



EAGLEVILLE PLANNING COMMISSION

AGENDA

Eagleville City Hall
January 6, 2025

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 December 9, 2024
- 5) **Design Review Recommendations**
 - (a) Approve or Deny New Signage for Studio 18 at 15430 Highway 99
- 6) **Old Business**
 - (a) Review and Approve/Deny Winterbrook Preliminary Plat (continued from December 9, 2024 meeting)
- 7) **NEW BUSINESS**
 - (a) Review and Approve/Deny Turner to Hudson Add-On Plat
 - (b) Review and Approve/Deny Subdivision of 1326 N. Main Street
 - (c) Review and Approve/Deny Expansion of Staged to Sell at 143 S. Main Street
 - (d) Review and Approve/Deny Change of Use at 15430 Highway 99 from Restaurant to Recording Studio
 - (e) Review and Approve/Deny Revised Planning Commission Meeting Dates for 2025
- 8) **City Manager/City Planner Report**
- 9) **ADJOURNMENT**

ITEM 4a

Approve or Deny Minutes of Planning Commission on
December 9, 2024

**Minutes of the
Eagleville Planning Commission
Eagleville City Hall, Eagleville, TN
Monday, December 9, 2024 – 6:30pm**

1. CALL TO ORDER

Chairman Derrick Lynch called the meeting to order at 6:31 p.m.

2. ROLL CALL / DETERMINATION OF QUORUM

City Clerk Katy Sanderson called the roll.

PLANNING COMMISSION

PRESENT:

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

ABSENT:

Commissioner Darren Shanks

STAFF:

Hellyn Riggins, City Manager

Katy Sanderson, City Clerk

GUESTS:

Rob Molchan
Jon Armstrong

Roger Jenkins
Craig Sewell

3. CITIZEN COMMENTS

4. MINUTES/OTHER BUSINESS

- a. Approve or Deny Minutes of Planning Commission Public Hearing on September 9, 2024
Commissioner Justin Bryant moved to approve the minutes.
Councilman Chris Hendrix seconded the motion.
The **MOTION** passed 4-0.
- b. Approve or Deny Minutes of Planning Commission Meeting of September 9, 2024
Councilman Hendrix moved to approve the minutes.
Commissioner Bryant seconded the motion.
The **MOTION** passed 4-0.
- c. Approve or Deny Minutes of Planning Commission Meeting of November 4, 2024
Councilman Hendrix moved to approve the minutes.
Commissioner Bryant seconded the motion.
The **MOTION** passed 4-0.

5. DESIGN REVIEW RECOMMENDATIONS

6. OLD BUSINESS

7. NEW BUSINESS

a. **Review and Approve Final Plat for Eagleview Estates Section 2**

Craig Sewell will either fill a lot to be above the Base Flood Elevation (BFE), or raise the pad of the house, both comply with Federal Emergency Management Agency (FEMA) Elevation certificates will be used.

City Manager Hellyn Riggins stated that City Engineer Will Owen has reviewed the plat and asks that the plat be approved subject to any final engineering comments and a bond as needed being set by the City Engineer and City Manager.

Secretary Bryant moved to approve the Final Plat for Eagleview Estates Section 2 subject to any final engineering comments and a bond being set by the City Engineer and City Manager if required.

Councilman Hendrix seconded the motion.

The **MOTION** passed 4-0.

b. **Review and Approve Preliminary Plat for Winterbrook Development**

City Manager Riggins stated that this is the first look at the Preliminary Plat. Chairman Lynch was given confirmation of the 2 proposed entrances off College Grove Road. Ms. Riggins stated because this property abuts another property, there is a stub out shown on the plat that would remain a cul-de-sac until such time the properties are/if connected. Ms. Riggins then read through the Staff Notes aloud. (See attached) Rob Molchan from Site Engineering Consultants (SEC) stated that the majority of Staff Notes are easily addressed. More specifically on number 15, the Septic Tank Effluent Pumping (STEP) System is still contingent upon Stephenson Farms moving through the approval process as it is a joint STEP System. Ms. Riggins stated that Consolidated Utility District (CUD) has told Stephenson Farms that the filter system originally decided upon is no longer effective and are requiring a different type of system. Until there is a CUD approved filtration system, the City will not sign off on a STEP System.

Mr. Molchan stated, regarding the fire hydrants in note 14, that they are still working with CUD in order to get the water supply and pressure where it needs to be. There are a

few different options they are looking into however they request that this issue be deferred until the January 6, 2025 meeting.

Ms. Riggins stated that the City is not opposed to adding sprinklers to the houses but the regulations require the hydrants.

Chairman Lynch recused himself from the vote.

Councilman Chris Hendrix moved to defer to the January 6, 2025 meeting.

Commissioner Erik Hurter seconded the motion.

The **MOTION** passed 3-0 with Chairman Lynch abstaining.

c. Review and Approve Zoning Ordinance No.2024-006 to send to City Council as Recommendation

City Manager Riggins stated that a few tweaks were made to the ordinance.

The changes are:

- Clarification of convenience sales
- Clarification of minimum lot depth
- Added personal service establishment
- Short term rental definition
- Fencing on more than one frontage
- Clarifying a medical provider and parking spaces
- R1 road frontage setback consistent with other zoning districts
- R2 change cul-de-sac to arc of the cul-de-sac
- C1 clarified convenience commercial services, including boutique retail and restaurant with no drive-thru (to go orders allowed)
- C2 clarified purpose and uses
 - restaurant with no drive-thru
 - minimum lot size
 - special exception – pharmacy with drive thru, restaurant with drive thru and liquor store per municipal Code
 - Lot width and Lot depth
- C2 General Industrial uses as special exceptions
 - Retail and commercial uses
 - Automotive service, repairs and other goods and services related to automobiles
 - Liquor store as per Municipal Code

Commissioner Justin Bryant moved to approve the recommendation to send to City Council.

Councilman Chris Hendrix seconded the motion.

The **MOTION** passed 4-0.

d. Adoption of Planning Commission Meeting Dates for 2025

Councilman Chris Hendrix moved to approve the meeting dates for 2025.

Commissioner Justin Bryant 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 7:15 p.m.

Approved by:

Chairman Derrick Lynch

Submitted by:

City Clerk, Katy Sanderson

Date minutes were approved: _____

Staff Notes
Winterbrook Manor
12/05/2024

1. The preliminary plat and future plats are all contingent on Ordinance 2023-010 which created the regulations for this particular PRD.
2. Create a table showing road frontage and width for each lot.
3. Setbacks noted correctly on title page. However on Typical Lot diagram, the corner lot is not shown with two frontages as required.
4. As-Builts will be required for each structure prior to vertical construction.
5. All lots in the floodplain will be required to establish a BFE at final plat stage and submit a FEMA elevation certificate for permitting.
6. Stop sign locations to be coordinated with Chief of Police.
7. Speed limit to be set by Council.
8. Decorative street signs required. Signs shown in plan are typical green/white.
9. On C1.0 what does "STEP facilities owned by property owner" mean?
10. Typical Section Local Road – shows 14 feet lanes. City requires 12 feet lanes. Staff does not recommend wider lanes.
11. Lot 14 needs to show setbacks to ensure that it is understood there is a rear lot line.
12. Need detail of detention pond. Riprap?
13. Lighting needs adjustment. Too many areas are left at 0 lumens. Dead light spots include lots: 28/22 to 1/19, 33/18 to 33/18, 38/open to 14/open, 5/95 to 7/93, 8/92 to 10/90, 44/ - /50, 49/ to 45/46, 71/64 to 68/67.
14. Staff has not reviewed the Construction Drawings. Not sure why these keep getting submitted before a preliminary plat is approved. However, it has been noted that on the Preliminary Plat there are fire hydrants. On the Construction Drawings, no fire hydrants are noted. Eagleville Subdivision Regulations call for fire hydrants to be installed no more than 1,000 feet apart and within 500 feet of any residential lot. Per TDEC requirements, fire hydrants are not to be placed on water lines that can't produce 500 gpm at 20 psi of pressure. This was an issue with this subdivision when it was proposed in the County. Staff had been told repeatedly that this was being worked out with adjacent property owners and adequate flow would be provided. On November 27, the applicant sent staff a report that this was not possible. Staff is confounded how something as important as this, and something that has always been required by the Subdivision Regulations, would be left unaddressed. Staff does not support any subdivision that cannot have fire hydrants as required by the Sub Regs and urges applicant to find a way to meet the City's requirements. Sprinkling the houses does not bring this subdivision into compliance.
15. There has still not been submitted any contract proving these lots will have STEP capacity.

ITEM 5a

Approve or Deny New Signage for Studio 18 at 15430 Highway 99

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



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

DESIGN REVIEW
APPLICATION

Applicant's Name: Raul Aguilar

Owner's Name: Michael and Kim McAndrew

Address: 1410 Northwoods Cove, Murfreesboro TN 37130 Phone No: 412-327-8529

Email: raguilar@amts.com, kmcandrew@amts.com, mmcandrew@amts.com

Details of Proposed Use:
Music studio used for recording/ tracking musicians, bands, podcasts
and interviews.

Location/Address: 15430 Hwy 99 Eagleville, TN 37060-4306

Tax Map: 408.10/1 Parcel No: 144K A 003.00 Acreage/Size of Tract: 1.02/44,431 sf

FEMA Flood Map X-Minimal Panel Number 144K A 003.00


Use: Commercial

Project Engineer/Surveyor AM Technical Sol Fax: _____

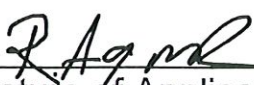
Address: 13809 Research Blvd. #685 Austin, TN Phone: 888-729-1548

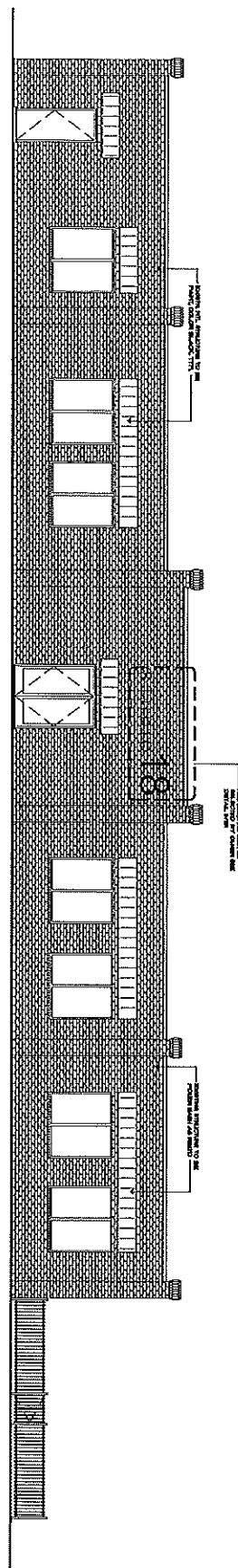
Zoning: Commercial

Conditional Use Permit : Yes _____ No _____

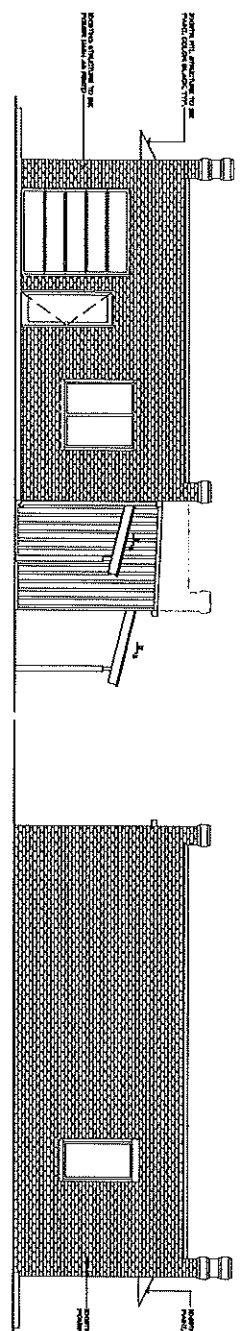
FEE: \$0.00 Paid  Receipt No. _____ Date Submitted: 12/19/24

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

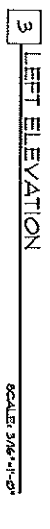

Signature of Applicant/Owner



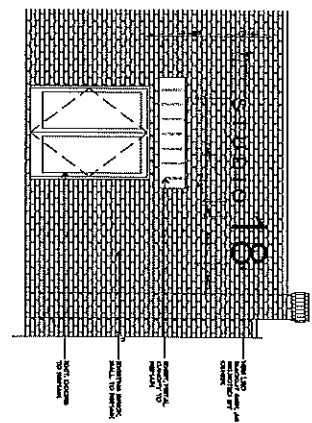
1 FRONT ELEVATION
SCALE: 3/8" = 1'-0"



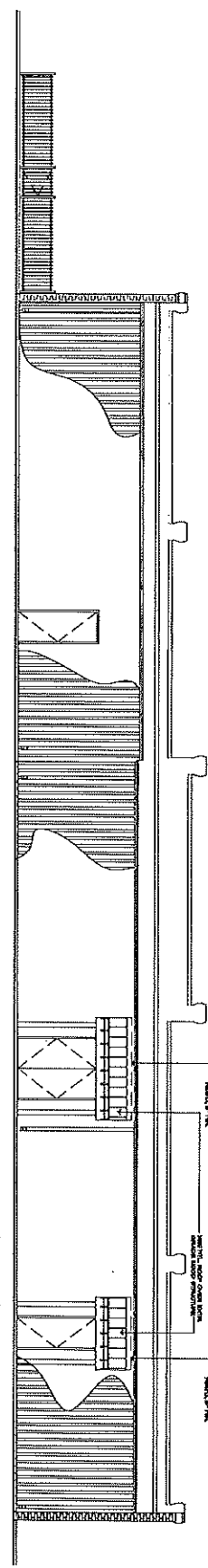
2 RIGHT ELEVATION
SCALE: 3/8" = 1'-0"



