



EAGLEVILLE PLANNING COMMISSION

Eagleville City Hall

108 South Main Street

August 3, 2026

6:30 p.m.

Prior to meeting, please silence all electronic devices.

- 1) CALL TO ORDER – Chairman, Derrick Lynch
- 2) ROLL CALL / DETERMINATION OF QUORUM
- 3) CITIZEN COMMENTS – Each Citizen will be given up to 3 minutes to speak
- 4) MINUTES/OTHER BUSINESS
 - a) Approve or Deny Minutes of Public Hearing on July 6, 2026
 - b) Approve or Deny Minutes of Planning Commission Meeting of July 6, 2026
- 5) DESIGN REVIEW RECOMMENDATIONS
 - a) Approve or Deny Design Review Committee Recommendation of Addition of a Pergola Over Existing Patio at Studio 18, 15430 Hwy. 99 (New Salem).
- 6) OLD BUSINESS
- 7) NEW BUSINESS
 - a) Approve or Deny Request by Craig and Shandy Sewell of a 3 Lot Subdivision of Parcel 144 03612 (372 Cheatham Springs Rd.)
- 8) City Manager/City Planner Report
- 9) ADJOURNMENT

ITEM 4a

Approve or Deny Minutes of Public Hearing on July 6, 2026

**Minutes of the
Eagleville Planning Commission Public Hearing
Eagleville City Hall, Eagleville, TN
Monday, July 6, 2026 – 6:30pm**

1. CALL TO ORDER

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

2. ROLL CALL / DETERMINATION OF QUORUM

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

PLANNING COMMISSION

PRESENT:

Chairman Derrick Lynch
Secretary Justin Bryant
Commissioner Erik Hurter

ABSENT:

Commissioner Darren Shanks
Councilman Chris Hendrix

STAFF:

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

3. PUBLIC HEARING: – Each Citizen will be given up to 3 minutes to speak regarding the matter listed below:

a. RESOLUTION TO ANNEX AND ADOPT A PLAN OF SERVICES FOR PARCEL 120.02300, EAGLEVILLE, TENNESSEE 37060

- Jason Linden asked what the benefit was to having this property annexed. Chairman Derrick Lynch stated that it gives the City some tax revenue. However, the bigger benefit is the control it allows the City to have. The City is able to set tract sizes as well as restricting some of what can be built on the property.
- Mr. Linden asked what Rutherford County approved developments there are and City Manager Hellyn Riggins stated that the ones down Highway 99 toward Rockvale are in the county. Secretary Justin Bryant also stated that the element of control could be the difference in 50-foot-wide lots with 30-foot-wide houses compared to large lots with nice sized houses. Again, this offers Eagleville an element of control over the development that is coming regardless. There is an ordinance that gets written when the City annexes a property detailing what the developer is allowed to have on the property in regard to aesthetics including but not limited to house plan/design, landscaping, paving, lighting and usage.
- Mr. Linden then asked if the City required the builder to have 2 acre lots, then could the builder decide they don't want to be annexed and go into the county? Both Chairman Lynch and Secretary Bryant stated that is what could happen. Ms. Riggins went on to say that due to the location of the county's closest emergency services being in Rockvale several miles away, a call coming in from the proposed property would most likely be dispatched to Eagleville emergency services and the City's tax dollars would be

paying for it. While people may choose to live in this community for a specific environment, growth is happening and this is a way for the City to have more control. Mr. Linden asked why the developer would want to come into the City, that it just seems that the City is putting restrictions on them and there would be no benefit. Ms. Riggins stated that she could not speak for the developer but that they had requested to come in and it may be the timeliness of the City issuing permits or have to do with marketing stating the development is in the City. She mentioned that there could come a time where Eagleville chooses not to annex more property. There could also come a time where Rutherford County Schools could choose to limit attendance of Eagleville School to be within the city limits.

- Mr. Linden asked if anyone from the Council had been to visit any of the other Pulte properties in Rutherford County. Ms. Riggins stated that while she hadn't been to them physically, she had researched them online. However, it would not matter what Pulte did in the other developments because they built what they were allowed to build. Eagleville would have an ordinance with very specific standards for the property development. Mr. Linden questioned the standards of the County versus the standards of Eagleville and Ms. Riggins stated that Eagleville had more restrictive standards. She also stated that it is a bit of a negotiation in regard to the City requirements and what the developer is willing to accept or not. Pulte has been very reasonable in the negotiations. The initially came in with a different plan including higher density, and have made modifications that are amenable to the City.
- Mr. Linden asked what could change the City's mindset regarding the annexation and property. Ms. Riggins stated that the Public Hearing is a start and tonight, the Planning Commission will make a recommendation to the Council on whether they should or should not annex the property. There is also the second reading of the ordinance with the development caveats for the annexation and it could be voted down at the Council meeting following the Public Hearing. Ms. Riggins stated that she doesn't feel like the Council would do anything that would not be in the best interest of the City. She also stated that the county already has the property zoned at 1-acre residential. Previously, the county had a caveat in their zoning ordinance that said if you had adequate water and adequate sewer then you could drop the lot size from 1-acre to 15,000 square feet. This has since been changed but there is no guarantee this would not change again. The county also allows accessory structures, they allow trailers, they allow Airbnb's while Eagleville does not allow any of these things.
- Zeke Watkins stated he was concerned with the infrastructure of Eagleville roads and the volume of traffic on Hwy 41A that this development would bring into Eagleville. He is also concerned about how the school will fare with the influx of students from the developments. Chairman Lynch stated that the roads concern him as well and there is a lot of traffic coming from the south.
- Fred Patterson asked if the subdivision will be accessed from Hwy 41A as well as John Windrow Road. Ms. Riggins stated that there has only been a sketch plat submitted but there is only access shown on Hwy 41A.

City Manager Hellyn Riggins stated there is an additional Public Hearing on July 23rd at 7:00 p.m. that citizens could attend and make their feelings known to the Council. She also mentioned that an annexation is a one-time approval vote.

4. **Close Public Hearing**

Public Hearing closed at 6:48 p.m.

5. **ADJOURNMENT**

Chairman Lynch adjourned the meeting at 6:48 p.m.

Approved by:

Chairman Derrick Lynch

Submitted by:

City Clerk, Katy Sanderson

Date minutes were approved:

ITEM 4b

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

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

1. CALL TO ORDER

Chairman Derrick Lynch called the meeting to order at 6:49 p.m. following the Public Hearing.

2. ROLL CALL / DETERMINATION OF QUORUM

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

PLANNING COMMISSION

PRESENT:

Chairman Derrick Lynch
Secretary Justin Bryant
Commissioner Erik Hurter

ABSENT:

Commissioner Darren Shanks
Councilman Chris Hendrix

STAFF:

Hellyn Riggins, City Manager/Planner

Katy Sanderson, City Clerk

3. CITIZEN COMMENTS

- Dan Tito came forward and asked if there was a restaurant approved or denied for the property 147 N. Main St. If it was denied, was it denied due to parking or sewer. City Manager Hellyn Riggins stated there has been no application for any use on that lot. There has been discussion between the applicant and the Council regarding what the Council would like to see as potential uses there. She believes that will be on the Council's Work Session Agenda on Thursday, July 9, 2026.
- Mr. Tito then wanted to reiterate the need for Eagleville to control the development with Pulte as the other Pulte developments in the county have smaller lots with a higher density and that is not good for Eagleville.
- Jason Linden stated that he would like the City to make sure that all entrances to the Pulte development are on Hwy 41A and not on John Windrow Road. Ms. Riggins stated that is one of the requirements the City is asking of Pulte.
- Ms. Riggins went on to explain how the annexation process works. The zoning ordinance says if you meet the size lots, setbacks, sidewalk and road requirements, the City cannot deny you developing a property that is already zoned in the city. Annexation is the only way the City can control a development because we set the criteria we will annex under and if the developer doesn't meet that, we can deny the annexation. This is the only tool that gives the City the ability to request the type of house, size of house and even color of house in a development. Therefore she takes full advantage of sitting with developers to get

the best product possible for Eagleville. The current ordinance is six pages of specific requirements in order for the property to be annexed. Chairman Derrick Lynch stated that Ms. Riggins has worked hard with Pulte and that Pulte has been accommodating to the City as well. Eagleville is enticing so people are coming and the Planning Commission and Council are doing the best they can in a case of development coming and being unable to stop it. Ms. Riggins added that if the land is selling, people are coming.

- Zeke Watkins asked how many houses have been proposed for the Pulte development. Ms. Riggins stated that it is 144.
- Julia Eidson asked if Pulte has plans to address the removal of trees and any potential flooding issues, Ms. Riggins stated that Pulte will go through a fully vetted engineering process and have a hydrology plan that will be submitted to the City's engineer for approval. Ms. Eidson then asked how the land is perking. Ms. Riggins stated that there will be a Septic Tank Effluent Pumping (STEP) system for the development that will handle 144 houses with 4-5 bedrooms.
- Ms. Eidson stated that there needs to be more police in her area. Ms. Riggins stated that we have the appropriate number of officers for our size and do our best to try to cover all areas daily.

4. MINUTES/OTHER BUSINESS

a. Approve or Deny Minutes of Planning Commission Meeting of June 1, 2026

Secretary Justin Bryant moved to approve the Planning Commission minutes of June 1, 2026.

Commissioner Erik Hurter seconded the motion.

The **MOTION** passed 3-0.

5. DESIGN REVIEW RECOMMENDATIONS

a. Approve or Deny Sign Recommendation for Wayne Brothers Co. at 2055 S. Main St.

City Manager Hellyn Riggins stated that the Design Review Committee did not have a quorum so the Planning Commission will not have a recommendation from them regarding the sign.

There is a photo of the proposed sign that meets all regulations.

Secretary Bryant moved to approve sign for Wayne Brothers Co. at 2055 S. Main St.

Commissioner Hurter seconded the motion.

The **MOTION** passed 3-0.

6. OLD BUSINESS

No old business

7. NEW BUSINESS

- ##### **a. Approve or Deny Recommending to Council a Resolution to Annex and Adopt a Plan of Service for Parcel 120.02300, Eagleville, Tennessee 37060 (Moore Property)**

Chairman Derrick Lynch stated that he feels good about the requirements. Commissioner Erik Hurter stated that everyone on the Planning Commission has lived in Eagleville for at least 15-20 years so they understand the desire to live here. The key takeaway is if the City doesn't annex this, it is completely out of our control. We have zero opportunity to do anything about anything relating to the property or traffic or street if we don't annex it. Growth is inevitable no matter where you are and you can only hope to have smart growth. By annexing this property, it allows us to direct smart growth. It is wise to annex from a planning perspective. Chairman Lynch stated that they are always open to any better solutions.

Commissioner Hurter moved to recommend to Council a resolution to annex and adopt a pan of service for parcel 120.02300, Eagleville, TN 37060.

Secretary Bryant seconded the motion.

The **MOTION** passed 3-0.

8. CITY MANAGER/CITY PLANNER REPORT

9. ADJOURNMENT

Chairman Lynch adjourned the meeting at 7:03 p.m.

Approved by:

Chairman Derrick Lynch

Submitted by:

City Clerk Katy Sanderson

Date minutes were approved

ITEM 5a

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

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



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

DESIGN REVIEW
APPLICATION

Applicant's Name: Robert McAndrew

Owner's Name: Studio 18

Address: 15430 Highway 99, Eagleville, TN 37060 Phone No:

Email:

Details of Proposed Use: Installation of fixed roof pergola, approximately 522 sq ft, attached to existing building

Location/Address: Studio 18 - 15430 Hwy 99 Eagleville, TN 37060

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

FEMA Flood Map Panel Number

Use: Commercial - Recording Studio

Project Engineer/Surveyor AM Structures - Andrew McCrain, PE Fax:

Address: 1153 Town Center Dr #201, Jupiter, FL 33458 Phone:

Zoning: Commercial

Conditional Use Permit : Yes ☒ No

FEE: \$0.00 Paid Receipt No. Date Submitted: July 22, 2026

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

Signature of Applicant/Owner

[illegible][illegible][illegible][illegible]

1. BIDDERS SHALL BE OPENED BY THE COMMITTEE AT THE TIME AND PLACE SPECIFIED IN THE BIDDING DOCUMENTS. BIDDERS SHALL BE ALLOWED TO REMAIN IN THE ROOM WHERE THE BIDDING DOCUMENTS ARE OPENED TO OBSERVE THE OPENING OF BIDDERS. THE COMMITTEE SHALL NOT BE RESPONSIBLE FOR THE LOSS OF BIDDERS OR FOR THE DESTRUCTION OF BIDDERS. THE COMMITTEE SHALL NOT BE RESPONSIBLE FOR THE LOSS OF BIDDERS OR FOR THE DESTRUCTION OF BIDDERS.

