

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

Present:

Dean Lay, Chairman
Carter Underhill
Mr. C.I. Crais
Eddie Derryberry
Lexie Orr
Charles Rollins, Mayor

Also Present:

12 Citizens

Absent

Andy Baggenstoss
Joy Sturtevant, City Recorder

LPO: D. Stacy Morrison

- I. **CALL TO ORDER/DETERMINATION OF A QUORUM**
The meeting was called to order at 6pm with a quorum present.
- II. **APPROVAL OF MINUTES**
Minutes were approved as read. (Meetings PC 2-20-07, BZA 2-20-07, PC 3-6-07)
Motion Carter Underhill / second Lexie Orr passed 6-0.
- III. **HEARING OF PERSONS HAVING BUSINESS BEFORE THE COMMISSION**
➤ None
- IV. **OLD BUSINESS/ COMMUNITY REPORTS**
 - A. **Community Reports**
➤ No discussion.
 - B. **Subdivision Regulations Amendment – Grade 10% to 14%**
A public hearing was held to discuss this subdivision regulations amendment and there were no objections. This amendment will amend the requirement for road grades from 10 to 14 percent. After some discussion the resolution was approved as presented.
Motion Lexie Orr / second Eddie Derryberry passed 6-0.
 - C. **Eagle Bluff Estates (Ronnie Prince) – Preliminary Plat**
Staff noted that Mr. Prince wanted to request rear setback variances for some of his bluff lots. He was not present and the agenda item was tabled.
 - D. **UGB Amendment**
Staff stated that he had spoken to the Grundy County Mayor and he would like to set a meeting in April or early May.

V. NEW BUSINESS**A. Highway 64/41A Rezoning Request – R-1 to C-2**

This is a rezoning request for property along Highway 64/41A on the northwest side of the highway at the entrance to Cooley's Rift. The request is to extend existing C-2 zoning along the highway northwest to the electric transmission line. The existing C-2 zone is 37.43 acres and the proposed area will be 87.40 acres. Note that this request does not include the southeast portion of Tract 8 Cooley's Rift Phase 1 where tract 8 crosses the transmission line. A request was made by the owner(s) to rezone this property to C-2. Existing adjacent property along Highway 64/41A is already zoned C-2 and the policy in the past has been to extend C-2 zoning along 64/41A. The highway is classified to support both residential and commercial activity. Utilities should be in place or planned prior to zoning to the higher classification C-2 zoning, and it was noted that water is existing and sewer is proposed. Staff recommended a recommendation for the rezoning since information was available that utilities will be available to support the commercial zone, and the MRPC approved the recommendation for the rezoning.

Motion Eddie Derryberry / second Carter Underhill passed 6-0.

B. Cooley's Rift Zoning Request – PUD Overlay

This is request for a Planned Unit Development PUD zoning overly for the Cooley's Rift development. The request is for approximately 1,342 acres northwest of the electric transmission line. The request does not include the tracts platted in Phase 1 of Cooley's Rift. The PUD overlay will allow a variety of residential uses and densities, as well as commercial uses such as lodges and resort type hotels. The underlying zoning will remain R-1. A request was made by the owner(s) to zone this property with the PUD overlay. The request meets the requirement of 50 acres under single ownership. The design plan submitted will act as the preliminary design plan and must be submitted annually until a final design plan is submitted. Sufficient utilities should be in place or planned prior to a recommendation on the PUD overlay. Staff recommended a recommendation for the zoning overlay since information was available for the developer's and the Town's engineers that utilities will be available to support the density shown in the design plan, and the MRPC approved the recommendation for the rezoning.

Motion Lexie Orr / second Charles Rollins passed 6-0.

C. Cooley's Rift Phase 1A – Preliminary Plat

This is Phase 1A of the Cooley's Rift subdivision located off of Highway 64/41A and Deep Woods Road in the R-1 zone (PUD overlay requested). This phase includes lots 1 through 149 of approximately 93 acres. The total acreage of this phase is 150 acres, of which there is 16.65 acres of open space, 40.60 acres of golf course, and 92.94 acres of lots. Public water is being proposed and should include appropriate placement of fire hydrants. Also proposed is extension of public sewer. The preliminary plat was appropriately submitted for review by

Staff. The initial review of the plat by Staff pointed out some deficiencies which were addressed with a revised plat prior to the meeting. Those items included; adding a table of lot sizes, addressing the maximum allowed cul de sac length of 700 feet (requested due to topography and to minimize environmental impacts), address that all curves meet the 100 foot radius (verified by engineer), labeling existing and proposed streets, adding preliminary plat certification (to be added), some lots do not meet the 100 foot width at the setback line (request for contingent approval – PUD overly allows less widths), water line and fire hydrant data (to be added), noting PUD overlay proposed, and water and sewer availability (to be addressed by Montcagle Utilities and developer's engineer). Staff recommended approval of the preliminary plat since the recommendations listed in the analysis were addressed by the engineers, and the MRPC followed the recommendation and approved the plat.

