



EAGLEVILLE BOARD OF ZONING APPEALS

AGENDA

Eagleville City Hall
April 6, 2026

108 South Main Street
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) **APPROVAL OF MINUTES**
 - a) Approve or Deny Minutes of Board of Zoning Appeals Meeting on May 5, 2025
- 4) **OPEN PUBLIC HEARING – Public Comments**
 - a) Request by Eagle’s Nest Nursery & Garden Center, LLC for a Variance to Locate a Sign to be Off-Premise at 1075 S. Main Street when the Business is Located at 1047 S. Main Street – Zoning I-1
- 5) **CLOSE PUBLIC HEARING**
- 6) **DELIBERATION**
 - a) Approve/Deny Request by Eagle’s Nest Nursery & Garden Center, LLC for a Variance to Locate a Sign to be Off-Premise at 1075 S. Main Street when the Business is Located at 1047 S. Main Street – Zoning I-1
- 7) **ADJOURNMENT**

ITEM 3a

Approve or Deny Minutes of Board of Zoning Appeals Meeting on May 5, 2025

**Minutes of the
Board of Zoning Appeals Meeting
Eagleville City Hall, Eagleville, TN
May 5, 2025 – 6:30 PM
(Immediately Following DRC Meeting)**

1. **CALL TO ORDER**

Chairman Derrick Lynch called the meeting to order at 6:35 p.m.

2. **ROLL CALL**

Roll was called by City Clerk, Katy Sanderson, with a quorum present.

BOARD MEMBERS

PRESENT:

Chairman Derrick Lynch
Secretary Justin Bryant
Councilman Chris Hendrix
Commissioner Erik Hurter

ABSENT:

Commissioner Darren Shanks

STAFF:

City Manager/City Planner Hellyn Riggins
City Clerk Katy Sanderson

GUESTS:

3. **APPROVAL OF MINUTES**

Approval of Minutes from September 9, 2024 Meeting.

Secretary Justin Bryant moved to approve the minutes
Commissioner Erik Hurter seconded the motion.
The **MOTION** passed 4-0.

4. **OPEN PUBLIC HEARING – Public Comments**

Request for a Temporary Fire Works Stand at 140 N. Main Street
The meeting was opened at 6:36 pm.

There were no comments.

5. **CLOSE PUBLIC HEARING**

The meeting had no speakers and closed at 6:37 pm.

NEW BUSINESS – Deliberation of Board

6. Approve/Deny Request for a Temporary Fire Works Stand at 140 N. Main Street

Greg Fox representing the Eagleville Football Team requested the application and explained more specifically what the stand would entail.

- The tent will be set up on June 21, 2025 and will be taken down by July 12, 2025.
- The sale of fireworks would commence on June 26 or 27, 2025 and would be complete by July 5, 2025.
- Hours open 10:00 am - 10:00 pm but can be flexible if they would like shorter hours but no later than 10:00 pm.
 - City Manager Hellyn Riggins stated that they would be allowed to have two signs that are 4 feet x 8 feet located along the fence.
 - Ms. Riggins also reiterated that parking will be on the street and not in the grass.

Mr. Fox agreed the signage and parking was sufficient.

Councilman Chris Hendrix moved to approve the request for a temporary fireworks stand subject to staff notes.

Secretary Byant seconded the motion.

The **MOTION** passed 4-0.

ADJOURNMENT

Chairman Derrick Lynch confirmed there was no further business for the Board of Zoning Appeals. The meeting was adjourned at 6:45 pm.

Approved by:

Chairman Derrick Lynch

Submitted by:

City Clerk Katy Sanderson

Date minutes were approved: _____

ITEMS 4a & 6a

Request by Eagle's Nest Nursery & Garden Center, LLC for a Variance to Locate a Sign to be Off-Premise at 1075 S. Main Street when the Business is Located at 1047 S. Main Street – Zoning I-1

Staff Notes
March 26, 2026
For April 6, 2026 Meeting
Eagle Nest Nursery
Zoning I-1

Design Review:

1. Eagle Nest Nursery, to be located at 1047 Highway 41A, is requesting an off-premise sign. The nursery property has frontage on 41A but it would route traffic through the Eagleville Grocery. They are requesting to place a sign at 1075 Highway 41A. That issue is to be decided by the BZA. The purpose of the Design Review Meeting will be to approve the design of the sign. They are also adding “hoop” or “green” houses to the site. Those will also go through Design Review.

The sign is 7 feet wide (oval shaped) and 10 feet tall. These dimensions do meet the sign regulations. The sign is aluminum composite. It will not be internally illuminated. It will have low voltage up lighting.

Board of Zoning Appeals:

1. Eagle Nest Nursery, to be located at 1047 Highway 41A, is requesting an off-premise sign. The nursery property has frontage on 41A but placing a sign there would route traffic through the Eagleville Grocery parking lot. They are requesting to place a sign at 1075 Highway 41A. 1075 Highway 41A is on the corner of 41A and Ronnie Hill Avenue/Ball Park Avenue. There is a little cabinet shop located on this corner. The sign, if approved will have to meet all other criteria of the Design Criteria and Zoning Ordinance such as setbacks, height etc. The applicant is arguing that they do have frontage on 41A but it shares an entrance with the Eagleville Grocery, and to route traffic through that entrance could cause unsafe conditions and confusion to drivers. Therefore, they want to place the sign on the corner and point to a second entrance to the property entrance that is off of Ronnie Hill Avenue. The proposed sign does not have an arrow on it, so that will need to be rectified.

Planning Commission:

1. The site is unconventional from a planning perspective. It has a history of being a horse farm with living quarters and a sod/landscape retail area. The owner is proposing to lease a portion of the area (shown on the site plan) to a retail landscaping company. The structures are already present. They would just be adding hoop houses (two) and areas for mulch. The Zoning Ordinance only allows for one dwelling on one lot, with an exception for Agriculture. But it is silent on multiple buildings on commercial lots provided setbacks and lot coverages are met. Therefore, with this use being in the middle of the lot, it only has side setbacks, no front or rear setbacks because it is not a subdivide

lot. The lot is in the floodplain and staff has reached out to the City Engineer for guidance on any new structures such as hoop houses. The Zoning Ordinance only requires parking (at this time) for over 20 spaces. The use's parking requirements have not been determined. The applicant will need to address the Commission with it's anticipated need for parking due to there not being specific regulations for landscaping retail uses. Retail requires 1/200 sq feet of building. Most of this use is outside and the product is usually voluminous. Therefore the 1/200 sees excessive. The applicant should state for the commission their anticipated flow of business, and offer a parking requirement. The Commission can determine if that is reasonable. There does need to be a paved handicap space. There is some pavement on the site that could possible be used for the handicap space. Being consistent with other similar uses approved by the Commission, the Commission could determine that some paving should be done at the entrance to the business to keep city streets clean. Staff is awaiting guidance and comments from the City Engineer. So more comments may be forthcoming.



Submit to: Eagleville City Hall
108 S. Main Street,
Eagleville, TN 37060
(615) 274-2944, (615) 274-2977 Fax

EAGLEVILLE VARIANCE APPLICATION FORM

Please return this completed form to City Hall with:

- 1. A concept plan/site plan
- 2. A copy of the deed to the property under consideration.
- 3. If applicant is not the owner, then he/she must submit a notarized designation as Attorney-in-Fact.
- 4. An application fee of ~~\$250.00~~ **\$ 350.00**

Submitted By: Tabitha and Todd Foote

Applicant's Address: 4281 Midland Fosterville Road

City: Bell Buckle State: TN Zip Code: 37020

Phone Number: Home: _____ Work: _____

E-Mail Address: _____

Property Owner: Craig Sewell

Address of Subject Property: 1047 S. Main Street

City: Eagleville State: TN Zip Code: 37060

Tax Map Group Parcel Deed Book Page

How is the subject property presently used? Multi use > This section is retail/wholesale (landscaper)

What is the present zoning of the subject property? I-1

What is the size of the subject property? 10.5 acres

What is the type and dimension of the variance being requested? Off Premise Sign

Business location - 1047 41A
Sign location - 1075 41A

If the variance is for a structure, what is the size of the proposed structure? _____

What is the use of the structure? Sign for local business

If the proposed structure is a sign, what is the size of the sign? 10' tall x (7' x 5')

Will the sign be illuminated? ground lit low voltage lighting

What type of sign will be erected? Wooden w/ aluminum composite face

If the variance is for a front, side, or rear yard setback, for which yard or yards is the variance being sought?

