



**Agenda for Eagleville**  
**Planning Commission Meeting**

**108 South Main Street**  
**December 15, 2014**

**Eagleville City Hall**  
**6:30 p.m.**

***Prior to meeting, please turn off all electronic devices.***

1. **CALL TO ORDER** – Chairman Nick Duke
2. **ROLL CALL / DETERMINATION OF QUORUM** - Kathey Burleson, City Recorder
3. **CITIZENS INPUT** - *Any Citizen shall be given up to three minutes to address the Planning Commission on any issue. When the Chairman asks, please raise your hand if you wish to speak.*
4. **APPROVAL OF MINUTES** – Approve or deny the minutes of the October 30, 2014 Planning Commission Meeting.
5. **NEW BUSINESS**
  - a) Recommend to the City Council to Approve or Deny a request to rezone Tract 3 of Parcel Number 60 of Tax Map 144, from R-1, single-family residential to R-2, multi-unit residential (Case 2014-001).
  - b) Recommend to the City Council Approve or Deny a request to rezone Tract 2 of Parcel Number 60 of Tax Map 144, from R-1, single-family residential to R-3, multi-unit residential (Case 2014-002).
  - c) Approve or Deny a request to subdivide property at 1075 South Main Street in order to create access to 1047 South Main St. via Ballpark Avenue and the 1075 South Main property (Case 2014-003).
6. **REPORTS and OTHER BUSINESS**
7. **ADJOURNMENT**

**Minutes of the  
Regular Planning Commission Meeting  
Eagleville City Hall, Eagleville, TN  
Monday, October 30, 2014 – 6:30 PM**

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**COUNCIL MEMBERS**

Mayor Sam Tune	A	Commissioner Derrick Lynch	P
Chairman, Nick Duke	P	Councilman Andy Soapes	P
Commissioner Ronnie Hill	P		

**STAFF**

Andrew Ellard, City Manager	P	Linda Dansby, Codes Administrator	P
Kathey Burleson, City Recorder	P	David Breniser, Police Officer	P
Jenny Strasser, City Clerk	P	Paul Rigsby, Police Officer	A
Elijah Stuard, Police Chief	P	Jonathan Armstrong, Fireman	A
Rick Parks, Fire Chief	A	Leon Sharber, City Attorney	A
Jeff Mooneyham, Park Director	A	Griggs & Maloney	P

**GUESTS**

Wayne Blair	Glenda Dyer	Pettus Reed
James Holton	Don Hendrix	Billy Snell
Roy Tucker	Phillip Dye	Enka Jones
Jon Jones	Mac Jones	

**CALL TO ORDER**

The meeting was called to order at 6:30 p.m. by Chairman Nick Duke.

**ROLL CALL**

Roll was called by City Recorder, Kathey Burleson with a quorum present.

**APPROVAL OF MINUTES**

**Thursday, April 7, 2014 City Planning Commission Meeting Minutes**

Motion for approval:	Commissioner Ronnie Hill
Seconded by:	Commissioner Derrick Lynch
Motion passed:	4-0

**BUSINESS**

**Approve or deny amendments to the Planning Commission By-Laws, in order to bring the by-laws into compliance with the Eagleville Code of Ordinances as amended on final reading June 26, 2014 (commission members' staggered 3 year terms)**

Motion for approval: Councilman Andy Soapes  
Seconded by: Commissioner Ronnie Hill  
Motion passed: 4-0

**Recommend to approve an amendment to the Zoning Ordinance to update the Flood Map numbers as recommended by FEMA (2007 FEMA Map)**

Motion for approval: Commissioner Derrick Lynch  
Seconded by: Commissioner Ronnie Hill  
Motion passed: 4-0

**Recommend to approve or deny a request to rezone Tract 3 of Parcel Number 60 of Tax Map 144, from R-1, single-family residential to R-3, multi-unit residential (Case 2014-001)**

Reschedule for next Planning Commission Meeting

**Recommend to approve or deny a request to rezone Tract 2 of Parcel Number 60 of Tax Map 144, from R-1, single-family residential to R-3, multi-unit residential (Case 2014-002)**

Reschedule for next Planning Commission Meeting

**Approve of the Planning Commission meeting schedule for calendar year 2015, and authorize publication of the same, scheduling January 5, April 6, July 6 and October 12, 2015 as regularly scheduled meeting dates.**

Motion for approval: Commissioner Ronnie Hill  
Seconded by: Councilman Andy Soapes  
Motion passed: 4-0

**ADJOURNMENT**

Motion to adjourn: Commissioner Derrick Lynch  
Motion passed by a unanimous "aye".  
The meeting ended at 6:44 pm.

