



**EAGLEVILLE CITY COUNCIL**  
**\*AMENDED WORK SESSION AGENDA**

Eagleville City Hall

Thursday, January 8, 2026

108 South Main Street

7:00 p.m.

***Prior to meeting, please silence all electronic devices.***

- 1) **MAYORS WELCOME and CALL TO ORDER** – Mayor Chad Leeman
- 2) **ROLL CALL** – City Recorder Christina Rivas
- 3) **DISCUSSION**
  - a) Consideration of Petition for Annexation of Scales Property by Salem Creek Partnership
  - \*b) Review Traffic Study
  - \*c) Planning Commission Updates.
  - d) Acceptance of City Streets – Criteria
  - e) Revision of Public Speaker Policy to Align with T.C.A § 8-44-112
- 4) **NEW BUSINESS**
  - a) Cedar Direct has submitted donations for the Fire and Police Departments.
- 5) **ADJOURNMENT**

ITEM 3a

Consideration of Petition for Annexation of Scales Property  
by Salem Creek Partnership

**RESOLUTION 2026-001**

**A RESOLUTION CALLING FOR A PUBLIC HEARING ON THE PROPOSED ANNEXATION OF TERRITORY INTO THE CITY OF EAGLEVILLE BY OWNER CONSENT AND APPROVING A PLAN OF SERVICES**

*(property: Parcel #120-46.00-000, 98.21 Approximate Acres Located on the Southwest Corner of College Grove Road and US 41-A, Eagleville, Tennessee 37060 )*

**WHEREAS**, the City of Eagleville, having been petitioned by interested persons, proposes the extension of its corporate limits by the annexation of certain territory adjoining its existing boundaries and within its urban growth boundaries by owner consent; and

**WHEREAS**, a plan of services for the territory proposed for annexation by owner consent has been reviewed by the Eagleville Planning Commission; and

**WHEREAS**, the governing body desires to conduct a public hearing on the proposed annexation and plan of services;

**NOW THEREFORE BE IT RESOLVED** by the City of Eagleville, Tennessee as follows:

A. That a public hearing is hereby scheduled for 7:00 p.m. on ????????, 2026 at Eagleville City Hall, 108 S. Main Street, on the proposed annexation of territory by owner consent, and Plan of Services, to wit:

Parcel #120-46.00-000, Approximate 98.21 Acres Located on the Southwest Corner of College Grove Road and US 41-A, Eagleville, Tennessee 37060

B. That a copy of this resolution, describing the territory proposed for annexation by owner consent, along with the plan of services, shall be promptly sent to the last known address(es) listed in the office of the Rutherford County Property Assessor for each property owner of record within the territory proposed for annexation, with such being sent by first class mail and mailed no later than twenty-one (21) calendar days prior to the scheduled date of the hearing on the proposed annexation.

C. That a copy of this resolution shall also be published by posting copies of it in at least three (3) public places in the territory proposed for annexation and in a like number of public places in the City of Eagleville, and by publishing notice of the resolution at or about the same time in the Daily News Journal, a newspaper of general circulation in such territory and the City of Eagleville.

D. That notice of the time, place and purpose of a public hearing on the proposed annexation by owner consent and the plan of services shall be published in a newspaper of general circulation in the City of Eagleville not less than twenty-one (21) days before the hearing, which notice included the locations of a minimum of three (3) copies of the plan of services for public inspection during all business hours from the date of notice until the public hearing.

E. That written notice of the proposed annexation shall be sent to the affected school system as soon as possible, but in no event less than thirty (30) days before the public hearing.

**WHEREUPON**, the Mayor declared the Resolution adopted, affixed a signature and the date thereto, and directed that the same be recorded.

\_\_\_\_\_  
Chad Leeman, Mayor Date

\_\_\_\_\_  
Christina Rivas, City Recorder Date

Approved as to Form this \_\_\_\_ day of \_\_\_\_\_, 2026

\_\_\_\_\_  
J. Stephen Aymett, Jr, City Attorney





**ATTACHMENT A**  
**OF RESOLUTION 2026-002**

**A PLAN OF SERVICES FOR THE ANNEXATION OF PARCEL 120 04600,  
APPROXIMATELY 98.21 ACRES, LOCATED ON THE SOUTHWEST CORNER OF  
COLLEGE GROVE ROAD AND US 41A**

The Tennessee Code Annotated § 6-51-102 requires that a plan of services be adopted by the municipal governing body prior to passage of an annexation ordinance; and the area proposed for annexation into the City is within the City's Urban Growth Boundary, as required by law, and is described as follows:

**ANNEXATION OF PROPERTY**

This annexation consists of the following property: **Parcel 120 04600, located at the southwest corner of College Grove Road and Highway 41A, approximately 98.21 acres**

**Section 1.** Pursuant to the provisions of T.C.A. § 6-51-102, there is hereby adopted, for the area bounded as described above, the following plan of services:

**A. Police**

1. Patrol, response to calls, and other routine police services, using present personnel and equipment, will be provided on the effective date of annexation in the same manner as provided to existing residents of Eagleville.

**B. Fire Services**

1. Fire protection by the present personnel and equipment of the fire department, within the limitations of available water and distances from fire stations, will be provided on the effective date of annexation in the same manner as provided to existing residents of Eagleville.

**C. Water**

1. Water is provided by the local utility company, Consolidated Utility District, with rates and conditions of approval at the discretion of the utility company.

2. Water for fire protection will be provided by the local utility company, Consolidated Utility District, with rates and conditions of approval at the discretion of the utility company.

#### **D. Wastewater**

Wastewater will be either by Septic on each parcel, or by an agreement between the property owner and the City of Eagleville for a STEP system.

#### **E. Garbage Collection**

The City does not currently offer garbage collection to its residents. There exists a county facility where trash can be taken. The property will be afforded all rights as the current Eagleville Citizens.

#### **F. Streets**

1. The City will commence maintenance any new roadway as part of the annexation upon successful completion and acceptance thereof.
2. Traffic signals, traffic signs, street markings, and other traffic control devices will be installed as the need is established by appropriate study and traffic engineering standards.

#### **G. Schools**

Area to be annexed will remain as part of the Rutherford County Schools System.

#### **H. Inspections and Code Enforcement**

Building and Municipal Code Enforcement will be provided by the City of Eagleville.

#### **I. Zoning**

The property will be assigned a zoning classification of R-1/PRD (Planned Residential District).

#### **J. Street Lighting**

1. As necessary, when lighting is needed, the City will work with the property owner to support adequate and necessary lighting of streets or other areas.

#### **K. Recreation**

1. Any residents of this annexed parcel will have all rights to any public parks afforded to any existing resident.



**RESOLUTION 2026-003**

**WITH ATTACHMENT A**

**A RESOLUTION TO ANNEX CERTAIN TERRITORY UPON WRITTEN CONSENT OF THE OWNERS AND TO INCORPORATE THE SAME WITHIN THE BOUNDARIES OF THE CITY OF EAGLEVILLE, TENNESSEE.**

Parcel #120-46.00-000, Approximately 98.21 Acres Located on the Southwest Corner of College Grove Road and Highway 41A, Eagleville, Tennessee 37060

**WHEREAS**, the City of Eagleville, having been petitioned by interested persons, proposes the extension of its corporate limits by the annexation of certain territory into the city limits; and

**WHEREAS**, the property owners of the territory proposed for annexation have given their written consent by notarized petition so that a referendum is not required; and

**WHEREAS**, a copy of this resolution, describing the territory proposed for annexation, was promptly sent by the City of Eagleville to the last known address(es) listed in the office of the property assessor for each property owner of record within the territory proposed for annexation, with such being sent by first class mail and mailed no later than twenty-one (21) calendar days prior to the scheduled date of the hearing on the proposed annexation by owner consent; and

**WHEREAS**, this resolution was also published by posting copies of it in at least three (3) public places in the territory proposed for annexation and in a like number of public places in the City of Eagleville, and by publishing notice of the resolution at or about the same time in the Daily News Journal, a newspaper of general circulation in such territory and the City of Eagleville; and

**WHEREAS**, a plan of services for the area proposed for annexation has been adopted by Resolution 2026-002, which plan of services addresses the same services and timing of services as required in Tennessee Code Annotated § 6-51-102; and

**WHEREAS**, a zoning district and zoning criteria have been adopted for this area by Ordinance 2026-001 (Attachment A); and

**WHEREAS**, the proposed annexation and plan of services were submitted to the Eagleville Planning Commission for study, and it has recommended the same; and

**WHEREAS**, notice of the time, place and purpose of a public hearing on the proposed annexation and the plan of services was published in a newspaper of general circulation in the City of Eagleville not less than twenty-one (21) days before the hearing, which notice included the locations of a minimum of three (3) copies of the plan of services for public inspection during all business hours from the date of notice until the public hearing; and

**WHEREAS**, a public hearing on the proposed annexation and plan of services was held by the governing body on \_\_\_\_\_, 2026.

