

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:

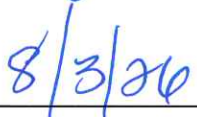


Chairman Derrick Lynch

Submitted by:



City Clerk, Katy Sanderson



Date minutes were approved: