

CITY OF FAIRVIEW  
BOARD OF COMMISSIONERS  
REGULAR MEETING  
FEBRUARY 4, 2021  
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)**
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
9. **Consent Agenda** (Any Item May be Removed for Individual Consideration)
  - A. Minutes from the January 21 , 2021, Board of Commissioners Meeting
  - B. Second and Final Reading of Ordinance 2021-01, An Ordinance of the City of Fairview, Tennessee, Further Amending the Annual Budget for the Fiscal Year Beginning July 1, 2020, and Ending June 30, 2021
10. **Old Business**
11. **New Business**
  - A. First Reading of Ordinance 2021-02, An Ordinance to Amend the Zoning Ordinance of the City of Fairview, By Rezoning 1.58 Acres of Property, Located at 7109 Sleepy Hollow Road, Williamson County Tax Map 069, Parcel 055.00, From RS-40, Single Family Low-Density Residential, to R-20, Single Family Medium-Density Residential, Owner: Nicholas Vacco
  - B. First Reading of Ordinance 2021-03, An Ordinance to Amend the Zoning Ordinance of the City of Fairview, By Rezoning .89 Acres of Property, Located at 7001 City Center Way, Williamson County Tax Map 042, Parcel 168.10, From MSMU, Main Street Mixed Use, to CG, Commercial General, Owner: Family Advantage Federal Credit Union
  - C. First Reading of Ordinance 2020-29, An Ordinance to Amend the Zoning Ordinance of the City of Fairview, by Rezoning 124.43 Acres of Property, Consisting of Map 043, Parcel 006.00 and Map 043, Parcel 026.00, Located at Wayne's Lane and Mangrum Lane, From RS-40, Single Family Low-Density Residential to an R-20, Single Family Medium-Density Residential, Planned Overlay Development and Approving a Master Development Plan, Owners: Cory Groves and Johnny Groves
  - D. First Reading of Ordinance 2021-04, An Ordinance to Amend Title 11, Chapter 12, Section 11-1202, of the City of Fairview Municipal Code
  - E. First Reading of Ordinance 2021-05, An Ordinance to Amend Title 11, Chapter 12, Section 11-1203, of the City of Fairview Municipal Code

F. Resolution 02-21, A Resolution of the City of Fairview, Tennessee, Designating Items and Materials as Surplus and Authorizing Their Disposal (fire hose)

**12. Communications from the Mayor and Commissioners**

**13. Meeting Adjournment**

9B

ORDINANCE No. 2021-01

**AN ORDINANCE OF THE CITY OF FAIRVIEW, TENNESSEE, FURTH AMENDING THE ANNUAL BUDGET FOR THE FISCAL YEAR BEGINNING JULY 1, 2020 AND ENDING JUNE 30, 2021.**

WHEREAS, Tennessee Code Annotated § 9-1-116 requires that all funds of the State of Tennessee and all its political subdivisions shall first be appropriated before being expended and that only funds that are available shall be appropriated; and

WHEREAS, the Municipal Budget Law of 1982 requires that the governing body of each municipality adopt and operate under an annual budget ordinance presenting a financial plan with at least the information required by that state statute, that no municipality may expend any moneys regardless of the source except in accordance with a budget ordinance and that the governing body shall not make any appropriation in excess of estimated available funds; and

WHEREAS, the Board of Commissioners has published the annual operating budget and budgetary comparisons of the proposed budget with the prior year (actual) and the current year (estimated) in a newspaper of general circulation not less than ten (10) days prior to the meeting where the Board will consider final passage of the budget.

**NOW THEREFORE BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FAIRVIEW, TENNESSEE, AS FOLLOWS:**

SECTION 1: That the governing body projects anticipated revenues from all sources and appropriates planned expenditures for each department, board, office or other agency of the municipality, herein presented together with the actual annual receipts and expenditures of the last preceding fiscal year and the estimated annual expenditures for the current fiscal year, and from those revenues and unexpended and unencumbered funds as follows for fiscal year 2021, and including the projected ending balances for the budget year, the actual ending balances for the most recent ended fiscal year and the estimated ending balances for the current fiscal years:

General Fund	Actual FY 2019	Estimated FY 2020	FY 2021 Budget
Cash Receipts			
Taxes	5,182,340	5,408,556	5,522,100
Licenses and Permits	275,817	177,750	360,000
Fines and Fees	257,909	337,150	212,050

Intergovernmental	287,261	36,550	860,394
Other Revenue	57,924	97,950	282,710
Debt Proceeds	0	0	0
TAN and GAN Proceeds	0	0	0
Transfers In From Other Funds	0	0	0

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<b>Total Cash Receipts</b>	<b>6,061,251</b>	<b>6,057,956</b>	<b>7,237,254</b>
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Appropriations

Board of Commissioners	92,062	73,469	44,129
Administration	1,844,532	1,137,922	1,870,944
Finance Department	160,503	135,391	127,500
Planning Department	411,252	325,766	261,239
Municipal Court	166,613	186,900	181,999
Police Department	1,661,274	1,775,980	1,944,878
Fire Department	1,320,372	1,518,970	1,512,053
Public Works	821,714	778,687	1,509,752
Debt Service	215,126	217,000	264,000
Transfers Out To Other Funds	0	0	0

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<b>Total Appropriations</b>	<b>6,693,448</b>	<b>6,150,085</b>	<b>7,716,494</b>
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Change in Cash (Receipts - Appropriations)	(632,197)	(92,129)	(479,240)
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Beginning Cash Balance on July 1	3,531,826	2,899,629	2,807,500
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Ending Cash Balance on June 30	2,899,629	2,807,500	2,328,260
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Ending Cash as a % of Appropriations	43.32%	45.65%	30.17%
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State Street Aid	Actual FY 2019	Estimated FY 2020	FY 2021 Budget
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Cash Receipts

State Gasoline and Motor Fuel Taxes	269,729	300,000	285,000
Local Gasoline and Motor Fuel Taxes	0	0	0

Other Revenue	51	250	200
Debt Proceeds	0	0	0
<b>Total Cash Receipts</b>	<b>269,780</b>	<b>300,250</b>	<b>285,200</b>
<b>Appropriations</b>			
Public Works Department	392,895	440,500	303,000
Debt Service	38,806	40,000	40,000
<b>Total Appropriations</b>	<b>431,701</b>	<b>480,500</b>	<b>343,000</b>
Change in Cash (Receipts - Appropriations)	(161,921)	(180,250)	(57,800)
Beginning Cash Balance on July 1	482,921	321,000	140,750
Ending Cash Balance on June 30	321,000	140,750	82,950
Ending Cash as a % of Appropriations	74.36%	29.29%	24.18%

Drug Enforcement Fund	Actual FY 2019	Estimated FY 2020	FY 2021 Budget
<b>Cash Receipts</b>			
Fines and Court Costs	12,930.0	18,000.0	12,000.0
Other Revenue	9,314.0	5,050.0	10,050.0
<b>Total Cash Receipts</b>	<b>22,244.0</b>	<b>23,050.0</b>	<b>22,050.0</b>
<b>Appropriations</b>			
Police Operational Expenses	32,528.0	25,453.0	55,500.0
Police Capital Expenditures	0.0	0.0	0.0
Drug Enforcement	0.0	0.0	0.0
Other	0.0	0.0	0.0
<b>Total Appropriations</b>	<b>32,528.0</b>	<b>25,453.0</b>	<b>55,500.0</b>

Change in Cash (Receipts - Appropriations)	(10,284.0)	(2,403.0)	(33,450.0)
Beginning Cash Balance on July 1	84,687.0	74,403.0	72,000.0
Ending Cash Balance on June 30	74,403.0	72,000.0	38,550.0
Ending Cash as a % of Appropriations	228.74%	282.87%	69.46%

**SECTION 2:** At the end of the fiscal year 2021, the governing body estimates fund balances or deficits as follows:

General Fund	\$2,328,260
State Street Aid	\$82,950
Drug Enforcement Fund	\$38,550

**SECTION 3:** That the governing body herein certifies that the condition of its sinking funds, if applicable, are compliant pursuant to its bond covenants, and recognizes that the municipality has outstanding bonded and other indebtedness as follows:

General Fund	\$2,804,000
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**SECTION 4:** During the coming fiscal year (2021) the governing body has pending and planned capital projects with proposed funding as follows:

The Highway 100 Sidewalk Project and the Cumberland Drive Intersection Project, both funded through state and federal resources; American's with Disabilities Act (ADA) accessibility improvements funded by grant and general fund sources; Roadway improvements funded through state and general fund sources; Technology improvements funded through grant and general fund sources.

**SECTION 5:** No appropriation listed above may be exceeded without an amendment of the budget ordinance as required by the Municipal Budget Law of 1982 (TCA § 6-56-208). In addition, no appropriation may be made in excess of available funds except to provide for an actual emergency threatening the health, property or lives of the inhabitants of the municipality and declared by a two-thirds (2/3) vote of at least a quorum of the governing body in accord with Tennessee Code Annotated § 6-56-205.

**SECTION 6:** Money may be transferred from one appropriation to another in the same fund in an amount of up to \$10,000 by the City Manager, subject to such limitations and procedures as set by the Board of Mayor and Aldermen pursuant to Tennessee Code

Annotated § 6-56-209. Any resulting transfers shall be reported to the governing body at its next regular meeting and entered into the minutes.

SECTION 7: A detailed financial plan will be attached to this budget and become part of this budget ordinance. In addition, the published operating budget and budgetary comparisons shown by fund with beginning and ending fund balances and the number of full time equivalent employees required by Tennessee Code Annotated § 6-56-206 will be attached.

SECTION 8: There is hereby levied a property tax of \$0.08765 per \$100 of assessed value on all real and personal property.

SECTION 9: This amended annual operating and capital budget ordinance and supporting documents may be submitted to the Comptroller of the Treasury or Comptroller's Designee. If the Comptroller of the Treasury or Comptroller's Designee determines that the budget does not comply with the Statutes, the Governing Body shall adjust its estimates or make additional tax levies sufficient to comply with the Statutes or as directed by the Comptroller of the Treasury or Comptroller's Designee.

SECTION 10: All unencumbered balances of appropriations remaining at the end of the fiscal year shall lapse and revert to the respective fund balances.

SECTION 11: All ordinances or parts of ordinances in conflict with any provision of this ordinance are hereby repealed.

SECTION 12: This ordinance shall take effect February 5, 2021, the public welfare requiring it.

Passed 1<sup>st</sup> Reading: January 21, 2021

Passed 2<sup>nd</sup> Reading: \_\_\_\_\_

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Recorder

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

11A

**ORDINANCE #2021-02**

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF FAIRVIEW, BY REZONING 1.58 ACRES OF PROPERTY, LOCATED AT 7109 SLEEPY HOLLOW ROAD, WILLIAMSON COUNTY TAX MAP 069, PARCEL 055.00, FROM RS-40, SINGLE FAMILY LOW-DENSITY RESIDENTIAL, TO R-20 SINGLE FAMILY MEDIUM-DENSITY RESIDENTIAL, OWNER: NICHOLAS VACCO

**WHEREAS**, the city of Fairview Zoning Ordinance, and the zoning maps therein adopted be, and the same are hereby amended by rezoning the property herein described as 1.58 acres of property located at 7109 Sleepy Hollow Road, Williamson County Tax Map 069, Parcel 055.00, from RS-40, Single Family Low-Density Residential, to R-20, Single Family Medium-Density Residential, as requested by owner Nicholas Vacco; and

**WHEREAS**, said parcel of property to be rezoned from RS-40 to R-20 is located within the corporate limits of the City of Fairview; and

**WHEREAS**, the City of Fairview Municipal Planning Commission forwarded the request to the Board of Commissioners on January 12, 2021, with a recommendation for approval without conditions; and

**WHEREAS**, that all Ordinances or parts of Ordinances in conflict with are hereby repealed.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF FAIRVIEW, TENNESSEE, BOARD OF COMMISSIONERS**, to amend the zoning ordinance of the city of Fairview, by rezoning 1.58 acres of property, located at 7109 Sleepy Hollow Road, Williamson County Tax Map 069, Parcel 055.00, from RS-40, Single Family Low-Density Residential, to R-20, Single Family Medium-Density Residential, as requested by owner Nicholas Vacco; and, the public welfare requiring it. The rezoning of this site shall be subject to all City ordinances and regulations.





Fairview Boulevard

Westview Drive

Sleepy Hollow Road

Re-zone 1.58 acres  
7109 Sleepy Hollow Road  
Current Zoning: RS-40  
Requested Zoning: R-20  
Map 069 Parcel 055.00  
Owner: Nicholas Vacco

Approved by the Board of Commissioners:

\_\_\_\_\_  
Debby Rainey, Mayor

ATTEST:

\_\_\_\_\_  
Brandy Johnson, City Recorder

LEGAL FORM APPROVED:

\_\_\_\_\_  
City Attorney

First Reading: \_\_\_\_\_

Public Hearing Held: \_\_\_\_\_

Second Reading: \_\_\_\_\_

Published in the Fairview Observer on: \_\_\_\_\_

PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE

RESOLUTION NO. 06-21

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE, RECOMMENDING THE REZONING OF 7109 SLEEPY HOLLOW ROAD FROM RS-40 TO RS-20.

**WHEREAS**, Mr. Nick Vacco, the owner of 7109 Sleepy Hollow Road, is requesting that this property be rezoned from its current zoning of RS-40 to RS-20, and

**WHEREAS**, the property exceeds the 20,000 square foot minimum lot size requirement necessary for RS-20 zoning, and

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE, AS FOLLOWS:**

The City of Fairview planning commission hereby approves / denies this request and recommends to the City of Fairview Board of Commissioners that 7109 Sleepy Hollow Road, Map <sup>0619</sup> 55, Parcel <sup>055.00</sup> 69, be / not be rezoned from RS-40 to RS-20.

Adopted this the 12<sup>th</sup> day of January, 2021.

