EAGLEVILLE CITY COUNCIL
WORK SESSION AGENDA

Eagleville City Hall **108 South Main Street**
Thursday, November 19, 2026 **7:00 p.m.**

Prior to meeting, please silence all electronic devices.

Meeting to follow immediately after Public Hearing

1) **MAYORS WELCOME and CALL TO ORDER** – Mayor Chad Leeman
2) **ROLL CALL** – City Recorder Christina Díaz
3) **DISCUSSION**
   a) Introduction of New Executive Director of the Rutherford County Library System, Heath Lee.
   b) Discussion of Eagle View Subdivision
   c) Discussion of Downtown Parking Regulations
   d) Discussion of Food Trucks at City Events
   e) Donation of Eagle Monument
   f) Appointment of Council Representative to Planning Commission with Term Expiring November 2028
   g) Appointment of Council Representative to Park Board with Term Expiring November 2030
   h) Appointment of Park Board Member to a Four-Year Term – Aaron Forst's Term Expires December 2026
   i) Appointment of Park Board Member to a Four-Year Term – Tiffany Burns' Term Expires December 2026
4) **NEW BUSINESS**
5) **ADJOURNMENT**

Item 3b) Eagle View Subdivision

City of Eagleville, Tennessee
October 18, 2026

Dear Mayor, Members of the City Council, and Planning Commission,

The homeowners of Eagle View Village respectfully submit this letter regarding the completion of our neighborhood. Eagle View Village has been under development for approximately nine years. Throughout this lengthy process, homeowners have remained patient and understand that completing a development involves many moving parts, coordination and multiple responsible parties.

Although the final home was completed more than three years ago, homeowners continue to experience concerns involving development completion, infrastructure, drainage, sidewalks, and common-areas. We believe certain items that remain incomplete may not fully comply with the approved development plans.

We respectfully ask the City to:

1. Review the concerns presented in this letter
2. Determine if correcting action is warranted or not for each of our concerns.
3. Identify the party responsible for each concern that corrective action will be required.
4. Require the completion or correction of any issues deemed outstanding by the responsible party in a timely manner.
5. If any issue is deemed the developers obligation, the financial obligation needs to stay with the developer and not be shifted to homeowners through HOA funds.
6. Provide the homeowner a written response summarizing the city's findings regarding each of our concerns. If corrective action is warranted, who is responsible, and a timeline of the action to be taken. If corrective action is not warranted an explanation as to why.

We are not asking the City to address ordinary HOA maintenance matters that properly belong to the homeowners' association. We are asking the City to ensure that the development itself is complete before the developer's financial security for that work is released.

We sincerely appreciate the Mayor, City Council, City staff, Planning Commission, and all others involved in taking the time to review these concerns.

Our goal is simple: to see Eagle View Village completed properly, with the responsibilities of the developer fulfilled, the required improvements accepted by the City, and the community positioned for a successful transition to homeowner responsibility.

Respectfully submitted,
The Homeowners of Eagle View Village

Final layer of blacktop

Issue - Water Ponding on streets
There is currently water ponding on multiple streets within Eagle View Village. One of the most significant areas of concern is the southwest corner of Hawkeye Court and Black Eagle Way.

Homeowners understand that the final layer of asphalt is part of the remaining roadway work and that roadway acceptance and the developer's construction bond are connected to completion and acceptance of required improvements.

Our concern is that if the final asphalt does not resolve existing drainage or ponding problems there needs to be a clear process for addressing it.

Homeowners should not be left responsible for correcting a development or drainage deficiency that existed before final acceptance.

Request
We respectfully request that the City:

- Confirm whether the final asphalt is expected to resolve the existing water ponding
- Provide an anticipated timeline for installation of the final asphalt layer
- Verify that the existing roadway drainage and grading conditions are acceptable before final acceptance
- If the ponding remains after the final asphalt is installed, identify the process for determining and correcting the underlying cause

Ponding of water on streets











Phase 3 Open Space 1
PIN: 144J-D-016.01

Issue - Drainage
This area has insufficient surface drainage resulting in standing and stagnant water that prevents the property from being properly maintained, mowed, and fully utilized. Homeowners have observed that this area can remain wet for extended periods following rainfall. Multiple storm-drains discharge into this area, yet the water does not consistently drain or absorb.

Documentation found at City Hall:

- Final Plat Phase 3C filed in 11/2021 labeled this space as "Open Space"
- Site Layout Plan that was sent to TDEC from T-Square Engineering on behalf of Craig Sewell dated June 29, 2021 labeled this space as "Open Space"

The first attempt at correcting this issue trenches were installed in this area. This area still continues to collect water in these trenches that it is essentially creating linear ponds. Because of the amount of water always in this area it is difficult to maintain vegetation growth and cat tails continue to grow. This has also led to conditions conducive to increased amounts of mosquitoes, snakes, snails, mice, and other rodents.

During the unusually dry conditions in September, the area was finally able to be completely mowed on September 30. We should not have to wait for a historical drought to be able to maintain and use our open space area.

Request
We respectfully request that the City require the developer to correct the drainage issues by any means necessary including if that means adding a pump so that this area can be properly maintained.

Issue - Access for Maintenance or use
A second concern is that there is currently no apparent means of accessing this open-space area for regular maintenance or use without crossing private residential property.

On the Site Layout Plan that was sent to TDEC from T-Square Engineering on behalf of Craig Dewell dated June 29, 2021 it shows a 15' strip of open space connecting Open Space 1 to Open Space 2. However on the Final Plat Phase 3C filled on 11/2021 the access is no longer there.

Request
We respectfully request that the City require the developer to provide a permanent means of access for maintenance and use to this open-space.

