



## EAGLEVILLE PLANNING COMMISSION

Eagleville City Hall

108 South Main Street

April 6, 2026

6:30 p.m.

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

### ***IMMEDIATELY FOLLOWING THE PUBLIC HEARING***

- 1) **CALL TO ORDER** – Chairman, Derrick Lynch
- 2) **ROLL CALL / DETERMINATION OF QUORUM**
- 3) **CITIZEN COMMENTS** – Each Citizen will be given up to 3 minutes to speak
- 4) **MINUTES/OTHER BUSINESS**
  - a) Approve or Deny Minutes of Planning Commission Meeting on March 2, 2026
- 5) **DESIGN REVIEW RECOMMENDATIONS**
  - a) Approve or Deny Sign for Eagle’s Nest Nursery & Garden Center, LLC. Business Located at 1047 S. Main Street -Zoned I-1
- 6) **OLD BUSINESS**

No Old Business
- 7) **NEW BUSINESS**
  - a) Recommend to City Council for Approval or Denial of a Resolution to Adopt a Plan of Service 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 Partnership)
  - b) Review Plan of Services for Annexation of Parcel #120.02300 (Moore Property)
  - c) Approve or Deny Site Plan for Eagle’s Nest Nursery & Garden Center, LLC with Business Located at 1047 S. Main Street - Zoned I-1
  - d) Approve or Deny Minor Subdivision Plat (Lot line Amendment) changes at 400 & 410 Allisona Road
- 8) **CITY MANAGER/CITY PLANNER REPORT**
- 9) **ADJOURNMENT**

**ITEM 4a**

Approve or Deny Minutes of Planning Commission Meeting of March 2, 2026

**Minutes of the  
Eagleville Planning Commission  
Eagleville City Hall, Eagleville, TN  
Monday, March 2, 2026 – 6:30pm**

**1. CALL TO ORDER**

Chairman Derrick Lynch called the meeting to order at 6:30 p.m.

**2. ROLL CALL / DETERMINATION OF QUORUM**

City Clerk Katy Sanderson called the roll.

**PLANNING COMMISSION**

**PRESENT:**

Chairman Derrick Lynch  
Councilman Chris Hendrix  
Commissioner Darren Shanks

**ABSENT:**

Secretary Justin Bryant  
Commissioner Erik Hurter

**STAFF:**

Hellyn Riggins, City Manager/Planner

Katy Sanderson, City Clerk

**3. CITIZEN COMMENTS**

Kyah Richards, owner of Sorelles, wanted to give an update on the progress toward compliance regarding the upstairs portion of the restaurant. She provided photos and stated:

- A cased opening was cut into the wall immediately to the right of the entry door. A header was added as requested and was approved by Rutherford County Building Codes.
- Exit signs will go up this week
- Fire Chief told her that he would come out to ensure there isn't anything else needed to satisfy his requirements
- She still needs to remove the storm door and switch the existing door that leads directly upstairs to outward swinging.

Ms. Richards requested to use the City's engineer for the required weight load clarification and was told by Chairman Derrick Lynch that it would be a conflict of interest to use the City's engineer. She stated she has been Googling engineers because she doesn't know any and is being told the cost is upwards of \$3,500. She then asked if there was anyone the City could recommend. Chairman Lynch stated it will be discussed when her topic comes up later in the meeting and encouraged her to stay until that time.

**4. MINUTES/OTHER BUSINESS**

- a. **Approve or Deny Minutes of Planning Commission Meeting of February 6, 2026**

Councilman Chris Hendrix moved to approve the minutes of February 6, 2026.  
Commissioner Darren Shanks seconded the motion.  
The **MOTION** passed 3-0.

**5. DESIGN REVIEW RECOMMENDATIONS**

**a. Approve or Deny sign for Studio 18 at 15430 Hwy 99, Zoned C-2**

City Manager Hellyn Riggins stated Design Review recommended the sign for approval. She then described the sign design as beige with black lettering. It is made of vinyl/composite plastic, similar to the previous business sign that had been installed at this location. It will be installed in the same location as the previous sign and will utilize the existing lights over the sign. They will also install an address sign on the building at the request of the Fire Department. Once approved, a permit will be required for the sign to be installed.

Commissioner Shanks moved to approve the sign for Studio 18 at 15430 Hwy 99 - Zoned C-2

Councilman Hendrix seconded the motion.

The **MOTION** passed 3-0.

**Chairman Lynch stated that the meeting would then address the City Manager report so the discussion could be made regarding Sorelles.**

**6. CITY MANAGER/CITY PLANNER REPORT**

City Manager Hellyn Riggins stated that the information she provided is just an update through email correspondence she has had with Kyah Richards.

- Ms. Riggins confirmed the large cased opening between the two doorways has been completed which allows the upstairs to function as one business with the restaurant.
- Previously it was stated that there might need to be a second egress from upstairs. After coordinating with the Eagleville Fire Chief and Tanya Bell and Mark Stone from the Rutherford County Codes Department, that has been determined as unnecessary. The door to bar area must swing out and other existing doors downstairs will suffice.
- Ms. Riggins expects to receive the documentation from the county with their approval of the completed work.
- The exterior door that leads directly to the stairs with the waiting area will need to swing out and Ms. Richards will need to remove the current storm door.
- Ms. Riggins stated that the City's engineer does not design for private entities that he then has to review due to liability. The City requires that a separate engineer come in and determine the weight load and capacity and our engineer review it. This means the liability falls to the engineer who sets the standard for the project.

Chairman Derrick Lynch stated that he was pleased that the project was moving forward

even if it didn't meet the March 1, 2026, deadline. He stated that he would like there to be more communication from the business owner to the City Manager regarding what is going on. He mentioned that because the deadline was missed, either the business should close while they bring everything into compliance or the deadline should be extended.

Ms. Riggins stated that because progress was made regarding the following items, a new deadline was satisfactory to her.

- the egress opens outward (flow of traffic)
- cased opening
- doors swinging outward
- limited capacity of 10 until approved by the engineer
- exit signs

Ms. Riggins wants to be clear that the City does not want to take ownership in the weight load before it is established but that the City is working to accommodate an Eagleville business that they want to be successful.

Kyah Richards stated that she will be in touch with an engineer the following day to ask when someone can come out. She will get the exit signs up and the doors switched the following day as well.

Ms. Riggins stated that she will provide an update at the April 6, 2026 meeting.

Commissioner Shanks moved to extend the Compliance Deadline for Sorelles Restaurant to the April 6, 2026 Planning Commission meeting while waiting for the weight load determination from an engineer and abiding by the 10-person limited occupancy.

Councilman Hendrix seconded the motion.

The **MOTION** passed 3-0.

**Chairman Lynch stated that the meeting would then address New Business.**

## **7. NEW BUSINESS**

### **a. Discussion of Recreational Vehicles**

City Manager Hellyn Riggins shared that twice a citizen has spoken to the council requesting regulations be set for recreational vehicles i.e. campers. The Council asked that it be presented to the Planning Commission so the Commission could determine if regulations were necessary and if so, what the regulations should be.

Chairman Derrick Lynch stated that he would not want to regulate recreational vehicles as long as they were not parked on the street or being lived in. Ms. Riggins stated that she periodically gets reports of people living in a camper or even connecting the camper waste to our sewer system. But other than correcting those instances, there have not been many complaints.

Commissioner Darren Shanks agreed and then Chairman Lynch stated he feels they should have the same regulations as any motor vehicle. Commissioner Shanks stated that regulations like that are what Home Owner Associations (HOA) are for.

Ms. Riggins mentioned that she will make sure regulations provide that only the current property owner can park a recreational vehicle on his/her own property for any extended length of time.

Ms. Riggins stated that currently she thinks they are held to the same standards as motor vehicles. She will review the regulations and confirm that. Once confirmed, she will let the Council know that if recreational vehicles are held to the same standard as motor vehicles, the Commission sees no need in additional regulations.

## **8. OLD BUSINESS**

### **a. Review and Recommend to City Council Ordinance 2026-001 AN ORDINANCE ASSIGNING A ZONING CLASSIFICATION AND CREATING SPECIFIC CRITERIA IN ANTICIPATION OF ANNEXATION OF PROPERTY KNOWN AS PARCEL 120 04600, APROXIMATELY 98.21 ACRES, PROPERTY IMMEDIATELY SOUTH OF COLLEGE GROVE ROAD AND WEST OF HIGHWAY 41A, CURRENTLY OWNED BY SALEM CREEK PARTNERSHIP**

City Manager Hellyn Riggins stated that she was bringing this to the Commission for a recommendation for the Council to consider the criteria for the development within the annexation. Ms. Riggins asked that if the Commission saw anything she needed to revise, to let her know before the first reading at the March 26, 2026 Council meeting. The developer is bringing the property into the City as an R-1 zone that is a 2 acre minimum and will remain vacant land for a while. For now, the intent is to create large lots within the parcel. The developer may come back later to request a rezoning for commercial on the corner of College Grove Rd. and 41A North or possibly to create some smaller lots to connect with the future Winterbrook development. Winterbrook's development plan shows some of the streets ending against the Salem Creek Property so there may be interest in connecting those streets to smaller lots like those in Stephenson Farms. Chairman Derrick Lynch asked for confirmation that any streets added later will be in full compliance with City standards and Ms. Riggins stated they would be.

Chairman Lynch asked about the tree size noted at the end of the ordinance. Ms. Riggins stated it was something from a previous ordinance regarding property with smaller lots but expects there to be a nice amount landscaping for two acre lots in general. Ms. Riggins mentioned that hopefully the HOA will add additional requirements to ensure all the properties look nice. She also stated that according to building code, the yard must be graded and stable (grass), before receiving the certificate of occupancy.

Commissioner Shanks moved to recommend Ordinance 2026-001 to City Council.

Councilman Hendrix seconded the motion.

The **MOTION** passed 3-0.

9. **ADJOURNMENT**

Chairman Lynch adjourned the meeting at 7:08 p.m.

Approved by:

\_\_\_\_\_  
Chairman Derrick Lynch

Submitted by:

\_\_\_\_\_  
City Clerk, Katy Sanderson

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

**ITEM 5a**

Approve or Deny Sign for Eagle's Nest Nursery & Garden Center, LLC.  
Business Located at 1047 S. Main Street -Zoned 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.