B. B.  
Planning Commission Chairperson

Attest:  
Brand Johnson  
City Recorder

Approved As To Form:  
[Signature]  
City Attorney

ADDRESS  
 7109 SLEEPY HOLLOW RD  
 FAIRVIEW, TN 37062

PROPERTY OWNERS  
 NICHOLAS VACCO  
 DBS 3243, PG 702

TOTAL ACRES: 3.465  
 SQUARE FEET: 65,085.49

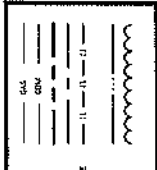
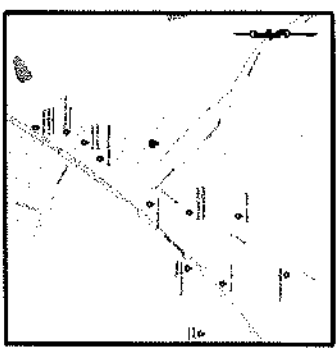
Brotherton  
 Land Surveying

Kath Brotherton, RLS  
 Cdt # 615-939-419  
 Email: kbroth@brotherton.com  
 1707 E. Main Street, Franklin, TN 37067

NICHOLAS JOSEPH VACCO  
 MAP 69, PARCEL 55  
 7109 SLEEPY HOLLOW ROAD, FAIRVIEW, TN 37062  
 1ST CIVIL DISTRICT WILLIAMSON COUNTY, TN

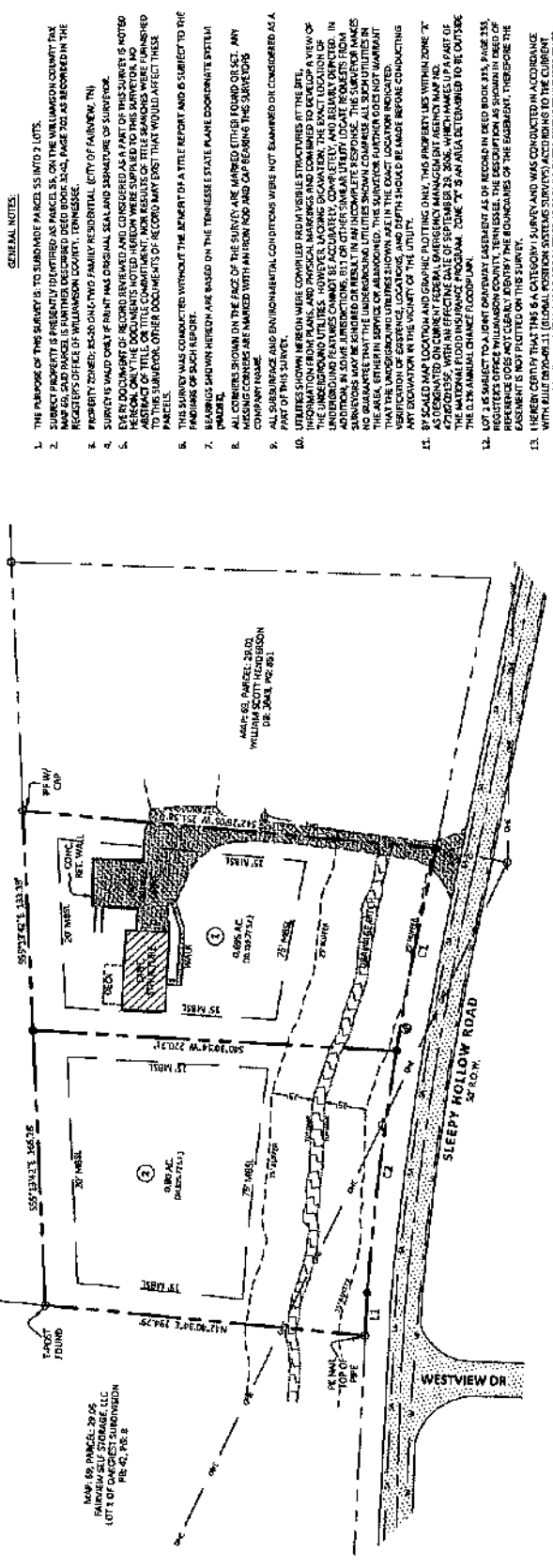
CITY OF FAIRVIEW, TN

DATE: 11/16/2020  
 DRAWN BY: KCB  
 PROJECT NO: 20-116  
 SCALE: 1" = 50'  
 SHEET: 1 OF 1



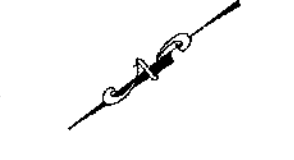
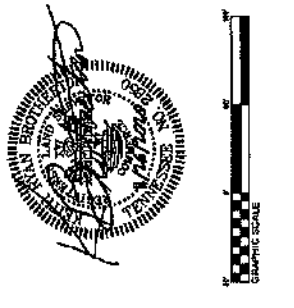
Curve #	Length	Radius	Delta	Chord	Direction	Chord Length
C1	125.53	1915.75	3.75	RM 1° 31' 22" W	125.50	
C2	147.58	1812.86	4.66	MS 45° 35' W	147.54	

