GOALS | 29

The interesting thing is that Oak Ridge, at its inception, was a place where incredibly smart, creative young people came from around the globe to do amazing work that changed the world. That remains the case yet today.

Education
Oak Ridge schools represent consistent success in the community despite the lack of population change. Residents of the city include an unusually large number of people who are highly educated or extraordinarily skilled, and there is widespread support for local Pre-K through 12th grade education.

News about science-related projects and superior academic performance of students gets top billing in the local Oak Ridge media and elsewhere. In 2017, the district earned the distinction of being the first to achieve district-wide Advanced STEM Certification, meaning each school and all grades K-12 are focused on Science, Technology, Engineering, and Mathematics (STEM) programs.

Since 2000, the Oak Ridge Public Schools Education Foundation (ORPSEF) has provided additional financial support, such as awarding teachers opportunities to develop innovative techniques and improve learning experiences. The community has put its money where its mouth is by supporting a world-class school system that has earned a reputation for high quality.

Oak Ridge High School

CITY BLUEPRINT - OVER-ARCHING GOALS

Grow our Population & Economic Sustainability

- Attract population growth
- Diversification of business and industry to provide economic stability, choices of goods and services, support a growing population

Enhance our Image & Quality of Place

- Present an identifiable Oak Ridge character
- Generate a vibrant city center
- Draw new businesses and activities
- Update public facilities and infrastructure

Improve Connectivity and Mobility

- Better connections between neighborhoods, schools, and businesses
- Easier / safer access for vehicles, pedestrians, and bicyclists



CITY BLUEPRINT – PLAN ELEMENTS

Economic Vitality & Sustainability

Housing & Healthy Neighborhoods

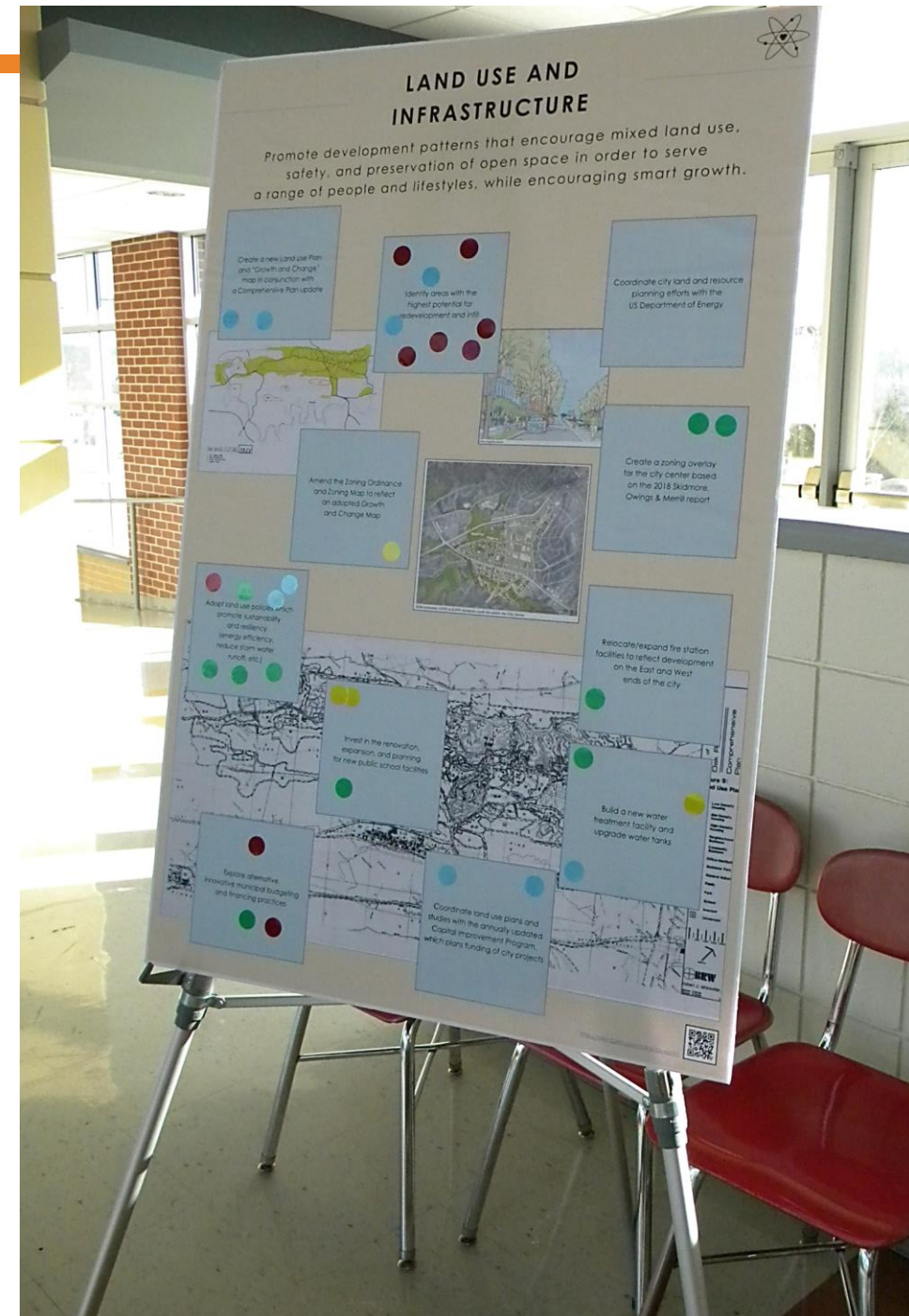
Recreation & Natural Assets

Transportation & Mobility

Livability & Community Vibrancy

Land Use & Infrastructure

Promote development patterns that encourage a mix of land uses, efficient infrastructure, and preservation of open space in order to support a range of housing, employment, and transportation options.



EXPLORING POPULATION GROWTH

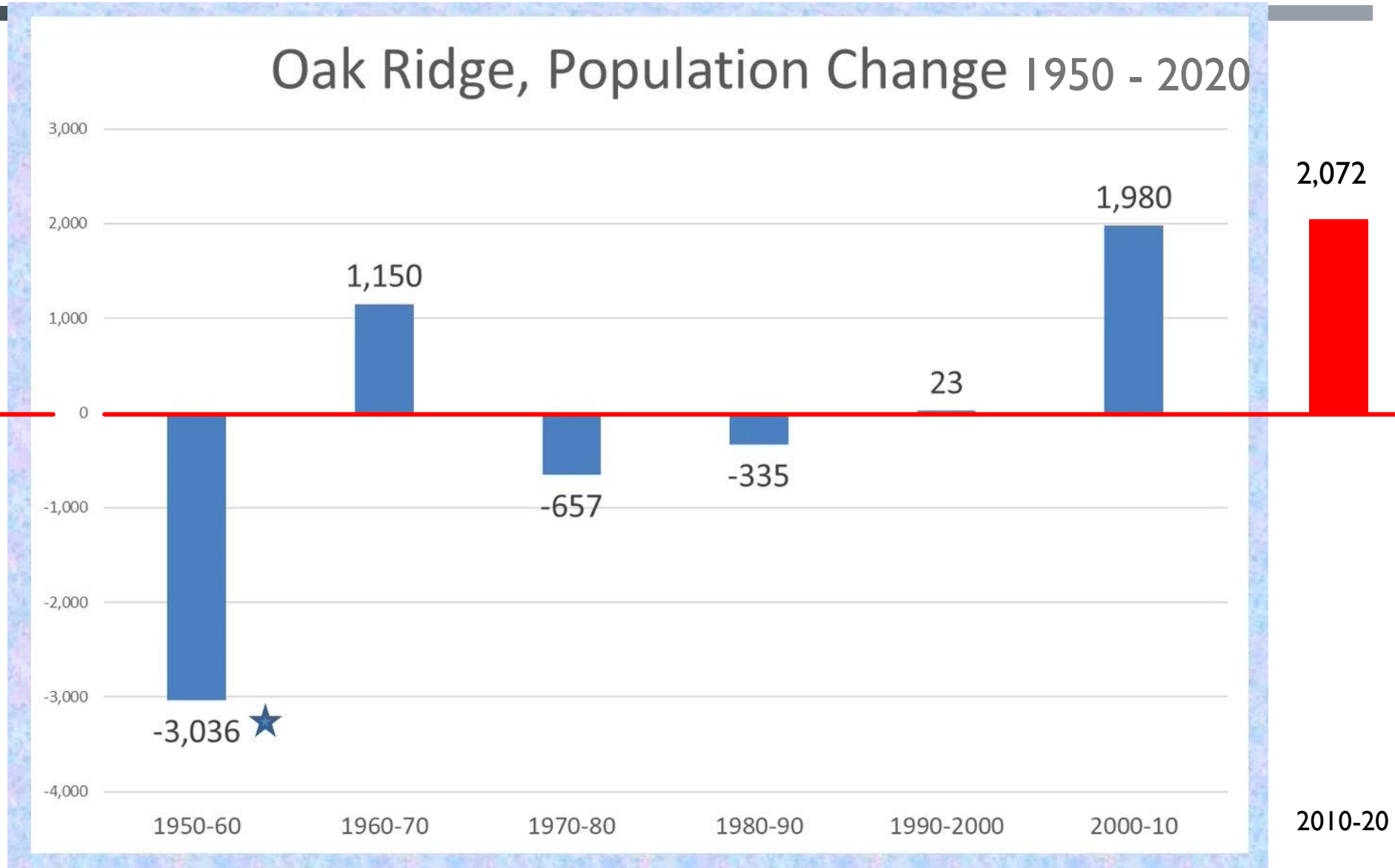
Consider:

How much growth do we plan for?

What is quality growth?

How do we ensure growth will improve quality of life in the community?

Year	Population
1944	66,000
1945	75,000
1947	40,000
1950	30,205



USCensus Figures from US Bureau of Census via secondary sources
 Pre 1960 figures from <https://tennesseencyclopedia.net/entries/oak-ridge/>

“Anderson County, Tennessee Population at the Speed of Life 2020” - YouTube
 by East Tennessee Quality Growth

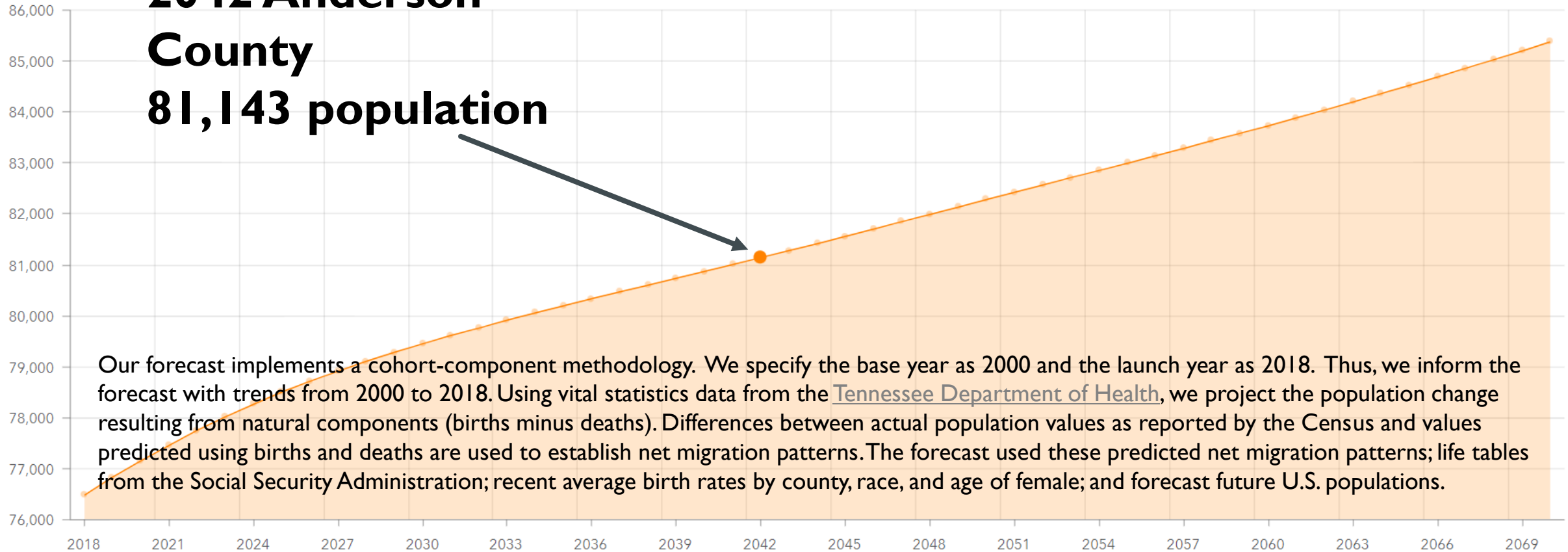


2018 to 2070 Tennessee Population Projection

Boyd Center for Business & Economic Research

**2042 Anderson
County
81,143 population**

Projected Population



Our forecast implements a cohort-component methodology. We specify the base year as 2000 and the launch year as 2018. Thus, we inform the forecast with trends from 2000 to 2018. Using vital statistics data from the [Tennessee Department of Health](#), we project the population change resulting from natural components (births minus deaths). Differences between actual population values as reported by the Census and values predicted using births and deaths are used to establish net migration patterns. The forecast used these predicted net migration patterns; life tables from the Social Security Administration; recent average birth rates by county, race, and age of female; and forecast future U.S. populations.



Other things to consider

Economic and development activity:

- Anticipated new jobs or residents
- Feedback from developers, builders, financiers
- Other influences in the region or surrounding communities

Capacity:

- Analysis to understand how much and what types of new development or reuse can be feasibly accommodated
- Factor in municipal services and maintenance costs
- Risk comfort level

A CLOSER LOOK AT THE COMMUNITY

COMMUNITY CHARACTERISTICS REPORT

History and Development Patterns

Population and Housing

Economy

Open Space and Recreation

Cultural and Social Resources

Municipal Facilities

Upcoming Projects and Trends

Total Population and % Change						
	2020	2010	2000	1990	10-year Change, 2020-2010	30-year Change, 2020-1990
Anderson	77,123	75,129	71,330	68,250	2.65%	13.00%
Roane	53,404	54,181	51,910	47,227	-1.43%	13.08%
Oak Ridge	31,402	29,330	27,387	27,310	7.06%	14.98%

US Census Bureau Data

Under 5 years – 5.3%
 Under 18 years – 22.3%
 18 years and over – 77.7%
 65 years and over – 19.4%

Median Age in Oak Ridge – 41.3 years
 Tennessee – 39 years

This map shows the population density—expressed as persons per square mile—from the 2020 Census at the state, county, and census tract levels. Zoom in to see county- and tract-level data. Click on the map to learn more.

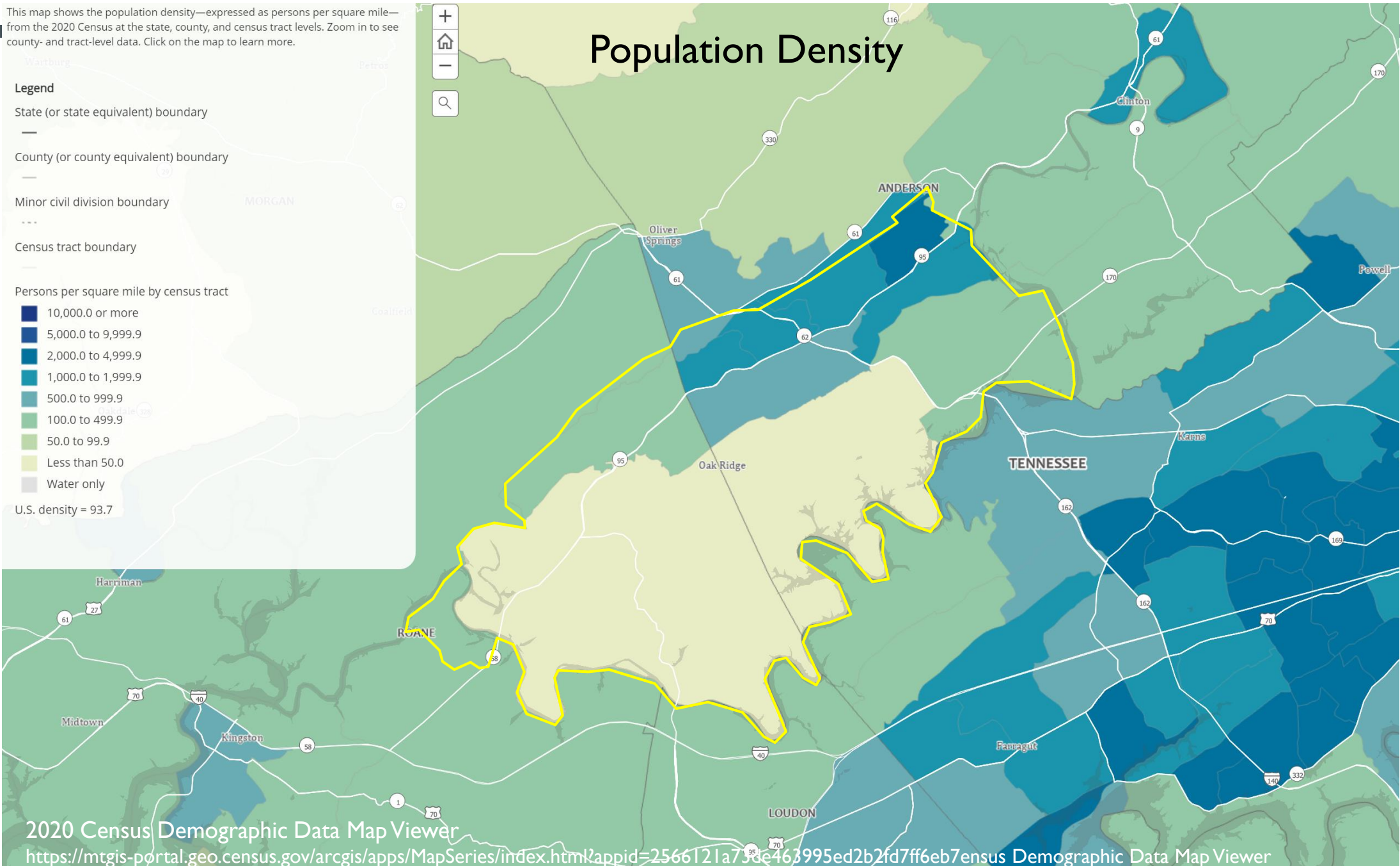
Legend

- State (or state equivalent) boundary
- County (or county equivalent) boundary
- Minor civil division boundary
- Census tract boundary

Persons per square mile by census tract

- 10,000.0 or more
 - 5,000.0 to 9,999.9
 - 2,000.0 to 4,999.9
 - 1,000.0 to 1,999.9
 - 500.0 to 999.9
 - 100.0 to 499.9
 - 50.0 to 99.9
 - Less than 50.0
 - Water only
- U.S. density = 93.7

Population Density



This map shows the percentage of the total population age 18 and over from the 2020 Census at the state, county, and census tract levels. Zoom in to see county- and tract-level data. Click on the map to learn more.

Legend

State (or state equivalent) boundary

County (or county equivalent) boundary

Minor civil division boundary

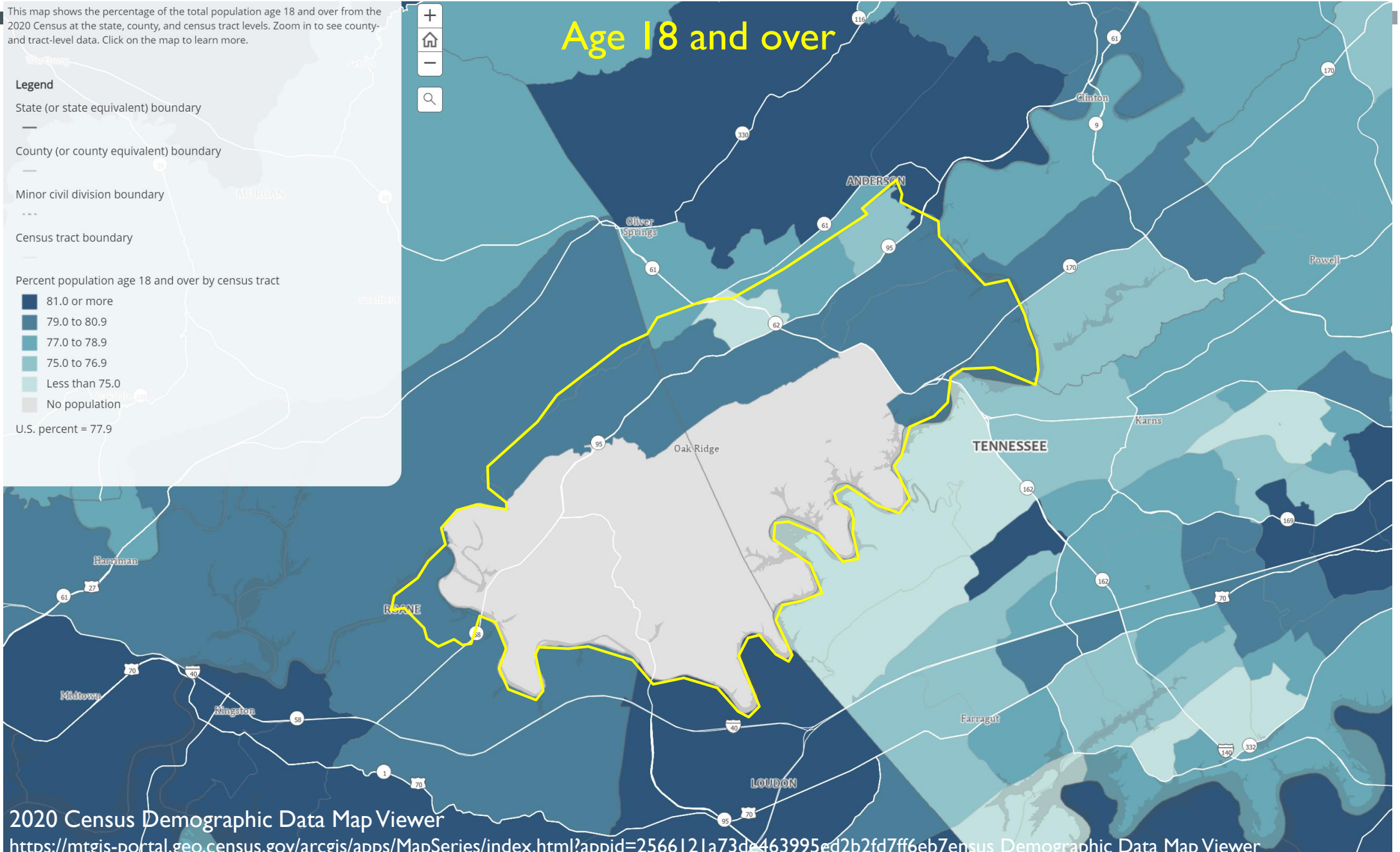
Census tract boundary

Percent population age 18 and over by census tract

- 81.0 or more
- 79.0 to 80.9
- 77.0 to 78.9
- 75.0 to 76.9
- Less than 75.0
- No population

U.S. percent = 77.9

Age 18 and over



This map shows the percentage of the total population that reported Two or More Races in the 2020 Census at the state, county, and census tract levels. Zoom in to see county- and tract-level data. Click on the map to learn more.

