



Agenda for Eagleville Planning Commission - Amended

108 South Main Street

Eagleville City Hall

Monday, July 8, 2024

6:30 p.m.

Immediately Following the Design Review Committee

Prior to Meeting, Please Silence All Electronic Devices

1. **CALL TO ORDER** – Acting 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 3, 2024
5. **Design Review Recommendations**
 - a. Review and Approval of Design Review Recommendation of Sign for Sorelles Restaurant at 161 N. Main Street – Zoning C-1
 - b. Review and Approval of Design Review Recommendation of Sign for Nolo MedSpa at 163B N. Main Street – Zoning C-1
6. **Old Business**
 - a.
7. **NEW BUSINESS**
 - a. Site Plan Approval – Request for Swimming Pool at a Non-Conforming Residential House at 207 Allisona Road – Zoning C-2
 - b. Preliminary Plat – Review and Approval of a Request by Salem Creek Partnership for a 204 Lot Subdivision to be Located at 742 West Webb Road – Zoning R-2/ PRD
 - c. Review of and Referral to Eagleville Planning Commission of Annexation Request and Plan of Service to Annex Parcels: 120 023.12 (13 approximate acres), 120 023.03 (35 approximate acres), and 120.023.10 (20.21 approximate acres), located on College Grove Road and Within the Eagleville Urban Growth Boundary
 - d. Review of and Referral to Eagleville Planning Commission of Annexation Request and Plan of Service to Annex a Portion of College Grove Road, varying right of way widths from 45 to 60 feet in width and a length of approximately .63 miles from the Intersection

of College Grove Road to the Western Boundary of Parcel 120 023.12, within the Eagleville Urban Growth Boundary

8. City Manager/City Planner Report

9. ADJOURNMENT

8. City Manager/City Planner Report

9. ADJOURNMENT

City of Eagleville
City Council Meeting

Speaker Policy

Definition of Citizen

Persons that reside inside or that own property in the city limits of Eagleville. 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

A “Citizen Input” 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 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. 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, they may be asked to state their name, address of residence and/or address of property owned in Eagleville.

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 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

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

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 their name is called, to stand, first state his/her name and address 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 Council 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.
- A person that addresses the Council concerning an agenda item, including a Public Hearing, must limit his/her remarks to the specific subject matter being considered by the Council under that agenda item.
- No person attending any council meeting shall delay the proceedings or refuse to obey the order of the Council.

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: _____

Phillip Dye, City Recorder

ITEM 4a Planning Commission

- Approve or Deny Minutes from June 3, 2024

**Minutes of the
Eagleville Planning Commission
Eagleville City Hall, Eagleville, TN
Monday, June 3, 2024 – 6:30pm**

1. CALL TO ORDER

Acting Chairman Derrick Lynch called the meeting to order at 6:46 p.m.

2. ROLL CALL / DETERMINATION OF QUORUM

City Clerk Katy Sanderson called the roll.

PLANNING COMMISSION

PRESENT:

Acting Chairman Derrick Lynch
Councilman Chris Hendrix
1 Vacant Position

Commissioner Justin Bryant
Commissioner Darren Shanks

STAFF:

Hellyn Riggins, City Manager

Katy Sanderson, City Clerk

GUESTS:

3. CITIZEN COMMENTS

City Manager Hellyn Riggins, explained how to the process of citizen comment works. A copy of the Speaker Policy adopted by City Council was given to the Commission.

4. MINUTES/OTHER BUSINESS

- a. Approve or Deny Minutes of Planning Commission Meeting of April 15, 2024
Commissioner Bryant moved to approve the minutes.
Councilman Hendrix seconded the motion.
The **MOTION** passed 4-0.

5. DESIGN REVIEW RECOMMENDATIONS

6. NEW BUSINESS

- a. Clarification of Date of July 2024 Meeting
After discussion, July 8, 2024, was decided on for the next Planning Commission meeting date.

7. CITY MANAGER/CITY PLANNER REPORT

The report was not discussed.

City Manager Riggins stated that she would be sharing links to continuing education opportunities in order for the Commissioners to get in their required 4 hours of education. Also, a reminder that the Proclamation from the State Legislature in honor of Chairman Nick Duke will be at the June 27, 2024 City Council Meeting at 7:00 pm. Representatives Dawn White, Robert Stephens and Tim Rudd are expected to attend.

8. ADJOURNMENT

Acting Chairman Lynch confirmed there were no further comments.
Commissioner Bryant moved to adjourn the meeting.
Acting Chairman Lynch adjourned the meeting at 7:04 p.m.

Submitted by:

City Clerk Katy Sanderson

Approved by:

Acting Chairman Derrick Lynch

Date minutes approved

ITEM 5a Planning Commission

- Review and Approval of Design Review Recommendation of Sign for Sorelles Restaurant at 161 N. Main Street – Zoning C-1

CITY OF EAGLEVILLE

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

The Planning Commission has determined that Signs must be reviewed under the criteria set forth in the Design Review Guidelines.

Applicant / Contractor Name: <i>Kyran Richards</i>	Applicant / Contractor Phone No.: <i>772.267.9071</i>
Address: <i>161 N main St Eagleville.</i>	Applicant / Contractor Fax No.:
City, State, Zip: <i>TN 37060</i>	Applicant / Contractor Email Address:
Owner Name:	Owner Phone No.:
Address:	Owner Fax No.:
City, State, Zip:	Owner Email Address:

PROPERTY AND SIGN INFORMATION

Address proposed sign will be located & business name: <i>161 N main St. Sorelles Eagleville TN 37060</i>	Zoning district sign will be placed:	Dimensions of signs:
Type of new sign(s): Freestanding <input type="checkbox"/> Wall <input checked="" type="checkbox"/> Projecting <input type="checkbox"/> Commercial Flags <input type="checkbox"/> Awing/Canopy <input type="checkbox"/> Off-Site <input type="checkbox"/>		
Proposed illuminated method: If electrical work is involved a separate electrical permit for the sign is required.	Internal <input type="checkbox"/> External <input checked="" type="checkbox"/> None <input type="checkbox"/>	Will the sign include an electronic message center? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Description of work proposed (i.e. method of construction and/or attachment to a building, or in the ground, number of signs, etc.): <i>Sign - Sorelles Italian Restaurant & Pizzeria</i>		

ADDITIONAL REQUIRED INFORMATION

A scaled site plan showing the location of the sign on the site with setbacks accurately dimensioned. This site plan should also show the location of all existing buildings, roads, parking areas, signs and entrances/exits on the site.

Two (2) copies of scaled schematic of the proposed sign showing:

- Height of the finished sign above finished grade;
- Surface of the sign (material, color and dimensions)
- Dimensions and display area of the proposed sign;
- Any proposed illumination; and
- Additional information as deemed necessary to ensure compliance with there regulations.

CERTIFICATION: Any change in the information in this application/compliance certificate shall be submitted to this Department within seven (7) days after the change. Compliance with all applicable requirements must be accomplished and maintained in order to contract/install a sign. By pursuing the permit to install a sign, you are committing to do such.

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: <i>[Signature]</i>	Applicant's Name (Printed): <i>Kyran Richards</i>	Date: <i>7/3/24</i>
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INSPECTION NOTES

The Codes Dept. shall require all ground signs to have a location inspection prior to issuance of a permit to assure location and setback compliance. Footing inspection required for all ground signs before pouring concrete. A final inspection is required for all signs.

