

Item 3a Child Advocacy Center of Rutherford County

CAMPAIGN CO-CHAIRS

*Kristin Demos
Bill Whitesell*

BOARD OF DIRECTORS

*Trey Duke
President*

*David Durham
Chase Fann
Tammy Greer
Reba Heckel
Jennings Jones
Emily Hutchison
Deirdre Lackey
Tara MacDougall
Susan Melton
Christina Moody
Sheri Morgan
Betsy Murfree
Tracy Sheppard
Gabby Smith
Bill Whitesell*

EXECUTIVE DIRECTOR

Sharon De Boer

October 16, 2025

Mayor Chad Leeman
Eagleville City Council
108 South Main Street
Eagleville, TN 37060



Dear Mayor Leeman and the Eagleville City Council,

The Child Advocacy Center of Rutherford County, Inc. (CAC) is a 501c3 nonprofit organization that was founded in 2000 to serve victims of child abuse, child sexual abuse, drug-endangered children, and their non-offending family members. The CAC responds to child abuse cases as a multidisciplinary team with the Child Protective Investigative Team that includes Department of Children's Services, law enforcement, Our Kids medical center, mental health therapists, and the District Attorney's Office.

The Child Protective Investigative Team works together to protect children, investigate the crime, aggressively prosecute offenders, help children heal from the trauma, and help families rebuild their shattered lives. The CAC has served over 50,000 children and families in the last 25 years.

We urgently need a new facility and have launched a capital campaign to raise \$6.2 million, which is the estimated cost of buying and renovating an 8,000-square-foot building. Reaching this ambitious goal and achieving our vision will require the full support of the community. Hence our campaign slogan is "***Our Children, Our Watch.***" We are proud to share that we have raised \$1,714,045 in cash and pledges to date.

We are requesting an opportunity to give a brief 15-minute presentation to the Eagleville City Council about the important and unique role we play in keeping the children in our community safe and the board's vision for the future. Thank you for your careful consideration, and we look forward to hearing from you.

Sincerely,

A handwritten signature in blue ink that reads 'Sharon De Boer'.

Sharon De Boer
Executive Director

safety, justice, and healing for child victims

503 HIGHLAND TERRACE, SUITE C, MURFREESBORO, TN 37130 / 615-867-9000 / CACRUTHERFORD.ORG
214 WEST WATER STREET, WOODBURY, TN 37190 / 615-563-9915 / CANNONCAC.ORG

From: Sharon De Boer <shardeboer@aol.com>

Date: October 16, 2025 at 6:47:21 AM CDT

To: City Manager <citymanager@eaglevilletn.gov>

Subject: Request to Present to Mayor Chad Leeman and the Eagleville City Council

Helen,

Attached is the letter that you requested. Please confirm that the letter has been received. The Child Advocacy Center is requesting to give a brief 15 minute presentation to Mayor Chad Leeman and the Eagleville City Council. Mayor Joe Carr and the Rutherford County Commissioners have allocated \$1 million to the Child Advocacy Center capital campaign. In order to appropriate those funds they want to see that we also have the financial support of Eagleville, La Vergne, Smyrna, and Murfreesboro. We understand that the different municipalities will be able to support us at different levels. Please let me know if you have any questions or if there is anything else that we need to do. Thank you for all of your help!

Sharon

Sharon De Boer

Child Advocacy Center of Rutherford County, Inc. / 503 Highland Terrace, Suite C, Murfreesboro, TN 37130 / 615-867-9000 / cacrutherford.org

Cannon County Child Advocacy Center / 214 West Water Street, Woodbury, TN 37190 / 615-563-9915 / cacrutherford.org/cannon-county



NATIONAL
CHILDREN'S
ALLIANCE®
ACCREDITED MEMBER



Item 3d Starlink System and Annual Fees

Rutherford County is purchasing a plan for “backpack” Starlink units via a Homeland Security Grant. The units will technically remain the property of the Homeland Security District or Urban Areas Security Initiative (UASI). Rutherford County was unclear as to which.

Rutherford County is offering the opportunity to the City of Eagleville to have a device onsite. The details, as they have been conveyed to us, are as follows:

- The device and plan:
 - PEAKE Public Safety Annual Pool Single Terminal Annual PEAKE Public Safety Starlink 500GB Plan. \$3,500.00
 - Starlink Mini or Flat High Performance (FHP) Terminals
 - Has the widest field of view – sees 35% more sky and has enhanced GPS capabilities – allowing connection to more satellites and better mobile service.
 - Provides 500GB of Mobile Priority Data Annually with speeds up to 220M down by 25M up
 - Additional data available for \$100/50GB.
 - PRO Support Kit Package Annual Plan Annual PEAKE PRO Support Service. \$300.00
 - 24/7 Network Operation Center (NOC) Connectivity Support
 - Hardware Maintenance
 - Software Updates. \$300.00
- City’s Responsibilities:
 - After the first year, the annual service fee which is approximately \$3800 for plan and annual support.
 - Currently, the renewal cost is expected to remain this amount, but could change.
 - The City is required to maintain and actively use the equipment for up to 3 years.
 - Will have to work directly with vendor at the time of the renewal.
 - The City is not obligated to remain with the same vendor.
 - Not required to stay on the same data plan.
- Uncertainties:
 - Unable to obtain the vendor’s specific policies.
 - Transfer of service and transference of the hardware is possible; however, challenges may arise when attempting to transfer service between vendors or switch providers entirely.
- Rutherford County is purchasing the units with Homeland Security/UASI funds. If Eagleville wishes to receive a unit, the County will attempt to use a portion of those funds to purchase one for the city.
- Eagleville will not have a contract.
- If circumstances change and the City can no longer maintain the unit, EMA will retrieve it and either assign it to another jurisdiction to maintain or the County must absorb the cost.

If the City decides to opt in, Rutherford County will need to request a reallocation of funds from Homeland Security before moving forward with the purchases for Eagleville, LaVergne, and Murfreesboro. Since this is a Homeland Security project involving communications, the County wanted to ensure Eagleville is included in the overall effort so that everyone has a piece of the pie. Please note that Homeland Security must approve the reallocation request, so this is not guaranteed. The County is seeking to learn how many units should be requested.

Rutherford County says they will retain one on our behalf if we choose not to participate. While they’ve made this assurance, there are no guarantees that they would be able to get the device to us during a crisis.

The County needs to know Eagleville’s intentions promptly, as they are moving through the grant process.

Re: Starlink purchase

From Hellyn Riggins <higgins@eaglevilletn.gov>
Date Mon 11/3/2025 2:41 PM
To Carey Clark <carey.clark@rutherfordcountytn.gov>
Cc Hellyn Riggins <higgins@eaglevilletn.gov>

Okay thank you. I'll be in touch.

hellyn

From: Carey Clark <carey.clark@rutherfordcountytn.gov>
Sent: Monday, November 3, 2025 2:18 PM
To: Hellyn Riggins <higgins@eaglevilletn.gov>
Subject: RE: Starlink purchase

The \$3800 is for the Plan and Annual Support.

From: Hellyn Riggins <higgins@eaglevilletn.gov>
Sent: Monday, November 3, 2025 1:15 PM
To: Carey Clark <carey.clark@rutherfordcountytn.gov>
Subject: Re: Starlink purchase

**EXTERNAL EMAIL
WARNING**

Please do not open links, nor attachments, without verifying their authenticity.

I'm sorry to be dense, but is the 3800\$ just to have the unit, then I have to pay for a "plan" as well?

hellyn

From: Carey Clark <carey.clark@rutherfordcountytn.gov>
Sent: Monday, November 3, 2025 11:32 AM
To: Hellyn Riggins <higgins@eaglevilletn.gov>; Chris Clark <chrisclark@rutherfordcountytn.gov>
Cc: leemanch@rcschools.net <leemanch@rcschools.net>
Subject: RE: Starlink purchase

Good morning,

If there is no change to the current rate, the annual renewal cost will remain \$3,800 per unit. Please note that the grant requires the equipment to be maintained and actively used for up to seven years. If you prefer not to continue using the equipment, EMA will need to either find another jurisdiction to maintain it or assume responsibility for its maintenance.

For the purposes of the grant, you are not required to stay on the same data plan after the first year. Each jurisdiction will need to work directly with the vendor at the time of renewal. I am not certain of the vendor's specific policies. You are also not obligated to remain with the same vendor. While I have

researched the transfer of service, I found that transferring the hardware is possible; however, you may encounter challenges when attempting to transfer service between vendors or switch providers entirely.

SpaceX does offer a pay-as you-go option, which could provide more control over costs in the future. However, the reason we did not purchase directly through SpaceX is that the units technically belong to the Homeland Security District for seven years. If we were to switch to a pay-as-you-go data plan and another jurisdiction requested to use the equipment, the resulting bill could be substantial.

Please let me know if you have any further questions.

Sincerely

Carey A. Clark

From: Hellyn Riggins <hriggins@eaglevilletn.gov>
Sent: Thursday, October 30, 2025 4:31 PM
To: Chris Clark <chrisclark@rutherfordcountyttn.gov>
Cc: Carey Clark <carey.clark@rutherfordcountyttn.gov>; leemanch@rcschools.net
Subject: Re: Starlink purchase

**EXTERNAL EMAIL
WARNING**

Please do not open links, nor attachments, without verifying their authenticity.

Chris,

My apologies for the delay. I think we would want to carry our share and opt into one, but I may have to take this to the Council. When is the deadline to let you know.

My only question is this: I know we get it free for one year. Then after that, we pay about \$3800 a year. How long is the contract? If we were not happy, can we cancel after one year (not after the first free one, I'm assuming but after one paid year).

Thank you.

hellyn

From: Chris Clark <chrisclark@rutherfordcountyttn.gov>
Sent: Thursday, October 23, 2025 3:31 PM
To: Hellyn Riggins <hriggins@eaglevilletn.gov>
Cc: Carey Clark <carey.clark@rutherfordcountyttn.gov>
Subject: RE: Starlink purchase

Ms. Riggins,

I forgot to include the specifics of the Starlink:

*PEAKE Public Safety Annual Pool Single Terminal Annual PEAKE Public Safety Starlink 500GB Plan. Starlink Mini or FHP Terminals. Provides 500GB of Mobile Priority Data Annually with speeds up to 220M down by 25M up, additional data available for \$100/50GB. \$3,500.00
PROSupport Kit Package Annual Plan Annual PEAKE PRO Support Service -- 24/7 NOC*

Connectivity Support - Hardware Maintenance - Software Updates. \$300.00

My apologies,

Chris Clark
Public Safety Director
Rutherford County, TN

From: Chris Clark
Sent: Thursday, October 23, 2025 3:27 PM
To: Hellyn Riggins <higgins@eaglevilletn.gov>
Cc: Carey Clark <carey.clark@rutherfordcountyttn.gov>
Subject: Starlink purchase

Ms. Riggins,

I hope this message finds you well.

A few weeks ago, we spoke regarding a Starlink device for the City of Eagleville. We are currently in the procurement phase of purchasing several "backpack" Starlink units through a Homeland Security Grant. Each municipality is being offered the opportunity to have one of these devices.

If your city chooses to participate, you would be responsible for covering the associated annual service fee after the first year, which is approximately **\$3,800 per year**.

If Eagleville chooses not to receive a Starlink device, that's perfectly fine — we can retain one on your behalf and make it available whenever you need it. In that case, our team would deploy and activate it for you upon request.

Please let us know your preference at your earliest convenience, as we are moving forward with the procurement phase of the grant process.

Chris Clark
Public Safety Director
Rutherford County, TN

This message w/attachments (message) is intended solely for the use of the intended recipient(s) and may contain information that is privileged, confidential or proprietary. If you are not an intended recipient, please notify the sender, and then please delete and destroy all copies and attachments. Please be advised that any review or dissemination of, or the taking of any action in reliance on, the information contained in or attached to this message is prohibited.

This message w/attachments (message) is intended solely for the use of the intended recipient(s) and may contain information that is privileged, confidential or proprietary. If you are not an intended recipient, please notify the sender, and then please delete and destroy all copies and attachments. Please be advised that any review or dissemination of, or the taking of any action in reliance on, the information contained in or attached to this message is prohibited.

This message w/attachments (message) is intended solely for the use of the intended recipient(s) and may contain information that is privileged, confidential or proprietary. If you are not an intended recipient, please notify the sender, and then please delete and destroy all copies and attachments. Please be advised that any review or dissemination of, or the taking of any action in reliance on, the information contained in or attached to this message is prohibited.

Item 3e Impact Fee Ordinance Policy

City of Eagleville, Tennessee

Ordinance 2005-006 (Impact Fees)

Administrative Guidelines for Residential Fees (November 10, 2025)

Key Points

1. Residential impact fees for residential development are assessed per dwelling, based on the type of unit: single family & multifamily. The fee per dwelling type is the same regardless of size of the dwelling.
2. The total fee for a new single-family dwelling is \$10,968, for a duplex and multifamily unit - \$4,945.
3. If an existing dwelling is demolished, the developer shall pay a fee based on the increase in square footage in the new dwelling above the old structure. The fee shall be calculated based on the increase in square footage allocated for heated floor space compared to the heated space in the old dwelling.
4. If an existing dwelling is demolished and no permit for new construction has been issued within eighteen (18) months from the date of the issuance of the demolition permit, the new dwelling shall be subject to payment of full impact fee required for a new dwelling.
5. Additions to existing dwellings shall not be required to pay an impact fee.

