

City of Oak Ridge City Blueprint The Preserve at Clinch River Subarea Draft Plan

Prepared by the City of Oak Ridge

Municipal Planning Commission

Assistance provided by City of Oak Ridge

Community Development Department

February 8, 2018



UNDER CONSTRUCTION
CONTENT WILL BE AVAILABLE SOON

Preserve at Clinch River Area

2.30 square miles

Population Information



2016 Total
Population: 228

2016 Population by Gender

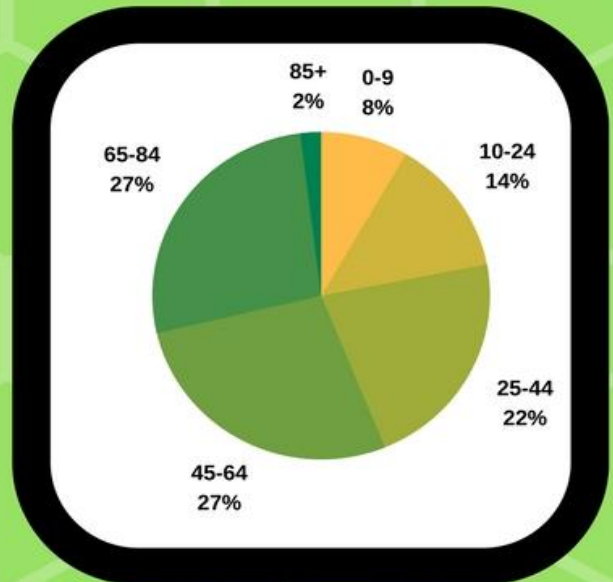


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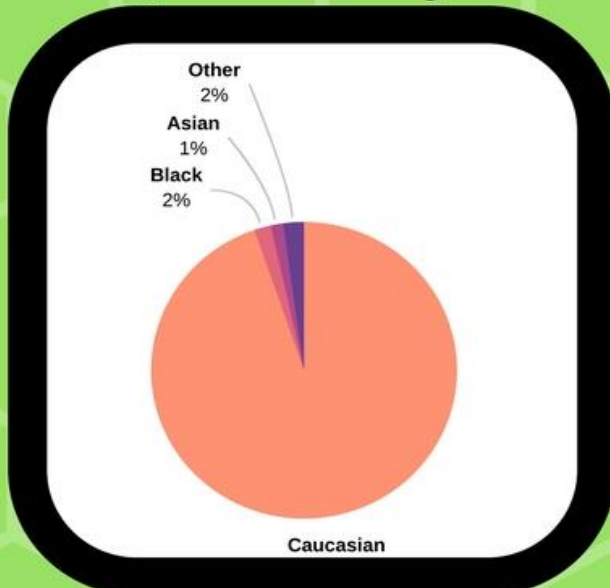


