

MINUTES

MONTEAGLE REGIONAL PLANNING COMMISSION

March 6, 2009

PRESENT: **Dean Lay**
 C I Crais
 Eddie Derryberry
 Charles Rollins
 Carter Underhill

The Planning Commission meeting of February 20th was reconvened at 6:15 by Chairman Dean Lay.

The only item of business was the Eagle Bluff Estates.

- 1. EAGLE BLUFF ESTATES – Preliminary Plat – Stacy Morrison met with John Graham, the Marion County Road Commissioner. Mr. Graham asked that a cul-de-sac or some other turn around be added where Trussell Road becomes a private road at the entrance to this development. Ronnie Prince said they were agreeable to doing this. Mr. Prince also talked to the board about a variance for the bluff lots so that owners could build their homes closer to the bluff. The Board will look into the possibility of changing the set back on bluff lots. Carter Underhill made a motion to accept the preliminary plat subject to the change recommended by John Graham and the revision in the water plans. Charles Rollins seconded the motion and it carried 5/0.**

Eddie Derryberry suggested that the Planning Commission members get with Stacy Morrison and discuss the idea of changing the rear set back of 40' for bluff

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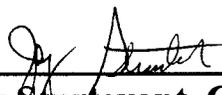
lots, as anyone with a bluff lot would want to build a house closer than 40' from the bluff. The Board agreed to do this.

Charles Tocco asked if there were any new developments with Cooley's Rift. Chairman Lay there wasn't anything new with the Planning Commission. The agreement between Monteagle and SUD for the water and sewer service was still being worked out. Charles Rollins noted that there was still some work to be done before everything was worked out, but New Life is planning to be at the March meeting of the Planning Commission.

Chairman Lay reported that the city is still continuing to work on the I & I problem. He stated that as of today we are not behind in any of our work according to the Agreed Order.

There being no further business, the meeting adjourned at 6:36 pm.

Respectfully submitted,



Joy Sturtevant, City Recorder

Monteagle Regional Planning Commission
Agenda Summary
March 6, 2007

V.A. Eagle Bluff Estates (Ronnie Prince) – Preliminary Plat

Background

This is a proposed preliminary plat of approximately 125 acres located at the south end of Trussell Road in the Monteagle Planning Region. This is a bluff development, and the preliminary design includes 45 lots ranging from 1.5 to 6 acres in size. Water line extension is being shown and includes six fire hydrants and will depend on the extension policies of Monteagle utilities upon review by the town's engineer. The road requirements are Marion County and will be reviewed by Marion County Road Commissioner, John Graham. Sewage disposal will be by individual septic tanks.

Analysis

Staff's review of the plat included corrections to access design, and setbacks. Road design information has been discussed with Marion County Road Commissioner, John Graham and will be verified prior to approval of the final plat. Water line extension must be reviewed by the town's consulting engineer. The lots meet the minimum size and access requirements of the subdivision regulations.

Recommendation

Staff recommends approval subject to review of road designs by Marion County Road Commissioner, John Graham, and water extension plans per review by the town's consulting engineer.