Motion Charles Rollins / second Carter Underhill passed 6-0.

D. Freddie Harris - Discussion

No one was present to discuss this item.

VI. ADJOURNMENT

The meeting adjourned at approximately 6:47 PM Central Standard Time.

Monteagle Regional Planning Commission
Agenda Summary
March 20, 2007

V.D. Subdivision Regulations Amendment - Resolution

Background

Recent discussions with developers have brought out the point that the minimum street grade in our regulations is 10%, section 7.04 of the Monteagle Subdivision Regulations.

Analysis

A review of other community's regulations has found the typical standard to be 14%. This steeper standard is also considered within guidelines of TDEC due to the reduction of cut and fill. Resolution recommended at the February meeting.

Recommendation

Staff recommends amending the regulations to a minimum 14% grade on new roads.

V.A. Highway 64/41A Rezoning Request – R-1 to C-2

Background

This is a rezoning request for property along Highway 64/41A on the northwest side of the highway at the entrance to Cooley's Rift. The request is to extend existing C-2 zoning along the highway northwest to the electric transmission line. The existing C-2 zone is 37.43 acres and the proposed area will be 87.40 acres. Note that this request does not include the southeast portion of Tract 8 Cooley's Rift Phase 1 where tract 8 crosses the transmission line.

Analysis

A request was made by the owner(s) to rezone this property to C-2. Existing adjacent property along Highway 64/41A is already zoned C-2 and the policy in the past has been to extend C-2 zoning along 64/41A. The highway is classified to support both residential and commercial activity. Utilities should be in place or planned prior to zoning to the higher classification C-2 zoning.

Recommendation

Staff recommends a recommendation for the rezoning provided information is available that utilities will be available to support the commercial zone.

V.B. Cooley's Rift Zoning Request – PUD Overlay

Background

This is request for a Planned Unit Development PUD zoning overly for the Cooley's Rift development. The request is for approximately 1,342 acres northwest of the electric transmission line. The request does not include the tracts platted in Phase 1 of Cooley's Rift. The PUD overlay will allow a variety of residential uses and densities, as well as commercial uses such as lodges and resort type hotels. The underlying zoning will remain R-1.

Analysis

A request was made by the owner(s) to zone this property with the PUD overlay. The request meets the requirement of 50 acres under single ownership. The design plan submitted will act as the preliminary design plan and must be

submitted annually until a final design plan is submitted. Sufficient utilities should be in place or planned prior to a recommendation on the PUD overlay.

Recommendation

Staff recommends a recommendation for the zoning overlay provided information is available that utilities will be available to support the density shown in the design plan.

V.C. Cooley's Rift Phase 1A – Preliminary Plat

Background

This is Phase 1A of the Cooley's Rift subdivision located off of Highway 64/41A and Deep Woods Road in the R-1 zone (PUD overlay requested). This phase includes lots 1 through 149 of approximately 93 acres. The total acreage of this phase is 150 acres, of which there is 16.65 acres of open space, 40.60 acres of golf course, and 92.94 acres of lots. Public water is being proposed and should include appropriate placement of fire hydrants. Also proposed is extension of public sewer.

Analysis

The preliminary plat was appropriately submitted for review by Staff. The initial review of the plat by Staff pointed out some deficiencies which will be addressed with a revised plat prior to the meeting. Those items include; adding a table of lot sizes, addressing the maximum allowed cul de sac length of 700 feet (requested due to topography and to minimize environmental impacts), address that all curves meet the 100 foot radius (verified by engineer), labeling existing and proposed streets, adding preliminary plat certification (to be added), some lots do not meet the 100 foot width at the setback line (request for contingent approval – PUD overlay allows less widths), water line and fire hydrant data (to be added), noting PUD overlay proposed, and water and sewer availability (to be addressed by Monteagle Utilities and developer's engineer).

