

**REPORT ON THE MEETING
OF THE
MONTEAGLE REGIONAL PLANNING COMMISSION**

September 18, 2007

Present	Also Present	Not Present
Dean Lav, Chairman	3 Citizens	Joy Sturtevant
Charles Rollins, Mayor	Richard McKee	Lexie Orr
Eddie Derryberry	Kevin Tucker	
Carter Underhill	Doug Hale	
C.I. Crais		
Andy Baggenstoss		

LPO: Chad Reese & Stacy Morrison

- I. **CALL TO ORDER/DETERMINATION OF A QUORUM**
The meeting was called to order at 5:56 pm (CST) with a quorum present.
- II. **APPROVAL OF MINUTES**
Minutes were approved as read. (PC Meeting 8-21-07) - Passed 6-0.
(Copies of the minutes were provided by Staff due to the absence of the City Recorder).
- III. **HEARING OF PERSONS HAVING BUSINESS BEFORE THE COMMISSION (Persons Not Already on the Agenda)**
None.
- IV. **OLD BUSINESS / COMMUNITY REPORTS**
 - A. **Eagle Bluff Estates - Discussion of Plat Approval Procedure**
This subdivision was approved at the July 17, 2007, Planning Commission meeting subject to several certificates being signed on the plat. One certificate that was not signed was the Certificate for the Approval of Roads by John Graham, Marion County Superintendent of Highways. Since that time, staff has been contacted by Mr. Graham who has said that the extension of Trussell Road does not meet the surface paving requirements of the Town of Monteagle or Marion County. Therefore, Mr. Graham is unable to sign off on the plat until the existing surface is removed and the correct base emulsion is applied. Staff recommends that the Planning Commission resend its previous motion to approve the plat. Staff recommends denial of the plat until all signatures are signed and all subdivision regulations are met.

Eddie Derryberry made a motion to repeal the approval of the final plat of Eagle Bluff Estates since the Marion County Superintendent of Highways, John Graham, cannot sign off on the plat at this time. Mr. Graham states in a letter dated August 31, 2007, that an unapproved type of emulsion was used as a base on Trussell Road. The type of emulsion used is brittle and will deteriorate over

time. Andy Baggenstoss seconded the motion, and the approval of the final plat of Eagle Bluff Estates was repealed (Passed 6-0). Eddie Derryberry made another motion to deny the final plat of Eagle Bluff Estates until all signatures were signed on the plat. The motion was seconded by Andy Baggenstoss. The PC denied the final plat of Eagle Bluff Estates (Passed 6-0).

B. Any Other Properly Presented Old Business

Mayor Charles Rollins announced that the water company would not allow any new water hookups beginning at 8:00 a.m. on September 19, 2007. This is in response to the public water shortage. The Town has been working with Tracy City, who will supply approximately 50,000 gallons of water a day. The local utility will not sign off on any new plats until the water supply can be replenished. This means that any final plats that come before the commission will not be approved until the Monteagle Utility District can sign the plat.

Staff recommended that in response to the diminishing water supply and the problem with the road into Eagle Bluff Estates, that no final plats from this point forward be approved without all required signatures being present on the plat. Andy Baggenstoss made a motion to publicly state that no final plats will be approved without all required signatures being present on the final plat. The motion was seconded by Mayor Charles Rollins. The motion carried with all commissioners voting to deny plats that do not have all required signatures (Passed 6-0).

V. NEW BUSINESS

A. Haven Wood – Final Plat

Richard McKee was present to represent the final plat of Haven Wood Subdivision. All corrects requested by Staff had been made, and all signatures were present on the plat. The PC reminded Mr. McKee that he would not have water service due to the de facto moratorium placed on all new water connections. Mr. McKee said that he does not foresee selling any of the lots in the very near future. Eddie Derryberry made a motion to approve the final plat of the Haven Wood Subdivision, which was seconded by Andy Baggenstoss. The PC unanimously approved the final plat of the Haven Wood Subdivision (Passed 6-0).

