

**Minutes of the
Eagleville Planning Commission
Eagleville City Hall, Eagleville, TN
Monday, July 7, 2025 – 6:30pm**

1. CALL TO ORDER

Chairman Derrick Lynch called the meeting to order at 6:33 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

ABSENT:

Commissioner Darren Shanks
Commissioner Erik Hurter

STAFF:

Hellyn Riggins, City Manager/Planner

Katy Sanderson, City Clerk

3. CITIZEN COMMENTS

Sandra Turner stated that she would like to rezone her property so she can sell a portion of it and build on the 1 acre portion she would keep.

4. MINUTES/OTHER BUSINESS

a. Approve or Deny Minutes of Planning Commission Meeting of June 2, 2025

Councilman Chris Hendrix moved to approve the minutes.

Secretary Justin Bryant seconded the motion.

The **MOTION** passed 3-0.

5. DESIGN REVIEW RECOMMENDATIONS

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**

City Manager, Hellyn Riggins explained that Ms. Turner is interested in rezoning her property so she can subdivide it and take a smaller 1-acre lot to build a new home and potentially sell the remaining acreage. It is currently zoned Residential-1 (R-1) which is a minimum required 2-acres. Ms. Riggins stated that while the request may be for a 1-acre lot to be carved from the parcel, if approved, the possibility exists that a smaller lot could be subdivided from the parcel and there would be nothing the City could do. This would set a precedent for other R-1 zoning within the area.

After looking over the submission, Chairman Derrick Lynch noted that it was possible to subdivide with a 2-acre lot for Ms. Turner to build on which would negate the need for rezoning. Ms. Turner stated that she wants 1-acre not 2-acres, due to the care and maintenance of the property.

Secretary Justin Bryant stated that due to the magnitude of the recommendation, he would prefer to postpone the application until the August 4, 2025 meeting where hopefully all the commissioners would be present to vote. Ms. Riggins stated that the commission was welcome to wait however by making a recommendation tonight, Ms. Turner would be able to proceed sooner with her application.

Ms. Turner stated that she was amenable to waiting.

Secretary Bryant moved to postpone this item until the August 4, 2025 meeting.

Councilman Hendrix seconded the motion.

The **MOTION** passed 3-0.

b. Approve or Deny Two Lot Subdivision of Craig and Mindy Campbell, 949 Allisona Road – Zoning R-2

City Manager Hellyn Riggins stated that the while this was a late addition to the agenda, the applicant has been working with her and the surveyor for several months. This was the reason she felt comfortable moving forward with presenting the application to the Commission tonight. She also stated that the City Engineer has not had the opportunity to review the proposed subdivision and the applicant understands that once that happens, it may require them to come back to the Commission for approval. Ms. Riggins stated that she didn't find anything that would hold up the application but the applicant would have to get with Tennessee Department of Environment and Conservation (TDEC) regarding the number of bedrooms on the perk sites for both tracts. Ms. Riggins stated that while the soils have been tested for the proposed tract, she is unfamiliar as to whether the soil areas tested can be built upon or if they are required to remain as a backup for the perk sites. Secretary Justin Bryant stated that you are required to have an alternative soil site in case the original perk site fails and this is true for both tracts.

For clarification, Ms. Riggins stated regarding site two:

- there will need to be a perk site shown,
- a reserve site shown
- show where the house will be built.

Site one will need to have a reserve site shown also.

Secretary Bryant observed there to be quite a bit of area available for a possible reserve site.

Ms. Riggins also stated that the applicants will need to get approval from Tennessee Department of Transportation (TDOT) regarding the placement of the second driveway.

Secretary Bryant moved to approve subject to staff notes, city engineer staff notes and approval from TDEC for both tracts as well as TDOT for driveways.

Councilman Hendrix seconded the motion.

The **MOTION** passed 3-0.

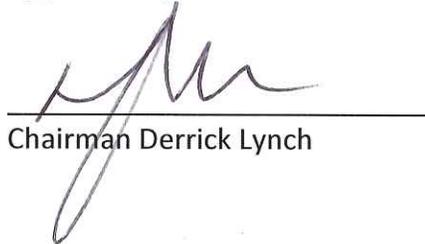
8. CITY MANAGER/CITY PLANNER REPORT

There was no report.

9. ADJOURNMENT

Chairman Lynch adjourned the meeting at 7:07 p.m.

Approved by:



Chairman Derrick Lynch

Submitted by:



City Clerk, Katy Sanderson

Date minutes were approved: 8/4/2025