

CITY OF FAIRVIEW
BOARD OF COMMISSIONERS

JANUARY 16, 2020

7:00 P.M.

AGENDA

- 1. Roll Call**
- 2. Call to Order**
- 3. Prayer and Pledge**
- 4. Approval of Agenda and Executive Session Announcements**
- 5. Public Hearing(s)**
 - A. Item 9C
 - B. Item 9D
 - C. Item 11A
- 6. Citizen Comments** (Limited to the first 5 citizens to sign in and a limit of 3 minutes each)
- 7. Public Announcements, Awards and Recognitions**
- 8. Staff Comments and Monthly Reports**
 - A. City Manager Report
 - B. City Attorney Report
- 9. Consent Agenda** (Any Item May be Removed for Individual Consideration)
 - A. Minutes from the January 2, 2020, Board of Commissioners Meeting
 - B. Second and Final Reading of Ordinance 2020-01, Amended Budget for Fiscal Year 2020
 - C. Second and Final Reading of Ordinance 2019-30, An Ordinance to Amend the City of Fairview Zoning Ordinance by Changing the Official Zoning Map for Property Located at 313 Highway 96 N, From a RS-40 (Low-Density Residential) Zoning District to a R-20 (Medium-Density Residential) Zoning District, Owners: Thomas Harris and Brenda Harris Mangrum
 - D. Second and Final Reading of Ordinance 2019-31, An Ordinance to Amend the City of Fairview Zoning Ordinance by Changing the Official Zoning Map for Property Located at 7109 County Line Road, From a RS-40 (Low-Density Residential) Zoning District to a R-20 (Medium-Density Residential) Zoning District, owner: Civil Engineering Services, PC
- 10. Old Business**
 - A. Second and Final Reading of Ordinance 2018-26, An Ordinance to Amend the City of Fairview Zoning Ordinance by Changing the Official Zoning Map for Tax Map 043, Parcel 23.00, Consisting of 111 Acres, Located on Cox Pike, From a RS-40 (Low-Density Residential) Zoning District to a R-20 PUD (Medium-Density Residential Planned Unit Development) Zoning District (141 Proposed Lots)
- 11. New Business**
 - A. Resolution 39-19, A Resolution to Annex Certain Territory Upon Written Consent of the Owners and to Incorporate Same within the Boundaries of the City of Fairview, Tennessee (7112 New Hope Road, Owner: Kyle T. Jones)
 - B. Resolution 01-20, A Resolution Requesting the Fairview, Tennessee Municipal Election for City Judge (with Concurrent General Sessions Jurisdiction for Criminal Offenses) and Court Clerk be Held in Conjunction with the August 6, 2020, Williamson County, Tennessee, General Election
- 12. Communications from the Mayor and Commissioners**
 - A. Commissioner
 - B. Commissioner
 - C. Commissioner
 - D. Vice Mayor

E. Mayor

13. Adjournment

9C

ORDINANCE #2019-30

AN ORDINANCE TO AMEND THE CITY OF FAIRVIEW ZONING ORDINANCE BY CHANGING THE OFFICIAL ZONING MAP FOR PROPERTY LOCATED AT 313 HIGHWAY 96 N, FROM A RS-40 (LOW-DENSITY RESIDENTIAL) ZONING DISTRICT TO A R-20 (MEDIUM-DENSITY RESIDENTIAL) ZONING DISTRICT.

WHEREAS, a request has been made by owners Thomas Harris and Brenda Harris Mangrum to rezone property located within the City of Fairview; and

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF FAIRVIEW BOARD OF COMMISSIONERS THAT:

SECTION 1. That the Zoning Ordinance be and is hereby amended by making certain changes to the Official Zoning Map for the City of Fairview, by changing the property identified as Tax Map 042, Parcel 029, consisting of 1.54 acres, from a RS-40 (Low-Density Residential) Zoning District to a R-20 (Medium-Density Residential) Zoning District.

SECTION 2. BE IT FURTHER ORDAINED, that the Codes and Planning Department is hereby authorized and directed, upon approval of this Ordinance, to cause the change to be made on the Official Zoning Map, as set out in Section 1 of this Ordinance, and to make notation thereon of reference to the date of passage and approval of this Ordinance.

SECTION 3. BE IT FURTHER ORDAINED, that this Ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of the City of Fairview requiring it.

First Reading: November 16, 2019

Public Hearing Held: _____

Second Reading: _____

Approved by the Board of Commissioners:

John Blade, Mayor

ATTEST:

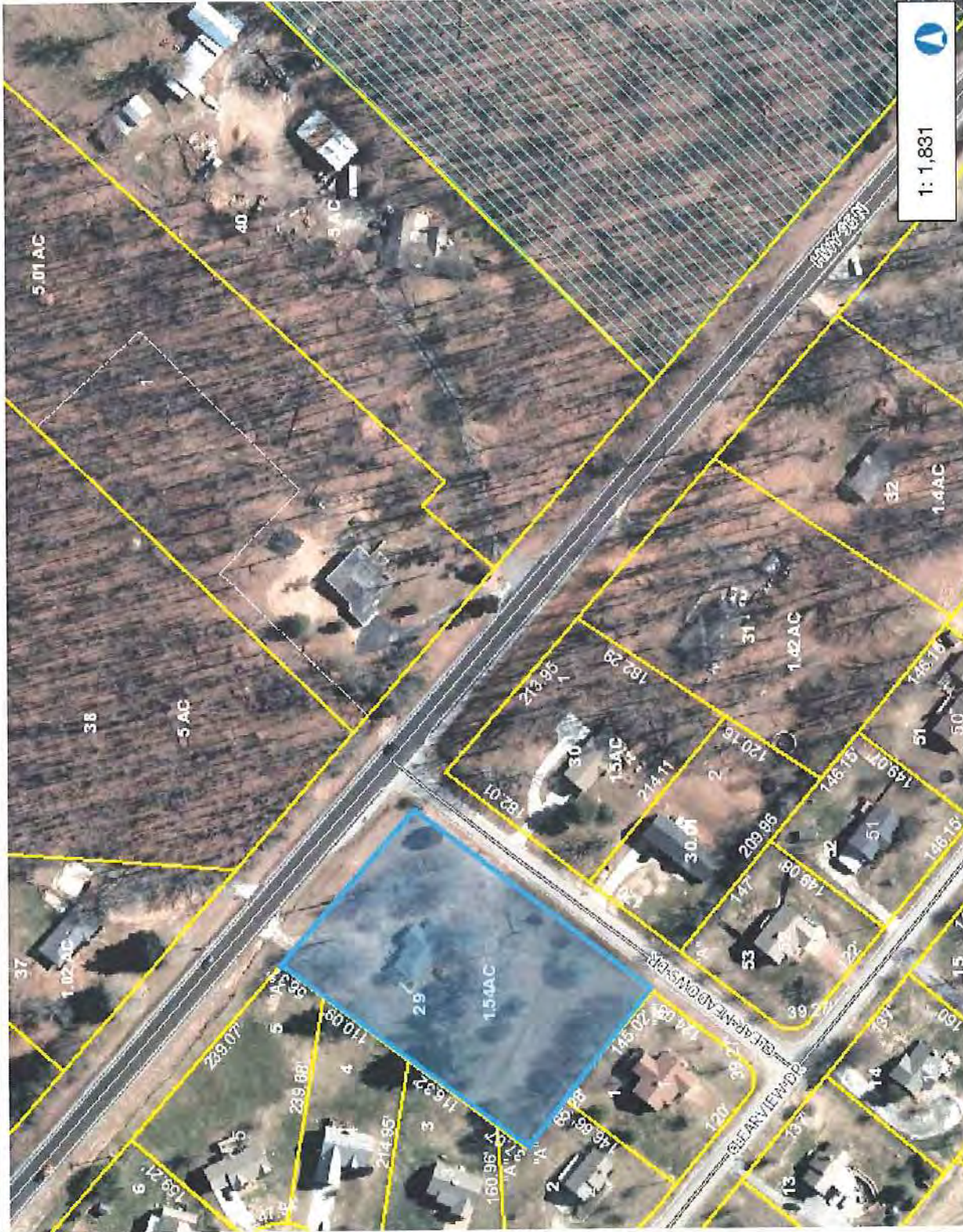
Brandy Johnson, City Recorder

APPROVED AS TO FORM:

City Attorney

Published in the Fairview Observer on _____

Tools & Features Demonstration Site



1: 1,831

0.1 0 0.03 0.1 Miles

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION



Legend

- Parcels
- Parcel Numbers
- Parcel Acreage
- Subdivision Name
- Parcel Dimensions
- Lot Numbers
- Lot Acreage
- Group Corner Annotation
- Control Map
- Notes
- Miscellaneous
- Easement
- Exemptions
- Conflicts
- Lines
- Corporate Limits
- BRENTWOOD
- FAIRVIEW
- FRANKLIN
- NOLENSVILLE
- SPRING HILL
- THOMPSONS STATION
- Parks
- Centerlines
- <all other values>
- INTERSTATE

Notes

City of Fairview

7100 CITY CENTER WAY
FAIRVIEW, TN. 37062



Phone: 615-799-1585
Email: shall@fairview-tn.org

RECOMMENDATIONS 2019-6

DATE: November 12, 2019

TO: FAIRVIEW BOARD OF COMMISSIONERS

FROM: FAIRVIEW MUNICIPAL PLANNING COMMISSION

1. Request for Rezoning, Property Located at 313 Hwy 96 N, Map 042 – Parcel 029, 1.54 Acres, Current Zoning RS-40, Rezoning R-20, Owners Thomas Harris and Brenda Harris Mangrum.

Staff Comments: Staff has no opposition to a zoning change of said property.

Action required: A vote to give positive or negative recommendation to the Board of Commissioners for rezoning of the said property.

Sullivan stated this is a simple rezoning all the properties around this property are zoned R-20. Butler ask once they rezone can it be approved in house to divide the property. Sullivan stated yes. Burks made a motion for a positive recommendation to The Board of Commissioners. Power Seconded. Vote was taken. All were in favor.

2. Request for Rezoning, Property Located at 7109 County Line Rd, Map 019 – Parcel 01.01, 5.4 Acres, Current Zoning RS-40, Rezoning R-20, Owners Civil Engineering Services, PC

Staff Comments: Staff has no opposition to a zoning change of said property.

Action required: A vote to give positive or negative recommendation to the Board of Commissioners for rezoning of the said property.

Sullivan stated this property was recently annexed into the City as RS-40 and the owner would like to Rezone to R-20. Burks asked didn't he originally want to rezone for apartments. Sullivan stated yes but now he wants to rezone to R-20. Burks made a motion for a positive recommendation to The Board of Commissioners. Jenkins Seconded. Vote was taken. All were in favor.

9D

ORDINANCE #2019-31

AN ORDINANCE TO AMEND THE CITY OF FAIRVIEW ZONING ORDINANCE BY CHANGING THE OFFICIAL ZONING MAP FOR PROPERTY LOCATED AT 7109 COUNTY LINE ROAD, FROM A RS-40 (LOW-DENSITY RESIDENTIAL) ZONING DISTRICT TO A R-20 (MEDIUM-DENSITY RESIDENTIAL) ZONING DISTRICT.

WHEREAS, a request has been made by Civil Engineering Services, PC, to rezone property located within the City of Fairview; and

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF FAIRVIEW BOARD OF COMMISSIONERS THAT:

SECTION 1. That the Zoning Ordinance be and is hereby amended by making certain changes to the Official Zoning Map for the City of Fairview, by changing the property identified as Tax Map 019, Parcel 001.01, consisting of 5.4 acres, from a RS-40 (Low-Density Residential) Zoning District to a R-20 (Medium-Density Residential) Zoning District.

SECTION 2. BE IT FURTHER ORDAINED, that the Codes and Planning Department is hereby authorized and directed, upon approval of this Ordinance, to cause the change to be made on the Official Zoning Map, as set out in Section 1 of this Ordinance, and to make notation thereon of reference to the date of passage and approval of this Ordinance.

SECTION 3. BE IT FURTHER ORDAINED, that this Ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of the City of Fairview requiring it.

First Reading: November 16, 2019

Public Hearing Held: _____

Second Reading: _____

Approved by the Board of Commissioners:

John Blade, Mayor

ATTEST:

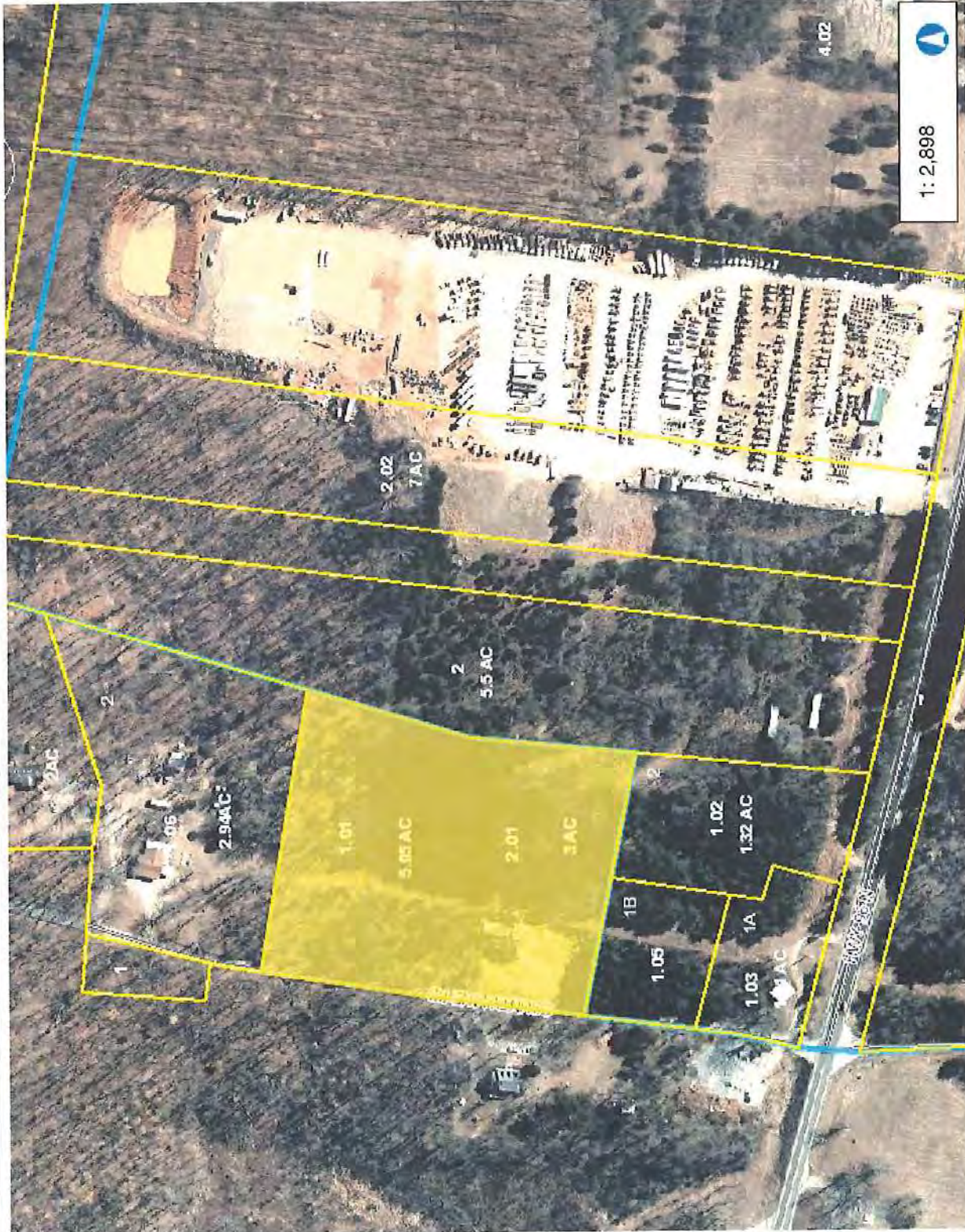
Brandy Johnson, City Recorder

APPROVED AS TO FORM:

City Attorney

Published in the Fairview Observer on _____

Tools & Features Demonstration Site



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THIS MAP IS NOT TO BE USED FOR NAVIGATION



Legend

- Parcels
- Parcel Numbers
- Parcel Acreage
- Subdivision Name
- Lot Numbers
- Group Corner Annotation
- Control Map
- Notes
- Miscellaneous
- Easement
- Exemptions
- Conflicts
- Lines
- Corporate Limits
- BRENTWOOD
- FAIRVIEW
- FRANKLIN
- NOLANSVILLE
- SPRING HILL
- THOMPSONS STATION
- Parks
- Centerlines
- <all other values>
- INTERSTATE
- ACCESS
- LOCAL STREETS

Notes

City of Fairview

7100 CITY CENTER WAY
FAIRVIEW, TN. 37062



Phone: 615-799-1585
Email: shall@fairview-tn.org

RECOMMENDATIONS 2019-6

DATE: November 12, 2019

TO: FAIRVIEW BOARD OF COMMISSIONERS

FROM: FAIRVIEW MUNICIPAL PLANNING COMMISSION

1. Request for Rezoning, Property Located at 313 Hwy 96 N, Map 042 – Parcel 029, 1.54 Acres, Current Zoning RS-40, Rezoning R-20, Owners Thomas Harris and Brenda Harris Mangrum.

Staff Comments: Staff has no opposition to a zoning change of said property.

Action required: A vote to give positive or negative recommendation to the Board of Commissioners for rezoning of the said property.

Sullivan stated this is a simple rezoning all the properties around this property are zoned R-20. Butler ask once they rezone can it be approved in house to divide the property. Sullivan stated yes. Burks made a motion for a positive recommendation to The Board of Commissioners. Power Seconded. Vote was taken. All were in favor.

2. Request for Rezoning, Property Located at 7109 County Line Rd, Map 019 – Parcel 01.01, 5.4 Acres, Current Zoning RS-40, Rezoning R-20, Owners Civil Engineering Services, PC

Staff Comments: Staff has no opposition to a zoning change of said property.

Action required: A vote to give positive or negative recommendation to the Board of Commissioners for rezoning of the said property.

Sullivan stated this property was recently annexed into the City as RS-40 and the owner would like to Rezone to R-20. Burks asked didn't he originally want to rezone for apartments. Sullivan stated yes but now he wants to rezone to R-20. Burks made a motion for a positive recommendation to The Board of Commissioners. Jenkins Seconded. Vote was taken. All were in favor.

10A

ORDINANCE #2018-26

AN ORDINANCE TO AMEND THE CITY OF FAIRVIEW ZONING ORDINANCE BY CHANGING THE OFFICIAL ZONING MAP FOR TAX MAP 043, PARCEL 23.00, CONSISTING OF 111 ACRES, LOCATED ON COX PIKE, FROM A RS-40 (LOW-DENSITY RESIDENTIAL) ZONING DISTRICT TO A R-20 PUD (MEDIUM-DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT) ZONING DISTRICT (141 PROPOSED LOTS).

WHEREAS, a request has been made by Tony Cavender to rezone property located within the City of Fairview; and

WHEREAS, the City of Fairview Planning Commission, on November 20, 2018, made a favorable recommendation to the Board of Commissioners that this request be approved.

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF FAIRVIEW BOARD OF COMMISSIONERS THAT:

SECTION 1. That the Zoning Ordinance be and is hereby amended by making certain changes to the Official Zoning Map for the City of Fairview, by changing the property identified as Tax Map 043, Parcel 23.00 from a RS-40 (Low-Density Residential) Zoning District to a R-20 PUD (Medium-Density Residential Planned Unit Development) Zoning District. This property consists of approximately 111 acres and is proposed to have 141 lots. Tony Cavender has submitted an application for the rezoning of this parcel, which is attached to and made a part of this ordinance as though copied herein.

SECTION 2. BE IT FURTHER ORDAINED, that the Codes and Planning Department is hereby authorized and directed, upon approval of this Ordinance, to cause the change to be made on the Official Zoning Map, as set out in Section 1 of this Ordinance, and to make notation thereon of reference to the date of passage and approval of this Ordinance.

SECTION 3. BE IT FURTHER ORDAINED, that this Ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of the City of Fairview requiring it.

