

**Minutes of the  
Eagleville Planning Commission  
Eagleville City Hall, Eagleville, TN  
Tuesday, January 19, 2021 – 6:30pm**

---

**COMMISSION MEMBERS**

Chairman Nick Duke	P	Secretary Eric Marlin	P
Commissioner Greg Fox	P	Commissioner Derrick Lynch	P
Councilman Chris Hendrix	P		

**STAFF**

Hellyn Riggins, City Manager	P
Jerri Isom, City Clerk	P

**GUESTS**

Kristen Newton  
Craig Sewell  
William Tollett, City Councilman  
Betty and Brent Stacy

**CALL TO ORDER**

The meeting was called to order at 6:30 p.m. by Chairman Nick Duke.

**ROLL CALL**

Roll was called by City Clerk, Jerri Isom, with a quorum present.

**APPROVAL OF MINUTES**

**December 7, 2020 Regular Planning Commission Meeting**

Motion for approval:	Commissioner Greg Fox
Seconded by:	Councilman Chris Hendrix
Motion passed:	5-0

**OLD BUSINESS**

**Approve or Deny, Recommendation of Design Review Committee of a New Building to be Constructed at 15480 Highway 99, Parcel 144 06003 – Red Rover Academy**

Kristen Newton, architect of the project explained the design components of the project. The color scheme will be browns with some black accents. The building will have dark stain wood,

dark brown gutters and windows. Black gooseneck light fixtures over the sign on the front of the building. The building will have board and batten hardy board painted white. The roof will be dark brown architectural shingles. There will not be a ground sign on the property. The fencing around the property will be black aluminum estate style fencing.

The Design Review Committee recommended approval of the Design.

Motion for approval:	Secretary Eric Marlin
Seconded by:	Councilman Chris Hendrix
Motion passed:	5-0

## **NEW BUSINESS**

### **Approve or Deny, Revision to Approved Site Plan – Red Rover Academy, 15480 Highway 99, Parcel 144 06003.**

City Manager Hellyn Riggins went over the site plan review from Will Owen, Engineer. Will Owen wanted to clarify that this site plan doesn't supersede the previous site plan. Developer is still responsible for utilities, asphalt, the drainage pond on lot #3, dumpsters and core infrastructure. The site plan under review is for a larger building on a different layout of the building than the original site plan. Access easement between lot 2 and lot 3; they have mutual agreement with the owner of lot 3. The material surrounding the building will be concrete. The fencing will be Estate style, black aluminum. Our current code for parking doesn't cover daycare usage. After some discussion, the Council approved to use a ratio of 1 parking space for each 200 sq ft of the building. So therefore there will be 23 parking spaces provided. The owner believes this is more than enough parking for employees and parents dropping off /picking up children.

Motion for approval:	Secretary Eric Marlin
Seconded by:	Councilman Chris Hendrix
Motion passed:	5-0

## **CITY MANAGER COMMENTS**

## **ADJOURNMENT**

Motion to Adjourn:	Chairman Nick Duke
Seconded by:	Councilman Chris Hendrix
Motion passed:	5-0

Meeting adjourned at 7:00 p.m.

Approval by:

\_\_\_\_\_  
Chairman Nick Duke

\_\_\_\_\_  
Jerri Isom, City Clerk

Date minutes were approved: \_\_\_\_\_



ARCHITECTURE | CIVIL ENGINEERING | LAND PLANNING

P.O. BOX 160456  
NASHVILLE, TN 37216  
WWW.TKC-AE.COM  
615.617.7477

January 12, 2021

Hellyn Riggins, City Manager  
City of Eagleville  
108 South Main Street  
P.O. Box 68  
Eagleville, TN 37060  
(615) 274-2922

Project: Red Rover Daycare Facility – Design Review Comments

Dear Hellyn,

Below are my responses to the Red Rover Design Review that was sent on 01/05/21.

