

**Minutes of the
Eagleville Planning Commission
Eagleville City Hall, Eagleville, TN
Monday, December 9, 2024 – 6:30pm**

1. CALL TO ORDER

Chairman Derrick Lynch called the meeting to order at 6:31 p.m.

2. ROLL CALL / DETERMINATION OF QUORUM

City Clerk Katy Sanderson called the roll.

PLANNING COMMISSION

PRESENT:

Chairman Derrick Lynch
Secretary Justin Bryant
Councilman Chris Hendrix
Commissioner Erik Hurter

ABSENT:

Commissioner Darren Shanks

STAFF:

Hellyn Riggins, City Manager

Katy Sanderson, City Clerk

GUESTS:

Rob Molchan
Jon Armstrong

Roger Jenkins
Craig Sewell

3. CITIZEN COMMENTS

4. MINUTES/OTHER BUSINESS

- a. Approve or Deny Minutes of Planning Commission Public Hearing on September 9, 2024
Commissioner Justin Bryant moved to approve the minutes.
Councilman Chris Hendrix seconded the motion.
The **MOTION** passed 4-0.
- b. Approve or Deny Minutes of Planning Commission Meeting of September 9, 2024
Councilman Hendrix moved to approve the minutes.
Commissioner Bryant seconded the motion.
The **MOTION** passed 4-0.
- c. Approve or Deny Minutes of Planning Commission Meeting of November 4, 2024
Councilman Hendrix moved to approve the minutes.
Commissioner Bryant seconded the motion.
The **MOTION** passed 4-0.

5. DESIGN REVIEW RECOMMENDATIONS

6. OLD BUSINESS

7. NEW BUSINESS

a. **Review and Approve Final Plat for Eagleview Estates Section 2**

Craig Sewell will either fill a lot to be above the Base Flood Elevation (BFE), or raise the pad of the house, both comply with Federal Emergency Management Agency (FEMA) Elevation certificates will be used.

City Manager Hellyn Riggins stated that City Engineer Will Owen has reviewed the plat and asks that the plat be approved subject to any final engineering comments and a bond as needed being set by the City Engineer and City Manager.

Secretary Bryant moved to approve the Final Plat for Eagleview Estates Section 2 subject to any final engineering comments and a bond being set by the City Engineer and City Manager if required.

Councilman Hendrix seconded the motion.

The **MOTION** passed 4-0.

b. **Review and Approve Preliminary Plat for Winterbrook Development**

City Manager Riggins stated that this is the first look at the Preliminary Plat. Chairman Lynch was given confirmation of the 2 proposed entrances off College Grove Road. Ms. Riggins stated because this property abuts another property, there is a stub out shown on the plat that would remain a cul-de-sac until such time the properties are/if connected. Ms. Riggins then read through the Staff Notes aloud. (See attached) Rob Molchan from Site Engineering Consultants (SEC) stated that the majority of Staff Notes are easily addressed. More specifically on number 15, the Septic Tank Effluent Pumping (STEP) System is still contingent upon Stephenson Farms moving through the approval process as it is a joint STEP System. Ms. Riggins stated that Consolidated Utility District (CUD) has told Stephenson Farms that the filter system originally decided upon is no longer effective and are requiring a different type of system. Until there is a CUD approved filtration system, the City will not sign off on a STEP System.

Mr. Molchan stated, regarding the fire hydrants in note 14, that they are still working with CUD in order to get the water supply and pressure where it needs to be. There are a

few different options they are looking into however they request that this issue be deferred until the January 6, 2025 meeting.

Ms. Riggins stated that the City is not opposed to adding sprinklers to the houses but the regulations require the hydrants.

Chairman Lynch recused himself from the vote.

Councilman Chris Hendrix moved to defer to the January 6, 2025 meeting.

Commissioner Erik Hurter seconded the motion.

The **MOTION** passed 3-0 with Chairman Lynch abstaining.

c. Review and Approve Zoning Ordinance No.2024-006 to send to City Council as Recommendation

City Manager Riggins stated that a few tweaks were made to the ordinance.