**NOW, THEREFORE, BE IT RESOLVED** by the City of Eagleville, Tennessee as follows:

A. That the following territory is hereby annexed and incorporated into boundaries of the City of Eagleville, to be effective as of \_\_\_\_\_, 2026, to wit:

[Parcel #120-46.00-000, 93.21 Acres Located on the Southwest Corner of College Grove Road and Highway 41A]

B. That the plan of services for this territory has been adopted by Resolution 2026-002.

C. That the City Recorder shall cause a copy of this resolution, as well as the adopted plan of services, to be forwarded to the Mayor of Rutherford County.

D. That a signed copy of this resolution shall be recorded with the Rutherford County Register of Deeds, and a copy shall also be sent to the Tennessee Comptroller of the Treasury and the Rutherford County Property Assessor.

E. That a signed copy of this resolution, as well as the portion of the plan of services related to emergency services and a detailed map of the annexed area, shall be sent to any affected emergency communication district.

F. That a revised map of the voting precincts shall be sent to the office of local government and to the office of management information services for the Tennessee General Assembly, following adoption of this resolution.

G. That the Tennessee Department of Revenue shall be notified, for the purpose of tax administration, that the annexation took place.

**WHEREUPON**, the Mayor declared the resolution adopted, affixed a signature and the date thereto, and directed that the same be recorded.

\_\_\_\_\_  
Chad Leeman, Mayor Date

\_\_\_\_\_  
Christina Rivas, City Recorder Date

Approved as to Form and **[Legality]** this \_\_\_\_ day of \_\_\_\_\_, 2026

\_\_\_\_\_  
Stephen J. Aymett, Jr, City Attorney

**ATTACHMENT A TO RESOLUTION 2026-003**

**ORDINANCE 2026-001**

**AN ORDINANCE ASSIGNING A ZONING CLASSIFICATION AND CREATING SPECIFIC CRITERIA IN ANTICIPATION OF ANNEXATION OF PROPERTY KNOWN AS PARCEL 120 04600, APPROXIMATELY 98.21 ACRES, PROPERTY IMMEDIATELY SOUTH OF COLLEGE GROVE ROAD AND WEST OF HIGHWAY 41A, CURRENTLY OWNED BY SALEM CREEK PARTNERSHIP**

**Whereas**, Section 5.080 of the Eagleville Zoning Ordinance allows for Planned Developments and Section 5.081 specifically addresses Planned Residential Developments; and

**Whereas**, the Eagleville Planning Commission has reviewed criteria for Parcel 120 04600 and recommends the property be annexed and zoned R-1 PRD with following as requirements in addition to the requirements of 5.080 and 5.081 of the Eagleville Zoning Ordinance for any development on this property; and

**Whereas**, the Eagleville City Council desires to accept the recommendation of the Eagleville Planning Commission by setting specific criteria in addition to the requirements of Eagleville Zoning Ordinance Sections 5.080 and 5.080 (and other relevant criteria in the Zoning Ordinance) for Parcel 120 04600 owned by Salem Creek Partnership, or any future Development located at this parcel as a binding agreement for Annexation;

**NOW THEREFORE, BE IT ORDAINED** by the City of Eagleville, Tennessee City Council that the Parcel 120 04600 being annexed by the City of Eagleville be zoned R-1/PRD and the following criteria shall be applied and required when reviewing any subdivision or development submitted for **Parcel 120 04600**.

**General Requirements**

1. All homes shall be a minimum of 3 bedrooms with a maximum number of 5 bedrooms per house based on STEP capacity.
2. Entrances off Highway 41A will have new entrance signage consisting of masonry or wood, and may have some metal materials. The signage will be anchored by landscaping.
3. Solid waste collection will be handled by a private company to be paid by the HOA or resident.
4. If mail service is not provided by individual mail boxes, mail service will be provided via a Centralized Cluster Box Unit with a roof structure, that is to be approved by the USPS and maintained by the HOA. The Centralized mail kiosk for the development must be

completed and operational prior to any homes receiving their certificate of occupancy. If individual mailboxes are allowed by the USPS, they shall be decorative in nature with the design consistent throughout the neighborhood, and approved by the Planning Commission.

5. Parking areas on common open space lots, including mailbox area, shall be private and maintained by the HOA, and shall be paved.
6. Each home shall be on its own lot of record and sold fee simple.
7. Before any individual lots are sold outside of Salem Creek Partnership, or any house is constructed, there must be access to a STEP system. The first phase will include all roadway improvements proposed for the lots, as well as access to the STEP System via a City approved access.
8. Any STEP system constructed must be approved by the City of Eagleville, and then turn over to the City to maintain and receive all revenue billing from the treatment of the STEP system.
9. All amenities and open spaces shall be constructed within the phase they are shown and must be operational prior to the recording of the final section's plat.

### **Development Standards**

1. Parking for the residential units will comply with the City of Eagleville requirements, with a minimum of each lot having at least 4 paved parking spaces per lot (outside of garage), with no more than 2 of the outdoor spots being in tandem.
2. Each home shall have a minimum two car side entry (non-street facing) garage with decorative garage doors. In cases of a corner lot, it is understood that one side may have a garage facing one of the streets. Garages must be proven to the Planning Commission that the size does indeed hold two average size vehicles. Homes with two car garages are also permitted to have a one bay detached or attached garage that is permitted to face the street. The street facing garage shall have a decorative garage door that matches the main side entry garage doors, and the architecture and materials shall be consistent with the house. The secondary garage must be approved by the HOA if not submitted with the original permit.
3. All lots shall have concrete driveways wide enough for 2 vehicles, with a minimum width of 16-feet and a minimum depth of 35-feet.
4. Only in-ground pools shall be permitted with fencing to meet Development Standards. Pools must meet requirements of the City's Zoning Ordinance pertaining to setbacks.

5. All HVAC units shall be screened from public R.O.W.s with landscaping. HVAC units shall be placed at the side or rear of each residence.
6. Private lots with fences shall only use Estate Style iron or aluminum fencing. Fencing on lots shall only be allowed in the side and rear yards. Corner lots may have a fence on the street side of which the house does not face and shall not exceed into the required front setback.
7. All fencing in the amenity areas and open spaces shall be consistent with fencing allowed in the subdivision, or as otherwise approved by the Planning Commission.
8. Sidewalks, compliant with ADA and City of Eagleville standards, shall be on both sides of the streets internal to the subdivision.

### **Streets and Infrastructure**

1. Decorative streetlights shall be provided along all roadways to add character and continuity to the neighborhood. Adequate lighting for safety will be designed to meet Middle Tennessee Electric (MTE) standards at a minimum for light poles along public streets. Electric billing for lighting, mail kiosks, entrance features, irrigation and other supplemental amenities shall be paid by the HOA.
2. Electric Service will be provided by Middle Tennessee Electric.
3. All electric, communications line extensions and other utilities constructed to provide service to the development shall be underground throughout the entire subdivision.
4. Street signs and traffic signs will be “decorative” and approved by the Planning Commission.
5. The HOA will maintain all common areas.
6. Water service will be provided by Consolidated Utility District. The developer will be responsible for extending the waterline into the site for domestic and fire protection. Water service (availability and pressure) must be approved by the City Planner and/or Eagleville Fire Department. Hydrants are required that meet CUD standards.
7. Sanitary sewer services will be provided by CUD or another Eagleville-Approved Wastewater Company via an on-site STEP System. The developer is responsible for the installation, and upon its completion, ownership shall be turned over to the City of Eagleville to own and maintain.
8. All streets will be public rights of way, and built with rollover integral curb and gutter, and built to City required standards.

