



EAGLEVILLE DESIGN REVIEW COMMITTEE

Eagleville City Hall
April 6, 2026

108 South Main Street
6:00 p.m.

Prior to meeting, please silence all electronic devices.

1. **WELCOME** – Chairman, Derrick Lynch
2. **ROLL CALL / DETERMINATION OF QUORUM**
3. **APPROVAL OF MINUTES**
 - a) Approve or Deny Minutes from Design Review Meeting on March 2, 2026
4. **OLD BUSINESS**
5. **NEW BUSINESS**
 - a) Approve/Deny Sign for Eagle’s Nest Nursery & Garden Center, LLC. Business Located at 1047 S. Main Street - Zoned I-1
6. **ADJOURNMENT**

ITEM 3a

Approve or Deny Minutes from March 2, 2026 Meeting

over the sign. They will also install an address sign on the building at the request of the Fire Department.

Secretary Cron moved to send Sign for Studio 18 at 15430 Hwy 99 – Zoning C-2 to the Planning Commission.

Committee Member Phillip Poynor seconded the motion.

The **MOTION** passed 3-0.

6. ADJOURNMENT

Chairman Lynch confirmed there was no further business and adjourned the meeting at 6:06 p.m.

Approval by:

Chairman Derrick Lynch

Submitted by:

City Clerk Katy Sanderson

Date minutes were approved

ITEM 5a

Approve or Deny Sign for Eagle's Nest Nursery & Garden Center LLC.
Business Located at 1047 S. Main Street- Zoned I-1

Staff Notes
March 26, 2026
For April 6, 2026 Meeting
Eagle Nest Nursery
Zoning I-1

Design Review:

1. Eagle Nest Nursery, to be located at 1047 Highway 41A, is requesting an off-premise sign. The nursery property has frontage on 41A but it would route traffic through the Eagleville Grocery. They are requesting to place a sign at 1075 Highway 41A. That issue is to be decided by the BZA. The purpose of the Design Review Meeting will be to approve the design of the sign. They are also adding “hoop” or “green” houses to the site. Those will also go through Design Review.

The sign is 7 feet wide (oval shaped) and 10 feet tall. These dimensions do meet the sign regulations. The sign is aluminum composite. It will not be internally illuminated. It will have low voltage up lighting.

Board of Zoning Appeals:

1. Eagle Nest Nursery, to be located at 1047 Highway 41A, is requesting an off-premise sign. The nursery property has frontage on 41A but placing a sign there would route traffic through the Eagleville Grocery parking lot. They are requesting to place a sign at 1075 Highway 41A. 1075 Highway 41A is on the corner of 41A and Ronnie Hill Avenue/Ball Park Avenue. There is a little cabinet shop located on this corner. The sign, if approved will have to meet all other criteria of the Design Criteria and Zoning Ordinance such as setbacks, height etc. The applicant is arguing that they do have frontage on 41A but it shares an entrance with the Eagleville Grocery, and to route traffic through that entrance could cause unsafe conditions and confusion to drivers. Therefore, they want to place the sign on the corner and point to a second entrance to the property entrance that is off of Ronnie Hill Avenue. The proposed sign does not have an arrow on it, so that will need to be rectified.

Planning Commission:

1. The site is unconventional from a planning perspective. It has a history of being a horse farm with living quarters and a sod/landscape retail area. The owner is proposing to lease a portion of the area (shown on the site plan) to a retail landscaping company. The structures are already present. They would just be adding hoop houses (two) and areas for mulch. The Zoning Ordinance only allows for one dwelling on one lot, with an exception for Agriculture. But it is silent on multiple buildings on commercial lots provided setbacks and lot coverages are met. Therefore, with this use being in the middle of the lot, it only has side setbacks, no front or rear setbacks because it is not a subdivide

lot. The lot is in the floodplain and staff has reached out to the City Engineer for guidance on any new structures such as hoop houses. The Zoning Ordinance only requires parking (at this time) for over 20 spaces. The use's parking requirements have not been determined. The applicant will need to address the Commission with its anticipated need for parking due to there not being specific regulations for landscaping retail uses. Retail requires 1/200 sq feet of building. Most of this use is outside and the product is usually voluminous. Therefore the 1/200 seems excessive. The applicant should state for the commission their anticipated flow of business, and offer a parking requirement. The Commission can determine if that is reasonable. There does need to be a paved handicap space. There is some pavement on the site that could possibly be used for the handicap space. Being consistent with other similar uses approved by the Commission, the Commission could determine that some paving should be done at the entrance to the business to keep city streets clean. Staff is awaiting guidance and comments from the City Engineer. So more comments may be forthcoming.