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ISSUANCE SCHEDULE

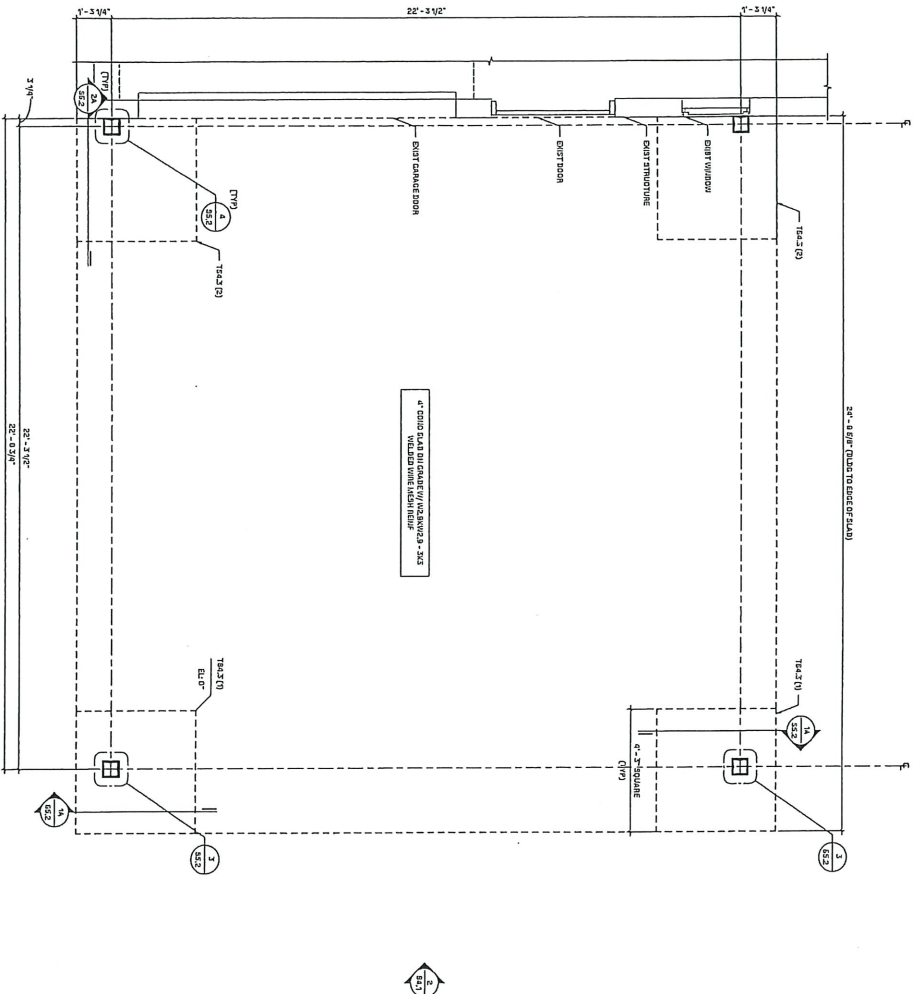
NO.	DESCRIPTION	DATE
0	INITIAL ISSUANCE	07/10/2026

FOUNDATION PLAN

PROJECT #	260762
DATE	07/10/2026
DWN	MP
CHK	AEM

S1.1

SCALE AS INDICATED



FOUNDATION PLAN

- NOTES:
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 2. CONSULT WITH THE ARCHITECT FOR ANY CHANGES TO THE FOUNDATION PLAN.

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ZINGA'S BLINDS SHUTTERS & SHADES
STUDIO 18
15430 Highway 99, Eagleville, Tennessee, 37060

ISSUANCE SCHEDULE

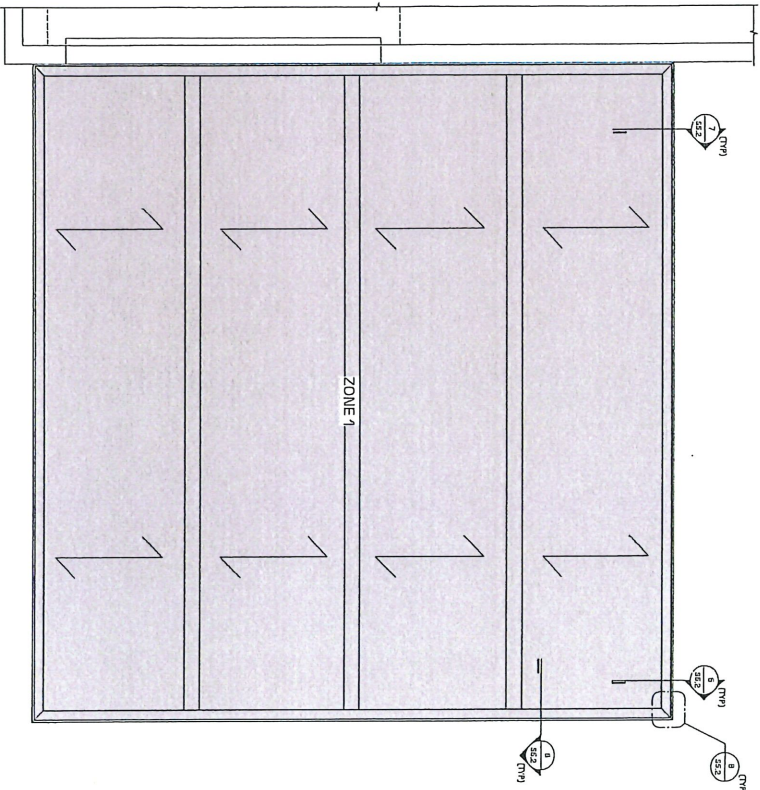
NO.	DESCRIPTION	DATE
0	INITIAL ISSUANCE	07/10/2028

ROOF FRAMING PLAN

PROJECT #	260752
DATE	07/07/2028
DWN	MP
CHK	AEM

S2.1

SCALE AS INDICATED



ROOF FRAMING PLAN

1/8" = 1'-0"
NOTES:
1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS.
2. CORNER TOLERANCES SHALL BE AS SHOWN ON DRAWING.

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15430 Highway 99, Eagleville, Tennessee, 37060

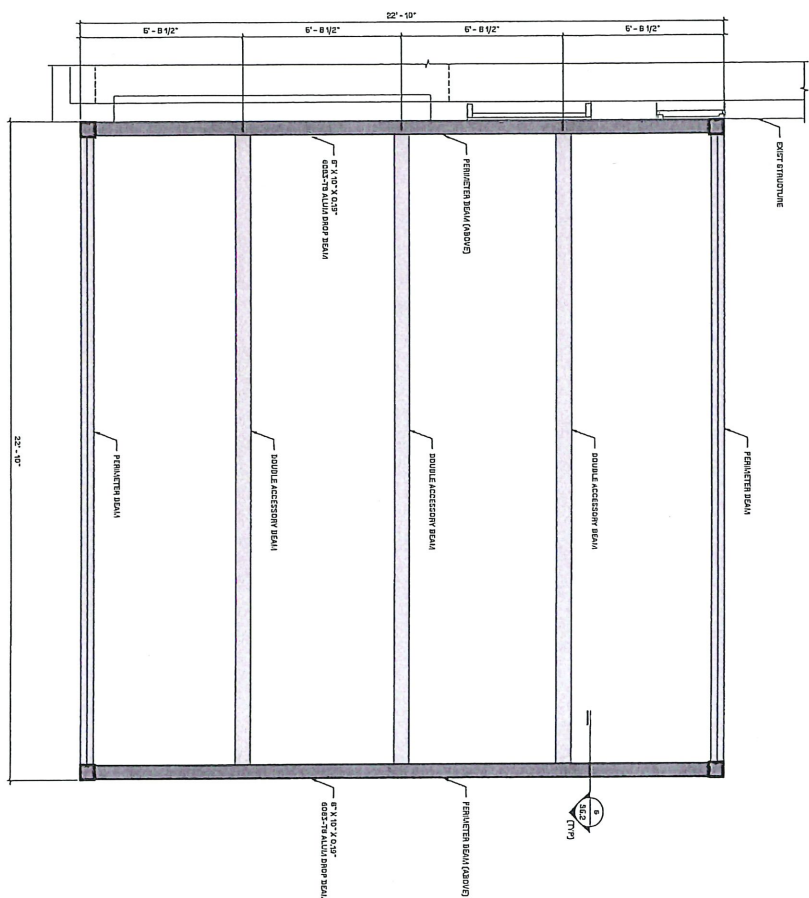
ISSUANCE SCHEDULE		
NO.	DESCRIPTION	DATE
0	INITIAL ISSUANCE	07/06/2026

REFLECTED CEILING PLAN

PROJECT #	260752
DATE	07/06/2026
DWN	MP
CHK	AEM

S3.1

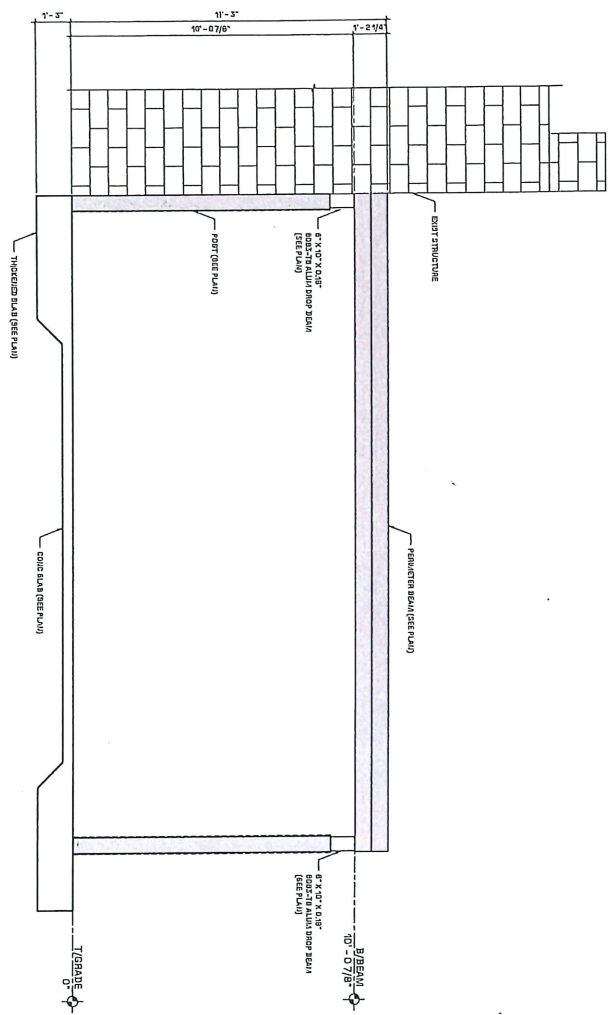
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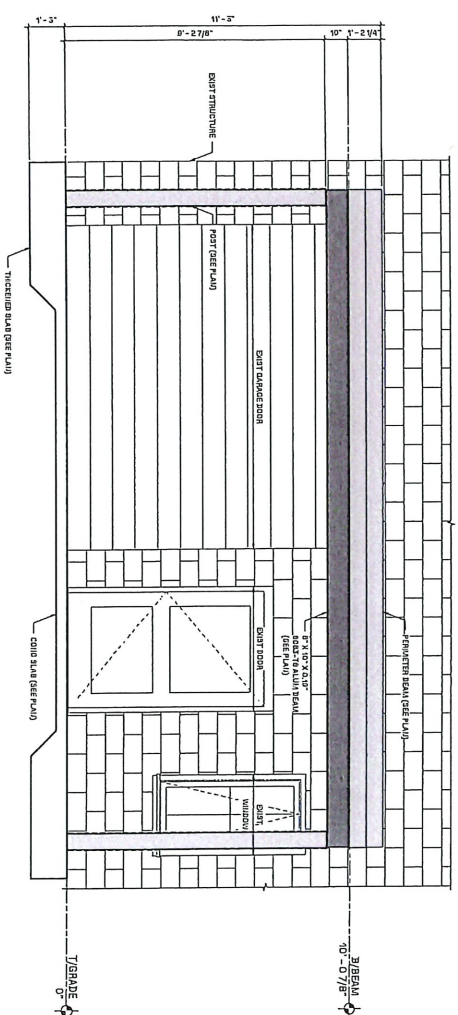
1 REFLECTED CEILING PLAN



ISSUANCE SCHEDULE		
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ELEVATIONS		
PROJECT # 260752		
DATE 07/10/2026		
DWN MP		
CHK AEM		
S4.1		
SCALE AS INDICATED		



1 FRONT ELEVATION
 1/2" = 1'-0"



2 SIDE ELEVATION
 1/2" = 1'-0"



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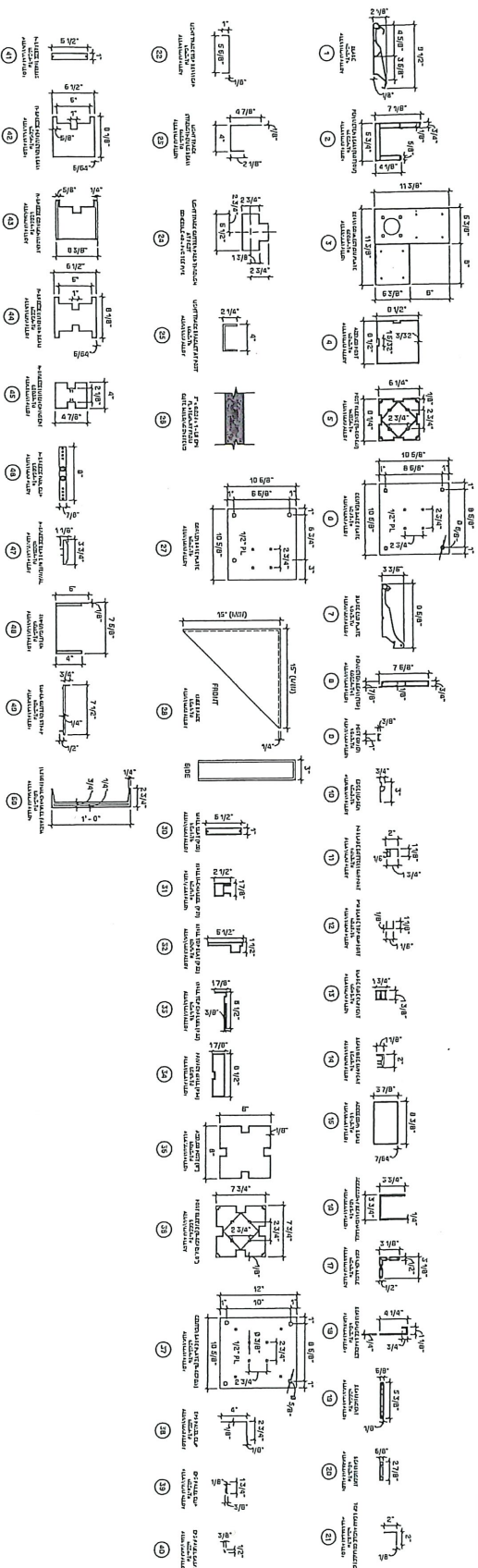
15430 Highway 99, Eagleville, Tennessee, 37060

ISSUANCE SCHEDULE		
NO.	DESCRIPTION	DATE
0	INITIAL ISSUANCE	07/10/2028

DETAILS

S5.1

SCALE AS INDICATED



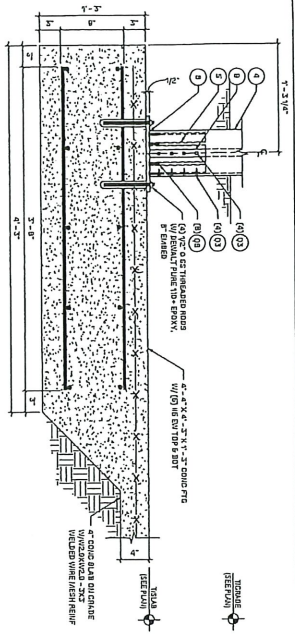
STRUCTURAL COMPONENTS

(A) $1\frac{1}{2}'' \times 1'-0''$

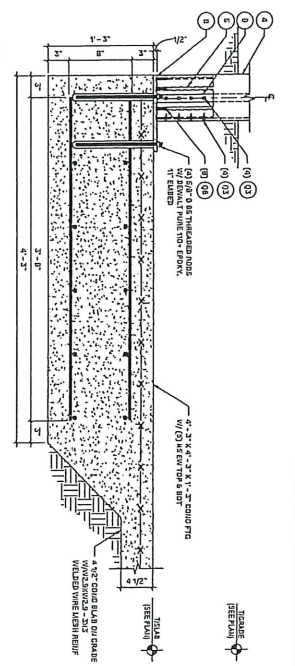
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STRUCTURAL CONNECTORS

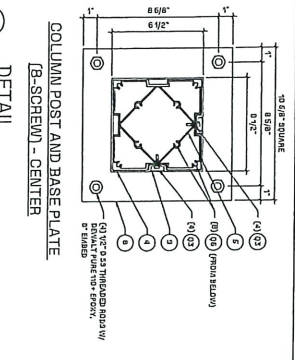
6-10-9



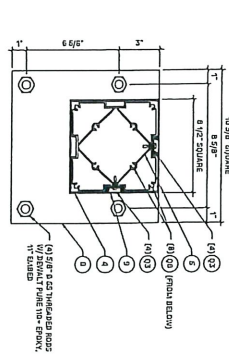
SECTION 1A
THICKENED SLAB
1/2" - 1'-0"



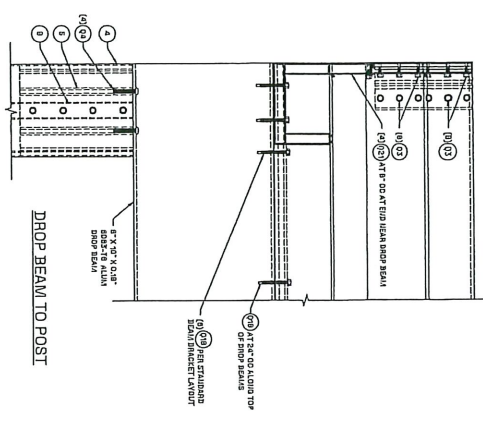
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THICKENED SLAB
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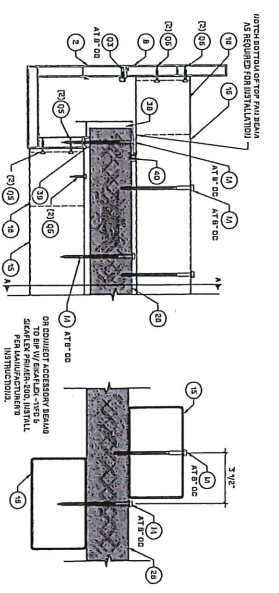
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DETAIL
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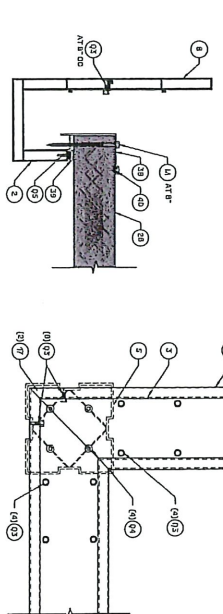
SECTION 4
DETAIL
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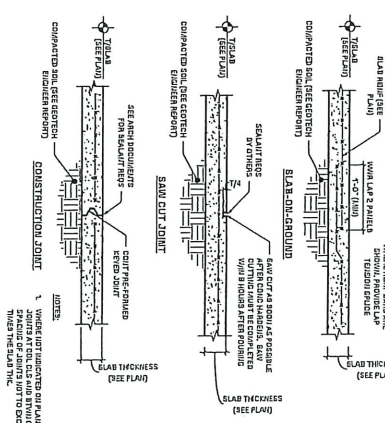
SECTION 5
3" - 1'-0"



SECTION 6
3" - 1'-0"



SECTION 7
3" - 1'-0"



SECTION 8
DETAIL
3" - 1'-0"



SECTION 9
DETAIL
3" - 1'-0"

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ZINGA'S
Blinds | Shutters | Shades

ENGINEER'S SEAL
Professional Engineer
State of Tennessee
No. 0000000000
Exp. 12/31/2025

THIS SEAL HAS BEEN ISSUED TO THE ENGINEER FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT SHOWN ON THE DRAWINGS. IT IS THE ENGINEER'S RESPONSIBILITY TO MAINTAIN THE SEAL IN GOOD STANDING AND TO REPORT ANY VIOLATIONS TO THE BOARD OF ENGINEERS.

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15430 Highway 99, Eagleville, Tennessee, 37060

ISSUANCE SCHEDULE		
NO.	DESCRIPTION	DATE
0	INITIAL ISSUANCE	07/10/2025
DETAILS CONT		
PROJECT # 260752		
DATE 07/10/2026		
DWN MP		
CHK AEM		
SCALE AS INDICATED		

ITEM 7a

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

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 <u>Sewell Property Cheatham Springs Rd</u>	Section Number (if applicable)	Date of Application <u>1/8/20</u>
Type of Subdivision Plat Submitted: ☐ Preliminary ☒ Final ☐ Minor Final ☐ Combination ☐ Resubdivision		
Applicant/Developer <u>Craig + Shandy Sewell</u>		
Mailing Address <u>672 Cheatham Sp</u>	City <u>Eagleville</u>	State <u>TN</u> Zip <u>37060</u>
Phone Number	Fax	Email

Project Engineer/Surveyor <u>Dillehay Consulting PLLC</u>		
Mailing Address	State <u>TN</u>	Zip <u>37074</u>
Phone Number	Fax	Email

PLEASE COMPLETE THE FOLLOWING PROPERTY INFORMATION

Tax Map <u>144 03612</u>	Group	Parcel	Deed Book	Page Number
Civil District	Number of Proposed Lots			
Was a concept meeting held with staff? ☐ Yes ☒ No				
If yes, on what date did this meeting occur: <u>July 2020</u>				

ADDITIONAL REQUIRED INFORMATION

☐ A copy of the owner's deed		
☐ A plat checklist		
☐ A copy of NPDES Permit (if applicable)	Permit #:	NOTE: NPDES is required by the state if more than 1-acre of land is to be disturbed.

I hereby certify that the information contained in this application is true and correct to the best of my knowledge and belief

Applicant's Signature <u>Craig Sewell</u>	Applicant's Name (Printed) <u>Craig Sewell</u>	Date <u>1/30/20</u>
--	---	------------------------

STAFF USE ONLY - FEES

1	Minor Plat Fees: 250/application Minor Change to Preliminary or Final Plat \$200	Preliminary /Final Fees: Less than 10 Lots \$500 + \$40/lot Preliminary/Final Fees: 10 or more lots \$1000 + \$40/lot *All may be billed at higher rate if deemed necessary by city mgr <u>500 + 40 + 40 + 40 = 620.00</u>
2	Reserved	

Fee Paid to City:	Receipt Number	Total:
-------------------	----------------	--------

