

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

1. CALL TO ORDER

Chairman Derrick Lynch called the meeting to order at 6:51 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
Councilman Chris Hendrix
Commissioner Erik Hurter

ABSENT:

Commissioner Darren Shanks

STAFF:

Hellyn Riggins, City Manager/Planner

Katy Sanderson, City Clerk

3. CITIZEN COMMENTS

There was no citizen comment.

4. MINUTES/OTHER BUSINESS

a. Approve or Deny Minutes of Planning Commission Meeting of March 2, 2026

Councilman Chris Hendrix moved to approve the minutes of February 6, 2026.

Secretary Justin Bryant seconded the motion.

The **MOTION** passed 4-0.

5. DESIGN REVIEW RECOMMENDATIONS

a. Approve or Deny Sign for Eagle's Nest Nursery & Garden Center, LLC. Business Located at 1047 S. Main Street -Zoned I-1

Chairman Derrick Lynnch stated that Design Review recommended the sign for approval.

Commissioner Erik Hurter moved to approve the sign for Eagle's Nest Nursery & Garden Center, LLC. Business Located at 1047 S. Main Street -Zoned I-1

Secretary Bryant seconded the motion.

The **MOTION** passed 4-0.

6. OLD BUSINESS

7. NEW BUSINESS

- a. **Recommend to City Council for Approval or Denial of a Resolution to Adopt a Plan of Service for Parcel 120-46.00-000, Approximately 98.21 Acres Located on the Southwest Corner of College Grove Road and US 41-A, 26, Eagleville, Tennessee 37060 (Salem Creek Partnership)**
City Manager Hellyn Riggins stated that this is the same property discussed at the Public Hearing and is the Commissions way of endorsing the property for annexation.

Commissioner Hurter moved to recommend to council to Approve a Resolution to Adopt a Plan of Service for Parcel 120-46.00-000, Approximately 98.21 Acres Located on the Southwest Corner of College Grove Road and US 41-A, 26, Eagleville, Tennessee 37060 (Salem Creek Partnership)

Councilman Hendrix seconded the motion.

The **MOTION** passed 4-0

- b. **Review Plan of Services for Annexation of Parcel #120.02300 (Moore Property)**

City Manager Hellyn Riggins stated that this is for the Commission to give feedback to the Council if they should consider annexation of this property.

Councilman Hendrix moved to recommend to Council to review this property for annexation.

Secretary Bryant seconded the motion.

The **MOTION** passed 4-0.

- c. **Approve or Deny Site Plan for Eagle's Nest Nursery & Garden Center, LLC with Business Located at 1047 S. Main Street - Zoned I-1**

City Manager Hellyn Riggins stated that this is an existing parcel with a horse track, residence and a building previously used for retail sales of landscaping. The applicants are requesting to turn this into a retail garden center. MS. Riggins went on to read the staff notes (attached).

Ms. Riggins stated that the City Engineer responded to her question regarding the hoop houses being in the flood plain and has determined that the Federal Emergency Management Agency (FEMA) would not require them to be moved out of the flood plain.

Todd Foote, the owner of Eagle's Nest Nursery & Garden Center stated that there would be a maximum of 3 employees onsite at any given time. There is a concrete pad around two sides of the building where they can have six parking spaces with at least one handicap space. There is also space noted on the drawing which provides five parking spaces. This would give a total of eleven spaces with the possibility of creating more along the exterior lines of the property. It was stated that parking bumpers could be used to define the spaces in the gravel.

Ms. Riggins also requested an updated site plan to show the additional spaces.

Commissioner Hurter moved to approve the Site Plan for Eagle's Nest Nursery contingent upon receiving a revised site plan for parking and for the road connection at

1007 Ball Pak Avenue to have the sixty feet paved where it connects to Ball Park Avenue within three months of opening the garden center.

Secretary Bryant seconded the motion.

The **MOTION** passed 4-0.

d. Approve or Deny Minor Subdivision Plat (Lot line Amendment) changes at 400 & 410 Allisona Road

City Manager Hellyn Riggins stated that the properties already exist as two lots. Eric Marlin of 410 Allisona Road is giving 400 Allisona Road more space to be able to effectively build on that lot. The front lot will remain on sewer where there is currently a trailer which will be removed for the new build. This is a lot line adjustment.

Secretary Bryant moved to approve the lot line adjustment for 400 & 410 Allisona Road.