Phase 3 Open Space 1

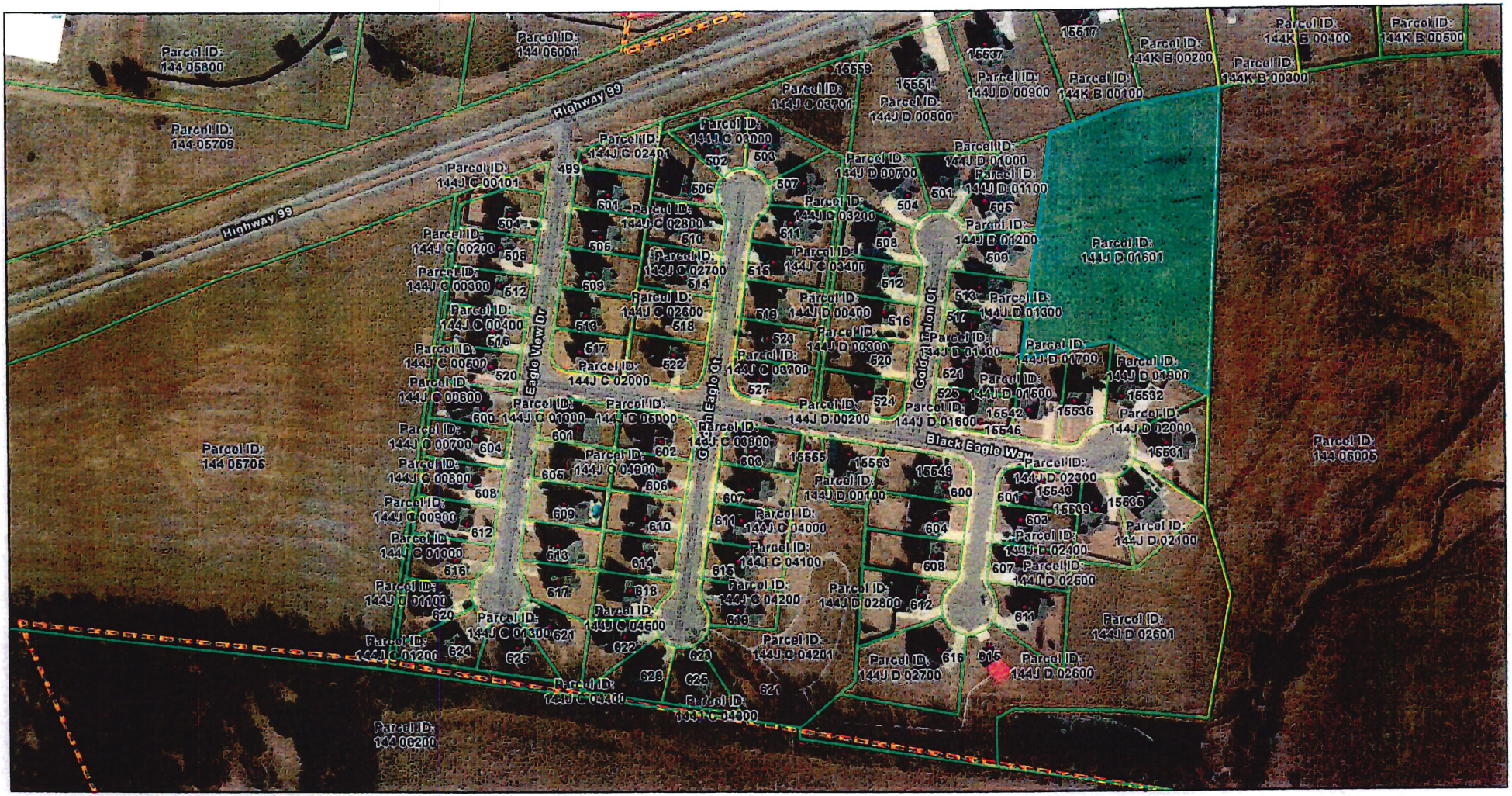








ArcGIS Web Map



10/15/2026, 8:36:32 PM

- Site Address Points
- Parcels
- Special Interest

RC Jurisdictions

- Murfreesboro
- La Vergne
- Smyrna
- Eagleville
- Unincorporated

1:2,497

0 0.03 0.05 0.1 mi

0 0.04 0.08 0.16 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Rutherford County GIS/OIT, Microsoft, Vantor

ArcGIS Web Map



10/16/2026, 11:27:44 AM

- Site Address Points
- Parcels
- Special Interest

RC Jurisdictions

- Murfreesboro
- La Vergne
- Smyrna
- Eagleville
- Unincorporated

1:933

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Rutherford County GIS/OIT, Microsoft, Vantor

June 29, 2021

Mr. Brandon Yates
Tennessee Department of Environment & Conservation
Division of Water Resources
Nashville Environmental Field Office
711 R.S. Gass Blvd
Nashville, TN 37216

Dear Mr. Yates:

Subject: General Aquatic Resource Alteration Permit (ARAP) Application
Eagle View Subdivision- Phase 3
Eagleville, Rutherford County, Tennessee
CEC Project 306-662

T-Square Engineering on behalf of Craig Sewell, is seeking coverage through a General ARAP for Minor Wetland Alterations for the dredge and fill of approximately 0.25 acres of low resource value and degraded wetland related to site construction grading at the Eagle View Subdivision Property, Eagleville, Rutherford County, Tennessee. Please find attached the CN-1091 form with the requested supplemental information included and the application fee of $500.00.

Your assistance on this project is greatly appreciated. We look forward to your expeditious review of the project. Should you have questions or need additional information, please call us at (615) 678-8212.

