

CITY OF FAIRVIEW
BOARD OF COMMISSIONERS

FEBRUARY 15, 2018

7:00 P.M.

AGENDA

1. Roll Call
2. Call to order by Mayor Carroll
 - A. Prayer and Pledge
3. Approval of the Agenda
- 4.
5. Citizen Comments (Limited to the first 5 citizens to sign in and a limit of 3 minutes each).
6. Awards and/or Recognitions
7. Public Announcements
8. Staff Comments
9. Approval of the Minutes
10. Consent Agenda Consisting of Items as Follows
 - A. Minutes from the February 1, 2018 Board of Commissioners Meeting
 - B. Minutes from the February 1, 2018 Work Session
11. Old Business
 - A. Second and Final Reading of Ordinance #2017-32, An Ordinance to Amend the City of Fairview Zoning Ordinance by Changing the Official Zoning Map for Tax Map 22, Parcel 134.07, Consisting of 8.34 Acres, Located at 500 Highway 98 North, From a RS-40 (Low-Density Residential) Zoning District to a R-20 (Medium-Density Residential) Zoning District - Crutcher
12. New Business
 - A. Appointments to Open Seats
 1. Tree Board (one seat)
 - B. Selection of Engineering Firm for Multi-Modal Grant
 - C. Resolution 04-18, A Resolution of the City of Fairview, Tennessee, Designating a Fire Truck as Surplus and Authorizing its Disposal
 - D. Resolution 07-17, A Resolution Calling for a Public Hearing on the Proposed Annexation of Territory into the City of Fairview by Owner Consent and Approving a Plan of Services
13. City Manager Items for Discussion
 - A. Miscellaneous Updates
 - B. City Attorney Comments
14. Communications from the Mayor and Commissioners
15. Adjournment to Executive Session



ORDINANCE #2017-32

AN ORDINANCE TO AMEND THE CITY OF FAIRVIEW ZONING ORDINANCE BY CHANGING THE OFFICIAL ZONING MAP FOR TAX MAP 22, PARCEL 134.07, CONSISTING OF 8.34 ACRES, LOCATED AT 500 HIGHWAY 96 NORTH, FROM A RS-40 (LOW-DENSITY RESIDENTIAL) ZONING DISTRICT TO A R-20 (MEDIUM-DENISTY RESIDENTIAL) ZONING DISTRICT.

WHEREAS, a request has been made by Habitat for Humanity to rezone property located within the City of Fairview; and

WHEREAS, the City of Fairview Planning Commission, on December 12, 2017, 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 22, Parcel 134.07 from a RS-40 Zoning District to a R-20 Zoning District. This property consists of approximately 8.34 acres and is owned by Habitat for Humanity, who has authorized the submittal of 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.

LEGAL STATUS PROVISIONS

Approved and certified by the Planning Commission:

Chairman 12/12/17
Date

Published in the Fairview Observer on January 2, 2018

Public Hearing Held: January 18, 2018

1st Reading: December 17, 2017

2nd Reading: _____

Approved by the Board of Commissioners:

Patti L. Carroll, Mayor

ATTEST:

Brandy Johnson, City Recorder

APPROVED AS TO FORM:

City Attorney

City of Fairview Planning Department

7100 City Center Way

Fairview, Tennessee 37062



Phone: 615-799-1572

Email: cityplanner@fairview-tn.org

RECOMMENDATIONS

2017-12

DATE: DECEMBER 13, 2017
TO: FAIRVIEW BOARD OF COMMISSIONERS
FROM: KRISTIN M. COSTANZO, CITY PLANNER
RE: FAIRVIEW MUNICIPAL PLANNING COMMISSION ACTION

- 6.1** Rezoning of Property, Requested by Jeff Wynn. Property located at 1179 and 1183 Highway 96 North (Tax Map 021, Parcels 23.10 and 23.11). 5.26 acres. Current zoning district: RS-40; Requested zoning district: CG, Commercial General. Property owned by Jeff Wynn.

Mike Anderson made a motion to send a favorable recommendation to the Board of Commissioners, which was seconded by Jim Power, and all were in favor.

- 7.5** Rezoning of property, requested by Delores June Lambert. Property located at 7170 Horn Tavern Road (Tax Map 022, Parcel 69.01). 2 acres. Current zoning district: RS-40; Proposed zoning district: R-20.

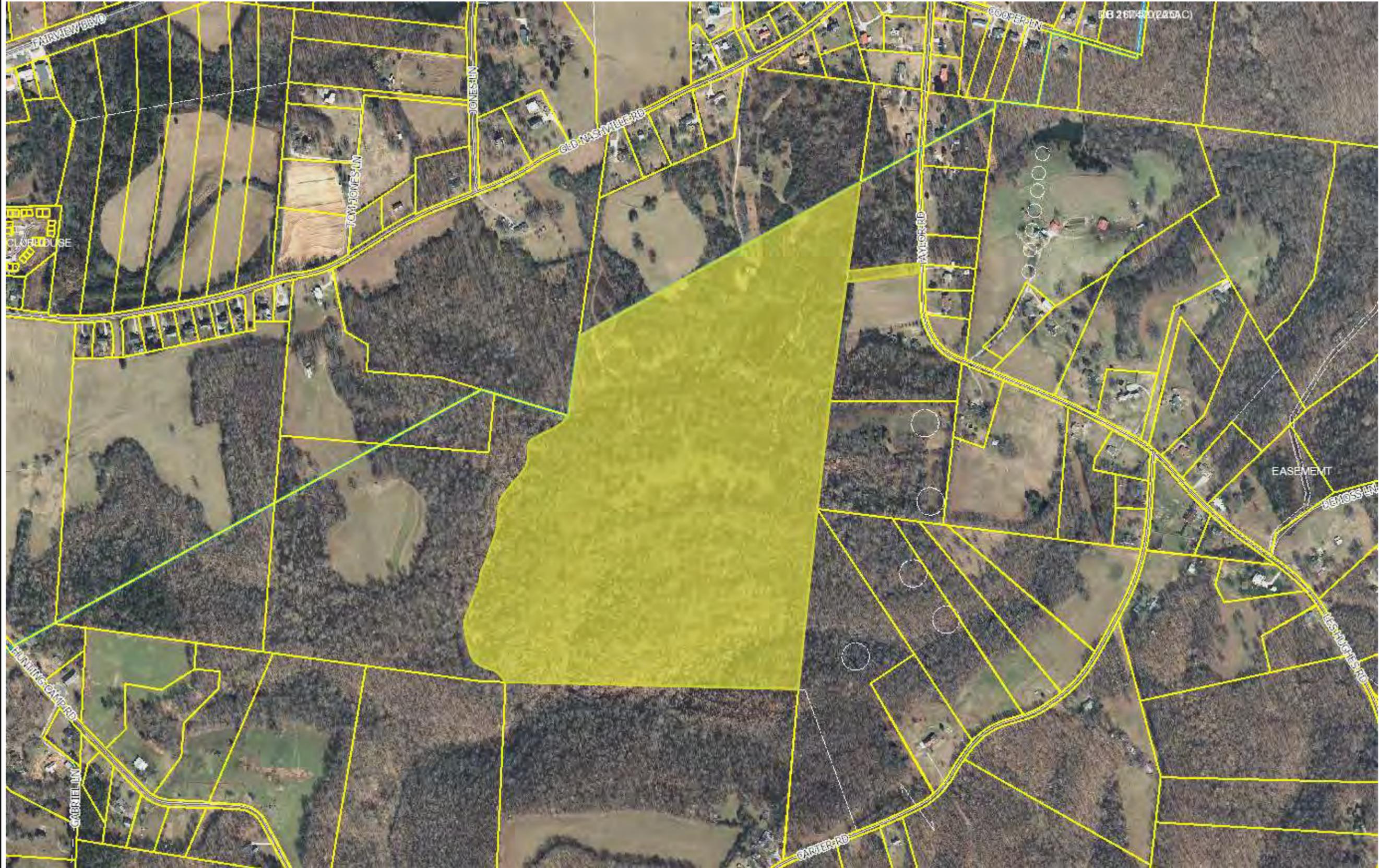
Jim Power made a motion to send a favorable recommendation to the Board of Commissioners, which was seconded by Christie Slaughter, and all were in favor.

- 7.6** Rezoning of property, requested by Tim Mangrum. Property located on Fernvale Road (Tax Map 042, Parcel 63.00). 6.6 acres. Current zoning district: RS-40; Proposed zoning district: RM-12.

Derek Burks made a motion to send a favorable recommendation to the Board of Commissioners, which was seconded by Jim Power, and all were in favor.

- 7.7** Rezoning of property, requested by Habitat for Humanity. Property located at 500 Highway 96 North (Tax Map 022, Parcel 134.07). 8.34 acres. Current zoning district: RS-40; Proposed zoning district: R-20

Jim Power made a motion to send a favorable recommendation to the Board of Commissioners, which was seconded by Patti Carroll, and all were in favor.



Legend

- Parcels
- Notes
- Miscellaneous
- Easement
- Exemptions
- Conflicts
- Lines
- Corporate Limits
 - BRENTWOOD
 - FAIRVIEW
 - FRANKLIN
 - NOLENSVILLE
 - SPRING HILL
 - THOMPSONS STATION
- Parks
- Centerlines
 - <all other values>
 - INTERSTATE
 - ACCESS
 - LOCAL STREETS
 - MAJOR ARTERIAL
 - MAJOR COLLECTOR
 - MINOR ARTERIAL
 - MINOR COLLECTOR
 - NO NAME
 - UNCLASSIFIED
 - PRIVATE
- Rivers
- Williamson2011.sid
 - Red: Band_1
 - Green: Band_2
 - Blue: Band_3

1: 6,685



0.2 0 0.11 0.2 Miles

12C

CITY OF FAIRVIEW, TENNESSEE

RESOLUTION NO. 04-18

A RESOLUTION OF THE CITY OF FAIRVIEW, TENNESSEE, DESIGNATING A FIRE TRUCK AS SURPLUS AND AUTHORIZING ITS DISPOSAL.

WHEREAS, the Board of Commissioners has authorized the purchase of a new pumper unit fire truck, and

WHEREAS, the new truck will replace an existing unit and the useful life and purpose of the truck to be replaced has expired, and

WHEREAS, the maintenance, repair and necessary upgrade costs associated with retaining the expired truck exceed the useful value of the truck, and

WHEREAS, the Board of Commissioners resolves to designate the expired truck as surplus and authorize its disposal, and

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 city's 1994 E-One pumper fire truck, VIN 1FV6HLCB9RL563937, as surplus and authorizes the disposal of the truck, and desires for any proceeds from the sale of the truck to be deposited into the city's general fund and those funds to be designated for the purchase of new or replacement equipment for the fire department.

Adopted this _____ of day of February, 2018.

Mayor

Attest:

City Recorder

Approved As To Form:

City Attorney

12D

RESOLUTION 07-17

A RESOLUTION CALLING FOR A PUBLIC HEARING ON THE PROPOSED ANNEXATION OF TERRITORY INTO THE CITY OF FAIRVIEW BY OWNER CONSENT AND APPROVING A PLAN OF SERVICES

**Tax Map 42, Parcel 78.00 (131.5 Acres)
7818 Old Nashville Hwy
Owners: Jennifer Rose Bufford, Reda Kidder**

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 by owner consent; and

WHEREAS, a Plan of Services for the territory proposed for annexation by owner consent has been reviewed by the Fairview Planning Commission; and

WHEREAS, the governing body desires to conduct a public hearing on the proposed annexation and plan of services;

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

A. That a public hearing is hereby scheduled for 7:00 pm on April 5, 2018 at Fairview City Hall on the proposed annexation of territory by owner consent, and Plan of Services, to wit:

**Tax Map 42, Parcel 78.00 (131.5 Acres)
7818 Old Nashville Hwy
Owners: Jennifer Rose Bufford, Reda Kidder**

B. That a copy of this Resolution, describing the territory proposed for annexation by owner consent, along with the Plan of Services, shall be promptly sent to the last known address listed in the office of the Williamson County 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.

C. That a copy of this Resolution shall also be 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.

D. That notice of the time, place and purpose of a public hearing on the proposed annexation by owner consent and the Plan of Services shall be 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.

E. That written notice of the proposed annexation shall be sent to the affected school system as soon as possible, but in no event less than thirty (30) days before the public hearing.

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 this ___ day of _____, 20___

City Attorney

**PROPOSED PLAN OF SERVICES TO ACCOMPANY
RESOLUTION 07-17**

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. At present Sanitary Sewer Service is not available, if and when such service becomes, available, the necessary intercepting and trunk sewers to serve the annexed area will be installed in accordance with current policies of 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. Street Lighting

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

K. Recreation

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

L. 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 ____ day of _____, _____.

This Resolution Considered by the City of Fairview, Tennessee Municipal Planning Commission this _____ day of _____.

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

Aye __, Nay __, Not voting __.

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 _____ ,
Disapproval _____, No Recommendation _____.

City of Fairview, Tennessee, Municipal Planning Commission this the 13th day of March, 2018.

Chairman

City of Fairview

7100 CITY CENTER WAY
FAIRVIEW, TN. 37062



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

RECOMMENDATIONS 2017-5

DATE: APRIL 11, 2017

TO: FAIRVIEW BOARD OF COMMISSIONERS

FROM: FAIRVIEW MUNICIPAL PLANNING COMMISSION

8.3 DISCUSS AND/OR TAKE ACTION ON ANNEXATION REQUEST FOR OTTER CREEK SUBDIVISION OFF OLD NASHVILLE ROAD, MAP 42, PARCEL 78.00 OF 87.71 ACRES, PARCEL 78.01 OF 15 ACRES, PARCEL 79.00 OF 13.00 ACRES AND PARCEL 79.01 OF 16.04 ACRES, OWNERS: REDA KIDDER & JENNIFER BUFFORD

Burks made a motion for approval seconded by Mangrum and all were in favor.

8.4 DISCUSS AND/OR TAKE ACTION ON ANNEXATION REQUEST FOR OTTER CREEK SUBDIVISION OFF OF TAYLOR ROAD. MAP 42, PORTION OF PARCEL 77.08 OF .60 ACRES, OWNER: KENNY TAYLOR

Burks made a motion for approval seconded by Mitchell and all were in favor.

City of Fairview

7100 CITY CENTER CIRCLE
P.O. BOX 69
FAIRVIEW, TN. 37062



Phone: 615-799-1585
Fax: 615-799-5599
Email: codes@fairview-tn.org

ANNEXATION REQUEST FORM

DATE: 03-30-17

APPLICANT NAME: Jennifer Buford

ADDRESS: _____
STREET CITY STATE ZIP CODE

PROPERTY ADDRESS: 7818 Old Nashville Hwy
STREET

MAP #: 42 GROUP #: _____ PARCEL #: 78, 78.01, 79, 79.01

AUTHORIZED AGENT NAME: Tony Cavender

SIGNATURE OF AUTHORIZED AGENT: [Signature]

- DOES THIS PROPERTY ABUT CITY PROPERTY YES NO
- IS CITY WATER AND SEWER AVAILABLE YES NO

IF NO, GIVE BRIEF EXPLANATION: _____

I AM CURRENTLY THE OWNER OF THE CAPTIONED PROPERTY AND WISH TO APPLY FOR ANNEXATION INTO THE CITY OF FAIRVIEW. THE INTENDED USE OF THE PROPERTY IS FOR: annexation of fairview

property from county to city.

OWNER SIGNATURE: Jennifer Buford

(PLEASE ATTACH LEGAL DESCRIPTION AND COPY OF DEED)

THERE WILL BE A FEE OF \$100.00 REQUIRED.
DATE FEE PAID: _____

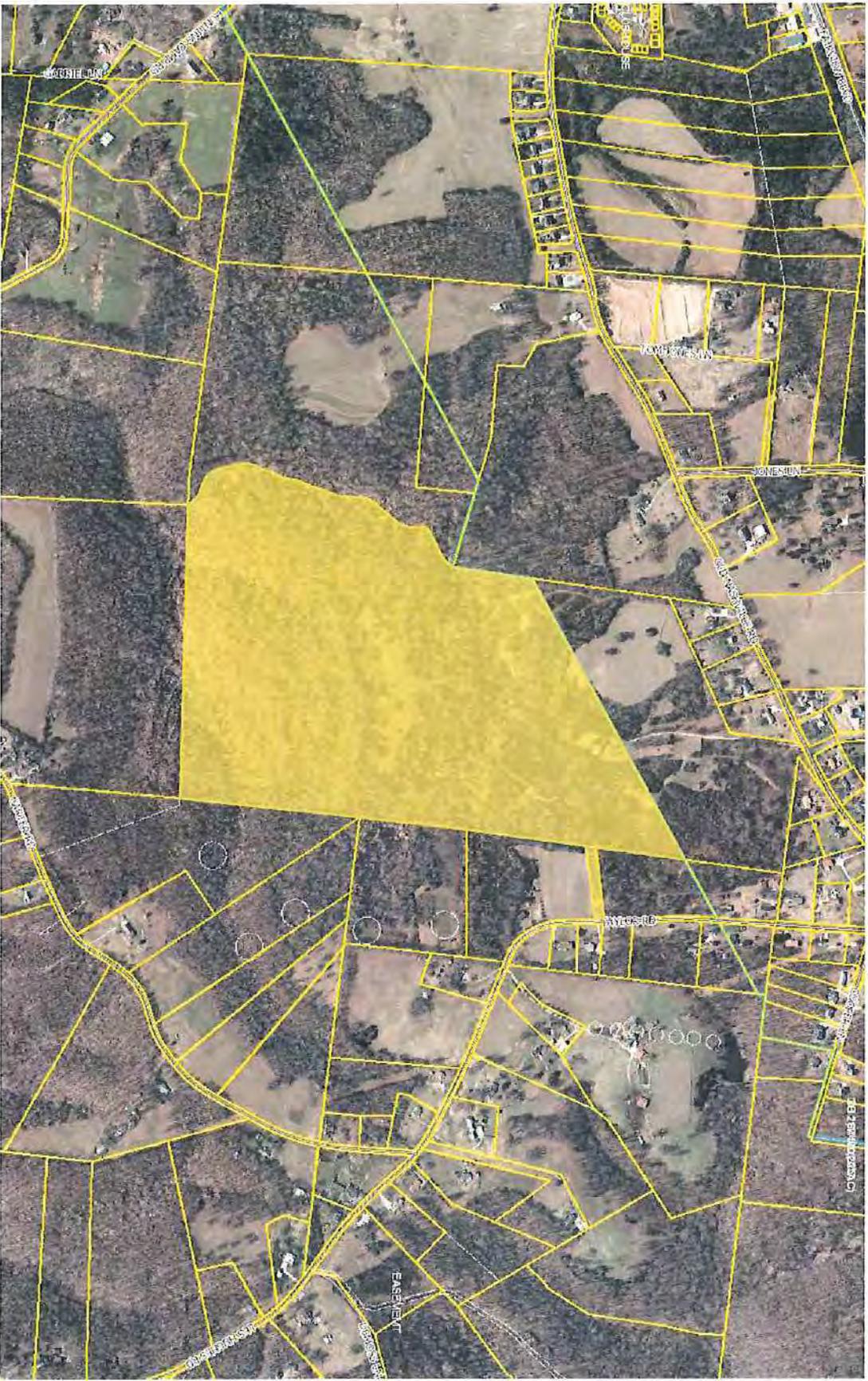
Sworn to and subscribed before me on this 30 day of March, 2017

Notary Public: [Signature]

Commission Expiration: 7-24-2017



Tools & Features Demonstration Site



0.2
0
0.11
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
- Fairfax
- Franklin
- Nashville
- Spring Hill
- Thompson's Station
- Parks
- Centerlines
- <all other classes>
- INTERSTATE
- ACCESS
- LOCAL STREETS
- MAJOR ARTERIAL
- MAJOR COLLECTOR
- MINOR ARTERIAL
- MINOR COLLECTOR
- NO NAME
- UNCLASSIFIED
- PRIVATE
- Rivers
- Williamson001_1_sld
- Red Band_1
- Green Band_2
- Blue Band_3

NOTES

1:6,985

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