



EAGLEVILLE PLANNING COMMISSION

*AMENDED AGENDA

Eagleville City Hall
March 3, 2025

108 South Main Street
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 Planning Commission Meeting of February 3, 2025
- 5) **Design Review Recommendations**
- 6) **Old Business**
 - (a) Review and Approve/Deny Winterbrooke Manor Preliminary Plat (continued from February 3, 2025 meeting)
- 7) **NEW BUSINESS**
 - (a) Review and Recommend to Planning Commission
 1. Resolution 2025-001 Annexation Request by John Barclay Moore to Annex Parcel 120 23, Approximately 256.7 Acres
 2. Resolution 2025-002 Resolution to Adopt a Plan of Service for John Barclay Moore Property, Parcel 120 23 with Attached Plan of Service
 - *3. Ordinance 2025-001 An Ordinance creating specific criteria in anticipation of annexation of property known as Parcel 120-023.00-000, approximately 256.7 acres, property east of John Windrow Road and 41A intersection, currently owned by John Barclay Moore
- 8) **City Manager/City Planner Report**
- 9) **ADJOURNMENT**

ITEM 4a

Approve or Deny Minutes for meeting February 3, 2025

**Minutes of the
Eagleville Planning Commission
Eagleville City Hall, Eagleville, TN
Monday, February 3, 2025 – 6:30pm**

1. CALL TO ORDER

Chairman Derrick Lynch called the meeting to order at 6:37 p.m.

2. ROLL CALL

The roll was called by City Recorder Christina Rivas.

PRESENT:

Chairman Derrick Lynch
Secretary Justin Bryant
Councilman Chris Hendrix
Commissioner Darren Shanks

ABSENT:

Commissioner Erik Hurter

STAFF:

City Manager Hellyn Riggins

City Recorder Christina Rivas

GUESTS:

Jeff Turner

Rob Molchan

Roger Jenkins

3. CITIZEN COMMENTS

There were no speakers.

4. MINUTES/OTHER BUSINESS

a. Approve or Deny Minutes of Planning Commission Meeting of January 6, 2025

Councilman Chris Hendrix moved to approve the minutes.

Secretary Justin Bryant seconded the motion.

The **MOTION** passed 4-0.

5. DESIGN REVIEW RECOMMENDATIONS

a. Review and Approve/Deny Design Review Committee's Recommendation to Planning Commission for New Fencing and Re-painting of Building at Turner Machine, 1169 S. Main Street.

Chairman Derrick Lynch stated that the Design Review Committee approved the colors and the six-foot chain-link fence. He then, drew the commission's attention to the packet and noted the two-tone gray colors.

Mr. Jeff Turner of Turner Machine stated that there may be some panels or wainscoting with the two-tone gray.

City Manager Hellyn Riggins noted for the record, that Mr. Turner offered to rescind his request for barbed wire.

Chairman Lynch queried for a motion.

Commissioner Darren Shanks moved to approve the Design Review Committee's Recommendation for the new chain link fencing without barbed wire and repainting of the building at Turner Machine, 1169 S. Main Street.

Councilman Chris Hendrix seconded the motion.

The **MOTION** passed 4-0.

Chairman Lynch moved Item 7a ahead of Item 6.

7. NEW BUSINESS

a. Review and Approve/Deny Turner Site Plan Amendment

Councilman Hendrix moved to approve the Site Plan Amendment with the chain link fence without the barbed wire, noting that the building will also be repainted as per approval of Design Review.

Commissioner Shanks seconded the motion.

The **MOTION** passed 4-0.

6. OLD BUSINESS

a. Review and Approve/Deny Winterbrooke Manor Preliminary Plat (continued from January 6, 2025 meeting)

Chairman Derrick Lynch recused himself from this item. Secretary Justin Bryant lead the discussion.