P.O. Box 68  
108 South Main Street  
Eagleville, TN 37060



(615) 274-2992  
Fax (615) 274-2977

DESIGN REVIEW  
APPLICATION

Applicant's Name: Tabitha Foote - Eagle's Nest Nursery & Garden Center, LLC  
Owner's Name: Todd & Tabitha Foote

Address: \_\_\_\_\_ Phone No: \_\_\_\_\_

Email: \_\_\_\_\_

Details of Proposed Use:  
Landscape Nursery & Supplies

Location/Address: 1047 South Main St. Eagleville 37060

Tax Map: 163 Parcel No: 006.00 Acreage/Size of Tract: \_\_\_\_\_

FEMA Flood Map \_\_\_\_\_ Panel Number \_\_\_\_\_

Use: whole sale / Retail Landscape & hardscape supply

Project Engineer/Surveyor Established Fax: \_\_\_\_\_

Address: 1047 South Main St Phone: \_\_\_\_\_

Zoning: I-1

Conditional Use Permit : Yes \_\_\_\_\_ No \_\_\_\_\_

non conforming  
grandfathered use  
D

FEE: \$0.00 Paid 0 Receipt No. \_\_\_\_\_ Date Submitted: 3-5-2026

If applicant is not property owner, Owner will need to sign.

City Seal 3/5/26  
Signature of Applicant/Owner







Aluminum composite sign

7' wide

5' tall

7' tall

4' x 4'

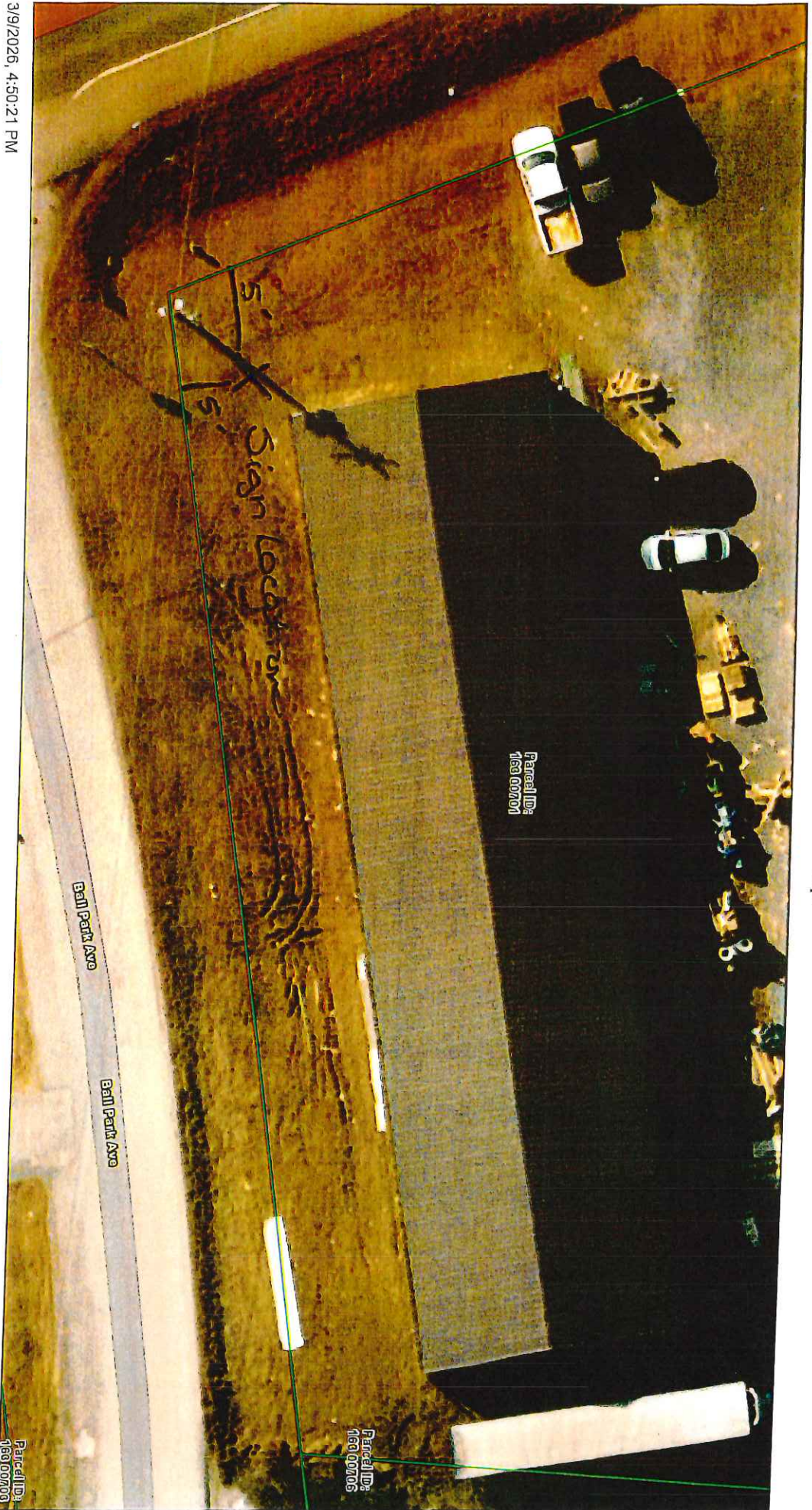
cedar

pressure treated

1/2" x 1/2" x 1/2"

1/2" x 1/2" x 1/2"

# ArcGIS Web Map



3/9/2026, 4:50:21 PM

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



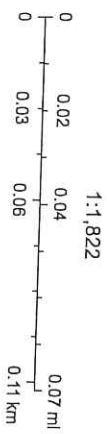
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Source: Esri, Contributor, Esri, and the GIS User Community.