9. Any portion of the property that lies within a 100-year Floodplain per FEMA Flood Maps shall have an established BFE by developer's engineer and shall be in accordance with TDEC and the Corps of Engineers requirements, along with the City of Eagleville's flood plain ordinance.
10. Prior to construction, a complete and thorough design of the stormwater management system and facilities will be completed.

### **Architecture**

1. Building heights shall not exceed 35 feet in height.
2. Homes will be 2,500 square feet or greater, and have 1, 2 (or 3) stories.
3. Any single-story homes shall have architectural elements which allow the home to blend into the larger homes with peaked roofs, dormers or other elements adding height to the single-story homes.
4. All the homes will have eaves.
5. All homes will have a concrete patio area at the rear of the home.
6. All homes will be located on individual lots of record.
7. Accessory Buildings will complement the house with the same or similar materials. No metal buildings will be permitted. Accessory Buildings must be approved by the HOA if not submitted with the original building permit.
8. Houses and other buildings will be comprised of alternating home styles, materials and colors but that are complimentary to each other.
9. Building Materials – All Elevations: Only allowed to have Masonry (Brick, Stone, Cement Board Siding) and Cement Board Siding in the Dormers/Gables. Vinyl Only Permitted in Trim & Soffit Areas (10% maximum per side and for whole building).

### **Bulk Requirements**

1. Minimum lot size 2 acres or 87,120 square feet.
2. Minimum lot frontage – 90 feet (except lots located within the arc of the cul de sac may be reduced to 45 feet)
3. Minimum lot width – 90 feet (except lots located within the arc of the cul de sac may be reduced to 45 feet)

4. Minimum Front Setback – 60 feet – for all structures (except pools – see Eagleville Zoning Ordinance.
5. Minimum Front Setback for corner lots – Both 60 and 60 feet - for all structures.
6. Minimum Side Setback – 30 feet for all structures (except pools – see Eagleville Zoning Ordinance.
7. Minimum Rear Setback – 25 feet - for all structures (except pools – see Eagleville Zoning Ordinance.

### **Landscaping Characteristics**

1. On common open space lots, a minimum of 10-feet of landscape area shall be provided between a parking area and all adjacent property lines.
2. On common open space lots, parking areas shall be screened from public rights-of-way by use of landscaping and/or berms.
3. The frontage along Highway 41A screened (berm, trees, etc) as approved by the Planning Commission. The purpose of this screening is mostly to avoid views to rear and side yards. Any landscaping provided along Highway 41A shall be designed to not impede the visibility of vehicles entering or exiting the site onto Highway 41A.
4. All above ground HVAC units shall be screened from public R.O.W.'s with landscaping or approved fencing.
5. No utility panels shall be mounted on the front elevation of any home. In cases of two frontages, when no other option is available, the panel may be mounted on the side where the garage is located.
6. On corner lots, builders shall install a minimum of a 3-foot-wide landscape strip along all sides that face/about a public R.O.W. On lots internal to the street block, builders shall install a minimum of a 3-foot-wide landscape strip at the base of the homes that front onto/about a public R.O.W.
7. Landscaping will be in conformance with the City of Eagleville's landscaping ordinance.
8. On corner lots, builders shall install sod at least in all yards that face/about a (proposed) public R.O.W.'s to the back of curb along those streets. On lots internal to the street block, builders shall install sod at least in the front yard to the back of curb along that street the house front onto.
9. Builders shall install one (1) front yard canopy tree with a minimum of 1.5 caliper inches for each lot. Species of tree to be coordinated with Planning Commission.

**BE IT ENACTED** that this ordinance shall take effect 15-days from and after its final passage, the public welfare requiring it.

Approved:

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Chad Leeman, Mayor

ATTEST:

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Christina Rivas, City Recorder

Passed First Reading:

Passed Second Reading:

Public Hearing Date:

APPROVED AS TO FORM:

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Stephen Aymett, City Attorney



## ORDINANCE 2026-001

### AN ORDINANCE ASSIGNING A ZONING CLASSIFICATION AND CREATING SPECIFIC CRITERIA IN ANTICIPATION OF ANNEXATION OF PROPERTY KNOWN AS PARCEL 120 04600, APROXIMATELY 98.21 ACRES, PROPERTY IMMEDIATELY SOUTH OF COLLEGE GROVE ROAD AND WEST OF HIGHWAY 41A, CURRENTLY OWNED BY SALEM CREEK PARTNERSHIP

**Whereas**, Section 5.080 of the Eagleville Zoning Ordinance allows for Planned Developments and Section 5.081 specifically addresses Planned Residential Developments; and

**Whereas**, the Eagleville Planning Commission has reviewed criteria for Parcel 120 04600 and recommends the property be annexed and zoned R-1 PRD with following as requirements in addition to the requirements of 5.080 and 5.081 of the Eagleville Zoning Ordinance for any development on this property; and

**Whereas**, the Eagleville City Council desires to accept the recommendation of the Eagleville Planning Commission by setting specific criteria in addition to the requirements of Eagleville Zoning Ordinance Sections 5.080 and 5.080 (and other relevant criteria in the Zoning Ordinance) for Parcel 120 04600 owned by Salem Creek Partnership, or any future Development located at this parcel as a binding agreement for Annexation;

**NOW THEREFORE, BE IT ORDAINED** by the City of Eagleville, Tennessee City Council that the Parcel 120 04600 being annexed by the City of Eagleville be zoned R-1/PRD and the following criteria shall be applied and required when reviewing any subdivision or development submitted for **Parcel 120 04600**.

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completed and operational prior to any homes receiving their certificate of occupancy. If individual mailboxes are allowed by the USPS, they shall be decorative in nature with the design consistent throughout the neighborhood, and approved by the Planning Commission.

5. Parking areas on common open space lots, including mailbox area, shall be private and maintained by the HOA, and shall be paved.
6. Each home shall be on its own lot of record and sold fee simple.
7. Before any individual lots are sold outside of Salem Creek Partnership, or any house is constructed, there must be access to a STEP system. The first phase will include all roadway improvements proposed for the lots, as well as access to the STEP System via a City approved access.
8. Any STEP system constructed must be approved by the City of Eagleville, and then turn over to the City to maintain and receive all revenue billing from the treatment of the STEP system.
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3. All lots shall have concrete driveways wide enough for 2 vehicles, with a minimum width of 16-feet and a minimum depth of 35-feet.
4. Only in-ground pools shall be permitted with fencing to meet Development Standards. Pools must meet requirements of the City's Zoning Ordinance pertaining to setbacks.

5. All HVAC units shall be screened from public R.O.W.s with landscaping. HVAC units shall be placed at the side or rear of each residence.
6. Private lots with fences shall only use Estate Style iron or aluminum fencing. Fencing on lots shall only be allowed in the side and rear yards. Corner lots may have a fence on the street side of which the house does not face and shall not exceed into the required front setback.
7. All fencing in the amenity areas and open spaces shall be consistent with fencing allowed in the subdivision, or as otherwise approved by the Planning Commission.
8. Sidewalks, compliant with ADA and City of Eagleville standards, shall be on both sides of the streets internal to the subdivision.

### **Streets and Infrastructure**

1. Decorative streetlights shall be provided along all roadways to add character and continuity to the neighborhood. Adequate lighting for safety will be designed to meet Middle Tennessee Electric (MTE) standards at a minimum for light poles along public streets. Electric billing for lighting, mail kiosks, entrance features, irrigation and other supplemental amenities shall be paid by the HOA.
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7. Sanitary sewer services will be provided by CUD or another Eagleville-Approved Wastewater Company via an on-site STEP System. The developer is responsible for the installation, and upon its completion, ownership shall be turned over to the City of Eagleville to own and maintain.
8. All streets will be public rights of way, and built with rollover integral curb and gutter, and built to City required standards.