City Manager Hellyn Riggins summarized the issues:

1. There is not enough water pressure to have hydrants; City regulations require fire hydrants.
 - a. Consolidated Utility District (CUD) has to negotiate agreements with all property owners to the north of River Eagle Road in order to provide water to all of the properties seeking development. The purpose of the agreements is to share the cost of enlarging the water lines for increased capacity.
 - b. She read, for the record, City Engineer Will Owen's recommendations: Mr. Owen's concern is for the timing of the improvements noting that the earliest (per documentation provided to him from the developer) the water line will be installed is 2 years from now. Other than working out a solution to water hydrants and ensuring there are sewer agreements with all parties (including the City) are in place, his staff notes have been addressed on the preliminary plat. Construction plans will be reviewed later.
 - c. If all agreements with water are executed, planning may consider approving the plat with the understanding that no building permits could be issued until hydrants were operational, and and work done would be at developer's risk.
2. Winterbrooke Manor plans to tie into the sewer system with Stephenson Farms, which is affected by the following issue. An agreement is still needed with all parties.

Ms. Riggins addressed the Staff Notes, noting that Mr. Rob Molchan of Site Engineering Consultants (SEC) responded to all of the items listed. She drew attention to a few specific points:

1. Note 8: Street signs are decorative and in compliance with City Ordinance.
2. Note 12: Rip rap at the detention pond is acceptable provided the residents cannot see it and not visible from the street. Otherwise, it will need to be brought before the Planning Commission.

Mr. Molchan addressed Note 13 (Photometric Plan), stating that lighting placement was also contingent on where Middle Tennessee Electric (MTE) designates placement. He noted that lighting is usually placed at the property line in order to access the pole boxes and transformers.

Ms. Riggins stated that all (MTE, Mr. Molchan and the City) were in agreement that the intention is to ensure that all areas have sufficient lighting to mitigate hazards.

Ms. Riggins continued with Note 14, stating that she will have Fire Chief Jonathan Armstrong review the locations of the fire hydrants again.

Secretary Bryant confirmed that Ms. Riggins accepted the changes and that all Staff Notes were addressed. Ms. Riggins concurred, citing that the applicant is aware that the fire hydrants must be addressed or the request will be denied. She stated that all notes have been addressed except the sewer, for reasons already discussed.

Commissioner Shanks questioned the applicant their reasons for hastening the approval when the sewer issue has not been resolved.

Owner Applicant Roger Jenkins responded:

- The system was designed accordingly based on discussions with CUD when they began this project years ago.
- His plans were now caught in the midst of CUD's changes.
- He has been committed to this project for five years and is losing thousands of dollars, monthly, as he cannot proceed without Preliminary Plat approval.
- The system was designed for Stephenson Farms and Winterbrooke Manor.

Ms. Riggins stated that the step system was approved for Stephenson Farms, only.

Mr. Jenkins continued citing that the design if for a joint system. Ms. Riggins stated that it was submitted to Tennessee Department of Environment and Conservation (TDEC) for Stephenson Farms. Mr. Jenkins stated that it was designed as a joint system due to the feedback that he received.

Ms. Riggins noted that even with Preliminary Plat approval, his partners would know that at this time, the property does not have a sewer system and would not be able meet those obligations.

Commissioner Shanks stated that this was a difficult situation, as he understands the applicant's concerns, however this is also a gamble for the City. He asked Mr. Jenkins what his next steps were.

Mr. Jenkins replied that Celebration Homes will purchase and develop the property contingent on Preliminary Plat approval.

Ms. Riggins answered that the should the developer begin construction and no water agreement is worked out, or a sewer agreement,...some could try to hold the city liable.

Mr. Jenkins stated that he would be amenable to a hold harmless agreement.

Councilman Hendrix asked if Mr. Jenkins had a deadline to meet. Mr. Jenkins stated that he had extended the deadline several times and that he and Celebration Homes have a contract that must have an approval by the latter part of March.