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2016 Population by Age



2016 Population by Race/Ethnicity

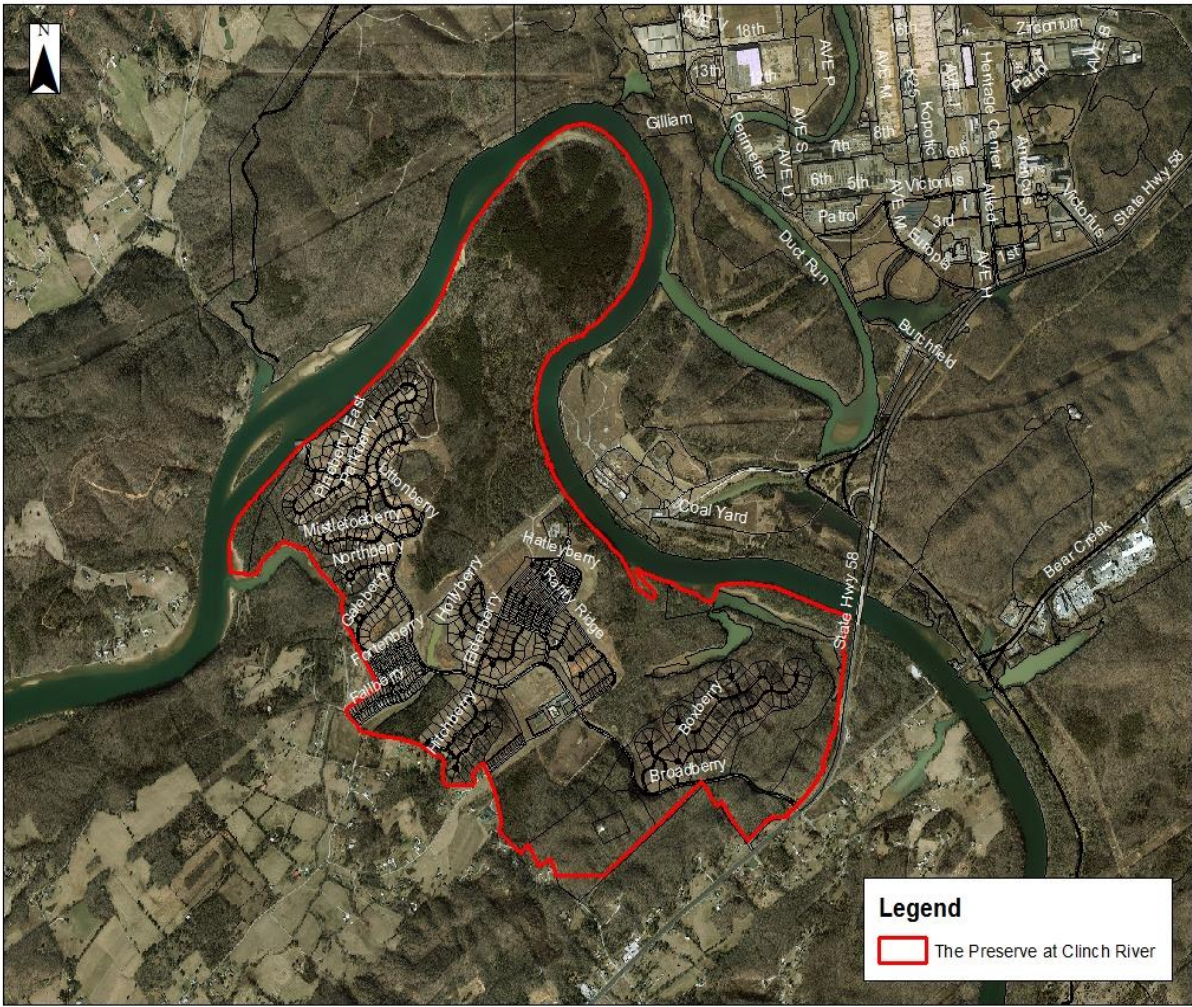


Median Household Age:
46.4 years old

Source: Oak Ridge Chamber of Commerce

THE PRESERVE AT CLINCH RIVER SUB-AREA

This development is located approximately ten miles west of the Main Street area of the City. Its location at the western edge of the City separates it from the residential fabric of the City. It began as a large single ownership project. It is currently being purchased by Smithbilt Homes, one of Knoxville's largest homebuilder. It is still in the early stages of buildout, with less than 150 homes completed out of a projected total of 2,600 units.



Livability and Beautification

Assets

This development affords its residents privacy, great views, resort style amenities and access to the waters of the Clinch River. The infrastructure is complete in areas that are now being marketed as lot sales or house/lot sales. There is a choice of housing styles, density and price ranges. There are estate type single family units with four bedroom houses on lots that average a half acre in size. There are smaller houses on small lots, new urbanism style, with front porches fronting small yards bordered by sidewalks, and access to enclosed garages off rear lot alleyways. Some of these units are built with zero side yard setbacks on one side. There are also three unit per building “towne homes” available. The housing units are attractive and architecturally compatible with each other. Housing sites are well landscaped.



Challenges



The location is removed from the center city. It is a large development that would be a small town of 6,000 – 8,000 people if fully built out. At present, it is a large parcel of land that presents first time visitors with an attractive layout of streets, complete with curbs and drainage structures, sidewalks, underground power, and street lights, all fronted with vacant lot after vacant lot. Here and there one finds a house completed and occupied, or under construction. There are two enclaves of dense housing development, both of them somewhat disconnected from the other areas of

development. The isolation of the development and its appearance in the early stage of buildout may present a marketing challenge. Commercial services are not very close, but the location is relatively convenient to employment centers in the city, via State Route 58, or in the region via I-40.

Economic Vitality and Housing

Assets

The Preserve is essentially a bedroom community. The primary economic activity on-site for now and several years into the future is home construction. A small number of jobs are provided by the on-site real estate sales office and the adjoining wellness center.