Sincerely,

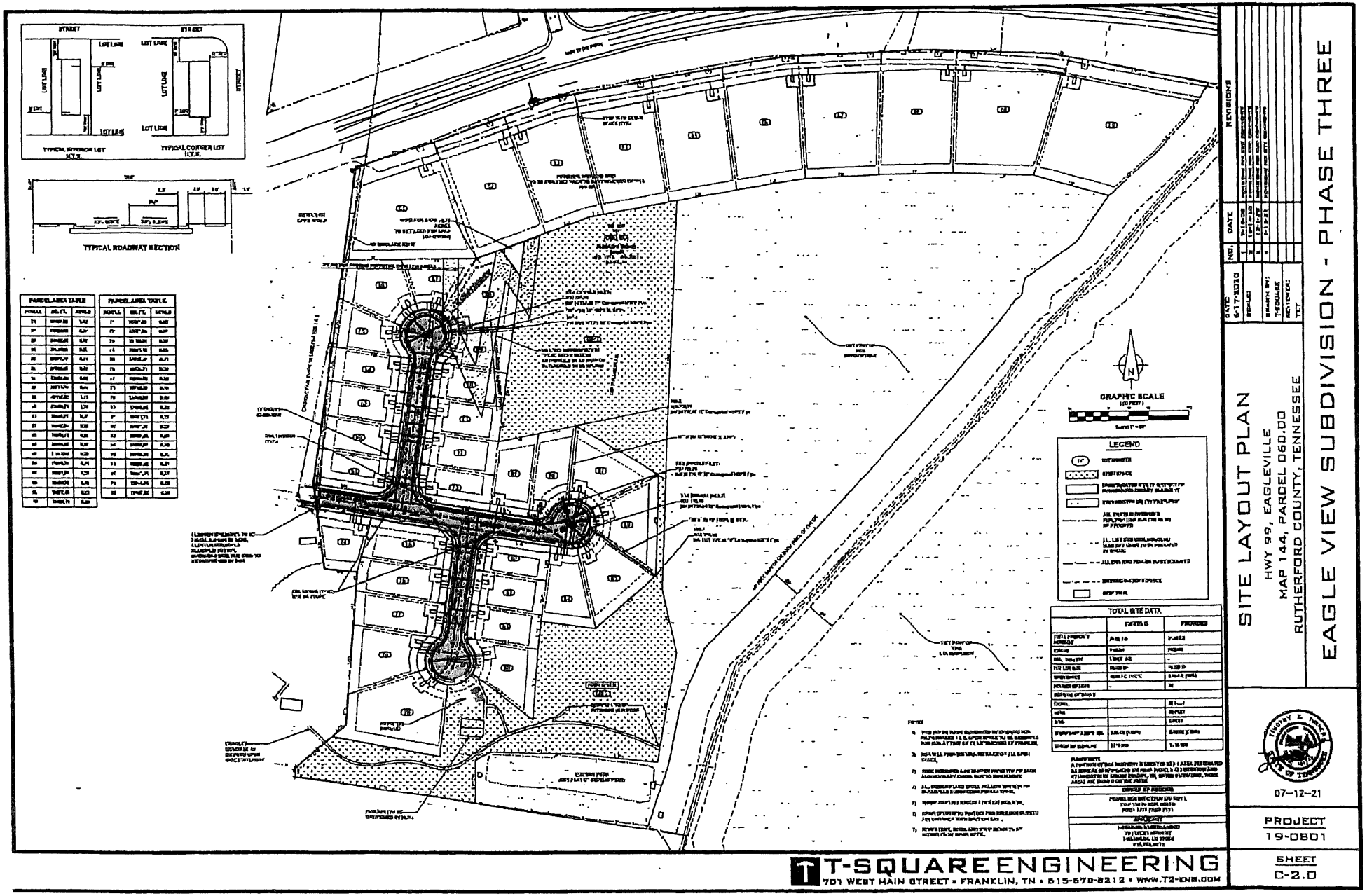
See back pgs

T-Square Engineering.

6-17-21

2021
Shows
access to op-space

ATTACHMENT 2:
CONCEPTUAL SITE LAYOUT



EAGLE VIEW SUBDIVISION - PHASE THREE

SITE LAYOUT PLAN

HWY 99, EAGLEVILLE
MAP 144, PARCEL 060.00
RUTHERFORD COUNTY, TENNESSEE

NO.	DATE	REVISIONS
1	9-15-20	REVISIONS PER STAFF COMMENTS
2	10-14-20	REVISIONS PER STAFF COMMENTS
3	11-11-20	REVISIONS PER STAFF COMMENTS
4	1-11-21	REVISIONS PER STAFF COMMENTS

DATE: 6-17-2020
SCALE:
DESIGN BY:
DRAWN BY:
CHECKED BY:

07-12-21

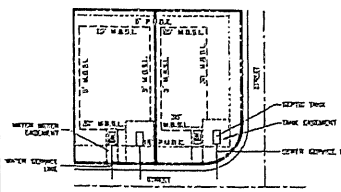
PROJECT
19-0801

SHEET
C-2.0

T-SQUARE ENGINEERING
701 WEST MAIN STREET • FRANKLIN, TN • 615-678-8212 • WWW.T2-ENG.COM

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 9 SINGLE FAMILY LOTS AND OPEN SPACE.
2. EXISTING CONTOUR INTERVAL ARE BASED ON TENNESSEE COORDINATE SYSTEM OF 1983.
3. PROPERTY IS CURRENTLY ZONED RSC-12. SEE BUILDING ENVELOPE DETAILS BELOW FOR MINIMUM BUILDING LOT SETBACKS.
4. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONES "X" AND "AE", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP 47149C0215D, WITH AN EFFECTIVE DATE OF JANUARY 05, 2007, WHICH PLACES UP A PART OF THE PROPOSED FLOOD INSURANCE MANAGEMENT ZONE BOUNDARY, COMMUNITY NO. 470164, PANEL 215, SUFFIX D, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
5. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GROUND AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AND/OR RECORD MAPPING WERE PROVIDED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION SHOULD BE DONE SO WITH THIS DOCUMENTATION. EXTENDED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY EXCAVATION ACTIVITIES. PURSUANT TO PUBLIC AVAILABILITY AND COST OF SERVICE SHOULD BE DONE SO WITH THIS DOCUMENTATION CONSIDERED IN TENNESSEE, IT IS A REQUIREMENT, PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, THAT ANYONE WHO PROPOSES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR TENNESSEE ONE CALL 811.
6. BOXES, REPLACEMENT, AND MAINTENANCE OF STREET LIGHTS, POLES, AND RELATED UNDERGROUND INFRASTRUCTURE, STREET SIGNS (INCLUDING STOP SIGNS AND DIRECTIONAL SIGNS), AND CONCRETE CROSSWALKS SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION (OR HOMEOWNERS ASSOCIATION) AS OUTLINED IN THE PRIVATE RESTRICTIVE COVENANTS AND CONDITIONS RECORDED IN BOOK _____, PAGE _____, AT THE COUNTY REGISTER'S OFFICE.
7. FRONT FACADE LANDSCAPING AND LOCATION OF FRONT AND SIDE YARDS (TO THE REAR CORNER OF THE PRIMARY STRUCTURE) SHALL BE REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
8. THE LOTS SHOWN ON THIS PLAT ARE SERVED BY A DECENTRALIZED WASTEWATER TREATMENT SYSTEM OWNED BY THE CITY OF EAGLEVILLE. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, EACH LOT WILL BE REQUIRED TO SUBMIT A COMPLETED DECENTRALIZED WASTEWATER HOME BUILDER LOT APPROVAL FORM AND PLOT PLAN (AS RECOMMENDED AND OUTLINED IN THE RECOMMENDED FORM) FORM TO BE PROVIDED BY THE CITY OF EAGLEVILLE.
9. PRIVATE RESTRICTIVE COVENANTS AND CONDITIONS APPLYING TO THE LOTS SHOWN ON THIS PLAT ARE RECORDED IN BOOK _____, PAGE _____, AT THE COUNTY REGISTER'S OFFICE.
10. WRITTEN CONFIRMATION OF HOA (OR HOA SUB-COMMITTEE) APPROVAL MUST ACCOMPANY ALL BUILDING PERMIT APPLICATIONS.
11. OLD ACCESS TO THE DESIGNATED WATER LOCATION AREA SHALL BE UNDERGROUND BY CONCRETE, SIDEWALKS, DRIVEWAYS, LANDSCAPING, A PERMANENT ACCESS EASEMENT EXISTS ON EACH LOT AT THE WATER LOCATION. THIS 10'X10' EASEMENT IS INTENDED TO ASSURE SERVICE AND REPAIR ACCESS TO THE METER(S) AND SERVICE LINE(S).
12. DRIVEWAY LOCATIONS DEPICTED ON THIS PLAT INDICATE THE SIDE OF THE LOT WHERE THE DRIVEWAY MUST BE LOCATED. FINAL DRIVEWAY LOCATIONS TO BE DETERMINED BY BUILDER AND MUST ADHERE TO THE CUL-DE-SAC SPACE REQUIREMENTS.