Ms. Riggings cited that the Commission meets again in 28 days and this could be extended for that amount of time to see what developments are made during that time. She added that a hold harmless agreement would have to be negotiated by the City Attorney.

Commissioner Shanks stated that an agreement would need to be in place prior to a vote.

Ms. Riggings stated that she wants to see this subdivision come to fruition and is frustrated by this issue. She noted, however, that she must protect the City and continue to work toward a solution.

Secretary Bryant stated that he understood both sides, but felt the item should be deferred to the next meeting.

Commissioner Shanks stated that a legal document which holds harmless the City of Eagleville needed to be prepared by the City Attorney for the March 3, 2025 meeting. Ms. Riggings stated that she would work with the attorney.

Mr. Jenkins requested that Mr. Waite and Stephenson Farms are in agreement. He stated that he wanted to be involved in every subsequent meeting, as this a joint system.

Ms. Riggings stated that she would keep that in mind, though she could not commit to it, as she could not speak for the other parties involved.

Commissioner Darren Shanks moved to defer the Winterbrooke Manor Preliminary Plat to the Planning Commission's March 3, 2025 meeting with the understanding that both the City and the applicant have agreed to this deferral as on record.

Councilman Chris Hendrix seconded the motion.

The MOTION passed 3-0 with Chairman Lynch abstaining.

8. CITY MANAGER/CITY PLANNER REPORT

a. Update on future agenda items

City Manager Hellyn Riggings stated that she will work with Mr. Molchan on the Moore Property regarding the hydrant and step systems. She cited that is known that the sewer system must be properly addressed.

9. ADJOURNMENT

Chairman Lynch adjourned the meeting at 7:27 p.m.

Approved by:

Chairman Derrick Lynch

Submitted by:

City Recorder Christina Rivas

Date minutes were approved: _____

ITEM 6a

Review and Approve/Deny Winterbrooke Manor Preliminary Plat

RE: Stephenson Farms Advancement

From Jenkins, Roger <RogerJenkins@mte.com>

Date Mon 3/3/2025 2:15 PM

To Charles Waite <fortresslanding@outlook.com>; Hellyn Riggins <hriggins@eaglevilletn.gov>

Cc Corey Craig <corey@celebrationhomes.com>; Terry Haynes <tgh@hbl2.com>; Brian Morris <excelbuilders.brian@gmail.com>; Rob Molchan <rmolchan@sec-civil.com>

 1 attachment (62 KB)

[Untitled].pdf;

Thanks, Charlie.

Hellyn-

The attached document is the updated and signed agreement (better resolution).

Looking forward to providing updates to the PC tonight.

Please let me know if there are any questions.

Thanks

Roger

From: Charles Waite <fortresslanding@outlook.com>

Sent: Monday, March 3, 2025 1:26 PM

To: Hellyn Riggins <hriggins@eaglevilletn.gov>

Cc: Jenkins, Roger <RogerJenkins@mte.com>; Corey Craig <corey@celebrationhomes.com>; Terry Haynes <tgh@hbl2.com>; Brian Morris <excelbuilders.brian@gmail.com>; Rob Molchan <rmolchan@sec-civil.com>

Subject: Fwd: Stephenson Farms Advancement

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hellyn,

I noticed that the legibility of the signed MOU photo provided by Mr. Jenkins was compromised so I have included the unsigned PDF document of the MOU (that has subsequently been signed by both parties).

I will be an attendance at the Planning Commission meeting tonight if there are any questions or comments for Salem Creek Partnership.