Approval by:

\_\_\_\_\_  
Chairman Nick Duke

\_\_\_\_\_  
Kathey Burleson, City Recorder

Date minutes were approved: \_\_\_\_\_

P.O. Box 68  
108 South Main Street  
Eagleville, TN 37060



Sam Tune, Mayor

(615) 274-2922  
Fax (615) 274-2977

## REZONING APPLICATION

<b>Property Description:</b>			
Location: (Describe in relation to nearest intersection) NE corner of Old Hwy 99 & Hwy 99 - Tract 3			
Tax Map 144	Group:	Parcel: 60	Acreage: 1.17
Existing Zoning: R-1			
Address: (if applicable)			
Current Property Owner: Craig Sewell			
<b>Description of Request:</b>			
Proposed Zoning: <del>R-3</del> R-2			
Proposed Use(s): consideration for apartment complex			
<b>Applicant Information:</b>			
Name of Applicant: Craig Sewell			
Address: 1183 St. Andrews, Murfreesboro, TN			
Phone Number: 615-478-1459			
Email Address: csewell@southeasternturf.com		Date: 9/25/14	
Signature: 			
<b>For Official Use Only</b>			
Date Received: 10/14/14		Initials: HSE	

**O'LEARY AND ASSOCIATES, LLC**

2558 Nashville Highway  
Columbia, TN 38401  
931-489-2088  
Fax 931-489-2089

**John Bell Hood, L.P. Property**

**Tract 3**

A tract of land located in the 8<sup>TH</sup> Civil District of Rutherford County, Tennessee. Being a portion of parcel 60 on Tax Map 144, Tax Assessor's Office of Rutherford County, Tennessee. Being a portion of the John Bell Hood, L.P. property as recorded in Deed Book 183, page 2249 in the Register's Office of Rutherford County, Tennessee, and being more particularly described as follows.

Beginning at an existing TDOT concrete monument the south west corner of the tract herein described, said point lying North 24°09' East a distance of 133.3' from the intersection of Old Highway 99 and New Highway 99;

Thence with the east margin of Old Highway 99, North 25°15'39" West a distance of 196.45' to an existing TDOT concrete monument;

Thence with the southerly margin of Old Highway 99 (no roadway) South 79°58'36" East a distance of 685.48' to an iron pin set;

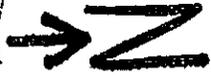
Thence with the northerly margin of New Highway 99, South 87°29'35" West a distance of 257.96' to an existing TDOT concrete monument;

Thence with the same, South 81°57'56" West a distance of 336.78' to a cmf, which is the point of beginning, having an area of 50,777 square feet, 1.17 acres.

