

## **MINUTES**

### **MONTEAGLE REGIONAL PLANNING COMMISSION**

**March 18, 2008**

**PRESENT: Eddie Derryberry  
J D Oliver  
Charles Rollins  
Carter Underhill**

**The regular monthly meeting of the Monteagle Regional Planning Commission was called to order at 6:00 pm by Vice Chairman Eddie Derryberry.**

**The Minutes of the regular meeting of February 19, 2008, were approved on a motion by J. D. Oliver which was seconded by Charles Rollins and passed 4/0.**

#### **OLD BUSINESS**

- 1. COMMUNITY REPORT – The mayor reported that there have been five requests for water taps since the last meeting. No building permits were issued during that time.**

#### **NEW BUSINESS**

- 1. SEWANEE CLOSE CLUSTER DEVELOPMENT – The council received a plat for this proposed development off Deep Woods Road. The developer is DiDi DuBose. There was a discussion on the roads inside the development. Ms. DuBose would like to use an alternate material for the roads and she would like to have some of the them as one-way roads. Chad Reece explained that we would have to revise our cluster development regs in order to allow for one-way roads and it was explained that, by using alternate materials for the roadways within the project the roads would have to remain private because the city could not accept them if they are not built to our**

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**MINUTES  
MONTEAGLE REGIONAL  
PLANNING COMMISSION  
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Page Two**

specs. Chad Reece recommended that the board deny approval of the plat until such time as the regs can be changed to allow for the one-way roads. Charles Rollins made a motion to deny approval of the preliminary plat at this time. J D Oliver seconded the motion and it passed 4/0.

**2. EAGLE'S CREEK SUBDIVISION – CORRECTED FINAL PLAT**

Pam Peck was present to discuss the plat for this subdivision. The previous plat shows a 15-foot utility easement and the city actually needs a 20-foot easement, especially due to the fact that the water line is not located on the road. There was a discussion on the location of the water line being on the lot line between the two rows of lots. Ms. Peck agreed to have her plat redone showing a 20-foot easement for the waterline. Carter Underhill made a motion to deny approval of the corrected plat at this time. Charles Rollins seconded the motion and it carried 4/0.

**3. HIGHLAND BLUFFS – PHASE I – FINAL PLAT – Brenda Gordon**

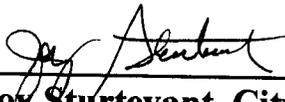
was present as the developer of this subdivision. She reported that the bank has reassigned the letter of credit to Tracy City Public Utility since the Town of Monteagle has agreed to allow Tracy to serve water to this subdivision due to our water situation during the drought. Chad Reece said everything he had recommended has been corrected on the plat. He noted that the board would have to grant a variance in width-to-depth ratio of the bluff lots in order to approve the plat and recommended approval of both the variance and the plat. Carter Underhill made a motion to approve the 3-to-1 variance for the bluff lots and to approve the final plat for phase one of this development. Charles Rollins seconded the motion which passed 4/0.

**MINUTES  
MONTEAGLE REGIONAL  
PLANNING COMMISSION  
March 18, 2008  
Page Three**

- 4. SPECIAL MEETING – At this time Carter Underhill recommended that the Planning Commission hold a special meeting on April 1<sup>st</sup> in order to expedite the approval of Pam Peck’s revised plat. The board agreed to this and asked the city recorder to run an ad for this meeting.**

**The meeting adjourned at 6:58 PM.**

**Respectfully submitted,**

  
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**Joy Sturtevant, City Recorder**