Allocation of Fees Collected

For any residential fees collected, the collections should be allocated or assigned within the DEVELOPMENT IMPACT FUND to the following subaccounts or activities:

- Parks Facility Improvements – 28.7%
- Parks Land Purchase – 4.7%
- Police Facilities (including debt service) - 3.9%
- Police Vehicles - 5.3%
- Fire Facilities (including debt service) – 14.0%
- Fire Apparatus – 43.4%

Example for calculating partial impact fee (Demolition of old single-family dwelling and construction of new structure on lot)

Old dwelling: 1,400 square feet (heated floor space)

New dwelling: 1,750 square feet (heated floor space)

Increase: 350 square feet (living space)

Fee calculation: 350 sf. divided by 1,400 sf. = 25% (.25) x \$10,968 = \$2,742 fee.

City of Eagleville, Tennessee

Ordinance 2005-006 (Impact Fees)

Administrative Guidelines for Nonresidential Uses (November 13, 2025)

Key Points

1. Nonresidential impact fees for commercial, industrial, institutional and office uses are assessed per square foot of gross floor area (climate-controlled) as defined by the Eagleville Zoning Ordinance.
2. Impact fees for new development are collected prior to the issuance of a building permit. The fees are assessed per 1,000 square feet of gross floor area for the uses below:
 - Industrial - \$1,254
 - Warehouse - \$868
 - Commercial - \$6,290
 - Office - \$2,792
 - Institutional - \$3,839.
3. If an existing building is demolished, the applicant shall pay a fee based on the increase in gross floor area above the old structure. This fee calculation assumes a similar use for the structure but may be different if the type of use changes.
4. If the use of the existing structure changes, resulting in a higher fee, a credit shall be provided for the gross floor area for the old use in calculating the fee payment for the new use.
5. If an existing nonresidential structure is demolished and no permit for new construction has been issued within eighteen (18) months from the date of the issuance of the demolition permit, the new structure (use) shall be subject to payment of full impact fee required for the nonresidential use.

Allocation of Fees Collected

For any nonresidential fees collected, the collections should be allocated or assigned within the DEVELOPMENT IMPACT FUND to the following subaccounts or activities:

- Police Facilities (including debt service) - 4.9%
- Police Vehicles – 6.6%
- Fire Facilities (including debt service) – 21.6%
- Fire Apparatus – 66.9%

Examples for calculating impact fee:

1. New Commercial Structure

New structure: 3,000 square feet

Fee Calculation: $\$18,870 = \$6,290 \times 3$ (or $\$6,290$ per 1,000 sf)

2. Demolition of old commercial structure and construction of new commercial structure

Old structure: 2,000 square feet (climate-controlled space)

New structure: 3,000 square feet (climate-controlled space)

Increase: 1,000 square feet (climate-controlled space)

Fee calculation: $\$6,290$ (1,000 sf. increase \times $\$6,290$)

3. Change in use from office to commercial use

Existing Structure (Office Use) 3,000 square feet (climate-controlled space)

Existing Structure (commercial use) 3,000 square feet (climate-controlled space)

Standard Commercial fee $\$18,870 = \$6,290 \times 3$ (or $\$6,290$ per 1,000 sf.)

Less Credit for Existing Office Use $\$8,376 = \$2,792 \times 3$ (or $\$2,792$ per 1,000 sf)

Fee Calculation (net) $\$10,494$ ($\$18,870 - \$8,376 = \$10,494$ fee)

Item 3f

Christmas Parade Rules

2025

Christmas Parade Information Related to the Tossing of Candy from Floats and Cars

From our insurance carrier, PE Partners:

[Liability Exposure with Holiday Parades | Public Entity Partners | Franklin TN](#)

- Who is the sponsor of the parade?
- Is your entity involved in any sponsorship, organization or direction of the parade (e.g., police leading, blocking streets, crowd control, etc.)?
- For parades you organize, all participants should sign a waiver. To view a sample waiver, [click here](#).
- Does your city ordinance require a parade permit?
- Anyone who operates a motor vehicle in a parade should have a valid driver's license.
- Do you allow anyone under the age of 18 to operate a motorized vehicle?
- **Never throw candy from vehicles. Designated individuals should walk along the parade route and hand out candy directly to spectators.**
- Spectators should never be encouraged to come into the parade route.

Smyrna Parade:

- Candy MAY NOT be thrown into the crowd from float entries; however, designees may walk alongside your entry to distribute candy to the public. Those walking alongside the entry to distribute candy should toss the candy gently toward the feet of the spectators.
- Only CANDY may be distributed/handed out during the parade. No printed materials may be distributed/handed out during the parade.

