



**EAGLEVILLE PLANNING COMMISSION**  
**\*AMENDED AGENDA**

**Eagleville City Hall      108 South Main Street**  
**February 2, 2026                      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 January 5, 2026
- 5) **DESIGN REVIEW RECOMMENDATIONS**

No Recommendations
- 6) **OLD BUSINESS**
- 7) **NEW BUSINESS**
  - a) Review and Recommend to City Council Resolution 2026-002 with Attachment A Petition for Annexation of Scales Property by Salem Creek Partnership
  - b) Review and Recommend to City Council Plan of Services for Scales Property
  - c) Review and Recommend to City Council 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
  - d) Review and Recommend to City Council Ordinance 2026-003 Street Acceptance Policy
  - e) Establish as a Matter of Record: 359 S. Main St. has been modified to be one unit while place holding for a second unit to be reinstated as needed
  - f) Establish as a Matter of Record: 15299 Hwy 99 has a garage/pool house to be constructed and is not allowed to be used as any type of dwelling
- 8) **City Manager/City Planner Report**

\*Attachment Regarding Recent Legislation
- 9) **ADJOURNMENT**

Staff Notes  
Planning Commission  
February 2, 2026

- a) Review and Recommend to City Council Resolution 2026-002 with Attachment A Petition for Annexation of Scales Property by Salem Creek Partnership
  - b) Review and Recommend to City Council Plan of Services for Scales Property
  - c) Review and Recommend to City Council 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
  - d) Review and Recommend to City Council Ordinance 2026-003 Street Acceptance Policy
  - e) Establish as a Matter of Record: 359 S. Main St. has been modified to be one unit while place holding for a second unit to be reinstated as needed
  - f) Establish as a Matter of Record: 15299 Hwy 99 has a garage/pool house to be constructed and is not allowed to be used as any type of dwelling
- 
- A. Resolution 2026-002. Annexation Recommendation to Council. The property (**Parcel ID: 120 04600**) is located at the SW corner of 41A and College Grove Road, owned by Salem Creek properties. Approximately 98 acres. The request on the agenda is the Planning Commission reviewing the annexation request and plan of service and sending a recommendation back to Council whether Planning thinks annexation should go through the process or not.
  - B. Plan of Service. Plan of Service for property list in Item A. This will come back to you as a public hearing but you needed it to review before sending back a preliminary report to Council.
  - C. Ordinance 2026-001. This will be the ordinance that officially assigns a zoning district to the property to be annexed in Items A and B. And it also creates criteria for that property as it will be zoned as PRD. This will go through 2 readings with the Council and will come back to you after the first reading for an official review. But staff felt that getting it to you sooner would give you time to offer feedback.
  - D. Ordinance 2026-003 There are street acceptance guidelines in the municipal code. However, it needed to be clarified and more specific. This Ordinance provides that clarification. If needed, you can review at this meeting and send back a report between the first and second reading.
  - E. 359 S. Main Street, Eagleville Eye Clinic, was previously two units occupied by two businesses. Both medical. Legally conforming. One tenant moved out and the owner of the building is merging both units together. We are creating a record that the building owner is maintaining their right to reserve the same amount of space for practitioners should in the future the building be split again. In your packet is a record from both the current practitioner and the former stating the number of medical personnel that has occupied the building. Any change to this would result in

a re-review of the parking. Otherwise, the building would be grandfathered for this number of medical staff, whether one unit or two.

- F. 15299 Highway 99 (Lot 1 Eagle View Estates Phase 2). A request for a detached garage/pool house has been submitted for a pool house. Upon staff's review, this garage/pool house could very easily be a secondary dwelling, which is not permitted in that zone. To avoid any violations by this property owner or future property owners, the current owners have amended the request by getting rid of a bedroom, written a letter stating that the property will only be used as a garage/pool house and will not be used for overnight accommodations. They have also agreed to a yearly inspection should there be alerts to staff that may indicate the unit is being used as a dwelling. Staff is comfortable with the layout and the letter, pending Planning Commission approval.

ITEM 4a

Approve or Deny Minutes of January 5, 2026 Meeting

**Minutes of the  
Eagleville Planning Commission  
Eagleville City Hall, Eagleville, TN  
Monday, January 5, 2026 – 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  
Councilman Chris Hendrix  
Commissioner Erik Hurter  
Commissioner Darren Shanks

**ABSENT:**

Secretary Justin Bryant

**STAFF:**

Hellyn Riggins, City Manager/Planner  
Katy Sanderson, City Clerk  
Jonathan Armstrong, Fire Chief

**3. CITIZEN COMMENTS**

**4. MINUTES/OTHER BUSINESS**

**a. Approve or Deny Minutes of Planning Commission Meeting of November 10, 2025**

Commissioner Darren Shanks moved to approve the minutes.

Councilman Chris Hendrix seconded the motion.

The **MOTION** passed 4-0.

**5. DESIGN REVIEW RECOMMENDATIONS**

**No Recommendations**

**6. OLD BUSINESS**

**7. NEW BUSINESS**

**a. Review and Discussion of Change of Use at 161 N. Main Street, Creation of Illegal Bar**

Councilman Chris Hendrix stated he was recusing himself from all discussion and voting on this matter.

City Manager Hellyn Riggins stated that a bar/speakeasy had been opened by Sorelles without approval from the Planning Commission. She went over Staff Notes (attached) for the record.

- C-1 Zone which permits sit down restaurants, bars are not permitted
- All uses currently in the building are Non-Conforming that have been reviewed and grandfathered because they were considered like-for-like use
- The upstairs was previously a real estate office then a day/salon spa. The day spa is the use that has been converted into the bar and waiting area by Sorelles. The day spa had a very low occupancy set by staff and was a permitted use.
- Currently there are three components to the building – a residence, the restaurant and what is the bar where alcohol is sold and has a separate entrance.
- The Planning Commission can review the change in use to determine parking if needed
- The point of non-conforming use is to bring the use into compliance or prevent other non-conforming uses with ill effects.
- Regulations require site plans or change of use to be submitted to the Planning Commission for review unless otherwise exempted. This is not an exempt change of use.
- There is a separate entrance to this area and does not require anyone entering to eat at the restaurant.
- The applicants stated that they have a bar in the restaurant area however bars in a restaurant are an accessory to that restaurant. The upstairs bar is not considered an accessory because of the separate entrance and different address.
- Applicants stated they have received weight bearing information but no report has been submitted to the City. (Applicants handed out a report at the meeting)
- Applicants have discussed the setup with the Alcohol Board Commission (ABC) but have not appeared before the City's Beer Board to make a change with the location the beer is being served.
- If applicants want to establish a waiting area it needs to be discussed with the Planning Commission to ensure there will be no negative impact in zoning including parking, etc.
- Under current conditions/layout the use per Fire Chief Jonathan Armstrong has changed to Assembly which requires two egress and ingress. There is only one way in/out and is an egregious safety hazard that must be addressed.
- No renovations should be started until such time the Planning Commission has determined if this is an approved use for the space.
- Additional Memo (attached) from the Fire Chief has stated that the bar cannot function in its current use as it is a violation of the fire code.

Kyah Richards of Sorelles stated that she had other items to submit at the meeting and that she did not know that she needed to submit them prior to the meeting.

She also stated that an engineer from Crosslin Building Supply had been consulted to ensure the upstairs floor could safely hold the current weight load.

Chairman Derrick Lynch stated the other concern was for the room holding a large amount of people as well as the ingress and egress.

There was discussion regarding the need for an engineer's evaluation and the site plan to be stamped. Given that the weight load report had just been presented to the Commission during the meeting and wasn't stamped by an engineer, the need for time to review the site plan and to get more information from an engineer was necessary.

Ms. Richards explained that the space was intended to be used as a waiting area so people would be inside versus exposed to the weather. She stated that she had reached out to Davidson County and Rutherford County and asked their advice on the space upstairs. Ms. Riggins stated that the City of Eagleville has jurisdiction, not Rutherford County or Davidson County.

Ms. Richards stated that she wanted to come to the Planning Commission before going to Ms. Riggins because the men understand construction. Ms. Riggins explained that this is not just about codes and construction but primarily a zoning question, then a construction question.

Ms. Riggins explained that a bar is allowed to be in a restaurant as long as the restaurant provides the required amount of food sales versus alcohol sales over the course of a year.

Chairman Lynch and Ms. Riggins both reiterated that the City wants to support Sorelles in the community while still upholding the zoning regulations/codes and will be happy to work with them through the process.

The steps moving forward are as follows:

- Determine what the use will be – just waiting area or waiting area serving beverages
- Consult with the Fire Chief regarding building and fire codes
- Hire a qualified designer/engineer/architect to create a site plan
- Complete site plan application and submit with site plan by licensed engineer if showing any structural changes
- Consult with Ms. Riggins about zoning, parking and any additional concerns

There is a standing deadline of March 1, 2026 to bring the site into compliance.

**b. Review and Recommendation to Council of Traffic Study for New 99 and Highway 41A South**

City Manager Hellyn Riggins explained that the City had previously asked the Tennessee Department of Transportation (TDOT) to reduce the speed limit on Hwy 99 and 41A South, and was told TDOT didn't feel it was necessary. When a traffic study is done,

TDOT will usually accept the recommendations. Therefore, the goal with the traffic study was to review speed limits on Highway 99 and the South 41A area. The study shows that Highway 99 should have a speed reduction from Swamp Road to the intersection with 41A, and 41A South should also have a speed reduction starting around Chapel Hill Pike headed north towards Eagleville. Ms. Riggins did express her concern to the consultant to extend the lowered speed limit farther south, but the Traffic Engineer stated that she was comfortable with her recommendation and the city could put up cautionary signs about trucks entering the highway if necessary. The Commission were all hopeful this would make a difference.

Commissioner Erik Hurter moved to recommend sending the Traffic Study to City Council. Councilman Chris Hendrix 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 7:32 p.m.

Approved by:

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Chairman Derrick Lynch

Submitted by:

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City Clerk, Katy Sanderson

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Date minutes were approved:

Staff Notes  
January 5, 2025

Change of Use, Sorelles Restaurant Addition of a Bar in Separate Building Area, 161 N. Main Street – Zoning C-1.

General Notes:

1. In the C-1 zone, sit down restaurants are a permitted use. Bars are not.
2. Restaurant 1 space per 150 square feet plus 1 space per 2 employees.
3. Office professional 1 space per 250 sq feet
4. Section 5.050 Restaurants permitted use in C-1. Any use not permitted by right is strictly prohibited.

History:

The most recent history of this building has had three separate uses. It been a restaurant (Maple Street then Sorelles), a realtor office then a small spa, and an apartment. The change from Maple Street to Sorelles was a “like for like” change and no parking adjustments were required. The change from the real estate office to the spa was carefully reviewed by the planning commission, with occupancy limits created and no adjustments for parking were required/needed. The apartment has remained steady.

None of the uses in the building have adequate parking, but the Planning Commission can review change in uses to ensure that either a variance request should be reviewed or that there will be a negligible change to parking requirements. **Section 6.020 Non Conforming Uses:** In the case of buildings or other structures not complying with the bulk regulations.....the provisions governing noncomplying buildings or other structures... are established in order to permit the continued use of such buildings or other structures, but to limit the creation of additional noncompliance or increase in the degree of noncompliance.

Section 7.030 D requires site plans to be submitted to the Planning Commission for all buildings and activities unless otherwise exempted. The reviewing agency is established as the Planning Commission.

In the last few months, without consulting staff or appearing before the Planning Commission, Sorelles took over the area that was formerly the spa. The area is being called a “Speakeasy” and used as both a bar and a waiting area for the restaurant. There is no necessity for anyone who enters the “new bar area” to stay for dinner. It is a completely separate area, with a separate entrance. As noted above, bars are not a permitted use in the C-1 zoning district. The applicants have stated that they have a bar in the restaurant area. Bars in restaurants, if permitted, are accessory to that restaurant. A bar being maintained in a separate building is not accessory to the restaurant as it can “stand on it’s on”.