1. SEPTIC TANK IS 8' X 13'
2. TANK EASEMENT SHALL EXTEND 10 FT. MINIMUM BEYOND PLACEMENT OF TANK IN FIELD.
3. WATER METER TO BE 10' FROM SEPTIC TANK
4. THE PUBLIC WATER SERVICE LINE (PVC OR DUCTILE IRON) SHALL BE 5' LOT FROM THE 20' R.O.W. LINE. IF 5 FEET EASEMENT BE ACHIEVED WITHIN THE ROAD R.O.W., THE METERS MUST BE INSTALLED 5 FEET BEYOND THE ROAD R.O.W.

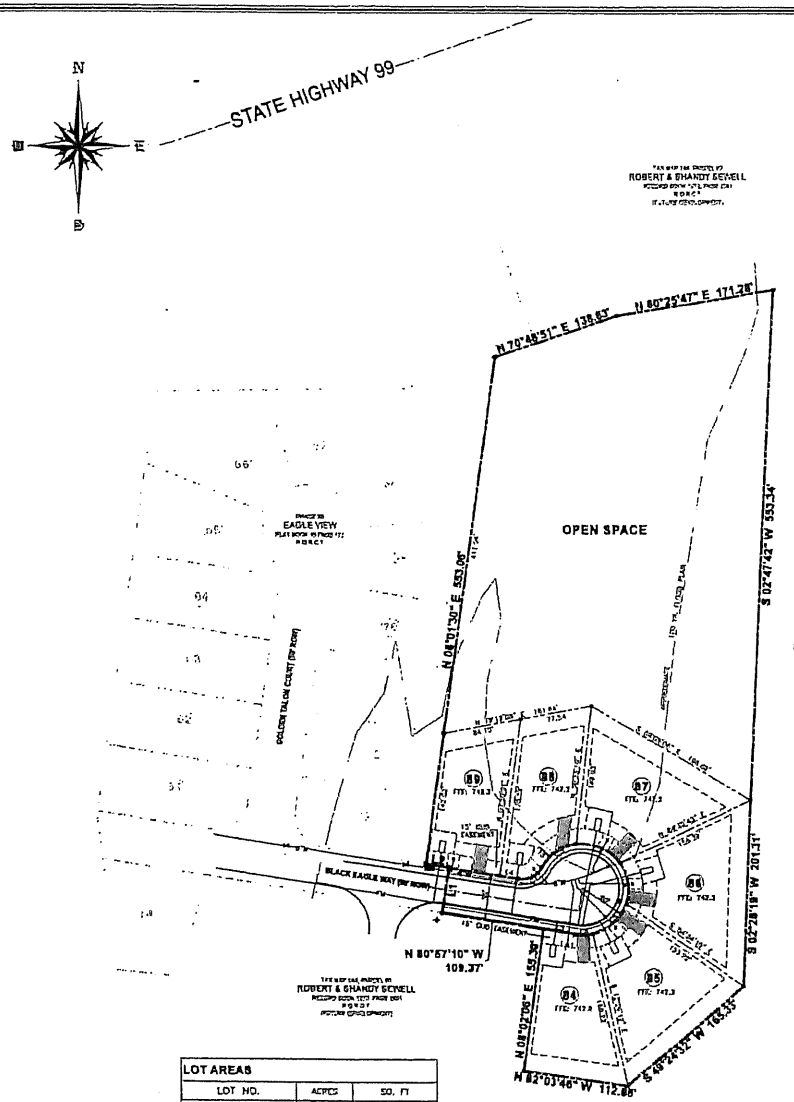
MINIMUM BUILDING SETBACKS AND SEPTIC TANK EASEMENT DETAIL

(NOT TO SCALE)

LEGEND

- ○ IRON ROD (FOUND)
- ● IRON ROD (NEW) (1/2" x 18" REBAR STAMPED "DILLEHAY 14417")
- □ HIGHWAY R.O.W. MONUMENT
- FIRE HYDRANT
- R.O.R.C.T. REGISTER'S OFFICE OF RUTHERFORD COUNTY, TENNESSEE
- SS — SANITARY SEWER
- W — WATER
- FM — FORCE MAIN
- WATER METER BOX
- P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
- STREET LIGHT
- SEWER MH
- WATER VALVE

TOTAL AREA = 241,388 SQUARE FEET OR 5.54 ACRES ±



LOT AREAS		
LOT NO.	ACRES	SQ. FT
B4	0.30±	13,075 S.F.
B5	0.36±	15,708 S.F.
B6	0.37±	10,708 S.F.
B7	0.37±	10,261 S.F.
B8	0.29±	12,544 S.F.
B9	0.29±	12,490 S.F.
OPEN SPACE	3.26±	141,935 S.F.
ROAD	0.30±	13,217 S.F.

LINE TABLE

LINE	BEARING	LENGTH
L1	S 70°48'51" W	139.83'
L2	S 08°01'30" W	553.05'
L3	N 02°47'42" E	553.34'
L4	N 80°25'47" E	171.28'
L5	S 02°28'18" W	201.31'
L6	N 80°57'10" W	109.37'
L7	N 08°07'06" E	159.36'
L8	S 49°28'53" W	168.35'
L9	N 82°03'46" W	112.86'