Legend

State (or state equivalent) boundary

County (or county equivalent) boundary

Minor civil division boundary

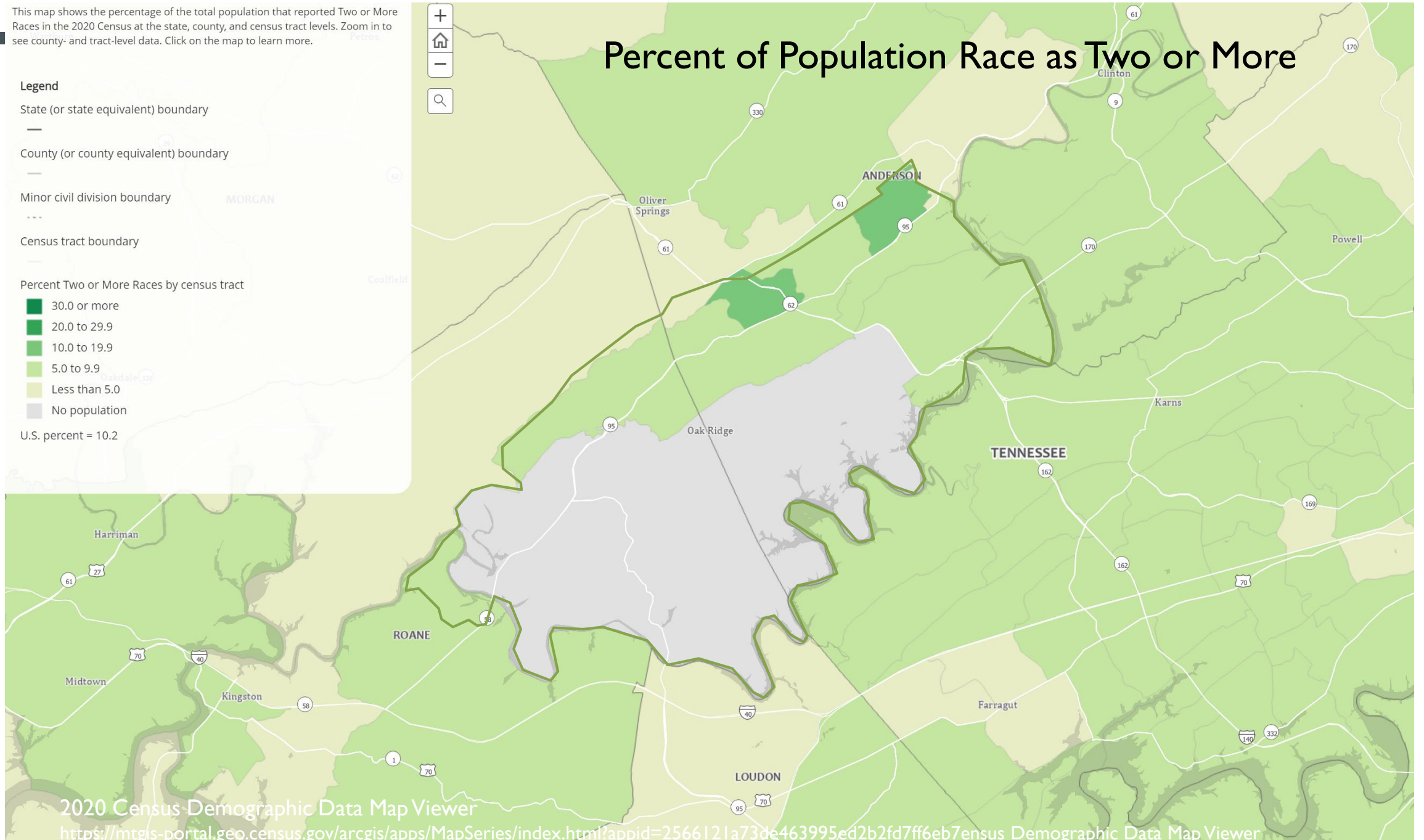
Census tract boundary

Percent Two or More Races by census tract

- 30.0 or more
- 20.0 to 29.9
- 10.0 to 19.9
- 5.0 to 9.9
- Less than 5.0
- No population

U.S. percent = 10.2

Percent of Population Race as Two or More



This map shows the percentage of the total population living in group quarters from the 2020 Census at the state, county, and census tract levels. Zoom in to see county- and tract-level data. Click on the map to learn more.

Legend

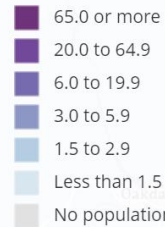
State (or state equivalent) boundary

County (or county equivalent) boundary

Minor civil division boundary

Census tract boundary

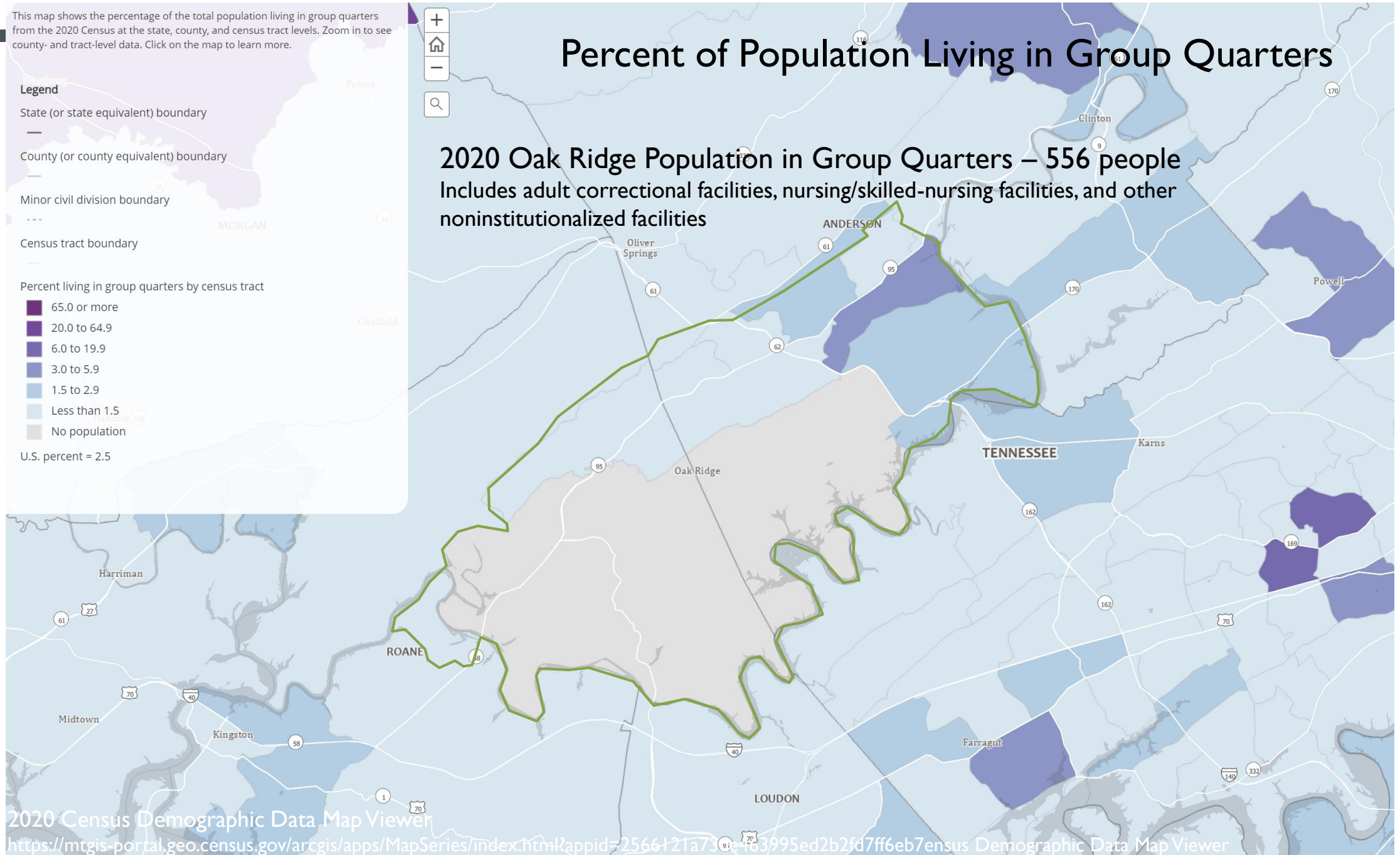
Percent living in group quarters by census tract



U.S. percent = 2.5

Percent of Population Living in Group Quarters

2020 Oak Ridge Population in Group Quarters – 556 people
Includes adult correctional facilities, nursing/skilled-nursing facilities, and other noninstitutionalized facilities



Community Health Needs Assessment (2019)

by Methodist Medical Health and Ridgeview Behavioral Health Services

Life expectancy in the United States has been declining since 2014, particularly in the “Rust Belt” and Appalachia.

Evidence demonstrates that the health of an individual and that of a community is **36% influenced by individual behavior, 24% social circumstances, 22% genetics and biology, 11% medical care and 7% physical environment.**

Top 5 community health issues, in order of importance:

- Poverty and lack of access to health care and other resources
- Substance abuse and misuse, including its impact on families and links to mental illness
- Mental health
- Lack of transportation
- Obesity, healthy food, diabetes, and lack of physical activity

People in poverty are **most affected** by most of the health issues identified.

