

CITY OF FAIRVIEW
BOARD OF COMMISSIONERS
REGULAR MEETING AGENDA

APRIL 1, 2021

7:00 P.M.

**NOTICE: APRIL 1 AGENDA INCLUDES ALL ITEMS
ORIGINALLY SLATED FOR THE MARCH 25 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 March 22, 2021, Board of Commissioners Work Session
 - B. Minutes from the March 4, 2021, Board of Commissioners Meeting
 - C. Minutes from the March 4, 2021, Board of Commissioners Work Session
10. Old Business
 - A. Ordinance 2021-02, Rezoning of Parcel on Sleepy Hollow
 - (1) Public Hearing on Item A2
 - (2) Second and Final 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 0.55, From RS-40, Single Family Low-Density Residential, to R-20, Single Family Medium-Density Residential, Owner: Nicholas Vacco
 - B. Ordinance 2021-03, Rezoning of Parcel on City Center Way
 - (1) Public Hearing on Item B2
 - (2) Second and Final 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. Resolution 28-20, Annexation and Zoning of Parcel on Northwest Highway
 - (1) Public Hearing on Item C2
 - (2) Resolution 28-20, 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, with R-20 Single Family Medium-Density Zoning, Map 021, P/O Parcel .56.02, Northwest Highway, 5.384 Acres, Owner: Jingo Building Group

D. Resolution 29-20, Annexation and Zoning of Parcel on Northwest Highway

(1) Public Hearing on Item D2

(2) Resolution 29-20, 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, with R-20 Single Family Medium-Density Zoning, Map 021, Parcel 056.02, 7282 Northwest Highway, 9.94 Acres, Owners: Tony & Melissa Cavender

E. Ordinance 2020-29, Rezoning of Parcel at Wayne's Lane and Mangrum Lane

(1) Public Hearing on Item A2

(2) Second and Final 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

11. New Business

A. Initial Certificate of Compliance for Good Times Wine and Spirits, LLC, 2276 Fairview Boulevard, Owner: Anthony E. Vincent

B. First Reading of Ordinance 2021-06, An Ordinance to Amend the Zoning Ordinance of the City of Fairview, by Rezoning 10.26 Acres of Property, Consisting of Map 018, Parcel 038.02, Located on Highway 96 N, From RM-8, Multi-Family Residential, to RM-20, Multi-Family Residential, Owner: Bivens-Stevehagen Joint Venture

C. First Reading of Ordinance 2021-07, An Ordinance to Amend the Zoning Ordinance of the City of Fairview, by Rezoning 28.36 Acres of Property, Consisting of Map 018, Parcel 038.00, Located at 1269 Highway 96N, From RM-8 PUD, Multi-Family Residential Planned Unit Development, to RM-8, Multi-Family Residential, Owner: Welling Corporation

D. First Reading of Ordinance 2021-08, An Ordinance to Amend the Zoning Ordinance of the City of Fairview by Rezoning 48.05 Acres of Property, Located at 7425 Crow Cut Road, Williamson County Tax Map 046, Parcels 016.00 and 016.04, Rezoning, Fairview Terrace, Map: 046, Parcel: 016 and 016.04, Current Zoning: RS-40, Proposed Zoning: R-20, Property Owner: Brandon Robertson

E. First Reading of Ordinance 2021-09, An Ordinance of the City of Fairview, Tennessee, to Require the Use of Horse Manure Catch Bags on All Horses on Any City Owned Property

F. First Reading of Ordinance 2021-10, An Ordinance to Amend the City of Fairview Municipal Code Regarding Road Cuts and Utility Right-of-Way Access

G. Bowie Park Playground Fundraising & Signage

H. Bowie Park Playground Receipt of Funds

I. Bowie Park Perimeter

12. Communications from the Mayor and Commissioners

13. Meeting Adjournment

IDA

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: February 4, 2021

Public Hearing Held: _____

Second Reading: _____

Published in the Fairview Observer on: March 9, 2021

10B

ORDINANCE #2021-03

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF FAIRVIEW, BY REZONING .89 ACRES OF PROPERTY, 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

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

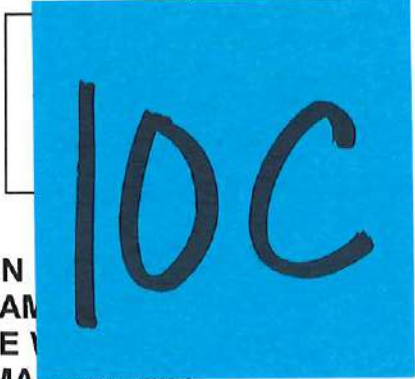
First Reading: February 4, 2021

Public Hearing Held: _____

Second Reading: _____

Published in the Fairview Observer on: March 9, 2021

RESOLUTION 28-20



A RESOLUTION TO ANNEX CERTAIN TERRITORY UPON THE CONSENT OF THE OWNERS AND TO INCORPORATE THE SAME INTO THE BOUNDARIES OF THE CITY OF FAIRVIEW, TENNESSEE AND TO REZONE THE TERRITORY AS SINGLE FAMILY MEDIUM-DENSITY RESIDENTIAL ZONING, MAP 021, P/O PARCEL 056.02, NORTHWEST HIGHWAY, 5.384 ACRES, OWNER: JINGO BUILDING GROUP

Tax Map 021 Parcel P/O 056.00 (Lot 2)

Northwest Highway

Owner: Jingo Building Group, LLC

5.384 Acres

WHEREAS, the City of Fairview, having been petitioned by interested persons, proposes the extension of its corporate limits by the annexation of certain territory to be zoned as R-20 Single Family Medium-Density Residential 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 zoning 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 and zoning is included as Section 1 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, zoning 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, zoning and 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

WHEREAS, a public hearing on the proposed annexation and Plan of Services was held by the governing body on the 17th day of December, 2020.

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

Section 1. Pursuant to the provisions of **TCA 6-5-102**, there is hereby adopted, for the area bounded as described above, the following plan of Services:

Police

Patrolling, radio response to calls, and other routine police services, using present personnel and equipment, will be provided on the effective date of annexation.

Fire

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

Water

1. Water for domestic, commercial, and industrial use is 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 is 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.
3. Any private domestic, commercial, and industrial water sources shall be maintained by the land-owner and shall be constructed to meet the terms and standards for the Williamson County and the State of Tennessee.

Sanitary Sewers

Sanitary Sewer Service may be serviced by the Water Authority of Dickson County, Tennessee, in accordance with their established policy and procedures. Sanitary Sewer Service is not currently available on this parcel improvement plans include obtaining Sanitary Sewer Service to the project upon the approval of WADC. The City of Fairview, Tennessee does not provide this service.