Thank you,
Salem Creek Partnership
Charlie Waite, Development Coordinator

Begin forwarded message:

From: Charles Waite <fortresslanding@outlook.com>
Date: March 3, 2025 at 9:30:14 AM CST
To: Hellyn Riggins <higgins@eaglevilletn.gov>
Cc: Terry Haynes <tgh@hbl2.com>, Brian Morris <excelbuilders.brian@gmail.com>, Roger Jenkins <RogerJenkins@mte.com>, Corey Craig <corey@celebrationhomes.com>, Bricke Murfree <bmurfree@murfreeatty.com>, Will Owen <WOwen@griggsandmaloney.com>, Jamie Reed <jreed@sec-civil.com>, Rob Molchan <rmolchan@sec-civil.com>, Alan Stuemke <astuemke@ cudrc.com>
Subject: Stephenson Farms Advancement

Hellyn Riggins, City Manager
City of Eagleville
108 South Main Street
Eagleville, Tennessee 37060

Dear Mrs. Riggins,

Thank you for the February 4, 2025 meeting with you, Will Owen, Jamie Reed and I to discuss and review the advancement of the Stephenson Farms Residential Community Phase 1 approvals and the STEP Sewer System Construction, Operations and Management.

Since that meeting Salem Creek Partnership has been negotiating with Consolidated Utilities District (CUD) for participation in a waterline extension along US 41-A. While not necessary to the Phase 1 development of Stephenson Farms, Salem Creek Partnership recognizes that this extension will be required for the last Phase of Stephenson Farms and for the development of adjacent property. Salem Creek Partnership expects to execute this Agreement with CUD by March 15, 2025.

Concurrent with the execution of the CUD Agreement, Salem Creek Partnership will finalize the STEP System Co-Development Agreement with Winterbrooke Manor (See attached Memorandum of Understanding). Timeline critical to the advancement of the STEP System Co-Development Agreement is the PRD approval for Winterbrooke Manor by the City of Eagleville.

Please be advised that Salem Creek Partnership supports the conditional advancement (waterline) of the PRD for Winterbrooke Manor by the City of Eagleville. This conditional advancement of Winterbrooke Manor's PRD will enable Salem Creek Partnership to complete the CUD Waterline Extension and STEP System Co-Development legal work by March 15, 2025 and obtain bids and timelines from site contractor's for the STEP Sewer System Co-Development Agreement Exhibits.

Thank you for your consideration.

Salem Creek Partnership
"Serving Locally Owned Craftsman Homebuilders"
Charlie Waite, Development Coordinator

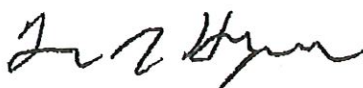
CO-DEVELOPMENT MEMORANDUM OF UNDERSTANDING

**SALEM CREEK PARTNERSHIP
KZO FRANKLIN PARTNERS, LLP.**

This Memorandum of Understanding is entered into by the above referenced Parties.

1. The Parties shall execute a binding agreement ("Agreement") to be drafted by Bricke Murfree, Esq. within 20 days of the execution of this Memorandum of Understanding.
2. The Agreement will state the terms and govern the joint development activities for the development of a STEP Sewer System to serve the Stephenson Farms Residential Community and the Scales Farm (to be developed by Salem Creek Partnership), and the Winterbrooke Manor Residential Community (to be developed by KZO Franklin Partners, LLP or it's assigns).
3. The proposed scope of the joint development activities of the Parties is referenced as Exhibit 1 to this Memorandum of Understanding.
4. Within 30 days following the execution of the Agreement, one qualified STEP System Contractor will be selected by the Parties to perform the STEP Sewer System joint development activities.
5. The cost sharing allocation of the proposed scope of the joint development activities shall be negotiated and finalized by the Parties within 20 days following the execution of this Memorandum of Understanding.
6. The commencement of the referenced STEP Sewer System joint development activities will occur upon the STEP System approval (s) from the Tennessee Department of Environmental Control (TDEC) and the City of Eagleville.
7. The STEP Sewer System may be built in Phases to accommodate the development schedule of the Parties.
8. The Parties agree and acknowledge that each Phase of the Step Sewer System will be deeded to the City of Eagleville upon TDEC and the City of Eagleville's certification of each Phase of the STEP Sewer System's development.