32% Adult obesity, % of adults that report a BMI > 30 (CDC Diabetes Interactive Atlas, 2017)

39.7% Overweight / obese youth, Overweight or obesity prevalence among TN public school students (Coordinated School Health, 2017)

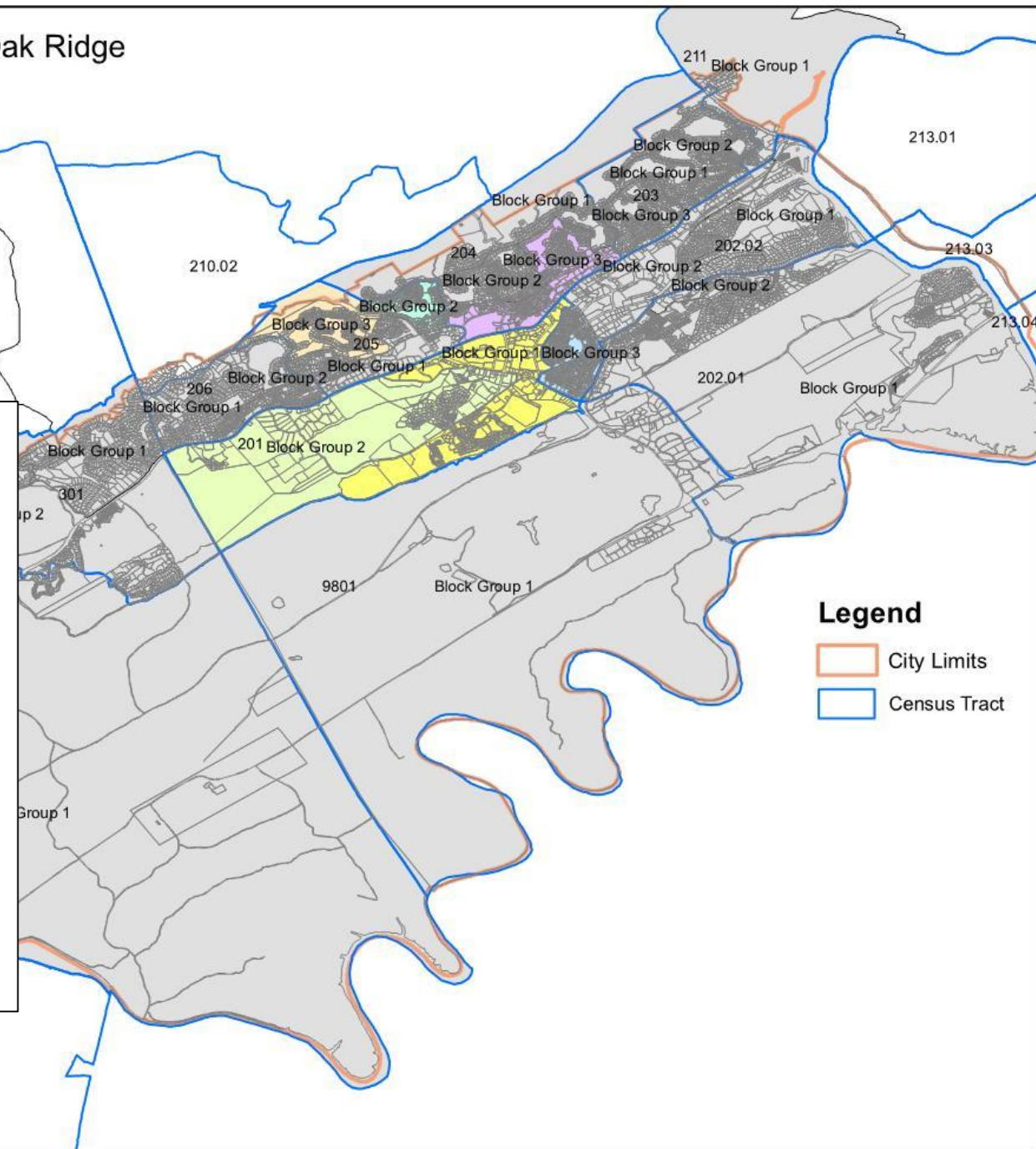
12% Diabetes, % of adults age 20 and over with diagnosed diabetes (CDC Diabetes Interactive Atlas 2015)

21% Adult smoking (Behavioral Risk Factor Surveillance system 2016)

13% Food insecurity, % of population who lack adequate access to food (Map the Meal Gap 2016)

9% Limited access to healthy food, % of population that are low-income and who do not live close to grocery store (USDA Food Environment Atlas, 2015)

CDBG Target Areas - City of Oak Ridge



Total Population in Oak Ridge: **31,471**
(Census, 2020)

Total Housing Units: **14,678**

Avg. Household Size: **2.39**

2021 Permits for New Single-Family homes: **310**

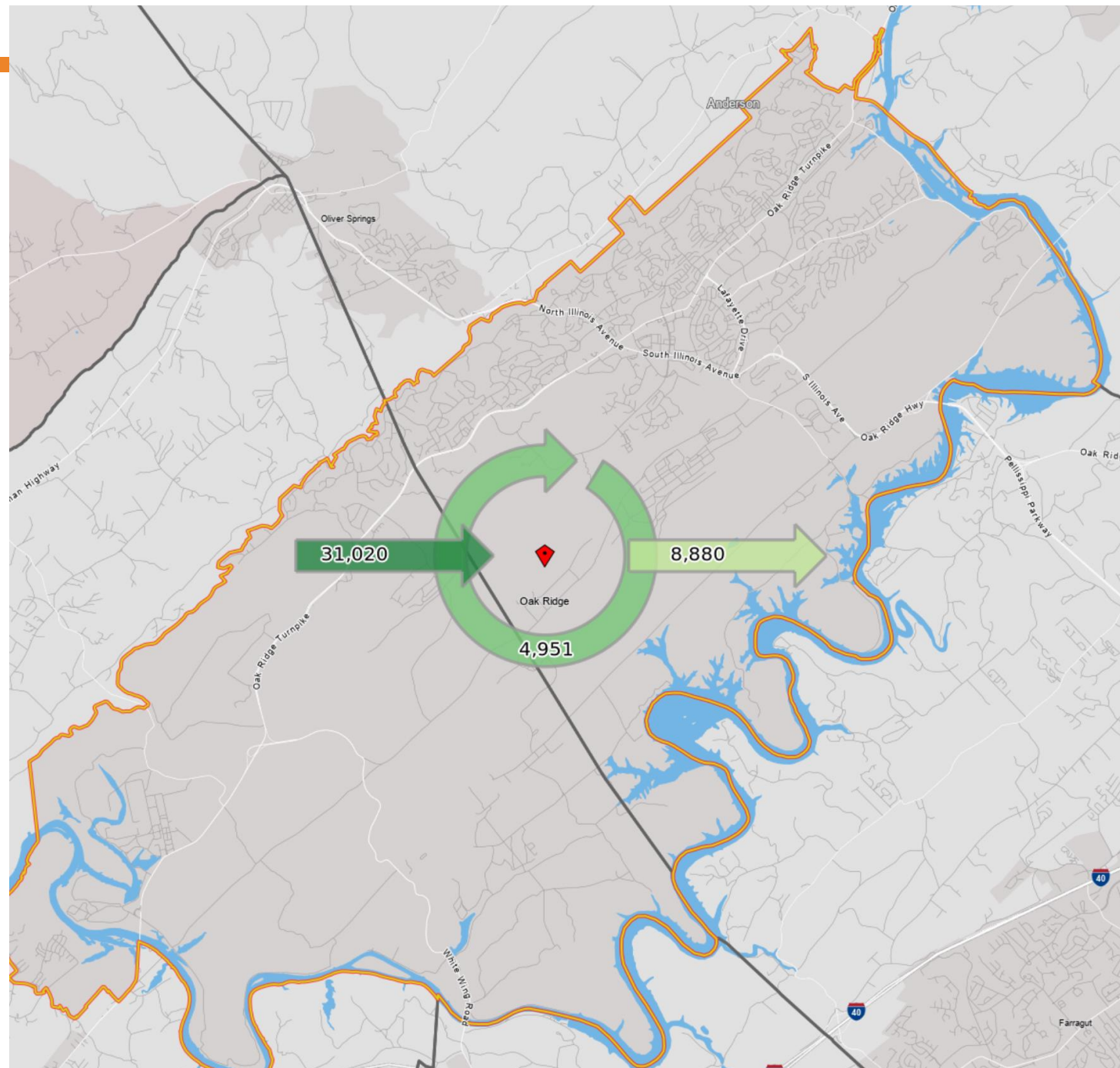
\$55,230 median household income

Total Jobs in Oak Ridge: **35,971**
(Census, 2019)

~15,000 jobs in the Oak Ridge Reservation

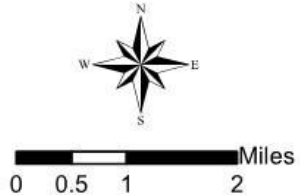
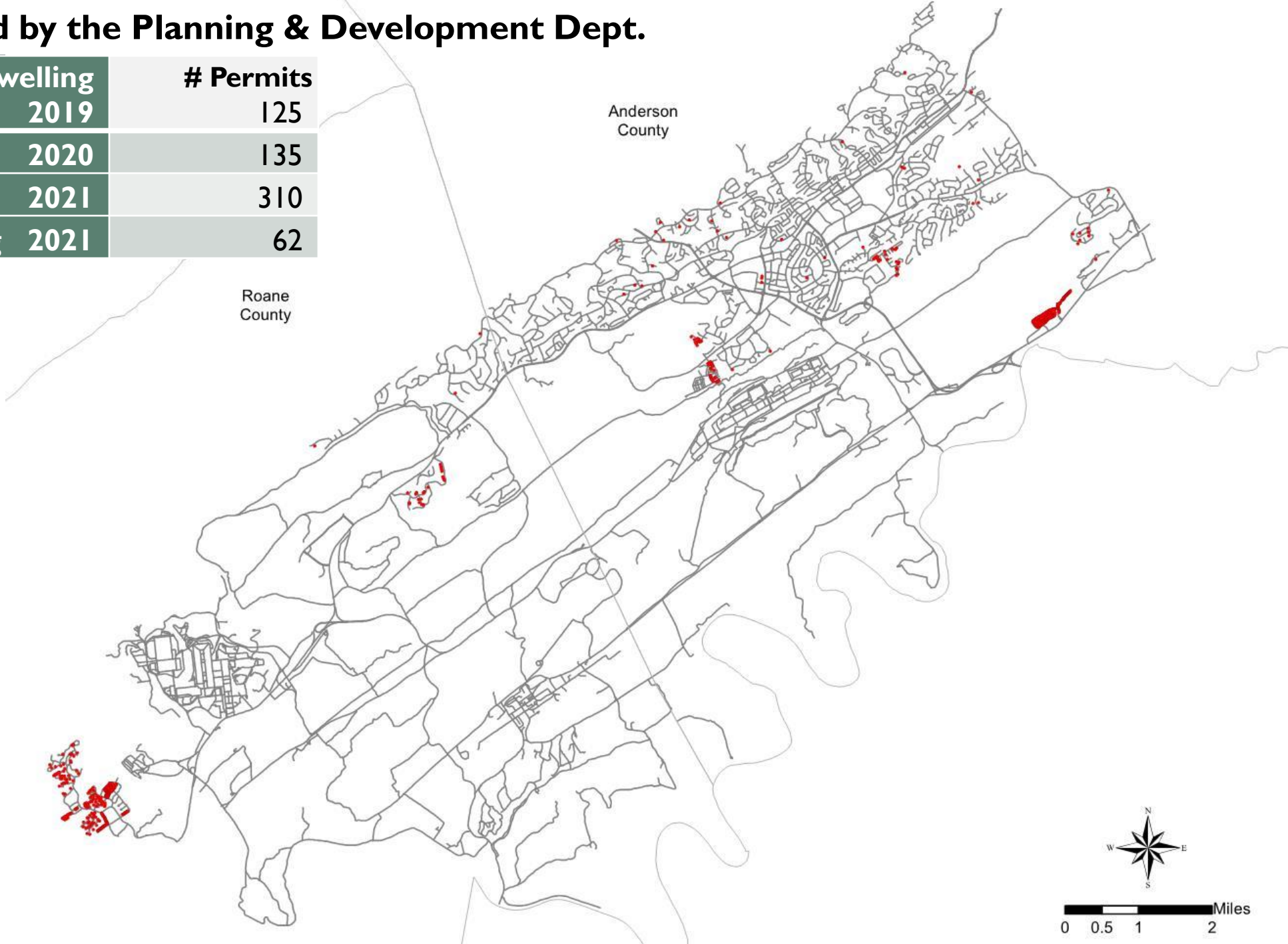
Resident labor force – 13,831;
35.8% work in Oak Ridge,
representing 13.8% of the jobs
that exist in Oak Ridge.

