

OAK RIDGE 2045



A CENTURY OF HERITAGE
A FUTURE OF PROMISE

COMPREHENSIVE PLAN UPDATE

Meeting-in-a-Box



Agenda

1. Comprehensive Plan Update
2. Oak Ridge
3. City Blueprint
4. Engagement
5. Next Steps
6. Discussion (Optional)
7. Meet the Team (Optional)



Comprehensive Plan Update

What is it? Why do we need it?

What is a Comprehensive Plan?

A Comprehensive Plan is:

- Community's vision of the future
- Long-term statement that guides policy
- Basis for subsequent ordinances
- Tool for decision making

Tennessee State Law – TCA 13-4-201-203:

“It is the function and duty of the (planning) commission to make and adopt an official general plan (or comprehensive plan) for the physical development of the municipality....”
(provides the legal basis for zoning)



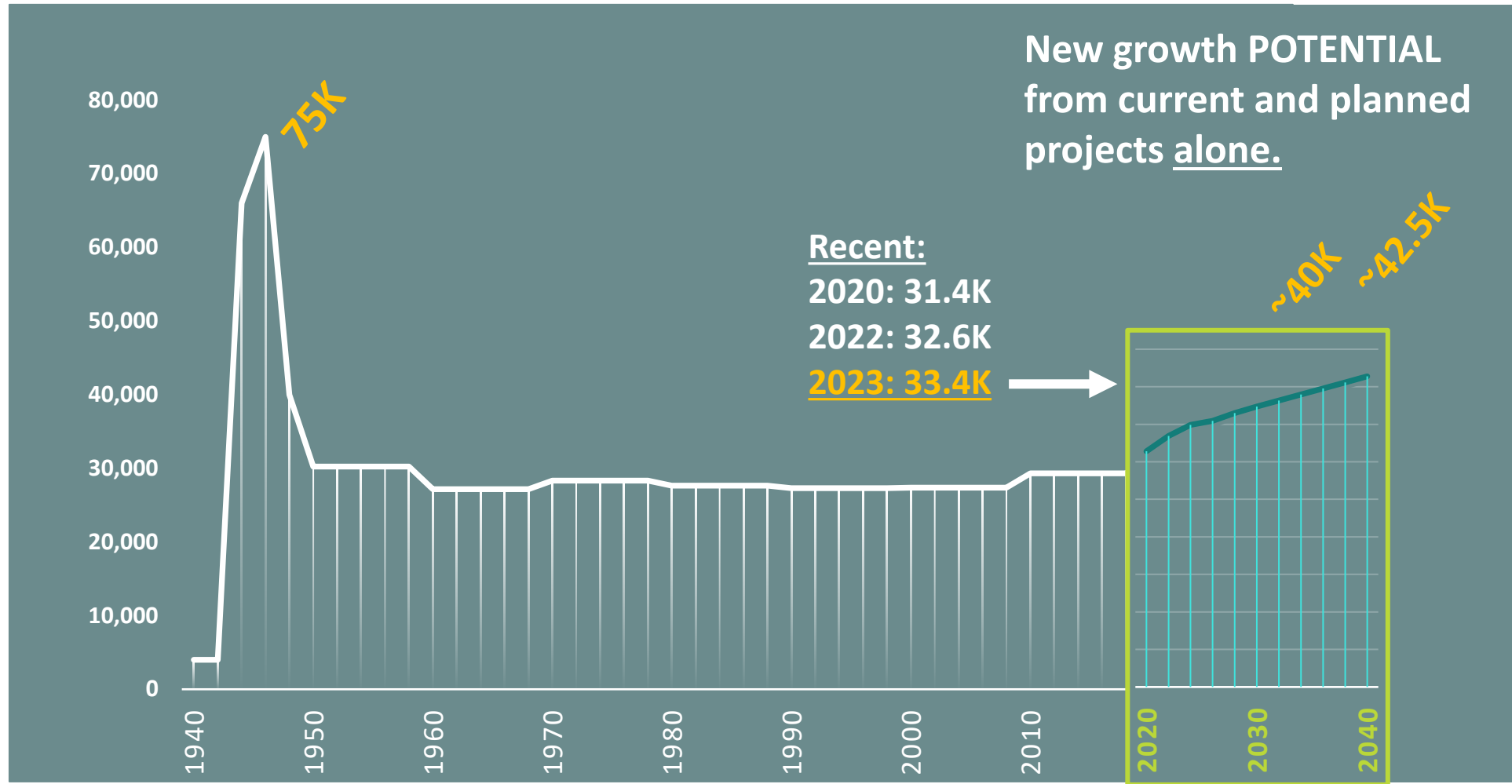


Oak Ridge

Is Growing and Changing

Growth Trends

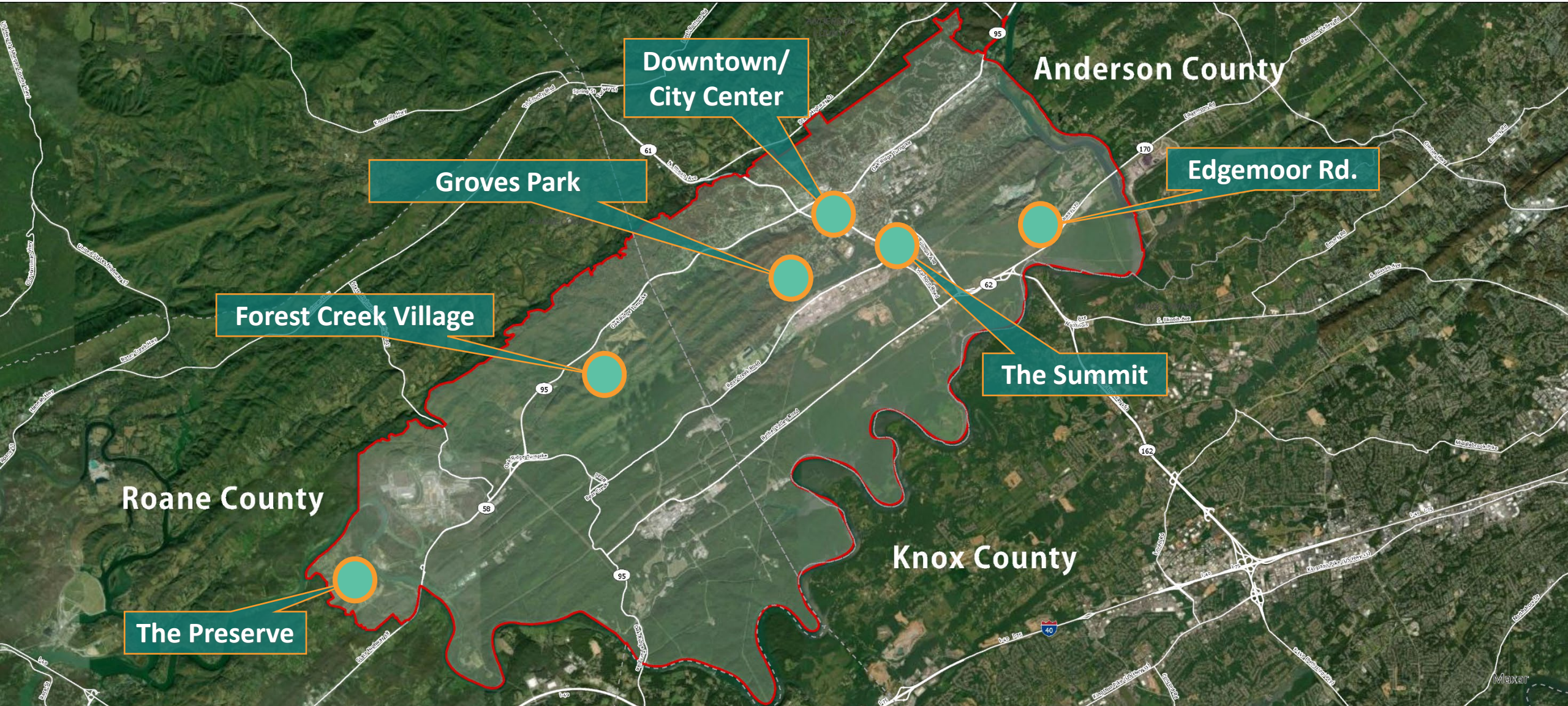
Historic and Potential Population (1940-2040)



