

ORDINANCE 2026-004

AN ORDINANCE ASSIGNING A ZONING CLASSIFICATION AND CREATING SPECIFIC CRITERIA IN ANTICIPATION OF ANNEXATION OF PROPERTY KNOWN AS PARCEL 120 02300

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 Parcel 120 02300 and recommends the property be annexed and zoned R-1 PRD with following as requirements in addition to the requirements of 5.080 and 5.081 of the Eagleville Zoning Ordinance 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 in addition to the requirements of Eagleville Zoning Ordinance Sections 5.080 and 5.080 (and other relevant criteria in the Zoning Ordinance) for Parcel 120 02300 owned by John Moore, or any future Development located at this parcel as a binding agreement for Annexation;

NOW THEREFORE, BE IT ORDAINED by the City of Eagleville, Tennessee City Council that the Parcel 120 02300 being annexed by the City of Eagleville be zoned R-1/PRD and the following criteria shall be applied and required when reviewing any subdivision or development submitted for Parcel 120 02300.

General Requirements

1. The property is located along the eastern side of Highway 41A, south of the intersection of John Windrow Road. The site is identified as Rutherford County Tax Map 120 Parcels 23.00 and is approximately 256 acres of residential land area.
2. The minimum lot size will be 43,560 square feet.
3. 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 between 2000 and 2,499 square feet, and one to one and a half (or two) stories. The smaller (2,000 – 2,499 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.
4. All homes shall be a minimum of 3 bedrooms with a maximum number of 5 bedrooms per house based on STEP capacity.

5. The home elevations shall be constructed of brick or synthetic (Centurion or similar) stone. Cement fiber board is also permitted when in combination with brick and/or stone placed on at least 3 of the 4 sides of the structure. The brick and stone must be at least 25 percent on each of the three (or four) sides. Vinyl shall be permitted in trim and soffit areas only, with a maximum of 10% per house. No one side can have vinyl exceeding 10% of that side.

Should the developer bring before the Planning Commission a portfolio of house styles to be constructed which the Planning Commission determines meets the intent of this ordinance, the Commission may waive or amend this #5 requirement, allowing some of the houses, flexibility with the brick and stone.

6. Both entrances off Highway 41A will have new entrance signage consisting of masonry, wood, and/or metal materials. The signage will be anchored by landscaping.
7. Solid waste collection will be handled by a private company.
8. 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. Any kiosk must have adequate off-site parking.
9. The development shall provide access to any existing cemetery on the site.
10. Parking areas on common open space lots shall be private and maintained by the HOA.
11. Each home shall be on its own lot of record and sold fee simple.
12. This project is anticipated to be built in 3 phases.
13. 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.
14. The remaining phases will be market driven and dependent upon the absorption of the units in the previous phases.
15. 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, within a minimum of each lot having at least 4 paved parking spaces per lot (outside of garage).

2. Each home shall have a minimum two car side entry garage with decorative garage doors. In combination with the side entry, two car garage, homes are 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. In cases of a corner lot, it is understood that one side may have a garage facing one of the streets.
3. All driveways shall be wide enough for 2 vehicles, with a minimum width of 16-feet and a minimum length of 35-feet, measured from the back of the sidewalk to the garage door.
4. Only in-ground pools shall be permitted on lots with fencing to meet Development Standards. Pools must meet requirements of City pertaining to setbacks.
5. All HVAC units shall be screened from public Rights of way with landscaping. HVAC units shall be placed at the side or rear of each residence.
6. Private lots with fences shall only use black, 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 approved during the subdivision process and consistent throughout the entire development.

Streets and Infrastructure

1. Decorative streetlights shall be provided along all roadways to add character and continuity to the neighborhood, but also providing adequate lighting. Adequate lighting for safety, avoiding dead spots, will be designed to meet Middle Tennessee Electric (MTE) standards 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 during the subdivision process.
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.
7. Sanitary sewer services will be provided by Eagleville 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, usually through a third-party manager.
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 planning shall be in accordance with TDEC and the Corps of Engineers requirements. Planning approvals shall be reviewed and approved by the City.
10. Prior to construction plan review, 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 and the City of Eagleville.

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 – 2,499 square feet, and one to one and a half (or two) stories. The smaller (2,000-2,499 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 homes will have at least 3 bedrooms.
5. All the homes will have eaves.

6. All homes will have a patio area at the rear of the home.
7. All homes will be located on individual lots of record.
8. All homes will have a primary 2-car side entry garage. Garages will have decorative doors.
9. Each home shall have a minimum two car side entry garage with decorative garage doors. Homes are permitted to have a one bay detached or attached garage that is permitted to face the street. Any detached garage must meet the primary structure setbacks. 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.
10. Accessory Buildings will complement the house with the same or similar materials. No metal buildings unless they have been supplemented with approved house materials to appear consistent with the house.
11. Buildings will be comprised of alternating home styles and home colors and shall be approved according to the CCRs. Brick (different colors will be allowed), Fiber Cement Board (different colors will be allowed) if supplemented with brick and stone per General Requirements #5 above, Fiber Cement Board and Batten (different colors, cuts, patterns will be allowed) if supplemented with brick and stone per General Requirements #5 above, Synthetic Stone Veneer (different colors, cuts, patterns will be allowed).
12. 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 (10% MAX).
13. Architectural styles shall be or similar to (if approved by HOA and City) the following: Prairie, English Country, Farmhouse, Craftsman, Colonial, and Tudor.
14. Roofs. There shall be a minimum pitch on all roofs of 6/12. Secondary roofs may have a minimum pitch of 3.5/12. Secondary roofs include roofs over porches, breezeways, extensions of the main living area (at the rear of the house) and attached garages. Secondary roofs are limited to no more than 35 percent of the total roof area.
15. The maximum height is 35 feet. Due to pitched roofs, the Planning Commission can approve up to 40 feet in height.

Bulk Requirements

1. Minimum lot size 43,560 square feet.

2. Architectural styles shall be or similar to (if approved by HOA and City) the following: Prairie, English Country, Farmhouse, Craftsman, Colonial, and Tudor.
3. Minimum lot frontage – 90 feet (except lots located within the arc of the cul de sac may be less)
4. Minimum lot width – 90 feet (except lots located within the arc of the cul de sac may be less)
5. Minimum Front Setback – 40 feet
6. Minimum Front Setback for corner lots – 40 feet
7. Minimum Side Setback – 20 feet
8. Minimum Rear Setback – 25 feet

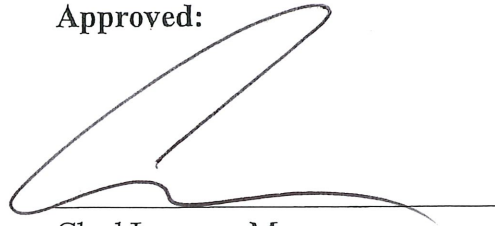
Landscaping Characteristics:

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 will be lined with a fence to be approved by the Planning Commission. 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. All front lots shall be sodded before a CO will be issued. 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 fronts 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 City.

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

Approved:

A handwritten signature in black ink, appearing to be 'Chad Leeman', written over a horizontal line.

Chad Leeman, Mayor

ATTEST:

A handwritten signature in blue ink, appearing to be 'Christina Rivas', written over a horizontal line.

Christina Rivas, City Recorder

Passed First Reading: June 25, 2026

Passed Second Reading: *July 23, 2026*

Public Hearing Date: *July 23, 2026*

APPROVED AS TO FORM:

A handwritten signature in blue ink, appearing to be 'Stephen Aymett', written over a horizontal line.

Stephen Aymett, City Attorney