CURVE TABLE

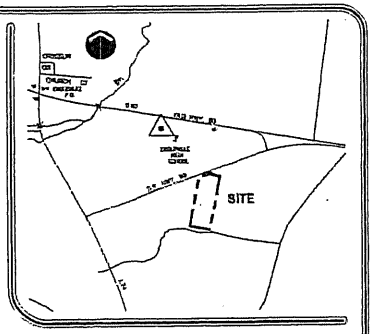
CURVE	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	25.00'	90°00'00"	25.00'	S 47°28'53" W	35.36'	39.27'
C2	25.00'	90°00'00"	25.00'	N 42°31'07" W	35.36'	39.27'
C3	25.00'	90°00'00"	25.00'	N 47°28'53" E	35.36'	39.27'
C4	25.00'	90°00'00"	25.00'	S 42°31'07" E	35.36'	39.27'
C5	175.00'	90°00'00"	175.00'	S 47°28'53" W	247.49'	274.89'
C6	175.00'	90°00'00"	175.00'	N 42°31'07" W	247.49'	274.89'
C7	175.00'	90°00'00"	175.00'	N 47°28'53" E	247.49'	274.89'
C8	175.00'	90°00'00"	175.00'	S 42°31'07" E	247.49'	274.89'

DEED REFERENCE

BEING THE SAME PROPERTY AS CONVEYED TO ROBERT E. SEWELL ETUX SHANDY L. OF RECORD, AS RECORDED BOOK 1272, PAGE 2241, REGISTER'S OFFICE FOR RUTHERFORD COUNTY, TENNESSEE.

PROPERTY MAP REFERENCE

BEING PARCEL NUMBER 69.00 AS SHOWN ON RUTHERFORD COUNTY PROPERTY MAP NUMBER 146.



LOCATION MAP
(NOT TO SCALE)

JACKIE L. DILLEHAY
TENNESSEE NO. 14417

CERTIFICATE OF COMMON AREAS DEDICATION

BEING SITUATE IN RUTHERFORD COUNTY, TENNESSEE, DO HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE TO THE USE OF THE PUBLIC FOREVER THE STREETS, ALLEYS, PARKS AND OTHER PUBLIC AREAS NOT SPECIFICALLY DEDICATED TO ANY INDIVIDUAL OR GROUP. THE DEDICATED AREAS ARE NOT DEDICATED FOR USE BY THE GENERAL PUBLIC, BUT ARE DEDICATED TO THE COMMON USE OF THE HOMEOWNERS WITHIN THE SUBDIVISION.

"DECLARATION OF COVENANTS AND RESTRICTIONS," APPLICABLE TO THE ABOVE NAMED SUBDIVISION, IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

OWNER _____ DATE 8/17/21

CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING

I HEREBY CERTIFY: (1) THAT ALL DESIGNATED PUBLIC WAYS ON THE FINAL SUBDIVISION PLAT MADE BOTH INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE EAGLEVILLE SUBDIVISION REGULATIONS, OR (2) THAT A PERFORMANCE BOND OR IRREVOCABLE LETTER OF CREDIT HAS BEEN POSTED WITH THE PLANNING COMMISSION TO GUARANTEE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

11-22-21 DATE

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN INCLUDED EAGLE VIEW PHASE 3C OF 9 (NINE) LOTS, PARCEL P/O 69 WAS BEEN APPROVED BY THE ENGINEER OF CONSOLIDATED UTILITY DISTRICT OF RUTHERFORD COUNTY FOR WATER SERVICE PROVIDED HEREON, AND THAT 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

10/27/2021 DATE

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT THE SEWER SYSTEMS DESIGNED OR INSTALLED ON THE FINAL SUBDIVISION PLAT ENTITLED EAGLE VIEW PHASE 3C WERE BUILT INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SURETY BOND OR IRREVOCABLE LETTER OF CREDIT IN CASH HAS BEEN POSTED WHICH WILL ENSURE SAID INSTALLATION

11-22-21 DATE

CERTIFICATE OF OWNERSHIP & DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS CONVEYED IN DEED(S) BOOK NUMBER 1272, PAGE 2241, 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 DEDICATE RIGHTS-OF-WAY FOR ALL PUBLIC WAYS, UTILITIES, AND OTHER FACILITIES, AS NOTED.

OWNER _____ DATE 8/17/21

CERTIFICATE OF 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 CATEGORY "I" LAND SURVEY AS NOTED IN TITLE 62, CHAPTER 18, TENNESSEE CODE, AND THAT THE RATIO OF PRECISION IS GREATER THAN OR EQUAL TO 1:10,000.

10.21.21 DATE

JACKIE L. DILLEHAY
TN R.L.S. #14417

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY HEREBY THAT THE SUBDIVISION PLAT 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 THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

11-22-21 DATE

Matt Duke

OWNER / DEVELOPER
CRAIG & SHANDY SEWELL
872 CREATHROW SPRINGS RD
EAGLEVILLE, TN 37060

SURVEYOR
DILLEHAY LAND CONSULTANTS PLLC
778 MCKINLEY BLVD. EAST
MURFREESBORO, TENNESSEE 37129
615.631.7300

DATE OF RECORDING 11/17/2021
TIME OF RECORDING 1:55 PM
PLAT BOOK/RECORD BOOK 47
PAGE 158



FINAL PLAT

EAGLE VIEW

PHASE 3C

(LOTS 84-89)
EIGHTH CIVIL DISTRICT
CITY OF EAGLEVILLE
RUTHERFORD COUNTY, TENNESSEE
DATE: SEPTEMBER 21, 2021 DRAWN BY: J. DILLEHAY
JOB NO. 19-201.0001

Phase 2 Community Area and Open Space
PIN: 144J-C-042.01

Issue - Construction Debris Left in Common Area
There is a large concrete tube filled with dirt located within the common area. Homeowners believe this is remaining construction material/debris.

Request
We request that the City determine whether this material is construction debris and, if so, require its removal.

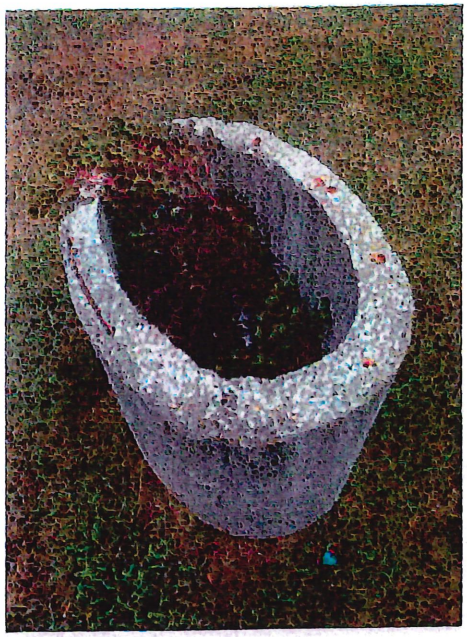
Issue - Drainage
There are drainage concerns on the north side of this parcel directly behind the mailboxes on Black Eagle Way.

Request
We request that the City inspect the drainage in this area and determine whether the existing condition complies with the approved drainage and grading plans.