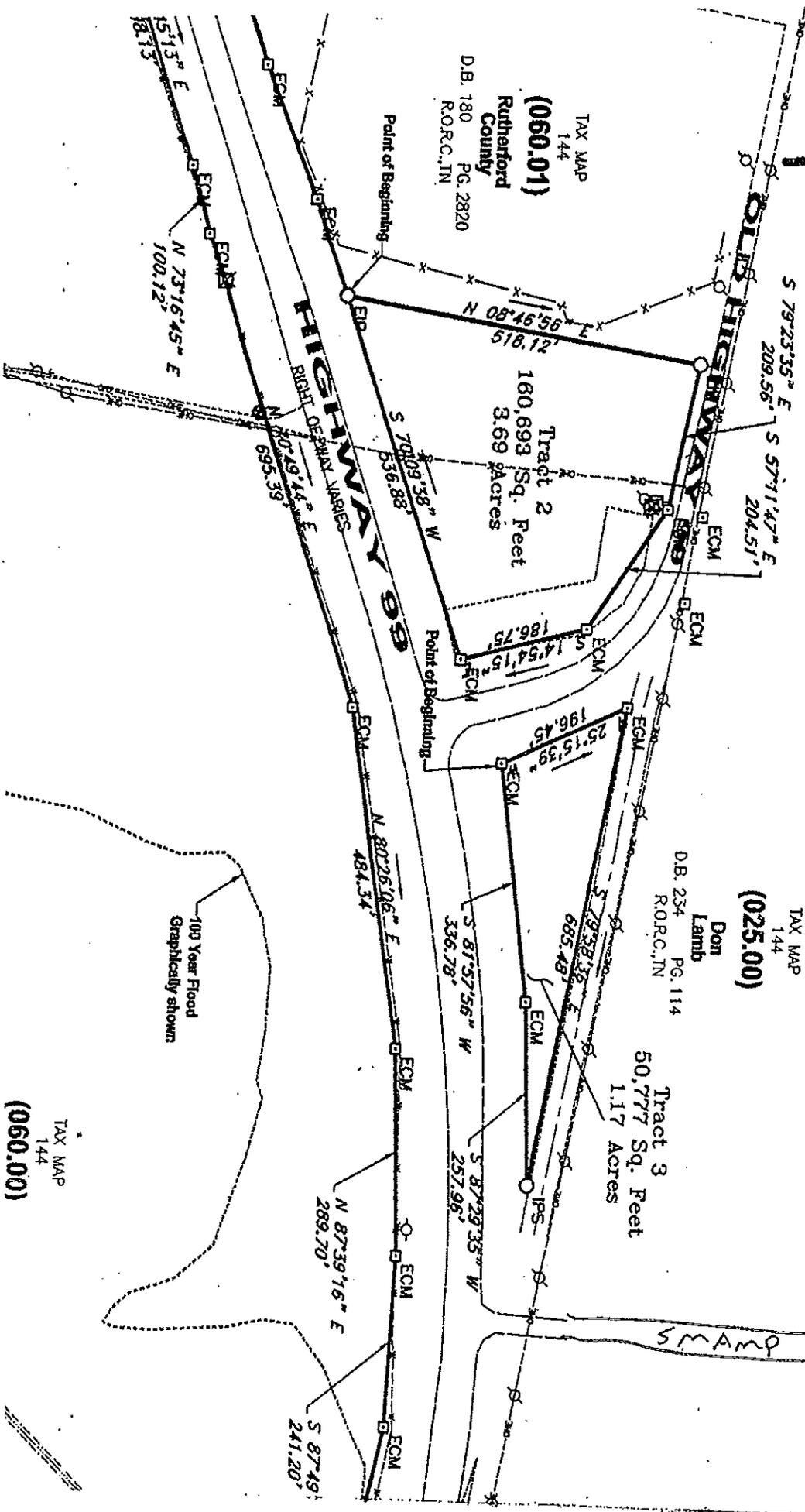
This parcel is subject to any and all easements, restrictions, and/or right of ways either by record and/or prescription that a complete and accurate title search may reveal.

Note: The above property description is based on information gathered during the course of an actual field survey conducted by O'Leary and Associates, LLC, under the direction of Allen B. O'Leary, Tennessee Registered Land Surveyor Number 1987. All iron pins set are ½" Rebar, with a plastic cap stamped "O'Leary, RLS 1987". All deeds referenced above are of record in the Register's Office of Rutherford County, Tennessee. The above property description was prepared under my direction on this the 9<sup>TH</sup> day of October 2013.

Allen B. O'Leary  
TN R.L.S. No. 1987



TAX MAP  
144  
**(060.01)**  
Rutherford  
County  
R.O.R.C., TN  
PG. 2820  
D.B. 180



TAX MAP  
144  
**(025.00)**  
Don  
Lamb  
PG. 114  
D.B. 234  
R.O.R.C., TN

TAX MAP  
144  
**(060.00)**

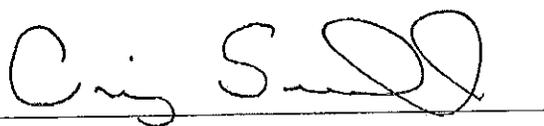
P.O. Box 68  
108 South Main Street  
Eagleville, TN 37060



**City of Eagleville**  
Sam Tune, Mayor

(615) 274-2922  
Fax (615) 274-2977

### REZONING APPLICATION

<b>Property Description:</b>			
Location: (Describe in relation to nearest intersection) <i>NW corner of Old Hwy 99 &amp; Hwy 99 - Tract 2</i>			
Tax Map <i>144</i>	Group:	Parcel: <i>60</i>	Acreage: <i>3.69</i>
Existing Zoning: <i>R-1</i>			
Address: (if applicable)			
Current Property Owner: <i>Craig Sewell</i>			
<b>Description of Request:</b>			
Proposed Zoning: <i>R-3</i>			
Proposed Use(s): <i>consideration for apartment complex</i>			
<b>Applicant Information:</b>			
Name of Applicant: <i>Craig Sewell</i>			
Address: <i>1183 St. Andrews, Murfreesboro, TN</i>			
Phone Number <i>615-478-1459</i>			
Email Address: <i>Csewell@southeasternurf.com</i>		Date: <i>9/25/14</i>	
			