Recommendation

Staff recommends approval of the preliminary plat subject to the recommendations listed in the analysis.

IV.C. 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.

Town of Monteagle
MONTEAGLE REGIONAL PLANNING COMMISSION
APPLICATION FOR AMENDMENT TO THE ZONING ORDINANCE
OF THE
TOWN OF MONTEAGLE, TENNESSEE

Date Filed March 06, 2007

Fee Paid _____

PETITION OF Cooley's Rift (Development)

ADDRESS OF PREMISES AFFECTED No permanent address exists for the premises affected. However, the site is on the north side of the Sewanee Highway, approximately one (1) mile west of I-24 in Grundy and Franklin Counties. The latitude is 85° 33' 00" and the longitude is 34° 14' 00".

OWNER'S NAME New Life Development

PETITIONER IS: OWNER CONTRACTOR ARCHITECT ENGINEER OTHER

IF OTHER, EXPLAIN: N/A

SPECIFIC ORDINANCE AMENDMENT DESIRED Rezone 87.4+ acres to C-2
(Highway Business District)

STATE WHY AMENDMENT IS NECESSARY (attach additional sheets if necessary):

The purpose of the rezoning is to create a logical common boundary for two internal isolated tracts, thereby creating one contiguous parcel. By creating the one "all inclusive" parcel shall also coincide with adjacent parcels zoned C-2.

The proposed C-2 parcel shall extend north from the Sewanee Highway to a TVA transmission line easement, bisecting the site and extending east to west, creating a logical buffer to the adjacent R-1 zoned property under the same ownership.

By creating a larger, more contiguous C-2 parcel, a more logically planned commercial development shall result with a sensitive approach to the terrain and the natural resources.

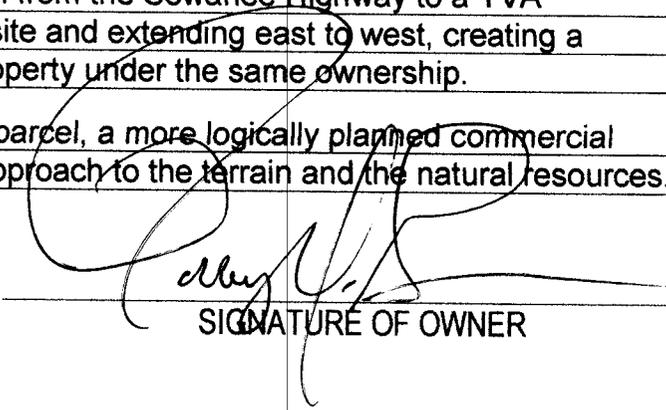
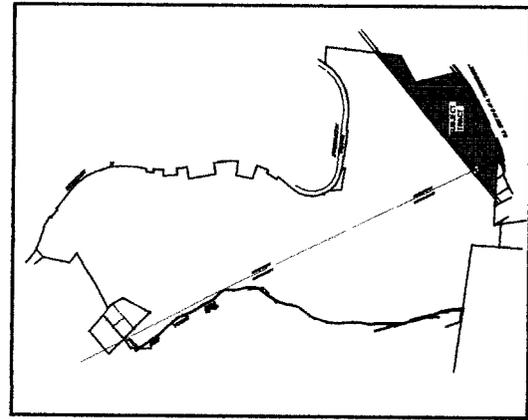
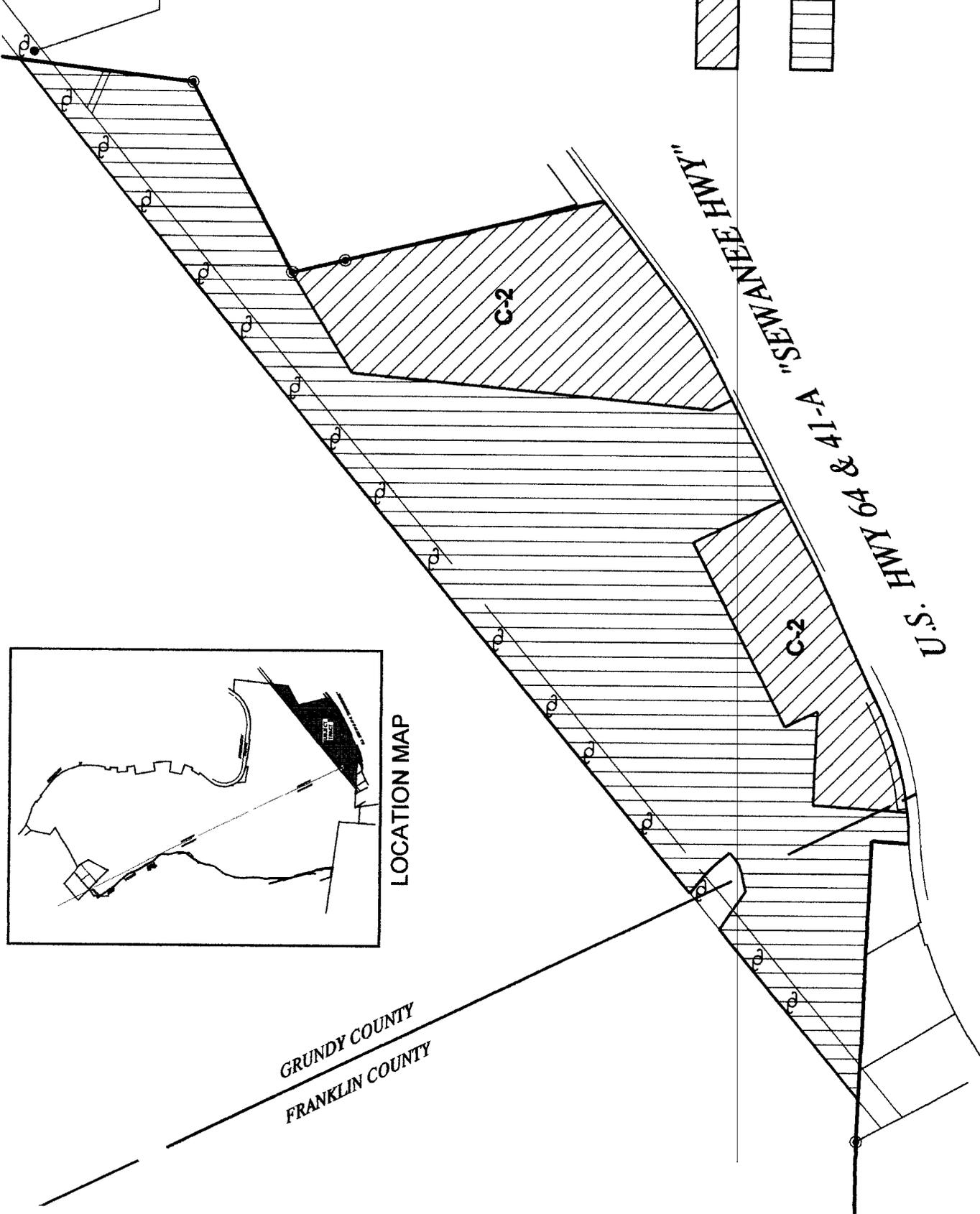

SIGNATURE OF OWNER

Exhibit – 1, Attached



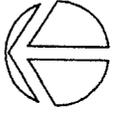
LOCATION MAP

ELECTRICAL EASEMENT

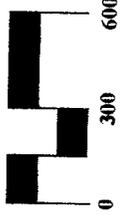


EXISTING C-2
37.43± ACRES

PROPOSED C-2
87.40± ACRES



NORTH



SCALE: 1" = 600'

KEVIN TUCKER DESIGN GROUP
MARCH 06, 2007

EXHIBIT - 1

Booley's Rift

Town of Monteagle
MONTEAGLE REGIONAL PLANNING COMMISSION
APPLICATION FOR AMENDMENT TO THE ZONING ORDINANCE
OF THE
TOWN OF MONTEAGLE, TENNESSEE

Date Filed March 06, 2007
Fee Paid _____

PETITION OF Cooley's Rift (Development)

ADDRESS OF PREMISES AFFECTED No permanent address exists for the premises affected. However, the site is on the north side of the Sewanee Highway, approximately one (1) mile west of I-24 in Grundy and Franklin Counties. The latitude is 85° 33' 00" and the longitude is 34° 14' 00".

OWNER'S NAME New Life Development

PETITIONER IS: OWNER CONTRACTOR ARCHITECT ENGINEER OTHER

IF OTHER, EXPLAIN: N/A

SPECIFIC ORDINANCE AMENDMENT DESIRED Rezone 1,342.2+ acres to PUD (Planned Unit Development)

STATE WHY AMENDMENT IS NECESSARY (attach additional sheets if necessary):

The purpose of the rezoning is to place a PUD overlay zone over the existing R-1 tract to provide for a logical mix of land uses designed to complement each other. The provisions of the PUD overlay provide the mechanisms to incorporate features that shall assure the most conducive use of the site and attention to detail with an emphasis on topographic, environmental and aesthetic conditions.