N/A off premise sign

Is the property in question a corner lot? yes

Is there a dwelling unit on the lot? business

If there is an existing dwelling unit on the lot, in what year was the building built? —

What is the setback of the proposed structure from the septic lines? N/A

If there is a well, what is the setback from the proposed structure? N/A

If the variance is from the maximum height allowed, what is the total height of the building? N/A

In order for a variance request to be favorably considered, it must meet all three (3) of the following hardships as defined by the Rutherford County Zoning Resolution. Please explain in detail how your particular situation meets all of the following:

1. Particular Difficulties: The narrowness, shallowness or shape, topography or other conditions of the land. see attached

2. Unusual characteristics of the subject property. This property does not have road frontage except for the small section with Eagleville grocery signage

EAGLEVILLE VARIANCE REQUEST - BUILDING CODES REVIEW

Submit to: Rutherford County Building Codes Department *(for proposal review)*
Room 100
Rutherford County Office Building
One Public Square South
Murfreesboro, TN 37130

Date: 3-9-2024

This form is to be completed by the Codes Administration Department prior to submission of any application to the City of Eagleville.

An evaluation has been done by Rutherford County Codes Administration for compliance for the following proposed use:

Proposed Use: _____

Address: _____

- A Building Permit will be required upon approval.
- The proposed use will NOT require a building permit.
- A set of engineered plans will be required for plan review at least three (3) days prior to issuance of the building permit.
- An inspection of the site upon completion will be required.
- This proposed use will NOT require a site inspection.
- The Rutherford County Development Tax shall be assessed upon arrival prior to issuance of the Building Permit.
- This proposed use will NOT require payment of the Rutherford County Development Tax.

Additional Remarks: _____

NOTE: All public buildings shall be required to comply with the American Disabilities Act (ADA) for handicap accessibility.

Signature: _____

Title: owner

3. The hardship is not self-created. Results from existing site conditions and neighboring business placement that limit safe and visible placement

Applicant's Signature: Jabiru A. Jorke

Today's Date: 3-9-26

Applicant Deferral/Withdrawal Policy: If an applicant requests deferral or withdrawal after processing has begun, fees are non-refundable. Re-application following an applicant's request for deferral/withdrawal will require a new application fee.

Applicant Initials TF Date 3-9-26

[Signature] 3/9/26

Owner Signature

[Signature] 3/9/26

Variance Justification

The designated sign locations create a hardship due to visibility and safety concerns. Two of the locations overlap with the visual and traffic area of the established Eagleville Grocery, which could create congestion and interfere with their existing customer access and traffic flow.

The remaining approved location does not provide adequate visibility for passing traffic, making it difficult for the public to safely identify the business location. Limited visibility may cause drivers to slow unexpectedly or make sudden turns, creating potential traffic safety issues.

The requested variance would allow the sign to be placed in a location that improves visibility for the public while avoiding congestion or interference with the neighboring business. This placement would improve traffic awareness and maintain a safer environment for both businesses and their customers.

Variance Request Explanation

I am requesting a variance for the placement of our business signage due to practical limitations created by the currently designated sign locations.

Two of the permitted sign locations overlap with the visibility and traffic area of Eagleville Grocery, an established business that already experiences regular customer traffic. Placing signage in those areas could create visual congestion and potentially interfere with the existing traffic flow and accessibility for their customers. It is important to us that our signage does not negatively impact a neighboring business that serves the community.

The remaining designated location does not provide adequate visibility for passing traffic. Because of its limited sightline, drivers traveling through the area would have difficulty identifying the business in time to safely enter the property. This lack of visibility could lead to sudden braking, last-minute turns, or missed entrances, which introduces unnecessary traffic safety concerns.

The requested variance would allow the sign to be placed in a location that provides clear and safe visibility for motorists while avoiding interference with neighboring businesses. The proposed placement improves traffic awareness, reduces potential congestion, and promotes safer access for customers.

This request is not intended to increase signage beyond what is reasonable, but rather to place the sign in a location that functions safely and effectively while respecting surrounding businesses and traffic patterns.

Main Goal

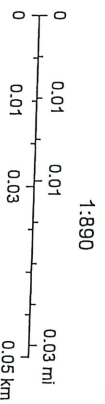
“Our goal is simply to place the sign where drivers can see it safely without impacting Eagleville Grocery or creating traffic congestion.”