Estimated number of visitors to
Oak Ridge each year: **170,000**



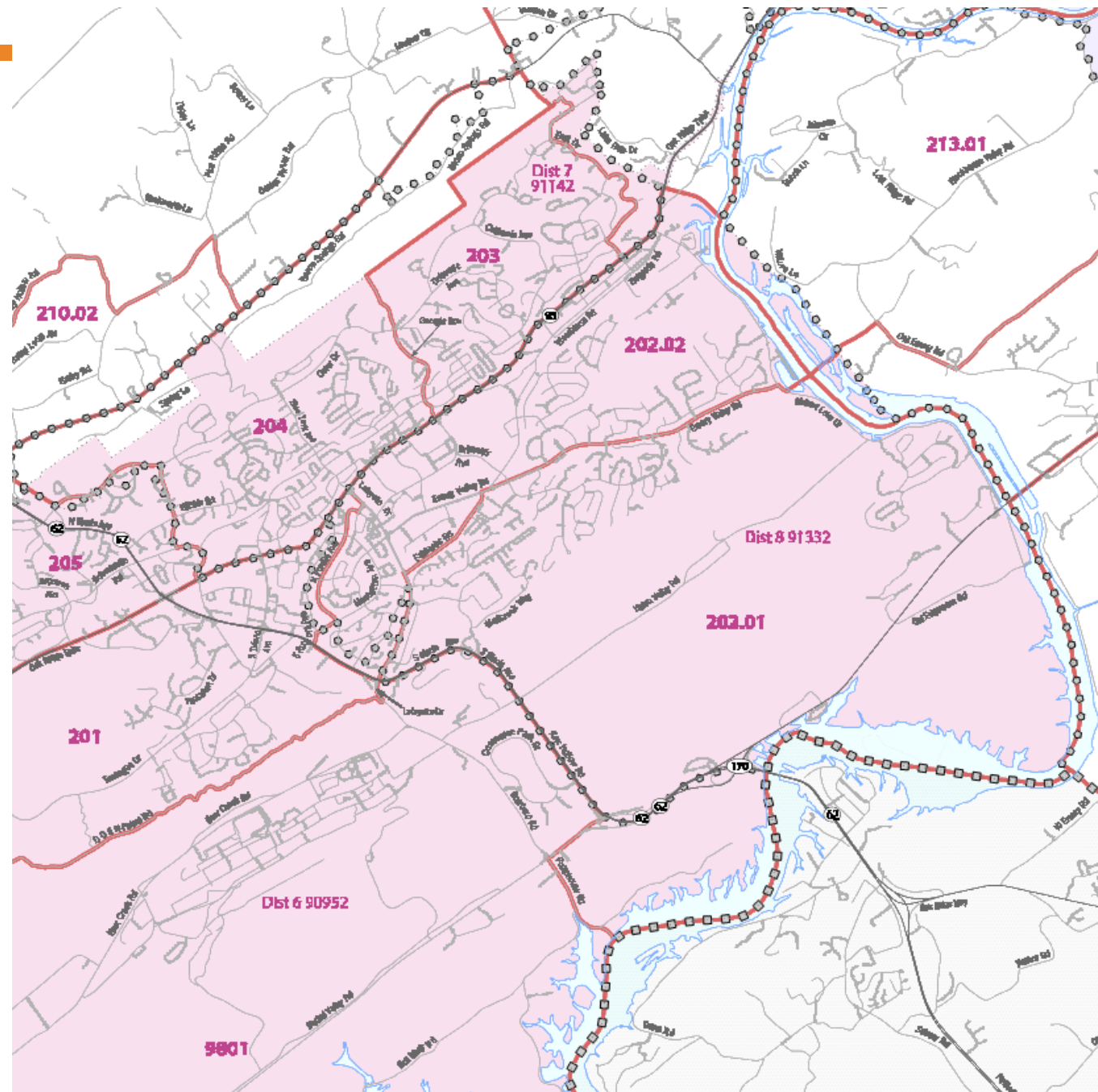
Building Permits Issued by the Planning & Development Dept.

New Single Family Dwelling		# Permits
2019		125
2020		135
2021		310
Multi Family Dwelling		2021
		62



Census Tract 202.01 had the largest gains in both population and housing.

(between Emory Valley Rd and Edgemoor)



One Park, Three Sites, Countless Stories

The Manhattan Project is one of the most transformative events of the 20th century. It ushered in the nuclear age with the development of the world's first atomic bombs. The building of atomic weapons began in 1942 in three secret communities across the nation. As World War II waned in 1945, the United States dropped the atomic bombs on Hiroshima and Nagasaki, Japan — forever changing the world.



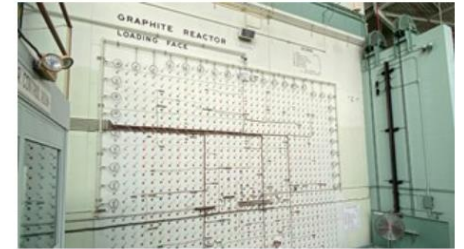
Hanford, WA ›

A secret factory that made plutonium.



Los Alamos, NM ›

A covert lab that built the bombs.



Oak Ridge, TN ›

A hidden complex that enriched uranium.



PLANNING COMMISSION 2022 LAND USE UPDATE

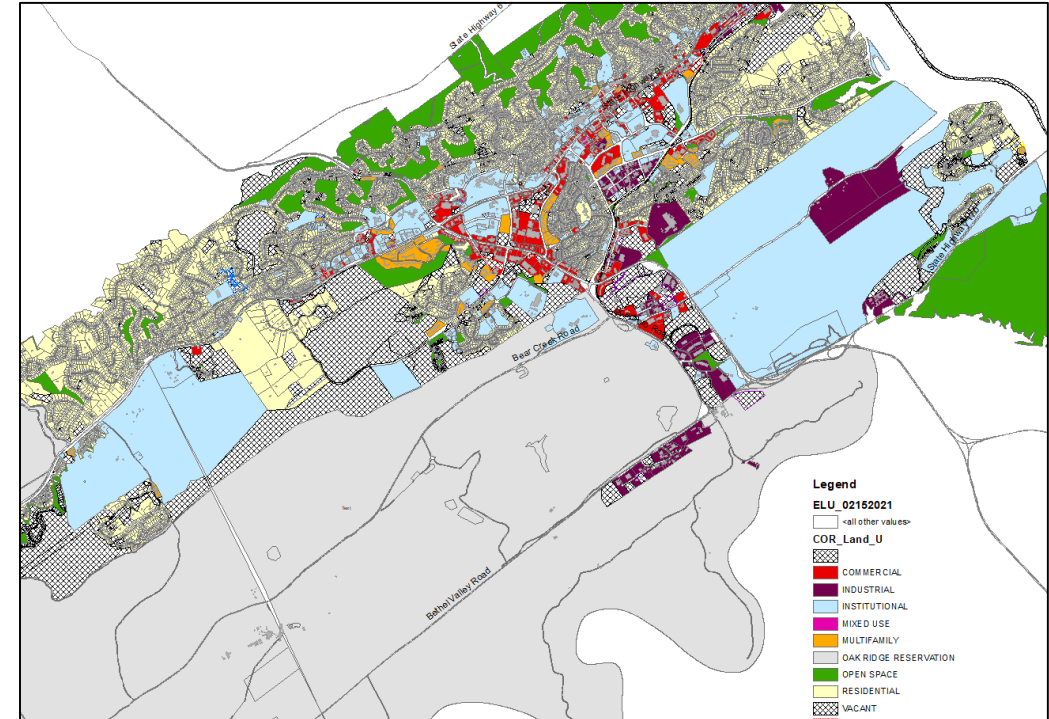
- Where we are in the process
- Current work objectives:

- 1) Study land use inventory, infrastructure systems, public services
- 2) Discuss implications of growth with service system experts
- 3) Identify key issues



Complete Land Use Update will include:

- i. An inventory of existing land use and infrastructure conditions and supporting data,
- ii. Analysis of data to identify needs, opportunities and constraints
- iii. Comparison of growth scenarios (low-density infill, compact nodes, conserved open space, etc.)
- iv. A Plan for Growth and Change, including a descriptive method of classifying the types and characteristics of land uses envisioned in Oak Ridge, and new policies to guide implementation.

