



Agenda
Board of Zoning Appeals

108 South Main Street
December 15, 2014

Eagleville City Hall
6:00 p.m.

Prior to meeting, please turn off all electronic devices.

1. **CALL TO ORDER** – Chairman Nick Duke
 - a) Recognize new members, Mayor Travis Brown and Councilman Chris Hendrix
2. **ROLL CALL / DETERMINATION OF QUORUM** - Kathey Burleson, City Recorder
3. **APPROVAL OF MINUTES** – Approve or deny the minutes of the May 13, 2013 Board of Zoning Appeals.
4. **OPEN PUBLIC HEARING** - *Any Citizen shall be given up to three minutes to address the Board of Zoning Appeals on the issue of Case 2014-001. When the Chariman asks, please raise your hand if you wish to speak.*
5. **NEW BUSINESS**
 - a) Case 2014-001:

Applicant:	Craig Sewell
Owner:	Craig Sewell
Address:	672 Cheatam Springs Road
Map Info:	Map 144, Parcel 36.12, Deed Book 1109, page 1670
Zoning:	R-2
Request:	Request for variance allowing the construction of an accessory structure (horse barn) on a 5.01 acre property without a primary structure.
6. **REPORTS and OTHER BUSINESS**
7. **ADJOURNMENT**



Submit to: Eagleville City Hall
108 S. Main Street,
Eagleville, TN 37060
(615) 274-2944, (615) 274-2977 Fax

EAGLEVILLE VARIANCE APPLICATION FORM

Please return this completed form to City Hall with:

1. A concept plan/site plan
2. A copy of the deed to the property under consideration.
3. If applicant is not the owner, then he/she must submit a notarized designation as Attorney-in-Fact.
4. An application fee of \$250.00.

Submitted By: Craig Sumell

Applicant's Address: 1183 St. Andrews

City: M'Boo State: TN Zip Code: 37128

Phone Number: Home: _____ Work: 615. 478. 1459

E-Mail Address: CRAIG@Thomasbrasgrass.com

Property Owner: Craig & Shansy Sumell

Address of Subject Property: 5.01 acres Cheaten Springs Rd

City: Eagleville State: TN Zip Code: 37060

Tax Map 144 Group _____ Parcel 36.00 Deed Book 1104 Page 1670

How is the subject property presently used? SOD

What is the present zoning of the subject property? R-1 (R-2 AE)

What is the size of the subject property? 5.02

What is the type and dimension of the variance being requested? construction of barn w/o house

If the variance is for a structure, what is the size of the proposed structure? 60 x 40

What is the use of the structure? horse barn

If the proposed structure is a sign, what is the size of the sign? -

Will the sign be illuminated? -

What type of sign will be erected? -

If the variance is for a front, side, or rear yard setback, for which yard or yards is the variance being sought?
na

Is the property in question a corner lot? -

Is there a dwelling unit on the lot? no

If there is an existing dwelling unit on the lot, in what year was the building built? -

What is the setback of the proposed structure from the septic lines? 200'

If there is a well, what is the setback from the proposed structure? -

If the variance is from the maximum height allowed, what is the total height of the building? 18'

In order for a variance request to be favorably considered, it must meet all three (3) of the following hardships as defined by the Rutherford County Zoning Resolution. Please explain in detail how your particular situation meets all of the following:

1. Particular Difficulties: The narrowness, shallowness or shape, topography or other conditions of the land. na

2. Unusual characteristics of the subject property. na

3. The hardship is not self-created. COES

Applicant's Signature: Cing S. [Signature]

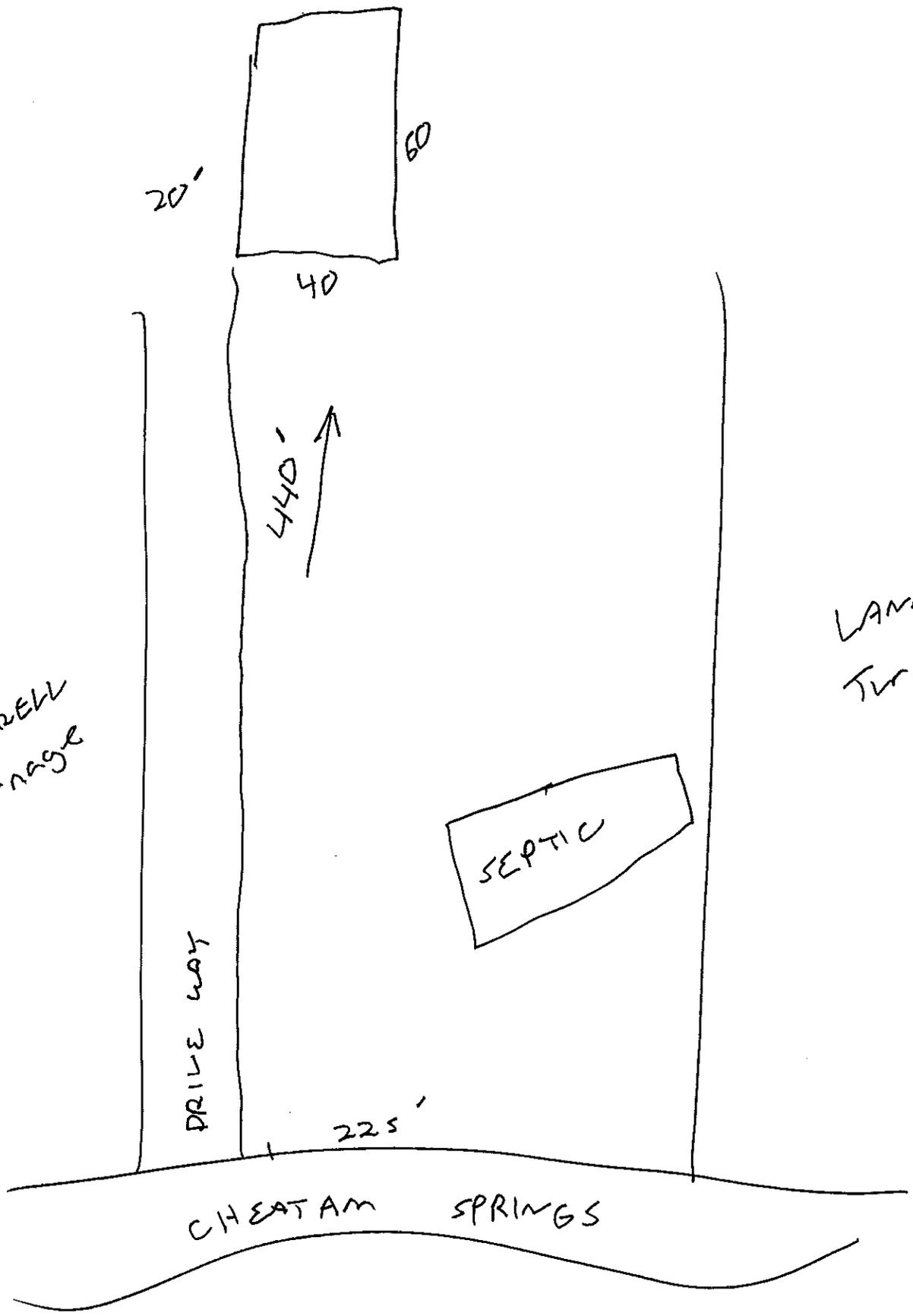
Today's Date: 11/17/14

Applicant Deferral/Withdrawal Policy: If an applicant requests deferral or withdrawal after processing has begun, fees are non-refundable. Re-application following an applicant's request for deferral/withdrawal will require a new application fee.

Applicant Initials CS Date 11/17/14

DARRELL
Turnage

LANNY
Turner

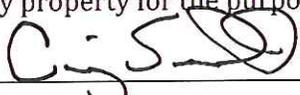


NOT TO SCALE

AFFIDAVIT NOTIFYING APPLICANT OF INTENT TO ENTER PROPERTY

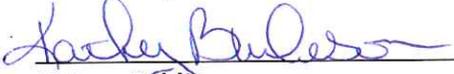
Submit to: Eagleville City Hall
108 South Main Street
Eagleville, TN 37060
(615) 274-2944

I, Conig Swell, the applicant and requestor of this Zoning appeal process, hereby grant the employees of the City of Eagleville full access to the property under consideration for the purpose of conducting on site investigations, take the necessary photographs and videos, place a zoning sign, and conduct any other business necessary to complete the requested application and review of the same. I further understand that if the employees of the Town of Eagleville are prevented from conducting the above investigations, taking the necessary photographs and video, placing a zoning sign, or conducting any other business necessary to complete the requested application and review that my request will be removed from the appropriate meeting agenda. I further understand that my application will not be placed back on to the appropriate meeting agenda until such time as the employees of the City of Eagleville can enter the property and conduct the necessary on site investigations, take the necessary photographs and video, place a zoning sign, or conduct any other business necessary to complete my application and review of the same. I further agree to hold the City of Eagleville, their agents, employees, and members harmless for any damages caused to person or property connected in any way with their entry upon my property for the purposes set forth herein.

Signature: 

Date: 11/14/14

Witness my hand and official seal at Eagleville, Tennessee, this 17 day of November, 2014


Notary Public

My Commission Expires: 11/18/17



**672 CHEATHAM SPRINGS RD
37060**

137

350

481

119

37060
Eagleville

144 03612

672

515

704

724

CHEATHAM SPRINGS RD



14

15

122

118

16

114

2

754

DEER VALLEY DR

119

115

6

5

4

1

744

7

8

**TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION
DIVISION OF GROUND WATER PROTECTION
PERMIT FOR CONSTRUCTION OF SUBSURFACE SEWAGE DISPOSAL SYSTEM**

Issued to: <u>Lanny Turner</u> Owner, Developer, Contractor, Installer, Etc. <u>cheat@h.com</u> Location: <u>Tract 3 L-1 Cheat Springs Road</u> <u>Map 144 P10 36</u> <u>36.12</u> Installation: <input checked="" type="checkbox"/> 1. New Installation <input type="checkbox"/> 2. Repair to Existing System Establishment: <input checked="" type="checkbox"/> 1. Residential: # Bedrooms <u>4 Four</u> <input type="checkbox"/> 2. Other: _____ (specify) Gal/Day _____	Evaluation Based Upon: <input checked="" type="checkbox"/> 1. Soil typing by Soil Scientist <input type="checkbox"/> a. General <u>R. Dickerson</u> <input type="checkbox"/> b. High Intensity <input type="checkbox"/> c. Extra High Intensity <input type="checkbox"/> 2. Soil Percolation Test <input type="checkbox"/> 3. Environmental Specialist Estimated Absorption Rate: <u>75</u> MPI Approval based upon: Statute No. <u>T.C.A. 68-221-403</u> <input type="checkbox"/> (c) Percolation test <input type="checkbox"/> (d) Grandfather clause. Current standards except those specified <input type="checkbox"/> (f) 12" (karst) and 6" (non-karst) buffer required <input type="checkbox"/> (i) 9" buffer required (24"-36" total soil depth) <input type="checkbox"/> (k) Grandfather clause — meets June 30, 1990 standards (repair only) <input type="checkbox"/> Other: <u>Current state regulations</u>	Type of System: <input checked="" type="checkbox"/> 1. Conventional <input type="checkbox"/> 2. Low Pressure Pipe <input type="checkbox"/> 3. Mound <input type="checkbox"/> 4. Lagoon <input type="checkbox"/> 5. Large Diameter Graveless Pipe <input type="checkbox"/> a. Sand backfill required <input type="checkbox"/> 6. Other
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

This system shall consist of a two compartment septic tank holding 1000 gallons, with 495 linear feet in _____ trenches, 36 inches wide and 24 inches deep. (Depth of gravel: 12 inches)

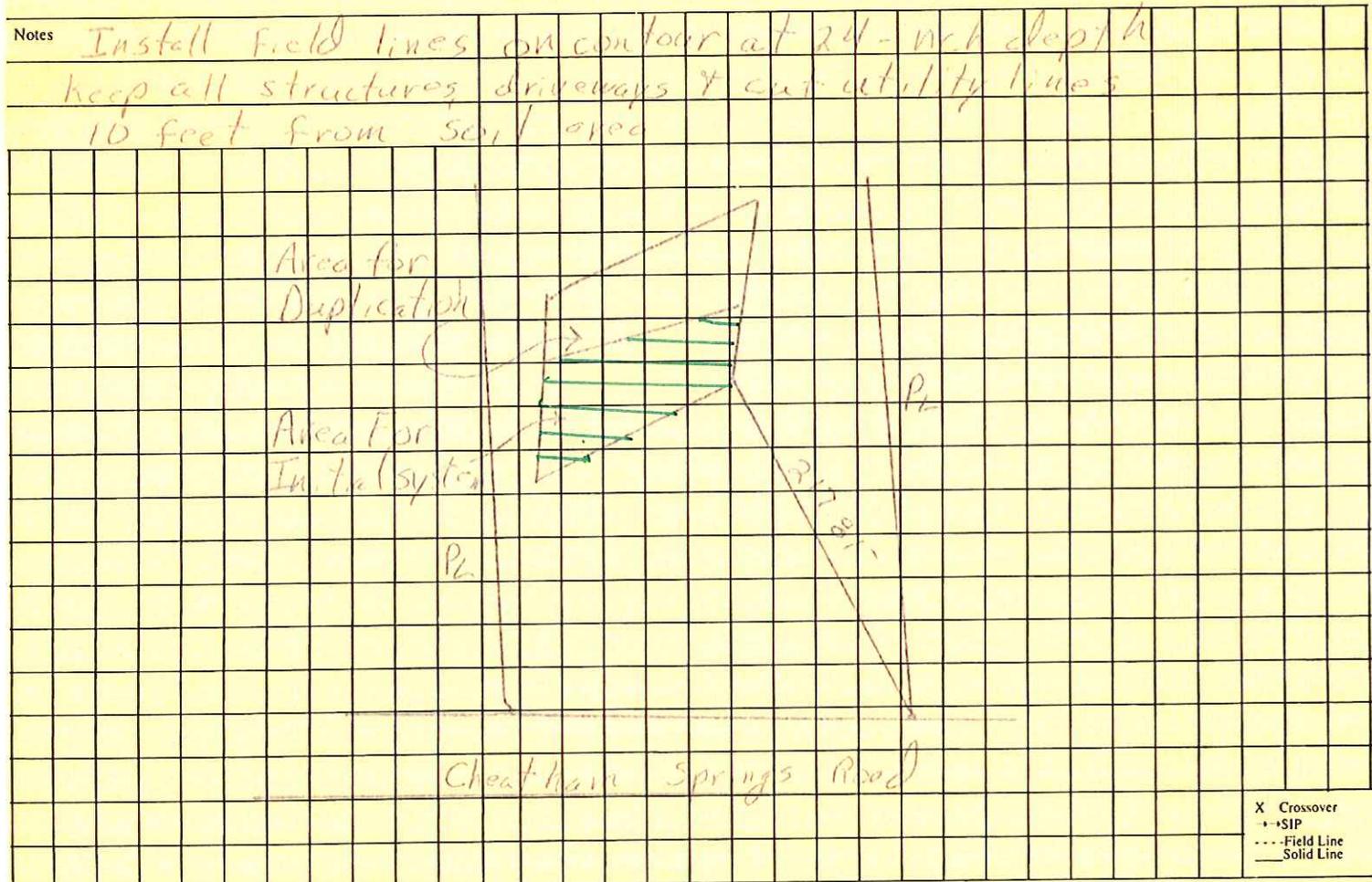
Also required:
 1. Soil Improvement Practice (SIP)
 2. Flow Diversion Valve
 3. Sewage Pump
 4. Other: _____

All installers of subsurface sewage disposal systems must hold a valid annual license from the Tennessee Department of Environment and Conservation.

The recipient of this permit agrees to construct or have constructed the above described system in accordance with T.C.A. 68-221-401 et. seq. and The Regulations To Govern Subsurface Sewage Disposal Systems. If any part of the system is covered before being inspected and approved, it shall be uncovered by the recipient of the permit at the direction of personnel of the Department of Environment and Conservation. Any cutting, filling or alterations of the soil conditions on the aforementioned property after this day may render this approval null and void.

Signature of Recipient: Lanny Turner Date: 12-1-11
 Issued at: Murfreesboro Tennessee, in Rutherford County
 By: John F. Walker Eng. Spec III Date: Dec 1, 2011
 (Name and Title) (Date of Issue)

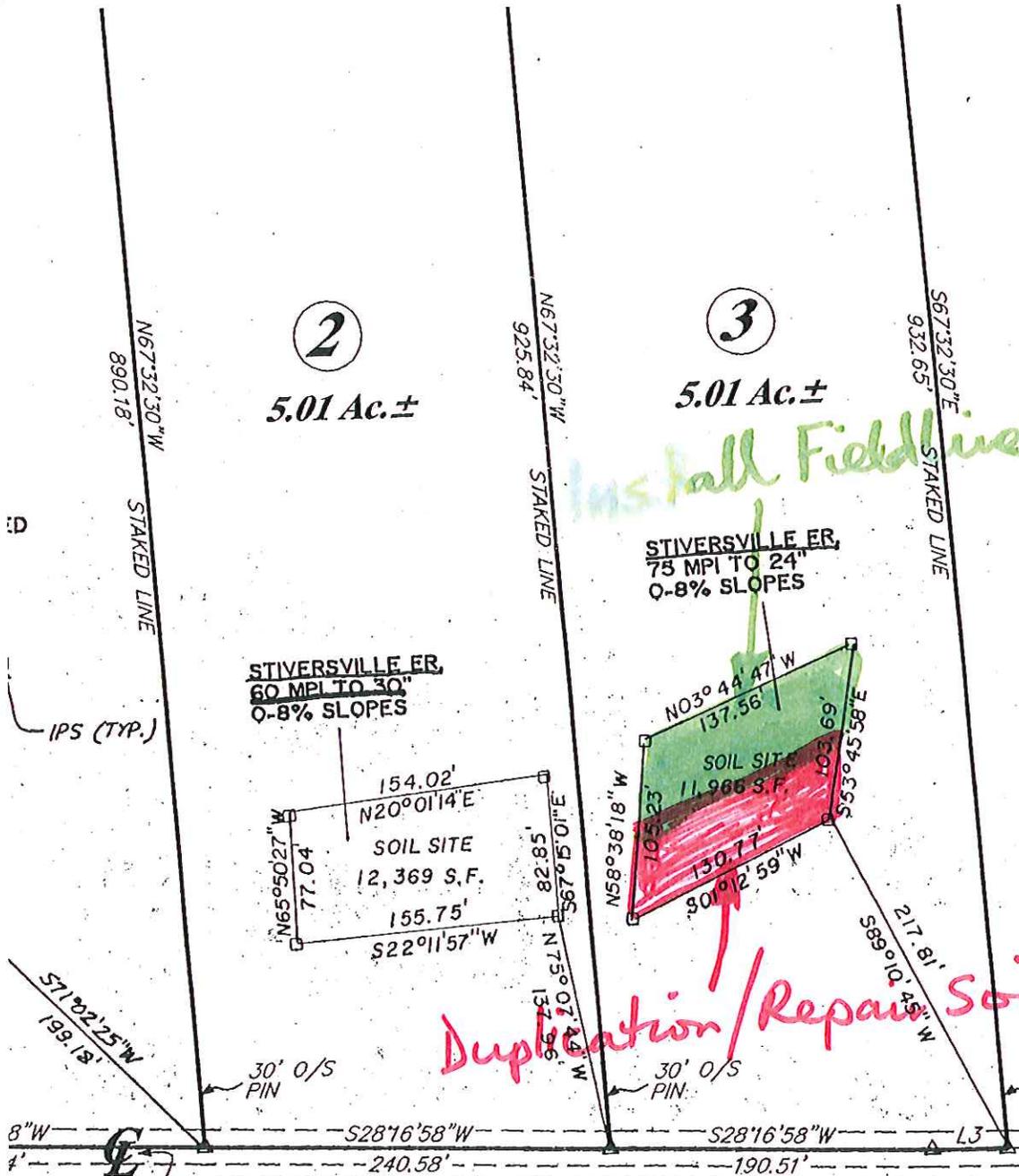
This permit is valid for 3 years from date of issue.



This is a permit to construct and is not intended to imply approval of any work proposed or completed on this lot.

-High In Notes:

1. Soils under trench-bo listed rate
 2. Soils under bottom de for altern
- Any disturbance to
- The Soil Consulta System plans mus
- Randy Dickerson
Soil Consultant
12/8/03



Install Field lines here

Duplication/Repair Soil Area

2159
Mur
(615)

CHEATHAM SPRINGS RD.

I HEREBY CERTIFY THAT THIS IS A "1" SURVEY AND THE RATIO OF PROPORTION OF THE UNADJUSTED SURVEY IS 1:10 AS SHOWN HEREON.

OWNER: LANNY L. TURNER
ADDRESS: 597 ALLISONA RD.
EAGLEVILLE, TN. 37060

TAX MAP: 144 PART OF PARCEL: 36.00
PART OF DEED BOOK: 321, PAGE: 762

NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOWN AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

Rickard

HUDDLESTON-ENGINEERING
2115 N.W. BROAD STREET, MURFREESBORO, TN
SURVEYING: 893 - 4084, FAX: 893 - 4084