AGREED AND ACCEPTED:



**SALEM CREEK PARTNERSHIP
TERRY HAYNES, PARTNER**

DATE: 2-28-25

AGREED AND ACCEPTED



**KZO FRANKLIN PARTNERS, LLP
ROGER JENKINS, PARTNER**

DATE: 3-2-2025

STEP SYSTEM INFRASTRUCTURE SCOPE & COST SHARING EXHIBIT 2/28/2025

JOINT DEVELOPMENT INFRASTRUCTURE ITEMS:	ESTIMATE	STEP System %	LOT %	Local Fee %
SEC STEP System Engineering and Planning				
STEP System TDEC, CUD, City Fees				
Legal				
Co-Development Coordination				
Co-Development Cost Estimating				
Co-Development Contract Accounting				
Winterbrooke STEP System Access Road with Utilities				
College Grove Road Improvements from 41A				
Webb Road Improvements from 41A				
Waterline from Webb Road under Harpeth River				
STEP System/Soils Acreage Contribution SCP				
STEP System/Soils Acreage Contribution KZO				
STEP System Infrastructure Electric				
STEP System Infrastructure Water				
STEP System Lines Salem Creek Partnership				
STEP System Lines KZO				
STEP System Filters for Salem Creek Partnership				
STEP System Filters for KZO				
STEP System Infrastructure Land Clearing and Grading				
TOTAL				

CO DEVELOPMENT AGREEMENT (CDA) BETWEEN SALEM GREEN PARTNERSHIP AND K&J FRANKLIN PARTNERS, LLP

SALEM GREEN PARTNERSHIP
K&J FRANKLIN PARTNERS, LLP

The Memorandum of Understanding is hereby amended by the following provisions:

1. The Parties shall execute a binding agreement ("Agreement") to be drafted by K&J Franklin, Inc. within 30 days of the execution of this Memorandum of Understanding.
2. The Agreement will cover the terms and govern the joint development activities for the development of a STEP Sewer System to serve the Development From Residential Community and the Sewer Plant to be developed by Salem Green Partnership and the Wastewater Management Facility to be developed by K&J Franklin Partnership, LLP or its assigns.
3. The proposed scope of the joint development activities of the Parties is intended as Exhibit 1 to this Memorandum of Understanding.
4. WITHIN 30 DAYS following the execution of the Agreement, a unified STEP System Cost Study will be prepared by the Parties to define the STEP System and management activities.
5. The cost sharing structure of the proposed scope of the joint development activities shall be negotiated and finalized by the Parties within 30 days following the execution of this Memorandum of Understanding.
6. The commencement of the referenced STEP System and development activities will occur upon the STEP System Approval from the Technical Department of Environmental Control (TEC) and the City of Eugene.
7. The STEP System System may be built in Phases to accommodate the development activities of the Parties.
8. The Parties agree and acknowledge that such Phases of the STEP System shall be divided in the City of Eugene as per TEC and the City of Eugene's contribution of such Phases of the STEP System System's development.

ACCEPTED AND AGREED:


SALEM GREEN PARTNERSHIP
TERRY HUNTER, PARTNER
DATE: 8/2/08

ACCEPTED AND AGREED:


K&J FRANKLIN PARTNERS, LLP
KIMBERLY J. FRANKLIN, PARTNER
DATE: 8/2/08

ITEM 7a

Review and Recommend to Planning Commission:

1. Resolution 2025-001 Annexation Request by John Barclay Moore
2. Resolution 2025-002 Resolution to Adopt a Plan of Service for John Barclay Moore Property
- *3. Ordinance 2025-001 An Ordinance creating specific criteria in anticipation of annexation of property known as Parcel 120-023.00-000, approximately 256.7 acres, property east of John Windrow Road and 41A intersection, currently owned by John Barclay Moore

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

RESOLUTION 2025-001

**A RESOLUTION TO ANNEX INTO THE CITY OF EAGLEVILLE, TENNESSEE
PARCEL 120 02300 KNOWN AS MOORE PROPERTY WITH APPROXIMATELY
256.7 ACRES, 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 2025-002 on April 24, 2025; and

WHEREAS, the Planning Commission held a public hearing on the proposed annexation of such territory on April 14, 2025 and recommended approval of the annexation; and,

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

WHEREAS, a Zoning District of R-2 PRD with One Acre Minimum Lots will be assigned to the property in accordance with Ordinance 2025-001; and

WHEREAS, Property Owner(s) of Parcel 120 02300 have requested this parcels to be in the City Limits and the City has agreed subject to any necessary road improvements as a part of any initial phase of any proposed development submittal for the property being considered for annexation. Any improvements that may be required by Rutherford County are to be coordinated between the property owner and Rutherford County.

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:

SECTION 1. That pursuant to authority conferred by TCA Section 6-51-101 et seq, the territory identified on the attached map as the “Area Annexed” is hereby annexed to the City of Eagleville, Tennessee and incorporated within the corporate boundaries thereof.

SECTION 2. That this Resolution shall take effect upon the effective date as noted below in compliance with Zoning Ordinances, and the public 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.

Effective Date

Chad Leeman, Mayor

Date

Christina Rivas, City Recorder

Date

Approved as to Form and Legality this 24 day of April, 2025

Stephen Aymett, City Attorney

ORDINANCE 2025-001

AN ORDINANCE CREATING SPECIFIC CRITERIA IN ANTICIPATION OF ANNEXATION OF PROPERTY KNOWN AS PARCEL 120-023.00-000, APPROXIMATELY 256.7 ACRES, PROPERTY EAST OF JOHN WINDROW ROAD AND 41A INTERSECTION, CURRENTLY OWNED BY JOHN BARCLAY MOORE

Whereas, Section 5.080 of the Eagleville Zoning Ordinance allows for Planned Developments and Section 5.081 specifically addresses Planned Residential Developments; and

Whereas, the Eagleville Planning Commission has reviewed criteria for this property and recommends the following as requirements for any development on this property; and

Whereas, the Eagleville City Council desires to accept the recommendation of the Eagleville Planning Commission by setting specific criteria for “Moore Property” or any future Development located at Parcel 120-023.00-000 as a binding agreement for Annexation;

NOW THEREFORE, BE IT ORDAINED by the City of Eagleville Tennessee City Council that the following criteria shall be applied and required when reviewing any subdivision submitted for “Moore Property” or any other future development located on any part of Parcel 120-023.00-000.

General Requirements

1. The property is located along the eastern side of Highway 41A near the intersection of John Windrow Road. The site is identified as Rutherford County Tax Map 120 Parcels 23.00 and is approximately 256.7 acres of residential land area.
2. The minimum lot size will be 43,560 square feet.
3. All homes shall be a minimum of 3 bedrooms with a maximum number of 5 bedrooms per house based on STEP capacity.
4. Both entrances off Highway 41A will have new entrance signage consisting of masonry or wood, and may have some metal materials. The signage will be anchored by landscaping.
5. Solid waste collection will be handled by a private company to be paid by the HOA or resident.
6. Mail service will be provided via a Centralized Cluster Box Unit with a roof structure, that is to be approved by the USPS and maintained by the HOA. The Centralized mail kiosk for the development must be completed and operational prior to any homes receiving their certificate of occupancy.
7. The development shall provide access to the existing cemetery on the site.
8. Parking areas on common open space lots, including mailbox area, shall be private and maintained by the HOA, and shall be paved unless the Planning Commission grants an exception.
9. Each home shall be on its own lot of record and sold fee simple.
10. This project is anticipated to be built in 3 phases.
11. The first phase will include all roadway improvements proposed for the lots in the first phase, as well as access to the STEP System via a City approved access.
12. The remaining phases will be market driven and dependent upon the absorption of the units in the previous phases.

13. All amenities and open spaces shall be constructed within the phase they are shown and must be operational prior to the recording of the final section's plat.

Development Standards

1. Parking for the residential units will comply with the City of Eagleville requirements, with a minimum of each lot having at least 4 paved parking spaces per lot (outside of garage), with no more than 2 of the outdoor spots being in tandem.
2. Each home shall have a minimum two car side entry (non-street facing) garage with decorative garage doors. In cases of a corner lot, it is understood that one side may have a garage facing one of the streets. Homes with two car garages are also permitted to have a one bay detached or attached garage that is permitted to face the street. The street facing garage shall have a decorative garage door that matches the main side entry garage doors, and the architecture and materials shall be consistent with the house. The secondary garage must be approved by the HOA if not submitted with the original permit.
3. All lots shall have concrete driveways wide enough for 2 vehicles, with a minimum width of 16-feet and a minimum depth of 35-feet.
4. Only in-ground pools shall be permitted on lots, with fencing to meet Development Standards. Pools must meet requirements of the City's Zoning Ordinance pertaining to setbacks.
5. All HVAC units shall be screened from public R.O.W.s with landscaping. HVAC units shall be placed at the side or rear of each residence.
6. Private lots with fences shall only use Estate Style iron or aluminum fencing. Fencing on lots shall only be allowed in the side and rear yards. Corner lots may have a fence on the street side of which the house does not face and shall not exceed into the required front setback.
7. All fencing in the amenity areas and open spaces shall be a painted three-plank, or paddock style fence as installed by the developer, or as otherwise approved by the Planning Commission.
8. Sidewalks, compliant with ADA and City of Eagleville standards, shall be on both sides of the streets internal to the subdivision.

Streets and Infrastructure

1. Decorative streetlights shall be provided along all roadways to add character and continuity to the neighborhood. Adequate lighting for safety will be designed to meet Middle Tennessee Electric (MTE) standards at a minimum for light poles along public streets. Electric billing for lighting, mail kiosks, entrance features, irrigation and other supplemental amenities shall be paid by the HOA.
2. Electric Service will be provided by Middle Tennessee Electric.
3. All electric and communications line extensions constructed to provide service to the development shall be underground.
4. Street signs and traffic signs will be "decorative" and approved by the Planning Commission.
5. The HOA will maintain all common areas.
6. Water service will be provided by Consolidated Utility District. The developer will be responsible for extending the waterline into the site for domestic and fire protection. Water service (availability and pressure) must be approved by the City Planner and/or Eagleville Fire Department. Hydrants are required that meet CUD standards.

7. Sanitary sewer services will be provided by CUD or another Eagleville-Approved Wastewater Company via an on-site STEP System. The developer is responsible for the installation, and upon its completion, ownership shall be turned over to the City of Eagleville to own and maintain.
8. All streets will be public rights of way, and built with rollover integral curb and gutter, built to City required standards.
9. A portion of the property along Highway 41A lies within a 100-year Floodplain per FEMA Flood Panel 47149C0220J Eff. 05/09/2023. BFE's shall be established by developer's engineer and shall be in accordance with TDEC and the Corps of Engineers requirements, along with the City of Eagleville's flood plain ordinance.
10. Prior to construction, a complete and thorough design of the stormwater management system and facilities will be completed.
11. Highway 41A is a State Highway that the development will utilize for access to the property. All roadway connections to Highway 41A shall be coordinated with TDOT.

