

ATTACHMENT A TO RESOLUTION 2026-003

ORDINANCE 2026-001

AN ORDINANCE ASSIGNING A ZONING CLASSIFICATION AND CREATING SPECIFIC CRITERIA IN ANTICIPATION OF ANNEXATION OF PROPERTY KNOWN AS PARCEL 120 04600, APPROXIMATELY 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)

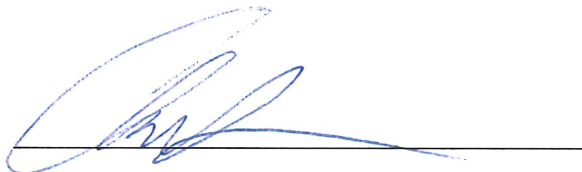
4. Minimum Front Setback – 60 feet – for all structures (except pools – see Eagleville Zoning Ordinance.
5. Minimum Front Setback for corner lots – Both 60 and 60 feet - for all structures.
6. Minimum Side Setback – 30 feet for all structures (except pools – see Eagleville Zoning Ordinance.
7. Minimum 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:

A handwritten signature in blue ink, appearing to be 'Chad Leeman', written over a horizontal line.

Chad Leeman, Mayor

ATTEST:

A handwritten signature in blue ink, appearing to be 'Christina Rivas', written over a horizontal line.

Christina Rivas, City Recorder

Passed First Reading: *March 26, 2026*

Passed Second Reading: *April 23, 2026*

Public Hearing Date: *April 23, 2026*

APPROVED AS TO FORM:

A handwritten signature in blue ink, appearing to be 'Stephen Aymett', written over a horizontal line.

Stephen Aymett, City Attorney