



**EAGLEVILLE PLANNING COMMISSION
AGENDA AMENDED**

**Eagleville City Hall 108 South Main Street
September 9, 2024 6:30 p.m.**

Immediately Following the Public Hearing

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 5, 2024
- 5) **Design Review Recommendations**
 - (a) Review and Approval of Design Review Recommendation for Design Changes to Façade and Signage for of Wild Roots Salon, 117 Clark Street
- 6) **Old Business**
 - (a) Preliminary Plat – Review and Approval of a Request by Salem Creek Partnership for a 204 Lot Subdivision to be Located at 742 West Webb Road – Zoning R-2/ PRD (Continued from August 5, 2024 Meeting)
- 7) **NEW BUSINESS**
 - (a) RESOLUTION 2024-006. A RESOLUTON TO ADOPT A PLAN OF SERVICES TO ANNEX INTO THE CITY OF EAGLEVILLE, TENNESSEE A PORTION OF COLLEGE GROVE ROAD, VARYING RIGHT OF WAY WIDTHS FROM 45 TO 60 FEET IN WIDTH, AND A LENGTH OF APPROXIMATELY .47 (APPROXIMATELY 2,500 FEET) OF A MILE FROM THE WILLIAMSON COUNTY LINE TO THE EASTERN BOUNDARY OF 309 COLLEGE GROVE ROAD, ALL WITHIN THE EAGLEVILLE URBAN GROWTH
 - (b) RESOLUTION 2024-007. RESOLUTON TO ADOPT A PLAN OF SERVICES FOR 68.21 ACRES LOCATED ALONG A STRETCH OF COLLEGE GROVE ROAD (TAX MAPS 120 02312, 120 02303 AND 120 02310) KZO FRANKLIN PROPERTIES, APPLICANT

(c) RESOLUTION 2024-008. A RESOLUTION TO ANNEX INTO THE CITY OF EAGLEVILLE, TENNESSEE A PORTION OF COLLEGE GROVE ROAD, VARYING RIGHT OF WAY WIDTHS FROM 45 TO 60 FEET IN WIDTH, AND A LENGTH OF APPROXIMATELY .47 (APPROXIMATELY 2,500 FEET) OF A MILE FROM THE WILLIAMSON COUNTY LINE TO THE EASTERN BOUNDARY OF 309 COLLEGE GROVE ROAD, ALL WITHIN THE EAGLEVILLE URBAN GROWTH

(d) RESOLUTION 2024-009. A RESOLUTION TO ANNEX APPROXIMATELY 68.21 ACRES LOCATED ALONG A STRETCH OF COLLEGE GROVE ROAD (TAX MAPS 120 02312, 120 02303 AND 120 023.10) AND INCORPORATE SAME WITHIN THE CORPORATE BOUNDARIES OF THE CITY OF EAGLEVILLE, TENNESSEE, KZO FRANKLIN PROPERTIES, APPLICANT

8) City Manager/City Planner Report

9) ADJOURNMENT

ITEM 4a Minutes

August 5, 2024

**Minutes of the
Eagleville Planning Commission
Eagleville City Hall, Eagleville, TN
Monday, August 5, 2024 – 6:30pm**

1. CALL TO ORDER

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

2. ROLL CALL / DETERMINATION OF QUORUM

City Recorder Christina Rivas called the roll.

PLANNING COMMISSION

PRESENT:

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

ABSENT:

Commissioner Darren Shanks

STAFF:

Hellyn Riggins, City Manager

Christina Rivas, City Recorder

GUESTS:

Charles Waite Rob Molchan Corey Craig Roger Jenkins

3. CITIZEN COMMENTS

There were no speakers.

4. MINUTES/OTHER BUSINESS

a. Approve or Deny Minutes of Planning Commission Meeting of July 8, 2024

Commissioner Bryant moved to approve the minutes.
Councilman Hendrix seconded the motion.
The **MOTION** passed 4-0.

b. Motion and Vote on Chairman to serve until January 2025

Councilman Hendrix moved to approve that Acting Chairman Derrick Lynch serve as Chairman until January 2025.
Commissioner Bryant seconded the motion.
The **MOTION** passed 4-0.

c. Motion and Vote on Secretary to serve until January 2025

Chairman Lynch moved to approve that Commissioner Justin Bryant serve as Secretary until January 2025.
Commissioner Hurter seconded the motion.
The **MOTION** passed 4-0.

5. DESIGN REVIEW RECOMMENDATIONS

There were no recommendations.

6. OLD BUSINESS

City Manager Hellyn Riggins acknowledged a scrivener's error regarding item 7a. This item is considered Old Business.

7. NEW BUSINESS

a. Preliminary Plat – Review and Approval of a Request by Salem Creek Partnership for a 204 Lot Subdivision to be Located at 742 West Webb Road – Zoning R-2/ PRD (Continued from July 8, 2024 Meeting)

City Manager Hellyn Riggins stated that the plat before the Commission had been revised and submitted to the City on July 31, 2024. She noted that it was accompanied by a re-submittal letter indicating the revisions addressed on the plat.

Chairman Lynch addressed items from the applicant's letter (the re-submittal letter and Staff Notes are attached to the minutes):

Item 1: The size had not been addressed and the frontage of each lot needs to be noted. It was requested that the applicant add the road frontage to an existing chart which currently indicates the area of each lot.

Item 2: As written, Staff is unable to determine whether the mail kiosk locations are to remain temporary or become permanent. A minimum of 2 kiosks had been requested for the subdivision with a third kiosk to serve properties north of the Harpeth River. It was reiterated that the Commission had determined at the meeting on July 7, that to have only one kiosk for the subdivision was inadequate.

Chairman Lynch questioned whether the Commission's concerns regarding the kiosk for the homes across the river and its accessibility were addressed.

Mr. Rob Molchan of Site Engineering Consultants (SEC) requested to respond to the concerns discussed. He stated lot markings were shown at the fronts of the lots; however, a layer could be added to the chart on page C0.1, to improve referencing of lot frontage.

Mr. Molchan stated that lot 108 had been widened to the minimum ninety feet required for Planned Residential Development (PRD). He noted that additional lots were similarly adjusted to attain the square footage and frontage.

Discussion continued and addressed mail kiosk placement. Mr. Molchan stated that it had been requested to remove the kiosk placed on lot 30 due to its proximity to the entrance on Stephenson Drive. He explained that the kiosk has been moved to the rear of lot 20 and is listed as "Temporary," due to that the number of mail kiosks is at the United States Postal Service's (USPS) discretion.

Mr. Molchan noted that between lots 160 and 159 is an open space where another kiosk has been listed. It was confirmed that the applicant is agreeable to the installation of two kiosks per USPS approval.

Discussion ensued noting the following:

- The other side of the Harpeth River, next to lot 200, along the property line of the adjacent subdivision – temporary access is provided to the step system.
- Stephenson Farms would have 24 homes along the Harpeth River and the adjacent property would have approximately 99 homes on the other side of the river.
- The kiosk noted north of the river is too close to the entrance.
 - Placement needs to be in an area where residents will be safe from traffic.
- The step system has been placed at the end of a cul-de-sac.
- Dedicated parking for the kiosks is needed.
 - At a minimum, a pullout would help enable residents to safely access their mail.

Discussion of the line items resumed.

Item 3: There is a significant amount of walkable area with the sidewalks and walking trails. The trails are 6 feet wide. 3 pavilions would be provided along the trails for shade and shelter.

Improvements will be made to the cemetery lot.

A playground will be installed as well as a pavilion that serves as a gathering space for the community. This pavilion will have more detailed ornamentation and a more prominent structure.

Parking spaces were increased at the tot lot and a lawn will be located behind the tot lot for recreation.

It was noted that plan revisions were submitted late last week and City Engineer Will Owen was not afforded sufficient time to review them.

Chairman Lynch stated that a permanent road for access to the step system had been requested previously, though the plans reflect compacted gravel. Ms. Riggins stated that the access road to the step system must be permanent.

Ms. Riggins emphasized that the step system that will be built for this subdivision will be turned over to the City. She explained that it would be for the City to decide who may tie into the system beyond the initial 200 hundred home subdivision. Ms. Riggins noted that per City ordinance, the City only allows residences and entities within the City limits to utilize a City step system.

Mr. Charles Waite of Salem Creek Partnership, stated that Stephenson Farms was annexed into the City for that purpose. He further explained that filters had been requested of Salem Creek Partnership, by Tennessee Department of Transportation (TDOT), as TDOT did not prefer to review additional filters to accommodate the future subdivision (the future subdivision being Winterbrook Manor).

