

# City of Oak Ridge City Blueprint Country Club/Southwood Subarea Draft Plan

Prepared by the City of Oak Ridge

Municipal Planning Commission

Assistance provided by City of Oak Ridge

Community Development Department

July 27, 2017



**UNDER CONSTRUCTION**  
CONTENT WILL BE AVAILABLE SOON

# Country Club/Southwood Area

1.65 square miles

## Population Information



2016 Total  
Population: 767

### 2016 Population by Gender

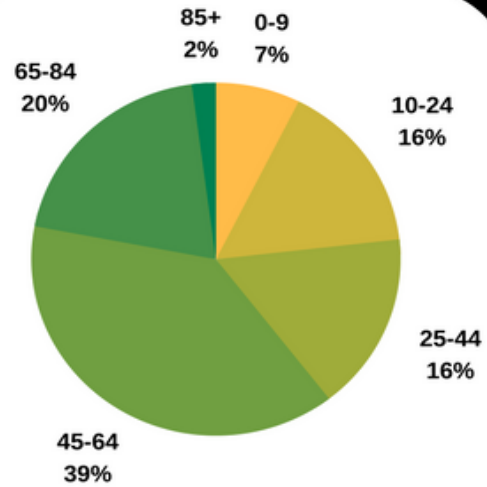


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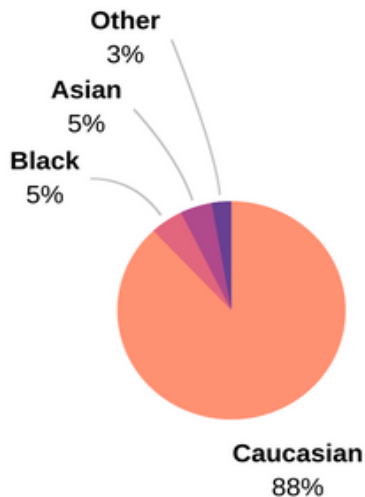


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### 2016 Population by Age



### 2016 Population by Race/Ethnicity



Median Household Age:  
52.10 years old

# COUNTRY CLUB / SOUTHWOOD SUB-AREA

The Country Club/Southwood sub-area is on the west side of Oak Ridge, adjacent the south side of the Oak Ridge Turnpike. The area is largely residential and centers on the presence of the Oak Ridge Country Club, which has a golf course, large pool facilities and a clubhouse with restaurant and entertainment options. The sub-area consists of several residential subdivisions: Country Club, Southwood, Golfcrest, and Gates Apartments. In addition, Rarity Oaks - which is a newly-created albeit incomplete subdivision consisting of 83 lots - has been dormant for approximately seven years.

Homes within the above-referenced subdivisions were constructed at different time frames and range from 60s ranch homes to the more modern multi-gabled colonials built during the 80s, as well as single-family attached product in Golfcrest. Aside from the Country Club facilities, there are no commercial businesses within the sub-area.





# LIVABILITY AND BEAUTIFICATION

## Challenges



Challenges within the Country Club/Southwood sub-area are few. The housing stock, with few exceptions, is well-maintained. A significant developmental issue with Country Club is the dead-end nature of the neighborhood with only one ingress/egress point. Gum Hollow Road crosses a tributary of Poplar Creek with a box culvert which collapsed leaving residents in the area trapped with no access for emergency services. In addition, although undeveloped property is adjacent the west side of Country Club, an additional means of access is necessary prior to any development potential due to limited access.

A second area of concern is East Fork Poplar Creek. At this time the stream is being monitored due to past environmental issues. Sweet Gum, Southwood, Golfcrest and Rarity Oaks all have either access or frontage on the stream. Environmental cleanup and continued monitoring has been on-going by the Department of Energy and/or contractors. However, there remains the stigma of this legacy.

## Assets

Property in this area is characterized by lush mature vegetation which overall is very well maintained. This is the case in the residential areas as well as on the Oak Ridge Country Club site. The homes, especially in Country Club, are fairly large with three to four bedrooms and are moderately priced due to structural age. This is especially attractive for those with children as exhibited by the



household age with 23% of the population being under the age of 24. The golf course is well maintained with views of sweeping lawn and clusters of mature canopy trees. The residential lots in this area are fairly large which provides an excellent setting for single family detached homes providing a sense of a comfortable neighborhood setting.

# ECONOMIC VITALITY AND HOUSING

## Challenges

Due to a lack of commercial development in the Country Club/Southwood sub-area housing is the primary economic driver. Continued challenges will be maintenance of older housing stock and completion of Rarity Oaks, which has been idle for approximately seven years. During this time existing infrastructure has deteriorated and costs for repair will continue to rise.