Line #	Length	Direction
L1	28.37	N 69° 32' 28.15" W



**GENERAL NOTES:**

- THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE PARCEL 55 INTO 7 LOTS.
- SUBJECT PROPERTY IS PRESENTLY DEEMED AS PARCEL 55, ON THE WILLIAMSON COUNTY TAX MAP 69, SAID PARCEL IS FURTHER DESCRIBED DEED BOOK 3042, PAGE 702 AS RECORDED IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.
- PROPERTY ZONING: RES-10 (SINGLE-FAMILY RESIDENTIAL) CITY OF FAIRVIEW, TN.
- SURVEY IS MADE ON THE ORIGINAL DEED AND SHOWS THE ORIGINAL SURVEY.
- EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS PART OF THIS SURVEY IS NOTED IN THIS REPORT. RECORDS OF RECORD MAY BE OBTAINED FROM THE CLERK OF THE COUNTY RECORDS, 100 N. MAIN STREET, FAIRVIEW, TN 37062. RECORDS OF RECORD MAY ALSO BE OBTAINED FROM THE CLERK OF THE COUNTY RECORDS, 100 N. MAIN STREET, FAIRVIEW, TN 37062.
- THE SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RISK OF A TITLE DEFECT.
- BOUNDARIES SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM.
- ALL CORNERS SHOWN ON THE FACE OF THE SURVEY ARE MARKED EITHER FOUND OR SET. ANY MISSING CORNERS ARE MARKED WITH AN IRON NAIL AND CAP BEARING THE SURVEYOR'S COMPANY NAME.
- ALL SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
- UTILITIES SHOWN WERE OBSERVED FROM VISUAL INSPECTION AT THE TIME OF THE SURVEY. THE SURVEYOR HAS NO KNOWLEDGE OF ANY UTILITIES NOT SHOWN ON THIS SURVEY. THE EXACT LOCATION OF ANY UTILITIES, INCLUDING UNDERGROUND UTILITIES, IS NOT KNOWN. THE SURVEYOR MAKES NO WARRANTY THAT THE UTILITIES SHOWN ARE COMPLETELY ACCURATE. THE SURVEYOR MAKES NO WARRANTY THAT THE UTILITIES SHOWN ARE COMPLETELY ACCURATE. THE SURVEYOR MAKES NO WARRANTY THAT THE UTILITIES SHOWN ARE COMPLETELY ACCURATE.
- BY SCALING MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X" OF THE FEDERAL FLOOD INSURANCE PROGRAM. ZONE "X" IS AN AREA DETERMINED TO BE OUTSIDE THE 0.1% ANNUAL CHANCE FLOODPLAIN.
- LOT 2 IS SUBJECT TO A DEED EASEMENT AS OF RECORD IN DEED BOOK 315, PAGE 133, DATED 08-11-2010, WHICH GRANTS AN EASEMENT TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM. THIS EASEMENT IS NOT PLATTED ON THIS SURVEY.
- THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE BOUNDARIES OF THE EASEMENT. THEREFORE THE EASEMENT DOES NOT CLEARLY DEFINE THE BOUNDARIES OF THE EASEMENT.
- IT IS HEREBY CERTIFIED THAT THIS IS A CATEGORY 1 SURVEY AND WAS CONDUCTED IN ACCORDANCE WITH RULE 020-005-1 (LOCAL POSITION SYSTEM SURVEYS) ACCORDING TO THE CURRENT EDITION OF THE TENNESSEE SURVEYING ACT. THIS SURVEY WAS CONDUCTED WITH DUAL-FREQUENCY GPS EQUIPMENT BASED ON THE TIGHT CORPUS NETWORK.
- POSITION: K-C QUANTUM Q107
- DATE OF SURVEY: 11/16/2020
- DATE OF PLOTTING: TENNESSEE STATE PLANE COORDINATE SYSTEM
- 3 MARKERS PER SECTION
- NO COMBINED GRID FACTORS WERE USED.



STATE OF TENNESSEE  
 COUNTY OF WILLIAMSON  
 I, KATH BROTHERTON, RLS, DO HEREBY CERTIFY THAT THE FOLLOWING ELECTRIC UTILITIES OUTLINES SHOWN ON THIS SURVEY WERE INSTALLED IN ACCORDANCE WITH THE TENNESSEE ELECTRIC CODE.

DATE: 11/16/2020  
 TITLE: SURVEYOR

STATE OF TENNESSEE  
 COUNTY OF WILLIAMSON  
 I, NICHOLAS JOSEPH VACCO, DO HEREBY CERTIFY THAT THE APPROXIMATE LOCATIONS OF THE UTILITIES SHOWN ON THIS SURVEY WERE OBSERVED BY VISUAL INSPECTION.