Mr. Molchan stated that the plans submitted to Mr. Owen and to the State reflected the capacity to handle both subdivisions: Stephenson Farms and Winterbrook Manor.

Ms. Riggins emphasized that the step system will not be used for anything outside of Eagleville's City limits. Mr. Molchan and Mr. Waite concurred.

Ms. Riggins clarified that the City will take ownership at the time of completion and the only lots to be approved, at this time, are the 200 lots in Stephenson Farms. She noted that other properties, such as the Scales property were not included for the step system. Mr. Waite agreed.

Ms. Riggins continued, citing discussions to combine College Grove and Stephenson Farms for residential development only. It was noted that this has been reviewed for residential zoning of 200 lots and the potential to allow for the Winterbrook Manor subdivision to utilize the step system should Eagleville annex College Grove Road.

Item 6: Mr. Molchan stated that lots 173 to 169 and lots 3 through 9 that lots that abut Webb Road shall not have access to Webb Road.

Item 7: Chair Lynch noted that this has been discussed and added that it included access to the drip system.

Ms. Riggins noted that if their connection through College Grove is not approved, the access shown is via the gravel road. She stated that the City would not find that acceptable.

Mr. Molchan responded that it would be converted to a public right of way, at that time.

Ms. Riggins asked where would the access be if College Grove is inaccessible. She explained that the access would also impact Consolidated Utility District (CUD).

It was noted that items 8-12 need to be reviewed by Mr. Owen.

Item 13: Ms. Riggins stated that lot 19 has been corrected.

Item 14: Chair Lynch stated that this item has been resolved.

Item 15: It was noted that this item referenced the larger pavilion.

Ms. Riggins stated that all amenities should be reviewed by the Planning Commission to include: the walking trails, the smaller pavilions and where they are located along the walking trails, as well as the larger pavilion.

She noted that it would be helpful to have the size of the larger pavilion printed on the plans.

Discussion addressed parking for the larger pavilion. Mr. Molchan cited that 8 parking spaces and 1 parking space for disabilities were included in the plan. It was determined to be a sufficient number of parking spaces.

It was requested that a commitment to specified materials for the pavilions and the dimensions of said structures be addressed.

Chair Lynch reiterated that Mr. Owen needed time to review the revisions prior to action taken by the Commission.

Ms. Riggins drew attention to additional Staff Notes to be addressed:

1. The cemetery needs to be shown in the easement to insure its protection.

2. As-builts are required on small lots for approval by City Manager prior to approval of vertical construction.
3. The concern that the lots noted to be in the floodplain may not be the only lots in a floodplain in the plat.

Mr. Molchan stated that he could provide a complete list of lots positioned in a floodplain. He explained however, that the pavilions in the floodplain were not required to be built up, as they were not habitable structures. He stated that they will study the issue from a grading perspective to see if the structures can be raised and will proceed to do so, if it is possible.

4. The open space between lots 140 and 141 needs to be of a sufficient width for machinery to gain access to the area in order to address any drainage issues. Discussion ensued.

Mr. Molchan stated that the area was a common open space lot entrance to the walking trail. He explained that the drainage for the subdivision streets runs to the end of the subdivision.

Ms. Riggins stated that there must be adequate access for machinery to the detention area. Mr. Molchan cited that 20 feet is more than adequate to accommodate equipment.

Chair Lynch noted that the sidewalk could easily be damaged by heavy equipment. Mr. Molchan responded noting that a portion of the sidewalk could be made to be more substantial to address that concern. He noted that it would create more of an access drive and that the walking trail could begin from there. It was noted that the walking path would be 12 feet wide.

Discussion determined that the access drive and the walking trails would be asphalt and that the drainage would be surface drainage.

Mr. Molchan explained that the cul-de-sac is self-contained and has an inlet which goes through a pipe between lots 141 and 142. He noted that all pavement drainage comes to the inlet.

Chair Lynch stated if it is maintained properly, 20 feet wide should be sufficient.

Mr. Molchan stated that from the back end of lot 140 to the cul-de-sac is a 12 feet wide asphalt section that will function as a sidewalk and access to the trail as well as access for maintenance. He further stated that there would be a transitional driveway apron.

5. It was noted that light poles were not on the plan. Mr. Molchan stated that the lighting would be determined by Middle Tennessee Electric (MTE). Ms. Riggins explained that the City establishes the placement of lighting. Councilman Hendrix stated that a lighting plan was required. Chair Lynch stated that sufficient lighting was needed and that Mr. Owen would need to review it. Ms. Riggins requested to review the plan before it is submitted to MTE.
6. Chair Lynch confirmed that all fire hydrants need to be approved by the City Fire Chief.

7. Mr. Molchan stated that the “STOP” signs would be adjusted for better alignment with the sidewalks.
8. Mr. Molchan stated that he would review, if necessary, locations appropriate for rip rap and landscaping.
9. Mr. Molchan stated that within the subdivision, overhead lines would be placed underground.

Ms. Riggins brought to the Commission’s attention the statutory timeline that must be met for the annexation. She reviewed the timeline as follow:

- The last Planning Commission meeting was conducted July 8, 2024, which reviewed the application for the first time.
- July 9 began the 60-day period to approve or deny the request.
- The applicant submitted plans with revisions on the afternoon of July 31, 2024.
 - 23 days after the meeting, leaving Staff 1.5 days for review.
 - This amount of time is inadequate.
- The 60-day period expires on September 8, prior to the next Planning Commission meeting.

Chair Lynch stated that in light of the statutory requirements and without proper review, the Commission would have to deny the request, unless there was a willingness to continue the item.

Mr. Molchan interjected that the Commission could make a motion to defer the item.

Ms. Riggins stated that a signed agreement for an extension would be necessary. She proceeded to compose the agreement as follows:

“I, Charles Waite, agree to extend the Subdivision State Code timelines to the next meeting of the Planning Commission which is Sept. 9. Should a meeting not occur, we will extend to the regular Oct. meeting. We will not evoke our right to ask for an automatic approval.”

Mr. Waite asked if it would be possible to approve the item this evening subject to Mr. Owen’s review. He expressed that it was his understanding that the points have been worked out and that he regretted that Staff was not provided with sufficient time to examine the revisions. He stated that there have been multiple delays and that time is of the essence. He asked if it was possible to approve the item this evening; subject to Mr. Owen’s review and approval of revisions addressing all of the items discussed this evening. He emphasized that the revisions would be submitted by the end of the week. He continued stating that if Mr. Owen did not approve, then the document Mr. Waite is being requested to sign will be in place; allowing Salem Partnership to progress with the development and added that it could be subject to multiple approvals by City officials.

Ms. Riggins cited that they had 23 days to respond with the revisions; leaving her less than two days to review. She noted that the applicant has the right to refuse the agreement, however she would then have to recommend that the Commission deny the request due to the statutory time constraints. She stated that burden should not fall to the City.

Mr. Waite stated that he did not want to lose potentially, another 90 days waiting for approval to beginning the project.

Chair Lynch stated that he understood both sides of the issue, however there were items that had not been addressed. He conveyed his preference for deferment with Mr. Waite's consent.

Mr. Waite stated his willingness to adhere to what the Commission deemed necessary. He noted his concern that the project will be pushed to October and that he was asking for potential accommodation.

Chair Lynch stated that the next meeting is scheduled for September 9, 2024 and that Mr. Owen should have sufficient time to review the plans to be prepared for the meeting. He noted that the late submission did contribute to setting the process back.

Ms. Riggins stated that with timely submittal of the revisions, followed by Staff review, it was likely that a decision would be made at the September meeting. She noted that October was mentioned in the event that the Commission did not have a quorum.

Chair Lynch stated his hope for commitments from all parties to respond timely.

Mr. Waite requested that the agreement he has been asked to sign, be revised to extend to September 9, 2024 as opposed to October. Ms. Riggins replied that she was amenable to the revision.

Mr. Waite was pleased with the accommodation. Ms. Riggins noted that if the meeting does not take place, then the situation would be back where we started. She further stated that the situation could be addressed a month at a time.

Ms. Riggins read the revision as follows:

"I, Charles Waite, agree to extend the Subdivision State Code timelines to the next meeting of the Planning Commission which is Sept. 9."

Ms. Riggins initialed the change. She then addressed the Commission with the concern that if the meeting to be held on September 9, 2024 does not have a quorum, then the item will be automatically approved.

Councilman Hendrix stated that the Commission would be in attendance.