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

TNSDC Boyd Ctr. TN incorporated places 2022 estimated and change

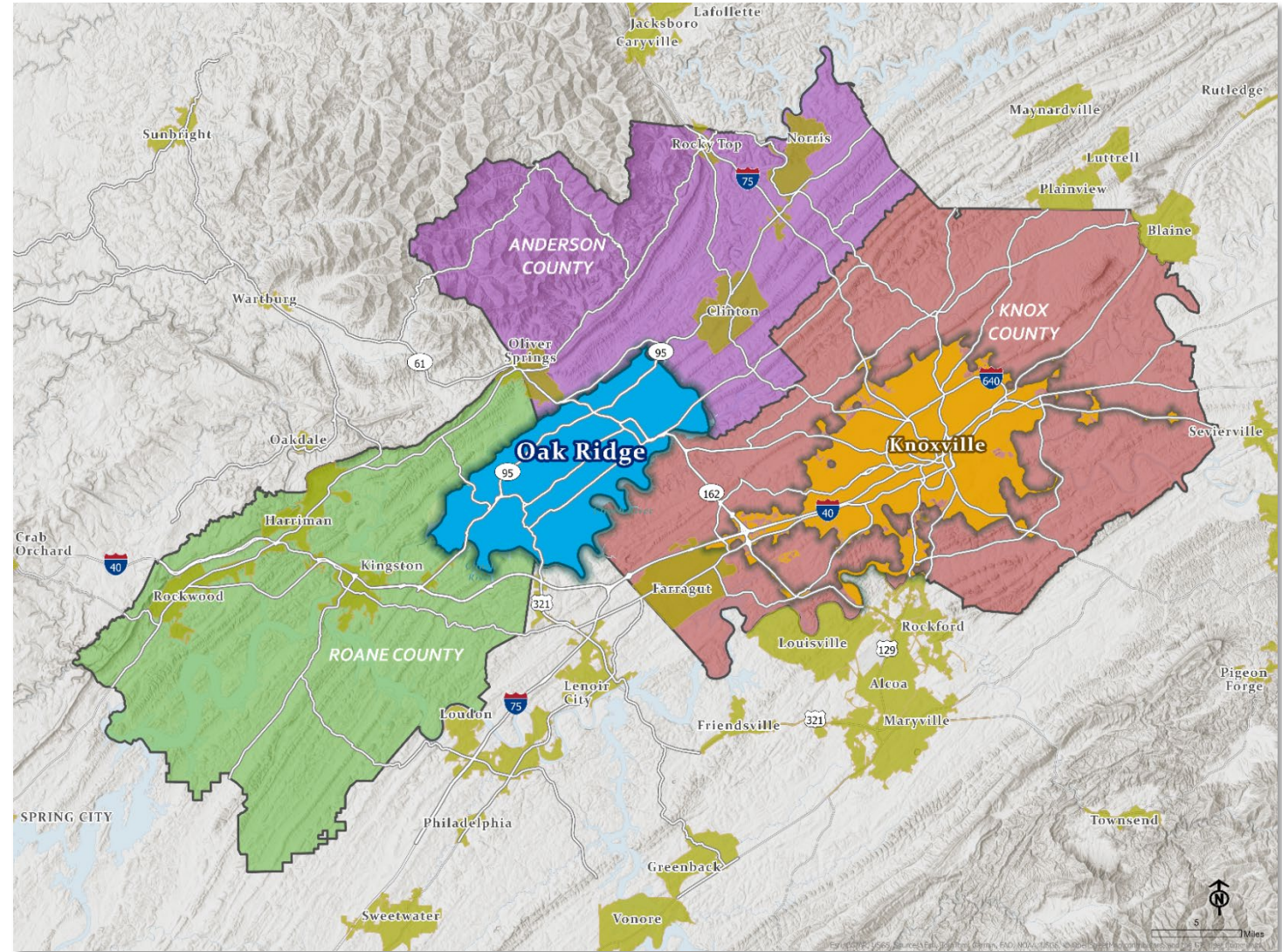
Current and Planned Developments



Regional Relationship

Oak Ridge is surprisingly similar in land mass to Knoxville— a city six times our population.

Knoxville – 104 sq mi
Oak Ridge – 92 sq mi
Maryville – 16.8 sq mi



Development Activity

DEVELOPMENT ACTIVITY: 2022 – 2025

Permit Type	FY 22 Total		FY 23 Total		FY 24 Total		FY 25 (extrapolated)	
	Issued	Fees	Issued	Fees	Issued	Fees	Issued	Fees
Building	828	\$377,748	799	\$402,107	814	\$489,140	1,084	\$744,206
Electrical	1,873	\$40,635	1,980	\$38,232	1,413	\$32,400	1,588	\$36,425
Land Disturbance	281	\$12,855	174	\$10,398	219	\$9,660	262	\$24,710
Mechanical	1,053	\$23,7645	1,736	\$27,411	1,275	\$27,083	996	\$18,576
Planning	148	\$10,560	147	\$8,316	136	\$14,352	168	\$12,784
Plumbing	1,089	\$23,368	1,652	\$31,411	1,315	\$24,080	1,558	\$38,178
Total	5,272	\$488,930	6,488	\$517,875	5,172	\$596,715	5,656	\$874,871

