

**REPORT ON THE MEETING  
OF THE  
MONTEAGLE REGIONAL PLANNING COMMISSION  
November 20, 2007**

Present	Also Present	Not Present
Dean Lay, Chairman	9 Citizens	Joy Sturtevant
Eddie Derryberry		Charles Rollins, Mayor
Carter Underhill		C.I. Crais
Lexie Orr		
Andy Baggenstoss		

LPAO: Chad Reese

**I. CALL TO ORDER/DETERMINATION OF A QUORUM**

The meeting was called to order at 6:03 pm (CST) with a quorum present.

**II. APPROVAL OF MINUTES**

The reading of the minutes was waived until the December Meeting. Staff only had one copy available for review.

**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**

Lexie Orr informed the PC that a waterline has been completed from the sand plant to Laurel Lake. They are pumping approximately 300,000 gallons a day into the lake.

**V. NEW BUSINESS**

**A. Highland Bluff Estates – Preliminary Plat**

Johnson and Associates Surveying has submitted a preliminary plat for Phase I of the Highland Bluff Estates Subdivision. This phase consists of 28 lots that are more than 5 acres each. A preliminary plat was approved in February; however, the developer has changed the design of Phase 1 and another plat is being submitted. The water for this subdivision will be coming from Tracy City, and access to the subdivision will be off of Clouse Hill Road. Staff met with Brenda Gordon on Tuesday, November 13, 2007, to discuss the new layout for Phase I. All of the changes requested by staff had been made except for a dedicated easement to the community lot located on Lot 10. Eddie Derryberry made a motion to approve the preliminary plat with an easement being shown to Community Lot #1 (located on Lot 10) on the final plat. The motion was seconded by Andy Baggenstoss, and the preliminary plat was approved with the

**D. Eagle Bluff Estates – Resubmitted Final Plat**

The final plat of Eagle Bluff Estates was approved by the Planning Commission at the July 2007 meeting. All of the corrections requested by the Staff Planner had been made, but there were no signatures present on the plat. The Planning Commission voted to approve the plat contingent upon the signatures being obtained. In a letter dated August, 31, 2007, Marion County Superintendent, John Graham, stated that an unapproved type of emulsion was used as a base on Trussell Road. The type of emulsion used was brittle and would deteriorate over time. Mr. Graham was unable to sign off on the plat until the existing surface was removed and the correct base emulsion applied. At the September 2007 meeting, Staff recommended that the Planning Commission rescind its previous motion to approve the plat. The Planning Commission voted to deny the plat until all signatures were present. Since that time, the problems with the road have been corrected, and Mr. Graham has approved the extension of Trussell Road. The final plat was resubmitted to the PC, and all signatures were present on the plat. Lexie Orr made a motion to approve the final plat, which was seconded by Andy Baggenstoss. The final plat of Eagle Bluff Estates was approved.

**E. Any Other Properly Presented New Business**

**VI. ADJOURNMENT – 6:58 p.m. (CST)**

**Monteagle Regional Planning Commission  
Agenda Summary  
November 20, 2007**

**V. NEW BUSINESS**

**A. Highland Bluff Estates – Preliminary Plat**

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1. The Flood Insurance Rate Map Panel Number and Date should be added to the plat.
2. The proposed waterline and fire hydrants should be shown on the plat. Please note the size of the water line.
3. The Common Area found on Lot 10 should be given a lot number (i.e. Common Area 1), a note should be added stating that the lot cannot be used as a building lot, a variance should be requested due to the smaller lot size, and an easement should be provided to give homeowners access to the common area.
4. Variances should be requested for any lots that are longer than 3 times their width at the building line.
5. A detailed vicinity map should be added.
6. However possible, please include the 32.41 acre entrance on the plat as well.

**Recommendation:**

Other than the above corrections, this plat meets the minimum requirements for a preliminary plat according to the Monteagle Subdivision Regulations. Staff supports the proposed subdivision with the above changes being made.

**B. Woodmonte at Monteagle – Final Plat**

Cumberland Land Surveying is offering a twenty-five (25) lot subdivision on Summerfield Road. This subdivision creates lots that range in size from 1.66 acres to 7.70 acres. The owner is identified as David B. Jones of 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. However, there was some concern over the two (2) inch waterline along Summerfield Road. The final plat was denied at the October Planning Commission meeting since the issues over the water had not been resolved.

Since that time, Mr. Jones has agreed to extend at least a six (6) inch water line from Highway 41. This should allow adequate water flow for the Woodmonte subdivision as well as providing the necessary water pressure to install fire protection within the subdivision.

**Recommendation:**

Staff has received a copy of the Woodmonte at Monteagle Mountain final plat. All corrections have been made, and all signatures are present on the plat. Staff recommends approval of the final plat.

**C. John Elliott Site Plan**

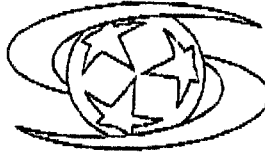
Mr. Elliot has recently purchased a piece of land at the intersection of Trussell Road and Foresight Avenue. He has plans of adding several metal buildings as well as landscaping the area to serve as a buffer. He is requesting that he be allowed to exceed the building setbacks provided that he landscapes the area and installs a fabric screen on the fence. Staff feels that this is a matter for the Board of Zoning Appeals, and an effort is being made to contact Mr. Elliot to inform him of the proper procedure for seeking a variance. Due to some problems locating the parcel on GIS, Staff is not sure of the current zoning.

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**Recommendation:**

Staff has not seen the final plat of the Eagle Bluff Estates Subdivision since the signatures have been added. However, Staff recommends approval of the final plat as it was presented at the July 2007 Planning Commission meeting, provided that all signatures are present on the plat.



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

**LOCAL PLANNING ASSISTANCE OFFICE**  
**SOUTHEAST TENNESSEE REGION**  
**540 McCALLIE AVENUE, SUITE 690**  
**CHATTANOOGA, TENNESSEE 37402**  
**TELEPHONE: 423.634.6446 — FAX: 423.634.6351**  
**HTTP://WWW.TNECD.GOV**

**MEMORANDUM**

**TO: Monteagle Regional Planning Commission**

**FROM: Chad Reese, Staff Planner**

**DATE: November 14, 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 3 plats and wrote recommendations to the surveyors.**
- 2. Received 12 calls regarding subdivision plats.**
- 3. Prepared the agenda for the November meeting of the Planning Commission.**
- 4. Met with David Jones when he stopped by to drop off the Woodmonte at Monteagle Mountain Final Plat.**
- 5. Met with DeDe Dubose on Wednesday, November 7, 2007, to discuss the Deep Woods Conservation Community (Cluster Development).**
- 6. Met with Brenda Gordon on Tuesday, November 13, 2007, about the Highland Bluffs preliminary and final plats.**

# *Monteagle Regional Planning Commission*

**A G E N D A  
FOR THE MEETING OF  
Tuesday - November 20, 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 Properly Presented Old Business**
- V. NEW BUSINESS**
  - A. Highland Bluff Estates - Preliminary Plat**
  - B. Woodmonte at Monteagle - Final Plat**
  - C. John Elliott Site Plan**
  - D. Eagle Bluff Estates - Resubmitted Final Plat**
  - E. Any Other Properly Presented New Business**
- VI. ADJOURNMENT**

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**Next Meeting Date: December 18, 2007, at 6:00 P.M.**