Chair Lynch thanked all parties for their cooperation to arrive at this agreement.

Commissioner Bryant moved to accept the applicant's request to extend the item to the September 9, 2024 Planning Commission meeting.

Councilman Hendrix seconded the motion.

The **MOTION** passed 4-0.

- b. Review of and Referral to Eagleville Planning Commission of Annexation Request and Plan of Service to Annex Parcels: 120 023.12 (13 approximate acres), 120 023.03 (35 approximate acres), and 120.023.10 (20.21 approximate acres), located on College Grove Road and Within the Eagleville Urban Growth Boundary**

City Manager Hellyn Riggins addressed both items 7b and 7c, concurrently.

She stated that Item 7b is to annex real property into the City limits for a potential future subdivision. She stated that Item 7c is a request to petition Rutherford County to annex a section of College Grove Road to Highway 41.

Chair Lynch clarified that the three parcels comprise the proposed Winterbrook Manor subdivision.

Ms. Riggins explained that it was brought to her attention that the County is considering rezoning the area for Light Industrial purposes. She stated that a truss factory was being reviewed for the area and that she was uncertain of the impact that would have. She requested that the applicant extend their request for a month, in anticipation of the County's decision.

Roger Jenkins, owner of Winterbrook Manor, addressed the Commission, stating that he appreciated the City's support thus far. He noted that he understood the City's concern regarding the road. He emphasized that he was wary of waiting for the County to make a decision as he did not want the project to be delayed. He expressed his appreciation for the City Manager's cooperation and is open to ideas and alternatives to move the project forward.

Ms. Riggins responded that she would attend the County's Public Hearing in order to defend the City. She noted that she did not anticipate the County's decision to take longer than a month.

Commissioner Hurter questioned whether the County's actions would affect land portion of the annexation. Ms. Riggins stated that the Council would be reluctant to annex College Grove Road until County's position on the property is clarified.

c. Review of and Referral to Eagleville Planning Commission of Annexation Request and Plan of Service to Annex a Portion of College Grove Road, varying right of way widths from 45 to 60 feet in width and a length of approximately .63 miles from the Intersection of College Grove Road to the Western Boundary of Parcel 120 023.12, within the Eagleville Urban Growth Boundary

Councilman Hendrix moved to defer Items 7b and 7c to the Planning Commission's September 9 meeting.

Commissioner Hurter seconded the motion.

The **MOTION** passed 4-0.

8. CITY MANAGER/CITY PLANNER REPORT

There was no report.

9. ADJOURNMENT

Chairman Lynch adjourned the meeting at 7:41 p.m.

Submitted by:

City Recorder Christina Rivas

Chairman Derrick Lynch

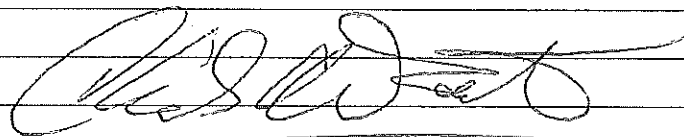
Date

I, Charles Waite, agree to
extend the Subdivision State
code fine lines to the next
meeting of the Planning Commission

which is Sept 9. ~~Should~~

~~a meeting not occurs, we will
attend to the Regular Oct meeting~~

~~(we will not evoke our right to
ask for an automatic approval)~~



Aug 5, 2024

This part not
stuck - list
to minister.



ITEM 5a Signage for Wild Roots Salon

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



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

DESIGN REVIEW
APPLICATION

Applicant's Name: Wild Roots Salon (Amanda Tanner

Owner's Name: Ed & Jessie Smotherman & Brittney Leonard

Address: 117 Clark St Phone No: 615-812-6657

Email: amandatanner0418@gmail.com

Details of Proposed Use: Cut metal business sign

see attachment for size / style / awning see attached

Location/Address: 117 Clark St Eagleville

Tax Map: _____ Parcel No: _____ Acreage/Size of Tract: _____

FEMA Flood Map _____ Panel Number _____

Use: _____

Project Engineer/Surveyor _____ Fax: _____

Address: _____ Phone: _____

Zoning: _____

Conditional Use Permit : Yes _____ No _____

FEE: \$0.00 Paid ~~0~~ Receipt No. _____ Date Submitted: _____

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

X Edwin R Smotherman
Signature of Applicant/Owner

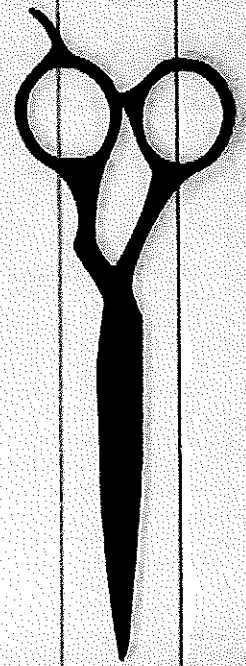


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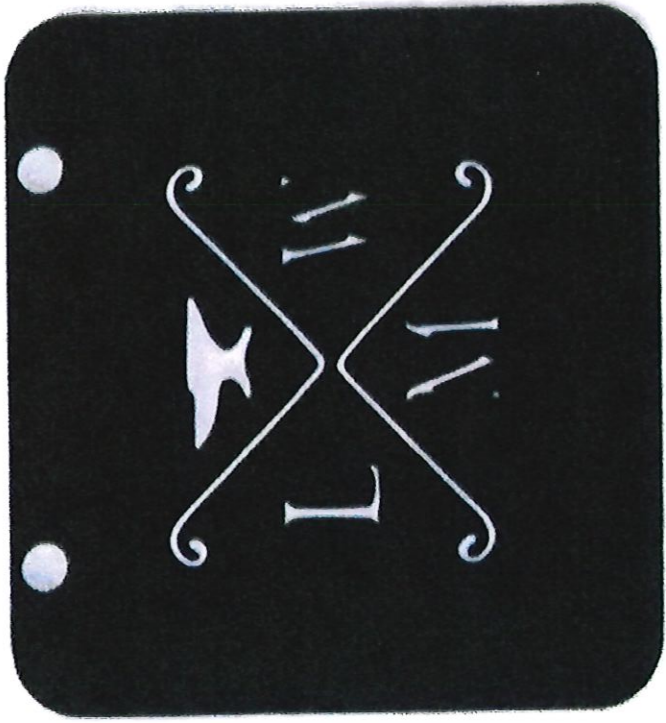
ROOTS

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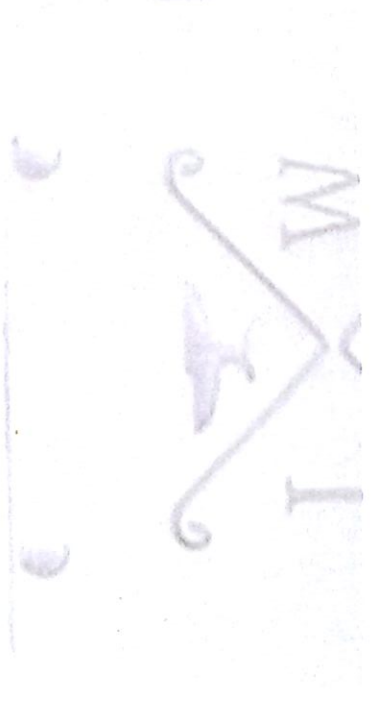
HAIR STUDIO



Black (T)



White (T)




Wild Roots Salon

Joshua Leonard <jleonard@borderstates.com>

Wed 8/14/2024 11:16 AM

To:Hellyn Riggins <higgins@eaglevilletn.gov>

Cc:Brittney Leonard <brittneyleonard67@gmail.com>

 2 attachments (336 KB)

scan.pdf; scan.pdf;

Hi Helen,

Please see the attached awning renderings needed for Wild Roots. I'm sending these on behalf of my wife Brittney. Please let us know if you have any questions.

