

**REPORT ON THE MEETING
OF THE
MONTEAGLE REGIONAL PLANNING COMMISSION
October 16, 2007**

Present	Also Present	Not Present
Dean Lay, Chairman	4 Citizens	Joy Sturtevant
Charles Rollins, Mayor		Andy Baggenstoss
Eddie Derryberry		C.I. Crais
Carter Underhill		
Lexie Orr		

LPAO: Chad Reese

I. CALL TO ORDER/DETERMINATION OF A QUORUM

The meeting was called to order at 5:57 pm (CST) with a quorum present.

II. APPROVAL OF MINUTES

Charles Rollins made a motion to approve the minutes from the September meeting, which was seconded by Carter Underhill. The September minutes were approved as read. (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. Any Properly Presented Old Business

V. NEW BUSINESS

A. Shadow Rock, Phase IV – Preliminary Plat

Johnson and Associates Surveying submitted a preliminary plat of Phase IV of the Shadow Rock Subdivision. Shadow Rock is located off of Laurel Lake Drive on Shadow Rock Drive. The preliminary plat of Phase IV subdivides 14.94 acres into 10 lots; lot sizes range from 0.99 acres to 2.33 acres. The owner is identified as Heritage Developers of Monteagle, Tennessee.

All of the requested changes had been made on the preliminary plat, including the added 50' easement to Richard McKee's property. The street cross-section and centerline profile will be placed on the final plat. The representative presenting the plat on behalf of Johnson and Associates was informed that final plat approval could not be given until issues with the current water situation are resolved. Carter Underhill made a motion to



STATE OF TENNESSEE
DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT

LOCAL PLANNING ASSISTANCE OFFICE
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MEMORANDUM

TO: Monteagle Regional Planning Commission

FROM: Chad Reese, Staff Planner

DATE: October 10, 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 2 plats and wrote recommendations to the surveyors.**
- 2. Received 2 calls regarding subdivision plats.**
- 3. Prepared the agenda for the October meeting of the Planning Commission.**
- 4. Sent out letters informing the Planning Commissioners about the October 29th training session in Powells Crossroads.**

**Monteagle Regional Planning Commission
Agenda Summary
October 16, 2007**

V. NEW BUSINESS

A. Shadow Rock, Phase IV – Preliminary Plat

Johnson and Associates Surveying is offering a preliminary plat of Phase IV of the Shadow Rock subdivision. Shadow Rock is located off of Laurel Lake Drive on Shadow Rock Drive. The preliminary plat of Phase IV subdivides 14.94 acres into 10 lots; lot sizes range from 0.99 acres to 2.33 acres. The owner is identified as Heritage Developers of Monteagle, Tennessee. The following corrections shall be necessary for this subdivision of land to conform to Monteagle's Subdivision Regulations.

1. The 30' easement that has been dedicated to Richard McKee should be widened to 50'. Upon review of the State's Digital Geographic Information System maps for Monteagle, Mr. McKee does not appear to have access to a public road (Tax Map 40, Parcel 17.37). Therefore, the only access that his lot will have to a public road will be off of Shadow Rock Drive. Monteagle's Subdivision Regulations (Article VI, Section 6.09, Number 3) state that a permanent vehicular easement shall have a required width of no less than fifty (50) feet. Even if Mr. McKee's property were considered a flag lot, access to the lot would still be a minimum of 50'.
2. Show the Street Cross-Section and Centerline Profile.
3. Add a Vicinity Map.
4. Add a Certificate of Preliminary Plat Approval.

B. Woodmonte at Monteagle – Final Plat

Cumberland Land Surveying will be submitting a final plat for a 25 lot subdivision located on Summerfield Road. Lot sizes range from 1.66 acres to 6.83 acres. The owner is identified as David Jones of 427 East Vine Street in Kissimmee, Florida. The preliminary plat was approved at the August Planning Commission Meeting along with variances for lots exceeding the 3 to 1 depth to width ratio and the length of Woodmonte Drive. There is some concern over the two inch waterline that was to be extended to the subdivision. There is a possibility that the developer will extend a nearby waterline from Tracy City. Staff informed the surveyor that no new water connections were being made by the Monteagle Utility District due to the drought and shortage of public water. Staff asked the surveyor to inform the property owner that he may not be able to get final plat approval if the local utility does not sign off on the installed water system. As of noon on Wednesday, October 10, 2007, staff has not received a copy of the final plat for review. Once the plat is received, staff will give a thorough review and send comments to the surveyor.

Monteagle Regional Planning Commission

**A G E N D A
FOR THE MEETING OF
Tuesday - October 16, 2007
6:00 P.M.**

Work Session at 5:00 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 Properly Presented Old Business**
- V. NEW BUSINESS**
 - A. Shadow Rock, Phase IV - Preliminary Plat**
 - B. Woodmonte at Monteagle - Final Plat**
 - C. Any Other Properly Presented New Business**
- VI. ADJOURNMENT**

Next Meeting Date: November 20, 2007, at 6:00 P.M.

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