First Reading: January 3, 2019

Public Hearing Held: February 7, 2019

Second Reading: _____

Approved by the Board of Commissioners:

John Blade, Mayor

ATTEST:

Brandy Johnson, City Recorder

APPROVED AS TO FORM:

City Attorney

Published in the Fairview Observer on January 22, 2019

4

WARRANTY DEED

BK: 7800 PG: 441-444
19046809

4 PGS.AL-DEED	
627829	
11/06/2019 - 03:59 PM	
BATCH	627829
MORTGAGE TAX	0.00
TRANSFER TAX	46.25
RECORDING FEE	20.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	69.25

STATE OF TENNESSEE, WILLIAMSON COUNTY
SHERRY ANDERSON
REGISTER OF DEEDS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

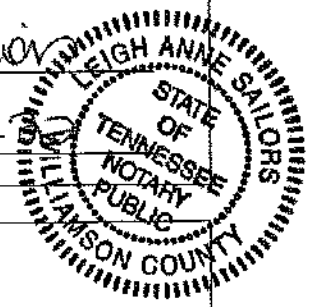
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS \$12,500.00

X 2/K
AFFIANT

Subscribed and sworn to me on November 5th, 2019.

Leigh Anne Sailors
NOTARY PUBLIC

My Commission Expires: 8-7-20



THIS INSTRUMENT WAS PREPARED BY:

man
Thomas N. Jones
Attorney at Law
339 Main Street, Suite 100
Franklin, Tennessee 37064
(615) 794-0807
Contact: Leigh Anne Sailors

NAME / ADDRESS NEW OWNER: Richland Estates, LLC P.O. Box 764 Fairview, TN 37062	SEND TAX BILLS TO: Same as New Owner	MAP / PARCEL NUMBER: Part of 022 181.00
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FOR AND IN CONSIDERATION of Ten (\$10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, **Bernice W. Gillette**, (hereinafter called the "GRANTOR"), have bargained and sold and by these presents do transfer and convey unto **Richland Estates, LLC**, a Tennessee limited liability company, (hereinafter called "GRANTEE"), its successor and assigns, a certain tract or parcel of land in Williamson County, State of Tennessee, described as follows:

A STRIP OF LAND LYING IN THE 1 ST CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE AND BOUNDED IN GENERAL BY BERNICE W. GILLETTE D.S. 6506, PG. 586 (R.O.W.C.,TN) ON THE NORTH, LAKE ROAD ON THE EAST, BARBARA SEABORN IRR TRUST D.B. 92, PG.

548 (R.O.W.C.,TN) ON THE SOUTH, AND BARBARA SEABORN IRR TRUST D.B 6664, PG. 578 (R.O.W.C.,TN) ON THE WEST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN BEING ON THE WESTERN MARGIN OF LAKE ROAD; THENCE, WITH SEABORN'S NORTH LINE (D.B. 92, PG. 548) N 83°17'22" W PASSING THROUGH A PIPE AT A DISTANCE OF 324.66' FOR A TOTAL DISTANCE OF 346.50' TO AN IRON PIN (SEC) ON SEABORN'S (D.B.6664, PG. 578) EAST LINE; THENCE, WITH SAID LINE N 02°16'54" E FOR A DISTANCE OF 25.07' TO A POINT; THENCE, LEAVING SAID LINE AND ACROSS THE LANDS OF BERNICE W. GILLETTE S 83° 17'22" E FOR A DISTANCE OF 337.93' TO A POINT ON THE WESTERN MARGIN OF LAKE RD.; THENCE, WITH SAID MARGIN S 16°04'33" E FOR A DISTANCE OF 27.12' TO THE POINT OF BEGINNING, HAVING AN AREA OF 8555 SQUARE FEET, 0.20 ACRES

Being a portion of the property conveyed to Bernice W. Gillette, Grantor. by Partition Deed from Bernice W. Gillette, Charles Williams Jr., and Tammy K. Williams, of record in Book 1800 Page 426, Register's Office for Williamson County, Tennessee,

The conveyance of the above-described parcel of land is subject to the following:

1. 2019 County and City of Fairview taxes which are a lien and are now due and payable and being paid simultaneously with the recording of this instrument.
2. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
3. Matters as shown on the Plat of Gillette Parcel of record on Plat Book PTD, Page 69, said Register's Office.

This property is unimproved property connected to Lake Road, Fairview, TN 37062.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successor and assigns, forever, and GRANTOR do covenant with the said GRANTEE that she is lawfully

seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successor and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The said Grantor further do hereby quitclaim convey any and all interest if any that the said Grantor may have in the following described property to the said Grantee.

A PARCEL OF LAND LYING IN THE 1ST CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE AND BOUNDED IN GENERAL BY BERNICE W. GILLETTE D.B. 8506, PG. 586 (R.O.W.C., TN) ON THE NORTH, LAKE ROAD ON THE EAST, TRACT 6 OF LAKE ROAD SUBDIVISION P.B. 4, PG. 71 (R.O.W.C., TN) ON THE SOUTH, AND BARBARA SEABORN IRR TRUST D.B. 8664, PG. 578 (R.O.W.C., TN) ON THE WEST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWED:

BEGINNING AT AN IRON PIN BEING ON THE WESTERN MARGIN OF LAKE ROAD; THENCE, WITH THE WESTERN MARGIN OF LAKE ROAD S16°04'33"E FOR A DISTANCE OF 30.84' TO AN IRON PIN BEING THE NORTHEAST CORNER OF LOT 6 OF LAKE ROAD SUBDIVISION (BENNETT); THENCE, WITH LOT 6 (BENNETT'S) NORTH LINE N83°33'36"W FOR A DISTANCE OF 333.69' TO A PIPE BEING ON SEABORN'S EAST LINE; THENCE, WITH SEABORN'S EAST LINE N01°09'01"E FOR A DISTANCE OF 30.15' TO A PIPE BEING ON GILLETTE'S SOUTH LINE; THENCE, WITH GILLETTE'S SOUTH LINE S83°17'22"E FOR A DISTANCE OF 324.66' TO THE POINT OF BEGINNING, HAVING AN AREA OF 9624.86 SQUARE FEET, 0.221 ACRES. Also being a portion of Lot 1 as shown on the Plat of the Gillette property of record in Plat Book P72, page 69 R.O.W.C. TN.

SEE THE FOLLOWING PAGE FOR SIGNATURE

WITNESS my hand(s) this 5th day of November, 2019.

GRANTOR:

Bernice Gillette
Bernice Gillette

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, personally appeared Bernice Gillette, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on November 5th, 2019.

Leigh Anne Sailors
NOTARY PUBLIC

My Commission Expires: 8-7-22



*Richland Estates
Residential Planned
Unit Development*

SFC, Inc.
820 Middle TN Blvd
Memphis, TN 37120
Contact: Jamie Reed P.E., R.L.S.

Richland Estates, LLC
P.O. Box 784
Fairview, TN 37062
Contact: Tony Cavender

Richard E. ...

Introduction

...

