



# City of Eagleville

Chad Leeman, Mayor

## NOTICE OF PUBLIC HEARINGS

On July 6, 2026, 6:30 p.m. the Eagleville Planning Commission will hold a public hearing regarding Plan of Services to annex property known as Parcel 120 02300.

On July 23, 2026, 7:00 p.m. the Eagleville City Council, will hold a public hearing to consider the following: a) Resolution 2026-007 Annexation by Owner Consent for Parcel 120 02300 and, b) Ordinance 2026-004 Assigning Zoning Classifications and Criteria for Parcel 120 02300.

All hearings will be held at Eagleville City Hall, 108 S. Main Street, Eagleville, TN. The Plan of Services will be available for review at: Eagleville City Hall (108 S. Main St), Eagleville Co-Op (1217 N. Main St) and Eagleville Post Office Lobby (100 N. Main St) and online at [eaglevilletn.gov](http://eaglevilletn.gov). For more information, please contact Eagleville City Manager [citymanager@eaglevilletn.gov](mailto:citymanager@eaglevilletn.gov) 615 274 2922 Ext 3.

P.O. Box 68, 108 South Main St., Eagleville, TN 37060  
T: (615) 274-2922 F: (615) 274-2977 [www.EaglevilleTN.gov](http://www.EaglevilleTN.gov)

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**RESOLUTION 2026-005**

**A RESOLUTION CALLING FOR A PUBLIC HEARING ON THE PROPOSED ANNEXATION OF TERRITORY INTO THE CITY OF EAGLEVILLE BY OWNER CONSENT AND APPROVING A PLAN OF SERVICES**

(Parcel #120 02300, 256.6 Approximate Acres Located on the Southeast Corner of John Windrow Road and US 41-A, Eagleville, Tennessee 37060 )

**WHEREAS**, the City of Eagleville, having been petitioned by interested persons, proposes the extension of its corporate limits by the annexation of certain territory adjoining its existing boundaries and within its urban growth boundaries by owner consent; and

**WHEREAS**, a plan of services for the territory proposed for annexation by owner consent has been reviewed by the Eagleville Planning Commission; and

**WHEREAS**, the governing body desires to conduct a public hearing on the proposed annexation and plan of services;

**NOW THEREFORE BE IT RESOLVED** by the City of Eagleville, Tennessee as follows:

- A. That a public hearing is hereby scheduled for 7:00 p.m. on July 23, 2026 at Eagleville City Hall, 108 S. Main Street, on the proposed annexation of territory by owner consent, and Plan of Services, to wit:

Parcel #120 02300, 256.6 Approximate Acres Located on the Southeast Corner of John Windrow Road and US 41-A, Eagleville, Tennessee 37060

- B. That a copy of this resolution, describing the territory proposed for annexation by owner consent, along with the plan of services, shall be promptly sent to the last known address(es) listed in the office of the Rutherford County Property Assessor for each property owner of record within the territory proposed for annexation, with such being sent by first class mail and mailed no later than twenty-one (21) calendar days prior to the scheduled date of the hearing on the proposed annexation.


- C. That a copy of this resolution shall also be published by posting copies of it in at least three (3) public places in the territory proposed for annexation and in a like number of public places in the City of Eagleville, and by publishing notice of the resolution at or about the same time in the Daily News Journal, a newspaper of general circulation in such territory and the City of Eagleville.

D. That notice of the time, place and purpose of a public hearing on the proposed annexation by owner consent and the plan of services shall be published in a newspaper of general circulation in the City of Eagleville not less than twenty-one (21) days before the hearing, which notice included the locations of a minimum of three (3) copies of the plan of services for public inspection during all business hours from the date of notice until the public hearing.


E. That written notice of the proposed annexation shall be sent to the affected school system as soon as possible, but in no event less than thirty (30) days before the public hearing.

**WHEREUPON**, the Mayor declared the Resolution adopted, affixed a signature and the date thereto, and directed that the same be recorded.

 5/28/2026  
Chad Leeman, Mayor Date

 5/28/2026  
Christina Rivas, City Recorder Date

Approved as to Form this 28<sup>th</sup> day of May, 2026

  
J. Stephen Aymett, Jr, City Attorney

**ATTACHMENT A  
OF RESOLUTION 2026-006**

**A PLAN OF SERVICES FOR THE ANNEXATION OF PARCEL 120 02300, LOCATED  
ON THE SOUTHEAST CORNER OF JOHN WINDROW ROAD AND US 41A,  
EAGLEVILLE, TENNESSEE, APPROXIMATELY 256.6 ACRES**

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 02300, located at the southeast corner of John Windrow Road and Highway 41A, approximately 256.6 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 to this property 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 to this property on the effective date of annexation in the same manner as provided to existing residents of Eagleville.