STAFF USE ONLY

Received by & date:	Permit Fee: \$	Check#:
Approved by:	Date:	Permit Number:

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



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

DESIGN REVIEW
APPLICATION

Applicant's Name: Kyrah Richards

Owner's Name: Sorelles Italian Restaurant & Pizzeria

Address: 161 N. Main St. Phone No: 772-207-9071

Email: Kyahrichards@yahoo.com

Details of Proposed Use: Sorelles Italian Rest & Pizzeria Sign

Location/Address: 161 N Main St, Eagleville TN 37060

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

FEMA Flood Map _____ Panel Number _____

Use: _____

Project Engineer/Surveyor _____ Fax: _____

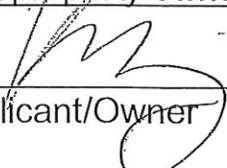
Address: _____ Phone: _____

Zoning: _____

Conditional Use Permit : Yes _____ No _____

FEE: \$0.00 Paid _____ Receipt No. _____ Date Submitted: _____

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


Signature of Applicant/Owner



Illegal Signs

Hellyn Riggins <hriggins@eaglevilletn.gov>

Wed 7/3/2024 2:23 PM

To:Kyah Richards <kyahrichards@yahoo.com>;Jamie Barnett <jamiebarnett@icloud.com>;Jamie Barnett <nolomedspa@gmail.com>

Cc:Hellyn Riggins <hriggins@eaglevilletn.gov>

Hi Kyah and Jamie,

Just a reminder that I have the applications for the signs you erected without Planning Commission and Design Review approval. They are at the front counter.

I need to get my Planning/Design Review agendas out today for you to be on the July 8 meeting. We are closed tomorrow.

I was hoping we could do this in a friendly way so that I didn't have to send the official "violation" letter.

I realize it is vacation time. If you could both just let me know if you plan to file today, or if you need to wait until August. As long as we are in communication, I will do my best to work with you. But if I do not hear from you, then I have to take official actions.

Thank you.

hellyn

Hellyn R. Riggins
City Manager
615 274 2922 Ext 3

ITEM 5b Planning Commission

- Review and Approval of Design Review Recommendation of Sign for Nolo Spa at 163B N. Main Street – Zoning C-1

CITY OF EAGLEVILLE
108 S. Main Street, P.O. Box 68, Eagleville, TN 37060

The Planning Commission has determined that Signs must be reviewed under the criteria set forth in the Design Review Guidelines.

Applicant / Contractor Name Nolo Medspa & Wellness LLC	Applicant / Contractor Phone No.:
Address: 163B N Main St Eagleville TN	Applicant / Contractor Fax No.:
City, State, Zip:	Applicant / Contractor Email Address:
Owner Name: Jamie Barnett	Owner Phone No.:
Address:	Owner Fax No.:
City, State, Zip:	Owner Email Address:

PROPERTY AND SIGN INFORMATION

Address proposed sign will be located & business name: Same as above	Zoning district sign will be placed:	Dimensions of signs: See original application
Type of new sign(s): Freestanding <input type="checkbox"/> Wall <input type="checkbox"/> Projecting <input type="checkbox"/> Commercial Flags <input type="checkbox"/> Awning/Canopy <input type="checkbox"/> Off-Site <input type="checkbox"/>		
Proposed illuminated method: If electrical work is involved a separate electrical permit for the sign is required. Internal <input type="checkbox"/> External <input type="checkbox"/> None <input type="checkbox"/>	Will the sign include an electronic message center? Yes <input type="checkbox"/> No <input type="checkbox"/>	
Description of work proposed (i.e. method of construction and/or attachment to a building, or in the ground, number of signs, etc.): Metal sign with logo and backlight on front of building Will also be removing double sign on side of building and adding proposed sign from original application that will match current sign on front of building.		

ADDITIONAL REQUIRED INFORMATION

A scaled site plan showing the location of the sign on the site with setbacks accurately dimensioned. This site plan should also show the location of all existing buildings, roads, parking areas, signs and entrances/exits on the site.

Two (2) copies of scaled schematic of the proposed sign showing:

- Height of the finished sign above finished grade;
- Surface of the sign (material, color and dimensions)
- Dimensions and display area of the proposed sign;
- Any proposed illumination; and
- Additional information as deemed necessary to ensure compliance with these regulations.

CERTIFICATION: Any change in the information in this application/compliance certificate shall be submitted to this Department within seven (7) days after the change. Compliance with all applicable requirements must be accomplished and maintained in order to construct/install a sign. By pursuing the permit to install a sign, you are committing to do such.

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 	Applicant's Name (Printed) Jamie Barnett	Date
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INSPECTION NOTES

The Codes Dept. shall require all ground signs to have a location inspection prior to issuance of a permit to assure location and setback compliance. Footing inspection required for all ground signs before pouring concrete. A final inspection is required for all signs.

STAFF USE ONLY

Received by & date:	Permit Fee: \$	Check#:
Approved by:	Date:	Permit Number:

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



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

DESIGN REVIEW
APPLICATION

Applicant's Name: Nolo Medspa & Wellness LLC

Owner's Name: Jamie Barnett

Address: 2362 Greenwood Rd, College Grove TN 37046 Phone No: 6154965701

Email: nolomedspa@gmail.com

Details of Proposed Use:

Sign on front of building with dimensions as listed in last application (Will also be adding the proposed

Sign on side of the building with said dimensions from last application once double sign is removed.)

See email from Kellyn

Location/Address: 163B N Main St Eagleville TN

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

FEMA Flood Map _____ Panel Number _____

Use: _____

Project Engineer/Surveyor _____ Fax: _____

Address: _____ Phone: _____

Zoning: _____

Conditional Use Permit : Yes _____ No _____

FEE: \$0.00 Paid _____ Receipt No. _____ Date Submitted: _____

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

Jamie Barnett
Signature of Applicant/Owner

Re: Illegal Signs

Hellyn Riggins <hriggins@eaglevilletn.gov>

Thu 7/4/2024 11:49 AM

To: Jamie Barnett <jamiecbarnett@icloud.com>

Cc: Hellyn Riggins <hriggins@eaglevilletn.gov>

Jamie

I know you don't want to be at the meeting. And I'm sure, as I do, you'd like this resolved. I'm working 8 to noon tomorrow. If you have someone that can come in and fill out application on Friday, I can add you to Monday's agenda. I cannot add it Monday bc of state laws. And you have to fill out an application, I can't use an old one. It's not valid.

If that won't work, then send someone by July 15 to fill out the application and send someone on your behalf for August meeting and we can all move on.

Just lmk what works best for you.

hellyn

On Jul 4, 2024, at 9:32 AM, Hellyn Riggins <hriggins@eaglevilletn.gov> wrote:

Kyah did not fill it out.
hellyn

On Jul 4, 2024, at 8:44 AM, Jamie Barnett <jamiecbarnett@icloud.com> wrote:

The size for my sign is in the original proposal I gave you at the last meeting or two I've been to. If Kyah can fill out the form on my behalf and include the size in my original letter, that would be great so that I don't have to go into the August meeting.

Thank you,
Jamie Barnett, CRNA

On Jul 3, 2024, at 8:10 PM, Hellyn Riggins <hriggins@eaglevilletn.gov> wrote:

Jamie,

I am not speaking for Kyah but I think she has a lot on her with her renovations. She did not fill out an application for you. I understand you are out of town. When you return, if you will file an application with me for your sign by July 15, I'll put you on the August 5 meeting. Should you fail to submit by then, I would have to take enforcement action, which I have no desire to do.

So hopefully I'll see you by July 15.