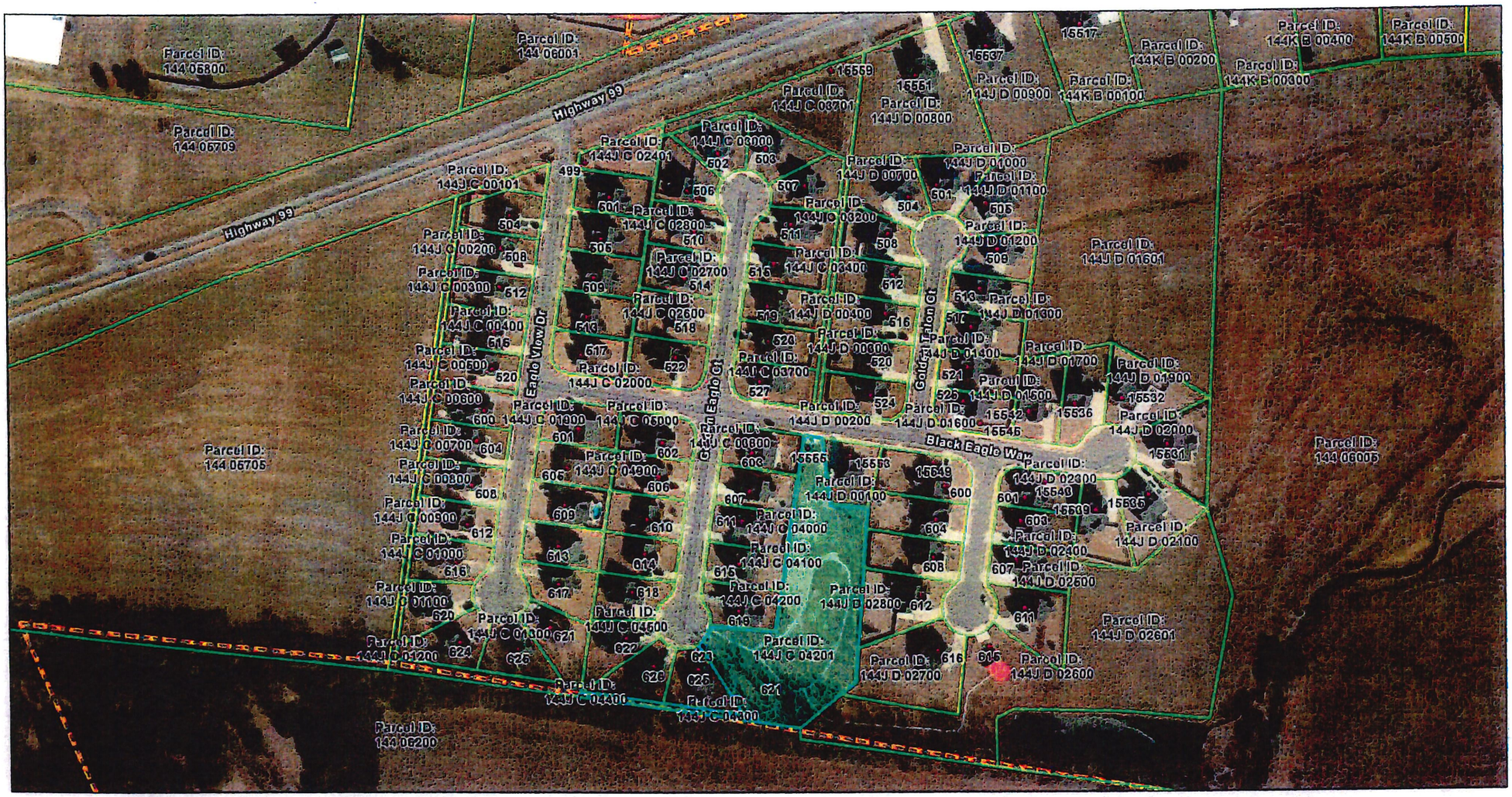
Phase 2 Community and Common Space







ArcGIS Web Map



10/15/2026, 8:36:12 PM

- Site Address Points
- Parcels
- Special Interest

RC Jurisdictions
- Murfreesboro
- La Vergne
- Smyrna
- Eagleville
- Unincorporated

1:2,497

0 0.03 0.05 0.1 mi

0 0.04 0.08 0.16 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Rutherford County GIS/OIT, Microsoft, Vantor

ArcGIS Web Map



10/15/2026, 8:39:28 PM

- Site Address Points
- Parcels
- Special Interest

RC Jurisdictions

- Murfreesboro
- La Vergne
- Smyrna
- Eagleville
- Unincorporated

1:746

0 0.01 0.01 0.02 mi

0 0.01 0.02 0.04 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Rutherford County GIS/OIT, Microsoft, Vantor

Phase 3 Open Space 2
PIN: 144J-D-026.01

Issue - Missing Sidewalk

According to the Final Plat Phase 3D and the Site Layout Plan that was sent to TDEC from T-Square Engineering on behalf of Craig Dewell dated June 29, 2021 both documents show a sidewalk that connects the large pavilion to the sidewalk on Hawkeye court and additional sidewalk that goes into the Open Space.

Request

We respectfully request that the City require the developer to add the missing sidewalk.

Issue - Completion of Large Pavillion

Homeowners have identified several concerns regarding the construction and completion of the Large Pavillion

