

# **Monteagle Regional Planning Commission**

## **A G E N D A FOR THE MEETING OF TUESDAY - July 17, 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. Cooley's Rift (Revised Plat) - Final Plat**
  - B. Any Other Properly Presented Old Business**
- V. NEW BUSINESS**
  - A. Eagle Bluff Estates Subdivision - Final Plat**
  - B. Dennis Dykes Subdivision - Final Plat**
  - C. Shirley Gault Subdivision - Final Plat**
  - D. Stan Martin Subdivision - Final Plat**
  - E. Margaret Carruth Subdivision - Final Plat**
- VI. ADJOURNMENT**

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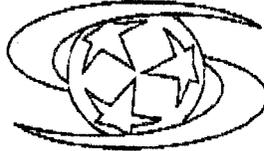
**Next Meeting Date: August 21, 2007, at 6:00 P.M.**

**V.D. Stan Martin Subdivision – Final Plat**

This is a two lot subdivision located on Highland Drive in Monteagle's Planning Region. There are several significant issues that prevent the Local Planning Assistance Office from endorsing this subdivision. The largest concern is that this subdivision of land will create two substandard lots of less than half an acre. Another concern is that Lot 4B does not abut upon a dedicated public street for a minimum of 50' as required by Subdivision Regulations. **Staff cannot recommend approval of the Stan Martin Subdivision.** *Please see the attached recommendation to the surveyor for additional information and corrections that need to be made to the final plat.*

**V.E. Margaret Carruth Subdivision – Final Plat**

Lynn Snubblefield called on Wednesday, July 11, 2007, and asked for this plat to be added to the agenda. She said that she had spoken with Joanne asking to be put on the agenda for the July meeting. Staff has not seen a plat for this subdivision, but it is located near the truck stop. According to Ms. Snubblefield, an official plat has not been drawn up for this land split. The property being subdivided is 1.88 acres. Ms. Carruth wants to sell 1 acre; leaving 0.88 acres. It is likely that several corrections are going to have to be made after the planning commission meeting on July 17. This plat can likely be staff approved, but having not seen the plat there is a possibility that a variance could be required. Therefore, this item was placed on the agenda in case action by the planning commission is required. Staff recommends denial if the plat requires any corrections. The plat can then be resubmitted for staff approval.



**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 Municipal – Regional Planning Commission**

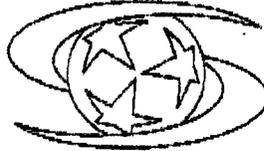
**FROM: Chad Reese, Staff Planner**

**DATE: July 11, 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 4 plats and wrote recommendations to the surveyor.**
- 2. Received 1 call about a plat for the July meeting.**
- 3. Prepared the public notice and agenda for the BZA hearing on July 3, 2007.**
- 4. Prepared the agenda for the July meeting of the Planning Commission.**
- 5. Working on a draft of a resolution to amend Monteagle's zoning ordinance to allow for cluster developments in an R-1 zone.**



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**Recommendation**

**TO:** Kurt Johnson of Johnson & Associates  
Fax 931-967-8485 Phone 931-967-8889

**FROM:** Chad Reese, Staff Planner

**DATE:** July 10, 2007

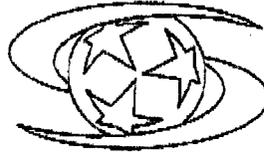
**SUBJECT:** Eagle Bluff Estates Subdivision – Final Plat

The following changes or additions should be made before submitting the plat to the Monteagle Regional Planning Commission for final plat approval. The next meeting is July 17<sup>th</sup> at 6 pm (CST).

1. Please forward a copy of this recommendation to the owner/developer.
2. Amend the street certificate to show that the Marion County Highway Department will sign off on the roads.
3. Change Note #1 from Grundy County to Marion County, as this property is located in Marion County.
4. Please correct Note #5 – Subdivision has 45 Lots (46 when you include the common area), and the smallest is 1.29 acres.
5. Show a lot number for the common area between Lots 31 and 32. This is for taxing purposes. Also, this lot should be referenced in your notes section saying that it is for public use, and it cannot be used for building purposes (does not meet minimum lot size). Please show the acreage of this lot.
6. Where is Lot 13 on the plat?
7. Are Lots 13 and 14 not suitable for sewage disposal? If so, how will these lots be used?

