

MINUTES

MONTEAGLE REGIONAL PLANNING COMMISSION MEETING

November 17, 2009

PRESENT: **Carter Underhill**
 Eddie Derryberry
 Mary Jane Flowers
 Lex Orr

The regular monthly meeting of the Monteagle Regional Planning Commission was called to order at 6:03 PM by Chairman Carter Underhill.

The Minutes of the regular meeting of August 18, 2009, were approved as presented on a motion by Lex Orr which was seconded by Eddie Derryberry and passed 4/0. (There was no meeting in September or October due to lack of business.)

OLD BUSINESS

None

At this time our new planner, Michael Trueblood, was introduced.

NEW BUSINESS

- 1. MODERN DAVE'S CAFÉ – Site Plan – This business will be in the building they purchased from Jim and Kay Sanders on Main Street. Mr. Orr went over the background of this project and discussed the sewer tap for this business. The building was already on the sewer system, so there will be no new sewer tap. Mrs. Flowers requested that the owners of the business receive a copy of the Landscape Ordinance and request that they give us a drawing of what they will be doing with their dumpsters and if they have any plans for landscaping. Since it is an existing building, the only thing that can be required of them is to enclose their dumpsters, but Mrs. Flowers said she would like to ask them to at**



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MEMORANDUM

TO: MONTEAGLE MUNICIPAL-REGIONAL PLANNING COMMISSION
WALTER PATTON WATKINS, REGISTERED ARCHITECT
E-MAIL: pattonwatkins@hotmail.com

JOY STURTEVANT, MONTEAGLE TOWN RECORDER
FAX: (931) 924-2264

FROM: MICHAEL TRUEBLOOD, COMMUNITY PLANNER

DATE: NOVEMBER 9, 2009

Background:

Architect Walter Patton Watkins has submitted a site plan for a change of occupancy. The building formerly occupied by Kay Sanders Properties is now occupied by Modern Dave's Café. The building contains 4,500 square feet. It is situated on a lot that is 0.89 acres. The front of the building abuts W. Main Street and the rear of the building abuts First Street. The property is in Zoning District C-1.

The following recommendations are made in accordance with the Monteagle Subdivision Regulations and Zoning Ordinance.

Analysis:

Staff reviewed the site plan to ensure conformance with special attention to access control (Supplementary Provisions, Sec. 4.010), off-street parking requirements (Sec. 4.030), and site plan requirements (Sec. 4.150). Staff recommended that the width of the entrance be reduced from 31' to 30'. Staff also recommended that the ten-foot gap between the planters be closed off with additional planters so that it is not perceived as a secondary access point, as discussed via telephone at approximately 1:30 p.m. on November 9, 2009.

Recommendation:

With these corrections, the site plan will meet requirements for access and parking. Staff recommends approval.

Monteagle Regional Planning Commission

**A G E N D A
FOR THE MEETING OF
Tuesday – November 17, 2009
6:00 p.m. CST**

- 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. Modern Dave's Café - Site Plan**
 - B. Barbara Davis – Final Plat**
 - C. Marvin W. Johnston – Site Plan**
- VI. ADJOURNMENT**

Next Meeting Date: December 15, 2009, at 6:00 p.m. CST