

# *Monteagle Regional Planning Commission*

## **A G E N D A FOR THE MEETING OF Tuesday - August 21, 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 Final Plat (Appeared on July Agenda)**
  - B. Stan Martin - Final Plat (Appeared on July Agenda)**
  - C. Any Other Properly Presented Old Business**
- V. NEW BUSINESS**
  - A. Woodmonte at Monteagle Mountain - Preliminary Plat**
  - B. Any Other Properly Presented New Business**
- VI. ADJOURNMENT**

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

**Monteagle Regional Planning Commission**  
**Agenda Summary**  
**August 21, 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**

Kevin Tucker will be presenting this plat as well as the new design of Cooley's Rift at the September Planning Commission Meeting. However, since no action was taken on this plat at the July meeting, staff recommends that this plat be denied (this is in keeping with the 60 days that the planning commission has to take action on a plat). Mr. Tucker will then be able to represent this plat at the September meeting. Staff will then be able to recommend approval provided that all corrections have been made.

**IV.B. Stan Martin – Final Plat**

This plat was presented to the Commission at the July meeting, and the Commission allowed it to be withdrawn from the agenda because the design created two substandard lots of less than half an acre. Mr. Martin was present at the meeting where it was discovered that he owns approximately 1.0 acre behind the proposed subdivision. The Planning Commission requested that the plat be redone so that it would not create lots of less than 0.5 acres. Staff has been working with Kurt Johnson to redesign the two lots to meet Monteagle's Subdivision Regulations. Staff also recommended that Lot 4B be converted to a flag lot so that it would have access to Highland Drive. Any new design will require front, side, and rear variances for the existing foundations.

**V.A. Woodmonte at Monteagle Mountain – Preliminary Plat**

Cumberland Land Surveying has submitted a preliminary plat of a 26 lot subdivision located on Summerfield Road. The owner is identified as David Jones of 427 East Vine Street in Kissimmee, Florida. Staff is awaiting a larger plat to be sent to the Local Planning Office for review. A thorough review will be discussed at the planning commission meeting.



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

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**MEMORANDUM**

**TO: Monteagle Municipal – Regional Planning Commission**

**FROM: Chad Reese, Staff Planner**

**DATE: August 15, 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 surveyor.
2. Received 15 calls regarding corrections to subdivision plats.
3. Prepared the public notice for the hearing on September 18, 2007, that will be held prior to amendments to the Urban Growth Boundary.
4. Prepared the agenda for the August meeting of the Planning Commission.