LaVergne Parade:

All parade participants are being asked to decorate their cars, floats, or signs with lights for the event which will take place after dark. In addition, no candy or other handouts will be distributed along the parade route for safety reasons.

Murfreesboro Parade:

- I understand that if candy is distributed, it must be handed out and not thrown.

Franklin Parade:

Candy or other items may only be distributed to patrons along the parade route by team members walking alongside float.

Eagleville 22nd Annual Christmas Parade

This Year's Theme

“Christmas Movies”

Saturday, December 13, 2025 at 5:00 PM

Eagleville Christmas Parade Release/Entry Form

Name of Club, Organization, Business, or Church: _____

Name of Responsible Person: _____

Email Address: _____

Phone: _____

JUDGES WILL GIVE AWARDS FOR BEST ENTRY AND BEST THEME

DESCRIPTION OF ENTRY: _____

ENTRY TYPE - Float / Walking Group / Animals / Car / Other _____

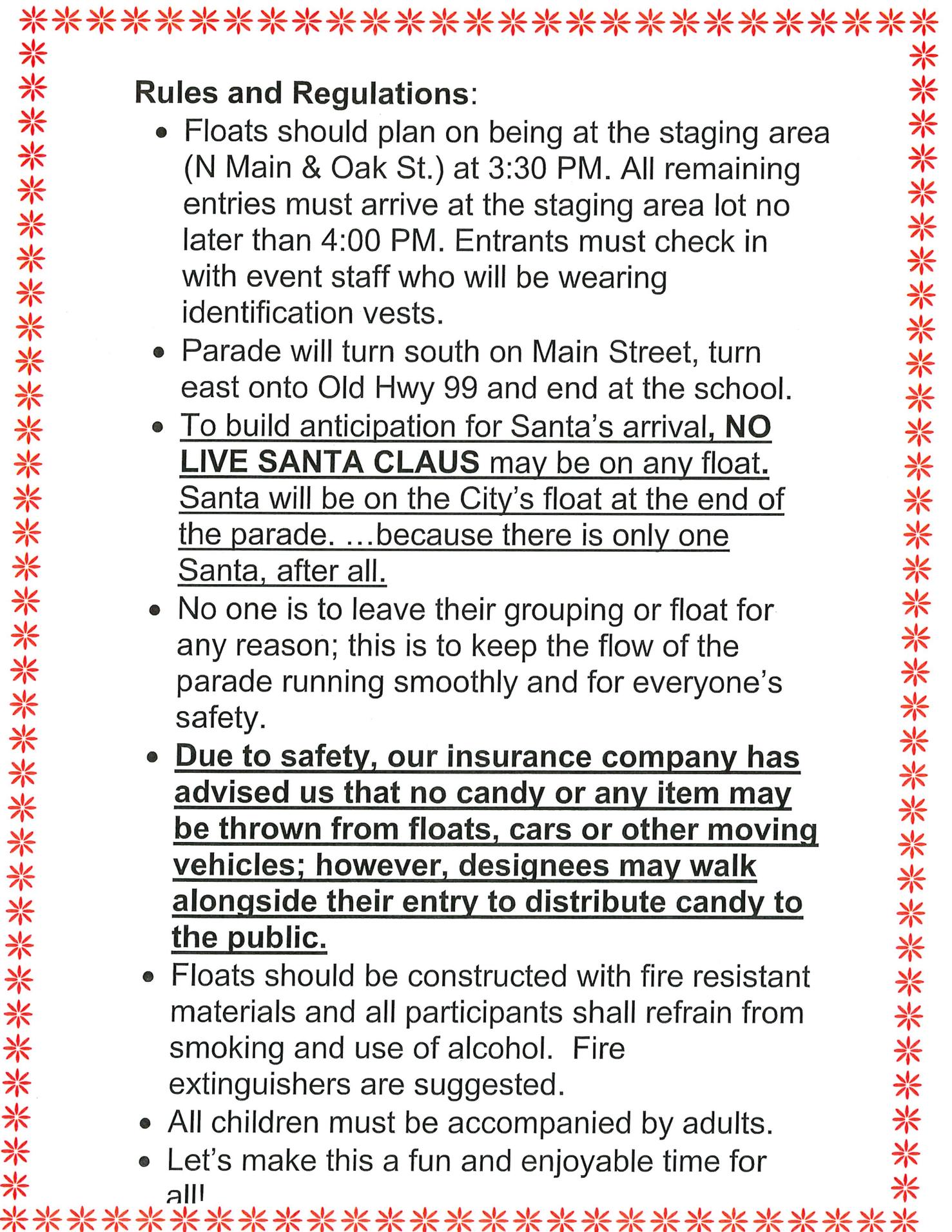
Responsible party is required to sign this release: I hereby release the sponsors/co-sponsors, and all volunteers involved in the Christmas parade. Furthermore, I agree that I/my club/organization/business/church, etc. is solely responsible for any injuries that may occur as a result of any actions by myself or others who are a part of my entry.