# ArcGIS Web Map



3/26/2026, 2:31:43 PM

- 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, Vendor, Earthstar Geographics, and the GIS User Community

**ITEM 7a**

Recommend to City Council for Approval or Denial of a Resolution to Adopt a Plan of Service 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 Partnership)



**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.

**ITEM 7b**

Review Plan of Services for Annexation of Parcel #120.02300 (Moore Property)



**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. 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. 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.

**ITEM 7c**

Approve or Deny Site Plan for Eagle's Nest Nursery & Garden Center, LLC  
with Business Located at 1047 S. Main Street - Zoned 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.

P.O. Box 68  
108 South Main Street  
Eagleville, TN 37060



(615) 274-2992  
Fax (615) 274-2977

SITE PLAN APPLICATION

Applicant's Name: Tabitha + Todd Foote Eagle's Nest Nursery

Address: 4281 Midland Fosterville Rd Phone No: 3 Garden Center LLC

Email: \_\_\_\_\_

<sup>Prop Owner</sup>  
Name in Title Block: Craig and Sandy Sewell

Location/Address: 1047 South Main Street Eagleville 37060

Tax Map: \_\_\_\_\_ Parcel No: \_\_\_\_\_ Acreage/Size of Tract: \_\_\_\_\_

FEMA Flood Map \_\_\_\_\_ Panel Number \_\_\_\_\_

<sup>Business</sup>  
~~Non-Residential Use:~~ Landscape Nursery Religious Use: N/A

Project Engineer/Surveyor \_\_\_\_\_ Fax: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Zoning: \_\_\_\_\_

Conditional Use Permit (if required) : Non conforming Grandfathered Use

Date Approved: \_\_\_\_\_

Copy of Conditional Use Permit submitted: \_\_\_\_\_

Copy of owner's deed submitted with the plat: On GIS

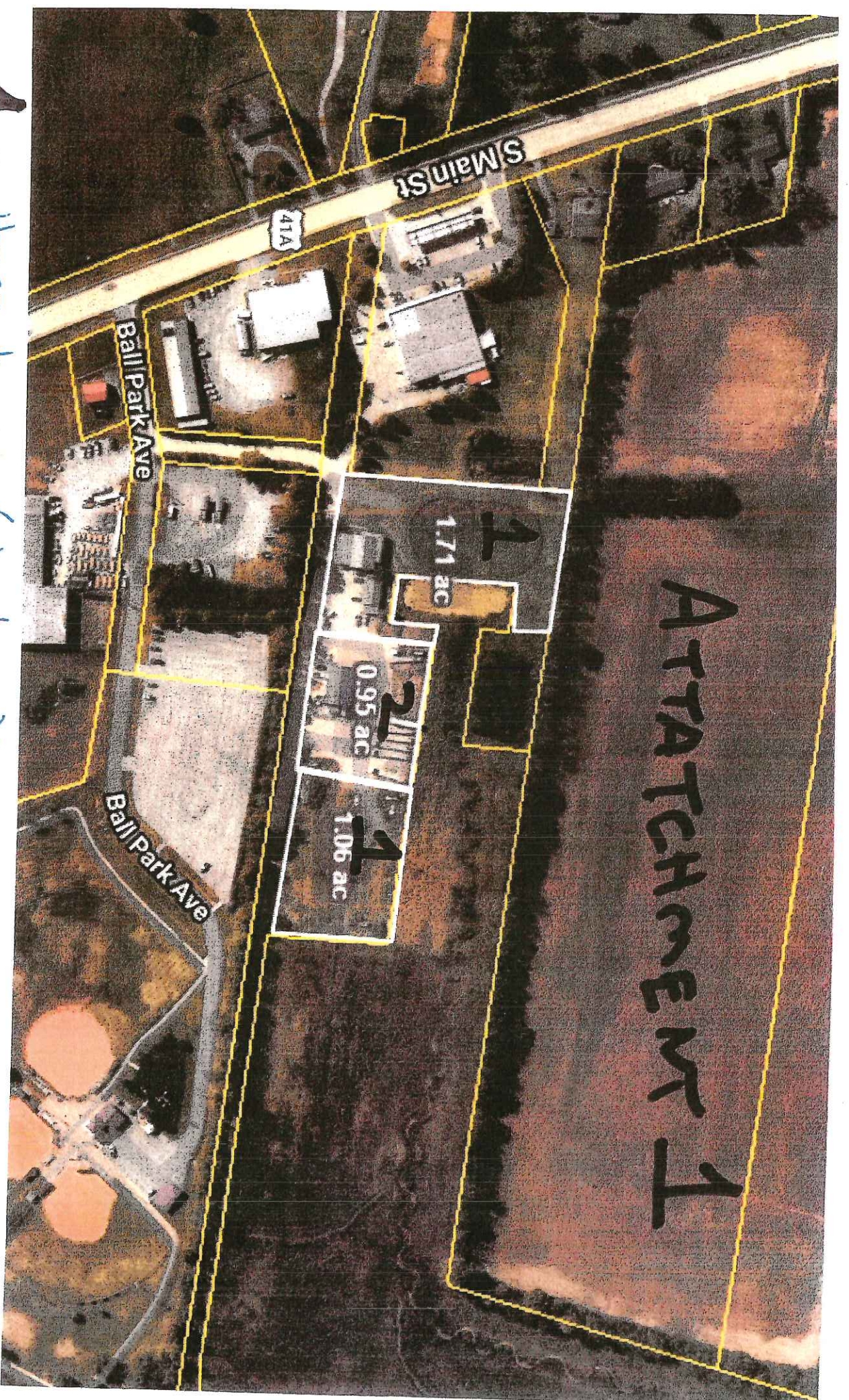
Deed Book \_\_\_\_\_ Page Number \_\_\_\_\_