## Assets



The presence of the Oak Ridge Country Club with family recreational and social activities as well as the golf course in such close proximity makes this a perfect location for young and new families especially those with teenagers. Economic vitality is measured by property values which are determined by the size and quality of the housing in addition to market demands. This sub-area is interesting in that there is a wide variety of housing types ranging from single family detached homes on large lots to single family attached homes as well as rental properties.

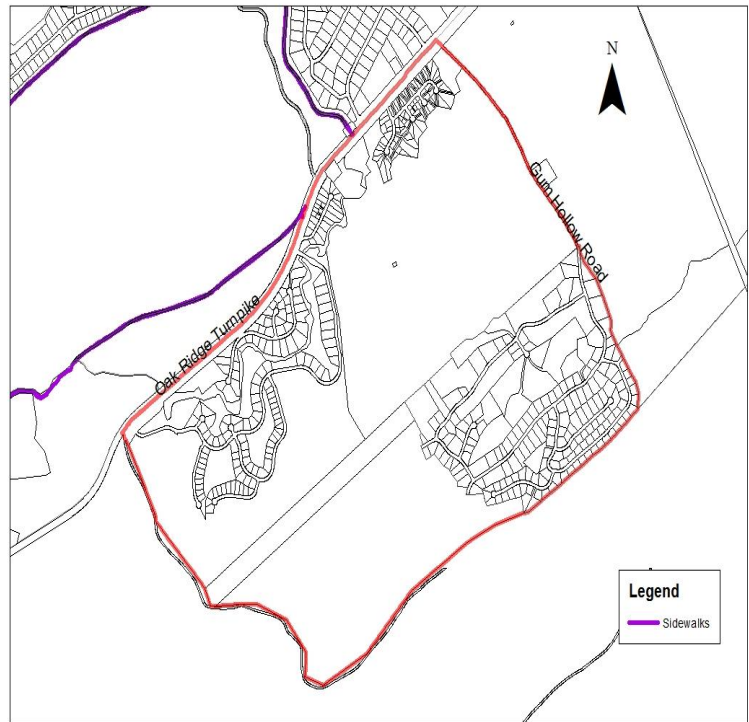
Another asset is the land directly to the west of the Country Club subdivision. This property is undeveloped and was a later phase of Rarity Oaks that was never platted nor was construction ever initiated. Due to foreclosure, the property is available and would make an excellent addition to the residential housing stock both in the City of Oak Ridge and in the Country Club/Southwood sub-area.



# TRANSPORTATION

## Challenges

All residential subdivisions within the Country Club/Southwood sub-area have access to the Oak Ridge Turnpike. Beyond this feature the transportation within the sub-area is challenging. Currently, there are no sidewalk facilities within the entire sub-area although a pedestrian facility will be a minimum requirement within the Rarity Oaks community. Country Club, the largest subdivision within the sub-area has limited shoulders within the right-of-way to the point that pedestrian circulation is limited to the actual roadway. Another issue is the lack of connectivity between subdivisions within the sub-area. All vehicular traffic must first access the OR Turnpike before entering the other neighborhoods. This is a classic example of poor planning with regard to interconnectivity.



Another concern that exists within the Country Club neighborhood is that access is limited to one point of ingress/egress. The maximum number of homes constructed with one means of access is limited to two hundred (200) which was reached in the late 90s. Without a secondary means of access no additional development or re-subdivision can occur within the Country Club area.

## Assets

The Country Club/Southwood sub-area is located on the far west side of Oak Ridge and is the western most available housing within the city with the exception of the Preserve at Clinch River. As such, the housing stock is close to employment centers which include the Heritage Center, Horizon Center and the proposed general aviation center which will also generate additional employment opportunities such as freight and/or shipping which are generally associated with an airport. This would mean a 10-

15 minute commute to work. Access to ORNL and the Y-12 facility is easily accessible via State Route # 58 and Bethel Valley Road /Bear Creek Road respectively. Alternative modes of transportation are available using either sidewalks or dedicated bike lanes along State Routes #58/#95.



# RECREATION

## Challenges

Currently no public recreation is available in the Country Club/Southwood sub-area.