Please print and sign your completed form. You can drop off at City Hall, mail to Eagleville Christmas Parade, PO Box 68, Eagleville, TN 37060, or email pdf to cityclerk@eaglevilletn.gov. Entries must be submitted no later than December 7th.

****If you are registering and have multiple vehicles, each vehicle and driver must be listed on the attached sheet.****

Signature of Responsible Person

Date



Rules and Regulations:

- Floats should plan on being at the staging area (N Main & Oak St.) at 3:30 PM. All remaining entries must arrive at the staging area lot no later than 4:00 PM. Entrants must check in with event staff who will be wearing identification vests.
- Parade will turn south on Main Street, turn east onto Old Hwy 99 and end at the school.
- To build anticipation for Santa's arrival, **NO LIVE SANTA CLAUS** may be on any float. Santa will be on the City's float at the end of the parade. ...because there is only one Santa, after all.
- No one is to leave their grouping or float for any reason; this is to keep the flow of the parade running smoothly and for everyone's safety.
- Due to safety, our insurance company has advised us that no candy or any item may be thrown from floats, cars or other moving vehicles; however, designees may walk alongside their entry to distribute candy to the public.
- Floats should be constructed with fire resistant materials and all participants shall refrain from smoking and use of alcohol. Fire extinguishers are suggested.
- All children must be accompanied by adults.
- Let's make this a fun and enjoyable time for all

Item 3h Planning Commission's Recommendations for Ordinance
2025-009



City of Eagleville

Chad Leeman, Mayor

To: Mayor and Council
From: Helynn Riggins, City Manager/Planner
Date: November 20, 2025
In Re: Ordinance 2025-009

At its meeting of November 10, 2025 the Eagleville Planning Commission unanimously recommended approval of Ordinance 2025-009, amending the Industrial One district.

The public hearing and second reading of this ordinance will be held on December 4, 2025 at 7:00 p.m. with notice properly submitted to the newspaper.

P.O. Box 68, 108 South Main St., Eagleville, TN 37060
T: (615) 274-2922 F: (615) 274-2977 www.EaglevilleTN.gov

This institution is an equal opportunity provider and employer

ORDINANCE NO. 2025-009
AN ORDINANCE AMENDING THE ZONING ORDINANCE,
MORE SPECIFICALLY SECTIONS PERTAINING TO
INDUSTRIAL ONE ZONE

Whereas, the Eagleville Municipal Planning Commission has duly recommended to the Eagleville City Council that the Official Zoning Ordinance of Eagleville, Tennessee, be amended as hereinafter described; and

Whereas, the Eagleville City Council has reviewed such recommendation and had conducted a public hearing thereon.

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF EAGLEVILLE, TENNESSEE, that the Official Zoning Ordinance of the City of Eagleville, Tennessee, is hereby amended as shown in Attachment A and that this Ordinance shall become effective on _____, in accordance with the Charter of the City of Eagleville, Tennessee, and the public welfare demanding it.

Approved and adopted by the City of Eagleville, Tennessee, Mayor and the Eagleville Councilmembers.

Date

Chad Leeman, Mayor Tennessee

APPROVED AS TO FORM:

Date

Stephen Aymett, City Attorney

Attest: _____
Christina Rivas, City Recorder

1st Reading _____

2nd Reading _____

**ATTACHMENT A
ORDINANCE 2025-009**

Amend Section 2.020 DEFINITIONS

Add Definition:

CONCRETE BATCHING PLANT: “Concrete batching, processing and manufacture, batch plant.” A site where concrete is manufactured on site for use and delivery elsewhere. This includes the ancillary storage of raw materials, maintenance of plant and equipment, and administrative facilities and staff amenities when conducted or located on the same premises. With approval of the planning commission that proper screening will be created, outdoor storage may be permitted. This does not include rock crushing on site.

Amend Section 4.010 OFF STREET PARKING REQUIREMENTS, adding M. Concrete Batching Plant.

M. **Concrete Batching Plant:** Not less than one space per concrete truck for any maximum number of trucks that might have overnight stays (spaces should be larger than 9 x 18 to accommodate such truck), one space per each employee on the largest project shift, two spaces for visitors. The applicant can ask for reduced parking if they show it is currently not needed but have the land to accommodate more parking should it be needed, and agree to create such parking when the City determines there is a need. All parking and drive areas shall be paved or concreted, and maintained in good condition.

