



**EAGLEVILLE PLANNING COMMISSION
PUBLIC HEARING AMENDED**

**Eagleville City Hall 108 South Main Street
September 9, 2024 6:30 p.m.**

Immediately Following the Board of Zoning Appeals

Prior to meeting, please silence all electronic devices.

- 1) **CALL TO ORDER** – Chairman, Derrick Lynch
- 2) **ROLL CALL / DETERMINATION OF QUORUM**
- 3) **PUBLIC HEARING** – Each Citizen will be given up to 3 minutes to speak regarding the matters listed below:
 - (a) RESOLUTION 2024-006. A RESOLUTION TO ADOPT A PLAN OF SERVICES TO ANNEX INTO THE CITY OF EAGLEVILLE, TENNESSEE A PORTION OF COLLEGE GROVE ROAD, VARYING RIGHT OF WAY WIDTHS FROM 45 TO 60 FEET IN WIDTH, AND A LENGTH OF APPROXIMATELY .47 (APPROXIMATELY 2,500 FEET) OF A MILE FROM THE WILLIAMSON COUNTY LINE TO THE EASTERN BOUNDARY OF 309 COLLEGE GROVE ROAD, ALL WITHIN THE EAGLEVILLE URBAN GROWTH
 - (b) RESOLUTION 2024-007. RESOLUTION TO ADOPT A PLAN OF SERVICES FOR 68.21 ACRES LOCATED ALONG A STRETCH OF COLLEGE GROVE ROAD (TAX MAPS 120 02312, 120 02303 AND 120 02310) KZO FRANKLIN PROPERTIES, APPLICANT
 - (c) RESOLUTION 2024-008. A RESOLUTION TO ANNEX INTO THE CITY OF EAGLEVILLE, TENNESSEE A PORTION OF COLLEGE GROVE ROAD, VARYING RIGHT OF WAY WIDTHS FROM 45 TO 60 FEET IN WIDTH, AND A LENGTH OF APPROXIMATELY .47 (APPROXIMATELY 2,500 FEET) OF A MILE FROM THE WILLIAMSON COUNTY LINE TO THE EASTERN BOUNDARY OF 309 COLLEGE GROVE ROAD, ALL WITHIN THE EAGLEVILLE URBAN GROWTH
 - (d) RESOLUTION 2024-009. A RESOLUTION TO ANNEX APPROXIMATELY 68.21 ACRES LOCATED ALONG A STRETCH OF COLLEGE GROVE ROAD (TAX MAPS 120 02312, 120 02303 AND 120 023.10) AND INCORPORATE SAME WITHIN THE CORPORATE BOUNDARIES OF THE CITY OF EAGLEVILLE, TENNESSEE, KZO FRANKLIN PROPERTIES, APPLICANT

4) Close Public Hearing

5) ADJOURNMENT

ITEM 3a Public Hearing

- RESOLUTION 2024-006. A RESOLUTION TO ADOPT A PLAN OF SERVICES TO ANNEX INTO THE CITY OF EAGLEVILLE, TENNESSEE A PORTION OF COLLEGE GROVE ROAD, VARYING RIGHT OF WAY WIDTHS FROM 45 TO 60 FEET IN WIDTH, AND A LENGTH OF APPROXIMATELY .47 (APPROXIMATELY 2,500 FEET) OF A MILE FROM THE WILLIAMSON COUNTY LINE TO THE EASTERN BOUNDARY OF 309 COLLEGE GROVE ROAD, ALL WITHIN THE EAGLEVILLE URBAN GROWTH

Prepared By: Hellyn R. Riggins, City Manager
PO Box 68, Eagleville TN 37060

RESOLUTION 2024-006

A RESOLUTION TO ADOPT A PLAN OF SERVICES TO ANNEX INTO THE CITY OF EAGLEVILLE, TENNESSEE A PORTION OF COLLEGE GROVE ROAD, VARYING RIGHT OF WAY WIDTHS FROM 45 TO 60 FEET IN WIDTH, AND A LENGTH OF APPROXIMATELY .47 (APPROXIMATELY 2,500 FEET) OF A MILE FROM THE WILLIAMSON COUNTY LINE TO THE EASTERN BOUNDARY OF 309 COLLEGE GROVE ROAD, ALL WITHIN THE EAGLEVILLE URBAN GROWTH

WHEREAS, the Owner(s) of the territory identified on the attached map as the “Area Annexed” has either petitioned for annexation or given written consent to the annexation of such territory; and

WHEREAS, a Plan of Services for such territory was prepared and published as required by TCA 6-51-102 and 6-51-104; and,

WHEREAS, the Proposed Plan of Service was submitted to the Eagleville Planning Commission on September 9, 2024 for its consideration and a written report, at which time the Planning Commission held a public hearing and thereafter recommended approval of the Plan of Services to the City Council; and,

WHEREAS, a Public Hearing on the Proposed Plan of Services was held before the City Council of the City of Eagleville, Tennessee on September 24, 2024, and notice thereof published in a newspaper of general circulation; and,

WHEREAS, the Plan of Service for the territory identified on the attached map as the “Area to be Annexed” establishes the scope of services to be provided and the time of such services and satisfies the requirements of TCA 6-51-102; and

WHEREAS, Property Owners of Parcels 120 2303, 120 2310 and 120 2312 have requested these parcels to be in the City Limits and the City has agreed, subject to road improvements as a part of any initial phase of any proposed development submittal for the property being considered for annexation, College Grove Road improvements will be required to be made as indicated and shown within a plan set created by SEC, Inc. entitled “Winterbrooke Manor Subdivision – Phase 1 – Offsite Road Improvements” consisting of six (6) plan sheets with improvements generally depicted as follows: improvements to start at the intersection of College Grove Road and extend approximately 3,520 linear feet to the west and consisting of a minimum paved width of 24’ including full depth widening of approximately 7’ on the south side of the existing road (full depth widening to consist of 8” compacted stone base and 3” asphalt binder); a 1.5” thick asphalt overlay of the full 24’ roadway width; 2’ wide gravel shoulders on both sides of the road; regrading the roadside ditches on both sides of the road; repair and replace existing driveways

including new driveway culverts; relocation of existing utility lines as required by any utility providers; and proper stabilization of ditch lines and all other ground disturbances. As some of the road improvements are in Rutherford County, coordination will be required.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EAGLEVILLE, TENNESSEE, AS FOLLOWS:

SECTION 1. That, pursuant to authority conferred by the TCA Sections 6-51-102, et seq, the Plan of Services attached hereto for the territory identified on the attached map as the “Area to be Annexed” is hereby adopted as it is reasonable with respect to the scope of services to be provided and the timing of such services.

SECTION 2. That this Resolution shall take effect upon the effective date of the Annexation Resolution with respect to the territory, Resolution 2024-008, the public welfare and welfare of the City requiring it.

WHEREUPON, the Mayor declared the resolution adopted, affixed a signature and the date thereto, and directed that the same be recorded.

Chad Leeman, Mayor Date

Christina Rivas, City Recorder Date

Approved as to Form and Legality this 24 day of September, 2024

Stephen Aymett, City Attorney

**ATTACHMENT A
OF RESOLUTION 2024-006**

A PLAN OF SERVICES FOR THE ANNEXATION OF ROADWAY, A PORTION OF COLLEGE GROVE ROAD, VARYING RIGHT OF WAY WIDTHS FROM 45 TO 60 FEET IN WIDTH, AND A LENGTH OF APPROXIMATELY .47 (APPROXIMATELY 2,500 FEET) OF A MILE FROM THE WILLIAMSON COUNTY LINE TO THE EASTERN BOUNDARY OF 309 COLLEGE GROVE ROAD, ALL WITHIN THE EAGLEVILLE URBAN GROWTH

