



**EAGLEVILLE PLANNING COMMISSION  
PUBLIC HEARING**

**Eagleville City Hall      108 South Main Street**

**April 6, 2026**

**6:30 p.m.**

**Immediately Following the Board of Zoning Appeals**

***Prior to meeting, please silence all electronic devices.***

- 1) **CALL TO ORDER** – Chairman, Derrick Lynch
- 2) **ROLL CALL / DETERMINATION OF QUORUM**
- 3) **PUBLIC HEARING** – Each Citizen will be given up to 3 minutes to speak regarding the matter listed below:
  - a. RESOLUTION TO ADOPT A PLAN OF SERVICES FOR PARCEL 120-46.00-000, APPROXIMATELY 98.21 ACRES LOCATED ON THE SOUTHWEST CORNER OF COLLEGE GROVE ROAD AND US 41-A, 26, EAGLEVILLE, TENNESSEE 37060 (Salem Creek Properties)
- 4) **CLOSE PUBLIC HEARING**
- 5) **ADJOURNMENT**



**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.