ArcGIS Web Map



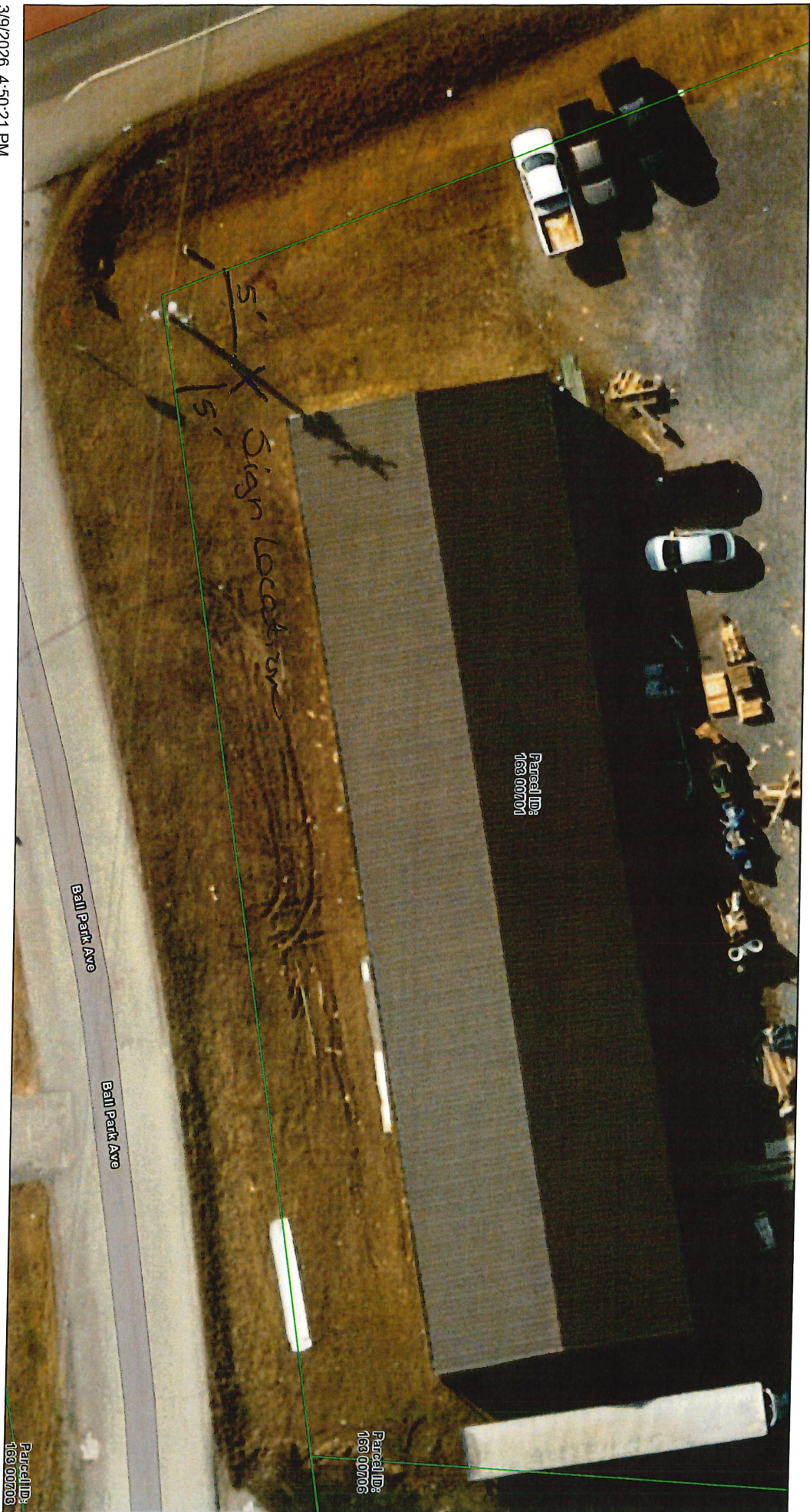
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- Site Address Points
- ▭ Parcels
- Special Interest
- RC Jurisdictions
 - Murfreesboro
 - La Vergne
- Smyrna
- Eagleview
- Unincorporated



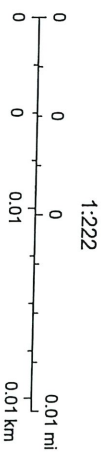
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community

ArcGIS Web Map



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- Site Address Points
 - ▭ Parcels
 - Special Interest
- RC Jurisdictions
- ▭ Murfreesboro
 - ▭ La Vergne
- Smyrna
- ▭ Eagleville
 - ▭ Unincorporated



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community



7' wide

10' tall
4" x 4"
cedar or
pressure
treated post
painted black

Aluminum composite
sign

low voltage up lighting