The Tennessee Code Annotated § 6-51-102 requires that a plan of services be adopted by the municipal governing body prior to passage of an annexation ordinance; and the area proposed for annexation into the City is within the City's Urban Growth Boundary, as required by law, and is described as follows:

ANNEXATION OF PROPERTY

This annexation consists of the following property:

A PORTION OF COLLEGE GROVE ROAD, VARYING RIGHT OF WAY WIDTHS FROM 45 TO 60 FEET IN WIDTH, AND A LENGTH OF APPROXIMATELY .47 (APPROXIMATELY 2,500 FEET) OF A MILE FROM THE WILLIAMSON COUNTY LINE TO THE EASTERN BOUNDARY OF 309 COLLEGE GROVE ROAD, ALL WITHIN THE EAGLEVILLE URBAN GROWTH

Section 1. Pursuant to the provisions of T.C.A. § 6-51-102, there is hereby adopted, for the area bounded as described above, the following plan of services:

A. Police

1. Patrol, response to calls, and other routine police services, using present personnel and equipment, will be provided on the effective date of annexation in the same manner as provided to existing residents of Eagleville, Tennessee.
2. Traffic signals, traffic signs, street markings, and other traffic control devices will be installed as the need is established by appropriate study and traffic engineering standards.

B. Fire Services

1. Fire protection by the present personnel and equipment of the fire department, within the limitations of available water and distances from fire stations, will be provided on the effective date of annexation in the same manner as provided to existing residents of Eagleville, Tennessee.

C. Water

1. Water is provided by the local utility company, Consolidated Utility District, with rates and conditions of approval at the discretion of the utility company.
2. Water for fire protection will be provided by the local utility company, Consolidated Utility District, with rates and conditions of approval at the discretion of the utility company.

D. Wastewater

This annexation is for Roadway only.

E. Garbage Collection

This annexation is for Roadway only.

F. Streets

1. The City will commence maintenance of the roadway as part of the annexation.

G. Schools

Area to be annexed will remain as part of the Rutherford County Schools System.

H. Inspections and Code Enforcement

This annexation is for Roadway only.

I. Zoning

This annexation is for Roadway only. The Roadway will be assigned R-2 (Medium Density PRD) Per Ordinance 2023-010.

J. Street Lighting

1. The road does not currently have street lighting. If deemed necessary by a city study, lights may be provided.

K. Recreation

1. No residents live on the roadway; therefore, recreation does not pertain to this annexation.

ITEM 3b Public Hearing

- RESOLUTION 2024-007. RESOLUTION TO ADOPT A PLAN OF SERVICES FOR 68.21 ACRES LOCATED ALONG A STRETCH OF COLLEGE GROVE ROAD (TAX MAPS 120 02312, 120 02303 AND 120 02310) KZO FRANKLIN PROPERTIES, APPLICANT

Prepared By: Hellyn R. Riggins, City Manager
PO Box 68, Eagleville TN 37060

RESOLUTION 2024-007

**RESOLUTION TO ADOPT A PLAN OF SERVICES FOR 68.21 ACRES LOCATED
ALONG A STRETCH OF COLLEGE GROVE ROAD (TAX MAPS 120 02312, 120 02303
AND 120 02310) KZO FRANKLIN PROPERTIES, APPLICANT**

WHEREAS, the Owner(s) of the territory identified on the attached map as the “Area Annexed” has either petitioned for annexation or given written consent to the annexation of such territory; and

WHEREAS, a Plan of Service for such territory was prepared and published as required by TCA 6-51-102 and 6-51-104; and,

WHEREAS, the Proposed Plan of Services was submitted to the Eagleville Planning Commission on September 9, 2024 for its consideration and a written report, at which time the Planning Commission held a public hearing and thereafter recommended approval of the Plan of Services to the City Council; and,

WHEREAS, a Public Hearing on the Proposed Plan of Services was held before the City Council of the City of Eagleville, Tennessee on September 24, 2024, and notice thereof published in a newspaper of general circulation; and,