Signature			
<b>For Official Use Only</b>			
Date Received: <i>10/14/14</i>		Initials: <i>AE</i>	

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**Tract 2**

A tract of land located in the 8<sup>TH</sup> Civil District of Rutherford County, Tennessee. Being a portion of parcel 60 on Tax Map 144, Tax Assessor's Office of Rutherford County, Tennessee. Being a portion of the John Bell Hood, L.P. property as recorded in Deed Book 183, page 2249 in the Register's Office of Rutherford County, Tennessee, and being more particularly described as follows.

Beginning at an iron pin found with Reed cap #1558 at the south east corner of Rutherford County property as recorded in Deed Book 180, page 2820, said point being the south west corner of the tract herein described, said point lying South 78°27' West a distance of 612.6' from the intersection of Old Highway 99 and New Highway 99;

Thence with the east line of Rutherford County property as recorded in Deed Book 180, page 2820, North 08°46'56" East a distance of 518.12' to an iron pin found with Reed cap #1558;

Thence with the south margin of Old Highway 99, South 79°23'35" East a distance of 209.56' to an existing TDOT concrete monument;

Thence with the same, South 57°11'47" East a distance of 204.51' to an existing TDOT concrete monument;

Thence with the same, South 14°54'15" East a distance of 186.76' to an existing TDOT concrete monument;

Thence with the northerly margin of New Highway 99, South 70°09'38" West a distance of 536.88"; which is the point of beginning, having an area of 160,693 square feet, 3.69 acres.

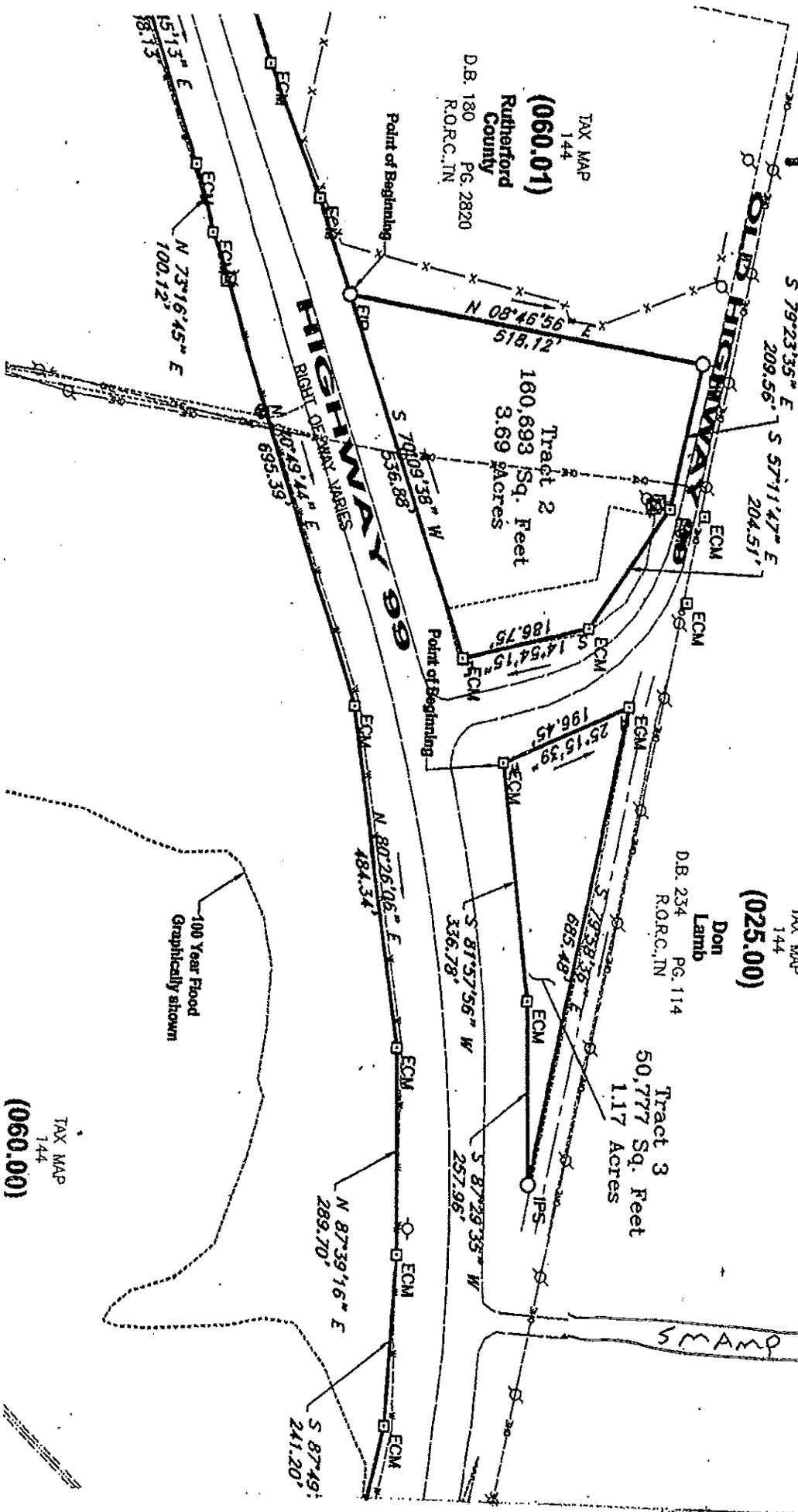
This parcel is subject to any and all easements, restrictions, and/or right of ways either by record and/or prescription that a complete and accurate title search may reveal.

Note: The above property description is based on information gathered during the course of an actual field survey conducted by O'Leary and Associates, LLC, under the direction of Allen B. O'Leary, Tennessee Registered Land Surveyor Number 1987. All iron pins set are ½" rebar, with a plastic cap stamped "O'Leary, RLS 1987". All deeds referenced above are of record in the Register's Office of Rutherford County, Tennessee. The above property description was prepared under my direction on this the 9<sup>TH</sup> day of October 2013.

Allen B. O'Leary  
TN R.L.S. No. 1987



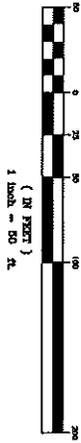
TAX MAP  
144  
**(060.01)**  
Rutherford  
County  
DB. 180 PG. 2820  
R.O.R.C., TN



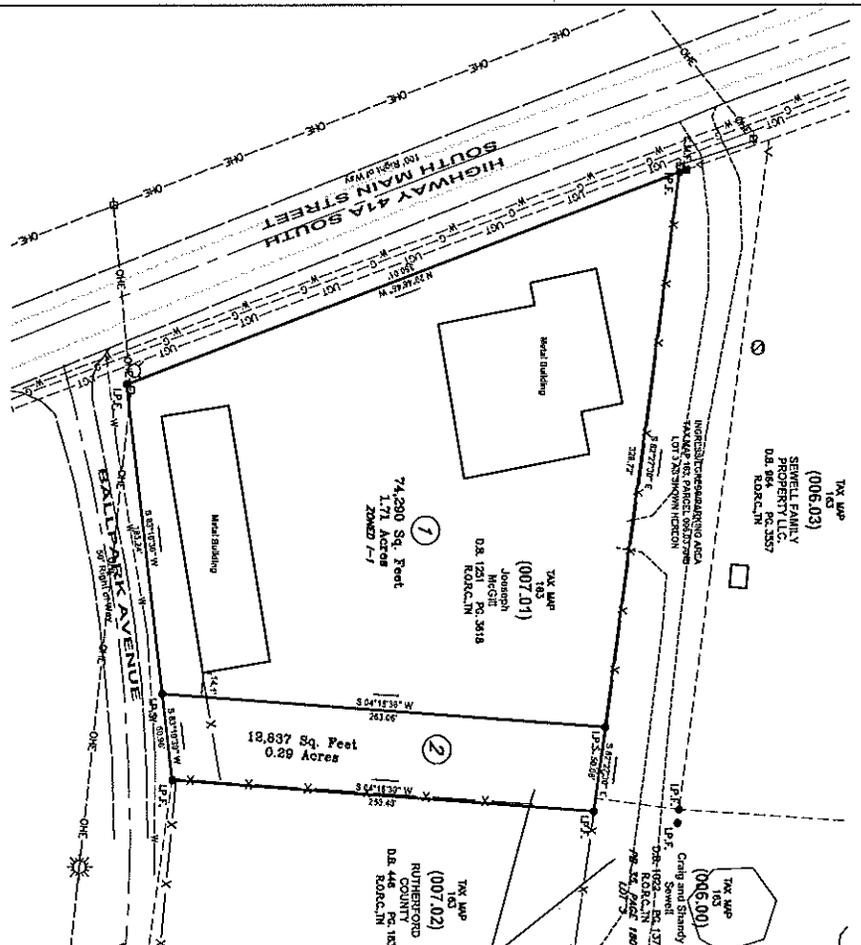
100 Year Flood  
Graphically shown

TAX MAP  
144  
**(060.00)**

GRAPHIC SCALE



PURPOSE: THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE PARCEL 7, AN INTO TWO TRACTS WITH LOT 2 BEING A NON BUILDABLE LOT TO BE ADDED TO PARCEL 6 ON TAX MAP 163.



CERTIFICATE OF OWNERSHIP AND OPERATION  
 WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ASSURE THE PLAN OF SUBDIVISION WITH OUR FREE CONSENT, WITH THE NEAREST BUILDING RESTRICTIONS, EASEMENTS, AND RIGHTS, ALL RIGHTS, ALIENS, LIENS, AND OTHERS OF RECORD TO THE SURVEYOR AS SHOWN HEREON.  
 Joseph McGill  
 1005 SOUTH MAIN STREET  
 EAGLEVILLE, TN 37025  
 DATE: 06/15/2017

EXPERIMENTAL OR APPROVAL FOR RECORDING  
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF EAGLEVILLE, TENNESSEE WITH THE EXCEPTION OF THE INFORMATION NOTED HEREON. THE INFORMATION NOTED HEREON IS THE PROPERTY OF THE SURVEYOR AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.  
 SECRETARY PLANNING COMMISSION  
 DATE:

\*\*\*Lot 2 is a non buildable lot and is to be added to Map 163, parcel 6 as shown hereon.

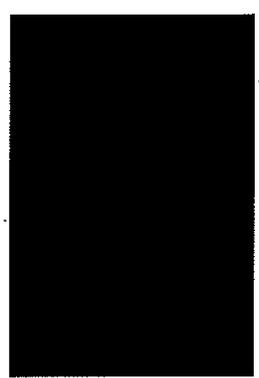
CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE MEASUREMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE COMMISSION, THAT THE PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN OR EQUAL TO THE PRECISION OF THE COUNTY ROAD COMMISSIONER OR COUNTY ENGINEER.



DATE: \_\_\_\_\_

Location Map



Surveyor's Notes

- All distances were measured with EDM, equipment and have been adjusted for temperature and pressure.
- The property (Boundary) Line Survey exceeds the minimum requirements of an Urban Land Survey Category 1 as per Standards of Practice adopted by the State Board of Examiners for Land Surveyors for the State of Tennessee and the minimum requirements of the undisturbed survey is greater than 1 foot in 10,000 feet.
- Information concerning site utility services and infrastructure shown hereon is based on visible evidence noted during the survey, information provided by utility companies, or information provided by other sources. Information and location of service lines on site should be considered appropriate and there may be underground utility lines that are not shown on the survey. Owner(s) and contractor(s) should assume responsibility of locating all underground utility service lines prior to any construction, excavation or any disturbance of the existing ground condition to avoid hazard of unnecessary expense.
- Information concerning major utilities or opportunities shown hereon are based on visible evidence noted during the survey or information provided by utility representatives. Verification of existence, size, location, depth, and availability of service should be confirmed by local utility agencies.
- The property shown hereon is located within the City of Eagleville and is subject to the City of Eagleville's zoning, subdivision, and other regulations pertaining to construction, use, location of improvements, including parking, noise, vibration, emissions, fire hazards, radiation, illumination, setback provisions, etc., are subject to the City of Eagleville's Zoning Regulations as interpreted and regulated by the Department of Planning and Codes.
- The area of the parcel as shown hereon is 2.00 Acres or 87,127 Square feet.
- This property currently identified on Tax Map No. 163, Parcel No. 007.01. For designation shown thus (XXX) indicates Parcel Numbers for said map.
- Plot reference: n/a
- Deed reference: Record Book 1251, page 3618
- Bearings based on: Tennessee Grid North
- This drawing was prepared in accordance with our field survey notes. It shows improvements as they exist to the best of our knowledge, but is not guaranteed to be correct in each and every detail.
- This survey was prepared for the exclusive use of the person, persons, or entity, if any, named on the certificate hereon. Said certificate does not extend to any unnamed person without an express recitalization by the surveyor on the plat.
- The certification on this survey is purely a statement of fact based on the information, data, and documentary evidence provided by others. The certification is not an expressed or implied warranty or guarantee.
- This property does not lie within a Special Road Hazard Area as shown on FEMA Flood Insurance Rate Map, Community Panel No. 47148C-0335 H, dated January 5, 2007.

