



EAGLEVILLE PLANNING COMMISSION

Eagleville City Hall

108 South Main Street

July 7, 2025

6:30 p.m.

Prior to meeting, please silence all electronic devices.

- 1) **CALL TO ORDER** – Chairman, Derrick Lynch
- 2) **ROLL CALL / DETERMINATION OF QUORUM**
- 3) **CITIZEN COMMENTS** – Each Citizen will be given up to 3 minutes to speak
- 4) **MINUTES/OTHER BUSINESS**
 - (a) Approve or Deny Minutes of Planning Commission Meeting of June 2, 2025
- 5) **Design Review Recommendations**
 - (a)
- 6) **Old Business**
- 7) **NEW BUSINESS**
 - (a) Approve or Deny Recommendation to City Council a Request by Sandra Turner for a Rezoning from R-1 to R-2 for a Section (to be subdivided) of 598 Allisona Road, Map/Parcel 144 32.06
 - (b) Approve or Deny Two Lot Subdivision of Craig and Mindy Campbell, 949 Allisona Road – Zoning R-2
- 8) **City Manager/City Planner Report**
- 9) **ADJOURNMENT**

ITEM 4a

Approve or Deny Minutes from June 2, 2025

**Minutes of the
Eagleville Planning Commission
Eagleville City Hall, Eagleville, TN
Monday, June 2, 2025 – 6:30pm**

1. CALL TO ORDER

Chairman Derrick Lynch called the meeting to order at 6:30 p.m.

2. ROLL CALL / DETERMINATION OF QUORUM

City Clerk Katy Sanderson called the roll.

PLANNING COMMISSION

PRESENT:

Chairman Derrick Lynch
Secretary Justin Bryant
Councilman Chris Hendrix
Commissioner Erik Hurter

ABSENT:

Commissioner Darren Shanks

STAFF:

Hellyn Riggins, City Manager/Planner

Katy Sanderson, City Clerk

3. CITIZEN COMMENTS

Mindy Trantham stated that she and her husband are gifting their daughter and daughter-in-law property to be closer to them and help take care of their farm, thus there us a request for a subdivision of their property on the agenda.

4. MINUTES/OTHER BUSINESS

a. Approve or Deny Minutes of Planning Commission Meeting of May 5, 2025

Councilman Chris Hendrix moved to approve the minutes.

Secretary Justin Bryant seconded the motion.

The **MOTION** passed 4-0.

5. DESIGN REVIEW RECOMMENDATIONS

a. Review and Approve/Deny recommendation of Design Review Committee for sign at Nolo Medspa, 351 S. Main Street – Zoning C-2

City Manager Hellyn Riggins stated that the Design Review Committee found that the sign design for the monument and wall was compliant with the regulations.

Secretary Bryant moved to approve recommendation from Design Review of the sign for Nolo Medspa.

Commissioner Erik Hurter seconded the motion.

The **MOTION** passed 4-0.

6. OLD BUSINESS

7. NEW BUSINESS

a. Acknowledge for Record that the Business Nolo Spa is an Approved Use at 351 S. Main Street – Zoning C-2

City Manager Hellyn Riggins stated that this was a matter of confirming that the Commission and property owner were all of like mind regarding the property use. When Dr. Welsh originally proposed the building, it was with the plan of having another medical use in the adjoining space. Aside from ensuring parking was sufficient, everything remains the same as what was originally approved for the site plan of the property.

Secretary Bryant moved to acknowledge that Nolo Medspa is a medical business and approved use at 351 S. Main Street.

Commissioner Hurter seconded the motion.

The **MOTION** passed 4-0.

b. Review of Like for Like Business to be expanded into 138 N. Main Street – Zoning C1.

City Manager Hellyn Riggins stated that Mr. Crosslin, the building owner, was unable to attend however provided a letter regarding his plan for use on the property. He will be expanding his retail lumber business into 138 N. Main which is currently the retail business of Revive Us Again. Mr. Crosslin has not decided if he will have a sign for the building but understands should he choose to install one, it will need to come before the Design Review Committee for approval.