9. Any portion of the property that lies within a 100-year Floodplain per FEMA Flood Maps shall have an established BFE by developer's engineer and shall be in accordance with TDEC and the Corps of Engineers requirements, along with the City of Eagleville's flood plain ordinance.
10. Prior to construction, a complete and thorough design of the stormwater management system and facilities will be completed.

### **Architecture**

1. Building heights shall not exceed 35 feet in height.
2. Homes will be 2,500 square feet or greater, and have 1, 2 (or 3) stories.
3. Any single-story homes shall have architectural elements which allow the home to blend into the larger homes with peaked roofs, dormers or other elements adding height to the single-story homes.
4. All the homes will have eaves.
5. All homes will have a concrete patio area at the rear of the home.
6. All homes will be located on individual lots of record.
7. Accessory Buildings will complement the house with the same or similar materials. No metal buildings will be permitted. Accessory Buildings must be approved by the HOA if not submitted with the original building permit.
8. Houses and other buildings will be comprised of alternating home styles, materials and colors but that are complimentary to each other.
9. Building Materials – All Elevations: Only allowed to have Masonry (Brick, Stone, Cement Board Siding) and Cement Board Siding in the Dormers/Gables. Vinyl Only Permitted in Trim & Soffit Areas (10% maximum per side and for whole building).

### **Bulk Requirements**

1. Minimum lot size 2 acres or 87,120 square feet.
2. Minimum lot frontage – 90 feet (except lots located within the arc of the cul de sac may be reduced to 45 feet)
3. Minimum lot width – 90 feet (except lots located within the arc of the cul de sac may be reduced to 45 feet)

4. Minimum Front Setback – 60 feet – for all structures (except pools – see Eagleville Zoning Ordinance.
5. Minimum Front Setback for corner lots – Both 60 and 60 feet - for all structures.
6. Minimum Side Setback – 30 feet for all structures (except pools – see Eagleville Zoning Ordinance.
7. Minimum Rear Setback – 25 feet - for all structures (except pools – see Eagleville Zoning Ordinance.

### **Landscaping Characteristics**

1. On common open space lots, a minimum of 10-feet of landscape area shall be provided between a parking area and all adjacent property lines.
2. On common open space lots, parking areas shall be screened from public rights-of-way by use of landscaping and/or berms.
3. The frontage along Highway 41A screened (berm, trees, etc) as approved by the Planning Commission. The purpose of this screening is mostly to avoid views to rear and side yards. Any landscaping provided along Highway 41A shall be designed to not impede the visibility of vehicles entering or exiting the site onto Highway 41A.
4. All above ground HVAC units shall be screened from public R.O.W.'s with landscaping or approved fencing.
5. No utility panels shall be mounted on the front elevation of any home. In cases of two frontages, when no other option is available, the panel may be mounted on the side where the garage is located.
6. On corner lots, builders shall install a minimum of a 3-foot-wide landscape strip along all sides that face/about a public R.O.W. On lots internal to the street block, builders shall install a minimum of a 3-foot-wide landscape strip at the base of the homes that front onto/about a public R.O.W.
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**BE IT ENACTED** that this ordinance shall take effect 15-days from and after its final passage, the public welfare requiring it.

Approved:

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Chad Leeman, Mayor

ATTEST:

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Christina Rivas, City Recorder

Passed First Reading:

Passed Second Reading:

Public Hearing Date:

APPROVED AS TO FORM:

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Stephen Aymett, City Attorney

ITEM 3b

Review Traffic Study

**DRAFT**  
**12/2/2025**



**BURCH**  
TRANSPORTATION

City of Eagleville, Tennessee

# **SPEED LIMIT STUDY**

S Main Street and  
New Highway 99

*December 2025*



# CONTENTS

## 1.0 INTRODUCTION P.1

- 1.1 Existing Speed Limits
- 1.2 Speed Setting Factors

## 2.0 SPEED FACTORS P.4

- 2.1 Roadway Environment
- 2.2 Roadway Characteristics
- 2.3 Geographic Context
- 2.4 Crash Experience
- 2.5 Speed Distribution
- 2.6 Speed Trends

## 3.0 RECOMMENDATIONS P.8

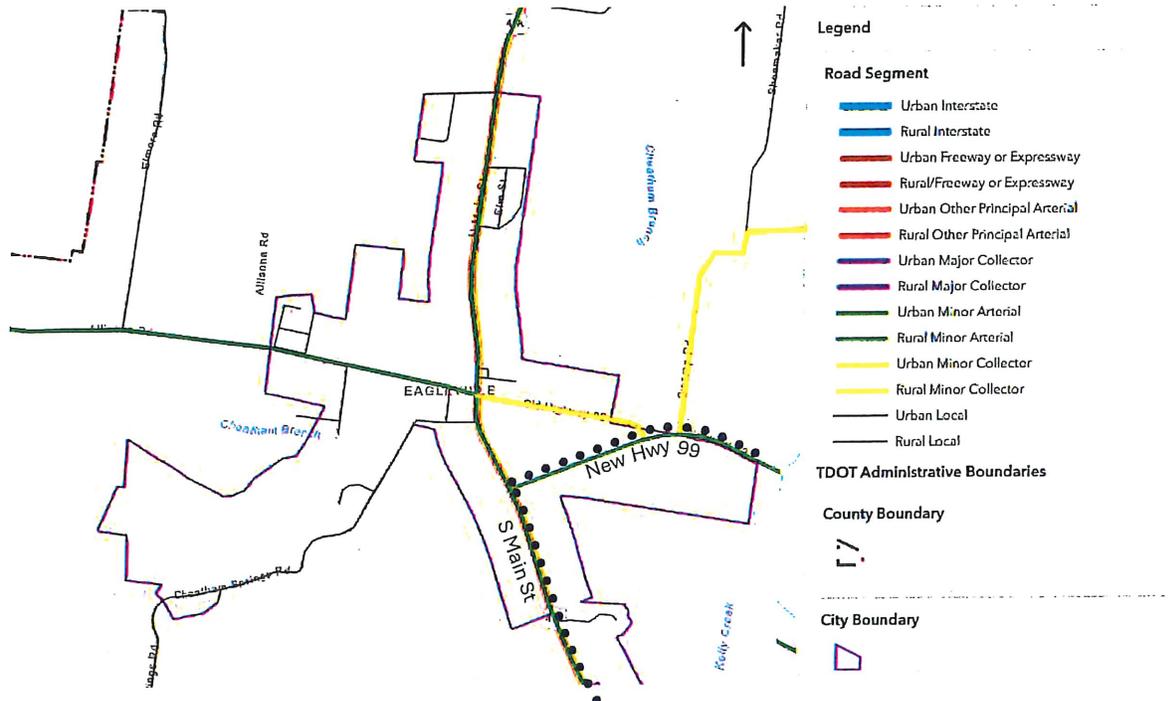
- 3.1 Summary – S Main Street
- 3.2 Summary – New Highway 99

# INTRODUCTION

The City of Eagleville is organized around the crossroads intersection of Main Street (US 41A, State Route 16) and State Route 269/99. Both of these routes are classified by TDOT as rural minor arterials, meaning that they are designed and intended to carry higher volumes of traffic and usually at faster speeds. However, the strict mobility-focused role of these roads changes when drivers approach the commercial center where access and slower speeds become more important.

Like all cities, Eagleville desires safe streets and has indicated concerns with speeding on these primary roads. Specifically, this study was commissioned to address speeds and the speed limits on two road segments, S Main St south of Eagleville and New Hwy 99 east of Eagleville.

As an incorporated city, Eagleville has the authority to set the speed limits on these state routes and is conducting this engineering study in accordance with state law (see TCA § 55-8-153-c-1-A, B).



