



EAGLEVILLE PLANNING COMMISSION AGENDA *AMENDED

**Eagleville City Hall 108 South Main Street
October 12, 2026 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
 - b) Approve or Deny Minutes of Planning Commission Meeting of September 14, 2026*
- 5) **DESIGN REVIEW RECOMMENDATIONS**

No Recommendations
- 6) **OLD BUSINESS**
- 7) **NEW BUSINESS**
 - a) Approve or Deny Request by Elizabeth Jones for a 2 Lot Subdivision of Parcel 144 00108 (N. Main St.)
 - b) Approve or Deny Request to Revise Lot 6, Eagle View Estates, II, Lot 6, 15325 Hwy 99, Relocating the STEP Easement
 - c) 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 4b

Approve or Deny Minutes of Planning Commission Meeting of
September 14, 2026

**Minutes of the
Eagleville Planning Commission
Eagleville City Hall, Eagleville, TN
Monday, September 14, 2026 – 6:30pm**

1. CALL TO ORDER

Chairman Derrick Lynch called the meeting to order at 6:47 p.m.

2. ROLL CALL / DETERMINATION OF QUORUM

City Clerk Katy Sanderson called the roll. There was not a quorum present.

PLANNING COMMISSION

PRESENT:

Chairman Derrick Lynch
Secretary Justin Bryant

ABSENT:

Commissioner Darren Shanks
Commissioner Erik Hurter
Councilman Chris Hendrix

STAFF:

Hellyn Riggins, City Manager/Planner Katy Sanderson, City Clerk

3. ADJOURNMENT

Chairman Lynch adjourned the meeting at 6:48 p.m. due to lack of quorum.

Approved by:

Chairman Derrick Lynch

Submitted by:

City Clerk Katy Sanderson

Date minutes were approved

ITEM 7a

Approve or Deny Request by Elizabeth Jones for 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

REVISED 10/12/2026 ON PLAN DATED 9/18/2026

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.~~ EASEMENT FALLS 25 AND 25 ON THESE LOTS AND IMMEDIATE LOTS TO THE NORTH.
3. ~~The lots do not show any setback lines. Those needed to be added to the plat.~~ SETBACKS ARE CORRECT.
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. THIS HAS BEEN CORRECTED.
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. APPROVAL REQUIRED BY BOTH CITY AND TDOT.
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 Zip
Phone Number	Fax	Email

Project Engineer/Surveyor Oz M Land Surveying LLC		
Mailing Address	City	State 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
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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
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THE SEPARATION REQUIREMENTS SHOWN APPLY TO DEVELOPMENTS THAT ARE SERVED BY DECENTRALIZED WASTEWATER SYSTEMS

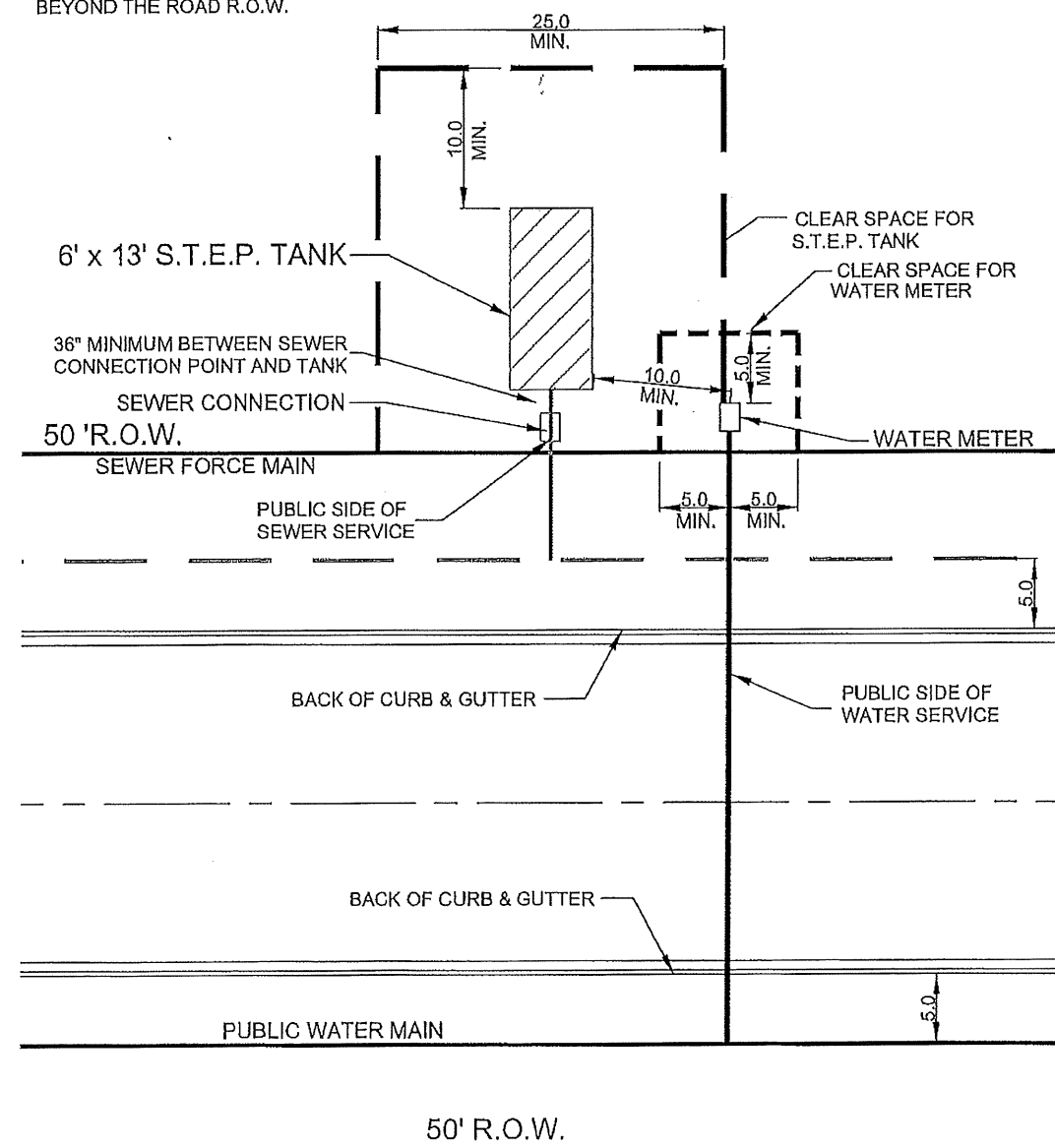
SCALE : 1" = 10'

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

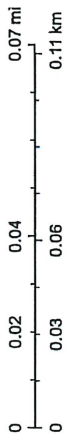


9/11/2026, 1:36:03 PM

- Site Address Points
- RC Jurisdictions
 - Parcels
 - Special Interest



1:1,739



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

ITEM 7b

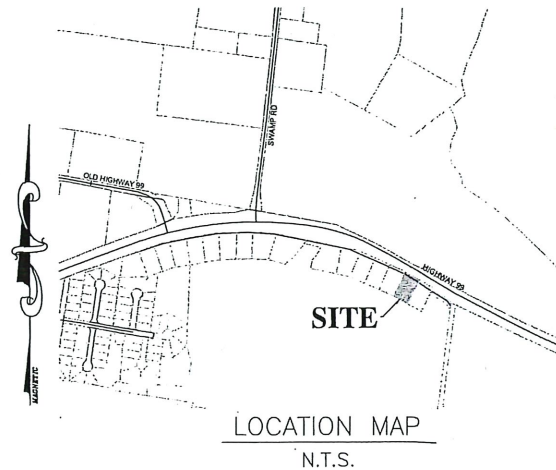
Approve or Deny Request to Revise Lot 6, Eagle View Estates II, Lot 6, 15325 Hwy 99, Relocating the STEP Easement

PLAT NOTES

- The purpose of this plat is to amend the location of the septic tank and tank easement on Lot 6, Eagle View Estates, Section 2.
- The recording of this plat voids, vacates, and supersedes the previous recording of Lot 6, Eagle View Estates Section 2, recorded in Plat Book 51, Page 151. All other information on said plat remains the same.
- In Tennessee, it is a requirement per "The Underground Utility Damage Prevention Act" that anyone who engages in excavation must notify all known underground utility owners, no less than three nor more than ten working days of their intent to excavate. A list of these utilities may be obtained from the County Register of Deeds. Those utilities that participate in the Tennessee One Call system can be notified by calling toll free 1-800-351-1111.
- Underground utilities shown were located using available above ground evidence, as well as information obtained from the respective utility companies. The existence or nonexistence of the utilities shown and any other utilities which may be present on this site or adjacent sites should be confirmed with the utility owner prior to commencing any work.
- It is the responsibility of each builder to design and construct a suitable grading and drainage scheme which will convey surface water, without ponding in the lot or under the house, from its structure to the drainage system.
- Parcels may be subject to additional easements and/or restrictions, by record or prescription, that a complete title search may reveal.
- The lots shown on this plat are served by a decentralized wastewater treatment system owned by The City of Eagleview. Prior to the issuance of a building permit, each lot will be required to submit a completed decentralized wastewater home builder lot approval form and plot plan (as described on outlined in the referenced form). Form is to be provided by the City of Eagleview.
- Property is currently zoned PRD-22. See building envelope details herein for minimum building lot setback.
- Front facade landscaping and sodding of front and side yards (to the rear corner of the primary structure) shall be required prior to issuance of a certificate of occupancy.
- Final driveway locations to be determined by builder and must adhere to the CUD clear space requirements.
- These lots are not a part of the Eagle View HOA.
- Bearings based on the Tennessee State Plane Coordinate System (NAD 83).
- No soils to be used for septic within the CUD Easement or within 10 feet of a CUD water main, or fire hydrant.
- Each residence is required by CUD to have its own water service. A separate water meter will be required for each lot created that will be set at the ROW once top fee payment is made to CUD.
- CUD access to the designated meter location area shall be unencumbered by driveways, sidewalks, fencing, or landscaping. A permanent access easement exists on each lot at the meter location. This 10'x10' easement is intended to ensure service and repair access to the meter(s) and service line(s). CUD will not be liable to repair or replace any removed or damaged encroachments within the easement and will not be financially liable for damages to any encroachments. See detail.

GLOBAL POSITION SYSTEM SURVEY NOTES

- For boundary and topographic aspects of this survey, RTK positioning system (GPS) survey equipment: SOKKIA GRX2 (#1001138-06) (Dual frequency). The GPS portion of this survey was performed using RTK (Real-Time Kinematic) surveying methods. Topographic features shown were obtained by using the TDOT CORS station TN3A for horizontal and for vertical control.
- The relative positional accuracy is stated in the Category "IV" survey certification located above the surveyor's seal on this drawing.
- The dates that fieldwork was performed for this survey were: April 22, 2026. The datum(s) for the TDOT CORS Network Station 3A that was used: HORIZ.: NAD83(2011) EPOCH 2010 VERT.: NAVD 1988
- Fixed Control Station designation with positional data:
TDOT CORS STATION-TN3A
STATE PLANE (TN 4100-US SURVEY FT.)- NORTHING: 553,312.4528
EASTING: 1,860,677.584
ELEVATION: 650.209 FT.
- Geoid model used- GEOID03
- Combined grid factors for TDOT CORS Station TN3A:
0.999921865 (STATE PLANE-TN 4100-US SURVEY FT.)



CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and dedicate all streets, alleys, walks, parks and other open spaces to public or private use as noted.
Record Book: 2631, Page 3120

Date _____ Park Place Development LLC

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described herein is true and correct survey to the accuracy required by The City of Eagleview, Tennessee, Planning Commission and that the monuments have been placed as shown herein to the specifications of the County Engineer.

8/31/2026
Date _____
Philip C. Chapman
Tenn. RLS No. 2007

CERTIFICATE FOR APPROVAL OF WATER SYSTEMS

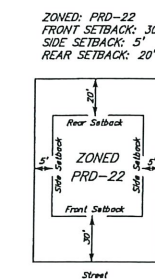
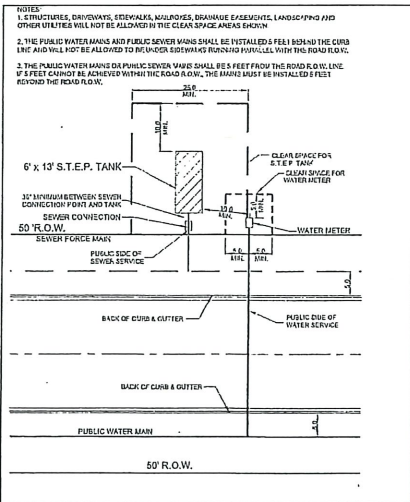
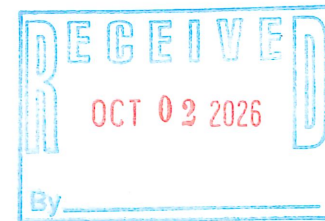
I hereby certify that the subdivision plat entitled "Amendment Plat Lot 6, Eagle View Estates, Section 2" has been approved by the engineers of Consolidated Utility District of Rutherford County for water service, provided however, that the lines, valves, and fittings must be installed in accordance with C.U.D. specifications as determined by its engineers. No water service will be provided until that certification has been made in writing.

Date _____ Consolidated Utility District of Rutherford County

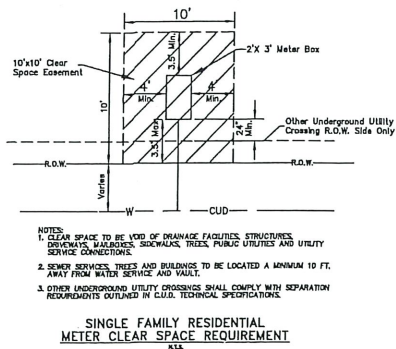
CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown herein has been found to comply with The City of Eagleview Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the office of the County Registrar.

Date _____ Secretary, Planning Commission



TYPICAL BUILDING SETBACK DETAIL
KLS



SINGLE FAMILY RESIDENTIAL
METER CLEAR SPACE REQUIREMENT
KLS

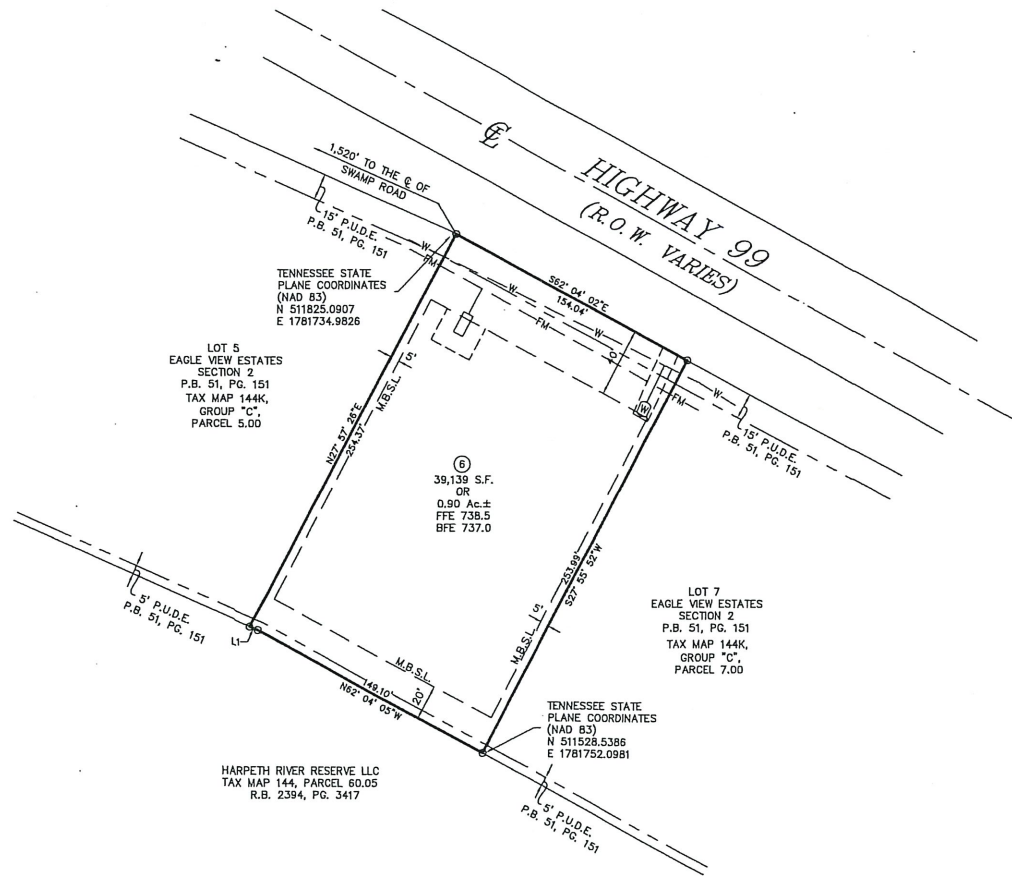
LINE	BEARING	LENGTH
L1	N69°23'56"W	5.06'

LEGEND
IPS ○ IRON PIN SET (1/2" REDBAR WITH STAMPED H-S ENGR)
IPF ○ IRON PIN FND.
FM — FM — EXISTING FORCE MAIN
W — W — EXISTING WATER LINE

BEARINGS BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD 83).



1 LOT - 39,139 S.F. - 0.90 Ac.±



OWNER: PARK PLACE DEVELOPMENT LLC
OWNER ADDRESS: 201 FOXWOOD LANE
NASHVILLE, TN 37210
PROPERTY ADDRESS: 15235 HWY. 99
EAGLEVIEW, TN 37060
TAX MAP: 144K, GROUP "C", PARCEL: 6.00
RECORD BOOK: 2631, PAGE: 3120
LOT 6, EAGLE VIEW ESTATES, SECTION 2
PLAT BOOK: 51, PAGE 151
MAP NUMBER: 47149C0335H
DATED: JAN. 5, 2007 ZONE: AE
NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOWN AND BY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

I HEREBY CERTIFY THAT THIS IS A CATEGORY "IV" SURVEY AND THE PRECISION OF THE GPS PORTION OF THIS SURVEY (IN RELATIVE POSITIONING ACCURACY GIVEN AT THE 95% CONFIDENCE LEVEL) IS 1:10,000 AS SHOWN HEREON AND THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS.



AMENDMENT PLAT
LOT 6
EAGLE VIEW ESTATE
SECTION 2

8th CIVIL DISTRICT - CITY OF EAGLEVIEW - RUTHERFORD COUNTY TN.
Date: August 2026 Scale: 1"=50' Sheet 1 of 1

ITEM 7c

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