In the event connection to the Sanitary Sewer Service is not allowed by WADC, an individual sewage disposal system shall be required for residential and non-residential occupied structures. If public sewer facilities are not available and individual disposal systems are proposed, the individual disposal system, including the size of the septic tank and size of the tile fields or other secondary treatment device shall be approved by the County Health Department.

Refuse Collection

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

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 City of Fairview, Tennessee under the standards currently prevailing in the City will serve the City Controlled Streets in the annexed area.
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.

Schools

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

Inspection Services

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

Planning and Zoning

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.

Public Works

Services provided by the Public Works department will be extended to the annexed area on the effective date of annexation to include seasonal chipper and leaf pick up. Reference the city's website for pickup times and specific information regarding what qualifies for this service.

Street Lighting

Existing street lighting will continue to be maintained by the utility provider in the annexed area.

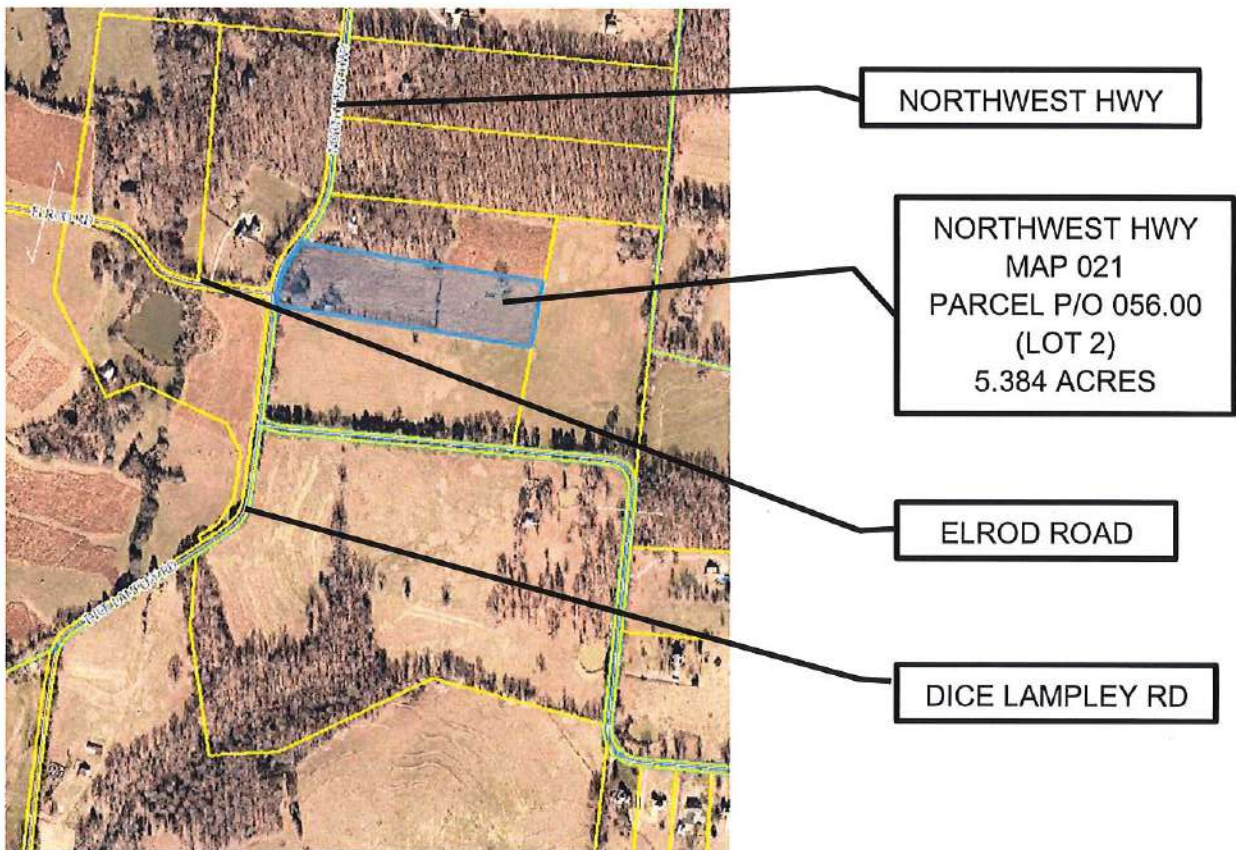
Recreation

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

Miscellaneous

Any other service(s) not classified under the foregoing headings will be in accordance with the standards prevailing in the City of Fairview, Tennessee.

SECTION 2: LOCATION MAP



SECTION 3: LEGAL DESCRIPTION

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

BEGINNING at a capped "Sharondale Nashville" iron pin set in the east margin of Northwest Highway located at Tennessee State Plane (NAO 83) Grid Coordinate North 609,360.84, East 1,627,726.95; Thence, with the east margin of Northwest Highway, North 6 degrees 52 minutes 20 seconds East, 133.57 feet

to a capped "Sharondale Nashville" iron pin set; Thence, along a curve to the right with a central angle of 29 degrees 53 minutes 06 seconds, a radius of 177.56 feet, and a chord bearing of North 21 degrees 48 minutes 53 seconds East, 91.57 feet, a total distance of 92.61 feet to a capped "Sharondale Nashville" iron pin set; Thence, North 36 degrees 45 minutes 26 seconds East, 9.86 feet to a capped "Sharondale Nashville" iron pin set; Thence, leaving the east margin of Northwest Highway, South 83 degrees 37 minutes 15 seconds East, 1,003.81 feet to a capped "Sharondale Nashville" iron pin set; Thence, South 11 degrees 56 minutes 37 seconds West, 231.42 feet to a capped "Sharondale Nashville" iron pin set; Thence, North 83 degrees 37 minutes 15 seconds West, 1,011.88 feet to the point of beginning, containing 234,526 square feet, (5.384 acres).

Being part of the same property conveyed to Cheryl Pittard, Trustee under the Miriam Ruth Kelley Special Needs Trust, under the Will of James W. Kelley by Quitclaim Deed from Cheryl Pittard, Executrix for the Estate of James W. Kelley, acknowledged June 13, 2018 and of record in Book 7546, Page 574, in the Register's Office of Williamson County, Tennessee.

This conveyance is subject to the right-of-way of Northwest Highway.

This conveyance is subject to a Right of Way Easement in favor of Middle Tennessee Electric Membership Corporation of record in Book 684, Page 44, in the Register's Office of Williamson County, Tennessee.

This conveyance is subject to all matters as shown on new survey, Proposed Division Survey Plan of Tax Map 021, Parcel 056.00, by Sharondale Surveying, Inc., dated July 17, 2020.

- A. 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.
- B. 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.
- C. 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.

Approved by the City of Fairview Board of Commissioners this _____ day of

_____, 2020.

Mayor, Debby Rainey

Attest:

City Recorder, Brandy Johnson

Approved as to Form and Legality:

City Attorney

The Plan of Services for this Resolution Considered by the City of Fairview, Tennessee Municipal Planning Commission this 10th day of November, 2020.

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

Aye 8, Nay 0, Not voting 0.

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 x, Disapproval _____, No Recommendation _____.

RESOLUTION 29-20

A RESOLUTION TO ANNEX CERTAIN TERRITORY UPON CONSENT OF THE OWNERS AND TO INCORPORATE THE SA THE BOUNDARIES OF THE CITY OF FAIRVIEW, TENNESSEE SINGLE FAMILY MEDIUM-DENSITY RESIDENTIAL ZONING, MAP 021, PARCEL 056.02, 7282 NORTHWEST HIGHWAY, 9.94 ACRES, OWNERS: TONY & MELISSA CAVENDER

Tax Map 21, Parcel 56.02

7282 Northwest Highway

Owners: Tony & Melissa Cavender

9.94 Acres

WHEREAS, the City of Fairview, having been petitioned by interested persons, proposes the extension of its corporate limits by the annexation of certain territory to be zoned as R-20 Single Family Medium-Density Residential adjoining its existing boundaries and within its urban growth boundaries; and

WHEREAS, the owners of all property within the territory proposed for annexation and zoning 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 and zoning, 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 zoning 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 and zoning is included as Section 1 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, zoning 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, zoning and 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, zoning and Plan of Services was held by the governing body on the 17th day of December, 2020.

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

Section 1. Pursuant to the provisions of **TCA 6-5-102**, there is hereby adopted, for the area bounded as described above, the following plan of Services:

Police

Patrolling, radio response to calls, and other routine police services, using present personnel and equipment, will be provided on the effective date of annexation.

Fire

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

Water

1. Water for domestic, commercial, and industrial use is 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 is 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.
3. Any private domestic, commercial, and industrial water sources shall be maintained by the land-owner and shall be constructed to meet the terms and standards for the Williamson County and the State of Tennessee.

Sanitary Sewers

Sanitary Sewer Service may be serviced by the Water Authority of Dickson County, Tennessee, in accordance with their established policy and procedures. Sanitary Sewer Service is not currently available on this parcel but is located approximately 6/10 (0.6) of a mile South of the subject parcel via Stable Acres. The developer, at his expense, can provide plans and run Sanitary Sewer Service to the project upon the approval of WADC. The City of Fairview, Tennessee does not provide this service.

In the event connection to the Sanitary Sewer Service is not allowed by WADC, an individual sewage disposal system shall be required for residential and non-residential occupied structures. If public sewer facilities are not available and individual disposal systems are proposed, the individual disposal system, including the size of the septic tank and size of the tile fields or other secondary treatment device shall be approved by the County Health Department.

Refuse Collection

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

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 City of Fairview, Tennessee under the standards currently prevailing in the City will serve the City Controlled Streets in the annexed area.
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.

Schools

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

Inspection Services

Any inspection services now provided by the City will begin in the annexed area on the effective

date of annexation.

Planning and Zoning

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.

Public Works

Services provided by the Public Works department will be extended to the annexed area on the effective date of annexation to include seasonal chipper and leaf pick up. Reference the city's website for pickup times and specific information regarding what qualifies for this service.

Street Lighting

Existing street lighting will continue to be maintained by the utility provider in the annexed area.

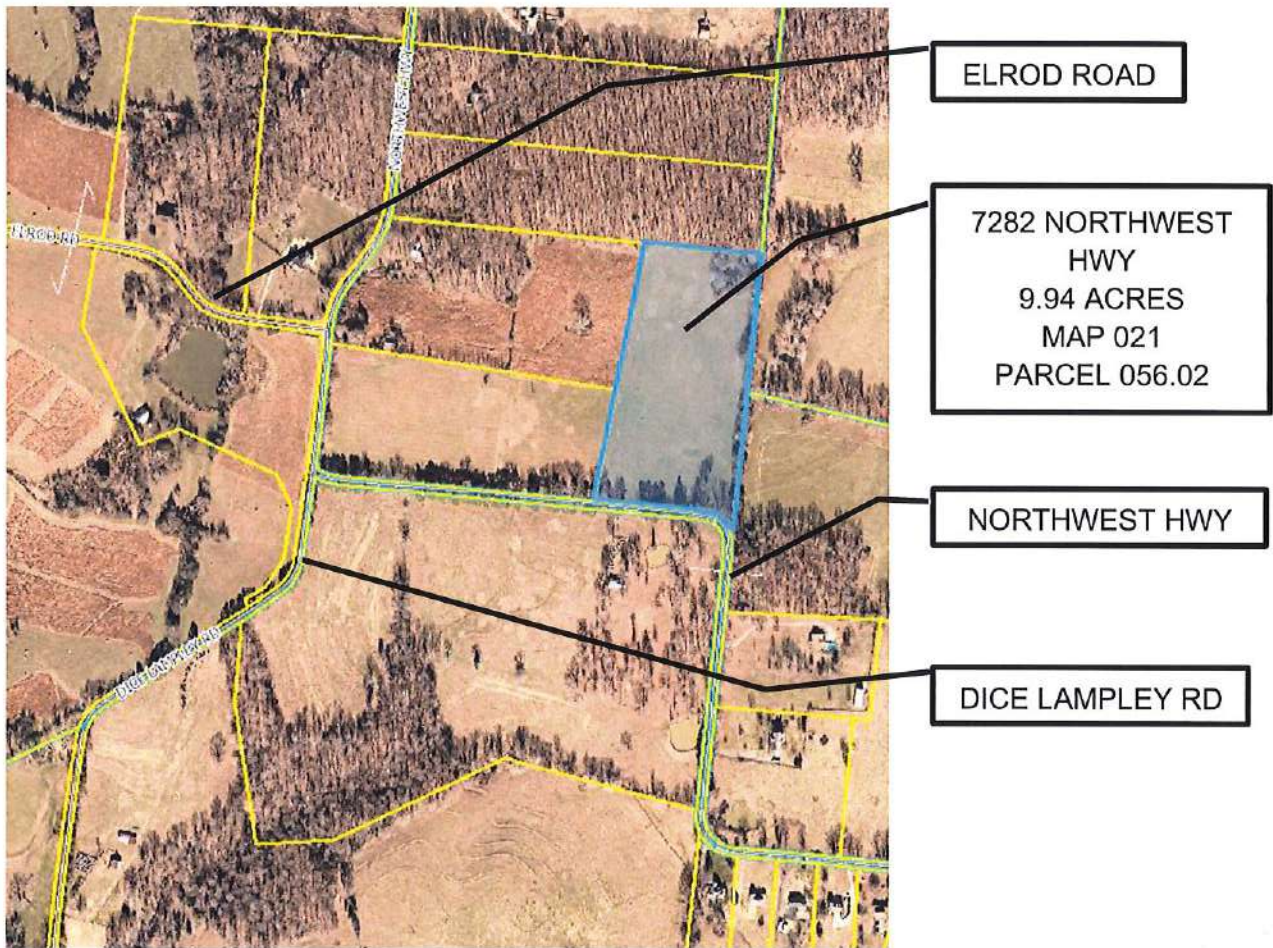
Recreation

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

Miscellaneous

Any other service(s) not classified under the foregoing headings will be in accordance with the standards prevailing in the City of Fairview, Tennessee.

SECTION 2: LOCATION MAP



SECTION 3: LEGAL DESCRIPTION

A tract of land in the first civil district of Williamson County, Tennessee and being bounded generally on the north by Tract Six, on the east by John A. Lampley and Curness M. Lampley, on the south by Northwest Highway and on the west by Tract Eight and Tract Seven and being described according to a survey dated May 29, 1998 and prepared by Kevin L. Birdwell, R.L.S. No. 1797, 4060 Carters Creek Pike, Franklin, Tn 37064 and being more particularly described as follows:

Beginning at a point in the centerline of Northwest Highway, said point being the southwest corner of the herein described tract of land and being the southeast corner of Tract Eight, said point also being situated South 83 degrees 37 minutes 11 seconds East, a distance of 1000.13 feet from a point formed by a Tee intersection of Northwest Highway and Dice Lampley Road, where Northwest Highway runs north and east and Dice Lampley Road runs south from said intersection point and proceeding as follows: leaving the centerline of said road and with the east line of Tract Eight and Seven, North 12 degrees 53 minutes 08 seconds East, passing an iron pin set at a distance of 25.00 feet and a total distance of 930.59 feet to an iron pin set in the south of line of Tract Six and also being the northeast corner of Tract Seven; thence with the south line of Tract Six, South 86 degrees 42 minutes 49 seconds East, a distance of 415.80 feet to an iron pin set in the west line of the John A. Lampley et al property as recorded in Deed Book 638, Page 942, R.O.W.C., Tennessee; thence with the west line of John A. Lampley, South 6 degrees 49 minutes 59 seconds West, a distance of 321.44 feet to an iron pin set; thence with the west line of John A. Lampley and the Curness M. Lampley property by Deed of record in Book 746, Page 624, R.O.W.C., Tennessee, South 7 degrees 07 minutes 14 seconds West, a distance of 625.66 feet to an iron pin set; thence leaving the west line of the John A. Lampley property and with the centerline of Northwest Highway in part, North 83 degrees 37 minutes 11 seconds West, a distance of 510.00 feet to the point of beginning; said described tract containing 9.94 acres, more or less.

Being the same property conveyed to Bobby Galbraith and wife, Eleanor L. Galbraith by deed from Eleanor L. Galbraith, dated February 13, 2001, and of record in Book 2116, Page 672, in the Register's Office of Williamson County, Tennessee. Also being the same property title which vested in Eleanor L. Galbraith upon the death of her husband, Bobby Galbraith, by reason of their tenancy the entirety.

This conveyance in trust subject to the right-of-way of Northwest Highway.

Right-of-Way easement in favor of Middle Tennessee Electric Membership Corp. of record in Book 684, Page 44, in the Register's Office of Williamson County, Tennessee.

- A. 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.
- B. 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.
- C. 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.

Approved by the City of Fairview Board of Commissioners this _____ day of _____, 2020.

Mayor, Debby Rainey

Attest:

City Recorder, Brandy Johnson

Approved as to Form and Legality:

City Attorney

The Plan of Services and Zoning Request of this Resolution Considered by the City of Fairview, Tennessee Municipal Planning Commission this 10th day of November, 2020.

The Fairview, Tennessee Municipal Planning Commission voted upon the Plan of Services and Zoning Request of this Resolution as Follows:

Aye 8, Nay 0, Not voting 0.

The Plan of Services and Zoning Request of this Resolution were returned to the City of Fairview, Tennessee Board of Commissioners with a Recommendation from the City of Fairview, Tennessee Municipal Planning Commission for Approval x, Disapproval _____, No Recommendation _____.



ORDINANCE #2020-29

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF FAIRVIEW, BY REZONING 124.43 ACRES OF PROPERTY, 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



MASTER DEVELOPMENT PLAN

Approved by the Board of Commissioners:

Debby Rainey, Mayor

ATTEST:

Brandy Johnson, City Recorder

LEGAL FORM APPROVED:

City Attorney

First Reading: March 4, 2021

Public Hearing Held: _____

Second Reading: _____

Published in the Fairview Observer on

March 16, 2021



ORDINANCE #2021-06

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF FAIRVIEW, BY REZONING 10.26 ACRES OF PROPERTY, CONSISTING OF MAP 018 PARCEL 038.02, LOCATED ON HIGHWAY 96N, FROM RM-8 MULTI-FAMILY RESIDENTIAL ZONING TO RM-20 MULTI-FAMILY RESIDENTIAL ZONING, OWNER: BIVINS-STEVENHAGEN JOINT VENTURE

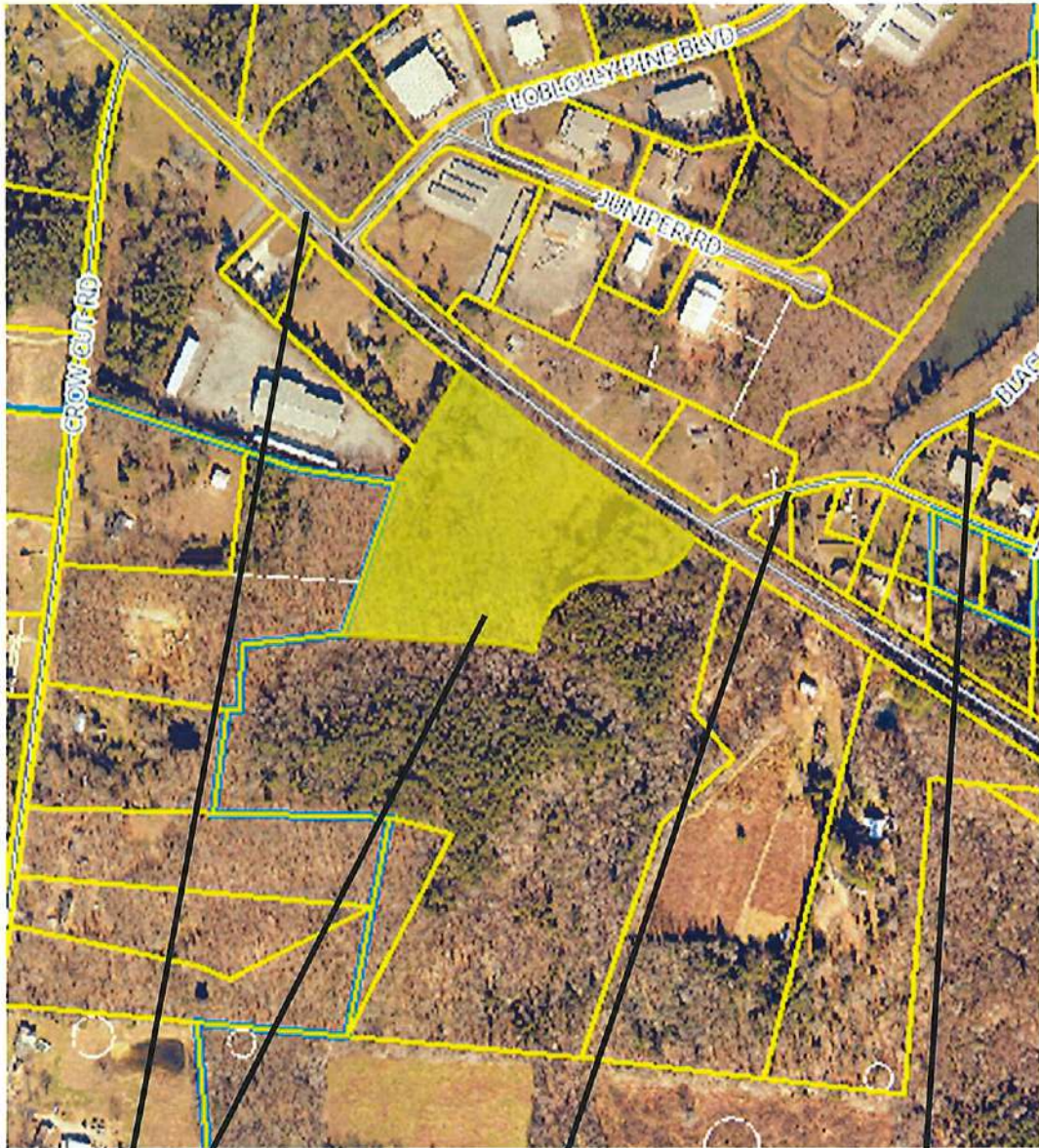
WHEREAS, the city of Fairview Zoning Ordinance, and the zoning maps therein adopted be, and the same are hereby amended by rezoning the property herein described as 10.26 acres of property located on Highway 96 N, consisting of Map 018, Parcel 038.02, from RM-8, to an RM-20, as requested by owner Bivins-Stevehagen Joint Venture

WHEREAS, said property to be rezoned from RM-8 to RM-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 February 9,2021, 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 as 10.26 acres of property located on Highway 96N, consisting of Map 018, Parcel 038.02, from RM-8, Multi-Family Residential, to an RM-20, Multi-Family Residential, as requested by owner Bivins-Stevehagen Joint Venture, the public welfare requiring it. The rezoning of this site shall be subject to all City ordinances and regulations.



Highway 96 N

New Hope Road

Black Pine Road

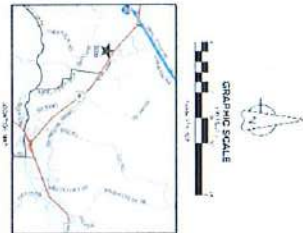
Rezone 10.26 Acres
Highway 96N
Map: 018 Parcel: 038.02
Current Zoning: RM-8
Requested Zoning: RM-20
Owner: Bivins-Stevenhagen Joint Venture



NOTICE TO CONTRACTORS

THESE PLANS AND SPECIFICATIONS SHALL BE CONSIDERED AS PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND STRUCTURES TO REMAIN. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING EASEMENTS AND RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND STRUCTURES TO REMAIN. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING EASEMENTS AND RIGHTS-OF-WAY.

T-SQUARE ENGINEERING



OWNER'S CERTIFICATE

I, the undersigned, being the owner of the land described in the foregoing plat, do hereby certify that the same is correct and true to the best of my knowledge and belief, and that the same conform to the laws of the State of Tennessee in that behalf made. I do hereby authorize the engineer to execute these plans and specifications, and to file the same for record in the office of the County Clerk of Williamson County, Tennessee.

DATE: 1/28/2024

NAME: [Signature]



FINAL PLAT
SUBDIVISION PLAN
 MAP 18, PARCELS 38.00 & 38.02
 WILLIAMSON COUNTY, TENNESSEE

HIGHBURY POINTE

PROJECT
 20-1-204

SHEET
 1 OF 1

NO.	DATE	REVISIONS



Approved by the Board of Commissioners:

Debby Rainey, Mayor

ATTEST:

Brandy Johnson, City Recorder

LEGAL FORM APPROVED:

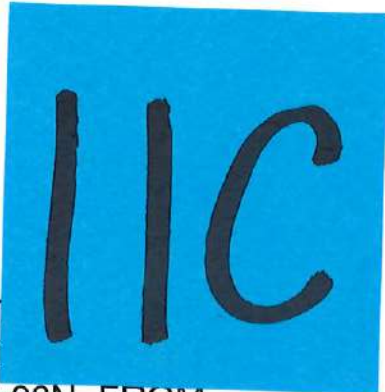
City Attorney

First Reading: _____

Public Hearing Held: _____

Second Reading: _____

Published in the Fairview Observer on



ORDINANCE #2021-07

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF FAIRVIEW, BY REZONING 28.36 ACRES OF PROPERTY, CONSISTING OF MAP 018 PARCEL 038.00, LOCATED AT 1269 HIGHWAY 96N, FROM RM-8 PUD MULTI-FAMILY RESIDENTIAL ZONING WITH PLANNED DEVELOPMENT OVERLAY TO RM-8 MULTI-FAMILY RESIDENTIAL ZONING, OWNER: WELLING CORPORATION

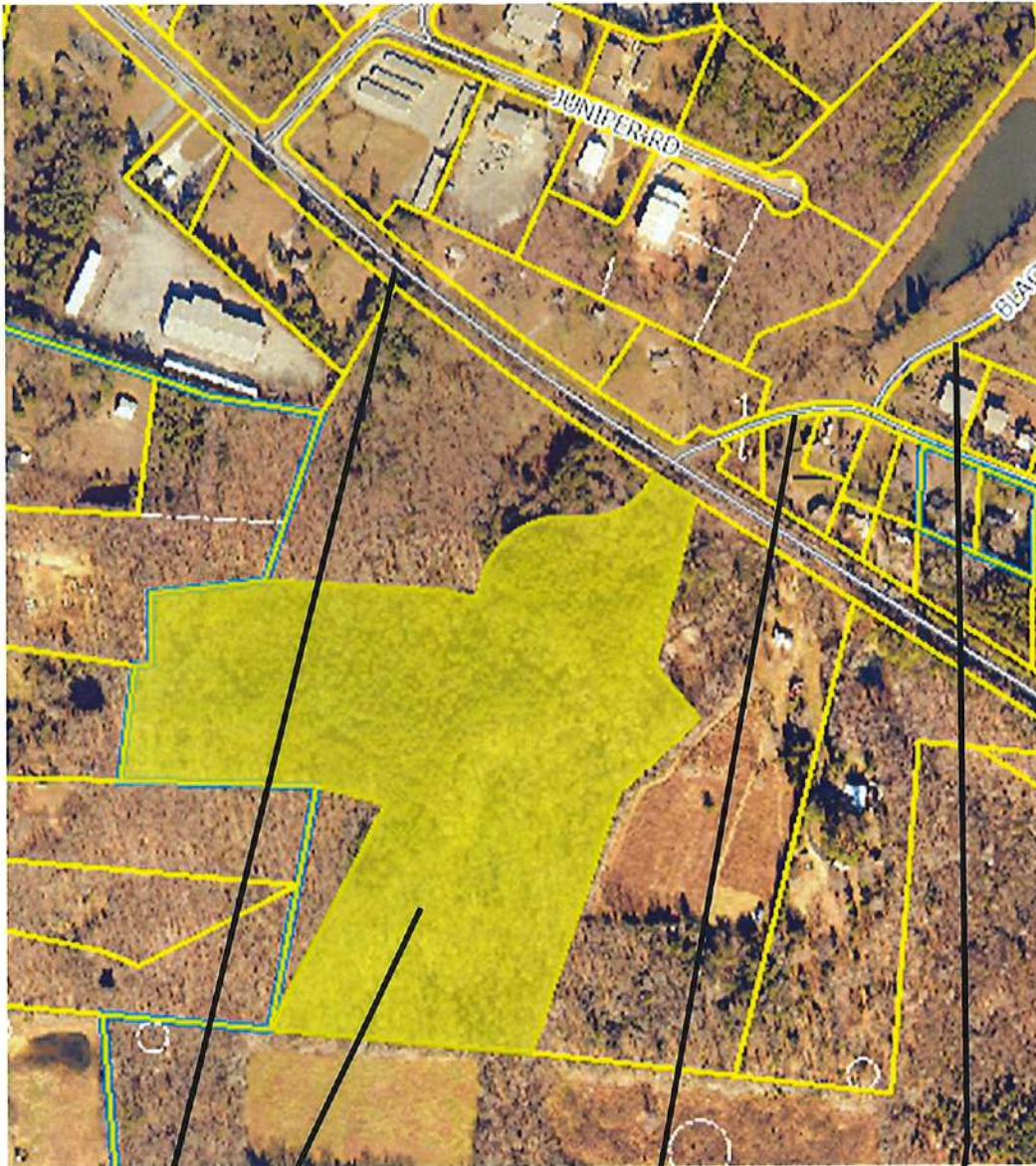
WHEREAS, the city of Fairview Zoning Ordinance, and the zoning maps therein adopted be, and the same are hereby amended by rezoning the property herein described as 28.36 acres of property located at 1269 Highway 96 N, consisting of Map 018, Parcel 038.00, from RM-8 PUD, to RM-8, as requested by owner Welling Corporation; and

WHEREAS, said property to be rezoned from RM-8 PUD to RM-8 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 February 9, 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 as 28.36 acres of property located at 1269 Highway 96N, consisting of Map 018, Parcel 038.00, from RM-8 PUD, Multi-Family Residential with Planned Unit Development Overlay, to RM-8, Multi-Family Residential, as requested by owner Welling Corporation, the public welfare requiring it. The rezoning of this site shall be subject to all City ordinances and regulations.

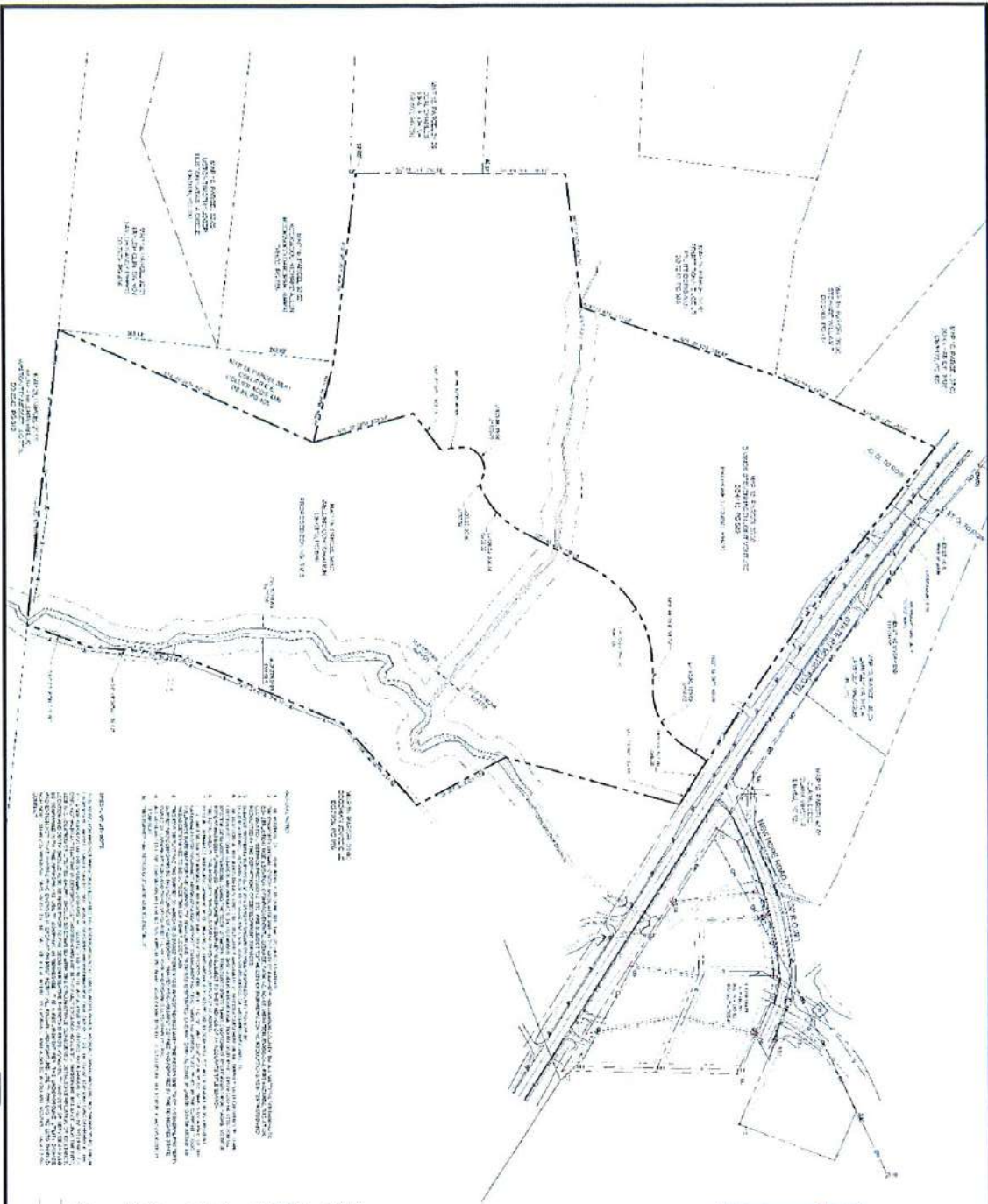


Highway 96 N

New Hope Road

Black Pine Road

Rezone 28.36 Acres
1269 Highway 96N
Map: 018 Parcel: 038.00
Current Zoning: RM-8 PUD
Requested Zoning: RM-8
Owner: Welling Corporation



1. THE SUBDIVISION IS BEING PLATED IN ACCORDANCE WITH THE TENSAS COUNTY PLAT ACT, CHAPTER 128, T.C.A. § 26-2-101, ET SEQ. THE PLAT IS SUBJECT TO THE PROVISIONS OF SAID ACT.

2. THE SUBDIVISION IS BEING PLATED IN ACCORDANCE WITH THE TENSAS COUNTY PLAT ACT, CHAPTER 128, T.C.A. § 26-2-101, ET SEQ. THE PLAT IS SUBJECT TO THE PROVISIONS OF SAID ACT.

3. THE SUBDIVISION IS BEING PLATED IN ACCORDANCE WITH THE TENSAS COUNTY PLAT ACT, CHAPTER 128, T.C.A. § 26-2-101, ET SEQ. THE PLAT IS SUBJECT TO THE PROVISIONS OF SAID ACT.

4. THE SUBDIVISION IS BEING PLATED IN ACCORDANCE WITH THE TENSAS COUNTY PLAT ACT, CHAPTER 128, T.C.A. § 26-2-101, ET SEQ. THE PLAT IS SUBJECT TO THE PROVISIONS OF SAID ACT.

5. THE SUBDIVISION IS BEING PLATED IN ACCORDANCE WITH THE TENSAS COUNTY PLAT ACT, CHAPTER 128, T.C.A. § 26-2-101, ET SEQ. THE PLAT IS SUBJECT TO THE PROVISIONS OF SAID ACT.

T T-SQUARE ENGINEERING

THE TENSAS COUNTY PLAT ACT, CHAPTER 128, T.C.A. § 26-2-101, ET SEQ. THE PLAT IS SUBJECT TO THE PROVISIONS OF SAID ACT.

THE TENSAS COUNTY PLAT ACT, CHAPTER 128, T.C.A. § 26-2-101, ET SEQ. THE PLAT IS SUBJECT TO THE PROVISIONS OF SAID ACT.

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THE TENSAS COUNTY PLAT ACT, CHAPTER 128, T.C.A. § 26-2-101, ET SEQ. THE PLAT IS SUBJECT TO THE PROVISIONS OF SAID ACT.



FINAL PLAT
SUBDIVISION PLAN
 MAP 18, PARCELS 38.00 & 38.02
 WILLIAMSON COUNTY, TENNESSEE

HIGHBURY POINTE

NO.	DATE	REVISIONS
1	10/20/2024	ISSUED FOR PERMITS

PROJECT
 20-1-204
 SHEET
 1 OF 1



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 #2021-08



AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF FAIRVIEW, BY REZONING 48.05 ACRES OF PROPERTY, CONSISTING OF MAP 046 PARCELS 016.00 AND 016.04, LOCATED AT 7425 CROW CUT ROAD, FROM RS-40, SINGLE FAMILY LOW-DENSITY RESIDENTIAL TO A R-20 SINGLE FAMILY MEDIUM-DENSITY RESIDENTIAL, OWNER: BRANDON ROBERTSON, REPRESENTED BY: ROB MOLCHAN

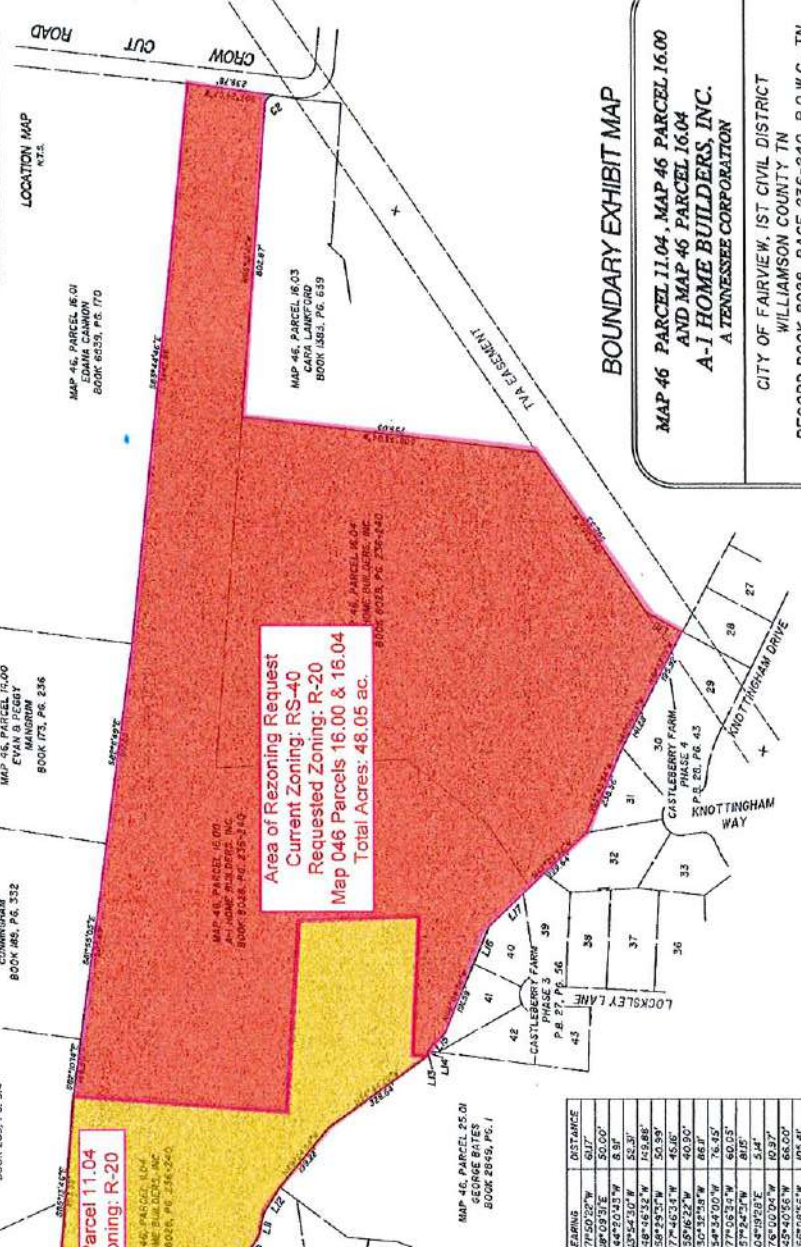
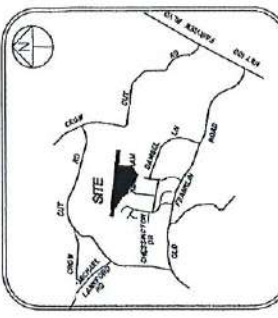
WHEREAS, the city of Fairview Zoning Ordinance, and the zoning maps therein adopted be, and the same are hereby amended by rezoning the property herein described as 48.05 acres of property located at 7425 Crow Cut Road, consisting of Map 046, Parcels 016.00 and 016.04, from RS-40, Single Family Low-Density Residential, to R-20, Single Family Medium-Density Residential, as requested by owner Brandon Robertson, represented by Rob Molchan; and

WHEREAS, said portion 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 March 9, 2021, with a recommendation for approval; and

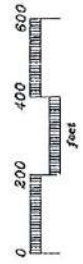
WHEREAS, that all Ordinances or parts of Ordinances in conflict with are hereby repealed.

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 48.05 acres of property located at 7425 Crow Cut Road, consisting of Map 046, Parcels 016.00 and 016.04, from RS-40, Single Family Low-Density Residential, to R-20, Single Family Medium-Density Residential, as requested by owner Brandon Robertson, represented by Rob Molchan, the public welfare requiring it. The rezoning of this site shall be subject to all City ordinances and regulations.



Area of Rezoning Request
 Current Zoning: RS-40
 Requested Zoning: R-20
 Map 046 Parcels 16.00 & 16.04
 Total Acres: 48.05 ac.

Map 046 Parcel 11.04
 Current Zoning: R-20



LINE	BEARING	DISTANCE
L1	N77°50'22"W	617.7
L2	S89°09'31"E	50.00'
L3	N44°51'43"W	51.31'
L4	N58°44'53"W	159.88'
L5	N56°25'57"W	50.99'
L6	N55°46'22"W	40.50'
L7	N50°32'58"W	86.7'
L8	N54°24'02"W	76.35'
L9	N77°06'33"W	60.15'
L10	S00°00'00"E	51.41'
L11	N76°40'04"W	40.97'
L12	N45°40'55"W	68.20'
L13	N60°08'55"W	105.41'
L14	N42°24'28"W	155.00'
L15	N68°02'02"E	103.75'
L16	N62°04'33"E	101.86'
L17	N52°50'25"E	26.95'
L18	S89°09'31"E	50.00'
L19	S89°37'54"E	37.83'

CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	4200.00'	279.48'	275.55'	N72°34'24"W
C2	25.00'	40.44'	36.77'	N38°55'47"W

BOUNDARY EXHIBIT MAP

MAP 46 PARCEL 11.04, MAP 46 PARCEL 16.00
 AND MAP 46 PARCEL 16.04
 A-I HOME BUILDERS, INC.
 A TENNESSEE CORPORATION

CITY OF FAIRVIEW, 1ST CIVIL DISTRICT
 WILLIAMSON COUNTY TN
 RECORD BOOK 8026, PAGE 236-240, R.O.W.C. TN

SEC, Inc.
 SITE ENGINEERING CONSULTANTS
 ENGINEERING • SURVEYING • LAND PLANNING
 LANDSCAPE ARCHITECTURE
 656 WOODS LANE, WILKESBORO, TN 37189
 PHONE: (615) 838-7204 • FAX: (615) 838-5244
 WWW.SEC-CIVIL.COM

DATE: 2-03-2008
 DRAWN BY: ADAM/TK
 FILE: 1604-1104-1604.dwg
 CROW CUT ID: BORTY COL 8026
 SHEET: 1 OF 1



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. 2021-09



AN ORDINANCE OF THE CITY OF FAIRVIEW, TENNESSEE, TO REGULATE THE USE OF HORSE MANURE CATCH BAGS ON ALL HORSES ON CITY OWNED PROPERTY.

WHEREAS, the City of Fairview desires to ensure that all parks, trails and recreational areas owned by the city are enjoyable to all guests, free from nuisances, hazards, debris, garbage or trash left behind by other guests; and

WHEREAS, the City of Fairview currently allows horses to be ridden within its parks and on its trails (weather permitting); and

WHEREAS, Horse droppings and horse manure left on trails and in open areas of the city's parks creates a nuisance and a hazard for other guests to the city's parks; and

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

BE IT ORDAINED, that Title 11, Chapter 9, Section 11-917, entitled "Horse manure bags or horse diapers required" is hereby created and shall read as follows:

"Any time any horse is outside of a trailer on any city owned property the horse must be fitted with a manure catch bag or horse diaper such that all horse manure or horse droppings from the horse will be caught and prevented from being dropped to the ground. At no time will any person responsible for any horse on any city owned property deposit or allow to remain any horse manure or horse droppings from any horse for which they are responsible. Violations of this Section shall subject the offender to a penalty of \$50.00 for each occurrence."

MAYOR

CITY RECORDER

APPROVED AS TO FORM:

CITY ATTORNEY

Passed First Reading _____

Public Hearing Held _____

Passed Second Reading _____