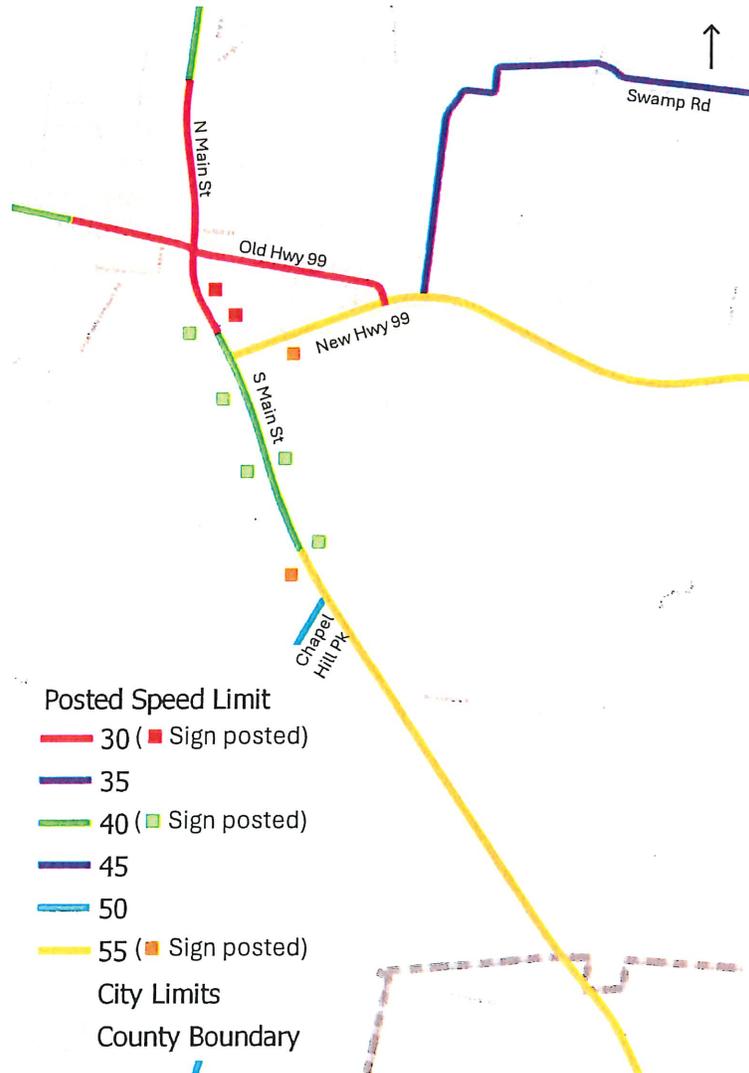
**Figure 1.** The city limits and functional classifications of roads in Eagleville, TN. *Source: TDOT.* The approximate study segments are dotted.

### 1.1 EXISTING SPEED LIMITS

The purpose of a speed limit is to communicate to drivers the maximum safe speed for driving under normal conditions. It is incumbent on drivers to slow down further under unusual conditions (weather, low visibility, adverse road conditions, the presence of traffic or other road users – pedestrians, bicyclists – etc.).

Normal conditions are defined as portions of the corridor and times of the day when congestion or traffic control does not have a major impact on the driver’s selection of a speed. Thus, the speed limit is to be set for these “free-flow” conditions so that the regulation is more consistent with the roadway context and geometry.

An appropriate speed limit is one that both contributes to safety for every road user and establishes speeds that are seen as reasonable, therefore achieving compliance.



**Figure 2.** Existing speed limits by segment and locations of posted speed limit signs. *Source: TDOT TRIMS and field observations.*



# 2.0

## SPEED FACTORS

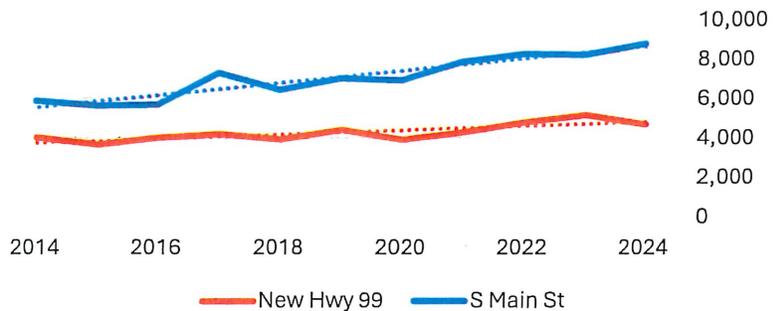
### 2.1 Roadway Environment

The roadway environment factors are similar for both roads:

- Both are rural minor arterials
- Driveway access density is low, reflecting the large-lot rural condition
- No transit service and low pedestrian and bicycle activity
- No curbside activity
- Both roads under capacity, but S Main St traffic is higher and growing faster.

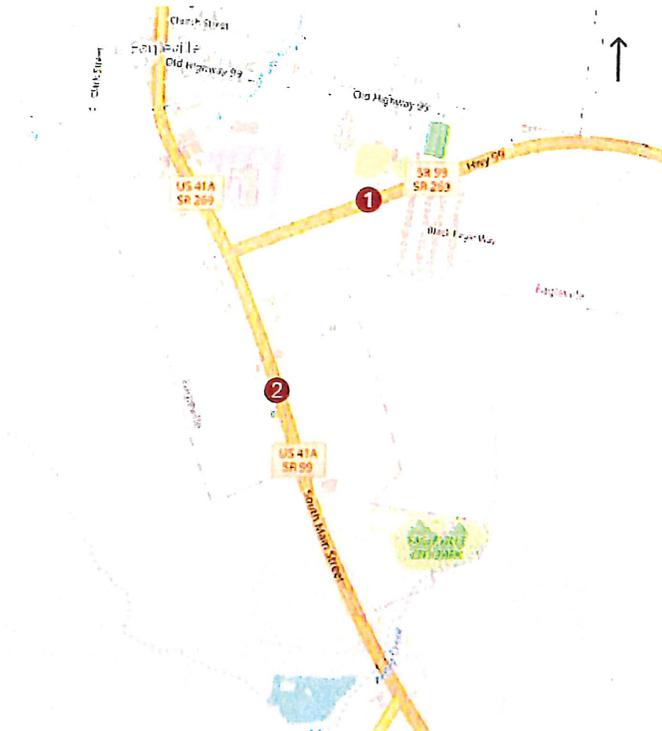
**Figure 3. 10-year traffic trends** (average annual daily traffic). S Main St traffic (blue) is growing at 4.6% annually, more than double the 2.0% rate on New Hwy 99. Traffic volumes are still not high enough to really impact travel speeds.

Data source: TDOT



**Figure 4. Locations and select volume data** from special counts made on Thursday, October 2, 2025.

| Free-flow <sup>4</sup> speed data | New Hwy 99 | S Main St |
|-----------------------------------|------------|-----------|
|                                   | 1          | 2         |
| AM Peak Hour Volume               | 286        | 824       |
| PM Peak Hour Volume               | 444        | 872       |
| 24-Hour Volume                    | 4,625      | 10,154    |
| Truck %                           | 4%         | 4%        |



## 2.2 Roadway Characteristics

The roads have many similarities in roadway characteristics as well:

- Two-lane highways with 12' lanes and wide (10-12') paved shoulders
- Left turn lanes only at a few key intersections
- Generally, no passing allowed
- Few warning and no advisory speed conditions
- No traffic signals or mainline stop conditions
- Large roadside setbacks
- Some street lighting
- No significant sight distance obstructions or horizontal or vertical curvature

*Above. Wide pavement, open roadsides, and sparse land use results in the rural context still prevalent on these roads in the outer areas of the city limits. (On S Main St)*

*Below. New development, a center turn lane, and lighting all contribute to a less rural (and slower) context. (On New Hwy 99)*



## 2.3 Geographic Context

Both roads have the same rural context, but here are a few differences which might impact speeds:

- New Hwy 99 has a few more new residential developments directly along the corridor.
- The Eagleville school complex is served more directly from New Hwy 99.
- S Main St has more commercial property including the Eagleville Market and several rural-oriented businesses.