FEE: \$500.00 Paid 3/10/26 Receipt No. 553882 Date Submitted: 3/10/26

Tabitha R Foote  
Signature of Applicant

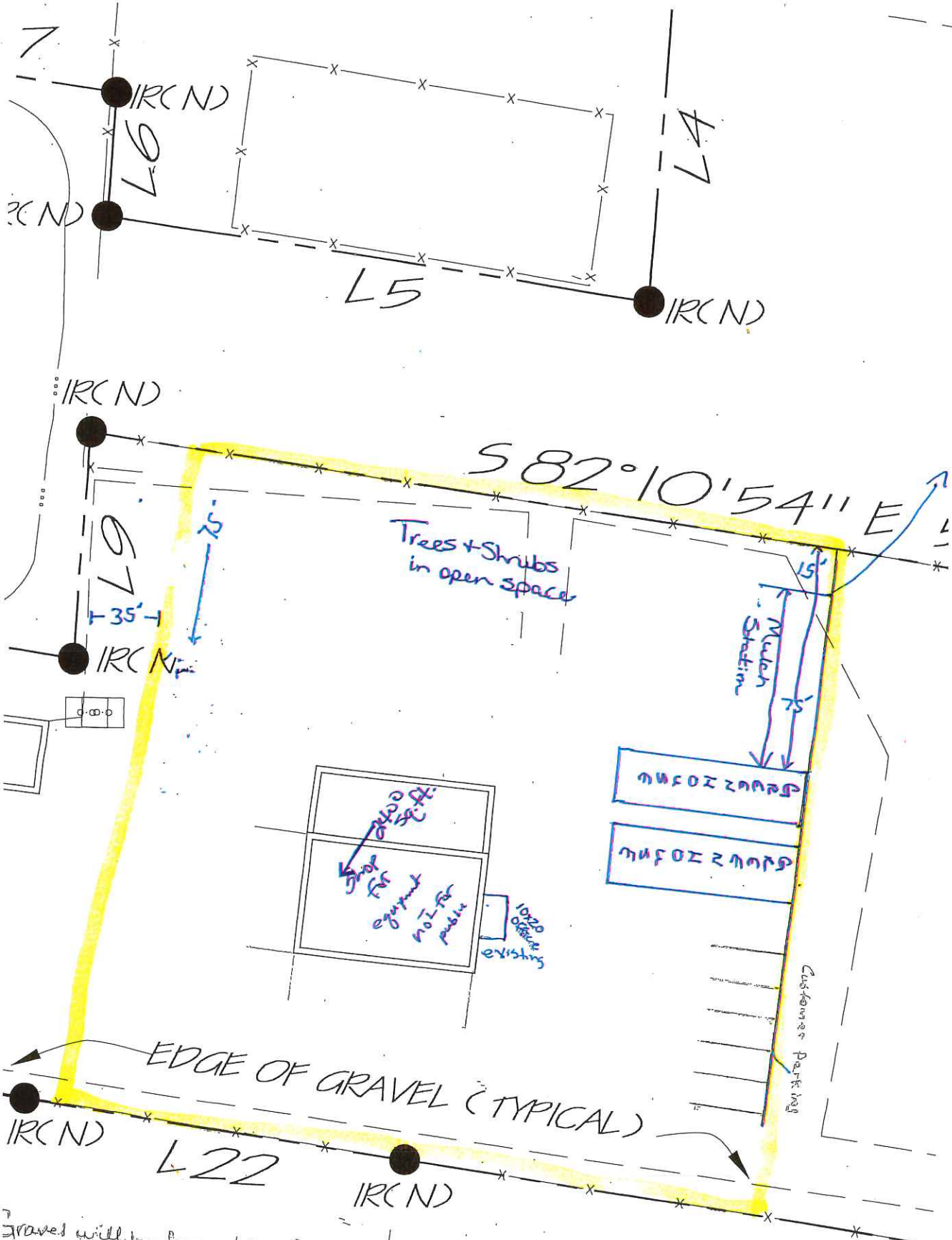


# ATTACHMENT 1



1- Horse training / sales, boarding

2- Wholesale / Retail sales of



Gravel will be brought in for parking area.  
 concrete comes off of shop which will allow parking if needed.

RECEIVED  
 MAR 26 2026  
 By \_\_\_\_\_





Aluminum Composite  
Sign

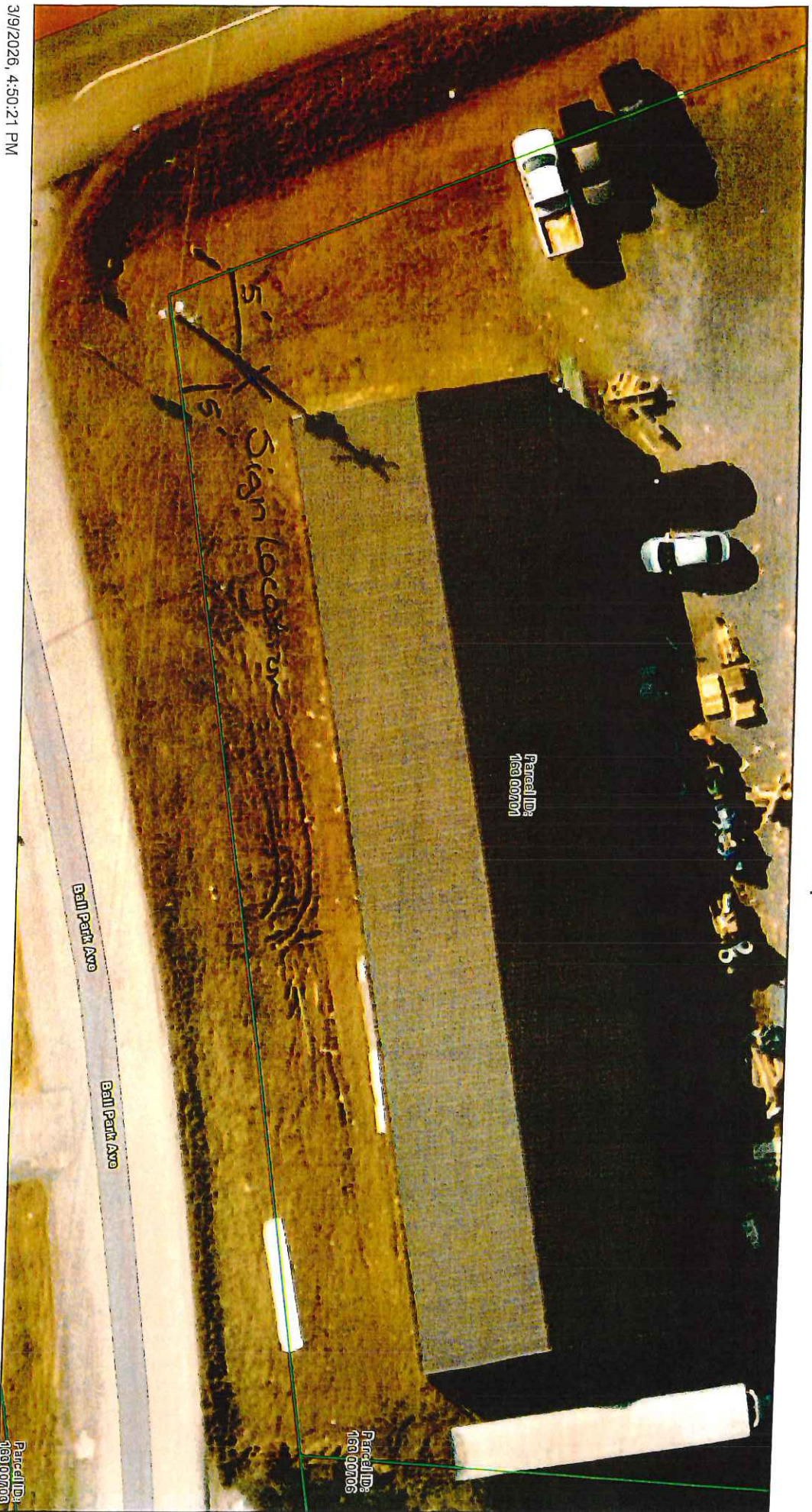
Handwritten notes on the left side of the grid.

5' tall

7' wide

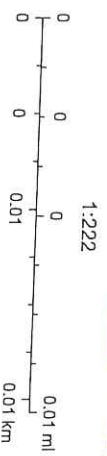
7' tall tall  
4' x 4' or  
6' x 5'  
Plastic  
Handwritten notes on the right side of the grid.

# ArcGIS Web Map



3/9/2026, 4:50:21 PM

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



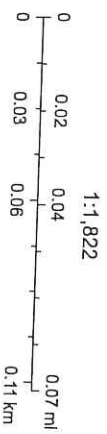
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Source: Esri, Vantior, Earthstar Geographics, and the GIS User Community

# ArcGIS Web Map



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

3/26/2026, 2:31:43 PM



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

**ITEM 7d**

Approve or Deny Minor Subdivision Plat (Lot line Amendment) changes at  
400 & 410 Allisona Road

Staff Notes

March 26, 2026

For April 6, 2026 Meeting

Marlin Lot Split – 400 and 410 Allisona Road

Zoning R-1

1. The applicant is requesting to shift a lot line to give an existing lot a little more area. No new lot is being created. 410 Allisona Road will donate approximately .36 acres to 400 Allisona Road.
2. Setbacks on both lots have been adjusted to reflect the new lot lines.
3. There are no non-conformities being created by the lot line adjustment.

P.O. Box 68  
126 South Main Street  
Eagleville, TN 37060



(615) 274-6992  
Fax (615) 274-2637

SUBDIVISION PLAT APPLICATION

**SUBDIVISION PLAT APPLICATION**

Name of Subdivision Final Plat for 410 & 400 Allisona Road      Section Number (if applicable)      Date of Application 3/19/2026

Type of Subdivision Plat Submitted:  Preliminary  Final  Minor Final  Combination  Resubdivision

Applicant/Developer John E. Marlin

Mailing Address      City Eagleville      State TN      Zip 37060

Phone Number      Fax      Email

Project Engineer/Surveyor T-Square Engineering

Mailing Address 111 Southeast Pkwy Ct      City Franklin      TN      State      Zip 37064

Phone Number      Fax      Email

**PLEASE COMPLETE THE FOLLOWING PROPERTY INFORMATION**

Tax Map 144      Group Parcel 32.02      Deed Book 592      Page Number 762

1 Civil District 8th      Number of Proposed Lots 1

Was a concept meeting held with staff?  Yes  No

If yes, on what date did this meeting occur:

**ADDITIONAL REQUIRED INFORMATION**

2  A copy of the owner's deed

A plat checklist

A copy of NPDES Permit (if applicable)      Permit #:      NOTE: NPDES is required by the state if more than 1-acre of land is to be disturbed.