The changes are:

- Clarification of convenience sales
- Clarification of minimum lot depth
- Added personal service establishment
- Short term rental definition
- Fencing on more than one frontage
- Clarifying a medical provider and parking spaces
- R1 road frontage setback consistent with other zoning districts
- R2 change cul-de-sac to arc of the cul-de-sac
- C1 clarified convenience commercial services, including boutique retail and restaurant with no drive-thru (to go orders allowed)
- C2 clarified purpose and uses
 - restaurant with no drive-thru
 - minimum lot size
 - special exception – pharmacy with drive thru, restaurant with drive thru and liquor store per municipal Code
 - Lot width and Lot depth
- C2 General Industrial uses as special exceptions
 - Retail and commercial uses
 - Automotive service, repairs and other goods and services related to automobiles
 - Liquor store as per Municipal Code

Commissioner Justin Bryant moved to approve the recommendation to send to City Council.

Councilman Chris Hendrix seconded the motion.

The **MOTION** passed 4-0.

d. Adoption of Planning Commission Meeting Dates for 2025

Councilman Chris Hendrix moved to approve the meeting dates for 2025.

Commissioner Justin Bryant seconded the motion.

The **MOTION** passed 4-0.


8. CITY MANAGER/CITY PLANNER REPORT

There was no report.

9. ADJOURNMENT

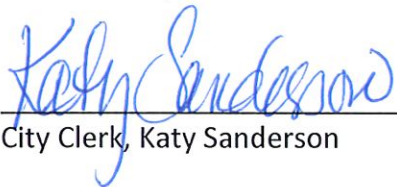
Chairman Lynch adjourned the meeting at 7:15 p.m.

Approved by:



Chairman Derrick Lynch

Submitted by:



City Clerk, Katy Sanderson

Date minutes were approved: 1/6/2025

Staff Notes
Winterbrook Manor
12/05/2024

1. The preliminary plat and future plats are all contingent on Ordinance 2023-010 which created the regulations for this particular PRD.
2. Create a table showing road frontage and width for each lot.
3. Setbacks noted correctly on title page. However on Typical Lot diagram, the corner lot is not shown with two frontages as required.
4. As-Builts will be required for each structure prior to vertical construction.
5. All lots in the floodplain will be required to establish a BFE at final plat stage and submit a FEMA elevation certificate for permitting.
6. Stop sign locations to be coordinated with Chief of Police.
7. Speed limit to be set by Council.
8. Decorative street signs required. Signs shown in plan are typical green/white.
9. On C1.0 what does "STEP facilities owned by property owner" mean?
10. Typical Section Local Road – shows 14 feet lanes. City requires 12 feet lanes. Staff does not recommend wider lanes.
11. Lot 14 needs to show setbacks to ensure that it is understood there is a rear lot line.
12. Need detail of detention pond. Riprap?
13. Lighting needs adjustment. Too many areas are left at 0 lumens. Dead light spots include lots: 28/22 to 1/19, 33/18 to 33/18, 38/open to 14/open, 5/95 to 7/93, 8/92 to 10/90, 44/ - /50, 49/ to 45/46, 71/64 to 68/67.
14. Staff has not reviewed the Construction Drawings. Not sure why these keep getting submitted before a preliminary plat is approved. However, it has been noted that on the Preliminary Plat there are fire hydrants. On the Construction Drawings, no fire hydrants are noted. Bagleville Subdivision Regulations call for fire hydrants to be installed no more than 1,000 feet apart and within 500 feet of any residential lot. Per TDEC requirements, fire hydrants are not to be placed on water lines that can't produce 500 gpm at 20 psi of pressure. This was an issue with this subdivision when it was proposed in the County. Staff had been told repeatedly that this was being worked out with adjacent property owners and adequate flow would be provided. On November 27, the applicant sent staff a report that this was not possible. Staff is confounded how something as important as this, and something that has always been required by the Subdivision Regulations, would be left unaddressed. Staff does not support any subdivision that cannot have fire hydrants as required by the Sub Regs and urges applicant to find a way to meet the City's requirements. Sprinkling the houses does not bring this subdivision into compliance.
15. There has still not been submitted any contract proving these lots will have STEP capacity.