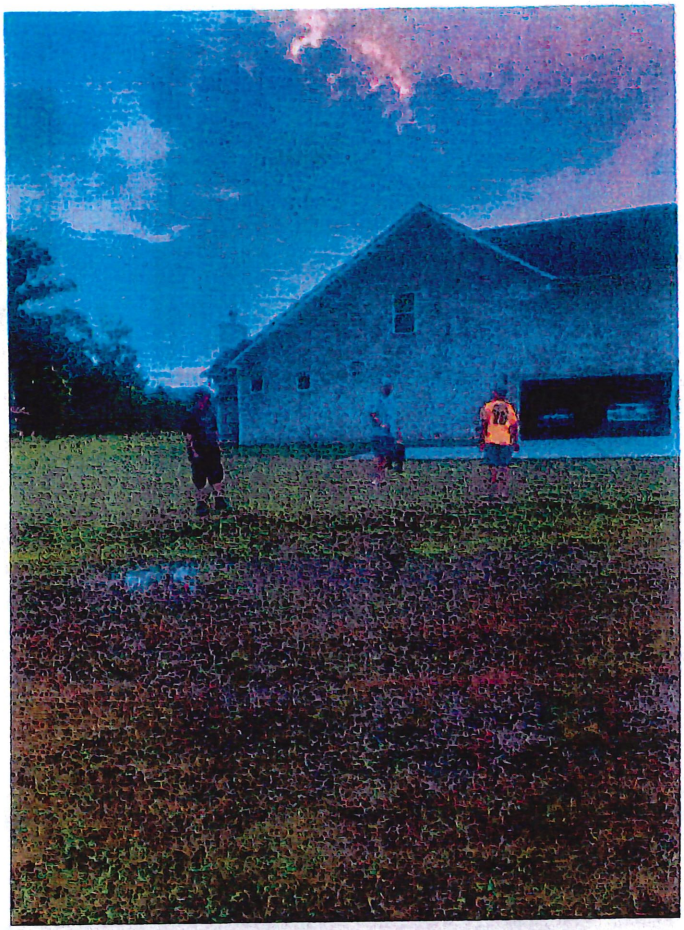
- The pavilion is currently not ADA compliant as there is 10.5" step from the sidewalk;
- The posts are not painted or stained;
- Concrete has multiple cracks that are up to almost 0.75" wide. These are larger than what homeowners would expect from ordinary settling;
- Grading around the pavilion results in standing water after rainfall

Request

We respectfully request that the City require the developer to finish the pavilion with proper grading, and be ADA accessible. As part of the amenity package for the neighborhood the builder was required to build 2 pavilions and we feel that we should not have to pay for a repair when slab was not poured properly from the beginning or be responsible to finish the painting and grading.

Phase 3 Open Space 2







Continued….