B. Cooley's Rift – Concept Design

Kevin Tucker of Kevin Tucker Design Group, Inc. were present at the Planning Commission meeting to discuss the preliminary concept plan of Cooley's Rift. The new design has moved the proposed golf course to Franklin County and the residential areas into Grundy County. The proposed plan consists of approximately 1,094 lots with 219 of those lots being bluff lots. There are approximately 118 acres dedicated to commercial usage and 880 acres are considered open space areas (includes golf course and walking trails).

Attorney Doug Hale and Kevin Tucker presented the new design of Cooley's Rift to the Planning Commission. They estimated that it would be anywhere from six months to a year before any construction would begin. The PC informed them

that the platting process would require the Town Council to resolve the issue of the shortage of public water before a final plat could be approved.

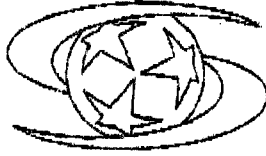
Staff informed the commission that a vote of approval on the Preliminary Concept Design of Cooley's Rift would signify that the new design is still in compliance with the Planned Unit Development zoning overlay that has previously been approved by the Planning Commission and the Mayor and Board of Aldermen. Charles Rollins made a motion to accept the Preliminary Concept Plan for Cooley's Rift since the proposed uses are in keeping with the previously approved Planned Unit Development zoning overlay. Eddie Derryberry seconded the motion, and the Preliminary Concept Plan was accepted by the PC (Passed 6-0).

C. Any Other Properly Presented New Business

The PC will hold a workshop on October 16, 2007, at 5:00 p.m. (CST) to discuss ways to deal with the public water shortage and to look at increasing the minimum lot sizes.

Staff informed the commission that a training session would be held at Sulfur Springs United Methodist Church on October 29, 2007. The cost of the meal would be determined at a later date.

VI. ADJOURNMENT - 6:56 p.m. (CST)



**STATE OF TENNESSEE
DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT**

**LOCAL PLANNING ASSISTANCE OFFICE
SOUTHEAST TENNESSEE REGION
540 McCALLIE AVENUE, SUITE 600
CHATTANOOGA, TENNESSEE 37402
TELEPHONE: 423.634.6446 -- FAX: 423.634.6351
HTTP://WWW.TNECD.GOV**

MEMORANDUM

TO: Monteagle Municipal – Regional Planning Commission

FROM: Chad Reese, Staff Planner

DATE: September 11, 2007

SUBJECT: Staff Activity Report

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

- 1. Reviewed 1 plat and wrote recommendations to the surveyor.**
- 2. Received 7 calls regarding subdivision plats.**
- 3. Met with Kevin Tucker to discuss the new design of Cooley's Rift (September 5, 2007).**
- 4. Met with James Oliver to discuss a proposed subdivision off of Laurel Lake Road (September 10, 2007).**
- 5. Prepared the public notice for the hearing on September 18, 2007, that will be held prior to amendments to the Urban Growth Boundary.**
- 6. Prepared the agenda for the September meeting of the Planning Commission.**

**Monteagle Regional Planning Commission
Agenda Summary
September 18, 2007**

IV. OLD BUSINESS / COMMUNITY REPORTS

A. Eagle Bluff Estates – Discussion of Plat Approval Procedure

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V. NEW BUSINESS

A. Haven Wood – Final Plat

Background:

Johnson and Associates Surveying is offering a five (5) lot subdivision on Laurel Lake Drive. This subdivision consists of lots ranging in size from 0.88 acres to 1.29 acres; for a total of 4.92 acres. The owner is identified as Richard McKee of Monteagle, Tennessee. The following corrections should be made so that this plat will comply with Monteagle Subdivision Regulations.

Analysis:

1. Please add a detailed vicinity map showing the location of the proposed subdivision.
2. Please list the remaining acreage, and show the remaining acreage if it is less than 5 acres.
3. Add a certificate for subsurface sewage disposal (health department).
4. Please show the correct certificate of ownership and dedication.
5. Please show the correct certificate for the approval of the water system.
6. Please correct the E911 certificate which lists the subdivision as "Eagle Bluff Estates".

Recommendation:

Staff will be able to support the proposed subdivision once the above changes and/or additions have been made.

B. Cooley's Rift – Concept Design

Kevin Tucker of Kevin Tucker Design Group, Inc. will be present at the Planning Commission meeting to discuss the preliminary concept plan of Cooley' Rift. The new design has moved the proposed golf course to Franklin County and the residential areas into Grundy County. The proposed plan consists of approximately 1,094 lots with 219 of those lots being bluff lots. There are approximately 118 acres dedicated to commercial usage and 880 acres are considered open space areas (includes golf course and walking trails).



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Monteagle Planning Commission & BZA Members
 Town of Monteagle

Dear Planning Commission and BZA Members:

A joint training session will be held on Monday, October 29th from 5 to 8 p.m. Central Time at the Sulphur Springs United Methodist Church (Gym) Located in Powell's Crossroads (map attached). This will be a training session that will complete your training requirement for the year as required by the *Planning Commission and Board of Zoning Appeals Training and Continuing Education Act of 2002*. There will be a break for supper during the session around 6 o'clock. If you will be late or need to leave early, please attend anyway and you will be credited with the time you attended. Topics will include a variety of planning topics and will include a variety of speakers to discuss issues on environmental impacts, land trusts, building codes, and legislation changes.

This will be a good opportunity to discuss planning commission matters with other planning commissions. Expected to attend will be Powell's Crossroads, Monteagle, Marion County, Bledsoe County, Dunlap, South Pittsburg, Monteagle, Jasper, and Kimball.

There will be a catered meal prepared by the Sulphur Springs Catering Club (SSCC) that will include a full course meal, drinks, and dessert. The cost of the meal is \$12. The meal can be paid for in advance or the night of the meeting to SSCC. Names must be turned in for the meal by October 19th. Please note if you will be paying as a group or individually. All names turned in must be paid for.

Sincerely,

D. Stacy Morrison
 Regional Director, SETN Local Planning Assistance Office

Dean Lay
 Lexie Orr
 Terry Haynes
 Eddie Derryberry

Carter Underhill
 Mayor, Charles Rollins
 C. I. Crais
 Andy Baggenstoss

Earl Geary, Building Inspector (may also attend)

**NOTICE OF
TWO PUBLIC HEARINGS**

IN ACCORDANCE WITH TENNESSEE CODE ANNOTATED (TCA) 6-58-104 NOTICE IS HEREBY GIVEN OF TWO PUBLIC HEARINGS OF THE GRUNDY COUNTY COORDINATING COMMITTEE TO BE HELD ON SEPTEMBER 18, 2007 AT (5:00 PM AND 7PM) IN THE MONTEAGLE TOWN HALL. THE PURPOSE OF THIS HEARING IS TO RECEIVE PUBLIC COMMENTS ON A PROPOSED AMENDMENT TO THE MONTEAGLE PLANNING REGION / URBAN GROWTH BOUNDARY. THE AMENDMENT IS TO AMEND THE URBAN GROWTH BOUNDARY OF MONTEAGLE.

Copies of the proposed resolution and map are available for public inspection during regular business hours at Monteagle Town Hall.

ALL INTERESTED PARTIES ARE ENCOURAGED TO ATTEND.

**LaDue Bouldin
Grundy County Mayor**

Monteagle Regional Planning Commission

**AGENDA
FOR THE MEETING OF
Tuesday - September 18, 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. Eagle Bluff Estates - Discussion of Plat Approval Procedure**
 - B. Any Other Properly Presented Old Business**

- V. NEW BUSINESS**
 - A. Haven Wood - Final Plat**
 - B. Cooley's Rift - Concept Design**
 - C. Any Other Properly Presented New Business**

- VI. ADJOURNMENT**

Next Meeting Date: October 16, 2007, at 6:00 P.M.

**Training Session: October 29, 2007, at 5:00 P.M. (CST)
Location: Sulfur Springs United Methodist Church
in Powells Crossroads**