1. Access Easement (10 feet per lot) between Lot 2 and 3 not shown, in favor of both lots. It appears that Lot 2 will encroach into the easement with a fence. Easement runs from parking spaces to rear of both properties. Needs to be shown on site plan. Both parties would have to agree to a change or occlusion to the easement  
**Easement is now shown in the civil site plan. Red Rover has discussed with Coach T's about the fence location and both are in agreement. Coach T's does not need a fence on their property. As long as they have enough clearance for vehicle access to the back of the building they are ok with the fence as shown on the site plan. The Red Rover fence does not impede this function.**
2. Show building setbacks as proposed. With the building sitting right on the 10' side setback, proof of meeting the setbacks will be required at the foundation phase before vertical construction is allowed.  
**Building setbacks are shown on both the civil and architectural site plans. Building to be a turn-down slab and will not encroach in setback. Understood on review at foundation phase.**
3. Clarify on plan materials surrounding the building? Particularly between Lots 2 and 3. Gravel? Sidewalk? Concrete?  
**Civil plan shows materials.**
4. Need to show placement of all mechanical, particularly for Design Review.  
**AC units to be on left side of building along fence line. Will buffer with landscaping.**
5. Front bump-outs on building do not match building. Are those canopies? Should there not be five?



There are not any bump outs, those areas are for landscaping. Civil and architectural plans have been updated to clarify.

6. No dimensions given on floor plan.  
**Dimensions added.**
7. It is the applicant's responsibility to work with Codes (Rutherford County on meeting all building, fire, electrical, etc. Codes and ADA).  
**Understood.**
8. Style and location of fencing?  
**Client would like to address this at the Design Review meeting scheduled for 01/19/21.**
9. Applicant will need to present how they have enough parking for this use as this use is not specifically called out in the Zoning Ordinance for parking requirements. It will be up to the Planning Commission to determine if number of parking spaces for site is reasonable based on applicant's presentation.  
**Attached is the email correspondence we have had on parking counts. We discussed comparing a few facilities to see what their parking counts are based on square footages and number of children. Below are these same counts.**  
  

**Red Rover Daycare - Eagleville, TN – Proposed**  
***4,609 SF (80 children) / 26 parking spaces provided = 1 space per 177 SF***

**Red Rover Preschool - Shelbyville, TN**  
***5,000 SF (48 children) / 18 parking spaces provided = 1 space per 278 SF***  
**215/217 West Cedar Street**  
**Shelbyville, Tn 37160**

**Circle of Friends – Shelbyville, TN**  
***7,000 SF (99 children) / 30 parking spaces provided = 1 space per 234 SF***  
**400 East Lane Street**  
**Shelbyville, TN 37160**
10. Any change to fencing between lots 1 and 2 should be considered with owner of Lot 1.  
**Lot 1 owner is the developer and they are aware of the fence layout.**
11. Site plan does not show location of STEP tank. Needs to be shown, meeting CUD clear space requirements.  
**This has been added to the civil plan.**



ARCHITECTURE | CIVIL ENGINEERING | LAND PLANNING

P.O. BOX 160456  
NASHVILLE, TN 37216  
WWW.TKC-AE.COM  
615.517.7477

12. Who will install dumpsters? It's important that dumpsters and screening will match.  
**Dumpsters are the responsibility of the developer.**

#### Notes on Development in Consultation with City Engineer

1. Plan/Developer to clarify what from Approved Site Plan is being superseded by this plan: Building is larger, possible change to fence locations, no fence along rear border as previously shown, anything else?  
**Building is deeper (from 45'-0" to 54'-9"). Building is still the same width. The building has been pushed back off the front sidewalk 4'-0" to provide some landscape areas. Fence location has shifted with the building getting deeper, but otherwise in the same location. A sidewalk now wraps around the entire building to provide egress from each classroom.**
2. Need to clarify who is responsible for site improvements? Is developer still doing the following: paving the entire parking lot and ingress/egress, installing ADA signs, running all utilities, grading according to Approved Site Plan, installing Detention Pod, landscape buffers, landscape islands, etc.? Lot owners are responsible for construction of building only? These items must be done prior to Certificate of Occupancies are issued.  
**Developer is responsible for site improvements. Building Owner is only responsible for the building, sidewalk around the building and fencing.**