Architecture

1. Building heights shall not exceed 35 feet in height.
2. Most homes will be 2,500 square feet or greater, and have 1, 2 (or 3) stories. A maximum of one-third of the housing stock may be at 2,000 square feet or greater, and one to one and a half (or two) stories. The smaller (2,000 square feet homes) must be dispersed throughout the neighborhood and not grouped together. No house shall be less than 2,000 square feet. Square footage implies heated and cooled, living areas. A story implies a livable area. All homes will be single family detached homes, and only one dwelling per lot.
3. Single story homes shall have architectural elements which allow the home to blend into the larger homes with peaked roofs, dormers or other elements adding height to the single-story homes.
4. All the homes will have eaves.
5. All homes will have a concrete patio area at the rear of the home.
6. All homes will be located on individual lots of record.
7. Accessory Buildings will complement the house with the same or similar materials. No metal buildings unless they have been supplemented to contain the same materials as the house as an overlay and are approved by the HOA.
8. Buildings will be comprised of alternating home styles and home colors and shall be approved according to the CCRs. Colors shall be "Earth Tones" (browns, grays, earthy greens, blues) with no bright colors such as pinks, etc. that would be inconsistent with other houses in the subdivision. Brick (different colors will be allowed), Fiber Cement Board (different colors will be allowed), Fiber Cement Board and Batten (different colors, cuts, patterns will be allowed), Synthetic Stone Veneer (different colors, cuts, patterns will be allowed).
9. Building Materials – All Elevations: All Masonry (Brick, Stone, Cement Board Siding) and Cement Board Siding in the Dormers/Gables. All Elevations: Vinyl Only Permitted in Trim & Soffit Areas (15% maximum per side and for whole building).
10. Architectural styles shall be or similar to (if approved by HOA and City) the following: Prairie, English Country, Farmhouse, Craftsman, Colonial, and Tudor.

Bulk Requirements

1. Minimum lot size 43,560 square feet.
2. Minimum lot frontage – 90 feet (except lots located within the arc of the cul de sac may be less)
3. Minimum lot width – 90 feet (except lots located within the arc of the cul de sac may be less)
4. Minimum Front Setback – 35 feet – for all structures (except pools – see Eagleville Zoning Ordinance.
5. Minimum Front Setback for corner lots – Both 35 feet - for all structures (except pools – see Eagleville Zoning Ordinance.
6. Minimum Side Setback – 10 feet for all structures (except pools – see Eagleville Zoning Ordinance.
7. Minimum Rear Setback – 20 feet - for all structures (except pools – see Eagleville Zoning Ordinance.

Landscaping Characteristics

1. On common open space lots, a minimum of 10-feet of landscape area shall be provided between a parking area and all adjacent property lines.
2. On common open space lots, parking areas shall be screened from public rights-of-way by use of landscaping and/or berms.
3. The frontage along Highway 41A and John Windrow Road shall be screened (berm, trees, etc) as approved by the Planning Commission. The purpose of this screening is mostly to avoid views to rear yards. Any landscaping provided along Highway 41A shall be designed to not impede the visibility of vehicles entering or exiting the site onto Highway 41A.
4. All above ground HVAC units shall be screened from public R.O.W.'s with landscaping.
5. No utility panels shall be mounted on the front elevation of any home. In cases of two frontages, when no other option is available, the panel may be mounted on the side where the garage is located.
6. On corner lots, builders shall install a minimum of a 3-foot-wide landscape strip along all sides that face/about a public R.O.W. On lots internal to the street block, builders shall install a minimum of a 3-foot-wide landscape strip at the base of the homes that front onto/about a public R.O.W.
7. Landscaping will be in conformance with the City of Eagleville's landscaping ordinance.
8. On corner lots, builders shall install sod in all yards that face/about a public R.O.W.'s to the back of curb along those streets. On lots internal to the street block, builders shall install sod only in the front yard to the back of curb along that street the house front onto.
9. Builders shall install one (1) front yard canopy tree with a minimum of 1.5 caliper inches for each lot. Species of tree to be coordinated with Planning Commission.

BE IT ENACTED that this ordinance shall take effect 15-days from and after its final passage, the public welfare requiring it.

Approved:

Chad Leeman, Mayor

ATTEST:

Christina Rivas, City Recorder

Passed First Reading:

Passed Second Reading:

Public Hearing Date:

APPROVED AS TO FORM:

Stephen Aymett, City Attorney