Fees Collected: 2022 vs 2025: **+79%**

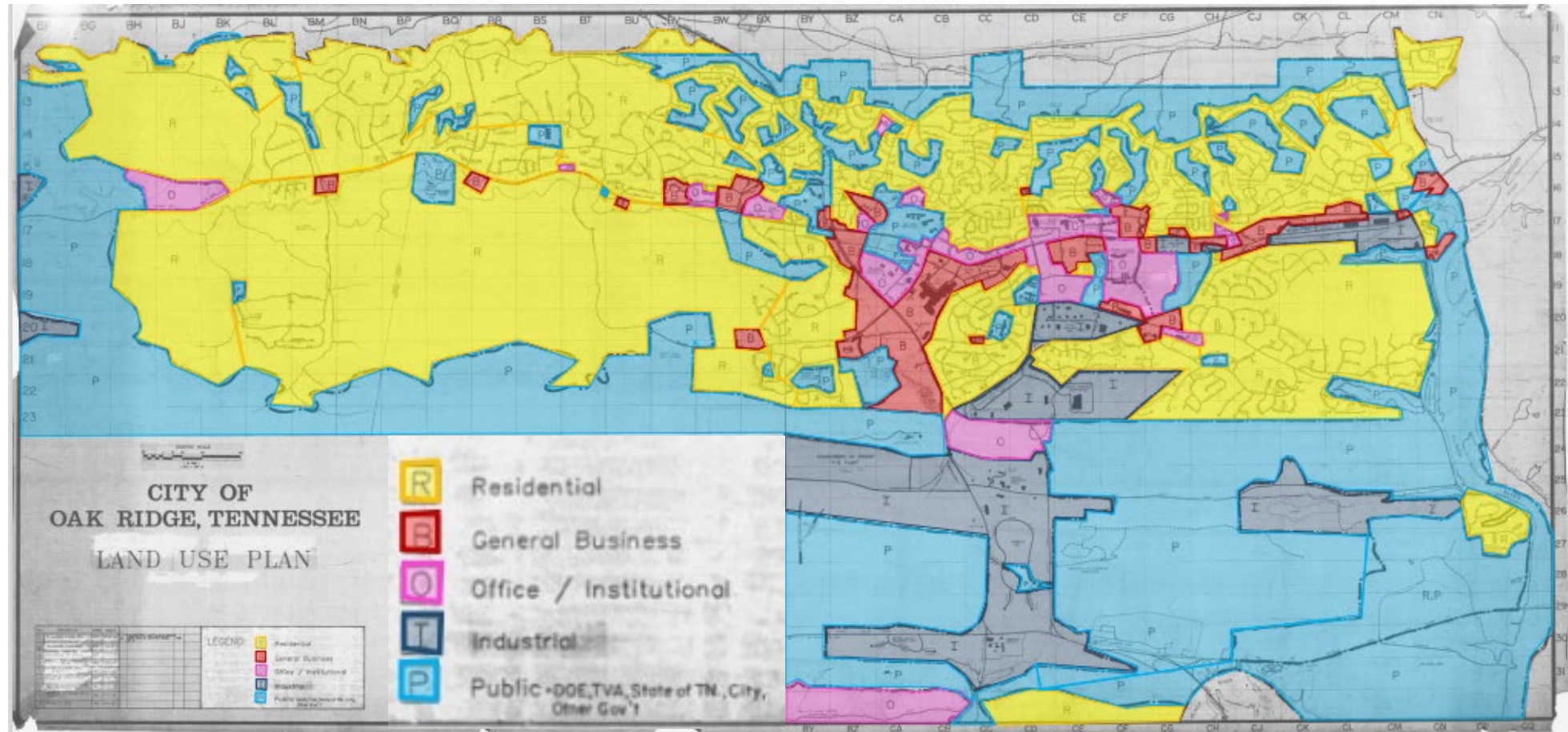
Development Activity

DEVELOPMENT ACTIVITY: 2017 – 2025 (FY25, extrapolated)

Value of Construction Permitted	
2017	~\$39 Million
2025	~\$272 Million
Annual Difference	~\$233 Million
Percent Change	~700% INCREASE

1988 Land Use Plan

- The plan was last updated in 1988
- DOE Property is over half of the City!



City Blueprint

2019 Visioning Process

Jumping off point for the future.

City Blueprint Guidance

- The Planning Commission determined that the community vision set by the *City Blueprint* completed in **2019** is still a **valid starting point** for the Comprehensive Plan.

- The clear message from the City Blueprint was to:

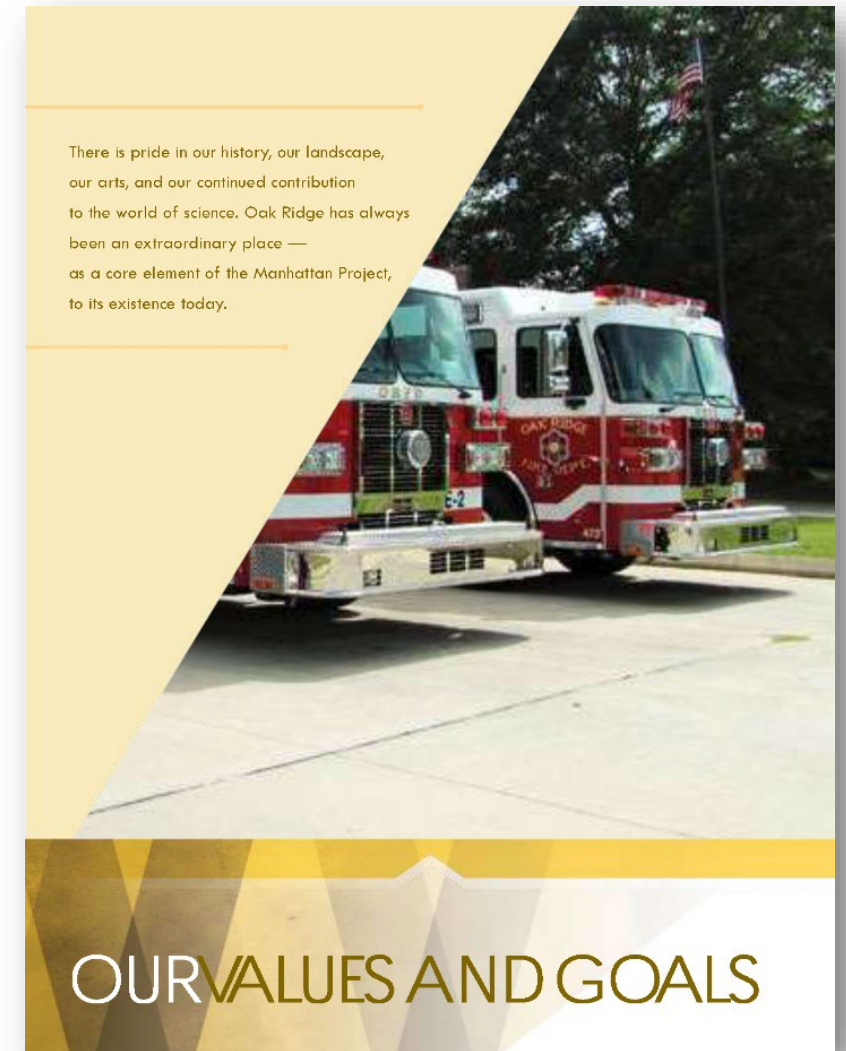
GROW OAK RIDGE

- That does not mean aimless, headlong growth at all costs, but rather smart, efficient, fortifying growth that improves quality of life, **while it broadens and deepens our tax base.**



Blueprint Vision

- **Uniquely Oak Ridge:** The things that make us ‘us’ and our path to a more sustainable and higher quality future.
- Vision: *Grow Oak Ridge*
 - Smart Growth
 - Optimize Existing Infrastructure
- Values: **Guidance for the new plan**
 - Science/Technology Heritage
 - Public Education Commitment
 - Natural Asset Importance



Blueprint Objectives

Six plan elements or objectives organize the Goals and Values to help leadership form policies and implement strategies.

Plan Elements

1. **Economic Vitality & Sustainable Growth**
2. **Housing & Healthy Neighborhoods**
3. **Recreation & Natural Assets**
4. **Land Use & Infrastructure**
5. **Transportation & Mobility**
6. **Livability & Community Vibrancy**