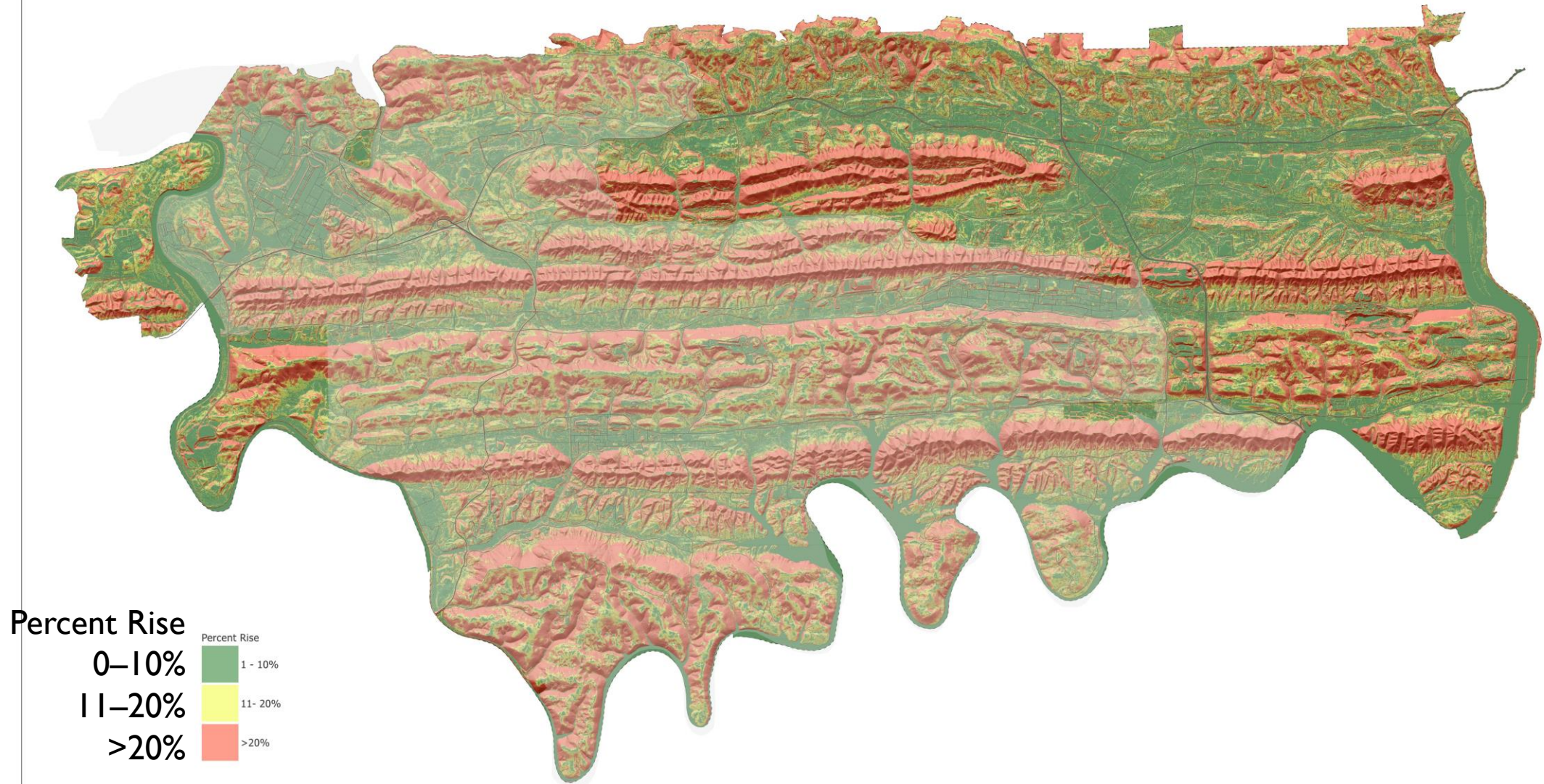




City of Oak Ridge

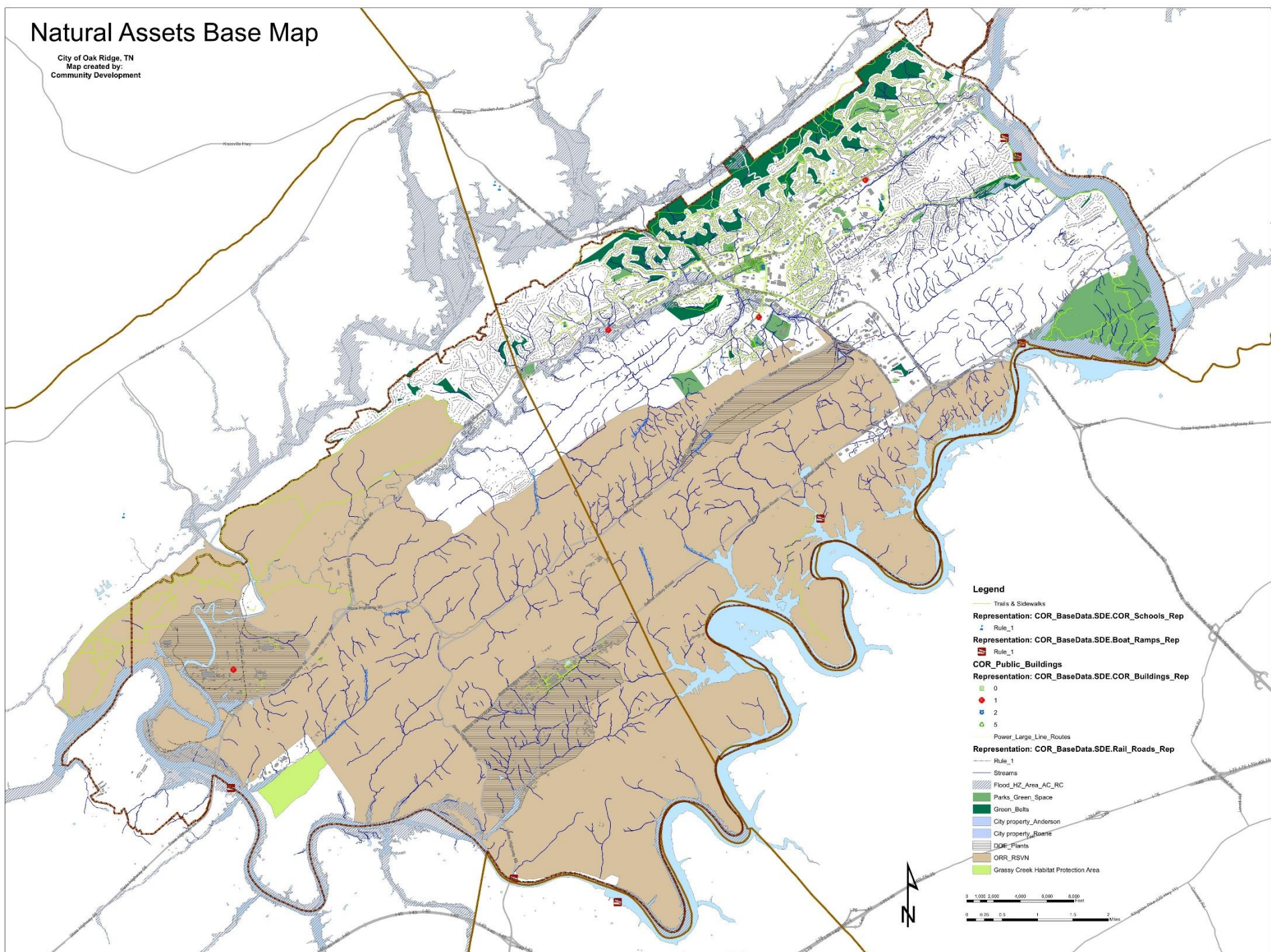
**Land Use
Inventory**

City of Oak Ridge - Slope Analysis



Natural Assets Base Map

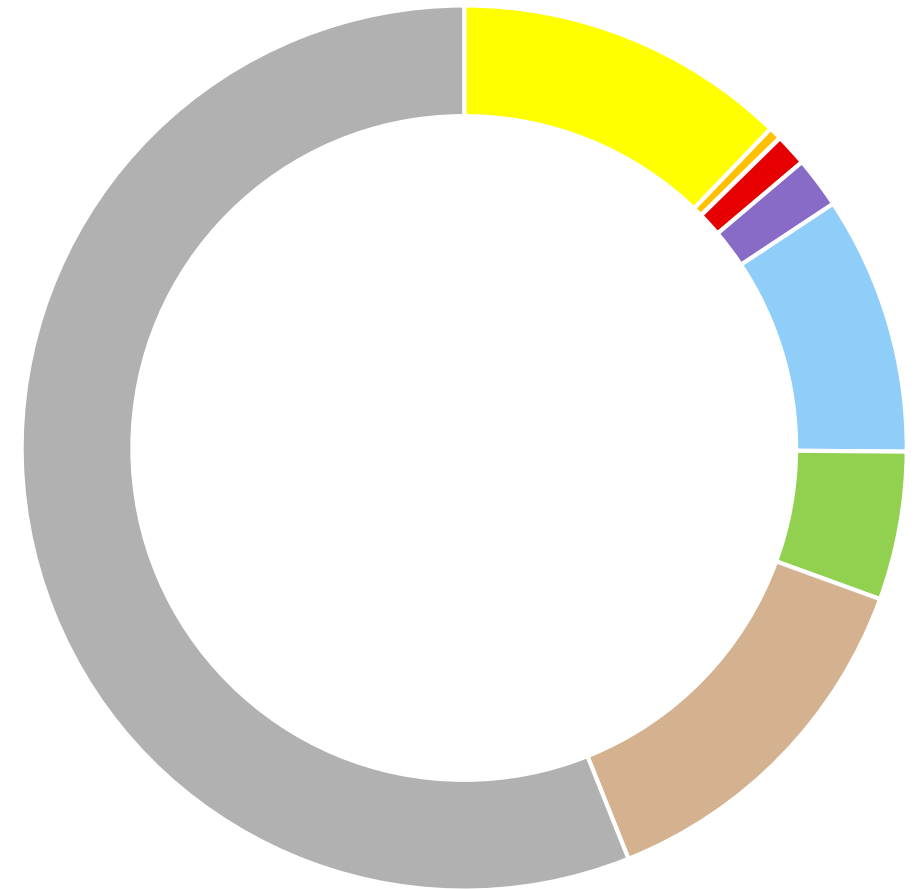
City of Oak Ridge, TN
Map created by:
Community Development



Existing Land Use Categories

Land Use	Parcels	Acres	% Land Use Coverage	
Residential	10,870	6,837	12.17%	
Multifamily	64	259	0.46%	
Mixed Use	6	8	0.01%	
Commercial	365	657	1.17%	
Industrial	115	1,053	1.87%	
Institutional	294	5,301	9.44%	
Open Space	195	3,042	5.42%	(4% City open space)
Vacant	1,420	7,525	13.40%	
Oak Ridge Reservation	23	31,481	56.05%	
total	13,352	56,163	100.00%	