Thanks,

Josh Leonard

Inside Sales

Border States Electric
680 Middle Tennessee Blvd.
Murfreesboro, TN 37129

615-895-3235 - Office

615-691-9586 - Direct

jleonard@borderstates.com

www.borderstateselectric.com

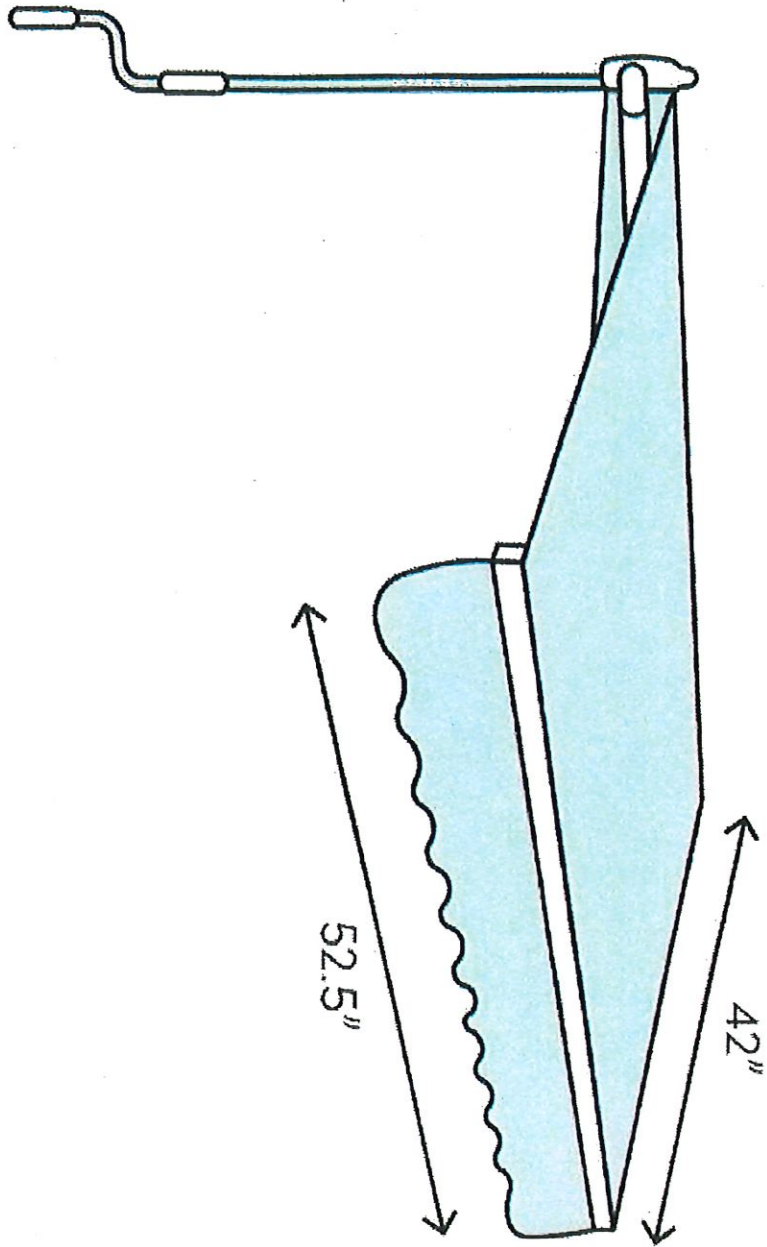




wild
ROOTS

©CURRENT AS OF
5 APRIL 2024





ITEM 6 Old Business

- (a) Preliminary Plat of subdivision located at 742 West Webb Road
(continued from August 5, 2024 meeting)

Staff Notes

Stephenson Farms

9/09/24 Review of Plans Received 8/12/24

(Shortened Version Sent to Applicant on 8/26)

Final for Approval

Preliminary Plat

204 Lots Revision Shows 200 Lots – **If approved, it will be for 200 Lots**

Note this Subdivision must meet requirements of Ordinance 2023-002

Planning Notes

1. The Planning Commission, once coordinated with USPS, would like to see two Kiosks for these 200 lots on the south side of the Harpeth. Concern for traffic backup at mailboxes. Final coordination with staff on location once USPS weighs in will be required. The lots to the north of the Harpeth River will need a separate kiosk, which will make a total of three.
2. All walking trails 6 feet wide mandatory.
3. Pavilions shown appear to be adequate and will have some bench seating.
4. Access Road to be reviewed by City Engineer. It is staff's understanding that the road will be either through the Future College Grove Subdivision or the former Scales property. The easement will need to be deeded to the City upon the City's acceptance of the STEP system. It will need to be paved before a final plat is approved. It will have to meet CUD and Eagleville standards.
5. No lots should have direct access to Webb Road. None are shown on plat.
6. Any approval should be that no lots in Phase 6 shall be approved for final plat until there is a public right of way leading to that area...and right of way shall be approved by City.
7. Service connector plan to be reviewed by city engineer during construction plan phase.
8. Sidewalks and utility locations to be reviewed by city engineer during construction plan phase.
9. Typical Road section per Eagleville Sub Regs required.
10. 20 feet PU Easements to be approved by city engineer during construction plan phase.
11. Sanitary sewer lines to be approved by city engineer. Water lines to be approved by city engineer and CUD. All to be done during construction plan phase.
12. Cemetery is now shown in an easement.
13. As-builts will be required prior to any vertical construction on all structures.
14. A drainage plan shall be submitted with each plot plan for a building permit which shall follow the overall drainage for the subdivision.
15. Several lots shown in floodplain. Any lot in floodplain will need a FEMA Elevation Certificate during permit process.
16. Open Space between lots 141 and 140 may be too narrow for machinery that may be needed if repairs to drainage etc. Applicant has stated they will make the area 12 feet wide.

17. Applicant to work with Staff and MTE on locating the Decorative Light Poles. The goal is to have lighting enough to not have dark spots, but not overly bright to shine into houses. MTE recommends poles at least at every intersection and end of cul de sac, and every 300 feet on long streets. We understand that as utilities go in, there may be some adjustments to locations. Please coordinate with city staff.
18. All fire hydrants have been reviewed by Fire Chief. Should there be changes, please coordinate with the Fire Chief.
19. Per previous conversations, stop signs must be located in highly visible locations and not hidden on the backside of sidewalks.
20. Landscape plan will be expected to be installed as shown on plans. Any changes shall go before staff.
21. No overhead lines are allowed added to Webb Road or inside the subdivision.
22. It is consistent that the Preliminary Plat be reviewed and approved before construction plans are reviewed.
23. **NEW NOTE 9/9/24:** We have had some issues with fences going on corner lots and blocking driver vision. It is staff's recommendation that the houses with corner lots have no fencing in the primary front yard, and the fence in the secondary front yard be set at least at half of the front setback requirement for the house to allow for site vision. And no fences allowed in the front yards of regular lots.
24. On final plat each lot will be required to be labeled with correct setbacks.
25. STEP easements need to be shown on each lot. This can be done on final plat but this sets the easement on each lot and thus needs to be shown as an easement on each lot.
26. Applicant is happy with location/okay with staff. Location of STEP tank and clear space on each lot is not optimal being in the middle of the lots. Suggest that developer choose a side. No driveways will be permitted in the CUD required clear space. This will need to be on final plat and not re-locatable without another plat should it be moved due to being a permanent easement.
27. Street Signs will be decorative.
28. Applicant stated that they will not coordinate with adjacent cattle/horse farm on fencing. City deems it a private matter.
29. Before Final Plat, bond will be required to be set by engineer on Webb Road improvements, Stephenson Drive and other improvements.
30. Rolled curbing will be used.
31. Sidewalks required on both sides of streets with required ADA access. Five feet minimum width.
32. Easements will need to be shown if any on individual lots.
33. Speed limit to be set by Police Chief. Coordinate with Police Chief before signs are ordered. Coordinate style with Planner.
34. Landscaping will need to be installed before COs are issued for houses.
35. Riprap is proposed for the detention areas. Any areas seen from houses should have landscaping screening.
36. Berm installation along Webb Road may or may not be installed per section, but must be installed for each section before Final Plat.

Engineering – As of 9/9/2024, while some/all may have been addressed, left for future reference on staff notes. Engineer stated in Email 8/28/24 that Notes 1-26 have been addressed.