C. Water

1. As availability allows, 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. As availability allows, 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. Any STEP sewer system plans must be approved by City of Eagleville before submittal to TDEC.

#### 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. Initial street signals, signage, street markings and other traffic control devices will be installed by the developer of any new subdivision.

#### 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 or through its contracted provider.

#### I. Zoning

The property will be assigned a zoning classification of R-1/PRD (Planned Residential District).

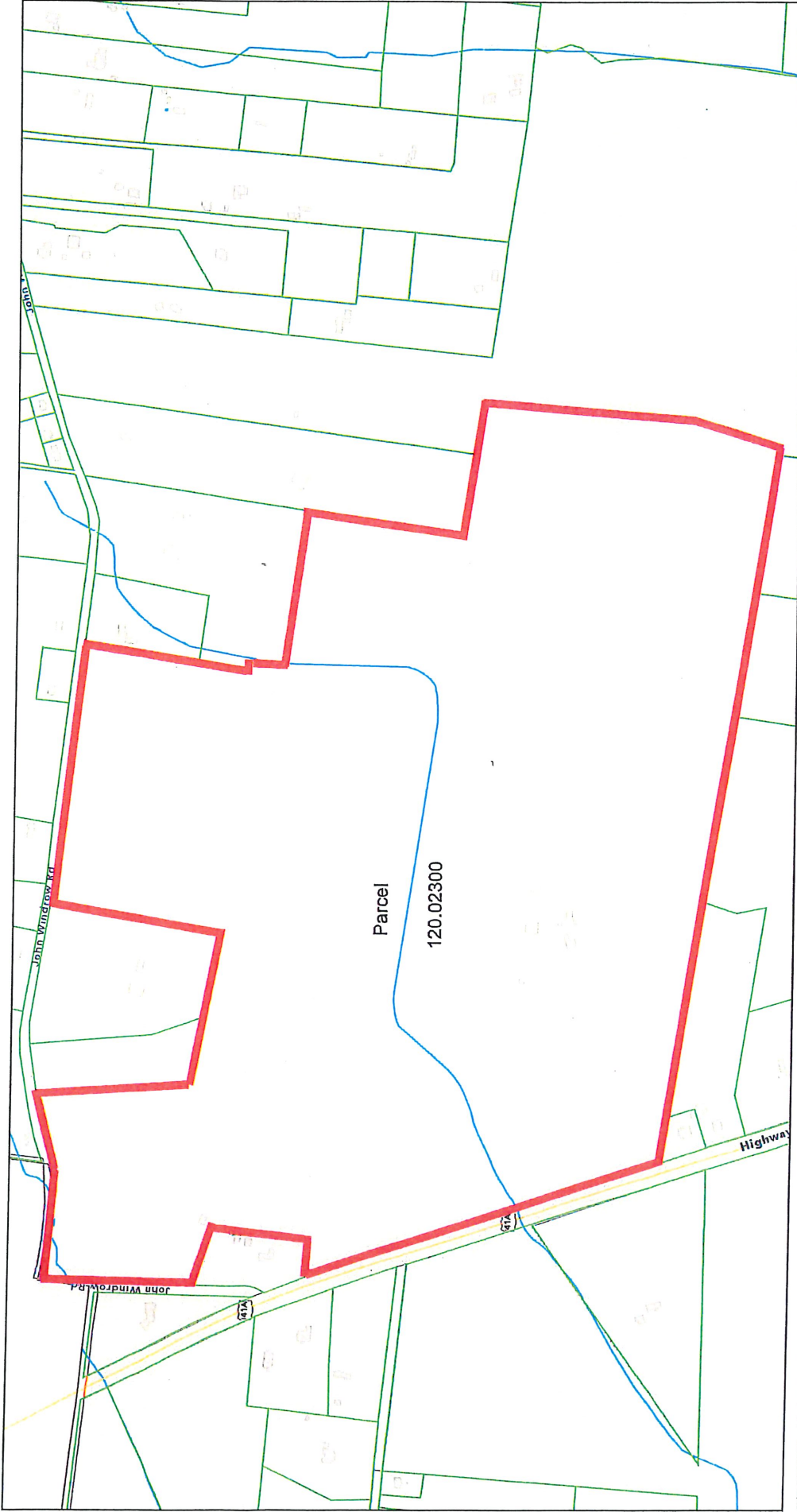
#### J. Street Lighting

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. Initial installation of any new subdivision will be at the cost of the developer.

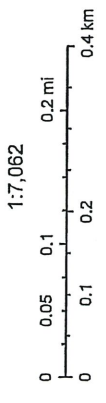
#### K. Recreation

1. Any residents of this annexed parcel will have all rights to any public parks afforded to any existing resident.

# ArcGIS Web Map



5/21/2026, 12:16:56 PM



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Community