P.O. Box 68
108 South Main Street
Eagleville, TN 37060



(615) 274-2992
Fax (615) 274-2977

DESIGN REVIEW
APPLICATION

Applicant's Name: Tabitha Foote - Eagle's Nest Nursery
Owner's Name: Todd & Tabitha Foote @ Garden Center, LLC

Address: _____ Phone No: _____

Email: _____

Details of Proposed Use: landscape Nursery & Supplies

Location/Address: 1047 South Main St. Eagleville 37060

Tax Map: 163 Parcel No: 006.00 Acreage/Size of Tract: _____

FEMA Flood Map _____ Panel Number _____

Use: whole sale / retail Landscape & landscape supply

Project Engineer/Surveyor Established Fax: _____

Address: 1047 South Main St Phone: _____

Zoning: I-1

Conditional Use Permit: Yes _____ No _____

Non conforming
grandfathered use
(D)

FEE: \$0.00 Paid 0 Receipt No. _____ Date Submitted: 3-5-2026

If applicant is not property owner, Owner will need to sign.

Craig Seay 3/5/26
Signature of Applicant/Owner





20' x 60'
L2
Skanska



7' Wide

7' 10" tall
4' 4" x 4"

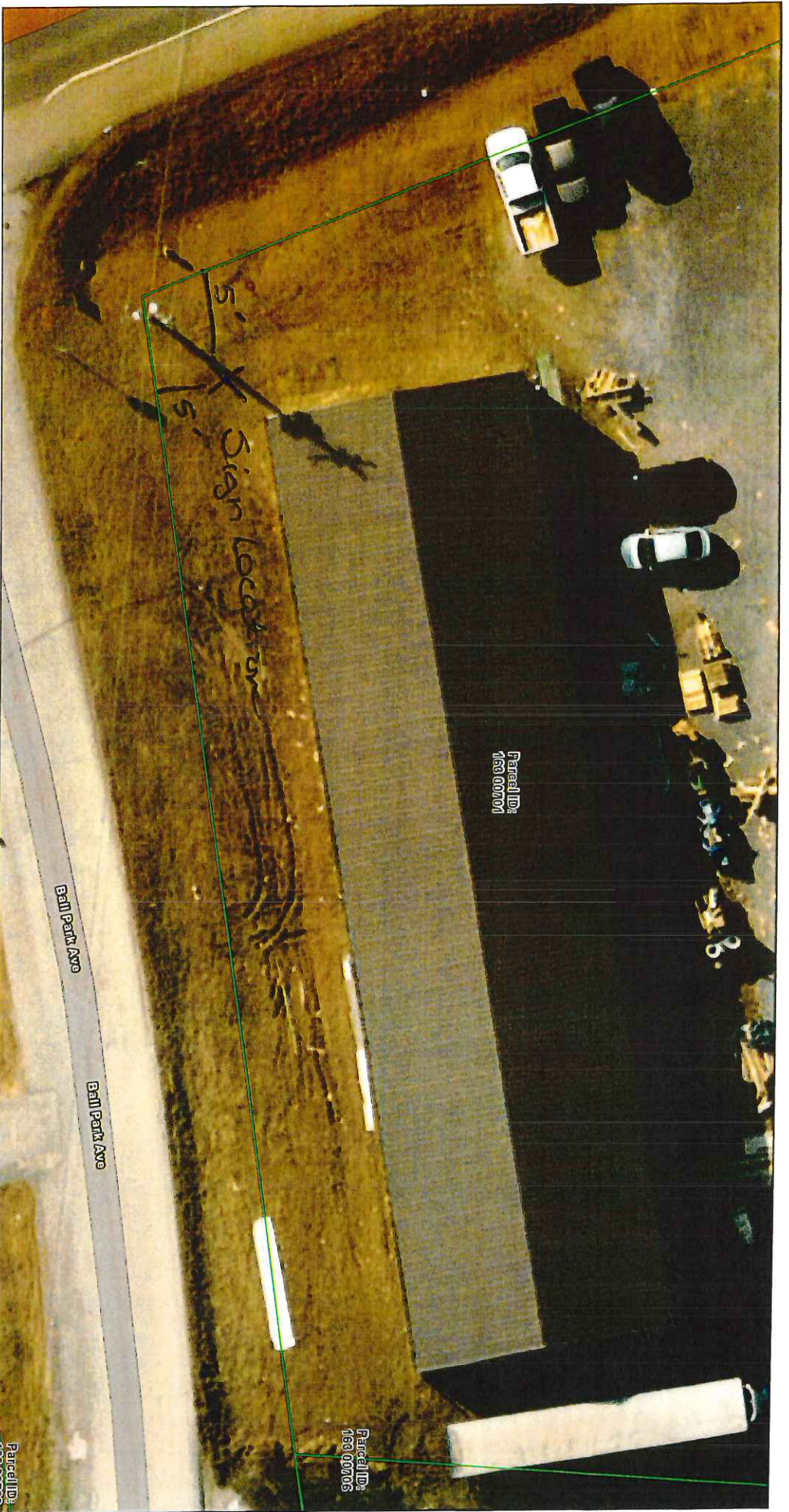
cedar post
Prestressed
Poured in place
concrete block