DATE: 11/16/2020  
 TITLE: OWNER

STATE OF TENNESSEE  
 COUNTY OF WILLIAMSON  
 I, NICHOLAS JOSEPH VACCO, DO HEREBY CERTIFY THAT THE APPROXIMATE LOCATIONS OF THE UTILITIES SHOWN ON THIS SURVEY WERE OBSERVED BY VISUAL INSPECTION.

DATE: 11/16/2020  
 TITLE: OWNER

11B

**ORDINANCE #2021-03**

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF FAIRVIEW, BY REZONING .89 ACRES OF PROPERTY, LOCATED AT 7001 CITY CENTER WAY, WILLIAMSON COUNTY TAX MAP 042, PARCEL 168.10, FROM MSMU, MAIN STREET MIXED USE, TO CG, COMMERCIAL GENERAL, OWNER: FAMIY ADVANTAGE FEDERAL CREDIT UNION

**WHEREAS**, the city of Fairview Zoning Ordinance, and the zoning maps therein adopted be, and the same are hereby amended by rezoning the property herein described as .89 acres of property located at 7001 City Center Way, Williamson County Tax Map 042, Parcel 168.10, from MSMU, Main Street Mixed Use, to CG, Commercial General, as requested by representative Brian Peterson; and

**WHEREAS**, said parcel of property to be rezoned from MSMU to CG is located within the corporate limits of the City of Fairview; and

**WHEREAS**, the City of Fairview Municipal Planning Commission approved the request and forwarded to the Board of Commissioners on January 12, 2021, with a recommendation for approval without conditions; and

**WHEREAS**, that all Ordinances or parts of Ordinances in conflict with are hereby repealed.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF FAIRVIEW, TENNESSEE, BOARD OF COMMISSIONERS**, to amend the zoning ordinance of the city of Fairview, by rezoning .89 acres of property, located at 7001 City Center Way, Williamson County Tax Map 042, Parcel 168.10, from MSMU, Main Street Mixed Use, to CG, Commercial General, the public welfare requiring it. The rezoning of this site shall be subject to all City ordinances and regulations.



City Center Way

Fairview Boulevard

Chester Road

Re-zone .89 acres  
7100 City Center Way  
Current Zoning: MSMU  
Requested Zoning: CG  
Map 042 Parcel 168.10  
Representative: Brian Peterson

Approved by the Board of Commissioners:

\_\_\_\_\_  
Debby Rainey, Mayor

ATTEST:

\_\_\_\_\_  
Brandy Johnson, City Recorder

LEGAL FORM APPROVED:

\_\_\_\_\_  
City Attorney

First Reading: \_\_\_\_\_

Public Hearing Held: \_\_\_\_\_

Second Reading: \_\_\_\_\_

Published in the Fairview Observer on: \_\_\_\_\_

PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE

RESOLUTION NO. 07-21

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE, RECOMMENDING THE REZONING OF 7001 CITY CENTER WAY FROM ITS CURRENT ZONING OF MAIN STREET MIXED USE (MSMU) TO COMMERCIAL GENERAL (CG).

**WHEREAS**, applicant Brian Peterson of SRG Assets is requesting that 7001 City Center Way be rezoned from its current zoning of Main Street Mixed Use (MSMU) to Commercial General (CG), and

**WHEREAS**, the stated intended use of the property if rezoned to Commercial General (CG) is for a car wash, and

**WHEREAS**, the stated intended use of a car wash is an approved use of property zoned Commercial General (CG), and

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE, AS FOLLOWS:**

The City of Fairview planning commission approves ~~denies~~ this request and recommends to the City of Fairview Board of Commissioners that 7001 City Center Way, Map 42, Parcel 168.10, be ~~not be~~ rezoned from Main Street Mixed Use to Commercial General (CG).

Adopted this the 12<sup>th</sup> day of January, 2021.

B.B.  
\_\_\_\_\_  
Planning Commission Chairperson

Attest:  
Brand Johnson  
\_\_\_\_\_  
City Recorder

Approved As To Form:  
[Signature]  
\_\_\_\_\_  
City Attorney



11C

**ORDINANCE #2020-29**

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF FAIRVIEW, BY REZONING 124.43 ACRES OF PROPERTY, CONSISTING OF MAP 043 PARCEL 006.00 AND MAP 043, PARCEL 026.00, LOCATED AT WAYNE'S LANE AND MANGRUM LANE, FROM RS-40, SINGLE FAMILY LOW-DENSITY RESIDENTIAL TO AN R-20 SINGLE FAMILY MEDIUM-DENSITY RESIDENTIAL PLANNED OVERLAY DEVELOPMENT AND APPROVING A MASTER DEVELOPMENT PLAN, OWNERS: CORY GROVES AND JOHNNY GROVES