The applicants state they have received weight bearing information from “someone”, but no report has been delivered to the City. They have discussed the set up with the ABC (Alcohol) Commission. No report has been delivered to the City. Further, the applicants have not appeared before the City’s Beer Board to make a change/addition to the beer’s location. (This new area

has a separate address.) The applicants appear to have reached out to several agencies but not once thought it prudent to seek guidance from the City.

**Conclusion:**

Bars are not a permitted use. The bar must be discontinued. If the applicants want to establish a waiting area for the restaurant, then it needs to be discussed with the Planning Commission to determine if there will be any negative impacts in zoning requirements such as parking etc. Under the current conditions/layout, the Bar in the new area should be disassembled and removed from the area.

**Other Considerations:**

Per the Eagleville Fire Chief, the area is now classified as assembly. Assembly requires a second ingress/egress (more specifically egress). There is only one way in and out of the new area. This is an egregious safety hazard and must be remedied immediately. Until such time as the area is remedied to be safety compliant, then the Fire Chief will be ordering the area to be closed immediately.

Caution is urged to the applicants to not move forward in creating changes to the building to accommodate ingress/egress until such time as the "use" is determined and approved by the Planning Commission.

Eagleville Fire Rescue  
307 North Main St.  
Eagleville, TN 37060  
(615) 640-9261



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Subject: Second-Floor Assembly (Group A-2) Means of Egress

Codes Referenced: 2018 IBC; 2018 IFC

Conditions Observed upon Arrival, based on a property inspection and information provided.

- Two Story Building with Restaurant on first level and (Group R) apartment (dwelling) and Group A-2 Assembly on 2<sup>nd</sup> level used for Alcohol Consumption
- A-2 Assembly, 2<sup>nd</sup> level (Approximately 130 sq ft.) is served by a single staircase, (48" width), not shared w/dwelling.
- Travel distance from 2<sup>nd</sup> level A-2 area to the exterior is approx. 30' or less, this includes the stairs.
- The occupant load for the 2<sup>nd</sup> level A-2 space is 18 people total

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Exit Requirements from a Story include\*

IBC 1006.2.1 requires the number of exits from any story to be determined in accordance with Table 1006.2.1

The IFC requires that a means of egress be provided and maintained in accordance with the IBC, per IFC 1006.2

As the Authority having Jurisdiction, my interpretation:

Exit requirements are evaluated at the Story Level, not solely at the individual room level.

## Single Exit Allowance

IBC 1006.3.3.(1) – Single Exit from Stories provide the applicable allowance.

- **First story above or below grade plane:**  
A single exit, subject top occupant load and travel distance limits, may serve GROUP A occupancies.
- **Second story above grade plane:**  
**Single exits permitted for Group B, F, M and S occupancies (Group B-Business) (Group F-Factory) (Group M-Mercantile) (Group S-Storage)**

### GROUP A occupancies are not listed for second stories above grade

Per the IBC 202, the grade plane is the average exterior ground level around the building. The first story above grade plane is the level immediately above that reference plane; the level above it is the *second (2<sup>nd</sup>) story above grade plane*, regardless of floor height, stair configuration, or size of landing area(s).

As the AHJ, my interpretation:

The A-2 space is located on the second(2<sup>nd</sup>) story above grade plane, the single-exit allowance in IBC 1006.3.3 and Table 1006.3.3(1) DOES NOT APPLY

## Required Exits

Where no single-exit exception applies, the code defaults back to the general rule.

- IBC 1006.2.1 and Table 1006.2.1 require **TWO (2)** exits from a story with an occupant load exceeding **10** persons.
- IBC 1015.2.1 requires that, where two exits are required, they be arranged with required remoteness/separation
- The IFC reinforces proper arrangement and reliability of egress under IFC 1006.3.

As the AHJ, my interpretation:

With an occupant load of 18 people, the second (2<sup>nd</sup>) floor (A-2) occupancy must be served by two (2) exits, arranged in accordance with the separation requirements.

Summary:

Based on information received after a consensual inspection and a fire professional 3<sup>rd</sup> party witness, I conclude the following through provisions of the 2018 IFC and 2018 IBC:

- A second-story (2<sup>nd</sup>) Group A-2 occupancy is NOT PERMITTED to be served by a single exit under IBC1006.3.3 and Table 1006.3.3(1)
- In the absence of an applicable single-exit exception, the space must comply with the IBC 1006.2.1 and Table 1006.3.2.1, requiring two (2) exits.
- Any required exits must be arranged to comply with IBC 1015.2.1 regarding exit separation

For further information, please contact the City Manager or myself regarding this matter.

Jonathan Armstrong, Fire Chief



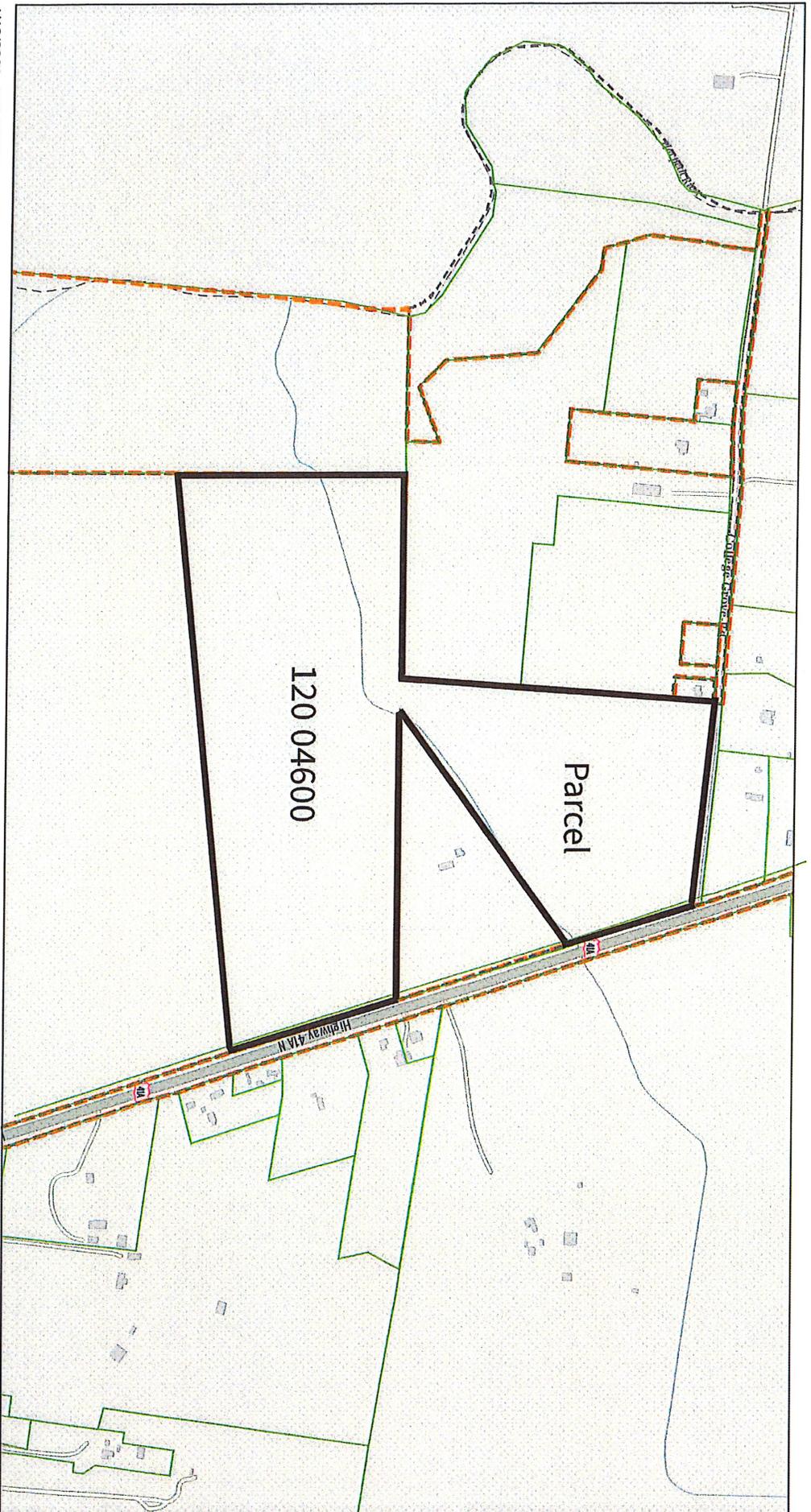
1-5-2026

ITEM 7a

Review and Recommend to City Council Resolution 2026-002 with Attachment A Petition for Annexation of Scales Property by Salem Creek Partnership

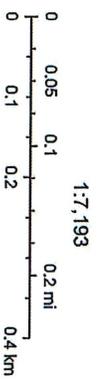


# ArcGIS Web Map



1/12/2026, 4:11:07 PM

- Parcels
- RC Jurisdictions
- Eagleville
- Unincorporated



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community

ITEM 7b

Review and Recommend to City Council Plan of Services for Scales Property

**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.

ITEM 7c

Review and Recommend to City Council Ordinance 2026-001

## 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**.

#### **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:

---

Chad Leeman, Mayor

ATTEST:

---

Christina Rivas, City Recorder

Passed First Reading:

Passed Second Reading:

Public Hearing Date:

APPROVED AS TO FORM:

---

Stephen Aymett, City Attorney

ITEM 7d

Review and Recommend to City Council Ordinance 2026-003 Street  
Acceptance Policy

**ORDINANCE NO. 2026-003**

**AN ORDINANCE AMENDING TITLE 16, SECTION 16-112 OF THE EAGLEVILLE MUNICIPAL CODE: STREET ACCEPTANCE POLICY**

**Whereas**, Section 16-112 of the Eagleville Municipal Code describes a policy for Street Acceptance; and

**Whereas**, Section 16-112 should be expanded for clarity;

Whereas, the Eagleville City Council desires to amend Section 16-112;

**NOW THEREFORE, BE IT ORDAINED** by the City of Eagleville, Tennessee City Council that Section 16-112 of the Eagleville Municipal Code is hereby struck in its entirety and amended to read:

16-112. Street acceptance policy. The City of Eagleville shall not, nor shall any public authority accept, open, improve, grade or pave any street unless such street has been accepted as or shall have otherwise received the legal status of a public street.

No street within the City of Eagleville shall be accepted or otherwise receive the legal status of a public street without adhering the following requirements:

(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

(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 opening, improving, grading or paving of any streets. The amount of such inspection fee shall be established by the city manager, and adopted by the City Council, from time to time as deemed appropriate to fully recover the cost of the services.

(3) A resolution accepting the street has been passed by the Eagleville City Council.

Be it Ordained by the City of Eagleville, Tennessee that this Ordinance shall become effective on \_\_\_\_\_, in accordance with the Charter of the City of Eagleville, Tennessee, and the public welfare demanding it.

Approved and adopted by the City of Eagleville, Tennessee, Mayor and the Eagleville Councilmembers.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Chad Leeman, Mayor Tennessee

ATTEST:

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

First Reading: \_\_\_\_\_

Second Reading: \_\_\_\_\_

APPROVED AS TO FORM:

Date

\_\_\_\_\_  
Stephen Aymett, City Attorney

ITEM 7e

Establish as a Matter of Record: 359 S. Main St. Interior  
Modification



108 South Main Street; P.O. Box 68  
Eagleville, TN 37060  
Phone: 615-274-2922 / Fax: 615-274-2977

Building Permit Number: 1682 Date Issued: 1-22-2026

Lot Number: \_\_\_\_\_ Tax Map: \_\_\_\_\_ Group: \_\_\_\_\_ Parcel: \_\_\_\_\_

Building Number: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Tract: \_\_\_\_\_

Street: 355 S main street

Owner: \_\_\_\_\_ Owner Phone: \_\_\_\_\_

Contractor: \_\_\_\_\_ Contractor Phone: \_\_\_\_\_

Contractor's License Number: 14620776/108046 Expiration Date: 3/31/27

Worker's Comp. Number: Q87-04001031 Date Expires: 3/4/26

Description: \_\_\_\_\_ Zoning: \_\_\_\_\_

Living Space Sq. Footage: _____	Bedrooms: _____	FSB: _____
Unfinished Living Sq. Footage: _____	Baths: _____	SSB: _____
Garage Sq. Footage: _____	Kitchens: _____	RSB: _____
Basement Sq. Footage: _____	Number Stories: _____	M. Floor E: _____
Deck: _____	Fireplace: _____	MFE Date: _____
Other Sq. Footage: _____	Exterior: _____	M Pad E: _____
Septic Tank Permit: _____	M. E. Code: _____	Pad Date: _____

Inspector: \_\_\_\_\_ Development Tax Receipt Number: \_\_\_\_\_

Is the property located in the Floodplain? Yes: \_\_\_\_\_ No: \_\_\_\_\_ Map No. \_\_\_\_\_

Memo: Existing Sides

Minor Commercial Plan Remodel

Construction Cost: \$ \_\_\_\_\_

Inspection Fees: \$ 125.00

Building Permit Fee: \$ Minor Remodel

Plumb/Mech Fee: \$ \_\_\_\_\_

Misc. Fees: \$ \_\_\_\_\_

Method of Payment: check

Check #: 4061

Total Permit Fee: \$ 125.00

David  
1/23/26  
(B)

LIVESTOCK AND EXOTIC ANIMALS ARE NOT PERMISSIBLE WITHIN THE CITY LIMITS OF EAGLEVILLE EXCLUDING HOUSEHOLD PETS.

