

Monteagle Regional Planning Commission

A G E N D A

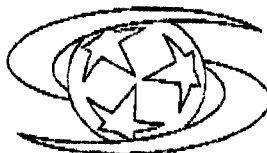
FOR THE MEETING OF

TUESDAY – June 19, 2007

6:00 P.M.

- I. CALL TO ORDER**
- II. APPROVAL OF PREVIOUS MEETING(S) MINUTES**
- III. HEARING OF PERSONS HAVING BUSINESS BEFORE THE COMMISSION (Persons Not Already on the Agenda)**
- IV. OLD BUSINESS / COMMUNITY REPORTS**
 - A. Any Other Properly Presented Old Business**
- V. NEW BUSINESS**
 - A. Cooley's Rift (Revised Plat) – Final Plat**
 - B. Highland Bluff – Final Plat**
 - C. Lynn Stubblefield Subdivision – Preliminary Plat**
 - D. Deep Woods Conservation Community**
 - E. Annual Performance Report & Program Design 2007-2008**
- VI. ADJOURNMENT**

Next Meeting Date: July 17, 2007, at 6:00 P.M.



STATE OF TENNESSEE
DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT

LOCAL PLANNING ASSISTANCE OFFICE
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MEMORANDUM

TO: Monteagle Municipal – Regional Planning Commission

FROM: Chad Reese, Staff Planner

DATE: June 19, 2004

SUBJECT: Staff Activity Report

During the time since our last meeting, your Staff Planner has been involved in the following Community Development Services.

- 1. Met with a property owner wanting to build a cluster development on Deep Woods Road.**
- 2. Reviewed plats with surveyors (3).**
- 3. Received 10 calls from surveyors on plats for the June meeting.**
- 4. Worked with a representative from AT&T on the placement of a cell tower within the town limits of Monteagle. Contact with this individual consisted of 5 phone calls and 2 emails.**
- 5. Worked with Stacy Morrison who is training a new planner for the Town of Monteagle.**

subdivided. The proposed subdivisions will incorporate walking trails, common area green spaces, and one-way streets.

Analysis

The proposed subdivisions have not been platted because the owner wants to get advice from the planning commission on the feasibility of this project. In order to move forward, the planning commission would need to allow for cluster developments since the property on Deeps Woods Road is zoned R-1. The development calls for single family homes, but smaller lot sizes are needed to allow for larger green spaces. However, the water line available to this property is estimated to be about 4 inches, and problems with leaks have been reported in the past. An adequate water supply is necessary for any cluster development as is a sanitary sewer system. The minimum site area for each cluster development must be at least ten (10) acres.

Recommendation

Staff recommends that the planning commission thoroughly investigate the possibility of allowing cluster developments in an R-1 zone for this particular development.

V.E. Annual Performance Report & Program Design 2007-2008

Staff has prepared the Annual Performance Report and Program Design for 2007-2008, that will serve as work plan for the coming year. This document can be changed at any time if unanticipated issues or needs arise during the program year.

Monteagle Regional Planning Commission
Agenda Summary
June 19, 2007

V.A. Cooley's Rift (Revised Plat) – Final Plat

Background

New Life Development, Inc. wishes to abandon the lot lines of Tracts 46 and 47 as well as Lake Louisa Loop and Connector Road. Tracts 46 and 47 will become part of Tract 48. Both tracts 48 and 50 will have road frontage and access to Brow Road. The approximate acreage is 11.74 acres.

Analysis

Staff recommended several changes to the surveyor on May 21, 2007. Since that time, the surveyor has made the requested changes. On June 12, 2007, staff requested that the surveyor add the FEMA Map Panel Number to the plat and show the dimensions of each tract.

Recommendation

Staff recommends approval of the revised plat provided that the necessary changes have been made.

V.B. Highland Bluff – Final Plat

Background

HB Developers, LLC. is offering a 41 lot subdivision off of Baker Road. This plat is for Phase I of the Highland Bluff subdivision. The total acreage of the land being subdivided for Phase I is approximately 214 acres. Each lot abuts upon a private road with a 50' R-O-W. Lot sizes range from 5.06 acres to 7.13 acres.

Analysis

Staff has been working with the surveyor to make corrections to the final plat. All of the corrections should be made by the June 19 Planning Commission Meeting.

Recommendation

If the surveyor can make the necessary corrections and clarify several issues, then staff would be able to recommend this plat for approval.

V.C. Lynn Stubblefield Subdivision – Final Plat

Background

This property is located in the C-2 Highway Business District. The final plat subdivides the parcel into two lots; one lot of approximately 0.23 acres and another lot of approximately 0.25 acres.

Analysis

Staff has been working with the surveyor to make corrections to the final plat. All corrections should be made by the June 19 planning commission meeting.

Recommendation

This plat can be staff approved, and no action is necessary by the planning commission.

V.D. Deep Woods Conservation Community

Background

Ms. Dorothy Dubose Matlock met with staff planners Stacy Morrison and Chad Reese about a planned development on Deep Woods Road. The development will consist of two separate subdivisions with approximately 25-30 lots each. The two developments will preserve approximately 80% of the original parcel being