**WHEREAS**, the city of Fairview Zoning Ordinance, and the zoning maps therein adopted be, and the same are hereby amended by rezoning the property herein described as 124.43 acres of property located at Wayne's Lane and Mangrum Lane, consisting of Map 043, Parcel 006.00 and Map 043, Parcel 026.00, from RS-40, Single Family Low-Density Residential, to an R-20, Single Family Medium-Density Residential Planned Overlay Development and Approving a Master Development Plan, as requested by owners Cory Groves and Johnny Groves; and

**WHEREAS**, said portion of property to be rezoned from RS-40 to R-20 POD and approving a master development plan is located within the corporate limits of the City of Fairview; and

**WHEREAS**, the City of Fairview Municipal Planning Commission forwarded the request to the Board of Commissioners on November 10, 2020, with a recommendation for approval without conditions; and

**WHEREAS**, that all Ordinances or parts of Ordinances in conflict with are hereby repealed.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF FAIRVIEW, TENNESSEE, BOARD OF COMMISSIONERS**, to amend the zoning ordinance of the city of Fairview, by rezoning as 124.43+/- acres of property located at Wayne's Lane and Mangrum Lane, consisting of Map 043, Parcel 006.00 and Map 043, Parcel 026.00, from RS-40, Single Family Low-Density Residential, to an R-20, Single Family Medium-Density Residential Planned Overlay Development and Approving a Master Development Plan, as requested by owners Cory Groves and Johnny Groves, the public welfare requiring it. The rezoning of this site shall be subject to all City ordinances and regulations.