I hope wherever you are it is a nice peaceful vacation for you.

hellyn

Re: Sign forms

Hellyn Riggins <hriggins@eaglevilletn.gov>

Fri 7/5/2024 7:57 PM

To: Jamie Barnett <jamiecbarnett@icloud.com>

Cc: Hellyn Riggins <hriggins@eaglevilletn.gov>

Perfect. Thanks! Side sign seems to meet size, and pretty sure other one does too, but will have to double check when I'm not working First Friday. I'm glad you were able to work out something with Kyah.

hellyn

From: Jamie Barnett <jamiecbarnett@icloud.com>

Sent: Friday, July 5, 2024 7:52 PM

To: Hellyn Riggins <hriggins@eaglevilletn.gov>

Subject: Re: Sign forms

Ok I understand. Thank you for getting this in at this month's meeting. I will not be able to make it, but will have Kyah there on my behalf and she is aware of the sign we share on the side needing to come down to accommodate my second sign.

Front sign is 36" tall x 61" wide

Side sign will be 41" tall x 72" wide

Front sign ok

not submitted

Thank you for working with me.
Jamie Barnett, CRNA



On Jul 5, 2024, at 7:36 PM, Hellyn Riggins <hriggins@eaglevilletn.gov> wrote:

Re: side sign

Received. Whoever you send to the meeting or if you come, you'll need to state the dimensions of this sign. That previous file is closed. As for the other sign, you can bring it to the meeting if you have the design. If not, you'll likely need to come back to another meeting. Just talk to the Design Review Committee and Planning Commission and see how they want to proceed. But if you want to ask for the second sign now, I'll need an agreement from owner and restaurant that they know you are taking the only sign on the side of the building.

I'll leave this discussion to you and the Committee and Planning Commission.

Thank you for submitting.

hellyn

From: Jamie Barnett <jamiecbarnett@icloud.com>

Sent: Friday, July 5, 2024 6:19 PM

To: Hellyn Riggins <hriggins@eaglevilletn.gov>

Subject: Re: Sign forms

form attached to this email

On Jul 5, 2024, at 5:26 PM, Hellyn Riggins <hriggins@eaglevilletn.gov> wrote:

Jamie Barnett, CRNA

All I need right now is the Design Review Application. The sign permit will be for after approval.

hellyn

From: Jamie Barnett <jamiebarnett@icloud.com>

Sent: Friday, July 5, 2024 1:45 PM

To: Hellyn Riggins <hriggins@eaglevilletn.gov>

Subject: Sign forms

Hi Hellyn,

I am requesting the forms for the design committee review for the July 8 meeting.

Thank you,

Jamie Barnett, CRNA

<Design Review Ap.pdf>

From: Jamie Barnett <jamiecbarnett@icloud.com>
Sent: Wednesday, July 3, 2024 3:33 PM
To: Hellyn Riggins <hriggins@eaglevilletn.gov>
Cc: Kyah Richards <kyahrichards@yahoo.com>; Jamie Barnett <nolomedspa@gmail.com>
Subject: Re: Illegal Signs

Kyah has my permission to act on my behalf. I am out of town until the weekend and have limited cell service.
Jamie Barnett, CRNA

On Jul 3, 2024, at 3:23 PM, Hellyn Riggins <hriggins@eaglevilletn.gov> wrote:

Hi Kyah and Jamie,

Just a reminder that I have the applications for the signs you erected without Planning Commission and Design Review approval. They are at the front counter.

I need to get my Planning/Design Review agendas out today for you to be on the July 8 meeting. We are closed tomorrow.

I was hoping we could do this in a friendly way so that I didn't have to send the official "violation" letter.

I realize it is vacation time. If you could both just let me know if you plan to file today, or if you need to wait until August. As long as we are in communication, I will do my best to work with you. But if I do not hear from you, then I have to take official actions.

Thank you.

hellyn

Hellyn R. Riggins
City Manager
615 274 2922 Ext 3

ITEM 7a Planning Commission

- Site Plan Approval – Request for Swimming Pool at a Non-Conforming Residential House at 207 Allisona Road – Zoning C-2

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



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

SITE PLAN APPLICATION

Applicant's Name: Rodney Kelley

Address: 207 Altona Phone No: 6-393-2440

Email: wm.kelley83@gmail.com

Details of Proposed Use:

In ground pool - no decking only slab 10' x 20'
24' off side prop line, F = >25', R = >25'

Location/Address: 207 Altona

Tax Map: NA Parcel No: NA Acreage/Size of Tract: .5 approx

FEMA Flood Map NO R.F. Panel Number _____

Non-Residential Use: Res Use Nonconform Religious Use: NO

Project Engineer/Surveyor ✓ Fax: _____

Address: _____ Phone: _____

Zoning: C-2 Nonconforming Use with Addition of Pool

Conditional Use Permit (if required): NA

Date Approved: _____

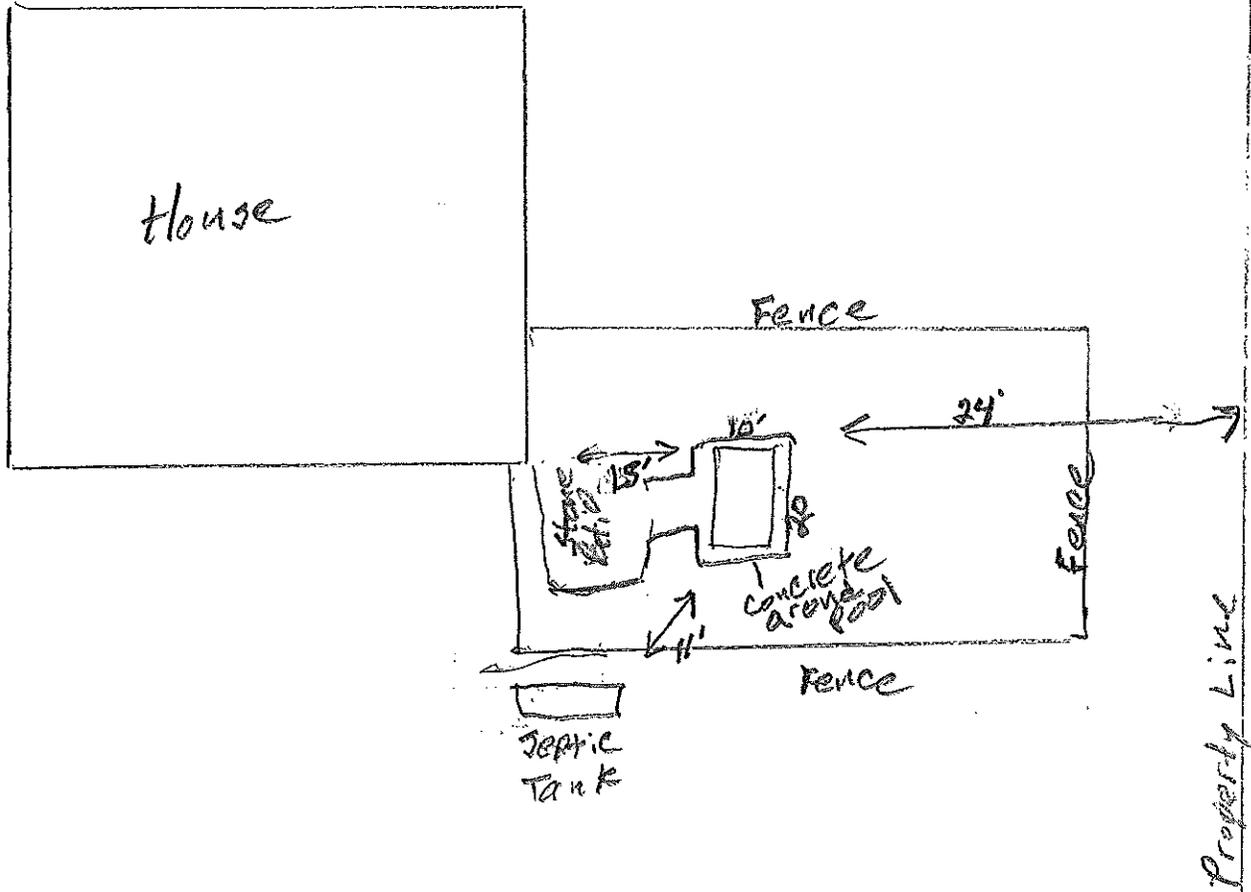
Copy of owner's deed submitted with the plat: _____

Deed Book _____ Page Number _____

FEE: \$200 minor site plan Paid _____ Receipt No. _____ Date Submitted: _____

Rodney Kelley
Signature of Applicant

Allisona Rd.

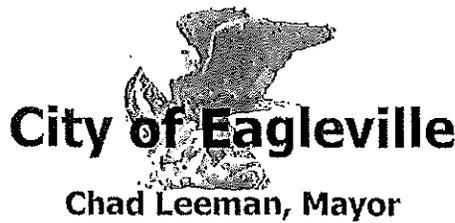


Willkinson Property

ITEM 7b Planning Commission

- Preliminary Plat – Review and Approval of a Request by Salem Creek Partnership for a 204 Lot Subdivision to be Located at 742 West Webb Road – Zoning R-2/ PRD

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 Stephenson Farms Section Number (if applicable) N/A Date of Application 6/6/2004

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

Applicant/Developer Salem Creek Partnership

Mailing Address 239 Veterans Pkwy. Suite C City Murfreesboro State TN Zip 37128

Phone Number (904) 607-5351 Fax _____ Email fortressland, inc @ outlook.com

Project Engineer/Surveyor Site Engineering Consultants, Inc.

Mailing Address 250 Middle Tenn Blvd. City Murfreesboro State TN Zip 37129

Phone Number (615) 890-7901 Fax _____ Email jreed@sec-civil.com

PLEASE COMPLETE THE FOLLOWING PROPERTY INFORMATION

1 Tax Map 141-1 Group 144 Parcel 1 Deed Book 2106 Page Number 1369
Civil District 8 (Rutherford) Number of Proposed Lots 204

Was a concept meeting held with staff? Yes No

If yes, on what date did this meeting occur: Periodically over last 2 years.

ADDITIONAL REQUIRED INFORMATION

2 A copy of the owner's deed
 A plat checklist
 A copy of NPDES Permit (if applicable) 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 Charles A. Waite Applicant's Name (Printed) Charles A. Waite Date 6/6/2004

STAFF USE ONLY - FEES

1 Minor Plat Fees Preliminary / Final Plat Fees \$250 per Lot/One-Time Fee
500 + 50 per lot
2 Fee Paid to City: 204 x 50 = 10,200 + 500 = 10,700.00

NOTE: The County's School Facilities Tax paid in full at building permit, OR 1/2 paid at Building Permit and 1/2 paid at CO.

County Tax Certificate Number: _____ Receipt Number _____ Total: 10,700.00

If approved, the Plat is submitted to the Register of Deeds for recording along with the Plat Recording fee.

paid

SALEM CREEK PARTNERSHIP
239 Veterans Parkway, Suite C
Murfreesboro, TN 37128
"SERVING LOCALLY OWNED CRAFTSMAN HOME BUILDERS."

June 26, 2024

Hellyn Riggins, City Manager
City of Eagleville
108 South Main Street
Eagleville, Tennessee 37060

RE: Preliminary Plat and Responses to the City of Eagleville Planning and Engineering Comments relating to the "Stephenson Farms" Planned Residential Development located within Rutherford County Tax Map 141, Parcel 1 (187.51 acres).

Dear Mrs. Riggins,

Thank you for the opportunity to submit a Preliminary Plat Application to be considered before the Planning Commission on July 8, 2024. A copy of the Preliminary Plat, the Construction Plans and the responses to comments received from the City on June 12, 2024 are attached. Electronic copies of these documents have also been sent to you and to Will Owen, Consulting Engineer. The Preliminary Plat and Construction Plans have been modified to reflect the City comments.

Per your request, I have also attached a proposed access easement between the Scales Farm and the Stephenson Farm (both owned by Salem Creek Partnership) which will be executed upon your approval.

We appreciate the opportunity and continue to look forward to working with you, the City of Eagleville Planning Commission, the Mayor and the City Council on this Planned Residential Development.

Best Regards,
Salem Creek Partnership
"Serving Locally Owned Craftsman Homebuilders"



Charles Waite, Development Coordinator

City of Eagleville Planning Commission Meeting July 8, 2024

Charles Waite <fortresslanding@outlook.com>

Tue 7/2/2024 9:38 AM

To:Hellyn Riggins <hriggins@eaglevilletn.gov>

Cc:Jamie Reed <jreed@sec-civil.com>;Rob Molchan <rmolchan@sec-civil.com>;Richard Houze <rhouze@sec-civil.com>;Will Owen <WOwen@griggssandmaloney.com>

 3 attachments (2 MB)

FedEx Scan 2024-06-27_13-40-05.pdf; Ingress Egress Easement 002 7-7-2023(1).pdf; 3070-Fiery179.pdf;

Dear Hellyn,

I thought it may be of convenience to you if I sent an electronic file of the hard copy of the cover letter and the proposed Easement Exhibit which accompanied the hard copies of the Preliminary Plat, Construction Plans and SEC responses to City comments that I delivered to your office on June 27. I have also attached street sign and street lighting detail that I did not submit with the referenced hard copies delivered last week.

I will be out of town for the Planning Commission on July 8 (a long ago planned trip) but have appreciated all the City of Eagleville meetings leading up to this Preliminary Plat review. I understand that a member of the SEC, Inc. team, (either Jamie Reed, Rob Molchan or Richard Houze) will be in attendance on July 8 to answer any questions of the Planning Commission.

Thank you for all of your assistance and efforts during this process and I remain available by email or phone.

Best Regards,
Charlie Waite
(904) 607-5351

ACCESS EASEMENT AGREEMENT

THIS ACCESS EASEMENT AGREEMENT (this "Easement") is hereby made, published, and declared this 8th day of July, 2024, by Salem Creek Partnership, a Tennessee general partnership ("Grantor") and SALEM CREEK PARTNERSHIP, a Tennessee general partnership ("Grantee").

WITNESSETH:

WHEREAS, Grantor is the owner of a certain parcels of land in Rutherford County, Tennessee, Map 120 Parcel, 46 which is more particularly described in the Warranty Deed of record in Book 2363, page 2043, Register's Office of Rutherford County, Tennessee (hereinafter "Grantor's Parcels");

WHEREAS, Grantee is the owner of a certain parcel of land in Rutherford County, Tennessee, parcel #141-001.00, which property adjoins Grantor's Parcels and is more particularly described in the Warranty Deed of record in Record Book 2106, page 1369, Register's Office of Rutherford County, Tennessee (hereinafter "Grantee's Parcel");

WHEREAS, in connection with Grantee's development of the Grantee's Parcel, Grantee desires to construct an access road and related facilities (the "Access Road Facilities") on that portion of the Grantor's Parcels as shown on the attached Exhibit A;

WHEREAS, Grantor desires to grant to Grantee non-exclusive, temporary access and construction easements under, through and across the Access Road Easement Area for (i) the construction of the Access Road Facilities; and (ii) Grantee's use of the Access Road Easement Area for construction vehicle access to the Grantee property from College Grove Road.