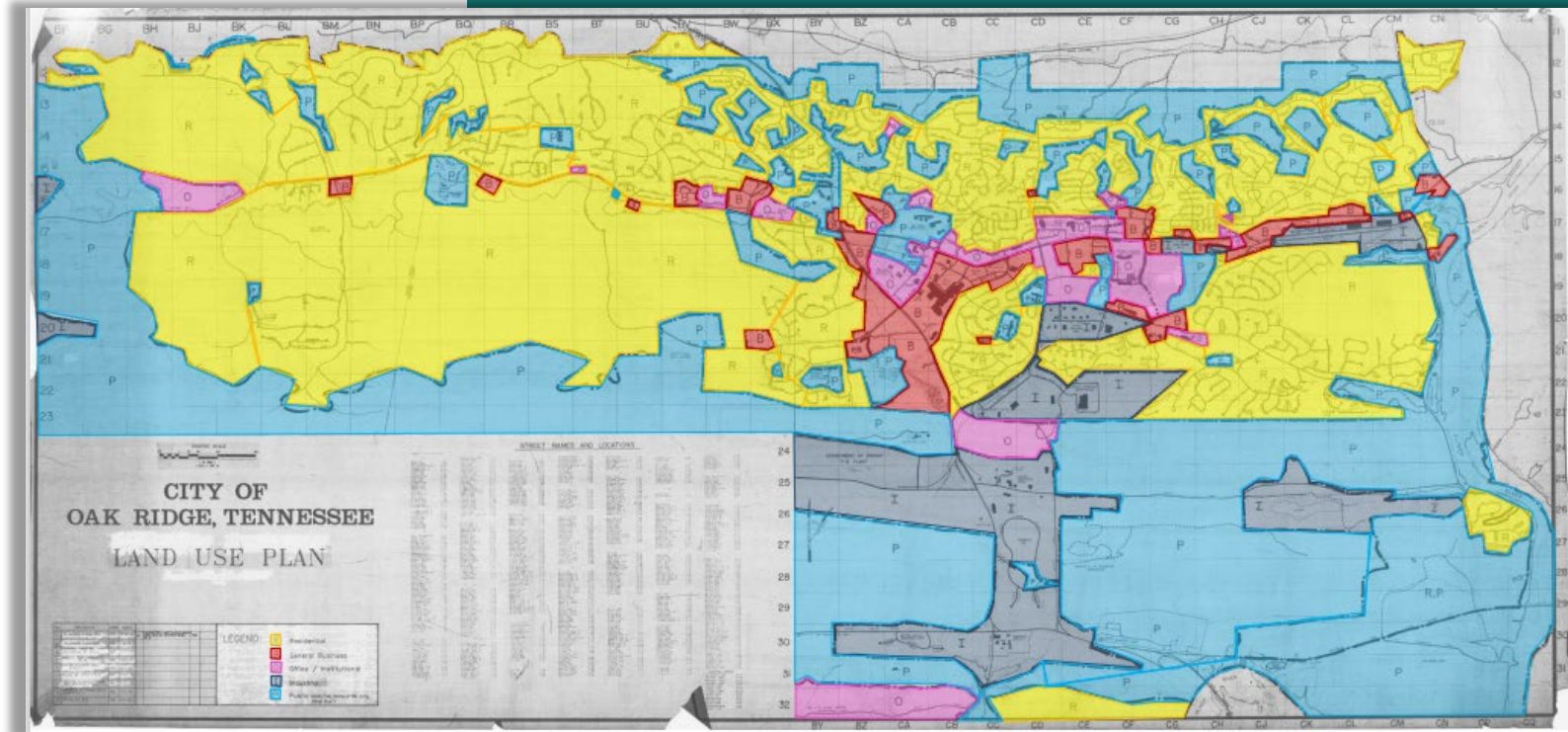


Updating the Land Use Map

The Future Land Use Map is used to influence zoning map decisions.

One of the largest elements of the Comprehensive Plan is the Future Land Use Map.

This map helps determine how the City will grow by establishing where certain land uses should be located and how areas should develop.



Small Area Studies

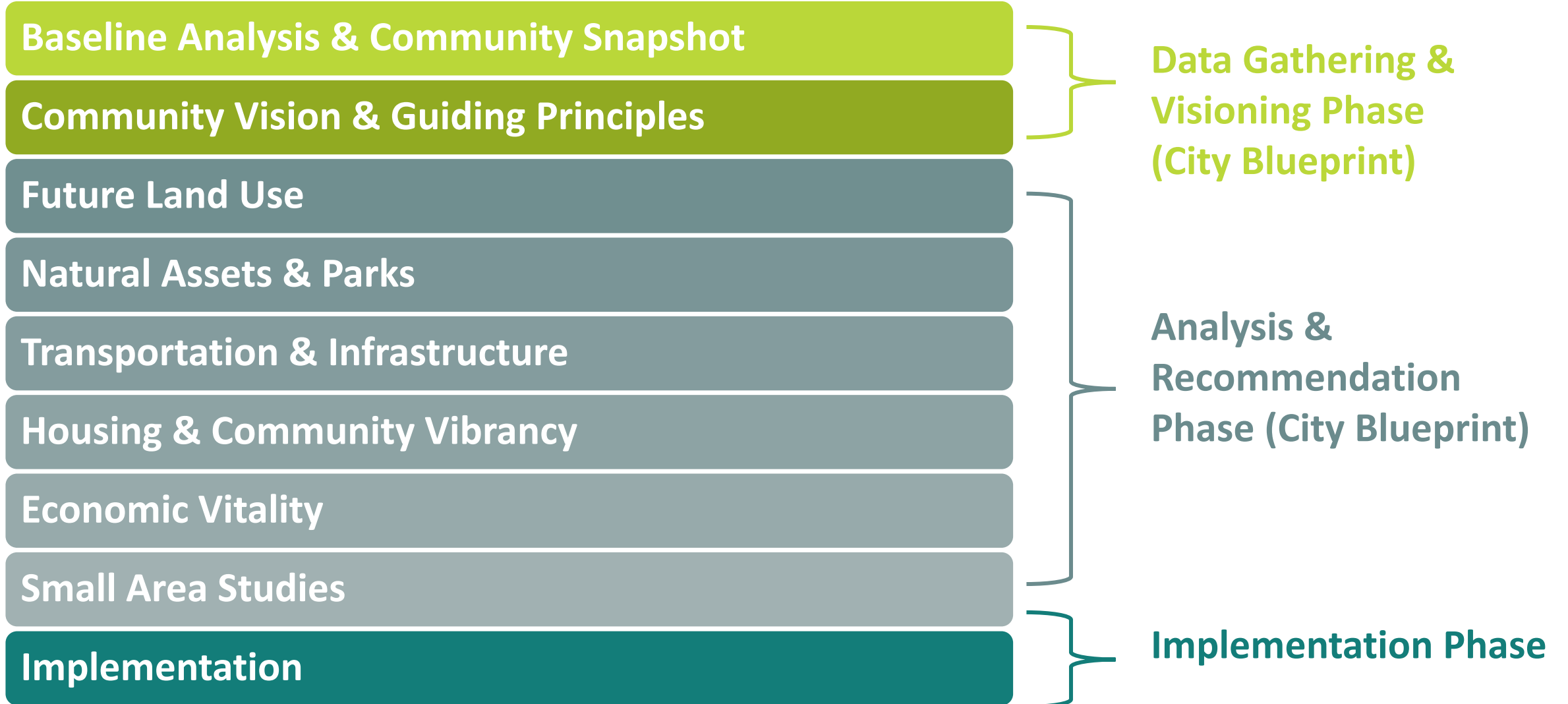
The Plan will include five small area studies:

1. Wilson St. Corridor (Downtown)
2. S Illinois Ave. Commercial Corridor
3. Grove Center Area
4. Jackson Square Area
5. Melton Lake Waterfront