In making application for a building permit, the applicant states that the information given is, to the best of his/her knowledge, accurate. It is understood and agreed by the applicant that any error, misstatement, or misrepresentation of fact, either with or without intention on his/her such as might, if known, cause a refusal of this application or any alteration or change in plans made without the approval of the building inspector subsequent to the issuance of the building permit, shall constitute sufficient grounds for the revocation of such permit. The permit becomes subject to the architectural standards of the Americans with Disabilities Act of 1990 (the ADA). Issuance of a building permit does not certify compliance with the Federal Law.

Applicant Signature: [Signature]

Date: 1/23/26

Building Official: \_\_\_\_\_

Date: 1-22-2026



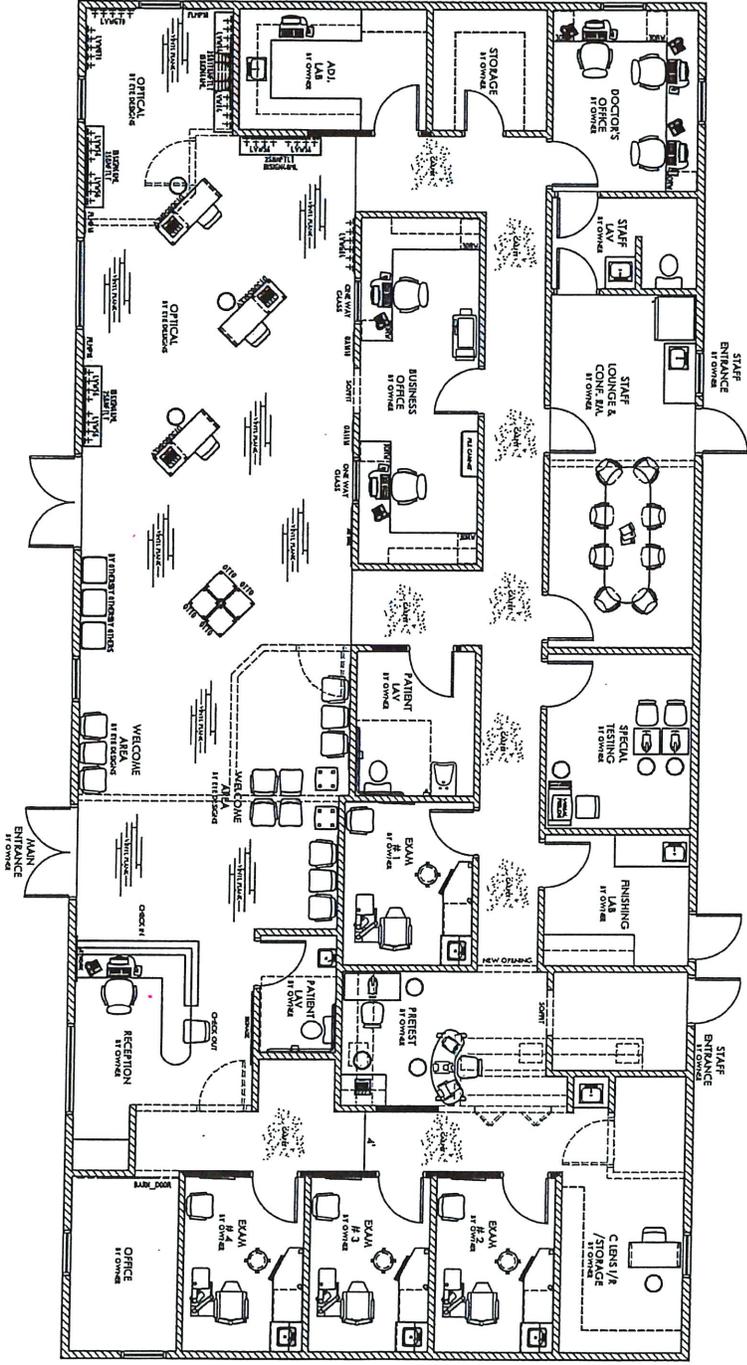
Design of Products: We have provided to Buyer space-reservations depicting suggested layouts of the Products (the "Drawings"). Copies of the Drawings have been made available to Buyer. The Drawings are furnished to Buyer solely for the purpose of enabling Buyer to visualize potential layouts of the Products under this sales contract. The Drawings have not been prepared or sealed by an architect. Buyer acknowledges that regulations as to the use and installation of the Products vary by jurisdiction. Eye Design has not investigated the specific code requirements or other statutes or regulations that might be applicable to the sale, installation or use of the Products. Such determination should be made by Buyer, its architect, engineer, electrician or other appropriate agency. Eye Design does not represent or warrant that the Drawings or the Products comply with applicable federal, state, or local laws, rules, or regulations, by no later than the Start of Date. Buyer shall supply Eye Design with a list of structural components, locations of beams, doors, windows, plumbing fixtures and such other information that may affect the design or installation of the Products (the "Design Specifications"). By signing the final "Sign off papers" Buyer is acknowledging to Eye Design in writing the accuracy of the field angles and dimensions (the "Field Dimensions") relating to the manufacture and installation of the Products. Buyer acknowledges and agrees that in the event the Buyer fails to verify the accuracy of the Field Dimensions in accordance with the foregoing sentence, Eye Design shall have no responsibility to verify any Field Dimensions and shall manufacture the Products in accordance with the dimensions and angles set forth in the final Drawings or otherwise made available to Eye Design. Buyer acknowledges and agrees that the final Drawings, and any and all designs, specifications, and Field Dimensions necessary or utilized in connection with the Products, shall be prepared, reviewed and finalized by Buyer's architect, engineer, electrician, and/or other appropriate agency, shall be in compliance with all federal, state, and local laws, rules and regulations, and shall be made available to Eye Design. Eye Design appreciates your business and looks forward to helping you reach your goals and objectives. Your success is the foundation and key to our success.

**NOTE**  
 Verification of ALL wall dimensions shown on this document is required to ensure proper installation of your new furniture supplies by EYE DESIGNS, LLC. EYE DESIGNS, LLC will not be held responsible for furniture not fitting properly if the client does not notify EYE DESIGNS, LLC of any discrepancies in this, and all other documents supplied by EYE DESIGNS, LLC, at the point of Signing of the final "Sign off package". Eye Design is solely responsible for products that we are supplying.  
 © 2021 ALL CONTENT OF THESE DRAWINGS IS THE PROPERTY AND COPYRIGHT OF EYE DESIGNS LLC AND MAY NOT BE REPRODUCED IN ANY FORMAT WITHOUT PRIOR, EXPRESS, WRITTEN PERMISSION.

**PROJECT LOCATION:**  
 EAGLEVILLE, TN

===== EXISTING PARTITION  
 \_\_\_\_\_ NEW PARTITION  
 - - - - - DEMO PARTITION

**NOTE:**  
 ALL CRITICAL DIMENSIONS ARE SHOWN IN RED. THE CLIENT'S CONTRACTOR OF ARCHITECTURE SHALL VERIFY THE ACCURACY OF ALL DIMENSIONS AND SIGNATURES AT EYE DESIGNS.



**RECEIVED**  
 JAN 07 2026

**APPROVED BY:**  
 [Signature]  
 7-18-25

**CLIENT'S SIGNATURE** \_\_\_\_\_  
**DATE** \_\_\_\_\_

**PROJECT INFORMATION:**  
 EAGLEVILLE EYE CLINIC  
 RENA CRON, OD  
 355 S. MAIN STREET  
 EAGLEVILLE, TN 37040  
 PHONE 615-274-2102  
 EMAIL drreno@eaglevilleeye.com

**DATE ISSUED:** 02.10.2024  
**# DESCRIPTION:** Dwg  
**PHASE II:** ADJ. 07/14/25  
**SO:** REV. 07/14/25  
**REVISED:** 1  
 2  
 3  
 4  
 5  
 6  
 7  
 8

**SCALE:** 1/8" = 1'-0"  
**CLERK RECEPTION:** 8' x 10'  
**FLOOR OVER 1ST FLOOR:** 10' x 10'  
**ROOM HEIGHT:** 8' x 10'  
**SHEET NO.:** SP-1  
**REVISED:** 01/11

**EYE DESIGNS**  
 CUSTOM INTERIORS • FURNITURE  
 www.eyedesigns.com  
 800.346.8890

**CREATE  
 BUILD  
 INSPIRE**

RE: PC Agenda

---

From

Date Thu 1/29/2026 8:23 AM

To

Cc

**[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.

Hellyn,

Dr. Welsh had no less than 4 hygienists, some part time, and himself in his space, for 5 providers. I currently have 2 doctors. This brings the total to 7 providers in the building until he moved out in April 2025. Is this the information you need?

Also, I can be available for Monday night's meeting in case anyone has questions for me, if need be. Let me know.

Thanks.

Rena R. Cron, OD  
Eagleville Eye Clinic

## Number of providers

---

**From** [redacted] v>  
**Date** Thu 1/29/2026 1:54 PM  
**To**

I spoke with Dr. Jesse Welsh on the phone today and he told me that at any given time he had a maximum of 4 providers working in his previous location.

Katy Sanderson

City Clerk &  
Events Coordinator  
City of Eagleville

ITEM 7f

Establish as a Matter of Record: 15299 Hwy 99 Garage/Pool House Use

**January 28, 2026**

To Whom It May Concern,

We, the undersigned owners of the property located at **15299 State Highway 99** (Lot 1, Eagle View Estates Phase 2), **Eagleville, Tennessee**, hereby state that the pool house on the property will not be used as living quarters.

The pool house shall not be used as a residence, dwelling unit, or for overnight accommodations under any circumstances.

We further agree to allow annual inspections of the pool house by the City of Eagleville's planner or city manager should cause for an inspection be shown. Cause will be limited to alerts that could mean a person(s) is living in the residence. Should we disagree with the "just cause", we will can appeal to and abide by a ruling of the Planning Commission. We acknowledge and agree to comply with the Planning Commission's final determination.

Please feel free to contact us should additional information be required.

Sincerely,

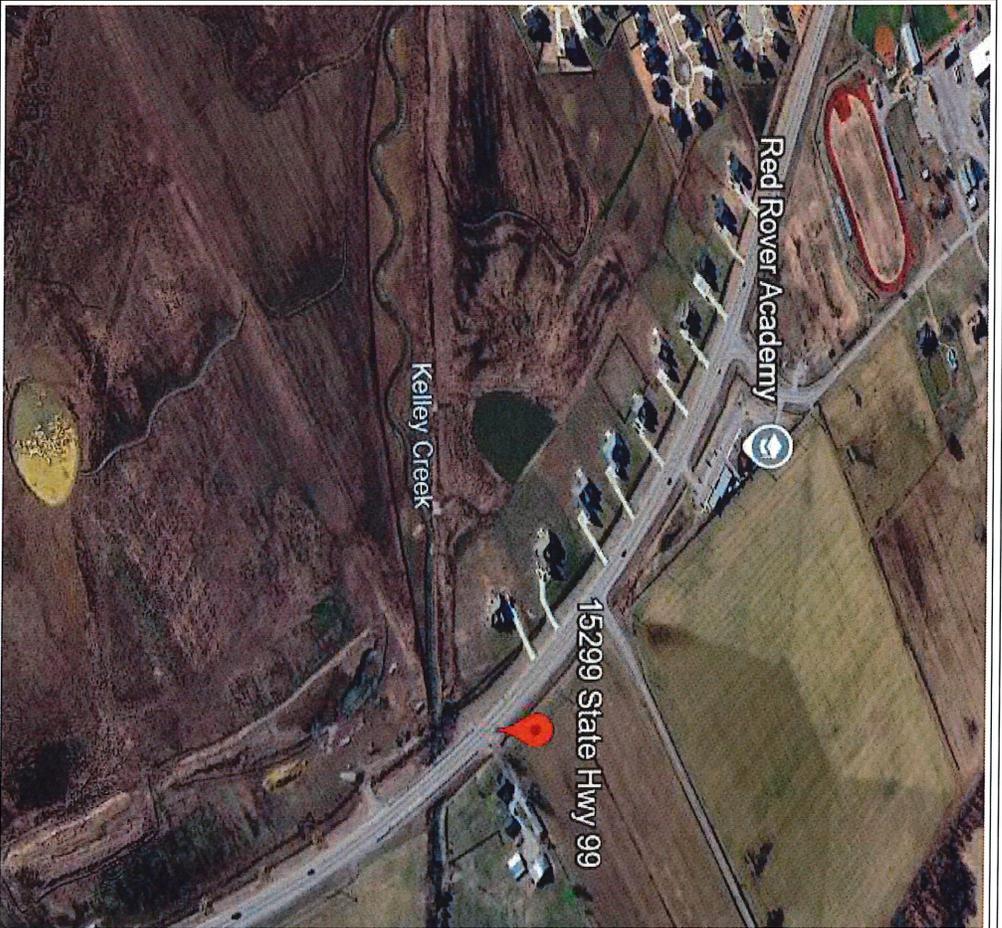
**Heath Maddox and Helen Ponchillia**

**15299 State Highway 99 (Lot 1)**

**Eagleville, Tennessee 37060**

## GENERAL NOTES:

1. THE CONTRACTOR SHALL CONFORM TO ALL APPLICABLE RULES, REGULATIONS, AND CODES. OBTAIN ALL NECESSARY PERMITS. PAY ALL FEES AND GIVE ALL NOTICES REQUIRED FOR EXECUTION OF THE WORK PRIOR TO BEGINNING THE WORK.
2. THE LOCATION AND SIZE OF EXISTING UTILITIES SHOWN ON THESE CONSTRUCTION PLANS IS APPROXIMATE ONLY. OTHER UTILITIES MAY EXIST AND MAY NOT BE SHOWN, OR MAY VARY FROM LOCATIONS SHOWN. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND SIZE OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO VERIFY LOCATION AND SIZE OF ANY AND ALL UNDERGROUND OR OVERHEAD UTILITIES. NO GUARANTEES ARE EXPRESSED OR IMPLIED WITH RESPECT TO UTILITY LOCATIONS AND SIZES SHOWN HEREIN.
3. IN THE EVENT OF ANY DISCREPANCIES AND/OR ERRORS FOUND IN THE CONSTRUCTION PLANS, OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO NOTIFY DESIGNER BEFORE PROCEEDING WITH THE WORK. IF DESIGNER IS NOT NOTIFIED, THE CONTRACTOR SHALL ASSUME AND TAKE RESPONSIBILITY FOR THE COST OF ANY REVISION AND ANY OTHER DAMAGES OR COSTS STEMMING THEREFROM.
4. PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL VERIFY THAT ACTUAL SITE CONDITIONS (INCLUDING BUT NOT LIMITED TO, ELEVATIONS, GRADES AND DIMENSIONS) ARE CONSISTENT WITH THE EXISTING CONDITIONS DEPICTED ON THESE CONSTRUCTION PLANS. IN THE EVENT OF ANY DISCREPANCIES AND/OR ERRORS ARE FOUND IN THE CONSTRUCTION PLANS, OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL TO NOTIFY THE DESIGNER, AND OWNER BEFORE PROCEEDING WITH THE WORK. COMMENCEMENT OF CONSTRUCTION BY THE CONTRACTOR SHALL INDICATE THAT THE CONTRACTOR ACCEPTS THE ACTUAL SITE CONDITIONS AS MATCHING EXISTING CONDITIONS DEPICTED ON THE CONSTRUCTION PLANS.
5. PRIOR TO BEGINNING WORK, THE CONTRACTOR SHALL VERIFY ANY AND ALL DIMENSIONS, WIDTHS, HEIGHTS, SQUARE FOOTAGES AND ANY OTHER CALCULATIONS DEPICTED ON THESE CONSTRUCTION PLANS.
6. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED DURING THE PREPARATION OF THESE CONSTRUCTION PLANS AND NO REPRESENTATION IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND CONTAINERS, FACILITIES, WELLS, SINK HOLES, GRAVE SITES, DEBRIS OR ANY OTHER SUBSURFACE CONDITION THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROJECT.
7. TROY HARPER DESIGNS DOES NOT GUARANTEE THE SUITABILITY OF THE SUBSURFACE CONDITIONS FOR THE WORK INDICATED. DETERMINATION OF THE SUITABILITY OF SUBSURFACE CONDITIONS FOR THE WORK INDICATED IS SOLELY THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR.
8. TROY HARPER DESIGNS DOES NOT GUARANTEE THE WORK OF ANY CONTRACTOR OR SUBCONTRACTOR. SHALL HAVE NO AUTHORITY TO STOP WORK. SHALL HAVE NO AUTHORITY TO DIRECT WORK. SHALL HAVE NO RESPONSIBILITY FOR JOB SITE SAFETY, OR HAVE ANY CONTROL OVER JOB SITE SAFETY.
9. THE CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION AND REMOVAL NECESSARY TO ACCOMPLISH THE PROPOSED IMPROVEMENTS SHOWN ON THESE CONSTRUCTION PLANS.
10. THE CONTRACTOR SHALL VERIFY THAT THERE ARE NO CONFLICTS WITH EXISTING OR PROPOSED UNDERGROUND OR OVERHEAD UTILITY LINES OR EASEMENTS.
11. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE TENNESSEE UNDERGROUND UTILITY DAMAGE PREVENTION ACT (ONE-CALL) AND FOR ESTABLISHING THE EXACT VERTICAL AND HORIZONTAL LOCATIONS OF EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE CONTRACTOR SHALL PERFORM ALL WORK IN A MANNER THAT WILL NOT CAUSE DAMAGE TO EXISTING UTILITIES THAT ARE TO REMAIN. TO THE EXTENT ANY EXISTING UTILITIES ARE DAMAGED, CONTRACTOR SHALL REPAIR ALL DAMAGE ACCORDING TO LOCAL STANDARDS AT THE CONTRACTORS EXPENSE. TROY HARPER DESIGNS IS NOT RESPONSIBLE FOR ANY DAMAGES AS A RESULT OF CONTRACTORS FAILURE TO COORDINATE UTILITY WORK.
12. NECESSARY AND SUFFICIENT BARRICADES, LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL MEASURES AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
13. THE CONTRACTOR SHALL ENSURE COMPLIANCE WITH ALL APPLICABLE RULES, REGULATIONS, AND CODES WITH RESPECT TO STRAIN WATER DISCHARGES, OR SEDIMENT OR EROSION CONTROL THROUGHOUT CONSTRUCTION. THE GRADING CONTRACTOR SHALL USE WHATEVER MEASURES ARE REQUIRED TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT PROPERTIES. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL EROSION, CONSERVATION AND SITUATION ORDINANCES.
14. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTRIBUTING ACTIVITIES. TROY HARPER DESIGNS IS NOT RESPONSIBLE FOR ANY EROSION OR SEDIMENT PROBLEMS ENCOUNTERED DURING CONSTRUCTION.



### COPYRIGHT INFO:

- THE CLIENTS RIGHT TO THIS DESIGN AND THESE CONSTRUCTION DOCUMENTS IS CONDITIONAL AND LIMITED TO A ONE TIME USE.
- THE DESIGN REPRESENTED IN THESE DRAWINGS BELONG TO TROY HARPER DESIGNS EXCLUSIVELY.
- PLANS MAY NOT BE SOLD, LOANED OR GIVEN TO OTHERS FOR THE PURPOSE OF CONSTRUCTING ANOTHER PROJECT.
- NO PART OF THESE PLANS SHALL BE USED FOR MARKETING OR ADVERTISING PURPOSES WITHOUT EXPRESS WRITTEN CONSENT FROM TROY HARPER DESIGNS.
- FINISHED SQUARE FOOTAGE CALCULATIONS FOR THIS PROJECT WERE MADE BASED ON PLAN DIMENSIONS ONLY AND MAY VARY FROM FINISHED SQUARE FOOTAGE.



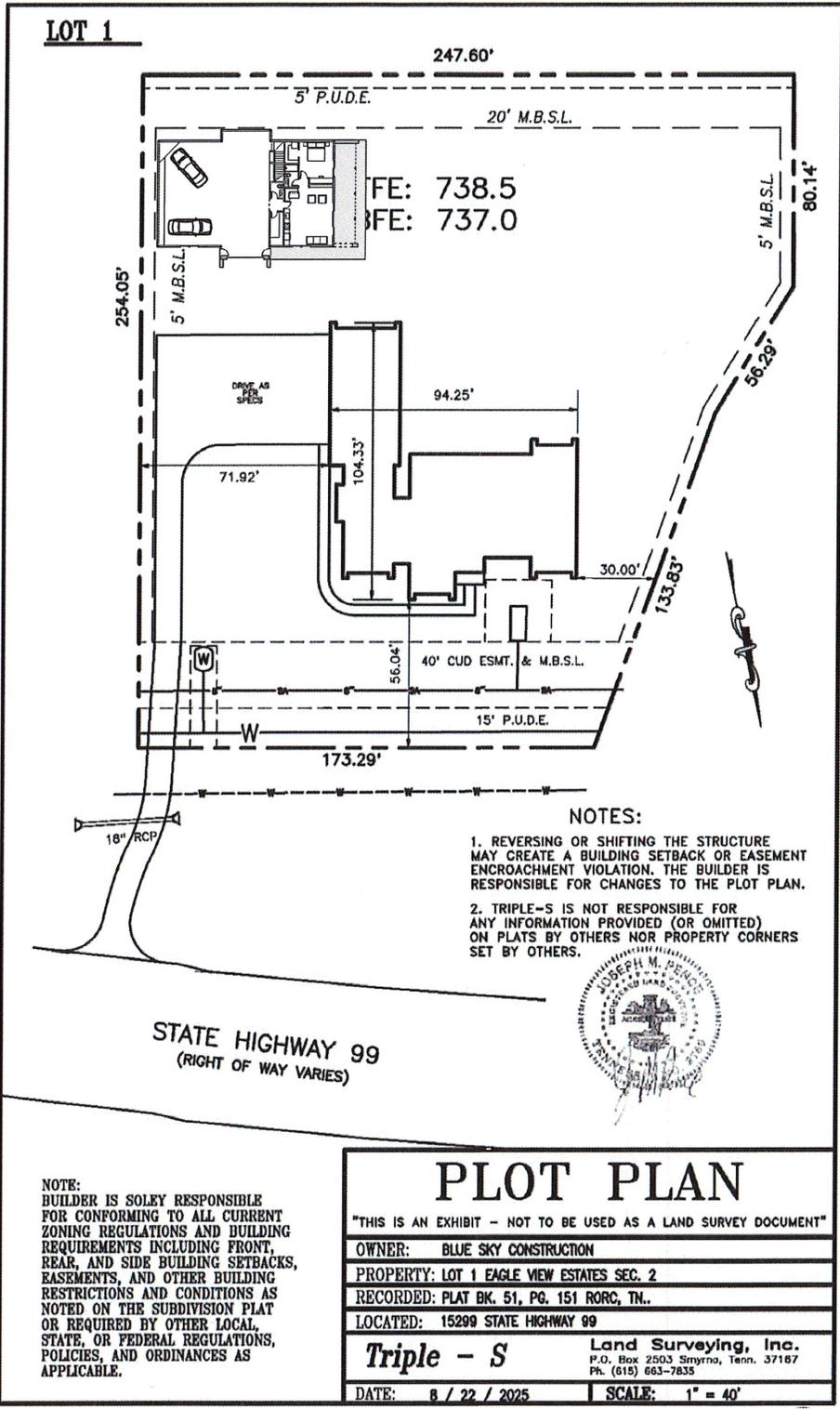
**15299 STATE HWY 99** - POOL HOUSE + GARAGE

EAGLEVILLE, TN 37060

01

JAN 28 2026

**A**  
 SITEPLAN + GARAGE FOOTPRINT  
 scale: 1" = 20'



- NOTES:**
1. REVERSING OR SHIFTING THE STRUCTURE MAY CREATE A BUILDING SETBACK OR EASEMENT ENCROACHMENT VIOLATION. THE BUILDER IS RESPONSIBLE FOR CHANGES TO THE PLOT PLAN.
  2. TRIPLE-S IS NOT RESPONSIBLE FOR ANY INFORMATION PROVIDED (OR OMITTED) ON PLATS BY OTHERS NOR PROPERTY CORNERS SET BY OTHERS.



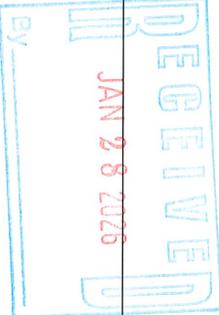
STATE HIGHWAY 99  
 (RIGHT OF WAY VARIES)

**NOTE:**  
 BUILDER IS SOLELY RESPONSIBLE FOR CONFORMING TO ALL CURRENT ZONING REGULATIONS AND BUILDING REQUIREMENTS INCLUDING FRONT, REAR, AND SIDE BUILDING SETBACKS, EASEMENTS, AND OTHER BUILDING RESTRICTIONS AND CONDITIONS AS NOTED ON THE SUBDIVISION PLAT OR REQUIRED BY OTHER LOCAL, STATE, OR FEDERAL REGULATIONS, POLICIES, AND ORDINANCES AS APPLICABLE.

**PLOT PLAN**

"THIS IS AN EXHIBIT - NOT TO BE USED AS A LAND SURVEY DOCUMENT"

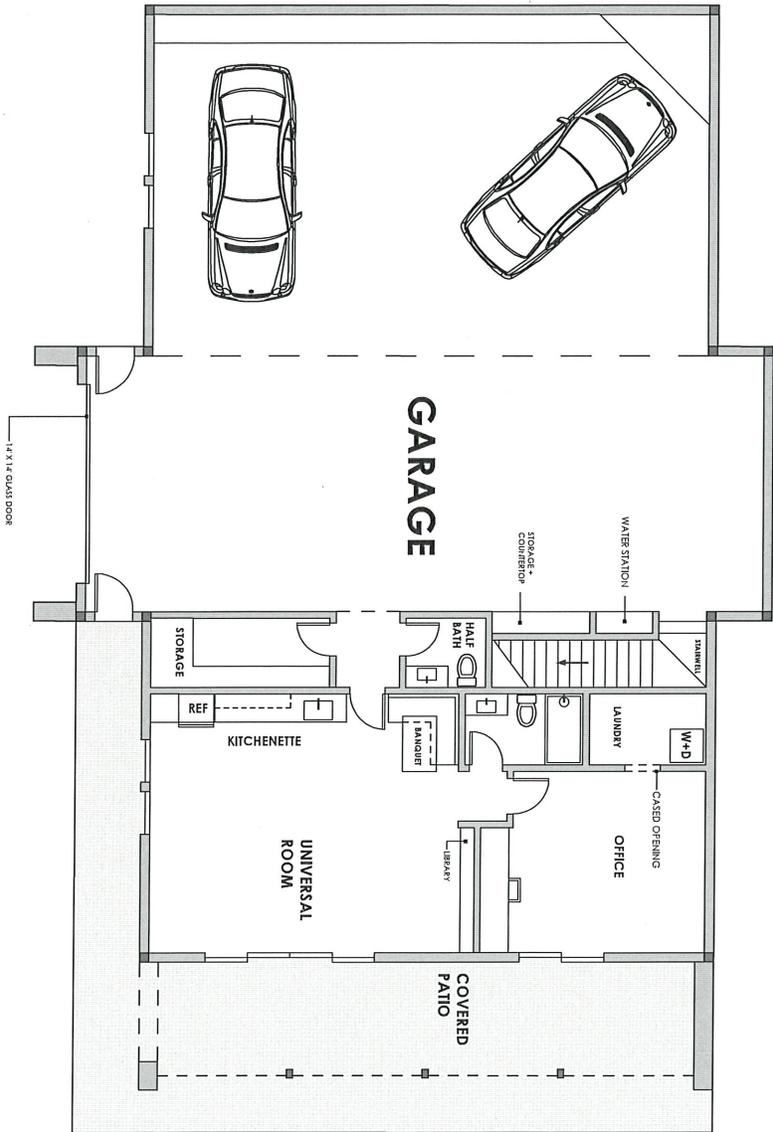
OWNER:	BLUE SKY CONSTRUCTION
PROPERTY:	LOT 1 EAGLE VIEW ESTATES SEC. 2
RECORDED:	PLAT BK. 51, PG. 151 RORC, TN.
LOCATED:	15299 STATE HIGHWAY 99
<b>Triple - S</b>	
Land Surveying, Inc.	
P.O. Box 2503 Smyrna, Tenn. 37167	
Ph. (615) 663-7835	
DATE:	8 / 22 / 2025
SCALE:	1" = 40'



<b>A</b>	<b>A</b>	MADDOX POOL HOUSE + GARAGE
02	001	scale: 1" = 20'



10/10/2025 10:00 AM  
 10/10/2025 10:00 AM  
 10/10/2025 10:00 AM



**A** FLOORPLAN  
001 scale: 1/4" = 1'-0"

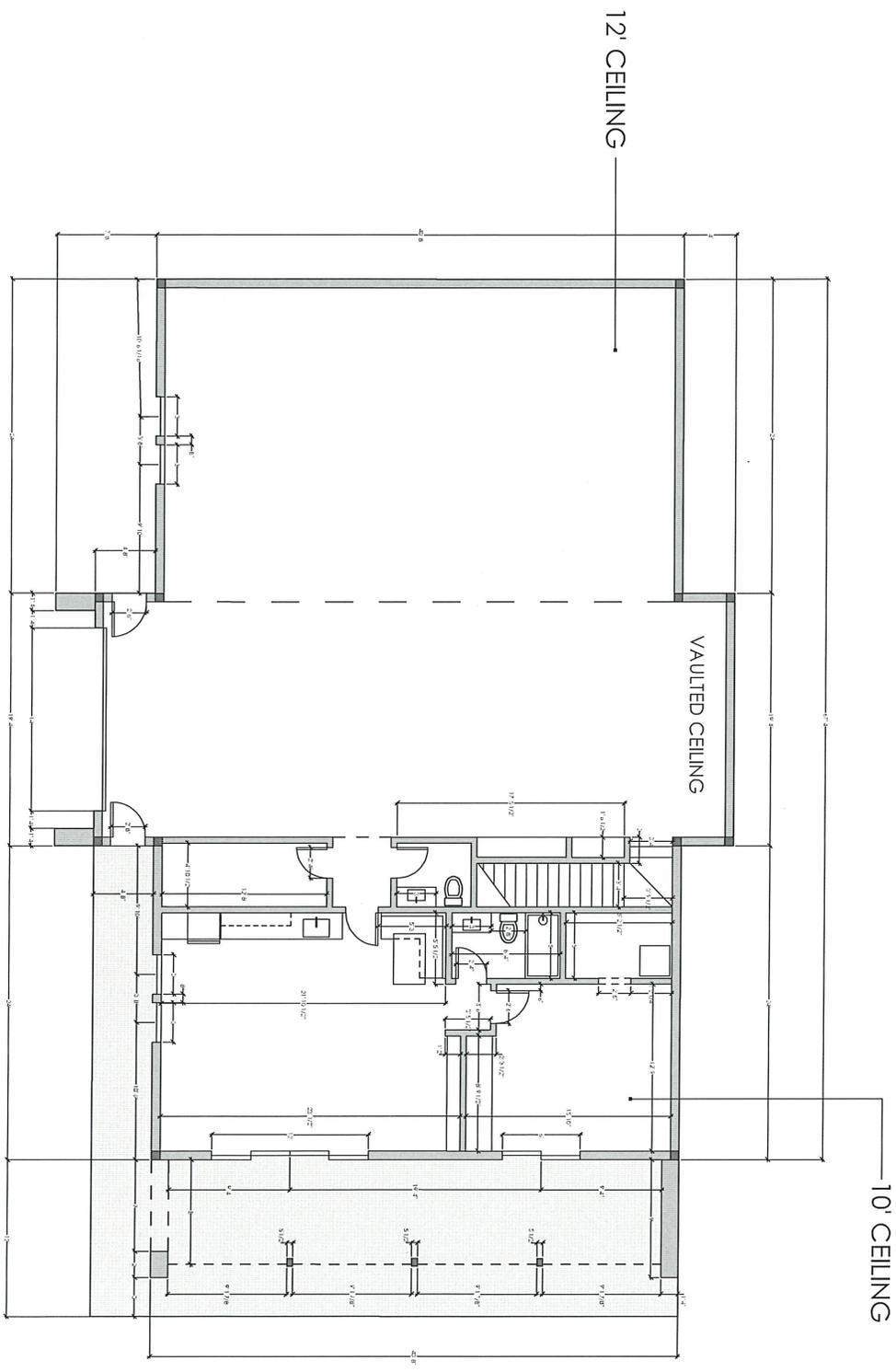
RECEIVED  
JAN 28 2026  
BY

**GARAGE: 1,825 SQ. FT.**  
**LIVING: 786 SQ. FT.**  
**COVERED PATIO: 342 SQ. FT.**

<b>A</b>	<b>A</b>	MADDOX POOL HOUSE + GARAGE
03	001	scale: 1/4" = 1'-0"



troycarterdesign.com  
408.475.7925/504



**A** FLOORPLAN W/ DIMENSIONS  
 001 scale: 1/4" = 1'-0"

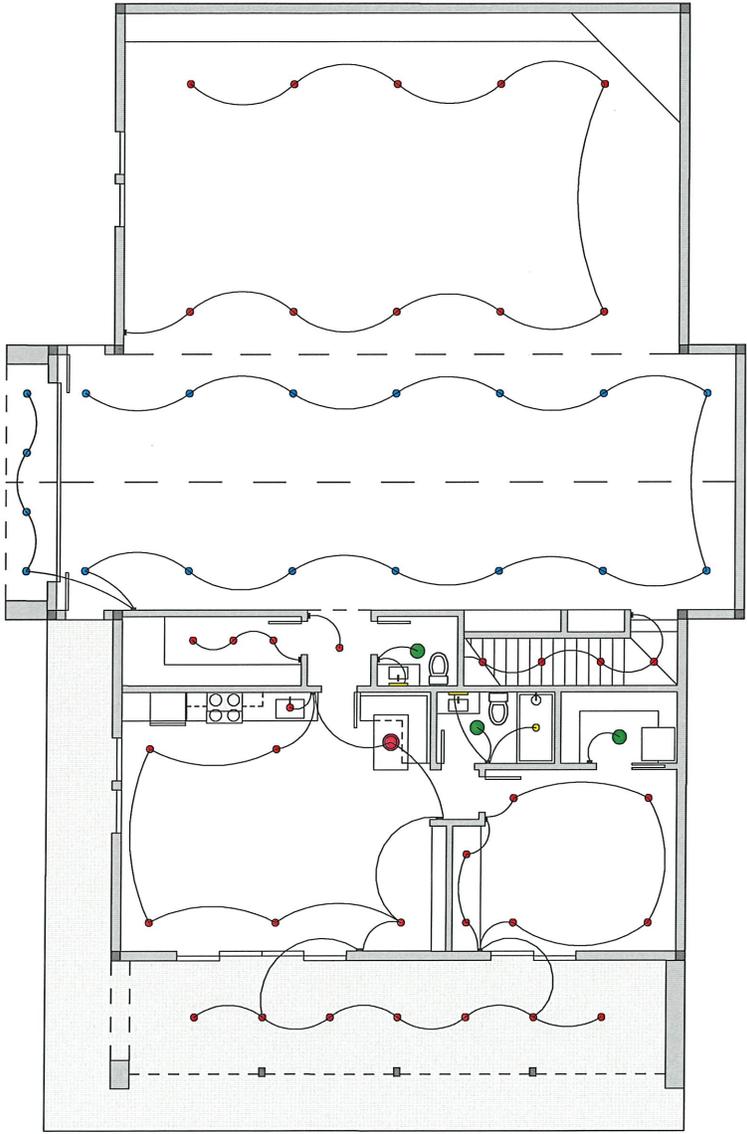
RECEIVED  
 JAN 28 2026  
 BY \_\_\_\_\_