NOW, THEREFORE, for and in consideration of the mutual covenants set forth herein and for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. **Recitals.** The above recitals are true and correct and are hereby incorporated herein by reference.

2. **Grant of Access Easement.** Grantor does hereby grant and convey to Grantee, its successors and assigns, for the benefit of Grantee, its invitees, contractors, employees and agents, a temporary non-exclusive easement for ingress, egress and access (the "Access Easement") by vehicular and pedestrian traffic upon, over, through and across the Access Road Easement Area, for purposes of access to the Grantee Parcel from College Grove Road and construction of the

Access Road Facilities, with full authority to enter upon, over, through and across the Access Road Easement Area, and, once constructed, the Access Road Facilities. The Access Easement granted herein shall be appurtenant to and run with the Grantee Parcel and shall not be assigned, conveyed or transferred by Grantee except as an appurtenance to the Grantee Parcel. The Access Easement shall be temporary in nature and shall terminate immediately upon acceptance of the Access Road Facilities by the local government opening the Access Road Facilities for public use, without any further agreement, documentation or recorded notice by the parties hereto.

3. **Grant of Construction Easement.** Grantor hereby gives, grants and conveys to Grantee, its successors and assigns, for the benefit of Grantee, its contractors, employees and agents, a temporary non-exclusive construction easement (the "Construction Easement") upon, over, through and across the Access Road Easement Area for any purpose related to the construction of the Access Road Facilities, with full authority to enter upon, over, through, under and across the Access Road Easement Area, to demolish, construct, perform or install, as Grantee may deem necessary, the Access Road Facilities. The Construction Easement granted herein shall be appurtenant to and run with the Grantee Parcel and shall not be assigned, conveyed or transferred by Grantee except as an appurtenance to the Grantee Parcel. The Construction Easement granted herein shall be temporary in nature and shall terminate immediately upon acceptance of the Access Road Facilities by the local government, without any further agreement, documentation or recorded notice by the parties hereto.

4. **Installation and Maintenance of Access Road.** Grantee shall, at its sole cost and expense, install the Access Road Facilities, and shall keep the same in a state of good repair and safe condition until the local government has accepted the Access Road Facilities for public use.

5. **Indemnification.** Grantor shall hold Grantee harmless from and against any loss, damage or expense, including reasonable attorney's fees, both at trial and on appeal, incurred as result of or arising out of Grantor's use or occupancy of the Access Road Easement Area; however, such indemnification shall not extend to any loss, damage, or expense caused solely by Grantee's gross negligence or willful misconduct. Grantee shall hold Grantor harmless from and against any loss, damage or expense, including reasonable attorney's fees, both at trial and on appeal, incurred as result of or arising out of Grantee's use or occupancy of the Access Road Easement Area, or use of any easement granted herein; however, such indemnification shall not extend to any loss, damage, or expense caused solely by Grantor's gross negligence or willful misconduct.

6. **Covenants Run with the Land.** All rights, privileges, benefits and burdens created herein are covenants running with the land, binding upon and inuring to the benefit of Grantor and Grantee, and their respective assigns and successors in title.

7. **Attorney's Fees.** In the event that any party hereto or its successors in title institutes legal proceedings against one or more of the other parties to this Agreement to enforce any term of this Agreement, the party prevailing in said legal proceedings shall be entitled to recover from the other party or parties in said legal proceedings reasonable attorneys' fees and court costs incurred incidental thereto, including, without limitation, fees and costs incurred in negotiations or collection efforts prior to any party to this Agreement filing suit, in appellate proceedings and in bankruptcy proceedings.

8. **Entire Agreement; Modification and Waiver.** This Agreement constitutes the entire agreement and understanding between the parties hereto relating to the subject matter hereof and may not be amended, waived, or discharged, except by an instrument in writing executed by Grantee and Grantor, (or their respective successors and/or assigns) which written document shall be recorded in the public records of Rutherford County, Tennessee. No failure of either party to exercise any power or to insist upon strict compliance with any obligation specified herein, and no custom, practice or course of dealing at variance with the terms hereof, shall constitute a waiver of such party's rights to demand exact compliance with the terms hereof.

9. **Non-Exclusive Easements.** The easements herein granted are non-exclusive, and Grantor specifically reserves to itself, its successors, assigns, agents, employees, tenants, invitees, licensees, guests, contractors and subcontractors the right to use the Access Road Easement Area for any and all purposes so long as such use does not unreasonably interfere with Grantee's use of the Access Road Easement Area as contemplated under this Agreement. Grantor further specifically reserves the right and privilege at any time and from time to time to make further grants, easements, licenses, and privileges to other persons or entities, over, under, upon and with respect to the Access Road Easement Area, so long as the foregoing will not unreasonably interfere with the right of Grantee to occupy and/use the Access Road Easement Area and the exercise the easements granted for the purposes and in the manner herein described. Such further granting of easements, licenses and privileges with respect to the Access Road Easement Area shall not require the consent of Grantee or any other party.

Grantor hereby covenants with Grantee that it is lawfully seized and possessed of the Grantor's Parcels in fee simple and has a good right to make this conveyance and that Grantor will take such action as is necessary or desirable to fully effectuate this grant and conveyance.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the parties hereto have executed this Easement as of this ____ day of _____, 2024,

GRANTOR:
SALEM CREEK PARTNERSHIP

By: _____
Its: _____

GRANTEE:
SALEM CREEK PARTNERSHIP

By: _____
Terry Haynes, General Partner

STATE OF TENNESSEE)
COUNTY OF _____)

Personally appeared before me, _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be _____ of Salem Creek Partnership and that as such _____ executed the foregoing instrument for the purposes therein contained, by signing the name of the Partnership by himself/herself as _____.

Witness my hand and seal this _____ of _____, 2023.

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, Terry Haynes with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be General Partner of Salem Creek Partnership and that as such General Partner executed the foregoing instrument for the purposes therein contained, by signing the name of the Partnership by himself as General Partner.

Witness my hand and seal this _____ of _____, 2023.

Notary Public
My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is \$0.00.