Amend Section 5.060 and 5.061 A-F

5.060 INDUSTRIAL DISTRICT REGULATIONS

The following regulations shall apply in the Industrial Districts established in ARTICLE V, Section 5.010, of this ordinance.

5.061 I-1, General Industrial District

A. District Description

This district is designed for a wide range of industrial and related uses which conform to a high level of performance standards. This district, **generally located at the southern end of the City**, is intended to provide space for the types of industrial activities which by reason of volume of raw materials or freight, scale of operation, type of structures required, or other similar characteristics, require location relatively well segregated from nonindustrial uses. New residential activities are **not permitted**. Commercial establishments and community facilities which provide needed services for industry and are complimentary thereto are permitted. All new industrial uses shall front on arterial streets as designated on the Eagleville Major Thoroughfare Plan. **Uses are anticipated to properly accommodate wastewater discharges through treatment in a sewer or STEP system. The Planning Commission, through guidance of the City Engineer and City Planner, will determine if wastewater can be adequately handled without sewer or STEP system if not available. However, if sewer or STEP are available in a reasonable distance from the property, the use will be required to connect.**

B. Uses Permitted

Uses By Site Plan Approval of the Planning Commission Unless No Change in Use:

1. Food and kindred products manufacturing, except meat products.
2. Textile mill products manufacturing, except dyeing and finishing of textiles.
3. Apparel and other finished products made from fabrics, leather, and similar materials manufacturing.

4. Furniture and fixtures manufacturing
5. Printing, publishing, and allied industries.
6. Fabricated metal products manufacturing except ordnance and accessories.
7. Professional, scientific, and controlling instruments; photographic and optical goods, watches, and clocks manufacturing.
8. Miscellaneous manufacturing including jewelry, silverware, and plated ware, musical instruments and parts, toys, amusement and sporting goods manufacturing, pens, pencils, and other office materials and costume jewelry.
9. Wholesale trade.
10. Office functions only where it is directly related to the industrial establishment in which it is located.
11. Signs and billboards as regulated in ARTICLE IV, Section 4.080
12. Agricultural equipment sales and repair
13. All public utilities, including buildings, necessary structures, storage yards and other related uses.
14. Animal health facilities including veterinary clinics with indoor kennels/runs only.

C. Accessory Uses and Structures

1. Signs in compliance with regulations set forth in ARTICLE IV, Section 4.080.
2. Accessory structures and uses customarily incidental to the permitted uses, provided that such accessory structures and uses are carried out on the same lot and are not otherwise prohibited.
3. Accessory off-street parking and loading facilities as required in ARTICLE IV, Section 4.010.

D. Uses Permitted as Special Exceptions

The following uses may be permitted as special exceptions in the I-1 General Industrial District, after review and approval by the Board of Zoning Appeals, in accordance with ARTICLE VI, Section 7.070.

1. Retail and convenience commercial uses
2. Transmission and Communication Towers and Stations
3. Animal health facilities including veterinary clinics with outdoor kennels/runs allowed
4. Building materials and sales
5. Lumber and wood products manufacturing
6. Automotive service and repairs, including sale of gas, oil, tires and other goods and services required in the operation of automobiles
7. Liquor Stores as per the Municipal Code
8. **Concrete Batching Plants**

E. Uses Prohibited

In the I-1 General Industrial District, any use not permitted by right, by accessory use, or as a special exception as defined above is strictly prohibited.

F. Dimensional Requirements

All uses permitted in the I-1, General Industrial District, shall comply with the following requirements:

1. Minimum Lot Size

Where adequate public water and sewer service is available, there shall be required a minimum of two (2) acres. In areas where only public water is available, there shall be a minimum of five

(5) acres. No industrial land uses shall be permitted in areas where a public water supply is not available.

Lot Width at Required Building Setback **250 ft.**

Minimum Lot Width at Road Frontage **250 ft. (35 ft. in a cul-de-sac)**

2. Minimum Yard Requirements

- a. Front Yard Setback **100 ft.***
- b. Side Yard Setback **75 ft.***
- c. Rear Yard Setback **100 ft***

Corner lots will be treated in a way such that all facades facing streets will be held to front setback standards and sides abutting neighboring property will be held to side setback standards. Atypical lots may require Planning Commission interpretation.