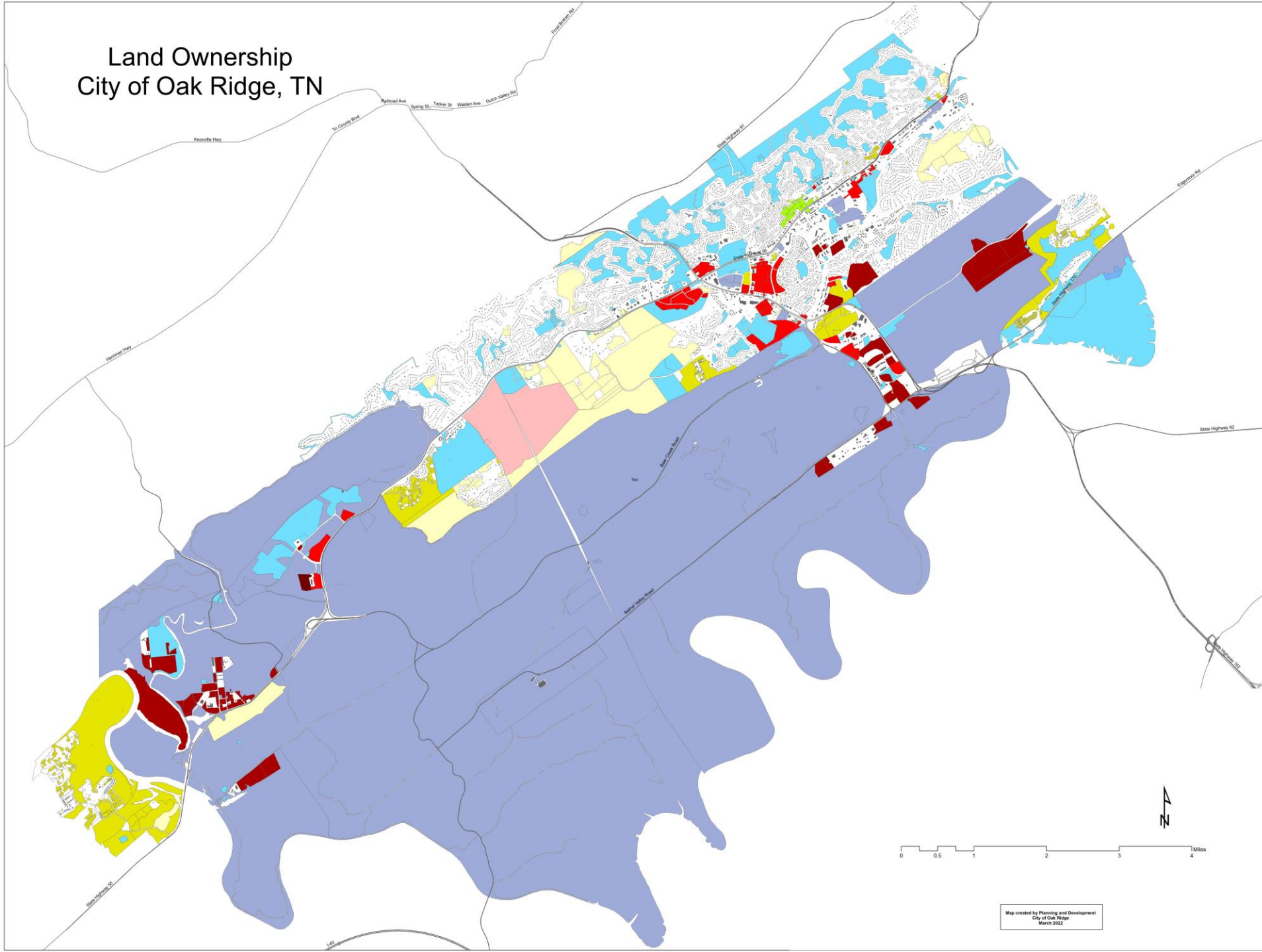
% Existing Land Use Coverage

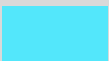



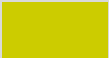


Population (2020): 31,402

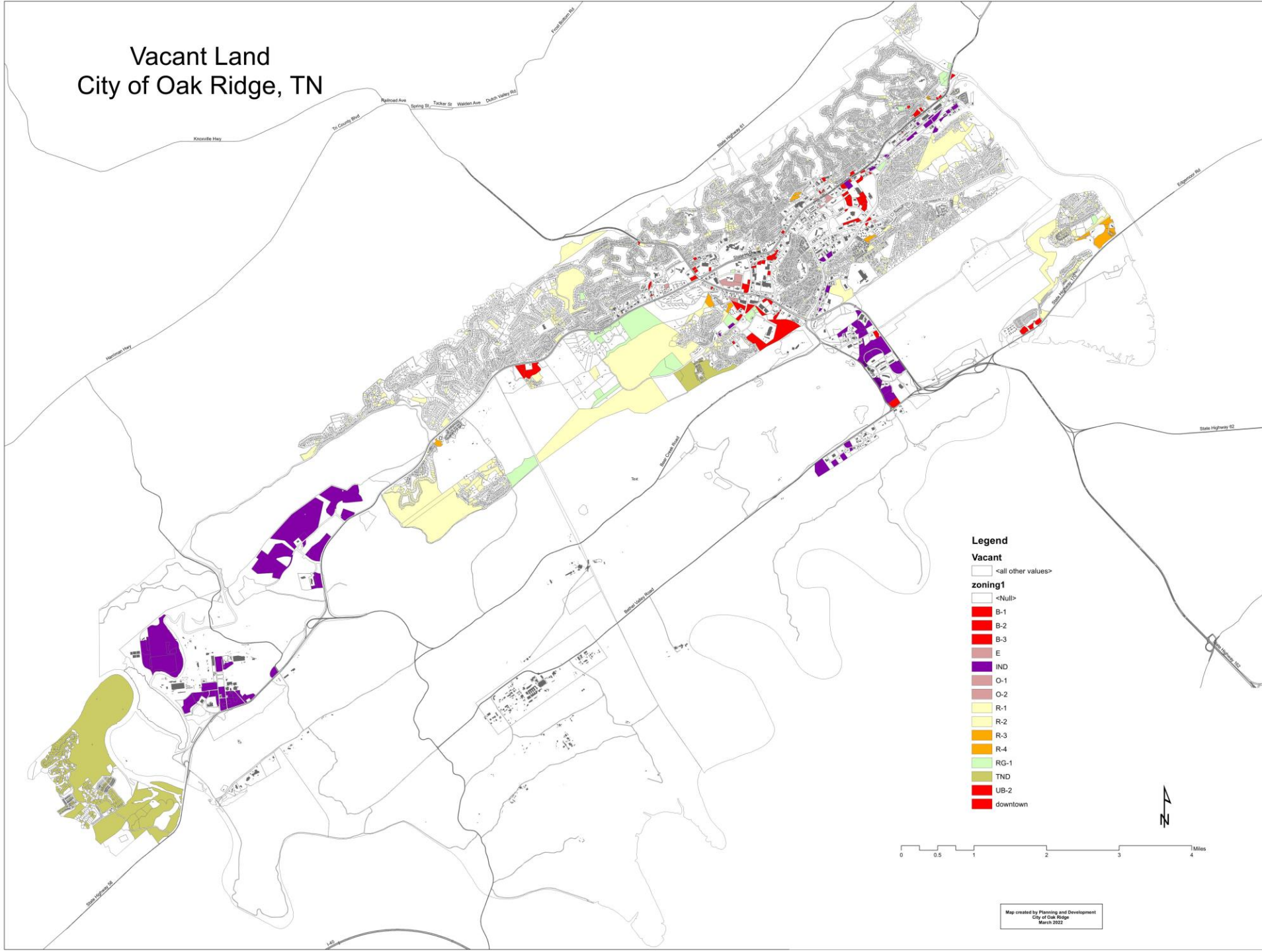
Jobs:

Land Ownership City of Oak Ridge, TN



-  City . Schools . IDB . Housing Authority
-  DOE . State of TN . TVA . UT
-  Private Industry
-  Private Residential
-  Residential Developer

Vacant Land City of Oak Ridge, TN



- RG-1
- Residential
- Multifamily
- Industrial
- Commercial
- TND

Legend

- Vacant
- <all other values>
- zoning1
- <Null>
- B-1
- B-2
- B-3
- E
- IND
- O-1
- O-2
- R-1
- R-2
- R-3
- R-4
- RG-1
- TND
- UB-2
- downtown



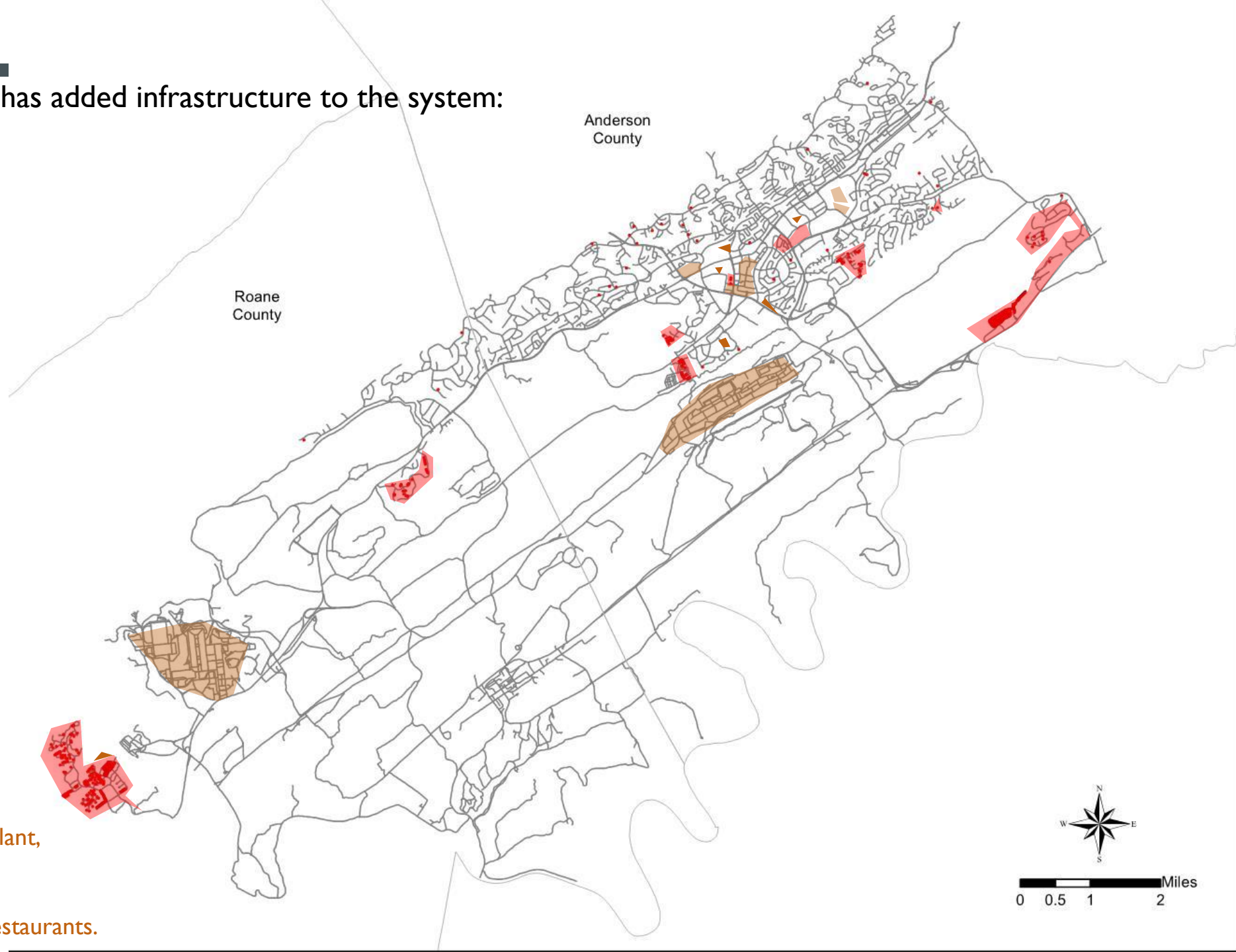
Development since 2000 that has added infrastructure to the system:

Residential:

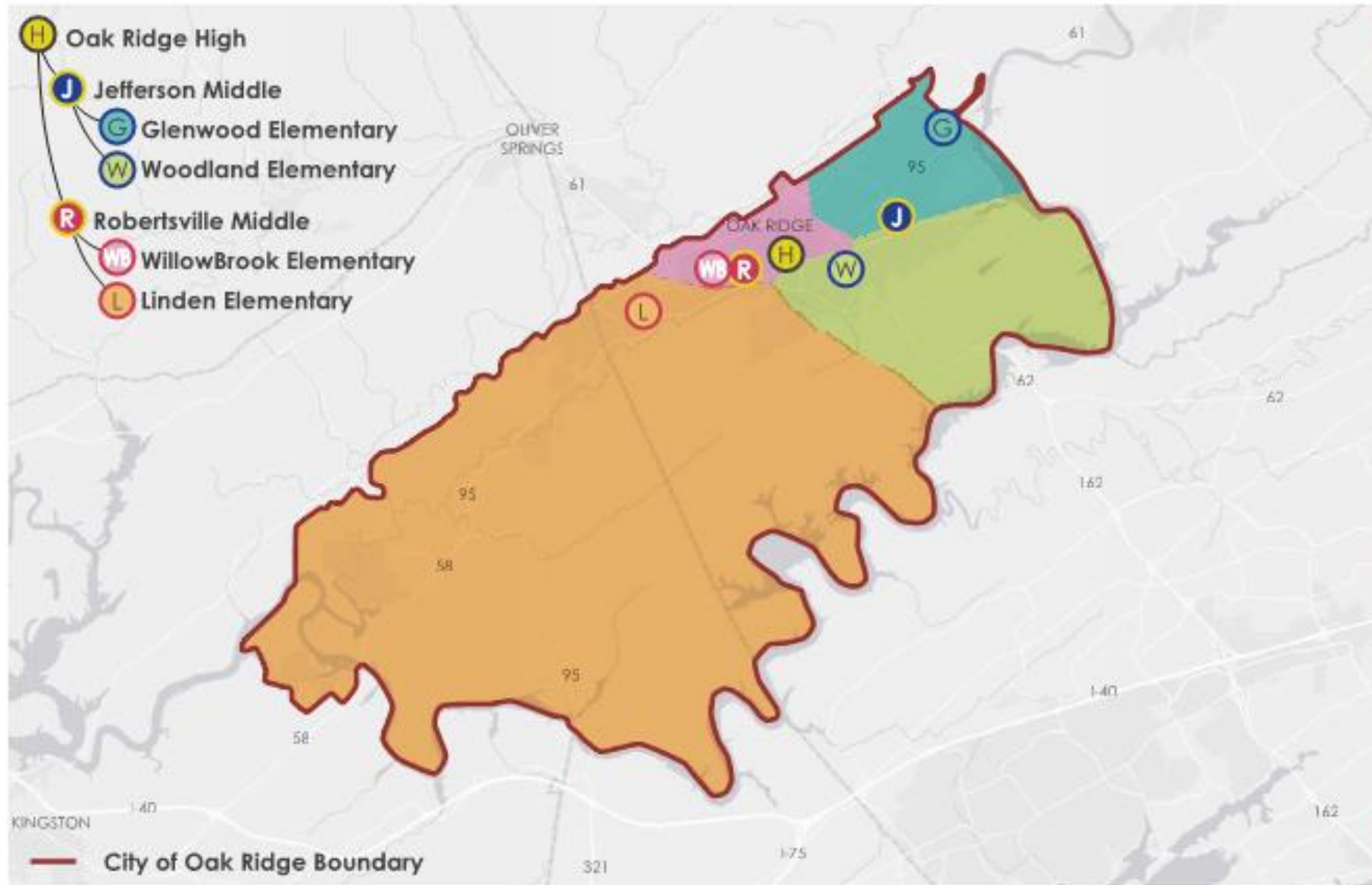
2 sections of Rivers Run,
Centennial Bluff,
Park Meade Place,
Harbour Pointe,
Centennial Apartments,
Wolf Creek,
Willow Place,
Bristol Park Apartments,
Main Street Lofts,
Grove Park Commons,
Clarks Preserve,
Forest Creek (Rarity Oaks),
The Preserve (Rarity Ridge)