1. Cover Sheet: Retitle Master Plan to be Overall Plan. Retitle Preliminary Plan to be Preliminary Plat. Retitle Offsite Road Improvements Master to be Offsite Road Improvements Overall.
2. Correct Zoning to be R-2 PRD. Note approval date of Zoning.
3. Under Total Site Data, If this preliminary plat submittal is for condonation of all phases, include all phases in this list. If only for Phase 1, revise titles and heading to state Phase One only.
4. Darken phase lines for clarity.
5. Include trail layout in the overall sheet. Additional access points may be necessary.
6. An additional permanent mail kiosk with parking is needed in Phase 1 or Phase 2.
7. As previously discussed, plan sheets for an independent access drive to the proposed wastewater treatment and disposal areas needs to be included with this preliminary plat set. If the Winterbrooke portion of Spotted Owl is not completed by the time the first final plat is submitted, then an alternate access drive meeting city standard must be installed prior to any final plats being approved or recorded.
8. Correct all usage of plan to plat on all sheets.
9. C1.0 Add note stating this cross-section is applicable to all new roads proposed within the development.
10. C1.1 Road cross section needs to be reviewed against the City Sub Regulations. Planner will discuss with City Engineer.
11. C1.1 Water line does not match what is shown on the plan view.
12. C1.1 Sidewalks required on both sides of the road.
13. C1.1 Stephenson Road Webb Road intersection. Sidewalk overlaps curb. Maintain full width with grass strip and sidewalk through radius, revise throughout plat accordingly.
14. C1.1 Headwalls appear to be located in shoulder of road. Shift accordingly to remove conflict.
15. Add ADA ramps throughout plat at all intersection corners on all streets.
16. C1.2 . Sidewalk overlaps curb. Maintain full width with grass strip and sidewalk through radius, revise throughout plat accordingly.
17. C1.2 Snowy Owl intersection with Prairie Falcon. Label return radius for both curb line and ROW line on all intersections.
18. Label all required minimum FFEs for any lot that is encumbered by the 100 year flood plain.
19. Throughout plat – lots should be independent of buffer areas. Buffer area should be wholly located in open space.
20. Label all centerline radii for all horizontal curves on all sheets.
21. Label radii of asphalt back of curb and row for all cul de sacs on all sheets.
22. Revise plat to no buffer or Wetlands are on individual lots.
23. Lot 17 does not appear to be viable/buildable due to buffer being on a significant portion. Revise.
24. Proposed sidewalk trail should be outside buffer area.

25. Part of trail appears to be located on Lot 162. This section should tie back to Barn Owl Trail.
26. C1.7 If this preliminary plat is for all lots and all phases, the “future” label should be removed from detention pond.
27. NEW NOTE Submitted to Applicant on 8/28/24: FEMA designation of the Harpeth River in this area is Zone AE with established base flood elevations but without a designated floodway. As such, any fill placed in the floodplain will require an engineer certification that it will not result in an increased to base flood elevations greater than 1 foot (upstream or downstream). This certification will also be required of individual lots as part of the building permit process if there is any fill being proposed on an individual lot. A note to that effect will be required to be placed on any final plat that has lots located in the floodplain.
28. NEW NOTE Submitted to Applicant on 8/28/24: Additionally, the elevation of any roadways (including the access road to the STEP system treatment components) must be 1' above the base flood elevations.
29. NEW NOTE Submitted to Applicant on 8/28/24: The control building as well as all electrical and mechanical components of the building will need to also be a minimum of 1' above the base flood elevations.

ORDINANCE 2023-002

**AN ORDINANCE CREATING SPECIFIC CRITERIA FOR STEPHENSON FARMS or Any Future PRD Development
at 742 WEBB ROAD, AKA PARCEL 141 00100, Zoning R-2 PRD**

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 this property and recommends the following as requirements for any development on this property; and

Whereas, the Eagleville City Council desires to accept the recommendation of the Eagleville Planning Commission by setting additional criteria for Stephenson Farms or any future PRD Development located at 742 Webb Road Also Known As Parcel 141 00100;

NOW THEREFORE, BE IT ORDAINED by the City of Eagleville Tennessee City Council that the following criteria shall be applied when reviewing any subdivision submitted for Stephen Farms or any other future development located on any part of 742 Webb Road, AKA Parcel 141 00100:

General Requirements:

1. The property is located 742 Webb Road. The site is identified as Parcel 1.00 of Tax Map 141, and is approximately 187.51 acres. Of this 187.51 acres, approximately 0.93 acres are being held for future dedication to Rutherford County for future roadway expansion. This leaves the development with 186.58 acres of residential land area.
2. Minimum lot size will be 15,000 sf, with a typical lot size of 15,300 sf.
3. The proposed homes will be a minimum of 2,500 sf. All homes will be Single Family, one dwelling per lot.
4. All homes will have a minimum of 3 bedrooms and up to 5 or more bedrooms (Based on STEP capacity).
5. The home elevations shall be constructed of brick or stone or cement fiber board materials (in to add quality and character to the community. Vinyl shall only be permitted in trim and soffit areas with a maximum of 15% per house.
6. Entrances off of Webb Road will have new entrance signage constructed on masonry materials and anchored by landscaping.
7. Solid waste will be handled via a private hauler.
8. 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 H.O.A.
9. The development shall provide an access lot to maintain access to the existing cemetery on site.
10. Parking areas on common open space lots shall be private and maintained by the H.O.A.

11. The developments CCR's can only be changed with City approval.
12. Each home will be on its own lot of record, and sold fee simple.
13. The project is anticipated to be built in 4 phases.
14. Phase 1 will include all roadway improvements proposed for this site as well as access to the STEP System via a City approved access.
15. The remaining phase will be market driven and dependent upon the absorption of the units in the previous phases.
16. 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.
17. The centralized mail kiosk for the development must be constructed and operational prior to any homes receiving their certificate of occupancy.

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 the garage).
2. Each home shall have a minimum two car side entry garage with decorative garage doors. Homes are permitted to have one-one bay (1) accessory (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. Each lot shall have concrete driveways wide enough for 2 vehicles, and have a minimum width of 16-feet and a minimum depth of 35-feet.
4. Only in-ground pools shall be permitted on lots, with fencing to meet Development Standards. Pools must meet required City setbacks for pools.
5. All mechanical equipment (i.e. HVAC and transformers) to be screened. HVAC units will be located at the rear or side 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 side and rear areas. Corner lots may have a fence on the street side which the house does not face, and shall not exceed into the required front setback.
7. Paddock Style Fencing, (white PVC or Wood) shall be permitted in Open Space areas as installed by the Developer.

Streets and Infrastructure

1. Decorative street lights (design to be approved by City) shall be provided along all roadways to add character and continuity to the neighborhood. Adequate lighting for safety will be considered. Electric bills for lighting shall be paid by the HOA.
2. Street Signs (Name, Speed Limit/) Traffic signs will be “decorative” and approved by the City.
3. The H.O.A. will maintain all common areas.
4. Water service will be provided by the Consolidated Utility District. The developer will be responsible for extending the waterline into the site for domestic and fire water service. Water service (availability and pressure) must be approved by the City Planner and/or Eagleville Fire Department.
5. Sanitary sewer services will be provided by the Consolidated Utility District 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 Eagleville to own and maintain.
6. Electric service will be provided by Middle Tennessee Electric.
7. The developer will be responsible for extending the electric lines into the site, and all on-site electric will be underground.
8. All streets will be public rights-of-way, and built with roll over integral curb and gutter and built to City required standards.
9. Five foot wide public sidewalks will be provided on both sides of all streets throughout the development.
10. The northern half of this site lies within the 100-Year Floodplain per FEMA Flood Panel 47149C0220H eff. 01/04/2007. Existing floodway delineations are undefined at this time due to the FEMA limits of study in the aforementioned Flood panel. BFEs shall be established by developer’s engineers and approved by City.
11. Prior to construction plan review, a complete and thorough design of the stormwater management system and facilities will be completed.
12. Webb Road is a County Road and accesses and other traffic matters must be coordinated with the County.
13. No permit shall be issued to the Cross Water lots to the north until the City has approved street access.

Architecture

1. Building heights shall not exceed 35 feet in height.
2. All homes will be 2 and 3-story.
3. All homes will have at least 3 bedrooms.

4. All the homes will have eaves.
5. All homes will have a patio area at the rear of the unit.
6. All homes will be located on individual lots of record.
7. All homes will have a primary 2-car side entry garage. Garages will have decorative doors.
8. Each home shall have a minimum two car side entry garage with decorative garage doors. Homes are permitted to have one-one bay (1) accessory (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.
9. Accessory Buildings will complement the house with same or similar materials. No metal buildings unless they have been supplemented with approved house materials.
10. Buildings will be comprised of alternating home style and home colors, and approved according to the CCRs. Brick (different colors will be allowed), Fiber Cement Board (different colors will be allowed), Fiber Cement Board and Batten (different colors, cuts, patterns will be allowed), Stone Veneer (different colors, cuts, patterns will be allowed) .
11. Building Materials: All Elevations: All Masonry (Brick, Stone, Cement Board Siding) Cement Board Siding in the Dormers/Gables All Elevations: Vinyl Only Permitted in Trim & Soffit Areas (15% MAX).
12. Architectural styles shall be or similar to (if approved by HOA and City) the following: English Country; Farmhouse; Craftsman; Colonial, and Tudor.

