

ORDINANCE NO. 2019-012

AN ORDINANCE TO AMEND THE EAGLEVILLE ZONING ORDINANCE AND OFFICIAL ZONING MAP OF THE TOWN OF EAGLEVILLE, TENNESSEE, BY AMENDING A PORTION OF A PARCEL, 29.98 acres more or less, FROM a R-1 (LOW DENSISTY RESIDENTIAL) ZONE TO A R-2 (MEDIUM DENSITY RESIDENTIAL) ZONE WITH A PLANNED RESIDENTIAL DEVELOPMENT (PRD) OVERLAY

**Whereas**, the Eagleville Municipal Planning Commission has duly recommended to the Eagleville City Council that the Official Zoning Map of Eagleville, Tennessee, be amended as hereinafter described; and

**Whereas**, the Eagleville City Council has reviewed such recommendation and has conducted a public hearing thereon.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY OF EAGLEVILLE, TENNESSEE, AS FOLLOWS:**

That the Official Zoning Ordinance and Official Zoning Map of the City of Eagleville, Tennessee, is hereby amended by rezoning a portion of the following parcel contained within the corporate limits of the City of Eagleville, Tennessee from a R-1 (Low Density Residential) Zone to a R-2 (Medium Density Residential) Zone with a Planned Residential Development (PRD) Overlay, to wit:

**CERTAIN** parcels of land located in the 8<sup>th</sup> Civil District of Rutherford County, Tennessee, and described as follows, to wit:

**29.98 Acres, more or less lying within Rutherford County Tax Map 144, Parcel No. 06000 of Record Book 1272, Page 2591, the portion of which being re-zoned is described as:**

**BE IT FURTHER ORDAINED**, that the aforementioned re-zoned area shall be granted certain privileges and shall be bound by certain promises and requirements as outlined in **Attachment PRD-2016-1 and 2, and Attachment PRD-2019-1**, attached hereto and made a part of this ordinance, and where the terms of this amendment or the attachment are silent on particular matters, the Zoning Ordinance, Subdivision Regulations, or other such regulations current and applicable shall govern, except where state law has allowed prior versions of the Subdivision Regulations to govern as a vested property right.

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

Recommended by the Eagleville Municipal Planning Commission on: November 4, 2019

Approved:

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Chad Leeman, Mayor

ATTEST:

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City Recorder, Phillip Dye

Passed First Reading:

Passed Second Reading:

Public Hearing held:

with 15-day notice given in the on

APPROVED AS TO FORM:

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City Attorney, James A. Turner

## Attachment PRD-2016-1

### Restrictions, Requirements, Etc. for the Planned Residential Development:

- Primary structures shall only include single-family residences.
- Development shall have a Homeowner's Association (HOA), which shall be continually managed by a third party.
- The Developer shall establish a Design Criteria for the purpose of requiring harmonious, complementary design (style, material, quality, color, texture, etc.), which shall be maintained and administered by the HOA or a subcommittee thereof. Approval by such subcommittee of the design elements shall be required prior to, and incorporated into application for a building permit.
- Main entrance shall include a masonry sign with heavy landscaping. Entrance sign shall be consistent in size, materials, and quality as that conceptually proposed in documentation included herein as a portion of Attachment PRD-2016-2.
- All utilities shall be underground.
- Street lights shall be LED. Street lights shall be black and shall be consistent with the product proposed in documentation included herein as a portion of Attachment PRD-2016-2, except that the lights shall be LED rather than High Pressure Sodium. In the case that the specific light, light housing, or pole, is no longer available, the Developer or the HOA shall present an alternative product to the Planning Commission for approval. The repair, replacement, and maintenance of street lights, poles, and the related underground infrastructure shall be the responsibility of the HOA.
- Streets shall include curb and gutters to Subdivision Regulation standards.
- Stop signs, directional signs, and other required street signs shall be black and shall be consistent with the product proposed in documentation included herein as a portion of Attachment PRD-2016-2. In the case that the specific product is no longer available, the Developer or the HOA shall present an alternative product to the Planning Commission for approval. The repair, replacement, and maintenance of such signage shall be the responsibility of the HOA.
- There shall be sidewalks on both sides of all streets, designed to Subdivision Regulation specifications, to be maintained by the HOA. The sidewalks may be located within the City's right-of-way, but remain the HOA's responsibility for maintenance, repair and replacement as needed.
- ~~• Of the 17.7 29.98 acre development, a minimum 3.18 acres shall be reserved for Community Greenspace.~~
- ~~• Common Areas shall include a community picnic pavilion with a fire pit and a six (6) foot wide mulch nature trail to be maintained by the community HOA. The Developer or HOA may elect to improve the trail to a more durable and permanent material. The pavilion and fire pit area shall be consistent in size, material, and quality as that conceptually proposed in documentation included herein as a portion of Attachment PRD 2016 2. (See Attachment PRD-2019-1)~~
- Houses shall include concrete driveways and a minimum two (2) car garage. Except in the case of a house with a side entry garage, driveways shall be eighteen (18) feet in width. Where a house has a side entry garage, driveway width shall be no less than fifteen (15) feet and no more than eighteen (18) feet, and shall provide for adequate turn around area. Driveway apron, within three feet of the back of the curb, shall taper by three (3) feet on each side of the driveway.
- Each house shall be landscaped along the front elevation prior to issuance of a final Certificate of Occupancy.