Commissioner Hurter seconded the motion.

The **MOTION** passed 4-0.

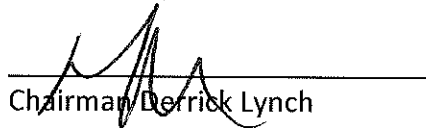
8. CITY MANAGER/CITY PLANNER REPORT

City Manager Hellyn Riggins stated that there had previously been a lot line amendment to the Turner property on 348 Cheatham Springs when he sold Roger Hudson property to add to his current plat. Mr. Turner has since submitted a request to do another amendment. Mr. Turner is selling additional property to Mr. Hudson and it will be absorbed into Mr. Hudson's current plat. There will not be a new lot created. Ms. Riggins then went over the map to clarify what the property lines are currently and where the amendment would be. As it falls within the regulations for Ms. Riggins to review and approve the revision, she spoke with Chairman Lynch and has subsequently approved the revision. Ms. Riggins is asking the Commission to ratify this approval.

9. ADJOURNMENT


Chairman Lynch adjourned the meeting at 7:21 p.m.

Approved by:


Chairman Derrick Lynch

Submitted by:


City Clerk, Katy Sanderson


Date minutes were approved

Staff Notes
March 26, 2026
For April 6, 2026 Meeting
Eagle Nest Nursery
Zoning I-1

Design Review:

1. Eagle Nest Nursery, to be located at 1047 Highway 41A, is requesting an off-premise sign. The nursery property has frontage on 41A but it would route traffic through the Eagleville Grocery. They are requesting to place a sign at 1075 Highway 41A. That issue is to be decided by the BZA. The purpose of the Design Review Meeting will be to approve the design of the sign. They are also adding "hoop" or "green" houses to the site. Those will also go through Design Review.

The sign is 7 feet wide (oval shaped) and 10 feet tall. These dimensions do meet the sign regulations. The sign is aluminum composite. It will not be internally illuminated. It will have low voltage up lighting.

Board of Zoning Appeals:

1. Eagle Nest Nursery, to be located at 1047 Highway 41A, is requesting an off-premise sign. The nursery property has frontage on 41A but placing a sign there would route traffic through the Eagleville Grocery parking lot. They are requesting to place a sign at 1075 Highway 41A. 1075 Highway 41A is on the corner of 41A and Ronnie Hill Avenue/Ball Park Avenue. There is a little cabinet shop located on this corner. The sign, if approved will have to meet all other criteria of the Design Criteria and Zoning Ordinance such as setbacks, height etc. The applicant is arguing that they do have frontage on 41A but it shares an entrance with the Eagleville Grocery, and to route traffic through that entrance could cause unsafe conditions and confusion to drivers. Therefore, they want to place the sign on the corner and point to a second entrance to the property entrance that is off of Ronnie Hill Avenue. The proposed sign does not have an arrow on it, so that will need to be rectified.

Planning Commission:

1. The site is unconventional from a planning perspective. It has a history of being a horse farm with living quarters and a sod/landscape retail area. The owner is proposing to lease a portion of the area (shown on the site plan) to a retail landscaping company. The structures are already present. They would just be adding hoop houses (two) and areas for mulch. The Zoning Ordinance only allows for one dwelling on one lot, with an exception for Agriculture. But it is silent on multiple buildings on commercial lots provided setbacks and lot coverages are met. Therefore, with this use being in the middle of the lot, it only has side setbacks, no front or rear setbacks because it is not a subdivide

lot. The lot is in the floodplain and staff has reached out to the City Engineer for guidance on any new structures such as hoop houses. The Zoning Ordinance only requires parking (at this time) for over 20 spaces. The use's parking requirements have not been determined. The applicant will need to address the Commission with it's anticipated need for parking due to there not being specific regulations for landscaping retail uses. Retail requires 1/200 sq feet of building. Most of this use is outside and the product is usually voluminous. Therefore the 1/200 sees excessive. The applicant should state for the commission their anticipated flow of business, and offer a parking requirement. The Commission can determine if that is reasonable. There does need to be a paved handicap space. There is some pavement on the site that could possible be used for the handicap space. Being consistent with other similar uses approved by the Commission, the Commission could determine that some paving should be done at the entrance to the business to keep city streets clean. Staff is awaiting guidance and comments from the City Engineer. So more comments may be forthcoming.