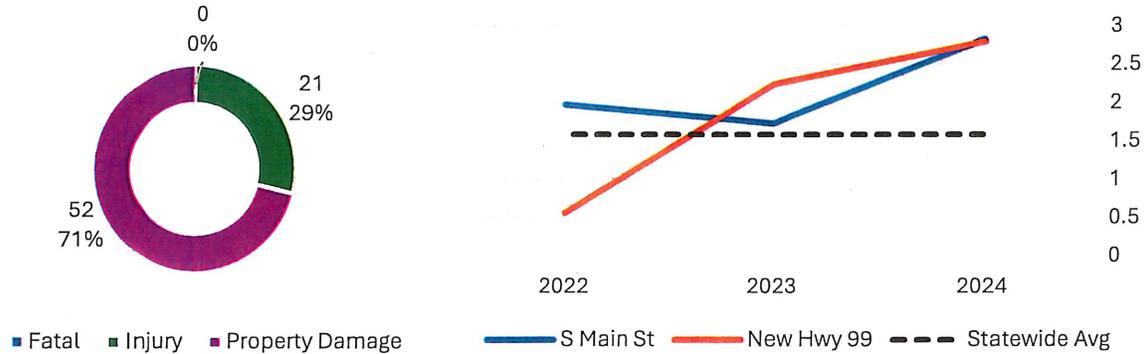
- City Park is located off of S Main Street. However, there are no land uses on either road which produce any notable amount of pedestrian or biking trips.



*New Hwy 99 has seen a few developments like this one, but with limited impact to the rural context.*

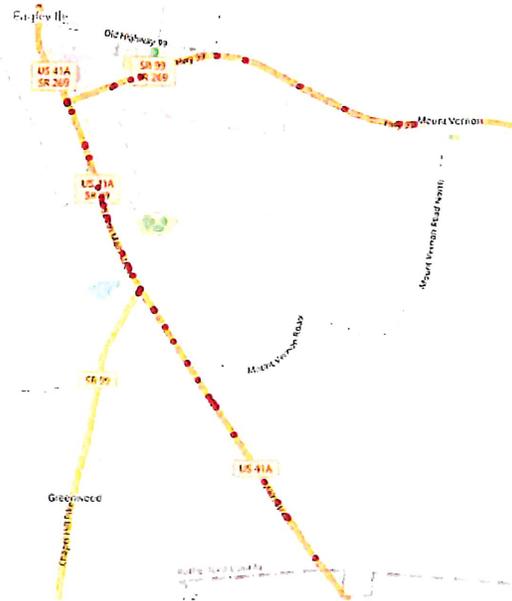
## 2.4 Crash Experience

Speed is often at least a partial factor in crashes, and safety is an important part of the speed limit recommendations.



**Figure 5 (Above).** Crash severity: Combined routes, 2022-2024. *Data Source: TDOT.* With 71% of crashes being property damage only, these routes are exactly at the statewide average for severity. No fatalities were documented during these years.

**Figure 6 (Above right).** Crash rates by route, 2022-2024. *Data Source: TDOT.* Crash rates are growing, and significantly exceeded the statewide average rate for similar roads in 2024.



**Figure 7 (Right).** Crash locations, 2022-2024. *Data Source: TDOT.* Crashes are fairly evenly distributed, though hotspots existed on S Main St at the New Hwy 99 intersection (25 crashes), the Chapel Hill Pike intersection (17 crashes), and the Eagleville Market driveways (5 crashes).

*The northbound approach to Chapel Hill Pike on S Main Street. The speed limit is currently 55 mph here and the intersection is the second most frequent crash location.*



## 2.5 Speed Distribution

Traditionally considered the best way to determine prudent and reasonable speed limits, the free-flow speed of traffic is still an important factor in setting speed limits.

| Free-flow <sup>4</sup> speed data | New Hwy 99 | S Main St |
|-----------------------------------|------------|-----------|
|                                   | 1          | 2         |
| Average speed                     | 49.5       | 43.0      |
| 50 <sup>th</sup> % speed          | 49.6       | 42.7      |
| 85 <sup>th</sup> % speed          | 55.2       | 47.8      |
| Pace speed                        | 41-50      | 38-47     |
| USLIMITS <sup>5</sup>             | 55         | 45        |

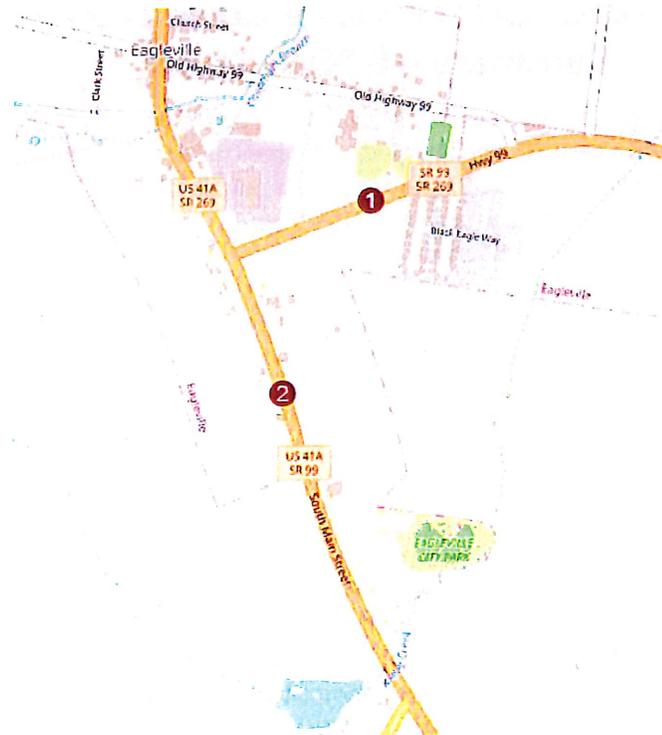


Figure 8. Locations of speed data collected by tube counts on Thursday, October 2, 2025.

## 2.6 Speed Trends

Cell phone data gives us a picture of the history of overall speeds on these roads.

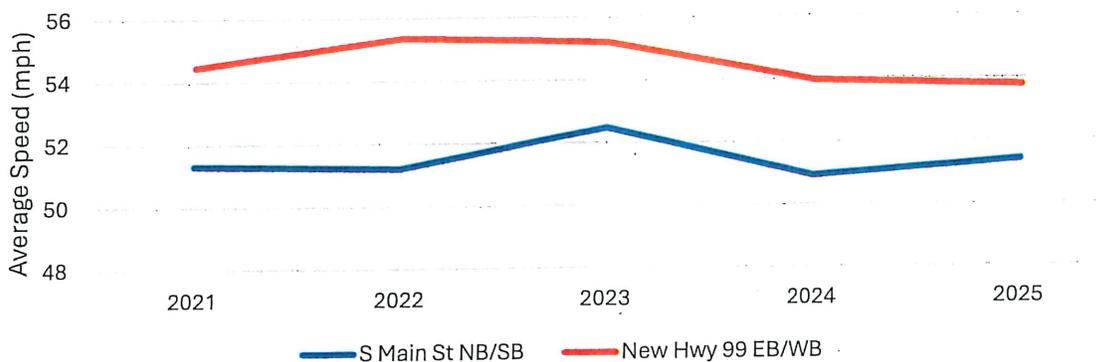


Figure 9. Average Speed Trend, 2021-2025.

These are the average speeds during the period 12:00 AM – 5:00 AM during every day of the year from 2021-October 2025 over the whole length of the study segments. A very slight decreasing speed trend shows that land use and other conditions affecting speeds have not changed much over the past five years. *Data source: RITIS*

<sup>4</sup>Free-flow speed conditions estimated to be all hours except 7:00-10:00 AM and 2:00-7:00 PM.

<sup>5</sup>USLIMITS is FHWA's expert-system tool to suggest reasonable, safe, and consistent speed limits.

3.0

# RECOMMENDATIONS

## 3.1 Summary – S Main Street

Generally, this segment of US 41A stretching across the Rutherford-Bedford County line is a typical rural two-lane highway, designed for speeds of at least 55 mph. The statutory speed limit of 55 mph is appropriate for much of this segment. However, this road also serves as Eagleville’s main street, and as such, the speed limit slows to 30 mph through the core business district area, also appropriate.