Bulk Requirements

1. Minimum lot size 15,000 square feet
2. Minimum lot frontage – 90 feet (except lots located within the arc of the cul de sac may be less)
3. Minimum lot width – 90 feet (except lots located within the arc of the cul de sac may be less)
4. Minimum Front Setback – 35 feet
5. Minimum Front Setback for corner lots – Both 35 feet
6. Minimum Side Setback – 10 feet
7. Minimum Rear Setback – 20 feet
8. House locations should complement each other and be arranged such that there is continuity in placement of houses.

Landscaping Characteristics:

1. A minimum 10 feet of landscape area between parking and all property lines within common open space lots and the adjacent property line.
2. Parking for open space shall be screened from rights-of-way by use of landscaping and/or berming.
3. Existing tree canopies along the perimeter and along the Harpeth River shall be preserved where applicable, especially along the Harpeth River. City should be consulted if any major tree groupings near Harpeth River need to be disturbed due to grading or construction or utility installation.
4. The frontage along Webb Road will be lined with a 3-rail fence and stone columns, which will tie into the development entrance signs. A landscape berm at least 3-ft in height shall be provided along the frontage with landscaping behind the fencing. Landscaping along Webb Road shall be designed so as to not impede the visibility of vehicles entering or exiting the site onto Webb Road.
5. All above ground utilities/mechanical equipment shall be screened with landscaping and/or fencing.
6. The fronts and sides at the base of buildings will have at a 3 foot wide landscape strip along all elevations which abut a public R.O.W.
7. Landscaping will be in conformance with the City of Eagleville's landscaping ordinance.
8. Builders shall install sod and landscaping along foundations on all lots that face a street including corner lots.
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 City.

BE IT ENACTED that this ordinance shall take effect 15-days from and after its final passage, the public welfare requiring it.

Approved:

Chad Leeman, Mayor

ATTEST:

Catherine Sanderson, Acting City Recorder

Passed First Reading:

Passed Second Reading:

Public Hearing Date:

APPROVED AS TO FORM:

Stephen Aymett, City Attorney


SCP to City August 26, 2024

Charles Waite <fortresslanding@outlook.com>

Mon 8/26/2024 9:59 AM

To:Hellyn Riggins <hriggins@eaglevilletn.gov>;Will Owen <WOwen@griggsandmaloney.com>

Cc:Jamie Reed <jreed@sec-civil.com>;Terry Haynes <tgh@hbl2.com>;Brian Morris <excelbuilders.brian@gmail.com>;
rjenkins@mtmc.com <rjenkins@mtmc.com>;Corey Craig <corey@celebrationhomes.com>

 1 attachments (24 KB)

SCP to City August 26, 2024.pdf;

Dear Mrs. Riggins and Mr. Owen,

Attached is a draft acknowledgment of the timeline for the STEP System access road that you requested for the Stephenson Farms Preliminary Plat Approval. Please review and comment. If the letter is acceptable I will have it signed by the Parties and delivered.

Please also let me know if you require anything further for the September 9 meeting.

Thank you.

Salem Creek Partnership
"Serving Locally Owned Craftsman Home Builders"
Charlie Waite, Development Coordinator

SALEM CREEK PARTNERSHIP
239 C Veterans Parkway
Murfreesboro, TN 37128
“SERVING LOCALLY OWNED CRAFTSMAN HOME BUILDERS.”

August 26, 2024

Hellyn Riggins, City Manager
Will Owen, P.E., Consulting Engineer
City of Eagleville
108 South Main Street
Eagleville, Tennessee 37060

RE: STEP SYSTEM ACCESS ROAD AGREEMENT FOR THE STEPHENSON FARMS AND WINTERBROOKE MANOR PLANNED RESIDENTIAL DEVELOPMENTS.

Dear Mrs. Riggins and Mr. Owen,

Pursuant to the City of Eagleville’s request at the Planning Commission Meeting on August 5, 2024 and to a meeting of Salem Creek Partnership and KZO Franklin Partners, LLC, on August 16, 2024, the undersigned parties HEREBY ACKNOWLEDGE:

The construction and maintenance access road for the STEP System to jointly serve the Stephenson Farms and Winterbrooke Manor Planned Residential Developments will be required to be brought to City of Eagleville and/or Consolidated Utility District standards concurrent with the Certificate of Occupancy for the first home completed within either Planned Residential Development.

Salem Creek Partnership further acknowledges that if unilateral STEP system construction and maintenance access is required by Salem Creek Partnership prior to (or without) the annexation of property by KZO Franklin Partners, LLC, such unilateral access will be brought to City of Eagleville and/or Consolidated Utility District standards concurrent with the Certificate of Occupancy for the first home completed within the Stephenson Farms Planned Residential Community (if the above referenced joint access road is not constructed).

AGREED AND ACCEPTED:

SALEM CREEK PARTNERSHIP

By: _____

It’s: _____

Date: _____

AGREED AND ACCEPTED:

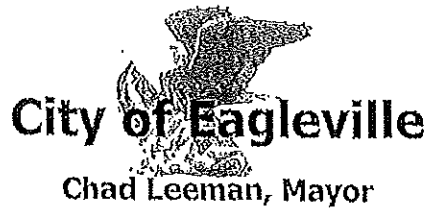
KZO FRANKLIN PARTNERS, LLC

By: _____

It’s: _____

Date: _____

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 Stephenson Farms Section Number (if applicable) N/A Date of Application 6/6/2004

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

Applicant/Developer Salem Creek Partnership

Mailing Address 239 Veterans Pkwy. Side C City Martreesboro State TN Zip 37128

Phone Number (904) 607-5351 Fax _____ Email fortresslandinc@outlook.com

Project Engineer/Surveyor Site Engineering Consultants, Inc.

Mailing Address 50 Middle Ten Blvd. City Martreesboro State _____ Zip 37129

Phone Number (615) 890-7901 Fax _____ Email jreed@see-civil.com

PLEASE COMPLETE THE FOLLOWING PROPERTY INFORMATION

Tax Map 141-1 Group 1411 Parcel 1 Deed Book 2106 Page Number 1369
 1 Civil District 8 (Rutherford) Number of Proposed Lots 204

Was a concept meeting held with staff? Yes No

If yes, on what date did this meeting occur: Periodically over last 2 years.

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 Charles A. Waite Applicant's Name (Printed) Charles A. Waite Date 6/6/2004

STAFF USE ONLY - FEES

1 Minor Plat Fees Preliminary / Final Plat Fees \$250 per Lot/One Time Fee
500 + 50 per lot
 2 Fee Paid to City: 204 x 50 = 10,200 + 500 = 10,700.00

NOTE: The County's School Facilities Tax paid in full at building permit, OR 1/2 paid at Building Permit and 1/2 paid at CO.

County Tax Certificate Number: _____ Receipt Number _____ Total: 10,700.00

If approved, the Plat is submitted to the Register of Deeds for recording along with the Plat Recording fee.

paid (initials)

SALEM CREEK PARTNERSHIP
239 Veterans Parkway, Suite C
Murfreesboro, TN 37128
"SERVING LOCALLY OWNED CRAFTSMAN HOME BUILDERS."

June 26, 2024

Hellyn Riggins, City Manager
City of Eagleville
108 South Main Street
Eagleville, Tennessee 37060

RE: Preliminary Plat and Responses to the City of Eagleville Planning and Engineering Comments relating to the "Stephenson Farms" Planned Residential Development located within Rutherford County Tax Map 141, Parcel 1 (187.51 acres).

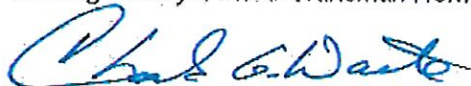
Dear Mrs. Riggins,

Thank you for the opportunity to submit a Preliminary Plat Application to be considered before the Planning Commission on July 8, 2024. A copy of the Preliminary Plat, the Construction Plans and the responses to comments received from the City on June 12, 2024 are attached. Electronic copies of these documents have also been sent to you and to Will Owen, Consulting Engineer. The Preliminary Plat and Construction Plans have been modified to reflect the City comments.

Per your request, I have also attached a proposed access easement between the Scales Farm and the Stephenson Farm (both owned by Salem Creek Partnership) which will be executed upon your approval.

We appreciate the opportunity and continue to look forward to working with you, the City of Eagleville Planning Commission, the Mayor and the City Council on this Planned Residential Development.

Best Regards,
Salem Creek Partnership
"Serving Locally Owned Craftsman Homebuilders"



Charles Walte, Development Coordinator

ACCESS EASEMENT AGREEMENT

THIS ACCESS EASEMENT AGREEMENT (this "Easement") is hereby made, published, and declared this 8th day of July, 2024, by Salem Creek Partnership, a Tennessee general partnership ("Grantor") and SALEM CREEK PARTNERSHIP, a Tennessee general partnership ("Grantee").

WITNESSETH:

WHEREAS, Grantor is the owner of a certain parcels of land in Rutherford County, Tennessee, Map 120 Parcel, 46 which is more particularly described in the Warranty Deed of record in Book 2363, page 2043, Register's Office of Rutherford County, Tennessee (hereinafter "Grantor's Parcels");

WHEREAS, Grantee is the owner of a certain parcel of land in Rutherford County, Tennessee, parcel #141-001.00, which property adjoins Grantor's Parcels and is more particularly described in the Warranty Deed of record in Record Book 2106, page 1369, Register's Office of Rutherford County, Tennessee (hereinafter "Grantee's Parcel");

WHEREAS, in connection with Grantee's development of the Grantee's Parcel, Grantee desires to construct an access road and related facilities (the "Access Road Facilities") on that portion of the Grantor's Parcels as shown on the attached Exhibit A;

WHEREAS, Grantor desires to grant to Grantee non-exclusive, temporary access and construction easements under, through and across the Access Road Easement Area for (i) the construction of the Access Road Facilities; and (ii) Grantee's use of the Access Road Easement Area for construction vehicle access to the Grantee property from College Grove Road.

NOW, THEREFORE, for and in consideration of the mutual covenants set forth herein and for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. **Recitals.** The above recitals are true and correct and are hereby incorporated herein by reference.
2. **Grant of Access Easement.** Grantor does hereby grant and convey to Grantee, its successors and assigns, for the benefit of Grantee, its invitees, contractors, employees and agents, a temporary non-exclusive easement for ingress, egress and access (the "Access Easement") by vehicular and pedestrian traffic upon, over, through and across the Access Road Easement Area, for purposes of access to the Grantee Parcel from College Grove Road and construction of the

Access Road Facilities, with full authority to enter upon, over, through and across the Access Road Easement Area, and, once constructed, the Access Road Facilities. The Access Easement granted herein shall be appurtenant to and run with the Grantee Parcel and shall not be assigned, conveyed or transferred by Grantee except as an appurtenance to the Grantee Parcel. The Access Easement shall be temporary in nature and shall terminate immediately upon acceptance of the Access Road Facilities by the local government opening the Access Road Facilities for public use, without any further agreement, documentation or recorded notice by the parties hereto.

3. **Grant of Construction Easement.** Grantor hereby gives, grants and conveys to Grantee, its successors and assigns, for the benefit of Grantee, its contractors, employees and agents, a temporary non-exclusive construction easement (the "Construction Easement") upon, over, through and across the Access Road Easement Area for any purpose related to the construction of the Access Road Facilities, with full authority to enter upon, over, through, under and across the Access Road Easement Area, to demolish, construct, perform or install, as Grantee may deem necessary, the Access Road Facilities. The Construction Easement granted herein shall be appurtenant to and run with the Grantee Parcel and shall not be assigned, conveyed or transferred by Grantee except as an appurtenance to the Grantee Parcel. The Construction Easement granted herein shall be temporary in nature and shall terminate immediately upon acceptance of the Access Road Facilities by the local government, without any further agreement, documentation or recorded notice by the parties hereto.

4. **Installation and Maintenance of Access Road.** Grantee shall, at its sole cost and expense, install the Access Road Facilities, and shall keep the same in a state of good repair and safe condition until the local government has accepted the Access Road Facilities for public use.

5. **Indemnification.** Grantor shall hold Grantee harmless from and against any loss, damage or expense, including reasonable attorney's fees, both at trial and on appeal, incurred as result of or arising out of Grantor's use or occupancy of the Access Road Easement Area; however, such indemnification shall not extend to any loss, damage, or expense caused solely by Grantee's gross negligence or willful misconduct. Grantee shall hold Grantor harmless from and against any loss, damage or expense, including reasonable attorney's fees, both at trial and on appeal, incurred as result of or arising out of Grantee's use or occupancy of the Access Road Easement Area, or use of any easement granted herein; however, such indemnification shall not extend to any loss, damage, or expense caused solely by Grantor's gross negligence or willful misconduct.

6. **Covenants Run with the Land.** All rights, privileges, benefits and burdens created herein are covenants running with the land, binding upon and inuring to the benefit of Grantor and Grantee, and their respective assigns and successors in title.

7. **Attorney's Fees.** In the event that any party hereto or its successors in title institutes legal proceedings against one or more of the other parties to this Agreement to enforce any term of this Agreement, the party prevailing in said legal proceedings shall be entitled to recover from the other party or parties in said legal proceedings reasonable attorneys' fees and court costs incurred incidental thereto, including, without limitation, fees and costs incurred in negotiations or collection efforts prior to any party to this Agreement filing suit, in appellate proceedings and in bankruptcy proceedings.

8. **Entire Agreement; Modification and Waiver.** This Agreement constitutes the entire agreement and understanding between the parties hereto relating to the subject matter hereof and may not be amended, waived, or discharged, except by an instrument in writing executed by Grantee and Grantor, (or their respective successors and/or assigns) which written document shall be recorded in the public records of Rutherford County, Tennessee. No failure of either party to exercise any power or to insist upon strict compliance with any obligation specified herein, and no custom, practice or course of dealing at variance with the terms hereof, shall constitute a waiver of such party's rights to demand exact compliance with the terms hereof.

9. **Non-Exclusive Easements.** The easements herein granted are non-exclusive, and Grantor specifically reserves to itself, its successors, assigns, agents, employees, tenants, invitees, licensees, guests, contractors and subcontractors the right to use the Access Road Easement Area for any and all purposes so long as such use does not unreasonably interfere with Grantee's use of the Access Road Easement Area as contemplated under this Agreement. Grantor further specifically reserves the right and privilege at any time and from time to time to make further grants, easements, licenses, and privileges to other persons or entities, over, under, upon and with respect to the Access Road Easement Area, so long as the foregoing will not unreasonably interfere with the right of Grantee to occupy and/use the Access Road Easement Area and the exercise the easements granted for the purposes and in the manner herein described. Such further granting of easements, licenses and privileges with respect to the Access Road Easement Area shall not require the consent of Grantee or any other party.

Grantor hereby covenants with Grantee that it is lawfully seized and possessed of the Grantor's Parcels in fee simple and has a good right to make this conveyance and that Grantor will take such action as is necessary or desirable to fully effectuate this grant and conveyance.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the parties hereto have executed this Easement as of this ____ day of _____, 2024,

GRANTOR:
SALEM CREEK PARTNERSHIP

By: _____
Its: _____

GRANTEE:
SALEM CREEK PARTNERSHIP

By: _____
Terry Haynes, General Partner

STATE OF TENNESSEE)
COUNTY OF _____)

Personally appeared before me, _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be _____ of Salem Creek Partnership and that as such _____ executed the foregoing instrument for the purposes therein contained, by signing the name of the Partnership by himself/herself as _____.

Witness my hand and seal this _____ of _____, 2023.

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, Terry Haynes with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be General Partner of Salem Creek Partnership and that as such General Partner executed the foregoing instrument for the purposes therein contained, by signing the name of the Partnership by himself as General Partner.

Witness my hand and seal this _____ of _____, 2023.

Notary Public
My Commission Expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is \$0.00.

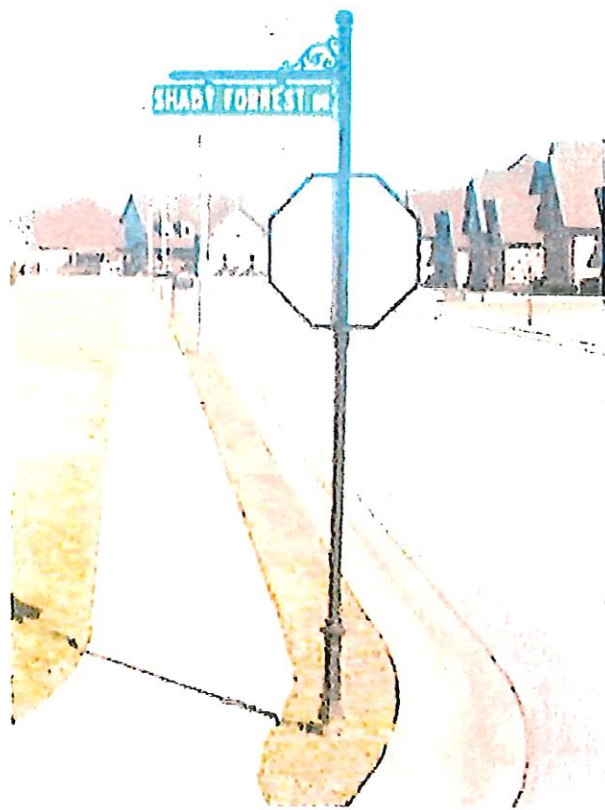
Affiant

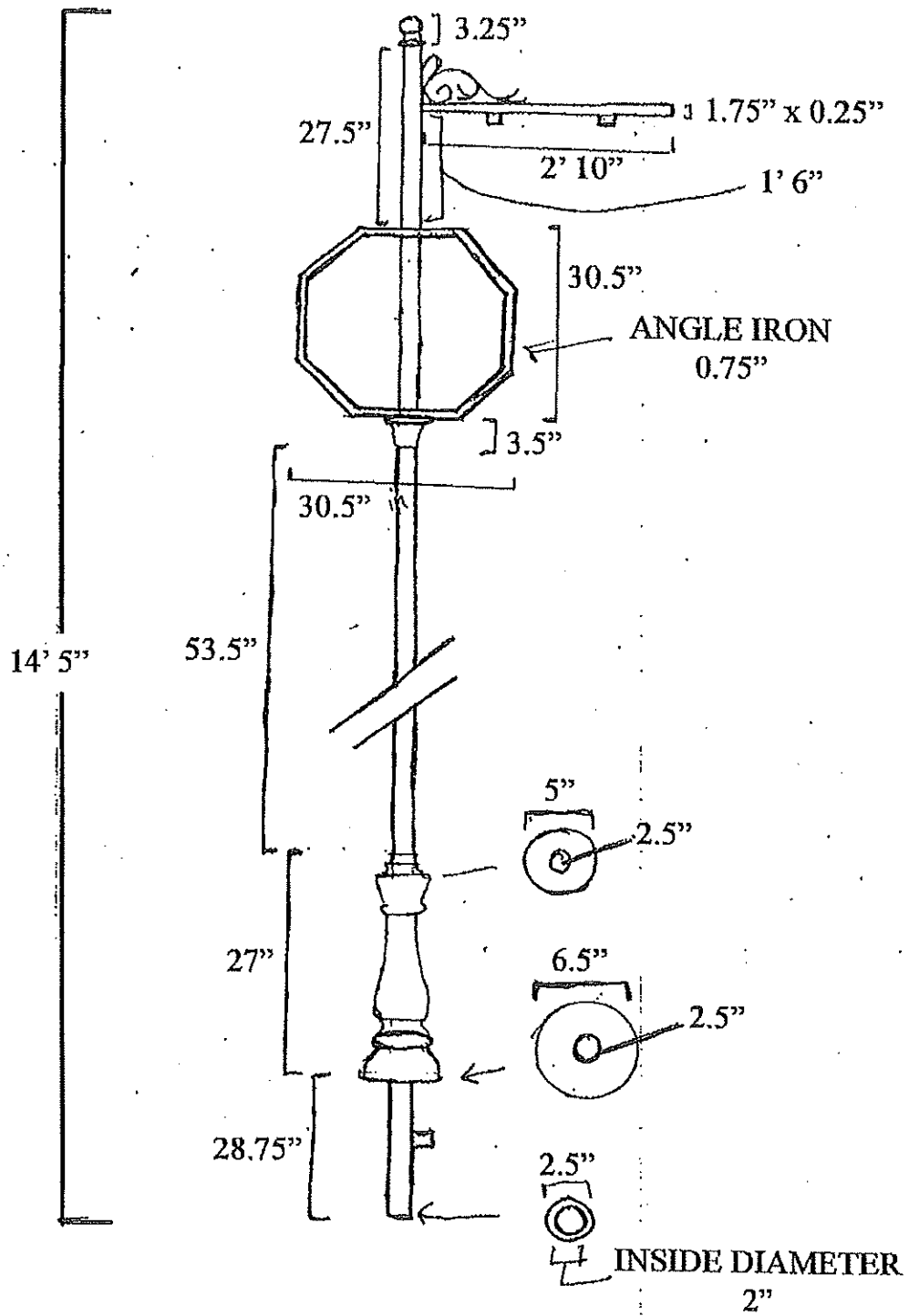
Sworn to and subscribed before me on this _____ day of _____, 2023.

Notary Public
My Commission Expires: _____

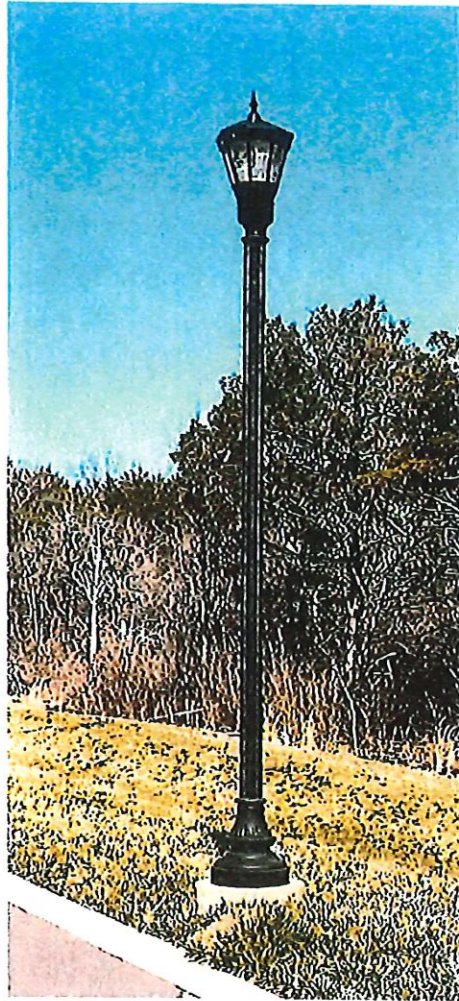
EXHIBIT A

REFERENCE SHEET C0.2 OF THE STEPHENSON FARMS SUBDIVISION
PRELIMINARY PLAT S.E.C. PROJECT#21072 AS REVISED 6/26/2024
AND SUBMITTED TO THE CITY OF EAGLEVILLE, TENNESSEE.





50 Watt Arlington Post light on 12' Fluted Pole



MTE Light Unit	M27-50A-B-LEDX
MTE Pole Unit	M27-DEC-12A-FB
MTE Item Numbers	1582, 1335
Foundation Drawing	SLF-6

Light	Holophane	ARUE3P2030KMVOLTGL3BKSKPR7
Pole	Hapco	AVS12B5-SFO-BA
	Holophane	WDA 12 F5J 17D C03 BK ABG



Site Engineering Consultants
850 Middle Tennessee Blvd
Murfreesboro, TN 37129
(615)890-7901
www.sec-civil.com

Stephenson Farms Subdivision

Preliminary Plat Revisions Letter – August 9, 2024

City of Eagleville – Hellyn Riggins, 615.274.2922, hriggins@eaglevilletn.gov

1. Revised Date of Rezoning Approval on Cover Page
2. Revised Notes on Cover Page and Pages C0.1 & C1.0
3. Revised Phase lines to be better defined
4. Revised temporary mail kiosk locations to be permanent with U.S.P.S. approval
5. Revised walking trail pavilions to be located outside the 100-year floodplain
6. Revised walking trial pavilions to be the correct size
7. Revised STEP system access drive from compacted gravel to paved asphalt.
8. Moved lot area table to sheet C0.2 and added lot width column
9. Added section for STEP system access drive
10. Revised Typical Roadway Section on Sheet C1.0
11. Added material specifications to Sheets C1.5 and C1.6 for pavilion design
12. Added an easement around the existing cemetery
13. Revised walking trail entrance between lots 140 and 141 to provide a 12-ft wide access drive for stormwater maintenance
14. Added permanent mail kiosk location adjacent to lot 185
15. Provided a roadway lighting plan and revised plat to show proposed light locations.

I hope this outline of the revisions to the Preliminary Plat following the discussion with the Planning Commission at the September 9th Planning Commission Meeting. If you should need any additional information or clarifications, please feel free to contact me at 615-890-7901.

Sincerely,

Rob Molchan, P.L.A.
SEC, Inc