

**Minutes of the  
Eagleville Planning Commission  
Eagleville City Hall, Eagleville, TN  
Monday, February 6, 2017 – 6:30pm**

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**COMMISSION MEMBERS**

Chairman, Nick Duke	P	Secretary, Eric Marlin	P
Vice-Chairman, Ronnie Hill	P	Member, Derrick Lynch	P
Mayor, Travis Brown	P		

**STAFF**

Andrew Ellard, City Manager	P	David Breniser, Police Chief	P
Phillip Dye, City Recorder	P	Quentin Snook, Police Officer	A
Mechelle Jones, City Clerk	A	Caleb Reynolds, Police Officer	A
Kevin Bragg, City Attorney	A	Rick Parks, Fire Chief	A
Jesse Napier, Park Superintendent	A	Jonathan Armstrong, Fireman	A
Will Owen, Griggs & Maloney	P	Bill Griggs, Griggs & Maloney	A

**GUESTS**

Craig Sewell    Cole Newton

**CALL TO ORDER**

The meeting was called to order at 6:30 p.m. by Chairman Nick Duke.

**ROLL CALL**

Roll was called by City Recorder, Phillip Dye, with a quorum present.

**APPROVAL OF MINUTES**

**January 9, 2017, Regular Planning Commission Meeting**

Motion for approval:	Vice-Chairman Ronnie Hill
Seconded by:	Mayor Travis Brown
Motion passed:	5-0

**OLD BUSINESS**

**NEW BUSINESS**

**Preliminary Plat:**

**Case: PC-2017-001**

**Applicant: Craig Sewell**

**Property Owner: Craig & Shandy Sewell**

**Address or Location: Approximately 17 acres of Map 144, Parcel 06000 (Record Book 1272, page 2591) – the portion of which was approved for a Planned Residential Development on November 17, 2016.**

**Proposed Action: Create subdivision of 50 lots – Eagle View Village provided the developer adheres to the following comments set forth by Will Owen, Griggs & Maloney:**

- 1) The minimum required vertical curve length is 100'. The proposed vertical curve on Eagle View Drive has a length of 80.38'. While this is a deviation from the Sub Reg requirements, it is the City Engineer's opinion that this deviation is warranted with respect to the site's existing topography and drainage challenges.***
- 2) The Sub Regs indicate the required minimum cul-de-sac diameter is 90'. The plans indicate proposed cul-de-sac radii of 78'. The fire department has indicated they require a minimum 76' radius to turn their trucks around. As such, if the PC deems it otherwise appropriate, the proposed cul-de-sacs should be able to accommodate turning patterns of fire trucks as well as buses.***
- 3) The curve table appears to be missing from the plan set. Please revise accordingly and note that minimum road frontage for cul-de-sac lots is 35'.***
- 4) Storm structure elevations (i.e. invert in/out and top of casting) should be indicated on the plans. Please revise accordingly. Additionally, please show the cross drains on the profile views of Eagle View Drive and Black Eagle Way.***
- 5) A proposed curb cut and trench drain is shown at the end of Golden Eagle Court. This configuration was initially needed as a result of the inability to install a ditch between lots 39 and 40. Based on the proposed detention area elevations, a ditch is now capable of being constructed between those lots and it is suggested that a conventional curb inlet and catch basin with outlet culvert and headwall be installed at this location in place of the curb cut and trench drain.***

Motion for approval:

Vice-Chairman Ronnie Hill

Seconded by:

Secretary Eric Marlin

Motion Passed:

5-0

**Re-Zoning Application:**

**Case: PC-2017-002**

**Applicant: Darrell Huffman**

**Property Owner: Darrell Huffman**

**Address or Location: 520 Allisona Road; Tax Map 144, Parcel 35.00**

**Proposed Action: Rezone from R-1 to R-2. Property size is otherwise non-conforming.**

Motion to approve: Vice-Chairman Ronnie Hill  
Seconded by: Secretary Eric Marlin  
Motion Passed: 5-0

**Re-Subdivision Plat:**

**Case: PC-2017-003**

**Applicant: City of Eagleville (Andrew Ellard)**

**Property Owner: John Parker**

**Address or Location: Allisona Road; Tax Map 144, Parcel 03200**

**Proposed Action: Combine rear portion (approximately 9 acres, currently zoned R-1) with City's property at 300 Allisona Road, leaving two individual lots (approximately 1 acre each, currently zoned R-2).**

Motion to approve: Mayor Travis Brown  
Seconded by: Member Derrick Lynch  
Motion Passed: 5-0

**Re-Zoning Application:**

**Case: PC-2017-004**

**Applicant: Craig Sewell**

**Property Owner: Robert C (Craig) & Shandy Sewell**

**Address or Location: Approximately 17 acres of Map 144, Parcel 06000 (Record Book 1272, page 2591) – the portion of which was approved for a Planned Residential Development on November 17, 2016.**

**Proposed Action: Amend Ordinance 2016-010 – the PRD ordinance for Eagle View Village – to allow the secondary facade side of corner lot properties to adhere to “side” setbacks as stated in the ordinance rather than “front” setbacks.**

Motion to approve: Mayor Travis Brown  
Seconded by: Vice-Chairman Ronnie Hill  
Motion Passed: 5-0

**ADJOURNMENT**

Motion to adjourn: Chairman Nick Duke  
Motion passed by a unanimous “aye”.  
The meeting ended at 6:56 p.m.

Approval by:

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Chairman Nick Duke

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Phillip Dye, City Recorder

Date minutes were approved: \_\_\_\_\_