Development plans call for provision of a small commercial service center (about 8 acres) off Broadberry near the current real estate sales office.



Current real estate sales include several homes for resale and new homes under construction. There are also thirty estate size lots and two hundred and forty-two lots that will be sold as house and lot. Buyers can choose among multiple house plans ranging in price from \$154,000 to \$329,000. There are seventeen housing units under construction, nine of which are sold, with targets of sixty more units in the next twelve months and one hundred per year thereafter. There are an additional forty to fifty lots already developed but not yet being marketed. Finally, there are an addition 852 acres of land in the site that are being held

for future development. The development has five miles of waterfront on the Clinch River.

Challenges

The primary challenge for this site is successful installation of infrastructure and marketing of property. That is necessary to complete the buildout of the development and support the continued maintenance and future expansion of on-site improvements and amenities. Sales should get easier as the development fills out and looks more like a complete community to potential residents.

Transportation

Assets

Access to the site is provided by the State Route 58, the extension of the Oak Ridge Turnpike called Gallaher Road after the junction with State Route 95. That roadway provides direct connections to I-40 with direct connections to west Knox County and the town of Kingston. It provides direct access to the center of the city of Oak Ridge and its varied employment opportunities to the east.

The internal street network is a curvilinear system well adapted to the topography. Broadberry serves as a collector from the internal streets to the State Route 58.

Challenges

As elsewhere, there is no public bus service except for the buses that transport children to the schools.

Recreation

On-site amenities are similar to what would be expected in a resort. The facilities now in place include indoor and outdoor swimming pools, a Jacuzzi, a steam room, a sauna, a fitness center and tennis courts. The development plan for the site includes several spaces designated for future development as parks. They will include ball fields, hiking and bike trails, and a water recreation area in an existing cove for canoeing, kayaking, and a fishing pier. A boat dock and water access ramp is in place where Broadberry terminates at the Clinch River. The developer has plans to add a restaurant and marina at this location in the future.



Schools

Bus service is provided to take children from the Preserve to the public schools in Oak Ridge. Linden Elementary School, Robertsville Middle School, and Oak Ridge High School are the service providers.

Safety

A sub-station of the Oak Ridge Police Department is located in the Wellness Center on the site.

Findings and Recommendations

The Preserve at Clinch River is a well laid out sub-unit that is still in the early stages of development. It will become more attractive to potential residents as it matures. It offers housing opportunities to middle and upper income buyers in a location closer to employment opportunities in Roane, Loudon and parts of west Knox County than other locations near the center of the city. It offers a unique up-scale quality of living for residents who settle in the region and want access to the Oak Ridge school system. For some, the distance from the center of Oak Ridge is a disadvantage.

The primary challenge for the sub-area will be to encourage development at a satisfactory pace while maintaining quality and providing desired amenities.

Preserve at Clinch River Area

2.30 square miles

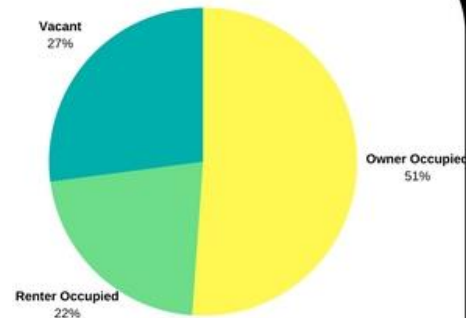
Housing Information

2016 Average Family Size:

2.81



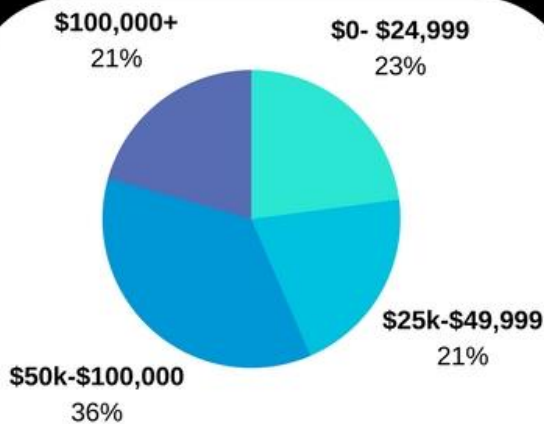
2016 Housing Unit Information



Median Home Value:

\$167,857

2016 Households by Income



Median Household Income:

\$60,408

Source: Oak Ridge Chamber of Commerce