Councilman Hendrix moved to approve the Like for Like use of business for 138 N. Main Street.

Commissioner Hurter seconded the motion.

The **MOTION** passed 4-0

c. **Review and Approve/Deny Final Plat, Trantham Subdivision, 889 Allisona Road, Map 143, Parcel 21.04 for a two-lot subdivision.**

City Manager Hellyn Riggins stated that the applicants are present and may speak if needed for clarification as she explains the application. She stated that the surveyor has been very easy to work with and she advised him not to make any further changes based on the staff notes until the Planning Commission had their say in order to avoid unnecessary cost. Once approved by the Commission, the applicant will present a final plat for Ms. Riggins and the city engineer to go over for approval. Ms. Riggins has asked the surveyor to note the setbacks on the plat. She has also requested more information regarding the plat before approval:

- Before a building permit is issued, the City must know how many bedrooms the site perks for on both lots.
- There needs to be a Base Flood Elevation (BFE) established due to the flood plain.
- Add the Federal Emergency Management Agency (FEMA) BFE line of 808 to be shown on the map.
- Add a note that any new driveway(s) connecting to Allisona Rd. must be approved by the City as well as Tennessee Department of Transportation (TDOT).
- Easement language for the shared driveway is needed.

Ms. Riggins stated that the city engineer, Will Owens, advised that when Tennessee Department of Environment and Conservation (TDEC) approves and signs the plat, it also means that Lot 2 will perk. Ms. Riggins shared that she is not comfortable with just assuming that is what TDEC means when they sign the plat so she has asked for specific confirmation as to the number of bedrooms Lot 2 will perk for.

Chairman Derrick Lynch shared that his only concern was making sure there was enough room on the property in case the original perk site failed

Councilman Hendrix moved to approve the plat subject to staff notes and that the plat won't be recorded until TDEC provides assurances that both the old site and new site perk for the number of bedrooms existing, and to be constructed.

Commissioner Hurter seconded the motion.

The **MOTION** passed 4-0.

8. CITY MANAGER/CITY PLANNER REPORT

There was no report.

9. **ADJOURNMENT**

Chairman Lynch adjourned the meeting at 6:54 p.m.

Approved by:

Chairman Derrick Lynch

Submitted by:

City Clerk, Katy Sanderson

Date minutes were approved: _____

ITEM 7a

Approve or Deny Recommendation to Council for Rezoning

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

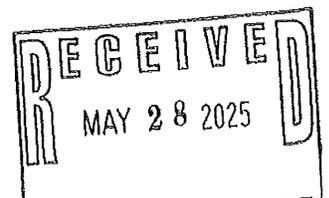


Chad Leeman, Mayor

(615) 274-2944
Fax (615) 274-2977

REZONING APPLICATION

Property Description:			
Location: (Describe in relation to nearest intersection) 0.04 miles from stop light in Eagleville			
Tax Map 144	Group:	Parcel: 032.06	Acreage: 1.08
Existing Zoning: R-1			
Address: (if applicab(e)) 598 Allisona Rd., Eagleville, TN, 37060			
Current Property Owner: Sandra Turner			
Description of Request:			
Proposed Zoning: R-2			
Proposed Use(s): Build a home, approx 1500 sq. ft., total covered 2200 sq. ft.			
Applicant Information:			
Name of Applicant: Sandra Turner			
Address: 598 Allisona Rd., Eagleville, T.N. 37060			
Phone Number 615-849-5437			
Email Address: sandrafay10@icloud.com		Date: 5-28-25	
Signature: Sandra F. Turner		\$400.00 Fee Paid (initials)	
For Official Use Only			
Date Received: 5/28/25		Initials: (initials)	

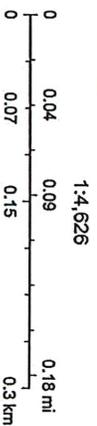


ArcGIS Web Map



7/1/2025, 2:56:30 PM

- Parcels
- Special Interest
- RC Jurisdictions
- Eagleville
- Unincorporated



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community
USGS, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community