- Front and side yards to the rear corners of houses shall be sodded before a final Certificate of Occupancy is issued.
- Development shall include black mailboxes of a uniform design, which shall be consistent in size, material, and quality as that proposed in documentation included herein as a portion of Attachment PRD-2016-2. In the case that the specific mailbox is no longer available, the Developer or the HOA shall present an alternative product to the Planning Commission for approval. **See Attachment PRD-2019-1**
- Architecture of houses shall be of craftsman style, of which, the front elevation shall include at minimum, fifty-percent (50%) some combination of stone, brick, and/or hardiplank.
- Houses shall be constructed with a minimum 1,800 square feet heated/cooled space.
- Development fencing shall be black metal or PVC.
- There shall be no exposed masonry block, foundation or otherwise, on any completed structure.
- Accessory buildings shall be built on-site (no pre-constructed buildings) and shall use the same exterior design features as the house on the lot, except that the requirement for brick or stone shall not apply. Outbuilding exterior design shall complement the house on the lot in style, materials, quality, color, and textures and shall require prior approval of the HOA prior to application for a building permit (if required).
- A landscape buffer of mature height trees and adequate undergrowth, maintained as a common area/landscape easement by the HOA, shall be included along corner lots so as to obstruct the view from streets of potentially monotonous rear setbacks.
- Where the development is not bordered by natural landscaping of mature height trees and adequate undergrowth, the developer shall construct an earthen berm, landscaping the same with a vegetative buffer. The landscape plan for such berm and landscaping shall be included in the infrastructure construction plans submitted to the Planning Commission for consideration along with the Preliminary Plat.

Allowances for the Planned Residential Development:

- Minimum lot size shall be 10,000 square feet.
- Minimum lot width at building setback shall be 70 feet.
- Minimum front yard setback shall be 30 feet.
- Minimum side yard setback shall be 5 feet.
- ~~Total number of housing units in the development shall not exceed 51.~~

Attachment PRD-2019-1

- Materials for the total sides of the house shall follow the 85/15 percent rule. The sides of the house must be constructed of at least 85 percent of materials that are some combination of stone, brick, and/or a high quality Fiber Cement Siding. No more than 15 percent of the total of the four sides can be of other materials. No one side can exceed 50 percent of materials that are not stone, brick and/or a high quality Fiber Cement Siding.
- The Total number of housing units in the development shall not exceed ??
- A central mailbox location may be required by the Post Office.
- Of the 29.98 acre development, a minimum ??? acres shall be reserved for Community Greenspace.
- Roofs shall be architectural asphalt shingles.





\* This page is a concept drawing for illustration purposes only, and is not to be interpreted as an approved development layout.



# EAGLE VIEW

*Village*



# EAGLE VIEW

*Village*



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## Special Lite Berkshire Mailbox with Tacoma Post

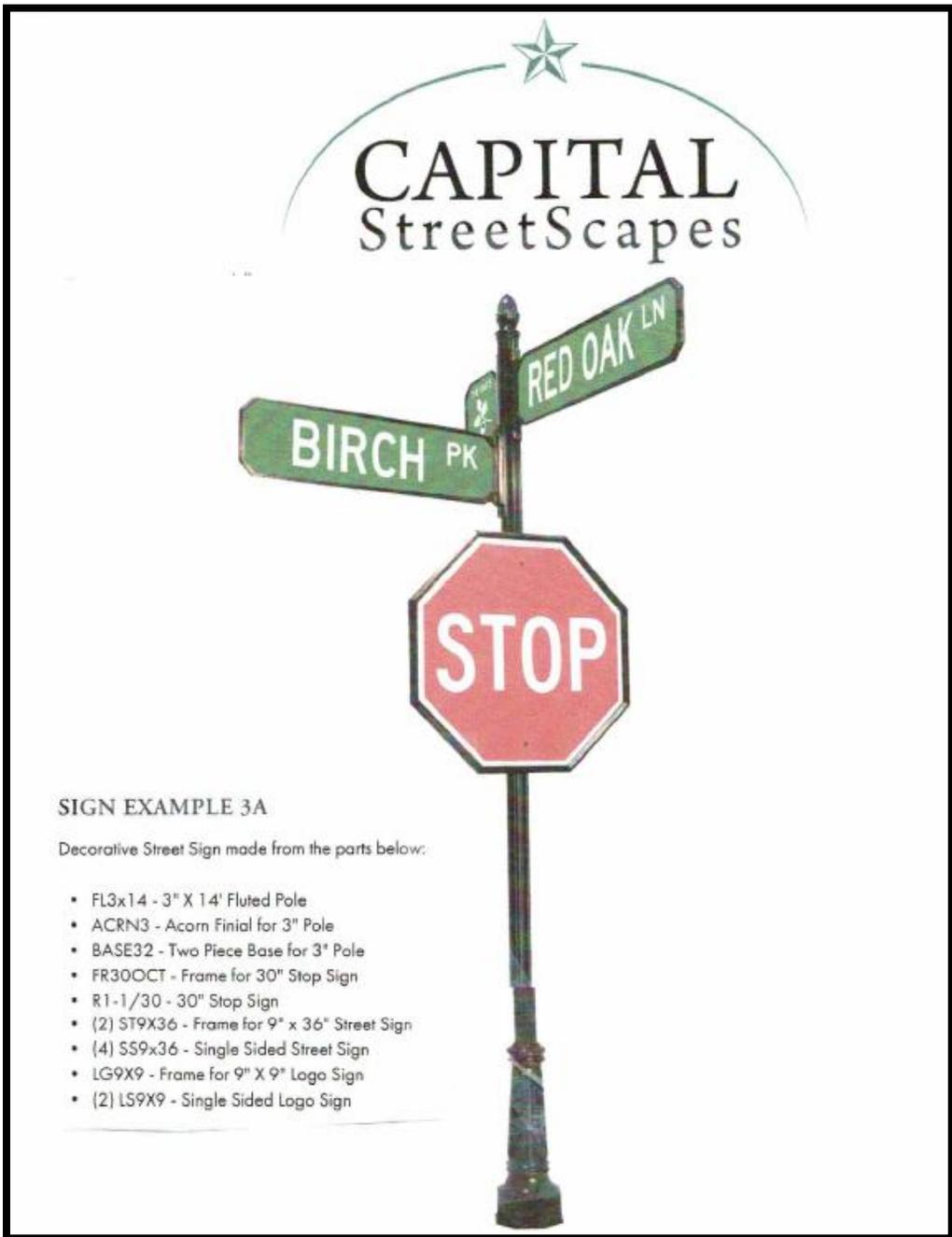


[+] Larger Image

- The Berkshire Mailbox, shown in gunmetal with brass numbers, presents an impressive face
- The one piece cast aluminum door features deeply cut details with a rich leather grain textured panel
- The stainless steel spring hinge and magnetic catch keeps the door secure
- The Tacoma post is a surface mount mailbox post with an stately column base that provides a classic look to your curbside
- Made from solid Cast Aluminum and Powder Coated for rust proof, maintenance-free use and enjoyment
- Available in 12 exciting colors and finishes
- Each mailbox is hand finished and will vary from one to the next
- Customize your Berkshire Mailbox with 2" numbers on the front door and 3" numbers on the sides of the mailbox
- Numbers are available in both brass and stainless steel finishes

# EAGLE VIEW

*Village*



### SIGN EXAMPLE 3A

Decorative Street Sign made from the parts below:

- FL3x14 - 3" X 14' Fluted Pole
- ACRN3 - Acorn Finial for 3" Pole
- BASE32 - Two Piece Base for 3" Pole
- FR30OCT - Frame for 30" Stop Sign
- R1-1/30 - 30" Stop Sign
- (2) ST9X36 - Frame for 9" x 36" Street Sign
- (4) SS9x36 - Single Sided Street Sign
- LG9X9 - Frame for 9" X 9" Logo Sign
- (2) LS9X9 - Single Sided Logo Sign

# EAGLE VIEW

*Village*

## 70 Watt HPS Town and Country Post Light with 10' Post



**Light:**  
Cooper #UTD70SNF55U0050

**MTE Item:**  
#6116

**Pole:**  
Hapco #80252A5D

**MTE Item:**  
#6116A

**MTE Unit Number:**  
M27-70-10D

**Foundation Drawing:**  
SLF-4