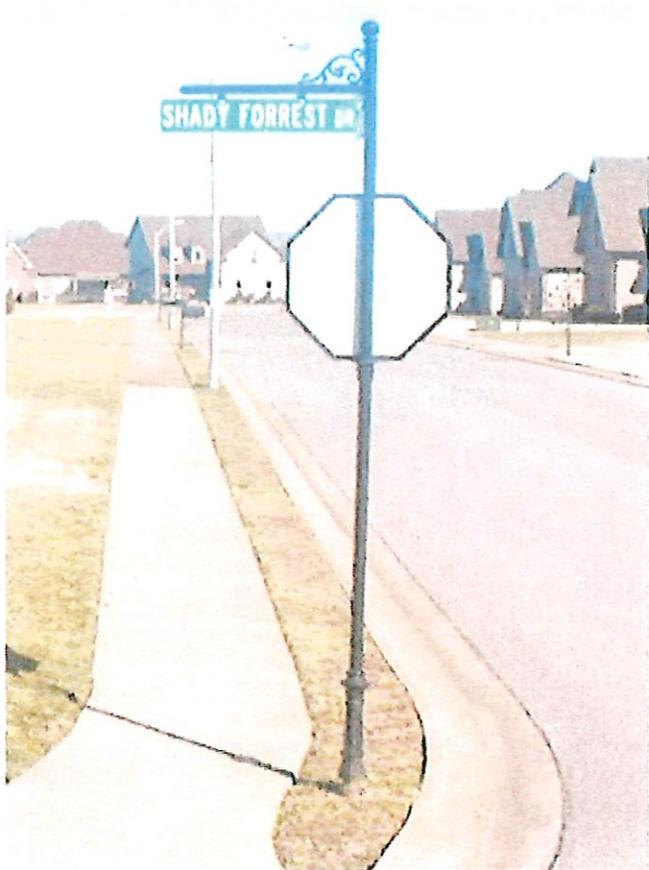
Affiant

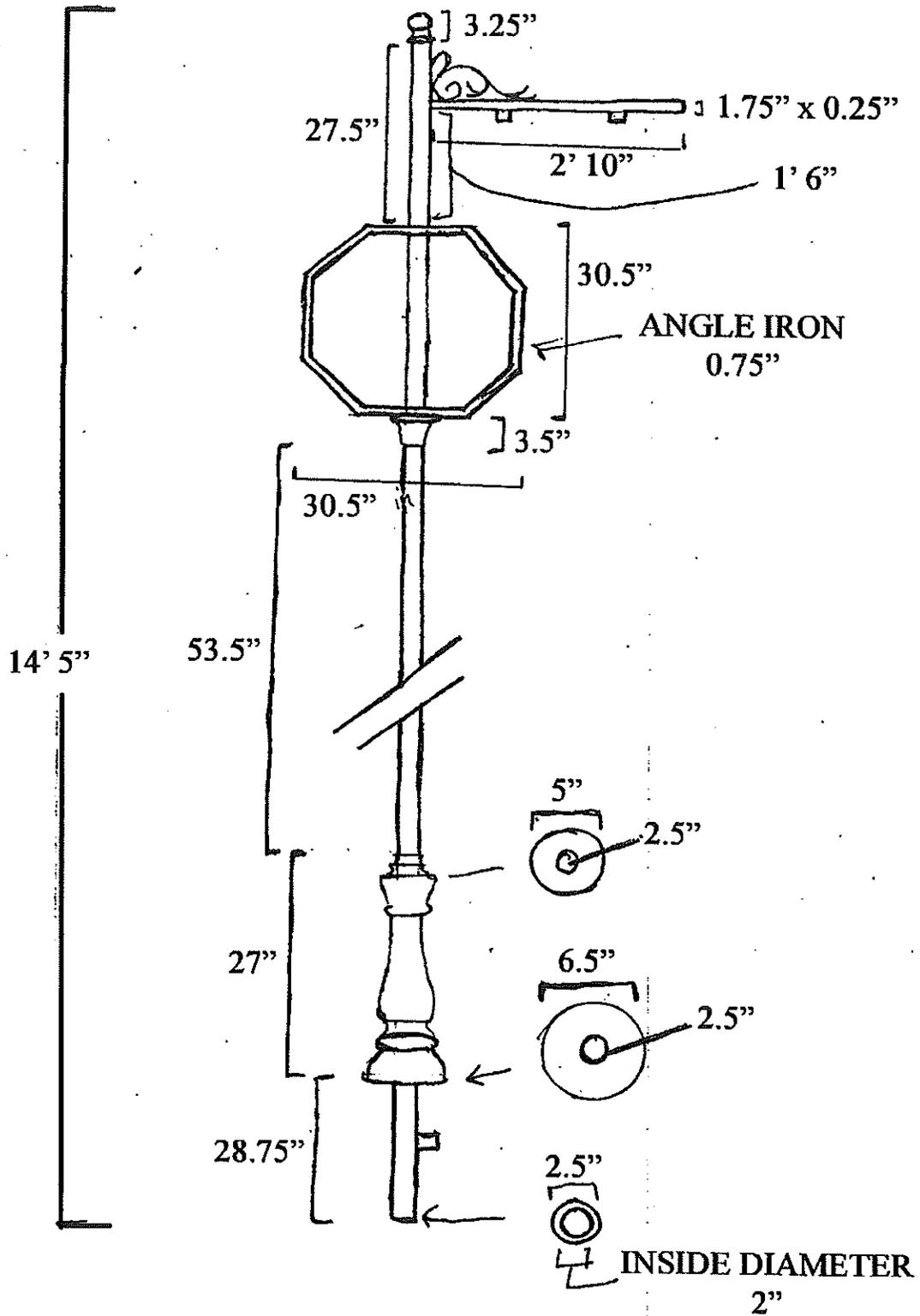
Sworn to and subscribed before me on this _____ day of _____, 2023.

Notary Public
My Commission Expires: _____

EXHIBIT A

REFERENCE SHEET C0.2 OF THE STEPHENSON FARMS SUBDIVISION
PRELIMINARY PLAT S.E.C. PROJECT#21072 AS REVISED 6/26/2024
AND SUBMITTED TO THE CITY OF EAGLEVILLE, TENNESSEE.





50 Watt Arlington Post light on 12' Fluted Pole



MTE Light Unit	M27-50A-B-LEDX
MTE Pole Unit	M27-DEC-12A-FB
MTE Item Numbers	1582, 1335
Foundation Drawing	SLF-6

Light	Holophane	ARUE3P2030KMVOLTGL3BKSKPR7
Pole	Hapco	AVS12B5-SFO-BA
	Holophane	WDA 12 F5J 17D C03 BK ABG

Staff Notes:

Stepheson Farms

June 12, 2024

Revised July 8, 2024 (Planner Only)

Preliminary Plat

204 Lots

Planning

1. Drainage Calculations to reviewed by City Engineer
2. It is consistent that the Preliminary Plat be reviewed and approved before construction plans are reviewed.
3. ~~Zoning noted on plat is incorrect. This is not PUD. It is R-2/PRD (Planned Residential Development).~~ **Corrected.**
4. ~~Corner lots are depicted incorrectly in picture on sheet. Appear to be correct on lots, via seale, but setbacks are not noted on lots. The front setback is 35 feet, side is 10 and rear is 20.~~ ALSO corner lots have two required front setbacks at 35 feet. Then allowed to have two side setbacks. **Corrected.**
5. On final plat each lot will be required to be labeled with correct setbacks.
6. STEP easements need to be shown on each lot. This can be done on final plat but this sets the easement on each lot and thus needs to be shown as an easement on each lot.
7. Location of STEP tank and clear space on each lot is not optimal being in the middle of the lots. Suggest that developer choose a side. No driveways will be permitted in the CUD required clear space.
8. Show on plat typical CUD easement so that it will be known at time of Final Plat.
9. Street name and other signs such as traffic control are supposed to be Decorative. ~~No spec was shown of proposed signage.~~
10. Street lighting ~~not shown.~~ To be decorative and to be reviewed by Planning Commission for location.
11. Stop signs are to be located at every intersection of minor road connecting to Falcon Drive and Stephenson Drive. No stop signs required on Stephenson or Falcon. Lesser roads to give way to Falcon and Stephenson.
12. Lots that abut Shell property...A fence should be considered as extra protection from existing cattle. It shall be noted on final plat that these lots abut a farm.
13. Is the only amenity offered a walking trail? No open space gathering area?
14. Proof of access to STEP area must be shown before construction can begin. Access must meet agreed upon specifications. See engineering comments #7. **Access Easement submitted. To be approved by City Engineer in concert with CUD.**
15. Before Final Plat, bond will be required to be set by engineer on Webb Road improvements, Stephenson Drive and other improvements.
16. Coordinate water lines with CUD.
17. 50 feet right of way, curb and gutter required. **Rolled or Square curbs?**
18. Sidewalks required on both sides of streets with required ADA access. Snapshot of right of way does not show sidewalks on both sides.
19. What is proposed width of sidewalks? Four feet minimum required.