## Assets



Although no public recreational opportunities exist, significant private recreational opportunities are offered by the Oak Ridge Country Club including golf, swimming, restaurant, and social activities. Big Turtle Park, including a dog park facility is just a few miles to the east and is accessible using sidewalks and/or dedicated bike lanes along both sides of the Oak Ridge Turnpike. Another significant recreational opportunity available is the North Boundary Trail. This is a wide hiking trail that was licensed by the Department of Energy and historically used as a

formal patrol road. The trail is both well-defined and exhibits a moderate grade which lends access to other trail facilities on the north side of the Oak Ridge Turnpike. Another recreational asset which has not been mentioned is the Oak Ridge Sportsmen's Association (ORSA). ORSA owns approximately 850 acres and forms the eastern boundary of the Country Club/Southwood sub-area. ORSA is not only a private sportsman gun club but also serves as a social facility.

# SCHOOLS

No school facilities exist in the Country Club/Southwood sub-area. Public Schools available include Linden Elementary, Robertsville Middle and OR High School.



# SAFETY

## Challenges

Due to the distance from the center of Oak Ridge, emergency services have a greater distance to travel to attend to emergencies in the Country Club/Southwood sub-area. Another issue is limited access. This can affect traffic entering individual subdivisions in the event that a traffic incident occurs at the entrance. This is especially an issue for the Country Club subdivision due to the presence of a significant stream crossing that increases the risk of being landlocked to emergency services during periods of intense storm events.

## Assets

Being an isolated neighborhood, crime rates are low. All of the residential areas within the Country Club/Southwood sub-area, with the exception of Rarity Oaks, are accessible via one ingress/egress point. Due to no through traffic, vehicles are largely limited to those that belong to residents or individuals who are visiting the neighborhood. This provides a sense of safety and a level of familiarity between residents. In addition, vehicular habits are different 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.

## FINDING and RECOMMENDATIONS

The Country Club/Southwood sub-area is a unique residential area due to the presence of a wide variety of housing types ranging from large single family-detached homes to rental property. There is also a wide range of housing price points and age of housing construction. These factors can have positive impact of both racial diversity of a neighborhood and age demographics. A potential negative aspect is aging housing stock adjacent to newer product. To maintain consistency and value the following recommendations are made:

- Encourage new development of Rarity Oaks and adjacent undeveloped property
- Ensure consistent code inspections to include yard and home maintenance as well as inoperable vehicle removal
- Maintain a watchful eye for additions without building permits
- Where possible clear and establish roadway shoulders and address overgrown vegetation
- Ensure connectivity between neighborhoods where possible
- Partner with the Department of Energy to get access to the Patrol Road for possible pedestrian use, as an East-West connector, and as additional ingress/egress for the surrounding neighborhoods
- Ensure maintenance of public roadways including pavement and curbing
- Create entrance signs to maintain distinct neighborhoods



# Country Club/Southwood Area

1.65 square miles

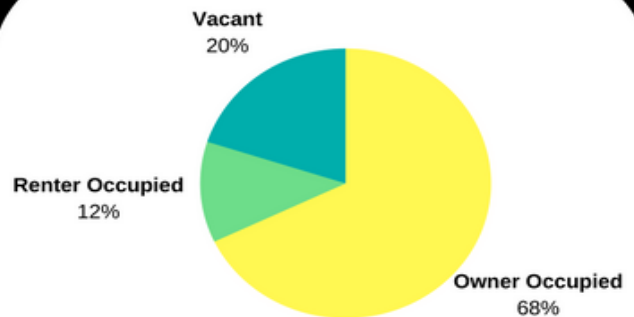
## Housing Information

2016 Average Family Size:

2.23

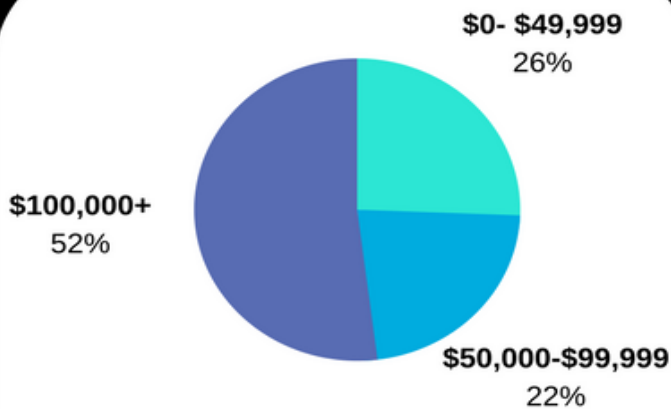


2016 Housing Unit Information



Median Home Value:  
\$265,179

2016 Households by Income



Median Household Income  
\$101,610