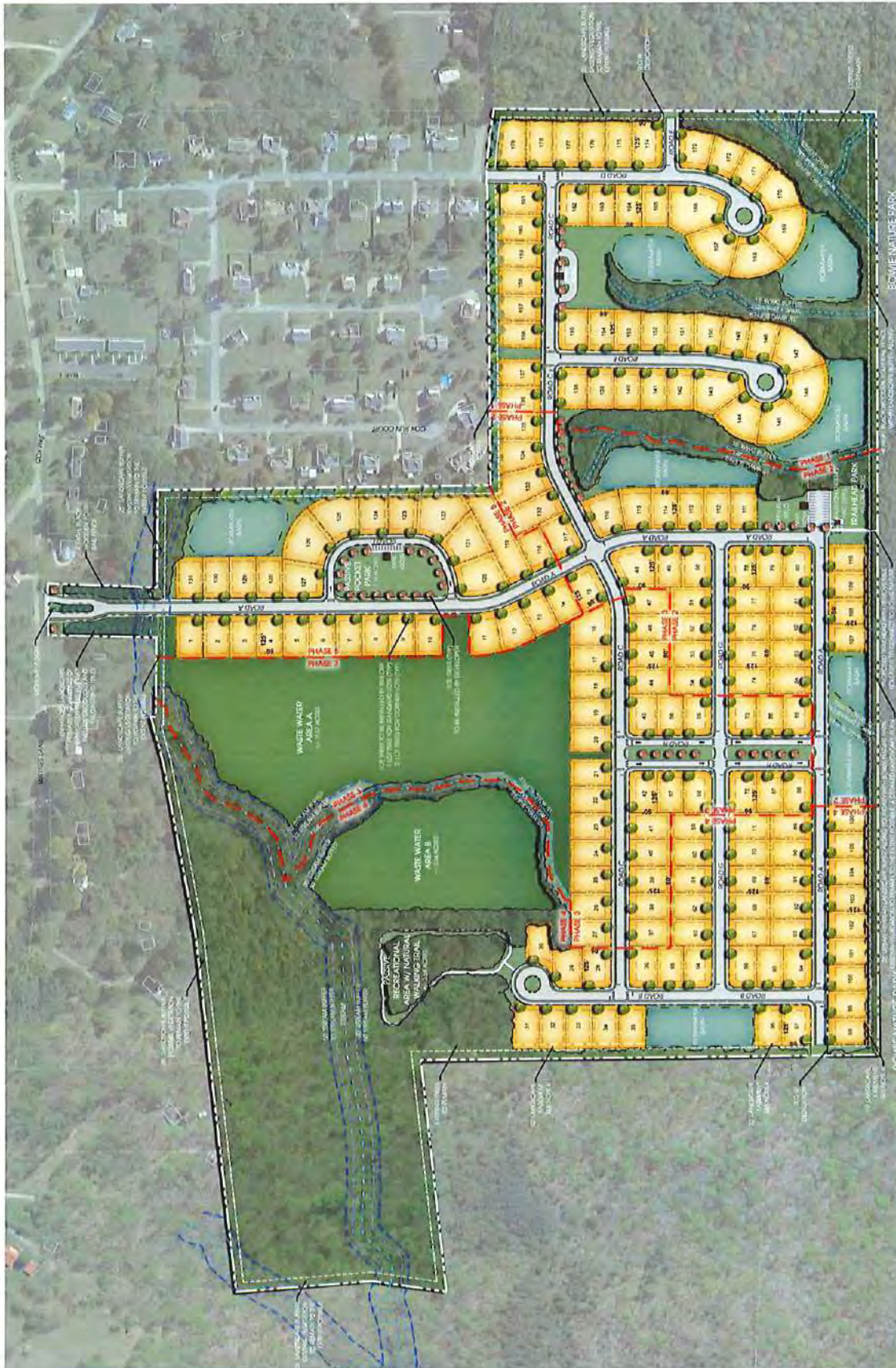


Waynes Lane

Cox Pike

Mangrum Road

Rezone 124.43+/- Acres  
Waynes Lane and Mangrum Lane  
Map: 043 Parcel: 006.00  
and  
Map: 043 Parcel: 026.00  
Requested Zoning: R-20 POD  
Owner: Cory Groves & Johnny Groves



NOT TO SCALE

# THE NEIGHBORHOOD AT BOWIE PARK

## MASTER DEVELOPMENT PLAN

**RAGAN • SMITH**  
 ARCHITECTS, CIVIL ENGINEERS  
 LANDSCAPE ARCHITECTS • PLANNERS

CONCEPTUAL MASTER PLAN  
 FAIRVIEW, TN | WELLSFORD COUNTY  
 20-097/1910 | 10.09.2020

Approved by the Board of Commissioners:

\_\_\_\_\_  
Debby Rainey, Mayor

ATTEST:

\_\_\_\_\_  
Brandy Johnson, City Recorder

LEGAL FORM APPROVED:

\_\_\_\_\_  
City Attorney

First Reading: \_\_\_\_\_

Public Hearing Held: \_\_\_\_\_

Second Reading: \_\_\_\_\_

Published in the Fairview Observer on

\_\_\_\_\_

ORDINANCE NO. 2021-04



**AN ORDINANCE TO AMEND TITLE 11, CHAPTER 12, SECTION  
THE CITY OF FAIRVIEW MUNICIPAL CODE.**

**WHEREAS**, Title 11, Chapter 12, Section 11-1202, of the City of Fairview Municipal Code reads as follows:

"Prowling. It shall be unlawful for any person to prowl or wander about the streets, alleys, or other public or private ways or places, or be found abroad at late or unusual hours in the night without any visible or lawful business and when unable to give a satisfactory account of himself."; and

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

**BE IT ORDAINED**, that Title 11, Chapter 12, Section 11-1202, is hereby repealed and amended to read as follows:

"RESERVED."

\_\_\_\_\_  
**MAYOR**

\_\_\_\_\_  
**CITY RECORDER**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**CITY ATTORNEY**

**Passed First Reading** \_\_\_\_\_

**Passed Second Reading** \_\_\_\_\_

ORDINANCE NO. 2021-05



**AN ORDINANCE TO AMEND TITLE 11, CHAPTER 12, SECTION 11-1203 OF THE CITY OF FAIRVIEW MUNICIPAL CODE.**

**WHEREAS**, Title 11, Chapter 12, Section 11-1203, of the City of Fairview Municipal Code reads as follows:

"Vagrancy. It shall be unlawful for any person to beg or solicit alms or, if without apparent lawful means to support, to willfully neglect to apply himself to some honest occupation."; and

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

**BE IT ORDAINED**, that Title 11, Chapter 12, Section 11-1203, is hereby amended to read as follows:

"Vagrancy. It shall be unlawful for any person to beg or solicit alms while on any city owned property or any public right of way."

\_\_\_\_\_  
**MAYOR**

\_\_\_\_\_  
**CITY RECORDER**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**CITY ATTORNEY**

**Passed First Reading** \_\_\_\_\_

**Passed Second Reading** \_\_\_\_\_

CITY OF FAIRVIEW, TENNESSEE

RESOLUTION NO. 02-21



**A RESOLUTION OF THE CITY OF FAIRVIEW, TENNESSEE,  
ITEMS AND MATERIALS AS SURPLUS AND AUTHORIZING THEIR DISPOSAL.**

**WHEREAS**, the City of Fairview fire department routinely tests its fire hoses and fire suppression equipment, and

**WHEREAS**, this city desires to discontinue use of any fire suppression equipment that has exhausted its useful life and to dispose of such equipment, and

**WHEREAS**, the following items have failed service inspection and have been in storage out of service:

- 150 feet of 1.75 inch fire hose
- 175 feet of 2.5 inch fire hose
- 250 feet of 3.0 inch fire hose
- 50 feet of 4.0 inch fire hose

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS  
OF THE CITY OF FAIRVIEW, TENNESSEE, AS FOLLOWS:**

The City of Fairview Board of Commissioners hereby resolves to and does declare the fire hoses described above as surplus and further authorizes the destruction and disposal of these items.

Resolved this the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Recorder

Approved as to Form:

\_\_\_\_\_  
City Attorney