In between the 55 mph and 30 mph zones, a transition is advisable as drivers naturally slow down upon entering the more developed area of Eagleville. Based on the six factors presented here, it is recommended that the existing 40 mph speed limit be extended approximately 0.3 mile south with signage located approximately even with the Eagleville signage south of Chapel Hill Pike. South of this location, the speed limit should remain at 55 mph to the Bedford County line.

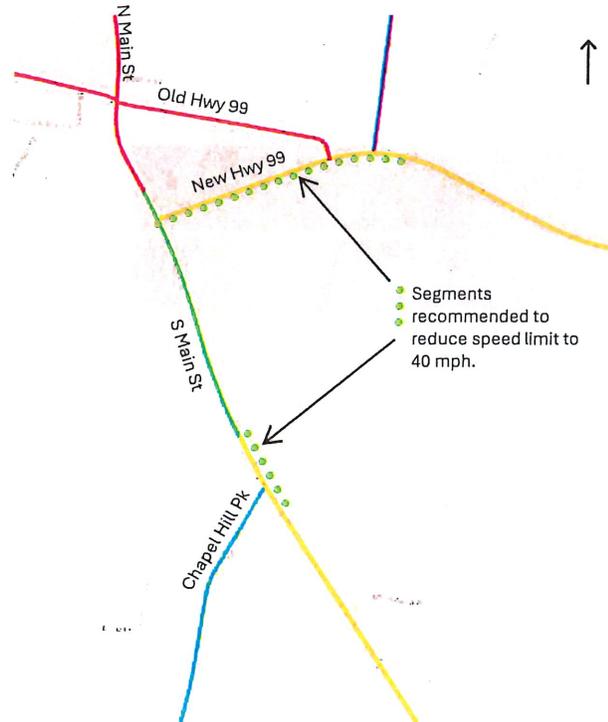
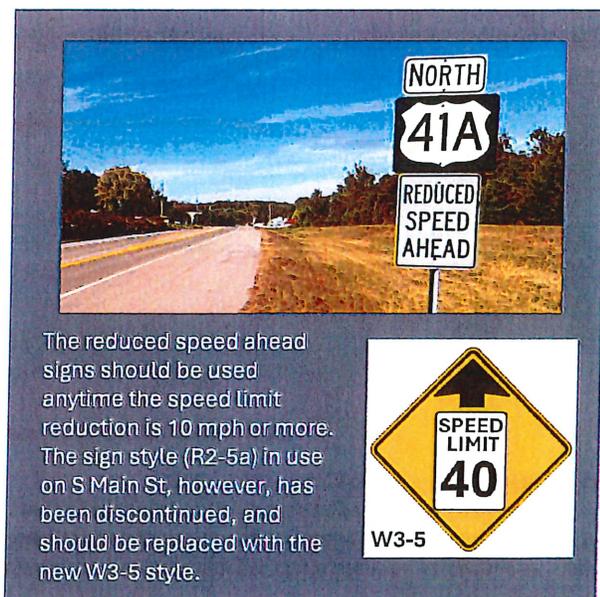


Figure 10. Recommended speed limit changes.

## 3.2 Summary – New Highway 99

This highway between Rockvale and Eagleville remains rural and should mostly retain its 55 mph speed limit. However, just west of Kelley Creek, development patterns change, and drivers begin entering a more suburban area. Eagleville School is located here (with a 25 mph school speed zone) as well as the stop condition at S Main Street. For these reasons, it is recommended that New Highway 99, from approximately Kelley Creek to S Main Street have a reduced posted speed limit of 40 mph. The existing 25 mph school speed zone should remain in effect.



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**Fw: Traffic Study**

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**From** Hellyn Riggins <hriggins@eaglevilletn.gov>

**Date** Wed 12/31/2025 11:37 AM

**To** Christina Rivas <crivas@eaglevilletn.gov>; Katy Sanderson <cityclerk@eaglevilletn.gov>

---

**From:** Amy Burch <AmyBurch@burchtransportation.com>

**Sent:** Friday, December 12, 2025 4:36 PM

**To:** Hellyn Riggins <hriggins@eaglevilletn.gov>

**Cc:** Mike Walker <walkerhood@gmail.com>; Jeff Hammond <JeffHammond@burchtransportation.com>

**Subject:** RE: Traffic Study

**[EXTERNAL EMAIL]** CAUTION: This is an external email that originated from outside our email system. Do not click links or open attachments unless you recognize and trust the sender. If in doubt, call sender at a number you already know before clicking links or attachments.

Hi Hellyn,

Thanks for your review and feedback.

Yes, we are recommending to lower the speed limit on 99 from 55 to 40 mph from east of Swamp Road to 41A (S Main Street). Keep the school zone speed limit at 25 mph.

And we are recommending to extend the 40 mph on 41A to the south of 99 (Chapel Hill Pike). We've taken a look at the locations you've asked about and would still recommend that the speed limit remain at 55 south of Chapel Hill Pike.

My concern is that setting a speed limit too low for the roadway conditions can create new, unintended safety issues. Many (most) will continue driving at the speed that "feels right", while some will slow down to meet a lower posted speed limit. We also took another look at the crash records specifically in this area and found it to be pretty good and below the state average.

Best practice research suggests that individual driveways like the new plant are best dealt with by making improvements specific to the development instead of lowering the speed limit on the approaches to the development. So, some countermeasures which could be considered and maybe required to be completed by the plant to address its traffic and impacts could include:

- Driveway/truck warning signage (this can also have a yellow speed advisory plaque)
- Active warning signage which flashes when a truck approaches the highway
- Ensuring proper sight distance is available (based on the speed limit)
- Deceleration turning lanes on 41A
- Acceleration lanes for truck movements turning onto 41A
- Evaluation of the passing zone (pavement marking) that exists in this area

The speed limit in front of the Park is already 40 mph. It changes to 55 mph just south of the Park approximately 0.2 miles north of 99 (Chapel Hill Pike).

Let me know if you have any other questions or would like to discuss further.

Amy

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Amy Burch, P.E.  
Burch Transportation, LLC  
O: (615) 258-8551 | M: (917) 420-0696  
[amyburch@burchtransportation.com](mailto:amyburch@burchtransportation.com)

**From:** Hellyn Riggins <[higgins@eaglevilletn.gov](mailto:higgins@eaglevilletn.gov)>  
**Sent:** Thursday, December 11, 2025 4:40 PM  
**To:** Amy Burch <[AmyBurch@burchtransportation.com](mailto:AmyBurch@burchtransportation.com)>  
**Cc:** Mike Walker <[walkerhood@gmail.com](mailto:walkerhood@gmail.com)>; Jeff Hammond <[JeffHammond@burchtransportation.com](mailto:JeffHammond@burchtransportation.com)>  
**Subject:** Re: Traffic Study

Hi,

Thanks so much!

hellyn

On Dec 11, 2025, at 4:09 PM, Amy Burch <[AmyBurch@burchtransportation.com](mailto:AmyBurch@burchtransportation.com)> wrote:

**[EXTERNAL EMAIL]** CAUTION: This is an external email that originated from outside our email system. Do not click links or open attachments unless you recognize and trust the sender. If in doubt, call sender at a number you already know before clicking links or attachments.

Hi Hellyn,  
I received your comments and questions. We will look over them and get back to you tomorrow.

Amy

---

Amy Burch, P.E.  
Burch Transportation, LLC  
O: (615) 258-8551 | M: (917) 420-0696  
[amyburch@burchtransportation.com](mailto:amyburch@burchtransportation.com)

**From:** Hellyn Riggins <[higgins@eaglevilletn.gov](mailto:higgins@eaglevilletn.gov)>  
**Sent:** Thursday, December 11, 2025 2:48 PM  
**To:** Mike Walker <[walkerhood@gmail.com](mailto:walkerhood@gmail.com)>; Amy Burch <[AmyBurch@burchtransportation.com](mailto:AmyBurch@burchtransportation.com)>  
**Cc:** Hellyn Riggins <[higgins@eaglevilletn.gov](mailto:higgins@eaglevilletn.gov)>  
**Subject:** Re: Traffic Study

Amy,

If I'm reading this correctly:

On 99, you are proposing to lower the speed limit from just east of Swamp Road to the intersection with 41A from 55 to 40. Also keeping the school zone at 25 when in effect. I concur with that recommendation.