ITEM 7b

Approve or Deny Two Lot Subdivision of Craig and Mindy Campbell,
949 Allisona Road

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



(615) 274-6992
 Fax (615) 274-2637

SUBDIVISION PLAT APPLICATION

SUBDIVISION PLAT APPLICATION

Name of Subdivision CAMPBELL LOT SPLIT Section Number (if applicable) _____ Date of Application 07/02/25

Type of Subdivision Plat Submitted: ___ Preliminary Final ___ Minor Final ___ Combination ___ Resubdivision

Applicant/Developer CRAIG CAMPBELL / DOYLE ELKINS

Mailing Address 949 ALISONA RD. City EAGLEVILLE State TN Zip 37060

Phone Number 615-955-0292 / DOYLE 931-636-2414 Fax _____ Email thecraigcampbell@gmail.com

Project Engineer/Surveyor DOYLE ELKINS

Mailing Address 520 W. LYTLE ST. City MURFREESBORO State TN Zip _____

Phone Number 931-636-2414 Fax _____ Email elkinsdoyle@gmail.com

PLEASE COMPLETE THE FOLLOWING PROPERTY INFORMATION

1 Tax Map _____ Group _____ Parcel _____ Deed Book _____ Page Number _____
 Civil District _____ Number of Proposed Lots 2
 Was a concept meeting held with staff? Yes ___ No
 If yes, on what date did this meeting occur: July 3, 2025

ADDITIONAL REQUIRED INFORMATION

2 ___ A copy of the owner's deed Available / Flood Plain Yes ___ No
 ___ A plat checklist
 ___ A copy of NPDES Permit (if applicable) NO Permit #: _____ NOTE: NPDES is required by the state if more than 1-acre of land is to be disturbed.

I hereby certify that the information contained in this application is true and correct to the best of my knowledge and belief

Applicant's Signature [Signature] Applicant's Name (Printed) CRAIG CAMPBELL Date 07/02/25

STAFF USE ONLY - FEES

1 Minor Plat Fees: 150/application Preliminary /Final Fees: Less than 10 Lots \$350 + \$50/lot
 Minor Change to Preliminary or Final Plat \$150 Preliminary/Final Fees: 10 or more lots \$500 + \$50/lot
 2 Reserved



Fee Paid to City: _____ Receipt Number _____ Total: _____

Staff Notes
Planning Commission Meeting July 7, 2025

Rezoning of a Portion of 598 Allisona, Parcel 144 03206

The applicant is requesting to rezone a portion of her lot from R-1 to R-2, approximately 1.8 acres. The applicant states they plan to construct a single-family house. Please note that the size lot they are requesting would allow for a duplex. If a rezoning is granted, if any proposal meets the zoning bulk tables, it would have to be approved. I point this out so that no one is under the impression that what an applicant states they plan to do will always happen. The north side of Allisona Road is mostly R-1. There have been some lots cut off from larger tracts in the past but I do not know the history of when that happened. If approved, I suggest that the record reflect that you may agree with smaller lots along Allisona frontage, but not up along the hill sides.

Lot Split, Campbell Property, 949 Allisona Road

The Campbells wish to split a portion off from their existing property.

Will Owen, City Engineer, needs to submit a review. Any approval is contingent on City Engineer comments being addressed.

1. Plat cannot be signed by city or recorded until it is clear that TDEC has approved the septic and for how many bedrooms.
2. Add note to Plat: The plat/lot split is for a single family house based on setbacks.
3. Add note to Plat: Lot #1 has current system in place for _____ bedrooms.
4. Add note to Plat: No portion of this lot is in the floodplain.
5. Correct note on Plat: Min Lot ~~15,000~~ 20,000 SF without public sewer.
6. Correct note on Plat: Min Lot Width (road and setback) ~~75~~ 100 with without public sewer.
7. Show size of outbuilding.
8. If pool not site located, state on plan that it is aprox location.