8. Please list the source of water in your notes section.
9. Show the FEMA Map and Panel number stating whether or not this subdivision lies in a flood plain.
10. Please add the certificate of approval for the electric power utility (See attached).
11. Add the E911 Certificate (See attached).
12. Variances shall be required for all lots exceeding the 3 to 1 depth to width ratio. Please list these lots in the notes section stating that a variance is required.
13. A variance should also be requested for Eagle Rock Road, as it exceeds the maximum block length of 1200'.

Please call if you have any questions.



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**TO: Kurt Johnson of Johnson & Associates**  
**Fax 931-967-8485 Phone 931-967-8889**

**FROM: Chad Reese, Staff Planner**

**DATE: July 11, 2007**

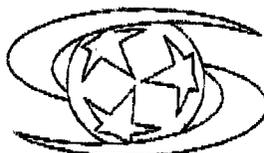
**SUBJECT: Dennis Dykes – Final Plat**

The following changes or additions are necessary before submitting the plat to the Monteagle Regional Planning Commission for final plat approval. The next meeting is July 17<sup>th</sup> at 6 pm (CST).

1. Please forward a copy of this recommendation to the owner/developer.
2. Staff recommends converting Lot 6B into a flag lot. Since this lot is under 1 acre, the access strip would only need to be a minimum of 25' in width and have no more than 200' in length (if converted to a flag lot). Otherwise, the easement as shown would require an access strip of 50' according to the Monteagle Subdivision Regulations (Article VI, 6.09, 3a). Converting Lot 6B to a flag lot should still give both properties enough acreage to meet the minimum lot size of half an acre.
3. A variance will be required on the rear setback line for the awning and shed in the rear of the existing home on Lot 6A. Please note this variance on the plat.
4. Show the Tax Map ID and Parcel Number.
5. Show a vicinity map.
6. Add the certificate for Sewage Disposal (County Health Department).

7. Add the certificate for the Electric Utility.
8. Show the setback lines, and list these in your notes section. Front -- 40'/Rear -- 40'/Side -- 25'.
9. Show the approximate location of the septic system for the existing home.

Please call if you have any questions.



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**Recommendation**

**TO:** Kurt Johnson of Johnson & Associates  
Fax 931-967-8485 Phone 931-967-8889

**FROM:** Chad Reese, Staff Planner

**DATE:** July 11, 2007

**SUBJECT:** Shirley Gault Subdivision – Final Plat

The Local Planning Assistance Office will be unable to recommend this subdivision of land to the Monteagle Regional Planning Commission because it results in two substandard lots. If the owner decides to pursue the approval of the planning commission, then the following changes and/or additions will be necessary for the plat to meet all other requirements set forth in the Monteagle Subdivision Regulations. The next meeting is July 17<sup>th</sup> at 6 pm (CST).

1. Please forward a copy of this recommendation to the owner/developer.
2. THIS SUBDIVISION CREATES TWO SUBSTANDARD LOTS, WHICH ARE NOT PERMISSIBLE ACCORDING TO THE MONTEAGLE SUBDIVISION REGULATIONS. ALSO, ONE LOT OF THIS SUBDIVISION DOES NOT ABUT UPON A PUBLIC STREET. DUE TO THESE ISSUES, THE STATE OF TENNESSEE LOCAL PLANNING ASSISTANCE OFFICE CANNOT ENDORSE THIS SUBDIVISION.
3. All lots must abut upon a dedicated public street for at least 50' (Article V, Section 5.06). Lot 2 does not abut upon a public street, and it cannot be designed as a flag lot. It also does not have a deeded easement for access (not listed on plat), which would still not meet the regulations set forth in the Monteagle Subdivision Regulations.

4. Since Laurel Trail Road only has 30' of right-of-way, the property owner would be responsible for dedicating 10' of right-of-way to Grundy County (Article VII, Section 7.02). The centerline should also be shown on the plat.
5. Show the Tax Map ID and Parcel Number.
6. Setback variances would be required for:
  - Lot 1
    - Front and side variances for the carport and screen patio
    - Side variance for the shed in front of the house
    - Rear variances for the two sheds and rear porch
    - Side variances for the mobile home and two rear sheds
  - Lot 2
    - Front and side variances for the mobile home
7. Add a certificate for the electric power utility.
8. Add a certificate for sewage disposal.
9. Show the approximate location of the septic tanks.
10. Add a vicinity map to the plat.
11. Change the certificate of streets to show the signature as being Grundy County.

Please call if you have any questions.