WHEREAS, the Plan of Service for the territory identified on the attached map as the “Area to be Annexed” establishes the scope of services to be provided and the time of such services and satisfies the requirements of TCA 6-51-102; and

WHEREAS, Property Owner(s) of Parcels 120 2303, 120 2310 and 120 2312 have requested these parcels to be in the City Limits and the City has agreed subject to road improvements as a part of any initial phase of any proposed development submittal for the property being considered for annexation. College Grove Road improvements will be required to be made as indicated and shown within a plan set created by SEC, Inc., entitled “Winterbrooke Manor Subdivision – Phase 1 – Offsite Road Improvements” consisting of six (6) plan sheets with improvements generally depicted as follows: improvements to start at the intersection of College Grove Road and extend approximately 3,520 linear feet to the west and consisting of a minimum paved width of 24’ including full depth widening of approximately 7’ on the south side of the existing road (full depth widening to consist of 8” compacted stone base and 3” asphalt binder); a 1.5” thick asphalt overlay of the full 24’ roadway width; 2’ wide gravel shoulders on both sides of the road; regrading the roadside ditches on both sides of the road; repair and replace existing driveways including new driveway culverts; relocation of existing utility lines as required by any utility providers; and proper stabilization of ditch lines and all other ground disturbances. Some of the road improvements are in Rutherford County and will need coordination with the County.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EAGLEVILLE, TENNESSEE, AS FOLLOWS:

SECTION 1. That, pursuant to authority conferred by the TCA Sections 6-51-102, et seq, the Plan of Services attached hereto for the territory identified on the attached map as the “Area to be Annexed” is hereby adopted as it is reasonable with respect to the scope of services to be provided and the timing of such services.

SECTION 2. That this Resolution shall take effect upon the effective date of the Annexation Resolution with respect to the territory, Resolution 2024-009, the public welfare and welfare of the City requiring it.

WHEREUPON, the Mayor declared the resolution adopted, affixed a signature and the date thereto, and directed that the same be recorded.

Chad Leeman, Mayor

Date

Christina Rivas, City Recorder

Date

Approved as to Form and Legality this 24 day of September, 2024

Stephen Aymett, City Attorney

**ATTACHMENT A
OF RESOLUTION 2024-007**

**A PLAN OF SERVICES FOR THE ANNEXATION OF APPROXIMATELY 68.21
ACRES LOCATED ALONG A STRETCH OF COLLEGE GROVE ROAD (TAX MAPS
120 02312, 120 02303 AND 120 02310), KZO FRANKLIN PROPERTIES, APPLICANT**

The Tennessee Code Annotated § 6-51-102 requires that a plan of services be adopted by the municipal governing body prior to passage of an annexation ordinance; and the area proposed for annexation into the City is within the City's Urban Growth Boundary, as required by law, and is described as follows:

ANNEXATION OF PROPERTY

This annexation consists of the following property:

APPROXIMATELY 68.21 ACRES LOCATED ALONG A STRETCH OF COLLEGE GROVE
ROAD (TAX MAPS 120 02312, 120 02303, AND 120 02310)

Section 1. Pursuant to the provisions of T.C.A. § 6-51-102, there is hereby adopted, for the area bounded as described above, the following plan of services:

A. Police

1. Patrol, response to calls, and other routine police services, using present personnel and equipment, will be provided on the effective date of annexation in the same manner as provided to existing residents of Eagleville.
2. Traffic signals, traffic signs, street markings, and other traffic control devices will be installed as the need is established by appropriate study and traffic engineering standards.

B. Fire Services

1. Fire protection by the present personnel and equipment of the fire department, within the limitations of available water and distances from fire stations, will be provided on the effective date of annexation in the same manner as provided to existing residents of Eagleville, Tennessee.

C. Water

1. Water is provided by the local utility company, Consolidated Utility District, with rates and conditions of approval at the discretion of the utility company.
2. Water for fire protection will be provided by the local utility company, Consolidated Utility District, with rates and conditions of approval at the discretion of the utility company.

D. Wastewater

The applicant will construct a, or enter into an agreement with an existing, STEP System as approved by the City of Eagleville, TN and the Tennessee Department of Conservation and Environment, to be managed by Consolidated Utility District and possibly later by another entity, including but not limited to the City of Eagleville. All dwellings constructed or any building containing water/wastewater must be tied into a STEP system or other City approved manner of disposal of wastewater. Disposal rates will be evaluated and residents will be required to pay for such service/convenience.

E. Garbage Collection

At this time, garbage collection is done privately. All Residents are eligible to utilize the Rutherford County Recycling/Trash Centers.

F. Streets

1. The City will commence maintenance of the roadway as part of the annexation.

G. Schools

Area to be annexed will remain as part of the Rutherford County Schools System.

H. Inspections and Code Enforcement

All construction will be required to have a permit issued by the City of Eagleville, Tennessee with inspections performed. The City will provide Code enforcement in the annexed area.

I. Zoning

The area will be assigned R-2 (Medium Density PRD) zoning, per Ordinance 2023-010.

J. Street Lighting

1. Street lighting will be considered during the Subdivision process as needed and appropriate for the area.

K. Recreation

1. All residents in the annexed area are eligible to partake of the City's park and future areas of recreation in the same manner as existing residents.

ITEM 3c Public Hearing

- RESOLUTION 2024-008. A RESOLUTION TO ANNEX INTO THE CITY OF EAGLEVILLE, TENNESSEE A PORTION OF COLLEGE GROVE ROAD, VARYING RIGHT OF WAY WIDTHS FROM 45 TO 60 FEET IN WIDTH, AND A LENGTH OF APPROXIMATELY .47 (APPROXIMATELY 2,500 FEET) OF A MILE FROM THE WILLIAMSON COUNTY LINE TO THE EASTERN BOUNDARY OF 309 COLLEGE GROVE ROAD, ALL WITHIN THE EAGLEVILLE URBAN GROWTH

Prepared By: Hellyn R. Riggins, City Manager
PO Box 68, Eagleville TN 37060

RESOLUTION 2024-008

A RESOLUTION TO ANNEX INTO THE CITY OF EAGLEVILLE, TENNESSEE A PORTION OF COLLEGE GROVE ROAD, VARYING RIGHT OF WAY WIDTHS FROM 45 TO 60 FEET IN WIDTH, AND A LENGTH OF APPROXIMATELY .47 (APPROXIMATELY 2,500 FEET) OF A MILE FROM THE WILLIAMSON COUNTY LINE TO THE EASTERN BOUNDARY OF 309 COLLEGE GROVE ROAD, ALL WITHIN THE EAGLEVILLE URBAN GROWTH

WHEREAS, the Owner(s) of the territory identified on the attached map as the “Area Annexed” has either petitioned for annexation or given written consent to the annexation of such territory; and

WHEREAS, a Plan of Service for such territory was adopted by Resolution 2024-006 on August September 24, 2024; and

WHEREAS, the Planning Commission held a public hearing on the proposed annexation of such territory on September 9, 2024 and recommended approval of the annexation; and,

WHEREAS, the City Council held a public hearing on the proposed annexation of such territory on September 24, 2024; and,

WHEREAS, a Zoning District of R-2 PRD will be assigned to the road once annexed in accordance with Ordinance 2023-010; and

WHEREAS, Property Owner(s) of Parcels 120 2303, 120 2310 and 120 2312 has requested these parcels to be in the City Limits and the City has agreed subject to road improvements as a part of any initial phase of any proposed development submittal for the property being considered for annexation, College Grove Road improvements will be required to be made as indicated and shown within a plan set created by SEC, Inc., entitled “Winterbrooke Manor Subdivision – Phase 1 – Offsite Road Improvements” consisting of six (6) plan sheets with improvements generally depicted as follows: Improvements to start at the intersection of College Grove Road and extend approximately 3,520 linear feet to the west and consisting of a minimum paved width of 24’ including full depth widening of approximately 7’ on the south side of the existing road (full depth widening to consist of 8” compacted stone base and 3” asphalt binder); a 1.5” thick asphalt overlay of the full 24’ roadway width; 2’ wide gravel shoulders on both sides of the road; regrading the roadside ditches on both sides of the road; repair and replace existing driveways including new driveway culverts; relocation of existing utility lines as required by any utility providers; and proper stabilization of ditch lines and all other ground disturbances. Some of the improvements are in Rutheford County and may need County Coordination; and