**GARAGE: 1,825 SQ. FT.**  
**LIVING: 786 SQ. FT.**  
**COVERED PATIO: 342 SQ. FT.**

<b>A</b>	<b>A</b>	MADDOX POOL HOUSE + GARAGE	
04	001	scale: 1/4" = 1'-0"	

troylanharper@gmail.com  
 cell: 415.972.1584

- ELECTRICAL SYMBOL LEGEND**
- SWITCH
  - VANITY LIGHT
  - 4" LED CAN LIGHT
  - 6" LED CAN LIGHT
  - 6" CAN + FAN COMBO
  - 6" LED DIRECTIONAL CAN
  - SCONCE
  - MEDIUM TO LARGE PENDANT
  - FLUSH MOUNT
  - CHANDELER
  - CEILING FAN



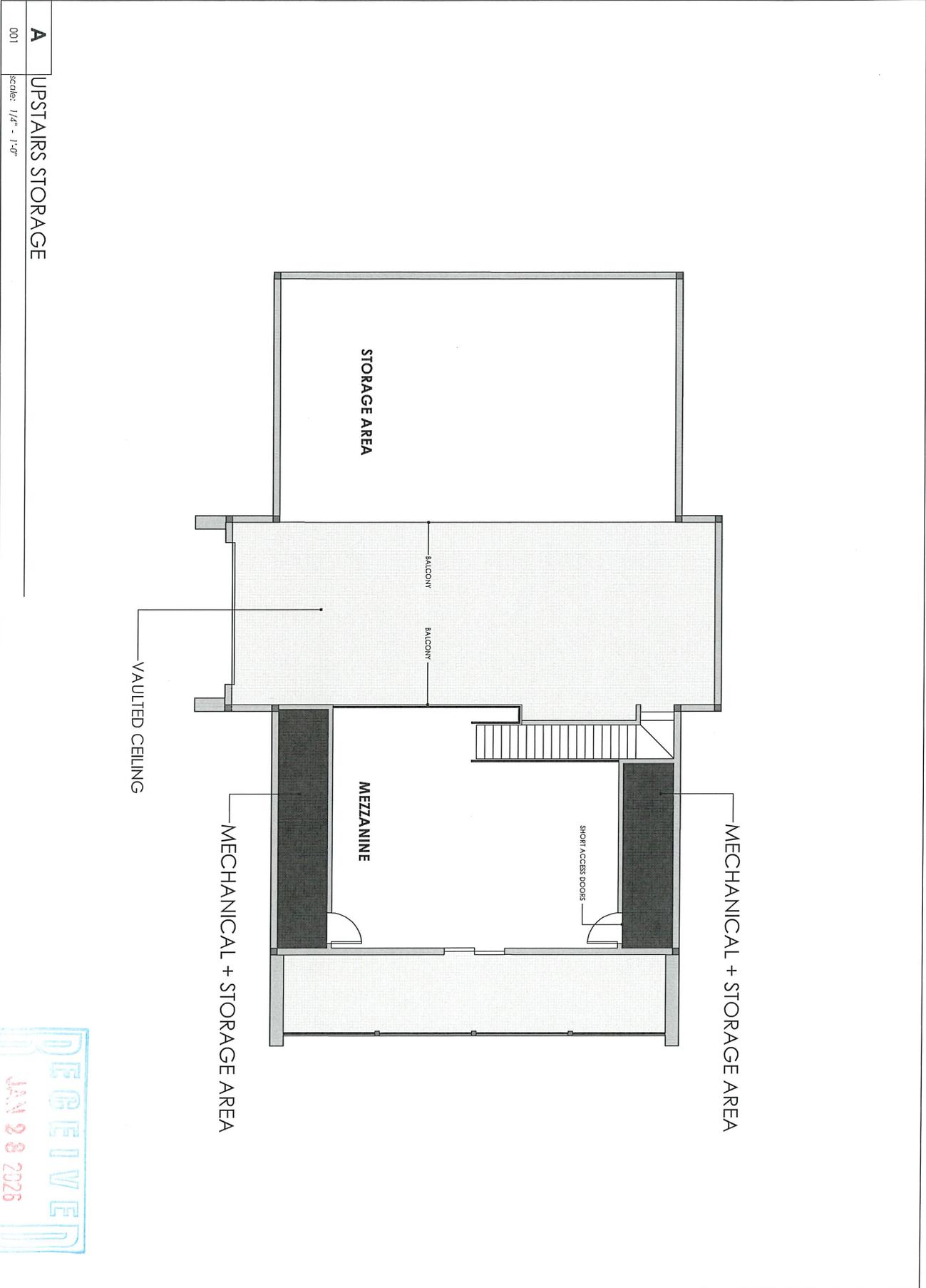
**A** ELECTRICAL PLAN

001 scale: 1/4" = 1'-0"

RECEIVED  
 JAN 28 2026

<b>A</b>	<b>A</b>	MADDOX POOL HOUSE + GARAGE
05	001	scale: 1/4" = 1'-0"





**A** UPSTAIRS STORAGE

001 scale: 1/4" = 1'-0"

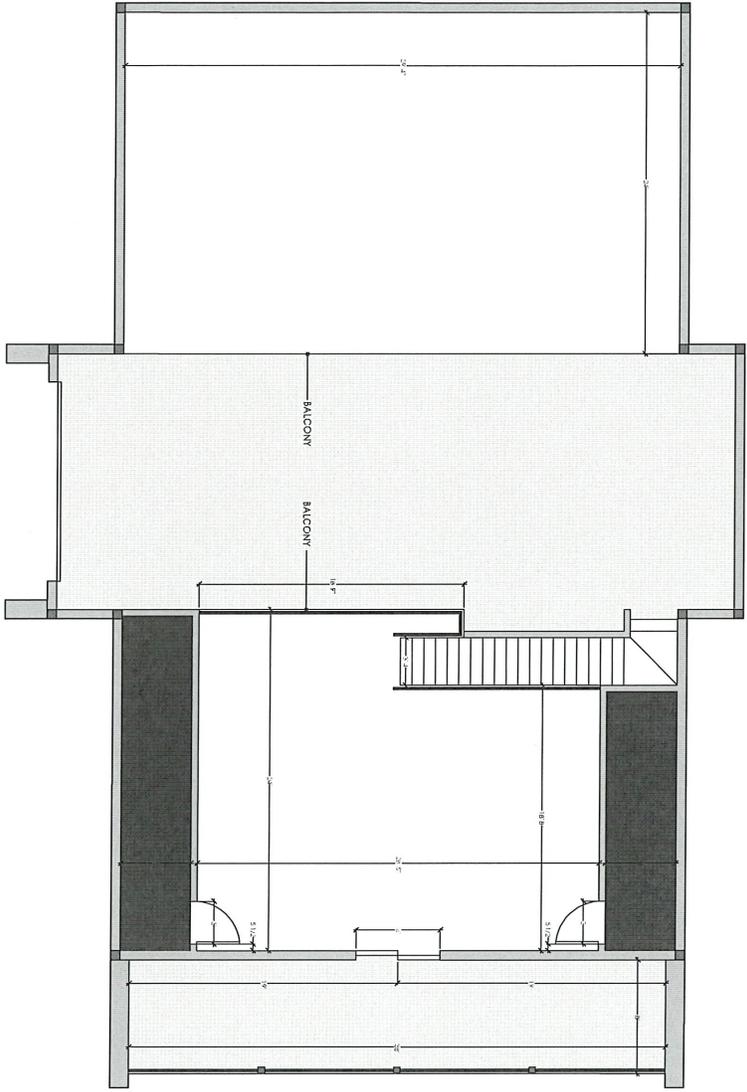
RECEIVED  
 JAN 28 2026  
 BY \_\_\_\_\_

<b>A</b>	<b>A</b>	MADDOX POOL HOUSE + GARAGE
06	001	scale: 1/4" = 1'-0"



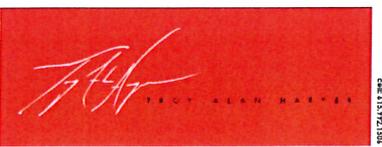
hondanharper@gmail.com  
 cell: 415.721.1934

**A** UPSTAIRS STORAGE  
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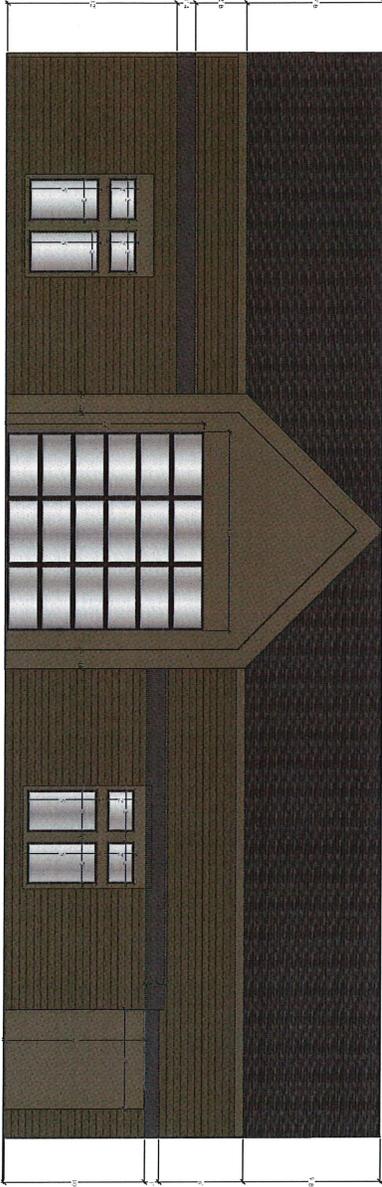


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 BY \_\_\_\_\_

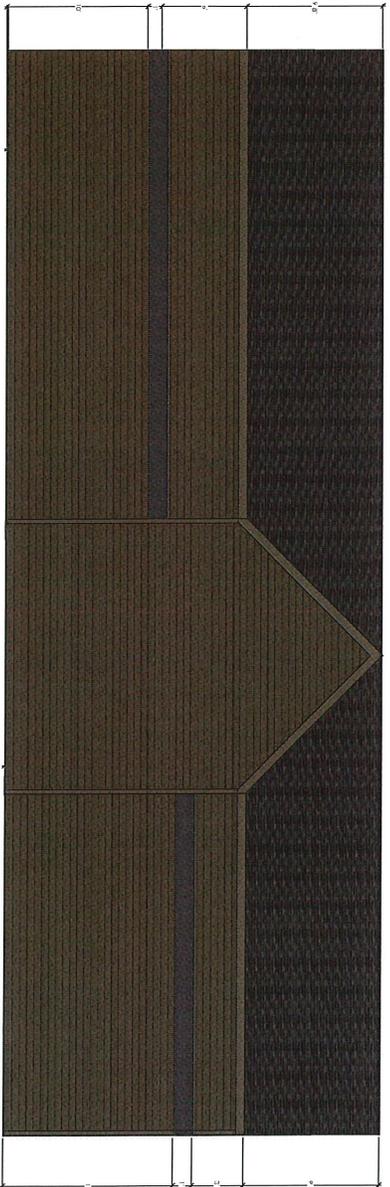
<b>A</b>	<b>A</b>	MADDOX POOL HOUSE + GARAGE
07	001	scale: 1/4" = 1'-0"



- \* MIDDLE GABLES - 12:12 ROOF PITCH
- \* SIDE GABLES - 6:12 ROOF PITCH
- \* DARK GREY REPRESENTS JOIST LOCATIONS

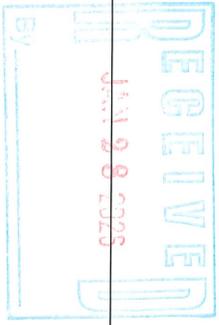


NORTH ELEVATION



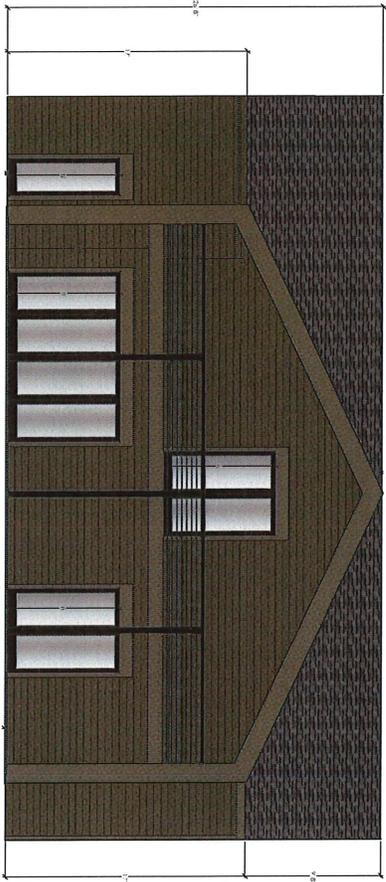
SOUTH ELEVATION

<b>A</b>	<b>ELEVATIONS</b>
001	scale: 1/4" = 1'-0"

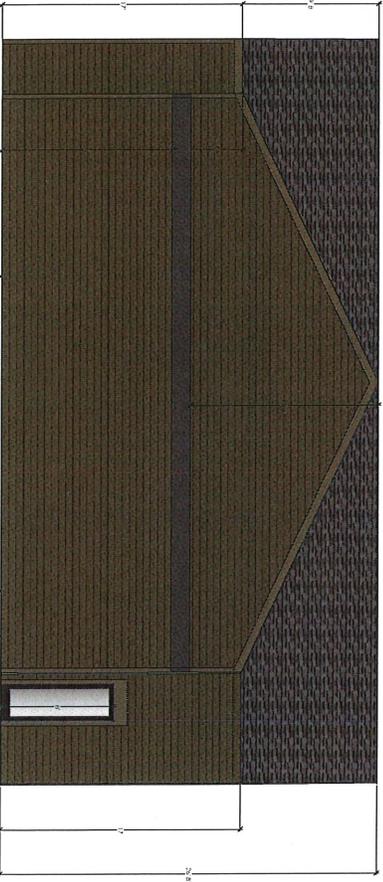


<b>A</b>	<b>A</b>	<b>MADDOX POOL HOUSE + GARAGE</b>
08	001	scale: 1/4" = 1'-0"

- \* MIDDLE GABLES - 12:12 ROOF PITCH
- \* SIDE GABLES - 6:12 ROOF PITCH
- \* DARK GREY REPRESENTS JOIST LOCATIONS



WEST ELEVATION



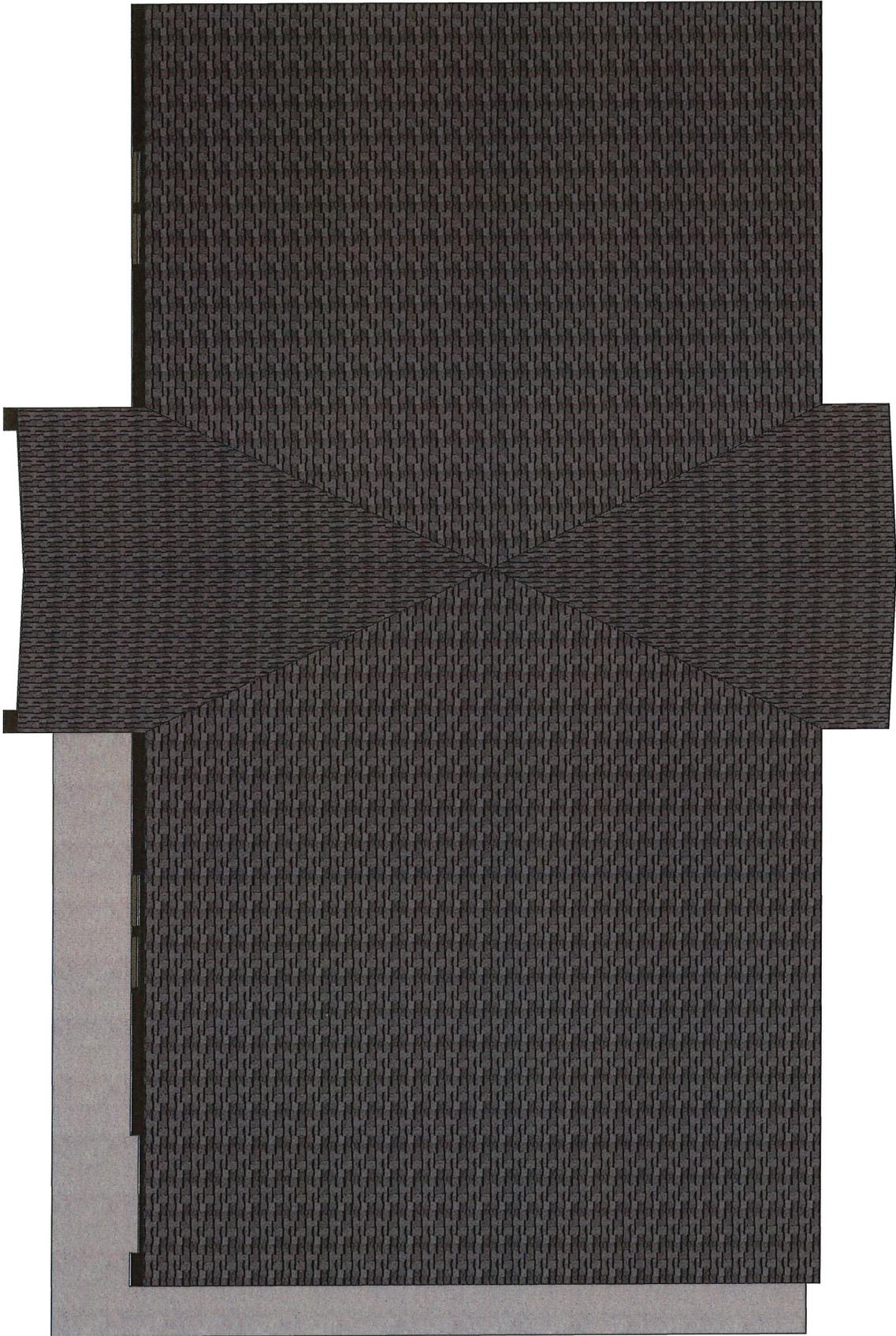
EAST ELEVATION

**A** ELEVATIONS

001 scale: 1/4" = 1'-0"

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 JUN 12 2013  
 BY [Signature]

<b>A</b>	<b>A</b>	MADDOX POOL HOUSE + GARAGE
09	001	scale: 1/4" = 1'-0"



**A** 3D  
001 scale: N/A

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<b>A</b>	<b>A</b>	MADDOX POOL HOUSE + GARAGE
10	001	scale: N/A



troyalanharper.com  
cell: 415.475.1584

A 3D  
001 scale: N/A



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A	A	MADDOX POOL HOUSE + GARAGE
11	001	scale: N/A





A 3D  
001 scale: N/A

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BY \_\_\_\_\_

A	A	MADDOX POOL HOUSE + GARAGE
12	001	scale: N/A



royalalanharpers.com  
616.515.1723



A 3D  
001 scale: N/A

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A	A	MADDOX POOL HOUSE + GARAGE
13	001	scale: N/A



http://alanharper.com  
cell: 415.712.1584



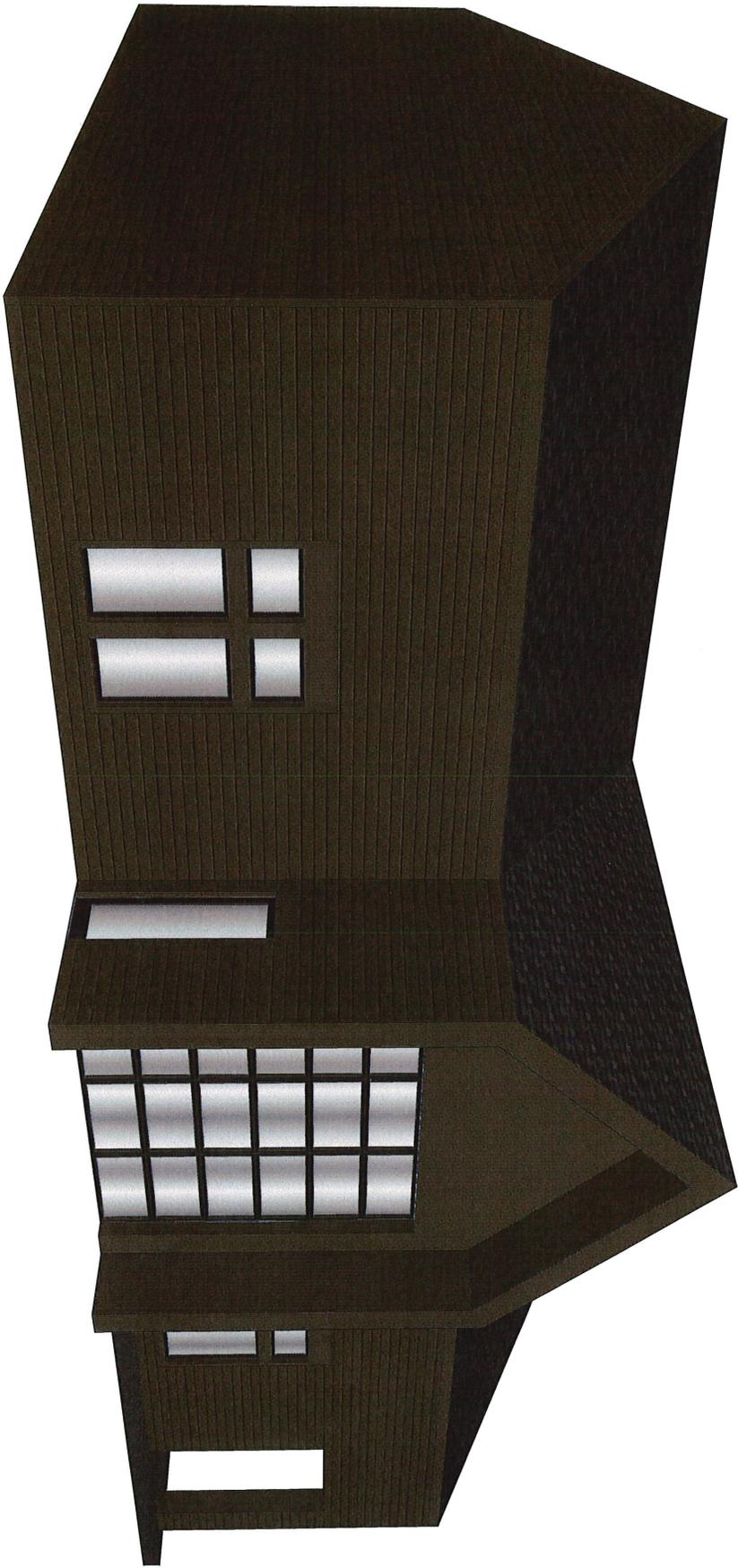
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<b>A</b>	<b>A</b>	MADDOX POOL HOUSE + GARAGE
14	001	scale: N/A