Staff Notes
Sewell Property Final Plat
Map 144 036.12

Updated: July 31, 2026

1. ~~The plat does not show the all of the lot. Map 144 036.12. There is property to the south that is part of this parcel not shown. Staff has to confirm that the remainder of this parcel will still be compliant with the Zoning Regulations in size of lot, setbacks of structures, and road frontage and width. I'm not sure why surveyor left this off? Must be revised and shown.~~ **Plat now shows entire lot but does not show existing house (Sewell House). Need to ensure that where subdivision line is being drawn still leaves all structures as meeting the setbacks. Surveyor needs to add notes that all structures on this lot will still meet all setbacks.**
2. Shown on this plat is an area to be taking out of 144 036.12, approximately in the middle of the plat, approximately 2.45 acres with a frontage and width of 225 feet. The zoning is R-2. Width and Frontage required (FOR A SINGLE FAMILY HOUSE) are: 100 feet width at front building line, 100 feet of road frontage, 20,000 square foot lot minimum, front setback 35 feet, side setback 15 feet, rear yard 20 feet. Plat appears to be compliant with these standards. Plat shows a rear setback of 30 feet when only 20 is required (FOR SINGLE FAMILY). Plat can impose greater setbacks than required if desired. **Rear setback has now been left off. This needs to be added. Setbacks for the entire property (new lot and existing remainder) all need to show setbacks.**
3. Soil area is shown off site. If this is where house will locate its septic, there must be an easement shown to that area where lines will run. Soils need clarification for how many bedrooms will perk at this site. **A statement of soil area easement has been added, but that does not state for whom the easement is in favor. It clearly needs to show that the new lot being created has rights to the soils area. Permit will not be issued until number of bedrooms has been determined by TDEC and this easement is in favor of newly created lot.**
4. The odd shaped lot remaining (not including owner's house not shown on this plat and needs to be shown) cannot be subdivided as the rear portion will not have road frontage unless the rear portion continues to have at least 100 feet (under today's regulations) of road frontage and width. It appears that this area will connect back to owner's portion of lot. Again, need to see entire lot.
5. Normally a preliminary plat is submitted, but as there is no public infrastructure required, staff is okay with final plat.
6. There is no sign off for MTE on plat. Not sure if that is required. Applicant states no sign off needed.
7. Awaiting City Engineer's comments.
8. ~~For meeting, staff will need at least 2 full size copies of plat. Once recorded, staff will need proof of recording.~~ Staff has been able to print of 11 x 17 size. This will work for the meeting, but full size will be needed for recording.

CERTIFICATE OF OWNERSHIP & REPLICATION

I (WE) HEREBY CERTIFY THAT I (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN RECORD BOOK NUMBER 1956, PAGE 141, COUNTY RECORDS OFFICE, AND THAT I (WE) HEREBY ACKNOWLEDGE THE PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDER RESTRICTIONS, AND THAT OTHERS REELOCATE REPLICATION FOR ALL PUBLIC WAYS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED.

DATE _____ SIGNATURE _____
DATE _____ SIGNATURE _____
DATE _____ SIGNATURE _____

CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR ROAD POSTING

I HEREBY CERTIFY: (1) THAT ALL DESIGNED PUBLIC WAYS ON THIS PLAN, SUBDIVISION PLAN HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF THE EVALUABLE SUBDIVISION RELOCATIONS, OR (2) THAT A PERFORMANCE ROAD OR RELOCABLE LETTER OF CREDIT HAS BEEN POSTED WITH THE PLANNING COMMISSION TO GUARANTEE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

DATE _____ SIGNATURE _____
DATE _____ SIGNATURE _____

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT THE SUBDIVISION IS AN IMPROVED EXISTING NEW SYSTEMS OF THE MAP 144, PARCEL P/O 60 HAS BEEN APPROVED BY THE ENGINEERS OF CONSIDERED UTILITY DISTRICT OF BIRMINGHAM COUNTY FOR WATER SERVICE, PROVIDED HOWEVER, THAT THE LINES, VALVES, AND FITTINGS MUST BE INSTALLED IN ACCORDANCE WITH CUD SPECIFICATIONS AS DETERMINED BY ITS ENGINEERS. NO WATER SERVICE WILL BE PROVIDED UNTIL THE CERTIFICATION HAS BEEN MADE IN WRITING.

DATE _____ SIGNATURE _____
DATE _____ SIGNATURE _____

CERTIFICATE OF APPROVAL PRIVATE SEWAGE DISPOSAL

GENERAL APPROVAL IS HEREBY GRANTED FOR LOT PROPOSED HEREON AS BEING SUITABLE FOR SEWAGE SERVICE DISPOSAL WITH THE LISTED AND / OR ATTACHED RESTRICTIONS.

BEFORE THE INSTALLATION OF CONNECTION, THE LOCATION OF THE HOUSE OR OTHER STRUCTURE AND PLANS FOR THE SEWAGE SERVICE DISPOSAL SYSTEM SHALL BE APPROVED BY THE LOCAL HEALTH AUTHORITY.

DATE _____ LOCAL HEALTH AUTHORITY _____

CERTIFICATE OF ACCURACY

I (WE) HEREBY CERTIFY THAT TO THE BEST OF MY (OUR) KNOWLEDGE AND BELIEF THIS IS A TRUE AND ACCURATE STATEMENT OF THE PROPERTY SHOWN HEREON. THAT THIS IS A CLASS CATEGORY "III" LAND SURVEY AS DEFINED IN TITLE 62, CHAPTER 18, TENNESSEE CODE, AND THAT THE HAND OF PERSONS IS GENUINE WHEN OR EQUAL TO HIS (OUR).