Existing Conditions

Right-of-way, Utilities, Topography & Physical Features

Proposed Development

Master Plan

Proposed Site

Proposed Profiles

Integrations

Appendix

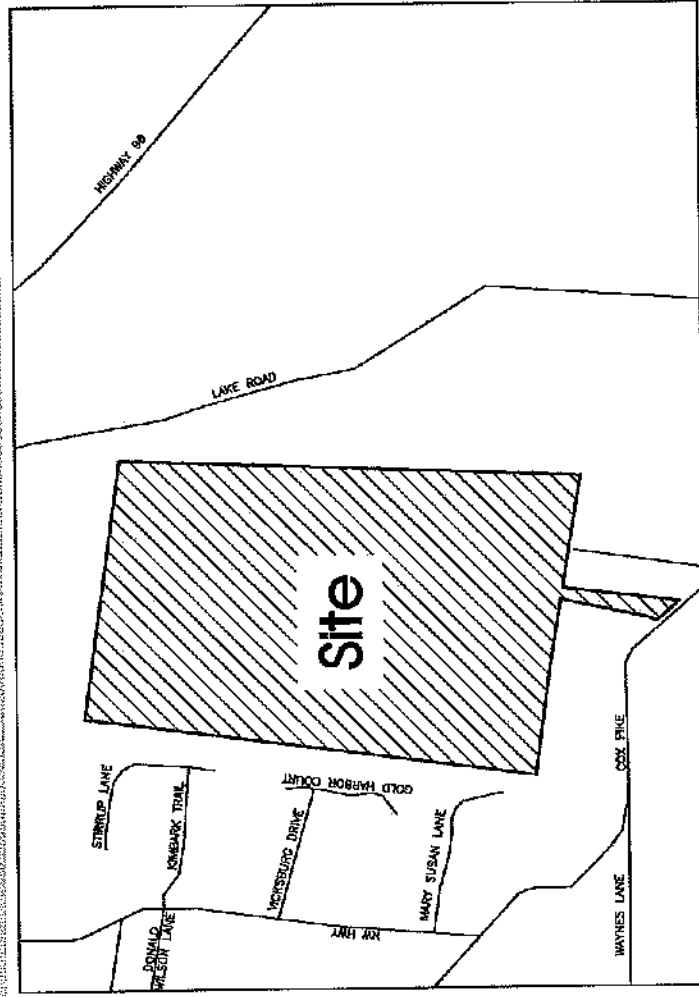
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Richland Estates

INTRODUCTION

Richland Estates LLC is requesting rezoning from RS-40 to R-20 PUD for Tax Map 43 of Parcel 23. The subject property is 111.09 Acres (total) and is located along Cox Pike and Hall Lane just to the west of Lake Road.



Site Location Map
Not To Scale

The entire site is currently zoned RS-40. We are proposing an alternative R-20 Residential Planned Unit Development. The R-20 base density zone allows for a density of 2.2 lots per acre. We are proposing the following Base Zone Density Formula:

Density Formula

Base Zone Density = R-20 (2.2 lots / acre)

(111.09 acres +/-) / (2.2 lots / acre) = 244.40 lots allowed

Lots Proposed = 141

The RPUD section contains 19.12 acres of open space (17%).

Richard E. Evans



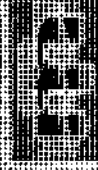
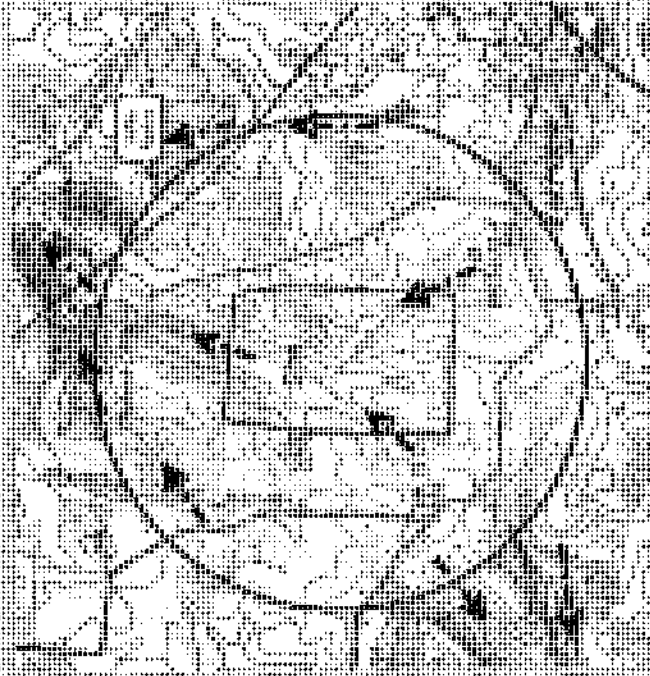
UNIVERSITY OF WESTERN ONTARIO

Notice will be given to the Public Authorities of
England, Wales, Northern Ireland, Scotland and the Crown
Dependencies of a Memorandum of Understanding of
Cooperation in the field of research and teaching in
the subject of the Law of the Sea. The
University of Western Ontario is pleased to
announce the opening of the Law of the Sea
Centre in Windsor, Ontario.

EXISTING CONDITIONS

APPROVED BY THE UNIVERSITY OF WESTERN ONTARIO

Approved by the University of Western Ontario, Windsor, Ontario

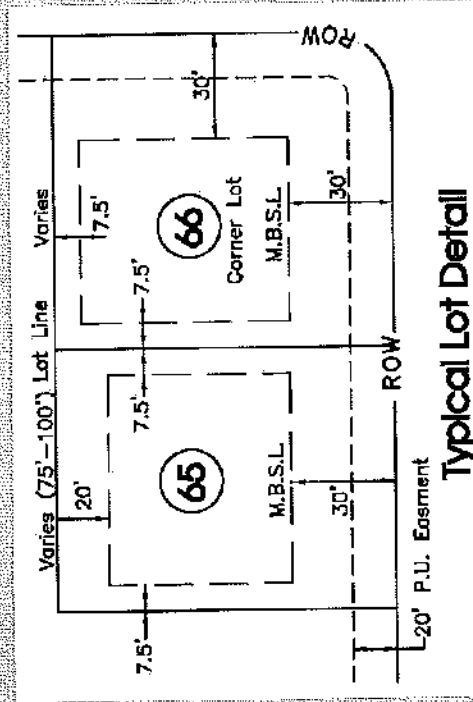


UNIVERSITY OF WESTERN ONTARIO
WINDSOR, ONTARIO

Richland Estates

PROPOSED SITE

Richland Estates consists of a total of 111.09 acres located along the north side of Cox Pike. The proposed lots are to be a minimum of 15,000 s.f. in size. The typical lot size varies as follows 75' x 200', 100' x 150' or 100' x 200'. In addition, over 19.12 acres (17%) of open space has been integrated into the plan.



Typical Lot Detail

PROPOSED SITE CHARACTERISTICS

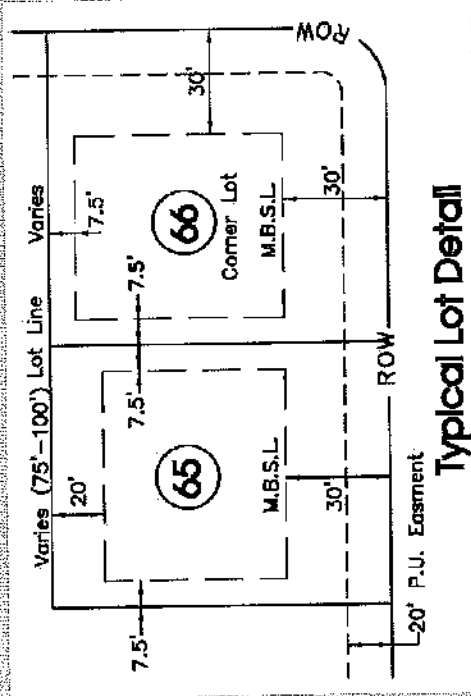
- > Setbacks are:
 - 30 foot Front
 - 7.5 foot Side (with min 15' between structures)
 - 20 foot Rear
- For corner lots see detail below
- > Left turn lanes will be installed along Cox Pike along with additional pavement of 30 ft along the entrance drive from Cox Pike.
- > All internal homes will have 2 car garages.
- > All concrete driveways
- > 5 foot concrete sidewalks with 5.5 foot grass strips along both sides of all streets with street trees every 40' (Typical street sections are given on page 6)
- > Home sizes will range from min. 1,800 – 3,200 square feet
- > All homes will be constructed of 75% masonry products that include brick, stone or cement board siding on all four sides
- > The entire development will have all underground utilities
- > All homeowners must be a member of the Homeowners Association which must be managed by an independent, third party management group
- > 3rd Party Homeowner's Association will maintain the common area and amenities.
- > The development will have an entrance sign at the entrance off Cox Pike
- > Curb & Gutter along all streets
- > Top lot, walking trails and pavilion along with large areas of open space
- > The plan provides for 19.12 acres of open space
- > Paved emergency access with access gates to Lake Road

Richland Estates

PROPOSED HOMES

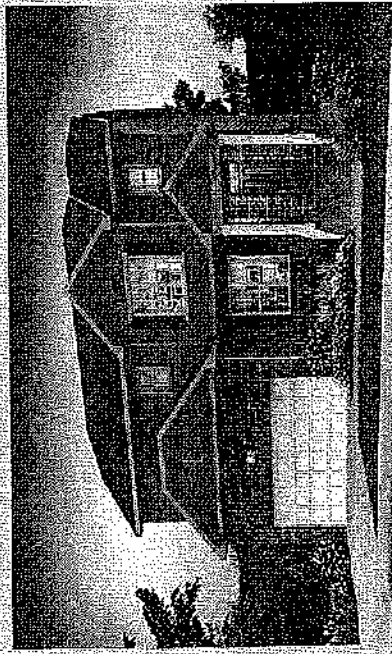
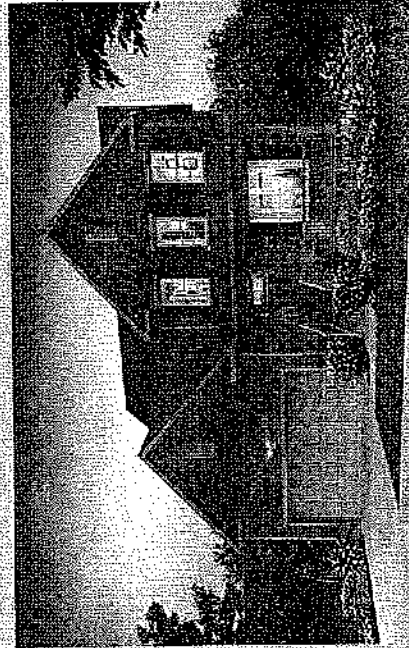
15,000-20,000 Sq. Ft. Lots
Lots will vary (75' x 200'), (100' x 150'),
and (100' x 200')

- + All Homes will range from 1,800 s.f. to 3,200 s.f.
- + All homes will have 2 car garages.
- + The homes can be 1, 1 1/2, or 2-story buildings.
- + All homes will be constructed of 75% masonry products that include brick, stone or cement board siding on all four sides
- + Vinyl siding will be used in trim areas, and soffits.
- + Building Heights will comply with the standards for zoning in the City of Fairview's Zoning Ordinance.
- + All homes will have at least 3 bedrooms.



Typical Lot Detail

The elevations and floorplans of the homes will vary across the development due to the different lot sizes. The elevations and floorplans are meant to convey the general appearance and functionality of the buildings.



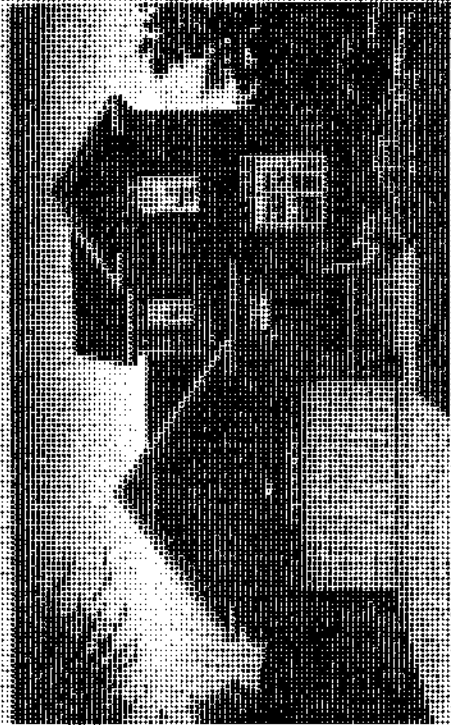
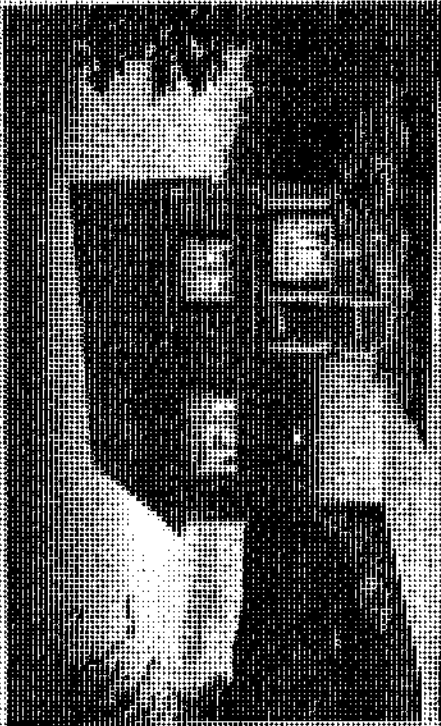
REPRESENTATIVE FRONT ELEVATIONS

Windward Homes

PROPOSED HOMES

15 THRU 20 THRU SQUARE LOTS
LOTS WILL VARY (75 X 200) (110' X
150'), and (100' X 200')

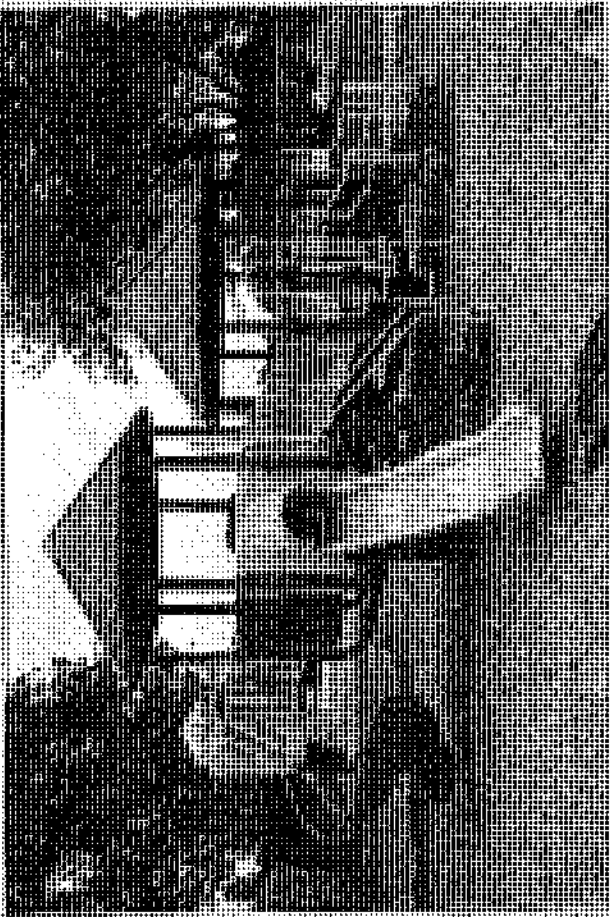
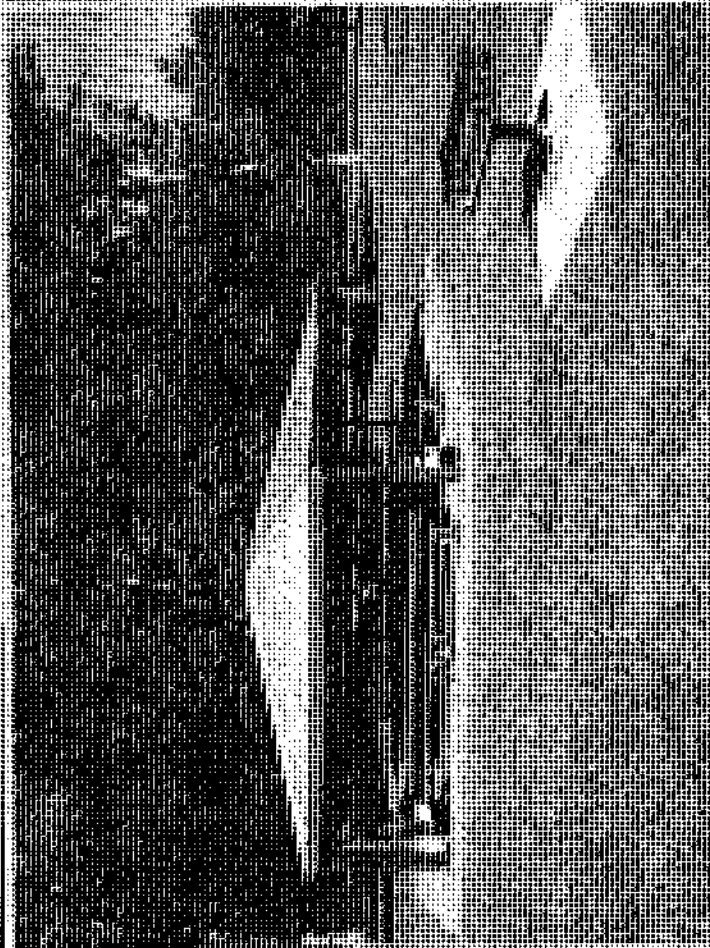
- * All Homes will range from 1,800 sq. ft. to 2,500 sq. ft.
- * All Homes will have 1 car garages
- * The Homes will be 1.5 story Town or Ranch style.
- * All Homes will be constructed of 100% masonry products that meet or better than the current building codes in the City of Dallas.
- * Vinyl siding will be used to finish areas, and porches.
- * Building Heights will comply with the standards set forth by the City of Dallas and Meeting Ordinance.
- * All Homes will have at least 2 bedrooms.



REPRESENTATIVE FRONT ELEVATIONS

Richard Evans

AMINITIES



The building is a fine example of modern architecture, with its clean lines and functional design reflecting the progress of the times. It is a landmark in the community, and its construction has been a source of pride for all who have seen it. The building is a testament to the vision and leadership of the community's leaders, and it stands as a symbol of the progress and growth of the community.

RESOLUTION 39-19



A RESOLUTION TO ANNEX CERTAIN TERRITORY UPON WRITTEN CONSENT OF THE OWNERS AND TO INCORPORATE THE SAME WITHIN THE BOUNDARIES OF THE CITY OF FAIRVIEW, TENNESSEE

**Tax Map 18, Parcel 072.00
7112 New Hope Road
22.1 Acres
Owner: Kyle Jones**

WHEREAS, the City of Fairview, having been petitioned by interested persons, proposes the extension of its corporate limits by the annexation of certain territory adjoining its existing boundaries and within its urban growth boundaries; and

WHEREAS, the owners of all property within the territory proposed for annexation have given their written consent by notarized petition so that a referendum is not required; and

WHEREAS, a copy of this Resolution, describing the territory proposed for annexation, was promptly sent by the City of Fairview to the last known address listed in the office of the property assessor for each property owner of record within the territory proposed for annexation, with such being sent by first class mail and mailed no later than fourteen (14) calendar days prior to the scheduled date of the hearing on the proposed annexation by owner consent; and

WHEREAS, this Resolution was also published by posting copies of it in at least three (3) public places in the territory proposed for annexation and in a like number of public places in the City of Fairview, and by publishing notice of the Resolution at or about the same time in the Observer, a newspaper of general circulation in such territory and the City of Fairview; and

WHEREAS, a Plan of Services for the area proposed for annexation is attached as *Exhibit A* hereto, which Plan of Services addresses the same services and timing of services as required in Tennessee Code Annotated § 6-51-102; and

WHEREAS, the proposed annexation and Plan of Services were submitted to the Fairview Planning Commission for study, and it has recommended the same; and

WHEREAS, notice of the time, place and purpose of a public hearing on the proposed annexation and the Plan of Services was published in a newspaper of general circulation in the City of Fairview not less than fifteen (15) days before the hearing, which notice included the locations of a minimum of three (3) copies of the Plan of Services for public inspection during all business hours from the date of notice until the public hearing; and

WHEREAS, a public hearing on the proposed annexation and Plan of Services was held by the governing body on the 16th day of January, 2020.

NOW, THEREFORE, BE IT RESOLVED by the City of Fairview, Tennessee as follows:

A tract of land in the First Civil District of Williamson County, Tennessee, described according to a survey by Leroy Holland, Registered Land Surveyor, dated March 27, 1985, as follows:

Beginning at a point in the centerline of Franklin-Charlotte Pike, said point being the southwest corner of the herein described property and the southeast corner of Light's property; thence N 50 degrees 16' E with said Light's southerly line and passing over an existing concrete monument at 16.5 feet, in all 1493.0 feet, to an existing concrete monument at said Light's northeast corner in the south line of Holland property; thence N 89 degrees 32' E 502.1 feet with said Holland's south line to an existing concrete monument at the common corner of Holland and Frederikson; thence S 50 degrees 10' E 244.6 feet with said Frederiksen's southerly line to an existing concrete monument at the northwest corner of White property; thence S 50 degrees 18' W 1584.7 feet with said White's northerly line to an existing iron pipe; thence N 40 degrees 44' W 410.9 feet with said White's line to an iron pin; thence S 50 degrees 16' W with said White's line and passing over an existing concrete monument at 394.1 feet, in all 410.6 feet to a point in the centerline of Franklin-Charlotte Pike; thence N 39 degrees 59' W 210.0 feet with said centerline to the point of beginning, containing 22.10 acres, more or less.

Begin the same property conveyed to Jeffery Alan Koertiz-Chase and Donna L. Chase, his wife, tenants by the entireties, by Quitclaim Deed from Jeffrey Alan Koertiz-Chase, aka Jeffrey Koertiz, of record in Book 2020, Page 307; Also being the same property conveyed to Jeffrey Koertiz, unmarried, by installment Deed from Johnnie S. Hosfield, unmarried, of record in Volume 527, Page 552, Register's Office for Williamson County, Tennessee.

This improved/unimproved property known as: 7112 New Hope Road, Fairview, Tennessee, 37062.

- A. That the Plan of Services for this territory which is attached as *Exhibit A* hereto is approved and the same is hereby adopted.
- B. That the City Recorder will cause a copy of this Resolution to be forwarded to the Mayor of Williamson County including the Plan of Services.
- C. That a copy of this Resolution shall be recorded with the Williamson County Register of Deeds, and a copy shall also be sent to the Tennessee Comptroller of the Treasury and the Williamson County Assessor of Property.
- D. That a copy of this Resolution, as well as the portion of the Plan of Services related to emergency services and a detailed map of the annexed area, shall be sent to any affected emergency communication district following certification by the election commission that the annexation was approved.

WHEREUPON, the Mayor declared the Resolution adopted, affixed a signature and the date thereto, and directed that the same be recorded.

Mayor

Date

Attest: City Recorder

Approved as to Form and Legality:

City Attorney

**PROPOSED PLAN OF SERVICES TO ACCOMPANY
RESOLUTION 36-19**

WHEREAS, TCA 6 –51 – 102, as amended requires that a Plan of Services be adopted by the governing body of a City prior to the passage of an annexation resolution of any territory or territories.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF FAIRVIEW, TENNESSEE.

Section 1. Pursuant to the provisions of **TCA 6 –51 – 102**, there is hereby adopted, for the area bounded as described above, the following plan of Services:

A. Police

1. Patrolling, radio response to calls, and other routine police services, using present personnel and equipment, will be provided on the effective date of annexation.
2. Traffic signals, traffic signs, street markings, and other traffic control devices will be installed as the need is established by appropriate study and traffic standards.

B. Fire

1. Fire protection by the present personnel and equipment of the Fairview City Fire Department, within the limitations of available water and distances from fire stations, will be provided on the effective date of annexation.

C. Water

1. Water for domestic, commercial, and industrial use will be provided by the Water Authority of Dickson County, Tennessee, in accordance with their established policy and procedures. **The City of Fairview, Tennessee, does not provide this service.**
2. Water for fire protection will be provided and water lines and fire hydrants will be installed by the Water Authority of Dickson County, Tennessee, in accordance with their established policy and procedures. **The City of Fairview, Tennessee, does not provide this service.**

D. Sanitary Sewers

1. Sanitary Sewer Service is available and the necessary intercepting and trunk sewers to serve the annexed area will be installed by the Water Authority of Dickson County, Tennessee, in accordance with their established policy and procedures. **The City of Fairview, Tennessee does not provide this service.**

E. Refuse Collection

1. Private haulers or the county convenience center will handle refuse collection in the annexed area.

F. Streets

1. The State Highway Commission under the standards currently prevailing by the State of Tennessee will serve the State Controlled Streets in the annexed area. The County of Williamson under the standards currently prevailing in Williamson County, Tennessee will serve the County Controlled Streets in the annexed area. The City of Fairview, Tennessee under the standards currently prevailing in the City will serve the City Controlled Streets in the annexed area.

G. Schools

1. The annexed area will be served by the Williamson County School system that serves the entire City of Fairview, Tennessee.

H. Inspection Services

1. Any inspection services now provided by the City will begin in the annexed area on the effective date of annexation.

I. Planning and Zoning

1. The planning and zoning jurisdiction of the City will extend to the annexed area on the effective date of annexation. City Planning will thereafter encompass the annexed area.

J. Public Works

1. Services provided by the Public Works department will be extended to the annexed area on the effective date of annexation to include chipper and leaf pick up. The proposed property is in Zone 4, indicating pick-up on the fourth Tuesday of each month.

K. Street Lighting

1. The State, County or City under the standards currently prevailing for the appropriate authority will serve the annexed area.

L. Recreation

1. Residents of the annexed area may use all City and County parks on and after the effective date of annexation.

M. Miscellaneous

1. Where they are needed, street name signs will be installed as soon as, the need for emergency services to the annexed area are deemed necessary by the current policies of the City of Fairview, Tennessee.
2. Any other service(s) not classified under the foregoing headings will be in accordance with the standards prevailing in the City of Fairview, Tennessee.

This Resolution Referred to City of Fairview, Tennessee Municipal Planning Commission for recommendation by the Fairview, Tennessee Board of Commissioners the 21st day of November, 2019.

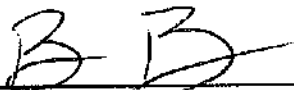
This Resolution Considered by the City of Fairview, Tennessee Municipal Planning Commission this 10th day of December, 2019.

The Fairview, Tennessee Municipal Planning Commission voted upon this Resolution as Follows:

Aye 8, Nay 0, Not voting 1.

This Resolution was returned to the City of Fairview, Tennessee Board of Commissioners with a Recommendation from the City of Fairview, Tennessee Municipal Planning Commission for Approval yes, Disapproval _____, No Recommendation _____.

City of Fairview, Tennessee, Municipal Planning Commission this the 10th day of December, 2019.



Chairman

Tools & Features Demonstration Site



1 : 5,391



0.2
0
0.09
0.2 Miles
NAD_1983_StatePlane_Tennessee_FIPS_4100_Feet
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Legend

- Parcels
- Notes
- Miscellaneous
- Easement
- Exemptions
- Conflicts
- Lines
- Corporate Limits
- BRENTWOOD
- FAIRVIEW
- FRANKLIN
- NOLANSVILLE
- SPRING HILL
- THOMPSONS STATION
- Parks
- Centerlines
- <all other values>
- INTERSTATE
- ACCESS
- LOCAL STREETS
- MAJOR ARTERIAL
- MAJOR COLLECTOR
- MINOR ARTERIAL
- MINOR COLLECTOR
- NO NAME
- UNCLASSIFIED

Notes