

CITY OF FAIRVIEW
BOARD OF COMMISSIONERS

MARCH 1, 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. Public Hearing
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
 - A. Comprehensive Plan Proposal
8. Staff Comments
9. Approval of the Minutes
10. Consent Agenda Consisting of Items as Follows
 - A. Minutes from the February 15, 2018 Board of Commissioners Meeting
 - B. Minutes from the February 15, 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 96 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. Ordinance #2018-03, An Ordinance to Amend the City of Fairview Zoning Ordinance by Changing the Official Zoning Map for Tax Map 069, Parcel 12.00, Consisting of 5.35 Acres, Located at 7506-7508 King Road, From an AR-15A (Agricultural) Zoning District to a RS-40 (Low-Density Residential) Zoning District, Owners: Daniel and Susan Greer
 - C. Selection of Engineering Firm for Multi-Modal Grant
 - D. Amended Budget
13. City Manager Items for Discussion
 - A. Miscellaneous Updates
 - B. City Attorney Comments
14. Communications from the Mayor and Commissioners
15. Adjournment



CITY OF FAIRVIEW

BOARD OF COMMISSIONERS
MEETING MINUTES

February 15, 2018

Patti L Carroll, Mayor
Shannon L Crutcher, Vice Mayor
Derek K. Burks, Commissioner
Scott Lucas, Commissioner
Debby Rainey, Commissioner
Scott Collins, City Manager
Tom Daugherty, CFO
Tim Potter, City Attorney
Brandy Johnson, City Recorder

Present: Burks, Carroll, Crutcher, Lucas, Rainey
Others Present: Collins, Potter, Johnson, Costanzo, Daugherty, Hughes, Humphreys, Paisley

1. **Roll Call** – Mayor Carroll confirmed all were present for a quorum
2. **Call to Order by Mayor Carroll at 7:05 p.m.**
 - A. Prayer and Pledge led by Commissioner Lucas
3. **Approval of the Agenda** – Remove item 11A and add presentation about Bowie Nature Center sign to item #4.

 Motion: Crutcher
 Second: Rainey
 All in favor
4. **Presentations** – Eileen Brogan, VP of Friends of Bowie Nature Park, announced they are moving forward with the sign proposed for the nature center but the design has changed slightly from the original due to the amount of funding received. The Friends received a \$2,000 grant and are adding \$500 from their own funds for a total of \$2,500. Signs and Wonders will be fabricating and installing the sign.
5. **Citizen Comments** –
 - A. Kel McDowell of Williamson, Inc. is the new government affairs liaison and looks forward to working with and learning from the Board
6. **Awards and/or Recognitions** – NONE
7. **Public Announcements** – NONE
8. **Staff Comments** – NONE
9. **Approval of the Minutes** – N/A
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

Motion: Crutcher
Second: Lucas
All were in favor

11. Old Business

- A. REMOVED FROM AGENDA

12. New Business

- A. Appointments to Open Seats
 - 1. Tree Board (one seat) – NO APPLICATIONS REC'D

- B. Selection of Engineering Firm for Multi-Modal Grant – City manager Collins explained RFQ's for this project were recently returned and according to the TDOT process we need to name a BOC member to a committee for the selection process. Collins recommended Commissioner Lucas as he is the BOC rep to the administrative committee. The actual selection of the firm will be on the next agenda.

Motion: Crutcher
Second: Rainey

	Yes	No
Mayor Carroll	x	___
Vice Mayor Crutcher	x	___
Commissioner Burks	x	___
Commissioner Lucas	x	___
Commissioner Rainey	x	___

- C. Resolution 04-18, A Resolution of the City of Fairview, Tennessee, Designating a Fire Truck as Surplus and Authorizing its Disposal

Motion: Crutcher
Second: Rainey

	Yes	No
Mayor Carroll	x	___
Vice Mayor Crutcher	x	___
Commissioner Burks	x	___
Commissioner Lucas	x	___
Commissioner Rainey	x	___

- 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

Motion: Crutcher
Second: Lucas

	Yes	No
Mayor Carroll	x	___
Vice Mayor Crutcher	x	___
Commissioner Burks	x	___
Commissioner Lucas	x	___
Commissioner Rainey	x	___

13. City Manager Items for Discussion

- A. Miscellaneous Updates – Collins reiterates his thanks for the Board's attention during the lengthy work session.
- B. City Attorney Comments – NONE

14. Communications from the Mayor and Commissioners

- A. Commissioner Rainey – NONE

- B. Commissioner Lucas announces a mobile food pantry by Graceworks on March 3 beginning at 9:00 a.m. at Fairview Middle School
- C. Commissioner Burks thanks everyone who donated to the local boy scouts noting they received over 1,600 pounds of food for Graceworks and the street department who assisted with the Lions Club fundraiser this past Saturday
- D. Vice Mayor Crutcher - NONE
- E. Mayor Carroll states she has received several comments from citizens with concern over the amount of trash along our streets. She is looking into additional assistance from the county and the possibility of community service hours. She wants the citizens to know she has heard them, she sees it too and appreciates their calls and emails of concern. Carroll acknowledges potholes have become a concern with recent rains but our crews are working to repair them and encourages citizens to email city staff to report issues. Her thoughts and prayers are with the families affected by the recent school shooting in Florida and applauds Dr. Looney for putting our kids safety as the most important thing by taking Monday off to review existing safety plans.

15. **Adjournment to Executive Session** at 7:20 p.m. to discuss potential litigation and returned at 7:36 p.m. with Commissioner Rainey making a motion for adjournment and Commissioner Burks seconding. Meeting was adjourned at 7:36 p.m.

Brandy Johnson
City Recorder



CITY OF FAIRVIEW

BOARD OF COMMISSIONERS
WORKSHOP MINUTES

February 15, 2018

Patti L Carroll, Mayor
Shannon L Crutcher, Vice Mayor
Derek K. Burks, Commissioner
Scott Lucas, Commissioner
Debby Rainey, Commissioner
Scott Collins, City Manager
Tom Daugherty, CFO
Tim Potter, City Attorney
Brandy Johnson, City Recorder

Present: Burks, Carroll, Crutcher, Lucas, Rainey
Others Present: Collins, Johnson

1. **Call to order** by City Manager Collins at 5:40 p.m. Collins prefaces the discussion by noting some of these things should have been brought to the board by staff previously (as in over 4 years ago). He states none of these items are the fault of the board. Collins notes that senior staff is on board with what needs to happen and that they meet every Thursday at 9:30 am. Collins invites all board members to attend these staff meetings when possible to just listen to the staff and their buy-in.
2. **Items of Discussion –**
 - A. **Bank Balances** – City Manager Collins reviews all the city's bank accounts with their current balances. He notes that the school facilities balance is actually \$338,438 but he has a \$300,000 check on his desk per the recent agreement with the approval of the tax increase. Also, another \$18,000 will be paid out of this account to the state street aid for the guardrail at Fairview Elementary. Any remaining funds in the school facilities account he will request be paid out equally to the four local schools prior to the end of this fiscal year. Collins notes the Bond account funds are from the spoils of Walmart project and will either be used for additional work on that project or returned to the contractor. The online payments account is part of the general fund and is utilized as a in/out holding for various payments we receive online. The police donations account is also used as a holding account for events such as shop with a cop. Collins offers full account details of any of these accounts at the boards request.
 - B. **Vehicles** – Collins reviews a complete list of city vehicles, where they are assigned and their current mileage. He specifically points out the high mileage vehicles, what fund they were purchased from and the high/low range for our police patrol vehicles. Collins notes many of our patrols will only last for three more years so we need to be proactive in planning for replacements. The 1994 tanker engine for the fire department is the one on tonight's agenda for surplus due to needing new equipment that will cost us around \$30,000 and it's really beyond its serviceable life. Numerous replacements are needed in the parks and street departments. Overall, their vehicles are the oldest and in the worst condition.
 - C. **Street Equipment** – Collins provides a lengthy and expensive listing of vehicles requested for the street department with one additional for the park as well. These are all needed but won't all be purchased in the next year. They do need to be on the radar and considered when developing our capital budgets.
 - D. **New Radios for Fire and Police** – Collins presents a quote for new radios for both the fire and police which includes portable units and mobile units for the vehicles for a total cost of over \$500,000. This is an upgrade we are required to do but we need to review options for how to pay.

There will be an up-front capital expense of purchasing the equipment but also the continued annual operating expense. Options include: finding extra cash in the budget, utilizing Motorola's delayed payment option or outside short-term financing.

- E. **Pool Liability Coverage** – Collins advised of a letter received from the Pool insurance regarding our employment practices liability coverage. Their evaluation of our current exposure is at 74% of the maximum aggregate. This letter should be viewed as both information for where we are and as a reason why certain expenditures are needed in our budget, such as increased training for police and fire and a human resources director.
- F. **Amended Budget** – Collins gives a copy of the working amended budget and notes we will have \$300,000 in reserves plus \$250,000 in the 2026 debt retirement fund at the end of this fiscal year. We also will have around \$275,000 in the state street aid account. He continues that promises made to the public about use of increased tax revenue have been kept. We have been putting \$85,000 per year into the 2026 debt retirement fund but now we need to fund future projects and allay future debt while our revenue will remain relatively flat for the near future. We do have some capital funds in the facilities account that can be used to pay for debt but that is based on building permits received and as of now this fiscal years collections are down around \$100,000. We also don't want to expend all our cash on capital expenditures, either. At this point we have around 45 days to begin making decisions on moving forward. Last year was likely the last year of putting money back for another time. Real life requires adjustments and that is where we now are. Our current debt service equals around 4.5% of our budget which is excellent. Below 10% is really where you should keep the debt level and if you get over 20% it could be real trouble. If we see a 25% growth rate in local business it would amount to an additional \$150,000 in revenue (but this is not likely to happen). What is more reasonable is a 10% upswing in residential growth which would bring in the same amount of \$150,000. We know of some staffing needs but plan for the cost of an engineer to be offset by the Codes Director position and the HR position and additional training to offset the cost of lawsuits. The possibility of a leaf/brush service fee has been tossed around as a possible way to bring additional revenue.

3. Adjournment at 6:54 p.m.

Brandy Johnson
City Recorder



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



Phone: 615-799-1572

Fairview, Tennessee 37062

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.

Tools & Features Demonstration Site



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
 - NOLENVILLE
 - 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

1:2,908

0.1 0 0.05 0.1 Miles
 NAD_1983_StatePlane_Tennessee_FIPS_4100_Feet
 © Latitude Geographics Group Ltd.

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

Notes
 This map was automatically generated using Geocortex Essentials.

12B

ORDINANCE #2018-03

AN ORDINANCE TO AMEND THE CITY OF FAIRVIEW ZONING ORDINANCE BY CHANGING THE OFFICIAL ZONING MAP FOR TAX MAP 069, PARCEL 12.00, CONSISTING OF 5.35 ACRES, LOCATED AT 7506-7508 KING ROAD, FROM AN AR-15A (AGRICULTURAL) ZONING DISTRICT TO A RS-40 (LOW-DENSITY RESIDENTIAL) ZONING DISTRICT.

WHEREAS, a request has been made by Daniel and Susan Greer to rezone property located within the City of Fairview; and

WHEREAS, the City of Fairview Planning Commission, on February 13, 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 069, Parcel 12.00 from an AR-15A Zoning District to a RS-40 Zoning District. This property consists of approximately 5.35 acres and is owned by Daniel and Susan Greer, 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

Date

Published in the Fairview Observer on _____

Public Hearing Held: _____

1st Reading: _____

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

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



Phone: 615-799-1585
Fax: 615-799-5699
Email: codes@fairview-tn.org

REZONING REQUEST APPLICATION

For a Rezoning Request, the City of Fairview **requires** the following:

- Completion of this application. Please type or print the information in blue or black ink.
- A copy of the deed to the property.
- A plat or certified survey of the property.
- A list of **Names and** addresses of all adjacent property owners on attached sheet.
- A legal description of the property, if available.
- If the applicant is not the property owner, a notarized letter from the property owner must be attached giving the authority to request the zoning.
- A letter summarizing the project proposal, including the proposed usage of the land, reason for the rezoning request and justification for the rezoning request.
- Payment of a Non-Refundable \$200.00 application fee (Checks should be made payable to "City of Fairview")

Date Submitted: 1/26/18

SECTION 1 – Applicant Information

(Any correspondence from the City will be addressed to the applicant)

- Property Owner Purchaser of Property Engineer Trustee
 Architect Other _____

Name: Daniel and Susan Greer Phone: 615-406-8848

Business: _____ E-mail: shelley.greer@comcast.net

Address: 7506 King Rd Preferred Contact Method: E-mail

City: Fairview (Mail, E-mail, Phone)

State: TN Zip: 37062



SECTION 2 – Property Information for the Rezoning Request

Project Name: _____

Project Address: 7506-08 King Rd Fairview, TN 37062

Existing Land Use: Residential

Proposed Land Use: Residential

Total Acreage of Project/Rezoning: 5.35

TAX MAP	PARCEL(S)	CURRENT ZONING DISTRICT	REQUESTED ZONING DISTRICT	# OF ACRES	PROPERTY OWNER
069	12000	AR-15A	RS-40	5.35	Daniel E. Greer Susan Michele Burkett Greer

***Reason for Rezoning must be included on an attached sheet.

The rezoning process takes approximately three to four months depending on when the application is received by the City. The request must go to the Planning Commission where it receives a recommendation to go to the Board of Commissioners. The Board of Commissioners must approve a Rezoning Ordinance on two readings and hold a Public Hearing before the rezoning request is considered approved.

I certify that all of the above statements are true to the best of my knowledge.

Applicant's Signature: Susan B. Greer Date: 1/26/18

FOR OFFICE USE ONLY

APPLICATION RECEIVED AND FILING FEE PAID: Shaw Hall 1-26-2018

DATE OF APPROVAL BY PLANNING COMMISSION: _____

DATE OF FINAL APPROVAL BY BOARD OF COMMISSIONERS: _____

Applicant - Daniel Eugene + Susan
Project Title - _____
Property Owner - same
Owner's Address - 7506-08 King Rd
Map: _____, Parcel: _____
Rezoning - AR-15A to RS-40

Michele Burkett
Greer

Adjacent Properties

(Property Owner's Name)
(Owner's Address)
(Property Address - if different from above)

Rodger Dale Lewis
Rosa Lewis
7510 King Rd, Fairview, TN 37062

Kyle and Renee Cashion

Shirley Robertson
7502 King Rd
Fairview, TN 37062

Don + Theresa Smith

EXHIBIT "A"
FOR LEGAL DESCRIPTION

CHIC 10311

PARCEL ONE: Lying and being in the First Civil District of Williamson County, State of Tennessee, and being more particularly described as follows:

TRACT ONE: BEGINNING at an iron pipe in the south boundary line of County Road; thence North 64 degrees West 72 feet 3 inches to a stake; thence North 87 degrees West 82 feet 6 inches to an iron pipe, this being the northeast corner of Tract No. 26; thence with the east boundary line of Tract 26 South 3 degrees West 150 feet to an iron pin; thence South 76 degrees East 150 feet to an iron pipe; thence with the west boundary line of Tract No. 24 North 3 degrees East 150 feet to the beginning, containing .55 acres, more or less.

TRACT TWO: BEGINNING at an iron pipe the southeast corner of a .55 acre tract, running North 76 degrees West 150 feet to an iron pipe; thence South 3 degrees West 150 feet to an iron pipe; thence South 3 degrees East 150 feet to an iron pin; thence South 76 degrees East 150 feet to an iron pin; thence North 3 degrees East 150 feet to the beginning, containing 55/100ths of an acre, more or less. Being the northern half of Tract No. 25 of Westview Acres.

TRACT THREE: BEGINNING at a stake and corner, being the northwest corner of Tract No. 23 and on the south side of King Road; thence with same North 40 degrees West 170.5 feet to a stake; thence North 64 degrees West 34 feet to a stake and corner, being the northeast corner of C. C. Daugherty property; thence with same South 3 degrees West 800 feet to a stake in R. W. Matthews north boundary line; thence with same North 88 degrees East 150 feet to a stake and corner, being the southwest corner of Tract No. 23; thence with same North 3 degrees East 658 feet to the beginning, containing 2.5 acres, more or less. Being Tract No. 24 of the Westview Acres.

TRACT FOUR: BEGINNING at a stake, an iron pin, the southeast corner of a 1.1 acre tract owned by C. C. Daugherty (said tract being composed of two .55 acre tracts); thence North 76 degrees West with the same 152 feet to a stake and corner; thence South 3 degrees West 535 feet to a stake in the Mathews north boundary line; thence with same South 87 degrees East 150 feet to a stake and corner of Tract No. 24 owned by C. C. Daugherty; thence with same North 3 degrees East 500 feet to the beginning, containing 1.75 acres, more or less, according to a survey by Lewis U. King, dated January, 1972.

PARCEL TWO: BEGINNING at an iron rod in the northwest corner of the Hazel H. Brothers' property; thence North 1 degree 36 minutes 34 seconds East 680.17 feet to an iron rod; thence South 87 degrees 33 minutes East 292.58 feet to a post; thence North 0 degrees 5 minutes 20 seconds East 890.09 feet to an iron rod on King Road; thence South 79 degrees 28 minutes 8 seconds East 50.39 feet to an iron rod on King Road; thence South 0 degrees 5 minutes 20 seconds West 883 feet to a post; thence South 87 degrees 33 minutes East 417.82 feet to an iron rod; thence South 2 degrees 10 minutes 31 seconds West 968.58 feet to an iron rod; thence North 84 degrees 15 minutes West 249.05 feet to a post; thence North 42 degrees 53 minutes West 12 feet to a post; thence North 37 degrees 22 minutes 3 seconds West 225.79 feet to an oak tree; thence North 2 degrees 3 minutes 50 seconds West 112.25 feet to an oak tree; thence South 89 degrees 11 minutes 24 seconds West 344.64 feet to an iron rod being the point of beginning according to a survey prepared by Gary R. Cummings dated December 29, 1987 and of record in Plat Book 14, Page 113, in the Register's Office of Williamson County, Tennessee.

Being the same property conveyed to Daniel E. Greer and wife, Susan Michele Burkett Greer by deed from Jacqueline Ann Burkett (also known as Jacqueline A. Burkett), dated July 7, 2010, of record in Book _____, Page _____, in the Register's Office of Williamson County, Tennessee.

This conveyance is subject to the right of way of King Road.

This conveyance is subject to all matters as shown on plat of record in Plat Book 14, Page 113, in the Register's Office of Williamson County, Tennessee.

This conveyance is subject to a right of way easement in favor of Middle Tennessee Electric Membership Corporation, of record in Book 4753, Page 463, in the Register's Office of Williamson County, Tennessee.

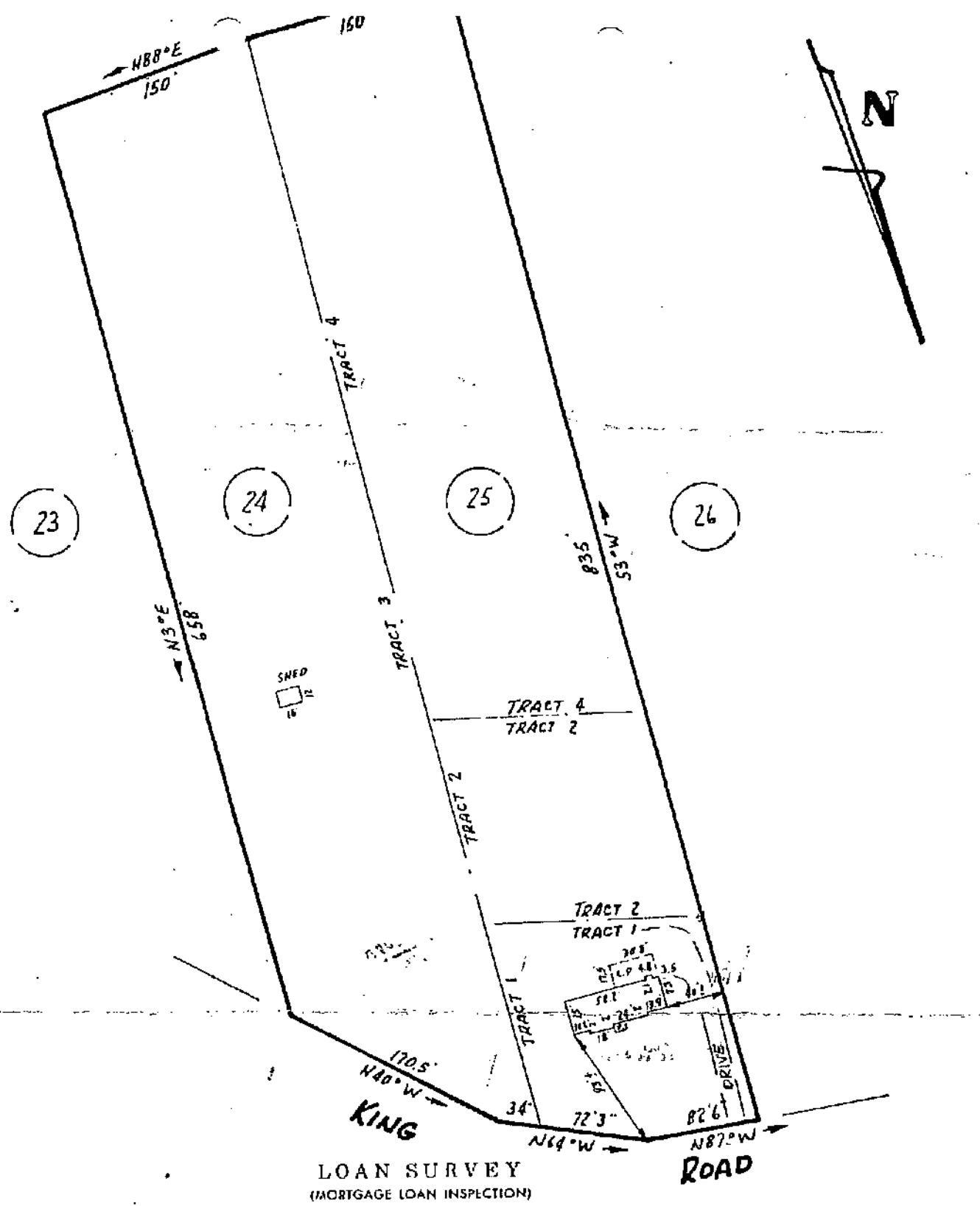
1/26/18

To Fairview City Planners and Board of Commissioners:

We are requesting rezoning of our property at 7506-08 King Road, Fairview, for the purpose of bringing our property into compliance with the City of Fairview zoning requirements. In 2008, this property was annexed into the city with 20.35 acres and zoned as AR-15A. In 2013, 15 acres from this property was sold by deed to Kyle and Renee Cashion. We were not aware that our remaining 5.35 acres would not be in compliance with the zoning district. We wish to rectify the oversight at this time with an RS-40 zoning designation, so we can proceed with dividing the property so that each house is on its own lot.

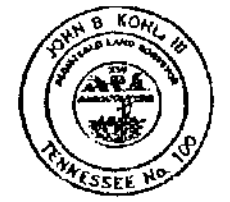
Thank you,

Daniel Eugene and Susan Michele Burkett Greer



OWNER: HAROLD B. BURKETT PROPERTY LOCATED: KING ROAD
 LOTS 24 & 25 OF WESTVIEW ACRES
 PROPERTY: PROPERTY AS DESCRIBED IN 4 TRACTS: FAIRVIEW, WILLIAMSON COUNTY, TENNESSEE 37062
 TRACT 1 - DEED BOOK 160 - PAGE 284 - R.D.W.C.
 TRACT 2 - DEED BOOK 160 - PAGE 284 - R.D.W.C. SCALE: 1" = 100'
 TRACT 3 - DEED BOOK 165 - PAGE 47 - R.D.W.C.
 TRACT 4 - DEED BOOK 187 - PAGE 219 - R.D.W.C. DATE: OCT. 5, 1977

JOHN KOHL
 P. O. BOX 50204
 NASHVILLE, TENN. 37205
 227-8633



24/01/77

LEGEND

- FOUND MONUMENT AS NOTED
- W.C.R. WILLIAMSON COUNTY RECORDS
- M. MEASURED THIS SURVEY
- P.O.B. POINT OF BEGINNING
- DEED LINES MONUMENTED BY THIS SURVEY
- - - DEED LINES PER R-1 AND R-2
- ADJOINER LINES, NOT SURVEYED
- *— OLD WIRE FENCE
- - - RIGHT OF WAY LINE

REFERENCES

- R-1 PARCEL 1, DEED BOOK 5091 PAGE 562, W.C.R.
- R-2 PARCEL 2, DEED BOOK 5091 PAGE 562, W.C.R.
- R-3 PLAT BOOK 14 PAGE 113, W.C.R.

BASIS OF BEARINGS

THE BEARING OF S 87°33'00" E BETWEEN THE FOUND MONUMENTS OF R-2 AND R-3 AS SHOWN.

NOTES

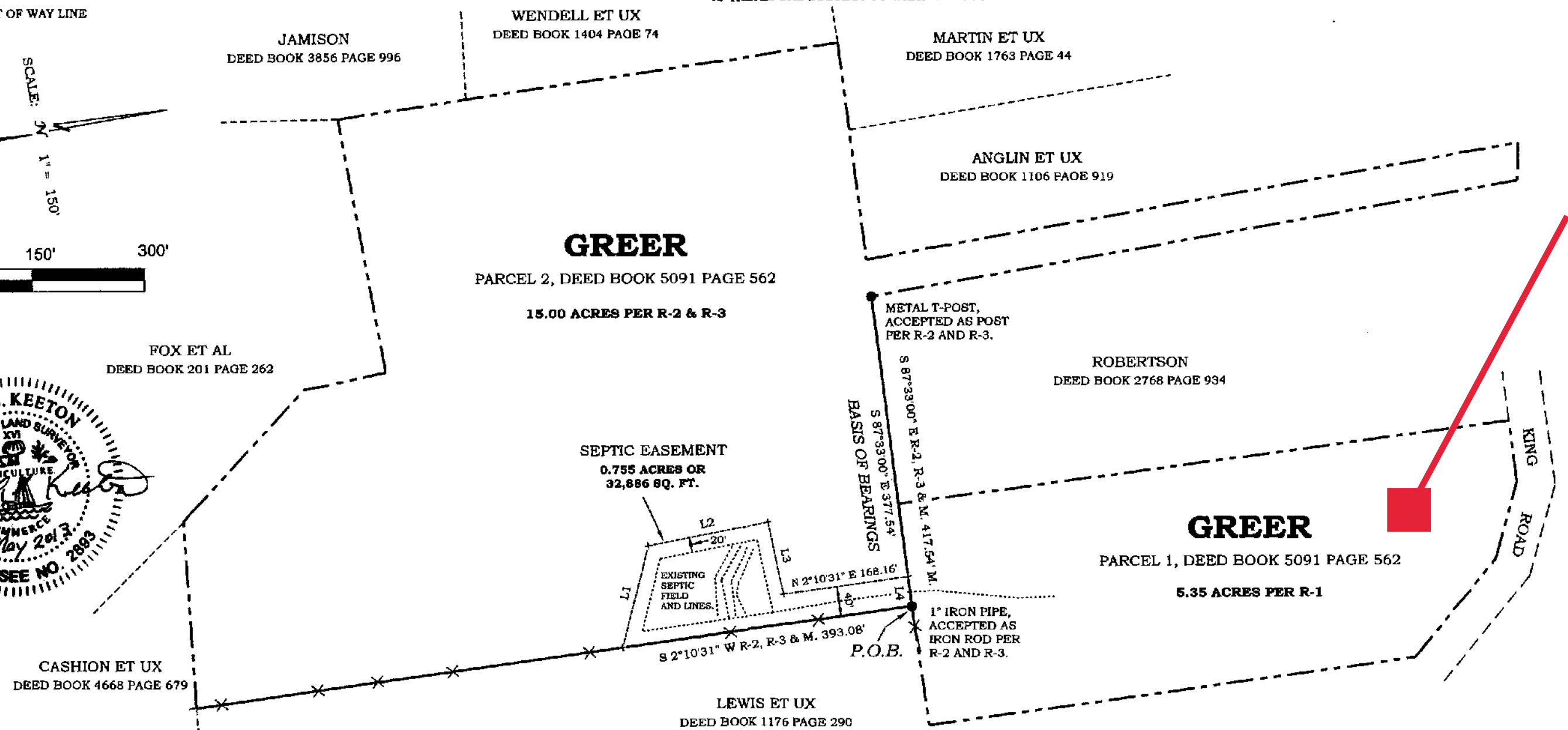
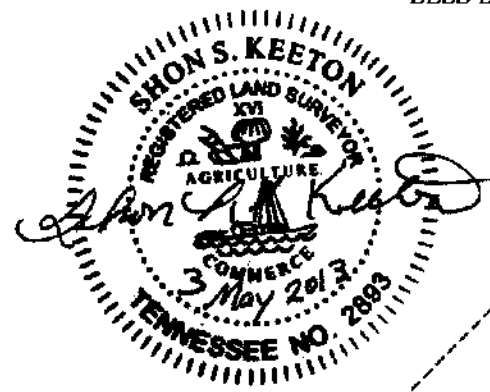
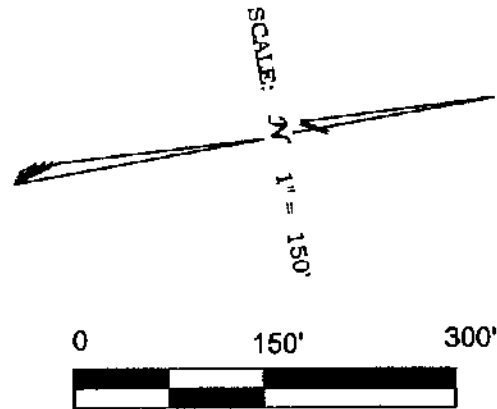
1. ADDITIONAL UTILITIES MAY EXIST WHICH CROSS OR SERVICE THIS PROPERTY THAT ARE NOT SHOWN ON THIS MAP.
2. FIELD SURVEY COMPLETED ON APRIL 22, 2013.
3. ORIGINAL PAPER SIZE OF MAP: 11" X 17"
4. THIS MAP SHALL BE CONSIDERED "PRELIMINARY" UNLESS IT BEARS THE SURVEYOR'S STAMP AND SIGNATURE.
5. PER THE "RULES OF THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS", RULE 0820-03-06(5); ANY ELECTRONIC REPRODUCTION OF THIS MAP SHALL BE CONSIDERED "PRELIMINARY" AND MUST BE COMPARED TO THE ORIGINAL SURVEY MAP FOR ACCURACY.
6. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS THEREFORE SUBJECT TO WHAT AN ACCURATE TITLE REPORT MAY DISCLOSE.

PROPERTY LOCATION

LYING AND BEING SITUATED IN THE FIRST CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE; LOCATED AT 7506-08 KING ROAD.

PURPOSE OF SURVEY

TO ESTABLISH A SEPTIC EASEMENT ON PARCEL 2 THAT SERVES PARCEL 1.



SURVEYOR'S STATEMENT

I HEREBY CERTIFY THAT THIS IS A CATEGORY III SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1 : 5000 AS SHOWN HEREON. THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME, OR UNDER MY DIRECTION, IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

Shon S. Keeton 3 May 2013
 SHON S. KEETON, TN R.L.S. 2893 DATE

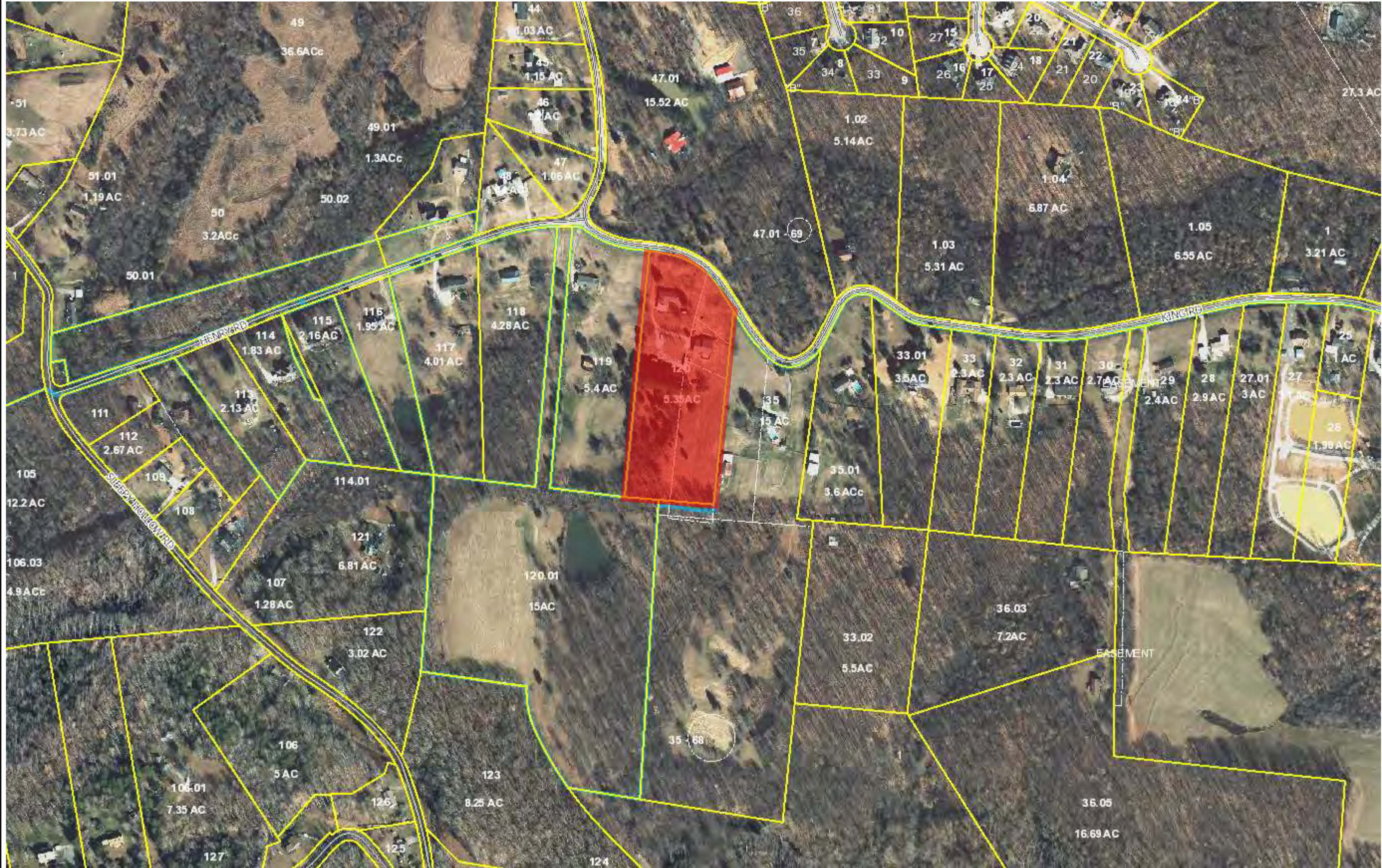
LINE	BEARING	HORIZ DIST
L1	N65°55'04"W	140.06'
L2	N0°41'30"W	164.11'
L3	N86°57'39"E	98.56'
L4	S87°33'00"E	40.00'

SEPTIC EASEMENT LOCATION MAP

FOR THE LANDS OF
DANIEL AND SUSAN GREER
 BEING DEED BOOK 5091 PAGE 562;
 TAX MAP 069 PARCEL NUMBER 120.00;
 WILLIAMSON COUNTY, TENNESSEE

PREPARED BY:
AT GRADE LAND SURVEYING
 7504 SCARBOROUGH PLACE
 FAIRVIEW, TN 37062
 615-799-2210

Tools & Features Demonstration Site



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
 - 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: 3,858