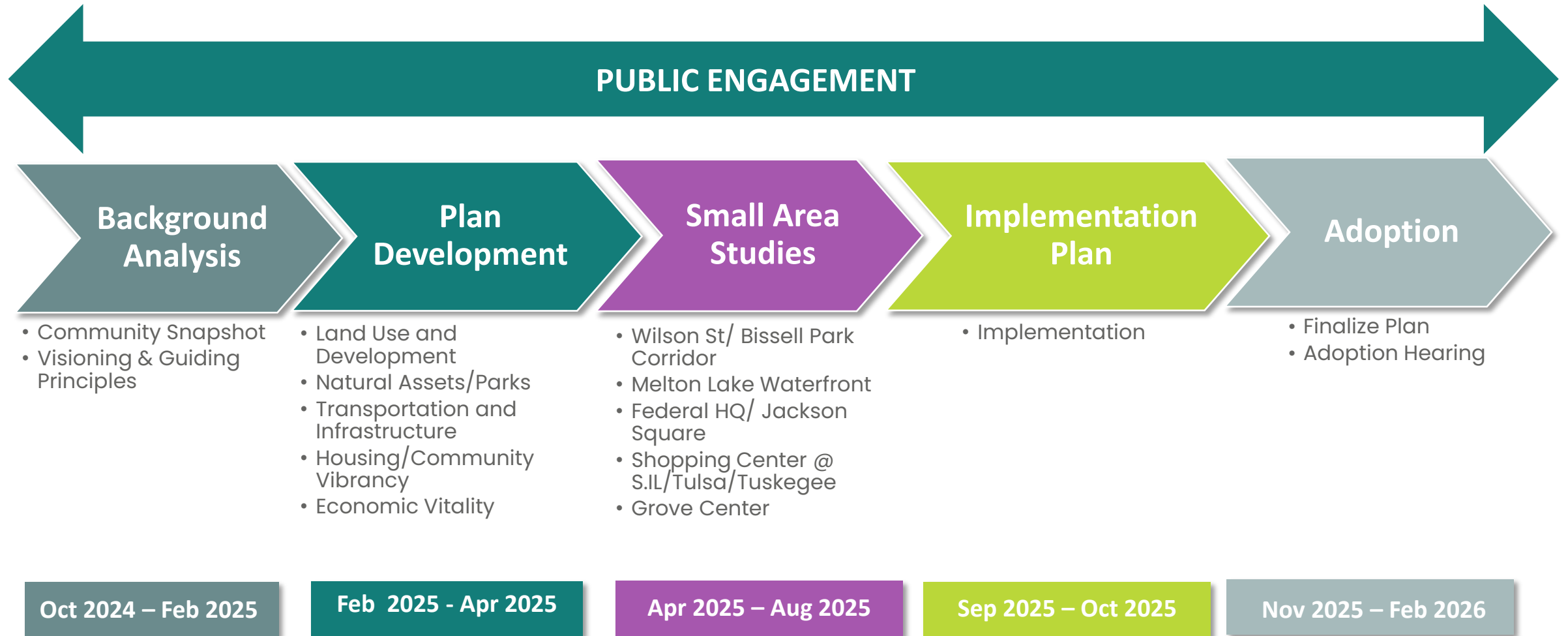
The studies will go into more detail for the five areas to develop visions and strategies for the future.



Plan Elements



Schedule



Engagement

How to Be Involved

Get Involved!

Variety of ways to participate and give input:

- Public meetings (virtual & in-person)
- Community events and popups
- Traditional media
- Social media
- Project Website
- Online Survey
- Community Ambassadors



Meet the Ambassadors

Ambassadors

- Venessa Spratling
- Sharon Crane
- Bethany Lemons
- Jr Hernandez

Role of the Ambassadors

- Be an advocate for the Plan
- Enhance Outreach to the Community
- Engage with their local neighborhoods and organizations



Engagement to Date

- Stakeholder Interviews November 14, 2024
- Presentations to the Chamber of Commerce, Rotary Club and other Community Groups
- Community Ambassadors at Various Events
- Online Survey Launched December 19, 2024
- Community Events
 - Pop-up at Calamity Coffee
 - Pop-up at The Greens
 - Christmas Parade



Visit the Project Website!

- Visit our interactive project website!
- Take the Online Survey!
- Tell us your vision!
- Sign up to stay updated!



Scan the QR Code to go to our Project Website
OakRidgeTN.Gov/ComprehensivePlan

A screenshot of the Oak Ridge 2045 project website. The page features a header with the title 'OAK RIDGE 2045' and the tagline 'A CENTURY OF HERITAGE A FUTURE OF PROMISE'. The main content area includes sections for 'Take the Online Survey!', 'Project Overview', 'Get Involved', 'Key Dates', and 'Project Documents'. A green arrow labeled 'Click!' points to the 'Take the online survey!' button. A green arrow labeled 'Tell us!' points to the 'Tell us your vision for Oak Ridge' button. A green arrow labeled 'Connect!' points to the 'Sign Up for Updates!' button. The website also includes a 'Background Analysis' section and a 'City of Oak Ridge Website' link.