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**Recommendation**

**TO:** Kurt Johnson of Johnson & Associates  
Fax 931-967-8485 Phone 931-967-8889

**FROM:** Chad Reese, Staff Planner

**DATE:** July 11, 2007

**SUBJECT:** Stan Martin Subdivision – Final Plat

The Local Planning Assistance Office will be unable to recommend this subdivision of land to the Monteagle Regional Planning Commission because it results in two substandard lots. If the owner decides to pursue the approval of the planning commission, then the following changes and/or additions will be necessary for the plat to meet all other requirements set forth in the Monteagle Subdivision Regulations. The next meeting is July 17<sup>th</sup> at 6 pm (CST).

1. Please forward a copy of this recommendation to the owner/developer.
2. THIS SUBDIVISION CREATES TWO SUBSTANDARD LOTS, WHICH ARE NOT PERMISSIBLE ACCORDING TO THE MONTEAGLE SUBDIVISION REGULATIONS. ALSO, ONE LOT OF THIS SUBDIVISION DOES NOT ABUT UPON A PUBLIC STREET. DUE TO THESE ISSUES, THE STATE OF TENNESSEE LOCAL PLANNING ASSISTANCE OFFICE CANNOT ENDORSE THIS SUBDIVISION.
3. All lots must abut upon a dedicated public street for at least 50' (Article V, Section 5.06). Lot 4B does not abut upon a public street, and it cannot be designed as a flag lot. It also does not have a deeded easement for access (not listed on plat), which would still not meet the regulations set forth in the Monteagle Subdivision Regulations.

4. Since Highland Drive only has 40' of right-of-way, the property owner would be responsible for dedicating 5' of right-of-way to Grundy County (Article VII, Section 7.02). The centerline should also be shown on the plat.
5. Building setbacks should be shown on the plat and listed in the notes section.  
Front – 40'/Rear – 40'/Side – 25'.
6. Show the Tax Map ID and Parcel Number.
7. Add a certificate for the electric power utility.
8. Add a certificate for sewage disposal.
9. Add a vicinity map to the plat.
10. Change the certificate of streets to show the signature as being Grundy County.

Please call if you have any questions.

**Monteagle Regional Planning Commission**  
**Agenda Summary**  
**July 17, 2007**

**IV.A. Cooley's Rift (Revised Plat) – Final Plat**

**Background**

New Life Development, Inc. wishes to abandon the lot lines of Tracts 46 and 47 as well as Lake Louisa Loop and Connector Road. Tracts 46 and 47 will become part of Tract 48. Both tracts 48 and 50 will have road frontage and access to Brow Road. The approximate acreage is 11.74 acres.

**Analysis**

Staff recommended several changes to the surveyor on May 21, 2007. Since that time the surveyor has made the requested changes. On June 12, 2007, staff requested that the surveyor add the FEMA Map Panel Number to the plat and show the dimensions of each tract.

**Recommendation**

Staff recommends approval of the revised plat provided that the necessary changes have been made.

**V.A. Eagle Bluff Estates Subdivision – Final Plat**

This is a final plat of approximately 125.62 acres located at the south end of Trussell Road in the Monteagle Planning Region. This is a bluff development consisting of 45 lots ranging from 1.29 to 4.09 acres in size. The road requirements are for Marion County and will be reviewed by Marion County Road Commissioner, John Graham. Sewage disposal will be by individual septic tanks. *Please see the attached recommendation to the surveyor for additional information and corrections that need to be made to the final plat.*

**V.B. Dennis Dykes Subdivision – Final Plat**

This is a two lot subdivision located on Forest Point Road in Monteagle's Planning Region. Lot 6A consists of 0.64 acres, and Lot 6B consists of 0.65 acres. There is an existing mobile home on Lot 6A. The owner is identified as Debbie Dykes of Tracy City, Tennessee. Staff has recommended that Lot 6B be configured as a flag lot in order to provide access to this lot. *Please see the attached recommendation to the surveyor for additional information and corrections that need to be made to the final plat.*

**V.C. Shirley Gault Subdivision – Final Plat**

This is a two lot subdivision on Laurel Trail Road in Monteagle's Planning Region. There are several significant issues that prevent the Local Planning Assistance Office from endorsing this subdivision. The largest concern is that this subdivision of land will create two substandard lots of less than half an acre. Another concern is that Lot 2 does not abut upon a dedicated public street for a minimum of 50' as required by Subdivision Regulations. **Staff cannot recommend approval of the Shirley Gault Subdivision.** *Please see the attached recommendation to the surveyor for additional information and corrections that need to be made to the final plat.*