13. C1.1 Stephenson Road Webb Road intersection. Sidewalk overlaps curb. Maintain full width with grass strip and sidewalk through radius, revise throughout plat accordingly.
14. C1.1 Headwalls appear to be located in shoulder of road. Shift accordingly to remove conflict.
15. Add ADA ramps throughout plat at all intersection corners on all streets.
16. C1.2 . Sidewalk overlaps curb. Maintain full width with grass strip and sidewalk through radius, revise throughout plat accordingly.
17. C1.2 Snowy Owl intersection with Prairie Falcon. Label return radius for both curb line and ROW line on all intersections.
18. Label all required minimum FFEs for any lot that is encumbered by the 100 year flood plain.
19. Throughout plat – lots should be independent of buffer areas. Buffer area should be wholly located in open space.
20. Label all centerline radii for all horizontal curves on all sheets.
21. Label radii of asphalt back of curb and row for all cul de sacs on all sheets.
22. Revise plat to no buffer or Wetlands are on individual lots.
23. Lot 17 does not appear to be viable/buildable due to buffer being on a significant portion. Revise.
24. Proposed sidewalk trail should be outside buffer area.
25. Part of trail appears to be located on Lot 162. This section should tie back to Barn Owl Trail.
26. C1.7 If this preliminary plat is for all lots and all phases, the “future” label should be removed from detention pond.

Staff Notes:
Stepheson Farms
June 12, 2024;
June 25, 2024

Preliminary Plat
204 Lots

Planning

1. Drainage Calculations to reviewed by City Engineer **Understood**
2. It is consistent that the Preliminary Plat be reviewed and approved before construction plans are reviewed. **Understood**
3. Zoning noted on plat is incorrect. This is not PUD. It is R-2/PRD (Planned Residential Development). **This has been updated.**
4. Corner lots are depicted incorrectly in picture on sheet. Appear to be correct on lots, via scale, but setbacks are not noted on lots. The front setback is 35 feet, side is 10 and rear is 20. ALSO corner lots have two required front setbacks at 35 feet. Then allowed to have two side setbacks. **Detail and MBSL lines on the plans have been updated to meet these distances.**
5. On final plat each lot will be required to be labeled with correct setbacks. **Understood**
6. STEP easements need to be shown on each lot. This can be done on final plat but this sets the easement on each lot and thus needs to be shown as an easement on each lot. **The tank easements are shown.**
7. Location of STEP tank and clear space on each lot is not optimal being in the middle of the lots. Suggest that developer choose a side. No driveways will be permitted in the CUD required clear space. **Understood. The tank placed in the middle will allow for the drive to be either side of the easement when the house is built. Generally, the builders put the drive on the high side of the lot and the house has to be able to drain to the tank. The lots are 90' wide typical. There is approximately 20'+/- on each side of the easement for the drives.**
8. Show on plat typical CUD easement so that it will be known at time of Final Plat. **Easements are shown on preliminary and will be on the final.**
9. Street name and other signs such as traffic control are supposed to be Decorative. No spec was shown of proposed signage. **Street signs are shown.**
10. Street lighting not shown. To be decorative and to be reviewed by Planning Commission for location. **Street lighting to be designed by MTE using MTE's standard decorative street lamp.**
11. Stop signs are to be located at every intersection of minor road connecting to Falcon Drive and Stephenson Drive. No stop signs required on Stephenson or Falcon. Lesser roads to give way to Falcon and Stephenson. **Stop signs are shown for all intersections as applicable per comment.**
12. Lots that abut Shell property...A fence should be considered as extra protection from existing cattle. It shall be noted on final plat that these lots abut a farm. **Developer will consider this comment.**
13. Is the only amenity offered a walking trail? No open space gathering area? **The trail and a pavilion are shown.**
14. Proof of access to STEP area must be shown before construction can begin. Access must meet agreed upon specifications. See engineering comments #7. **Access to the STEP system is shown. This will not be used once the Winterbrooke subdivision is started.**
15. Before Final Plat, bond will be required to be set by engineer on Webb Road improvements, Stephenson Drive and other improvements. **Understood**

16. Coordinate water lines with CUD. **Understood**
17. 50 feet right of way, curb and gutter required. **Curb and gutter shown on the plans.**
18. Sidewalks required on both sides of streets with required ADA access. Snapshot of right of way does not show sidewalks on both sides. **Sidewalks are on both sides of the road. The typical section has been updated.**
19. What is proposed width of sidewalks? Four feet minimum required. **Four feet**
20. Cul de sac. Sub regs require right of way diameter of 110 feet and pavement diameter of 90 feet. Fire department requires 90 feet diameter of pavement. **Plans reflect these dimensions.**
21. Easements will need to be shown if any on individual lots. **Easements are shown on the lots as needed.**
22. Speed limit to be set by Police Chief. Coordinate with Police Chief before signs are ordered. Coordinate style with Planner. **Understood**
23. Grading plan required for construction plans. Lots should show how each lot will get water to the street. **Grading is on the construction plans.**
24. Explain detention areas. Are these permanent areas or temporary for construction siltation? **Permanent**
25. When will landscaping be shown? Landscaping was required along Webb Road, with possible berm as determined to be needed by Planning Commission. **Berm is on the construction plans. Landscaping is included.**
26. Will rip rap be used in any area? **Riprap will be used for the forebay in the detention ponds. May also be used at the downstream headwalls.**

Engineering

1. Cover Sheet: Retitle Master Plan to be Overall Plan. Retitle Preliminary Plan to be Preliminary Plat. Retitle Offsite Road Improvements Master to be Offsite Road Improvements Overall. **Updated.**
2. Correct Zoning to be R-2 PRD. Note approval date of Zoning. **Updated**
3. Under Total Site Data, If this preliminary plat submittal is for condonation of all phases, include all phases in this list. If only for Phase 1, revise titles and heading to state Phase One only. **All phases are shown.**
4. Darken phase lines for clarity. **Done**
5. Include trail layout on the overall sheet. Additional access points may be necessary. **Done and understood.**
6. An additional permanent mail kiosk with parking is needed in Phase 1 or Phase 2. **There is a temporary mail kiosk shown on the plans. The permanent kiosk will be constructed in a future phase and accommodate all lots within the subdivision.**
7. As previously discussed, plan sheets for an independent access drive to the proposed wastewater treatment and disposal areas needs to be included with this preliminary plat set. If the Winterbrooke portion of Spotted Owl is not completed by the time the first final plat is submitted, then an alternate access drive meeting city standard must be installed prior to any final plats being approved or recorded. **Temporary access drive has been included until Winterbrooke is built.**
8. Correct all usage of plan to plat on all sheets. **Done**
9. C1.0 Add note stating this cross-section is applicable to all new roads proposed within the development. **NOTE – Planner will discuss this with Engineer. Cross sections may be different for internal roads than for improvements intended for Webb Road. Added**
10. C1.1 Road cross section needs to be reviewed against the City Sub Regulations. Planner will discuss with City Engineer. **Understood**