DATE 7-28-26 JACKIE DILLIBAY
DATE _____ IN PL. S. HART

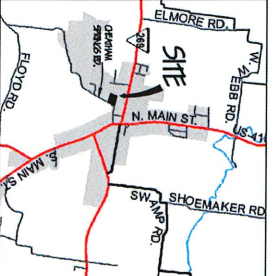
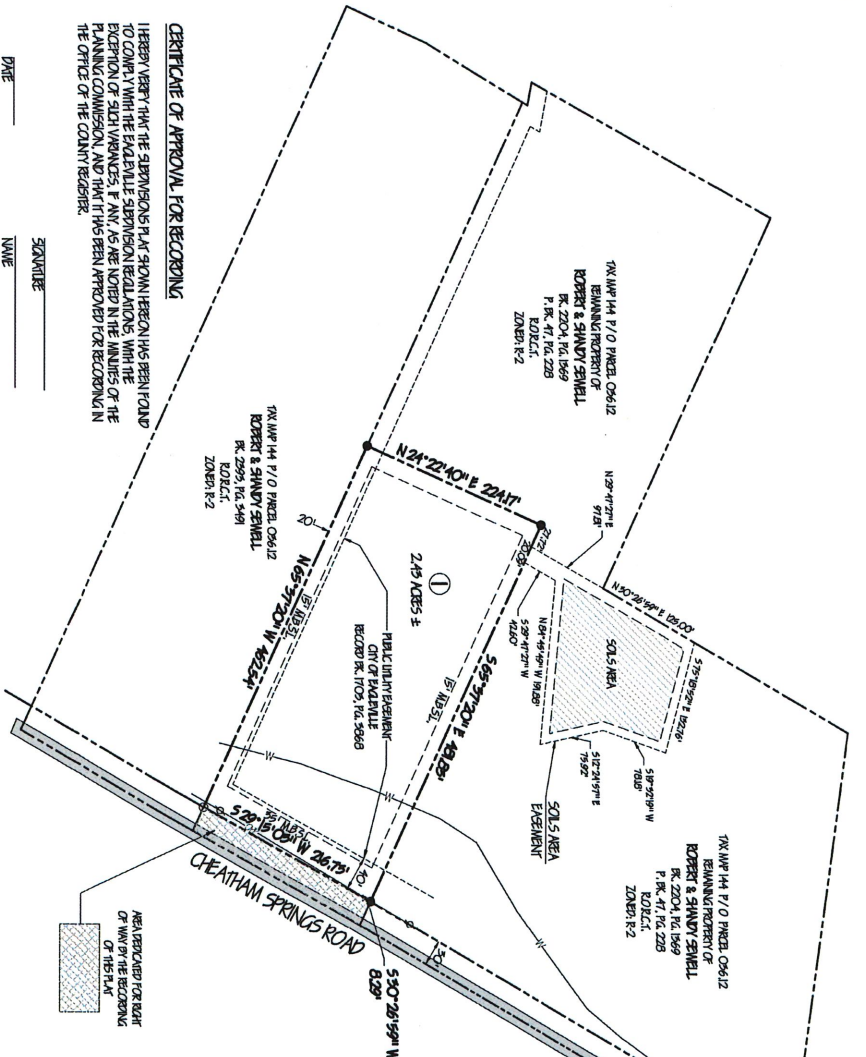
PREPARED BY
DILLIBAY LAND CONSULTANTS, PLLC

776 MOULTRY BLVD. EAST
HARTSULE, TN 37074
PHONE: (615) 659-7009
EMAIL: jackie.dillibay@gmail.com



GENERAL NOTES

1. THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.
2. BEARING SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM OF 1983. A CONTROL POINT WAS ESTABLISHED USING A CHESON BECK TAIL, FREQUENCY RECEIVER, ON FEBRUARY 2, 2026. THE GRID COORDINATES OF THE CONTROL POINT WERE DETERMINED USING THE 17-011, REAL-TIME KINEMATIC NETWORK, REFERENCED TO NAVD83 (2011) (GEOID 2010). (GEOID 2010) BEING THE HORIZONTAL POSITION. ACCESS POINTS NOT BEING ± 0.07 METER ON A 95% CONFIDENCE LEVEL WITH THE ALLOWABLE TOLERANCE BEING 0.07 ± 50 PPM.
3. NO THE COMMENTARY WAS PROVIDED TO THE SURVEYOR, THEREFORE THE SURVEY IS SUBJECT TO THE FOLLOWING A CLERICAL TITLE COMMENTARY MAY PRECEDE:
4. BY SCALD MAP LOCATION AND GRAPHIC PLANNING ONLY. THIS PROPERTY LIES WITHIN FLOOD ZONE "X" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47498C0295H, WITH AN EFFECTIVE DATE OF JANUARY 5, 2007. SAND MAP DENIES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
5. THE PURPOSE OF THIS PLAN IS TO CREATE 1 BUILDABLE LOT.
6. SURVEY DATA FOR THIS PROJECT WAS COLLECTED BY BAGE-RO AND METHOD USING 2 CHESON BECK TAIL LINES WITH THE BAGE BEING LOCATED ON THE ABOVE REFERENCED CONTROL POINT.
7. THIS PROPERTY IS ZONED: R-2, MEDIUM - DENSE RESIDENTIAL.



- ### LEGEND
- BOUNDARY (GEOID)
 - 1/2" X 1/2" BOUNDARY WITH CAP
 - ▲ TYPICAL MARK
 - BOUNDARY (GEOID)
 - NON-BOUNDARY BY WITHOUT
 - THE ADJACENT
 - WATERLINE
 - POWER POLE
 - OVERHEAD POWER LINE
 - MANHOLE BUILDING SERVICE LINE
 - RELOCATED OFFICE FOR BIRMINGHAM COUNTY, TN

DEED REFERENCE

BEING A PORTION OF THE SAME PROPERTY AS CONVEYED TO ROBERT C. SEMELL AND WIFE SHANDY SEMELL OF RECORD BOOK 2204, PAGE 1699, REGISTER'S OFFICE FOR BIRMINGHAM COUNTY, TN

TAX MAP REFERENCE

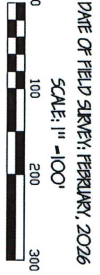
BEING A PORTION OF PARCEL 06612 ON TAX MAP 144 IN THE TAX ASSESSOR'S OFFICE FOR BIRMINGHAM COUNTY, TN

PLAN REFERENCE

ROBERT C. SEMELL, ET AL. SHANDY SEMELL PROPERTY
PLAN BOOK 47, PAGE 229, REGISTER'S OFFICE FOR BIRMINGHAM COUNTY, TN

SEWELL PROPERTY

CHEATHAM SPRINGS ROAD
8TH CIVIL DISTRICT
EVALUABLE, BIRMINGHAM COUNTY, TENNESSEE



DATE OF FIELD SURVEY: FEBRUARY, 2026
SCALE: 1" = 100'

7-28-26

JUL 23 2026