Aluminum composite
sign

Low voltage lighting

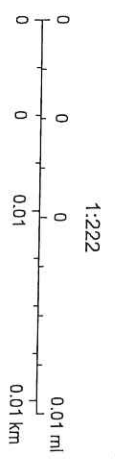
5' tall

ArcGIS Web Map



3/9/2026, 4:50:21 PM

- Site Address Points
- Parcels
- Special Interest
- RC Jurisdictions
 - Murfreesboro
 - La Vergne
- Unincorporated
 - Smyrna
 - Eagleville



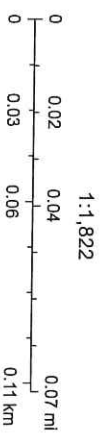
Source: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community

ArcGIS Web Map

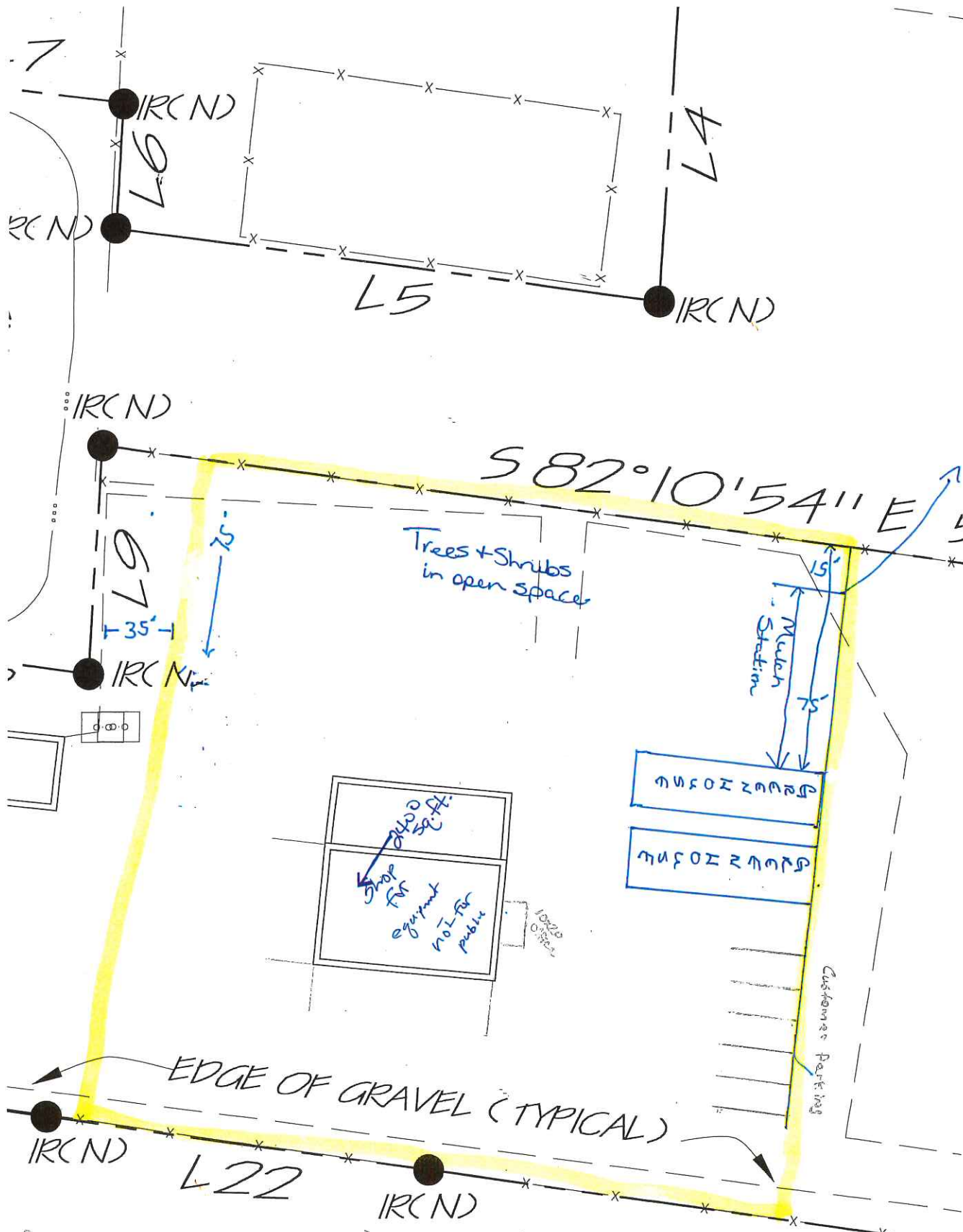


3/26/2026, 2:31:43 PM

- Site Address Points
- Parcels
- Special Interest
- RC Jurisdictions
 - Murrumbidgee
 - La Vergne
- Unincorporated
 - Smyrna
 - Eagleville



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community. Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community



Trees + Shrubs
in open space

Drop for
equipment
No L for
public

Mule
Station

GROW ZONE
GROW ZONE

Customer
Parking

EDGE OF GRAVEL (TYPICAL)

Gravel will be brought into parking area
Concrete to surround it which will allow parking if needed.

RECEIVED
MAR 26 2026
By _____