Nonresidential:

Main Street (Mall),
Marriott,
Tire Discounters,
Oak Ridge High School addition,
Senior Center,
Preschool,
K-25 and Y-12 transitioned,
Rarity Ridge Waste Water Treatment Plant,
Kroger and shops (Westcott Center),
Home Depot,
Canterfield, and several other shops/restaurants.



SCHOOL DISTRICT MAP



RECREATION AND PARKS DEPARTMENT

2,237 acres of public parks, ball fields, soccer fields, and playgrounds throughout the City.

Civic Center

Scarboro Community Center

Senior Center

Amphitheater

Seasonal events

Indoor and outdoor swimming pools

Boat ramps

Rowing boat house and racing venue

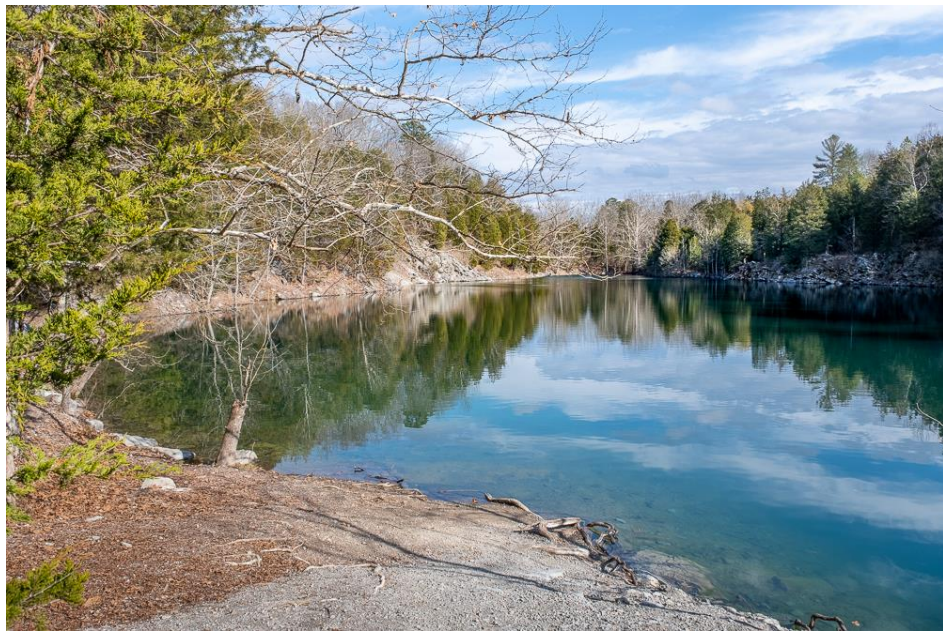
Public 18-hole, par 71 golf course

Disc golf

12 Greenways, plus Rails to Trails project

Maintenance involves facility repairs, equipment replacement, and ongoing grounds keeping.

OPEN SPACE



5,000 acres conserved land
23,000 acres federal reserved land (DOE)

Open space may include:

Rare species of plants or animals
(or invasive plants, animal over-population)

Wildlife habitat or migration corridors

Quality of water, soil, or air

Steep slopes or geological features

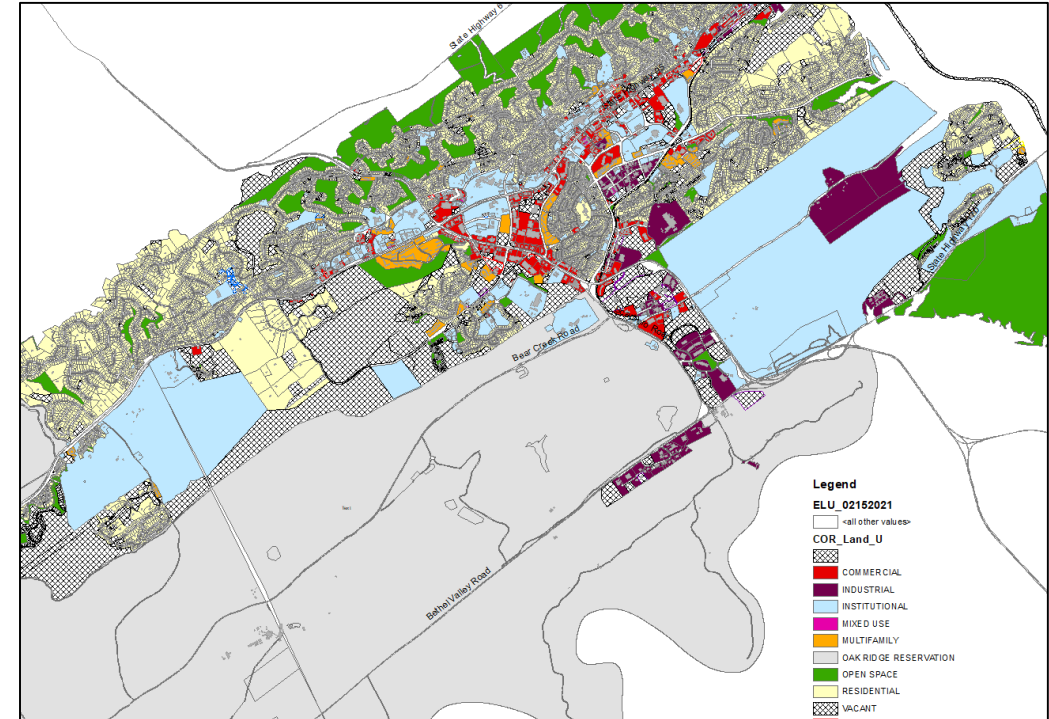
Research

Recreation



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- ii. Analysis of data to identify needs, opportunities and constraints
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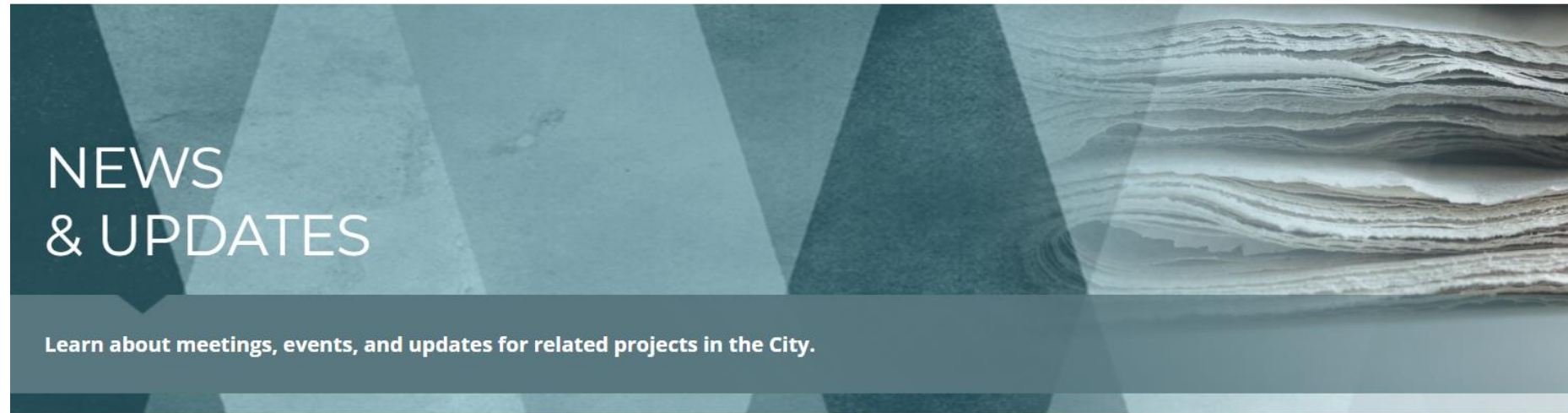
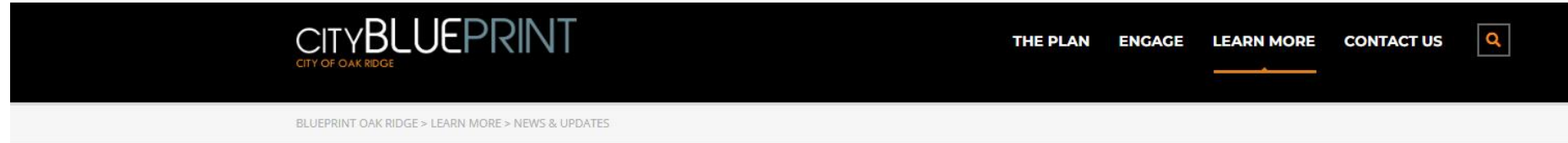


PLANNING COMMISSION 2022 LAND USE UPDATE



Sign up to receive email updates

<http://oakridgeblueprint.info>



RECENT POSTS

- ▶ Land Use Work Sessions Begin March 2022
- ▶ Comprehensive Plan Update Begins!



Land Use Work Sessions begin March 2022

Land Use Work Sessions will be on Thursdays at 5:30 pm, located in the Municipal Court Room. Dates are subject to change! The Municipal Planning Commission will hold a series of work sessions to study land use and development in Oak Ridge, and to update the Land Use & Infrastructure Element as part of the [...]



Planning Commission Agendas and Meetings
www.oakridgetn.gov – Boards and Commissions

OAK RIDGE COMPREHENSIVE PLAN

Nathalie Schmidt, Senior Planner
Planning and Development Department

nschmidt@oakridgetn.gov or plandev@oakridgetn.gov
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