The proposed PUD shall incorporate the entire site with the exception of the existing platted subdivision of 24 lots referred to as Cooley's Rift, Phase One and the area located south of the northern boundary of the TVA transmission line easement, bisecting the site, extending east to west.

By providing the opportunities associated with the PUD overlay, a more creative residential development with related facilities and amenities can result with a sensitive approach to the terrain and the natural resources.

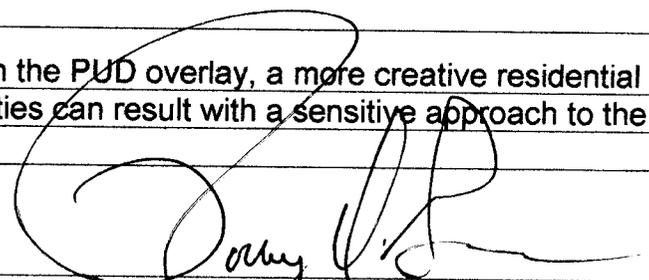
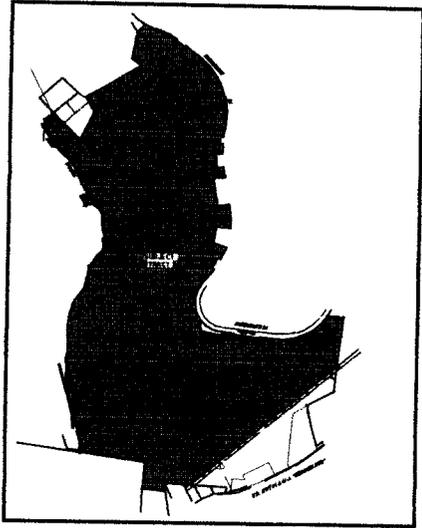
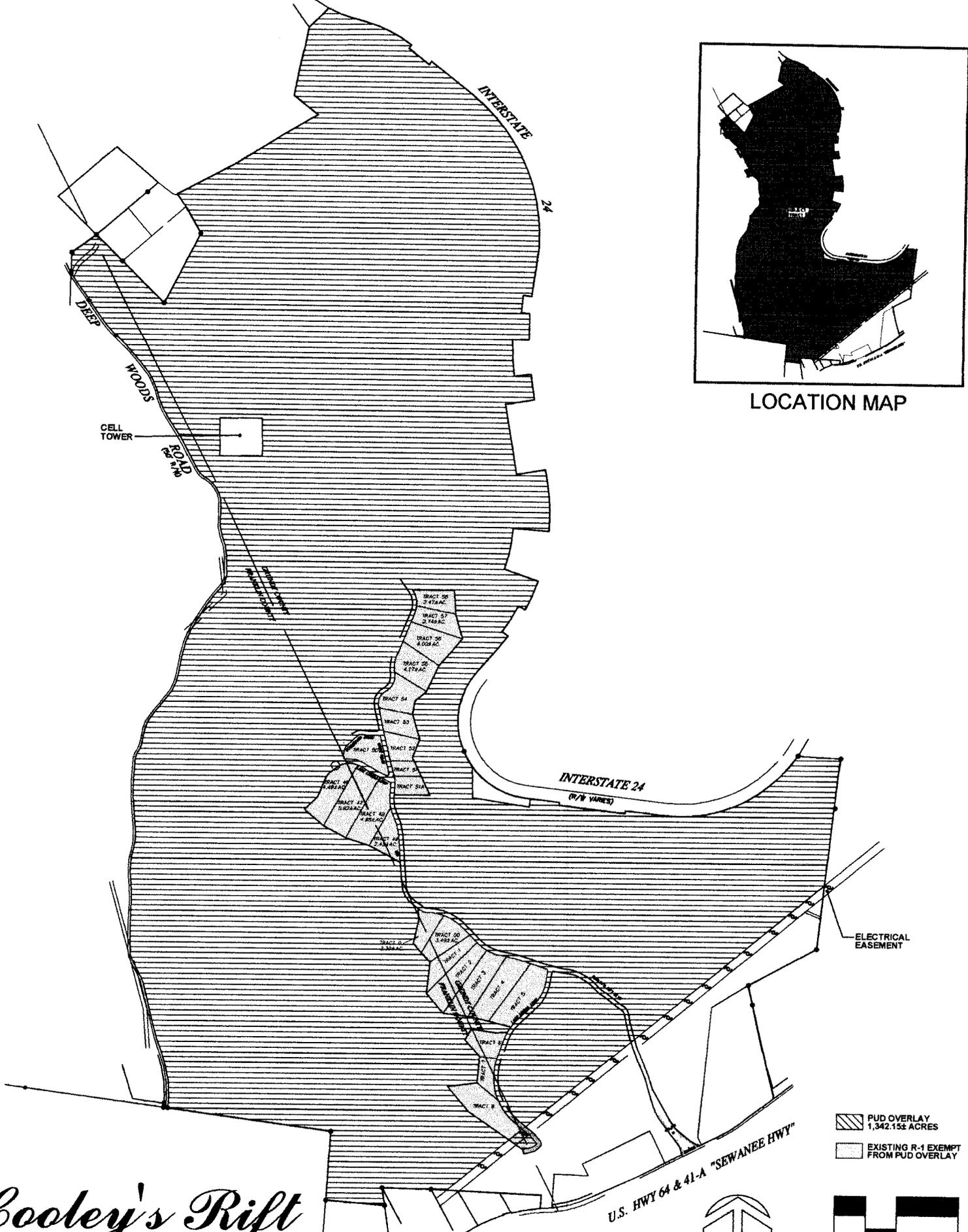