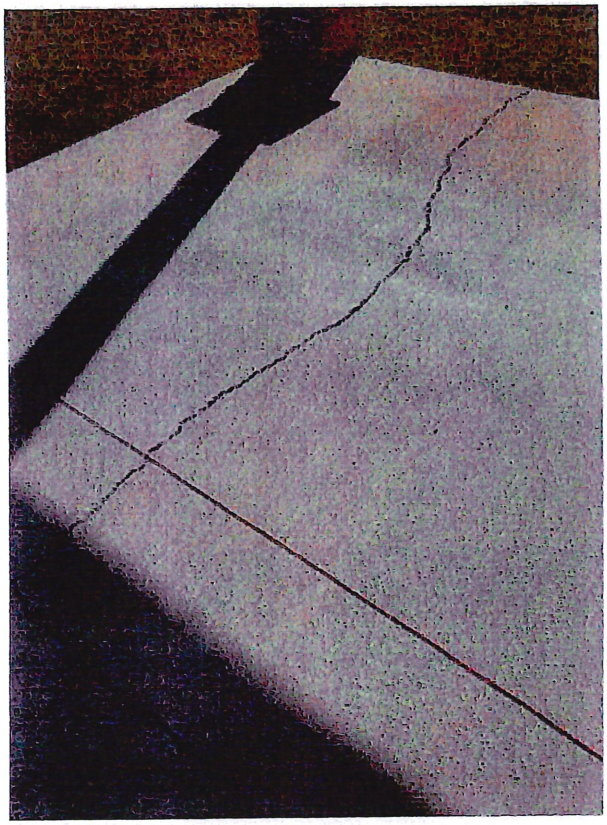


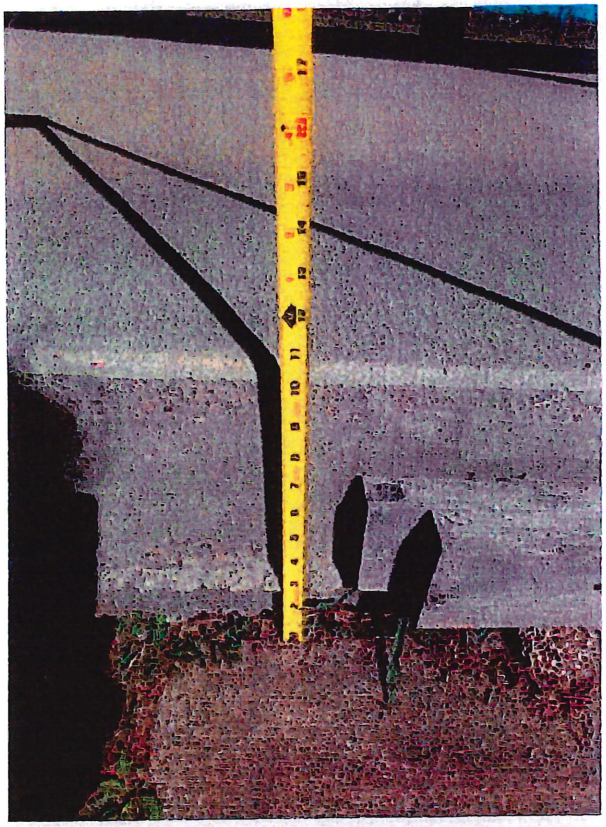


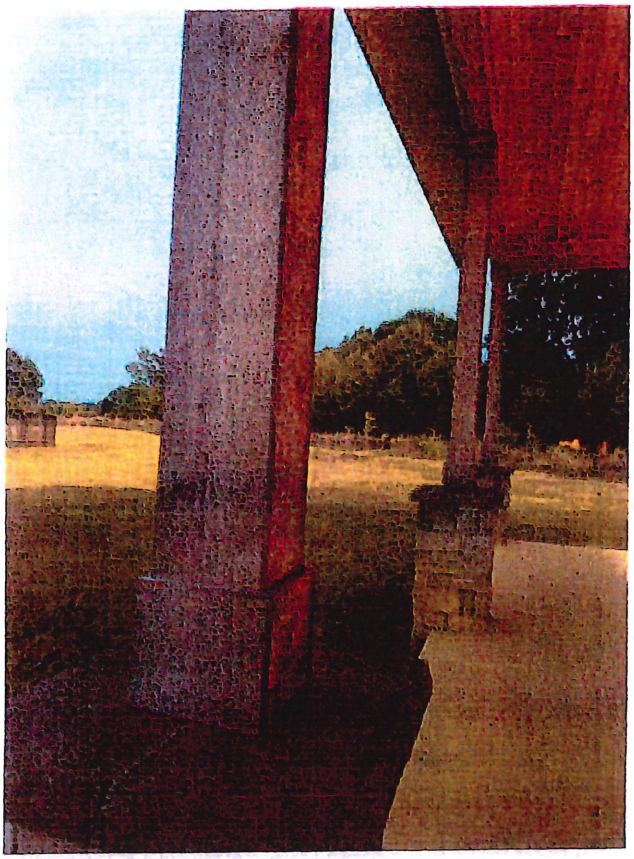


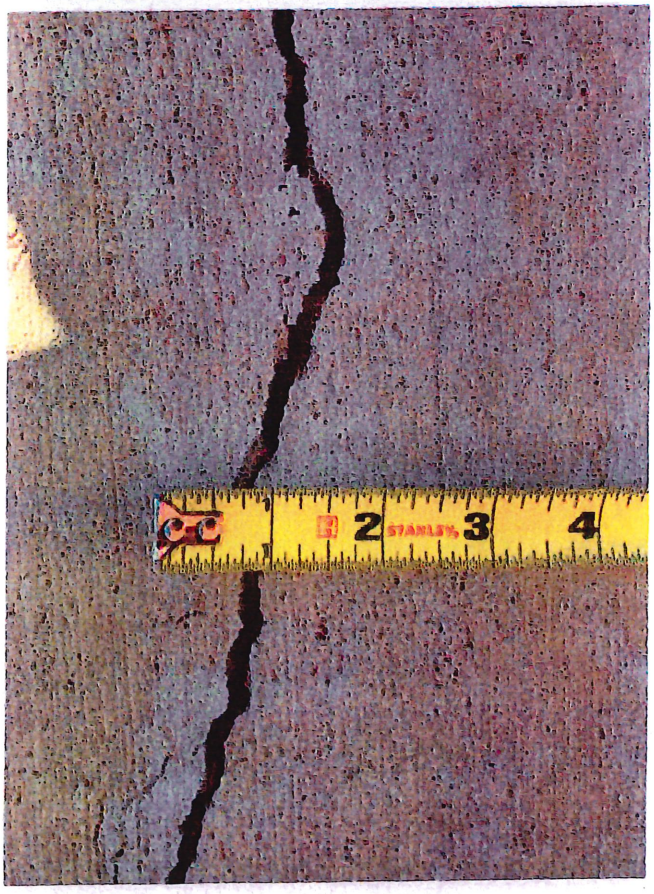


Continued….

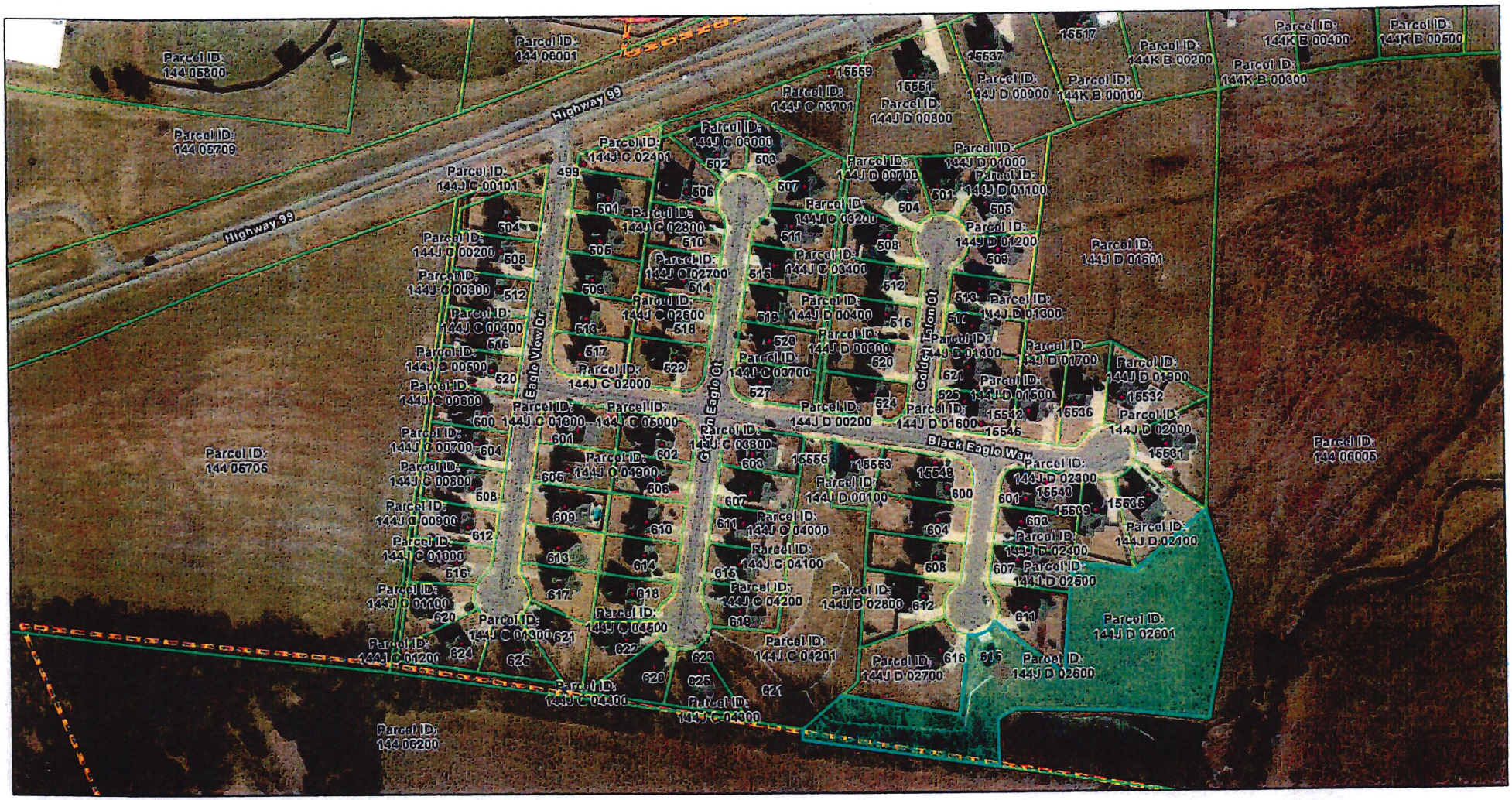








ArcGIS Web Map



10/15/2026, 8:36:22 PM

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

1:2,497

0 0.03 0.05 0.1 mi

0 0.04 0.08 0.16 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Rutherford County GIS/OIT, Microsoft, Vantor

ArcGIS Web Map



10/15/2026, 8:38:57 PM

- Site Address Points
- Parcels
- Special Interest

RC Jurisdictions

- Murfreesboro
- La Vergne
- Smyrna
- Eagleville
- Unincorporated

1:1,111

0 0.01 0.02 0.04 mi

0 0.01 0.03 0.06 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Rutherford County GIS/OIT, Microsoft, Vantor