Take the Online Survey!
Share your input to help shape the future of Oak Ridge!
[Take the online survey!](#)

Project Overview
The City of Oak Ridge is in the process of updating its Comprehensive Plan. The Plan will help the City maintain its character, enhance the quality of life for its residents, and support economic development. The Comprehensive Plan will serve as the City's roadmap for the next 20 years. The City Council, Planning Commission, and City Staff will use the Plan to make important land use, budgeting, and development decisions. This Comprehensive Plan update will include specific implementation steps and expand the existing City Blueprint to help guide decisions related to:

- Future Land Use
- Neighborhood Planning
- 5 Small Focus Areas
- Transportation and Infrastructure
- Redevelopment and Infill Opportunities

Throughout the planning process, the City will host a variety of community meetings, surveys, and engagement opportunities to allow the Oak Ridge community to help shape the vision for Oak Ridge. Visit this site regularly for updates and new engagement opportunities!

Get Involved
Community Participation
The Comprehensive Plan will be an action-oriented document that helps guide decisions in Oak Ridge and its neighborhoods. Over the next 18 months, the City will host various public meetings, events, and engagement opportunities.
We want to hear from you! Tell us about your vision for the City of Oak Ridge! Click the button below.
[Tell us your vision for Oak Ridge](#)

Key Dates
View the following events below to join us for the Comprehensive Plan Update.

Date	Event
TBA	Virtual Open House #1

Visit the homepage for access to the meeting; stay tuned for meeting updates!

Project Documents
Click the button below to view documents related to the Plan, such as previous meeting presentations, engagement summaries, and other documents.
[Click here to view draft documents](#)

Where are we in the Process?
Background Analysis
Review the physical and regulatory context of the Oak Ridge area to develop a snapshot of existing conditions and identify potential redevelopment locations.
[See more](#)

Oak Ridge Website
Click here to be directed to the City of Oak Ridge's website!
[City of Oak Ridge Website](#)

Stay Connected!
Click the button below to sign up to receive updates!
[Sign Up for Updates!](#)

Next Steps

Next Steps

- Continuing **Baseline Analysis**
- Collecting Feedback in the **Online Survey**
- Continued **Public Engagement**
- Visit the Project Website for **upcoming In-Person and Virtual Meetings**



Scan the QR Code to go to our Project Website
OakRidgeTN.Gov/ComprehensivePlan



Questions and Comments

Submit Questions & Comments:

Wayne Blasius

Planning & Development Director

wblasius@oakridgetn.gov

(865) 425-3585



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Discussion

Discussion

- **Vision**

- What would you add to the City Blueprint Vision, shown on slide 14, if anything?
- What are some things you would consider to be “uniquely Oak Ridge”?

- **About the Community**

- If you could improve three things about Oak Ridge, you would
- If you DO NOT live in Oak Ridge, what thing(s) might make you reconsider living here?
- If you DO live here, what are your top reasons for doing so?

- **Additional Thoughts**

- Do you have additional comments to share?

Meet The Team

Oak Ridge Representatives

Planning & Development Department

Wayne Blasius, *Director*

Jennifer Williams, AICP, *Senior Planner*

Information Services Department

Amy Fitzgerald, PhD, *Director*

Amy Davis, *GIS Coordinator*

Public Works Department

Bryan Mills, PE, *City Engineer*

Planning Commission

H. Stephen Whitson, *Chair*

Jim Dodson, *Vice Chair*

Phillip Yager, *Secretary/Parliamentarian*

Laura B. Carrington*

(Steering Committee Chair)

Charles Hensley

David Kitzmiller*

Greta Ownby

Roger Petrie

Jane Shelton*

Benjamin J. Stephens

*Plan Steering Committee member



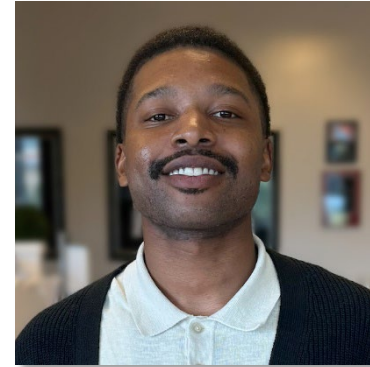
Project Team



Danny Wilson, AICP, ISA
Project Manager



Alexis Garcia, AICP
Assistant Project Manager



Kaleb Otems
Project Planner



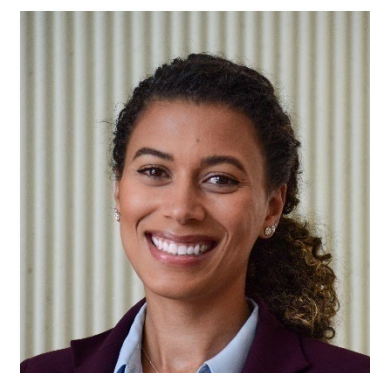
Christopher Wesseln
Project Planner & GIS



Edward Henley
Public Engagement



Megan Bennett
Public Engagement



Malina Springer
Public Engagement



Sam Milton
Public Engagement