Legend

●	Iron Rod Found	□	Electric Meter
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●	Iron Nail Found	□	Electric Switch
●	Iron Bolt Found	□	Electric Meter
●	Iron Pipe Found	□	Electric Panel
●	Iron Bolt Found	□	Electric Box
●	Iron Nail Found	□	Electric Switch
●	Iron Bolt Found	□	Electric Meter
●	Iron Pipe Found	□	Electric Panel
●	Iron Bolt Found	□	Electric Box
●	Iron Nail Found	□	Electric Switch
●	Iron Bolt Found	□	Electric Meter
●	Iron Pipe Found	□	Electric Panel
●	Iron Bolt Found	□	Electric Box
●	Iron Nail Found	□	Electric Switch
●	Iron Bolt Found	□	Electric Meter
●	Iron Pipe Found	□	Electric Panel
●	Iron Bolt Found	□	Electric Box
●	Iron Nail Found	□	Electric Switch
●	Iron Bolt Found	□	Electric Meter
●	Iron Pipe Found	□	Electric Panel
●	Iron Bolt Found	□	Electric Box
●	Iron Nail Found	□	Electric Switch
●	Iron Bolt Found	□	Electric Meter
●	Iron Pipe Found	□	Electric Panel
●	Iron Bolt Found	□	Electric Box
●	Iron Nail Found	□	Electric Switch
●	Iron Bolt Found	□	Electric Meter
●	Iron Pipe Found	□	Electric Panel
●	Iron Bolt Found	□	Electric Box
●	Iron Nail Found	□	Electric Switch
●	Iron Bolt Found	□	Electric Meter
●	Iron Pipe Found	□	Electric Panel
●	Iron Bolt Found	□	Electric Box
●	Iron Nail Found	□	Electric Switch
●	Iron Bolt Found	□	Electric Meter
●	Iron Pipe Found	□	Electric Panel
●	Iron Bolt Found	□	Electric Box
●	Iron Nail Found	□	Electric Switch
●	Iron Bolt Found	□	Electric Meter
●	Iron Pipe Found	□	Electric Panel
●	Iron Bolt Found	□	Electric Box
●	Iron Nail Found	□	Electric Switch
●	Iron Bolt Found	□	Electric Meter
●	Iron Pipe Found	□	Electric Panel
●	Iron Bolt Found	□	Electric Box
●	Iron Nail Found	□	Electric Switch
●	Iron Bolt Found	□	Electric Meter
●	Iron Pipe Found	□	Electric Panel
●	Iron Bolt Found	□	Electric Box
●	Iron Nail Found	□	Electric Switch
●	Iron Bolt Found	□	Electric Meter
●	Iron Pipe Found	□	Electric Panel
●	Iron Bolt Found	□	Electric Box
●	Iron Nail Found	□	Electric Switch
●	Iron Bolt Found	□	Electric Meter
●	Iron Pipe Found	□	Electric Panel
●	Iron Bolt Found	□	Electric Box
●	Iron Nail Found	□	Electric Switch
●	Iron Bolt Found	□	Electric Meter
●	Iron Pipe Found	□	Electric Panel
●	Iron Bolt Found	□	Electric Box
●	Iron Nail Found	□	Electric Switch
●	Iron Bolt Found	□	Electric Meter
●	Iron Pipe Found	□	Electric Panel
●	Iron Bolt Found	□	Electric Box
●	Iron Nail Found	□	Electric Switch
●	Iron Bolt Found	□	Electric Meter
●	Iron Pipe Found	□	Electric Panel
●	Iron Bolt Found	□	Electric Box
●	Iron Nail Found	□	Electric Switch
●	Iron Bolt Found	□	Electric Meter
●	Iron Pipe Found	□	Electric Panel
●	Iron Bolt Found	□	Electric Box