3 LEFT ELEVATION
SCALE: 3/8" = 1'-0"



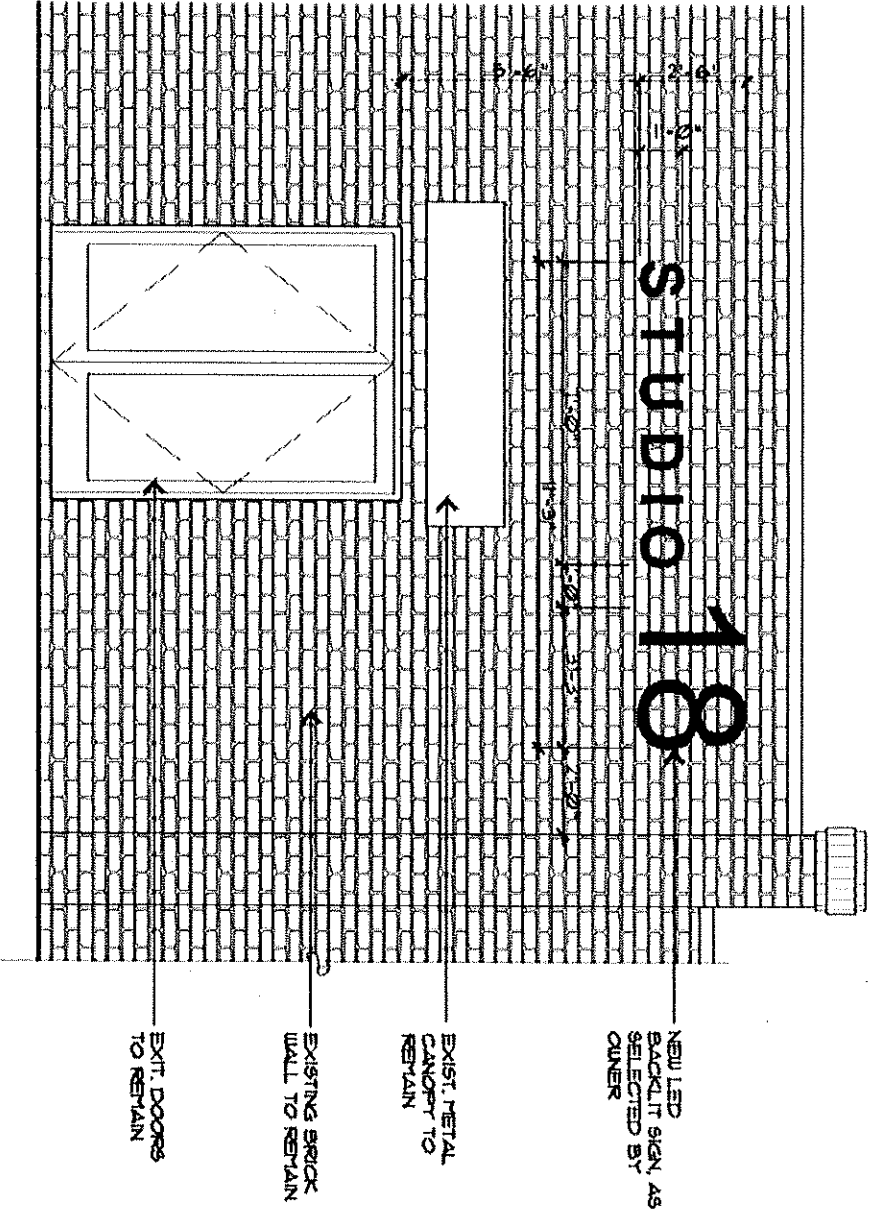
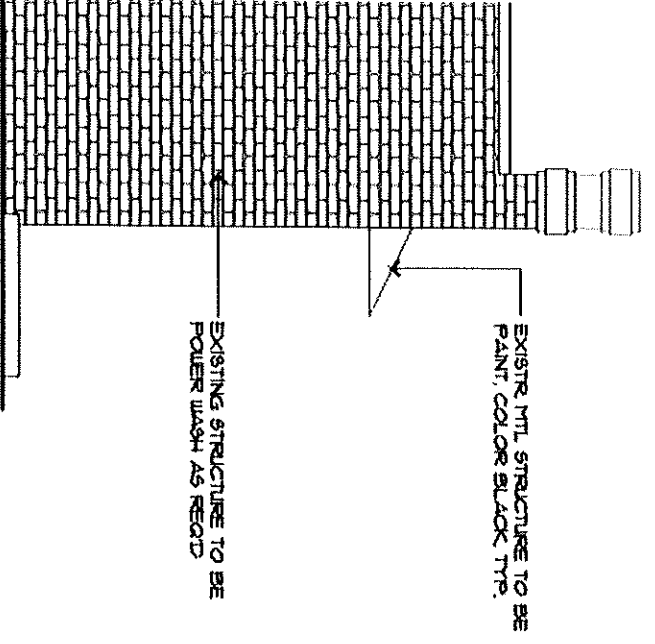
5 NEW SIGN ELEVATION
SCALE: 1/4" = 1'-0"



4 REAR ELEVATION
SCALE: 3/8" = 1'-0"

PERMIT SET 10-5-24

	PROPOSED FIT-OUT FOR: STUDIO 18 15430 5R-99 EAGLEVILLE, TN	ARIEL MUNOZ DESIGN STUDIO 3213 ROMAN TRL. SPRING HILL, TN 37174 T 732.925.1522 A.MUNOZ@GMAIL.COM	
	ELEVATIONS		

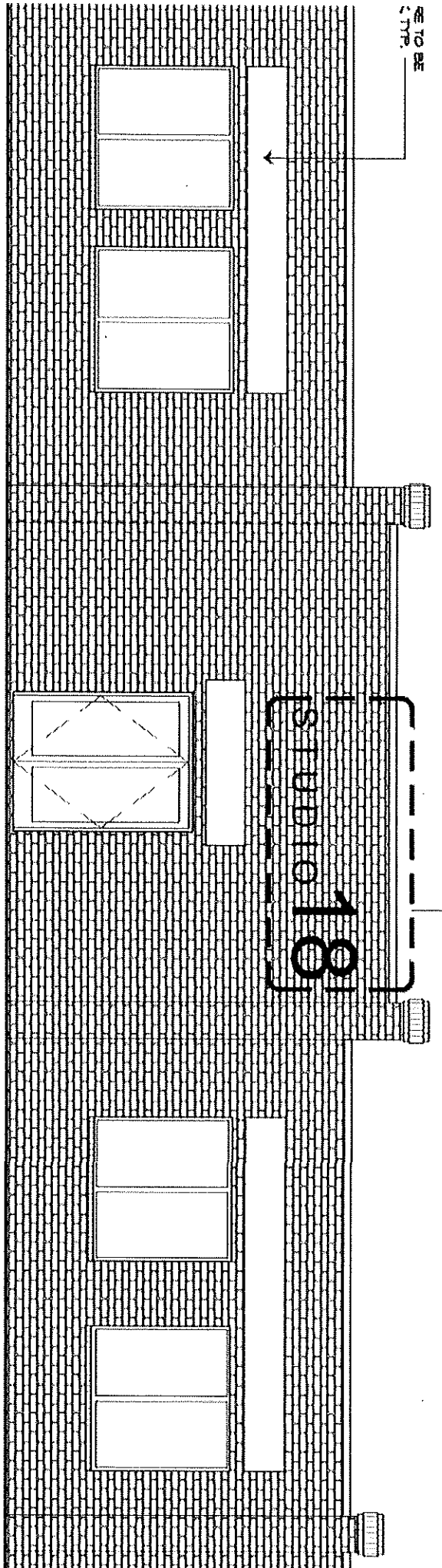


SCALE: 3/16" = 1'-0"

5

NEW SIGN ELEVATION

SCALE: 1/4" = 1'-0"



NEW BUILDING SIGN AS
SELECTED BY OWNER SEE
DETAIL S/M/1

SEE TO BE
C/TYP

SCALE: 3/16" = 1'-0"

ITEM 6a

Review and Approve/Deny Winterbrook Preliminary Plat (continued from December 9, 2024 meeting)

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	Winterbrooke Manor	Section Number (if applicable)		Date of Application	11/4/2024
Type of Subdivision Plat Submitted: <input checked="" type="checkbox"/> Preliminary <input type="checkbox"/> Final <input type="checkbox"/> Minor Final <input type="checkbox"/> Combination <input type="checkbox"/> Resubdivision					
Applicant/Developer KZO Franklin Properties, LLC c/o Roger Jenkins					
Mailing Address	5528 Hawks Landing Dr.	City	Arrington	State	TN Zip 37014
Phone Number	615-238-5767	Fax		Email	rogerjenkins@mte.com

Project Engineer/Surveyor SEC, Inc. c/o Rob Molchan, P.L.A.