SIGNATURE OF OWNER

Exhibit – 1, Attached



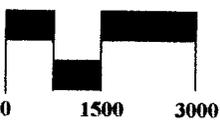
LOCATION MAP

Cooley's Rift
EXHIBIT - 2

KEVIN TUCKER DESIGN GROUP
MARCH 06, 2007



 PUD OVERLAY
1,342.15± ACRES
 EXISTING R-1 EXEMPT
FROM PUD OVERLAY



SCALE: 1" = 1,500'

7

**RESOLUTION TO AMEND THE MONTEAGLE MUNICIPAL-REGIONAL
SUBDIVISION REGULATIONS: Amending Section 7.04 Street Grades:**

WHEREAS, pursuant to Tennessee Code Annotated Section 13-3-401 municipal-regional subdivision regulations have been adopted for the Town of Monteagle; and,

WHEREAS, the Monteagle Municipal-Regional Planning Commission has agreed to make amendments to the Subdivision Regulations; and,

WHEREAS, pursuant to Tennessee Code Annotated a public hearing was held before this body on Tuesday, March 20, 2007, pursuant to a notice published in a local newspaper at least fifteen days in advance of the hearing;

NOW, THEREFORE, BE IT RESOLVED BY THE MONTEAGLE MUNICIPAL-REGIONAL PLANNING COMMISSION:

SECTION 1. That the Monteagle Municipal-Regional Subdivision Regulations, Section 7.04 Street Grades, be amended with the following:

Section 7.04 Street Grades.

Maximum street grades shall not exceed fourteen (14) percent, and five-tenths of one percent (0.5%) shall be the minimum grade.

NOTE: *No changes.*

SECTION 3. BE IT FURTHER RESOLVED, that this resolution shall become effective immediately upon its passage, THE PUBLIC WELFARE REQUIRING.

Chairman, Monteagle Municipal-Regional
Planning Commission

3/20/07

Date

Secretary, Monteagle Municipal-Regional
Planning Commission

03/20/07

Date

Monteagle Regional Planning Commission

A G E N D A

**FOR THE MEETING OF
TUESDAY – March 20, 2007**

Meeting 6:00 PM

- 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. Community Reports**
 - B. Subdivision Regulations Amendment – Grade 10% to 14%**
 - C. Eagle Bluff Estates (Ronnie Prince) – Preliminary Plat**
 - D. Urban Growth Boundary Amendment**
 - E. Any Other Properly Presented Old Business**
- V. NEW BUSINESS**
 - A. Highway 64 / 41A Rezoning Request – R-1 to C-2**
 - B. Cooley’s Rift Zoning Request – PUD Overlay**
 - C. Cooley’s Rift Phase 1A – Preliminary Plat**
 - D. Freddie Harris**
- VI. ADJOURNMENT**

NEXT SCHEDULED MEETING: April 20, 2007