WHEREAS, the annexation of such territory is deemed beneficial for the welfare of the City of Eagleville as a whole.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EAGLEVILLE, TENNESSEE, AS FOLLOWS:

ITEM 3d Public Hearing

- RESOLUTION 2024-009. A RESOLUTION TO ANNEX APPROXIMATELY 68.21 ACRES LOCATED ALONG A STRETCH OF COLEGE GROVE ROAD (TAX MAPS 120 02312, 120 02303 AND 120 023.10) AND INCORPORATE SAME WITHIN THE CORPORATE BOUNDARIES OF THE CITY OF EAGLEVILLE, TENNESSEE, KZO FRANKLIN PROPERTIES, APPLICANT

Prepared By: Hellyn R. Riggins, City Manager
PO Box 68, Eagleville TN 37060

RESOLUTION 2024-009

A RESOLUTION TO ANNEX APPROXIMATELY 68.21 ACRES LOCATED ALONG A STRETCH OF COLEGE GROVE ROAD (TAX MAPS 120 02312, 120 02303 AND 120 023.10) AND INCORPORATE SAME WITHIN THE CORPORATE BOUNDARIES OF THE CITY OF EAGLEVILLE, TENNESSEE, KZO FRANKLIN PROPERTIES, APPLICANT

WHEREAS, the Owner(s) of the territory identified on the attached map as the “Area Annexed” has either petitioned for annexation or given written consent to the annexation of such territory; and

WHEREAS, a Plan of Services for such territory was adopted by Resolution 2024-007 on September 24, 2024; and,

WHEREAS, the Planning Commission held a public hearing on the proposed annexation of such territory on September 9, 2024 and recommended approval of the annexation; and,

WHEREAS, the City Council held a public hearing on the proposed annexation and plan of service of such territory on September 24, 2024; and,

WHEREAS, the current property owner, KZO Franklin Properties, and the City of Eagleville, Tennessee agreed to a Zoning District of R-2 PRD and worked together to create the specifics of the PRD requirements in Ordinance 2023-010 which shall become a part of this Annexation Resolution; and

WHEREAS, Property Owner(s) of Parcels 120 2303, 120 2310 and 120 2312 has requested these parcels to be in the City Limits and the City has agreed subject to road improvements as a part of any initial phase of any proposed development submittal for the property being considered for annexation, College Grove Road improvements will be required to be made as indicated and shown within a plan set created by SEC, Inc., entitled “Winterbrooke Manor Subdivision – Phase 1 – Offsite Road Improvements” consisting of six (6) plan sheets with improvements generally depicted as follows: Improvements to start at the intersection of College Grove Road and extend approximately 3,520 linear feet to the west and consisting of a minimum paved width of 24’ including full depth widening of approximately 7’ on the south side of the existing road (full depth widening to consist of 8” compacted stone base and 3” asphalt binder); a 1.5” thick asphalt overlay of the full 24’ roadway width; 2’ wide gravel shoulders on both sides of the road; regrading the roadside ditches on both sides of the road; repair and replace existing driveways including new driveway culverts; relocation of existing utility lines as required by any utility providers; and proper stabilization of ditch lines and all other ground disturbances. Some of the road improvements are in Rutherford County and may need to be coordinated with the County; and

WHEREAS, the annexation of such territory is deemed beneficial for the welfare of the City of Eagleville, Tennessee as a whole.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EAGLEVILLE, TENNESSEE, AS FOLLOWS:

