



EAGLEVILLE PLANNING COMMISSION

Eagleville City Hall
September 14, 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) 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 of August 3, 2026
- 5) DESIGN REVIEW RECOMMENDATIONS

No Recommendations
- 6) OLD BUSINESS
- 7) NEW BUSINESS
 - a) Approve or Deny Request by Elizabeth Jones of a 2 Lot Subdivision of Parcel 144 00108 (N. Main St.)
 - b) Approve or Deny City Engineer's Design for City Hall and Adjacent Property Parking Lot
- 8) City Manager/City Planner Report
- 9) ADJOURNMENT

ITEM 4a

Approve or Deny Minutes of Planning Commission Meeting of
August 3, 2026

**Minutes of the
Eagleville Planning Commission
Eagleville City Hall, Eagleville, TN
Monday, August 3, 2026 – 6:30pm**

1. CALL TO ORDER

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

2. ROLL CALL / DETERMINATION OF QUORUM

City Clerk Katy Sanderson called the roll with a quorum present.

PLANNING COMMISSION

PRESENT:

Chairman Derrick Lynch
Secretary Justin Bryant
Councilman Chris Hendrix

ABSENT:

Commissioner Darren Shanks
Commissioner Erik Hurter

STAFF:

Hellyn Riggins, City Manager/Planner

Katy Sanderson, City Clerk

3. CITIZEN COMMENTS

There were no comments.

4. MINUTES/OTHER BUSINESS

a. Approve or Deny Minutes of Planning Commission Public Hearing of July 6, 2026

Councilman Chris Hendrix moved to approve the Planning Commission minutes of July 6, 2026.

Secretary Justin Bryant seconded the motion.

The **MOTION** passed 3-0.

b. Approve or Deny Minutes of Planning Commission Meeting of July 6, 2026

Secretary Bryant moved to approve the Planning Commission minutes of July 6, 2026.

Councilman Hendrix seconded the motion.

The **MOTION** passed 3-0.

5. DESIGN REVIEW RECOMMENDATIONS

a. Approve or Deny Sign Recommendation of Addition of a Pergola Over Existing Patio at Studio 18, 15430 Hwy. 99 (New Salem).

City Manager Hellyn Riggins stated that the design is an architectural addition to an existing patio which will not affect occupancy. It will be made of metal supports with a solid metal roof.

There will be motorized screens that will be on the three exposed sides of the pergola. The metal will be a brownish black color that will match with existing architecture.

Secretary Bryant moved to approve addition of pergola over existing patio at Studio 18, 15430 Hwy.99 (New Salem)

Councilman Hendrix seconded the motion.

The **MOTION** passed 3-0.

6. **OLD BUSINESS**

No old business

7. **NEW BUSINESS**

a. **Approve or Deny Request by Craig and Shandy Sewell of a 3-Lot Subdivision of Parcel 144 03612 (372 Cheatham Springs Rd.)**

City Manager Hellyn Riggins stated the reason she has taken this plat as a final is because there is no infrastructure that will need to be part of this. The road it is on already exists. The city engineer has not shared his staff notes. Craig Sewell is taking the existing 1 lot and carving out a section in the middle. Ms. Riggins stated that by leaving the Craig Sewell lot off the plat, the plat will need to be revised to show that the soil area shown off site works for the new lot and that it is not used as current septic for the original lot. Mr. Greg McDonald, Craig Sewell's son-in-law, stated that the original lot has septic located behind the pool house.

Secretary Bryant moved to approve the 3-lot subdivision of Parcel 144 03612 (372 Cheatham Springs Rd.) with the following conditions:

- The survey shows set backs on all lots
- Bulk tables are compliant
- Tennessee Department of Conservation (TDEC) compliance
- Any City Engineer notes
- Number of bedrooms the lot perks for
- Proof of septic on original lot
- Number of bedrooms the site perks for
- Easement in favor of new lot
- Lot in back must connect or it makes a non-conforming lot which is not approved
- Updated staff notes

Councilman Hendrix seconded the motion.

The **MOTION** passed 3-0.

8. CITY MANAGER/CITY PLANNER REPORT

9. ADJOURNMENT

Chairman Lynch adjourned the meeting at 6:47 p.m.

Approved by:

Chairman Derrick Lynch

Submitted by:

City Clerk Katy Sanderson

Date minutes were approved

ITEM 7a

Approve or Deny Request by Elizabeth Jones of a 2 Lot Subdivision
of Parcel 144 00108 (N. Main St.)

Staff Notes:

2 Lot Subdivision

Bartlett Jones Subdivision

Map/Parcel 144/001.08

Directly Across 41A from Oak Street

Zoning R-1

9/11/2026

1. This is a parcel that was created from larger parcels using the 5-acre law which allows subdivisions above 5 acres without Planning Commission Approval. The purchaser would now like to divide the lot they purchased into 2 lots.
2. Does the easement fall on Lot 1 and 2? It appears to fall 25' on these lots and 25' on lots to the north.
3. The lots do not show any setback lines. Those needed to be added to the plat.
4. Setbacks are: Front 60 feet, side 30 feet, rear 25 feet. Side setbacks can be from the property line, not easement line, provided they are clearly out of the easement. However, I do not have the easement language, which may require structures to be a certain amount of feet off the easement.
5. If this lot is going to connect to City STEP, there needs to clearly be two CUD//Eagleville Sewer easements shown. The little drawing in the bottom left corner needs to be added to each lot. There is a minimum easement required for STEP. Consult CUD for water easements. Attached is the required CUD easement drawing.
6. Both lots exceed the minimum 2 acres. Both lots appear to meet the 100 feet frontage at road and front setback.
7. If connecting to STEP, why are soils areas shown.
8. Lots will have to have access approved, including any culvert sizes, if needed.
9. All utilities from street must be underground.

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

City of Eagleville

Chad Leeman, Mayor

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

(For Sept Agenda)

SUBDIVISION PLAT APPLICATION

SUBDIVISION PLAT APPLICATION

Name of Subdivision Bartlett Jones Section Number (if applicable) _____ Date of Application 7-27-26

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

Applicant/Developer Elizabeth Jones

Mailing Address _____ City _____ State TN Zip _____

Phone Number _____ Fax _____ Email _____

Project Engineer/Surveyor D.M. Land Surveying LLC

Mailing Address _____ City _____ State TN Zip _____

Phone Number _____ Fax _____ Email _____

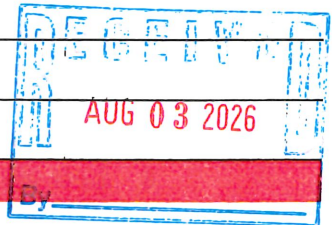
PLEASE COMPLETE THE FOLLOWING PROPERTY INFORMATION

Tax Map 144 Group _____ Parcel 00108 Deed Book _____ Page Number _____

Civil District _____ Number of Proposed Lots 2

Was a concept meeting held with staff? ☒ Yes ☐ No

If yes, on what date did this meeting occur: July 2026



ADDITIONAL REQUIRED INFORMATION

☐ 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 Elizabeth Jones Applicant's Name (Printed) Elizabeth Jones Date 7/27/26

STAFF USE ONLY - FEES

1 Minor Plat Fees: 250/application
Minor Change to Preliminary or Final Plat \$200
Preliminary /Final Fees: Less than 10 Lots \$500 + \$40/lot
Preliminary/Final Fees: 10 or more lots \$1000 + \$40/lot
*All may be billed at higher rate if deemed necessary by city mgr

2 Reserved 500 + 40 + 40 = \$580.00

Fee Paid to City: 580.00 by Elizabeth Jones Receipt Number 553390 8/3/26 Total: 580.00

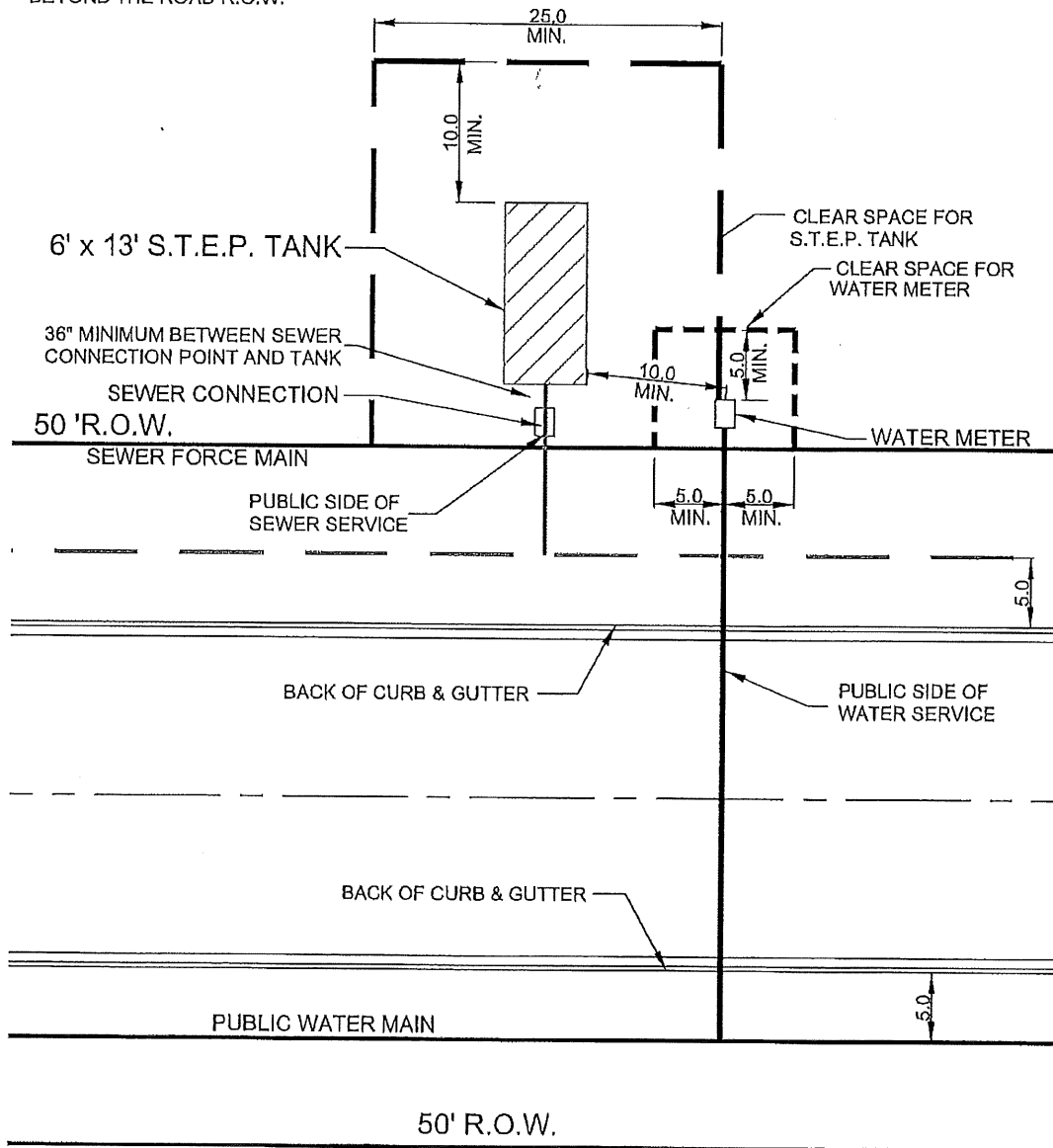


THE SEPARATION REQUIREMENTS SHOWN APPLY TO DEVELOPMENTS THAT ARE SERVED BY DECENTRALIZED WASTEWATER SYSTEMS

SCALE : 1" = 10'

NOTES:

1. STRUCTURES, DRIVEWAYS, SIDEWALKS, MAILBOXES, DRAINAGE EASEMENTS, LANDSCAPING AND OTHER UTILITIES WILL NOT BE ALLOWED IN THE CLEAR SPACE AREAS SHOWN.
2. THE PUBLIC WATER MAINS AND PUBLIC SEWER MAINS SHALL BE INSTALLED 5 FEET BEHIND THE CURB LINE AND WILL NOT BE ALLOWED TO BE UNDER SIDEWALKS RUNNING PARALLEL WITH THE ROAD R.O.W.
3. THE PUBLIC WATER MAINS OR PUBLIC SEWER MAINS SHALL BE 5 FEET FROM THE ROAD R.O.W. LINE. IF 5 FEET CANNOT BE ACHIEVED WITHIN THE ROAD R.O.W., THE MAINS MUST BE INSTALLED 5 FEET BEYOND THE ROAD R.O.W.



ArcGIS Web Map



9/11/2026, 1:36:03 PM

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

1:1,739



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

ITEM 7b

Approve or Deny City Engineer's Design for City Hall and Adjacent
Property Parking Lot