***A variance for setbacks may be considered if the Board of Zoning Appeals finds that the use is buffered in such a way that the same effect is achieved with a greater setback. In no case shall any setback be less than 50 feet.**

3. Maximum Lot Coverage

On any lot or tract containing one or more structures, the area occupied by all structures, including accessory structures shall not exceed fifty (50) percent of the total area.

4. Height Requirements

No principal structure shall exceed forty (40) feet in height, except as provided in ARTICLE VI, Section 6.030. No accessory structure shall exceed ~~twenty (20)~~ thirty (30) feet in height or one and a half stories.

5. Parking Space Requirements

As regulated in ARTICLE IV, Section 4.010

6. Accessory Structures

- a. With the exception of Signs, **accessory structures shall meet the same setbacks as the principal building, not be erected in any required front yard.**
- b. ~~Accessory structures shall be located at least fifty (50) feet from any side lot line, from the rear lot line, and from any building on the same lot, except where the side yard abuts or is adjacent to a residential district, in which case the minimum setback for that side yard shall be twenty (20) feet.~~

7. Landscaping

Ten (10) percent of the lot area of a tract shall be landscaped to enhance site appearance. Included in the ten (10) percent coverage, there shall be maintained a landscaped strip at last ten (10) feet wide along street property lines, exclusive of business driveways and walkways, and along any yard which abuts a residential district.

Amend Section 6.030 Exceptions to Height Limitations

The height limitation of forty (40) feet of Section 5.061 F 4 shall not apply to church spires, belfies, cupolas and domes not intended for human occupancy; monuments, water towers, transmission towers, windmills, chimneys, smokestacks, conveyors, flag poles, radio towers, masts, silos and aerials. **However, such structures listed above in this section as exempt from the height regulations shall be reviewed by both the Planning Commission and Design**

Review Committee to ensure minimal impact to the skyline. Earth colors (browns, light blues, grays) are strongly encouraged, with colors being complimentary to the main building. No signage, logo or company color scheme is permitted on any part of any structure that is higher than forty (40) feet. No items listed in this section shall exceed eighty-five (85) feet without a variance and a proven necessity for the height. Additionally, structures shall be reviewed by the Fire Chief or his/her designee to ensure adequate fire protection.

Amend Section 7.070 PROCEDURE FOR AUTHORIZING SPECIAL EXCEPTIONS, SECTION J TO BECOME SPECIFIC STANDARDS FOR INDUSTRIAL ACTIVITIES, with remaining sections to be renumbered accordingly.

J. Specific Standards for Industrial Activities

A special exception shall not be granted for the commercial activities specified below unless the standards established therein are met as a part of the conditions for issuing such permit in the applicable districts.

1. Conditions for Industrial Uses

- a. The location, size, and design of such facilities shall be situated so that the proposed development shall be compatible with the development within the surrounding area thus reducing the impact upon the surrounding area.
- b. The traffic generated by such facility shall be safely accommodated along major streets without traversing local minor streets.
- c. The off-street parking requirements shall be based on the type of use and the needs of the use to adequately accommodate the expected groups of people.
- d. The site plan for such facilities shall be approved by the planning commission taking into account the above conditions as well as any other pertinent factors related to the use and operation of such facilities.
- e. When an application primarily uses trucks to ship in and out materials, the route of trucks shall be considered.
- f. The Applicant shall provide for how the use will not become a nuisance to neighboring properties and overall in the City by showing ways that will be used to mitigate noise, dust, traffic, odor, or any other aspect which could have negative impacts.
- g. The washing of vehicles must be done so in a way as to contain contaminated water so that it does not enter into storm drains or contaminate land.
- h. Accessory structures may be permitted which are incidental and subordinate to the principal structure.
- i. The Planning Commission and/or Board of Appeals may require enhanced landscaping to mitigate and screen areas of concern.

Item 3i 2026 Meetings Schedule



City of Eagleville

Chad Leeman, Mayor

Council Meetings and Work Sessions to be held at 7:00 p.m. at Eagleville City Hall, 108 S. Main Street, unless otherwise updated and posted.

2026 Work Session Dates

January 8
February 12
March 12
April 9
May 14
June 11
July 9
August 11 (Tuesday)
September 8 (Tuesday)
October 15
November 19 -combined-
December 17 -combined-

2026 Council Meeting Dates

January 22
February 26
March 26
April 23
May 28
June 25
July 23
August 25 (Tuesday)
September 22 (Tuesday)
October 22
November 19
December 17

All dates subject to change due to quorum issues or other conflicts.

P.O. Box 68, 108 South Main St., Eagleville, TN 37060
T: (615) 274-2922 F: (615) 274-2977 www.EaglevilleTN.gov

This institution is an equal opportunity provider and employer