Mailing Address	850 Middle Tennessee Blvd.	City	Murfreesboro	State	TN Zip 37129
Phone Number	615-890-7901	Fax		Email	rmolchan@sec-civil.com

PLEASE COMPLETE THE FOLLOWING PROPERTY INFORMATION

Tax Map 120	Group	Parcel	Deed Book	Page Number	
		23.03, 23.10, 23.12	RB 1762	3265	
1 Civil District	99 Buildable Lots	Number of Proposed Lots 99 Buildable Lots			
Was a concept meeting held with staff? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					
If yes, on what date did this meeting occur: During the annexation approvals					

ADDITIONAL REQUIRED INFORMATION

2 <input checked="" type="checkbox"/> A copy of the owner's deed	
<input checked="" type="checkbox"/> A plat checklist	
N/A 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	Applicant's Name (Printed)	Date
	Roger Jenkins	11/4/2024

STAFF USE ONLY - FEES

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

Fee Paid to City:	Receipt Number	Total:
	524496	5450.00



2024

ITEM 7a

Review and Approve/Deny Turner to Hudson Add-On Plat

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: TURNER TO HUDSON ADDITION PLAT Section Number (if applicable): _____ Date of Application: 11-25-24

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

Applicant/Developer: LANNY L. TURNER

Mailing Address: 135 EAGLE CROSS DR City: EAGLEVILLE State: TN Zip: 37060

Phone Number: 615-849-5206 Fax: _____ Email: _____

Project Engineer/Surveyor: STEVEN J. CARNEY, CARNEY SURVEYING, INC.

Mailing Address: P.O. BOX 663 City: SHARPSVILLE State: TN Zip: 37162

Phone Number: 931-684-8881 Fax: _____ Email: carneysurveyinginc@gmail.com

PLEASE COMPLETE THE FOLLOWING PROPERTY INFORMATION

1 Tax Map: 144 Group: _____ Parcel: 036.00 Deed Book: 2212 Page Number: 1688
Civil District: BTR Number of Proposed Lots: 1
Was a concept meeting held with staff? Yes ___ No Lot Merger
If yes, on what date did this meeting occur: _____

ADDITIONAL REQUIRED INFORMATION

2 A copy of the owner's deed
___ A plat checklist NOT LISTED ON WEB SITE
___ 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: _____ Applicant's Name (Printed): _____ Date: _____

STAFF USE ONLY - FEES

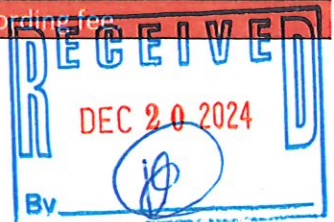
1 Minor Plat Fees Preliminary / Final Plat Fees \$250 per Lot/One Time Fee
2 Fee Paid to City: _____

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: _____

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

Lot Merger \$ 250.00
2020 (not per lot)



FINAL PLAT
TURNER TO HUDSON ADD-ON PLAT

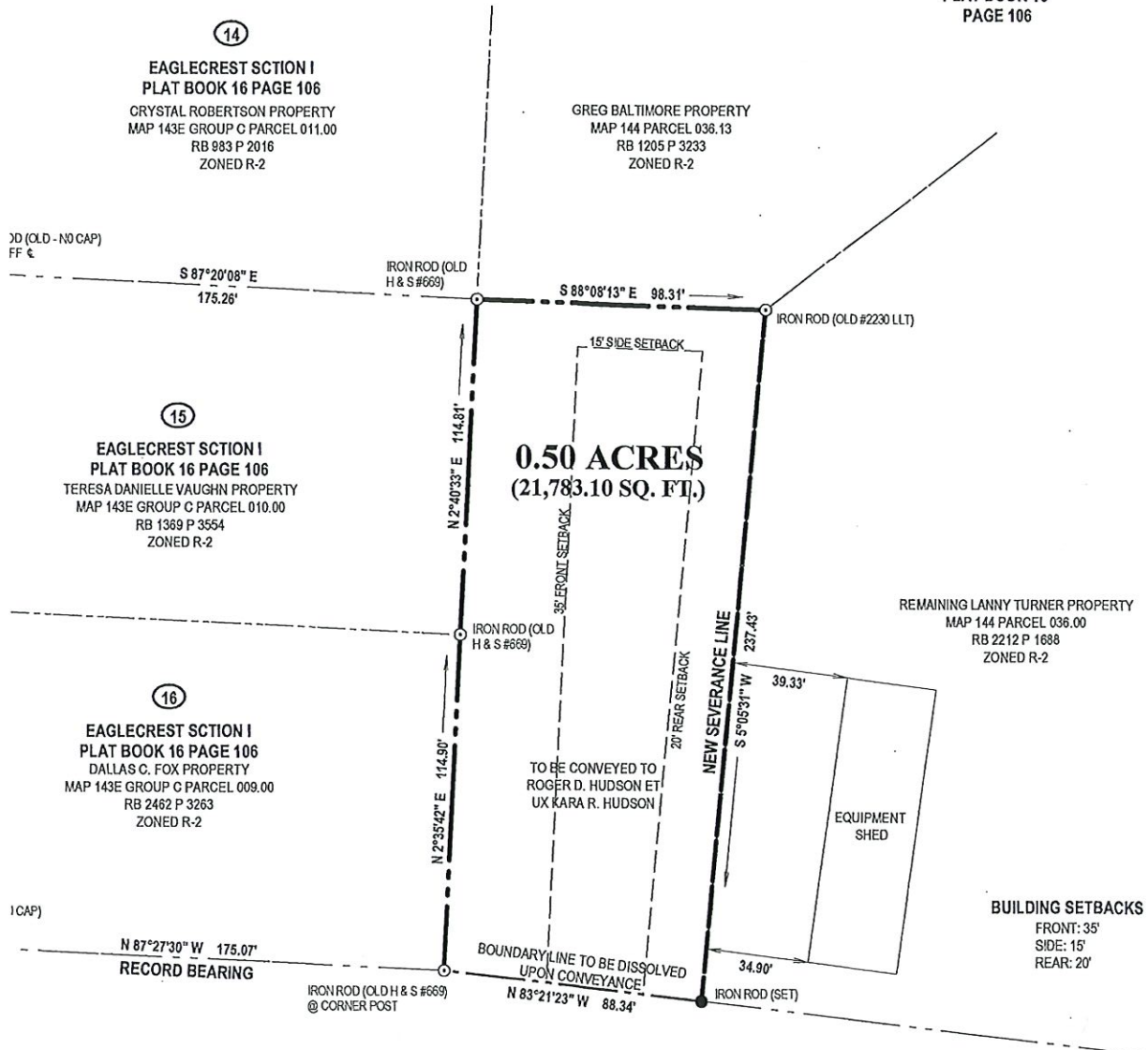
0.50 ACRES
 (21,783.10 SQ. FT.)

ZONED R-2

DESIGNED BY: CAFFEY SURVEYING, INC.
 STEVEN J. CAFFEY, RLS., TN. LIC. #1819



ROTATED TO
 PLAT BOOK 16
 PAGE 106



14
EAGLECREST SCTON I
PLAT BOOK 16 PAGE 106
 CRYSTAL ROBERTSON PROPERTY
 MAP 143E GROUP C PARCEL 011.00
 RB 983 P 2016
 ZONED R-2

GREG BALTIMORE PROPERTY
 MAP 144 PARCEL 036.13
 RB 1205 P 3233
 ZONED R-2

JD (OLD - NO CAP)
 FF c

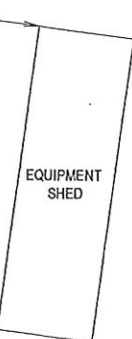
15
EAGLECREST SCTON I
PLAT BOOK 16 PAGE 106
 TERESA DANIELLE VAUGHN PROPERTY
 MAP 143E GROUP C PARCEL 010.00
 RB 1369 P 3554
 ZONED R-2

0.50 ACRES
 (21,783.10 SQ. FT.)

REMAINING LANNY TURNER PROPERTY
 MAP 144 PARCEL 036.00
 RB 2212 P 1688
 ZONED R-2

16
EAGLECREST SCTON I
PLAT BOOK 16 PAGE 106
 DALLAS C. FOX PROPERTY
 MAP 143E GROUP C PARCEL 009.00
 RB 2462 P 3263
 ZONED R-2

TO BE CONVEYED TO
 ROGER D. HUDSON ET
 UX KARA R. HUDSON



BUILDING SETBACKS
 FRONT: 35'
 SIDE: 15'
 REAR: 20'

1CAP)

N 87°27'30" W 175.07'
RECORD BEARING

IRON ROD (OLD H & S #669)
 @ CORNER POST

BOUNDARY LINE TO BE DISSOLVED
 UPON CONVEYANCE
 N 83°21'23" W 88.34'

IRON ROD (SET)

RACHEL BAHDE MINOR SUBDIVISION
PLAT BOOK 41 PAGE 222
 ROGER D. HUDSON ET UX KARA R. HUDSON PROPERTY
 MAP 144 PARCEL 036.11
 RB 1876 P 2035
 ZONED R-2

CATEGORY AND ACCURACY STATEMENT
 I HEREBY CERTIFY THIS IS A CATEGORY I SURVEY AND THE RATIO
 OF PRECISION OF THE UNADJUSTED SURVEY IS EQUAL TO OR
 GREATER THAN 1:10,000 AS SHOWN HEREON.

Steven J. Caffey
 STEVEN J. CAFFEY TN. LIC. NO. 1819

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND
 CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE CITY OF EAGLEVILLE,
 TENNESSEE PLANNING COMMISSION, THAT THE PRECISION OF THE UNADJUSTED
 SURVEY IS GREATER THAN OR EQUAL TO 1:10,000, AND THAT MONUMENTS HAVE
 BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE COUNTY ROAD
 COMMISSIONER OR COUNTY ENGINEER.

Steven J. Caffey
 STEVEN J. CAFFEY (TN. LIC. #1819) DATE

DATE	DESCRIPTION
024	SHOW LOT SQUARE FOOTAGE, ROAD FRONTAGE OF BUYER'S PROPERTY AND LOCATE OWNER'S EQUIPMENT SHED AS REQUESTED BY CITY.
024	SHOW BUILDING SETBACKS AND EXISTING BOUNDARY LINE TO DISSOLVED

ITEM 7b

Review and Approve/Deny Subdivision of 1326 N. Main Street

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 Tract No. 7 Subdivision Section Number (if applicable) _____ Date of Application 12-5-2024

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

Applicant/Developer Jaime A Arias 1326 N. Main Street

Mailing Address 319 Madison St. City Shelbyville State TN Zip 37160

Phone Number 615-481-4825 Fax _____ Email autocollection931@gmail.com

Project Engineer/Surveyor Delta Associates, Inc.

Mailing Address 7121 Crossroads Blvd. Ste 102 Brentwood City Brentwood State TN Zip 37027

Phone Number 615-866-2693 Fax _____ Email toric@deltaassociatesinc.com

PLEASE COMPLETE THE FOLLOWING PROPERTY INFORMATION

1 Tax Map 141 Group _____ Parcel 037.00 Deed Book 2199 Page Number 3714
 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: May 30, 2024

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 [Signature] Applicant's Name (Printed) Jaime A. Arias Date 12-5-2024

STAFF USE ONLY - FEES

1 Minor Plat Fees: 150/application
 Minor Change to Preliminary or Final Plat \$150 Preliminary/Final Fees: Less than 10 Lots \$350 + \$50/lot
 Preliminary/Final Fees: 10 or more lots \$500 + \$50/lot
350 + 50 + 50 = 450

2 Reserved

Fee Paid to City: Chk # 3524 Receipt Number 424 302 Total: 450.00

[Handwritten initials]
[Handwritten 'paid']



TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION
DIVISION OF WATER RESOURCES
Land-Based Systems Unit

INSPECTION LETTER

On August 6, 2024, an investigation of the septic system, which does not include plumbing and other fixtures preceding the septic tank was performed at: 1326 N main st

County: Rutherford Map #: 141 Parcel #: 037.00

Subdivision: _____ Lot #: _____

Owned by: Jaime Arias

At the time of the investigation the following observation(s) was (were) made:

- There was no evidence of sewage or effluent outcropping to the ground surface.
- Sewage or effluent from the septic system was outcropping to the ground surface.
- The house appeared vacant; therefore, the performance of the septic system when typically loaded, cannot be realistically evaluated.

A through search of our files indicated the following:

- The septic system was inspected and approved by a representative of this Department. The system was approved for 3 bedrooms or _____ gallons per day, using an estimated absorption rate of 75 minutes per inch or a percolation rate of _____ minutes per inch.
- The septic system was inspected and disapproved by a representative of this Department.
- No record of the site evaluation could be found.
- No record of the septic system construction or approval could be found.
- The site was evaluated on _____ and determined unacceptable for a septic system.
- A repair was attempted to the septic system on _____
These modifications do , do not meet the minimum standards of this Department.

Remarks:

If you have any questions or comments concerning the contents of this letter, please feel free to contact me at (615) 762-5153 or by email at Mandy.Bolzman@tn.gov

Mandy Bolzman Rutherford November 19, 2024
Environmental Scientist **County** **Date**

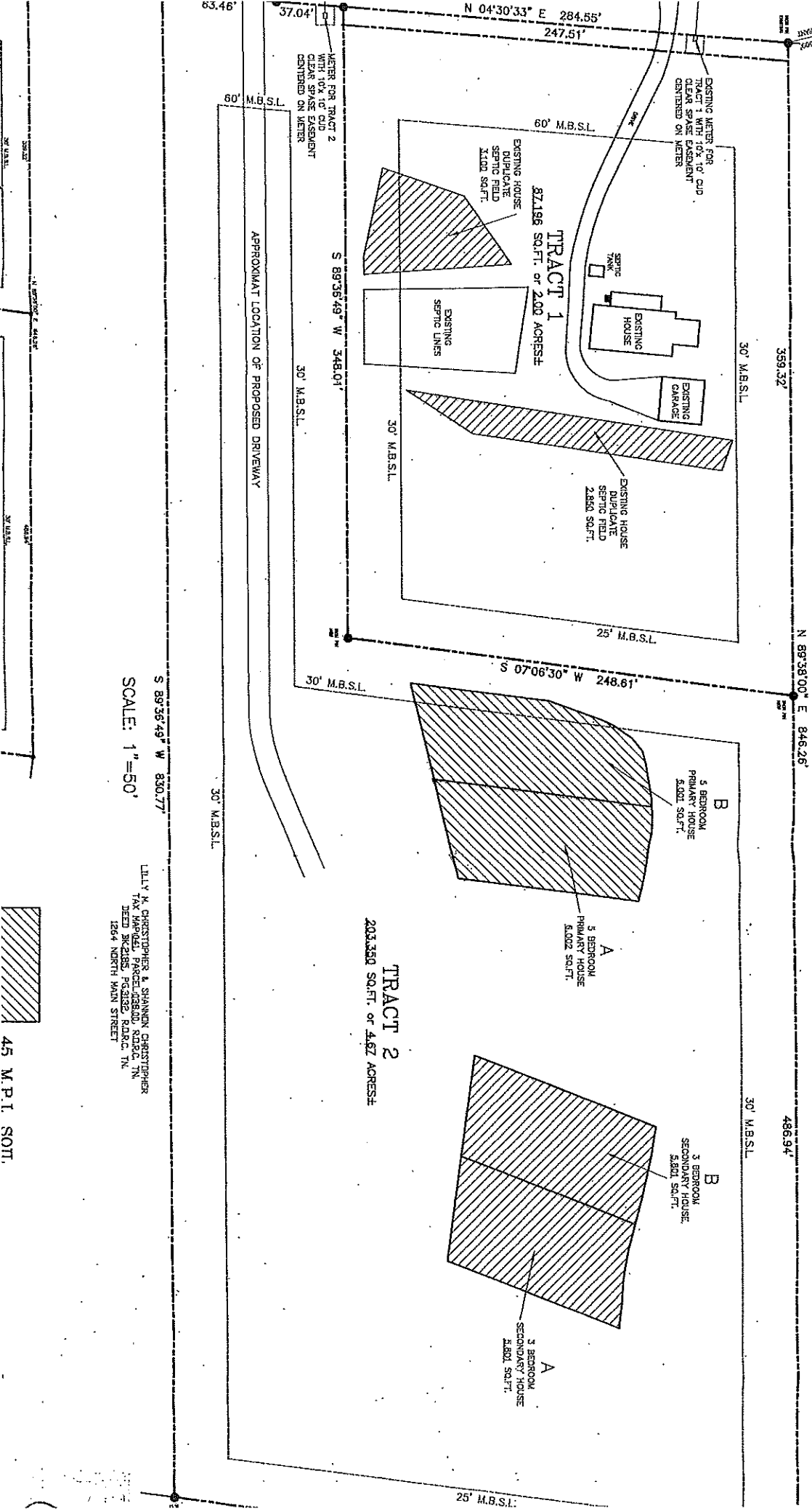
NOTES:
 1. CLEAR SPACE TO BE MAINTAINED FOR THE PROPOSED SEWER, WATER, AND GAS LINES.
 2. SEWER SERVICES, TREES AND BUILDINGS TO BE LOCATED A MINIMUM 10' FT. AWAY FROM WATER SERVICE AND VALVE.
 3. OTHER UNDERGROUND UTILITIES (TELEPHONE, CABLE, GAS, ETC.) SHALL BE MAINTAINED AND PROTECTED.
 4. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED.
 5. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED.

**SINGLE FAMILY RESIDENTIAL
 METER CLEAR SPACE REQUIREMENT**

DANIEL R. TITTO
 TAX MAPS & PARCEL RECORDS, INC.
 1844 NORTH MAIN STREET
 MEMPHIS, TENNESSEE 38103

Scale: 1" = 50'

1. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED.
 2. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED.
 3. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED.
 4. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED.
 5. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED.
 6. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED.
 7. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED.
 8. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED.
 9. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED.
 10. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED.
 11. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED.



SCALE: 1" = 50'

LILLY N. CHRISTOPHER & SHAWNEN CHRISTOPHER
 TAX MAPS & PARCEL RECORDS, INC.
 1844 NORTH MAIN STREET
 MEMPHIS, TENNESSEE 38103

45 M.P.I. SOTT

GENERAL NOTES:

1. THE INTENT OF THIS PLAN IS TO SUBDIVIDE THIS SITE INTO TWO TRACTS AND SHOW EXISTING AND PROPOSED SEPTIC AREAS.
2. THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.
3. THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE AS EVIDENCED ON FEMA PANEL 47149C0220J, EAGLEVILLE, RUTHERFORD COUNTY, TENNESSEE, DATED 5-9-2023.
4. NO TITLE REPORT FURNISHED THIS SURVEYOR, THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.
5. BOUNDARY OF SITE SHOWN TAKEN FROM TRACT MAP PROVIDED BY BUILDER, AND IS NOT A BOUNDARY SURVEY BY DELTA ASSOCIATES INC.
6. BUILDING SETBACKS TO BE VERIFIED BY BUILDER PRIOR TO ANY DESIGN OR CONSTRUCTION.
7. WATER METERS TO BE SET NEAR RIGHT-OF-WAY OF NORTH MAIN STREET.
8. NO SOIL TO BE USED FOR SEPTIC WITHIN THE CUD EASEMENT OR WITHIN 10 FEET OF A CUD WATER MAIN, WATER METER, OR FIRE HYDRANT.
9. 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 TAP FEE PAYMENT IS MADE TO CUD.
10. CUD ACCESS TO THE DESIGNATED METER LOCATION AREA SHALL BE UNENCUMBERED BY DRIVEWAYS, SIDEWALKS, FENCING, OR LANDSCAPING. A PERMANENT ACCESS EASEMENT EXIST ON EACH LOT AT THE METER LOCATION. THIS 10'X10' EASEMENT IS INTENDED TO ASSURE 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.
11. IF TRACT 2 IS SUBDIVIDED IN THE FUTURE, A SEPARATE WATER METER WILL BE REQUIRED TO BE INSTALLED.

TDEC GROUND WATER PROTECTION NOTES

1. TRACT 2 HAS ADEQUATE SUITABLE SOIL TO INSTALL AND DUPLICATE A 5-BEDROOM CONVENTIONAL SUBSURFACE SEWAGE DISPOSAL SYSTEM.
2. TRACT 1 HAS AN EXISTING SYSTEM. ADEQUATE SUITABLE SOIL IS AVAILABLE TO DUPLICATE A 5-BEDROOM CONVENTIONAL SUBSURFACE SEWAGE DISPOSAL SYSTEM. PLAT APPROVAL DOES NOT CONSTITUTE APPROVAL OF THE EXISTING SYSTEM. SEE EXISTING SYSTEM RE-INSPECTION LETTER COMPLETED IN CONJUNCTION WITH THIS TRACTS EVALUATION.
3. SHADED AREAS ARE RESERVED FOR THE SUBSURFACE SEWAGE DISPOSAL SYSTEM. ANY CONSTRUCTION, CUTTING, FILLING, OR ALTERATION OF THE SOILS WITHIN THE SHADED AREAS MAY VOID THE GENERAL APPROVAL OF THE TRACT.

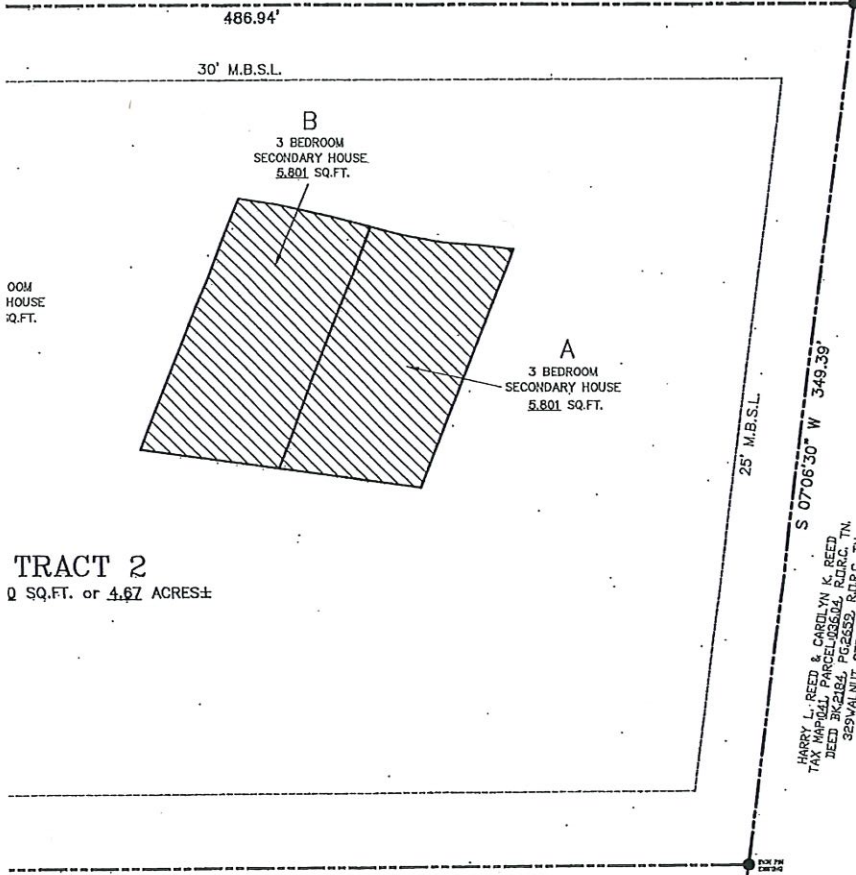
MINIMUM BUILDING SETBACKS

FRONT.....60'
SIDE.....30'
REAR.....25'



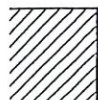
150'

R.D.R.C. TN.
I.R.C. TN.
ET



TRACT 2
Q SQ.FT. or 4.67 ACRES±

ER & SHANNON CHRISTOPHER
PARCEL 038.00, R.D.R.C. TN.
85 PG-2132, R.D.R.C. TN.
RTH MAIN STREET



45 M.P.I. SOIL



75 M.P.I. SOIL

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as evidenced in record book 2199, page 3714, county registers office, and that I (we) hereby adopt this plan of Subdivision with my (our) free consent establish the minimum building restriction lines, and that offers of Irrevocable dedication for all public ways, utilities and other facilities have been filed.

Owner: _____ Date: _____

CERTIFICATE OF SURVEY ACCURACY

I (we) hereby certify that to the best of my(our) knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a class "I" land survey as defined in title 62, chapter 18, Tennessee code, and that the ratio of precision is greater than or equal to 1:10,000

Delta Associates Inc.
By: *Toni O'Casey* Date: 10-18-24
Registered Land Surveyor Number 2487

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plot shown hereon has been found to comply with the Eagleville subdivision regulations, with the exception of such variances, if any, as are noted in the minutes of planning commission, and that it has been approved for recording in the office of the county register.

By: _____ Date: _____
Secretary, Planning Commission

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify that the subdivision plot entitled Tract No.7 Subdivision on tax map 141, parcel 037.00, 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.

By: _____ Date: _____
Consolidated Utility District Official



CERTIFICATE OF APPROVAL FOR PRIVATE SUBSURFACE SEWAGE DISPOSAL

"General approval is hereby granted for tracts 1 & 2, defined as TRACT No.7 SUBDIVISION, North Main Street, Eagleville, Rutherford County, Tennessee, as being suitable for subsurface sewage disposal with the listed or attached restrictions. Prior to any construction of a structure (mobile or permanent) to be served by a subsurface sewage disposal system (SSDS) each lot must obtain a SSDS construction permit to be issued by the Division of Ground Water Protection. The size, type and location of the SSDS will be determined at time of permit issuance. Any cutting, filling or alteration of the soil conditions may void this general approval."

Mark R. ...

ITEM 7c

Review and Approve/Deny Expansion of Staged to Sell at 143 S.
Main Street

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



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

REVISION TO APPROVED
SITE PLAN APPLICATION

Applicant's Name: All Things Home / Staged to Sell

Address: 135 S Main Street Phone No: 615 274 8333

Email: allthingshometn@gmail.com

Details of Proposed Use:

Currently two uses: Retail Sales and Storage of Staging Furniture and home decor. Retail use will be going away. Storage will slowly take over that area we will have occasional sales from the staging area as has been done in the past.

Location/Address: 135 S. main

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

FEMA Flood Map _____ Panel Number _____

Non-Residential Use: Religious Use: NO

Project Engineer/Surveyor _____ Fax: _____

Address: _____ Phone: _____

Zoning: C-1

Conditional Use Permit (if required) : N/A

Date Approved: _____

Copy of owner's deed submitted with the plat: _____

Deed Book _____ Page Number _____

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

No fee due to merging 2 uses into one.

Signature of Applicant

ITEM 7d

Review and Approve/Deny Change of Use at 15430 Highway 99
from Restaurant to Recording Studio

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



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

SITE PLAN APPLICATION

Applicant's Name: RAUL AGUILAR

Address: 1410 NORTHWOODS CWE, MURFREESBORO TN 37130 Phone No: 530-208-8782

Email: RAGUILAR@AMTS.COM, KMCANDREW@AMTS.COM, MMCANDREW@AMTS.COM

Name in Title Block: AIR PURIFICATION SOLUTIONS.

Location/Address: 15430 HWY 99 EAGLEVILLE, TN 37060-4306

Tax Map: 408.10/1 Parcel No: ^{144KA}003.00 Acreage/Size of Tract: 1.02 / 44,431 SQ FT.

FEMA Flood Map X-MINIMAL Panel Number ~~4000~~ 47149C0335H

Non-Residential Use: MUSIC STUDIO Religious Use: N/A

Project Engineer/Surveyor AM TECHNICAL SOL Fax: _____

Address: 13809 RESEARCH BLVD #685 AUSTIN, TX 78750 Phone: 888-729-1548

Zoning: COMMERCIAL

Conditional Use Permit (if required) : _____

Date Approved: _____

Copy of Conditional Use Permit submitted: _____

Copy of owner's deed submitted with the plat: ATTACHED.

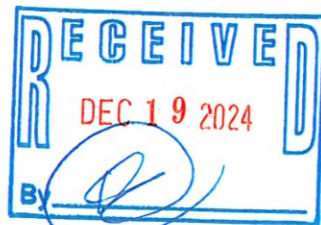
Deed Book 1973 Page Number 2026

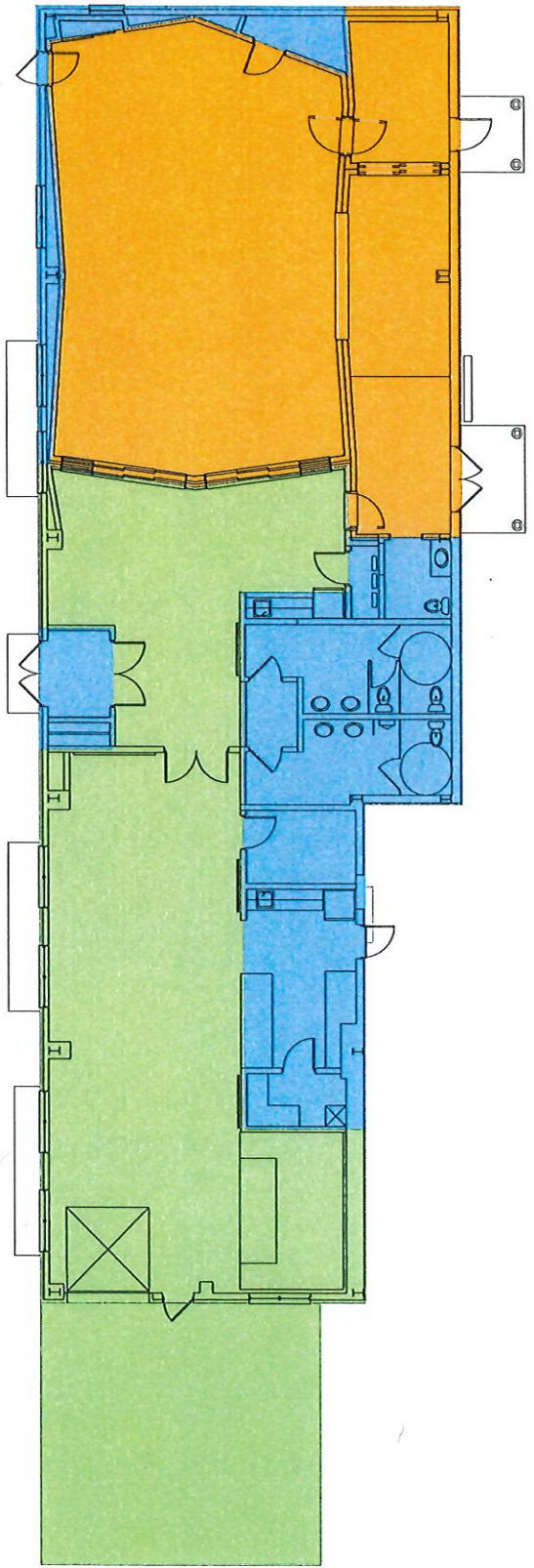
FEE: ^{200 Minor Site Plan} ~~\$500.00~~ Paid _____ Receipt No. 424309 Date Submitted: 12/19/24

R. Aguilar
Signature of Applicant

check # 2134

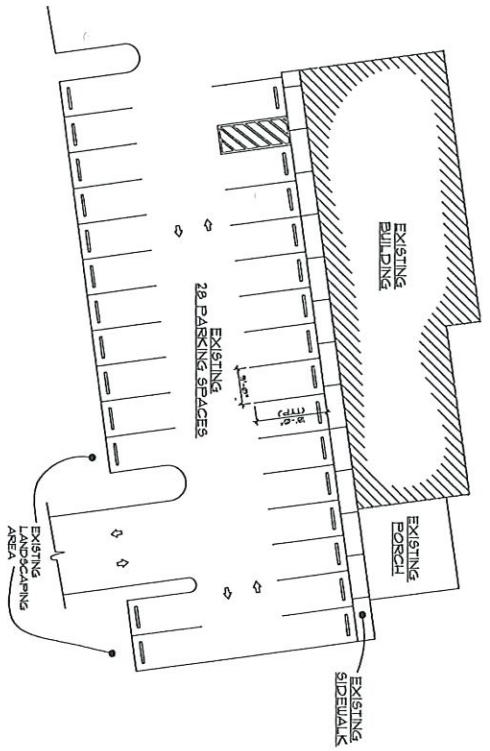
EA CO 2016 - 018





1 LIFE SAFETY PLAN
SCALE: 3/16" = 1'-0"

	GROSS FLOOR AREA	PARKING SPACES
ASSEMBLY USAGE 200 SQFT. PER PARKING SPACE	2,445 SQ. FT.	12 UNITS
OFFICE USAGE 250 SQFT. PER PARKING SPACE	1,291 SQ. FT.	4 UNITS
BROADCAST STUDIO USAGE 200 SQFT. PER PARKING SPACE	1,742 SQ. FT.	9 UNITS
TOTAL	6,285 SQ. FT.	25 UNITS (28 EXIST. AVAILABLE)



2 EXISTING SITE PLAN (FOR REFERENCE ONLY)
SCALE: 1/16" = 1'-0"

PROPOSED FIT-OUT FOR:

STUDIO 18

15430 SR-99 EAGLEVILLE, TN

SAFETY PLAN

ARIEL MUNOZ
DESIGN STUDIO

3 ROYAL TRL. SPRING HILL, TN 31114
T 152.525.1522
A.MUNOZ@AIE.COM

DATE: 08/15/2023	DRAWN BY: JMK	CHECKED BY: JMK	JOB NO.: 23483	SCALE: 3/16" = 1'-0"



ITEM 7e

Review and Approve/Deny Revised Planning Commission Meeting
Dates for 2025

EAGLEVILLE
PLANNING COMMISSION MEETING SCHEDULE*

REVISED 12/12/24

2025

<u>Submittal Deadline</u>	<u>Date of Meeting</u>
December 9, 2024	January 6, 2025
January 6, 2025	February 3, 2025
February 3, 2025	March 3, 2025
March 3, 2025	April 7, 2025
April 7, 2025	May 5, 2025
May 5, 2025	June 2, 2025
June 2, 2025	July 7, 2025
July 7, 2025	August 4, 2025
August 4, 2025	September 8, 2025
September 8, 2025	October 13, 2025 (Oct. 6 is Fall Break)
October 13, 2025	November 10, 2025
November 10, 2025	December 8, 2025
<u>December 8, 2025</u>	<u>January 5, 2026</u>

***Planning Commission Meetings will be held at 6:30 pm,
in the Eagleville City Hall
108 S. Main Street
unless otherwise posted.**

***Board of Zoning Appeals and *Design Review Board are held in conjunction
with Planning Commission meetings at 6:00 pm.**

***AS NEEDED**