AGENDA ID: VI.b

OAK RIDGE MUNICIPAL PLANNING COMMISSION MEMORANDUM

DATE: October 15, 2026

TO: Oak Ridge Municipal Planning Commission Members

FROM: Jakob Hawks

SUBJECT: Preliminary Plat: The Preserve at Clinch River Subarea B Phase III

Introduction

An item for the Planning Commission's consideration is a preliminary plat for the Preserve at Clinch River Subarea B Phase III.

Background

Subarea B is part of the Preserve at Clinch River Traditional Neighborhood Development (TND). The Master Plan for all of Subarea B was most recently approved in September 2025. The current request is a Preliminary Plat for the third phase of this Subarea, and includes:

- **92 Single Family Lots**
  - *19 cottage lots*
    - Lot Size: between 4,900 and 8,500 square feet
    - Rear entry, accessed from an alley
  - *65 carriage lots*
    - Lot Size: between 6,600 and 14,300 square feet
    - Front entry, accessed from a public road
    - Lot 226 accessed from the alley
  - *8 estate lots*
    - Lot Size: between 15,300 and 23,400 square feet
    - Front entry, accessed from a public road
- **6 Park Lots**
- **1 Amenity Center**
- **1 Limited Access** Area - 34.9 acres
- **Extensions of existing roads: Parkberry Street, Sweetberry Street, and Roseberry Street**
  - Sidewalks located on all sides of roads
  - Street Trees located on all sides of roads
- **New public roads: Strawberry Street, Oakberry Street, Springberry Street, and Raspberry Street.**
  - Sidewalks located on all sides of roads
  - Street Trees located on all sides of roads

- **1 Alley**
- **Utility Infrastructure**: water, electric, sewer, and storm
- **Grading plans** and other design drawings

Recommendation

Staff recommends approval of the Preliminary Plat subject to outstanding staff comments, finding it meets the requirements of the Subdivision Regulations and Section 9.04 of the Zoning Ordinance and generally conforms to the approved Preserve at Clinch River Master Plan.

Staff Comments

Electric:
- Verify connections with existing vaults along Pineberry
- Provide a secondary feed to Lot 235

Public Works:
- Clean up some unnecessary markings
- Clarify limit of disturbance line
- Verify extension of sidewalk along Sweetberry Street
- Verify location of an existing sewer easement
- Verify stationing

Planning:
- Fix several typos in the charts and notes
- Pay the application fee
- Verify plan for mail kiosk locations

Attachments:
Subarea B Phase III Preliminary Plat