troylanharper.com  
cell: 415.972.1535



A 3D  
001 scale: N/A

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BY \_\_\_\_\_

A	A	MADDOX POOL HOUSE + GARAGE
15	001	scale: N/A



tegot.com  
157121394

**Attachment**

City Manager to Update Commission on Legislation

Bill #	Link	Priority	Position	Subject	Bill Summary	Sponsor/	Current Status	Last Actor	Next Actio
HB0882	<a href="#">View Bill Info</a>	Medium	Monitor	Environment and Conservation, Department of	As introduced, prohibits the department from regulating farming activities involving top soil, rock removal, or the building of a pond when the activities are conducted in an area that is less than three acres in size, and the property on which the activities occur has greenbelt classification. - Amends TCA Title 4; Title 5; Title 6; Title 7; Title 11; Title 13; Title 43; Title 44; Title 64; Title 66; Title 67;	Travis	placed on s/c cal Finance, Ways & Means Subcommittee	1/28/2026	2/4/2026
SB0281						Watson	Re-refer to Senate Calendar Committee	3/17/2025	
HB1176						Williams	Assigned to s/c Cities & Counties Subcommittee	2/12/2025	
SB0997	<a href="#">View Bill Info</a>	Medium	Monitor	Annexation	As introduced, specifies circumstances in which a referendum will not be required to effectuate annexation of territory; removes repealer provision for exceptions to the referendum requirement. - Amends TCA Section 6-51-104.	Bailey	Subcommittee of Senate State & Local Government Committee	3/11/2025	
HB0414						Davis	Assigned to s/c Cities & Counties Subcommittee	2/5/2025	
SB1096	<a href="#">View Bill Info</a>	Medium	Monitor	Codes	As introduced, allows an existing place of worship to be used for educational purposes without reclassification of the building's occupancy type if certain conditions are met. - Amends TCA Title 49 and Title 68, Chapter 120.	Hensley	Subcommittee of Senate Commerce and Labor Committee	3/18/2025	
HB0718						Moon	P2C; caption bill, held on desk - pending amdt.	2/6/2025	
SB0721	<a href="#">View Bill Info</a>	Low	Monitor	Codes	As introduced, extends the period in which the fire marshal is required to provide a decision on an appeal regarding building or fire codes involving a county building located in a city when there is a conflict between city and county from 10 working days to 15 calendar days. - Amends TCA Title 68, Chapter 102 and Title 68, Chapter 120.	Hatcher	Consideration, refer to Senate State and Local Government Committee	2/12/2025	
HB1760						Gant	P2C; caption bill, held on desk - pending amdt.	1/22/2026	
SB1784	<a href="#">View Bill Info</a>	Low	Monitor	Codes	As introduced, increases, from one to two working days of when the request is made, the time within which an inspection of a one-family or two-family building's footer is considered timely. - Amends TCA Title 4 and Title 68.	Johnson	Introduced, Passed on First Consideration	1/21/2026	
SB0488						Bowling	Passed on Second Consideration, refer to Senate State and Local Government Committee	2/12/2025	
HB1720						T Hicks	Assigned to s/c Cities & Counties Subcommittee	1/22/2026	
SB1771	<a href="#">View Bill Info</a>	High	Monitor	Zoning	As introduced, authorizes certain counties to adopt a resolution prohibiting a municipality or regional zoning commission from exercising zoning authority outside of the boundaries of the municipality. - Amends TCA Title 5; Title 6; Title 7 and Title 13.	Walley	Introduced, Passed on First Consideration	1/21/2026	
SB1610	<a href="#">View Bill Info</a>	Medium	Monitor	Local Government General	As introduced, authorizes Putnam County and incorporated cities within the county to regulate sober living homes for recovery from alcohol, drug, and substance abuse to the extent such regulation complies with the Fair Housing Act and the Americans with Disabilities Act. - Amends TCA Title 7, Chapter 51, Part 26.	Bailey	Passed on Second Consideration, refer to Senate Health and Welfare Committee	1/15/2026	

HB0725	View Bill Info	Low	Monitor	Economic and Community Development	As introduced, increases, from 30 to 45, the number of days within the end of a fiscal year, for which a municipality is requesting an allocation of sales and use taxes revenues, that a municipality may submit a summary of the cost of an economic development project through to the end of that fiscal year, with supporting documentation certified by the chief financial officer of the	Helton-Hay	Assigned to s/c Cities & Counties Subcommittee	3/11/2025	
						Gardenhire	Consideration, refer to Senate State and Local Government Committee	2/12/2025	
SB0518	View Bill Info	High	Monitor	Sunset Laws	As introduced, extends the local government planning advisory committee to June 30, 2027. - Amends TCA Title 4, Chapter 29 and Title 4, Chapter 3, Part 7.	Lafferty	P2C, ref. to Government Operations Committee	1/21/2026	
						Jackson	Consideration, refer to Senate Government Operations Committee	1/14/2026	
HB1587	View Bill Info	High	Monitor	Energy	As introduced, requires an applicant and an electric utility service to perform and submit to the locality a site assessment prior to the approval of a rezoning request, special exception, or special use permit for the siting of a new high energy use facility (HEUF). - Amends TCA Title 5; Title 6; Title 7; Title 13; Title 54; Title 65 and Title 68.	Brooks	Assigned to s/c Cities & Counties Subcommittee	2/11/2025	
						Lamar	Consideration, refer to Senate State and Local Government Committee	2/12/2025	
HB1461	View Bill Info	High	Monitor	Computers and Electronic Processing	As introduced, requires high performance computing (HPC) facility operators to devote 50 percent of the computing and data processing output of the facility for a public benefit; requires HPC facility operators to produce an annual report of the facility's energy consumption and carbon footprint; requires such operators to	Clemmons	Agriculture & Natural Resources	1/14/2026	
						Yarbro	Introduced, Passed on First Consideration	1/22/2026	
HB0512	View Bill Info	High	Monitor	Zoning	As introduced, extends the terms of members of historic zoning commissions from five years to six years. - Amends TCA Title 13, Chapter 7, Part 4.	Wright	Assigned to s/c Cities & Counties Subcommittee	2/5/2025	
						Lowe	Consideration, refer to Senate State and Local Government Committee	2/12/2025	
HB0298	View Bill Info	High	Monitor	Housing	As introduced, enacts the "Homes not Hedge Funds Act", prohibits certain business entities from purchasing more than 100 single-family homes in certain counties in this state for purposes of renting the purchased properties; establishes a state and private cause of action and establishes damages for violations. - Amends TCA Title 13; Title 47 and Title 66.	Behn	Assigned to s/c Cities & Counties Subcommittee	2/3/2025	
						Oliver	Senate State and Local Government Committee to first calendar of 2026	3/18/2025	
HB1681	View Bill Info	High	Monitor	Regional Authorities & Special Districts	As introduced, revises various provisions of the Real Estate Infrastructure Development Act of 2025. - Amends TCA Title 7; Title 9; Title 12; Title 13; Title 66; Title 67 and Title 68.	Reeves	Assigned to s/c Cities & Counties Subcommittee	1/21/2026	
						Pody	Introduced, Passed on First Consideration	1/21/2026	
HB1777	View Bill Info	Low	Monitor	Business Organization	before December 31, 2026, to the governor, the speaker of the senate, the speaker of the house of representatives, the chair of the state and local government committee of the senate, and the chair of the committee of the	Leatherwood	P2C, caption bill, held on desk - pending amdt.	1/22/2026	
						Taylor	Filed for introduction	1/22/2026	
SB1923	View Bill Info	Low	Monitor	Zoning	As introduced, requires a person to reside in the county at least 12 months prior to being eligible to be appointed to a county board of zoning appeals. - Amends TCA Title 5; Title 6; Title 7; Title 12 and Title 13.	Briggs	Introduced, Passed on First Consideration	1/22/2026	

<b>HB2034</b>	<a href="#">View Bill Info</a>	High	Monitor	Courts, Municipal	property maintenance ordinance violation when the person or entity found to be in violation of a municipal ordinance related to property maintenance fails to remedy the violation within 30 days; requires the cost of the remediation to be assessed	Harris	Filed for introduction	1/22/2026	
<b>SB1473</b>	<a href="#">View Bill Info</a>	High	Monitor	Courts, Municipal	the violation within 30 days; requires the cost of the remediation to be assessed	Taylor	Consideration, refer to Senate Judiciary	1/14/2026	
<b>HB0884</b>	<a href="#">View Bill Info</a>	High	Monitor	Obscenity and Pornography	As introduced, expands the definition of "adult-oriented establishment", for purposes of imposing certain requirements, to include commercial establishments that offer sexually oriented material, devices, or paraphernalia, adult cabaret entertainment, or specified sexual activities, but for which such materials, devices, paraphernalia, entertainment, or activities are not the principal or predominant stock or trade. - Amends TCA Title 7, Chapter 51, Part 14.	Todd	Withdrawn, Amendment 2 Adopted, Sponsor added, Passed H as amended, Ayes 73 Nays 24, Engrossed; ready for transmission to Sen.	1/14/2026	
<b>SB1424</b>						Hensley	Judiciary Committee	1/27/2026	2/3/26
<b>HB1657</b>						Capley	Assigned to s/c Cities & Counties Subcommittee	1/21/2026	
<b>SB1685</b>	<a href="#">View Bill Info</a>	High	Oppose	Zoning	As introduced, removes requirement that a structure rebuilt on a site must conform to the zoning regulations existing at the time of the new construction. - Amends TCA Title 13, Chapter 7.	Walley	Consideration, refer to Senate State and Local Government Committee	1/21/2026	
<b>SB0413</b>	<a href="#">View Bill Info</a>	Medium	Monitor	Zoning	As introduced, prescribes a process by which a local zoning authority may notify a state department, agency, or officer of a local zoning violation by a business resulting in the revocation or suspension of a license, permit, or certificate of a business in violation of a local zoning ordinance, resolution, or law; prescribes the process for reinstatement or appeal, including the assessment of a reinstatement fee. - Amends TCA Title 4; Title 5; Title 6; Title 7; Title 13, Chapter 7; Title 62 and Title 68.	Hatcher	Passed on Second Consideration, refer to Senate State and Local Government Committee	2/12/2025	
<b>HB0608</b>						Rudd	Assigned to s/c Cities & Counties Subcommittee	2/5/2025	
<b>SB1045</b>	<a href="#">View Bill Info</a>	High	Monitor	Real Property	As introduced, prohibits the state or a local or municipal government from requiring a builder or developer of real property to pay for the building or development of infrastructure that is nonessential to the development, maintenance, or growth of the builder's development property. - Amends TCA Title 5; Title 6; Title 7; Title 13; Title 54 and Title 66.	Bowling	Passed on Second Consideration, refer to Senate State and Local	2/12/2025	
<b>HB1703</b>						Bricken	Intro., P1C.	1/21/2026	
<b>SB1693</b>	<a href="#">View Bill Info</a>	High	Monitor	Real Property	partnerships, and limited liability partnerships that purchase or acquire residential rental property in this state to register the property with the secretary of state. - Amends TCA Title 4; Title 5; Title 6; Title 7; Title 13; Title 47; Title 48; Title 61 and Title 66.	Walley	Consideration, refer to Senate Commerce and Labor Committee	1/21/2026	
<b>HB1837</b>						T Hicks	Filed for introduction	1/21/2026	
<b>SB1908</b>	<a href="#">View Bill Info</a>	High	Oppose	Real Property	As introduced, entitles a property owner to just compensation from a public entity if the public entity enacts a land use regulation that has the effect of reducing the fair market value of the property. - Amends TCA Title 29, Chapter 16.	Stevens	Introduced, Passed on First Consideration	1/22/2026	
<b>HB1501</b>				Local Government	As introduced, authorizes a municipality to create and require the use of a	Lambersh	placed on s/c cal Cities & Counties	1/28/2026	2/4/2026