On 41A, you are proposing to lower the 55 speed limit to 40 at just south of Chapel Hill Pike. That brings the speed limit down to 40 in front of the entrance to the park. I think that works as well. I neglected to tell you that in the summer, that Park is overflowing with people and to be able to make the left turn onto the Park's street, 40 mph is a must.

But...the 40 mph zone does not extend down to Mt Vernon Road (and just south of that). We have one construction business already located at the intersection of Mt. Vernon and 41A. We are about to have Smyrna Ready Mix locate just south of the intersection (abutting the other construction company) with concrete trucks pulling in and out all day, six days a week. Does that make a difference to you and how you view leaving that area at 55 mph?

The Smyrna Ready Mix plant is .9 miles north of the Bedford County line. We may want to consider reducing the speed about  $\frac{3}{4}$  a mile from the Bedford line to slow traffic before reaching the plant. We would properly sign the area with speed reductions signs as per your other recommendations.

For your reference, here is the parcel number of where Smyrna Ready Mix will locate:

Owner 1:HOLLINGSHEAD MATERIALS LLC

Mailing Address 1: 1000 HOLLINGSHEAD CIR

Mailing Address 2:

Mailing City: MURFREESBORO

Mailing State: TN

Mailing Zip Code: 37129

**Parcel ID: 163-032.02-000**

Thank you for your review. I look forward to hearing back from you.

hellyn

Hellyn R. Riggins  
City Manager  
615 274 2922 Ext 3

ITEM 3d

Acceptance of City Streets - Criteria

**Sec. 58-12. - Street acceptance policy.**

(a)

No street within the city shall be considered as having been accepted by the city as a public street unless:

(1)

It has been constructed by the city or under contract with the city and construction is substantially complete; or

(2)

The street has been constructed in compliance with the city's subdivision regulations and a resolution accepting the street has been passed by the Eagleville City Council.

(b)

No street within the city shall be accepted or opened as or shall have otherwise received the legal status of a public street without prior inspection and approval by the city engineer and city planner.

(c)

The owner of any subdivision or his agent shall pay to the city an inspection fee for each linear foot on all streets in any subdivision, in compliance with the current subdivision regulations of the city. The fee shall be paid prior to the laying out, opening, improving, grading or paving of any streets. The amount of such inspection fee shall be established by the city manager from time to time as deemed appropriate to fully recover the cost of the services.

ITEM 3e

Revision of Public Speaker Policy to Align with  
T.C.A § 8-44-112

**City of Eagleville**  
**City Council Meeting**  
**Speaker Policy**

**Definition of Citizen**

**A person that is a resident of Tennessee.** ~~This definition also includes elected officials which represent Eagleville at local, county or state levels, persons that work for a government agency (local, state or federal) that may have relative information to a current matter such as health updates, infrastructure updates, grant possibilities, or other such similar entities.~~

**Citizen Input **Public Comment****

A “**Public Comment**” section is included on each agenda of a Regular Meeting of the City Council. The purpose of this agenda item is to allow citizens, as defined above, to address the Council with any topic related to the City of Eagleville. ~~Any Citizen~~ **Speakers** shall be given up to three minutes to address the Mayor and City Council, unless the time is extended by the Mayor\*. ~~Speakers will be asked to sign in for the public record.~~ **Anyone wishing to speak must fill out a Speaker Card and submit it to the City Recorder.** Only persons fitting the definition of “Citizen” may address the Council, unless the Mayor\* finds that a person or persons has pertinent information of which the Council needs to be made aware. In order to prove that a speaker is a resident **citizen**, they may be asked to state their name and address.

**Public Hearings**

Occasionally, the City Council will hold a Public Hearing. Only Citizens, as defined above, may address the Council during a Public Hearing. Speakers will **need to fill out a Speaker Card and submit it to the City Recorder** ~~be asked to sign in for the public record,~~ and citizenship qualification will be determined. Any Citizen shall be given up to three minutes, unless time is extended by the Mayor\*, to address the Mayor and City Council only on the matters listed for the purpose of the Public Hearing. Only persons fitting the definition of “Citizen” may address the Council, unless the Mayor\* finds that a person or persons has pertinent information of which the Council needs to be made aware or has a significant stake in the matter at hand.

**General Rules of Order**

~~In order for the Council to properly consider each matter brought to it by the citizens,~~ Speakers must observe the following rules:

- ~~• Anyone speaking before the Council is asked,~~ **When the speaker’s name is called, the speaker must approach the podium and state his/her first and last name for the record and discuss the topic of interest.** Only one person may speak at any one time and only the person that has been

called by the Mayor will be allowed to speak. Speakers will be limited to three (3) minutes unless granted more time by the Mayor\*.

- Speakers must address their comments to the Council as a whole rather than individual Council Members, City staff, or the audience.
- **If a person addresses the Council during a public hearing, they** must limit remarks to the specific subject matter being considered by the Council.
- No person attending a council meeting shall delay the proceedings or refuse to obey the order of the Council.

Any disruptive behavior by the speaker or person in attendance at the council meeting may cause the individual to be removed from the meeting.

### **Non-Citizen Speakers**

In rare, but some cases, the Mayor\* may allow for non-citizens as defined above, to speak. The Speaker must present a compelling argument as to why they should be allowed to address the Council. Such compelling arguments may include how an ordinance or resolution under consideration may have a direct impact on the person, or that the person has information that would be beneficial in the Council's decision making. ~~Only residents or tax payers of Rutherford County may be considered to speak.~~

**\*The Council may overrule the Mayor's decision to allow or disallow a speaker or extension of time by a majority (of those members present) vote.**

Adopted By Eagleville City Council: \_\_\_\_\_

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Christina Rivas, City Recorder

# Public Comment during Public Meetings

Reference Number: MTAS-3017

Reviewed Date: 09/02/2025

The Public Meetings Act requires that governing bodies during each public meeting "reserve a period for public comment to provide the public with the opportunity to comment on matters that are germane to the items on the agenda for the meeting." T.C.A. § 8-44-112. The municipality may adopt reasonable rules governing public comments, which may include setting the total amount of meeting time comments will be heard, limiting the time each speaker may comment and requiring speakers to sign up in advance of the meeting. If such rules are adopted, the notice of public meetings shall include information about how speakers may sign up for public comments. The law requires the city to ensure any opposing viewpoints are represented fairly.

The law requiring public comment periods does not apply "where the governing body is conducting a disciplinary hearing for a member of the governing body or a person whose profession or activities fall within the jurisdiction of the governing body." T.C.A. § 8-44-112. It also does not apply to require public comments during a meeting with "no actionable items on the agenda." T.C.A. § 8-44-112.

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**Source URL:** <https://www.mtas.tennessee.edu/reference/public-comment-during-public-meetings>



Municipal Technical Advisory Service  
INSTITUTE for PUBLIC SERVICE

12/02/2025

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## Public Comment during Public Meetings

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Dear Reader:

The following document was created from the Municipal Technical Advisory Services website ([mtas.tennessee.edu](https://www.mtas.tennessee.edu)). This website shares information relative to Tennessee municipal government. We hope this information will be useful to you and that it will assist you with questions that arise in your tenure in municipal government. However, the *Tennessee Code Annotated* and other relevant laws or regulations should always be consulted before any action is taken based upon the contents of this document.

The Municipal Technical Advisory Service (MTAS) was created in 1949 to provide technical assistance to elected and appointed municipal officials in Tennessee. We are a resource for Tennessee municipal officials in areas of municipal government, human resources, finance, fire, legal, police, public works, water, and wastewater. We provide personal and professional knowledge growth opportunities on current issues within municipal government.

The University of Tennessee  
Municipal Technical Advisory Service  
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