I hereby certify that the information contained in this application is true and correct to the best of my knowledge and belief

Applicant's Signature Daniel Wolterman      Applicant's Name (Printed) Daniel Wolterman, T-Square Eng.      Date

**STAFF USE ONLY - FEES**

1 Minor Plat Fees: 150/application      Preliminary/Final Fees: Less than 10 Lots \$350 + \$50/lot  
Minor Change to Preliminary or Final Plat \$150      Preliminary/Final Fees: 10 or more lots \$500 + \$50/lot

2 Reserved

Fee Paid to City: 3/23/2026      Receipt Number 553790      Total: 50.00

2024



## LEGAL DESCRIPTION FOR TRACT 1

Beginning at a 1/2" Rebar with cap "T-Square Engineering" Set, being the Right of way for Allisona Road 30' from the center line, said 1/2" Rebar being the southeast corner of John E. & Nancy Marlins property, as of record in Deed Book 592, Page 762, in the Register's Office of Rutherford County, Tennessee, (R.O.R.C., TN), and being the Southwest corner of the tract described herein; Thence, leaving the right of way for Allisona Road and along the (New) east line of John E. & Nancy Marlins property, with the following calls: N 13°41'13" E a distance of 60.00' to a 1/2" Rebar with cap "T-Square Engineering" Set, N 76°18'44" W a distance of 20.00' to a 1/2" Rebar with cap "T-Square Engineering" Set, N 13°41'16" E a distance of 123.94' to a 1/2" Rebar with cap "T-Square Engineering" Set, Thence, N 57°07'22" E a distance of 202.66' to a 1/2" Rebar with cap "T-Square Engineering" Set on The City Eagleville's west line as recorded in Deed Book 1219, Page 1922, in the Register's Office of Rutherford County, Tennessee, (R.O.R.C., TN) also being the Northeast corner of the tract being described herein; Thence with The City Eagleville's west line, S 07°11'44" W a distance of 158.29' to a 1/2" Rebar found at The Southwest corner City Eagleville's property, also being the north line of David & Rhonda Rowlands property, as recorded in Deed Book 2061, Page 3252, in the Register's Office of Rutherford County, Tennessee, (R.O.R.C., TN); Thence, with the north line of David & Rhonda Rowlands property, N 77°27'06" W a distance of 37.26' to a 1/2" Rebar with cap "T-Square Engineering" Set at the Northwest corner of David & Rhonda Rowlands property; Thence, with the west line of David & Rhonda Rowlands property, S 13°41'16" W a distance of 171.10' to a 1/2" Rebar with cap "T-Square Engineering" Set at the Right of way for Allisona Road 30' from the center line; Thence, with the Right of way of Allisona road N 77°27'11" W a distance of 100.00' to the point of beginning. Containing 0.75 Acres, more or less, as surveyed by J. Mark Cantrell, TN PLS# 1859, on this 5<sup>th</sup> Day of March, 2026.

## LEGAL DESCRIPTION FOR TRACT 2

Beginning at a 1/2" Rebar with cap "T-Square Engineering" Set, being the Right of way for Allisona Road 30' from the center line, said 1/2" Rebar being the southwest corner of John E. & Nancy Marlins property, as of record in Deed Book 2350, Page 2251, in the Register's Office of Rutherford County, Tennessee, (R.O.R.C., TN), and being the Southeast corner of the tract described herein; Thence, with the Right of way of Allisona road N 77°37'30" W a distance of 90.82' to a 1/2" Rebar with cap "T-Square Engineering" Set on Phillip & Tracy Rogers west line as recorded in Deed Book 2136, Page 2650, in the Register's Office of Rutherford County, Tennessee, (R.O.R.C., TN), also being the Southwest corner of the property described herein; Thence, with Phillip & Tracy Rogers west line, N 07°16'18" E a distance of 1064.30' to a 1/2" Rebar with cap "T-Square Engineering" Set, being the Northeast corner of Phillip & Tracy Rogers property; Thence, along Phillip & Tracy Rogers north line, N 77°48'07" W a distance of 54.87' to a 1/2" Rebar Found at the south east corner of Allison M. & Joshua b. Andersons property, as recorded in Deed Book 2106, Page 1312, in the Register's Office of Rutherford County, Tennessee, (R.O.R.C., TN); Thence, with Allison M. & Joshua b. Andersons east line, N 07°15'47" E a distance of 685.66' to a 1/2" Rebar with cap "T-Square Engineering" Set at the north east corner of Allison M. & Joshua b. Andersons property, also being on the south line of DCV Properties, as recorded in Deed Book 1896, Page 1818, in the Register's Office of Rutherford County, Tennessee, (R.O.R.C., TN), also being the Northwest corner of the property described herein; Thence, with the south line of DCV Properties, S 83°04'59" E a distance of 298.90' to a 1/2" REBAR "RLS 1441" Found at The City Eagleville's Northwest corner, as recorded in Deed Book 1219, Page 1922, in the Register's Office of Rutherford County, Tennessee, (R.O.R.C., TN), also being the Northeast corner of the property described herein; Thence, with The City Eagleville's west line, S 07°11'44" W a distance of 1448.90' to a 1/2" Rebar with cap "T-Square Engineering" Set at the (New) Northeast corner of John E. & Nancy Marlins property; Thence, along the (New) west line of John E. & Nancy Marlins property, the following calls: S 57°07'22" W a distance of 202.66' to a 1/2" Rebar with cap "T-Square Engineering" Set, Thence, S 13°41'16" W a distance of 123.94' to a 1/2" Rebar with cap "T-Square Engineering" Set, Thence, S 76°18'44" E a distance of 20.00' to a 1/2" Rebar with cap "T-Square Engineering" Set, Thence, S 13°41'13" W a distance of 60.00' to the point of beginning. Containing 9.88 Acres, more or less, as surveyed by J. Mark Cantrell, TN PLS# 1859, on this 5<sup>th</sup> Day of March, 2026.