11. C1.1 Water line does not match what is shown on the plan view. **Typical has been updated to reflect the plan view.**
12. C1.1 Sidewalks required on both sides of the road. **Updated**
13. C1.1 Stephenson Road Webb Road intersection. Sidewalk overlaps curb. Maintain full width with grass strip and sidewalk through radius, revise throughout plat accordingly. **This has been fixed.**
14. C1.1 Headwalls appear to be located in shoulder of road. Shift accordingly to remove conflict. **Headwalls have been adjusted. The graphics are oversized to be viewable for the contractor.**
15. Add ADA ramps throughout plat at all intersection corners on all streets. **Done**
16. C1.2 . Sidewalk overlaps curb. Maintain full width with grass strip and sidewalk through radius, revise throughout plat accordingly. **Updated**
17. C1.2 Snowy Owl intersection with Prairie Falcon. Label return radius for both curb line and ROW line on all intersections. **Radii have been added.**
18. Label all required minimum FFEs for any lot that is encumbered by the 100 year flood plain. **Added**
19. Throughout plat – lots should be independent of buffer areas. Buffer area should be wholly located in open space. **Lots have been updated.**
20. Label all centerline radii for all horizontal curves on all sheets. **Curve tables are on the plans.**
21. Label radii of asphalt back of curb and row for all cul de sacs on all sheets. **CDS have been dimensioned.**
22. Revise plat to no buffer or Wetlands are on individual lots. **Done**
23. Lot 17 does not appear to be viable/buildable due to buffer being on a significant portion. Revise. **Updated**
24. Proposed sidewalk trail should be outside buffer area. **Updated**
25. Part of trail appears to be located on Lot 162. This section should tie back to Barn Owl Trail. **Updated**
26. C1.7 If this preliminary plat is for all lots and all phases, the “future” label should be removed from detention pond. **Done**

ITEM 7c Planning Commission

- Review of and Referral to Eagleville Planning Commission of Annexation Request located on College Grove Road and Within the Eagleville Urban Growth Boundary

Prepared By: Hellyn R. Riggins, City Manager
PO Box 68, Eagleville TN 37060

RESOLUTION 2024-007

RESOLUTION TO ADOPT A PLAN OF SERVICES FOR 68.21 ACRES LOCATED ALONG A STRETCH OF COLLEGE GROVE ROAD (TAX MAPS 120 02312, 120 02303 AND 120 023.10) KZO FRANKLIN PROPERTIES, APPLICANT

WHEREAS, the Owner(s) of the territory identified on the attached map as the “Area Annexed” have either petitioned for annexation or given written consent to the annexation of such territory; and

WHEREAS, a Plan of Service for such territory was prepared and published as required by TCA 6-51-102 and 6-51-104; and,

WHEREAS, the Proposed Plan of Services was submitted to the Eagleville Planning Commission on August 5, 2024 for its consideration and a written report, at which time the Planning Commission held a public hearing and thereafter recommended approval of the Plan of Services to the City Council; and,

WHEREAS, a Public Hearing on the Proposed Plan of Services was held before the City Council of the City of Eagleville, Tennessee on August 27, 2024, and notice thereof published in a newspaper of general circulation; and,

WHEREAS, the Plan of Service for the territory identified on the attached map as the “Area to be Annexed” establishes the scope of services to be provided and the time of such services and satisfies the requirements of TCA 6-5-102;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EAGLEVILLE, TENNESSEE, AS FOLLOWS:

SECTION 1. That, pursuant to authority conferred by the TCA Sections 6-51-101, et seq, the Plan of Services attached hereto for the territory identified on the attached map as the “Area to be Annexed” is hereby adopted as it is reasonable with respect to the scope of services to be provided and the timing of such services.

SECTION 2. That this Resolution shall take effect upon the effective date of the Annexation Resolution with respect to the territory, Resolution 2024-009, the public welfare and welfare of the City requiring it.

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

ATTACHMENT A
OF RESOLUTION 2024-007

A PLAN OF SERVICES FOR THE ANNEXATION OF APPROXIMATELY 68.21 ACRES LOCATED ALONG A STRETCH OF COLLEGE GROVE ROAD (TAX MAPS 120 02312, 120 02303 AND 120 02310), KZO FRANKLIN PROPERTIES, APPLICANT

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:

APPROXIMATELY 68.21 ACRES LOCATED ALONG A STRETCH OF COLLEGE GROVE ROAD (TAX MAPS 120 02312, 120 02303, AND 120 02310)

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.
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.

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.

ITEM 7d Planning Commission

- Review of and Referral to Eagleville Planning Commission of Annexation Request and Plan of Service to Annex a Portion of College Grove Road, varying right of way widths from 45 to 60 feet in width and a length of approximately .63 miles from the Intersection of College Grove Road to the Western Boundary of Parcel 120 023.12, within the Eagleville Urban Growth Boundary

Prepared By: Hellyn R. Riggins, City Manager
PO Box 68, Eagleville TN 37060

RESOLUTION 2024-006

A RESOLUTION TO ADOPT A PLAN OF SERVICES FOR APPROXIMATELY .63 OF A MILE WITH A RIGHT OF WAY WIDTH VARYING FROM 45 TO 60 FEET, BEING A PORTION OF COLLEGE GROVE ROAD AND INCORPORATE SAME WITHIN THE CORPORATE BOUNDARIES OF THE CITY OF EAGLEVILLE,

WHEREAS, the Owner(s) of the territory identified on the attached map as the “Area Annexed” have either petitioned for annexation or given written consent to the annexation of such territory; and

WHEREAS, a Plan of Services for such territory was prepared and published as required by TCA 6-51-102 and 6-51-104; and,

WHEREAS, the Proposed Plan of Service was submitted to the Eagleville Planning Commission on August 5, 2024 for its consideration and a written report, at which time the Planning Commission held a public hearing and thereafter recommended approval of the Plan of Services to the City Council; and,

WHEREAS, a Public Hearing on the Proposed Plan of Services was held before the City Council of the City of Eagleville, Tennessee on August 20, 2024, and notice thereof published in a newspaper of general circulation; and,

WHEREAS, the Plan of Service for the territory identified on the attached map as the “Area to be Annexed” establishes the scope of services to be provided and the time of such services and satisfies the requirements of TCA 6-5-102;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EAGLEVILLE, TENNESSEE, AS FOLLOWS:

SECTION 1. That, pursuant to authority conferred by the TCA Sections 6-51-101, et seq, the Plan of Services attached hereto for the territory identified on the attached map as the “Area to be Annexed” is hereby adopted as it is reasonable with respect to the scope of services to be provided and the timing of such services.

SECTION 2. That this Resolution shall take effect upon the effective date of the Annexation Resolution with respect to the territory, Resolution 2024-008, the public welfare and welfare of the City requiring it.

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

ATTACHMENT A
OF RESOLUTION 2024-006

**A PLAN OF SERVICES FOR THE ANNEXATION OF ROADWAY,
APPROXIMATELY .63 OF A MILE WITH A RIGHT OF WAY WIDTH VARYING
FROM 45 TO 60 FEET, BEING A PORTION OF COLLEGE GROVE ROAD AND
INCORPORATE SAME WITHIN THE CITY LIMITS OF EAGLEVILLE, TENNESSEE**

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:

APPROXIMATELY .63 OF A MILE WITH A RIGHT OF WAY WIDTH VARYING FROM
45 TO 60 FEET, BEING A PORTION OF COLEGE GROVE ROAD

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.
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.

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