**ITEM 8**

CITY MANAGER/CITY PLANNER REPORT

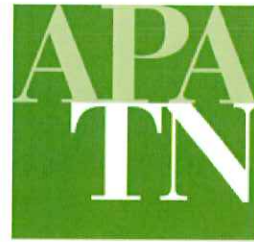
Legislative Update- some good news & several bills to watch

From: TAPA Newsletter (tapapres@150725322.mailchimpapp.com)

To: hellyn\_riggins@yahoo.com

Date: Friday, March 27, 2026 at 02:01 PM CDT

# The TAPA Newsletter



March 27, 2026

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## Legislative Bill Tracking

Here's the latest version of the 2026 [Legislative Update](#).

*Orange coded bills are dead/failed.*

*Green coded bills have passed House/Senate/Signed.*

*Red coded bills are high alert.*


And now for some good news!

- [HB1837](#) / [SB1908](#)- entitles the property owner to just compensation for a land use regulation that reduces the property's fair market value. [This bill was taken off notice in the](#)

House and sent to the General Subcommittee in the Senate, ending this bill for this session.

**THANK YOU** for all the outreach to your local elected officials on this bill. It made a real difference and prevented it from becoming law. **Planner's voices make a difference!**

Bills still of concern:

-  **HB2552 / SB2237**- requires a local government to approve, deny, or identify deficiencies in a development application, development plan, or a site inspection submitted by a developer within 30 days; requires changes in contracts between local governments and contractors or developers to be in writing; requires a local government to release a contractor or developer from its required bond within 30 days of receiving a determination from an independent inspector that the contractor or developer has completed all work required by the contract; makes other related changes.

**The Governor's Office has now included some amendments to make this more workable. Additional good amendments should be proposed next week.**

**HOWEVER- please contact your State Elected Officials to let them know of this bill's negative impacts.**

**Constant pressure is needed on this bill from you & your local elected officials to make this workable for local governments.**

**A sample opposition letter is available [here](#). Thanks to Brian Rose in Gallatin for sharing!**

**On the House Subcommittee for Finance, Ways, and Means for 4/1.**

- 🚩 **[HB803 / SB564](#)**- as amended, would allow on-site /decentralized wastewater systems to be permitted by the state, whether a local wastewater utility chooses to permit them or not. Very impactful bill that will allow growth in areas without traditional sewer in cities and counties.

**This bill is on the Senate floor on 4/2 and has passed the House.**

**Please share with your administration & wastewater colleagues & reach out to your State Elected Officials to let them know of this bill's negative impacts.**

- 🚩 **[HB1657 / SB564](#)**- this bill guts nonconforming protection in Title 13.

**This bill is in both the House & Senate State & Local Government Committees on 3/31.**

**Please reach out to your State Elected Officials & to the members of the House & Senate State & Local Government Committees to let them know of this bill's negative impacts.**

- 🚨 [HB608 / SB1045](#)- prohibits the state or a local or municipal government from requiring a builder or developer of real property to pay for the building or development of infrastructure that is “nonessential” to the development, maintenance, or growth of the builder's development property.

**This bill would roll back the codification of the Nollan/Dolan test that was added to TCA a few years ago & chip away at local governments' ability to require developments to pay for their impacts.**

- **This bill is in both the House & Senate State & Local Government Committees on 3/31.**

**Please reach out to your State Elected Officials & to the members of the House & Senate State & Local Government Committees to let them know of this bill's negative impacts.**

#### **Other bills of interest:**

- [HB1720/SB1771](#)- authorizes certain counties to adopt a resolution prohibiting a municipality or regional zoning commission from exercising zoning authority outside of the boundaries of the municipality. Placed behind the budget in the House. The Senate State and Local Committee will consider on Tuesday, 3/24. Pending amendments that will allow some protections for local governments. Keep an eye on it as it changes next week.
- [HB2031/SB2131](#)- to require Accessory Dwelling Units with prescriptive standards was taken off notice in the House and

reassigned to the State and Local Subcommittee, likely ending this bill this session.

- [HB1873/SB2064](#), which creates a property tax cap was taken off notice, likely ending this bill for this session.

**If you have flagged any other bills not included in this list, please let me know!**

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## Spring Retreat- CMs

If you attended the SR but can't find the credits to log for your CMs, don't worry. Due to APA's website updates, the CM Dashboard has only just become available to providers to add courses and credits this week.

APA has also extended the grace period for CMs until May 31, 2026, for all AICP members. Check your CM log to make sure you're squared away!

Once the CMs are available, I'll let you know via this newsletter, and we will send a notice via Whova to those who registered.

If you would like to have a copy of the presentations from the SR, you can access them [here](#).

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